



City of Dallas

Authorized Zoning Hearings Status Updates

**Quality Of Life, Arts & Culture
Committee**

February 20, 2024

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Purpose + Outline



Purpose

- Status update on Authorized Hearings

Outline

- Background
- Overview of the authorized hearing process
- Prioritization
- Discussion



Background



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



Overview



- The Authorized Hearings team is a section of the Planning and Urban Design Department.
- The team is responsible for:
 - Authorized Hearings
 - Neighborhood Stabilization Overlays (NSO)
- Staffing capacity (FY23-24 Budget)
 - 4 Senior Planners
 - 1 Chief Planner
- AH team is overseen by a Service Area Planning Manager who is also over the Code Amendments



AHs by the Numbers



- Total Number of Current Authorized Hearings: 21
 - 2 currently in process: Downtown Elmwood and Floral Farms Area
 - 5 soon to kick off: 4 cases within the West Oak Cliff Area Plan and PD 595 within the South Dallas/Fair Park Area Plan
 - 4 currently on-hold: (Vickery Meadow, 10th Street HD, PD 298, and PD 887)
 - 10 others have been initiated and are waiting to kick-off or may be resolved by other means



Summary of Active Cases



- 1) Downtown Elmwood (Z178-142)
 - 12 months (March 2023 – February 2024)
 - 3 Community meetings and 7 stakeholder meetings to reach consensus
 - CPC hearing postponed once
 - City Council: February 28, 2024

- 2) McCommas Bluff Area (Floral Farms) (Z189-341)
 - 1 year 6 months (Sept 2022 – still on-going, CPC - March 7)
 - 4 Community meetings and several meetings with stakeholders to reach consensus
 - CPC: March 7, 2024



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



Current Prioritization



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



Challenges



- Separate Steering Committee
- Postponements
- Lack of clarity about purpose
- Limited stakeholder buy-in
- Many areas without land use vision
- Lack of criteria for authorization



Proposed Prioritization Shift



Implements a recommendation from an adopted land use plan

- ForwardDallas
- Area/Neighborhood/Corridor Plan

Implements a recommendation from another Citywide adopted policy

- Examples:
 - Is it within a Comprehensive Housing Policy Designated Target Area?
 - Is it within an Economic Development Target Areas?
 - Does it advance recommendation from the Racial Equity Plan?
 - Does it further CECAP goals?
 - Does it further Environmental Justice goals?
 - Is it within a proposed major infrastructure investment area?



Next Steps



- Onboard additional staff
- Kick-off the next four cases in the queue
- Update prioritization criteria





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Discussion



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