



**City of Dallas**

# **PARKING**

## **Public Forum**

**Zoning Ordinance  
Advisory Committee (ZOAC)  
May 19, 2021  
May 20, 2021**

Andreea Udrea, PhD, AICP, Senior Planner  
Lori Levy, AICP, Senior Planner  
Sustainable Development and Construction –  
Current Planning  
City of Dallas

# Zoning Ordinance Advisory Committee (ZOAC)



## AGENDA

May 19<sup>th</sup> and May 20<sup>th</sup>


- ZOAC Welcome and Introduction
- Staff Brief Presentation
- Public Input and Discussion
- ZOAC Closing Comments

### Contact us:

Andreea Udrea, PhD, AICP  
[Andreea.udrea@dallascityhall.com](mailto:Andreea.udrea@dallascityhall.com)

Lori Levy, AICP  
[Lori.levy@dallascityhall.com](mailto:Lori.levy@dallascityhall.com)

Project webpage:  
[Bit.ly/CityOfDallasParking](https://bit.ly/CityOfDallasParking)

**To speak during discussion:**  
Type “Speak – your name and address” in the **chat box** OR raise your hand using the 



# Background



- In September 2019, at the direction of the City Plan Commission, the Zoning Ordinance Advisory Committee (ZOAC) began reviewing parking needs throughout the City.
- The intent:
  - to review the current parking requirements associated with different types of businesses and developments throughout the City, and;
  - based on research, best practices, codes from other cities, and impact on adjacent properties and the City, and;
  - determine if there is a need to amend the parking requirements, and
  - if so, how?



# Background



ZOAC has been briefed on:

- The City's current parking requirements
- Other cities parking requirements
- Local and national parking studies
- Citywide plans and goals
- Parking discussions held with other city departments, NCTCOG, and DART, Neighborhood leaders, Industry leaders and Professional Organizations
- Case studies



# Background



In December 2020, ZOAC gave staff direction to:

“work on recommendations to eliminate parking minimums with exceptions as to when it would not be appropriate to eliminate minimums as well as implementing other tools as suggested by experts, in particular parking management and design standards, to support no parking minimums on a site.”



# Background



In January 2021, based on ZOAC's direction, staff developed:

## **Framework for potential code amendment:**

1. Minimum parking required for all uses in single family residential districts and in non-residential districts within a 330-foot buffer area immediately adjacent to single family residential districts.
  - No parking requirements for areas outside single family residential districts buffer area
  - No parking requirements (regardless of area located) for:
    - Building built prior to March 17, 1965
    - First 5,000 square feet of floor area of a use



# Background



## Framework for potential code amendment (cont.):

2. Reduce the amount of parking required where parking is required
3. Parking reductions for uses located within proximity to transit
4. Creation of parking management tools
  - Parking Management Overlay
  - Parking Benefit Districts
5. Design standards for parking areas



# Public Input and Discussion



Thoughts for discussion:

- **What do you think about the amount of parking in Dallas?**
  - Too much
  - The right amount for my needs
  - More is needed
  
- **What is more important to you?:**
  - Safe, walkable places
  - Availability of transit options (by car, by transit, walking, biking, shared mobility)
  - Availability of parking
  - All of the above
  
- **Does parking (availability) determine where you?:**
  - Work
  - Play
  - Worship
  - Shop
  - Eat Out
  - Visit Doctor
  - Learn






# Procedure to Speak:




To speak during the discussion for public input:

1. Type “**Speak**” followed by your **name** and **address** in the **chat box** OR use the   
*Example: Speak - Andreea Udrea, 1500 Marilla St.*
2. A staff member will keep track and call on each speaker in order
3. **Before your comments**, state your name and address for the record



Call in attendees: staff will call out the first 6 digits of your phone number, the host will unmute you to speak, or you can say “pass”


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# Procedure to Speak:



The screenshot shows a Cisco Webex meeting interface. The main area displays three participants: Lori Levy (Me), andreea udrea, and Mike King. A 'Participants (7)' sidebar on the right lists the attendees, including Lori Levy (Me), Warren, Nathan (Host), andreea udrea, Mike King, Donna Moorman, and Erica Greene. A 'Chat' window is open at the bottom right, showing a message from 'Host' and a message from 'Speak - Andreea Udrea - 1500 Marilla St.'.

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**To: Host**

Speak - Andreea Udrea - 1500 Marilla St.



# Procedure to Speak:



The screenshot shows the Cisco Webex Events interface. The top bar includes 'Cisco Webex Events', 'Event Info', and 'Hide Menu Bar'. Below this is a menu with 'File', 'Edit', 'View', 'Audio & Video', 'Participant', 'Event', and 'Help'. The main content area is dimmed, showing a video feed of 'Me'. On the right side, the 'Participants (1)' panel is open, displaying a search bar, a list of participants including 'Dan Jakubiak' (Host, me), and 'Panelist 1'. Under 'Attendee: 2 (0 displayed)', there is a link that says 'View all attendees...'. At the bottom of the interface, there is a toolbar with buttons for 'Unmute', 'Play Audio Broadcast', 'Share', and 'Participants'. The 'Participants' button is highlighted with a red circle and the number '1'. A red arrow points from this button to the 'View all attendees...' link, which is also highlighted with a red circle and the number '2'. Another red arrow points from the 'View all attendees...' link back to the 'Participants' button.

**To view all attendees:**  
1. Open Participants tab

**To view all attendees:**  
2. Click View all attendees




# Public Input and Discussion



Thoughts for discussion:

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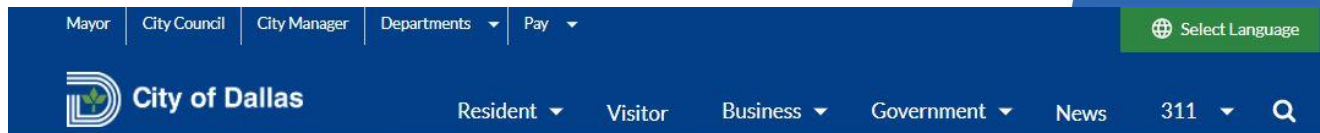
# Contact and further information



Project webpage:  
[Bit.ly/CityOfDallasParking](https://bit.ly/CityOfDallasParking)

Contact us:  
Andreea Udrea, PhD, AICP  
[Andreea.udrea@dallascityhall.com](mailto:Andreea.udrea@dallascityhall.com)  
Lori Levy, AICP  
[Lori.levy@dallascityhall.com](mailto:Lori.levy@dallascityhall.com)

Same meeting tomorrow:  
**Thursday, May 20, 2021 8:30 – 10:00 am**  
**Videoconference: <http://bit.ly/ZOAC05202021>**  
Teleconference: (408) 418-9388  
Event number (access code) 187 624 8279



CURRENT PLANNING HOME
ACCESSORY DWELLING UNITS
AUTHORIZED HEARINGS
BOARDS AND COMMISSIONS
CODE AMENDMENTS
CONSERVATION DISTRICTS
HISTORIC PRESERVATION
NEIGHBORHOOD STABILIZATION OVERLAY
MIXED INCOME HOUSING DEVELOPMENT BONUSES
SPECIAL PROVISION SIGN DISTRICTS

## Current Planning - Code Amendments

### Parking Code Amendment (DCA190-002)

The intent of the Parking Code Amendment is to review current parking regulations and based on research, best practices, and parking codes of other cities, to determine needed amendments to the City Code.

If you are interested in receiving emails and updates, please sign up online by clicking [here](#).

### **Meetings for Public Engagement on Potential Parking Code Amendment**

What is the most pressing parking issue facing Dallas?

The Zoning Ordinance Advisory Committee (ZOAC) invites the residents of Dallas to attend one of two virtual citywide meetings to share their thoughts and opinions.

ZOAC is considering a framework to encourage a future multimodal transportation system while accommodating current parking needs. The





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