

DEVELOPMENT SERVICES

General Fund

DEPARTMENT MISSION

To encourage economic growth in a progressive community environment and facilitate the land development process by focusing resources on comprehensive planning activities, attracting investment in new and expanding businesses, supplying unparalleled real estate and pre-development services, and providing high quality plan review, permitting and inspection services.

PROGRAM DESCRIPTION

Establish conceptually viable planning principles and policies to help guide and manage the development patterns of the City, while implementing strategies to encourage the establishment of new businesses, and the expansion and retention of existing businesses. Provide for the acquisition, licensing, abandonment, sale, lease, appraisal and inventory of real property to serve citizens and other City departments.

OBJECTIVES FOR FY 2002-2003

- Conduct comprehensive and station area planning to encourage progressive and creative growth that protects the environment and maintains the desirable character and qualities of our community.
- Develop and administer special districts and projects stimulating redevelopment and reinvestment in Dallas.
- Provide technical support, fund loans, research and analyze economic data and develop strategies designed to attract new businesses, and expand and retain existing businesses.
- Enhance the quality of life for Southern Dallas citizens through strategic initiatives.
- Process applications for private development needs (abandonment, licenses and easements), and sell tax-foreclosed and surplus properties.
- Acquire parcels of land for City of Dallas facilities and infrastructure.

MAJOR BUDGET ITEMS

- Combine three primary development-related departments (Economic Development, Planning and Development, Property Management) and portions of other departments that provide private development functions to create one new Office of Development Services.
- Transfer 34.5 regular FTEs and \$2,586,481 to incorporate the General Fund portion of the Planning & Development Department
- Transfer 12.7 regular FTEs and \$815,154 to incorporate a portion of the Department of Economic Development

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MAJOR BUDGET ITEMS (CONTINUED)

- Transfer 17.7 regular FTEs and \$895,379 to incorporate the Office of Property Management
- Transfer 1.0 regular FTE and \$152,912 to incorporate the Office of International Affairs
- Add 2.0 regular FTEs and \$140,726 for full year funding for two Comprehensive Plan Planners
- Add \$250,000 for office consolidation/relocation moves at Dallas City Hall
- The following fee changes are adopted as listed below:

Title:	Prior Fee:	Adopted Fee:	Estimated Additional Revenue:
<u>DEVELOPMENT SERVICES:</u>			
Planned Development District			
Amendment to planned development district or institutional overlay district site plan and/or conditions only	\$1,290	\$1,935	\$5,000
All other applications relating to planned development districts or institutional overlay districts:			
- 0-5 acres	\$3,880	\$5,820	\$13,000
- over 5 acres	\$3,880.00	\$5820	
	+ \$75 per each acre over 5	+\$112.50 per each acre over 5	\$15,000
Maximum fee	\$20,000	\$30,000	
Specific Use Permit			
Application for original SUP			
0 to 1 acre	\$780	\$1,170	\$1,500
over 1 acre to 5 acres	\$780	\$1,170	\$15,000
over 5 acres to 25 acres	\$780	\$1,170	\$10,000
over 25 acres	\$780	\$1,170	\$ -
pedestrian skybridge	\$10,000	\$10,000	\$15,000
Application for SUP amendment or renewal:			
0 to 1 acre	\$550.00*	\$825	\$275
over 1 acre to 5 acres	\$550.00*	\$825	\$275
over 5 acres to 25 acres	\$550.00*	\$825	\$275
over 25 acres	\$550.00*	\$825	\$ -

*If an SUP is automatically renewed in accordance with the procedures outlined in Section 51A-4.219 and no public hearings are held in conjunction with its renewal, the applicant shall be entitled to a refund of \$350.00 as of the date of the renewal.

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Title:	Prior Fee:	Adopted Fee:	Estimated Additional Revenue:
All Other Zoning Applications			
0 to 1 acre	\$700	\$1,050	\$15,000
over 1 acre to 5 acres	\$1,740	\$2,610	\$15,000
over 5 acres to 15 acres	\$3,880	\$5,820	\$2,500
over 15 acres to 25 acres	\$6,210	\$9,315	\$2,500
over 25 acres	\$6,210.00	\$9315	\$9,675
	+\$75 per each acre over 25	+\$112.5 per each acre over 25	
Maximum fee	\$25,000	\$37,500	
Deed Restrictions			
Creation of a voluntary deed restriction where the city is a party	\$350	\$525	\$ -
Amendment to a voluntary deed restriction where the city is a party	\$600	\$900	\$ -
Board of Adjustment			
The value of the proposed improvement is \$5,000 or less	\$600	no longer applicable	\$(100,000)
The value of the proposed improvement is from \$5,001 to \$20,000	\$800	no longer applicable	\$(15,000)
The value of the proposed improvement is from \$20,001 to \$50,000	\$1,800	no longer applicable	\$(25,000)
The value of the proposed improvement is from \$50,001 to \$200,000	\$3,000	no longer applicable	\$ -
The value of the proposed improvement is \$200,001 or more	\$5,000	no longer applicable	\$ -
SF variance or exception to existing requirements		\$600	\$150,000
MF/Comm variance to existing requirements		\$900+\$25 per acre	\$30,000
MF/Comm exception to existing requirements		\$1,200+\$25 per acre	\$20,000
Landscape mitigation		\$1,200+\$50 per acre	\$10,000
Miscellaneous Items			
Minor plan amendment	\$350	\$525	\$5,850
Detailed development plan when submitted after passage of an ordinance establishing a PDD	\$400	\$600	\$400
Waiver of the two-year waiting period	\$200	\$300	\$200
Appeal to the city council of a moratorium on a zoning or non-zoning matter handled by department	\$200	\$300	\$200

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Title:	Prior Fee:	Adopted Fee:	Estimated Additional Revenue:
Street Name Change			
less than one-fourth mile	\$500	\$750	\$1,000
less than one-half mile but more than or equal to one-fourth mile	\$700	\$1,050	\$900
less than one mile but more than or equal to one-half mile	\$900	\$1,350	\$700
more than or equal to one mile	\$900+\$200 per each quarter mile	\$1,350+\$300 per each quarter mile	\$1,400
Street Identification			
for each blade to be replaced	\$75	\$113	\$450
for each mast to be replaced	\$155	\$233	\$950
Change of Official			
for each address change up to ten	\$100	\$150	\$1,000
for more than ten address changes	\$1,000+\$75 per hour for additional address change over ten	\$1,500+\$112.50 per hour for additional address change over ten	
Total Zoning			\$203,050
Abandonment, Real Estate			
Processing	\$1,500	\$5,000	\$113,080
Application	\$1,100	\$2,500	\$53,250
Total Abandonment, Real Estate			\$166,330

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EXPENDITURES (By Category)

	FY 2000-01 Actual	FY 2001-02 Budget	FY 2001-02 Estimate	FY 2002-03 Adopted
Salaries and Benefits	0	0	0	5,295,232
Supplies and Materials	0	0	0	66,179
Other Services and Charges	0	0	0	1,505,951
Capital Outlays	0	0	0	0
Reimbursements	0	0	0	(1,558,688)
TOTAL	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,308,674</u>

EXPENDITURES (By Program)

Development Services	0	0	0	5,308,674
TOTAL	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,308,674</u>

FTEs (By Type)

Regular	0.0	0.0	0.0	70.9
Overtime	0.0	0.0	0.0	0.0
Temporary Help	0.0	0.0	0.0	0.0
Day Labor	0.0	0.0	0.0	0.0
TOTAL	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>70.9</u>

FTEs (By Program)

Development Services	0.0	0.0	0.0	70.9
TOTAL	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>70.9</u>

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	FY 2002-03 Adopted
GENERAL FUND	5,308,674
ADDITIONAL OPERATING RESOURCES	
COMMUNITY DEVELOPMENT BLOCK GRANT	1,185,000
NAVAL AIR STATION DALLAS TRUST	1,296,879
SOUTH DALLAS/FAIR PARK TRUST FUND	786,450
REFORESTATION FUND	281,980
UDAG - WESTMORELAND HEIGHTS COMMUNITY HOUSE	45,000
TOTAL	3,595,309
TOTAL OPERATING RESOURCES	8,903,983