

# Memorandum



CITY OF DALLAS

DATE June 16, 2022

TO Tony Shidid, Chair and  
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

Commissioners Popken, Rubin, and Hampton request that the City Plan Commission authorize a public hearing to determine the proper zoning in an area bounded by S. Marsalis Ave. on the east, Jefferson Blvd on the northeast, S. Beckley Ave. on the west, and IH-35E on the southeast. The area of request includes properties zoned as Planned Development District 221, RR Regional Retail, RR Regional Retail with a D Liquor Control Overlay, MU-1 Mixed Use, MU-1 Mixed Use with a D Liquor Control Overlay, MF-2 (A) Multifamily and NS (A) Neighborhood Service. The area of request contains approximately 6.64 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. A map of the proposed area to be considered is attached.

This authorization would be number 19 on the Authorized Hearing List. The Authorized Hearing 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.

Monique Ward, Chief Planner  
Planning and Urban Design Department

## Memorandum

DATE April 6<sup>th</sup>, 2022

TO Julia Ryan, Director  
Planning and Urban Design Department



City of Dallas

SUBJECT **Request for an Agenda Item for an Authorized Hearing**

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

Authorize a public hearing to consider proper zoning in an area bounded by S. Marsalis Ave. on the east, Jefferson Blvd on the northeast, S. Beckley Ave. on the west, and IH-35E on the southeast as further described on the map attached as Exhibit A. This area includes existing planned development district 221, and the hearing will consider proper zoning within that planned development district as well.

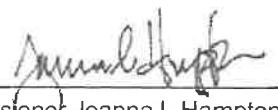
Thank you for your attention to this matter.

  
Commissioner Amanda Popken

1  
dist.

  
Commissioner Bart Rubin

15  
~~dist. Place~~

  
Commissioner Joanna L. Hampton

2  
dist.

