



City of Dallas

PARKING

Testing

Zoning Ordinance Advisory Committee (ZOAC) April 1, 2021

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City of Dallas

Background



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
- 11.5.2020 - 4 Case Studies
- 11.19.2020, 12.3.2020 - Discussion with Departments

- 1.21.2021 - Proposal Framework Option
- 2.4.2021 - Parking Ratios Table
- 2.25.2021 - Parking Ratios Table and Regulations Options
- 3.11.2021 – Parking Management Tools
- **4.1.2021 – Testing**



General



ZOAC 12.3.2020:

direction to staff to begin 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.

FRAMEWORK:

Quantitative requirements (**parking ratios**) for 2 categories:

- In an R, D, TH, district and in a buffer around them

No quantitative requirements (**parking ratios**) for 2 categories:

- Outside the buffer (location)
- Exemptions (for old, historical, small buildings (and units))

Proximity to transit

Qualitative requirements (**parking design standards**) for all, regardless of location and exemptions IF they provide parking

Additional tools:

- Transportation Plan/Checklist or upgrade DIR, upgrade SUP;
- Transportation Management Districts/Overlay; Parking Benefit Districts / Areas



PILLARS of the FRAMEWORK:

1. Areas with required parking + Exemptions
2. Parking required ratios (table) + Regulations
3. Parking Management Tools
4. Proximity to transit
5. Parking Design Standards



2. Required Parking

It will apply:

- within R, D, TH, and
- within a 330-foot distance around

It will NOT apply:

- Outside the 330ft distance
- Designated historical and cultural landmarks (buildings and districts) or endangered – any use, in any location
- Buildings prior to June 26, 1967 – any use, in any location
- For buildings under 5,000 sf – non-residential, in any location



2. Parking Required Ratios _proposed



Uses	Proposed ratio
1. Agricultural Uses	None.
Urban gardens	None. If sales area is provided: ratio per retail uses for the sales portion (1/300sf)
Uses	Proposed ratio
2. Commercial and Business Service Uses	None
3. Industrial Uses	None
4. Institutional and Community Service Uses	None
5. Lodging Uses	None For hotel, motel, extended stay hotel or motel - for restaurant, meeting or event space provided above 50sf/room: 1/300sf
6. Miscellaneous Uses	None
7. Office Uses	None Surgical center: none If office, other than a surgical center, in a *shopping center: 1/300sf
8. Recreation Uses	None
Country club with private membership	None. If in a *shopping center: 1/300sf
Private recreation center, club, or area	None. If in a *shopping center: 1/300sf
9. Residential Uses	1/DU <i>(for other options, to be read together with Appendix 4)</i>
Residential Hotel Retirement Housing	None



2. Parking Required Ratios _proposed



10. Retail and Personal Service Uses		Uses	Proposed ratio
Bar, lounge, or tavern and private club-bar Microbrewery, micro-distillery, or winery Business school Commercial amusement (inside) Amusement center Bingo Parlor Bowling alley Children's amusement center Dance hall Motor track Skating rink Other (commercial amusement inside) <u>uses</u> Commercial amusement (outside) Dry cleaning or laundry store General merchandise or food store < 3,500sf General merchandise or food store >3500sf General merchandise or food store > 100,000sf Household equipment and appliance repair Liquor store	1/300sf	Ambulance service Auto service center Business school Car wash Commercial motor vehicle parking Commercial parking lot or garage Drive-in theater Liquefied natural gas fueling <u>station</u> Motor vehicle fueling <u>station</u> Outside sales Restaurant with drive-through Surface parking Temporary retail use Taxidermist Temporary retail use Theater Truck stop Vehicle display, sales and services	None
		Animal Shelter or Clinic (with or without outside runs)	None If in a *shopping center: 1/300sf
Paraphernalia Shop Pawn shop Personal service use Restaurant without drive-in or drive-through service Swap or buy shop		Nursery, garden shop, or plant sales Furniture store	1/1,000sf If in a *shopping center: 1/300sf
		11. Transportation Uses	None
		12. Utility and Public Service Uses	None
		13. Wholesale, Distribution and Storage Uses	None
		14. Accessory Uses	None



Hampton & Illinois



Hampton Road ROW: 90 feet
Illinois Avenue ROW: 80 to 85 feet
DART rail station within 2,300 feet
(platform to mid-intersection, along most direct sidewalk)

DART bus lines: 2 lines

Approximate area of selected commercial corridor: 1,900,000 square feet / 44 acres

Number of properties within selected area: 55

Number of buildings within selected area: 38 (variable); approximately 315,000 square feet

Approximate number of existing parking spaces (in surface parking lots) within selected area: **1,500 spaces**

Existing ratio of supply within selected area: **1/210 square feet**



Hampton & Illinois



Approximate number of existing parking spaces (*in surface parking lots*) within selected area: **1,500 spaces**

Under the tested scenario, the potential requirement estimates a rough number that would be required by the code; it is not an attempt to estimate the parking that will be provided based on demand; the scenario does not take into consideration new built.

The test is an assumption based on the existing supply and does not imply that the existing parking supply is removed.

Aerial map with buildings with potential parking requirements

□ All buildings within the 330-foot distance (23 buildings)

Exemptions:

✗ building built prior to June 26, 1967

✗ buildings under 5,000 square feet

Number of buildings with potential parking requirements (after applying the exemptions):
5 – approximate 77,000 square feet

Potential required parking spaces: 1 space/300 square feet → **257 spaces**



Hampton & Illinois



Lovers Ln



Lovers Lane ROW: 80 feet

Approximate area of selected commercial corridor: 375,000 square feet

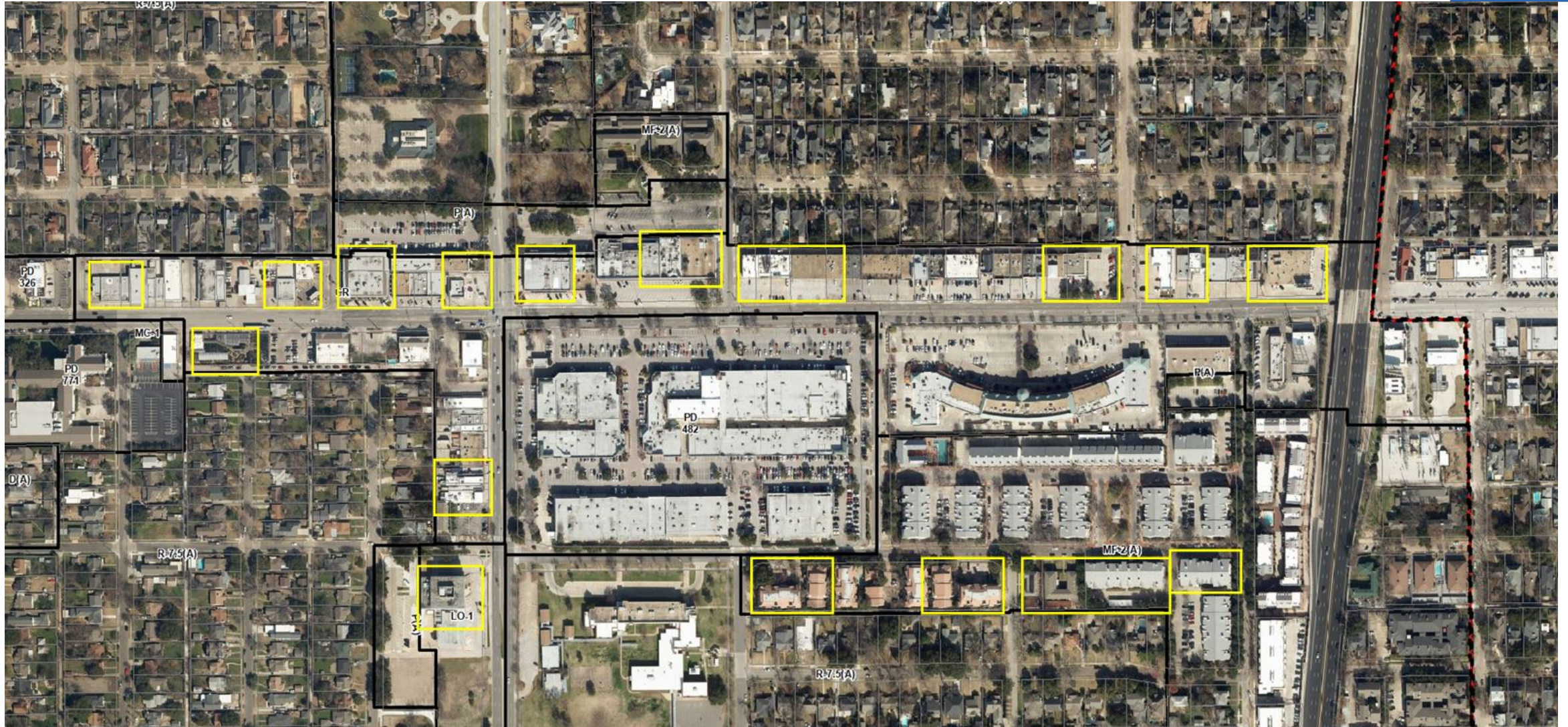
Number of properties within selected area: 22

Number of buildings within selected area: 20 / approximately 127,000 square feet

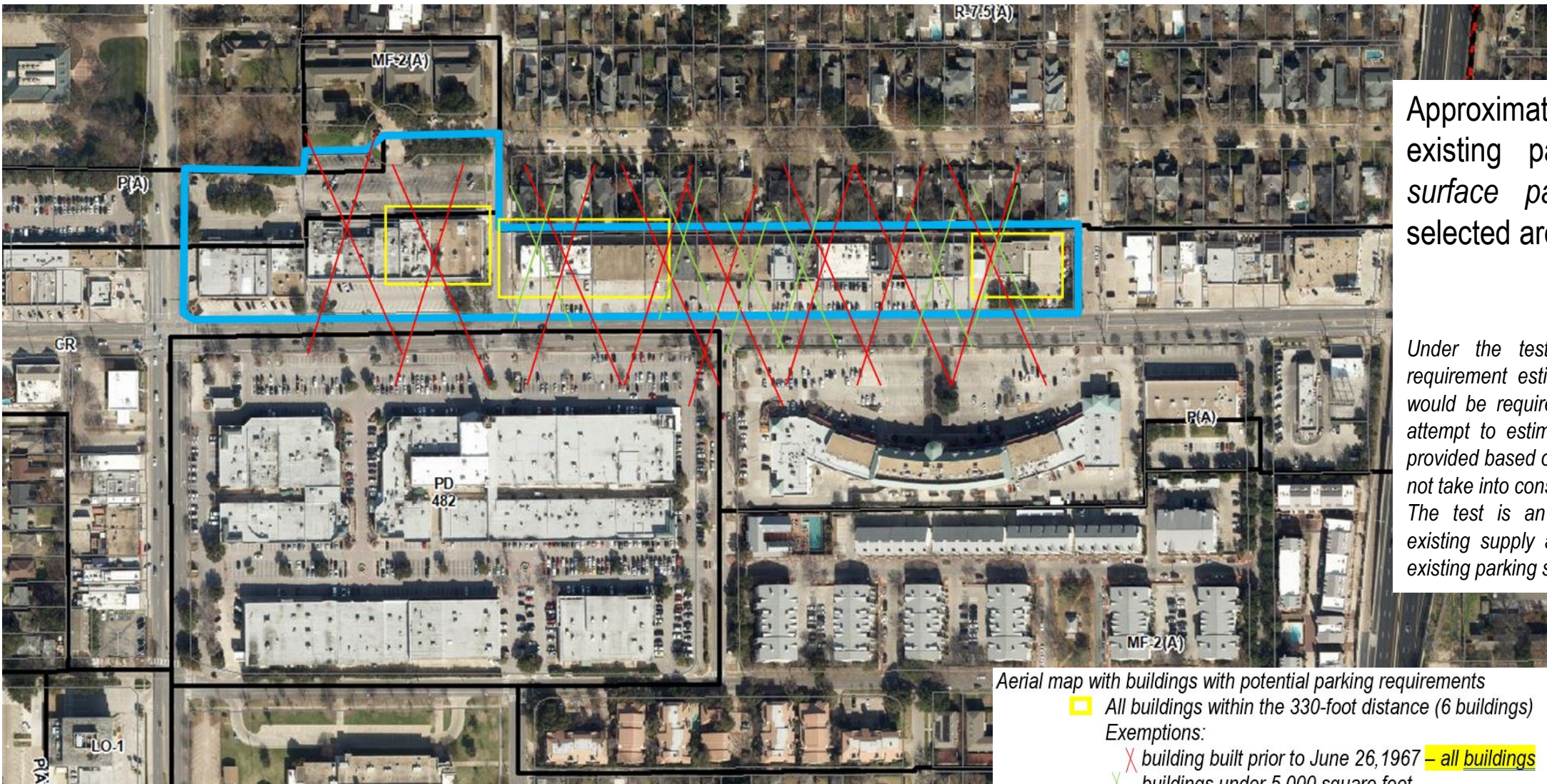
Approximate number of existing parking spaces (in surface parking lots in the non-residential areas) within selected area: 403 spaces

Existing ratio of supply: 1 space/315 square feet

Lovers Ln



Lovers Ln



Approximate number of existing parking spaces (in surface parking lots) within selected area: **403 spaces**

Under the tested scenario, the potential requirement estimates a rough number that would be required by the code; it is not an attempt to estimate the parking that will be provided based on demand; the scenario does not take into consideration new built.

The test is an assumption based on the existing supply and does not imply that the existing parking supply is removed.

Aerial map with buildings with potential parking requirements

□ All buildings within the 330-foot distance (6 buildings)

Exemptions:

✗ building built prior to June 26, 1967 – all buildings

✓ buildings under 5,000 square feet

Number of buildings with potential parking requirements (after applying the exemptions): **none**



Mockingbird & Abrams



Mockingbird Lane and Abrams Road ROW: 100 feet
DART bus lines: 1 line (end of line) (SW portion)
Approximate area of selected commercial corridor: 1,900,000 square feet / 44 acres
Number of properties within selected area: 15
Number of buildings within selected area: 21 / 470,000 square feet
Approximate number of existing parking spaces (in surface parking lots) within selected area: **2,810 spaces**
Existing ratio of supply within selected area: **1 space / 170 square feet**

Mockingbird & Abrams



Approximate number of existing parking spaces (in surface parking lots) within selected area: **2,810 spaces**

Under the tested scenario, the potential requirement estimates a rough number that would be required by the code; it is not an attempt to estimate the parking that will be provided based on demand; the scenario does not take into consideration new built.

The test is an assumption based on the existing supply and does not imply that the existing parking supply is removed.

Aerial map with buildings with potential parking requirements

□ All buildings within the 330-foot distance (23 buildings)

Exemptions:

✗ building built prior to June 26, 1967

✗ buildings under 5,000 square feet

Number of buildings with potential parking requirements (after applying the exemptions):

4 buildings / 248,000 square feet

Potential required parking spaces: 1 space/300 square feet → **827 spaces**



Buckner & Lake June



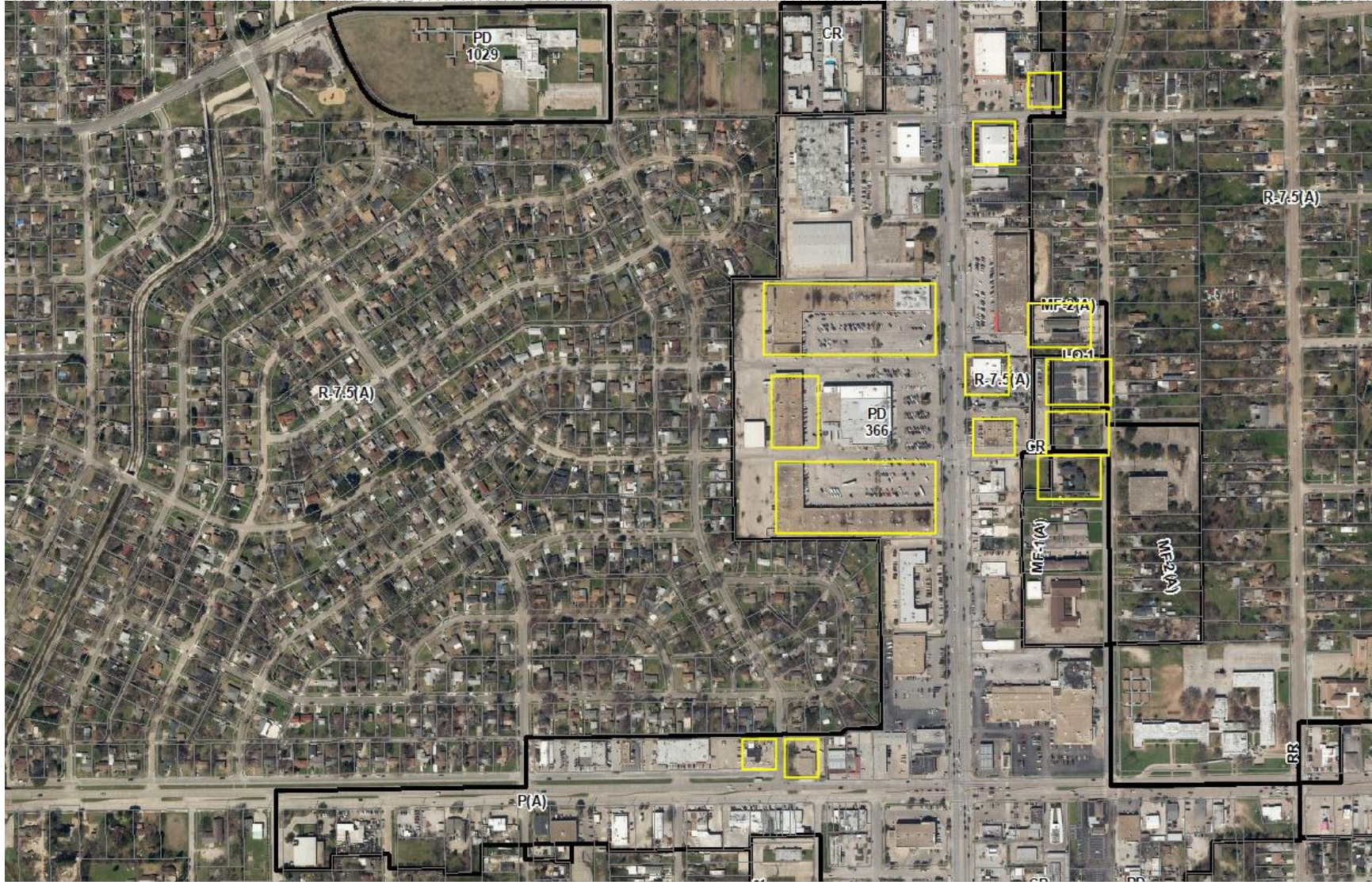
Buckner Boulevard ROW: 80 feet
Approximate area of selected commercial corridor: 1,230,000 square feet / 29 acres
Number of properties within selected area: 13
Number of buildings within selected area: 13 / approximately 350,000 square feet

Approximate number of existing parking spaces (in surface parking lots in the non-residential areas) within selected area: **1,150 spaces**

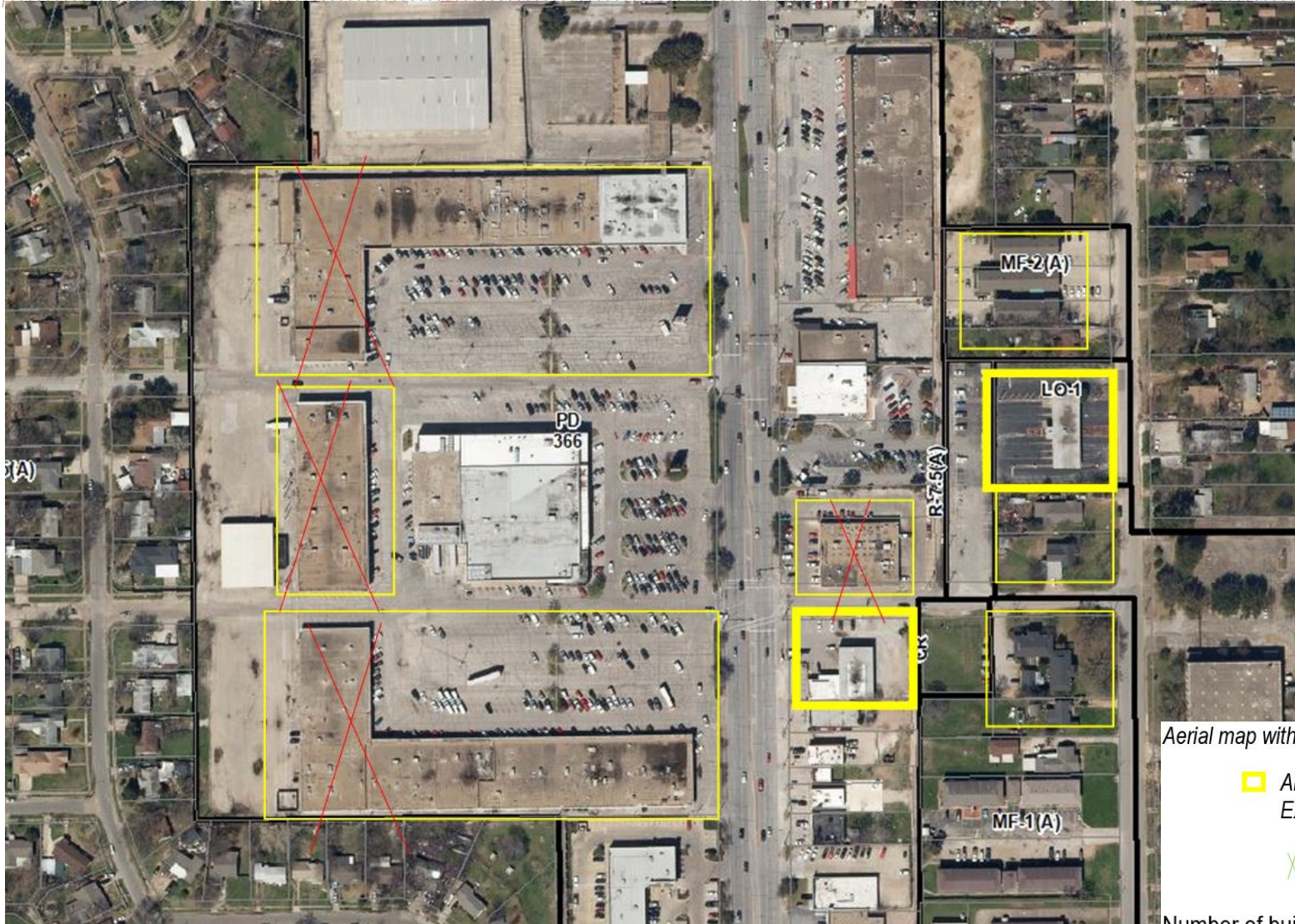
Existing ratio of supply: **1 space/304 square feet**



Buckner & Lake June



Buckner & Lake June



Approximate number of existing parking spaces (in surface parking lots) within selected area: **1,150 spaces**

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The test is an assumption based on the existing supply and does not imply that the existing parking supply is removed.

Aerial map with buildings with potential parking requirements

□ All buildings within the 330-foot distance (23 buildings)

Exemptions:

✗ building built prior to June 26, 1967

✗ buildings under 5,000 square feet

Number of buildings with potential parking requirements (after applying the exemptions), for non-residential uses only: 1 space/300 square feet → approximately **25 spaces**



Comparison table



USE	Allowable	PROPOSED	Chapter 51A	Chapter 51
Drive-in theater	SUP: A, CS, IM	None	6 spaces	
Dry cleaning or laundry store	GO, retail, CS, <u>ind</u> , CA, MU, MC UC no drive-through <u>Lmtd</u> : MF-3 -4, LO, MO	When within 330-feet from R, D, TH: 1/300sf	1/200sf	1/200sf Commercial : 1/500sf
Furniture Store	CR, RR, CS, <u>ind</u> , CA, MU, MC, UC	When within 330-feet from R, D, TH: 1/1,000sf If in a shopping center: 1/300sf	1/500sf; 1/1000sf for storage/warehouse not for public	1/500sf
General merchandise or food store < 3,500sf	GO, retail, CS, <u>ind</u> , CA, MU, MC, UC <u>Lmtd</u> : MF-3 -4, LO, MO	When within 330-feet from R, D, TH: 1/300sf	1/200sf	1/200sf
General merchandise or food store >3500sf	CR, RR, CS, CA, MU, MC, UC-2 -3	When within 330-feet from R, D, TH: 1/300sf	1/200sf	
General merchandise or food store > 100,000sf	RR, CA <u>SUP</u> : CR, CS, LI, MU, MC, UC	When within 330-feet from R, D, TH: 1/300sf	1/300sf	
Home improvement center, lumber, brick or building materials sales yard	RAR: RR, CS, <u>ind</u> <u>DIR</u> : CR	None	1/275sf (retail area) + 1/1,000sf (site area)	1/200sf Building repair and maintenance shop : 1/300sf
Household equipment and appliance repair	CR, RR, CS, <u>ind</u> , CA, MU-2 -3, MC-2 -3 -4, UC	When within 330-feet from R, D, TH: 1/300sf	1/200sf	1/200sf
Liquefied natural gas fueling station	LI, IR, IM, SUP: for over 4 fuel pumps or within 1,000 sf	None	None	



Comparison table



Animal Shelter or Clinic	MU, MC With outside runs: CS, LI, IR, IM; 1,000' from res; otherwise SUP in the same SUP: A, RR	When within 330- feet from R, D, TH: If in a *shopping center: 1/300sf	1/300 sf	1/300 sf (and veterinarian office, w/ and w/out outside runs, kennel)
Auto Service Center	RAR: CR, RR, CS, <u>ind.</u> MU, MC CA	None	1/500sf (min of 4)	inside: 1/200sf; min 4 outside: 1/500sf
Alcoholic Beverage Establishment				
Bar, lounge, or tavern and private club-bar	SUP: GO, CR, RR, CS, <u>ind.</u> CA, MU, MC, MF-4, LO, MO, UC-2 -3	When within 330- feet from R, D, TH: 1/300sf None	except otherwise provided, 1/100sf; 1/500 sf for manuf. Of alcoholic bev. as acc use.	except otherwise provided, 1/100sf, 1/500 sf for manuf. Of alcoholic bev. as acc. use. Private club: 1/guest room + 1/100sf, min 10 spaces
Microbrewery, micro-distillery, or winery	RAR: <u>ind.</u> SUP: CR, RR, CS, CA, MU, U, WMU	When within 330- feet from R, D, TH: 1/300sf	except otherwise provided, 1/600sf; 1/1000 sf for storage; 1/100 sf for retail sale and seating	
Business school	LO, MO, GO, CR, RR, CS, <u>ind.</u> CA, MU, MC, UC-2 -3 SUP: NO	None When within 330- feet from R, D, TH: If within a shopping center: 1/300sf	1/25sf (classroom)	0.3/fixed seat; 0.3/7sf classroom
Car wash	DIR: CR RAR: RR, CS, <u>ind.</u> MU, MC-2 -3-4	None	for single unit -none; tunnel-type -3 spaces; add Chapter 51	none; stacking req





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