

South Dallas / Fair Park — PD 595 Authorized Hearing Frequently Asked Questions

This authorized hearing is part of the implementation of the [South Dallas/Fair Park Area Plan](#), an area plan unanimously adopted by City Council on June 25, 2025. The plan examines existing conditions, sets a future land use and urban design vision, and provides recommendations for how zoning in the Planned Development District No. 595 can support that vision.

Case File Number: Z-26-000101 / Z223-121(JC)

Area: Approx. 3,335.8 acres

Properties Affected: 10,710

Council District: 7

Assigned Planner: John Cervantes, *Planner II*

City Plan Commission Hearing Date: Thursday, May 21, 2026

City Council Hearing Date: Tuesday, June 10, 2026

The Basics — What is this case about?

Q: What is an Authorized Hearing?

An Authorized Hearing is a city-initiated zoning process, initiated by either the City Council or City Plan Commission to review and determine the proper zoning for an area, often to align zoning with an adopted future land use plan to correct inconsistencies between zoning and existing land uses, and/or address outdated zoning.

Q: What is PD 595?

Planned Development District No. 595, commonly known as the South Dallas/Fair Park Special Purpose District (PD 595), was approved by the Dallas City Council on September 26, 2001, to establish land use regulations and guide development within the South Dallas/Fair Park area. The zoning district was established based on the policy framework outlined in the South Dallas/Fair Park Economic Development Corridor Plan, which the City of Dallas adopted in June 2001.

Q: Why did I receive a notice in the mail?

The letter is a state-required public notice from the City of Dallas Department of Planning and Development regarding upcoming City Plan Commission and City Council meetings for an Authorized Hearing rezoning. You received this notice because your property is located within the area being considered for rezoning or within 500 feet of the surrounding area. Notices are mailed to property owners listed in 2025 certified tax rolls the City receives from the Dallas County Appraisal District.

Q: Where is the City Plan Commission and City Council public hearing?

The South Dallas/Fair Park Authorized Hearing is currently scheduled to be considered in the Dallas City Hall Council Chambers (6th Floor) at 1500 Marilla Street, Dallas, TX 75201.

Q: Why is the City changing zoning in my neighborhood?

The proposed zoning changes are part of implementing the [South Dallas/Fair Park Area Plan](#), which the Dallas City Council adopted in June 2025 following years of community meetings, workshops, and public engagement involving more than 100 events. Developed alongside ForwardDallas 2.0, the plan aligns neighborhood priorities with broader citywide land use policies and future placetypes.

The Area Plan recommends updates to zoning regulations within PD 595 to address incompatible land uses, support vibrant neighborhoods and commercial corridors, expand housing options, and modernize development standards. Proposed changes include allowing a broader mix of residential and commercial uses in mixed-use areas, creating design standards for new housing, permitting accessory dwelling units (ADUs), updating parking and live-work regulations, and reviewing existing duplex zoning and residential development standards.

The Authorized Hearing process is the next step in evaluating these recommendations and developing potential zoning updates.

The Impacts — How does this affect me/ my property?

Q: What is changing?

The proposed rezoning would update and modernize parts of the existing zoning regulations for PD 595 (South Dallas/Fair Park). Key proposed changes include:

- Adding updated design standards for new single-family and duplex development to help new construction better fit the character of existing neighborhoods.
- Allowing more mixed-use development (such as residential and commercial uses together) along major corridors and transit areas, including updates related to recent changes in Texas law under Senate Bill 840.
- Updating land use definitions and permitted uses to better reflect current development patterns and community needs.
- Consolidating some zoning subdistricts and adjusting boundaries to simplify the zoning structure and better separate residential areas from commercial corridors.

Q: How will the rezoning affect my home?

Existing homes can remain as they are, the proposed amendments to PD 595 and the new development standards will not require homeowners to make any immediate changes to their property.

The proposed changes are mainly intended to guide future development and new construction within the area. This includes updated design standards for newly built single-family homes and duplexes, as well as certain additions or major renovations to existing homes. For example, if a homeowner chooses to build a large addition, construct a new garage, or rebuild a structure, the new work may need to meet the updated development standards. The rezoning is primarily focused on shaping future development while helping new construction better fit the character of existing neighborhoods.

Q: Will my property taxes increase because of this rezoning?

Rezoning by itself does not directly increase property taxes. Property taxes are determined separately by the Dallas Central Appraisal District based on market value and other factors.

Q: Will this rezoning change how my property can be used?

Existing legally established uses with a valid Certificate of Occupancy (CO) may continue to operate under the proposed rezoning, even if the use would not be allowed under the updated zoning regulations. This means most businesses and property owners will not be required to immediately change or stop their current use.

If a property becomes “nonconforming” because of the rezoning, the City will notify the affected business and/or property owner. In most cases, legally established uses are allowed to continue operating as long as the use remains active and maintains a valid CO.

However, if a nonconforming use is discontinued for an extended period—typically more than six months—the property may be required to comply with the new zoning regulations before that use can resume.

Q: If permits are submitted before the rezoning is approved, will they be considered under the current zoning regulations or the proposed zoning?

Permit applications are reviewed under the zoning regulations in effect on the date a complete application is submitted. If a complete permit application is submitted before the proposed zoning changes is approved by the City Council, it will be reviewed under the existing zoning regulations.

However, applications submitted after zoning changes have been adopted by the City Council will be reviewed against the approved zoning changes and must comply with the new zoning and development standards.

Q: How does the rezoning affect my existing deed restriction or Specific Use Permit?

Deed restrictions are separate from City-initiated rezoning cases and are not changed by the proposed regulations. Existing Specific Use Permits also remain in effect unless a separate public process is completed to amend or remove them.

Q: Are historic homes or conservation districts affected by this rezoning?

Properties located within historic or conservation districts must continue to comply with any existing historic preservation or conservation district regulations. The proposed rezoning does not remove or replace those protections or design requirements.

Q: Will Accessory Dwelling Units (ADUs) be allowed?

Yes. The South Dallas/Fair Park Area Plan recommended amending PD 595 to allow Accessory Dwelling Units (ADUs).

The Hearing Process

Q: What happens at the public hearings?

City Plan Commission will hear planning staff's proposal, take public testimony from property owners and interested parties, and vote on whether to recommend approval, denial, or propose modifications on May 21st. The Dallas City Council makes the final decision after considering the recommendation of the City Plan Commission, reviewing staff recommendations, and receiving public input during the public hearing process on June 10th.

Q: What if I can't make it to the public hearings?

The public may attend the meeting virtually. The City Plan Commission video conference will be held via WebEx at the following link: <https://bit.ly/CPC-052126>.

The City Council meeting videoconference link will be posted on the agenda that will be made available on the City Secretary's webpage at <https://dallascityhall.com/government/citysecretary/Pages/Public-Meetings.aspx>

Q: Can I attend or speak at the public hearings?

Yes. Public hearings are open to the public, and community members are encouraged to attend and participate.

Individuals who wish to speak at the City Plan Commission public hearing should contact the Planning and Development Department at (214) 670-4209 or register online at the following link: <https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> by 3:00 pm on Wednesday, the day prior to the CPC hearing.

Individuals who wish to speak at the City Council public hearing, must sign up with the City Secretary's Office by Calling 214-670-3738 or register online at <https://dallascityhall.com/government/citysecretary/Pages/CCrules.aspx> by 5:00 p.m. of the last regular business day preceding the meeting.

Q: Can I submit written comments if I can't attend in person?

Yes, persons wishing to submit written comments should mail or hand deliver signed reply forms before noon on the business day before either the City Plan Commission hearing date or the City Council hearing date.

Q: Can renters provide comments at the hearing, or only property owners?

Yes. Renters, property owners, business owners, neighborhood organizations, and other community members may all provide comments or speak at the City Plan Commission or City Council public hearings. Public hearings are open to anyone who wishes to participate.

Next Steps and Other Questions

Q: If the rezoning is approved, when do the new regulations take effect?

The new zoning regulations would take effect after Dallas City Council formally adopts the ordinance. The City Council hearing is scheduled for Tuesday, June 10, 2026. Callers should check the City of Dallas website or contact the Planning & Development Department for additional updates.

Q: Where can I find more information on the case?

Additional details on the case are publicly available on the City of Dallas Planning and Development website, and callers can visit the website and search for [South Dallas/ Fair Park, PD 595 Authorized Hearing](#).

Q: Who can I talk to if I have additional questions?

If you have additional questions, you can speak to the assigned case manager.

Contact

John Cervantes

Planner II

john.cervantes@dallas.gov

214-670-4529