

Memorandum



CITY OF DALLAS

DATE October 30, 2020

TO Kris Sweckard, Director
Sustainable Development and Construction 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 zoned Planned Development District Nos. 162, 258, 399, 512, 566, 752, 789, 797, and 777 with Specific Use Permit (SUP) No. 1886 for Sale of Alcoholic Beverages and a D-1 Liquor Control Overlay, an A(A) Agricultural District with SUP No. 1031 for a Radio, Television or Microwave Tower, SUP No. 2232 for Placement of Fill Material, SUP No. 798 for Mining of Sand & Gravel, SUP No. 799 for Mining of Sand & Gravel, and SUP No. 84 for a Sewage Treatment Plant, a CR Community Retail District with SUP No. 1838 for Sale of Alcoholic Beverages, SUP No. 2146 for Sale of Alcoholic Beverages in Conjunction with a General Food Store greater than 3,500 square feet, SUP No. 2272 for Mini-warehouse, SUP No. 2378 for Sale of Alcoholic Beverages in Conjunction with General Merchandise or Food Store 3,500 square feet or less, and SUP No. 2393 for Sale of Alcoholic Beverages in Conjunction with General Merchandise or Food Store 3,500 square feet or less, a CS Commercial Service District with SUP No. 1111 for Sale of Alcoholic Beverages, SUP No. 1837 for Commercial Amusement (Inside) limited to a Dance Hall, SUP No. 1843 for Sale of Alcoholic Beverages, SUP No. 1851 for Sale of Alcoholic Beverages, SUP No. 1883 for Sale of Alcoholic Beverages, SUP No. 2242 for a Tower / Antenna for Cellular Communication, SUP No. 2262 for Commercial Amusement (Inside) Limited to a Dance Hall, SUP No. 2282 for Outside Sales, and SUP No. 2332 for Sale of Alcoholic Beverages in Conjunction with General Merchandise or Food Store greater than 3,500 square feet, a CS Commercial Service District with D-1 Liquor Control Overlay, a D(A) Duplex District, an IM Industrial/Manufacturing District, an IM Industrial/Manufacturing District with a D-1 Liquor Control Overlay, an IR Industrial/Research District, an IR Industrial/Research District with a D-1 Liquor Control Overlay, an LO-1 Limited Office District, an MF-1(A)(SAH) Multifamily District, an MF-2(A)(SAH) Multifamily District, an MH(A) Manufactured Home District, an MU-1(SAH) Mixed Use District, an MU-1(SAH) Mixed Use District with a D-1 Liquor Control Overlay, an NO(A) Neighborhood Office District, an NS(A) Neighborhood Service District, an NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay, an R-1ac(A) Single Family Residential District, an R-1/2ac(A) Single Family Residential District, an R-1/2ac(A) Single Family Residential District with a D-1 Liquor Control Overlay, an R-10(A) Single Family Residential District with SUP No. 800 for a Cemetery and SUP No. 801 for a Water Tower, an R-16(A) Single Family Residential District, an R-7.5(A) Single Family Residential District, an R-7.5(A) Single Family Residential District with a D-1 Liquor Control Overlay, an R-5(A) Single Family Residential District, an R-5(A) Single Family District with a D-1 Liquor Control Overlay, and a TH-1(A) Townhome District in an area generally bound by Beltline Road and Seagoville Road on the east, City of Dallas Corporate Limits on the south and west, St Augustine

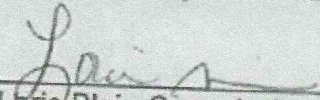
Road, Haymarket Road, and Ashwood Drive on the northwest, and City of Dallas Corporate Limits, Rylie Crest Drive, Ravensview Road, and Fish Road on the north and containing approximately 7,002 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.

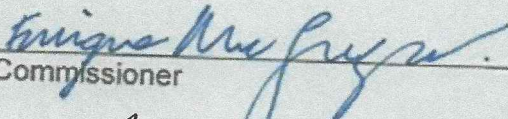
To achieve the current City of Dallas Forward Dallas and West Kleberg's Community goals that provide West Kleberg with new commercial and retail services, and residential growth this area will need to conform to the City of Dallas zoning standards. By updating the existing West Kleberg Community Plan the residents will be able to achieve the quality of life they desire, support the city's Forward Dallas goals, and receive additional city services and increase the quality of retail, and commercial services.

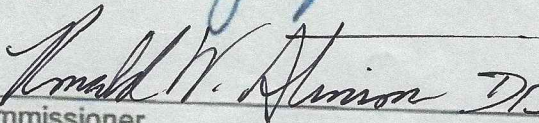
Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

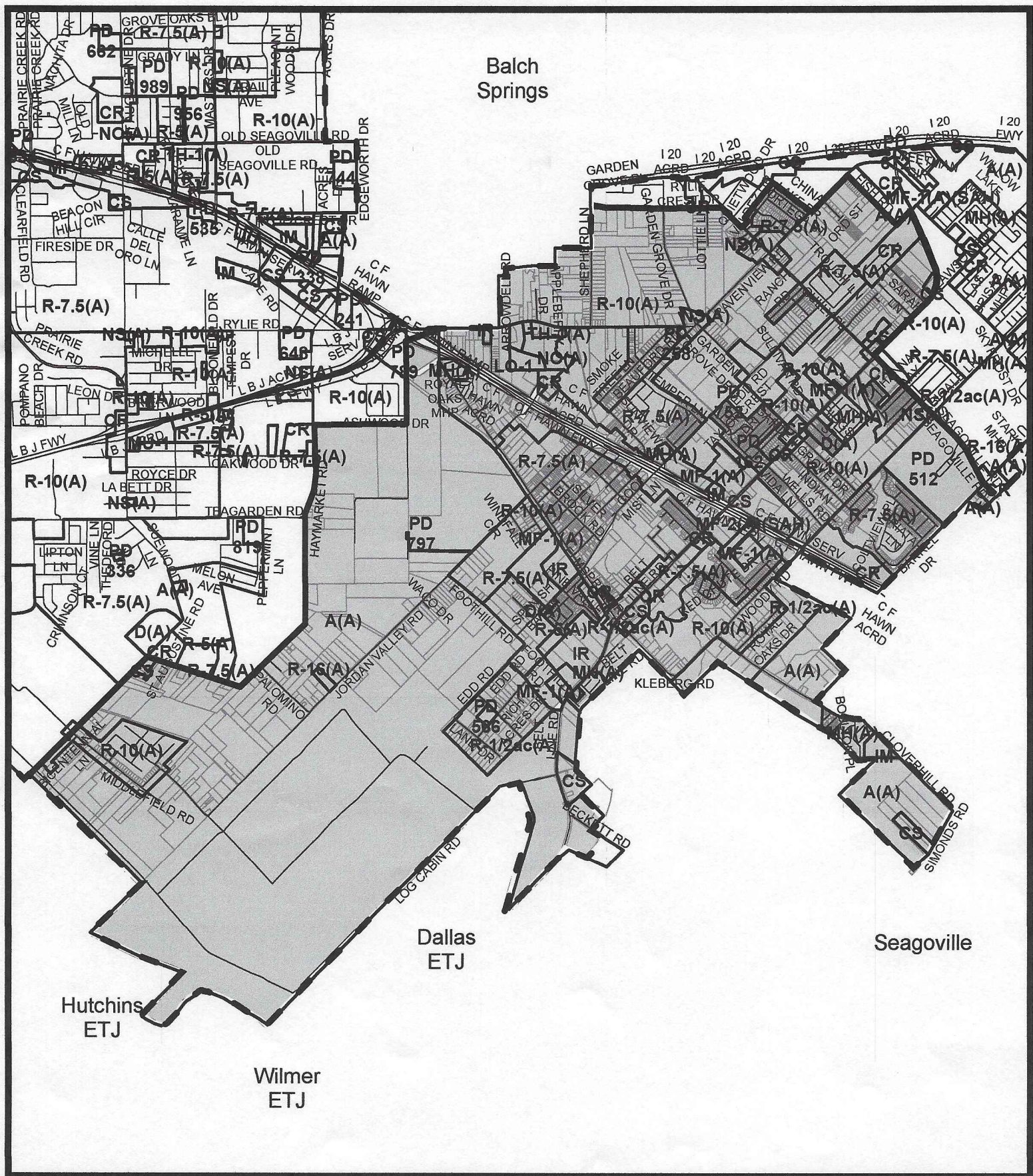
Thank you for your attention to this matter.


Lorie Blair, Commissioner, District 8

 DISTRICT 1
Commissioner

 DISTRICT 3
Commissioner

c: Neva Dean, Assistant Director, Sustainable Development and Construction Department



Proposed Authorized Hearing Map



- Base Zoning
- Hearing Area
- City Limits
- Parcels

