



**City of Dallas**

**Z189-341  
Floral Farms  
Authorized Hearing**

**5<sup>th</sup> Community meeting  
November 14, 2024**

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Deputy Director  
Planning & Development**

# Area of Request

The area is approximately 522.18 acres and generally bounded by:

River Oaks Road to the north,  
Union Pacific Railroad to the east,  
McCommas Bluff to the south, and  
Julius Schepps Freeway to the west.



# Background and Overview



- Authorized by City Plan Commission (CPC) on Aug 19, 2019.
- Area contains 125 properties and is approximately 522.18 Acres.
- Mix of single-family residential uses, industrial uses, commercial uses, agricultural uses, vacant structures, and undeveloped land.
- Existing zoning districts include A(A), CS, IR, IM, IM with a deed restriction on one property, IM with SUP 773 on a property, and PD 778.
- Significant portion of the area within the floodplain.
- Adjacent to Five Mile Creek.



# What We Heard



- Rezone residential properties to residential zoning districts to provide protection for existing residences.
- Separate residential and heavy industrial uses.
- Keep dust from commercial/industrial uses from affecting residential properties.
- Expand commercial zoning to attract gas station and neighborhood-serving retail like grocery stores and restaurants
- Maintain industrial zoning on properties with existing industrial development and on undeveloped land
- Allow properties to keep existing specific use permits
- Don't change properties to an agricultural district A(A).
- Explore trail opportunities for biking and walking.



# Process and Timeline



- **Sep 12, 2022:** 1<sup>st</sup> community meeting (kick-off) at Singing Hills Rec Center: AH process and existing conditions.
- **Jan 17, 2023:** 2<sup>nd</sup> community meeting at Singing Hills Rec Center: Summary of existing conditions, overview of existing plans, and introduction to potential zoning concepts.
- **Apr 11, 2023:** 3<sup>rd</sup> community meeting at Eco Park: Summary of issues and concerns, review of initial proposed zoning, and feedback discussion.
- **Sep 12, 2023:** 4<sup>th</sup> community meeting at Eco Park: Review of proposed zoning changes.
- **Mar 7, 2024:** 1<sup>st</sup> CPC presentation on staff recommended zoning proposal.



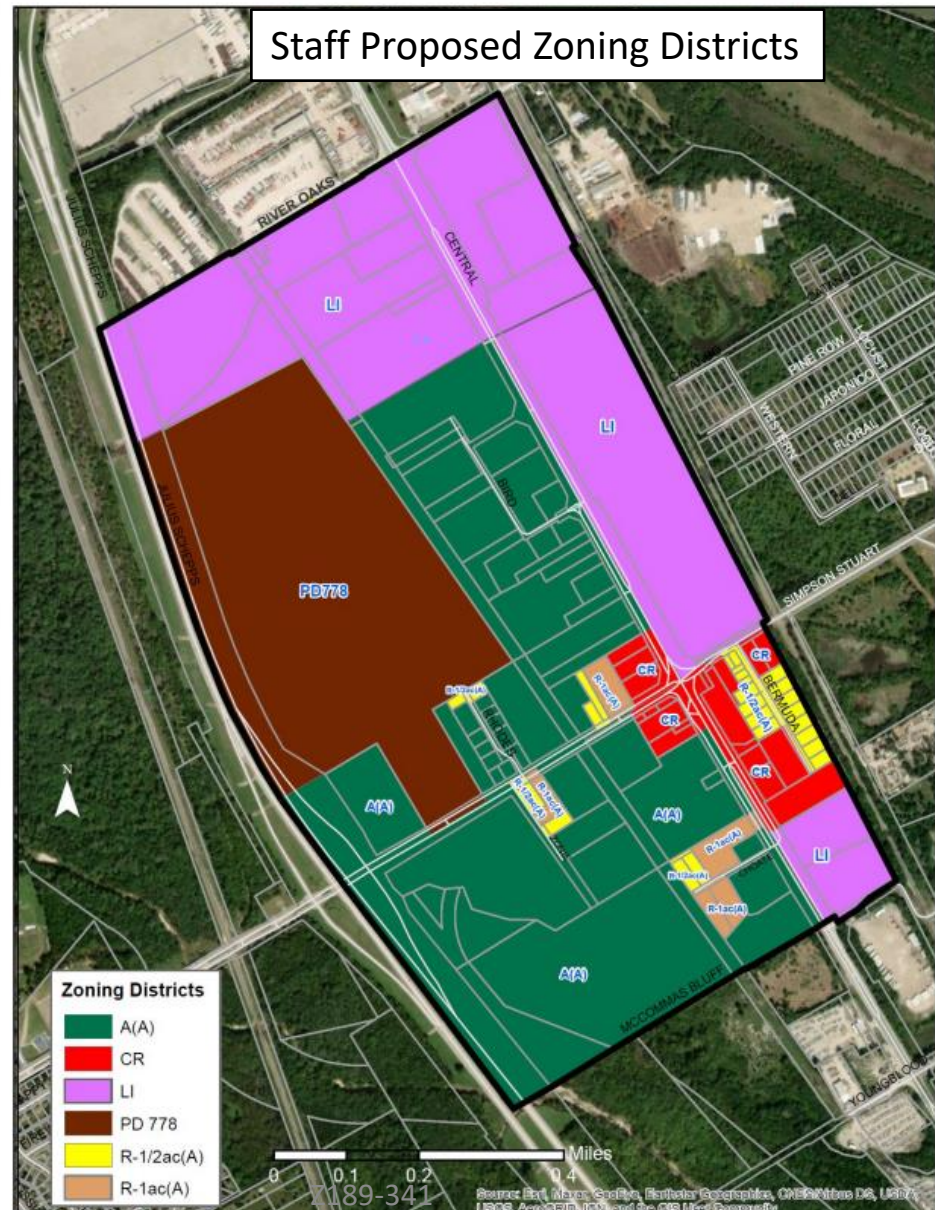
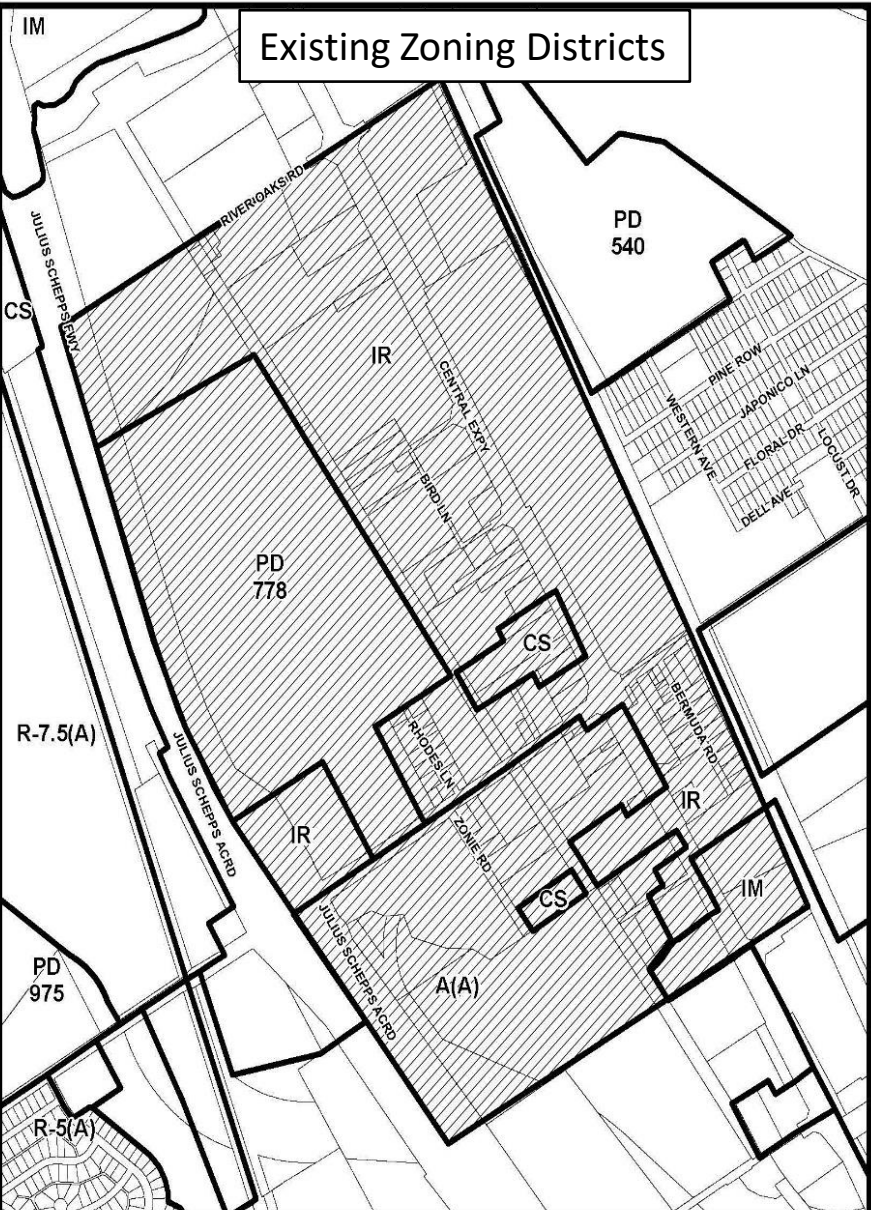
# Process and Timeline (cont.)



- **Mar 21, 2024:** 2<sup>nd</sup> CPC meeting to discuss revised staff zoning recommendations; CPC requested the consideration of further revisions to the staff recommendation to include a new PD and changes to the existing PD 778.
- **May 2, 2024:** CPC revised zoning recommendation to City Council
- **Oct 9, 2024:** Postponement request filed by a representative for a property owner in the AH area to allow time to continue reviewing the proposal. (case originally scheduled for Oct 23 City Council meeting)
- **Dec 11, 2024:** New City Council hearing date

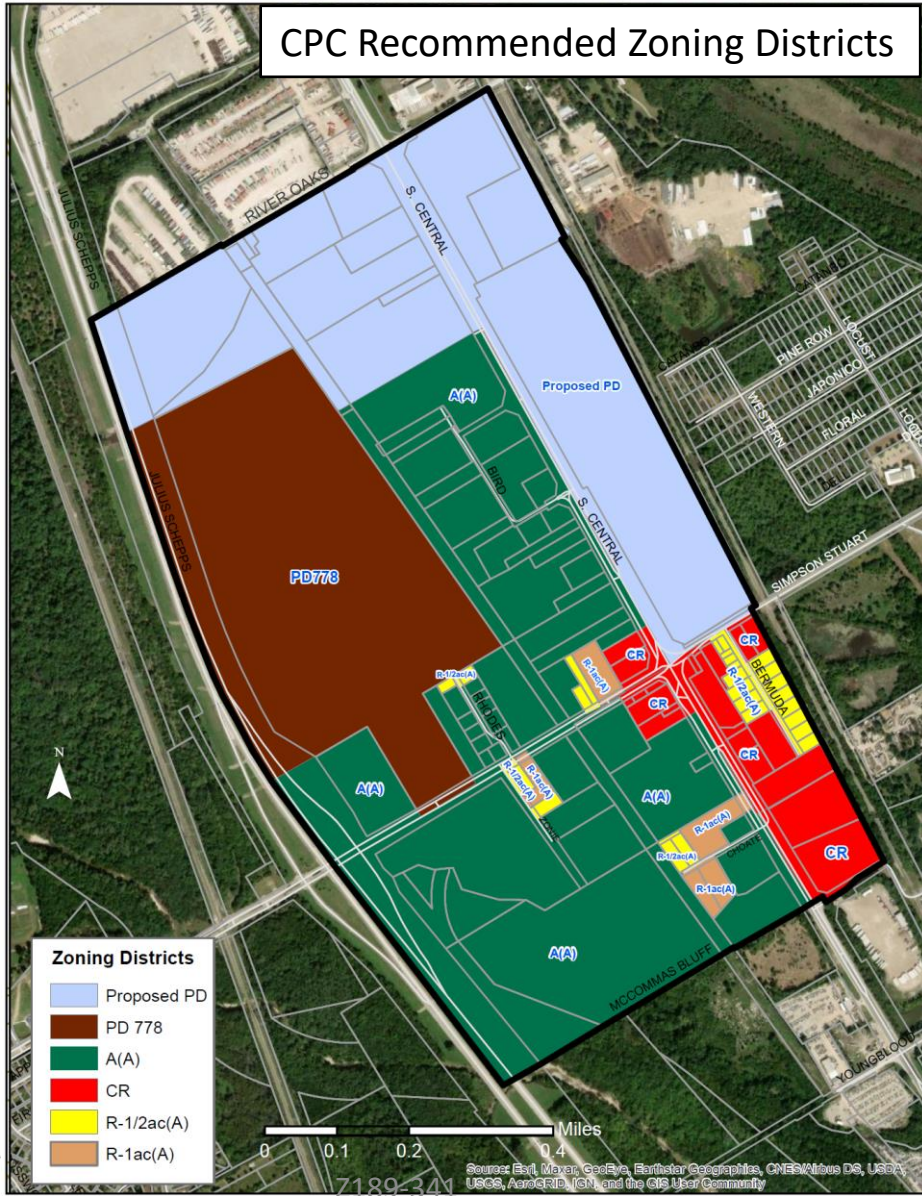
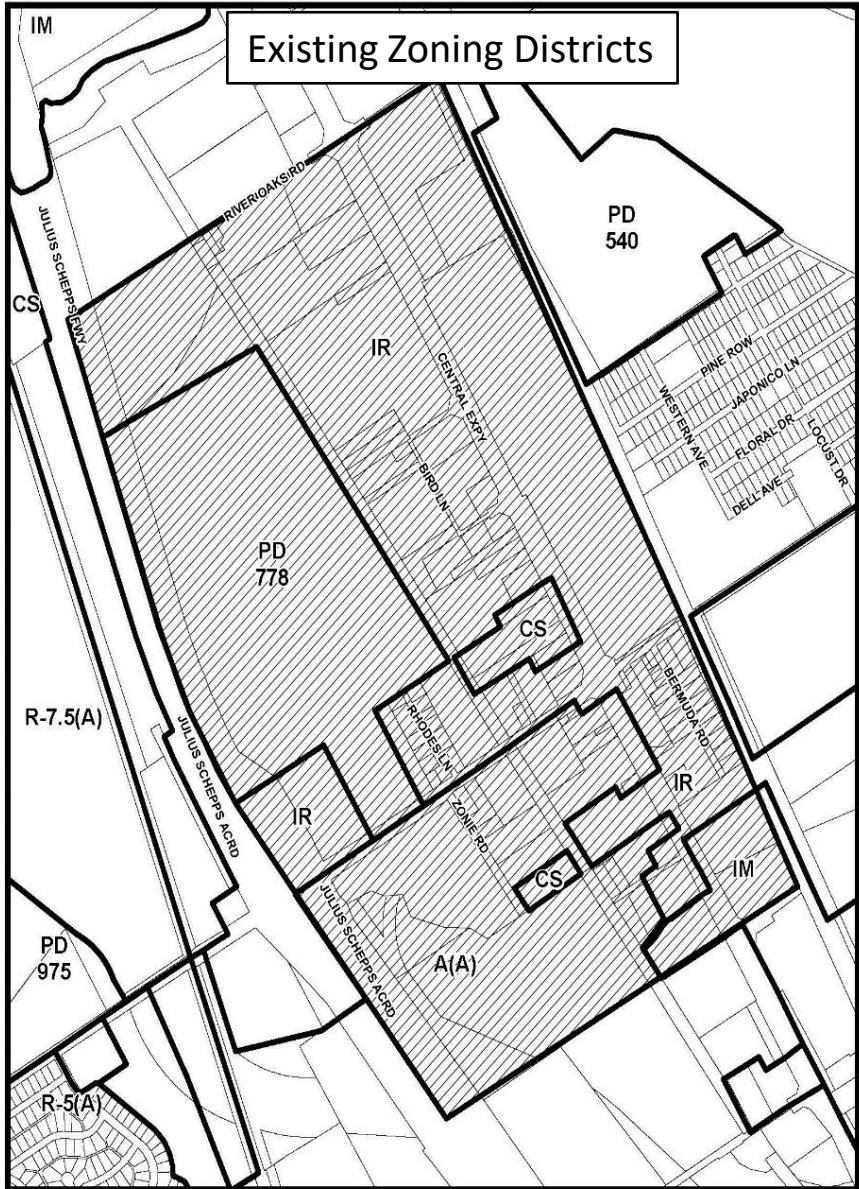


# Staff Recommendation

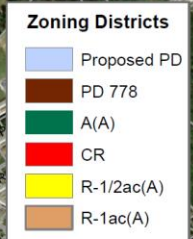


- Light Industrial District (LI)
- Community Retail (CR)
- Single Family Residential
  - R-1/2ac(A)
  - R-1ac(A)
- Agricultural District A(A)
- Amend PD 778

# CPC Recommendation



- New PD
- Community Retail (CR)
- Single Family Residential
  - R-1/2ac(A)
  - R-1ac(A)
- Agricultural District A(A)
- Amend PD PD 778
- ❖ Amend SUP 773
- ❖ Terminate Deed Restriction



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# Next Steps and Staying Involved



## Next Step

- **Dec 11, 2024:** City Council Public Hearing

## How to Stay Involved:

- Link to the City's Meetings Calendar <https://dallascityhall.com/calendar/Pages/default.aspx>
- Link to City Council Agendas and How to Register to Speak <https://dallascityhall.com/government/citysecretary/Pages/programs.aspx#ccsupport>
- Contact Planning Staff: Case Manager, Sef Okoth [seferinus.okoth@dallas.gov](mailto:seferinus.okoth@dallas.gov)



# Next Step



- City Council hearing and final determination on December 11, 2024

