



**SERVICE
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Authorized Hearings Status Update Follow-Up

Economic Development Committee

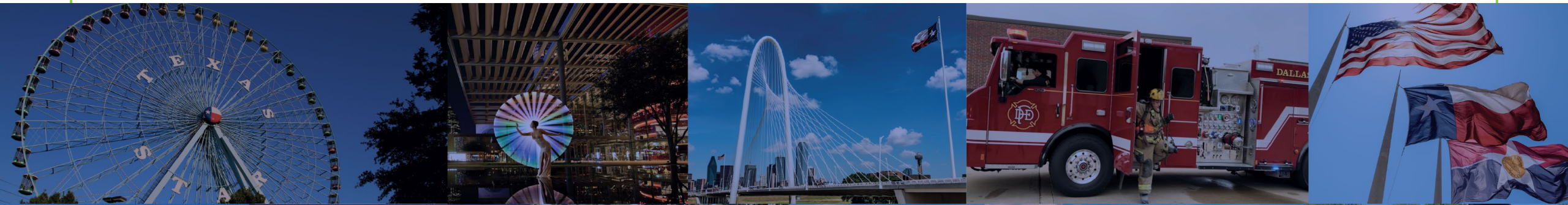
April 6, 2026

Emily Liu, FAICP

Director
Planning and Development

Andreea Udrea, PhD, AICP

Deputy Director
Planning and Development



Presentation Overview



- Purpose and Background**
- Authorized Hearing List**
- Authorized Hearing Process Improvement Options**
- Next Steps**

Purpose and Background

Purpose & Background

Memo from Councilmembers West and Ridley, dated Dec 3, 2025, requesting on the following:

- Staff's process for authorized hearings;
- Summary of authorized hearing backlog;
- Update on timeline for pending authorized hearings.

Follow up after the EDC presentation from December 1, 2025.

Authorized Hearings List

Authorized Hearings List

PENDING AUTHORIZED HEARINGS					
LARGE AREA ZONING REVIEW					
Review detailed prioritization list here					
Council District	Current Rank	Name	Case #	Date Authorized	Authorization Memo
13	7	Vickery Meadow	Z167-378	8/3/2017	Memo
4	4	East Oak Cliff	Z178-308	5/17/2018	Memo
14	17	NO(A) Single property-Richmond/Summit	Z189-342	8/15/2019	Memo
4	5	10th St Hist. Dist. & PD No.388	Z189-348	9/5/2019	Memo
11	11	PD No.887 Valley View Galleria	Z189-357	9/19/2019	Memo
3	3	Westmoreland/Illinois DART	Z190-239	3/26/2020	Memo
8	8	East Kleberg	Z201-145	12/3/2020	Memo
8	6	West Kleberg	Z201-146	12/3/2020	Memo
5	15	Seaford Dr.	Z201-354	9/23/2021	Memo
2&14	9	PD 298 Subarea 9 RPS	Z212-308	1/6/2022	Memo
1	10	West Southern Gateway	Z212-309	6/16/2022	Memo
14	16	McKinney Late Night SUP Overlay PD 193	Z223-318	8/4/2022	Memo
7	1	PD 595 South Dallas Fair Park	Z223-121	10/12/2022	Memo
6	2	Singleton/Westmoreland	Z223-174	12/15/2022	Memo
8	12	Wheatland/Danieldale	Z223-186	1/5/2023	Memo
1	13	Casa Guanajuato	Z245-170	3/7/2024	Memo
2&6	14	PD 269 Deep Ellum/Near East Side	Z245-171	7/25/2024	Memo
7&8	5	Joppa		1/15/2026	Memo

[General website](#)

List of all authorized hearings [webpage](#)

Authorized Hearings List

Authorized Hearing: City Initiated Rezoning City of Dallas

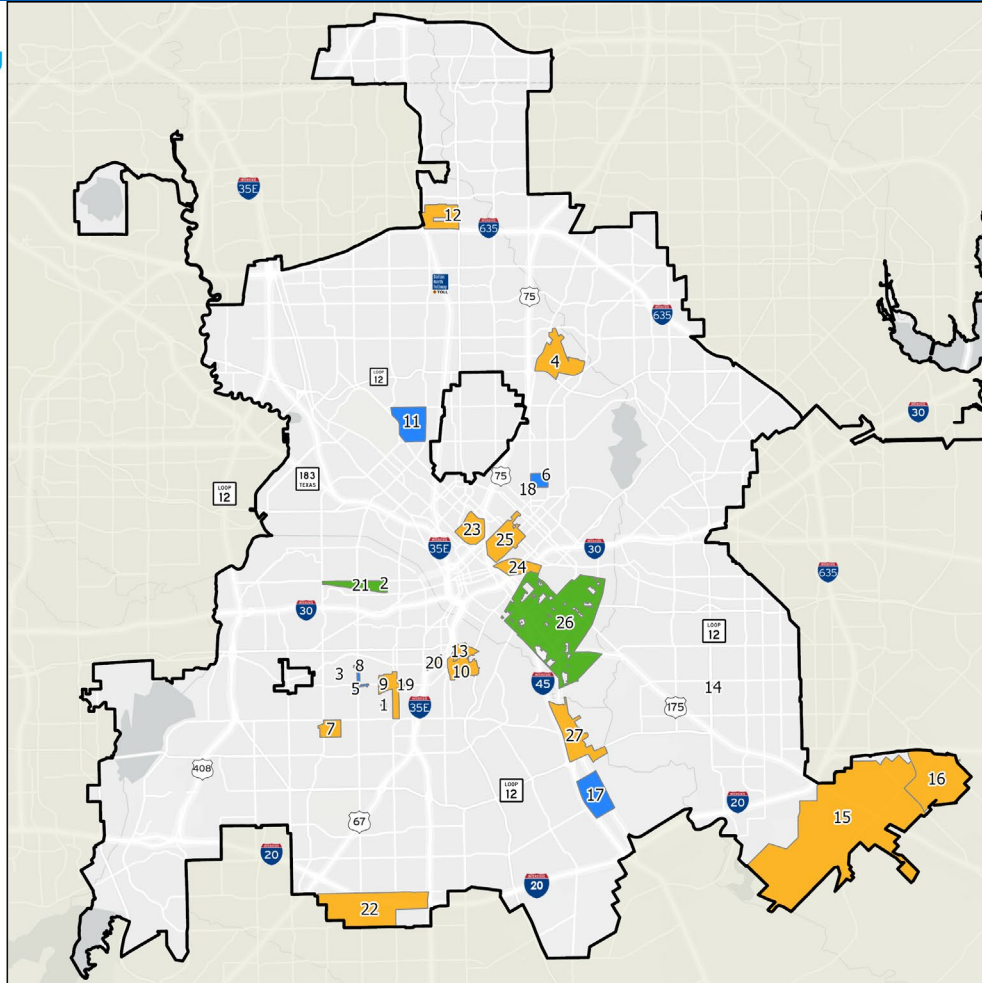
Authorized Hearing Boundaries

- Completed
- Deauthorized
- In Progress
- Pending

Name

1. Downtown Elmwood
2. Singleton/Chicago
3. North Cliff Neighborhood Center
4. Vickery Meadow
5. Jintown
6. Belmont Addition - CD No.12
7. Westmoreland DART Station
8. Hampton/Clarendon
9. Edgefield/Clarendon
10. East Oak Cliff
11. Elm Thicket
12. Valley View/Galleria - PD 887
13. 10th Street Historic District - PD 388
14. Seaford Drive
15. West Kleberg
16. East Kleberg
17. Floral Farms/Julius Schepps/McCommas Bluff
18. NO(A) Single Property Richmond/Summit
19. Casa Guanajuato/S. Egdefield/Polk/Vernon
20. West Southern Gateway
21. Singleton/Westmoreland
22. Wheatland/Danieldale
23. McKinney Late Night SUP Overlay - PD 193
24. Deep Ellum/Near East Side - PD 269
25. Bryan Area Special Purpose District
26. South Dallas Fair Park - PD 595
27. Joppa

Scale: 1:212,700
0 2 4 Miles






Staff started meetings with council members to officially initiate as many as possible cases this year.

Each authorized hearing has staff team assigned and are in the research and preparation phase.

Authorized Hearings List*

Council District	AUTHORIZED HEARING	CASE #	DATE AUTHORIZED	Area (Acres)	No of Parcels
7	PD 595 South Dallas Fair Park	Z223-121	10/12/2022	3000	10798
6	Singleton/Westmoreland	Z223-174	12/15/2022	256	518
4	East Oak Cliff	Z178-306	5/17/2018	272.96	1004
4	10th St HD & PD No.388	Z189-348	9/5/2019	87	360
13	Vickery Meadow	Z167-378	8/3/2017	561	226
8	West Kleberg	Z201-146	12/3/2020	7002	4208
8	East Kleberg	Z201-145	12/3/2020	1418	852
2 & 14	PD 298 Subarea 9 RPS	Z212-308	1/6/2022	455.04	1369
1	West Southern Gateway	Z212-309	6/16/2022	6.64	73
8	Wheatland/Danieldale	Z223-186	1/5/2023	1536	169
1	Casa Guanajuato	Z245-170	3/7/2024	277.83	979
2 & 6	PD 269 Deep Ellum/Near East Side	Z245-171	7/25/2024	273.64	537
5	Seaford Dr	Z201-354	9/23/2021	2.53	10
14	McKinney Late Night SUP Overlay PD 193	Z212-318	8/4/2022	334	725
14	NO(A) Single property- Richmond/Summit	Z189-342	8/15/2019	0.28	1
3	Westmoreland/Illinois DART	Z190-239	3/26/2020	160	55
11	PD 887 Valley View Galleria	Z189-357	9/19/2019	445	152
7 & 8	Joppa		1/15/2026	881.87	207

*List contains area of authorization and number of properties included.

-  • AHs in progress. Stage: community meetings, or CPC scheduling
-  • AHs in progress. Stage: research and work with Council Office
-  • AHs pending

Authorized Hearings List*

As a reminder, our standard process for each authorized hearing includes a minimum of:

- three community meetings; and
- two public hearings (one before the city plan commission and one before city council).

In addition to notification for the above meetings:

- newspaper publication requirements;
- SB 929 possible nonconformities notifications; and
- potential future postponements.

The 18 AHs: ~16,969 acres, 22,243 properties



Authorized Hearings Process Improvement Options

Process Improvement Options

Suggestions from 12.1.2025 EDC and follow up Memo from Council Member Ridley:

- Authorized hearing initiated by petition of a certain threshold of property owners in the area;
- Fast track for smaller, non-controversial cases;
- Create dashboard with real time tracking;
- Predictable, public-facing timeline;
- CC approves the authorization at CPC's recommendation;
- Sunset period that triggers CPC re/de-authorization.

Process Improvement Options

- Initiation by petition – *not recommended*:
 - Considering the open nature of the assignment and experience with other more targeted community-initiated processes, we recommend that city council preserves its full initiation power.
- Fast track for smaller, non-controversial cases – *not recommended at this time*:
 - All existing authorized hearings have been assigned to staff and are currently in the research and preparation phase;
 - Community meetings will be scheduled together with respective councilmembers;
 - Will reconsider the idea in the future, if needed.

Process Improvement Options

- Create dashboard with real time tracking – *Complete*
- Predictable, public-facing timeline – *Complete*
 - The website is the real time tracking; it is updated, much improved, and contains:
 - List to all authorized hearings with all relevant dates for authorization, community meeting, public hearings, and link to the authorization memo;
 - Map with status of all authorized hearings;
 - Each open and finalized case has its own website.

Authorized Hearings Next Steps

Process Improvement Options

Staff recommends the following two process changes that will require amendments to Chapter 51A and the CPC Rules of Procedure:

- CC is the authorization body, with the possibility for CPC to be the recommending body only;
- Sunset period that triggers action to re-authorize or de-authorize an authorized hearing.

Next Steps

Staff requests EDC direction on whether to proceed with the two process improvements.

Next steps:

1. CPC committee recommendations (ZOAC and CPC Rules Committee);
2. CPC recommendation;
3. City Council action.



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