City Plan Commission
Annual Report
FY 2024-25

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DALLAS, TEXAS

City of Dallas

Approved by City Plan Commission on December 4, 2025

Memorandum

CITY OF DALLAS

DATE December 11, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **City Plan Commission (CPC) – FY 2024-25 Annual Report**

I am pleased to present the annual report of the Dallas City Plan Commission for FY 2024-25. As Chair, I am honored to share the significant accomplishments, challenges, and future initiatives that have defined our efforts to contribute to the city's continued growth and development.

Last year, the City Plan Commissioners participated in a total of 41 meetings. The full Commission met 24 times and took action on 614 items including 232 zoning cases and 214 preliminary plats.

The Commission took on significant amendments to the Dallas Development Code, including strengthening the City's Neighborhood Forest Overlay and updating the City's Demolition Delay Overlay. Most significantly, the Commission, along with the Zoning Ordinance Advisory Committee, worked diligently to reform the City's outdated and burdensome parking requirements, which were often divorced from the actual parking needed for a particular use. In many cases, property and business owners can now decide what parking is needed on their sites, with parking minimums for certain uses being abolished. In other instances, including multi-family and other residential uses, parking minimums were right-sized as part of a compromise to try to reduce excess, unnecessary parking while protecting surrounding areas from spillover parking.

Earlier this year, the City formally began the process to reform its Development Code, which started with a detailed diagnostic report about our existing code followed by a series of public meetings to share the diagnostic and take input from citizens. Dallas's Development Code was last rewritten in 1986, when Chapter 51A was adopted. In the ensuing years, 51A has been amended numerous times and has become increasingly complex and less user friendly. The goal of the Code update is to make a set of rules that are simple, clear to everyone, and future ready. The updated code will also implement many of the policy goals in the City's forwardDallas 2.0 Comprehensive Land Use Plan, adopted in 2024.

I look forward to another year of progress and positive transformation for the City of Dallas. Thank you for your continued trust in the Dallas City Plan Commission.

DATE December 11, 2025

SUBJECT **City Plan Commission (CPC) – FY 2024-25 Annual Report**



Brent M. Rubin
Chair, Dallas City Plan Commission

c: Kimberly Tolbert, City Manager
Tammy Palomino, City Attorney
Bilierae Johnson, City Secretary
Shanee Weston, Boards and Commissions Manager
Emily Lu, Director, Planning and Development
Andreea Udrea, Deputy Director, Planning and Development
Michael V. Pepe, Chief Planner, Planning and Development

City of Dallas

Table of Contents

City Plan Commission Members 4
Mission Statement 5
Committees of the City Plan Commission 6
FY 2024-25 Objectives and Accomplishments 9
Summary of Activities FY 2024-25 11
APPENDIX 13

City Plan Commission Members

ANNUAL REPORT
PLANNING AND DEVELOPMENT
FISCAL YEAR 2024-25

Tony Shidid, Chair (Dist. 5)

Christian Chernock (Dist. 1)

Erik Drobinski (Dist. 1)

Joanna Hampton (Dist. 2)

Darrell Herbert (Dist. 3)

Tom Forsyth (Dist. 4)

Deborah Carpenter (Dist. 6)

Tabitha Wheeler-Reagan (Dist. 7)

Lorie Blair (Dist. 8)

Gregory Franklin (Dist. 8)

Neal Sleeper (Dist. 9)

Tipton Housewright (Dist. 10)

Matthew Eppler (Dist. 11)

Krista Nightengale (Dist. 11)

Mike Sims (Dist. 11)

Aaliyah Haqq (Dist. 12)

Larry Hall (Dist. 13)

Melissa Kingston (Dist. 14)

Brent Rubin, Vice-Chair (Place 15)

Mission Statement

The Dallas City Plan Commission advises the City Council on zoning and land-use matters, guided by values such as data-driven decision-making, research, accountability, and sustainability. Our mission is to foster a thriving, sustainable city through impartial leadership, ensuring responsible growth that meets the needs of our diverse community. Committed to transparency and integrity, we strive to, we strive to shape a dynamic urban landscape that reflects the values and needs of Dallas residents.

Committees of the City Plan Commission

Background

The City Plan Commission revised the Rules of Procedure to govern its deliberations on September 17, 2020. City Council approved the revisions on May 26, 2021.

Section 13 of the Rules of Procedure establishes the following standing committees:

(1) Arts District Sign Advisory Committee (ADSAC)
(2) Rules Committee
(3) Special Sign District Advisory Committee (SSDAC)
(4) Subdivision Review Committee (SRC)
(5) Thoroughfare Committee
(6) Zoning Ordinance Advisory Committee (ZOAC)
(7) Comprehensive Land Use Plan Committee (CLUP)

Members of the standing committees and the chair of each are appointed by the Chair of the Commission, subject to approval by the Commission.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC)

The Arts District Sign Advisory Committee is governed by Section 51A-7.1204 of the Dallas Development Code. This committee shall review and make recommendations to the Director of Planning and Urban Design regarding a Certificate of Appropriateness for any sign to be placed in the Arts District. This Committee held **one (1)** meeting in FY 2024-25. The ADSAC considered and approved **zero (0)** certificates of appropriateness, and one (1) SPSD Amendment.

RULES COMMITTEE

The Rules Committee shall make recommendations to the Commission on proposed amendments to the Commission's rules of procedure. The Committee met **two (2)** times during FY 2024-25. The Rules Committee considered and approved **three (3)** amendments in the City Plan Commission Rules of Procedure.

- Consideration of amending the meeting procedures in the City Plan Commission Rules of Procedure.
- Consideration of amending the composition and responsibilities of the Thoroughfare Committee in the City Plan Commission Rules of Procedure.
- Discussion of amending the City Plan Commission Rules of Procedure to streamline virtual participation at meetings.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)

The Special Sign District Advisory Committee is a five-member advisory body specified by City Code and appointed by and responsible to the City Plan Commission. The committee members must include one architect, one graphic designer, and one businessman associated with the sign industry. The committee has jurisdiction for the Special Provision Sign Districts (Downtown, Deep Ellum/Near East Side, Farmers Market, West End, McKinney Avenue, Uptown, Southside Entertainment (Cedars), West

Village, Jefferson Boulevard, Victory, and West Commerce/Fort Worth Avenue) and deals with related issues such as Certificates of Appropriateness and amendments to the sign ordinance itself, including Landmark Sign applications. Amendments may be initiated by the committee or from other sources. Following its review, the committee sends its recommendations to the City Plan Commission for action. The committee met **seven (7)** times during FY 2024-25.

- A total of twenty-four **(24)** Certificate of Appropriateness applications were considered and approved. Of these, ten **(10)** were in the Downtown SPSD, five **(5)**were in the Deep Ellum/Near East Side SPSD, zero **(0)** were in the West End SPSD**, two (2)** were in the Jefferson Boulevard SPSD, zero **(0)** were in the McKinney Avenue SPSD, one **(1)** were in the Uptown SPSD, zero **(0)** were in the Southside Entertainment SPSD, zero **(0)** were in the Parkland Hospital SPSD, **zero (0)** were in the Southwest Medical SPSD, **six (6)** were in the Wynnewood Village SPSD and zero **(0)** were in the Farmers Market SPSD.
- Total of three **(3)** Special Provision Sign District applications were considered for approval. Of these, one **(1)** was a new subdistrict within the West End Sign District, recommended for approval, one **(1)** was a new subdistrict within the Uptown Sign District, recommended for approval, and one **(1)** was an authorized hearing for the Arts Sign District, recommended for approval.

SUBDIVISION REVIEW COMMITTEE (SRC)

The Subdivision Review Committee is a five-member advisory body appointed by and responsible to the City Plan Commission. There are no specific criteria for the number of members or qualifications of members of the committee. The Subdivision Review Committee has responsibility for reviewing street name changes and appeals of staff-recommended conditions. Following its review, the Subdivision Review Committee forwards its recommendations to the City Plan Commission for action. The Committee also has responsibility for reformatting the existing subdivision regulations. The Committee met **two (2)** times during FY 2024-25.

THOROUGHFARE (TRANSPORTATION) COMMITTEE

The Thoroughfare Committee is an eight-member advisory body appointed by and responsible to the City Plan Commission (CPC). This committee is established by the CPC rules, and there are no criteria for qualifications of members of the committee. The Thoroughfare Committee is responsible for reviewing potential amendments to the Thoroughfare Plan and to the Central Business District Streets and Vehicular Circulation Plan. Changes to the plans may be initiated by the committee itself, the City Plan Commission, the City Council, staff, or by citizens through one of the foregoing bodies. Recommendations are forwarded to the City Plan Commission and City Council for final action. The committee met **three (3)** times during the last term and acted on **four (4)** Thoroughfare Plan Amendments during FY 2024-25.

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC)

The Zoning Ordinance Advisory Committee (ZOAC) is an advisory body appointed by and responsible to the City Plan Commission. The committee must be composed of two or three members of the City Plan Commission and five citizens. The chair and vice-chair of the committee must be members of the City Plan Commission. ZOAC is responsible for reviewing proposed amendments to the City's Development Code, both those initiated by the Committee and those originating from other sources. Recommendations for action are made to the City Plan Commission. Because the City is engaged in

the Dallas Zoning Reform, individual code amendments are being included in the project, the committee met **three (3)** times during FY 2024-25.

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP)

The Comprehensive Land Use Plan Committee (CLUP) shall provide oversight and guidance for developing or updating the citywide comprehensive land use plan or area-based land use plans, to facilitate their passage and implementation, and to monitor their progress, in order to advance future land use goals that promote economic vitality, environmental sustainability, and equity throughout Dallas. The Committee must be composed of a minimum of 12 and a maximum of 17 City of Dallas residents, three of which must be Commissioners and at least one member or resident with knowledge or expertise in each of the following areas: urban design, urban planning, or landscape architecture; neighborhood stabilization or revitalization; real estate development, finance, or economics; multimodal transportation; environmental sustainability; social equity; and other areas of knowledge or expertise relevant to the comprehensive land use plan. CLUP **did not meet** during FY 2024-25.

FY 2024-25 Objectives and Accomplishments

CURRENT PLANNING

The Current Planning Division of the Planning and Urban Design Department is responsible for the review and processing of zoning requests, development code amendments, street name changes, and subdivision plats through the City Plan Commission and City Council; and zoning variances, special exceptions, and nonconforming use-compliance cases through the Board of Adjustment.

The division, during the fiscal year 2024-25, provided staff support to the Zoning Ordinance Advisory Committee, the Special Sign District Advisory Committee, the Arts District Sign Advisory Committee, the Subdivision Review Committee, the City Plan Commission, and City Council. Staff reviewed and processed **614** items for action by the City Plan Commission. This included **232** zoning cases, **277** preliminary plats (**7** Shared Access Development plats, **3** ETJ plats, **91** residential, **44** residential re-plats, **122** non-residential, and 10 building line changes [**156** final plats recorded]), **7** street name changes, **24** sign certificates of appropriateness, **56** miscellaneous items, **five (5)** authorization of hearings to consider appropriate zoning, **two (2)** authorizations of hearings to consider amendments to the Dallas Development Code, and **two (2)** development code amendments. Initiated in 2023, the Dallas Zoning Reform received Code Amendment team focus, and most individual code amendments are being integrated into that project for a unified, coordinated ordinance.

AUTHORIZED HEARINGS

The authorized hearing team is responsible for processing city-initiatied rezonings (large-area rezonings) and requests for Neighborhood Stabilization Overlays (NSO). The team accomplishments for FY24-25 include:

- Processed 5 authorized hearing cases
- Initiated 2 new Neighborhood Stabilization Overlays (NSOs)
- Developed new prioritization criteria for authorized hearings
- Contributed to the review of land use/zoning policies for nightlife challenges in Deep Ellum

City Council adopted authorized hearings

- **Z189-341 Floral Farms:** this involved rezoning a large area from mostly industrial to agricultural and other land uses to protect residents and natural resources from environmental hazards. The case was adopted by the City Council on February 12, 2025.
- **Z189-240 Clarendon Hampton MF-2:** This involved rezoning a part of Jimtown neighborhood from multifamily to single-family and allowing accessory dwelling units. The case was adopted by the City Council on January 22, 2025.
- **Z189-127 North Cliff Neighborhood Center:** this involved rezoning the North Cliff Neighborhood Center into a mixed-use district and permitting accessory dwelling units. It was adopted by City Council on Mar 26, 2025
- **Z189-349 Hampton Clarendon Corridor:** this involved rezoning the corridors into Walkable, mixed-use use district, while allowing some with small multi-family housing. This case was adopted by City Council on August 13, 2025.

Deauthorized Case

- **Z189-143 Edgefield Clarendon**: Staff organized several community meetings to discuss the rezoning of this commercial node into a walkable mixed-use district. However, the City Plan

Commission deauthorized the case on Mar 6, 2026, due to limited community/property owner support.

Neighborhood Stabilization Overlay (NSO)
Staff initiated two NSOs and data collection phase is underway in Casa Linda and Red Bird.

Policy & Process Development

- **Code amendment for postponement of public hearings:** Staff worked on a code amendment for postponement procedure for zoning change public hearings. Though approved by the CPC and Zoning Ordinance Advisory Committee (ZOAC), it was not adopted by the City Council.
- **Deep Ellum land use and zoning research:** Staff collaborated with other city departments to research land use and zoning policies and develop best practices for nightlife-related challenges in Deep Ellum. Update to City Plan Commission planned for 2026 on findings and next steps.
- **New criteria for prioritizing Authorized Hearings:** Staff developed new criteria for prioritizing authorized hearing cases to be presented to City Plan Commission and posted on the website on the first quarter of 2026. These new guidelines are more aligned with the Forward Dallas 2.0 plan and are currently being applied to rank both pending and new cases.

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC)

Code Amendments staff was actively involved in the implementation of and amendments to Chapter 51A of the Dallas Development Code and has continued work on monitoring and refining the Code. ZOAC reviewed and recommended amendments for cases that addressed significant issues of concern expressed by residents, business and property owners, and industries across the city. There was **one (1)** amendment considered and acted upon by ZOAC: Amendments to the Neighborhood Forest Overlay (NFO) to add an additional yard area which neighborhoods could choose to protect trees, and to add a fee for processing the overlay. The NFO ordinance has seen interest from heavily treed neighborhoods, and these small amendments were necessary for a functional program.

The Dallas Zoning Reform is intended to overhaul and renew the development code by providing greater clarity and predictability, updating standards and administrative processes, modernizing the user experience, and advancing the goals of ForwardDallas 2.0. The City has contracted with zoning consultancy Camiros, Ltd., who facilitated numerous stakeholder interviews and public meetings and has produced an insightful diagnostic with forward-thinking recommendations. Most recently, Dallas-based Zoe Communications Agency has joined the project team to ensure proactive, context-sensitive community engagement as the reform enters the drafting and public review phases.

Summary of Activities FY 2024-25

CPC ZONING CASES FILED:	
PD Zoning Changes	43
Specific Use Permit/SUP Amendment	45
General Zoning Changes	76
Historic Overlay/Designation	1
Conservation District	1
Deed Restrictions	3
Neighborhood Stabilization Overlay	0
Specific Use Permit Renewals	31
Specific Use Permit – Auto Renewals	32
Demolition Delay Overlay	0
Total	**232**
MISCELLANEOUS ITEMS FILED:	
Development/Landscape Plans	15
Minor Site Plan Amendments	29
Two-Year Waiver Applications	1
Total	**45**
SUBDIVISION PLATS FILED:	
Shared Access Development Plats	7
ETJ Plats	3
Residential Plats	91
Residential Replats	44
Non-Residential	122
Building Line Changes	10
Preliminary Plats Total	**277**
Final Plats (Recorded)	**156**
CPC ACTION:	
Zoning Cases	239
Preliminary Plats	214
Residential Replats/Individual	36
Building Line Removals/Reductions & Replats	10
Historic Landmark Designations	1
Historic Landmark Designation Removal	0
Conservation Districts	1
Special Provision Sign District Cases	4
Sign Certificate of Appropriateness	24
Thoroughfare Plan Amendments	3
All-Way Stop/Road Hump Appeals	0
Street Name Changes	1
D-1 Liquor Control Overlays	2
Remove Dry Overlays	3
Specific Use Permit – Terminated	2

Deed Restrictions	29
Deed Restrictions Terminated	8
Miscellaneous Docket Items	24
Land Use/Area Plans	1
Landmark Appeal	2
Development Code Amendments	6
Demolition Delay Overlay	0
Apportionment of Exaction Appeal	0
Authorization of Hearings	4
Authorization of Hearings – De-authorized	0
Total	**614**

Type of Action Taken (not including Subdivisions)

Items approved, adopted, authorized	282
Affirm	4
No change	0
Items denied	7
Items denied without prejudice	17
Reverse	0
Remanded to subcommittee	0
Dismiss	0
Total	**310**

COMMISSION & COMMITTEE MEETINGS

City Plan Commission	21
City Plan Commission Special Called Meeting	3
City Plan Commission Training Session	0
City Plan Commission Workshops	0
Zoning Ordinance Advisory Committee	3
Special Sign District Advisory Committee	7
Subdivision Review Committee	2
Thoroughfare (Transportation) Committee	3
Arts District Sign Advisory Committee	0
Rules Committee	2
Comprehensive Land Use Plan Committee	0
Total	**41**

APPENDIX

See Appendix Table: Zoning Cases Analysis

City of Dallas

Fiscal Year 24-25 Annual Report

City Plan Commission
November 20, 2025

Planning and Development
City of Dallas

Overview

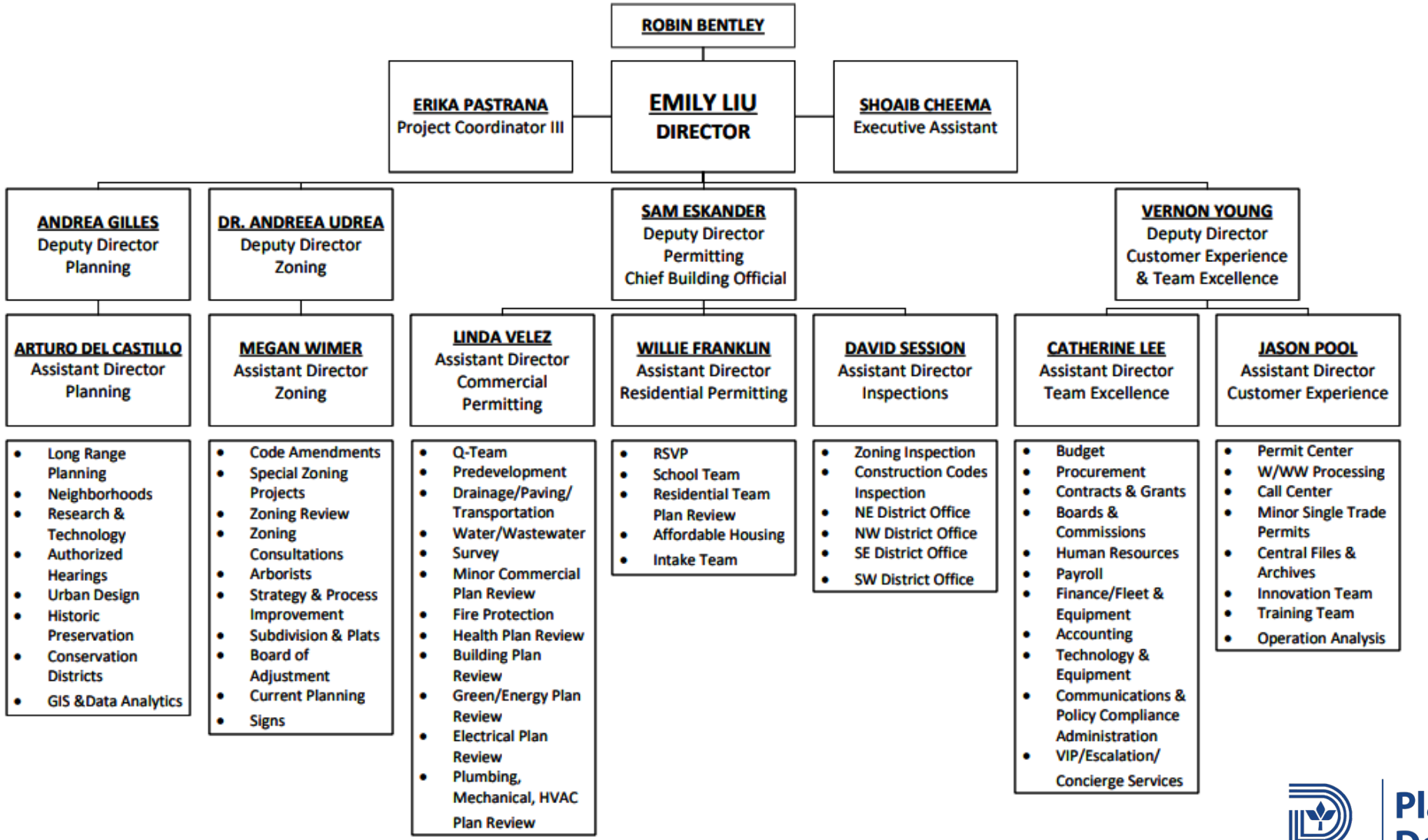
- FY24-25 Activities
  - Department changes
  - DallasNow
  - Case Activity
  - Special items
- Next steps

Department Mission Statement

TOGETHER WE ARE PLANNING AND BUILDING A BETTER DALLAS FOR ALL!



Organizational Chart



City of Dallas | Planning & Development

ForwardDallas 2.0







Dallas Zoning Reform

City of Dallas

Dallas Zoning Reform

Simple. Clear. Future Ready.

Simple.

Streamlined regulations that reduce unnecessary complexity.

Clear.

Rules that are understandable by everyone, not just specialists.

Future Ready.

Designed for the Dallas we're becoming, not the Dallas of yesterday.

1-8 Units in International Residential Code

Adopted 4/23/2025



Parking Reform

On May 14, 2025, Dallas City Council adopted Parking Reform for flexible parking…removing many of the current rigid one-size fits all parking minimums and establishing a more flexible context-sensitive framework for off-street parking in Dallas.



Adopted 5/14/2025

DallasNow

- Go-live May 5, 2025
- All basic department functions sustained in DallasNow
- Transferred over 41 existing paper zoning applications to digital

DallasNow

Launched May 2025

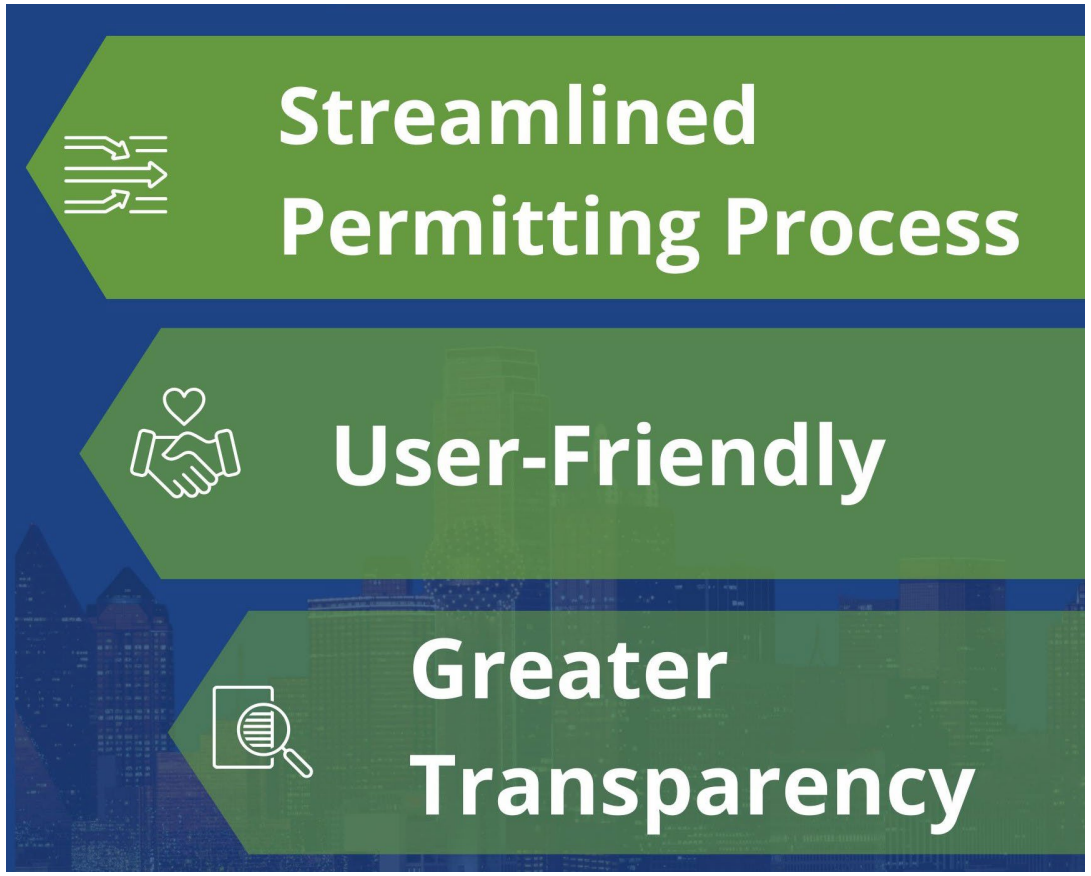
Access | Anywhere | Anytime

DALLAS NOW

Planning & Development

Learn more at:

Dallas.gov/*DallasNow*



Texas Senate Bill 840 (Effective September 1, 2025)

Information Sheet

Texas Senate Bill 840

Purpose

Texas Senate Bill 840 (SB 840) is intended to address the state's housing shortage by: (1) allowing mixed-use residential and multifamily residential development in more zoning districts; (2) limiting development regulations for these projects in general; and (3) streamlining the permitting process for the conversion of commercial buildings to mixed-use residential and multifamily residential occupancy.

Applicability and definitions

SB 840 is applicable to permit applications for mixed-use residential and multifamily residential projects submitted on or after September 1, 2025.

The bill defines ***mixed-use residential*** as **"**the use or development of a site consisting of residential and non-residential uses in which the residential uses are at least 65 percent of the total square footage of the development" and ***multifamily residential,*** as "the use or development of a site for three or more dwelling units within one or more buildings.

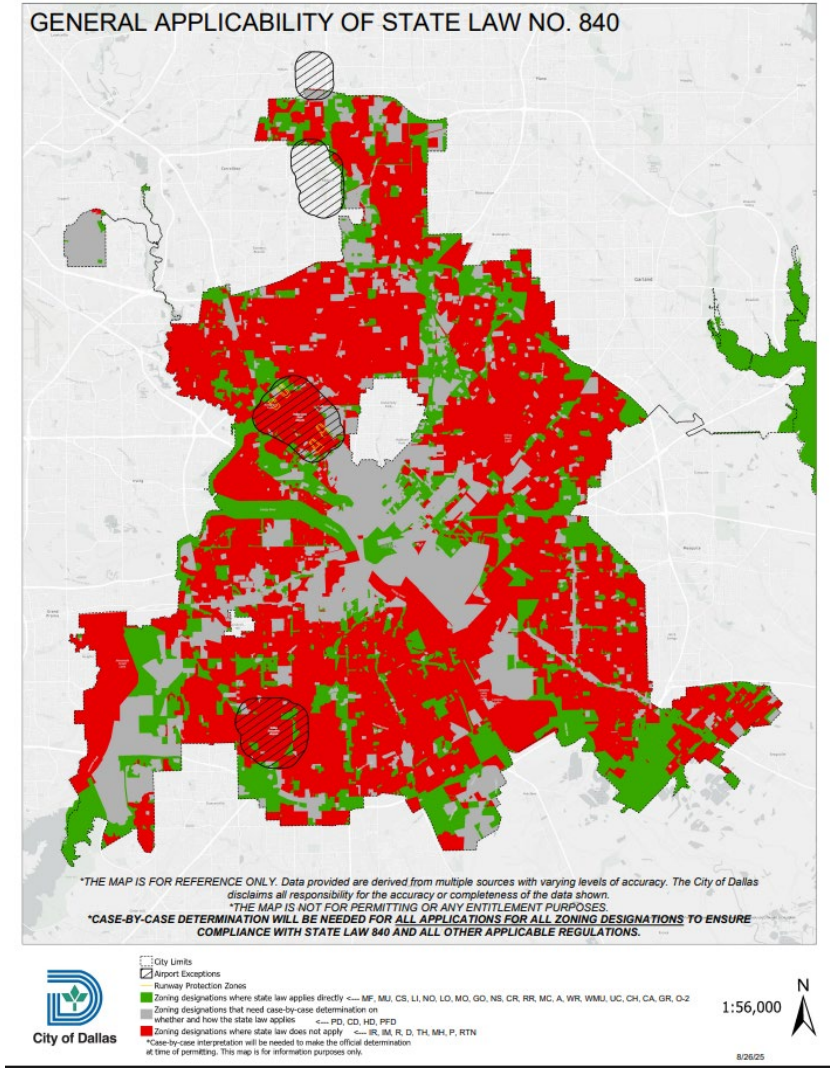
Mixed-use residential and multifamily residential allowed by right

SB 840 requires the City to allow mixed-use residential and multifamily residential projects by right in all zoning districts that allow office, commercial, retail, or warehouse uses, including planned development districts, conservation districts, historic districts, and districts with public deed restrictions.

This means that the City may not require a zoning change, an amendment to a planned development district or development plan, or any other discretionary approval to allow a mixed-use residential or multifamily residential development in one of these districts.

As an example of applicability, the Chapter 51A zoning districts that do not currently allow multifamily residential but will now allow mixed-use residential or multifamily residential projects by right are listed below:

Chapter 51A Zoning District	Applicable because district allows the following uses:
Agricultural [A(A)]	Retail and commercial
Neighborhood office district [NO(A)]	Office, retail, and commercial
Limited office districts [LO-1, LO-2, LO-3]	Office, retail, and commercial
Mid-range office districts [MO-1, MO-2]	Office, retail, and commercial
General office district [GO(A)]	Office, retail, and commercial



- The map is for demonstration purposes only.
- It is NOT for permitting or other entitlement purposes.
- A case-by-case determination will be needed for each permit application for a MF/MU-R development to determine if the location qualifies under SB 840.

2026 Department Goals

1. Address land use and zoning inconsistencies, promote more Transit Oriented Development and mixed-use corridors, and improve residential design standards to advance ForwardDallas 2.0.
2. Engage the community in shaping the initial draft of the Dallas Zoning Reform.
3. Streamline the development review process and enhance coordination across departments to deliver seamless, efficient reviews.

2026 Department Goals

4. Reimagine customer service by utilizing new and emerging technologies, including AI, to deliver a faster, more transparent, customer experience at the speed of business.

5. Advance the culture of teamwork and accountability within the department while strengthening collaboration and problem-solving across all City departments.

6. Elevate the department to national recognition for innovation and excellence in planning and development, attracting talent and advancing economic vitality.

FY 24-25 Agendas Overview

Z Items submitted	Unique Z items acted on	Total Items
232	227	614

Z items submitted includes Z cases submitted to Accela and in paper, including autorenewals (which receive Z numbers)
Z items acted on is all zoning items that had action at CPC (some may have been submitted prior to FY24-25)
Total items includes miscellaneous zoning, subdivisions, signs, historic action

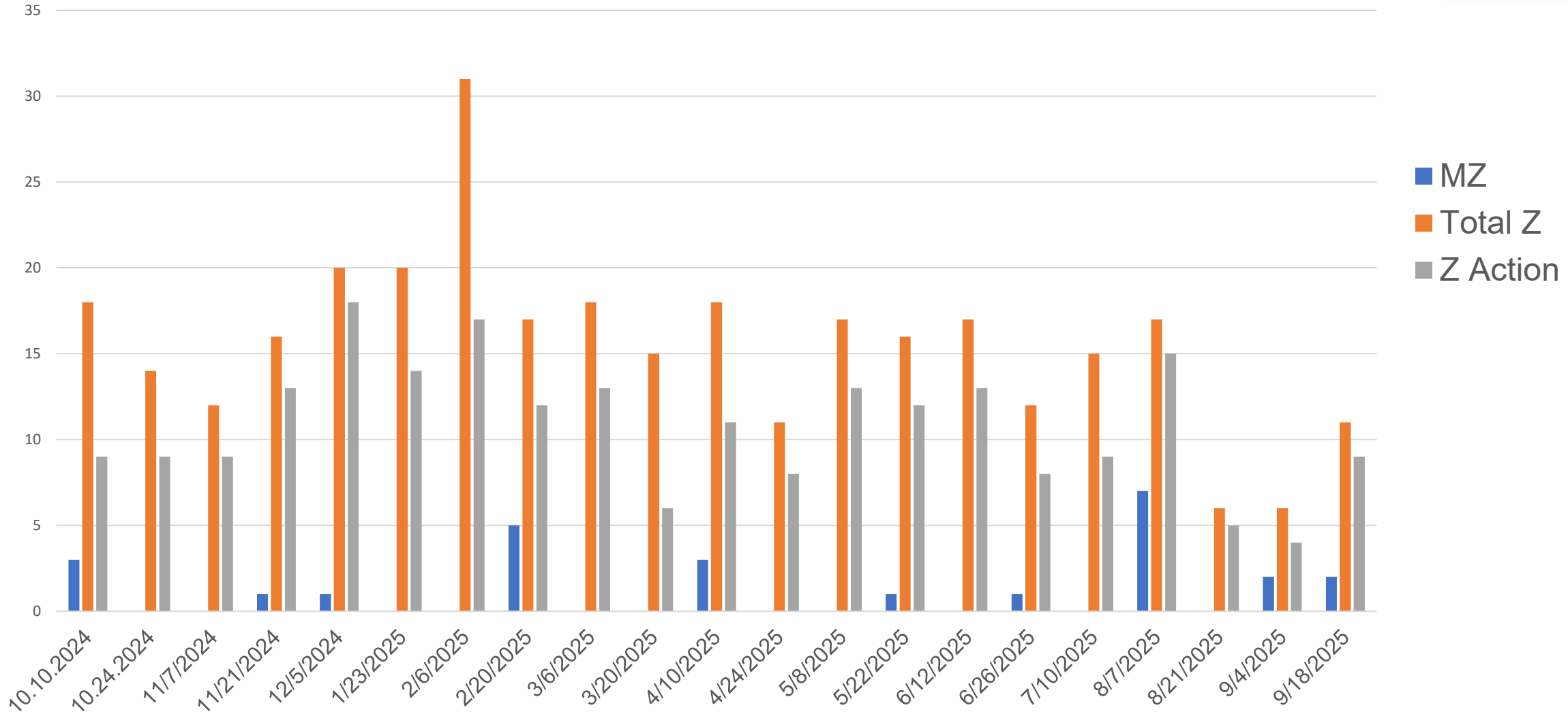
21 scheduled meetings with zoning agendas
4 special called meetings (Parking)

3 FY Comparison Items Overview

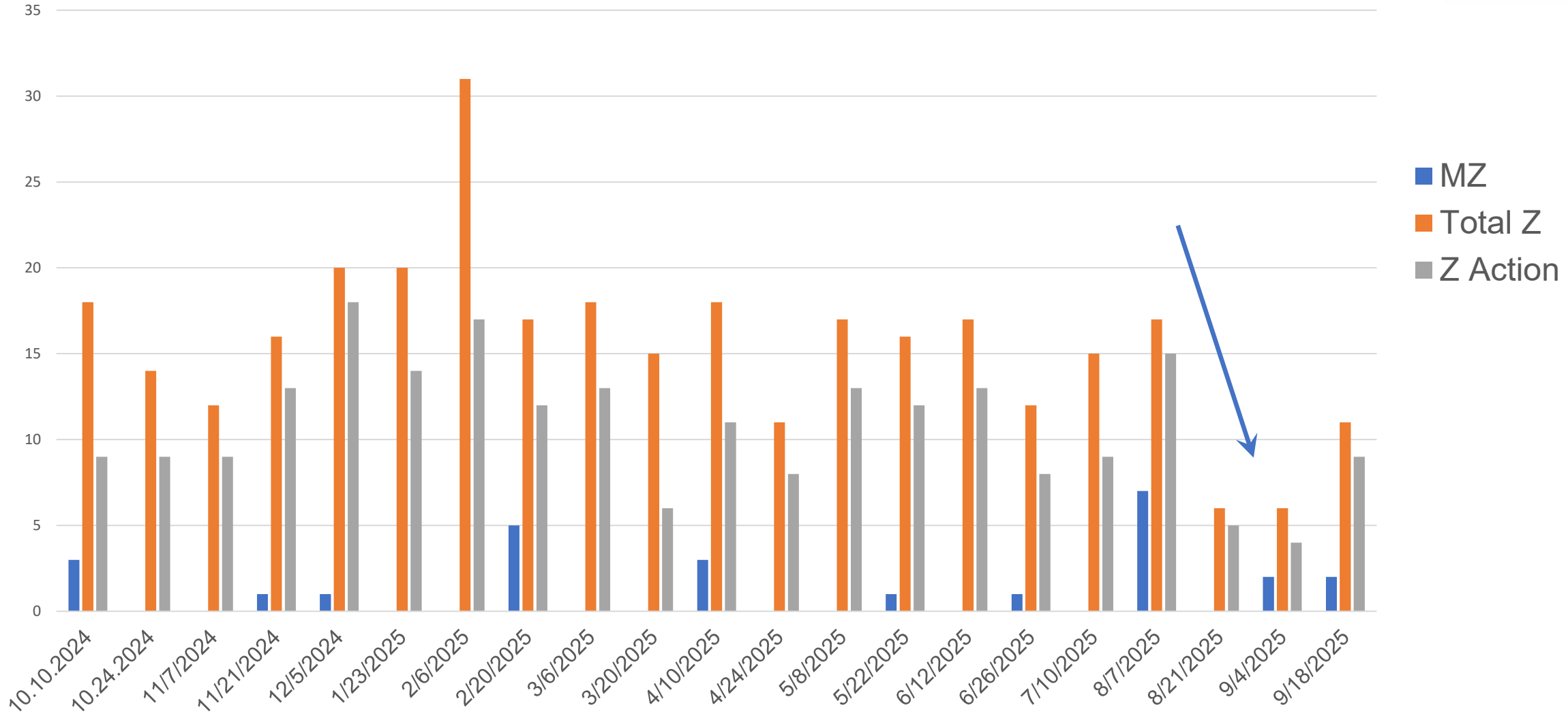
	Z Items submitted	Unique Z items acted on	Total Items Acted on
FY24-25	232	227	614
FY23-24	279	191	586
FY22-23	214	144	565

Z items submitted includes Z cases submitted to Accela and in paper, including autorenewals (which receive Z numbers)
Z items acted on is all zoning items that had action at CPC (some may have been submitted prior to FY24-25)
Total items includes miscellaneous zoning, subdivisions, signs, historic action

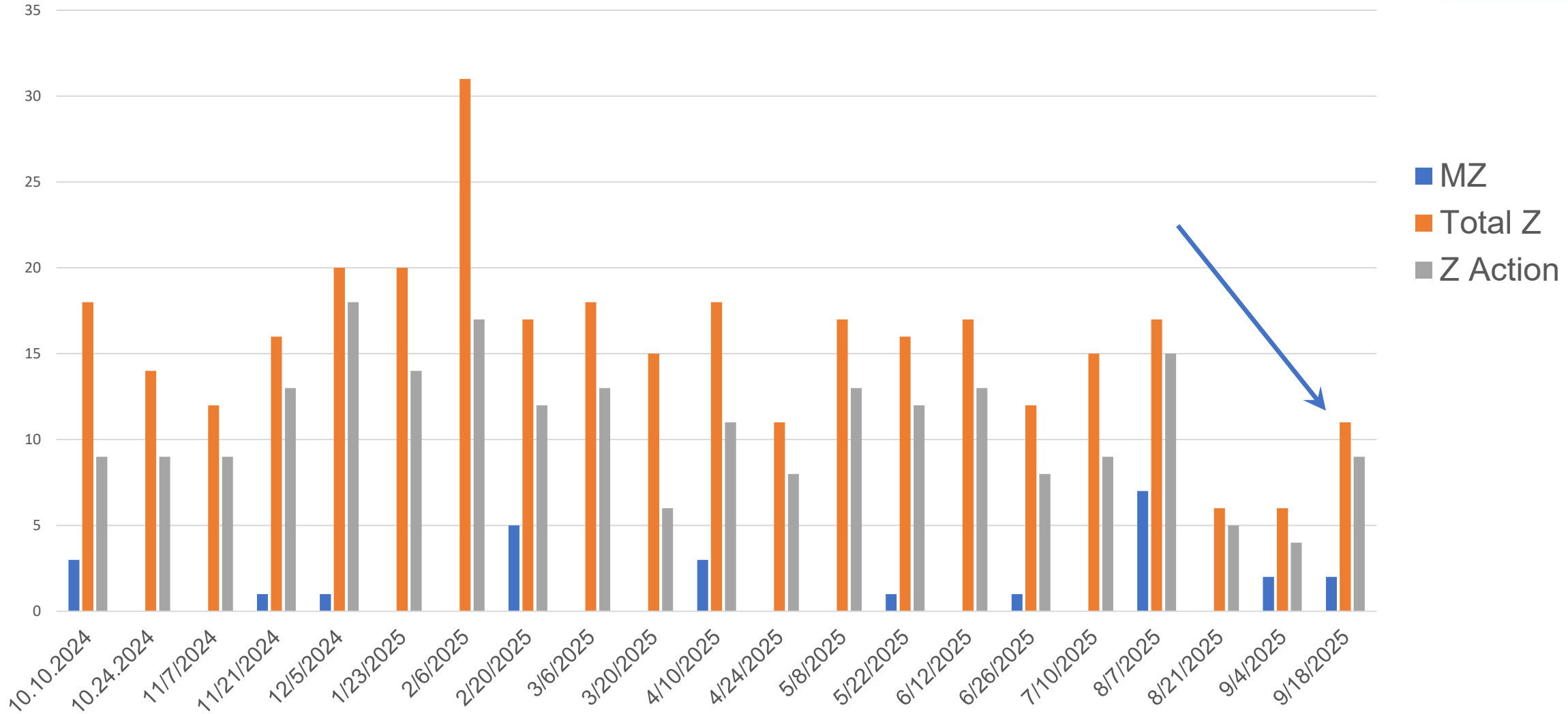
Zoning Action Overview



Zoning Action Overview



Zoning Action Overview



District By District Data, Overall

Council Dist.	# Case Count	# Cases w/ Housing	Acres Rezoned
1	13	3	96
2	25	10	119
3	17	8	110
4	17	10	58
5	19	2	43
6	29	9	166
7	27	13	141
8	34	12	277
9	5	0	315
10	7	4	75
11	7	4	61
12	2	1	20
13	10	3	115
14	15	2	15
Total	**227**	**81**	**1611**

District By District Data, F2324 vs FY2425

Council Dist.	23-24 Case Count	24-25 Case Count	% Change	23-24 Housing	24-25 Housing	% Change	23-24 Acres	24-25 Acres
1	17	13	-24%	6	3	-50%	23	96
2	27	25	-7%	3	10	233%	66	119
3	9	17	89%	3	8	167%	127	110
4	6	17	183%	1	10	900%	41	58
5	20	19	-5%	3	2	-33%	91	43
6	16	29	81%	5	9	80%	160	166
7	21	27	29%	6	13	117%	71	141
8	27	34	26%	7	12	71%	238	277
9	8	5	-38%	2	0	-100%	25	315
10	2	7	250%	0	4	400%	9	75
11	5	7	40%	2	4	100%	24	61
12	3	2	-33%	1	1	0%	7	20
13	11	10	-9%	4	3	-25%	43	115
14	19	15	-21%	7	2	-71%	51	15
Total	191	227	19%	50	81	62%	977	1611

District By District Data, Req. Type

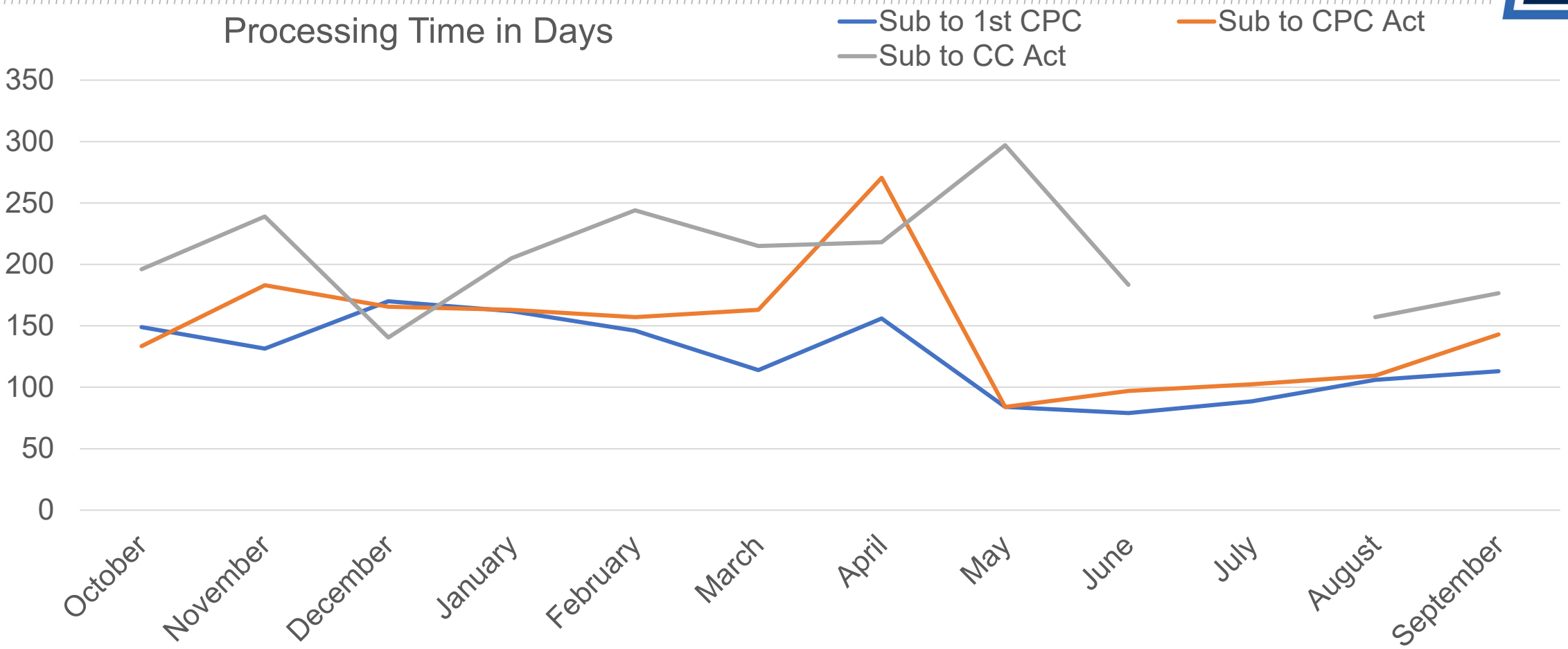
C. Dist.	GZCs	Deed Rest.	SUPs	PD (Total)	New PD	%GZC	%DR	%SUP	%New PD
1	4	2	4	3	3	31%	15%	31%	23%
2	10	3	8	6	1	40%	12%	32%	4%
3	5	2	8	5	3	29%	12%	47%	18%
4	6	1	6	4	4	35%	6%	35%	24%
5	6	1	14	1	1	32%	5%	74%	5%
6	7	4	13	8	3	24%	14%	45%	10%
7	13	2	10	2	1	48%	7%	37%	4%
8	14	5	9	7	4	41%	15%	26%	12%
9	1	0	2	2	1	20%	0%	40%	20%
10	4	1	1	3	1	57%	14%	14%	14%
11	1	1	0	4	2	14%	14%	0%	29%
12	1	1	1	0	0	50%	50%	50%	0%
13	1	1	5	4	2	10%	10%	50%	20%
14	1	0	11	3	2	7%	0%	73%	13%
Total	**74**	**24**	**92**	**52**	**28**	**33%**	**11%**	**41%**	**12%**

District By District Data, Outcomes

Council Dist.	Staff Approval	CPC Approval	CC Approved*
1	100%	100%	100%
2	100%	72%	84%
3	82%	82%	88%
4	94%	94%	86%
5	95%	89%	88%
6	100%	86%	92%
7	98%	96%	95%
8	97%	79%	100%
9	80%	100%	100%
10	100%	86%	100%
11	100%	100%	100%
12	50%	100%	100%
13	100%	100%	90%
14	93%	93%	100%
Total	**96%**	**88%**	**92%**

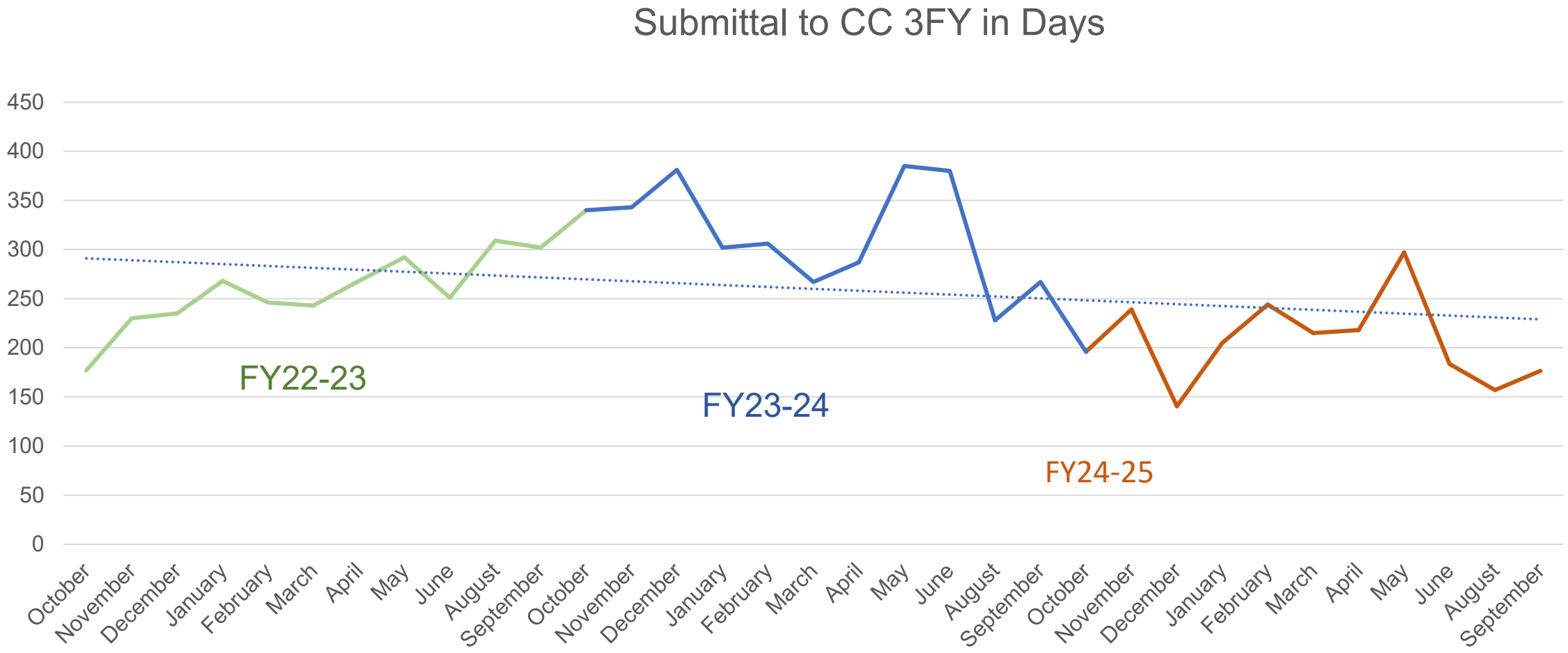
% of cases heard which were approved

Timelines – FY24 25

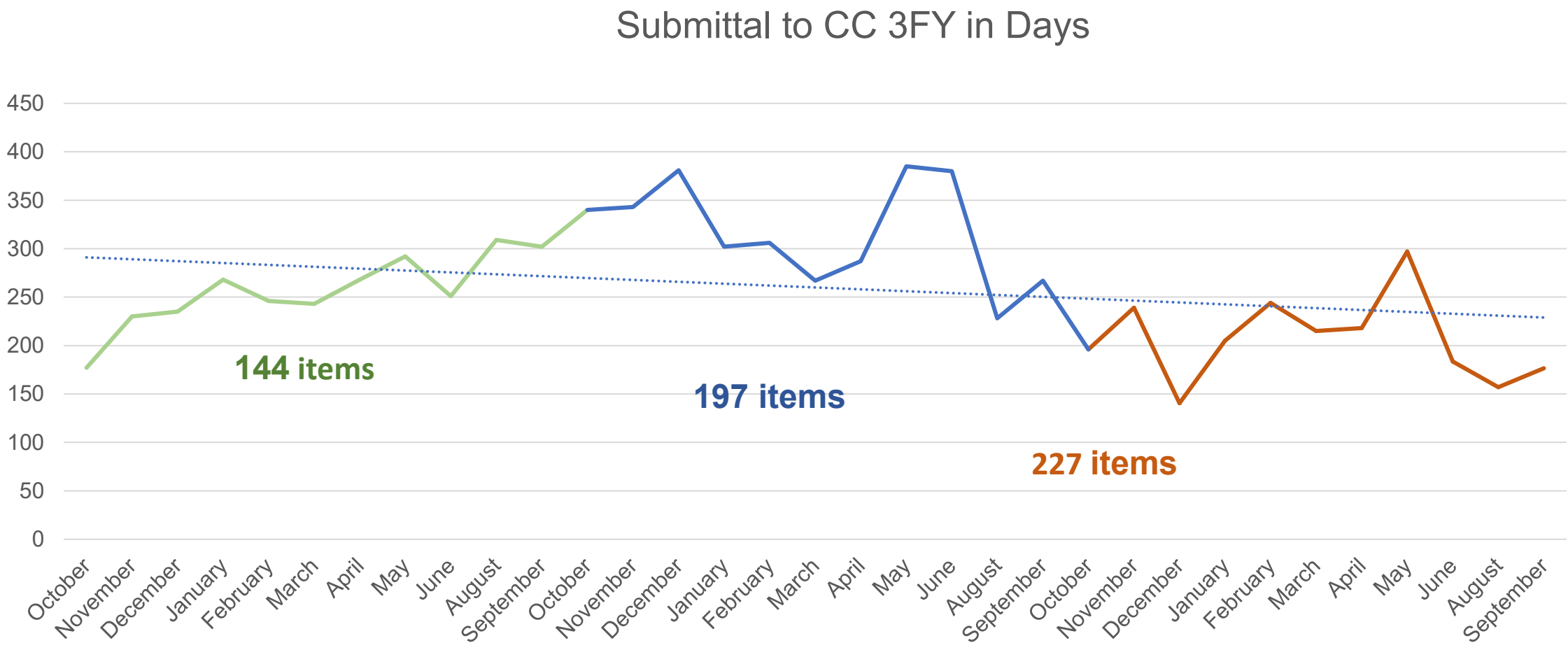


FY Median Processing Overall		
Sub. to Hearing (Staff Review)	Sub. to CPC Action	Sub. to CC Action
123	150	205

Timelines, Processing 3FYs



Timelines, Processing 3FYs



Timelines Comparison

Time Frame	Submittal to CC Decision	Context
FY-24-25	205 median days	Eliminated backlog, 14 day assignment
FY 23-24	248 median days	Reduction of backlog
FY 22-23	278 median days	Backlog due to staff shortage
2025 Calendar Timeframe	115~ days	Shortest possible processing

Special Items - Authorized Hearings

Z189-240 Clarendon Hampton MF-2: This involved rezoning a part of Jimtown neighborhood from multifamily to single-family and allowing accessory dwelling units. Adopted by City Council on January 22, 2025. (10.37 acres)

Z189-127 North Cliff Neighborhood Center: this involved rezoning the North Cliff Neighborhood Center into a mixed-use district and permitting accessory dwelling units. Adopted by City Council on Mar 26, 2025 (5.15 acres)

Z189-349 Hampton Clarendon Corridor: this involved rezoning the corridors into Walkable, mixed-use use district, while allowing some with small multi-family housing. Adopted by City Council on August 13, 2025. (35.25 acres)

Next Steps

- Zoning dashboard
- Zoning process streamlining
- Zoning Reform

City of Dallas

Fiscal Year 24-25 Annual Report

City Plan Commission
November 20, 2025

Planning and Development
City of Dallas