



CITY OF DALLAS

**Memorandum**

DATE February 13, 2019

TO The Honorable Jennifer Staubach Gates, Councilmember District 13

SUBJECT PD 15 Authorized Hearing

---

Zoning is a basic function of municipal police power to regulate allowable land uses and development standards. The City of Dallas allows a zoning change to be initiated in one of two ways: by a city-initiated authorized hearing or a property owner application. The City routinely authorizes hearings to determine proper zoning throughout the City.

Because PD 15 is unique in how the limited development standards are shared among the tracts, a city-initiated authorized hearing is the best option to consider and determine the proper zoning for PD 15.

PD 15 has shared development rights including density requirements, parking requirements, and access requirements. Removing a portion of the PD could have the effect of increasing density or requiring more parking spaces in the remainder of the PD. Thus, it makes it very difficult, if not impossible, for the property owner of a single tract in PD 15 to request a zoning change in isolation. Therefore, to avoid unintended consequences, an authorized hearing was the best option to consider and determine the proper zoning for PD 15.

A handwritten signature in blue ink that reads "Casey Burgess".

CASEY BURGESS

Executive Assistant City Attorney