# SINGLETON BLVD & CHICAGO ST AUTHORIZED HEARING AREA REZONING

## STEERING COMMITTEE MEETING #1

City of Dallas

P+UD

We will begin momentarily

This meeting is being recorded



# MEETING OVERVIEW

## 1 JULY MEETING RECAP

- INTRODUCTIONS
- RECAP THE AUTHORIZED HEARING AREA REZONING PROCESS

## 2 RESPONSIBILITIES

- WHAT IS ZONING?
- ZONING DISTRICTS
- CURRENT LAND USE
- ROLES & RESPONSIBILITIES OF STEERING COMMITTEE...

## 3 PLANNING SCOPE

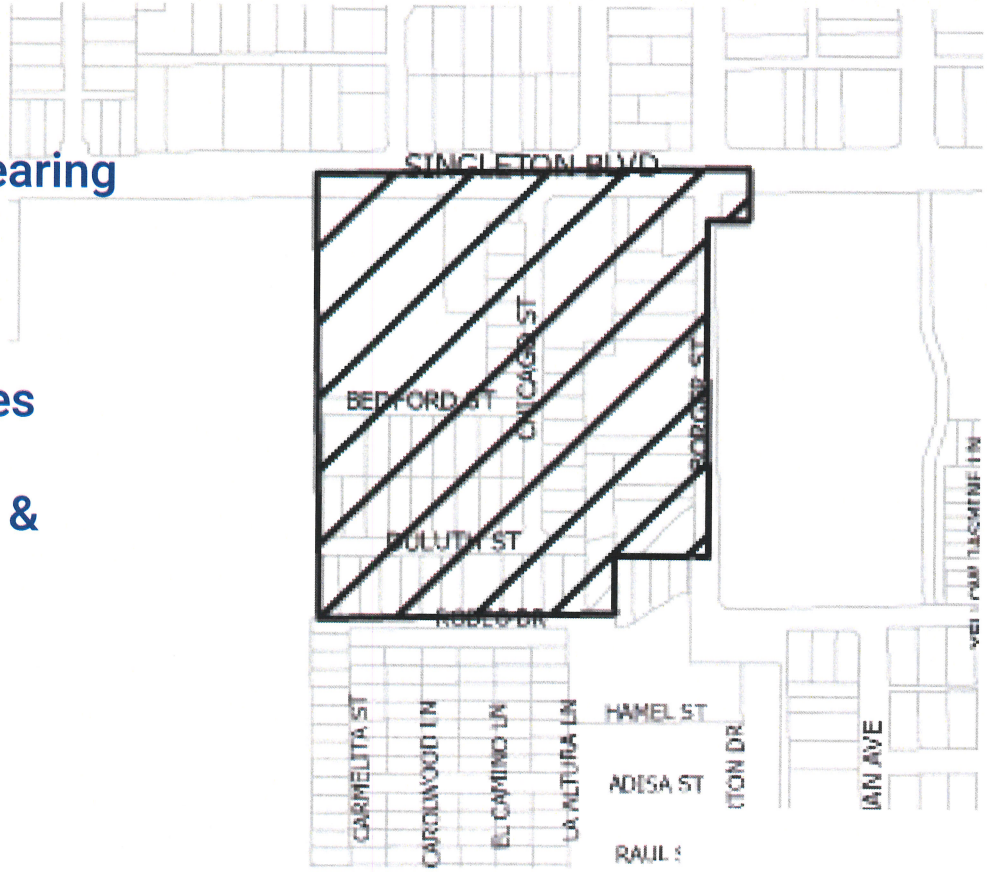
- CURRENT LAND USE & ZONING
- REZONING RECOMMENDATION

## 4 WRAP-UP

- DISCUSSION
- TENTATIVE SCHEDULE
- NEXT STEPS

# COMMUNITY MEETING RECAP - JULY 14, 2021

- Overview of Authorized Hearing Process and What It Accomplishes
- Current Zoning & Land Uses
- Steering Committee Roles & Responsibilities



# AUTHORIZED HEARING PROCESS

April 4, 2019

1. **Request for Authorized Hearing**

City Plan Commission or City Council (per the rules of procedure) requests to authorize a public hearing to determine proper zoning for an area. City Plan Commission or City Council votes to allow the authorized hearing process to begin.

2. **1st Community Meeting**

City Council Member hosts a community meeting to allow staff to review existing zoning and land use and explain the authorized hearing process and next steps. Notification is sent to all property owners within the authorized hearing area.

3. **Steering Committee Meetings**

City Council Member appoints a steering committee comprised of 15 people or less that is representative of the authorized hearing area. Steering committee meetings are held to review current zoning, the intent or direction of possible changes, and to develop proposed zoning amendments. All steering committee meetings are open to the public to observe discussion. Public comments can be submitted to staff for additional consideration.

4. **2nd Community Meeting**

City Council Member hosts 2nd community meeting to allow staff to present the proposed zoning amendments. Notification is sent to all property owners within the authorized hearing area. Public provides feedback on proposed amendments.

5. **City Plan Commission Public Hearing**

City Plan Commission holds a public hearing to determine whether to recommend the proposed changes to City Council. Notification is sent to all property owners within the area of request plus 200 feet of the authorized hearing area. Public forum for citizens to speak in support or opposition of the proposed amendments.

6. **City Council Public Hearing**

City Council holds a public hearing to determine whether or not to approve the proposed changes. Notification is sent to all property owners within the area of request plus 200 feet of the authorized hearing area. Public forum for citizens to speak in support or opposition of the proposed amendments.

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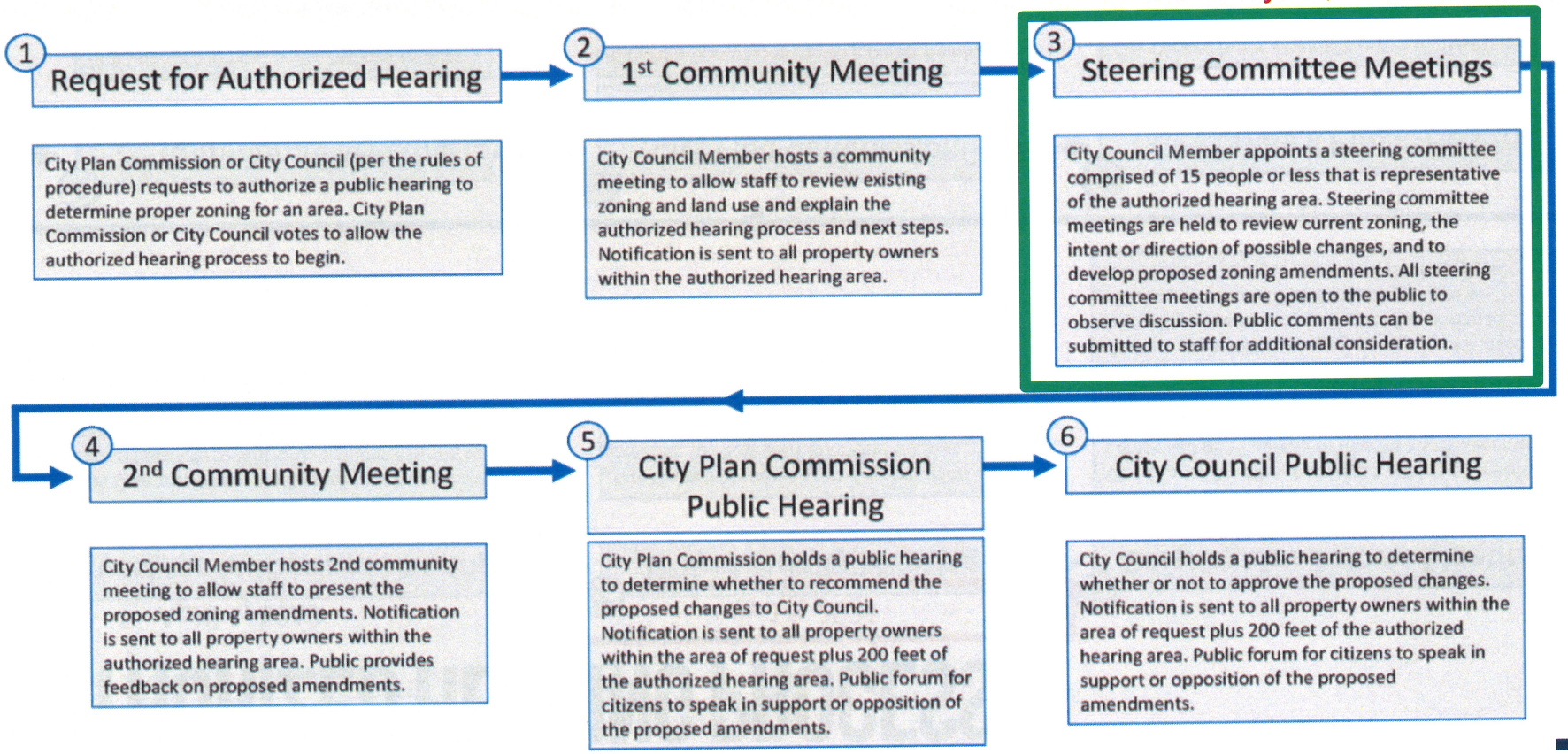
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# AUTHORIZED HEARING PROCESS

February 23, 2022



# STEERING COMMITTEE

- **Representatives of the authorized hearing area**
- **Committed to:**
  - Meeting on a regular basis
  - Representing the neighbors and owners of the area
- **Steering Committee Meetings**
  - Discussion is between steering committee and staff
  - Open to the public to listen
- **Goal of Steering Committee is:**
  - Review current zoning
  - Determine intent and/or direction of possible changes
  - Develop and make recommendation for zoning amendments

# WHAT IS ZONING?

## COMPATIBILITY

Zoning seeks to minimize incompatible uses from being adjacent to one another.

## PREDICTABILITY

Zoning encourages orderly development that is predictable.

## HEALTH, SAFETY, WELFARE

Zoning strives to protect the health, safety and welfare of the community.



# RESIDENTIAL ZONING

Residential

- Agricultural: A(A)
- Single Family: R-1ac(A), R-1/2ac (A), R-15(A),R-13(A),R-10 (A)R-7.5(A), R-5(A)
- Duplex: D
- Townhouse: TH-1(A), TH-2(A), TH- 3(A)
- Clustered Housing: CH
- Multifamily: MF-1, MF-2, MF-3, MF-4
- Mobile Home: MH(A)











# NON-RESIDENTIAL ZONING

Non-residential

- **Office:** NO(A), LO(A), MO(A), GO(A) – Example of uses: offices, banks, medical clinic, church, school
- **Retail:** NS(A), CR, RR – Example of uses: retail stores (small to big box depending on the district), personal service uses, office, restaurants, church, school
- **Commercial Service and Industrial:** CS, LI, IR, IM– Example of uses: Machine or welding shop, auto repair, hospital, hotel, office, big retail, restaurant, personal service uses, warehouse, more intense industrial uses
- **Central Area:** CA(A) Central Area (1 and 2)
- **Mixed Use:** MU-1 to MU-3 – Example of uses: office, retail, personal service, residential
- **Multiple Commercial:** MC-1 to MC-4 - Example of uses: lodging, office, retail
- **Urban Corridor:** UC-1 to UC-3 – Min. 2 land uses for development with one being residential above street level. Office, multifamily, retail, personal service uses
- **Parking:** P(A) - Only allows surface parking








# EXISTING LAND USE



# SURROUNDING ZONING & LAND USE

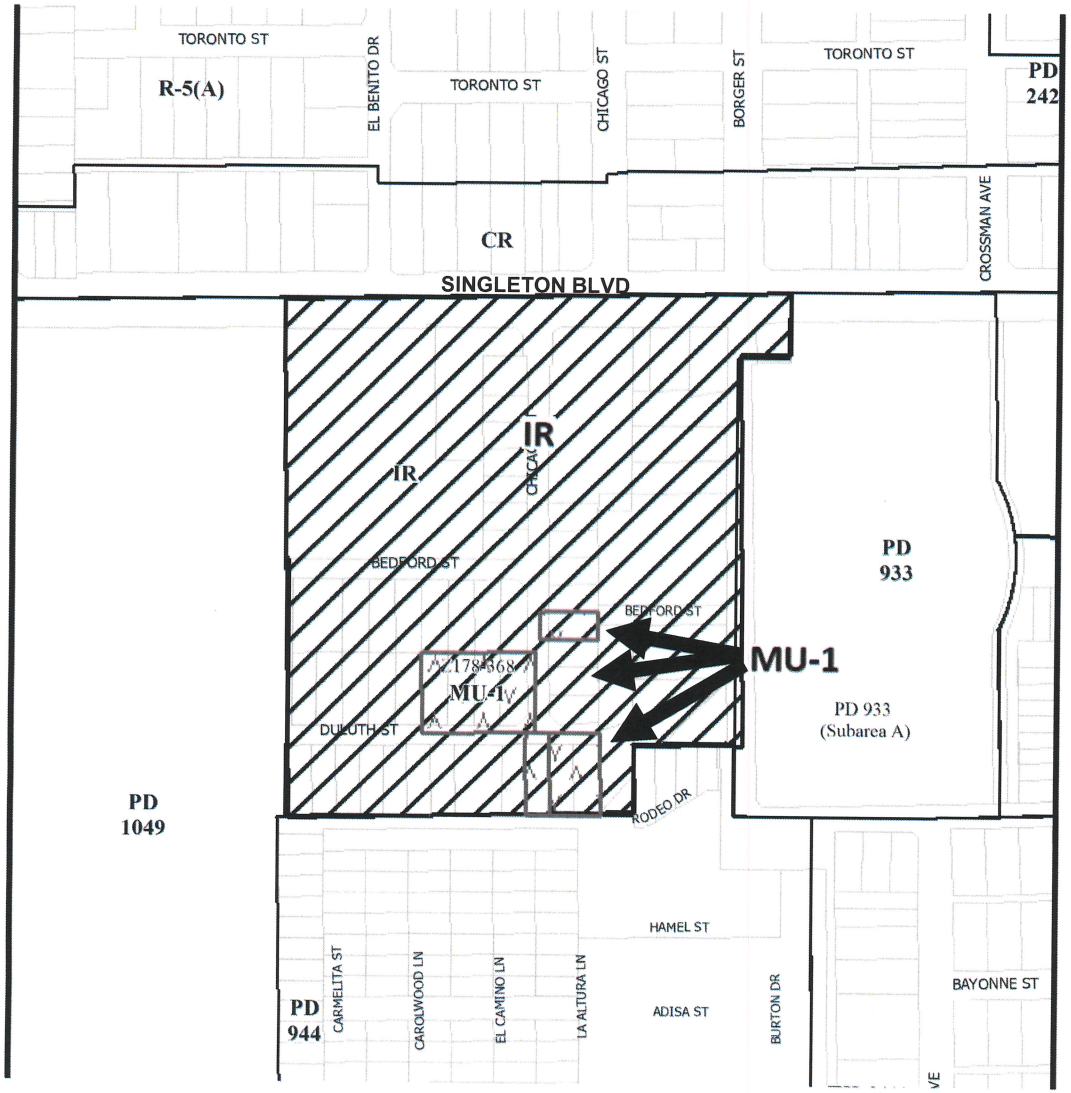
| | Zoning | Land Use |
|---|---|---|
| **Site** | IR, MU-1 (deed restrictions | Single family, Service Yard, Commercial, Vacant Lots |
| **North** | CR | ROW, commercial and residential |
| **East** | PD 933 | Multifamily |
| **South** | PD 944, TH-3(A) | Single family |
| **West** | PD 1049 | Multifamily |

# EXISTING ZONING

Current zoning:

IR - Industrial Research (majority of lots)

MU-1 - Mixed Use-1 with deed restrictions (8 lots)




Surrounding zoning:

CR – Community Retail
Land Uses: retail and personal services

PD 1049
Land Uses: Multifamily Residential, retail and personal services

PD 933
Land Uses: Single family, multifamily, alcohol beverage establishment, office, retail and personal services

PD 944
Land Uses: Single family, community center

TH-3 – Townhouse
Land Uses: Single family

R-5 (A) - Single-Family
Land Uses: Single family

# EXISTING ZONING - ALLOWED USES

## IR Industrial Research

- Hazardous Waste Management Facility
- Industrial
- Mini-warehouse
- Motor Vehicle Fueling Station
- Pawn Shop
- Furniture Store
- Commercial Motor Vehicle Parking Lot

Does not allow residential

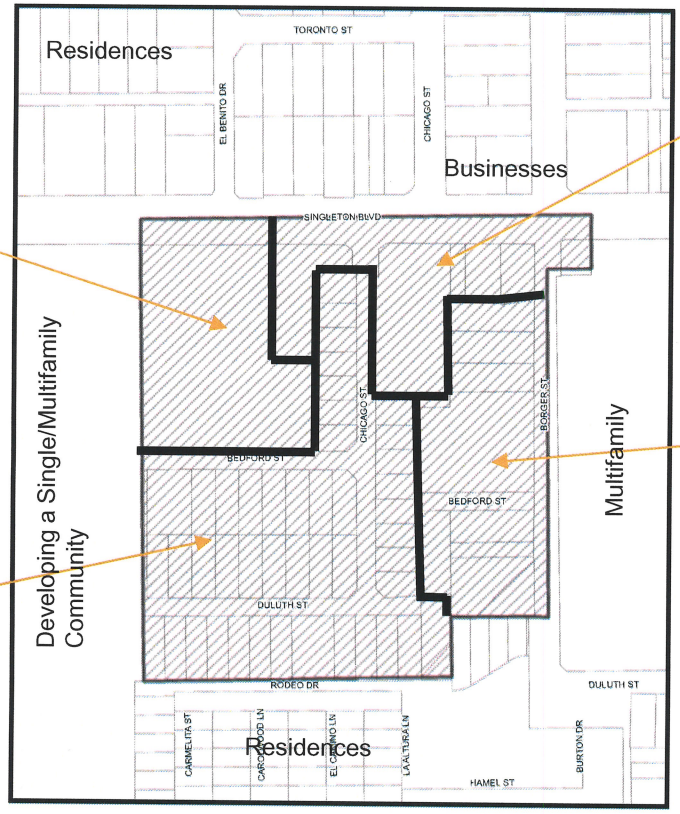
## MU-1 Mixed Use with Deed Restrictions

- Single family
- Duplex
- Multifamily
- Deed Restrictions restrict everything except Single-Family use

# EXISTING CONDITIONS & CHALLENGES

School maintenance yard is allowed with current zoning of IR

Most lots are less than 3000 sq. ft. and are vacant or developed with a house




Proposed Zoning Map

Current lots have commercial uses

Vacant property currently in the platting process to create one lot, adjacent to multifamily

# TENTATIVE SCHEDULE

| 1 | 2 | 3 |
|---|---|---|
| Community Engagement | Community Engagement | Adoption & Implementation |
| **COMMUNITY MEETING #1**<br>JULY 2021<br>**COMMUNITY MEETING #2**<br>TENTATIVE APRIL 2022 | **STEERING MEETING #1**<br>FEBRUARY 2022<br>**STEERING MEETING #2**<br>MARCH 2022 | **CPC BRIEFING & ADOPTION:**<br>TENTATIVE APRIL 2022<br>**COUNCIL BRIEFING & ADOPTION:**<br>TENTATIVE MAY 2022 |

# DISCUSSION & WRAP UP



Questions:

Mary Lovell
Senior Planner
Mary.Lovell@dallascityhall.com

210-724-7763