



**City of Dallas**

# **Zoning tools and development processes**

**City Plan Commission  
workshop  
November 10, 2022**

Andreea Udrea, PhD, AICP, Assistant Director  
Planning and Urban Design  
City of Dallas

# Presentation Overview



- PUD Current Planning team
- Zoning changes review process
- Annual report on cases
- Performance measures – FY22-23
- Zoning tools
- Departments - Development processes



# PUD Current Planning Team

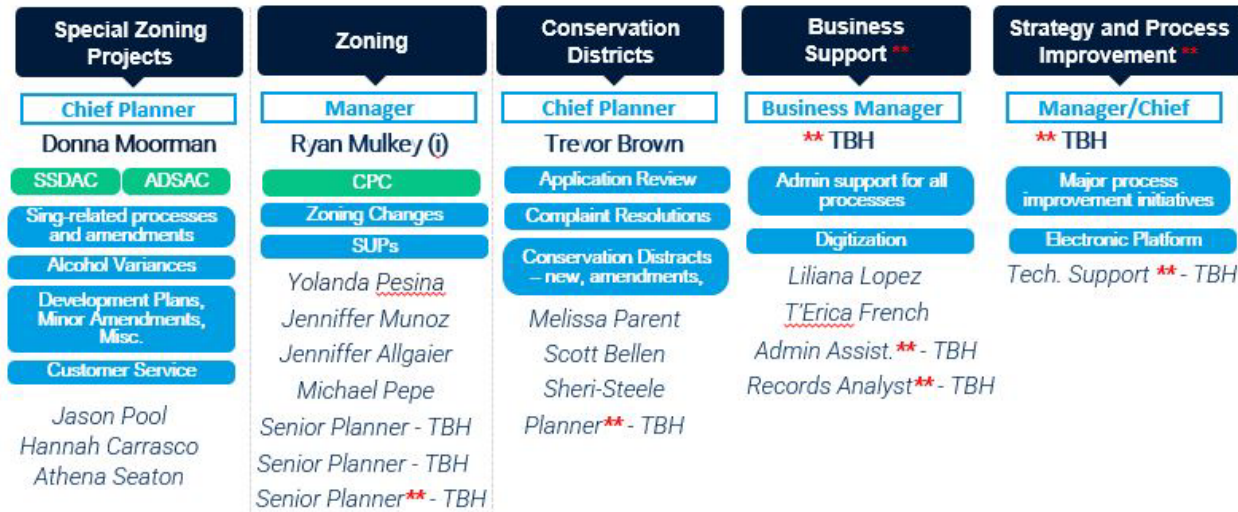


Julia Ryan  
Director

## 1 CURRENT PLANNING

Andreaa Udrea, PhD, AICP

Assistant Director



## 2 COMMUNITY PLANNING STUDIO

Andrea Gilles

Assistant Director



CURRENT PLANNING TEAM

DEVELOPMENT / ZONING REVIEW TEAM

Zoning Review

SECTORS

TEAMS

LEGEND: Sector Lead Name Executive Leader Sector / Units Citywide Cross Svcs Sector Lead Title Committee Team Lead



# Zoning Changes Review Process



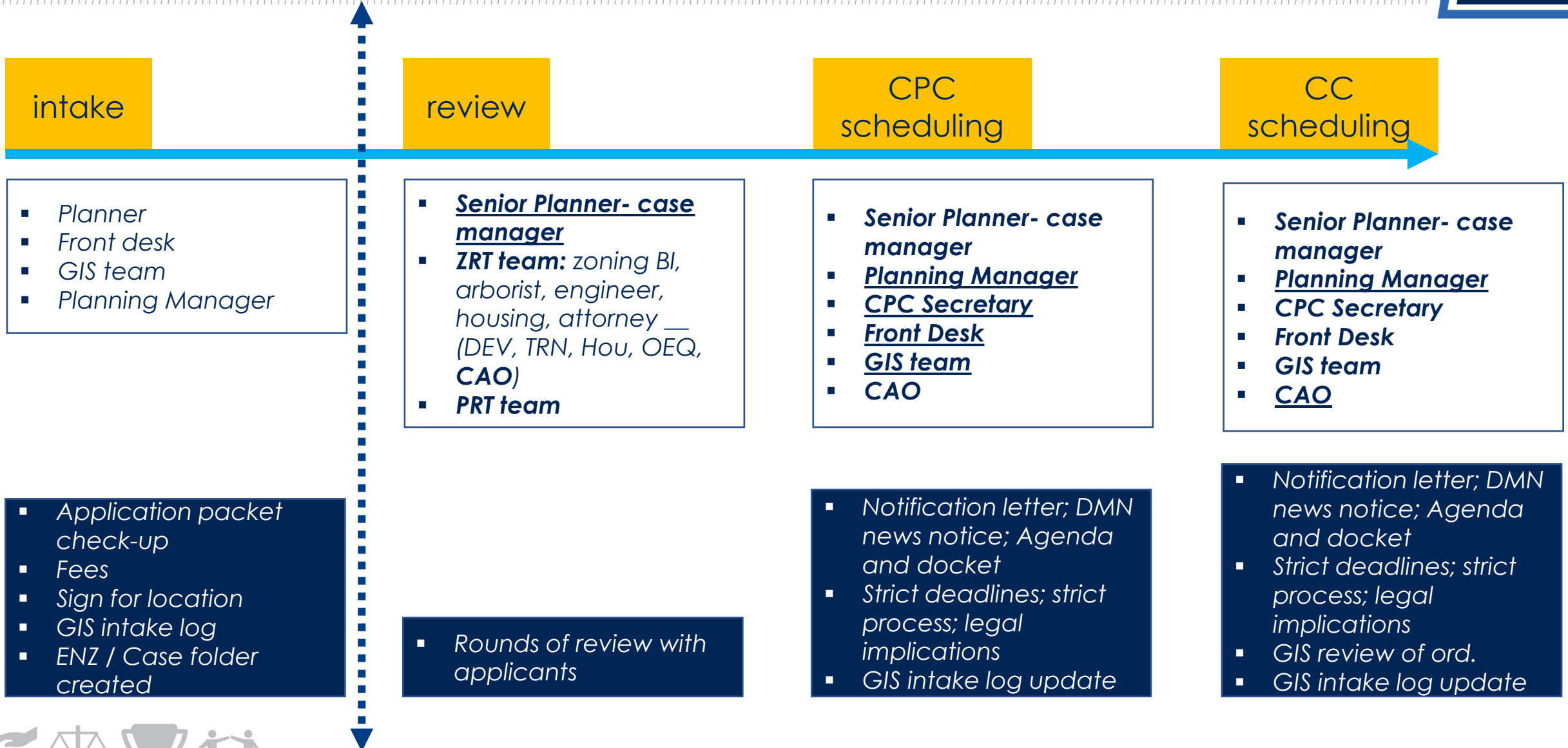
## 2022 ZONING SCHEDULE

Staff reserves the right to limit the number of complete applications accepted on any given submittal deadline based on the complexity of the request

Application Deadline 4:00 Tues <sup>1</sup>	ZRT Staff Review 9:00 Tues	Comments Available Noon Fri <sup>2</sup>	Revisions Due*** Noon Fri <sup>3</sup>	Draft Conditions to CAO & Mgr Noon Thurs	Pre-CPC Staff Meet-up 10.30 Fri	Notice for Review 5:00 Wed	Case Report to Manager Noon Tue	Legal AD Sent + Notices Mailed Fri	Final Case to Yolanda 4:30 Tue	Plans in Docket Folder 4:30 Tue	Docket Available Fri	CPC Meeting Thurs	CPC*** Revisions Mon	CAO Ord Request 5:00 Tues	Revised CC Reports 5:00 Wed	CC Agenda Mgr Appl Noon Fri	CC Agenda Director App Noon Mon	Legal Ad Sent Fri	Legal Ad + Notices Mailed Fri	Ordinance to Applicant Wed	Fact Sheets Due 4:00 Fri	CC Meeting Wed					
17-Aug	31-Aug	3-Sep	13-Sep	20-Sep		17-Sep	24-Sep	24-Sep	28-Sep	28-Sep	1-Oct	7-Oct	↓														
31-Aug	14-Sep	17-Sep	27-Sep	4-Oct		1-Oct	8-Oct	8-Oct	12-Oct	12-Oct	15-Oct	21-Oct	1-Nov	2-Nov	10-Nov	12-Nov	15-Nov	19-Nov	19-Nov	1-Dec	3-Dec	8-Dec					
14-Sep	28-Sep	1-Oct	11-Oct	18-Oct		15-Oct	22-Oct	22-Oct	26-Oct	26-Oct	29-Oct	4-Nov	↓														
28-Sep	12-Oct	15-Oct	25-Oct	1-Nov		29-Oct	5-Nov	5-Nov	9-Nov	9-Nov	12-Nov	18-Nov	↓														
12-Oct	26-Oct	29-Oct	8-Nov	15-Nov		12-Nov	19-Nov	19-Nov	23-Nov	23-Nov	24-Nov*	2-Dec	6-Dec	7-Dec	15-Dec	17-Dec	20-Dec	23-Dec*	23-Dec*	5-Jan	7-Jan	12-Jan					
26-Oct	9-Nov	12-Nov	22-Nov	29-Nov		29-Nov*	3-Dec	3-Dec	7-Dec	7-Dec	10-Dec	16-Dec	20-Dec	21-Dec	29-Dec	31-Dec	3-Jan	6-Jan	6-Jan	19-Jan	21-Jan	26-Jan					
													3-Jan	4-Jan	12-Jan	14-Jan	17-Jan	21-Jan	21-Jan	2-Feb	4-Feb	9-Feb					
9-Nov	23-Nov	26-Nov	3-Dec	9-Dec		8-Dec	14-Dec	17-Dec	21-Dec	21-Dec	23-Dec	6-Jan	17-Jan	18-Jan	26-Jan	28-Jan	31-Jan	4-Feb	4-Feb	16-Feb	18-Feb	23-Feb					
30-Nov	14-Dec	17-Dec	24-Dec	30-Dec		29-Dec	4-Jan	7-Jan	11-Jan	11-Jan	14-Jan	20-Jan	31-Jan	1-Feb	9-Feb	11-Feb	14-Feb	18-Feb	18-Feb	2-Mar	4-Mar	9-Mar					
14-Dec	28-Dec	30-Dec*	7-Jan	13-Jan		12-Jan	18-Jan	21-Jan	25-Jan	25-Jan	28-Jan	3-Feb	CPC MEETING CANCELLED/SPECIAL MEETING ON 2/24 TO HEAR THESE CASES ONLY														
28-Dec	11-Jan	14-Jan	21-Jan	27-Jan		26-Jan	1-Feb	4-Feb	8-Feb	8-Feb	11-Feb	17-Feb	7-Mar	8-Mar	16-Mar	18-Mar	21-Mar	25-Mar	25-Mar	6-Apr	8-Apr	13-Apr					
												24-Feb	CPC MEETING CANCELLED/SPECIAL MEETING ON 3/10 TO HEAR THESE CASES ONLY														
11-Jan	25-Jan	28-Jan	4-Feb	10-Feb		9-Feb	15-Feb	18-Feb	22-Feb	22-Feb	25-Feb	3-Mar	↓														
								25-Feb	1-Mar	1-Mar	4-Mar	10-Mar	21-Mar	22-Mar	30-Mar	1-Apr	4-Apr	8-Apr	8-Apr	20-Apr	22-Apr	27-Apr					
1-Feb	15-Feb	18-Feb	25-Feb	3-Mar	4-Mar	2-Mar	8-Mar	11-Mar	15-Mar	15-Mar	18-Mar	24-Mar	4-Apr	5-Apr	13-Apr	15-Apr	18-Apr	22-Apr	22-Apr	4-May	6-May	11-May					
4-Feb	1-Mar	4-Mar	11-Mar	17-Mar	18-Mar	16-Mar	22-Mar	25-Mar	29-Mar	29-Mar	1-Apr	7-Apr	18-Apr	19-Apr	27-Apr	29-Apr	2-May	6-May	6-May	18-May	20-May	25-May					
18-Feb	15-Mar	18-Mar	25-Mar	31-Mar	1-Apr	30-Mar	5-Apr	8-Apr	12-Apr	12-Apr	15-Apr	21-Apr	2-May	3-May	11-May	13-May	16-May	20-May	20-May	1-Jun	3-Jun	8-Jun					
18-Mar	5-Apr	8-Apr	15-Apr	21-Apr	22-Apr	27-Apr	3-May	6-May	10-May	10-May	13-May	19-May	23-May	24-May	22-May	27-May*	3-Jun	3-Jun	15-Jun	17-Jun	22-Jun						
1-Apr	19-Apr	22-Apr	29-Apr	5-May	6-May	11-May	17-May	20-May	24-May	24-May	27-May	2-Jun	↓														
15-Apr	3-May	6-May	13-May	19-May	20-May	25-May	31-May	3-Jun	7-Jun	7-Jun	10-Jun	16-Jun	1 Jul*	5-Jul	8-Jul	15-Jul	18-Jul	22-Jul	22-Jul	3-Aug	5-Aug	10-Aug					
6-May	24-May	27-May	3-Jun	9-Jun	10-Jun	15-Jun	21-Jun	24-Jun	28-Jun	28-Jun	1-Jul	7-Jul	18-Jul	19-Jul	22-Jul	29-Jul	1-Aug	5-Aug	5-Aug	17-Aug	19-Aug	24-Aug					
20-May	7-Jun	10-Jun	17-Jun	23-Jun	24-Jun	29-Jun	5-Jul	8-Jul	12-Jul	12-Jul	15-Jul	21-Jul	2-Aug	9-Aug	12-Aug	19-Aug	22-Aug	26-Aug	26-Aug	7-Sep	9-Sep	14-Sep					
3-Jun	21-Jun	24-Jun	1-Jul	7-Jul	8-Jul	13-Jul	19-Jul	22-Jul	26-Jul	26-Jul	29-Jul	4-Aug	↓														
17-Jun	5-Jul	8-Jul	15-Jul	21-Jul	22-Jul	27-Jul	2-Aug	5-Aug	9-Aug	9-Aug	12-Aug	18-Aug	22-Aug	23-Aug	26-Aug	2-Sep	5-Sep	9-Sep	9-Sep	21-Sep	23-Sep	28-Sep					
1-Jul	19-Jul	22-Jul	29-Jul	4-Aug	5-Aug	10-Aug	16-Aug	19-Aug	23-Aug	23-Aug	26-Aug	1-Sep	5-Sep	6-Sep	9-Sep	16-Sep	19-Sep	23-Sep	23-Sep	5-Oct	7-Oct	12-Oct					
15-Jul	2-Aug	5-Aug	12-Aug	18-Aug	19-Aug	24-Aug	30-Aug	2-Sep	6-Sep	6-Sep	9-Sep	15-Sep	19-Sep	20-Sep	23-Sep	30-Sep	3-Oct	7-Oct	7-Oct	19-Oct	21-Oct	26-Oct					
5-Aug	23-Aug	26-Aug	2-Sep	8-Sep	9-Sep	14-Sep	20-Sep	23-Sep	27-Sep	27-Sep	30-Sep	6-Oct	10-Oct	11-Oct	14-Oct	17-Oct	21-Oct	21-Oct	2-Nov	4-Nov	9-Nov						
19-Aug	6-Sep	9-Sep	16-Sep	19-Sep	16-Sep	21-Sep	27-Sep	30-Sep	4-Oct	4-Oct	7-Oct	13-Oct	↓														
2-Sep	20-Sep	23-Sep	30-Sep	6-Oct	7-Oct	12-Oct	18-Oct	21-Oct	25-Oct	25-Oct	28-Oct	3-Nov	7-Nov	8-Nov	11-Nov	18-Nov	21-Nov	23-Nov*	23-Nov*	7-Dec	9-Dec	14-Dec					
16-Sep	4-Oct	7-Oct	14-Oct	20-Oct	21-Oct	26-Oct	1-Nov	4-Nov	8-Nov	8-Nov	10-Nov*	17-Nov	5-Dec	6-Dec	9-Dec	17-Dec	20-Dec	24-Dec	24-Dec	5-Jan	7-Jan	12-Jan					
14-Oct	1-Nov	4-Nov	Nov 10*	17-Nov	18-Nov	23-Nov	29-Nov	2-Dec	6-Dec	6-Dec	9-Dec	15-Dec	Pending														



# Zoning Changes Review Process





# Annual Report – Zoning Cases



- Z212 ALL cases: 258
  - (Z201: 257; Z190: 270)
- PDs: 82
  - Z201: 88; Z190: 78
- GZC: 65
  - Z201: 70; Z190: 68
- SUP: 97
  - Z201: 89; Z190: 111
- D212 cases: 21
  - (D201: 13; D190: 11)
- M212: 58
  - M201: 55 ; M190: 45
- SUP-ar: 27
  - Z201: 37; Z190: 34
- W: 4
  - Z201: 4; Z190: 13



# Annual Report – Zoning Cases



- Cases with housing component + increase in density: 64;  
GZCs: 29
- Notable cases this past year:
  - New subdistrict in PD 784 – the Trinity River Corridor SPD – enable mixed income housing (reduce parking)
  - Longhorn Ballroom
  - WR-3 lots on Kimsey Drive
  - Cypress Waters PD 741 – eliminate DP, LP requirement; great design standards
  - Knox Henderson mixed use PDs – great design standards
  - Special project (multifamily, hotel) in Turtle Creek
  - PDs at Belt Line and Preston
  - Shoreline Church
  - Multifamily on Sigleton



# Zoning Tools - deviations



- **PDs:**

- 1087 PDs; PD 193: 169 PDS
- 40 Special District PDs: State Thomas, Deep Ellum, Oak Lawn, Bryan Place, Preston Center, Farmers Market, Henderson, Hall Street, CF Hawn, Victory, Design District, South Dallas, Fort Worth Ave, City Place, Cypress Waters
- \*pros-cons; what works and why (design standards)

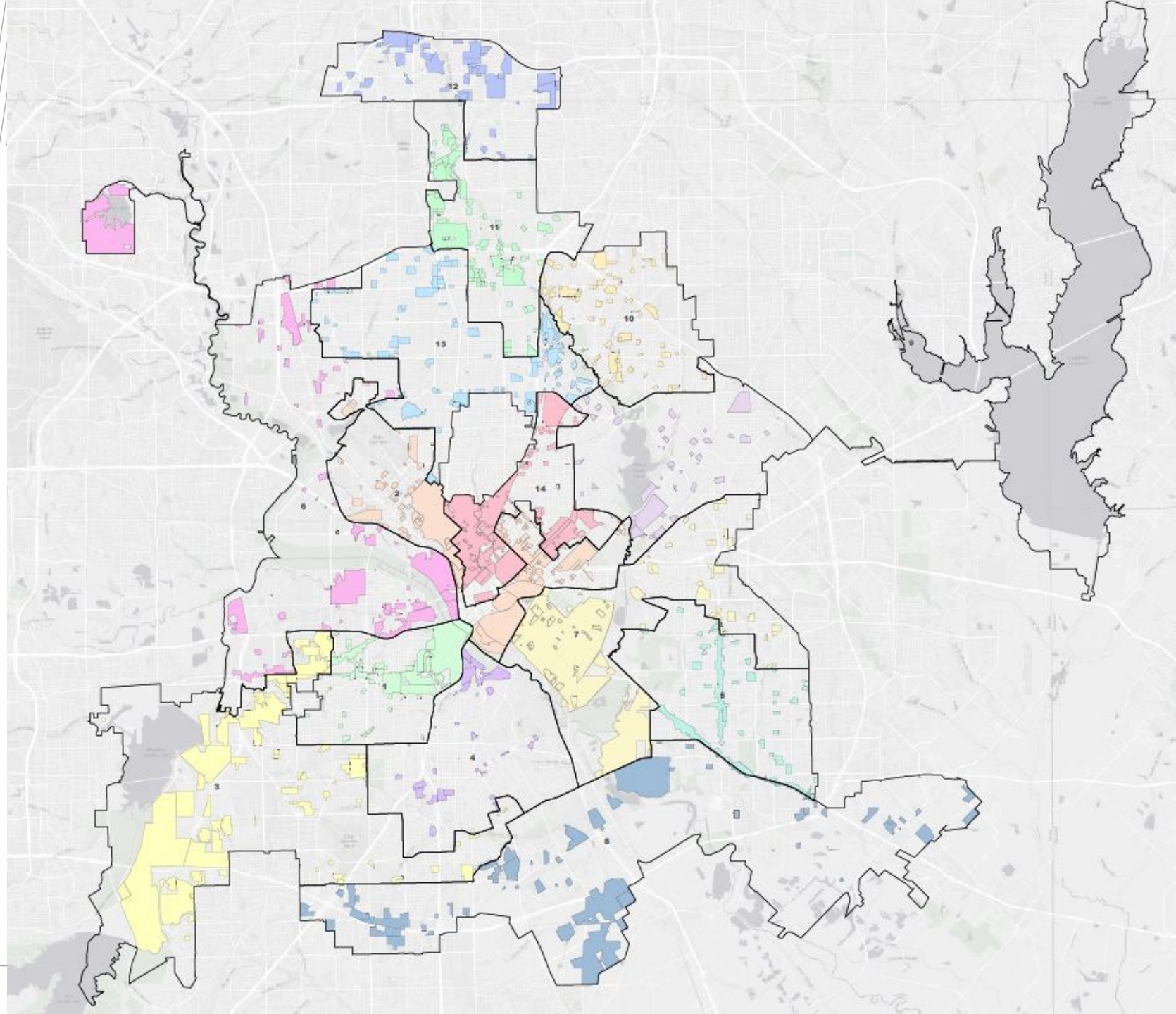
- **DRs:**

- GIS map: 907 DRs





# Zoning Map



# Zoning Map



DISTRICT	Councilperson	District Area, sq ft	Total PD Area, sq ft	District Area, sq mi	Total PD Area, sq mi	Percent Covered by Planned Development
1	Chad West	343,352,603.89	99293939.30	12.316	3.562	28.92%
2	Jesse Moreno	514,003,528.44	185244317.80	18.437	6.645	36.04%
3	Casey Thomas, II	1,407,444,926.68	340778092.70	50.485	12.224	24.21%
4	Carolyn King Arnold	573,529,533.79	30727935.20	20.573	1.102	5.36%
5	Jaime Resendez	511,796,255.05	51774216.60	18.358	1.857	10.12%
6	Omar Narvaez	1,132,489,770.03	180931816.20	40.622	6.490	15.98%
7	Adam Bazaldua	738,097,786.10	251409860.20	26.476	9.018	34.06%
8	Tennell Atkins	1,537,158,991.26	210436837.90	55.138	7.548	13.69%
9	Paula Blackmon	1,682,483,489.66	46243959.90	60.351	1.659	2.75%
10	Adam McGough	444,847,729.04	47746157.30	15.957	1.713	10.73%
11	Jaynie Schultz	461,087,978.83	92199810.30	16.539	3.307	20.00%
12	Cara Mendelsohn	391,720,374.63	75167328.60	14.051	2.696	19.19%
13	Gay Donnell Willis	642,402,704.75	88506852.20	23.043	3.175	13.78%
14	Paul Ridley	312,428,177.20	158150840.00	11.207	5.673	50.62%
<b>Totals</b>		<b>10,692,843,849.35</b>	<b>1858611964.20</b>	<b>383.553</b>	<b>66.669</b>	<b>17.38%</b>





# Departments



- **City Attorney Office**
- **Development Services**
- **Code Compliance**
- **Housing and Neighborhood Revitalization**
- **Economic Development**
- Transportation
- Dallas Water Utilities
- Office for Environmental Quality
- Park
- Office for Historic Preservation







**City of Dallas**

**City Attorney's Office**

**November 10, 2022**

- **City Attorney's Office — Municipal Regulatory Section**

- Team of six attorneys plus support staff.
- Handles all zoning issues and code amendments and advises numerous boards and commissions.
  - City Plan Commission: Daniel Moore
  - Landmark Commission: Theresa Carlyle
  - Board of Adjustment: Brian King

## • **City Attorney's Office — Municipal Regulatory Section**

- Zoning ordinance process:
  - CPC attorney works with planners to review conditions prior to CPC hearing, attends ZRT.
  - CPC attorney attends CPC hearings and advises the commission on legal issues.
  - After CPC approval PUD staff schedules zoning cases for city council and sends ordinance requests to CAO.
  - Ordinances are assigned to attorneys who work with planners to draft ordinances.
  - Ordinances are voted on at city council.





**City of Dallas**

# **DEVELOPMENT SERVICES DEPARTMENT OVERVIEW**

**CPC WORKSHOP  
NOVEMBER 10, 2022**

Andres Espinoza, Director  
Development Services  
City of Dallas

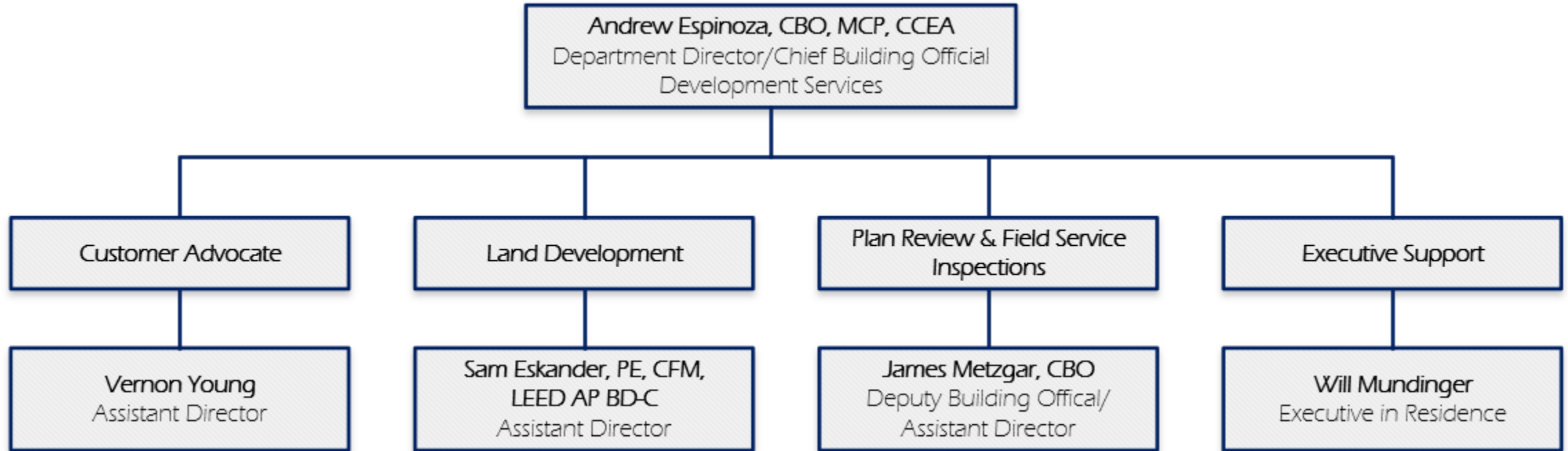


# Introductions

- Andres Espinoza – Director/Chief Building Official
- James Metzgar – Deputy Building Official
- Sam Eskander – Assistant Director
- Vernon Young – Assistant Director



# Development Services Org Chart





# DEPARTMENT DIVISIONS



## Customer Advocate

- Liaison for Dallas residents and stakeholders to guide them through each phase of the development process.
- The Customer Advocate Team is comprised of the following groups
  - Permit Center
  - Customer Experience Center
  - Strategic Business Unit
  - Training and Development



# DEPARTMENT DIVISIONS



## Land Development

- Reviews of all items related to land development: subdivision plats, engineering plans, tree preservation and zoning.
  - Engineering Paving and Drainage
  - Engineering Water/Wastewater
  - Survey
  - Subdivision
  - Zoning
  - Landscape



# DEPARTMENT DIVISIONS



## Plan Review & Field Inspections

- Review of constructions documents for permit issuance for residential and commercial development
- Perform field inspections after permit issuance
  - Residential Team
  - Technical Services
  - Q-Team
  - District offices



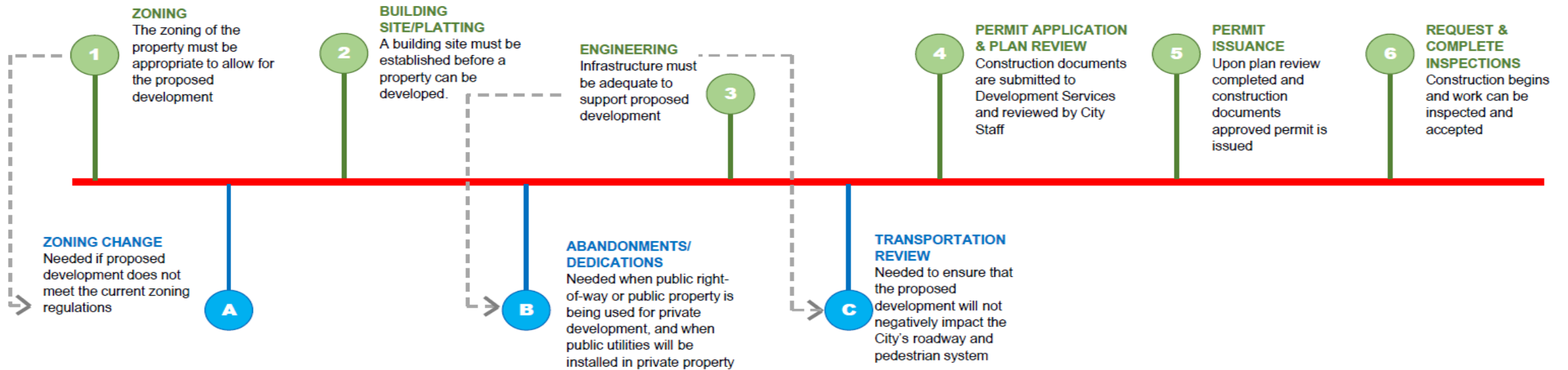


# DEVELOPMENT PROCESS



City of Dallas

## DEVELOPMENT PROCESS GENERAL FLOW CHART



This is a general and simplified overview of some typical phases of the development process, and it does not depict every possible scenario in a development project. Please consult our 2021 Dallas Development Guide for more information.

In this flow chart **DEVELOPMENT SERVICES TASKS** are shown on top and **OTHER DEPARTMENTS TASKS** are shown at the bottom. Processing times for each step in this process may vary depending on the complexity of the project and the accuracy of your submittal. Incomplete submittals will delay the review times considerably.



# CURRENT CODES



- Dallas Development Code –Chapter 51A
- Administrative Procedures for the Construction Codes – Chapter 52
- 2015 International Building Code with Dallas Amendments – Chapter 53
- 2015 International Plumbing Code with Dallas Amendments – Chapter 54
- 2015 International Mechanical Code with Dallas Amendments – Chapter 55



# CURRENT CODES



- 2015 International Residential Code with Dallas Amendments – Chapter 57
- 2015 International Energy Conservation Code with Dallas Amendments – Chapter 59
- 2015 International Fuel Gas Code with Dallas Amendments – Chapter 60
- 2015 City of Dallas Green Ordinance





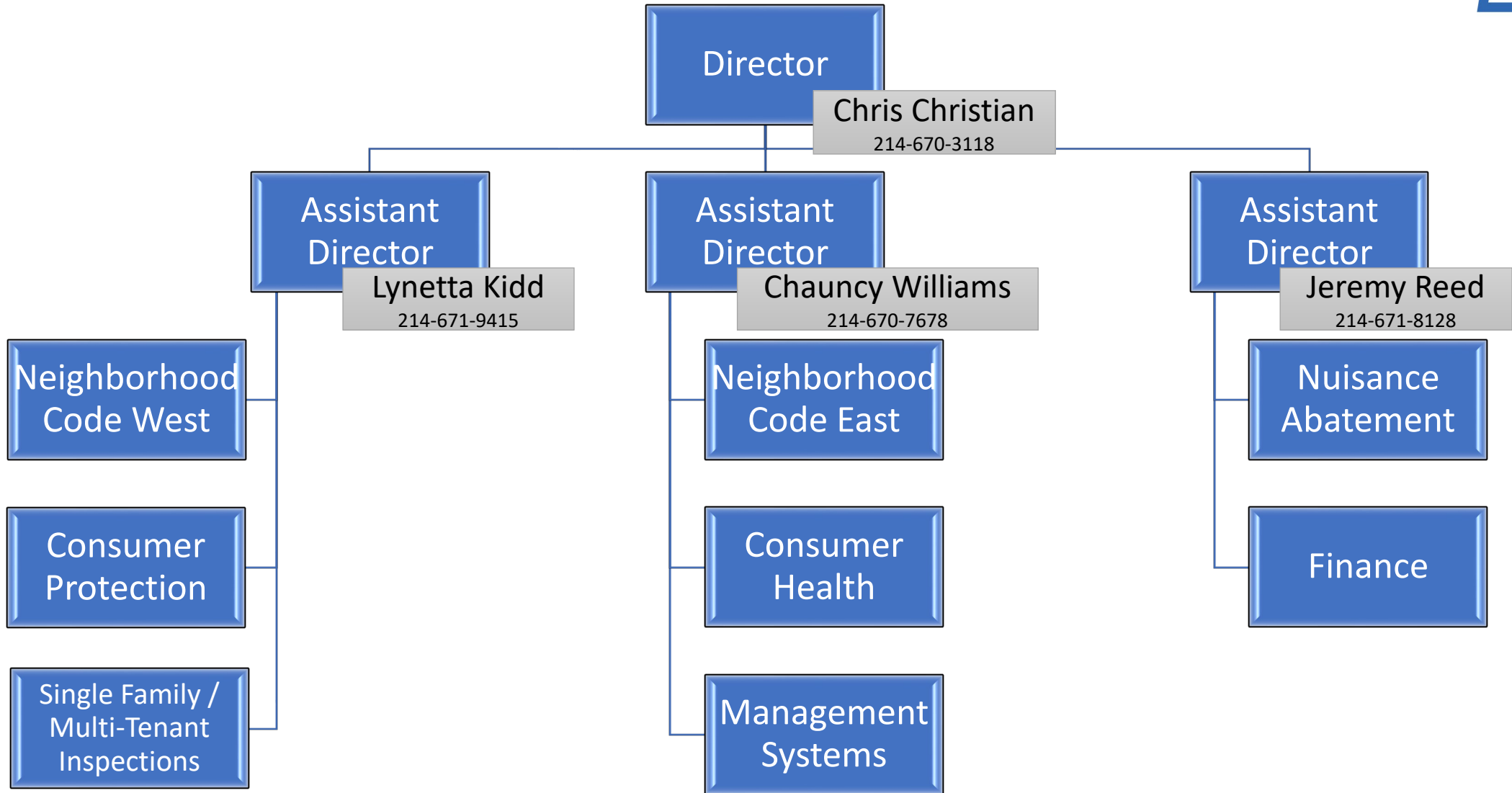


**City of Dallas**

# Code Compliance

Jeremy Reed, Assistant Director

# Code Compliance Org Chart



# Code Compliance Zoning Process



Identify Zoning Violation

- Proactively in the field
- Via a 311 Service Request

Zoning Codes addressed by Code Compliance

- 51A
- 51
- 51P (Planned Development Districts)

Issue Notice of Violation

- Education begins the compliance process with the goal of voluntary compliance
- Time given for compliance (e.g., change to appropriate land use or obtain a C/O)

Issue Citation(s)

- Citation(s) may be issued to a property owner, business owner, or person in control

Referral to Community Prosecution

- Referral to CAO could be considered in a case of multiple citations with no resolution







**City of Dallas**

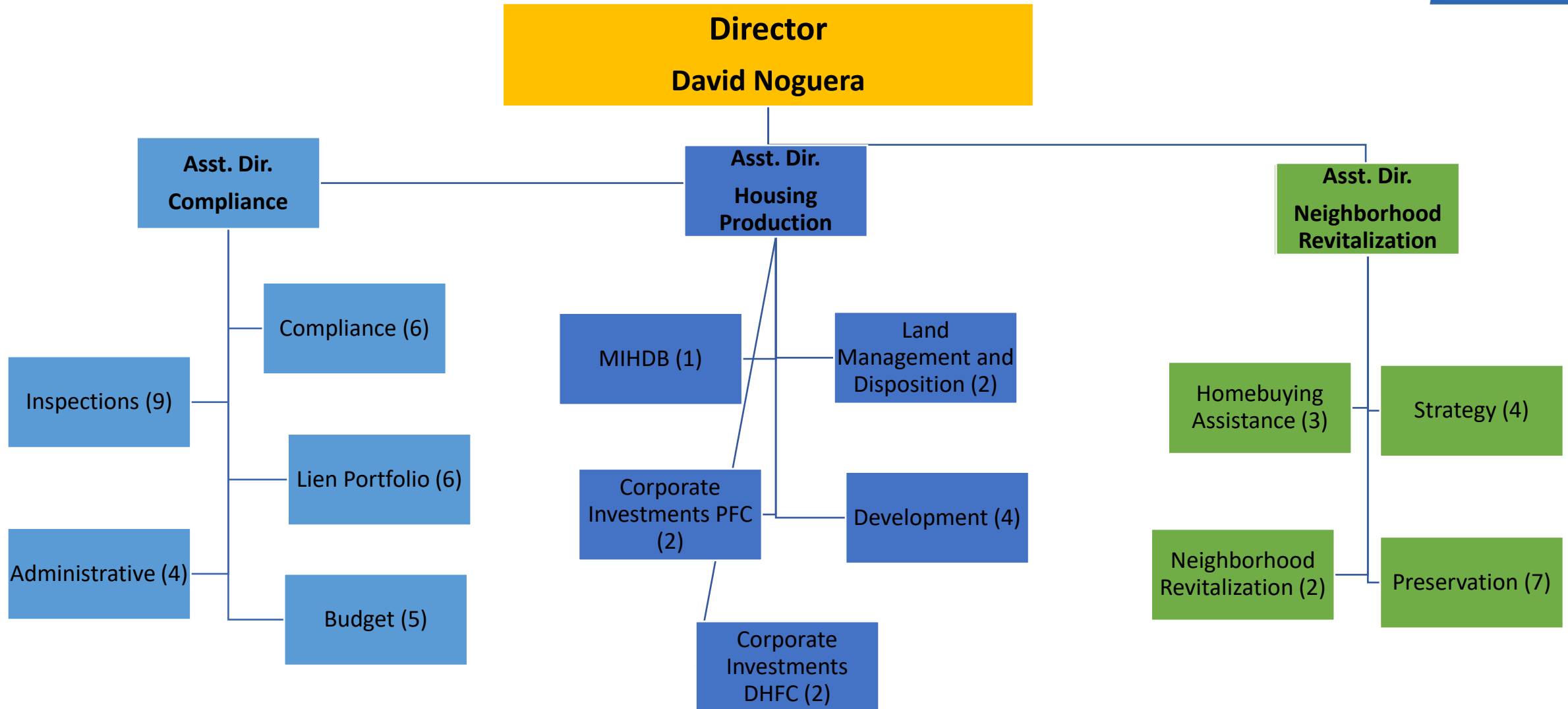
# **Housing and CPC**

**November 10, 2022**

David Noguera, Director  
Housing and Neighborhood Revitalization  
City of Dallas



# Organizational Chart



# Main Duties Related to Development



- **Engages, educates, and assists** developers on mixed-income housing programs, incentives, and initiatives, such as Notice of Funding Availability (**NOFA**), Low-Income Housing Tax Credit (**LIHTC**), and the Mixed-Income Housing Development Bonus (**MIHDB**).
- **Oversees** land bank and land transfer process in conjunction with their boards and Council approvals.
- **Reviews** LIHTC applications for obtaining City Council support for 9% tax credits. Assists with DHFC and DPFC process for project reviews.
- **Supports** the MIHDB application process in conjunction with Planning and Urban Design (PUD) and other departments.
- Conducts **compliance reviews** for mixed-income housing requirements for reserved affordable units in housing developments.
- Creates and manages repair programs for major and minor rehabilitation and **preservation** of housing units in mixed-income neighborhoods.



# City Codes for Mixed-Income Housing



- **Chapter 51A-4.1100** *Mixed Income Housing* (includes requirements and procedures for development bonuses)
- **CHAPTER 20A FAIR HOUSING AND MIXED INCOME HOUSING** (includes Market Value Analysis (MVA) requirements, restrictive covenants, and fee-in-lieu provisions for MIHDB)



# Applicable Commissions and Boards

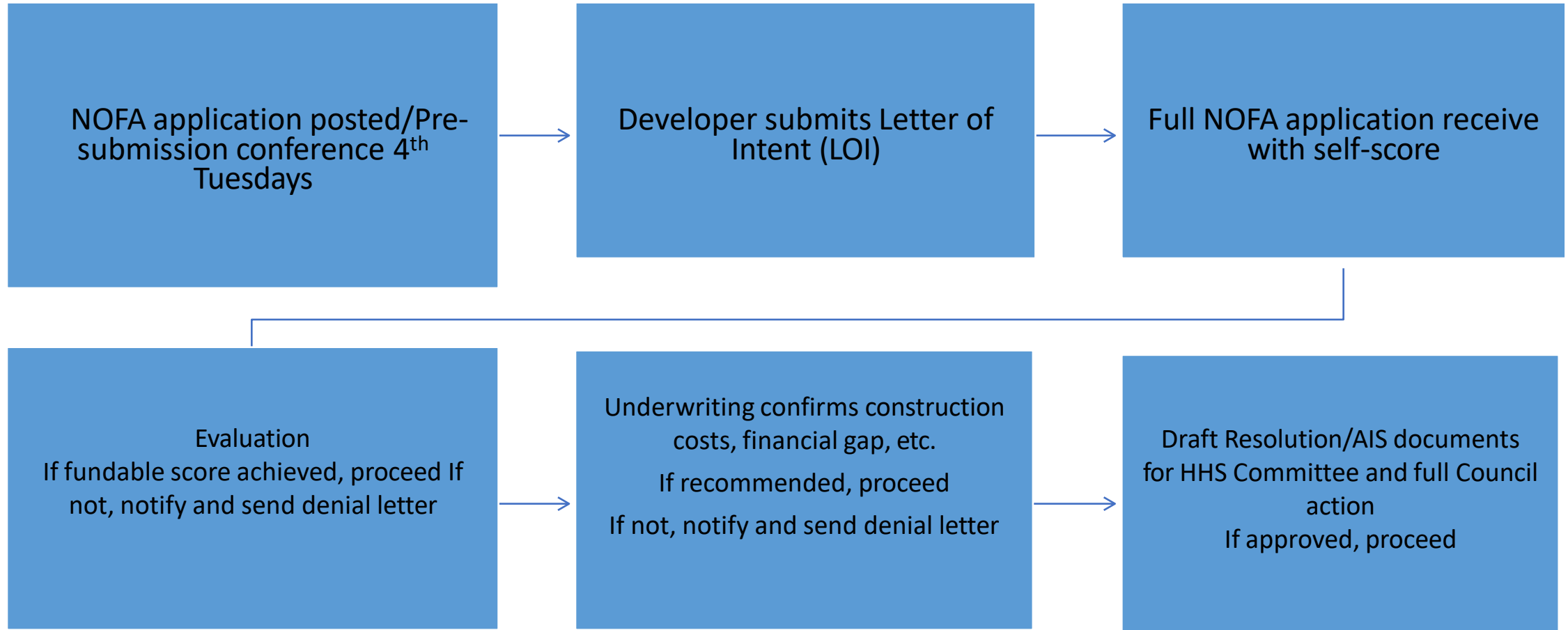


- Community Development Commission
- Dallas Housing Finance Corporation
- Dallas Public Facility Corporation
- Dallas Housing Acquisition and Development Corporation





# Standing NOFA Process Flow Chart, First Stages



# CPC Decisions and Mixed Income Housing



- MIHDB, NOFA, LIHTC, and land bank or land transfer properties may require zoning changes.
- CPC will approve or deny zoning changes for mixed-income projects.
- Housing Department maintains the surplus lots, until sold
- **50 commercial zoned lots are on hold waiting to be rezoned residential, need CPC approval.**
- Developers generally build and sell homes within 6-7 months once zoning is approved.





# Dallas Department of Transportation (TRN)

## City Plan Commission

Kimberly Smith, Sr. Planner  
Department of Transportation  
City of Dallas





# Dallas Department of Transportation Regulating Plans

- 1971 Central Business District Streets and Vehicular Circulation (CBD) Plan
- 1991 Thoroughfare Plan
- 2011 Bike Plan (currently in the update process)
- 2014 Complete Streets Manual
- 2021 Connect Dallas – Strategic Mobility Plan
- 2022 Vision Zero
  
- City Code
  - Chapter 28. Motor Vehicles and Traffic
  - Chapter 43. Streets and Sidewalks
  - Chapter 51A-9.100. Thoroughfare Plan
  - Chapter 51A-9.400. Four-Way/All-Way Stop



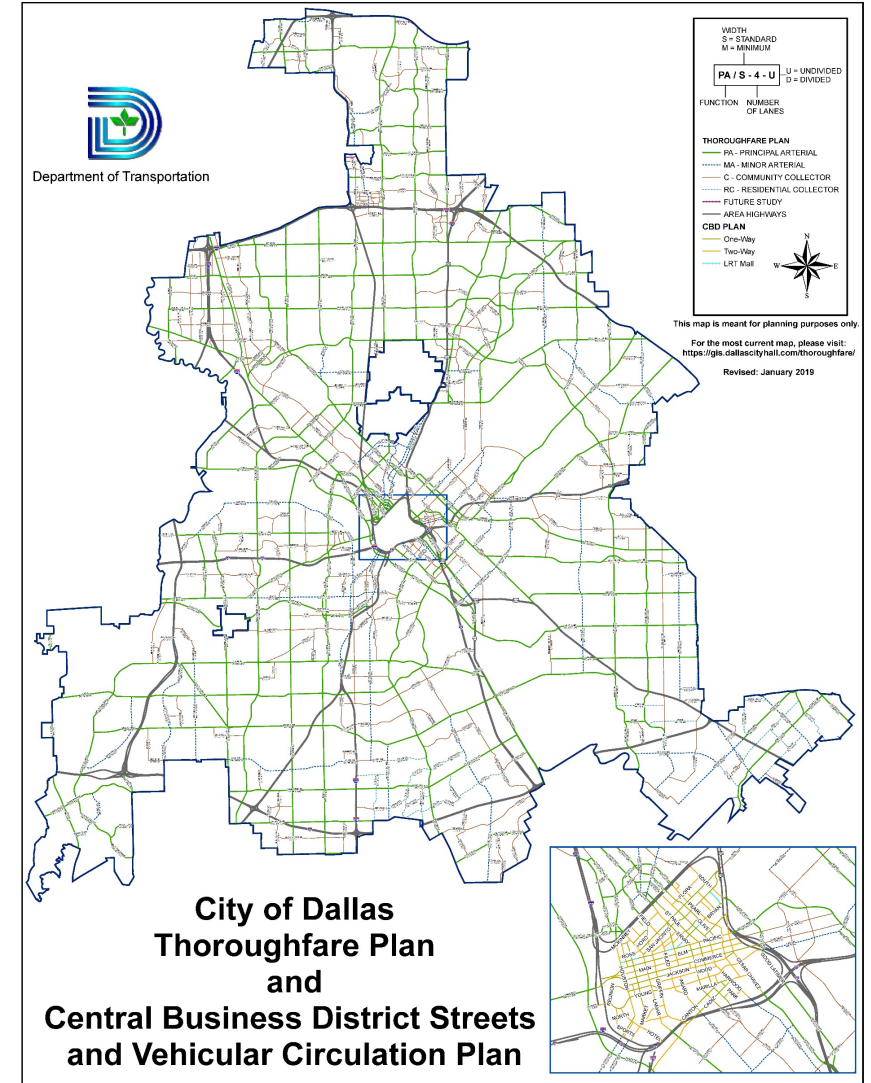
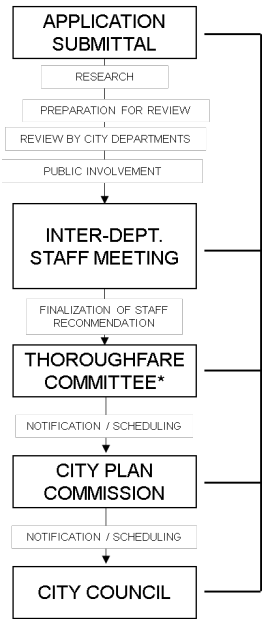


# Thoroughfare Plan



**City of Dallas Thoroughfare Plan & Central Business District Streets and Vehicular Circulation (CBD) Plan** - Long-range plan that identifies street needs within the developed urban area and establishes a desirable thoroughfare system for undeveloped areas.

- Thoroughfare Plan Regulations
  - City Charter - Section 8. Thoroughfare Plan
  - City Code – Article IX. Thoroughfare; Division 51A-9.100. Thoroughfare Plan Amendment
- Development Code Regulations
  - Section 51A-8.506 Street Layout
  - Section 51A-8.602 Dedications
  - Section 51A-8.604 Street Engineering Design and Construction





# Transportation Development Review



- Preliminary Plat
- Street Name Change
- Zoning
- Board of Adjustment – Transportation Engineering
- Development Impact Review
- Full Engineering Review
- Abandonment & Licenses Review
- Private Development Inspection
- Sidewalk Waivers
- Parking Reductions
- Indented Parking
  
- Other items as needed





**City of Dallas**

# **Office of Economic Development Overview**

Robin Bentley, Director,  
Office of Economic Development



# Economic Development Department



## MISSION

Promote Dallas as a diverse, equitable, and globally competitive business destination that fosters economic opportunities for all members of the City.

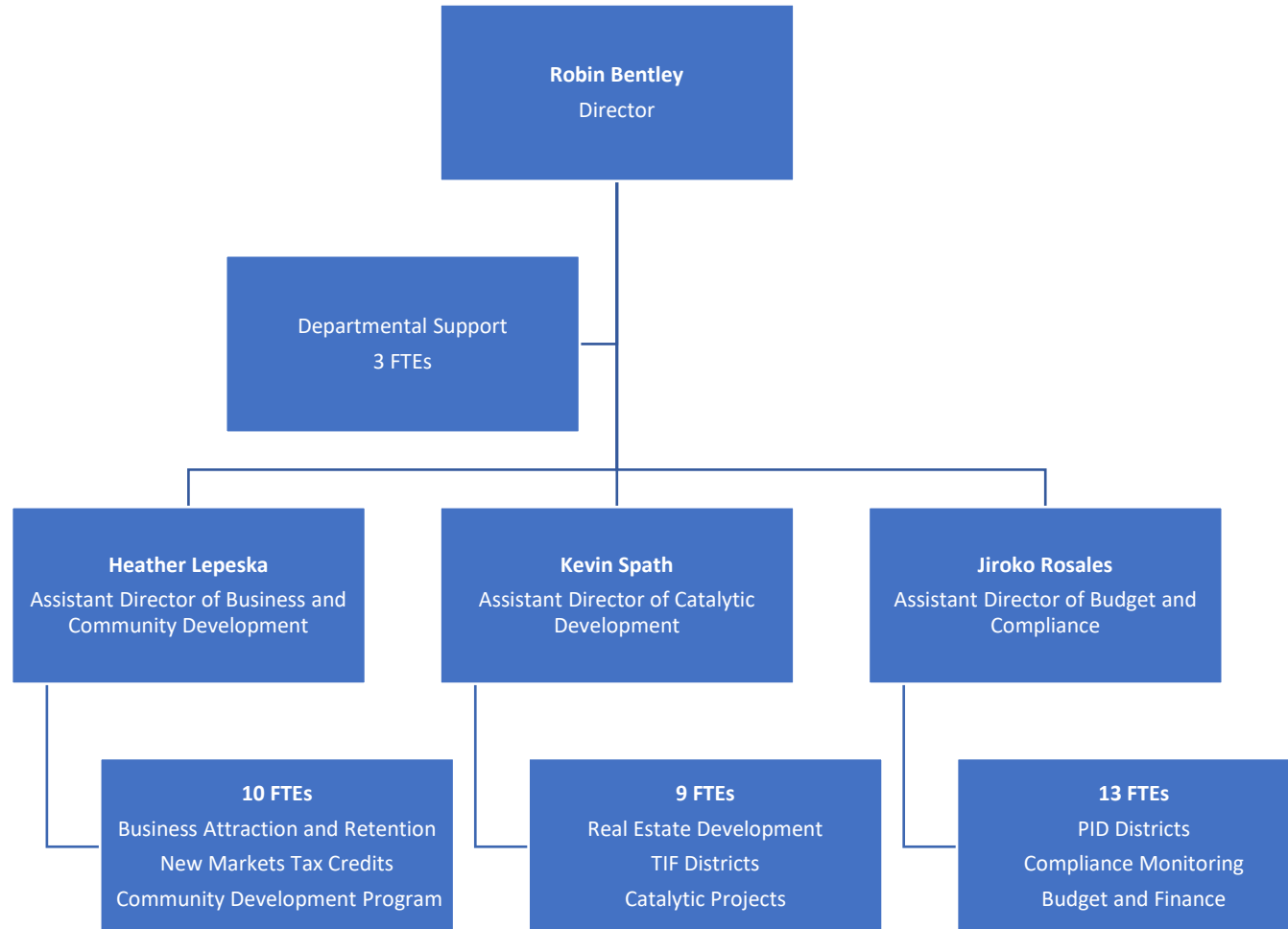
## DEPARTMENT FUNCTIONS

- Real estate development
- Business development
- Community development
- Compliance





# Economic Development Department



# Recent Activities



## ECONOMIC DEVELOPMENT POLICY

In 2021 the City Council approved a new **Economic Development Policy** committed to equitable economic growth. The Policy proactively addresses disparities in economic opportunities and outcomes for historically disadvantaged communities. **A 2016 Urban Institute study ranked Dallas 272 of 274 on Economic Inclusion**, so there is much work to do.

## ECONOMIC DEVELOPMENT CORPORATION

The City created a separate legal entity to focus on marketing Dallas (not DFW) with a particular focus on promotion and development in southern Dallas. The board met for the first time on October 11, and has launched a search for a CEO.



# City Incentive Toolbox



- Chapter 380 loans and grants
  - General obligation bond funds
  - Tax Increment Financing
  - Public Improvement Districts
  - Tax Abatements
  - Section 108 Financing
  - Historic Tax Exemption
  - New Markets Tax Credits
  - Property Assessed Clean Energy (PACE)
- ***New and revised tools are on the way! A new economic development incentive policy will be presented to the City Council on December 7.***



# Business Development Deals



**What is the public purpose of the deal? What are the taxpayers getting in return for providing the incentives?**

- Creation/retention of jobs
- Living wages for all employees
- Jobs that fill a particular workforce need
- Hiring Dallas residents
- Participation in workforce development efforts
- Hiring hard-to-employ populations





# Real Estate Development Deals



**Real estate incentives are provided as gap financing.**

- This means that the project must maximize the project's debt capacity based on reasonable lending ratios and provide an equity investment that delivers a reasonable return.
- In other words, city incentives are the last financing secured, not the first.





# Zoning tools and development processes

**City Plan Commission Workshop**  
**November 10, 2022**

Andreea Udrea, PhD, AICP, Assistant Director  
Planning and Urban Design  
City of Dallas

