

Memorandum

DATE July 10, 2024
TO Tony Shidid, Chair and
City Plan Commissioners



SUBJECT **City Plan Commission Authorized Hearing**

Commissioners Hampton, Carpenter, and Kingston request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned Planned Development District (PD) No. 269 (Deep Ellum/Near East Side District), for an area generally bounded by the T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L.Thornton Freeway on the south, and Central Expressway on the west. The area of request contains approximately 273.64 acres. Consideration is to be given to appropriate zoning for the area to include requiring specific use permit for a bar and restaurant uses, amending the requirements for bar and restaurant uses, and adding environmental performance regulations to address noise standards.

A map of the proposed area to be considered is attached

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.



Seferinus Okoth, AICP
Chief Planner
Planning and Development Department

Memorandum

JUNE 17, 2024



City of Dallas

DATE December 6, 2023

TO Andrea Gilles, Planning and Urban Design Department

SUBJECT Request for an Agneda Item for an Authorized Hearing

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

Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned Planned Development District (PD) No. 269 (Deep Ellum/Near East Side District), for an area generally bounded by the T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L.Thornton Freeway on the south, and Central Expressway on the west. The area of request contains approximately 273.64 acres. Consideration is to be given to appropriate zoning for the area to include requiring a specific use permit for bar and restaurant uses, amending the requirements for bar and restaurant uses, and adding environmental performance regulations to address noise standards.

The purpose of the authorized hearing to is address certain issues in the area. Specifically, Deep Ellum has faced public safety concerns relating to establishments that have certificates of occupancy for restaurant uses by right, but operate more like bar uses, especially late at night. Additionally, the Deep Ellum Noise Task Force, comprised of representatives from the residential and business communities in Deep Ellum as well as local organizations, the Dallas Police Department, and the Department of Code Compliance, issued a report in 2021 finding that Deep Ellum is louder than current city ordinances allow at most times of day, especially at night. Establishing new noise regulations specifically-tailored to the neighborhood will better reflect the character of Deep Ellum and enable the operation of the district's historic entertainment uses while also introducing clarity and consistency.

A map of the proposed area to be considered is attached.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Joanna L. Hammond
Commissioner District 2

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Deborah Carpenter
Commissioner District 6

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Melissa Kingsten
Commissioner District 14

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