



City of Dallas

PD 595 / South Dallas Fair Park Authorized Hearing

Z223-121

**2nd Community Meeting
November 13, 2025**

John Cervantes
Planning & Development Department
City of Dallas

Agenda



- **Introduction / Rules of Engagement**
- **Process Flowchart**
- **South Dallas Fair Park Area Plan**
- **Planned Development 595**
 - **Subdistricts**
- **Q & A**
- **Map Review Activity**
- **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.

- **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.



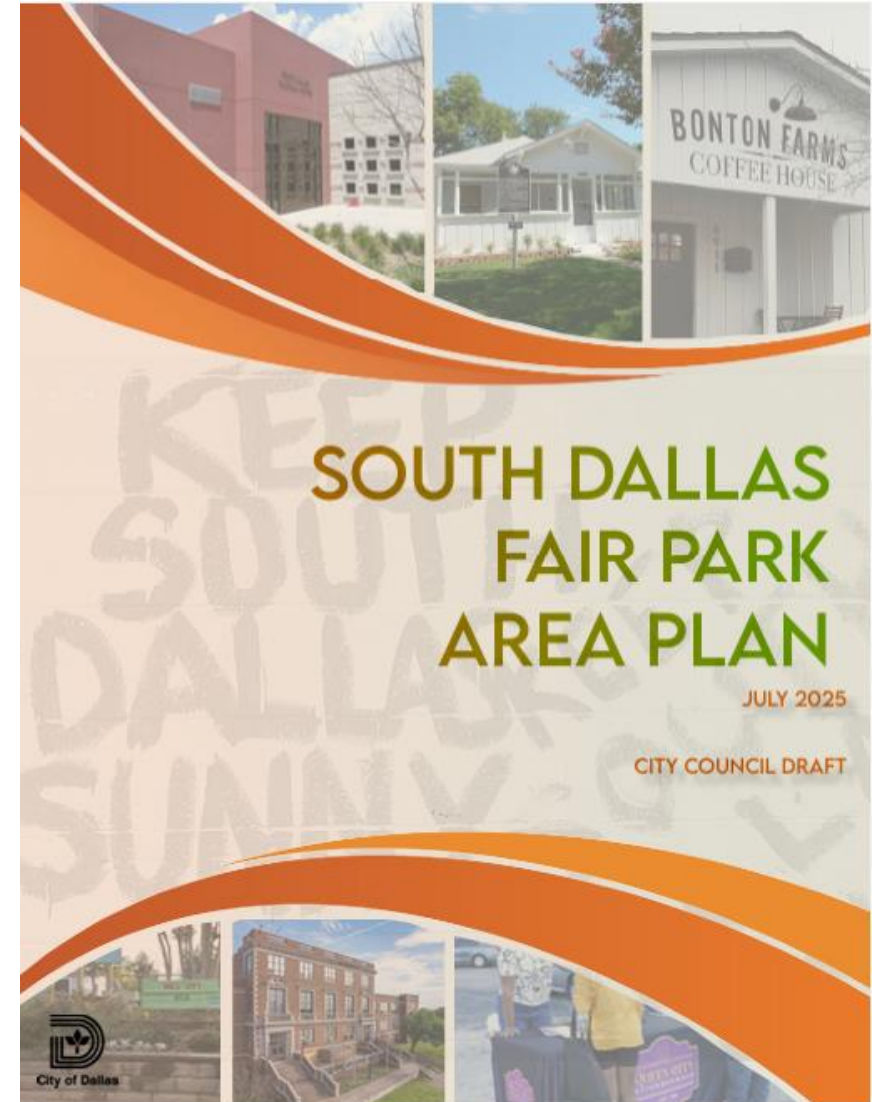
Authorized Hearing Process Flowchart



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



1

PLANNING PROCESS

CHAPTER OVERVIEW

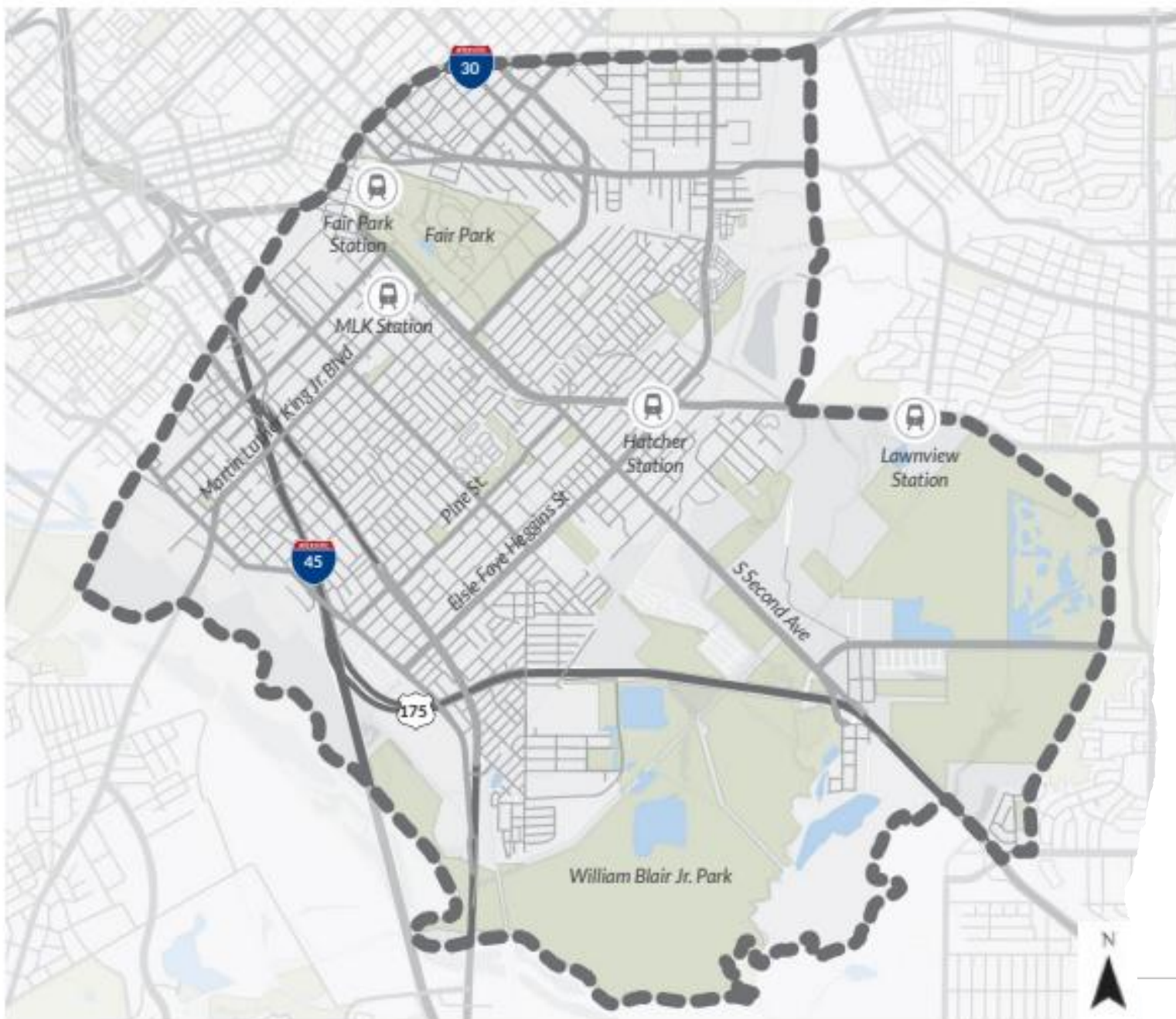
This chapter provides an overview of the background on the planning process, existing conditions of the project area, a brief historical context, and some of the area's key legacy projects. Understanding current and past conditions helps to establish a foundation for informed decision making and updated 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

South Dallas/Fair Park Area Plan - DRAFT - April 2025





South Dallas Fair Park –Study area

South Dallas Fair Park – Guiding Principles



2

GUIDING PRINCIPLES

For Review Use Only - Draft

CHAPTER OVERVIEW

The task force spent a number of months and numerous meetings thoughtfully discussing what the underlying guiding principles for their work and the area plan. Ultimately they decided on the five listed below. These five principles are meant to be the heart of the work and the recommendations included in the plan.

For Review Use Only - Draft

CONTENTS

- A. LAND USE & ZONING
- B. HISTORY & CULTURE
- C. ECONOMIC DEVELOPMENT
- D. INFRASTRUCTURE
- E. COMMUNITY WELL BEING
- F. HOUSING + DESIGN

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South Dallas/Fair Park Area Plan -DRAFT - April 2025

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South Dallas/Fair Park Area Plan-DRAFT April 2025



PLAN OVERVIEW

Building on previous initiatives, this plan examines existing conditions, outlines a future land use and urban design vision, and offers recommendations for implementation. The contents of this plan represent multiple years of work by the SDFP task force and community members to reaffirm visions from many past planning efforts and provide an updated lens toward the future of this area. The focus is on action and implementation with an eye toward facilitating vibrant and culturally grounded development, particularly along walkable retail corridors, while also preserving and strengthening the area's unique, historic, and culturally significant neighborhoods.

The Area Plan is organized into four sections as outlined below. The planning process included lively conversation and debate to arrive at the guiding principles and narrowing down the focus areas within the very large planning area. The implementation section is guided by the priorities established in the previous sections. The plan serves as a realistic and actionable guide for achieving the community's vision and facilitating future development.

1 PLANNING PROCESS

Planning process involved engaging stakeholders, setting goals, defining objectives, identifying actions, and establishing timelines for implementation.

Extensive community outreach during the four-year planning process revealed that current needs differ from two decades ago when PD 595 was established. The updated plan reflects ongoing changes, including new development, residential growth, and infrastructure improvements in neighborhoods like Mill City, Queen City, and Bonton. It provides a foundation for zoning updates, capital improvements, and future land use decisions to address community character, quality of life, and economic viability.



DEMOGRAPHICS + LAND USE & ZONING

Demographic and land use data are essential for understanding community needs, planning infrastructure, and guiding development.

Population: 31,543
Major Race: African American
Housing Units: 12,418

LEGACY BUILDERS & NEW PROJECTS

These efforts drive development, create jobs, attract investment, and align with community goals, making them pivotal in advancing the planning process. Some of those projects are:

- Park South Family YMCA
- Forest Theater Redevelopment
- Cornerstone Baptist Church Master Plan
- St. Philip's School and Community Center

2 GUIDING PRINCIPLES

Guiding principles are crucial for maintaining focus and achieving long-term, sustainable success in implementation efforts.

A LAND USE + ZONING

Amend land use policy and zoning regulations to support the repurposing of vacant and underutilized land uses consistent with the area plan vision.

C ECONOMIC DEVELOPMENT

Promote economic growth and sustainable development to pursue catalytic opportunities for commercial and residential development.

E COMMUNITY WELL-BEING

Implement land use policies, tools, and incentives that support improved health, safety, and quality of life for residents.

B HISTORY + CULTURE

Protect, support and celebrate South Dallas Fair Park history, culture, people and architecture.

D INFRASTRUCTURE

Advance safe, compact, walkable, mixed use development around DART stations and other transportation nodes to increase connectivity and access to housing and job opportunities.

F HOUSING + DESIGN

Preserve existing housing stock for current homeowners and renters, ease displacement pressure on existing residents, and align opportunities for creating diverse housing options.

3 FOCUS AREAS

Focus areas are chosen based on community input, stakeholder priorities, and alignment with the plan's goals.

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



4 IMPLEMENTATION

Plan recommendations are summarized in the implementation tables organized by actions, timelines, responsibilities, and resources to ensure accountability and progress tracking.

Including objectives and action items in a plan is crucial as they provide clarity and a structured roadmap for achieving the plan's vision.

OBJECTIVES

Define specific,

ACTION ITEMS

Outline tasks and

LEAD

Coordinate efforts and

KEY PARTNERS

Collaborate to provide



GOAL

Advance safe, compact, walkable, mixed-use development around DART stations and other transportation nodes to increase connectivity and access to housing and job opportunities for all residents.

CONTEXT

Much of South Dallas lacks adequate infrastructure including but not limited to; sidewalks, water lines, sewer lines, stormwater, roads, and access to the Internet. In some cases this is because that infrastructure was not maintained, in other cases it was because that infrastructure was never developed. Moving forward, and looking south to bridge the infrastructure gap in South Dallas, investment in all forms of infrastructure is a priority.

D INFRASTRUCTURE

GUIDING PRINCIPLES

- D1** Weave neighborhoods together by connected streets, sidewalks, access to goods & services, and community gathering spaces.
- D2** Increase lighting, safety and police visibility to improve area's image and aesthetic appeal.
- D3** Improve street design & connectivity within the planning area. Address the digital divide by expanding broadband access throughout the area.

OVERVIEW

There is a need for investment in infrastructure throughout South Dallas. There is hardly a street in South Dallas that does not need some type of investment in sidewalks, roadways, water lines, sewer, stormwater, broadband, street lighting and more.

The Taskforce prioritized some of the investment needs that they believed would be the most beneficial for the existing community and future development. Some of those recommendations are shown on the right. A larger list of recommendations is included in the implementation table at the end of the document. Ultimately, the five focus areas discussed later in this document are where major infrastructure investments should be prioritized.

ACTION STEPS

Equitable Infrastructure Investment

- Align infrastructure investment with current and future housing needs, emphasizing the interconnectedness of these elements for sustainable and resilient development.
- Review future investment recommendations made by the South Dallas/Fair Park Area Plan through an equitable lens to help determine which areas should be prioritized in South Dallas.
- In order to address inequity, the recommendations in this plan should be used to prioritize South Dallas when considering future citywide infrastructure investment.

GOAL

Promote economic growth and sustainable development to pursue catalytic opportunities for commercial and residential development.

KEY ISSUES

1. Continued challenges in attracting private investment, and, a lack of infrastructure is hindering development.
2. Aging commercial corridors.
3. Lack of equitable economic development strategies.
4. Limited support for retaining & expanding existing small businesses.

CONTEXT

Many of the commercial corridors and commercial nodes in South Dallas have struggled for a number of years. Disinvestment both on the private and public side have contributed to the struggles. Targeted strategies for investment in local businesses and entrepreneurs are needed. These strategies need to incorporate and promote equitable economic development policy in South Dallas.

In addition to equitable investment, the corridors and nodes themselves should be reimagined as mixed-use corridors and nodes to include both non-residential and residential uses.

C ECONOMIC DEVELOPMENT

GUIDING PRINCIPLES

- C1** Pursue impactful investment opportunities for commercial and residential development and redevelopment
- C2** Promote small businesses and neighborhood-focused businesses to establish SD/FP as a destination.
- C3** Encourage businesses that are compatible with surrounding residences.
- C4** Foster creation of walkable commercial corridors with small businesses, green spaces, pocket parks and recreation.

OVERVIEW

The Taskforce members, reflecting the desires of the community, felt that in order to create economic development in South Dallas, the City should direct funding into small and local businesses while also creating opportunities for new development along major corridors. There are opportunities to make more impactful use of existing funding sources such as the South Dallas/Fair Park Opportunity Fund and the Grand Park South TIF. In addition, allowing more mixed use along the corridors would help create economic development opportunities.

ACTION STEPS

Grand Park South TIF

- Revamp TIF Board. Recommend members who have a vested interest in the TIF and South Dallas.
- Provide onboarding and trainings for TIF members in TIF, economic development, and City policies.
- Prioritize TIF funds to support new projects including costly infrastructure needs.

Revamp South Dallas/Fair Park Opportunity Fund Board.

- Recruit members citywide with affiliations, interests, and commitment to SDFP.
- Create and implement a better marketing strategy for the funding source within the community.
- Reallocate a portion of the SDFP Opportunity Fund for a micro

lending program with bridge financing.

Promote growth and expansion of existing businesses.

- Identify and promote small businesses and neighborhood-focused businesses to establish SDFP as a destination.

Economic Development Services

- Promote and market the services of the Economic Development office to the community.
- Utilize the Small Business Assistance program to provide funding to local existing businesses and start ups.

Potential Areas for Redevelopment

When considering opportunities for possible future development, the Taskforce and community members identified several specific locations that have the potential to act as catalytic projects.

- Review development possibilities and address potential development hurdles at the following:
 - 2800 and 2900 block of MLK Jr.
 - Medill Street between Al Lipscomb Way.
 - Meadow Street between Al Lipscomb and MLK JR.
 - 3100 block of South Blvd.
 - Vacant properties on Al Lipscomb Way between Robert B Cullum and Meyers Street.



GOAL

Protect, support and celebrate South Dallas Fair Park history, culture, people and architecture.

CONTEXT

South Dallas developed as an industrial and residential area in the late 19th and early 20th centuries. Its proximity to downtown and major railroads made it a hub for commerce and housing.

By the early 20th century, Jim Crow laws and discriminatory practices relegated African-Americans to specific areas, including South Dallas. These policies led to the area's transformation into a predominantly Black community.

South Dallas became a focal point for civil rights activism, with leaders and organizations advocating for desegregation, voting rights, and economic opportunities.

B HISTORY & CULTURE

GUIDING PRINCIPLES

- B1** Protect, support, and celebrate South Dallas/Fair Park history, culture, people, and architecture.
- B2** Promote urban design that respects the historic design and architecture of the area.
- B3** Promote and support community spaces that celebrate the community's history.
- B4** Support local small businesses and entrepreneurs, especially along cultural corridors such as 2nd Avenue, MLK JR, and Malcolm X.

OVERVIEW

South Dallas is rich in culture and historical significance. There are numerous cultural assets throughout South Dallas spanning museums and cultural heritage including artists and musicians, architecture and buildings, neighborhoods, and family friendly spaces and places. The South Dallas community's rich history of prominent community leaders are immortalized by way of major thoroughfares throughout the community.

As you enter South Dallas from downtown you may find yourself on Al Lipscomb Way, once known as Grand Ave. Al Lipscomb Way is a direct entrance for vehicular traffic to Fair Park. Albert Louis "Al" Lipscomb, a -seven-term Council member, and advocate for civil rights was born June 15, 1925. He was the lead plaintiff in the 1970s lawsuit that successfully challenged Dallas' system of electing every council member citywide, forcing the city to change to a mostly single-member district system.

Elsie Faye Heggins, Council member and civil rights activist, born August 20, 1934, fought for recognition of Dallas's Black heritage through the naming of streets and buildings. It has been said by many Dallas residents that "Mrs. Heggins is a true Dallas pioneer, building and fashioning a city that would serve ALL of its citizens, not just a select few for future generations."

ACTION STEPS

Protect South Dallas/Fair Park history and culture.

- o Charge the Neighborhood Coalition and SDFP Taskforce with establishing a process to select a history and culture committee.
- o Pursue historical markers for Mrs. Pearl C. Anderson home, and Hayden Grocery Store located in Queen City.
- o Celebrate South Dallas/Fair Park history by archiving historical information and creating a living document via online publication.
- o Work with existing cultural organizations such as South Dallas Cultural Center to collect oral histories from South Dallas residents.
- o Collect historical artifacts (photos, videos, memorabilia) of prominent South Dallas families to tell the story of various South Dallas communities.
- o Work with local sororities, and fraternities chapters that serve South Dallas and identify historical and cultural events of significance.
- o Document and collect history and cultural experiences from Fair Park in reference to African Americans. (State Fair Classic, Prairie View A&M and Grambling State)

CONTEXT

Land use describes how people use the land. It refers to the activities people designate to land for various economic or cultural purposes (e.g., agricultural, residential, industrial, and recreational uses).

Where do you go on Saturday mornings for goods and services? This question was presented by Tabitha Wheeler, Co-Chair of the South Dallas/Fair Park Taskforce. This question guided the taskforce and South Dallas/Fair Park residents for what specific land uses they wanted to see in their community. Community members expressed the desire for small businesses like coffee shops, smoothie shops, nice sit down restaurants, and many more.

This community feedback ultimately became the basis for the future placetypes for this plan area, as represented in ForwardDallas 2.0.

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the

GOAL

Amend land use policy and zoning regulations to support the repurposing of vacant and underutilized land uses consistent with the area plan vision.

KEY ISSUES

1. Amend PD 595 to address identified land use issues.
2. Develop major commercial corridors to become mixed use corridors and allow residential uses.
3. Develop design standards for single family homes.
4. Address specific use permits and parking.

A LAND USE + ZONING

GUIDING PRINCIPLES

- A1** Amend land use policy and zoning regulations to address incompatibility between uses and promote vibrant neighborhoods and thriving commercial corridors.
- A2** Develop design guidance for new housing in South Dallas/Fair Park that is reflective of existing housing in established neighborhoods.
- A3** Encourage development of new, diverse housing options at appropriate locations including major corridors and transit hubs.

OVERVIEW

Much of South Dallas is located within a unique zoning District called, Planned Development 595. It was created twenty years ago to address issues the community was facing at the time. Based on community feedback, new growth in the area, and market changes, a city initiated authorized hearing was initiated for this area. This plan will guide that future zoning review.

Through much discussion and debate, the Taskforce recommended that as part of the future review of the zoning within PD595, that additional design standards be added to the residential areas to promote more compatible development in established neighborhoods. The standards that the Taskforce and the community recommend are detailed in the Housing Design section of the plan.

It was also recommended by the Taskforce that the commercial areas of South Dallas/Fair Park allow for more mixed-use to help revitalize those areas and add much needed housing. The full recommendations for changes in the commercial areas are located in the implementation section of the plan, but some of the more prominent changes are included within this section.

ACTION STEPS

Amend zoning regulations in the PD that address concerns and issues facing the community today.

- Consider amending the PD to:
 - Allow Catering Services land use by right in the mixed-use subdistrict.
 - Allow Restaurant with Food-To-Go land use by right in mixed-use subdistrict.
 - Allow Massage uses as an accessory land use to other Personal Service land uses.
 - Include Vape Shops as a Tobacco Store not allowed.
- Review the parking mandate in the PD, and if not addressed through citywide policies, reduce or in some cases remove the parking mandate from the PD.

Prioritize redevelopment of commercial corridors and nodes as mixed use for appropriate scaling and density.

- Review the zoning for the following:
 - Areas identified as Community Mixed Use for mixed-use subdistrict within the PD allowing Low to Mid Rise buildings.



CONTEXT

As recently as 2022, more than 700 residentially zoned lots in South Dallas neighborhoods did not have a structure on them. Members of the Taskforce and the community have been eager to have those properties develop with housing, however, there is growing concern about new homes in South Dallas not having a design that was compatible with the original housing stock. In some cases, as one Taskforce member, former Councilwoman Dianne Ragsdale put it, the new homes were, "grossly incompatible" with existing homes.

Different tools and options have been discussed and explored to ensure that new housing in South Dallas is reflective of the design and pattern of established neighborhoods including Conservation Districts, Historic Districts, and Neighborhood Stabilization Overlays. Given the complexities of these processes, immediate market pressures, and a significant amount of vacant land available in infill areas, the Taskforce and other community representatives agreed that laying the foundation in this plan for amendments to the residential design standards in PD595 would be the most efficient way to address the majority of the resident concerns.



KEY DESIGN ELEMENTS

1. Porches in the front
2. Garage placement
3. Pitched Roof

Building Scale and Form

1. Maximum Height
2. Reduced pavement/driveway width in the front

HOUSING & DESIGN ACTION STEPS

Align opportunities for new housing with the diverse needs of residents including income levels, age, and stages of life.

- Coordinate with the Housing Department to provide planning, design, and zoning support, where needed, within the Southern Dallas Equity Strategy Area as outlined in the City's Housing Plan.
- Advance the revitalization and redevelopment of the Jefferies-Meyers neighborhood, including providing clarity on the environmental barriers that exist on certain properties.
- Provide strategic and dedicated funding from the Home Improvement and Preservation Program (HIPP) for South Dallas/Fair Park.

Enhance preservation efforts in South Dallas.

- Provide support for the historic designation process in the Queen City neighborhood.
- Coordinate with historic preservation staff to assess other neighborhoods in South Dallas to determine interest and eligibility for pursuing historic designation, a conservation district, or another similar program with focus on preserving areas of architectural and cultural significance.

Preserve existing naturally occurring affordable housing.

- Provide workshops on homestead exemptions and the appeal process for property valuations.
- Work with Legal Aid of Northwest Texas to host heirship property education workshops.
- Support external efforts for property tax reductions.
- Increase home maintenance grant assistance programs for low income homeowners to help stabilize aging properties and keep people in their homes.
- Ensure that South Dallas is included in any target areas for the deployment of anti-displacement tools as they are developed and implemented within the city.
- Develop policy requiring developers purchasing City of Dallas real estate to host community meetings to engage surrounding property owners early on in any redevelopment process.

Update PD 595 to incorporate residential design standards for single family zoning districts:

Front Porches

Porches add usable outdoor space to a home, provide shelter from the elements, and create a welcoming feel along the street. Porches should be included with new construction and should define a combination of minimum width, depth, elevation difference from grade, railing or enclosures, massing of the posts or other elements.

Garage Placement

Garages should not be the prominent feature of the home or the front yard. If there is alley access, garages should be accessed from the alley when possible. Without alley access, garages should be placed in the rear yard if detached, and if attached, set back from the front facade of the building. In addition the percentage of the linear feet of garage frontage of the front facade should be limited.

Height

To maintain a more consistent scale between new construction and existing homes, the maximum height of single family homes and duplexes should be reduced from the current height allowed and measured at the highest roof point and not the mid-point of the roof as is the current standard. The height should be no more than 30 feet, limited to a maximum of 2 and 2.5 stories.

Pitched Roof

Roof type can significantly impact the massing of a home and how it relates to neighboring buildings. New construction should include a roof with some degree of pitch in a more traditional gable or hip style where the pitch would come together.

Minimize Driveway in Front Yards

Impervious cover in the front yard not only impacts design, but stormwater management as well. The paved area in the front yard, including driveways and walkways, should be limited to more closely reflect the traditional neighborhood context.

Windows

Windows on the front facade can contribute to an inviting walk up appeal of a home and provide additional eyes on the street promoting an increase in a sense of community. New homes in South Dallas should have a minimum percentage of transparency (windows) on the front facade.





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South/Dallas Fair Park Area Plan-DRAFT July 2025 |





Planned Development 595



- Created nearly 25 years ago to address issues at the time.
- Current process is to update and amend document to address current issues.
- Currently 23 different zoning districts exist within the planned development boundaries
 - 11 of which are specific to PD 595

ARTICLE 595.

PD 595.

SOUTH DALLAS/FAIR PARK SPECIAL PURPOSE DISTRICT

SEC. 51P-595.101.

LEGISLATIVE HISTORY.

PD 595 was established by Ordinance No. 24726, passed by the Dallas City Council on September 26, 2001. (Ord. 24726)

SEC. 51P-595.102.

PROPERTY LOCATION AND SIZE.

PD 595 is established on property generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821. PD 595 excludes the following planned development districts: 276, 320, 331, 354, 363, 477, 489, 513, 552, 557, 597, 660, 716, 729, 730, 746, 747, 764, 793, 806, 813, 849, 853, 856, 871, 892, 908, 911, 936, 1023, 1038, 1062, 1089, and 1090 and the form-base districts WMU-5 and WR-5 established in the area generally bounded by Elihu Street, Park Row Avenue, J.B. Jackson Boulevard, and Trunk Avenue. The size of PD 595 is approximately 3,337.428 acres. (Ord. Nos. 24726; 25351; 26034; 26037; 26351; 26365; 26875; 27252; 27518; 27580; 27612; 27635; 27679; 28208; 28223; 28269; 28288; 28328; 28697; 29052; 29316; 29319; 29335; 29664; 29677; 31101; 31386; 31664; 32256; 32272, 32458)



Planned Development 595



- Contents
 - Legislative History
 - Property Location and Size
 - Creation of Subdistricts
 - Residential and Nonresidential
 - Exhibits
 - Land Use / Development Standards Chart
 - Definitions
 - Interpretations
 - Regulations

SEC. 51P-595.104. DEFINITIONS.

Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this district:

- (1) **BODY PIERCING** means piercing of body parts, other than ears, to allow the insertion of jewelry.
- (2) **CATERING SERVICE** means a facility for the preparation and storage of food and food utensils for off-premise consumption and service. No meals may be served on the premises of a catering service.
- (3) **DISTRICT** means the entire planned development district (the South Dallas/Fair Park Special Purpose District) created by this article.
- (4) **FOOD OR BEVERAGE STORE** means a retail store for the sale of food and beverages. The term "food or beverage store" includes a grocery, delicatessen, convenience store, and specialty foods store. This use does not include other uses in this article that are specifically listed.

SEC. 51P-595.106. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-7.5(A) SINGLE FAMILY SUBDISTRICT.

- (a) Except as provided in this section, See Section 51A-4.112(f), "R-7.5(A) District," for the use regulations and development standards for the R-7.5(A) Single Family Subdistrict.
- (b) Market garden is permitted by SUP.
- (c) Surface accessory remote parking is permitted by SUP for institutional uses only. Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. (Ord. Nos. 24726; 28860)



PD 595 Zoning Map – Subdistricts



Legend

South Dallas Fair Park Area Boundary

Parcel

R-3.8(A)

R-5(A)

R-7.5(A)

FRTN

D(A)

CH(A)

TH-1(A)

TH-3(A)

MF-1(A)

MF-2(A)

MF-3(A)

NC(E)

NC

CC

RS-C

RS-I(E)

RS-I

RS-MU(E)

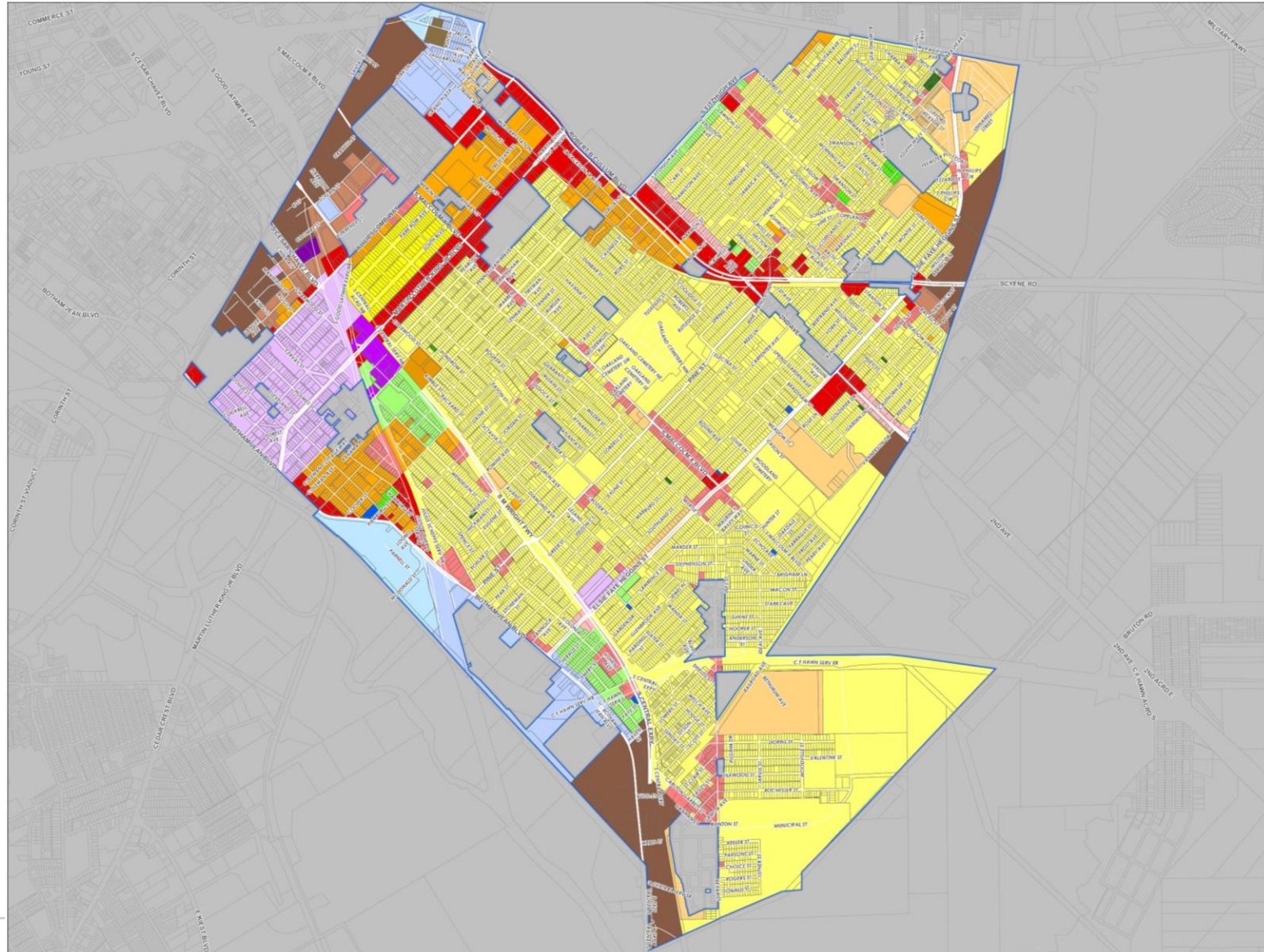
RS-MU

FWMU-3

Subdistrict 1

Subdistrict 2

P(A)

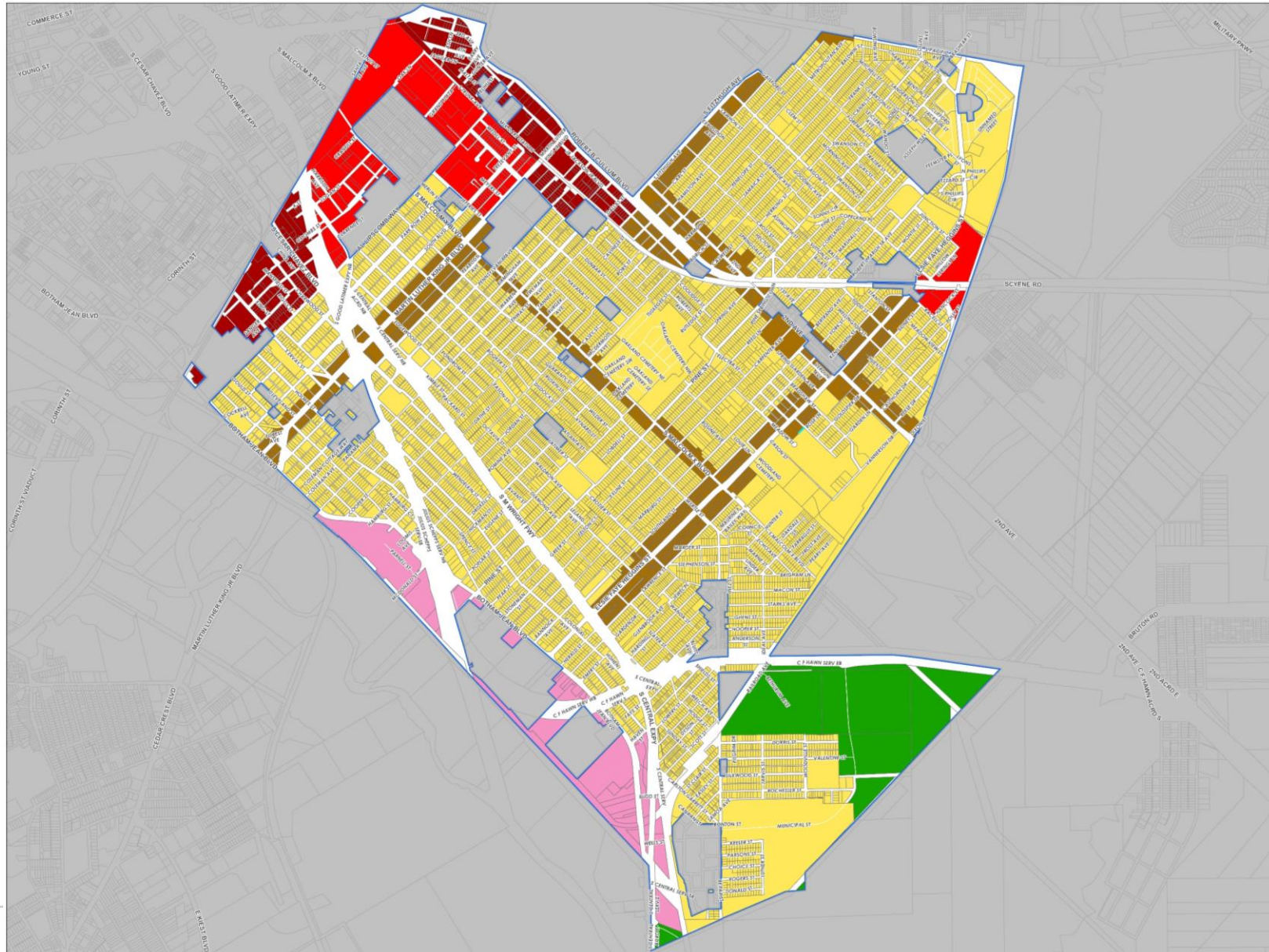


PD 595 Future Place Types Map



Legend

- South Dallas Fair Park Area Boundary
- Parcel
- Community Mixed-Use
- Community Residential
- Flex Commercial
- Neighborhood Mixed-Use
- Regional Mixed-Use
- Regional Open Space



Authorized Hearing Options



- Update Regulations
 - Revising zoning regulations associated with a particular district to reflect new standards, such as height restrictions, density limits, or uses.
- Adjust Zoning Map Boundaries
 - Redefining the boundaries of zoning districts to better fit current land use patterns, development potential, or environmental considerations.
- Update Underlying Zoning
 - Changing the base zoning classification of a parcel to reflect new land use goals, community needs, or development trends.
- Consolidate Districts
 - Merging two or more zoning districts into a single district to simplify regulations and streamline land use controls.
- Create New Zoning Districts
 - Establishing entirely new zoning classifications to accommodate emerging land use needs or to support specific planning objectives (e.g., mixed-use).
- Remove Zoning District
 - Eliminating a zoning designation entirely to prevent its future application, often due to changes in policy or to address inconsistencies.



Single Family Subdistricts



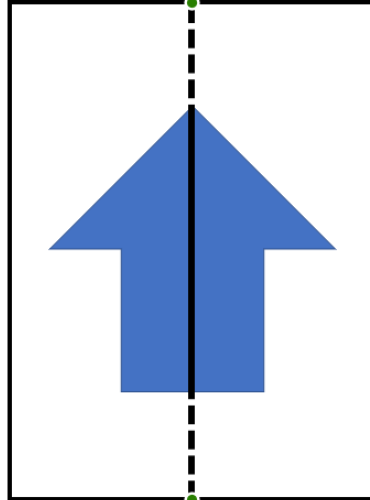
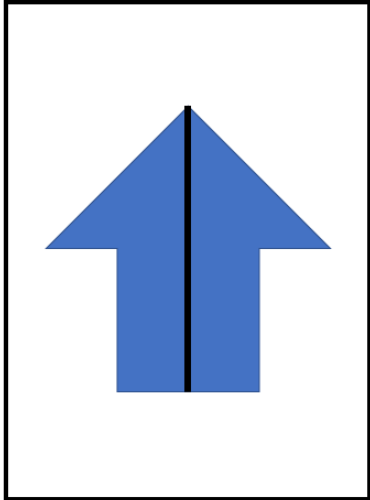
- Subdistricts:
 - R-5(A) – Single Family
 - R-7.5 (A) – Single Family
- Main Option: Update Regulations
 - Creation of New Design Standards
 - Porches in the Front
 - Garages in the Back
 - Two Story Maximum Height
 - Roof with Pitch
 - Smaller Driveways
 - Amend PD to allow ADUs



Duplex Subdistrict



- Subdistrict:
 - D (A) – Duplex



- Main Option: Update Regulations
 - Creation of New Design Standards
 - Porches in the Front
 - Garages in the Back
 - Two Story Maximum Height
 - Roof with Pitch
 - Smaller Driveways
 - Amend PD to allow duplex properties to be subdivided for individual home ownership

Commercial Subdistricts



- Main Options: Consolidate & Create New Subdistricts (In accordance with SB840 regulations)

 - 5 Subdistricts:
 - NC – Neighborhood Commercial*
 - NC(E) – Neighborhood Commercial (Enhanced)*
 - CC – Community Commercial*
 - RS-MU – Regional Service Mixed Use*
 - RS-MU(E) – Regional Service Mixed Use (Enhanced)*
- 
- 3 Subdistricts:
 - NMU – Neighborhood Mixed Use
 - Low-Rise
 - CMU – Community Mixed Use
 - Mid-Rise
 - RMU – Regional Mixed Use
 - High-Rise

* Denotes subdistrict specific to PD 595



Industrial Subdistricts



- Main Options: Consolidate Subdistricts & Update Regulations
 - Land Use Consistency
 - Appropriately differentiate between types of manufacturing, storage, warehouse and automotive uses

 - 3 Subdistricts:
 - RS-C – Regional Service Commercial*
 - RS-I – Regional Service Industrial*
 - RS-I(E) – Regional Service Industrial (Enhanced)*
 - Applies to one parcel
- 
- 2 Subdistricts
 - RS-C – Regional Service
 - Flex Space– Light Manufacturing & Contractors
 - RS-I – Regional Service Industrial
 - Heavy Manufacturing & Warehouses

* Denotes subdistrict specific to PD 595



Multifamily Subdistricts



- Main Option: None Currently
 - Chapter 51A provides guidance on multifamily development
- 6 Subdistricts:
 - MF-1 (A) – Multifamily-1
 - MF-2 (A) – Multifamily-2
 - MF-3 (A) – Multifamily-3
 - CH (A) – Clustered Housing District
 - TH-1 (A) – Townhouse-1
 - TH-3 (A) – Townhouse-3



Special Subdistricts



- 6 Subdistricts:
 - Subdistrict 1*
 - Subarea A & Subarea B
 - Subdistrict 2*
 - FWMU-3 – (Form Based) Walkable Mixed Use-3
 - FRTN - (Form Based) Residential Transition
 - R-3.8(A) – Single Family *
 - P(A) – Parking
- Main Option: TBD
 - Determine if Form Based Districts, Parking, and/or Subdistrict 1 and 2 can be reintegrated into existing zoning districts

* Denotes subdistrict specific to PD 595



PD 595 Zoning Map – Overlays



Legend

- South Dallas Fair Park Area Boundary
- Historic Overlay
- Shop Front Overlay
- Demolition Delay Overlay
- Parcel



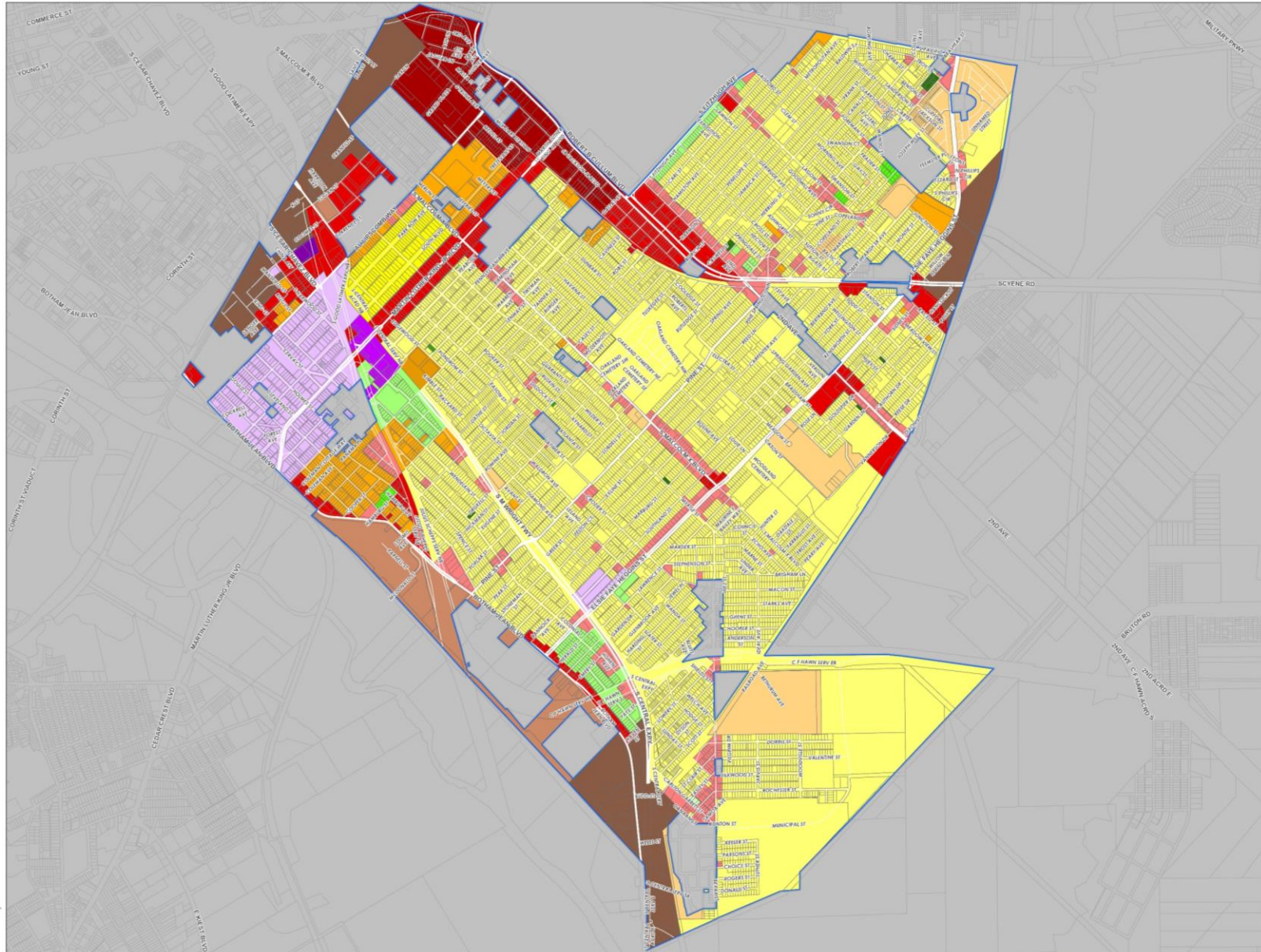
- Overlays:
 - Shop Front Overlay
 - Buildings are required to have active uses on the ground floor that engage pedestrians
 - Historic Overlay
 - Safeguard buildings that have historical significance, ensuring any renovations or new constructions align with preserving the original character.
 - Demolition Delay Overlay
 - This overlay provides a temporary pause on demolition requests, allowing time for review and potential preservation efforts.
- Main Option: Adjust Zoning Map Boundaries
 - Evaluate contraction or expansion of shopfront overlay at major corridors
 - Other overlays will remain unchanged

PD 595 – Working Draft (Map – Illustration purposes only)



Legend

- South Dallas Fair Park Area Boundary
- Parcel
- R-3.8(A)
- R-5(A)
- R-7.5(A)
- FRTN
- D(A)
- CH(A)
- TH-1(A)
- TH-3(A)
- MF-1(A)
- MF-2(A)
- MF-3(A)
- NMU
- CMU
- RMU
- RS-C
- RS-I
- FWMU-3
- Subdistrict 1
- Subdistrict 2



Q & A / Discussion



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



SDFP Authorized Hearing Comment Form



Closing Remarks



- Next Step
 - Third Community Meeting is on December 9, 2025 at the
2901 Pennsylvania Ave, Dallas, TX 75215 from 6:00 p.m. - 7:30 p.m.
 - The purpose of the meeting will be to discuss proposed **Zoning Recommendations** 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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