

Memorandum



CITY OF DALLAS

DATE Tuesday, May 6, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **Parking Reform Development Code Amendment – Update after May 5, 2025**
Economic Development Council Committee

On May 5, the City Plan Commission (CPC) recommendation for the Parking Reform Development Code Amendment was briefed at the Economic Development Committee (EDC). This memo provides an update on the recommendations to the committee.

Below is a table describing the changes in more detail with a comparison between the CPC and EDC recommendations.

| Topic | Minimum Requirements | CPC Recommendation | EDC Recommendation |
|-----------------------------------|--------------------------|--|---|
| TOD & Downtown | Removed | No parking for any use within <ul style="list-style-type: none"> ½-mile of light rail and streetcar stations CA (downtown) districts | No change |
| Office uses | Removed | No minimum parking required | No change |
| Single-family & Duplex | Reduced and standardized | 1 space per dwelling unit in R, D, TH | No change |
| Multifamily (parking) | Reduced | ½-space per dwelling unit Tiered guest parking requirement: <ul style="list-style-type: none"> - Developments 150 dwelling units and more: 10% of the required Developments between 21 and 149 dwelling units: 15% of the required | <u>Tiered parking ratio:</u> - <u>Developments 200 dwelling units or more: 1 space per dwelling unit</u> - <u>Developments between 21 and 199 dwelling units: ½ space per dwelling unit</u> - <u>Developments 20 dwelling units and less: none required</u> Tiered guest parking requirement: same as CPC |

| Topic | Minimum Requirements | CPC Recommendation | EDC Recommendation |
|--|---------------------------------------|---|---|
| Multifamily (loading and short-term) | Added | Show plans to manage loading and short-term drop-off for any development For developments over 150 dwelling units: 1 loading space | Show plans to manage loading and short-term drop-off for any development For developments over 150 dwelling units: 1 loading space |
| Bars and Alcohol Establishments | Reduced | No minimum for buildings up to 2,500 sf For buildings over 2,500 sf, 1 space per 200 sf | No minimum for buildings up to 2,500 sf For buildings over 2,500 sf, 1 space per 200 sf |
| Restaurants | Reduced | No minimum for buildings up to 2,500 sf For buildings over 2,500 sf, 1 space per 200 sf | <u>No minimum for the first 2,500 sf of building</u> For buildings over 2,500 sf, 1 space per 200 sf for |
| Commercial amusement inside and outside (bowling alleys, dance halls, etc.) | Reduced and standardized | 1 space per 200 sf | 1 space per 200 sf |
| Designated or landmarked historic buildings | Mostly removed | No minimums Exception: 1 space per 200 square feet for bars, restaurants, and commercial amusement uses within 300 feet of single-family If such uses want a reduction, they must obtain an SUP | <u>No minimums for any use</u> |
| Industrial | Geography limited | Current minimums apply when contiguous with single-family uses; no minimums elsewhere | Current minimums apply when contiguous with single-family uses <u>in R zoning</u> ; no minimums elsewhere |
| Commercial service and business | Geography limited Simplified ratio | 1/500sf apply when contiguous with single-family uses; no minimums elsewhere | 1/500sf apply when contiguous with single-family uses <u>in R zoning</u> ; no minimums elsewhere |
| Places of worship | Reduced | No minimums for places of worship less than 20,000 sf of floor area | No change |

| Topic | Minimum Requirements | CPC Recommendation | EDC Recommendation |
|---|---|---|--|
| Schools All types | No change | 1 ½ space per kindergarten/elementary classroom 3 ½ space per junior high / middle classroom 9 ½ space per senior high school classroom | 9 ½ space per senior high school classroom <u>No minimums for others</u> |
| Mixed Income Housing Density Bonus for qualifying developments | Parking bonus reduced from 1/2 per dwelling unit to none required | Zero minimum parking required when providing mixed income units | No change |
| Geographic exceptions | For existing MD-1 Overlay | Properties subject to the MD-1 Modified Delta Overlay will keep minimums for currently allowed uses as per the current CR zoning | No change |

Design standards: Applicable citywide

| CPC Recommendation | EDC Recommendation |
|--|--|
| Limiting driveway entrances for 1- through 4-unit residences | <u>Limiting driveway entrances for 1- through 4-unit residences</u> |
| Requiring pedestrian path through large parking lots | Requiring pedestrian path through large parking lots |
| Prohibiting surface water drainage across sidewalk surfaces | Prohibiting surface water drainage across sidewalk surfaces |
| Simplified loading standards | Simplified loading standards |
| Allowing parking lot entrances on any alley for any use | Allowing parking lot entrances on any alley for any use |

Development Impact Review: Applicable Citywide

| CPC Recommendation | EDC Recommendation |
|---|---|
| Requiring site plan review for a permit for developments that have an estimated trip generation for all uses on the lot collectively is equal to or greater than 1,000 trips per day or 100 trips per hour as calculated in the trip generation worksheet approved by the director. | <i>Keep current language in the code:</i> Requiring site plan review for a permit for developments that have an estimated trip generation for all uses on the lot collectively is equal to or greater than <u>6,000 trips per day and 500 trips per day per acre.</u> |

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Additionally, the committee discussed the possibility of eliminating parking minimums within a 1/4-mile radius of select bus stations. Staff is currently researching and will present a recommendation during tomorrow's briefing.

If you have any questions, please contact me or Emily Liu, Director of Planning and Development, at yu.liu@dallas.gov.

Service First, Now!

Robin Bentley
Assistant City Manager

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|----|---|--|
| c: | Kimberly Bizer Tolbert, City Manager | M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager |
| | Tammy Palomino, City Attorney | Alina Ciocan, Assistant City Manager |
| | Mark Swann, City Auditor | Donzell Gipson, Assistant City Manager |
| | Biliera Johnson, City Secretary | Jack Ireland, Chief Financial Officer |
| | Preston Robinson, Administrative Judge | Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I) |
| | Dominique Artis, Chief of Public Safety | Directors and Assistant Directors |
| | Dev Rastogi, Assistant City Manager | |