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Subject: Dallas: A last chance for local control in an Oak Cliff neighborhood?
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A last chance for local control in an Oak Cliff neighborhood?

City Council will vote on the Hampton/Clarendon Corridor plan before a state law takes over.

The Dallas Morning News

By [Dallas Morning News Editorial](#)

Aug. 13, 2025, Updated 2:00 a.m. CDT



Chad West, center right, District 1 Dallas City Council representative, explains that due to a noticing error that he was making a motion to delay a vote on the rezoning issue impacting Hampton-Clarendon residents who were in attendance to speak against the proposed plan of rezoning a Hampton-Clarendon neighborhood of Oak Cliff in District 1. The motion to delay was approved by the council to vote on the issue on August 13. The Dallas City Council meeting was held at 1500 Marillo Street in Dallas on June 25, 2025. Steve Hamm / Special Contributor

The Dallas City Council has a chance to vote in favor of an important rezoning effort for a 35-acre piece of Oak Cliff today. The [Hampton/Clarendon Corridor](#) plan has the potential to bring some gentle growth with benefits flowing to surrounding neighborhoods. But time is running out; a new state law will soon allow developers to be more aggressive without the guardrails this plan envisions.

This plan emerged from deep community engagement and was part of the 2022 West Oak Cliff Area Plan, a land-use vision that evolved from surveys and meetings to revitalize these neighborhoods. The Hampton/Clarendon Corridor plan includes wider sidewalks and traffic calming measures, and encourages mixed-use development along the corridor.

There is interest in bringing in new businesses, ideally to fill in the vacant lots and buildings in the area, which comprise about 25% of the total area, according to council

member Chad West. While there is support for existing businesses, the community did not want to encourage new car-centric businesses, like drive-through restaurants.

There is also a small housing component that could bring multifamily developments — 12 units or fewer — as well as townhomes within the designated area.

This plan allows these Oak Cliff neighborhoods to have some control over development. Beginning in September, the city will have far less say if developers want to convert or build properties for housing in commercially zoned areas. Senate Bill 840 passed as a [tool to tackle the state's housing crisis](#). In large cities like Dallas, it gives developers a far freer hand to convert commercial property into residential. We support the bill as an answer to NIMBYism. But smart, local planning is a better solution.

After a [contentious meeting in June](#), where activists spoke against the plan, a vote was postponed. That allowed room for more community engagement. Council members also asked for more time to evaluate the potential impact of SB 840. Four out of six surrounding neighborhoods now support the plan, one has given its conditional support and Jimtown, the sixth neighborhood, has remained neutral.

West told us that much of the vocal opposition has calmed down, particularly after news about SB 840 spread.

For some residents in this predominantly Latino neighborhood, rezoning is a code word for gentrification. This proposal, however, is placing some restrictions on growth while opening the door to much-needed redevelopment and renewal.

Fear of gentrification is real. But the Hampton/Clarendon Corridor plan represents a balance of the inevitability of change with concerns of existing residents. This will be a win for Oak Cliff.

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