



## **NOTICE OF PUBLIC HEARING**

**CITY PLAN COMMISSION  
CASE NO. Z212-315(TAB)  
DATE: THURSDAY, NOVEMBER 21, 2024  
TIME: 12:30 P.M.  
VIA VIDEOCONFERENCE/CITY HALL (COUNCIL CHAMBERS)**

You are hereby notified of a public hearing and consideration of the following request:

**Z212-315(TAB)** – A City Plan Commission authorized hearing seeking a recommendation regarding a proposal to change the zoning classification from R-7.5(A) single-family zoning district and R-10(A) single-family zoning district to Tract IV of the Lakewood Conservation District No. 2 being a tract of land consisting of portions of City Blocks C/2818, E/2829, L/2840, A/4416, 4418, 4417, H/2823, F/2805, D/2805, K/2025, L/2840 and all of City Blocks D/2819, F/2834, B/4416, B/4415, K/2839, J/2838, G/2835, I/2837, H/2836, E/2820, G/2823, J/2825, V/2804, K/2825 generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west.

The purpose of this request is to establish Tract IV of the Lakewood Conservation District developmental and architectural standards and procedures and to adopt the Tract IV Conservation District Illustrations based on neighborhood input and staff analysis over a series of eighteen neighborhood meetings.

The draft ordinance is posted on the Department of Planning and Development website at the following link:  
<https://bit.ly/lakewoodtractivcpc>

Please refer to the opposite side of this notice for a general location of the subject property. The cross-hatched area is the property included in this request. **Your property is not a part of this application** if it is outside of the cross-hatched area. If your property is outside the cross-hatched area, **you received a notice of the hearing because your property is within the area of notification as required by law. The City encourages the property owners to inform tenants of potential zoning changes.**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. The videoconferencing will be held via WebEx at the following link: <https://bit.ly/CPC-112124>

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. Location for in-person attendance: 1500 Marilla Street, Dallas, Texas, 75201, Council Chambers, 6th Floor of The Dallas City Hall (facing Young Street, between Akard Street and Ervay Street).

Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Planning and Development Department at (214) 670-4209 by **3:00 pm on Wednesday, November 20, 2024**, or register online at the following link: <https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx>

**Speakers at the meeting are allowed a maximum of three minutes to speak.**

The meeting can be viewed on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall).


A second public hearing may be held by the City Council at which time a final decision will be made on the zoning matter. If the application is recommended for approval, you will be mailed a notice of the hearing before City Council. If the application is recommended for denial, the applicant has ten (10) days in which to send a letter of appeal. If the case is appealed, you will be mailed a notice of the hearing before City Council.


Please contact Scott Bellen in the Department of Planning and Development at (214) 671-6725 or [scott.bellen@dallas.gov](mailto:scott.bellen@dallas.gov) for additional information on this request.

**Si desea información en español, favor de llamar a Liliana Lopez al (214) 670-4209.**

To request an interpreter, please email Yolanda Hernandez at [yolanda.hernandez@dallas.gov](mailto:yolanda.hernandez@dallas.gov) at least 72 hours (three days) in advance of a meeting. Late requests will be honored, if possible.

**Si solicita un interprete, favor de mandar un correo electronico a Yolanda Hernandez a [yolanda.hernandez@dallas.gov](mailto:yolanda.hernandez@dallas.gov) al menos 72 horas (tres días) antes de la reunion. Las solicitudes tardias seran respetadas, si es posible.**

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership



1:8,400

# NOTIFICATION

**200'** AREA OF NOTIFICATION  
**458** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z212-315**  
 Date: **11/5/2024**