



CITY OF DALLAS

**NOTICE OF PUBLIC HEARING**

**CITY PLAN COMMISSION  
CASE NO. Z178-307(MK)  
THURSDAY, FEBRUARY 18, 2021  
TIME: 1:30 P.M.  
VIA VIDEOCONFERENCE**

You are hereby notified of a public hearing and consideration of the following request:

**Z178-307(MK)** – A City Plan Commission authorized hearing to determine proper zoning on property zoned R-5(A) Single Family District and TH-1(A) Townhouse District with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations on property generally located east of Denley Drive, south the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street.

The purpose of this authorized hearing is to provide for appropriate land use and development standards, and to provide guidelines to ensure compatibility with existing and future development.

The draft ordinance of the proposed conditions is posted on the Sustainable Development and Construction Department website at the following link: <http://bit.ly/TheBottomDallas>

Development standards including, but not limited to, dimensional requirements, landscaping, and tree mitigation requirements, sign regulations, parking regulations, and use regulations, including requirements for specific use permits, may be modified, or eliminated in a planned development district.

Please refer to the opposite side of this notice for a general location of the subject property. The cross-hatched area is the property included in this request. **Your property is not a part of this application if it is outside of the cross-hatched area.** If your property is outside the cross-hatched area, you received a notice of the hearing because your property is within the area of notification as required by law.

**The City encourages the property owners to inform tenants of potential zoning changes.**

The City Plan Commission meeting will be held by videoconference via WebEx on the follow link: <https://bit.ly/CPC021821>.

Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure, should contact the Sustainable Development and Construction Department at 214-670-4209 by **5:00 pm on Tuesday, February 16, 2021**, or register online at the following link:

<https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>.

**Speakers at the meeting are allowed a maximum of three minutes to speak.**

The meeting can be viewed on Spectrum Cable Channel 96 or 99 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://YouTube.com/CityofDallasCityHall).

A second public hearing may be held by the City Council at which time a final decision will be made on the zoning matter. If the application is recommended for approval, you will be mailed a notice of the hearing before City Council. If the application is recommended for denial, the applicant has ten (10) days in which to send a letter of appeal. If the case is appealed, you will be mailed a notice of the hearing before City Council.

Please contact Mike King in the Department of Sustainable Development and Construction at (214) 670-6131 or [michael.king@dallascityhall.com](mailto:michael.king@dallascityhall.com) for additional information on this request. Si desea información en español, favor de llamar a Liliana Lopez al (214) 670-4209.