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PD 595 / South Dallas Fair Park Authorized Hearing

City Plan Commission Briefing Z223-121

May 7, 2026

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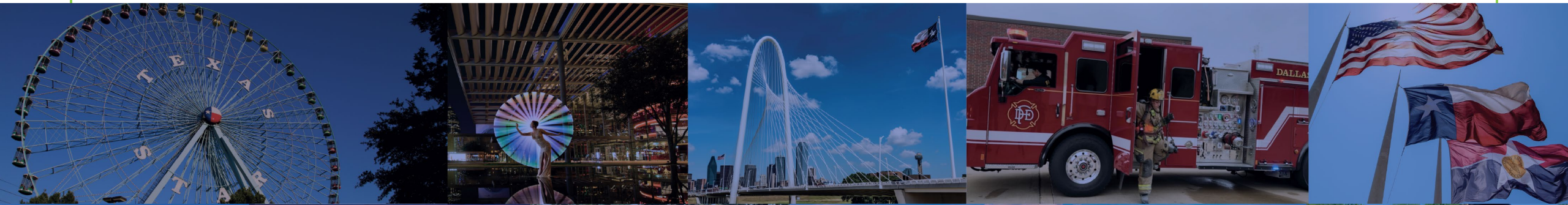
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Background: South Dallas Fair Park Area Plan

The South Dallas/Fair Park Area Plan (SDFP) is the culmination of five years of work by community members, stakeholders, SDFP Task Force and Dallas Planning & Development.

That plan is now adopted policy as of June 25, 2025 —and it calls for specific changes to how land is used, developed, and preserved across South Dallas and the areas surrounding Fair Park.



Background: South Dallas Fair Park Area Plan

The South Dallas/Fair Park Area Plan (SDFP) won the Dunnigan Community Engagement Award in December 2025, Greater Dallas Planning Council.

The SDFP Area Plan also was recognized at the 8th Impact Awards by Urban Land Institute Dallas-Fort Worth chapter as a 2026 Award Finalist for Housing and Communities



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.

Authorized Hearing Memorandum

- In January 2020, a memo was introduced proposing authorization of a public hearing for zoning review of Planned Development No. 595 (South Dallas/Fair Park), led by Councilmember Adam Bazaldua and co-sponsored by Jaime Resendez, Paula Blackmon, Omar Narvaez, and Adam Medrano; however, the matter was delayed due to the COVID-19 pandemic.
- On October 12, 2022, City Council later formally authorized the Planning and Development Department to initiate the consideration of a public hearing.

Memorandum

RECEIVED
2020 JAN 29 PM 1:30
CITY SECRETARY
DALLAS, TEXAS



City of Dallas

DATE January 22, 2020
TO The Honorable Eric Johnson
FROM Adam Bazaldua
SUBJECT Request for Placement of Agenda Item – Council Member(s)

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please refer the following item to a city council committee within 15 calendar days after receipt of this request:

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area 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. This is a hearing to consider the request to authorize the hearing and not the rezoning of the property at this time.

BRIEF BACKGROUND:

Planned Development District No. 595 encompasses over 3,000 acres in the South Dallas/Fair Park area. PD 595 was established by Ordinance No. 24726 on September 26, 2001. The last comprehensive amendment to PD 595 was in 2012. City Council approved Ordinance No. 28860 on December 12, 2012. Ordinance No. 28860 established new subdistricts and uses within PD 595 among other changes. This request is an authorization to determine proper zoning in the area.

In accordance with Dallas City Code Section 51A-4.701(a) and state law, the city council or the city plan commission may authorize a public hearing on a change in a zoning district classification. If city council authorizes the public hearing for PD 595, the city plan commission shall hold public hearings and provide a recommendation to city council.

Submitted for consideration by:

Adam Bazaldua Dist. # 7
Printed Name Signature

Recap: Authorized Hearing 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)

March 30, 2026

- Pointe South – Presented for Monthly Business Group

April 28, 2026

- Exline Rec Center – Final Community Meeting



What We Heard From the Community

Key Themes from Engagement

Concerns:

- Loss of Character – Maintain the scale, identity, and cultural significance of South Dallas communities using design standards
- Lack of Services – Desire for neighborhood retail, jobs, and support for small and legacy businesses.
- Mixed-Use Subdistrict Implementation – Questions regarding the geographic delineation, permitted use mix, intensity, and regulatory function of proposed mixed-use subdistricts.

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-use subdistricts**
 - Create stability for current neighborhoods:
 - Protect existing neighborhood character with **design**



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. Evans Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Single Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Emory Avenue, Robert G. Callahan Boulevard, Fitzhugh Avenue, Glenford Street, and the common line between City Blocks 1820 and D1821. PD 595 includes the following planned development districts: 276, 239, 331, 334, 363, 477, 489, 513, 512, 517, 597, 660, 716, 729, 730, 746, 747, 764, 793, 806, 813, 840, 853, 856, 872, 892, 900, 911, 936, 1023, 1028, 1062, 1089, and 1090 and the form-based districts WMU-5 and WR-5 established in the area generally bounded by Eldon Street, Park Row Avenue, J.B. Jackson Boulevard, and Trunk Avenue. The size of PD 595 is approximately 3,337.428 acres. (Ord. No. 24726, 25251, 26004, 26037, 26351, 26366, 26675, 27252, 27518, 27680, 27682, 27685, 27679, 28208, 28223, 28269, 28288, 28328, 28697, 29052, 29316, 29319, 29335, 29664, 29677, 31101, 31186, 31664, 32256, 32272, 32458)

SEC. 51P-595.103. CREATION OF SUBDISTRICTS.
This district is divided into the following residential and nonresidential subdistricts:

(1) Residential subdistricts

(A) R-7.5(A-B) South Dallas Single Family Subdistrict
(B) R-5(A-B) South Dallas Single Family Subdistrict
(C) R-3.8(A) Single Family Subdistrict-Reserved
(D) D(A-B) South Dallas Duplex Subdistrict

What's Changing (Zoning Proposal)

Commercial Districts Into Mixed Use Corridors Same District - New Name (With Residential Allowed)

1. Existing Neighborhood Commercial District – Now Neighborhood Mixed Use – Low Rise
2. Existing Community Commercial District – Now Community Mixed Use – Low to Mid Rise
3. Existing Regional Commercial District – Now Regional Mixed Use – High Rise
4. Existing Multi-Family 2 – Now Community Mixed Use Or WMU-3

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

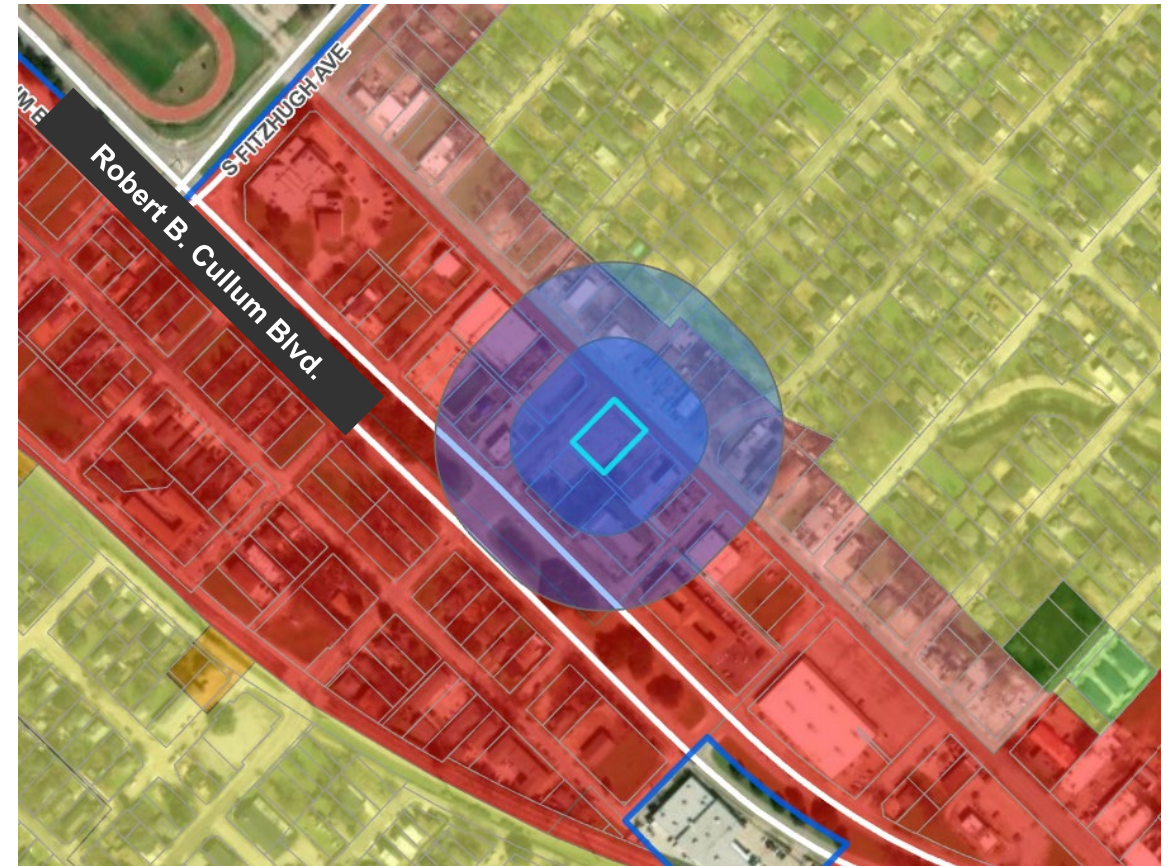
How Building Height Is Managed- RPS

- 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

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"> ➤ 45 ft Max or ➤ 100 ft Max 	<ul style="list-style-type: none"> ➤ Four (4) Stories or ➤ Eight (8) Stories with standards Ground Floor Building Façade Transparency, Required Street Frontage, Entrance
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

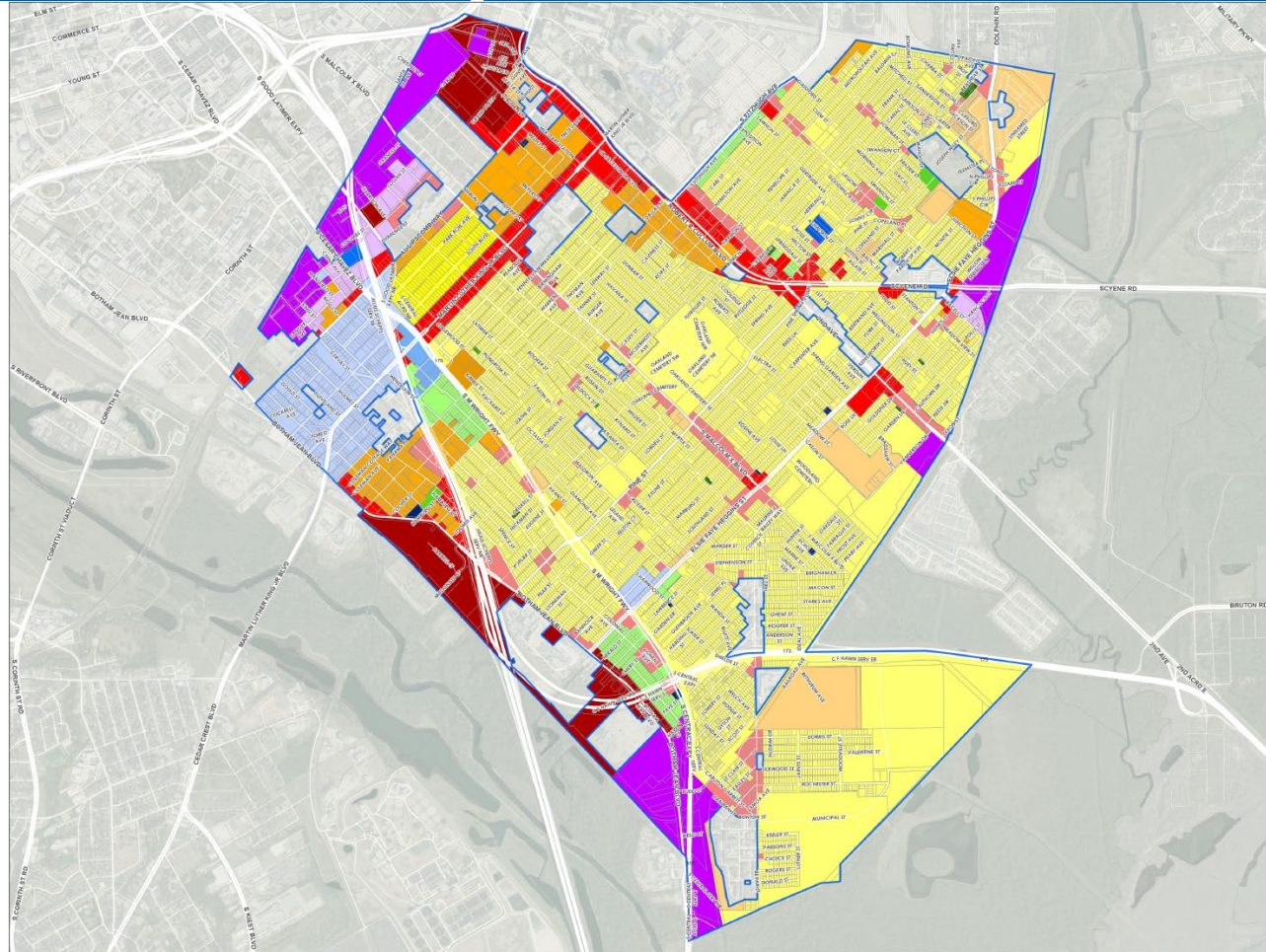
Height Examples



Existing Subdistrict Map






















Legend

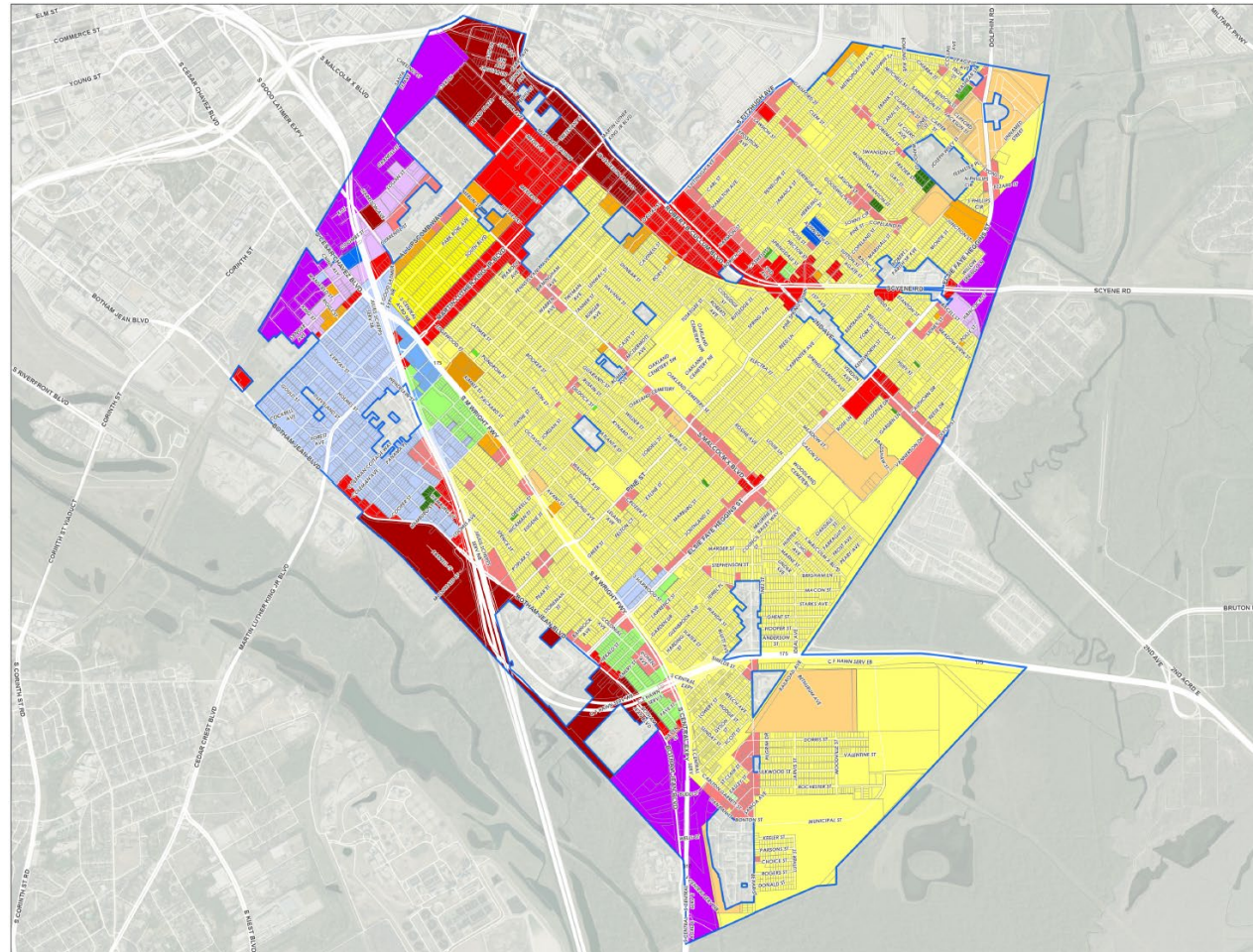
- South Dallas Fair Park AH Boundary
- SDFP Parcel
- R-3.8 Single Family
- R-5 Single Family
- R-7.5 Single Family
- FRTN Form Residential Transition
- D(A) Duplex
- CH(A) Clustered Housing
- TH-1(A) Townhouse
- TH-3(A) Townhouse
- MF-1(A) Multifamily
- MF-2) Multifamily
- MF-3(A) Multifamily
- NC Neighborhood Commercial
- NC(E) Neighborhood Commercial (Enhanced)
- CC Community Commercial
- RS-MU Regional Service Mixed Use
- RS-MU(E) Regional Service Mixed Use (Enhanced)
- RS-C Regional Service Commercial
- RS-I Regional Service Industrial
- RS-I(E) Regional Service Industrial (Enhanced)
- FWMU-3 Form Walkable Mixed Use-3
- Subdistrict 1
- Subdistrict 2
- Subdistrict 3
- (PA) Parking



Proposed Subdistrict Map

Legend

-  South Dallas Fair Park AH Boundary
-  SDFP Parcel
-  SD-5 South Dallas Single Family
-  SD-7.5 South Dallas Single Family
-  FRTN Form Residential Transition
-  SD-D South Dallas Duplex
-  TH-1(A) Townhome
-  TH-3(A) Townhome
-  CH(A) Clustered Housing
-  MF-1(A) Multifamily
-  MF-2(A) Multifamily
-  MF-3(A) Multifamily
-  NMU Neighborhood Mixed
-  CMU Community Mixed Use
-  RMU Regional Mixed Use
-  SMU Service Mixed Use
-  IMU Industrial Mixed Use
-  FWMU-3 Form Walkable Mixed Use
-  Subdistrict 1
-  Subdistrict 2
-  Subdistrict 3



What's Changing (Zoning Proposal)

Residential Districts

1. Existing R-7.5(A)– Now South Dallas Single Family – 7.5 – Includes Design Standards
2. Existing R-5(A)– Now South Dallas Single Family – 5 - Includes Design Standards
3. Existing D (A) – Now South Dallas Duplex - Includes Design Standards

Residential Districts

For SDSF -5, SDSF-7.5 and SDD

Front Porches

- Must be a minimum of six feet wide
- Must be a minimum of six in depth
- Must be covered
- May encroach six feet into front yard setback
- Must meet three of the following:
 - Minimum width of eight feet
 - Minimum depth of eight feet
 - Minimum finished floor of one step above grade
 - 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



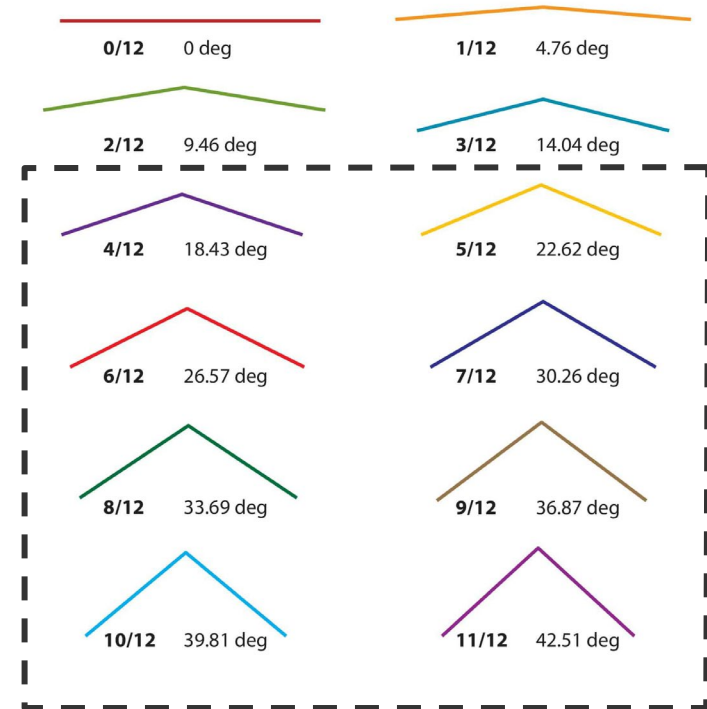
Residential Design Standards

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

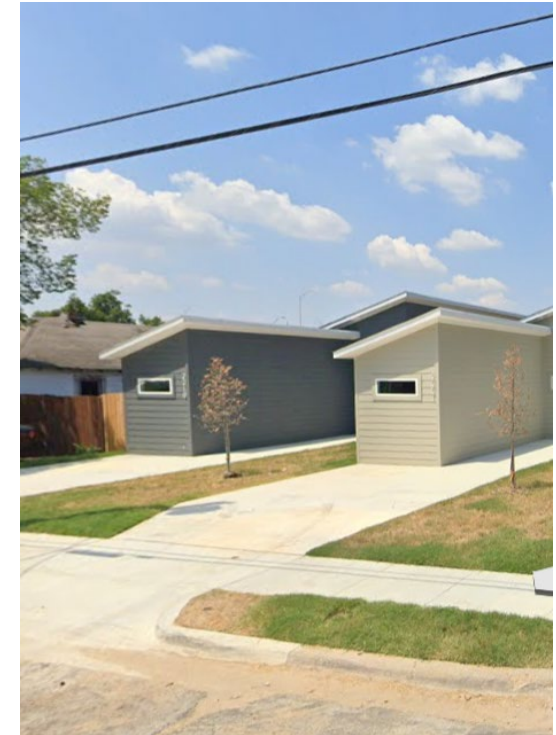
- Maximum impervious lot coverage in the front yard setback for driveways or parking is 25 percent or 200 square feet, whichever is greater.
- Front porches are not included in the impervious lot coverage.



Residential Design Standards

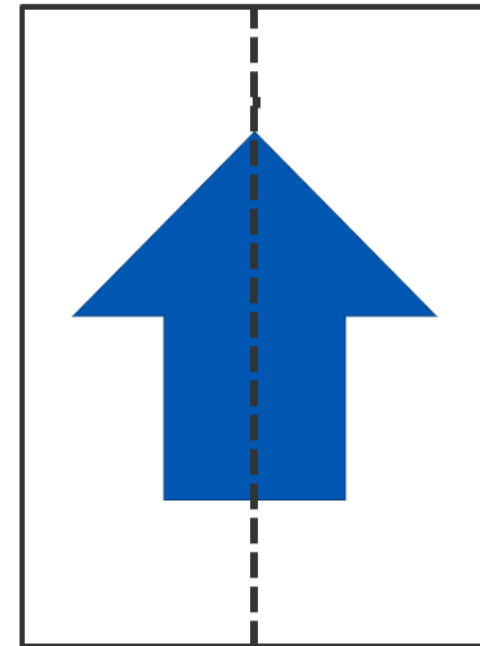
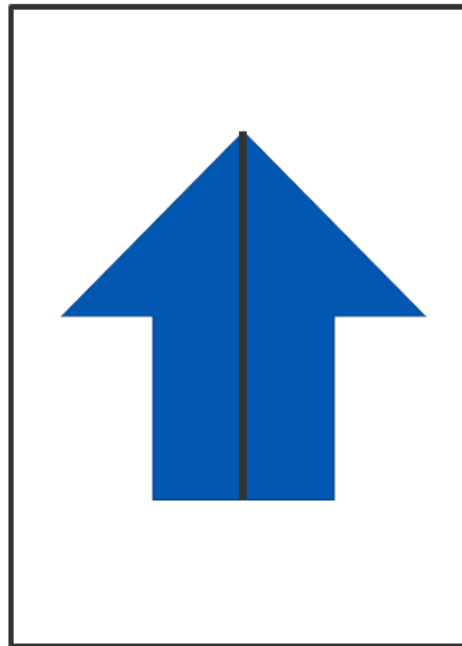
Windows

- 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)

Supporting Existing Residents While building new housing

- Supports multigenerational housing without altering neighborhood character
- Provides more viable housing options
























Land Use, Definitions and Misc. Updates

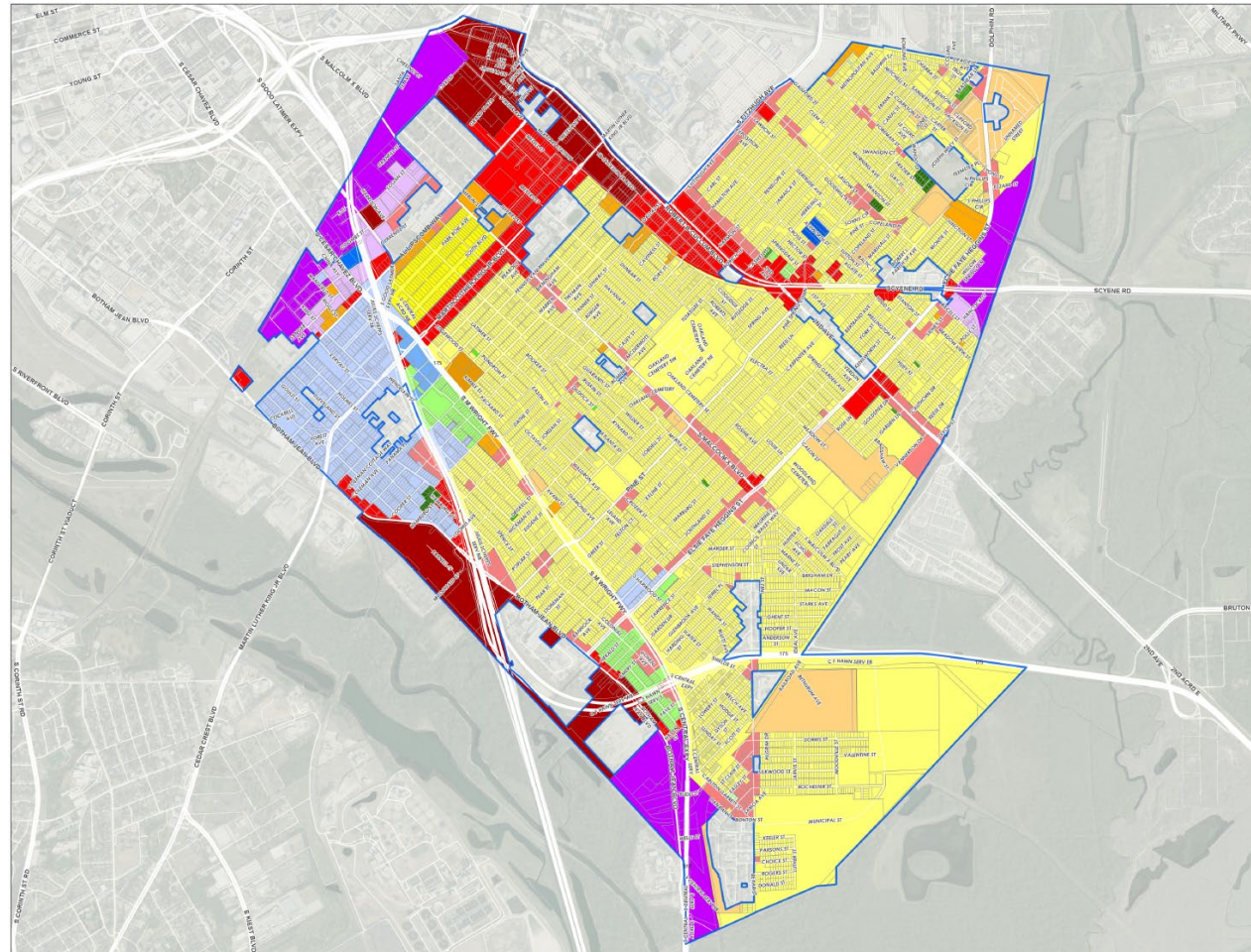
Zoning Amendments regarding concerns and issues facing the community today

- 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
- Live Work Units – Number of dwellings no longer capped
- Allows existing legal non-conforming Duplexes

Proposed Subdistrict Map

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Q & A