

Z190-002

Parking

**Zoning Ordinance Advisory
Committee (ZOAC)**

March 5, 2020

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City of Dallas



Background

- On October 3, 2019, City Plan Commission authorized a public hearing to consider amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending off-street parking and loading requirements including, but not limited to, hotel, restaurant, multifamily, and alcoholic beverage establishment uses, and transit-oriented development.



Intent

- Review the current parking regulations and based on the research, best practices from other cities determine if there is a need to amend the City Code.



Research and Review

- Current Parking Regulations
 - History of parking code revisions and amendments
 - Analyze current Off-Street Parking regulations (51A-4.201 through 51A-4.271) including Special Exceptions (51A-4.311)



Index Cities/Other Cities Research

- Austin
- Baltimore
- Boston
- Columbus
- El Paso
- Fort Worth
- Houston
- Philadelphia
- Phoenix
- Tempe, Arizona
- Portland
- San Diego
- San Jose
- San Antonio
- Seattle

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Research and Review

- Local and National Parking Studies
 - American Planning Association
 - ULI
 - TREC parking studies
 - CECAP
 - DART
 - National Transportation Studies
 - Transportation Policy Research Studies
 - Other studies



Research and Review

- Internal City Meetings
 - Department of Transportation
 - Planning and Urban Design
 - Office of Economic Development
 - Office of Environment Quality
 - Building Inspection
 - Housing
 - City Attorney's Office
 - Engineering



Research and Review

- Outreach

- Industry Meetings

- Texas Real Estate Council (TREC)
 - Developers
 - Planning Consultants
 - Traffic Engineers/consultants
 - Neighborhood Associations
 - Apartment Association of Greater Dallas, Texas Apartment Association
 - Greater Dallas Restaurant Association, Texas Restaurant Association
 - Texas Hotel and Lodging Association, Hotel Association of North Texas
 - Chambers of Commerce

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Research and Review

- Outreach

- Citywide Community Engagement Meetings

- Newspaper
 - Interested parties list
 - Social Media
 - Webpage for the Parking Code Amendment and with an option to register the email-id
 - Council Offices
 - Early notification list
 - CPC and ZOAC mailing list
 - Neighborhood groups mailing list (Planning and Urban Design mailing list)

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Parking Code Amendment webpage

- Webpage
- Reference Material, documents will be posted online

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Code-Amendments.aspx>

- Interested Parties can signup at parkingcode@dallascityhall.com

