

# Memorandum



CITY OF DALLAS

DATE July 9, 2021

TO Kris Sweckard, Director  
Department of Sustainable Development and Construction

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 a CR Community Retail District with a D Liquor Control Overlay on parcels on the west side of Seaford Drive between Maddox Avenue on the north and Alto Garden Drive on the south, excluding the parcel located at the southwest corner of Maddox Avenue and Seaford Drive. The area of request contains approximately 2.53 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.

< Paragraph for Commissioner's comments >

Attached is a location map for your review.

Thank you for your attention to this matter.

Handwritten signature of Tony Shidid.

Tony Shidid, Chair

Handwritten signature of Deborah Carpenter.

Commissioner, District 6

Handwritten signature of Margie B. Murphy.

Commissioner, District

cc: Carolina Yumet, Interim Assistant Director, Current Planning Division

# Memorandum



CITY OF DALLAS

DATE September 2, 2021

TO Tony Shidid, Chair and  
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

Consideration of authorizing a public hearing to determine the proper zoning on property zoned a CR Community Retail District with a D Liquor Control Overlay on parcels on the west side of Seaford Drive between Maddox Avenue on the north and Alto Garden Drive on the south, excluding the parcel located at the southwest corner of Maddox Avenue and Seaford Drive. The area of request contains approximately 2.53 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. ~~Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.~~ A map of the proposed area to be considered is attached.

Based on the number of points received for prioritization of authorized hearings, this authorization would be number 17 on the Prioritization List. The Authorized Hearing Prioritization List is attached for reference.

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

A handwritten signature in cursive script that reads "Mary Lovell".

Mary Lovell, Senior Planner  
Current Planning Division  
Sustainable Development and Construction Department



**NOTICE OF CONSIDERATION OF AUTHORIZATION  
OF A PUBLIC HEARING  
THURSDAY, SEPTEMBER 23, 2021**

Dear Property Owner:

The Dallas City Plan Commission is scheduled to consider the authorization of a public hearing to determine the proper zoning on property zoned a CR Community Retail District with a D Liquor Control Overlay on parcels on the west side of Seaford Drive between Maddox Avenue on the north and Alto Garden Drive on the south, excluding the parcel located at the southwest corner of Maddox Avenue and Seaford Drive. The area of request contains approximately 2.53 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. See attached map for property included in the authorization.

The authorization will be considered during the regularly scheduled public hearing, which will begin at 1:30 p.m., Thursday, September 23, 2021, and will be held by videoconference and in Room 6ES, 6th Floor at City Hall. The videoconferencing will be held via WebEx at the following link:  
<https://bit.ly/CPC092321>

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

Location for in-person attendance:

1500 Marilla Street, Dallas, Texas, 75201, Room 6ES, 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 Sustainable Development and Construction Department at (214) 670-4209 by **5:00 pm on Tuesday, September 21, 2021**, or register online at the following link:  
<https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>

**This is not a public hearing for a decision of rezoning.** This public hearing is to consider the authorization of a future hearing to determine the appropriate zoning on this site which may include consideration of a zoning change at that time.

Additional information regarding the authorization may be obtained by contacting me at (214) 671-9471

Sincerely,

Mary Lovell, Senior Planner  
Current Planning Division  
Sustainable Development & Construction Department