



**City of Dallas**

# **Z189-143:Edgefield Clarendon Commercial Node**

**CPC Hearing**

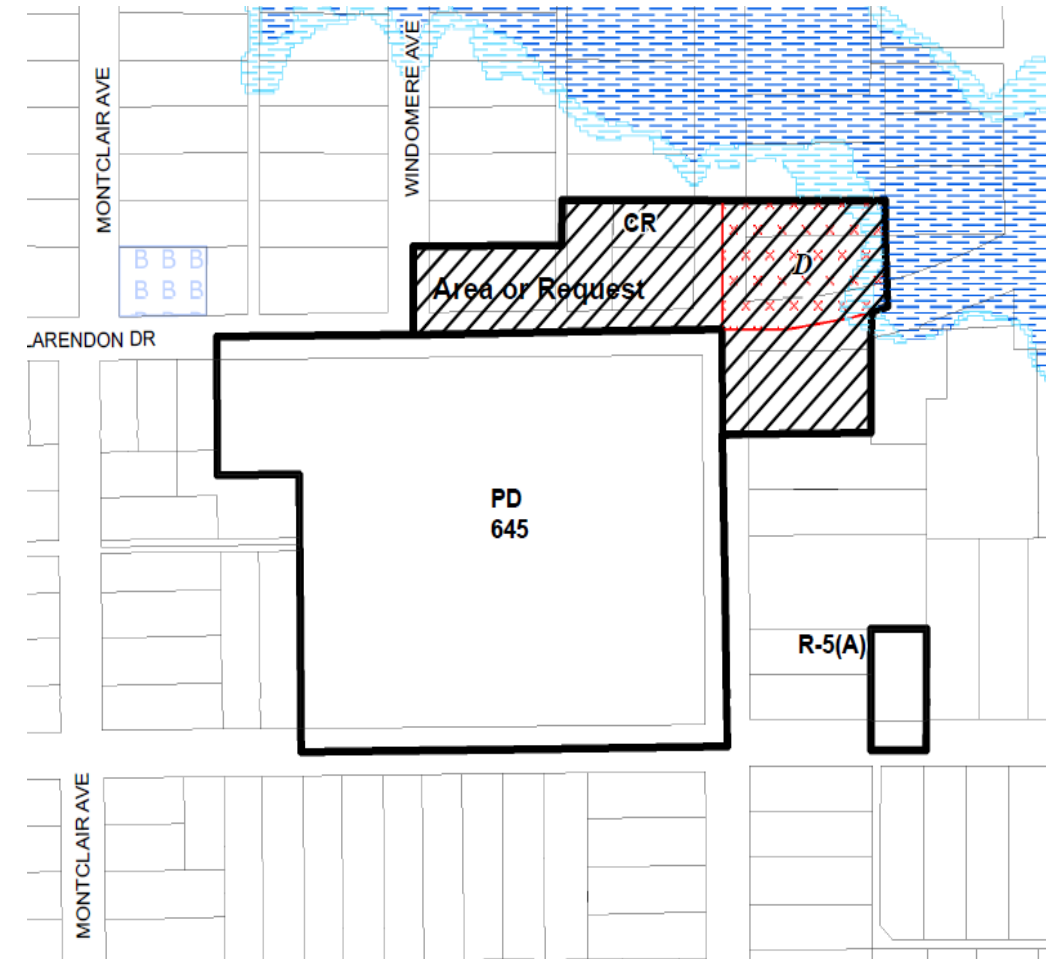
**April 24, 2025**

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Planning & Development Department  
City of Dallas

# Background



- Authorized by the City Plan Commission, November 15, 2018.
- Determine proper zoning and development standards on property zoned CR Community Retail with a portion in a Dry Overlay district.
- Consider appropriate zoning to include but not limited to use, development standards, and other appropriate regulations.
- Approximately 2.13 acres.



# Impacted Parcels





# Photos



# Meetings





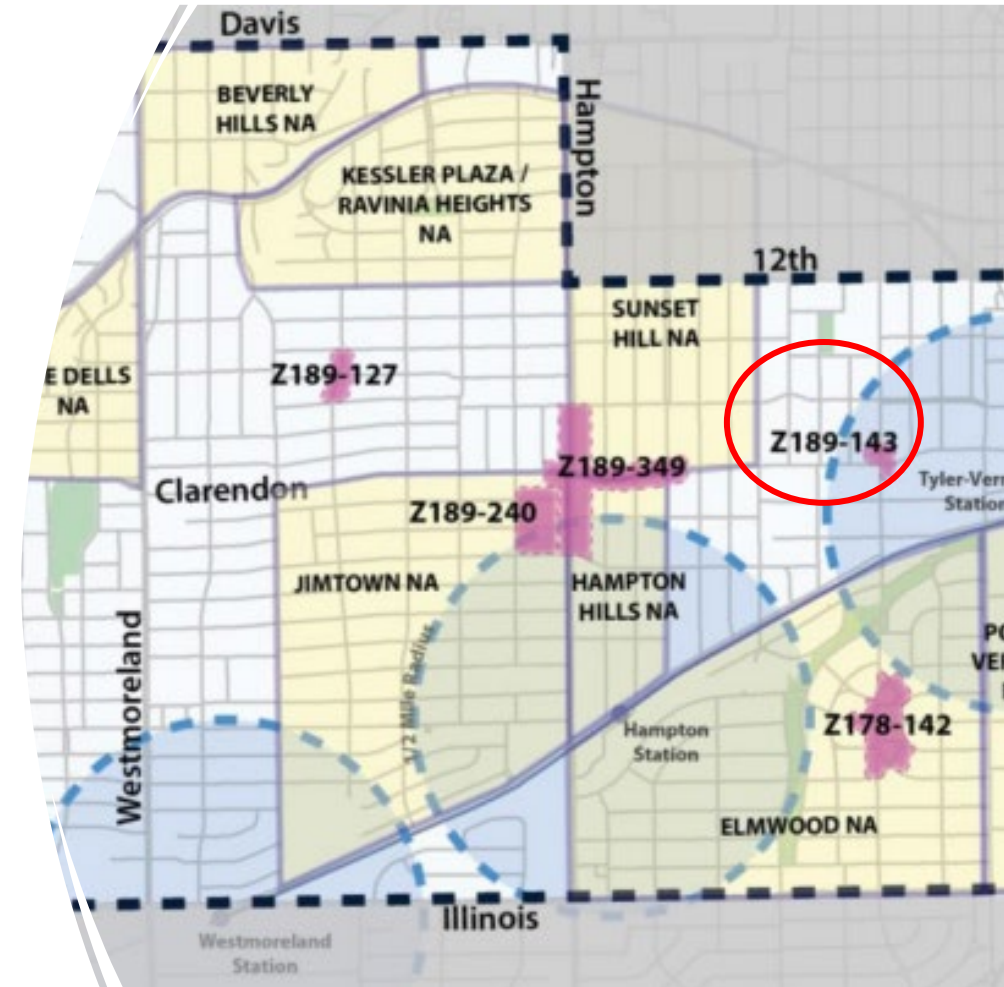
# WOCAP Authorized Hearings



- Identified focus areas and included land use and zoning recommendations

Five Authorized Hearings within the WOCAP Area:

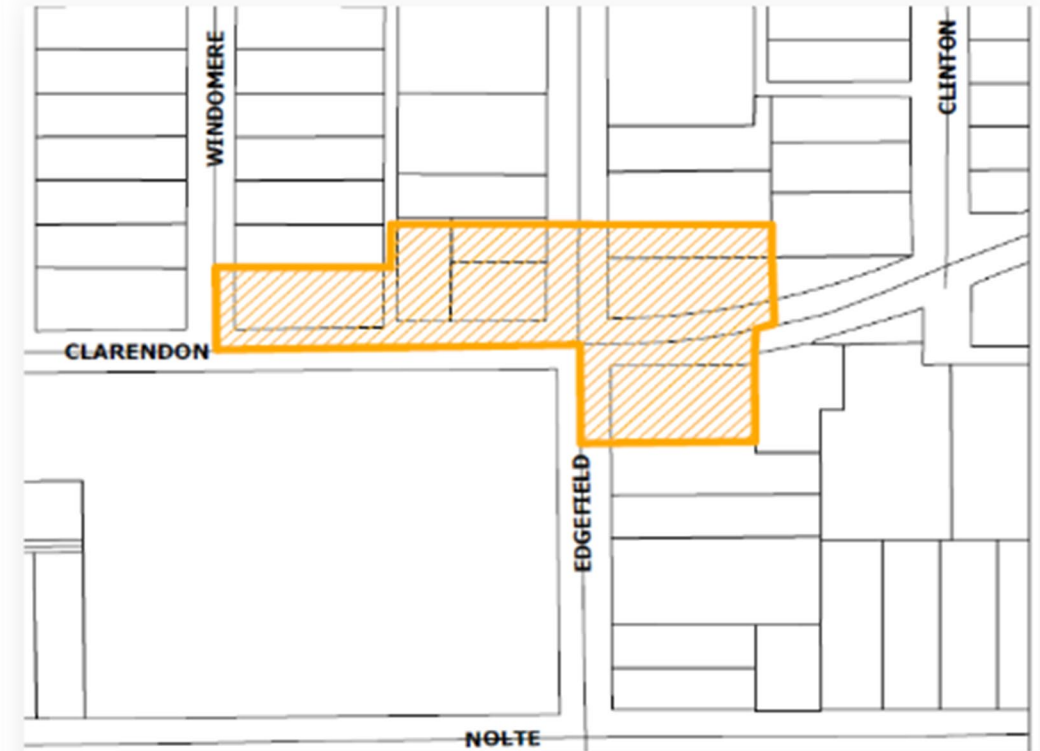
- ✓ Z178-142: Downtown Elmwood
- ✓ Z189-240: Jimtown Neighborhood
- ✓ Z189-127: North Cliff Neighborhood Center
- Z189-143: Edgefield/Clarendon Node
- Z189-349: Hampton Clarendon Corridors



# WOCAP Recommendations for the Node



- Explore opportunities to rezone to a form-based zoning to encourage neighborhood-scale mixed-use development.
- Provide public realm and sidewalk improvements within one-block of Clarendon/Edgefield intersection, prioritizing sidewalk installation, repair, and other pedestrian improvements. /



# What we heard from the Community



- Protect single-family neighborhoods
- Preserve neighborhood character/identity
- Lack of support for ADUs and middle missing housing (duplexes)
- Limited support for multifamily housing (apartments)
- Some support for affordable housing.
- Preserve/protect historic buildings.
- Minimize displacement/gentrification.
- Improve walkability in the neighborhood.
- Parking problem near the school.

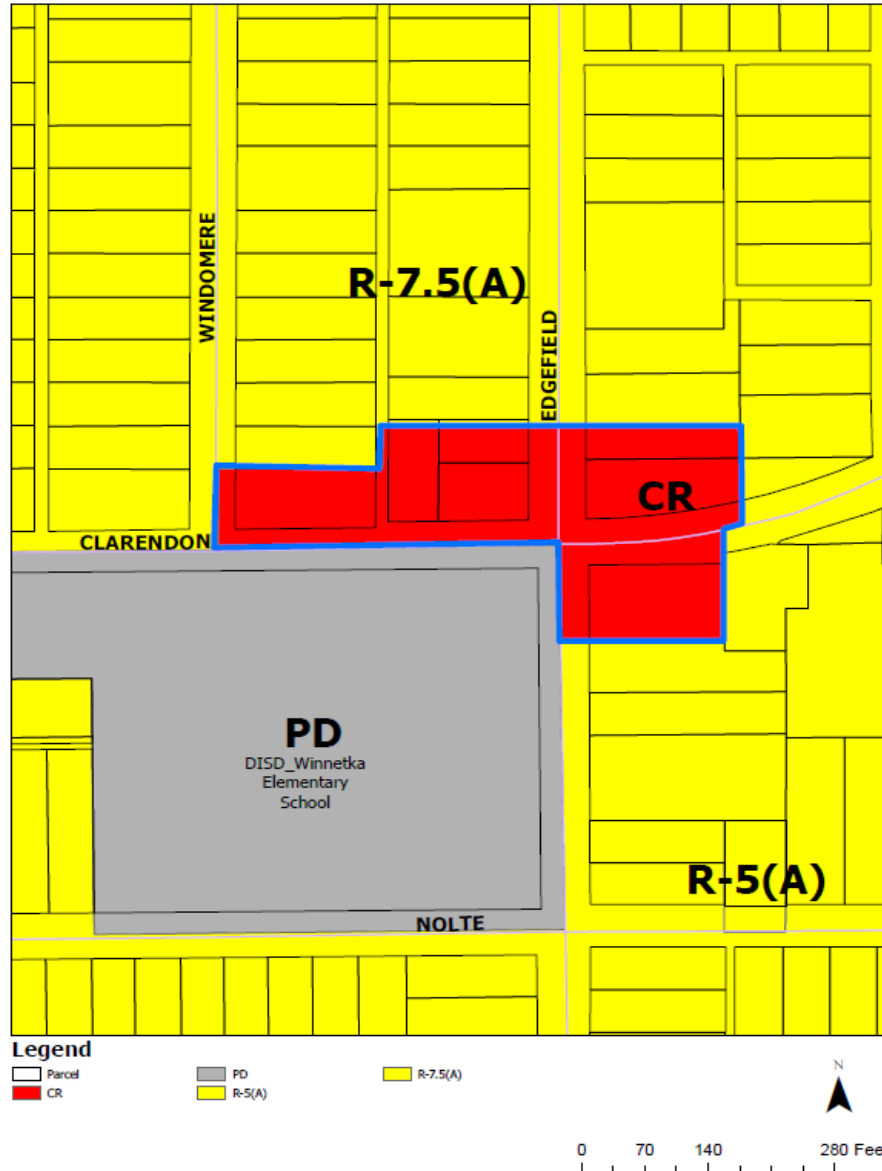




# Current Zoning



Clarendon/Edgefield Trolley Stop Zoning Map



- Single zoning district: CR Community Retail District
- CR district generally includes community servicing retail, personal services, and office uses/
- Surrounded by R-7.5 (A) Residential District to the north and R-5(A) to the south
- Area contains commercial retail buildings, vacant office spaces, residential building , auto repair shop, and undeveloped land...among others

# Zoning Proposal

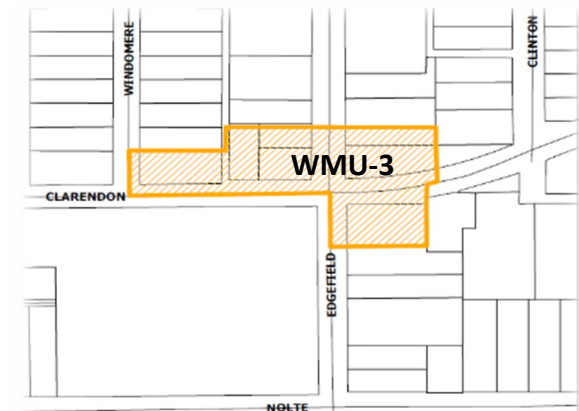
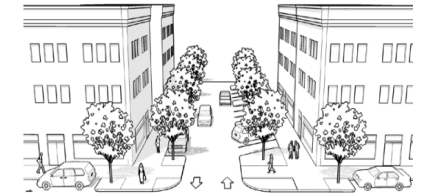


- **Form-District**, a neighborhood-friendly zoning:
- Ensure predictable outcomes:
  - Compatibility of buildings with the surrounding neighborhood
  - Flexibility (allow a mix of uses)
  - Enhance pedestrian realm (improved walkability)

Form district accommodates a mix of compatible uses near one another, in a pedestrian-friendly environment

Staff recommends: **Walkable Urban Mixed-Use District (WMU-3)** with a **Shopfront Overlay (-SH)**

CHAPTER 51A  
**ARTICLE XIII. FORM DISTRICTS**  
CITY OF DALLAS



# Why WMU-3 Form District ?



- Aligns with WOCAP's goal of transforming the node into a neighborhood-scale mixed-use center that is pedestrian friendly
- WMU-3 allows a variety of housing types, nonresidential uses, and urban design standards to ensure the desired urban form
- WMU-3 is the lowest-intensity of the six Walkable Mixed-Use districts, making it compatible with the surrounding R-7.5(A) and R-5(A) single-family residential neighborhoods

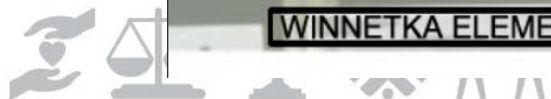
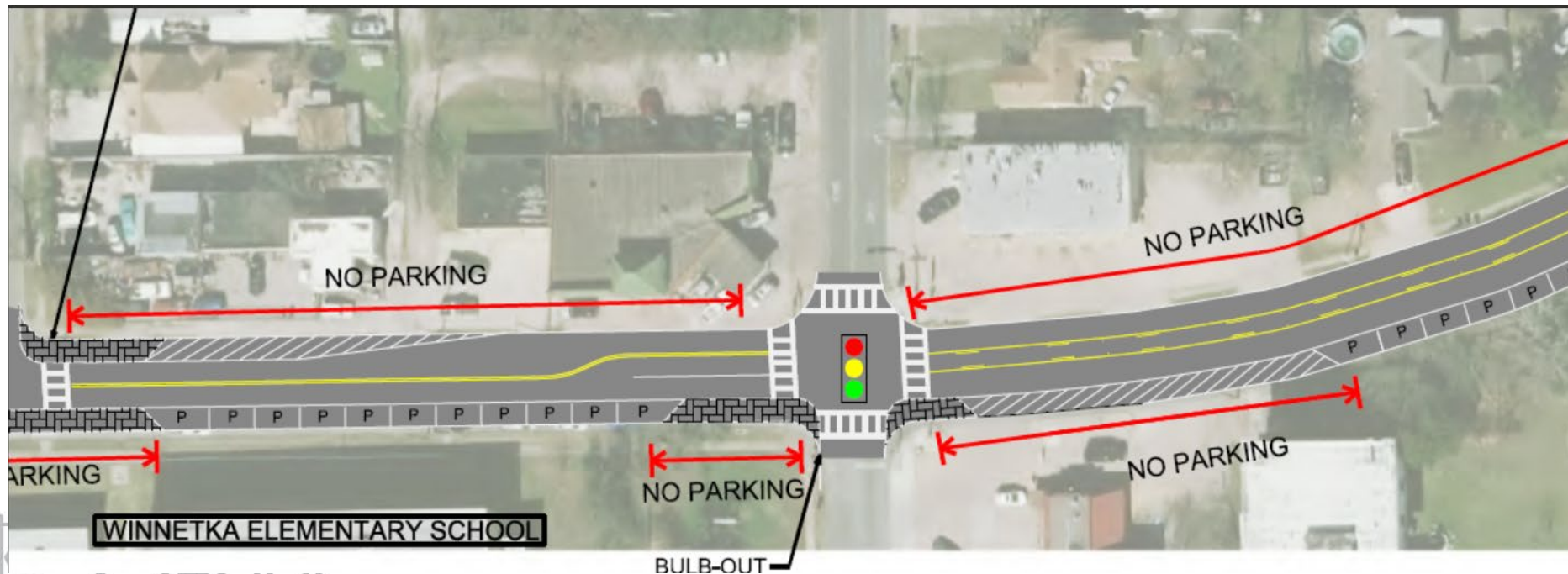




# Infrastructure Improvement Vision



- Redesign the streets to improve safety and accessibility at the intersection
- Ensure roadway design that:
  - moves traffic,
  - offers transportation choices, and
  - provides balanced opportunities to walk, bike, and drive to and from the nod.



# Infrastructure Improvement Goals



- Make the node a destination (not just an intersection) that bustles with economic activities and civic engagement
- Reconfigure the streets and right-of-way to promote mobility, safety, variety of uses, and mode choice
- Use Urban Design to make the intersection a gateway into the neighborhoods.
- Redesign the streets and enhance the public realm to fit with the physical, aesthetic, environmental, social, and historical context of the surrounding neighborhoods





- **Approval**, of consideration of authorization of a public hearing.