



City of Dallas

Hampton – Clarendon Corridor Authorized Hearing Z189-349

**CPC Presentation
March 20, 2025**

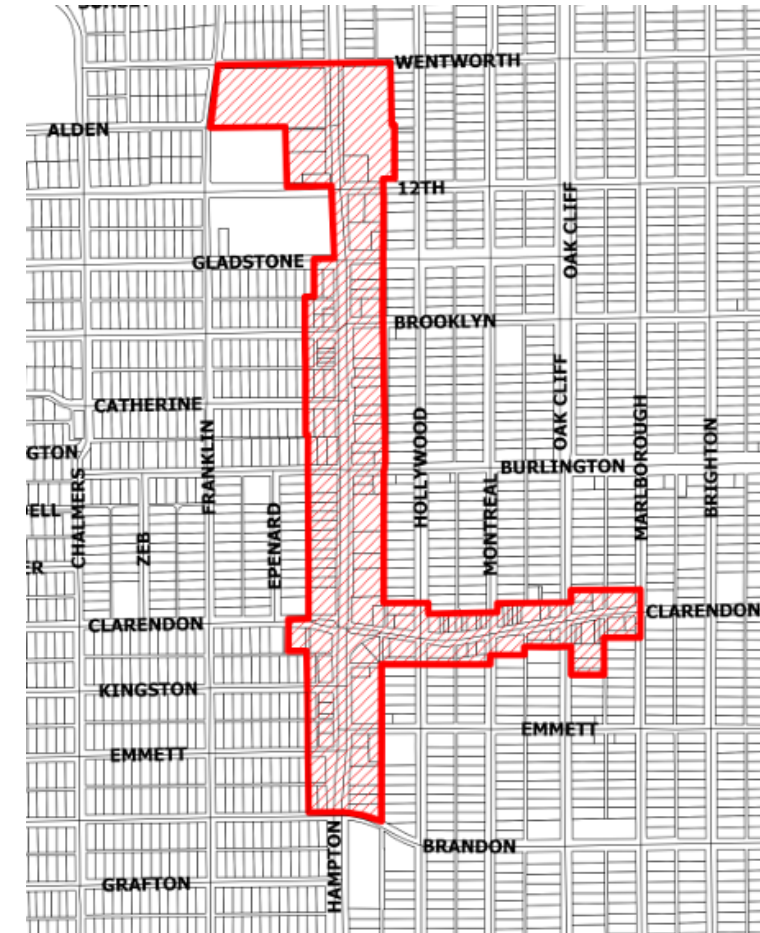
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Z189-349 Hampton – Clarendon Corridor AH

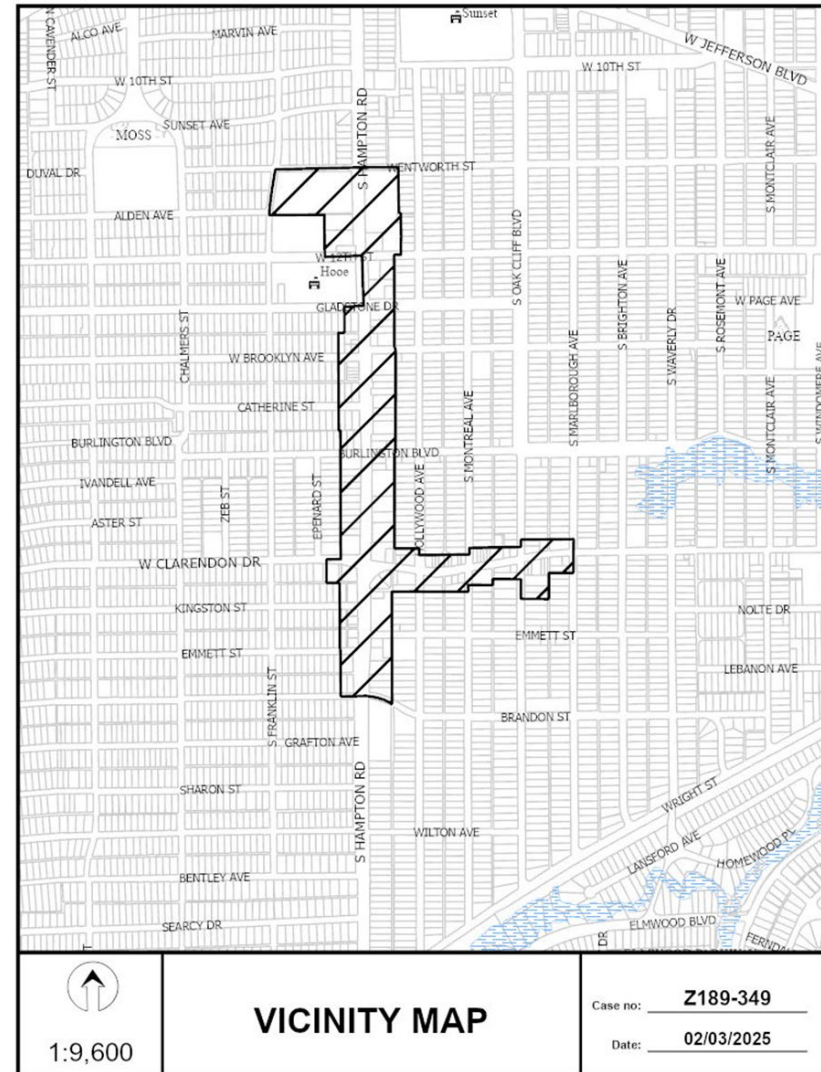
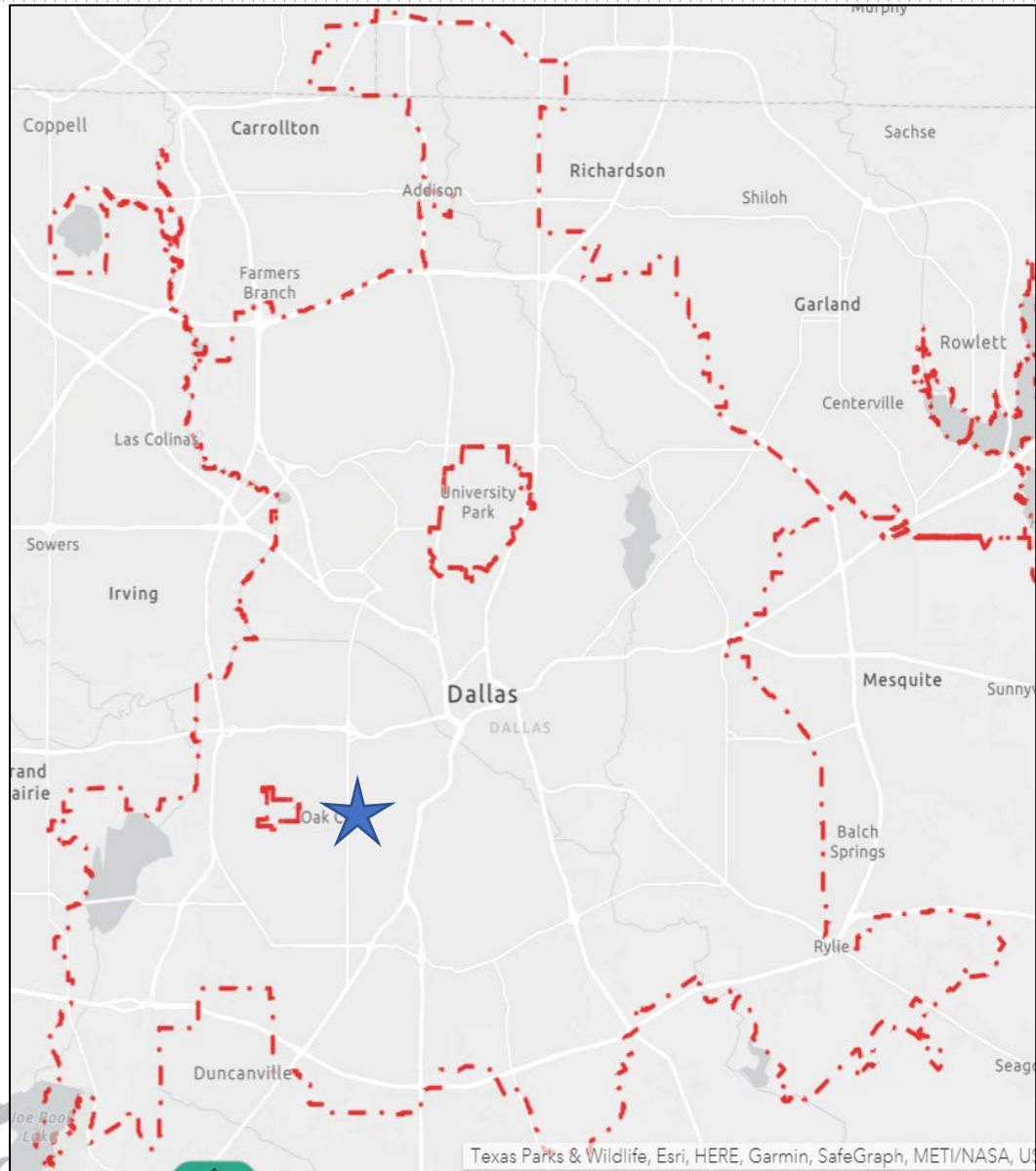


- **Request** - Authorized hearing to determine proper zoning, on properties zoned CR, CS, MU-1, RR, and P(A) in the Hampton – Clarendon commercial corridor.
- **Considerations** given to use, development standards, and other appropriate regulations.
- **Area of Request:** Approx 35.25 acres
- **Purpose:** Implement recommendations of the West Oak Cliff Area Plan (WOCAP)

Area of Request



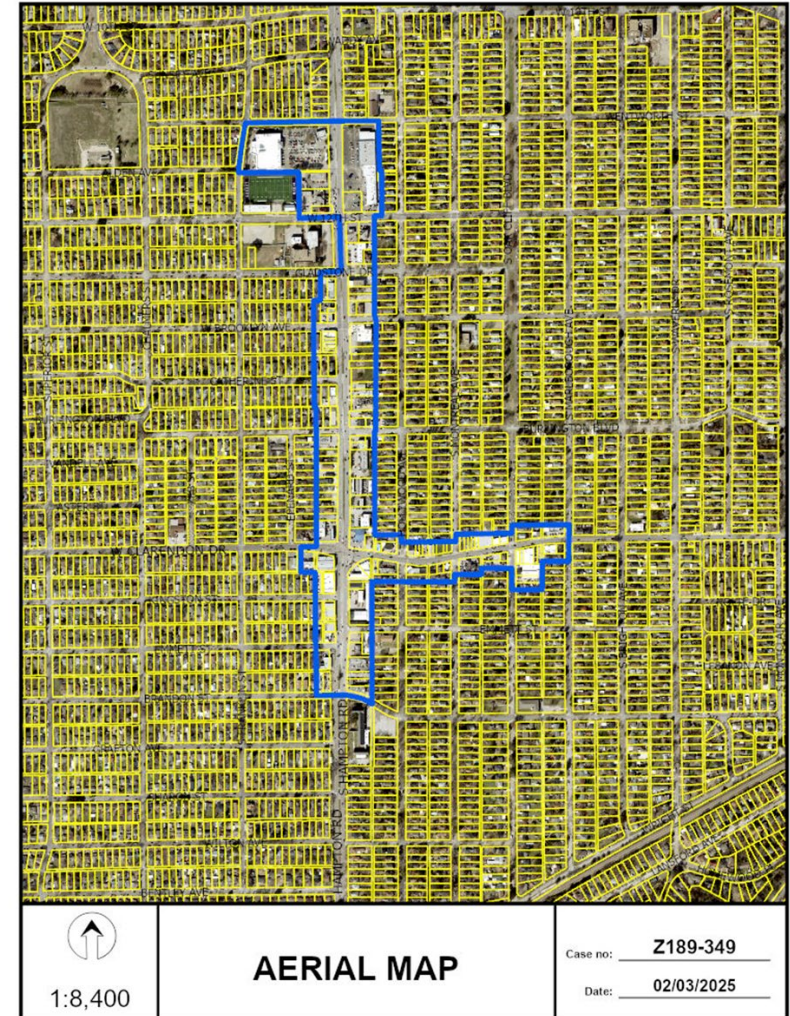
Location Map



Authorized Hearing Area



An area generally located along both sides of Hampton Road between Wentworth Street to the north and Brandon to the south and along both sides of W. Clarendon Drive between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 35.25 acres.





Z189-349 Hampton Clarendon Corridor



Photos



Photos



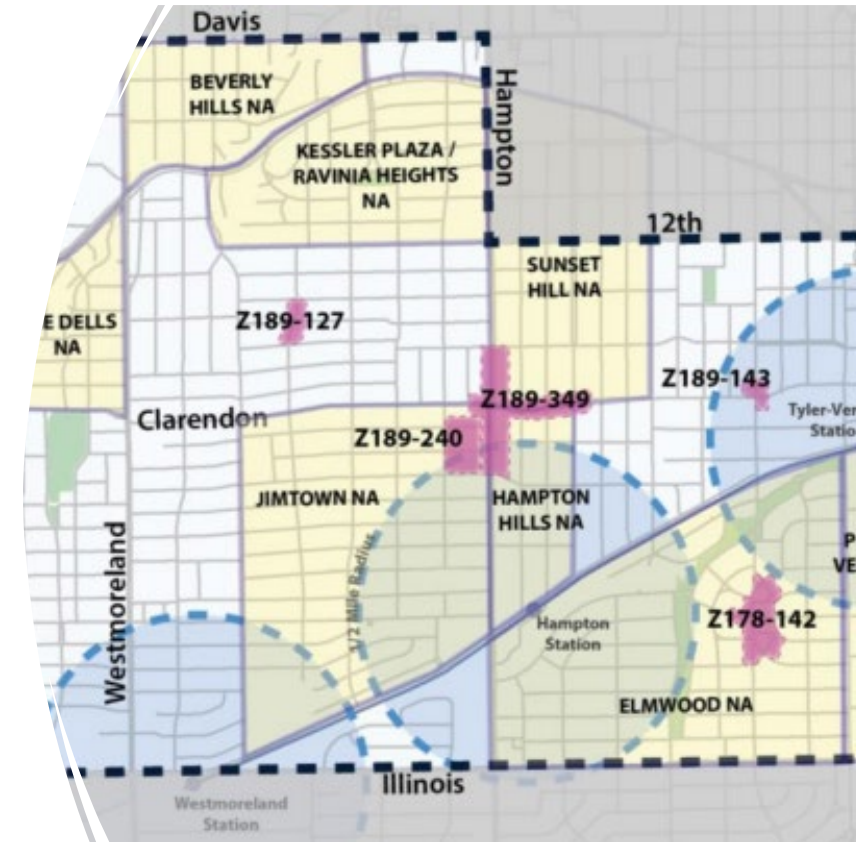
Photos



West Oak Cliff Area Plan (WOCAP)



- Adopted by the City Council on October 26, 2022.
- Provides a long-range vision for land use, urban design, transportation, mobility, infrastructure, open space, and community concerns around revitalization.
- Identified several focus areas and provided land use and zoning recommendations for some.
- Recommends a form-based district for Hampton - Clarendon
- Five authorized hearings in the WOCAP area

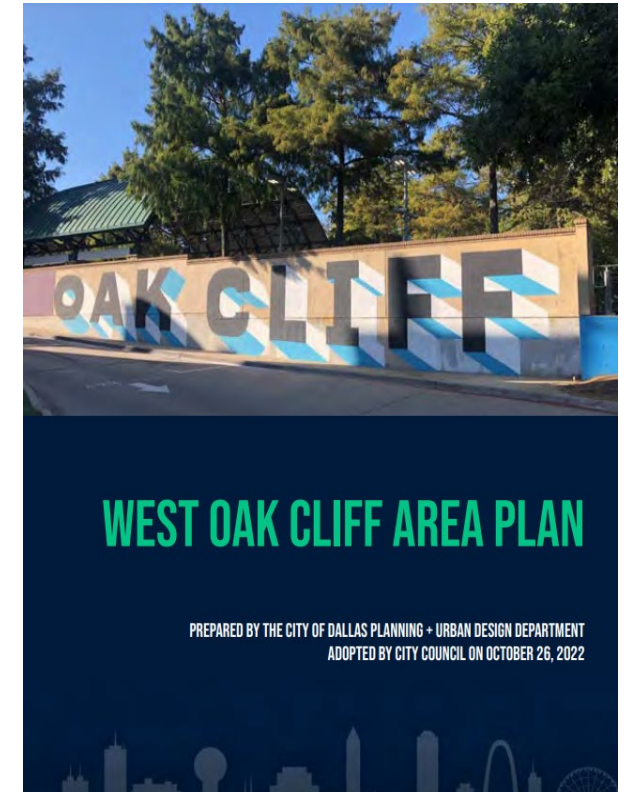


WOCAP Zoning Recommendation



Amend existing zoning to allow for mixed-use development. **New zoning should consider a form-based district that will result in a walkable urban form** such as activated facades and wide sidewalks while also ensuring appropriate setbacks and proximity slopes to adjacent single-family uses. **Development should be limited to the existing height limit of 54' (as allowed in CR zoning).** Permitted residential uses should include **small multifamily developments** (12 units or smaller) and **townhomes**.

WOCAP pg 97



Other WOCAP Recommendations



- Support a commercial center that provide a variety of work, cultural, shopping, and living opportunities
- Encourage businesses that are compatible with the surrounding neighborhoods.
- Implement traffic calming measures to make the district more walkable.
- Consider parking reductions for new structures, legacy commercial structures, and shared parking use agreements with surrounding properties and permitting adjacent on-street parking to count towards parking requirements.



Community Engagement for Authorized Hearing



- April 25, 2024 – Authorized Hearing Kickoff
- June 1, 2024 – Sunset Hill Neighborhood Association Meeting
- June 4, 2024 – Hampton Hills Neighborhood Association Meeting
- June 14, 2024 – Automotive Association Meeting
- July 10, 2024 – Community Meeting to Introduce Zoning Concepts (FBC)
- July 16, 2024 – Jimtown Neighborhood Association Tour
- September 16, 2024 – Hampton – Clarendon NA Meeting (Combined)
- September 24, 2024 – Community Meeting to Introduce Zoning Proposal



Community Engagement for Authorized Hearing



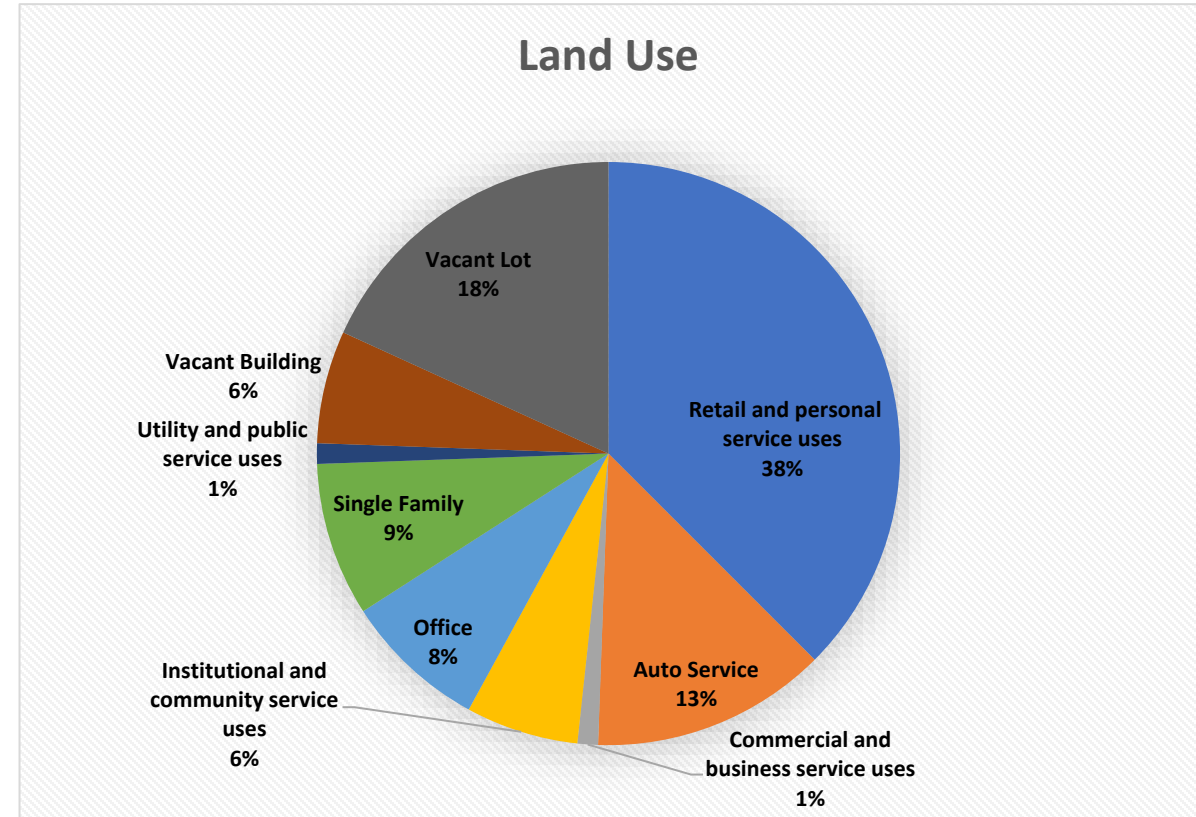
- October 12th, 2024 – East Hampton Hills Neighborhood Association Meeting
- December 12th, 2024 – Virtual Community Meeting
- December 13, 2024 – Virtual Community Meeting (Spanish Only)
- December 17, 2024 – Final Community Meeting
- March 18, 2025 – Hampton – Clarendon NA Meeting (Combined)
- March 20, 2025 – Dallas City Plan Commission



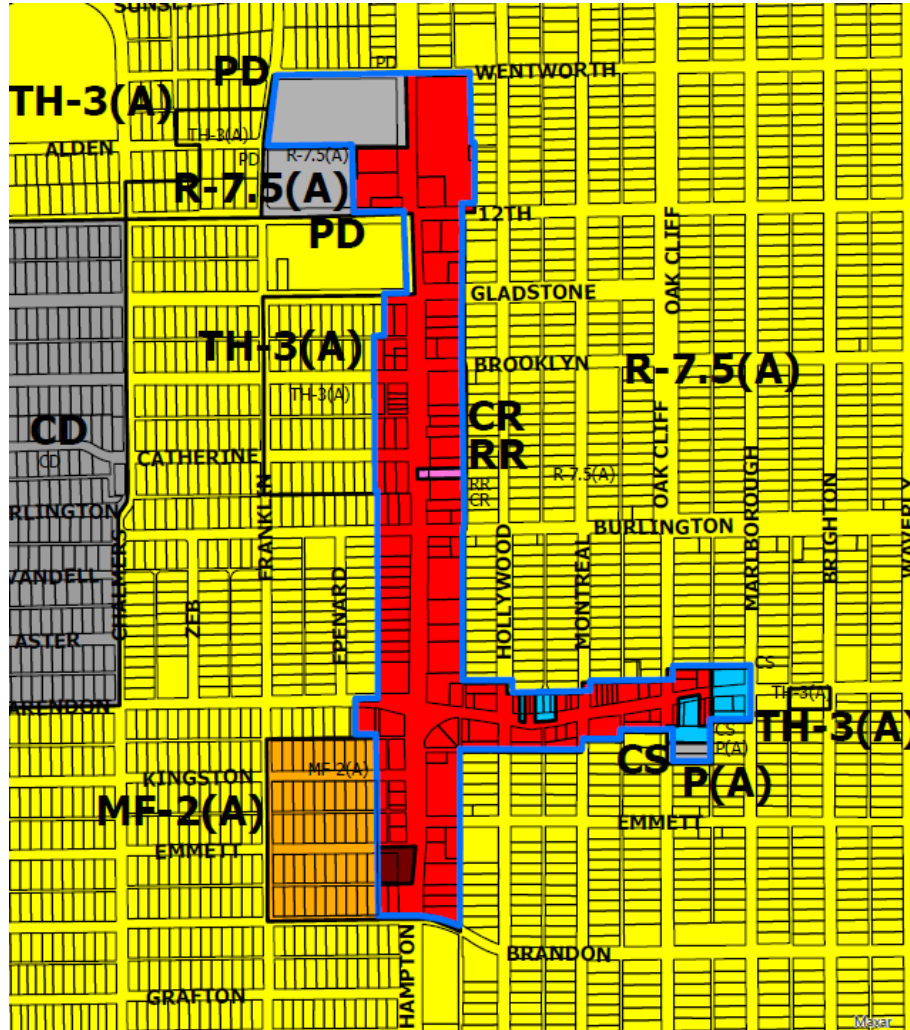
Current Land Use



Land Use	Count	Percent
Retail and personal service	66	37.5%
Auto Service	23	13.1%
Commercial and business service	2	1.1%
Institutional and community service	11	6.3%
Office	14	8.0%
Single Family	15	8.5%
Utility and public service	2	1.1%
Vacant Building	11	6.3%
Vacant Lot	32	18.2%
Total	176	100.0%



Current Zoning (AOR)



- 5 Base Zoning districts: **CR, CS, MU-1, RR, P(A)** with PD (Tom Thumb)
- CR district generally includes community servicing retail, personal services, and office uses.
- Primarily surrounded by R-7.5 (A) Residential District, with a portion zoned MF-2(A)* and TH-3(A)
- AOR contains commercial buildings, institutional, office, personal service, coffee shop, auto service, restaurants, churches, daycare, tattoo shop, grocery stores, building contractors, etc.



Staff Recommendation



- Recommends **Walkable Urban Mixed-Use Form District (WMU-3)**
- Form district accommodates a mix of compatible uses near one another, in a pedestrian-friendly environment.
- WMU-3 is the lowest-intensity of the six Walkable Mixed-Use districts, making it compatible with the surrounding R-7.5(A) single-family residential neighborhood
- Aligns with WOCAP's goal of transforming the area into a mixed-use corridor that is pedestrian friendly.
- No minimum acreage required for WMU zoning district.
- WMU-3 allows a variety of housing types, nonresidential uses, and urban design standards to ensure the desired urban form

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-93607



Proposed Zoning Map Hampton - Clarendon



- Legend
- PD, Planned Development
 - CR (Community Retail)
 - Shopfront Overlay (Proposed)
 - WMU-3 (Proposed)



WMU-3 Development Types & Uses



Development Types

- Mixed-Use Shopfront
- Single-Story Shopfront
- General Commercial
- Apartments (ground floor retail/office)
- Townhouse
- Townhouse stacked
- Manor House
- Civic Building
- Open Space

Principal Uses

- Office
- Retail
- Service and Entertainment
- Commerce
- Fabrication
- Residential
- Civic
- Place of Worship

**New single-family houses are not allowed*

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-Family House	Civic Building	Open Space Lot
District	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
Walkable Urban Mixed Use (WMU)										
Low (WMU-3, WMU-5)	■	■	■	■	■	■	■		■	■



Permitted Uses in WMU-3



Principal Use	Use Category
Office	Medical
	Office
Retail	Drive-thru facility
	Restaurant or Bar
	Retail sales
	Vehicle sales
Service and Entertainment	Commercial amusement (inside)
	Indoor recreation
	Personal service
	Animal care
	Commercial parking
Commerce	Passenger terminal/ Helistop
	Overnight lodging
	Self-service storage
Fabrication	Light manufacturing
	Research and development
	Vehicle service

Principal Use	Use Category
Residential	Single-family living
	Multifamily living
	Group living
	Community service
	<i>Museum, library</i>
	Day care
	Educational
	Government service,
	<i>Detention center, jail, or prison</i>
	Park or Open space
Civic	Social service
	Transit station
	Utilities
Place of Worship	Place of Worship



Development Standards



Standard	Existing: CR	Staff Recommendation: WMU-3
Front setback	15' min	Primary street: 5' min / 15' max
Street frontage, primary street*	-	Primary street: 70% min
Parking setback		Primary street: 30' min Abutting multifamily, nonresidential district, alley: 5' min
Side setback	20' - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A) 0 feet in all other cases	Abutting multifamily, non- residential district: 0' or 5' min Abutting alley: 5' min
Rear Setback	20' - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A) 0 feet in all other cases	Abutting nonresidential district: 0' or 5' min Abutting alley: 5' min
Rear setback	2.0 FAR overall 0.75 office/retail 0.5 retail	
Height	1 story min 4 stories/54' max <small>¹. Any portion of structure over 28 feet may not be located above a Residential Proximity Slope (RPS)</small>	1 story min 3.5 stories / 50' max
Story height	80%	Ground story: 10' min / 15' max Upper story: 10' min / 15' max
Lot coverage	60% maximum lot coverage ¹ . Above ground parking structures are included ² . Surface parking lots and underground parking structures are not	80% max
Lot size	No minimum lot size	No minimum

Standard	Existing: CR	Staff Recommendation: WMU-3
Front setback	15' min	Primary street: 5' min / 15' max
Transparency		Ground story, primary street façade: 30% Upper story, primary street façade: 20%
Entrance		Required on primary street Entrance spacing: None
	Dwelling Unit Density	
Floor Area Ratio	0.5 for office uses 0.75 for all uses combined	
Blank wall area	Proximity slope Visual intrusion	Primary street: 30' max
Special standards	Development Impact Review (DIR) required if estimated trip greater than 6000 trips per day and 500 trips per acre per day Visual Intrusion No balcony or opening facing a R(A), D(A), TH(A), CH, MF- 1(A)(SAH), MF- 2(A)(SAH) district may be above the RPS	Proximity slope
Landscaping	Article X	Article X



Development Standards Highlights



1. Setbacks

- Front yard/primary street frontage: Min/Max 5/15 ft.
- Side and rear yard: 5 feet (10ft abutting Residential district)
- Lot Coverage: 100%-60% depending on development type

2. Height.

- Max building height is 50 feet/3.5 stories.
- Height bonuses may be provided for Mixed Income Housing Development Bonus (MIHDB)
- 3:1 Residential Proximity Slope (RPS) apply

3. Landscaping

As per Article X (Landscape and tree ordinance) of the Dallas development code

4. Open Space

- At least 8% of net land area of a site must be provided as open space

5. Screening

- All HVAC equipment, mechanical devices, and dumpsters must be screened from view from adjacent streets and properties.



Infrastructure Improvement



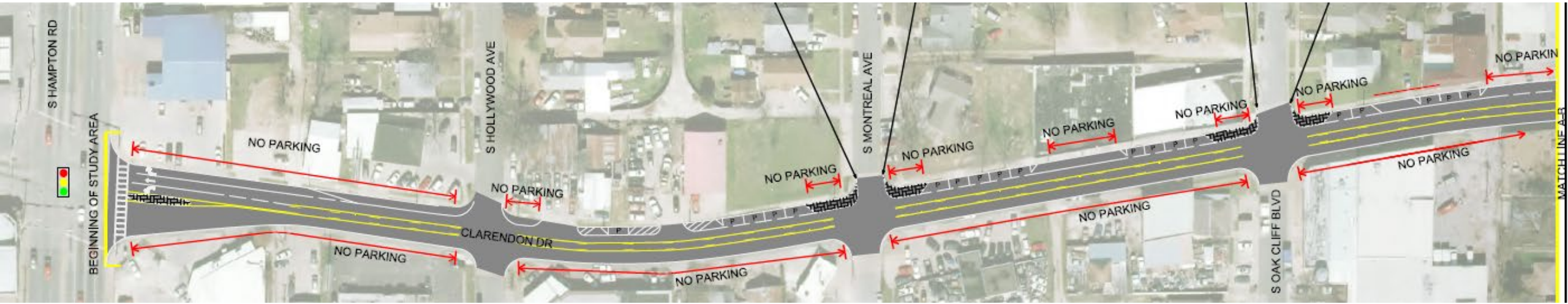
- Street sections define a Form District
- Enhance public realm to achieve desired urban form
- The community desires a pedestrian-friendly walkable mixed-use district.
- Concerns about pedestrian and cyclist safety as a result of vehicular impacts and poor sidewalk conditions.
- Explore vehicle access management strategies to narrow driveway widths.
- Redesign the streets to improve safety and accessibility at the Hampton Clarendon intersection.
- Ensure roadway design that moves traffic, offers transportation choices, and provides balanced opportunities to walk, bike, and drive to and from the corridor.

WOCAP Development Vision

Ensure future land uses provide pedestrian-oriented design through public realm design and building placement, utilizing design standards to enhance pedestrian mobility by minimizing curb cuts, parking locations, and hazardous vehicular-pedestrian conflict points.



Conceptual Roadway Configuration



Shopfront Overlay (-SH)



Intended to create pedestrian shopping streets through the designation of street frontages with development types that support active uses.

- -SH Overlay may be applied over any WMU.
- Intended to accommodate a limited set of development types. ([51A-13.304\(a\)\(1\)](#)),
- Standards for a mixed use or single-story shopfront development type apply to at least the first 30 feet of the building measured inward from the street-facing facade.
- A street designated with a -SH overlay is a primary street.
- Boundaries do not have follow lot lines or match parcel boundaries.
- Applied on Corner of Hampton – Clarendon



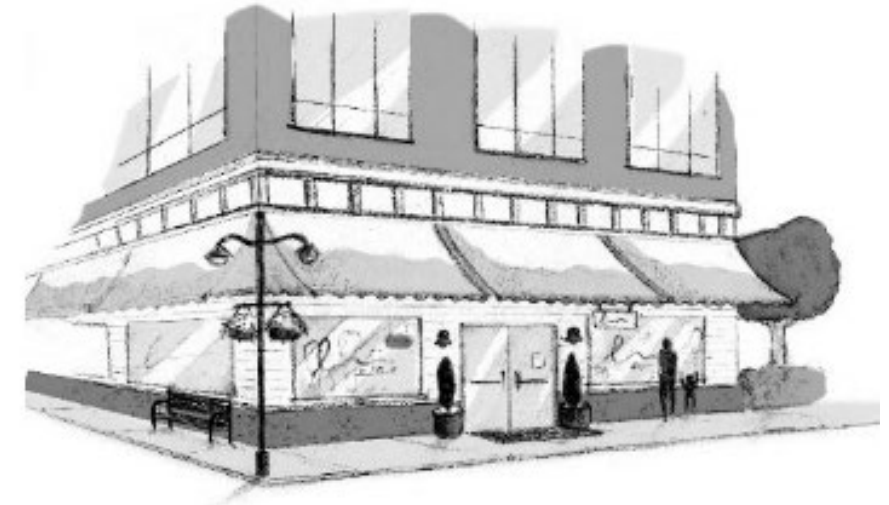
- Shopfront Overlay (Proposed)
- WMU-3 (Proposed)



Shopfront Overlay (-SH)



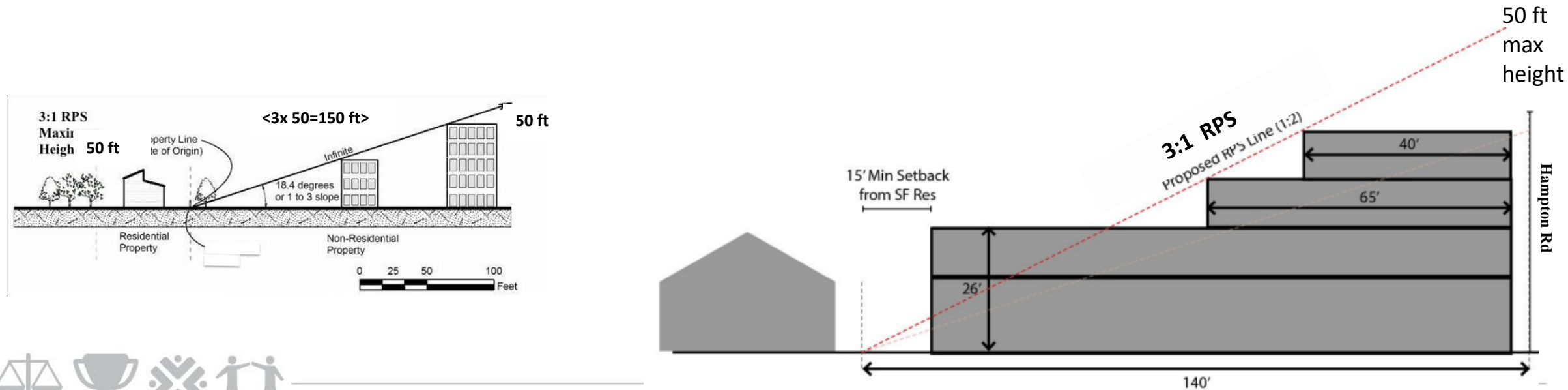
- Preserve commercial development pattern along primary streets defined by small parcels, pedestrian-scale buildings, active streets, public spaces, and retail and service uses
- Reinforce and enhance the existing neighborhood scale character through site planning, architectural features and elements, streetscape features, landscaping, artwork, lighting, and signage.
- Maintain and enhance street-level street facing store fronts with individual identity.



Residential Proximity Slope (RPS)



- Under the existing zoning, CR, building can be constructed as high as 54 feet or four stories, but adjacent residences are protected a 3:1 RPS
- The maximum building height in a WMU-3 form district is 50 feet or 3.5 stories; adjacent residences protected by 3:1 RPS
- Limit building heights to 3 stories.



Summary



- Proposed Form District with Walkable Urban Mixed Use-3 (WMU-3) zoning, as recommended by WOCAP.
- Maximum building height reduced from 54 ft to 50 ft.
- Retain the 3:1 RPS to protect surrounding SF residences
- No minimum building height.
- Shopfront Overlay.
- Activation of public realm.
- Complementary public realm enhancement (infrastructure improvement) to achieved the desired urban form.



Staff Recommendations



Approval of a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion. Additionally, Terminate Deed Restriction 190810 **(Subject to change)**.

