



City of Dallas

**SEC. 51A-4.601.
CREATION OF A BUILDING
SITE and**

**SEC. 51A-9.100.
THOROUGHFARE PLAN**

**Lunch - and - Learn
July 13, 2023**

Tenisha Lester, Chief Planner
Development Services - Zoning
City of Dallas

TABLE OF CONTENT



- What is a Legal Building Site?
- GIS Maps w/Building Site
- Tax Parcels
- Ways to identify a Legal Building Site
- When in doubt ask for a zoning consultation in room #118



CREATION OF A BUILDING SITE



(a) The building official shall not issue a certificate of occupancy or a building permit until a building site is established in one of the following ways:



CREATION OF A BUILDING SITE CONT'



- (1) A **lot** is part of a plat that has been approved by the commission, or approved by the platting authority recognized by state law for the jurisdiction where the property was located before annexation or consolidation with the city of Dallas, and filed in the plat records of the appropriate county. Unless a lot is part of a shared access development, or unless otherwise provided in an ordinance establishing or amending a planned development district, all platted lots must contact, through fee simple ownership, a dedicated street or a private street.



ZONING MAP WEBSITES



<https://developmentweb.dallascityhall.com/publiczoningweb/>



CREATION OF A BUILDING SITE CONT'



The screenshot displays the 'Internal Development Research Site 2.1' web application. The browser address bar shows the URL <https://developmentweb.dallascityhall.com/idr/>. The application header includes the title 'Internal Development Research Site 2.1 City of Dallas DEV GIS', the version 'IDR 1.0', and navigation links for 'Links', 'Help', and 'Report Issue'. The main interface is a map of a city block with a grid of parcels. A search bar at the top center contains the text 'Find address or place'. A red circle highlights the 'Layers' icon in the left-hand navigation menu. Several parcels are highlighted with red borders, including those labeled 'S212-235', 'S145-191', and 'S212-110'. A scale bar at the bottom left indicates 100 meters and 300 feet. The bottom of the map shows the text 'Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | Dallas, Denton, Collin, Kaufman, a... Powered by Esri'.



CREATION OF A BUILDING SITE CONT'



The screenshot displays the 'Internal Development Research Site 2.1' GIS application. The interface includes a search bar at the top with the URL 'https://developmentweb.dallascityhall.com/idr/'. A purple sidebar on the left contains a 'Map Layers' panel with the following items:

- City Limits
- Dallas Tax Parcels
- Floodplain
- Census Tracts
- Council District
- Zoning
- Address Points
- Park Zones 2023
- Building Inspection - Internal
- DART
- Licenses in Public Right-of-Way
- Real Estate
- Alcohol

The main map area shows a grid of city blocks with various colored overlays. A search bar is visible on the map, and a tooltip at the bottom right indicates 'Selected features:0'. The footer of the application reads: 'Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | Dallas, Denton, Collin, Kaufman, a... Powered by Esri'.



CREATION OF A BUILDING SITE CONT'



Internal Development Research Site 2.1 City of Dallas DEV GIS

Map Layers

- Alcohol
- Plats
- Areas of Request
- Neighborhood Groups
- Thoroughfare Plan
- Land Use Policy Plans
- Bond Program
- Dallas Area Roads
- Zoning Grid
- DWU Water
- DWU Wastewater
- DWU Reuse Water
- Stormwater

Selected features:0

Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | Dallas, Denton, Collin, Kaufman, a... Powered by Esri



CREATION OF A BUILDING SITE CONT'



The screenshot displays the 'Internal Development Research Site 2.1' web application. The browser address bar shows the URL <https://developmentweb.dallascityhall.com/idr/>. The application header includes 'Internal Development Research Site 2.1 City of Dallas DEV GIS', 'IDR 1.0', and navigation links for 'Links', 'Help', and 'Report Issue'. A 'Map Layers' panel is open on the left, listing various map features with checkboxes and expand/collapse icons. The 'Plats' section is expanded, showing 'Platted Lines' and 'Historic Plat Parcels' as selected layers. The main map area shows a grid of city blocks with various colored overlays (green, red, blue) and parcel numbers. A search bar is visible at the top of the map area. A tooltip at the bottom right of the map indicates 'Selected features:0'. The footer of the application mentions 'Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | Dallas, Denton, Collin, Kaufman, a... Powered by Esri'.

Map Layers

- Alcohol
- Plats
 - Platted Lines
 - Easements
 - Addition Boundaries
 - Historic Plat Parcels
 - Plat Parcels
 - Platted Block
 - Public Right of Way
- Areas of Request
- Neighborhood Groups
- Thoroughfare Plan
- Land Use Policy Plans

Selected features:0



CREATION OF A BUILDING SITE CONT'



CREATION OF A BUILDING SITE CONT'



CREATION OF A BUILDING SITE CONT'



CREATION OF A BUILDING SITE CONT'



Internal Development Research Site 2.1 City of Dallas DEV GIS

Map Layers

- City Limits
- Dallas Tax Parcels**
- Floodplain
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- Zoning
- Address Points
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- Building Inspection - Internal
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- Alcohol

Dallas Tax Parcels

Unit ID	
Description 1	DALLAS LAND AND LOAN 2
Description 2	BLK 38/3158 LTS 11-17
Description 3	@ ZANGS
Description 4	CO-DALLAS
Description 5	3158 038 01100 2003158 038
City	DALLAS

Zoom to 3 of 3

Selected features: 1

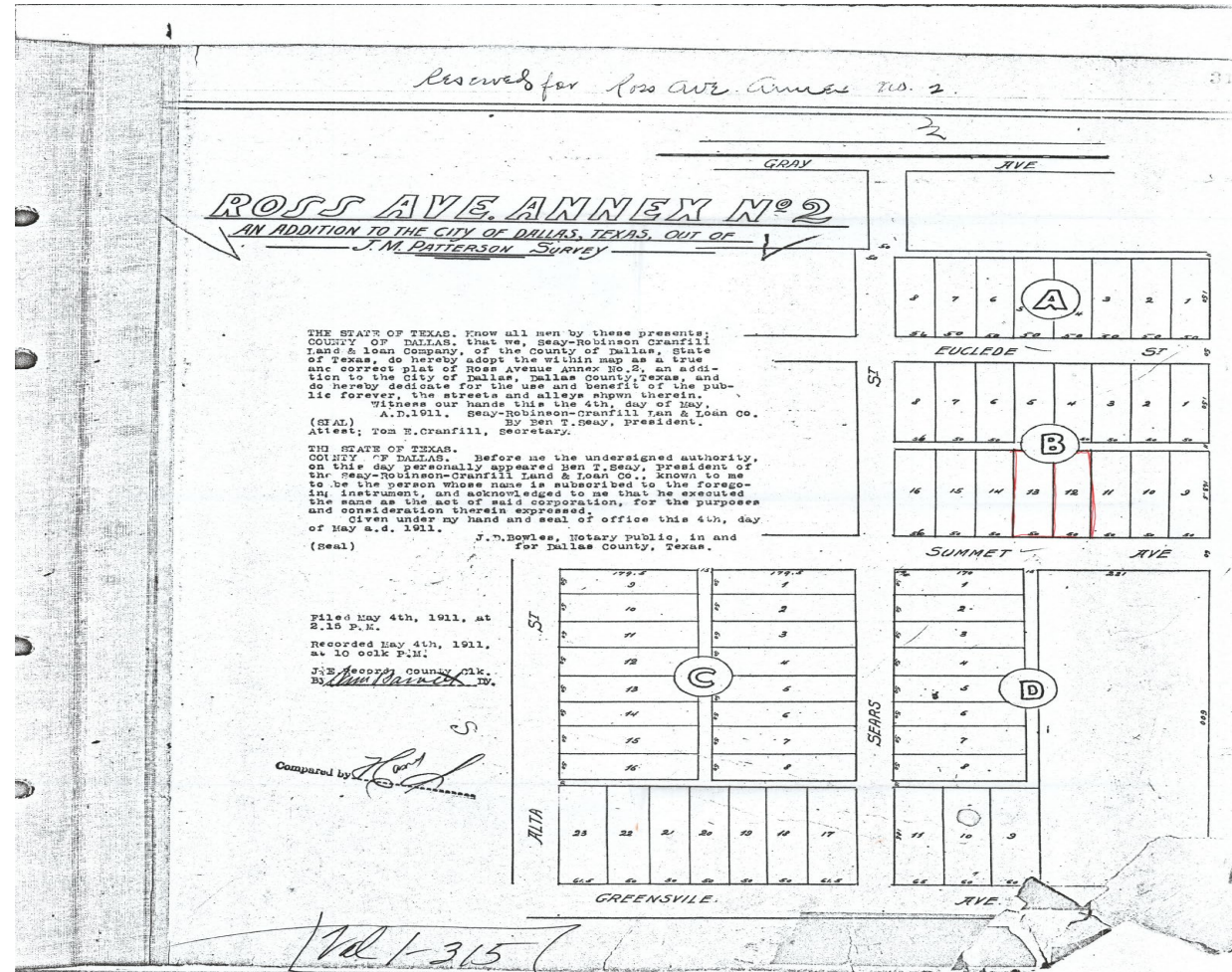
Powered by Esri



CREATION OF A BUILDING SITE CONT'



- Plat from 1911. Still a valid plat as long as the lot configuration has not changed.



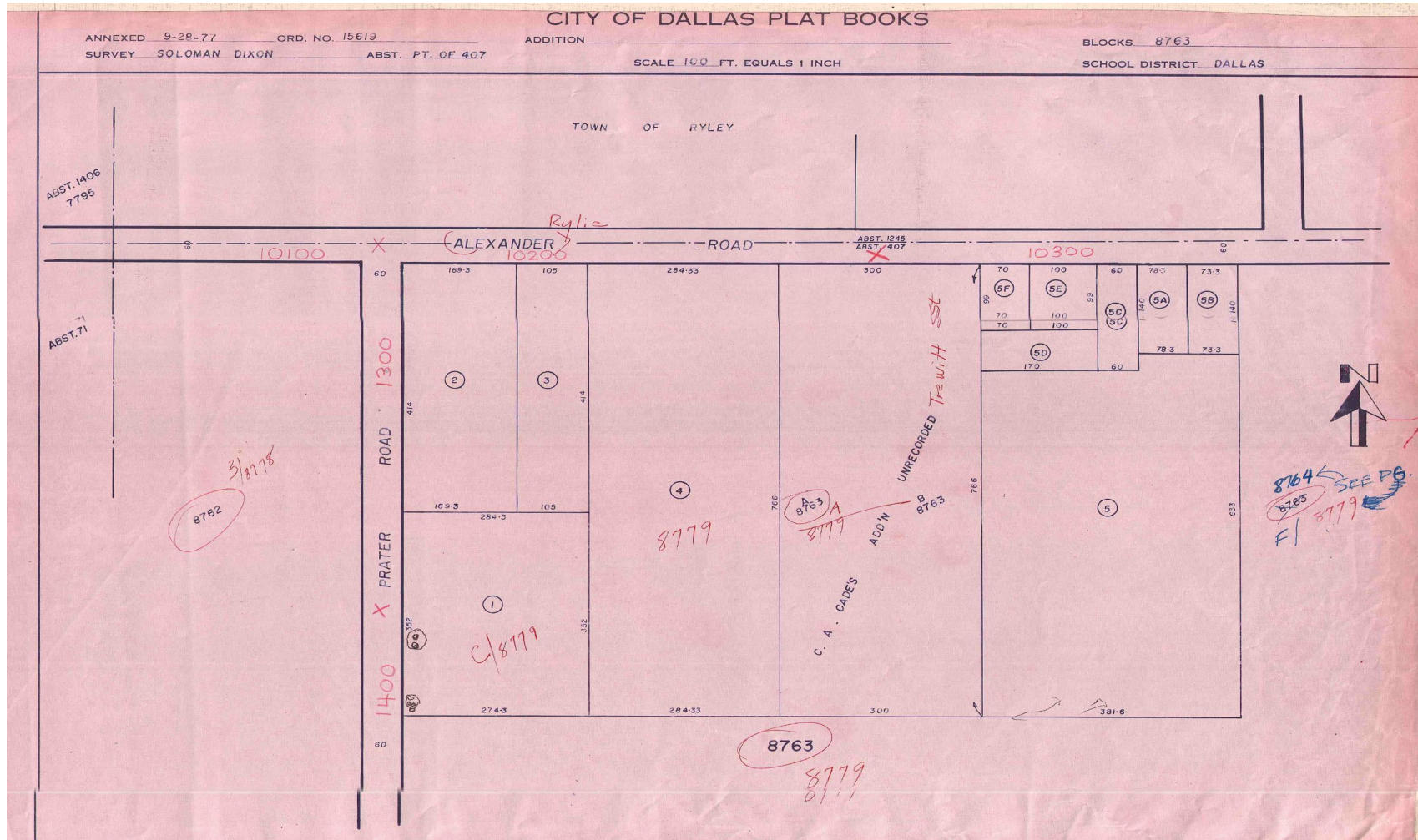
CREATION OF A BUILDING SITE CONT'



- (2) A parcel was separately owned **before September 11, 1929**, or before **annexation or consolidation** and the parcel has contact, through fee simple ownership, with a dedicated street. For purposes of this paragraph, a parcel is considered “separately owned” if it:
- (A) is **described in a different deed** than that of adjacent properties; and
 - (B) **has remained in the same configuration** since September 10, 1929, regardless of whether ownership has changed since that date.
 - **Documented evidence must be provided** by the owner to demonstrate that land has remained in the same configuration during the relevant time period. Under this paragraph, the building official may issue a building permit for only one main building on each building site.



PLAT BOOKS (TAX PARCEL)



PLAT BOOKS (TAX PARCEL) - ANNEXATION



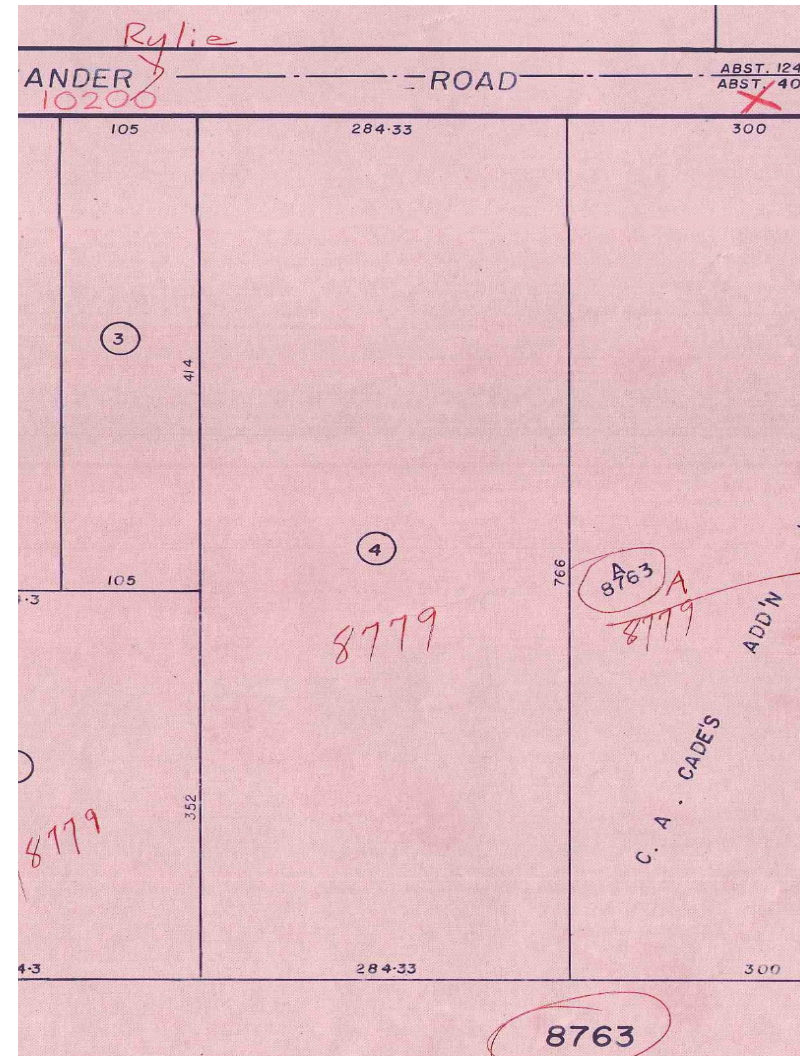
ANNEXED 9-28-77 ORD. NO. 15619
SURVEY SOLOMAN DIXON ABST. PT. OF 407



CONFIGURATION



- Make sure the parcel property dimensions has not changed since annexation by referring to deeds from before annexation and now.



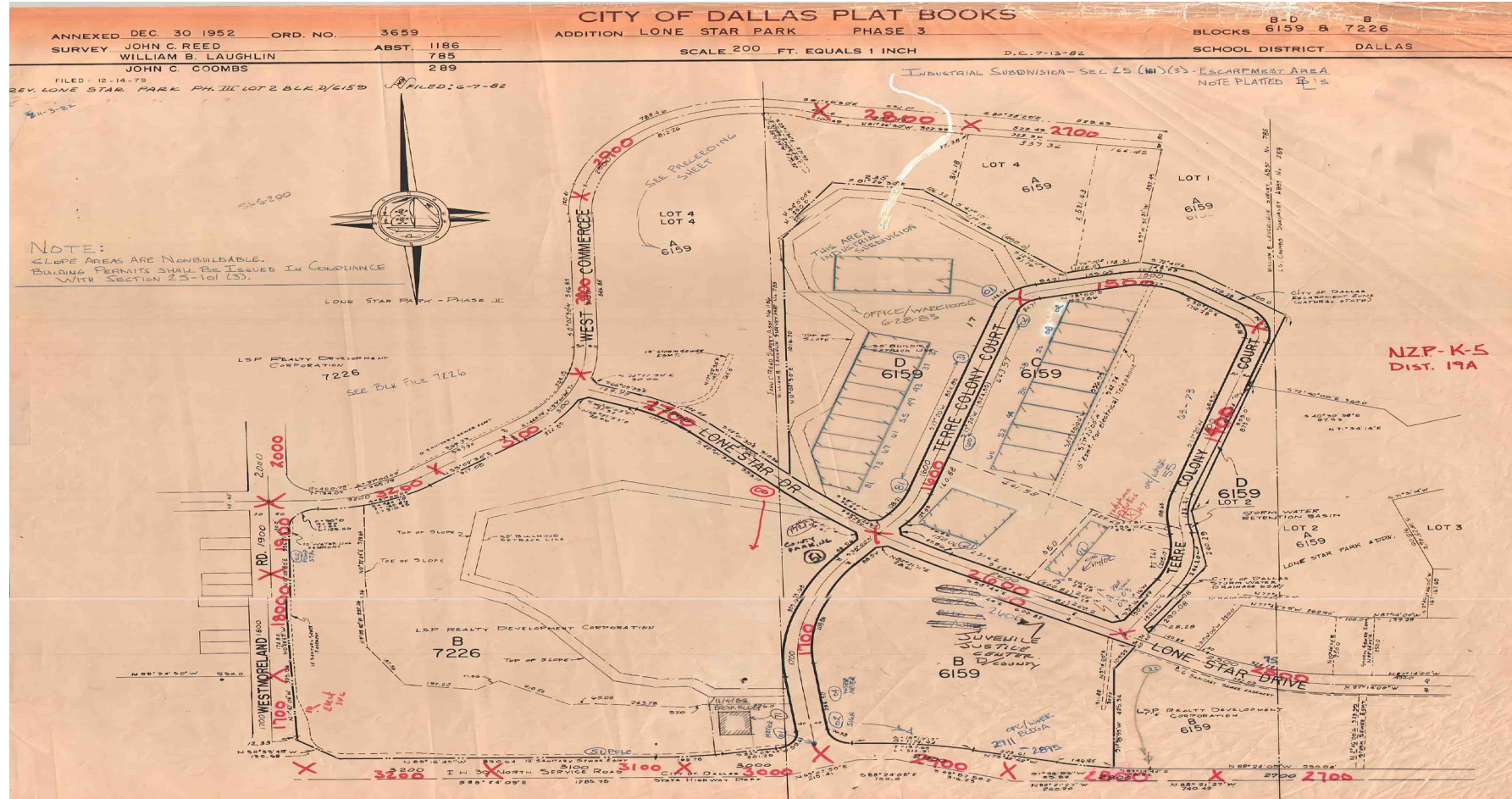
CREATION OF A BUILDING SITE CONT'



- (3) A lot is part of an industrial subdivision in which only streets, easements, and blocks are delineated. The industrial subdivision must be approved by the commission and filed in the plat records of the appropriate county. No specific lot delineation is required, but yard, lot, and space requirements will be determined by property lines or lease lines.
- This does not mean that all subdivisions in industrial districts are “industrial subdivisions”.
 - Very rare that this rule is appropriate.



INDUSTRIAL DISTRICT

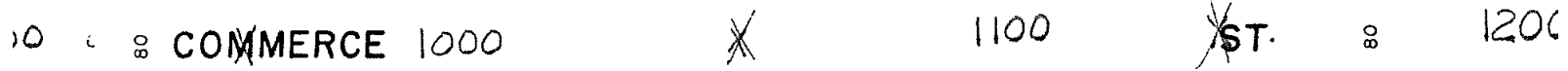
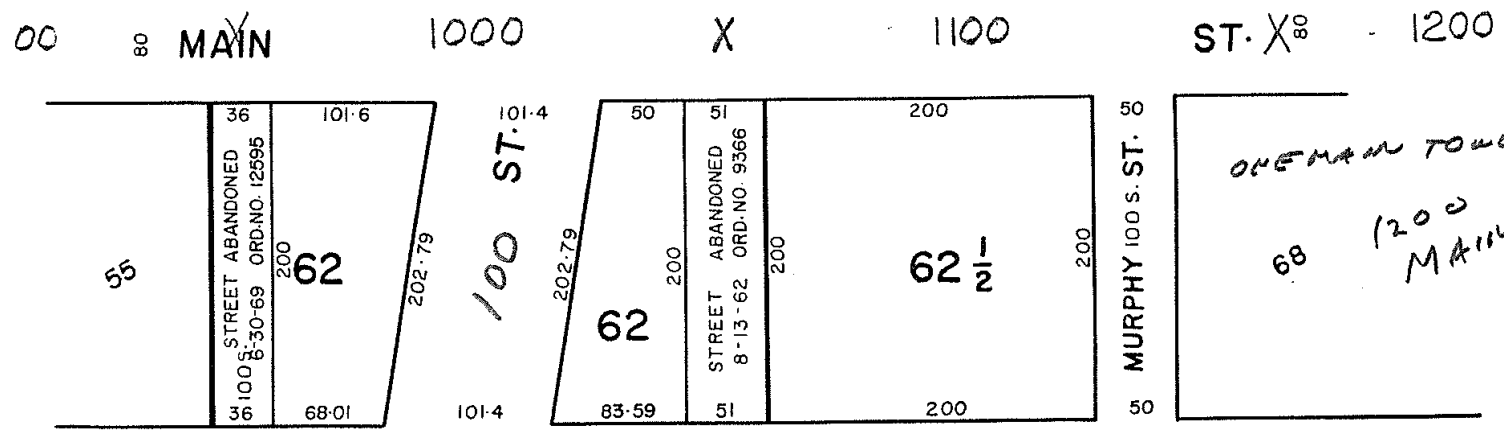
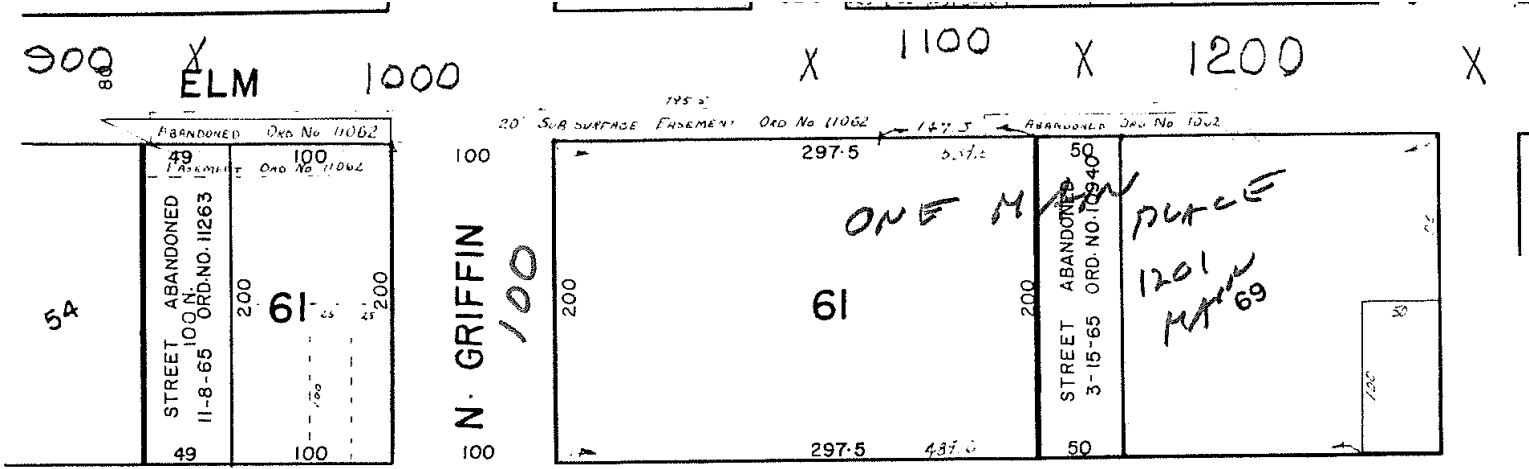


CREATION OF A BUILDING SITE CONT'



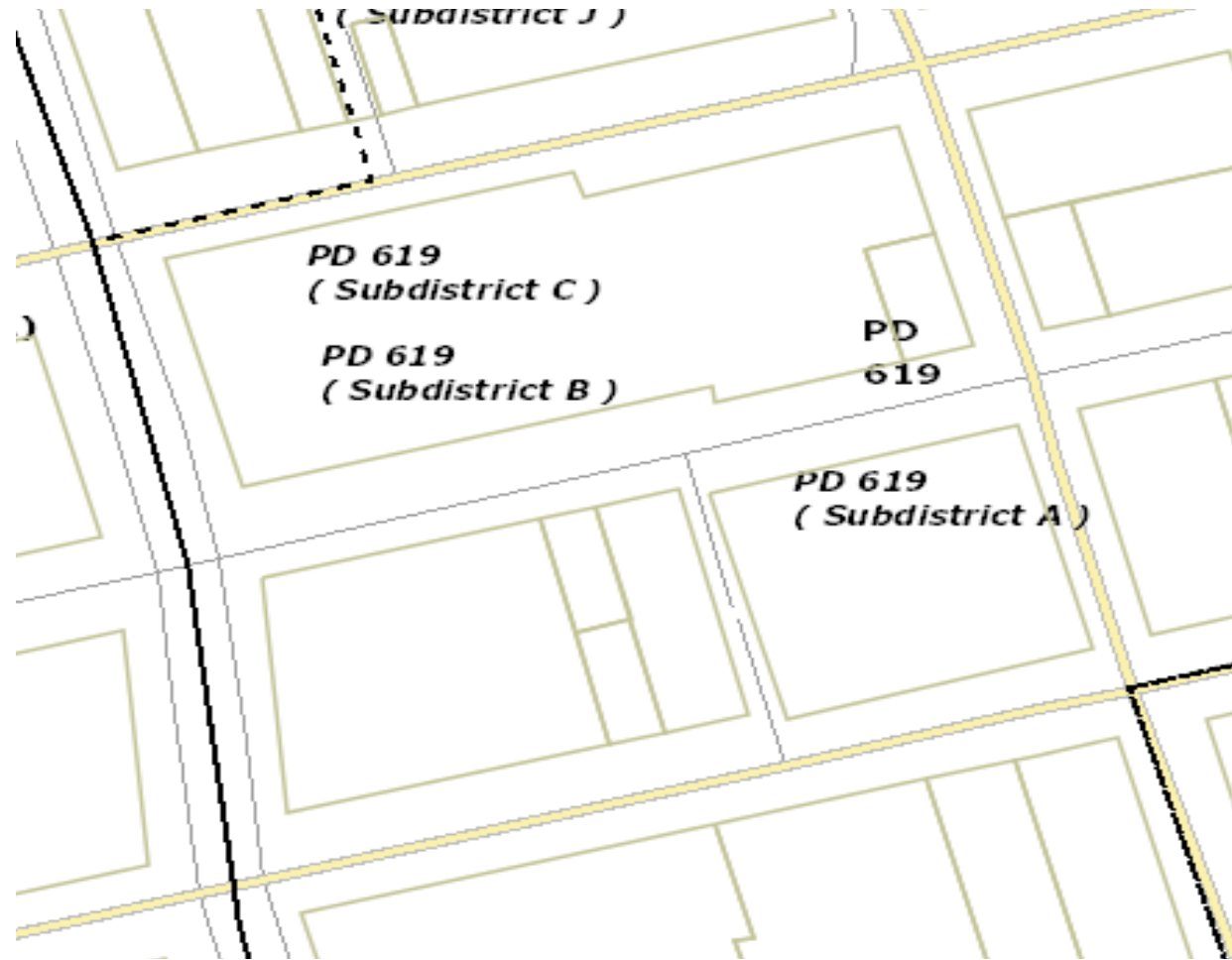
- (4) Any area in a CA-1 (A) district that is bound on all sides by public streets or alleys constitutes a legal building site.
- If this rule is used, the entire block must be shown on the site plan.







- PD 619 refers to CA-1 district regulations unless specified otherwise in PD.



CREATION OF A BUILDING SITE CONT'



- (5) A parcel upon which a building permit was authorized for development of a **single family or duplex** use **before August 1, 1984**, provided the single family or duplex use is **not changed** to a different use than that approved before August 1, 1984.

The authorized single family or duplex use **need not exist** at the time of application for a certificate of occupancy or building permit under this paragraph, but **evidence must be provided** showing that the single family or duplex use was authorized on the property before August 1, 1984, did in fact exist, and no other use has been made of the property since the single family or duplex use was authorized by the city. A building site must be established under another paragraph of this section if a change of use has been made or is proposed for the property.



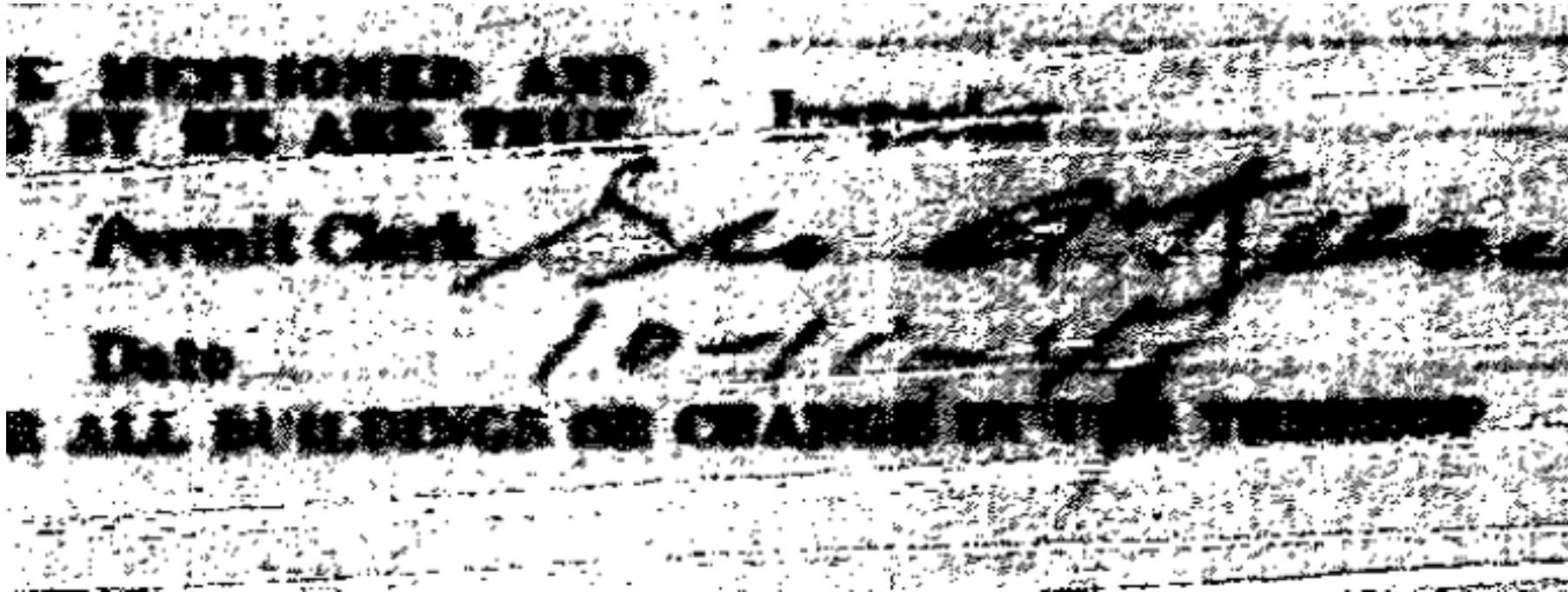
CREATION OF A BUILDING SITE CONT'



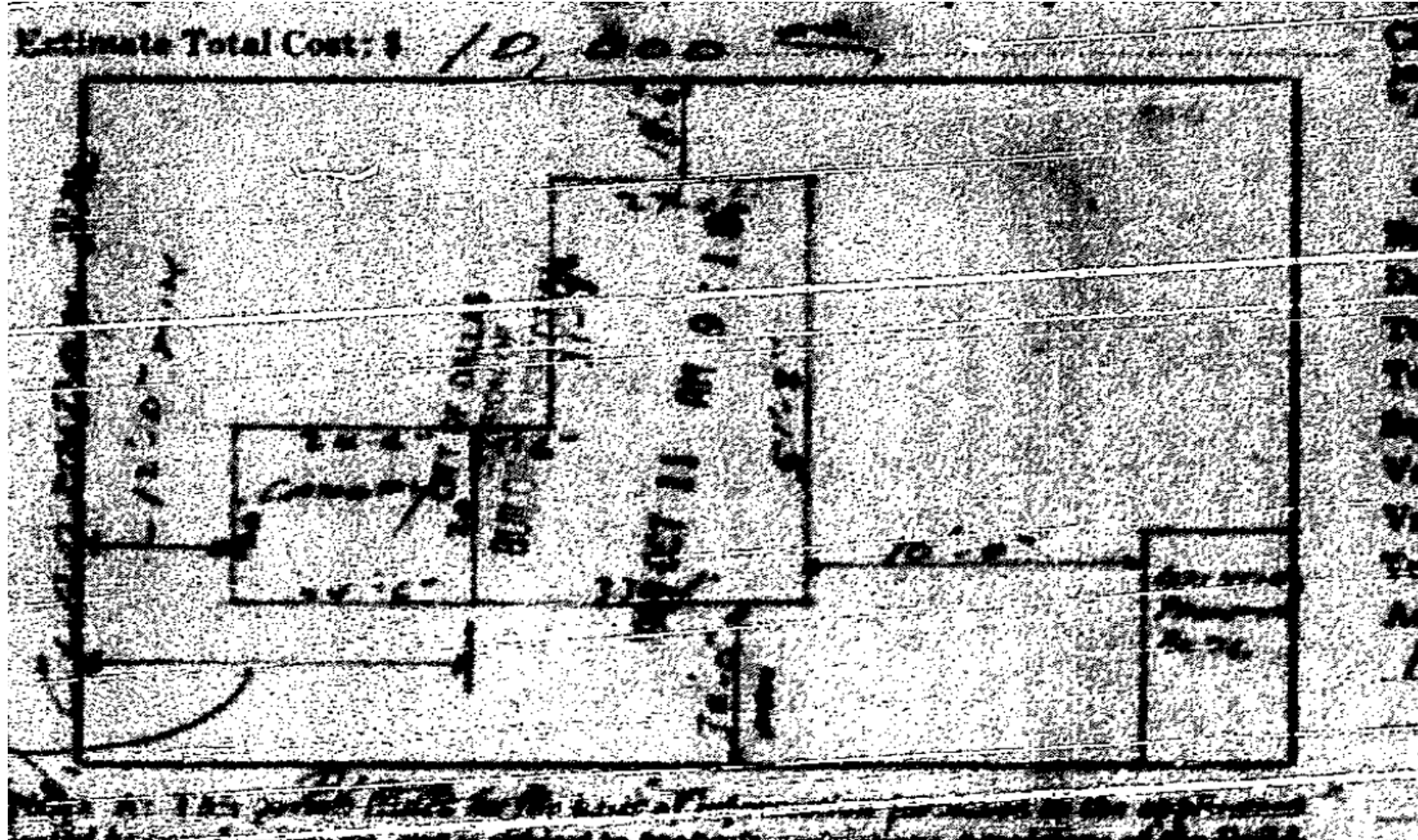
- (6) A parcel upon which a building permit was authorized for development of **other than** a single family or duplex use and:
- (A) the building **permit** authorizing an **existing structure** was issued **before August 1, 1984**;
 - (B) the proposed work does **not increase** the floor area of the structure by **more than 35 percent**; and
 - (C) the proposed addition does not exceed **10,000 square feet of floor area**.



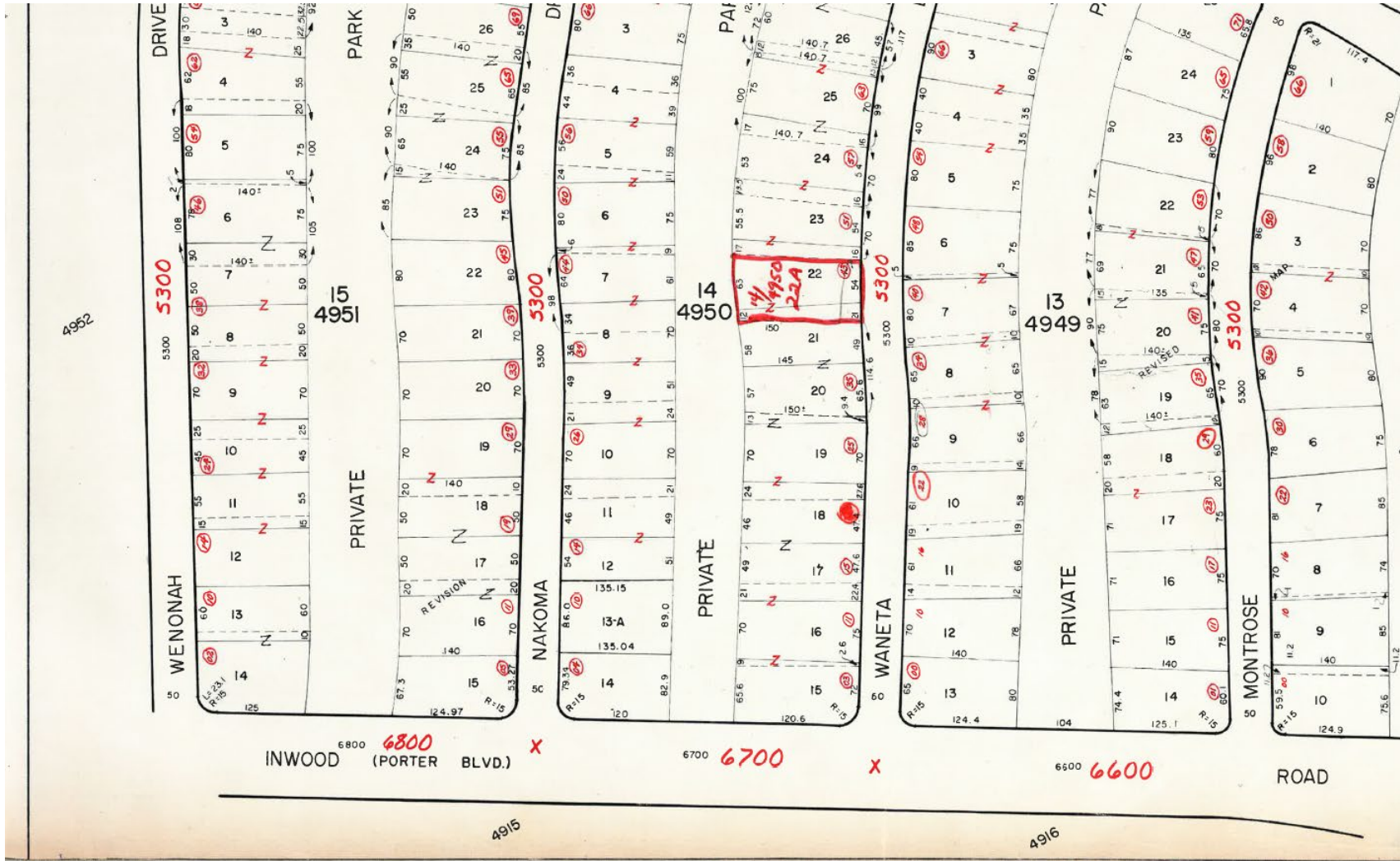
CREATION OF A BUILDING SITE CONT'



CREATION OF A BUILDING SITE CONT'



CREATION OF A BUILDING SITE CONT'



CREATION OF A BUILDING SITE CONT'



DEPARTMENT OF PLANNING AND DEVELOPMENT
BUILDING INSPECTION

VOID UNLESS VALIDATED BELOW
001.69551.8882

CITY OF DALLAS

BLD. PH. 03-26'83 18429 EX. 083000001136

PERMIT

TYPE OF PERMIT: BUILDING

DATE: 5/28/83 JOB: 1111 SINGLE FAMILY DWELLING JOB ADDRESS: 5332 WENONAH DR

DESCRIPTION OF WORK: INSTALL DRIVE APPROACH & CIRCLE DRIVE @ DWELLING

NAME OF PERMITTEE: MR. NELTON

ADDRESS: 5332 WENONAH DR TOTAL VALUE OF WORK: 2,000

PERMISSION CONTRACTOR: PROS CONST CO BUSINESS ADDRESS: 542 ELWAYNE ST

ELECTRICAL CONTRACTOR: BUSINESS ADDRESS:

MECHANICAL CONTRACTOR: BUSINESS ADDRESS:

PLUMBING CONTRACTOR: BUSINESS ADDRESS:

15/4951	LOT 9	DISTRICT 21A	ZONING R-10	1	TYPE CONVEY V-N	DEC-R-3	BOOK 0512	ACT CODE B	OWN CODE A	STORIES	PERMIT FEE 0.00
BUILDING AREA	FRONT YARD	REAR YARD	LOT AREA	DEPT. P	CONV. TRACT 71.01	SECT. 1000	BATHS	LIV. UNITS	TYPE HTG.	SPRINKLER	

COMMENTS: LOT 9, PTS & PT 10 OFF.

THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THE APPLICATION AND IS SUBJECT TO THE PROVISIONS OF ALL ORDINANCES AND ORDINANCES WHICH MAY BE APPLICABLE. THIS PERMIT IS SUBJECT TO CANCELLATION UPON NOTICE.



CREATION OF A BUILDING SITE CONT'



- (7) A parcel with **less lot area, depth, or width than required** in this chapter provided:
- (A) the parcel has an area, depth, or width that is not more than 10 percent smaller or is greater than the average lot area, depth, or width of other platted lots or recognized building sites capable of development with single family or duplex uses within the same platted block (for purposes of this subsection, "platted block" means the legal block as shown on the plat map);
 - (B) the platted lots or recognized building sites contiguous to the parcel are developed with single family or duplex uses;
 - (C) the majority of the platted lots and recognizable building sites within the same platted block as the parcel have been platted or have been recognizable building sites for at least 20 years; and
 - (D) the parcel complies with all other zoning regulations other than lot area, depth, or width regulations.
- This is a provision for subdivision of land and useful when appraisers ask "This lot has less lot area than the zoning requires. Can I build on it?" Answer: "Yes, if the above conditions are met."





Thoroughfare Plan



TABLE OF CONTENT



- What is a Thoroughfare?
- Thoroughfare Plan
- Goals of the Thoroughfare Plan
- Functional & Dimensional Classifications
- Code Requirements – Impact on Setbacks
- How can I find out if a street is on the Thoroughfare Plan?
- Who is the keeper of the Thoroughfare Plan?



WHAT IS A THOROUGHFARE?



- A public traffic arterial, as designated in the city's thoroughfare plan,
- A nonresidential collector street, as defined in the *City of Dallas Paving Design Manual*,
- Almost all streets within the central business district,
- A transportation route connecting one location to another,
- A major road or highway, and
- A heavily traveled passage.



THOROUGHFARE PLAN



- It is the blueprint that establishes terminology, standards, and general principles, and guides decision-making for all aspects of roadway planning, funding, construction, reconstruction, operation, and maintenance.
- It serves as a long-range tool to identify 20-year needs in urbanized areas. It establishes an appropriate roadway pattern for undeveloped areas, and improves the flow of traffic throughout the City of Dallas.
- The first plan was adopted by ordinance in 1965 and has continuously been updated.
- Approved by City Council.



GOALS OF THE THOROUGHFARE PLAN



- The ultimate goal of the Thoroughfare plan is to improve the quality of life in the City by assuring safe, efficient, and convenient access to community resources.
- Three basic goals form the foundation for the objectives and policies that will guide the development and implementation of the Thoroughfare Plan:
 - Mobility/Safety – The opportunity for all citizens to travel safely, conveniently, and quickly to any part of the City.
 - Quality – The protection and enhancement of the urban environment.
 - Efficiency – The ability to use transportation resources effectively and efficiently.



FUNCTIONAL CLASSIFICATIONS



- The process by which streets are grouped into classes, or systems, according to the character of service they are intended to provide.
 - Arterial Streets – Provide the links between areas of the cities. They typically define neighborhoods and serve the main function of movement from one part of the city to another.
 - Collector Streets – Provide the links between the local streets and arterials. They penetrate neighborhoods and serve the function of collecting or distributing traffic between arterial and local streets.
 - Local Streets – Contained within a neighborhood and provide access to adjacent property which is the origin or destination of every trip. The local streets serve the function of internal circulation for all types of development.



DIMENSIONAL CLASSIFICATIONS



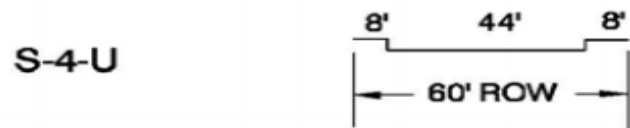
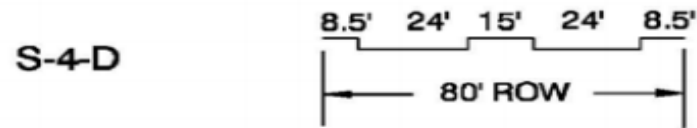
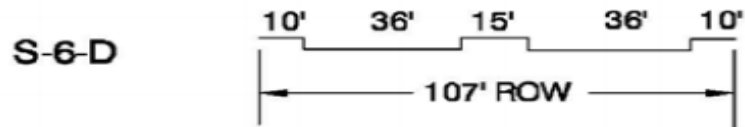
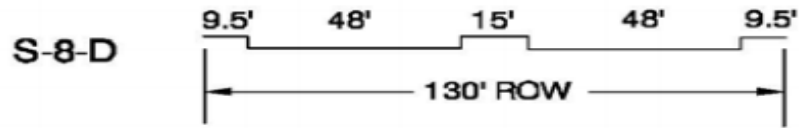
- Establishes the basic physical dimensions of a thoroughfare, including the number of lanes, right-of-way width, and pavement width.
 - Standard Roadway Sections – Desirable criteria as defined by current state-of-the-art in transportation engineering.
 - Minimum Roadway Sections – Minimum desirable criteria.
 - Existing Roadway Sections – Thoroughfares that do not meet the dimensional requirements of the standard or minimum roadway sections that may be retained with their existing pavement and right-of-way width if no change is desirable due to community or physical constraints.
 - Special Roadway Sections – Case-by-case basis when a unique design is needed that does not fit within either the standard or minimum categories.



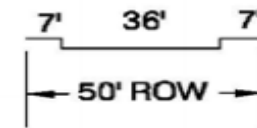
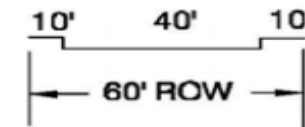
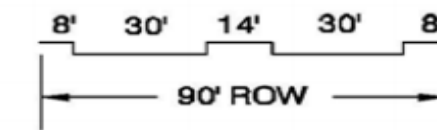
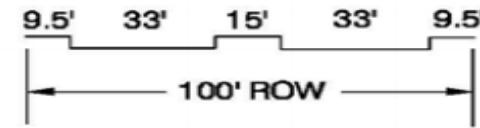
ROADWAY SECTIONS



STANDARD ROADWAY SECTIONS



MINIMUM ROADWAY SECTIONS



*M-4-U can be striped and operated as 2 or 4 lanes.



THOROUGHFARE PLAN TABLE - EXAMPLE



Thoroughfare	Street Name	Limits of Definition	Function	Proposed Dimension	Ordinance	Amendment Date
11TH	11TH	CORINTH to BONNIE VIEW	C	S-4-U	#32246	3/25/1992
	11TH	BONNIE VIEW to CEDAR CREST	C	M-4-U	#20860	1/23/1991
12TH	12TH	HAMPTON to JEFFERSON/12TH CONNECTION	C	M-4-U	#20860	1/23/1991
	12TH	JEFFERSON/12TH CONNECTION to IH-35E	PA	M-6-D(A)	#20860	1/23/1991
1ST	1ST	CBD/FAIR PARK CONNECTION to IH-30	PA	EXST CPLT	#20860	1/23/1991
	1ST	IH-30 to ROBERT B CULLUM	PA	EXST CPLT	#20860	1/23/1991
2ND	2ND	CANTON to IH-30	PA	EXST CPLT	#20860	1/23/1991
	2ND	IH-30 to ROBERT B CULLUM	PA	EXST CPLT	#20860	1/23/1991
	2ND	FITZHUGH to SCYENE	C	S-4-U	#20860	1/23/1991
	2ND**	SCYENE to CF HAWN FREEWAY	PA	S-4-D*	#20860	1/23/1991
8TH	8TH**	PATTON to IH-35E	MA	S-4-U	#20860	1/23/1991
	8TH**	IH-35E to CORINTH	C	M-4-U	#20860	1/23/1991
ABRAMS	ABRAMS RD**	RICHARDSON CITY LIMIT to MOCKINGBIRD	PA	M-6-D(A)	#20860	1/23/1991
	ABRAMS RD**	MOCKINGBIRD to RICHMOND	C	S-4-U	#20860	1/23/1991
	ABRAMS RD**	RICHMOND to COLUMBIA	MA	S-4-D	#20860	1/23/1991
	COLUMBIA**	ABRAMS to MAIN	MA	M-6-D(A)	#20860	1/23/1991
	MAIN**	COLUMBIA to CANTON	MA	M-6-D(A)*	#20860	1/23/1991
	CANTON**	MAIN TO CBD/FAIR PARK LINK	MA	M-6-D(A)*	#20860	1/23/1991
ACRES	CHEYENNE	BRUTON to ELAM	RC	S-2-U*	#20860	1/23/1991
	ACRES	ELAM to SEAGOVILLE	RC	S-2-U*	#25166	1/22/2003
ADDISON	ADDISON	TRINITY MILLS to ADDISON CITY LIMIT	C	S-4-U	#20860	1/23/1991



CODE REQUIREMENTS – IMPACT ON SETBACKS



- **SEC. 51A-4.401. MINIMUM FRONT YARD.**

- (a) General provisions.

- (1)...

- (2) The front yard setback is measured from the front lot line of the building site or the required right-of-way as determined by the **thoroughfare plan** for all thoroughfares, whichever creates the greater setback. On minor streets, the front yard setback is measured from the front lot line of the building site or the existing right-of-way, whichever creates the greater setback. When the city council by ordinance establishes a specific right-of-way line for a street, the front yard setback is measured from that right-of-way line.



CODE REQUIREMENTS – IMPACT ON SETBACKS



- **SEC. 51A-4.402. MINIMUM SIDE YARD.**
- (a) General provisions.
 - (1)...
 - (2) The side yard setback is measured from the side lot line of the building site, except when a front yard is treated as a side yard, the setback is measured from the lot line or the required right-of-way as determined by the **thoroughfare plan** for all thoroughfares, whichever creates the greater setback. On minor streets, the setback is measured from the lot line or the existing right-of-way, whichever creates the greater setback.



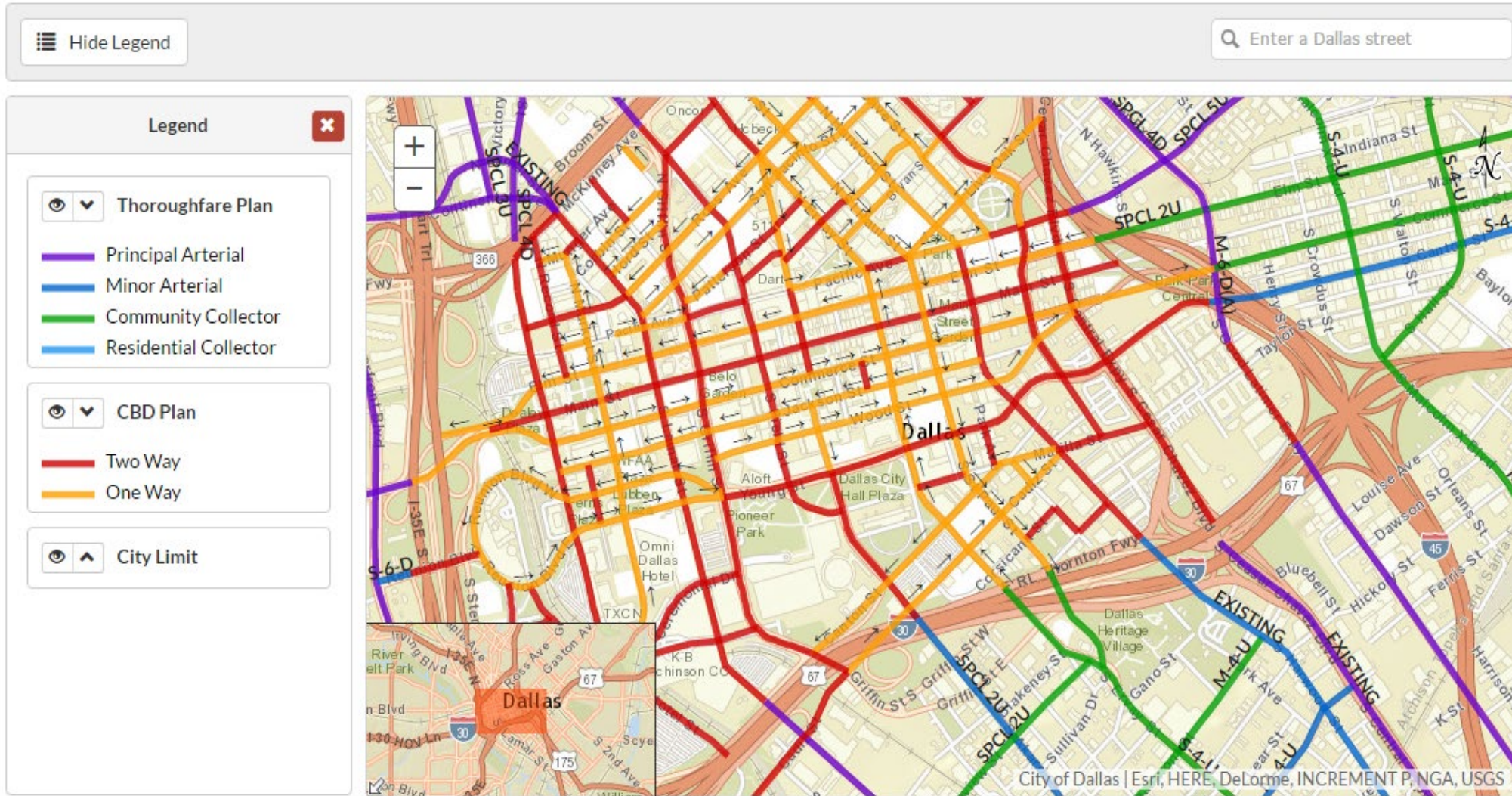
THOROUGHFARE PLAN WEBSITES



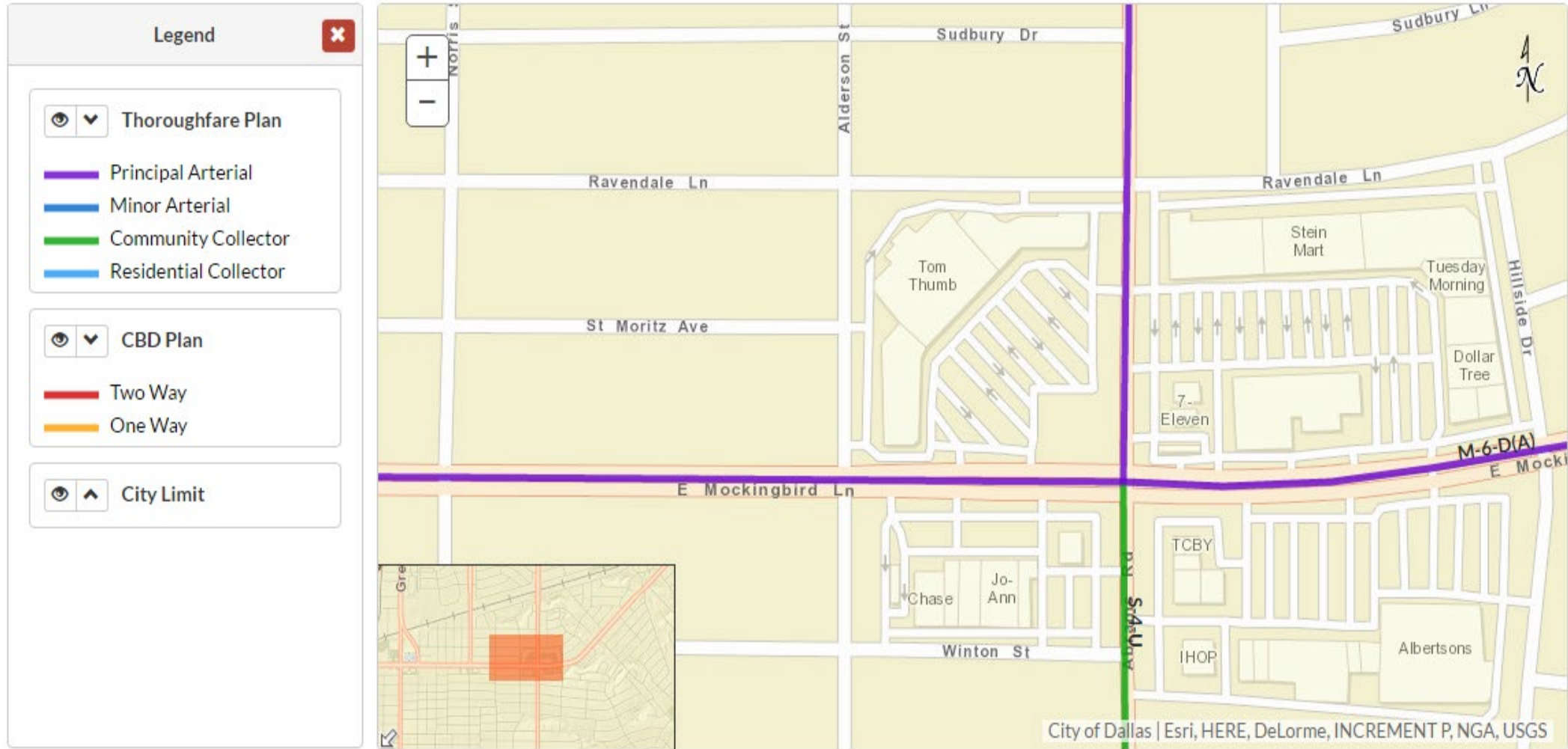
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- Table - <http://dallascityhall.com/departments/mobilitystreetservices/DCH%20Documents/Transportation%20Planning/pdf/2016-08%20ThoroughfarePlan.pdf>
- CBD Table - <http://dallascityhall.com/departments/mobilitystreetservices/DCH%20Documents/Transportation%20Planning/pdf/2016-01%20CBD%20Plan%20Table.pdf>



THOROUGHFARE PLAN MAPS



THOROUGHFARE PLAN MAPS



THOROUGHFARE PLAN MAPS



Legend

- Thoroughfare Plan
 - Principal Arterial
 - Minor Arterial
 - Community Collector
 - Residential Collector
- CBD Plan
 - Two Way
 - One Way
- City Limit

Thoroughfare Plan

ABRAMS - RICHARDSON CITY LIMIT to MOCKINGBIRD
Map ID: 6.01

Thoroughfare:	ABRAMS
Function:	PRINCIPAL ARTERIAL
Proposed Dimension:	M-6-D(A)
Ordinance:	20860
Amendment Date:	1/23/1991
Bike Plan:	YES

City of Dallas | Esri, HERE, DeLorme, INCREMENT P, NGA, USGS



THOROUGHFARE PLAN KEEPER OF RECORDS



- Mobility & Streets Services - Mobility Planning

Tanya Brooks, Assistant Director

1500 Marilla Street, L1BS

Dallas, Texas 75201

The Mobility Planning group provides planning and technical analysis for transportation projects related to thoroughfares, bicycle, and pedestrian facilities, transit, and freeways/tollways.





QUESTIONS

