

Memorandum



DATE August 12, 2026

TO Emily Lui, Director
Planning and Development Department

SUBJECT Request for Agenda Item for an Authorized Hearing

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to determine the proper zoning on property with a mix of districts, including:

- A(A)-Agricultural District;
- CR-Community Retail District;
- CS-Commercial Service District;
- D(A)-Single Family Residential Deed Restricted District;
- IM-Industrial Manufacturing District;
- IR-Industrial Research District;
- LO-1-Limited Office District;
- MF-1(A)-Multifamily District;
- MF-1(A)(SAH)-Multifamily District (with Substandard Affordable Housing);
- MF-2(A)(SAH)-Multifamily District (with Substandard Affordable Housing);
- MH(A)-Mobile Home District;
- MU-1-Mixed Use District;
- MU-1(SAH)-Mixed Use District (with Substandard Affordable Housing);
- NO(A)-Neighborhood Office District;
- NS(A)-Neighborhood Service District;
- R-1/2ac(A)-Single Family One-Half Acre Residential District;
- R-10(A)-Single Family-10,000 Residential District;
- R-16(A)-Single Family-16,000 Residential District;
- R-1ac(A)-Single Family One-Acre Residential District;
- R-5(A)-Single Family-5,000 Residential District;
- R-7.5(A)-Single Family-7,500 Residential District;
- TH-1(A)-Townhouse District 1;
- TH-3(A)-Townhouse District 3; and

- PD-Planned Development Districts No. 162, No. 258, No. 399, No. 512, No. 566, No. 672, No. 752, No. 777, No. 789, No. 797, No. 819, No. 969, No. 1042, No. 1055, No. 1075, No. 1096, No. 1100.

The area is generally located in the Kleberg-Rylie area, generally bounded by Interstate Highway 20 and City of Dallas Corporate Limits on the north; Seagoville Road and City of Dallas Corporate Limits on the east; C.F. Hawn Freeway and City of Dallas Corporate Limits on the south; and Kleberg Road, Lyndon B. Johnson Freeway, and Dowdy Ferry Road on the west, and containing approximately 7,722.543 acres.

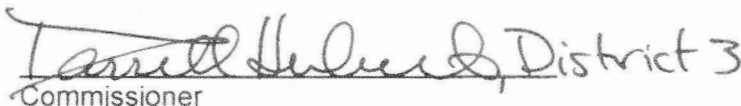
The purpose of the hearing is to consider the proper zoning for the combined Kleberg-Rylie area in alignment with **ForwardDallas 2.0** future placetypes and the community's long-term development vision. This authorized hearing consolidates the previously separate East Kleberg (Z201-145) and West Kleberg (Z201-145) authorized hearing areas into a single, unified boundary, allowing staff to evaluate the zoning for the broader Kleberg-Rylie area comprehensively. Combining the two areas will streamline the public engagement and review process for property owners and the community and ensure a consistent and coordinated zoning outcome across the full area.

Consideration to be given to appropriate zoning for the area, including but not limited to use, development standards, and other regulations. A map of the area to be considered is attached.

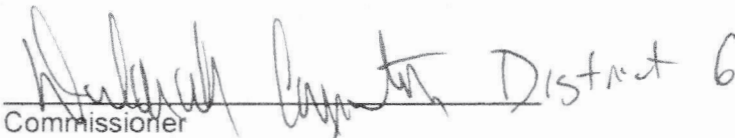
Thank you for your attention to this matter.



Gregory Franklin, Commissioner, District 8

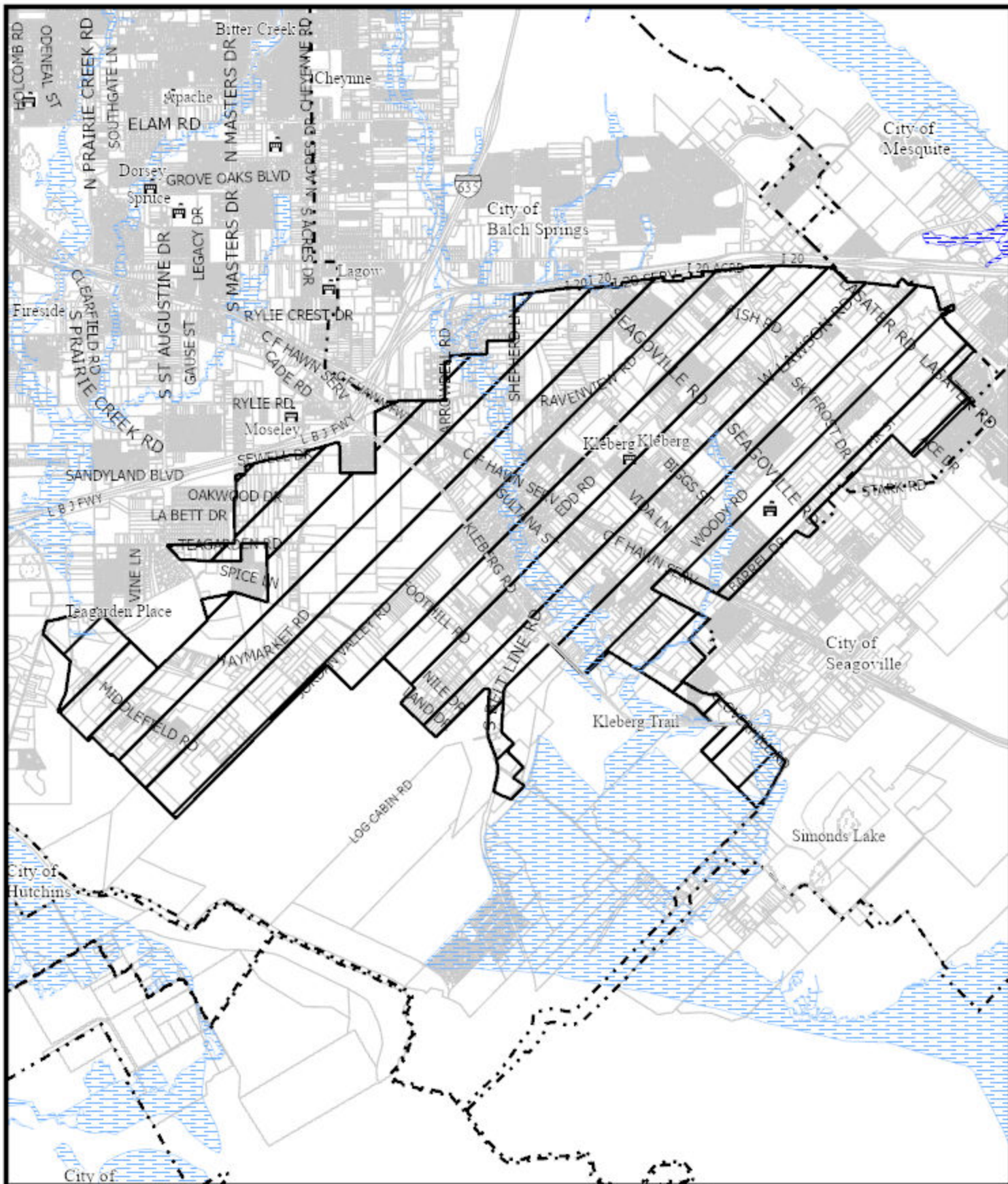


Commissioner



Commissioner

cc: Andreaa Udrea, PhD, AICP, Deputy Director, Planning and Development Department



1:58,800

VICINITY MAP

Case no: **RQ256-023**

Date: **08/25/2026**