



City of Dallas

Hampton – Clarendon Corridor Authorized Hearing Z189-349

**Recap
July 9th, 2025**

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Authorized Hearings
Planning & Development
City of Dallas

Rules of Engagement



- **One Voice at a Time:**
Help us maintain order by avoiding interruptions and side conversations.
- **Listen Actively:**
Give your full attention to those speaking; your understanding is key to meaningful participation.
- **Speak Thoughtfully:**
When sharing your views, please be respectful and focus on the topic at hand.
- **Disagree with Respect:**
Different perspectives are valuable—let's debate ideas constructively
- **Stay Positive and Collaborative:**
We're working together to navigate changes and plan a better future for our community.

Thank you for your respect, patience, and participation.

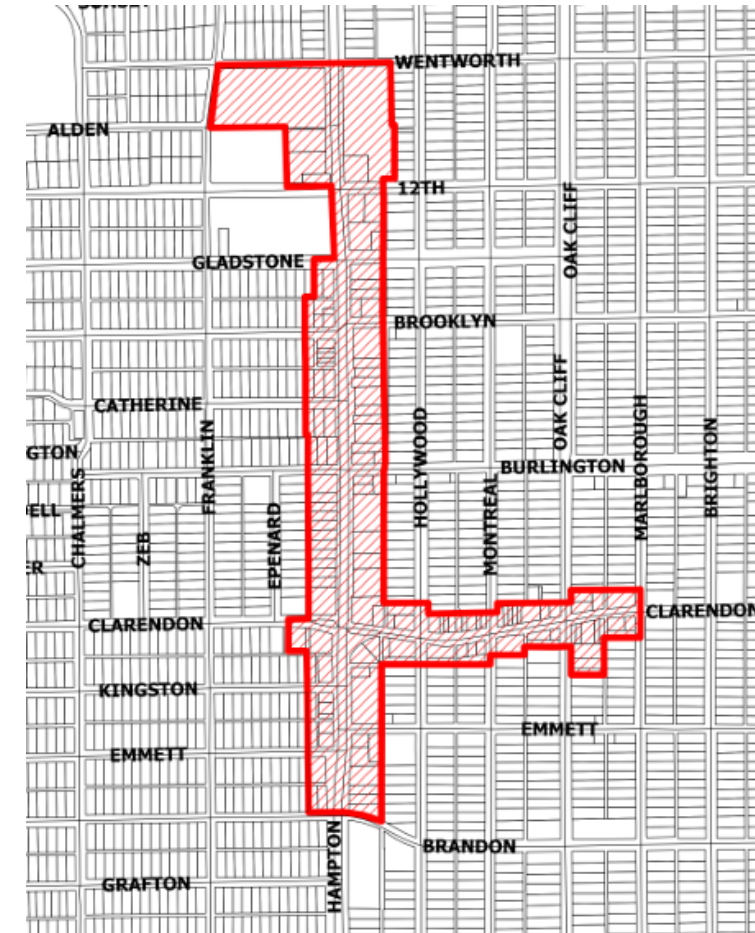


Z189-349 Hampton – Clarendon Corridor AH



- **Request** - Authorized hearing to determine proper zoning, on properties zoned CR, CS, MU-1, RR, and P(A) in the Hampton – Clarendon commercial corridor. Requested on September 5, 2019.
- **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



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



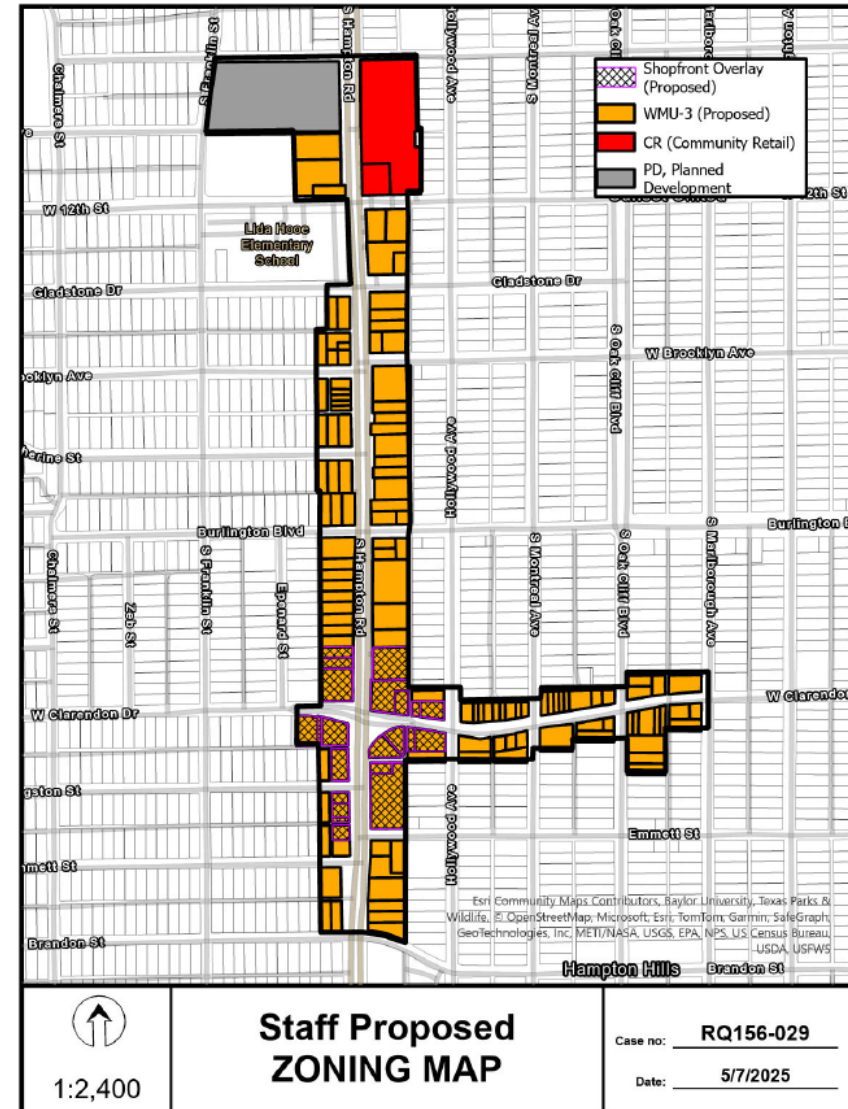
- October 12th, 2024 – East Hampton Hills Neighborhood Association Meeting
- December 12th, 2024 – Virtual Community Meeting
- December 13, 2024 – Virtual Community Meeting (Spanish Only)
- December 17, 2024 – Final Community Meeting
- March 18, 2025 – Hampton – Clarendon NA Meeting (Combined)
- March 20, 2025 – Dallas City Plan Commission
- June 25, 2025 – Dallas City Council Hearing



Staff Recommendation



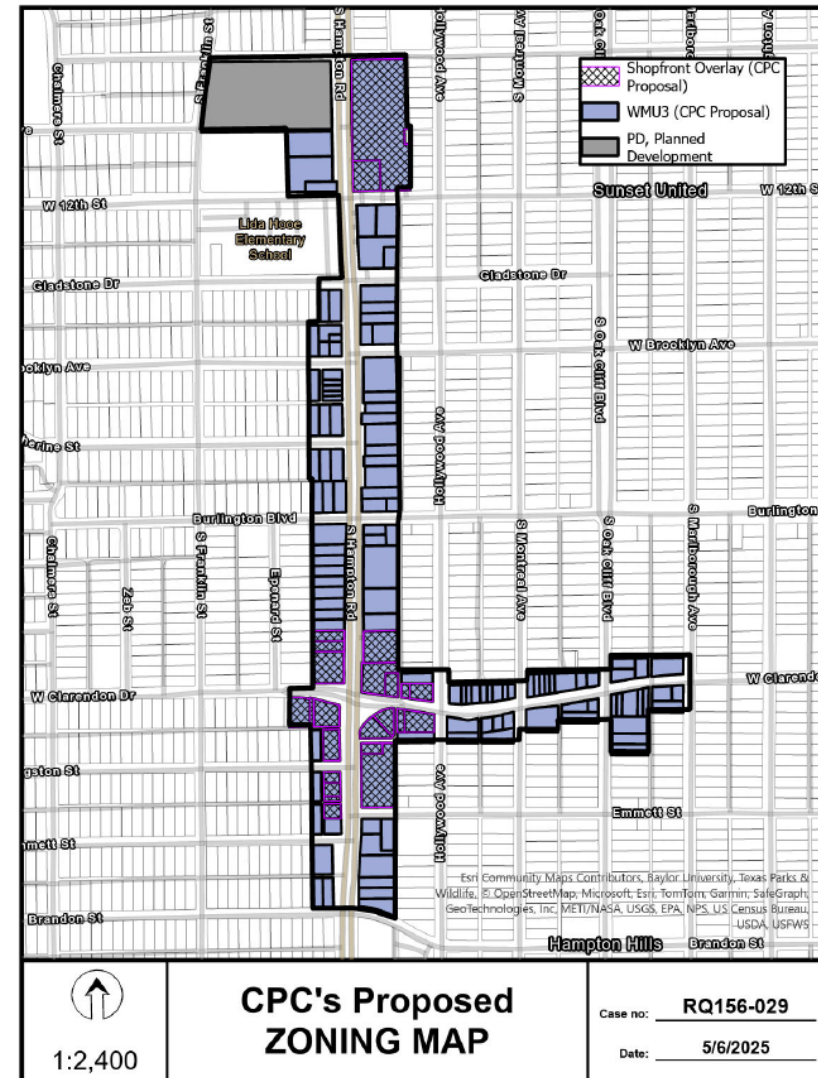
Staff: *Approval* of a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion. Additionally, Terminate Deed Restriction 190810 (**Subject to change**).



CPC Recommendation



CPC: *Approval* of a WMU-3 Walkable Urban Mixed-Use District 3 zoning and the application of a Shopfront Overlay on a portion of the area, along with the termination of deed restriction (D.R. 190810), and an amendment to rezone the parcel located at the northeast corner of the authorized area — fronting the north side of 12th Street and the east side of Hampton Road — to WMU-3 with a Shopfront Overlay.



SB 840 Summary



Applicability:

- Starting September 1, 2025, Multifamily or Mixed-Use residential development will be allowed by right in zoning classifications that allows **office, commercial, retail, warehouse, or mixed-use** use or development as an allowed use and a city may not require any portion of a multifamily product to require non-residential uses mixed in, unless the property is currently a mixed-use district.

Why this is important:

- SB 840 makes multifamily allowed by right in CR. The city cannot require a developer to include non-residential uses in a multifamily development in CR zoning
- Multifamily is already allowed in WMU-3. However, the city can continue to require a developer to include a mix of residential and non-residential uses
- With the Shopfront Overlay, Non-residential uses would still be required on the ground floor



SB 840 Summary



Height (According to SB 840):

“.....a municipality may not adopt or enforce an ordinance, zoning restriction, or other regulation that:

- imposes on a mixed-use residential or multifamily residential development a limit on building height that is more restrictive than the greater of:*
 - the highest height that would apply to an office, commercial, retail, or warehouse development constructed on the site; or*
 - 45 feet;”*

Why this is important: depending on the depth of the lot, the allowable height (MF/MX) will be:

- Anywhere between 45 feet and 54 feet (4 stories) for CR
- Anywhere between 45 feet and 50 feet (3.5 stories) for WMU-3
- SB 840 does not impact the height of other uses.



Density (According to SB 840):

“.....a municipality may not impose on a mixed-use residential or multifamily residential development:

- (A) a limit on density that is more restrictive than the greater of:*
- (i) the highest residential density allowed in the municipality; or*
 - (ii) 36 units per acre;”*

Why this is important: Neither CR nor WMU-3 imposes density limits beyond height and # of stories. However, WMU-3 includes more rules to ensure future developments fit into the neighborhood's corridor.

1. CR stands for Community Retail.
2. WMU-3 Stands for Walkable Mixed Use - 3

City of Dallas Small Business Services



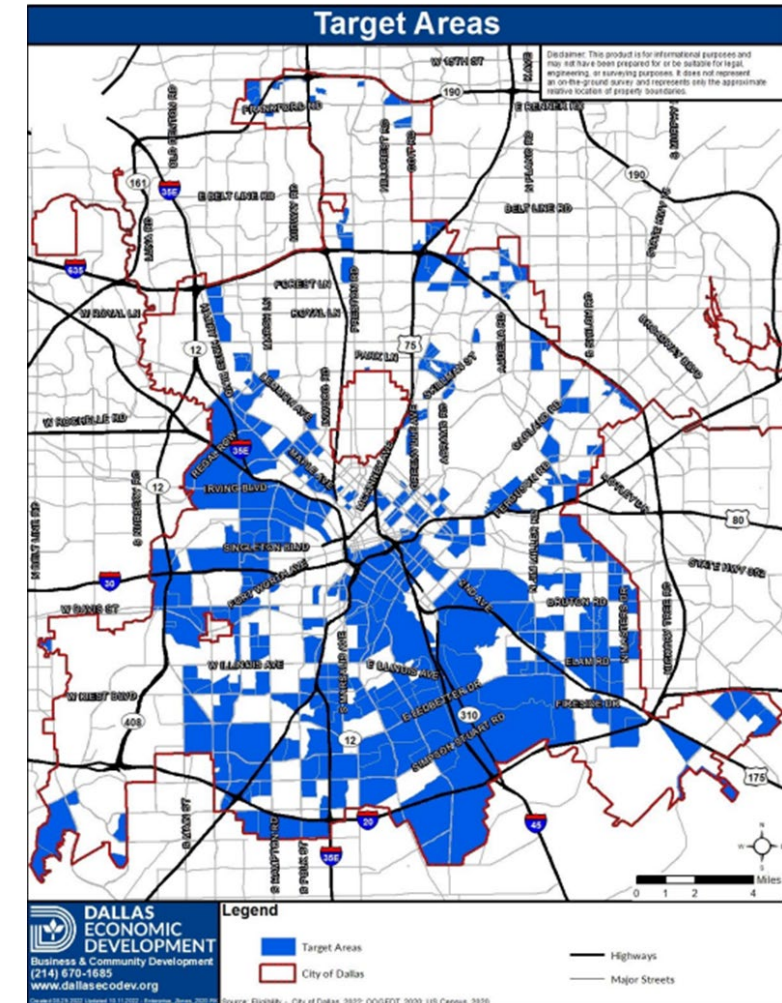
- In August 2024, Small Business programs moved from the Small Business Center (which dissolved) to the Office of Economic Development (OED)
- Prior to January 2025, OED's incentive programs required a \$2 million minimum project cost
- In January 2025, City Council approved a City-wide Small Business Assistance Program (SBAP)
- OED can also look at negotiated incentives for small business projects
- OED supports projects that either create jobs and/or increase the tax-base
- Incentive agreement must be in place before any improvements start
- OED is also working on a technical assistance portal to consolidate Dallas County and City of Dallas small business assistance



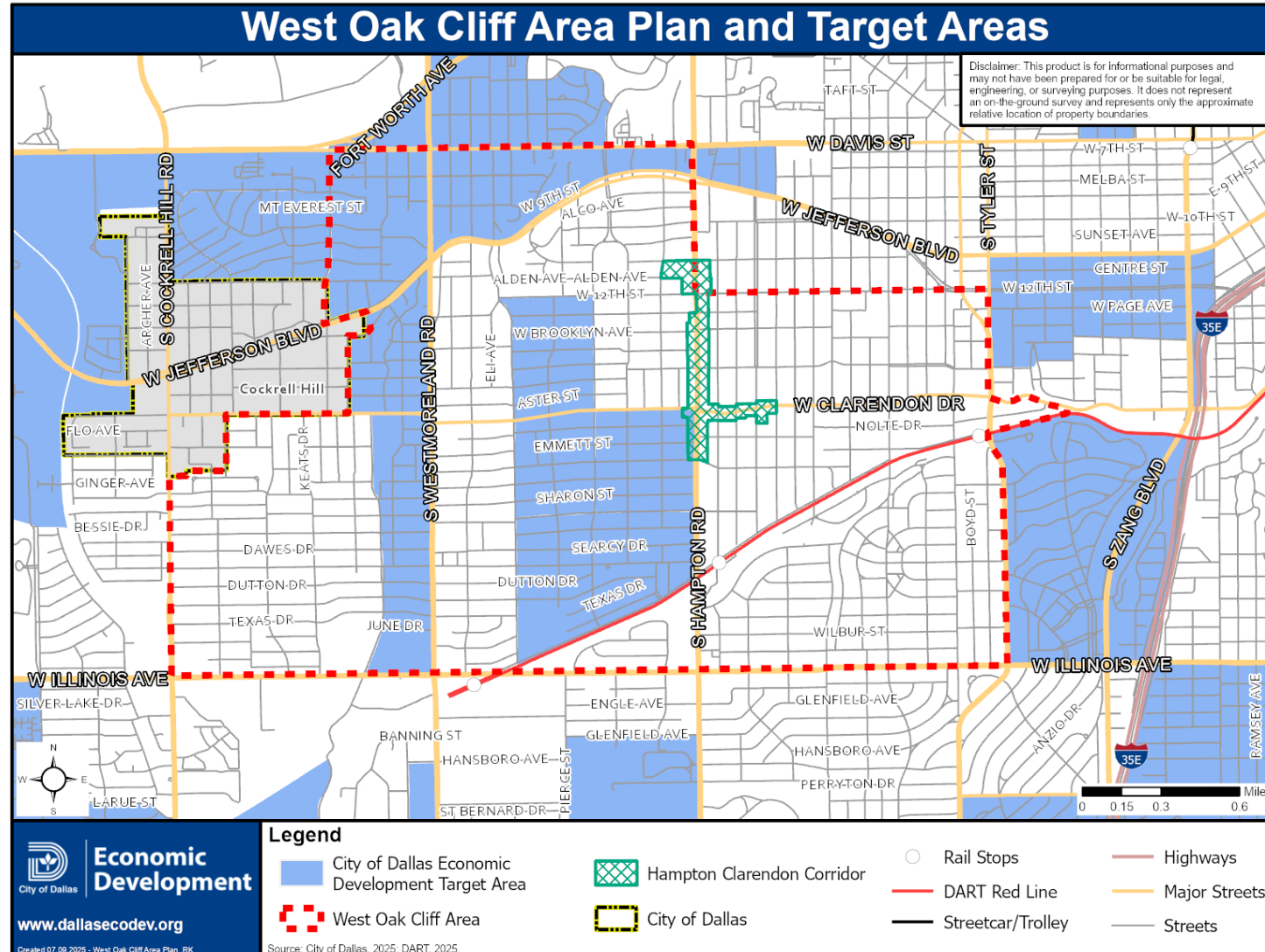
Small Business Assistance Program



- Citywide program to provide grant assistance to Dallas small businesses for physical improvements as they grow and move into Dallas physical locations
- Minimum investment \$150,000 for Target Areas or \$250,000 for non-Target Areas
- 75% of project cost committed from non-City sources
- 5-year agreement term
- Base award is 15% of project cost with a maximum award of \$300,000 in Target Areas and \$100,000 in non-Target Areas
- With job creation, award increases to 25% of the project cost with a maximum award of \$400,000 in Target Areas and \$100,000 in non-Target Areas



Detailed Map



Questions?