

Memorandum



CITY OF DALLAS

DATE July 29, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Authorized Hearings Prioritization Update**

This memorandum is to provide an update on the status of Authorized Hearings (City-initiated rezonings). On May 17, 2022 City Manager Broadnax approved a proposal by Planning and Urban Design (P+UD) staff to implement a short-term adjustment to the scoring criteria to address some immediate issues not captured within the original scoring system. A longer-term re-scoring approach will be presented in the coming months that more comprehensively addresses the ability to respond to changing conditions and expands upon the criteria for prioritization.

Background

At the time the updated proposal was presented to City Manager Broadnax, there were nineteen pending cases ranging in authorization dates from August 2017 to January 2022, with the majority having been authorized between 2018 and 2019. Five of the nineteen total cases were in process at various stages, and fourteen cases were in queue.

The rationale behind the original scoring system, proposed by the former Sustainable Development and Construction Department and established after a City Council Briefing on April 15, 2020, was to provide zoning support to areas in which the City was concentrating efforts, with the highest number of points reserved for cases in areas with recently adopted land use plans. The recommended solution to move higher within the ranking system has been to complete an area or neighborhood plan to establish an up-to-date land use vision for an area. The rationale behind this is sound given the intrinsic link between planning and zoning, however, the downside to this approach is that new area plans can take up to two years to complete. For areas with more immediate zoning issues, a two year wait for a new plan, followed by an on-average 18-month Authorized Hearing process, is untenable. Furthermore, three of the Authorized Hearing areas already had land use plans in place, but because the plans were more than 10-years old, they did not receive points for being part of an adopted land use plan.

After nearly two years with the scoring system, certain unintended consequences have been identified. Primarily, areas without recently adopted land use plans fall to the bottom of the list, regardless of the magnitude of the zoning issue. In addition, although a few other cases are located within approved land use plans, because the plans are older than 10 years, they received no points, regardless of continued relevance. The majority of the Authorized Hearings have met few of the established scoring criteria, making it difficult to objectively prioritize cases based on the current format.

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Updated Proposal

Previously, Authorized Hearing cases within land use plans older than ten years did not receive points toward prioritization. This impacted three areas in particular: Floral Farms (Julius Schepps/McCommas Bluff), East Kleberg, and West Kleberg. The Floral Farms Authorized Hearing area is within the Trinity River Corridor Comprehensive Land Use Plan, adopted in 2005 and updated in 2009. The East Kleberg Authorized Hearing is within the East Kleberg Land Use Study from 2003, and the West Kleberg Authorized Hearing is within the West Kleberg Land Use Study from 2007.

Given that the referenced plans remain active policy documents, P+UD staff proposed that the corresponding Authorized Hearing areas receive one (1) point for their location within an adopted land use plan to honor past planning and community efforts. Staff has also noted the date of authorization, and in cases where the number of points is equal, the case with the longer wait is prioritized.

The attached prioritization spreadsheet, which will be uploaded to the City's Authorized Hearings webpage after publication of this memo, reflects the updated rescoring. It also includes the three new cases that have been authorized since City Manager Broadnax approved this updated approach.

Conclusion and Next Steps

The re-scoring and corresponding reprioritization will honor past land use planning efforts and allow staff to work toward implementing appropriate zoning in those areas. This initial short-term fix to the Authorized Hearing backlog will soon be followed up by an updated recommendation on prioritizing and processing new Authorized Hearing cases which will take into consideration factors including, but not limited to, environmental justice and racial equity.

Should you have any questions, please contact Julia Ryan, Director of the Department of Planning and Urban Design, at (214) 670-5404 or julia.ryan@dallas.gov.



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Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
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AUTHORIZED HEARING PRIORITIZATION DETAIL

Date: 7-21-22				LAND USE PLAN								SPECIAL CITY DESIGNATED AREA				OTHER CITY PROGRAM		INFRA INVEST	TRANSITIONAL AREA				TOTAL POINTS	CURRENT/UPCOMING PLANNING EFFORTS
CC Dist	Order		CASE #	DATE AUTHORIZED	Forward Dallas!	< 2 yrs	2-3 yrs	3-4 yrs	4-5 yrs	5-10 yrs	10 + yrs	Stab Area	Emerg Mrkt	Redev Area	NEZ	TIF	PID		20% zoning change request	10% zoning change request	SF Demo Permits in higher density	Request CD in SF Hist Dist.		
					50	20	15	10	5	2	1	3	2	1	3	3	1	3	2	1	3	3		
13	TBD	Vickery Meadow	Z167-378	8/3/2017																				^ See footnote
2	1	Elm Thicket	Z167-395	9/7/2017																				^ See footnote
4	2	East Oak Cliff	Z178-306	5/17/2018								3				3			3				9	East Oak Cliff
4	3	10th St Hist. Dist. & PD No.388	Z189-348	9/5/2019								3				3						3	9	East Oak Cliff
11	4	PD No.887 Valley View Galleria	Z189-357	9/19/2019						2						3			3				8	
6	5	Singleton/Chicago IR area	Z189-241	4/4/2019						2					3								5	
2 & 14	6	PD 298 Subarea 9 RPS	TBD	1/6/2022						2						3	1						6	
1	7	West Southern Gateway	TBD	6/16/2022							1					3							4	
14	8	Turtle Creek Neighborhood	Z178-376	9/16/2018													1						1	
8	9	Julius Schepps/McCommas Bluff (Floral Farms)	Z189-341	8/15/2019						1													1	
8	10	East Kleberg	Z201-145	12/3/2020						1													1	
8	11	West Kleberg	Z201-146	12/3/2020						1													1	
1	12	Elmwood	Z178-142	11/9/2017																			0	West Oak Cliff
1	13	Catherine/Pierce Trolley Stop	Z189-127	11/1/2018																			0	West Oak Cliff
1	14	Edgefield/Clarendon Trolley Stop	Z189-143	11/15/2018																			0	West Oak Cliff
1	15	Clarendon/Hampton MF-2 Area	Z189-240	4/4/2019																			0	West Oak Cliff
1	16	Hampton/Clarendon Trolley Stop	Z189-349	4/4/2019																			0	West Oak Cliff
14	18	NO(A) Single property-Richmond/Summit	Z189-342	8/15/2019																			0	
3	17	Westmoreland/Illinois DART	Z190-239	3/26/2020																			0	
5	19	Seaford Dr	Z201-354	9/23/2021																			0	

Notes:

^ Elm Thicket and Vickery Meadow Authorized Hearings were in process prior to 'Prioritization List'

> Authorized Hearings currently in process

> COD Area Planning efforts underway which include these authorized hearing areas (*these authorized hearings will be rescored once the Area Plan is adopted by City Council*)

PLEASE NOTE: ORDER IS SUBJECT TO CHANGE AS NEW AUTHORIZED HEARINGS ARE APPROVED