

**FILE NUMBER:** DCA190-002 (MTW)

**DATE INITIATED:** October 3, 2019

**TOPIC:** Amendment to the Dallas Development Code regarding off-street parking and loading requirements, including off-street parking management strategies and design of parking lots and bicycle spaces.

**COUNCIL DISTRICT:** All

**CENSUS TRACTS:** All

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**PROPOSAL:** Consideration of amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, including Sections 51A-1.102 and 51A-1.101, "Applicability and Purpose"; Section 51A-2.102 and 51-2.102, "Definitions"; Division 51A-4.110, "Residential Zoning Districts"; Division 51A-4.120, "Nonresidential Zoning Districts"; Division 51A-4.200 and 51-4.200, "Use Regulations"; Division 51A-4.300, "Off-Street Parking and Loading Regulations"; Division 51A-4.320, "Special Parking Regulations"; Division 51A-4.330, "Bicycle Parking Regulations"; Section 51A-4.505, "Conservation Districts"; Section 51A-4.702, "Planned Development (PD) District Regulations"; Division 51A-4.800 and 51-4.800, "Development Impact Review"; Section 51A-4.1106, "Development Regulations" and 51A-4.1107, "Design Standards"; Division 51A-13.300, "District Regulations"; Division 51A-13.400, "Parking Regulations"; Division 51A-13.700, "Administration", and related sections regarding minimum off-street parking and loading requirements, including establishing a Transportation Demand Management Plan and off-street parking design standards.

**SUMMARY:** Shifting focus from the quantity of required off-street parking spaces to quality and location of off-street parking areas will align the Dallas Development Code with adopted citywide transportation, environmental, and land use policies by reducing priority of single-occupant vehicle trips and increasing opportunity for housing, business activity, and multi-modal transportation options. A Transportation Demand Management Plan will apply to qualifying development projects. Additional design standards will ensure new parking lots support a walkable environment.

**ZOAC RECOMMENDATION:** Approval of ZOAC's recommended amendments.

**STAFF RECOMMENDATION:** Approval of staff's recommended amendments.

**CODE AMENDMENT PROJECT WEBPAGE:**

<https://dallascityhall.com/departments/pnv/Pages/parking-code-amendment.aspx>

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## 1. Background

On February 13, 2025, the City Plan Commission (“CPC”) discussed the DCA190-002 Off-Street Parking & Loading Code Amendment. The subject had previously been brought to CPC on November 21, 2024, December 5, 2024, and January 16, 2025.

This code amendment was initiated on October 3, 2019. The Zoning Ordinance Advisory Committee (“ZOAC”) had recommended removing all minimum parking requirements for land uses citywide, updating parking design requirements, and establishing a Transportation Demand Management Plan review requirement for qualifying developments. This closely reflected staff’s recommendation to ZOAC.

On February 13, a motion was made to approve the ZOAC recommendation. The CPC then began taking record votes on specific amendments to ZOAC’s recommendation. Four motions were voted on, described below, and CPC voted to hold a special-called CPC meeting on March 4, 2025 to continue taking record votes.

## 2. CPC Amendments to ZOAC’s Recommendation

After Commissioner Housewright moved to approve the ZOAC recommendation, record votes were taken and passed on the following motions:

- Keep parking requirements for R, D, and TH uses, and reduce minimums to one space per dwelling unit.
- For multifamily, require one-half space per dwelling unit.
- Require 0.25 guest parking space per dwelling unit that must be accessible to visitors (outside a fence/gate) and clearly marked at the driveway entrance or walking gate.
- For multifamily uses of 150 or more dwelling units, one off-street loading space of adequate size to accommodate a typical moving van/delivery van is required and must be located outside of a fence/gate. Additionally, for all multifamily uses, the following must be identified at the time of permitting:
  - areas of anticipated loading and unloading;
  - relevant building components used for loading and unloading such as freight elevators and freight entrances; and
  - areas designated for short-term pick-up and drop-off.

## APPENDIX A - January 30, 2024 ZOAC Meeting Action Minutes



### Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes

January 30, 2024

Room 6ES / Videoconference

9:00 a.m.

#### **ATTENDEES:**

**ZOAC Members Present:** Tipton Housewright (Chair), Lorie Blair (Vice Chair), Nathaniel Barrett, Ryan Behring, Paul Carden, Enrique MacGregor, Mark Rieves, and Brent Rubin

**ZOAC Members Absent:** None

**City Plan Commission Members Present:** Melissa Kingston

**City Council Members Present:** None

**City Staff:** Michael Wade, Lori Levy, Sarah May, Megan Wimer, Andreea Udrea, Andrea Gilles, Arturo del Castillo, Lawrence Agu III, Jenniffer Allgaier, and Michael Pepe (Planning and Urban Design); Phil Erwin (Development Services); David Nevarez (Transportation Development Services); Suzanne Knuppel (City Attorney's Office)

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The meeting was called to order at 9:06 a.m. by Tipton Housewright (Chair).

#### **DISCUSSION:**

1. **DCA190-002:** Consideration of amending Chapters 51 and 51A of the Dallas Development Code regarding minimum off-street parking and loading requirements, including but not limited to establishing a Transportation Demand Management Plan and off-street parking design standards. Michael Wade, Planning and Urban Design

Mr. Wade presented and the item was opened for discussion and questions from ZOAC members. Mr. Wade provided clarification as needed. 12 speakers spoke, Chair Housewright

led the discussion, and the committee concluded with the following motion.

**MOTION #1**

**Motion:** It was moved to send the item to City Plan Commission per staff recommendations, as briefed.

**Motion:** Brent Rubin

2<sup>nd</sup>: Enrique MacGregor

**Result:** Passed: 6-2  
For: Barrett, Behring, Carden, Housewright, MacGregor, Rubin  
Against: Blair, Rieves  
Absent: None

**Amending Motion:** It was moved to amend the motion to exclude the following retail and personal service uses found in Section 51A-4.210: alcoholic beverage establishment; commercial amusement (inside); commercial amusement (outside); mortuary, funeral home, or commercial wedding chapel; restaurant without drive-in or drive through service; restaurant with drive-in or drive through service; theater; and truck stop uses.

Maker: Mark Rieves

2<sup>nd</sup>: Lorie Blair

Result: Failed: 2 to 6  
For: Blair, Rieves  
Against: Barrett, Behring, Carden, Housewright, MacGregor, Rubin  
Absent: None

**Amending Motion:** It was moved to amend the motion to exclude subparagraph (3)(D) in Section 51A-4.301(a), regarding parking and building orientation.

Maker: Nathaniel Barrett

2<sup>nd</sup>: Tipton Housewright

Result: Passed: 6 to 2

For: Barrett, Behring, Carden, Housewright, MacGregor, Rubin

Against: Blair, Rieves

Absent: None

**Amending Motion:** It was moved to amend the motion to apply Table No. 1- TDMP review thresholds per project type and locations to institutional and community service uses only.

Maker: Nathaniel Barrett

2<sup>nd</sup>: Ryan Behring

Result: Failed: 2 to 6

For: Barrett, Behring

Against: Blair, Carden, Housewright, MacGregor, Rieves, Rubin

Absent: None

**Speakers:** For: Swede Hanson, 9925 Lakedale Dr, Dallas, TX 75218

Matthew Havenlr, 1352 Fitts Pl, Dallas TX 75215

Adair Aranda, 1030 Cedar Hill Ave, Dallas, TX 75208

Hexel Colorado, 1509 Main St, Dallas, TX 75206

Matthew Jacobs, 1040 Cherokee Rd, Louisville, KY 4024

Bryan Tony, 1500 Pecos Street Unit 4, Dallas, TX 75204

Against: Ed Zahra, 1003 Valencia St, Dallas, TX 75223

Anga Sanders, 3432 Spruce Valley, Dallas, TX 75233

Shelley Potter, 4437 Cole Ave, Dallas, TX 75205

Laura Palmer, 911 N Madison Ave, Dallas, TX 75208

Pam Conley, PO Box 5212, Dallas, TX 75208

Michael Northrup, 901 Main Street, Suite 3900, Dallas, TX 75201

**APPENDIX B – January 30, 2024 ZOAC Recommendation**