



City of Dallas

2024 ANNUAL REPORT

PLANNING & DEVELOPMENT

New Beginnings



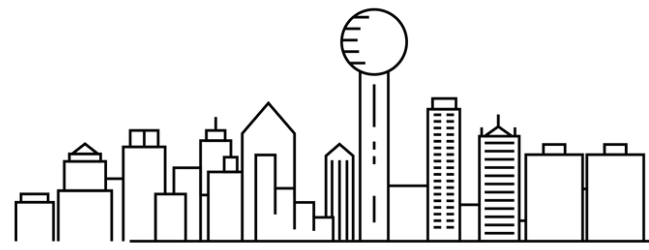


A photograph of the Dallas skyline, featuring several prominent skyscrapers with glass facades. The buildings are set against a blue sky with scattered white clouds. In the foreground, there is a dense line of green trees. The overall scene is captured in a slightly desaturated, blue-toned style.

Together

*we are planning
and building a better
Dallas for all!*

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PLANNING &

City of Dallas Planning and Development Department
Who We Are



Vernon Young
Deputy Director

Andrea Gilles
Deputy Director

Emily Liu
Director

Andrea Udrea
Deputy Director

Sam Eskander
Deputy Director

In June 2024, the Planning and Urban Design Department (PUD) and the Development Services Department (DSD) merged into a single, unified department - **Planning & Development**.

The merger and the creation of new Deputy Director-led divisions (Planning, Zoning, Permitting, and Team Excellence & Customer Advocate) have led to improved efficiency, collaboration and communication.

DEVELOPMENT

Welcome! From Director Emily Liu



New Department, New Beginnings

This year's report highlights a new chapter for Planning and Development, marked by the successful merger of two departments. As we look back on FY 2023-24, we celebrate significant milestones and the growth that has positioned us to better serve the Dallas community.

Embracing New Beginnings

Fiscal Year 2023-24 marked an exciting new chapter for Planning and Development in the City of Dallas. This year, we celebrate the successful merger of two departments—Planning & Urban Design and Development Services, creating a unified and dynamic team dedicated to serving our vibrant and growing Dallas community.

As we reflect on FY 2023-24, we take pride in several significant milestones. From the reorganization of our department to the continued advancement of ForwardDallas 2.0, this year has been one of transformation and growth. By streamlining development review processes, implementing innovative solutions, and enhancing service first culture, we are building a more efficient and responsive framework to meet the needs of our residents and businesses.

This report offers a comprehensive look at how these changes have strengthened our ability to plan for the future of Dallas. Together, we are moving forward with a clear vision and renewed purpose to shape a city that thrives for generations to come.

A handwritten signature in blue ink, appearing to read "Liu".

Yu "Emily" Liu, FAICP
Director, Planning and Development

20 DEPARTMENT 25 GOALS

1

Implement **ForwardDallas 2.0**

2

Move forward with the **Dallas Development Code Reform**

3

Amend the **International Residential and Building Codes**

4

Implement the **Historic and Cultural Preservation Strategy**

5

Streamline the **development review process**

6

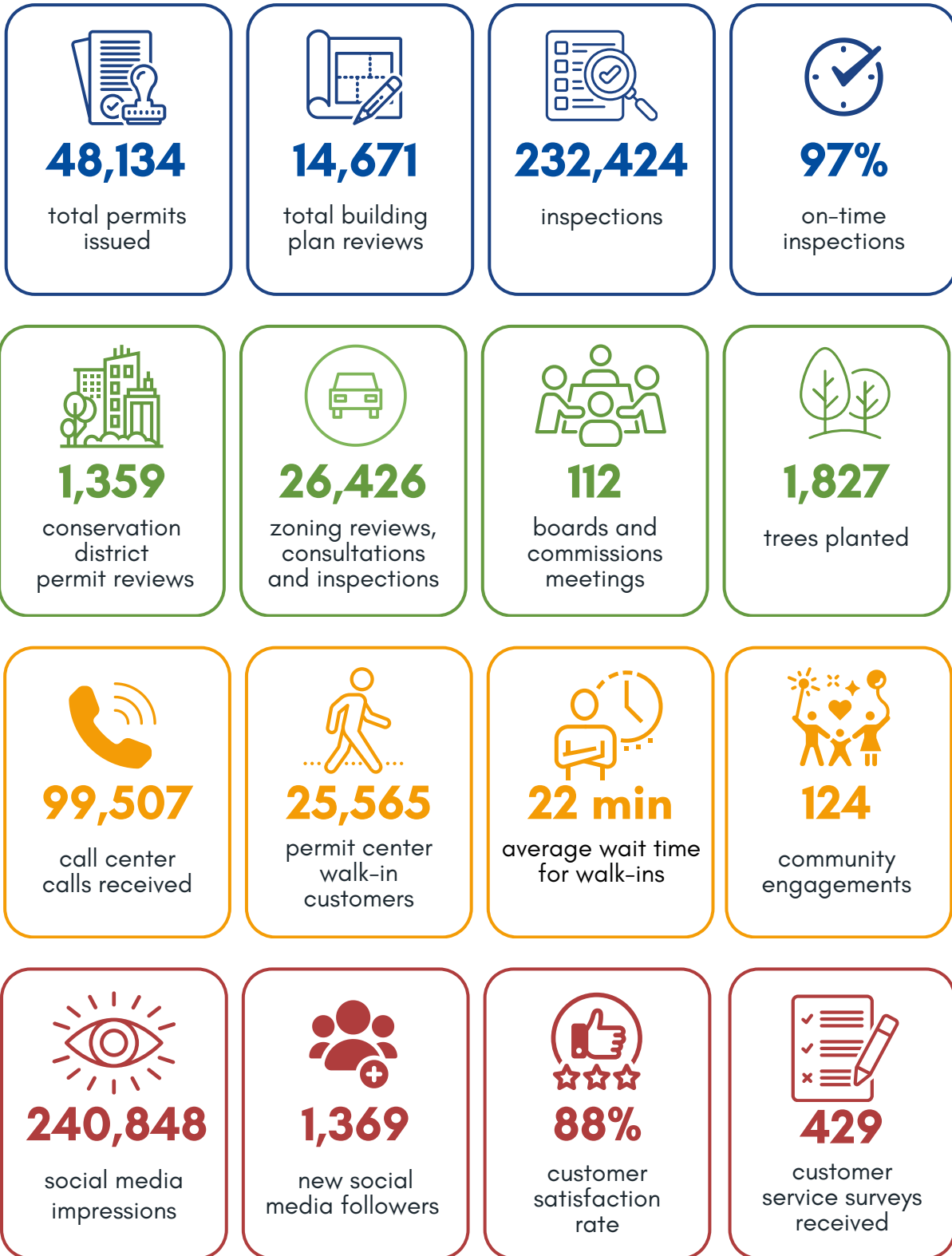
Use more innovation and technology to **enhance efficiency, accuracy, and transparency**

7

Foster a culture of **teamwork, collaboration & problem solving**

Year in Review

By The Numbers





PLANNING

The Planning division prepares, in collaboration with the community, long-range plans at all scales including ForwardDallas 2.0 (citywide), area plans, neighborhood plans and corridor plans. In addition, planning staff also manages city-initiated zonings and provides data analysis, technology support and GIS mapping to internal and external customers. The City's Historic Preservation, Urban Design, and Conservation District functions are also found within the planning division.

PLANNING HIGHLIGHTS

Authorized Hearings

The authorized hearing team is responsible for processing city-initiated zonings and requests for Neighborhood Stabilization Overlays (NSO). In FY 23-24, the team completed, from community meeting kick-off to City Council adoption, two large-area authorized hearings. Five other authorized hearings are underway, four of which will implement a recently adopted area plan, and two new cases were initiated. The team also worked with two neighborhoods to explore interest in new NSOs.

Urban Design

The City's Urban Design team utilizes numerous tools and services to enhance the outcome for our built environment, including illustrating design guideline recommendations, facilitating the Urban Design Peer Review Panel (UDPRP) process, advising on community planning projects, creating urban design visions and policy direction, and partnering with internal and external customers to enhance design quality across the city including contributing expertise to the I-345 project, proposed high-speed rail discussion, the bike plan update, and multiple traffic calming initiatives. The UDPRP, comprised of local Design, Planning and Engineering professionals, provided design advice on 12 Tax Increment Financing (TIF) funded projects over the past year to ensure high-quality design and integration into surrounding communities.

Historic Preservation

The Office of Historic Preservation (OHP) manages services for historic districts and structures, including Landmark Designation, Certificates of Appropriateness, and tax incentive programs. Key FY23-24 achievements include processing an average of 700 Certificates of Appropriateness (approval of work on historic structures), leading a code amendment to remove the "3,000 square foot demolition rule" (February 2024), City Council adoption of the Historic and Cultural Preservation Strategy (April 2024), and designating the White Rock Cemetery Garden of Memories as a historic landmark (May 2024). OHP also initiated Landmark Designation for several sites, including 600 W Jefferson (El Ranchito) and Old City Park, Reverchon Park, Queen City Neighborhood, The Shack, and re-initiation for the Belmont Hotel.



PLANNING HIGHLIGHTS

GIS

The Geographic Information Systems (GIS) team uses technology to collect, analyze and visualize data related to zoning, permitting, subdivisions and other public services to help provide clear and accurate data to the public. This past year, key highlights include:

- Consistently managing updates to the City's zoning map
- Successfully completing several GIS website upgrades including mapping designs, spatial analysis and data visualization
- Advancing the accuracy and reliability of zoning and permitting geospatial data and developing several dashboards to reflect the department's work
- Collaborating with other departments to build a GIS portal interface for the upcoming Accela system and providing the required GIS data to run the Accela system

Long Range Planning

The Long Range Planning Team focuses on neighborhood, corridor and area planning as well as meaningful and inclusive engagement with the community. Highlights from the past year include:

- Serving as primary lead for engagement efforts for the ForwardDallas 2.0 process
- Managing the South Dallas/Fair Park Area Plan process including plan development with a focus on implementation, coordinating regular task force meetings, and briefing boards and commissions
- Coordinating with various City departments to shine a spotlight on the South Dallas/Fair Park area to formalize partnerships and advance implementation efforts.

Innovation and Data

The Innovation and Data Team supports planning and development through project management, data analysis, and geodesign. In the past year, the team has:

- Led the ForwardDallas 2.0 process, including community meetings and presentations to boards and City Council
- Developed an implementation program with input from city departments and agencies to track ForwardDallas 2.0 objectives
- Initiated the creation of a ForwardDallas 2.0 Metrics Monitoring Dashboard to display public-facing progress
- Begun developing a Land Use Scenario Dashboard to analyze future land use impacts
- Supported the Far West Oak Cliff Task Force and produced the district report for newly added areas in District 1.

Conservation Districts

A Conservation District (CD) is a zoning tool used to designate and preserve areas with distinct physical character. CDs are initiated by neighborhoods and supported by staff through technical and procedural assistance. In FY 23-24, 1,359 work permits within designated CDs were reviewed, and 735 approval certificates were issued. In addition to permit reviews, staff partnered with the South Winnetka neighborhood to create a new CD which was adopted by City Council in April of 2024. Currently, the Lakewood Expansion CD is in progress, Stevens Park Village is in the pre-application and petition collection phase and additional neighborhoods are in queue.

New Future ForwardDallas 2.0



On September 25, 2024, the Dallas City Council voted to adopt ForwardDallas 2.0, the City's first comprehensive land use plan update in 18 years.

ForwardDallas 2.0 is a long-range vision that guides how and where Dallas grows over the coming decades. This achievement reflects three years of dedicated work from our staff, community leaders, stakeholders, and elected officials.

We want to express our sincere thanks to the community members, organizations, and passionate individuals who participated in this process. Your contributions, insights, and unwavering support have been invaluable in shaping a vision for Dallas's future.



Timeline





ZONING

The newly created Zoning Portfolio encompasses the 360 views of all zoning-related development processes related to text, map, and interpretations. The Zoning team had a great year and is maintaining its course for full integration and streamline of all zoning functions of the development process, from digitization and migration to electronic review platforms to cross training and team rotation for better collaboration and communication.



ZONING HIGHLIGHTS

The New Zoning Consultation Team

was created to be exclusively dedicated to zoning and general permitting questions while offering in-person and virtual consultations. Online appointment scheduling was introduced to provide customers the opportunity to schedule consultations at their convenience. The team conducted more than 7,000 consultations throughout FY23-24 and continues to offer outstanding service to our customers.

The Special Zoning Projects Team

improved the rezoning intake process to begin alignment with the upcoming DallasNow/Accela migration, created a streamlined process for development plan review for a predictable timeframe of approximately two-month process and streamlined processes for SUP Automatic Renewals for approvals within the expiration timeframe.

The team processed the intake of 304 zoning applications, held approximately 660 rezoning process consultation meetings, processed 14 development plans, 54 minor amendments to development plans, and a

The Code Amendments Team

is kicking off the Code Reform and working to launch a comprehensive website for this major initiative. In FY23-24, the team worked on eight code amendments in various stages and presented them in 35 public meetings for various boards, commissions, City Council Committees and City Council. Four code amendments are complete: adult and child daycare regulations, height measurement processes in Neighborhood Stabilization Overlays, demolition criteria in historic districts and oversized motor vehicle definition and regulations. Four code amendments are currently in process: alignment of the Dallas Development Code with State Bill 929 regarding amortization of nonconforming uses, parking reform, private game clubs and impervious surfaces.

The Signs Team

continued to provide exceptional service performance by completing 100% of inspections on time, and reviewing sign permits in one day. The team performed approximately 8,500 inspections and 4,400 sign permit reviews.



ZONING HIGHLIGHTS

The Arborist Team established new 3-1-1 Service Requests for Landscape violations and conducted nearly 1,200 inspections. The team also began reviewing irrigation permits, averaging approximately 150 reviews per month. Overall, the team performed 927 landscape plan reviews for permits – 602 landscape plans and 325 irrigation plans, averaging a 2-day review for all permits.

The Zoning Review Team continues to deliver great internal and external service and support a wide array of tangent review processes, such as event permits, change of use Certificates of Occupancy, real estate licenses and Texas Alcoholic Beverage Commission reviews in addition to the regular permit reviews. The team performed approximately 1,815 permit reviews, 82 parking agreements, and provided 206 zoning determination letters. The team is meeting the expected timeframes for at least 60% of permit reviews with significant improvement of established timeframes.

Strategy and Process Improvements

coordinated the full migration of all rezoning processes, which are fully paper based, to the upcoming electronic plan submittal platform DallasNow/Accela. Throughout the year, some of the major milestones include completion of scripting, testing, configuration, validation, checkpoints, and user acceptance training for three groups, which kept the migration on track. The team worked to change the rezoning intake requirements, require pre-approved area of requests to start zoning applications, create digitally fillable rezoning application forms with all updated requirements aligned with future Accela updates to processes.



ZONING HIGHLIGHTS

The Plats and Subdivision Team

digitized all subdivision records and implemented offering fully digital application processes up to final plat submission. The team processed approximately 556 various applications, which is an approximately 5% overall increase compared with the previous FY: 269 plats were reviewed and presented to City Plan Commission, 138 plats were final recorded, 141 plats were early released, and 8 street name changes were processed. All applications are 100% compliant with State mandated 30-day review process.

The Board of Adjustment Team

accomplished an 18% reduction in time from application intake to public hearing, resulting in 60-day average processing time for the initial staff review part of the process. The team worked on 413 total reviews, with 200 being requests presented to Board of Adjustment, which is an increase by approximately 20% compared with previous FY. The team launched an active cases log for increased transparency, enhanced case reports and case presentations using videos, illustrations and more detailed content.

The Current Planning Team cleared a backlog of rezoning applications that had developed during a period of severe short staffing. The overall rezoning process is more stable and predictable, with overall timeframes trending downwards. Although, the timeframes from application to City Council approval show an overall increase from median 264 days in FY 22-23 to a median of 306 days in FY 23-24, the overall timeframes are trending downwards, with the latest trends of 23% cases following the normal timeframes of 120-180 days towards the last of the fiscal year. During FY 23-24, the team processed 247 new rezoning cases that are in various stages of review, reflecting a significant increase by 51% compared to the previous fiscal year. The City Plan Commission acted on 191 rezoning items, a 32% increase compared to FY 23-24. City Council acted on 181 rezoning items, which was an increase of 29% compared with the last fiscal year.



City of Dallas Planning & Development Zoning



Overview

The Zoning Team has focused on pre-application consultations with a new zoning consultation team. The subdivision process is fully digitized, including an archive. The team offers 1-day sign permit reviews and 100% on-time sign and landscaping inspections. A new free-flow rezoning process is in place, along with an online active cases log for Board of Adjustment cases. Full migration to DallasNow is in progress, and a 311 service request for landscape violations has been introduced. Landscape and irrigation reviews are now completed within two days.



850 items presented

Approximately 850 items presented at City Council, boards and commissions and public meetings



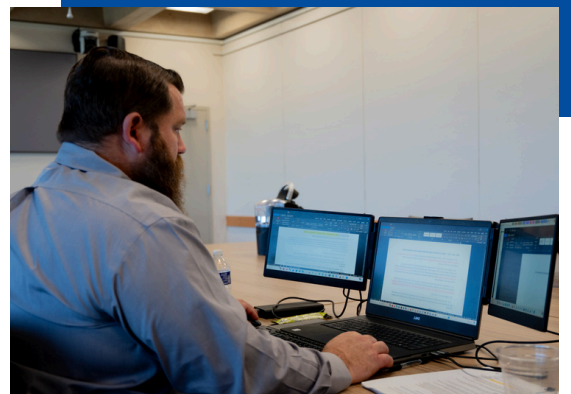
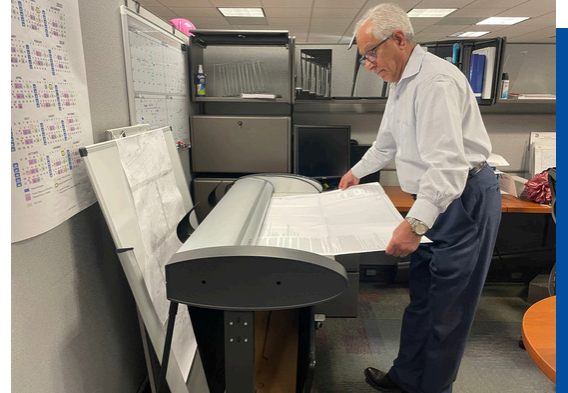
1 day signs review time

In 2024, 3,121 applications were submitted and 4,429 were reviewed by the Signs Team within 1 day.



1,827 trees planted

A total of 1,827 trees were planted across 42 projects, utilizing a budget of \$387,755.



PERMITTING

The Permitting Division plays a critical role in facilitating development and ensuring compliance with building codes and safety standards. **Commercial Permitting** handles a wide range of projects, from small businesses to large-scale developments, ensuring timely reviews and approvals. **Residential Permitting** focuses on streamlining processes for homeowners and residential developers, enabling swift project starts. **Inspections** ensures quality and safety by conducting thorough evaluations of construction projects across all sectors.

PERMITTING HIGHLIGHTS

Q-Team Enhancements

The Q-Team, the City's expedited permitting service, underwent significant enhancements to improve customer satisfaction and efficiency. We merged Q-Team and the Minor Commercial Q-Team into a single streamlined process, removed restrictive minimum square footage requirements, and simplified engineering approval protocols. These changes eliminated barriers, allowing a wider range of commercial projects to benefit from expedited reviews. The results were impressive, with a dramatic increase in submittals—culminating in 147 projects in August 2024, the highest monthly total of the year.

Commercial Permitting Process Improvements

We launched the Commercial Permitting Process Improvement Project to reduce the permitting timeline, which previously had a median of 336 days. Collaborating with the Toyota Production System Support Center and utilizing Lean Six Sigma methodologies, we identified key bottlenecks in zoning, engineering, and building code reviews. By addressing these challenges and improving the accuracy of our Commercial Dashboard that launched early 2024, we are laying the groundwork for a faster and more efficient permitting process in the coming year.

Closing Out Old Projects

In September, we began the process to close out permit applications that had been inactive for 180 days or longer. We made significant progress by removing 1,875 permits by the end of the month. This effort not only improved system efficiency but also reduced the overall backlog, allowing the department to focus on active applications and new projects.

Pre-Development Strike Team

The Pre-Development Strike Team implemented several improvements to enhance the developer experience. Every application now receives a dedicated Case Manager to guide the process, standardized document requirements ensure comprehensive feedback, and concept consultations are available for early-stage projects. Departmental Pre-Dev Captains were designated to resolve roadblocks quickly, and formal meeting summaries provide developers with actionable insights. These changes are already reducing timelines and improving satisfaction.



City of Dallas Planning & Development

Permitting - Inspections



Virtual Inspection

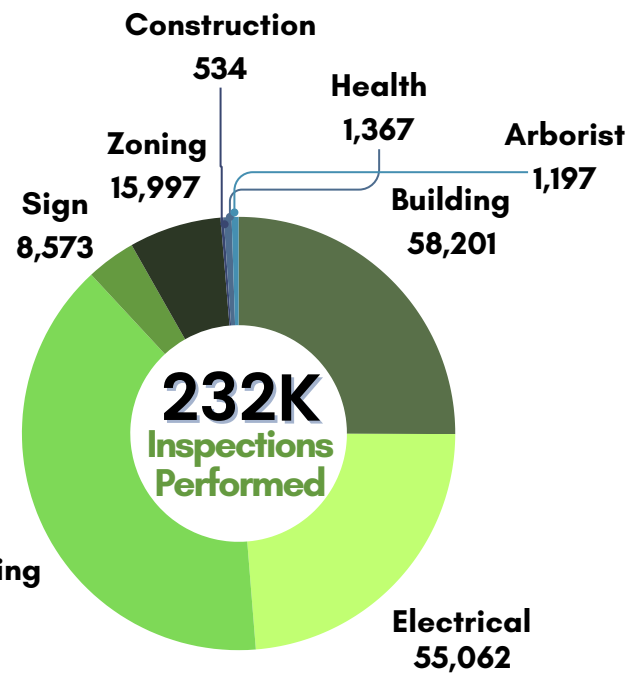
Innovative Inspections

A plumbing inspector shortage encouraged the Inspections Team to implement creative ways to serve our customers inspections needs. In September 2024, we implemented remote plumbing inspections which allow the customers to partner with our inspections staff to perform the inspections timely and efficiently.

97% on time

Inspections

- Building: 98% on time
- Electrical: 95% on time
- Mechanical/Plumbing: 91% on time
- Sign: 100% on time
- Zoning: 99% on time
- Construction: 100% on time
- Health: 92% on time
- Arborist: 98% on time
- Green: 100% on time



DISTRICT OFFICES

Northeast	Northwest	Southeast	Southwest
11910 Greenville Ave. Suite 100 Dallas, TX 75243 214-670-7278	7610 N. Stemmons Frwy., Suite 190 Dallas, TX 75247 214-948-4480	4850 Olson Dr. Dallas, TX 75227 214-670-8160	2730 Coombs Creek Dr. Dallas, TX 75203 214-671-1531

City of Dallas Planning & Development Permitting - Plan Review

We build our city!

The Commercial and Residential Plan Review Teams ensure timely, consistent, and excellent customer service during the permitting process. These teams review provisions such as occupancy requirements, building area and height limits, construction classification, and the need for fire protection systems.

Plan Reviews in FY 23-24

14,671

- Commercial: 3,132
- Q-Team: 795
- Residential: 7,629
- RSVP: 529
- Resubmittals: 2,586

4.5 days

Average Review Time



New Commercial/Remodels
8 days for initial review



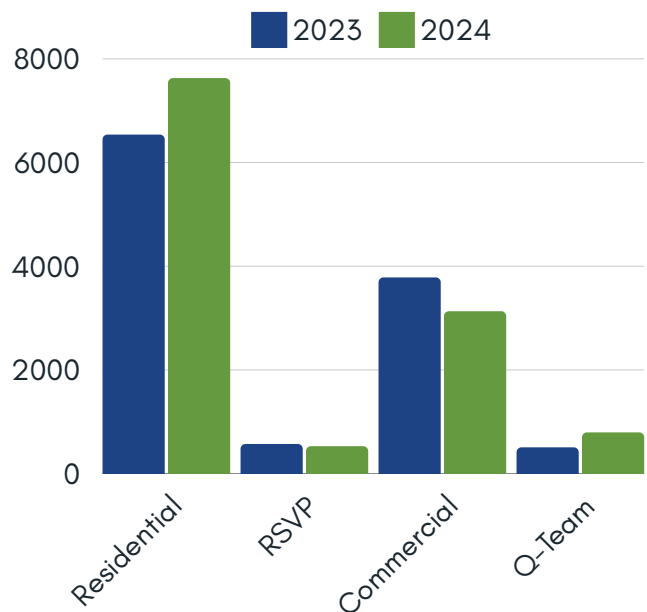
Q-Team
2.5 days for initial review



Residential New Homes/Additions
8 days for initial review



RSVP
Same-day plan review



City of Dallas Planning & Development Permitting - Engineering

Engineering Q-Team

In February 2024, The team also launched the Engineering Q-Team program which allows for expedite same day review and potential approval for qualified projects. This service now allows the applicant and the engineering team to quickly identify and address design deficiencies right there in the spot or received all comments in the same day and book another appointment to resubmit the plans once the comments have been addressed.



Plan Reviews in FY 23-24

5,365

- Paving/Drainage: 1,560
- Water/Wastewater: 1,056
- Transportation: 907
- Fire Protection: 1,842
- Survey: 982

Average Review Times



Water/Wastewater
5 days for initial review



Paving/Drainage
8 days for initial review



Transportation
15 days for initial review



Fire Protection - Fire Alarms
8 days for initial plan review



Fire Protection - Fire Sprinklers
11 days for initial plan review



Fire Protection - Flammable Liquids
6 days for initial plan review



TEAM EXCELLENCE & CUSTOMER EXPERIENCE

The Team Excellence and Customer Experience Division supports both internal staff and the public with a focus toward exceptional customer service, effective communication, and responsible resource management. Within this division, specialized teams each tackle a key function geared for handling inquiries, resolving issues, driving innovation, delivering focused training, and ensuring sound financial oversight.

TEAM EXCELLENCE & CUSTOMER EXPERIENCE

Call Center

The call center has shown remarkable progress in customer service efficiency over the years. In FY 23-24, the call abandonment rate decreased from 28.8% in FY 22 to 21%, highlighting improved responsiveness. Meanwhile, the total number of answered calls surged from 68,059 in FY 22 to 99,507 in FY 24, reflecting the team's dedication to handling a growing volume of customer inquiries effectively. These metrics underscore the call center's commitment to enhancing customer satisfaction and operational excellence.

Permit Center

The Permit Center efficiently managed a high volume of customer interactions in 2024, serving a total of 25,565 walk-in customers. On average, 117 customers visited daily, with each of the 21 Permit Clerks handling approximately 6 customers per day. Zoning consultations accounted for the largest share of over-the-counter transactions (15,696), followed by the Same Use Certificates of Occupancy (4,430) and consultations (3,016).

HR/Fleet and Equipment

Our HR/Fleet and Equipment Team successfully processed a variety of hire actions and ensured timely deployment of uniforms for both office and field staff. The team also implemented technological advancements by providing essential equipment to enhance the department's efficiency and productivity. The seamless coordination between Human Resources, fleet management, and equipment distribution plays a crucial role in supporting the organization's overall performance and readiness.

VIP/Concierge Services

This team was reintroduced this fiscal year to assist developers in overcoming the hurdles and communication barriers that occasionally arise during the development process.



TEAM EXCELLENCE & CUSTOMER EXPERIENCE

Policy and Communications

In FY 23-24, we unified Policy and Communications into one team to enhance internal operations and community engagement, with Communications playing a vital role in our policy-focused efforts. This year, we emphasized consistent, transparent messaging, allowing us to engage more meaningfully with the community, grow our social media presence, and keep residents and stakeholders informed in real-time. The team also brought home a TAMIO Award in the Special Publication category for the Commercial Quick Guide.

The Policy team includes a dedicated Operational Analyst and Compliance Coordinator who work closely with the Policy Administrator to build a strong foundation that supports both internal and external objectives. This year, the team introduced the External Policy Service First Bulletins and developed a range of internal policies and Standard Operating Procedures. Key initiatives include the Remote Workdays Policy, and the Comp Time and Overtime Approval Policy. These efforts have established a comprehensive framework of guidelines that empower us to serve the city of Dallas with greater effectiveness.

Innovation Team

The Innovation Team continues to coordinate the full migration of all rezoning processes, which are fully paper based, to the upcoming electronic platform DallasNow/Accela. Throughout the year, some of the major milestones include completion of scripting, testing, configuration, validation, checkpoints, and user acceptance training for three groups, which kept the migration on track. The team worked to change the rezoning intake requirements, require pre-approved area of requests to start zoning applications, create digitally fillable rezoning application forms with all updated requirements aligned with future Accela updates to processes.



2024 TAMIO Award Winners for Special Publication

City of Dallas Planning & Development Permit Center

Above & Beyond

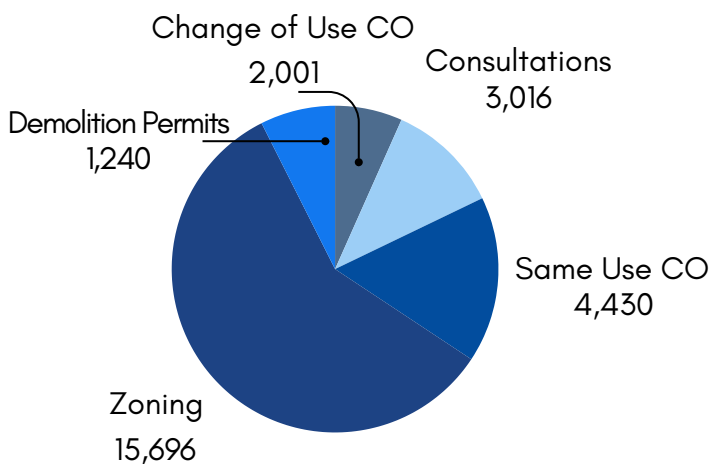
The Team Excellence & Customer Experience Team plays a vital role in enhancing the overall customer experience at the Planning & Development Department. By fostering a positive and efficient work environment, the team ensures that customers receive timely, accurate, and courteous service. The team's dedication to customer satisfaction and employee well-being contributes to the overall success of the department.



Permit Center

Permits Processed in 2024

26,214



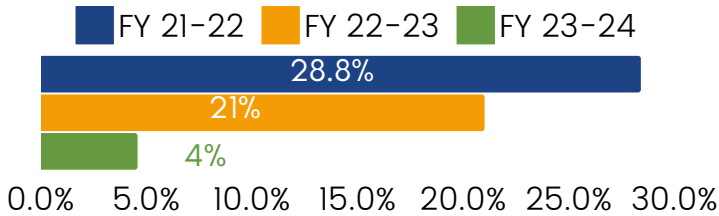
117 daily walk-in customers

21 Permit Clerks provided services to a total of 25,565 customers in 2024, handling an average of 6 daily customers per team member.

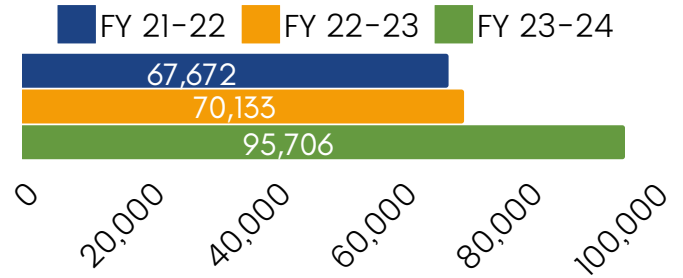
City of Dallas Planning & Development Call Center & Central Files

Call Center Call Rates FY 23-24

Abandonment Rate

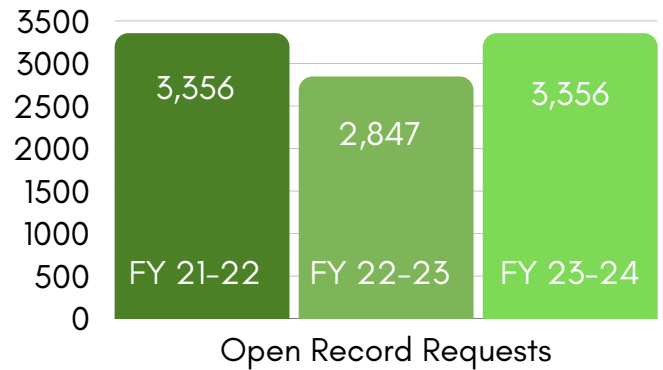
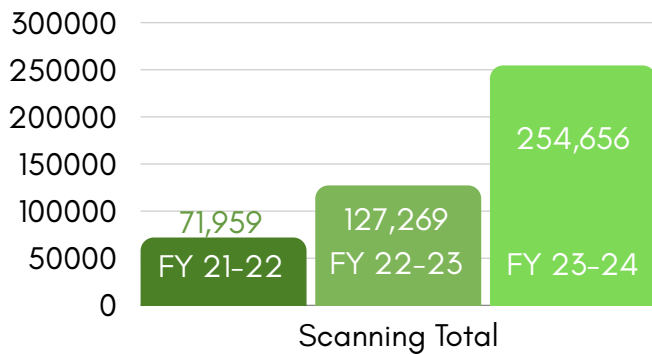


Phone Calls Answered



Central Files

In FY 23-24, the Central Files Team completed converting physical records (plans, permits, microfilm, microfiche) into digital formats. This transition improves efficiency and accessibility.



City of Dallas Planning & Development Communications & Outreach

Women Who Build 2024

In March 2024, the department sponsored its first “Women Who Build” luncheon to shine a spotlight on women in the development community. The luncheon was a culmination of the nationally recognized “Women in Construction” week. We invited women leaders in their respective development-adjacent fields to share knowledge and insight of the industry with the attendees. The luncheon was a huge success, and the goal is to make it an annual event where women in development are celebrated!



Communications & Outreach



City of Dallas Planning & Development Training & DallasNow



Training & Development

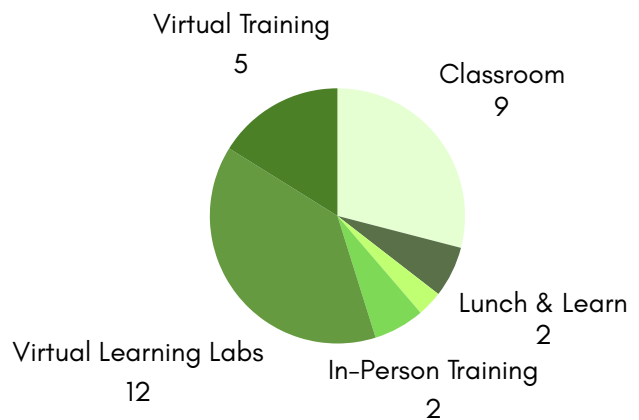
The Training Team made significant progress this past fiscal year. Roles within the team were restructured to address specific departmental needs, such as zoning, inspections, leadership, and permitting. The team hosted many training initiatives, including Virtual Learning Labs and Leadership Training, and utilized virtual formats through newsletters, blogs, and an internal website. Looking ahead, the team plans to enhance ongoing customer service training, self-improvement modules, career coaching, and "Ask Me Anything" sessions to promote cross-team collaboration.

867 Participants

were trained during FY 2023-24

- 33 courses were offered
- Number of unique participants: 303
- Delivered 85 Hours of Training

Types of Training



We're excited about the Summer 2025 launch of DallasNow, a new online permitting system designed to make your interactions with us faster, easier and more efficient.

We've already started training our staff members and will be partnering with our development community in the coming months to ensure a smooth and seamless transition. We look forward to utilizing this powerful tool as we consistently and quickly process our customer transactions.



\$9,700,000

project to be implemented
in **Summer 2025**

New beginnings

OCMC Beautification Project



In summer of 2024

Several dedicated Planning and Development team members volunteered one warm, Saturday morning and transformed the exterior of the Oak Cliff Municipal Center with a burst of color and greenery. The OCMC Beautification initiative truly made a difference in boosting morale and improving the feel of the building. Thank you to everyone who rolled up their sleeves to bring new life to our community space!



BOARDS & COMMISSIONS

Planning and Development manages and facilitates meetings for City Council-appointed boards and commissions, their subcommittees and several advisory committees which include the following:

- Board of Adjustment
- Building Inspection Advisory, Examining and Appeals Board
- City Plan Commission and its 7 subcommittees
- Landmark Commission
- Urban Peer Review Design Committee

These boards and commissions members volunteer their time to serve the residents and stakeholders of Dallas and provide valuable input into how our city is developed.

City of Dallas Planning & Development Board of Adjustment (BDA)

Mission

Ensure Fairness to every property owner appeal to the Board of Adjustment (BOA) through Timeliness and Accuracy for a hearing, and Transparency to the public. Strive to consistently provide a fair and complete evaluation of all relevant facts from applicant and staff on each appeal as they apply to a predefined standard.

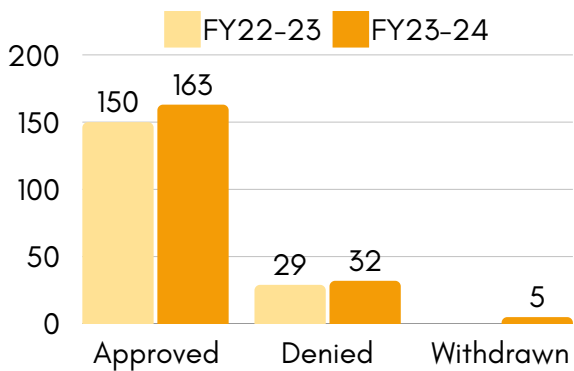
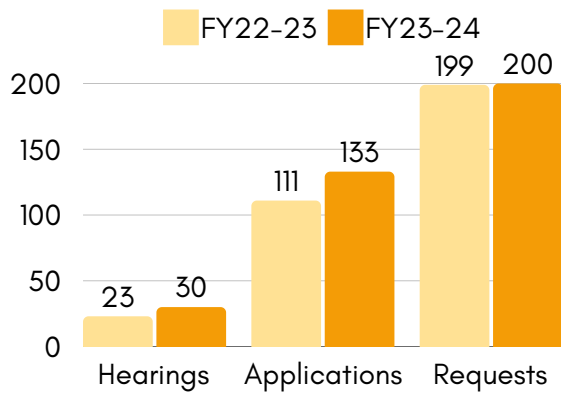
Board of Adjustment

60 DAYS TO HEARINGS

This year, the Board of Adjustment staff reduced the number of days to hearings from 72 to 60 – a **18% reduction!**



FY 23-24 Metrics



Board Members

David Neumann, Chair, District 15

Robert Agnich, Vice Chair, District 11

Cheryl Gambow, Vice Chair, District 13

Kathleen Davis, Panel A, District 1

Joseph Cannon, Panel B, District 2

Roger Sashington, Panel C, District 3

Judy Pollock, Panel C, District 4

Rodney Milliken, Panel C, District 5

Jay Narey, Panel A, District 6

Vacant, District 7

Jared Slade, Panel C, District 8

Rachel Hayden, Panel A, District 9

Sarah Lamb, Panel B, District 10

Michael Hopkovitz, Panel A, District 12

Parker Graham, District 14

City of Dallas Planning & Development Building Inspection Advisory, Examining and Appeals Board (BIAEA)



Mission

To protect the citizens of Dallas by assisting the building official in the administration and interpretation of the building, electrical, plumbing and mechanical codes adopted by the City of Dallas.



5 Meetings



4 Appeal Hearings

FY 24-25 Goals

- Increase Board & Public Transparency.
- Update Printed Application.
- Transition to Online Submission by end of Q4.
- Transition Board Under New Administrator and Board Coordinator by end of Q3.
- Staff & Board Training.
- Cross-Training & Succession Planning.

Board Members

Charles Brant
Joseph DiFrancesco
Jarod Fancher
Arturo Flores
Austin Nixon
David Parkin
Joe Slovensky
Stephen Tordella
Fred Toulmin
Charles Keith Williams



City of Dallas Planning & Development City Plan Commission (CPC)

The City Plan Commission (CPC) and its subcommittees are supported by four internal teams who ensure meetings run smoothly, offer secretary duties, and deliver high quality dockets. CPC met 27 times, and considered 586 items. CPC recommended 191 cases: 41 Planned Development Districts, 54 general zoning changes, and 97 Specific Use Permits to City Council, out of which 50 cases contained a housing component. The CPC's seven subcommittees met 33 times and considered 47 cases.

Subcommittees

- Comprehensive Land Use Committee
- Zoning Ordinance Advisory Committee
- Subdivision Review Committee
- Special Sign District Advisory Committee
- Arts District Sign Review Committee
- Thoroughfare Plan Committee
- Rules Committee

CPC Accomplishments



ForwardDallas 2.0 was approved by the CPC on July 25, 2024, and was adopted by City Council on September, 25, 2024.



Two City Council rezonings (authorized hearings) were adopted by City Council during the fiscal year - Singleton/Chicago Area and Downtown Elmwood.



The first new conservation district in 15 years, Conservation District #21, South Winnetka Heights, was adopted by City Council on April 25, 2024.

Commission Members

Tony Shidid, Chair - District 5

Brent Rubin, Vice Chair - District 15

Christian Chernock, District 1

Joanna Hampton, District 2

Darrell Herbert, District 3

Thomas Forsyth, District 4

Deborah Carpenter, District 6

Tabitha Wheeler-Reagan, District 7

Lorie Blair, District 8

Neal Sleeper, District 9

Tipton Housewright, District 10

Matthew Eppler, District 11

Aaliyah Haqq, District 12

Larry Hall, District 13

Melissa Kingston, District 14

Committee	# of Meetings	# of Items
CPC	27	586
CLUP	9	0
ZOAC	7	5
SRC	4	4
SSDAC	10	27 CA 6 SPSD
ADSAC	2	2 CA
TPC	1	3
RULES	0	0



City of Dallas Planning & Development Landmark Commission



Overview

The Dallas Historic Landmark Commission (LMC) is the City's official planning, supervision, and coordinating agency for historic preservation activities. The LMC has worked closely with the community to identify significant cultural resources in the city and plan for their preservation. The Commission reviews all alterations to structures in historic overlay districts and individual landmarks, and its standing Designation Committee makes recommendations for landmark designations and preservation criteria.

Highlights



3 Landmark designations



26 Courtesy Reviews



9 Historic Tax Exemption Certificates



13 Demolitions



193 Certificates of Appropriateness reviewed

Adoption of the Historic and Cultural Strategic Plan

In April 2024, City Council adopted the Historic and Cultural Strategic Plan, a plan completed by consultants, HR&A Advisors, LLC. The new strategy aims to take a collaborative, interdisciplinary approach to historic and cultural preservation with a citywide lens and to make preservation function to be as efficient and equitable as it can be.

Repeal of the 3000 Square Foot Rule

In February 2024, City Council unanimously repealed a 2010 ordinance that allowed smaller historic homes to be demolished, an ordinance that allowed the demolition of dozens of historic homes, mostly in traditionally Black historic neighborhoods, especially the Tenth Street Historic District.

Initiation of Queen City Historic District

Once designated, The Queen City Historic District will be the first neighborhood district created since 2006. The Queen City Historic District, whose buildings date from 1905 to 1929, is one of the earliest African-American communities that survives in South Dallas.

Commission Members

Evelyn Montgomery, Chair, District 2
Courtney Spellicy, Vice Chair, District 8

- Diane Sherman, District 1
- Ross D. Fogleman, District 3
- Jay Taylor, District 4
- Larry Offutt, District 5
- Rosemary Hinojosa, District 6
- Traswell Livingston III, District 7
- Louis Renaud, District 9
- Rita Cox, District 10
- Derrick Gay, District 11
- Reagen Rothenberger, District 12
- David Preziosi, District 13
- Jason Harper, District 14
- Vacant, District 15
- Jim Anderson, Alternate
- Jeff Cummings, Alternate
- Allison Reaves, Alternate



Planning & Development FY 2023-24 Annual Report

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