



**SERVICE
FIRST,
NOW!**

John Cervantes

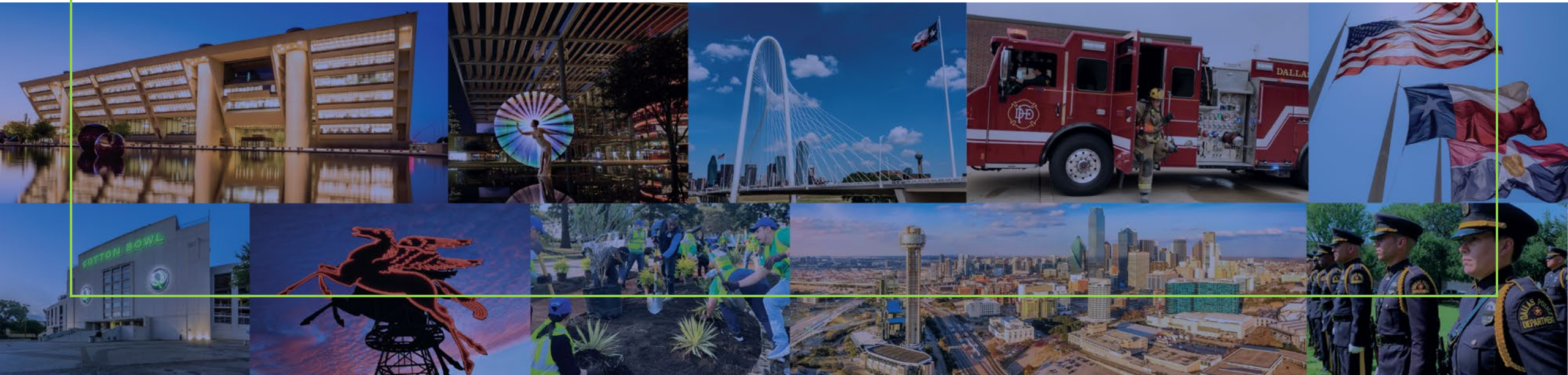
Planner II

Planning and Development Department

PD 595 / South Dallas Fair Park Authorized Hearing

Z223-121 (3rd Community Meeting)

December 9, 2025



Presentation Overview

- Introduction / Rules of Engagement
- Authorized Hearing Flowchart
- Recommendation Summary
- Breakout Tables
- 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




















Authorized Hearing Flowchart

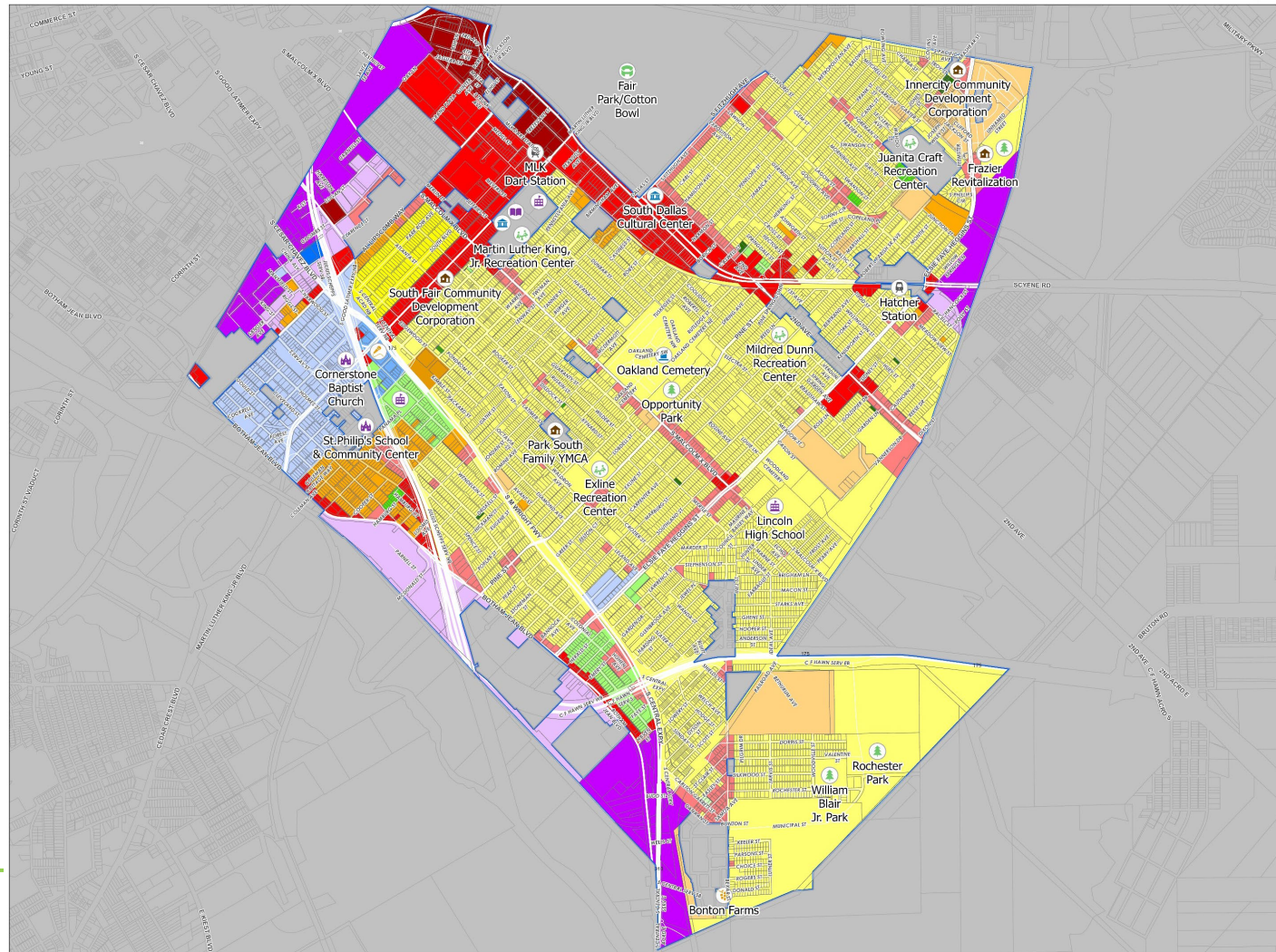


Recommendation Summary (Map for illustrative purposes only)

- Map Adjustments
- Consolidated Districts

Legend

-  South Dallas Fair Park Area Boundary
-  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
-  I
-  FWMU-3
-  Subdistrict 1
-  Subdistrict 2



Recommendation Summary

- Single Family and Duplex Design Standards
 - Minimum Front Porch Size
 - Maximum Garage Size (Percentage of façade)
 - Height Maximums – 25 feet, 2.5 Stories
 - Roof Pitch
 - Maximum Impervious Lot Coverage Percentage
 - Window Transparency Minimum Percentage
- Allow Accessory Dwelling Units (ADUs)
- Definition Changes (ex. massage, tobacco shop)
- Remove Floor Area Ratio Requirements (restricted by SB840)



Recommendation Summary

- Edit Permitted Uses (ex. allow residential in line with SB840)
- Modify Building Height Maximums for Mixed Use Districts
 - (NMU) 45 Feet/4 stories (minimum set by SB840)
- Create Minimum Standards for Developments
 - Minimum Required Street Frontage
 - Minimum Window Transparency
 - Primary Street Entrance
- Remove Parking Setback Requirements
- Adjust Lot Coverage Limits
- Sidewalk Requirements



Breakout

Closing Remarks

Next Step

- 1st Draft Release - Once the draft is completed an additional meeting shall be scheduled after the Holiday Break.
- Throughout the process, updates will be on the City's website.
<https://dallascityhall.com/departments/pnv/Pages/SDFPAH.aspx>



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