

Memorandum



DATE November 24, 2025

TO Emily Liu, FAICP - Director
Planning and Development Department

SUBJECT Request for Agenda Item for an Authorized Hearing

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to determine the proper zoning on property with a mix of districts, including:

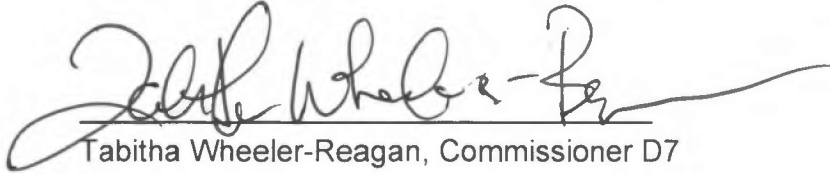
- IR-Industrial Research (with portions in a Dry Overlay);
- IM-Industrial Manufacturing (with portions in a Dry Overlay, Specific Use Permit No. 1854, and Deed Restrictions D.R. No. Z192-176 and No. 078-204);
- MH(A)-Mobile Home;
- CR-Community Retail;
- NS(A)-Neighborhood Service;
- PD-Planned Development District No. 609; and
- CS Commercial Service (with Specific Use Permit No. 1602 and a portion in a Dry Overlay).


The area is generally bounded by I-45 (Julius Schepps Freeway) on the south; the Trinity River on the west; Union Pacific Railroad tracks, then Brownville Ave., Hull Ave., Ivory Ln., Burma Rd., Kiska St., Solar Ln., the alleys behind Carbondale St. and Cherbourg St., Dutch Harbor Ave., and South Loop 12, then the Trinity Forest Trail on the north; and the Trinity Forest Trail and South Great Trinity Forest Way on the east, and containing approximately 660.37 acres.

The purpose of the hearing is to guide the area's transition toward land uses that support the community's long-term development vision and align with **ForwardDallas 2.0 future placetypes**, resolve zoning inconsistencies, improve compatibility between heavier industrial uses and nearby residences, and mitigate the negative impacts of industrial uses on the environment and natural features in the area including the Trinity River.

Consideration to be given to appropriate zoning for the area, including but not limited to use, development standards, and other regulations. A map of the area to be considered is attached.

Thank you for your attention to this matter.


Tabitha Wheeler-Reagan, Commissioner D7


Commissioner Darrell C. Herbert #3

Gregory Franklin
Gregory Franklin (Nov 30, 2025 14:55:13 CST)

Commissioner

cc: Andrea Gilles, Deputy Director, Planning and Development Department