

Memorandum



DATE April 15, 2025

TO Tony Shidid, Chair
City Plan Commissioners

SUBJECT **Reconsideration of authorizing a public hearing to determine proper zoning (Z189-143 Edgefield-Clarendon Commercial Node)**

This is a reconsideration of an action taken by the City Plan Commission on November 15, 2018, to authorize a hearing to determine proper zoning as detailed below:

Consideration of authorizing a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

BACKGROUND:

This rezoning was authorized by the City Plan Commission on November 15, 2018, to address the potential for future development that could be incompatible with the development vision for the area. This area, along with four other Authorized Hearings, are part of the West Oak Cliff Area Plan (WOCAP), adopted by the Dallas City Council in October 2022. WOCAP outlines the long-range vision for land use, urban design, transportation, infrastructure, open space, and community concerns in the West Oak Cliff area and identifies several focus areas for which a review of the zoning is recommended, including the intersection of South Edgefield Avenue and West Clarendon Drive.

The Edgefield-Clarendon Authorized Hearing area spans 2.13 acres and consist of seven (7) commercial properties featuring an auto service center, restaurants, convenience store, and small-scale vacant retail and office spaces. Based on the feedback obtained from the WOCAP meetings, this particular intersection needs many improvements including infrastructure such as new sidewalks and streetscape. As a result, the authorized hearing would have explored potential infrastructure improvements and urban design standards to align future developments with the surrounding neighborhood context. It would also have determined zoning amendments for the seven (7) commercial properties around the former trolley stop by Winnetka Elementary School. The goal was to protect the area, which is currently zoned CR Community Retail, from

investors buying the properties and then replacing them with structures that are incompatible with the character of the surrounding neighborhood.

The Planning and Development Department (PDD) held an initial kick off meeting for the four authorized hearings within the WOCAP area in April 2024. For this area specifically, staff convened four additional community meetings (June 27, September 5, October 2, and November 19, 2024) to seek input from the community regarding the zoning that would implement WOCAP recommendations. Throughout the 10-month engagement period, there was very little support from subject area property owners and surrounding residents for a city-initiated rezoning of the area.

After thoroughly considering the request and given the small size of the area and the lack of support for an area-wide rezoning, staff recommends termination of this authorized hearing. If the area begins to redevelop, individual zoning cases will continue to be reviewed for consistency with the adopted area plan and Forward Dallas 2.0.

Councilmember West, who was the District 1 Commissioner at the time of authorization, supports removing this case from the authorized hearing list.

Thank you for your attention to this matter.

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Planning and Development Department