

Memorandum



DATE March 6, 2025

TO Yu "Emily" Liu, FAICP
Director, Planning and Development Department

SUBJECT **Request for Agenda Item for Termination of an Authorized Hearing
(Z189-143 Edgefield-Clarendon Commercial Node)**

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised accordingly.

Consideration of a request to terminate the previously authorized hearing to determine proper zoning to include but not limited to use, development standards, and other appropriate regulations in an area zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west, to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres. The area of request consists of seven properties located at the intersection of South Edgefield Avenue and West Clarendon Drive. See attached map of the properties in the authorized hearing area.

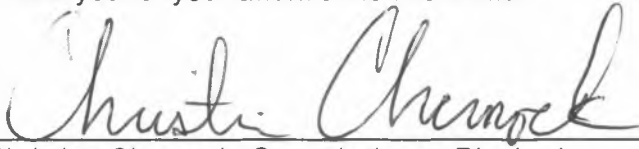
This rezoning was authorized by the City Plan Commission on November 15, 2018 to address the potential for future development that could be incompatible with the development vision for the area. This area, along with four other Authorized Hearings, are part of the West Oak Cliff Area Plan (WOCAP), adopted by the Dallas City Council in October 2022. WOCAP outlines the long-range vision for land use, urban design, transportation, infrastructure, open space, and community concerns in the West Oak Cliff area and identifies several focus areas for which a review of the zoning is recommended, including the Edgefield-Clarendon area.

The Planning and Development Department (PDD) held an initial kick off meeting for four of the five authorized hearings within the WOCAP area in April 2024. For this area specifically, staff convened four additional community meetings (June 27, September 5, October 2, and November 19, 2024) to seek input from property owners and the extended community regarding the zoning that would implement WOCAP recommendations. Throughout the 10-month engagement period, there was little interest from subject area property owners for a city-initiated rezoning of the area.

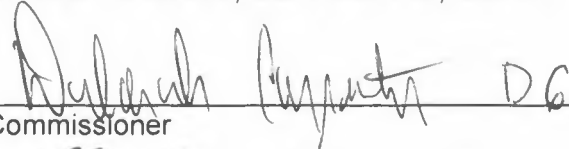
Given the small size of the area and the lack of a champion(s) from the area property owners, termination of this authorized hearing is recommended. If the area begins to redevelop, individual zoning cases will continue to be reviewed for consistency with the adopted area plan and ForwardDallas 2.0.

Attached is the authorization request memo with a location map included from November 15, 2018, when the City Plan Commission considered this authorized hearing.

Thank you for your attention to this matter.



Christian Chernock, Commissioner, District 1



Commissioner



Commissioner

c: Andrea Gilles, AICP, Deputy Director, Planning and Development Department