



City of Dallas

Authorized Hearings Status Update

**Economic Development
Committee**

December 1, 2025

Andrea Gilles, AICP, Deputy Director
Planning and Development

Purpose



Memo request by Councilmembers West and Ridley for an update on:

- Clarity on staff's system to order Authorized Hearings
- Explanation on backlog
- Update on timeline for outstanding Authorized Hearings



Background



- Authorized hearings are City-initiated rezonings that typically consider land use, development standards, and other regulations and align the zoning with future land use/placetypes
- An authorized hearing may be initiated in two ways:
 - A. City Council (CC) which requires a five-signature memo requesting placement on the City Council agenda.
 - B. City Plan Commission (CPC) which requires a three-signature memo requesting placement on the CPC agenda.
- Majority vote is required at the CPC or City Council to initiate



Team Snapshot



- Team Makeup:
 - 1 Chief Planner
 - 3 Senior Planners (1 added this FY)
 - 1 Planner I, 2 Planner IIs
- Work Program:
 - Authorized Hearings
 - Neighborhood Stabilization Overlays (NSO)
- FY 24-25 Accomplishments:
 - 5 Authorized Hearings Adopted (Floral Farms Area + WOCAP)
 - 2 NSOs initiated (Casa Linda and Red Bird)



Authorized Hearings Process



- Typically, between 12 months to two years from the 1st community meeting to City Council for consideration:
 - Staff analysis, research, working with stakeholders to establish a core community team to follow the process
 - Kick off project meeting in the community
 - 1st Community Meeting: Introduce initial zoning concepts
 - 2nd Community Meeting: Discuss zoning recommendations
 - 3rd Community Meeting: Reach consensus on zoning approach
 - Other Community Meetings as needed
 - City Plan Commission Briefing and Public Hearing(s)
 - City Council Consideration



AHs by the Numbers: Past 5 Years



Cases adopted by City Council in the past 5 years

Case #	Name	Authorized	Kickoff	CPC Approve	CC Approve	Total Time (kickoff to adopt)	Acres	# of Props
Z189-143	Edgefield-Clarendon	11/15/18	4/24/24	4/24/25	Deauth	1 yr	2.13	7
Z189-349	Hampton- Clarendon	9/5/19	4/25/24	4/24/25	8/13/25	1 yr, 3 mo	35.25	144
Z189-127	North Cliff	11/1/18	4/25/24	1/23/25	3/26/25	11 mo	5.14	20
Z189-341	Floral Farms	4/15/19	9/12/22	5/2/24	2/12/25	2 yr, 5 mo	522.18	123
Z189-240	Jimtown Nhood	4/4/19	4/25/24	11/21/24	1/22/25	9 mo	10.37	50
Z178-142	DT Elmwood	11/9/17	3/15/23	1/18/24	2/28/24	11 mo	14.23	87
Z189-241	Singleton/Chicago	4/4/19	7/14/21	8/17/23	10/25/23	2 yr, 3 mo	11.64	63
Z167-395	Elm Thickett	9/7/17	10/12/20	7/21/22	10/12/22	2 yr	525.98	1,783
Z178-307	The Bottom	5/17/18	10/22/20	3/25/21	5/12/21	7 mo	44.05	327
Z167-311	Cedars	5/18/17	1/10/19	11/5/20	2/10/21	2 yr	588	918
Z167-360	Dallas Arts District	5/24/17	11/12/19	12/17/20	1/27/21	1 yr, 2 mo	118.1	69

Current Pending Cases



Total Number of Pending Authorized Hearings: 17

- **2 currently in process:**
 - PD 595 South Dallas Fair Park
 - Singleton/Westmoreland
- **2-3 soon to kick off:** (depending on staffing)
- **5 currently on-hold:** (10th Street HD, East Oak Cliff, PD 298, Westmoreland/Illinois DART, and PD 887 Valley View Galeria)
- **7 remaining:** have been initiated and are waiting to kick-off or may be resolved by other means (e.g. Zoning Code Reform; Entertainment/Late Night District Code Updates)



Summary of Active Cases



1) PD 595 South Dallas/Fair Park

- FD 2.0 + Area Plan adopted 6/25/2025
- Specific recommendations for updates to the zoning
- 3,000+ acres; 10,798 properties
- Community meeting kickoff 10/14/25; 2nd meeting 11/13/25

2) Singleton/Westmoreland

- FD 2.0 – area with residential/industrial proximity
- 256+ acres; 518 properties
- Community meeting kickoff 11/18/2025



Past Rankings



Point-based system based on 5 factors

1. **Land Use Plan/Study** – located in a City Council adopted Land Use Plan/Study area
2. **Special City Designated Area** – located in:
 - Housing Plan areas: Stabilization Area, Emerging Market Area, Redevelopment Area, or a Neighborhood Empowerment Zone
3. **Other City Program** – located in a City-affiliated program or study
 - TIF, PID
4. **Bond Program** –
 - Located in an area where infrastructure bond program projects are being implemented
5. **Transitional Area**
 - Located in an area undergoing rapid change; within the last 5 years having undergone a large number of:
 - Zoning change requests; Single family demolition permits issued
 - Single family Certificate of Demolitions requested in Historic Districts



Updated Rankings



1. ForwardDallas 2.0

- Is the zoning in alignment with the FD 2.0 placetype(s)?
- Will one of the FD 2.0 themes be addressed by an Authorized Hearing?
 - **Environmental Justice and Sustainability**; Housing Access and Choice; Economic Development; Transit Oriented Development

2. Adopted area, neighborhood, corridor plan

- Is there a smaller area land use plan adopted?

3. Major Bond/Capital Project

- Major project that may impact future development patterns?

4. Wait Time

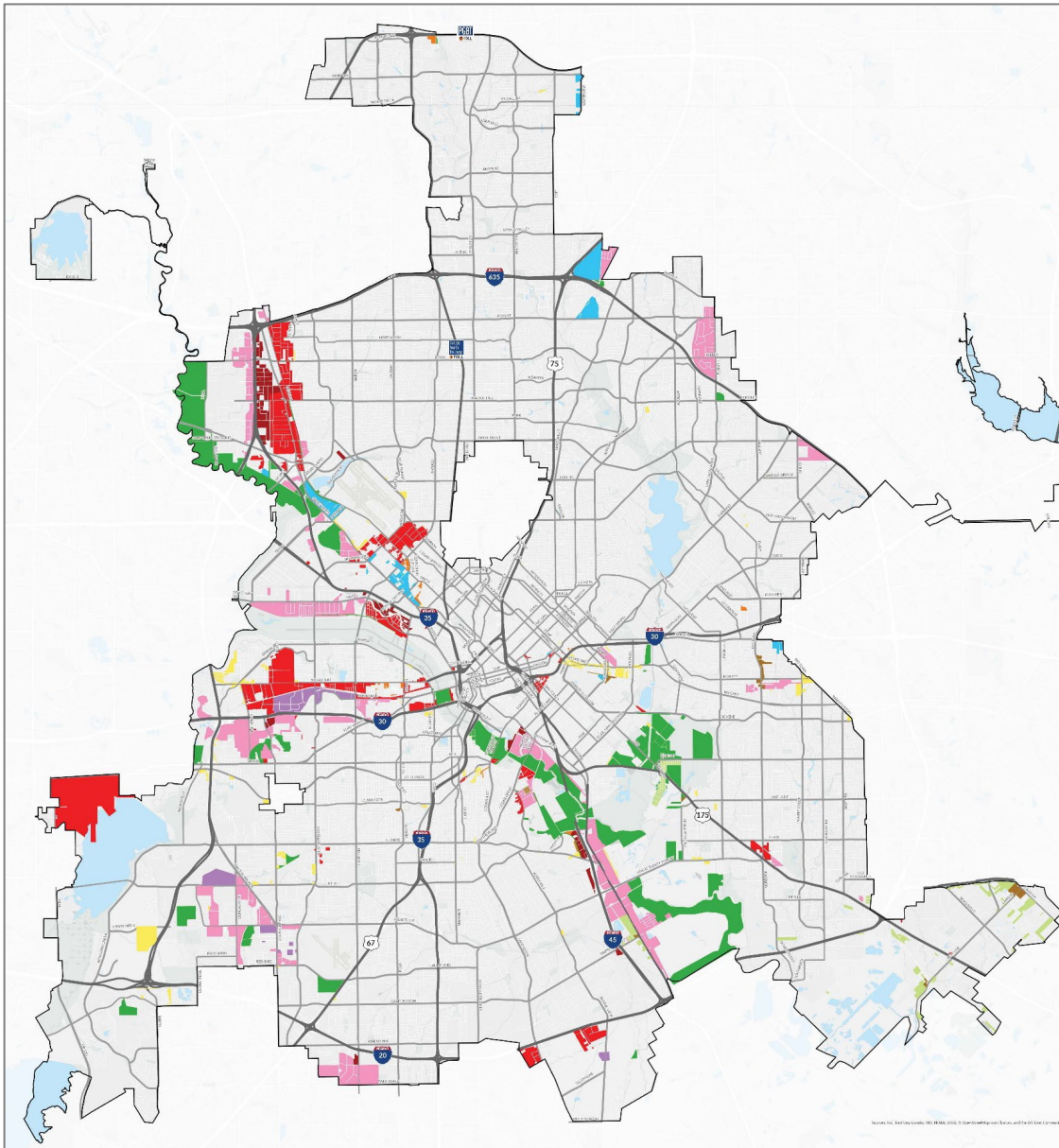
- How long has the case been authorized?

5. Extenuating Circumstances

- Ex: unforeseen events like natural disasters or infrastructure failures.



Land Use + Zoning Inconsistency



Future Placetypes

-  Regional Open Space
-  Small Town Residential
-  Community Residential
-  Community Mixed Use
-  Regional Mixed Use
-  Institutional Campus
-  Flex Commercial
-  Logistics/Industrial Park



Pending Cases



District	Rank	Name	Case #	Authorized
7	1	PD 595 South Dallas Fair Park	Z223-121	10/12/2022
6	2	Singleton/Westmoreland	Z223-174	12/15/2022
4	3	East Oak Cliff	Z178-306	5/17/2018
4	4	10th St HD & PD No.388	Z189-348	9/5/2019
13	5	Vickery Meadow	Z167-378	8/3/2017
8	6	West Kleberg	Z201-146	12/3/2020
8		East Kleberg	Z201-145	12/3/2020
2 & 14	8	PD 298 Subarea 9 RPS	Z212-308	1/6/2022
1	9	West Southern Gateway	Z212-309	6/16/2022
8	10	Wheatland/Danielsdale	Z223-186	1/5/2023
1	11	Casa Guanajuato	Z245-170	3/7/2024
2 & 6	12	PD 269 Deep Ellum/Near East Side	Z245-171	7/25/2024
5	13	Seaford Drive	Z201-354	9/23/2021
14	14	McKinney Late Night SUP Overlay PD 193	Z212-318	8/4/2022
14	15	NO(A) Single property-Richmond/ Summit	Z189-342	8/15/2019
3	TBD	Westmoreland/Illinois DART	Z190-239	3/26/2020
11	TBD	PD 887 Valley View Galleria	Z189-357	9/19/2019



In process



Paused



Potential other solutions

Next Steps



- Onboard additional staff
- Kick-off the next 2-3 cases in the queue
- Upgrade the project webpage including mapping tools, real time status updates, user-friendly resources, etc.





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