



**SERVICE  
FIRST,  
NOW!**

**John Cervantes**

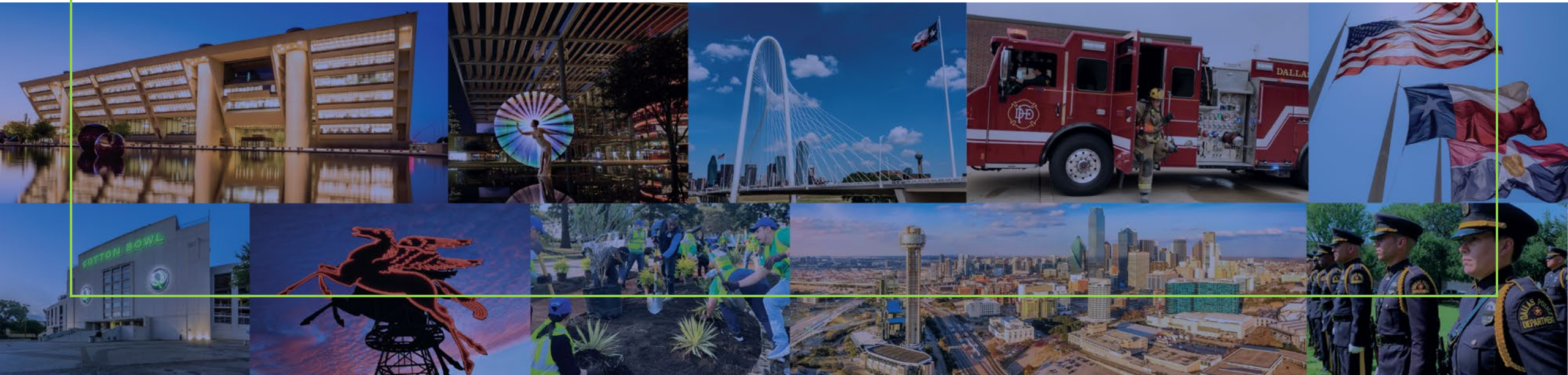
*Planner II*

Planning and Development Department

# PD 595 / South Dallas Fair Park Authorized Hearing

**Z223-121 (4<sup>th</sup> Community Meeting)**

April 28, 2026



# Presentation Overview

- Introduction
- Background and Recap
- Area Plan Framework
- Zoning Implementation
- Zoning Proposals
- Next Steps and Closing Remarks
- Q & A



SDFP Authorized Hearing Comment Form  
[bit.ly/pd595comments](https://bit.ly/pd595comments)

# Introduction / Rules of Engagement

Thank you for joining us today! 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



# Recap: AH Community Meetings

October 14, 2025

- MLK Rec Center – Kickoff Meeting

November 13, 2025

- Exline Rec Center – Community Meeting on Zoning Concepts/Education

December 9, 2025

- MLK Rec Center – Community Meeting on Zoning Recommendations (Breakout Sessions)

February 19, 2026

- City Plan Commission - SDFP Plan language update in line with federal regulations

March 30, 2026

- Pointe South – Presented for Monthly Business Group



# Why We're Here *(Implementing the SDFP Area Plan)*

## **Zoning is a tool we use to implement that vision.**

This proposal translates the plan's recommendations into clear, enforceable development standards. Tonight's goal is to:

- Show how the proposed zoning aligns with the adopted plan
- Explain what changes are being proposed—and what is not changing
- Hear your feedback before moving forward in the process

This is one step in an ongoing process.

Your input continues to shape how the plan will be implemented over time.



# SDFP Area Plan: Guiding Principles

The South Dallas / Fair Park Area Plan provides a **long-term framework** to guide future decisions about growth, development, and public investment in the area.

## 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.

# What We Heard From the Community

## *Key Themes from Engagement*

### **Concerns:**

- Displacement – Residents want revitalization that allows existing families to stay and benefit.
- Loss of Character – Maintain the scale, identity, and cultural significance of South Dallas communities.
- Lack of Services – Desire for neighborhood retail, jobs, and support for small and legacy businesses.
- Mixed Use Subdistricts – How will they function and where are they allowing uses?

### **Opportunities:**

- Housing Options – Support for a mix of housing types—without overwhelming existing blocks.
- Walkable Corridors – Create safer, more connected streets with access to daily needs near Fair Park and surrounding areas
- Economic Investment – Activate spaces into productive, community-serving uses.

# What this Zoning Update Does

## *Turning the Plan from Vision into Action (Implementation)*

- How do we align current zoning with the adopted South Dallas / Fair Park Area Plan?
  - Direct growth and **housing options** to the right places—like key corridors and activity areas
  - Amend land use policy and zoning regulations **to address incompatibility** between uses and promote thriving small scale neighborhood serving businesses with **mixed uses subdistricts**
  - Create stability for current neighborhood interiors:
    - Protect existing neighborhood character with **design**
    - **Ease displacement pressure**

# Zoning Overview

## *How zoning works in your neighborhood*

- Planned Development 595 sets the rules for what types of homes, businesses, and other uses are allowed in different areas
- It also establishes basic standards like building height, size, and placement on a lot
- Not attached to any one specific project
- Zoning does not directly regulate property taxes
- Zoning can influence and guide where and how growth happens, which may affect housing availability and neighborhood change over time

# What Stays the Same

*The intent is to preserve neighborhood stability while guiding future growth to appropriate areas identified in the SDFP plan*

- Rezoning does not require anyone to sell, rebuild, or move
  - Existing homes and buildings remain in place
- Zoning does not allocate funding for community projects or infrastructure like roads, schools, or utilities.
  - Cities usually coordinate rezoning with long-term capital improvement plans over phases
  - Examples: South Dallas Community Park and Historic Forest Theatre
- Neighborhoods change gradually, not instantly
  - Redevelopment usually happens parcel-by-parcel over many years

# SUPs and Nonconformities

Staff's objective was to ensure property owners maintain entitlements. No proposal to modify existing SUPs or create nonconformities. If a property is legally established today, it can **keep operating**.

- What **CAN** continue:
  - Living in your home
  - Operating an existing business
  - Routine maintenance and repairs
- What **MAY** be limited over time:
  - Expanding to a use that doesn't match the new zoning
  - Rebuilding if a structure is significantly damaged
  - Expansion that exceeds 30 percent of an existing space

**Bottom line: Rezoning mainly affects future development—not existing, legally established uses.**

# What's Changing (Zoning Proposal)

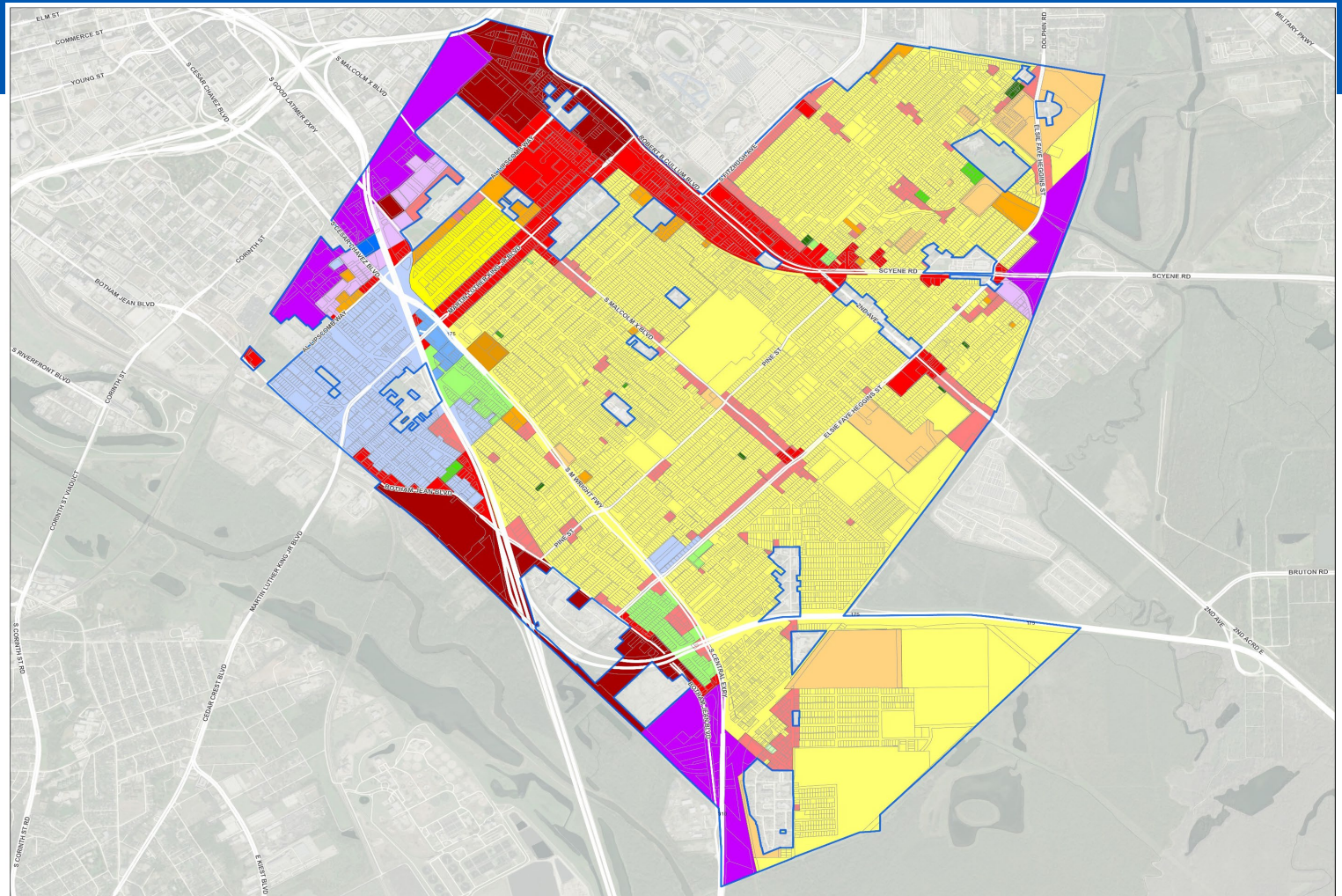
*The update includes a zoning framework without broadly changing existing neighborhood conditions*

1. Remapped boundaries for various subdistricts
2. Reconfigured and consolidated zoning districts
3. Applied mixed-use districts primarily along key corridors and activity centers which expands housing options
4. Introduced design standards for single family and duplex subdistricts
5. Updated land use definitions and land use chart

# Zoning Map

## Legend

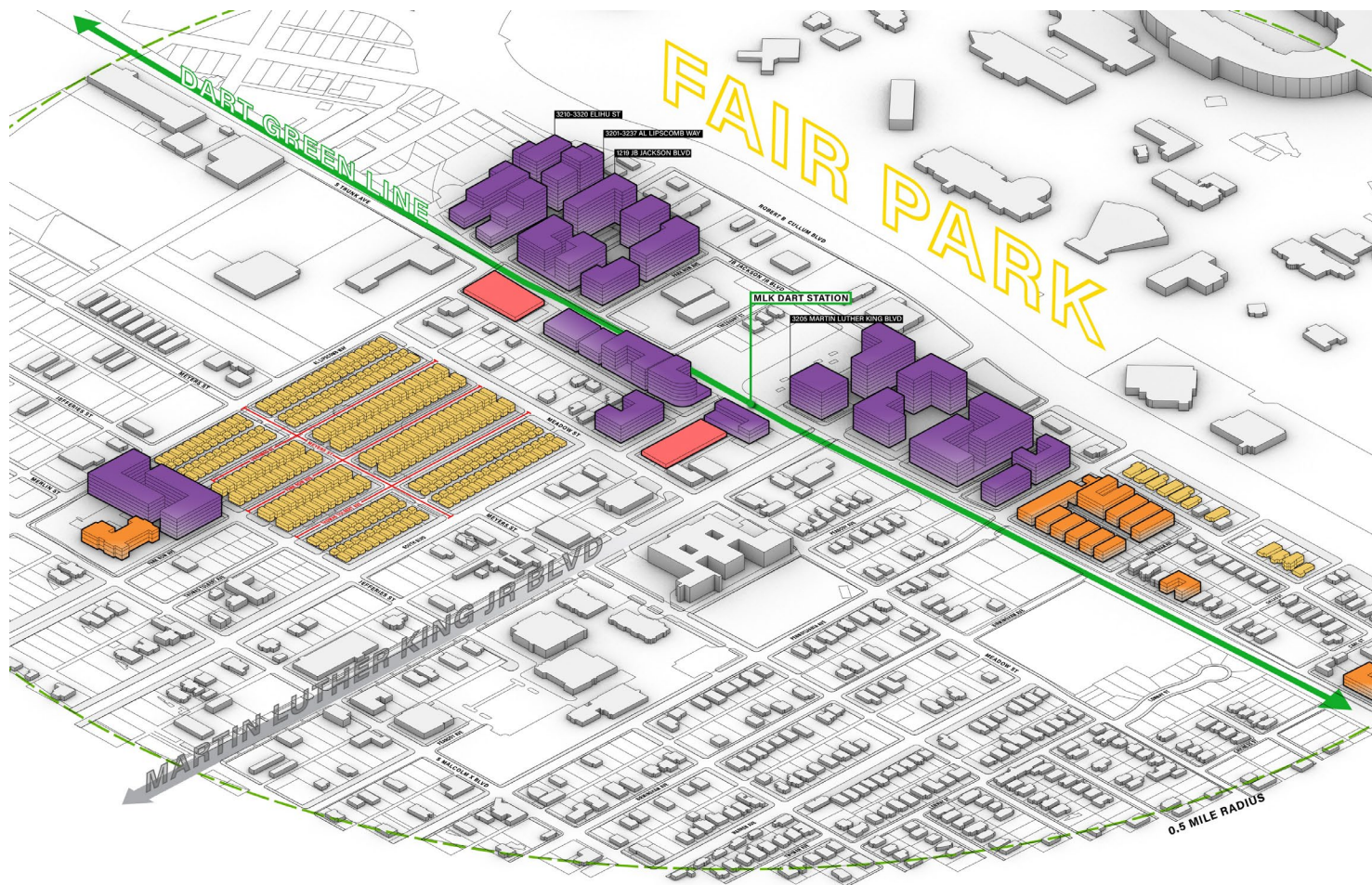
- South Dallas Fair Park AH Boundary
- Single Family R-5
- Single Family R-7.5
- Form - Residential Transition
- Duplex
- Clustered Housing
- Townhome-1(A)
- Townhome-3(A)
- Multifamily-1(A)
- Multifamily-2(A)
- Multifamily-3(A)
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Service Mixed Use
- Industrial Mixed Use
- Form - Walkable Mixed Use-3
- Subdistrict 1
- Subdistrict 2



# Corridors with Significant Changes

- **Fitzhugh Avenue (adjacent to Fair Park)**
  - Transition from residential (duplex) to mixed-use to activate frontage near Fair Park
- **Robert B Cullum Boulevard**
  - Allows **mid- to high-rise mixed-use development**
- **Martin Luther King Jr Boulevard**
  - Introduces Maintains neighborhood scale with **low-rise** mixed-use that access to goods, services, and housing
- **Elsie Faye Heggins**
  - Transition from residential (duplex) to mixed use
- **Botham Jean Boulevard (near St. Phillip's)**
  - Expansion of **form-based, walkable mixed-use zoning**
  - Focus on consistent street activation

# Vision



# Mixed Use Districts (New Zoning Framework)

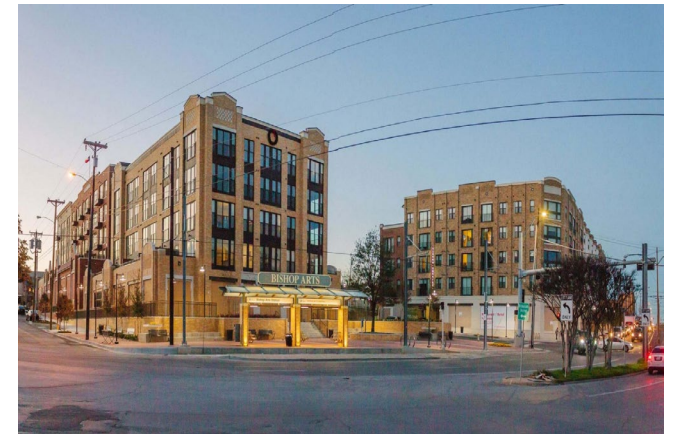
## Senate Bill 840

- Allows residential multifamily projects in zoning districts that previously allowed office, commercial, retail, or warehouse
- Builders are entitled to 45 feet in height under SB 840

## *How Building Height Is Managed*

- Building height is not applied uniformly—it varies by location
  - Minimum of 135 feet away or roughly one city block for any building over 45 feet
- Lower-scale development is maintained near existing residential neighborhoods
- Taller buildings are directed to major corridors and regional areas, where infrastructure and activity support it

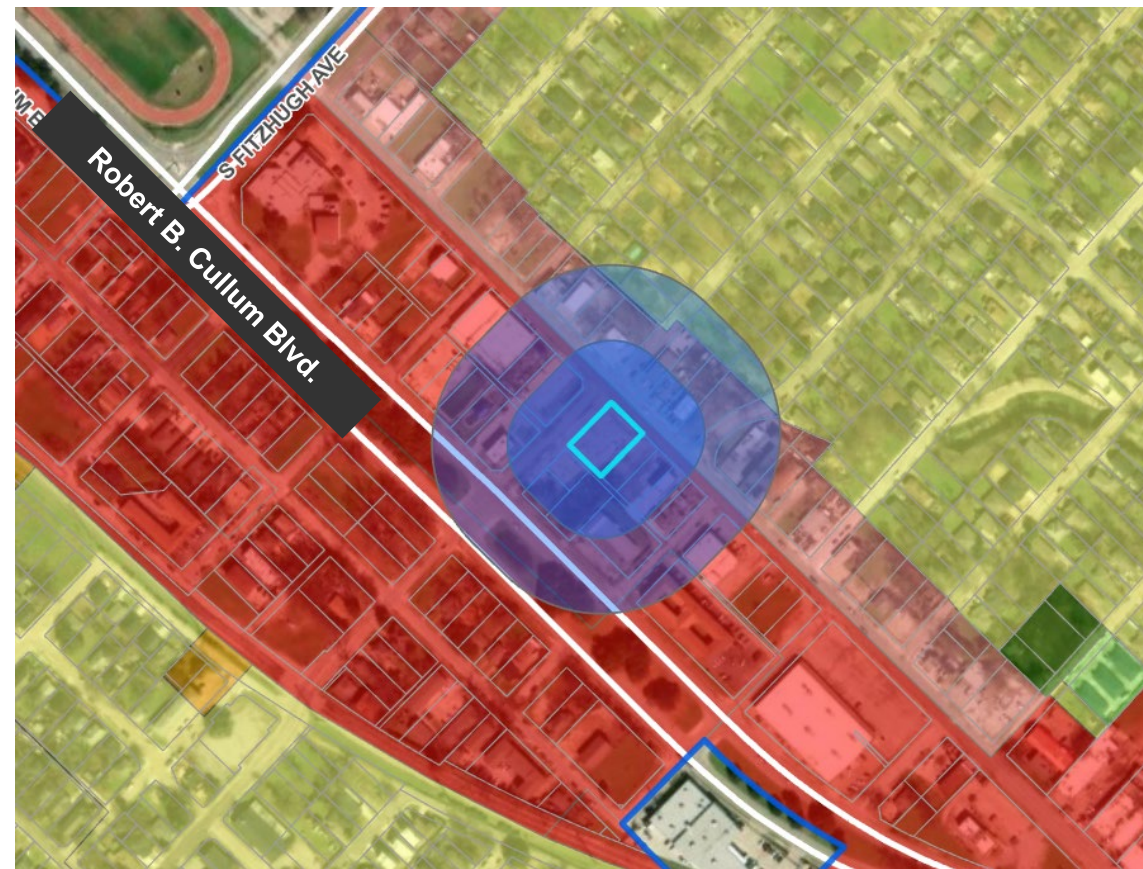
# Mixed Use Districts



# Types of Mixed Use Districts

| Subdistricts                       | Heights  | Stories   |
|------------------------------------|--|---|
| NMU – Neighborhood Mixed Use       | 45 ft Max  | Four (4) Stories  |
| CMU – Community Mixed Use          | <ul style="list-style-type: none"> <li>➤ 45 ft Max or</li> <li>➤ 100 ft Max</li> </ul> | <ul style="list-style-type: none"> <li>➤ Four (4) Stories or</li> <li>➤ Eight (8) Stories with standards Ground Floor Building Façade Transparency, Required Street Frontage, Entrance</li> </ul> |
| RMU – Regional Mixed Use           | 200 ft Max   | Eighteen (18) Stories   |
| SMU – Service Mixed Use            | 45 ft Max  | Four (4) Stories  |
| IMU – Industrial Mixed Use         | 70 ft Max  | Six (6) Stories   |
| FWMU-3 – (Form) Walkable Mixed Use | 50 ft Max  | Three and one half (3.5) Stories  |

# Height Examples



# Residential Design Standards

*Applies to R-7.5, R-5, and Duplex subdistricts:*

## Front Porches

- Must be a minimum of six feet wide
- May encroach six feet into front yard setback
- Must meet four of the following:
  - Minimum width of eight feet
  - Minimum depth of six feet
  - Minimum finished floor of one step above grade
  - Weather protected roof
  - Railing or knee wall surrounding three sides while providing for entrance to porch



# Residential Design Standards

## Garages

- Width cannot be more than 50 percent of front street façade
- Placement, if provided, must meet one of the following:
  - Be accessed from the rear of the property
  - Be accessed from the side street on a corner lot
  - Be detached and located within the rear 30 percent of the property
  - Be attached and setback a minimum of six feet from either front setback or the front porch



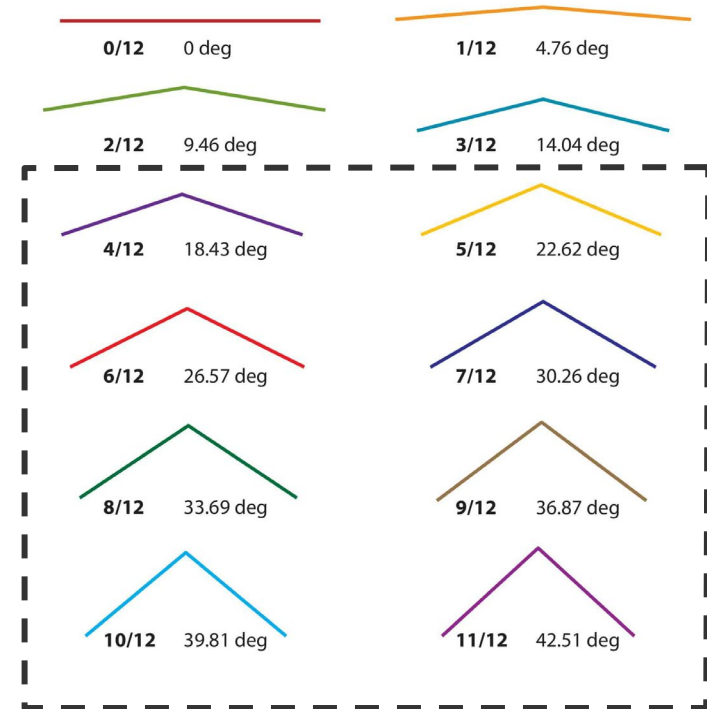
# Residential Design Standards

## Roof Pitch

- Roofs in this subdistrict must have a minimum roof pitch rise of 4 inches for every 12 inches.
- Roof eaves in this subdistrict must come together at either a gable or hip



## Roof Pitch Diagram Chart



# Residential Design Standards

## Front Yard

- Maximum impervious lot coverage in the front yard setback for driveways or parking is 25 percent or 200 square feet, whichever is greater.
- Front porches are not included in the impervious lot coverage.



# Residential Design Standards

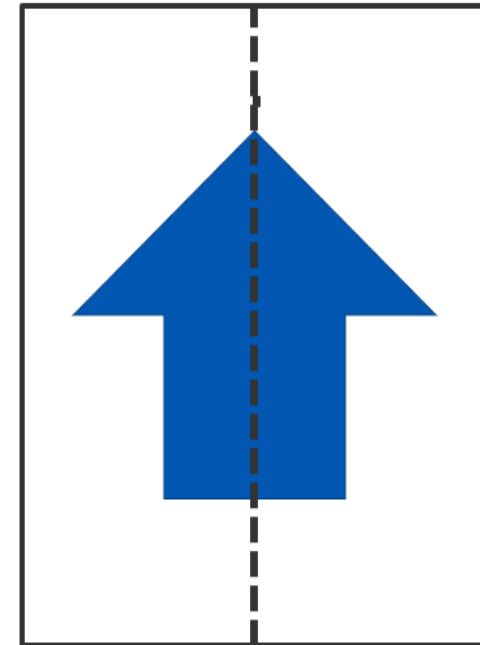
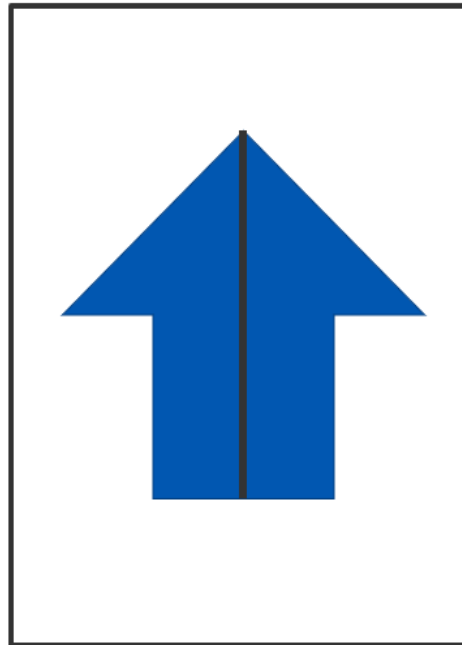
## Windows

- Minimum transparency for the ground-floor front street facade is 10 percent
- Minimum transparency for the second-floor front street facade is 20 percent
- Garage doors may not count toward the required transparency



# Duplex Lot Standards

- Minimum lot size for duplexes is 5,000 square feet.
- Minimum lot size for single family attached 2,500 square feet.



# Accessory Dwelling Units (ADUs)

## *Preventing Displacement & Supporting Residents*

- Supports multigenerational housing without altering neighborhood character
- Creates supplemental income for homeowners
- Helps address housing affordability pressures



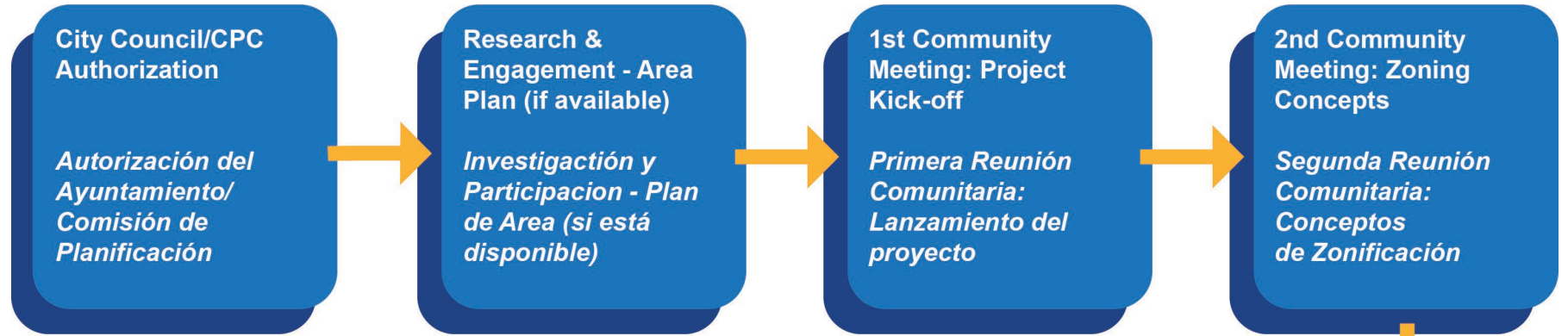
# Land Use, Definitions and Misc. Updates

## *Zoning Amendments regarding concerns and issues facing the community today*

- Definition Updates:
  - Catering Services – now allows to-go/pick-up services (no longer requires SUP)
  - Market Gardens/Community Garden – now under Crop Production (no longer requires SUP)
  - Massage Establishments – now allowed as an accessory use
  - Tobacco Shop – now includes electronic smoking devices
- Removed minimum 30 feet parking setback requirements
- Removed maximum Floor Area Ratio (FAR) in accordance with SB840
- Provide option for Hotel/Motels to apply for Specific Use Permits (SUPs) in Mixed Use districts
- Live Work Units – Number of dwellings no longer capped

# Next Steps

**\*Tentative**



**\*Summer/Fall 2026**

**\*June 11, 2026**

**\*May 21, 2026**

**April 28, 2026**



# Questions & Answers

- Remember rules of engagement
- Please keep questions brief and on topic
- Raise your hand or follow the queue to be called on
- One question per person to allow others a chance
- We may follow up after the session if time runs out

# How to Stay Involved

Throughout the process, updates will be on the City's website.

<https://dallascityhall.com/departments/pnv/Pages/SDFPAH.aspx>



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