



City of Dallas

PD 595 / South Dallas Fair Park Authorized Hearing

Z223-121

**Kick-Off Meeting
October 14, 2025**

John Cervantes
Planning & Development Department
City of Dallas

Agenda



- **Introduction / Rules of Engagement**
- **Recap of the South Dallas Fair Park Plan**
- **Authorized Hearings Overview**
- **Objectives of Zoning Evaluation**
- **Authorized Hearing Process**
- **Importance of Community Engagement**
- **Potential Topics for Future Discussions**
- **Q & A**
- **Closing Remarks**



SDFP Authorized Hearing Comment Form



Introduction / Rules of Engagement



Thank you for joining us today! We are excited to gather with you as we discuss important developments in our city. Your presence here demonstrates your commitment to shaping our community, and we truly value your input.

Spanish Translation is available. Let staff know if you need translation headsets.

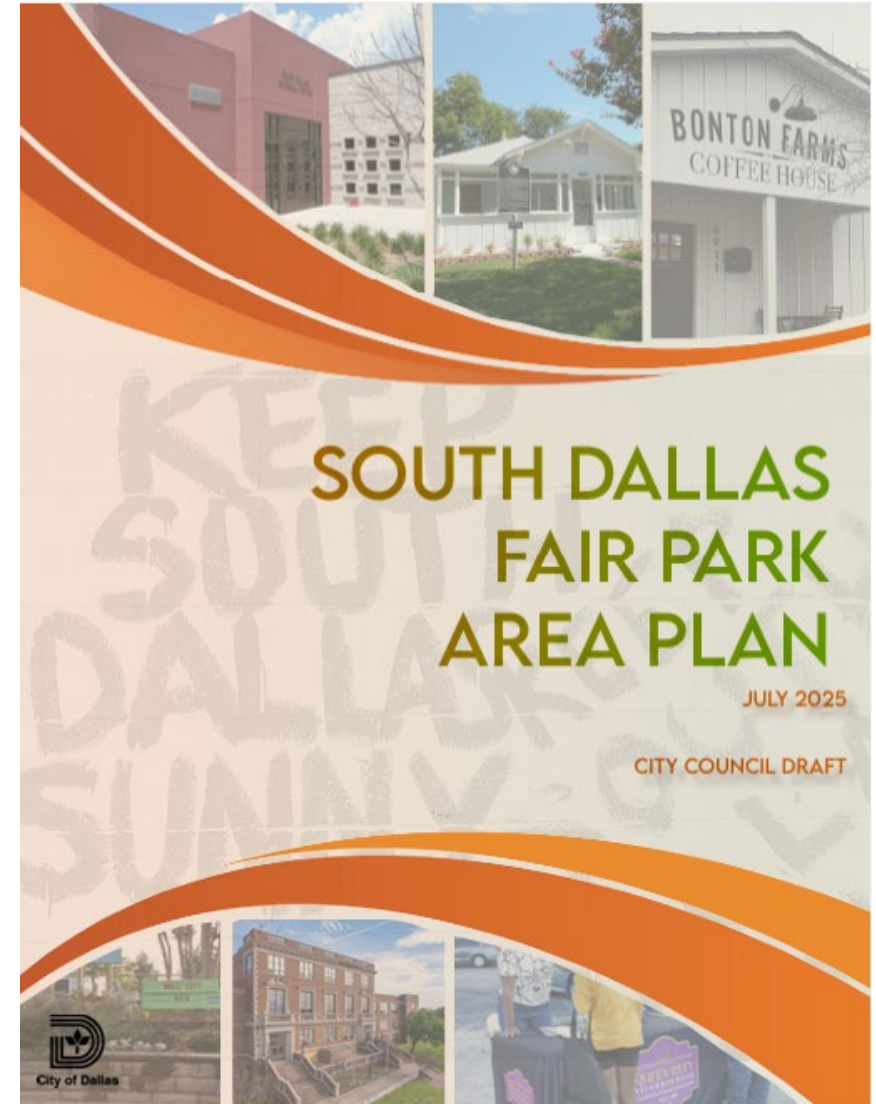
- **One Voice at a Time:**
 - Help us maintain order by avoiding interruptions and side conversations.
- **Listen Actively:**
 - Give your full attention to the speakers; your understanding is key to meaningful participation.
- **Speak Thoughtfully:**
 - When sharing your views, please be respectful and focus on the topic at hand.
- **Disagree with Respect:**
 - Different perspectives are valuable—let's debate ideas constructively
- **Stay Positive and Collaborative:**
 - We're working together to navigate changes and plan a better future
 - Thank you for your respect, patience, and participation.



South Dallas Fair Park Area Plan



- The South Dallas/Fair Park Area Plan (SDFP) is the culmination of four years of work by community members, stakeholders, SDFP Task Force and Dallas Planning & Development.
- Sets the development vision for this area
- Adopted by the Dallas City Council on June 25, 2025.
- This meeting is a result of the guidance of the plan



South Dallas Fair Park – Planning Process



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PLANNING PROCESS

CHAPTER OVERVIEW

This chapter provides an overview of the background on the planning process, existing conditions of the project area, a brief historical context, and some of the area's key legacy projects. Understanding current and past conditions helps to establish a foundation for informed decision making and updated priority setting. By examining the existing conditions and some of the key projects--both of the past and new--we gain insight into both the opportunities and constraints that will shape future development and preservation efforts.

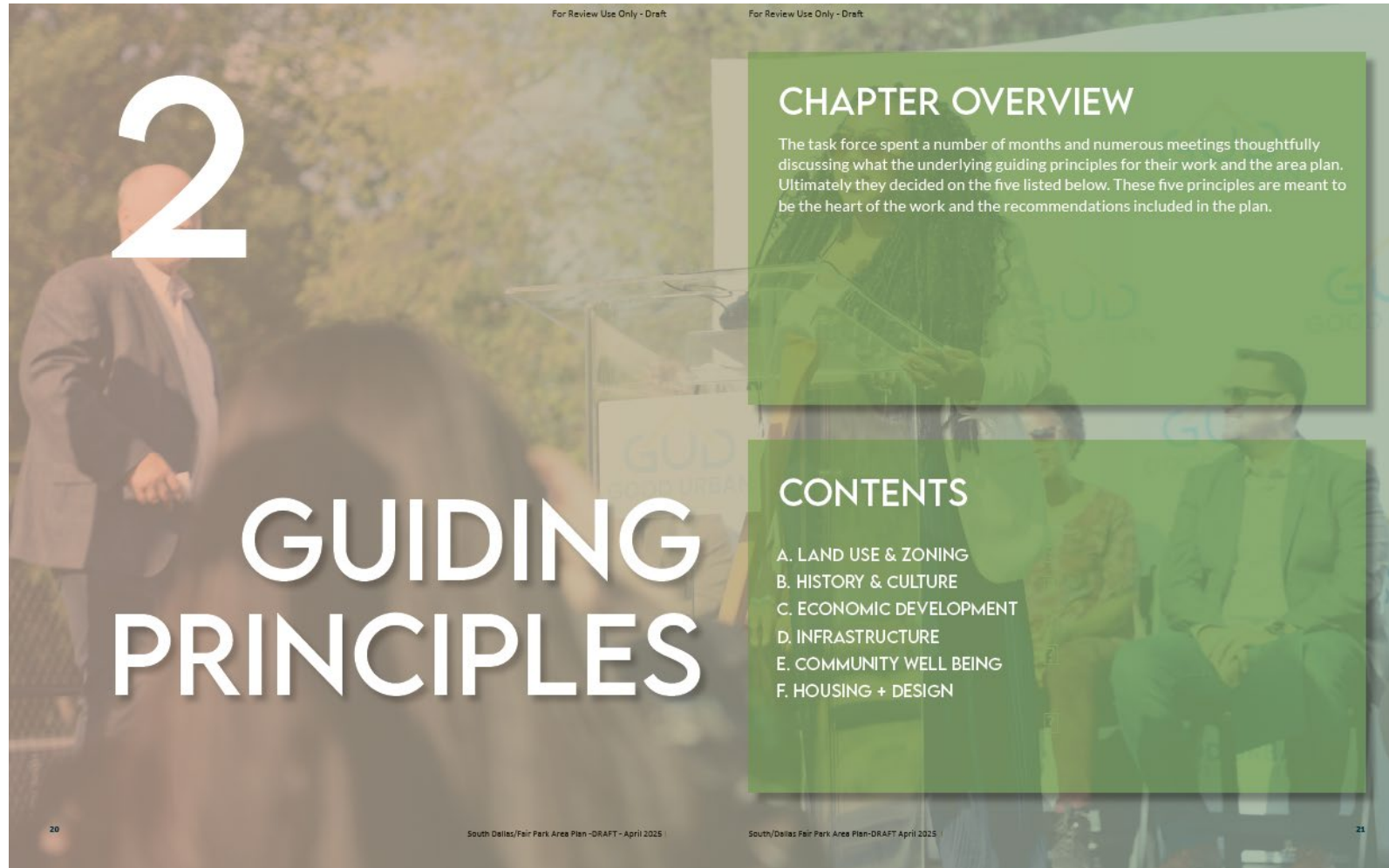
CONTENTS

- A. BACKGROUND & STUDY AREA ?
- B. STRATEGIC APPROACH ?
- C. HISTORICAL CONTEXT & DEMOGRAPHICS
- D. EXISTING LAND-USE + ZONING ANALYSIS
- E. LEGACY BUILDERS & NEW PROJECTS

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South Dallas Fair Park – Guiding Principles



South Dallas Fair Park – Focus Areas



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FOCUS AREAS

CHAPTER OVERVIEW

Focus areas in the South Dallas/Fair Park Area Plan serve as key areas where efforts and resources should be concentrated to address specific challenges, unlock potential, and stimulate development. These areas were chosen based on their ability to drive meaningful change, such as boosting economic activity, improving community infrastructure, and enhancing quality of life. Focus areas foster collaboration among stakeholders and guide targeted actions to ensure sustainable and impactful outcomes. The focus areas were vetted & prioritized by the taskforce and presented to the broader community. There are other areas of need within the plan area, however these five areas were selected based on their opportunity now and their potential to have a positive impact not only to the areas themselves but to the surrounding areas as well.

CONTENTS

- A. 2ND AVENUE
- B. ELSIE FAYE HEGGINS STREET
- C. MALCOLM X BLVD CORRIDOR
- D. MARTIN LUTHER KING JR. DART STATION
- E. QUEEN CITY NEIGHBORHOOD

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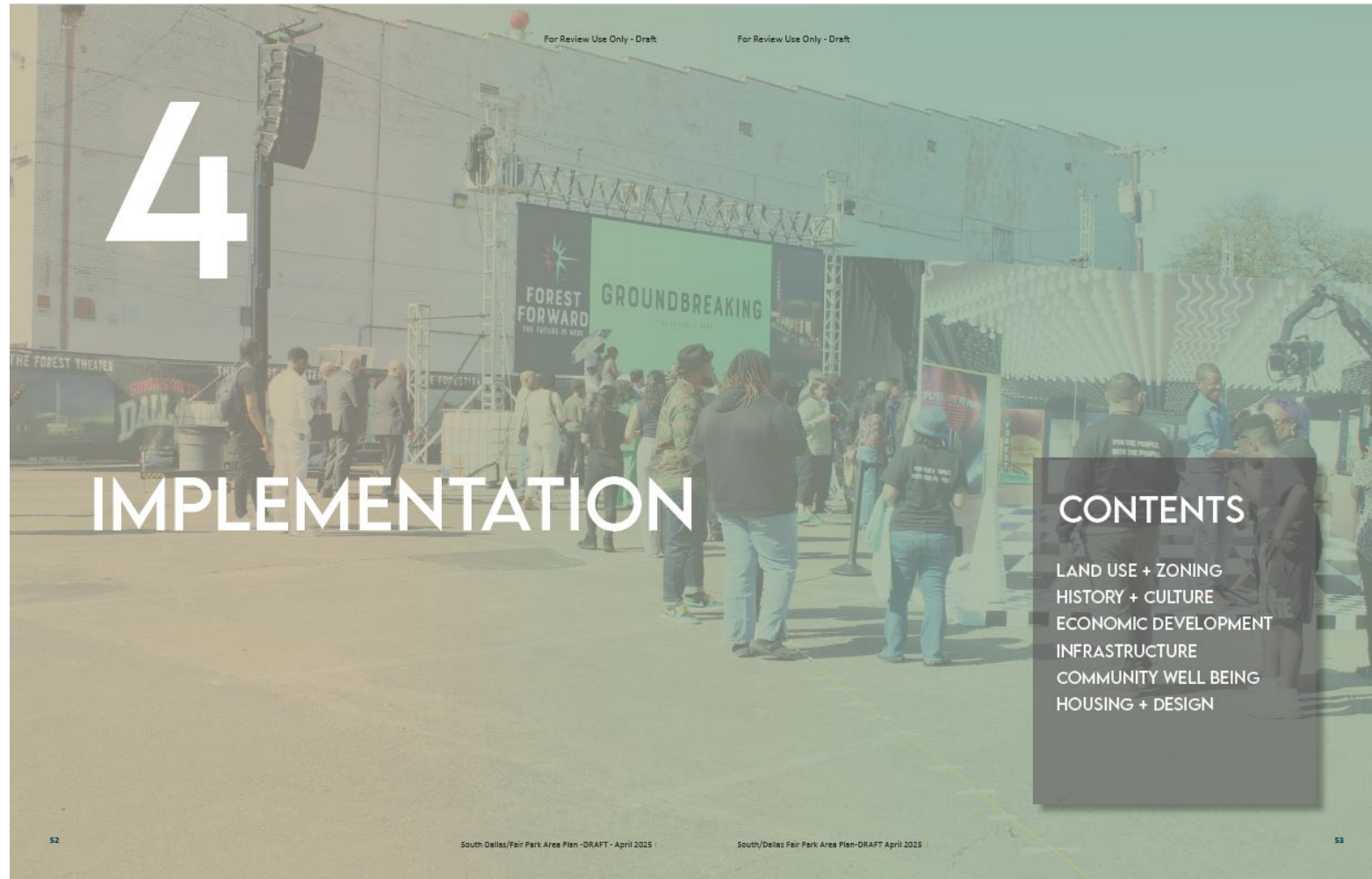
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South Dallas Fair Park – Implementation Tables



Turning Planning into Zoning





ITALIAN MENU

ALWAYS HOT

PIZZA

Margherita \$10
This pizza topping is quite simple, only contains a spread of tomato sauce, mozzarella cheese, and chopped basil leaves.

Neapolitan \$10
The topping only contains small fish or anchovies, mozzarella cheese and tomatoes.

Marinara \$10
One of the traditional Neapolitan versions of pizza. Both use anchovies as a topping. But the marinara does not use tomatoes, but instead replaces it with garlic, and oregano.

PASTA



Spaghetti \$10
Basically, the shape is the same as straight lengthwise, but the size of the spaghetti is slightly different.

Linguine \$10
Means "little tongue". It is wider and flatter than spaghetti. Other names and variations are bavettine, bavette fini, radichini, trenette, and linguettine.

Fettuccine \$10
Fettuccine is wider than linguine with a flat surface. The shape is similar to kwetiauw in Indonesia. Many variations and other names, such as lasagnette, fettucce, ramicce, and sagne.

Cappelini \$10
Also known as angel hair or angel hair paste. This pasta is shaped like spaghetti, but smaller in diameter and thinner.

DRINK



Granita \$10
This drink in the form of slushee ice and textured similar to shaved ice is made by blending ice and other ingredients. The acidity level is similar to sorbet but contains less sugar.

Aperetivo \$10
Aperetivo is served with cocktails in the form of a buffet. To taste you can go to Turin which is a city full of bars that serve Aperetivo. You can try Caffè San Carlo at Piazza San Carlo 156 in the city.

EASY ITALIAN SPAGHETTI

A quick version of an all-time favorite is made with beef or sausage.

- 1 pound ground beef or sausage
- 1 cup thinly sliced onions
- $\frac{3}{4}$ cup green pepper, cut in thin strips
- $1\frac{1}{2}$ cups beef broth or $1\frac{1}{2}$ cups water and 2 bouillon cubes
- 1 cup thick tomato sauce or tomato paste
- 1 teaspoon salt
- Dash of cayenne
- 1 teaspoon Worcestershire sauce
- $\frac{1}{4}$ cup grated Parmesan or American cheese
- $1\frac{1}{2}$ teaspoons vinegar
- 5 cups seasoned cooked spaghetti

Separate meat into small pieces with fork and season lightly with salt and pepper. Place in hot skillet and heat until red color *just* disappears, tossing with fork. Remove meat, leaving drippings in skillet.

Add onions and green pepper to drippings, cover, and cook gently 5 minutes. (Add more fat if necessary.) Then add meat, broth, tomato sauce, seasonings, cheese, and vinegar. Simmer gently 10 minutes. Add spaghetti and reheat.

Serve hot. Sprinkle each serving with additional cheese. Makes 6 to 8 servings.



Authorized Hearing Overview



What is an Authorized Hearing?

An authorized hearing is a City-initiated rezoning

A request by the Dallas City Council or City Plan Commission designed to gather public input on the feasibility of specific rezoning proposals or changes to development regulations for designated boundary areas.

- Change zoning rules
 - What types of buildings are allowed (housing, shops, offices), how tall can they be, or how much landscaping is required.
- Apply zoning changes to multiple properties at once —
 - Instead of one-by-one, like in a typical rezoning request.



Initiation of Authorized Hearings



An authorized hearing may be initiated in two ways:

- City Plan Commission (CPC) which requires a three-signature memo requesting placement on the CPC agenda.
- 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.

Once initiated, authorized hearings are prioritized based a point-based system, which determines when they can be processed by staff

Authorized hearings typically consider land use, development standards, and other appropriate regulations.



Authorized Hearing Overview



Why are Authorized Hearings Important?

- **Long Term Vision:** Implements long term land and zoning goals
- **Community Engagement:** Allows residents to voice their opinions and concerns about zoning changes.
- **Transparency:** Ensures the zoning process is open and accountable to the public.
- **Informed Decision-Making:** Council members use gathered feedback to make decisions that reflect community interests.

What an Authorized Hearing is NOT...

- Instant
- Funding
- Code Enforcement*

*Noise, crime, trash, traffic, etc., are real concerns, but specific issues are typically addressed through other departments and programs, not zoning.



- Southwest: BNSF Railroad (near Trinity River)
- Northwest: DART Railroad (near Downtown)
- North: DART Railroad (north of Fair Park)
- East: White Rock Creek



Objectives of Zoning Evaluation



Planning and zoning practices in the area should be consistent with **Forward Dallas 2.0** and the **SDFP Area Plan** to encourage a plethora of community goals like:

- **Implementing Context-Sensitive Urban Design**
 - Quality design principles that shape physical environment
 - Resolution of land use conflicts
 - Place types and zoning consistency
- **Creating Economically Sustainable Communities**
 - Activating Transit Oriented Development (TOD)
 - Locally supported businesses
- **Increasing Housing Choice**
 - Mix of new housing options and existing neighborhoods

SOUTH DALLAS FAIR PARK - FOCUS AREAS

- DART Light Rail Stops
- DART Half Mile Buffer
- Focus Areas
 - 2nd Ave
 - Elsie Faye Heggins
 - MLK Jr DART Station
 - Malcolm X Blvd
 - Queen City



Authorized Hearing Process Flowchart



Authorized Hearing Process



Typically, takes between 8 months - two years from kick-off to City Council hearing for consideration:

- Staff analysis, research, working with Stakeholders to establish a core community team to follow the process
- Kick off project meeting : Explain authorized hearing process
- 2nd Community Meeting: Introduce initial zoning concepts
- 3rd Community Meeting: Discuss zoning recommendations:
- Other Meetings **as needed**: Build consensus on proposed zoning
- City Plan Commission Briefing and Public Hearing(s)
- City Council Consideration (vote on the case)



Importance of Community Engagement



Why It Matters:

Engaging with the community before zoning proposals are finalized saves time and resources for both residents and the city.

▪ **Enhanced Proposal Quality:**

- Input from community members can highlight local knowledge and experiences that city staff or officials may not be aware of. This insight helps to create more tailored and effective proposals.

▪ **Mitigation of Conflicts:**

- By addressing potential concerns early, disagreements can be resolved before they escalate. This leads to smoother project rollouts and less contention during the hearings.

▪ **Identify Potential Issues:**

- Early community input can help identify potential conflicts or concerns before formal proposals are submitted.

▪ **Building Consensus:**

- Early collaboration fosters understanding and promotes general agreement on major issues, making it more likely that the proposal will receive broader support once presented.



Potential Topics for Future Meetings

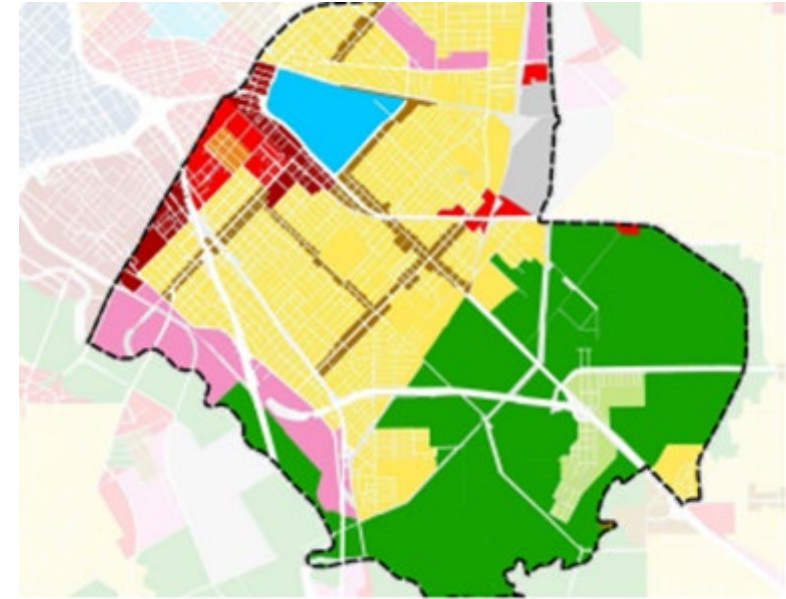


The focus areas for future discussions are essential to ensure community engagement is meaningful and productive.

Let us know what topics you would like discussed.

Examples:

- **Overview of Zoning Concepts**
 - In-depth technical analysis of zoning and its capabilities
- **Land Use Issues:**
 - Specific proposals for land use changes
- **Urban Design**
 - Standards for single family homes, duplexes, accessory dwelling units, etc.
- **Other Community Concerns:**
 - Introduction of community suggestions/feedback



Q & A / Discussion



Let us know what you would like to talk about this evening.



SDFP Authorized Hearing Comment Form



Closing Remarks



- Next Step
 - **Please Note!:** Second Community Meeting is on November 13, 2025 at the Exline Recreation Center, 2525 Pine St, Dallas, TX 75215 from 6:00 p.m. - 7:30 p.m.
 - The purpose of the meeting will be to discuss proposed **Zoning Concepts** for the area
 - You can attend public meetings and fill out feedback forms (in person and online)
 - Throughout the process, updates will be on the City's website (including the PowerPoint slides).
- <https://dallascityhall.com/departments/pnv/Pages/SDFPAH.aspx>

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