



City of Dallas

PARKING

Public & Interdepartmental Outreach - Input

**Zoning Ordinance Advisory
Committee (ZOAC)
October 15, 2020**

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City of Dallas

Background/History



- City Plan Commission authorized a public hearing on 9/5/2019 to consider amending Chapters 51 and 51A of the Dallas Development Code for off-street parking and loading requirements not limited to:
 - hotel, restaurant, multifamily, and alcoholic beverage establishment uses, and transit-oriented development.
- ZOAC briefings held:
 - 3.05.2020 - City of Dallas Parking Code Amendment Outline
 - 6.18.2020 - City of Dallas Current Parking Regulations
 - 7.09.2020 - City of Dallas Planned Development Districts
 - 8.06.2020 - Index Cities and Other Cities Research
 - 9.03.2020 - Local and National Parking Studies
Board of Adjustment Parking Reductions
Citywide Plans – Vision/Goals
 - **10.15.2020 Public and Interdepartmental Outreach - Input**



Engagement Strategy



- Staff performed an internal city department and public outreach engagement strategy over several months to gain feedback on parking requirements
- Staff met with City departments of: Transportation, PUD, Economic Development, Housing, and Environmental Quality in conjunction with SDC Building Inspection and Current Planning
- Staff met with external stakeholders:
 - Chambers of Commerce
 - Coalitions
 - Industry and Professional Associations
 - Institutions
 - Traffic Engineering Consultants
 - Planning Consultants



Intent of Outreach Efforts



- Use/knowledge of challenges in Applying Parking Code to development projects
- Impacts/Issues on development projects
- Impacts/Issues on City and neighborhoods
- Desired Changes or Outcomes



Issues Expressed



- Outdated Code (Old data, Complicated Language, Trends, Technology)
- The Process (Cumbersome, Onerous, Arbitrary)
- Zoning Tools (MUD Charts, Modified Delta Credits, Parking Agreements)
- Unintended Consequences, Barrier to Redevelopment, Competition for the Curb
- By Land Use and Neighborhood/Area
- Issues with Loading



Reoccurring Issues Expressed



- Ratios do not work (outdated, not market driven or supported by data, excessive)
- Existing buildings cannot meet requirements (barriers to infill, historic/legacy bldgs., redevelopment)
- Competition for the Curb (No curb management – spillover parking - valet, parking meters, ride-share, loading, on-street spaces)
- Code has created Unintended Consequence/Issues (Underutilization, Environmental, Urban Form, Cost, Affordability)
- “One size does not fit all” (Lack of flexibility – land uses, land use categories, location and areas)



Reoccurring Desired Outcomes Expressed



- Simplify Code (Definitions/Language)
- Revise Processes (BDA, Admin, Zoning Tools – MUD Charts, Remote Parking, Shared Parking, Case by Case – PD/SUP)
- Revise Ratios (Current Parking Studies/Data, Reductions, LU Categories, No Minimums)
- Reductions/Relief for Redevelopment (Reductions or no minimums – SF for small, year for historic/legacy)
- Create Design Standards (GI, Landscaping, screening, parking in rear/side, incentivize garage/underground, discourage surface lots)
- Curb Management (Parking Management/Benefit Districts, Quasi Judicial PMA)
- Address Neighborhood Areas (Parking Management/Benefit, Buffers for spillover)



Next Steps



- Staff Action
 - Continue coordination with internal departments
 - Potential options to ZOAC on November 19, 2020





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