



NOTICE OF PUBLIC HEARING
CITY COUNCIL

CASE No. Z167-395 (MK)
DATE: WEDNESDAY, SEPTEMBER 14, 2022
TIME: 1:00 P.M.

VIA VIDEOCONFERENCE/ CITY HALL (COUNCIL CHAMBERS)

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

Z167-395(MK) – A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 67, Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, an IR Industrial Research District, an LO-1 Limited Office District, an MC-1 Multiple Commercial District, an MF-2(A) Multifamily District, a P(A) Parking District, an R-7.5(A) Single Family District, an R-10(A) Single Family District, a TH-2(A) Townhouse District, and a TH-3(A) Townhouse District, with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, in an area generally bounded by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west.

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 Planning & Urban Design Department website at the following link: <http://bit.ly/ElmThicketNP>

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.

On July 21, 2022, the City Plan Commission recommended approval, subject to conditions.

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 Council meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office by calling (214) 670-3738 or register online at <https://dallascityhall.com/government/citysecretary/Pages/CCrules.aspx> by 5:00 p.m. of the last regular business day preceding the meeting.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic related public health protocols.

The videoconference link will be available on the posted agenda that will be made available on the City Secretary's webpage at <https://dallascityhall.com/government/citysecretary/Pages/Public->

[Meetings.aspx](#). The meeting will also be available to the public to listen to the meeting, and Public Affairs and Outreach will also stream the City Council Meeting on Spectrum Cable Channel 95 and bit.ly/cityofdallastv.

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

