



Planning &
Development

2025

Annual
REPORT



Together,



*we are planning and
building a better Dallas
for all!*



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WHO WE ARE

The Planning and Development Department celebrated its one year as a merged department in June 2025. We have made great strides in this fiscal year.

The merger has led to better efficiency, collaboration and communication. We have Deputy-Led divisions (Planning, Permitting, Zoning, and Team Excellence & Customer Experience), which is broken into sub categories ran by our Assistant Directors (Planning, Zoning, Commercial Permitting, Residential Permitting, Inspections, Team Excellence, and Customer Experience)



David Session
Asst. Director

Jason Pool
Asst. Director

Catherine Lee
Asst. Director

Linda Velez
Asst. Director

Megan Wimer
Asst. Director

Willie Franklin
Asst. Director

Sam Eskander
Deputy Director

Andrea Gilles
Deputy Director

Emily Liu
Director

Andreea Udrea
Deputy Director

Vernon Young
Deputy Director

Arturo Del Castillo
Asst. Director

WELCOME FROM OUR DIRECTOR



Innovation & Impact

Fiscal Year 2024–25 marked another pivotal year for the City of Dallas Planning and Development, one defined by innovation and meaningful impact. Building on the successful merger of Planning & Urban Design and Development Services in 2024, our unified team continued to strengthen its commitment to serving our dynamic and growing city.

Our evolving change in culture, leadership in policy and strategic initiatives, technology implementation and improved development processes all reflects Planning and Development's mission and commitment to planning and building a better Dallas for all. We are proud to share some of our major accomplishments, including:

- **Adoption of the transformative, "1 to 8 Dwelling Units" ordinance.** Dallas became the first major city to adopt an ordinance allowing buildings of up to eight units and three stories to be permitted under a modified version of the International Residential Code (IRC). This milestone to help address the housing gap by reducing regulatory barriers and housing options.
- **Deployment of DallasNow.** We implemented new technology to digitize and automate processes, inspections, and payments – streamlining permitting and increasing transparency for our customers.
- **Adoption of Parking Reform for Flexible Parking Regulations.** Parking Reform removed nearly all rigid, one-size-fits-all parking minimums and established a flexible context-sensitive framework for off-street parking. This has been transformative for small businesses by lowering barriers to entry. It also supports the development of more housing and helps preserve historic buildings.
- **Launch of Dallas Zoning Reform.** This initiative updates Dallas' Development code into a set of rules that are simple, clear and future-ready, creating a code that reflect Dallas' energy and ambition.
- **Streamlining development process.** We improved zoning procedures, streamlined commercial permitting, and enhanced the Board of Adjustment process to increase efficiency and consistency.
- **Implementation of the new state laws.** We successfully implemented new land use laws to make Dallas more attractive and competitive for development.

I am incredibly proud of all of the hard work and dedication from our PDD team. This report provides a comprehensive look at the accomplishments and advancements that defined FY 2024–25. Together, we move forward as a strong, stable and vibrant department.

A handwritten signature in blue ink, appearing to read 'Emily'.

Yu "Emily" Liu, FAICP
Director, Planning and Development

2026

DEPARTMENT GOALS

Address land use and zoning inconsistencies, promote more Transit Oriented Development (TOD) and mixed-use corridors, and improve residential design standards to advance ForwardDallas 2.0

Streamline the development review process and enhance coordination across departments to deliver seamless, efficient reviews

Advance the culture of teamwork and accountability within the department while strengthening collaboration and problem-solving across all City departments

1

2

3

4

5

6

Engage the community in shaping the initial draft of the Dallas Zoning Reform

Reimagine customer service by utilizing new and emerging technologies, including AI, to deliver a faster, more transparent, customer experience at the speed of business

Elevate the department to national recognition for innovation and excellence in planning and development, attracting talent and advancing economic vitality

YEAR IN REVIEW BY THE NUMBERS



A map of Dallas, Texas, with various planning areas highlighted in different colors and numbered. The map shows major highways, city boundaries, and neighborhood names. The highlighted areas are: 2 (green, southwest), 6 (blue, west), 9 (light blue, south-central), 10 (light green, central-east), 11 (teal, central), 12 (yellow-green, north-central), 13 (green, southwest-central), and 14 (yellow-green, south-central).

PLANNING

The Planning Division works alongside the community to shape long-range plans at every level, from the citywide ForwardDallas 2.0 initiative to corridor, neighborhood, and area plans. Our Planning team also oversees city-initiated zoning efforts and delivers data analysis, GIS mapping, and technology support to both internal and external partners. Historic Preservation, Urban Design, and Conservation District programs are also housed within this division.

Planning Highlights

Advancing Historic Preservation Through Research, Planning, and Partnerships

The Historic Preservation team completed several major initiatives this year, including an Economic Impact Study conducted in partnership with Place Economics Inc. to evaluate the impacts of the City's historic preservation and conservation district programs. The study results were published in December 2025 and presented to the Landmark Commission in January 2026. The team also oversaw an historic resources survey of Colonial Hill and an update of the Wheatley Place Historic District, completed in collaboration with HHM, Inc. Additionally, staff launched the Cultural District Steering Committee.

Strengthening Conservation Preservation Efforts Through Innovation and Outreach

The Conservation District supported multiple key initiatives, including the expansion of the Lakewood Conservation District, beginning the designation process for Stevens Park Village, UAT/Beta testing DallasNow and participating in the Historic Preservation Economic Impact Study. The team also conducted neighborhood meetings for several potential new Conservation Districts, Kidd Springs, Wynnewood North, Cochran Heights, Kessler Plaza, Ravinia Heights, Perry Heights, and Park Estates, helping residents navigate the pre-designation process. Additionally, the completed the archiving of approximately 30 boxes of legacy documentation, improving records management and future accessibility.

Supporting Neighborhood Stability Through Policy and Zoning Initiatives

The Authorized Hearings Team advanced several key initiatives this year, supporting city-initiated rezonings and Neighborhood Stabilization Overlay (NSO) requests. Staff processed five Authorized Hearing cases and initiated two new NSOs in Casa Linda and Red Bird, with data collection currently underway. To improve long-term planning alignment, the team developed new prioritization criteria for Authorized Hearings that reflect Forward Dallas 2.0 and are now being applied to both pending and incoming cases. Staff also collaborated with multiple departments to assess land use and zoning policies in Deep Ellum, contributing to best practices for addressing nightlife-related challenges. In addition, the team processed a code amendment to establish a formal postponement procedure for zoning public hearings; although recommended for approval by ZOAC and CPC, it was not adopted by City Council.

Planning

Authorized Hearings



4 Cases Adopted

- ✓ Floral Farms
- ✓ Clarendon Hampton MF-2
- ✓ North Cliff Neighborhood Center
- ✓ Hampton Clarendon Corridor



2 NSOs Initiated

- ✓ Casa Linda
- ✓ Red Bird

Conservation Districts



1,522

Plan Reviews



797

Approved Projects



36

Closed Out
Complaints/Violations

Historic Preservation



182

Standard Certificate of
Appropriateness (CAs)



27

Courtesy Reviews



591

Routine (Staff Reviewed)
CAs



105

Demolition Delay
Reviews



14

Demolitions



5

Landmark Designation
Initiations

Long Range Planning

Over the course of the fiscal year our staff attended 71 different community meetings through the City. Some were a part of our area plans like the South Dallas Fair Park Area plan. Others were a part of the preparation of an area plan like along Garland Road. Many of the meetings were throughout the city and meant to help communities build capacity or help them address certain specific issues they were facing. From Mountain Creek to Vickory Meadows to Kleberg and everywhere in between. The community planning work of staff was also presented at the Texas APA conference by Lindsay Jackson. Also, the South Dallas Fair Park plan was also awarded the Dunnigan Community Engagement award by the Greater Dallas Planning Council.



ZONING

The Zoning Portfolio encompasses a 360-view of all zoning-related development processes related to text, map, and interpretations. Our Zoning team had a great year and accomplished full integration and streamlining of all zoning functions of the development process, from digitization and migration to electronic review platforms to cross training and team rotation for better collaboration and communication. All paper processes were successfully migrated to DallasNow, which enabled faster and more predictable processing times.

Zoning Highlights



Planning &
Development

Dallas Parking Reform PASSED

On May 14, 2025, the Dallas City Council adopted Dallas Parking Reform for flexible parking regulations. The updates to the parking regulations will allow more housing options, more walkable neighborhoods, more economic vitality, and more transportation options. For over five years, our staff worked with City leaders, community members, nonprofits, and private partners to examine all sides to this complex issue and to underscore the transformational importance of taking a once-in-a-generation step together.

DallasNow Transition - Paper to Electronic

The Subdivision and rezoning workflows were transferred to DallasNow, enabling increased transparency and reduced paper use through the submittal and approval of digital plans and ordinances. For Subdivision, 175 total platting applications, including preliminary, phased, and revised plats, early releases, street name changes, and street name toppers, were processed. For rezoning, over 41 existing paper zoning applications were digitized and processed through the online Workflow to inform applicants and the public of case status. The digital application process has allowed staff to assign rezoning cases within 14 days after payment and has enabled submittal to be open to customers 24/7.

Zoning Reform Formal Kickoff

This year, the Dallas Zoning Reform project team kicked off public engagement, connecting with over 1,060 stakeholders across five community meetings, multiple public webinars, September Series input sessions, and engagement at the State Fair.

Zoning consultant, Camiros, published the Code Diagnostic, laying out the current development code's issues alongside recommendations for improvement and modernization, and presented it to ZOAC, CPC, City Council, and private sector partners. As the team begins synthesizing input into a rough draft of the new Development Code, the City will continue the public conversation with an array of engagement strategies.

Arborist Team Continues to Flourish

Arborist Division plays a vital role in advancing the City of Dallas' environmental and climate resilience goals through tree preservation, reforestation, and sustainable development review. This year, the Arborist team continued to make measurable progress toward the Comprehensive Environmental and Climate Action Plan Goal 6: Dallas protects and enhances its ecosystems, trees, and green spaces that improve public health.



Zoning

Arborist



1,569

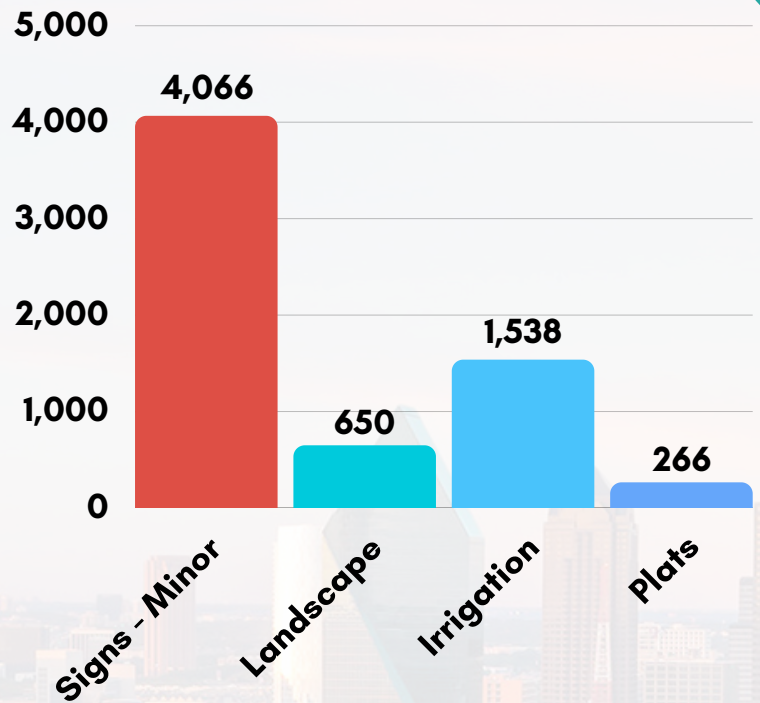
Trees Planted



1,058

Inspections
Completed

Zoning Related Plans Reviewed



Subdivison



156

Plats Recorded



100%

Plats Reviewed
within 30 days



Zoning

Signs



3,373

Cases Reviewed



7,990

Inspections
Performed



2

Avg. Amount of Days
for Initial Review



100%

Inspections Performed
on Time

Board of Adjustment



206

Cases Reviewed



157

Cases Presented
at BoA



156

Cases Accepted



54

Avg. Number of Days
for BoA Hearing

Zoning



614

w/ CPC
Action



239

Zoning Items
w/ CPC Action



232

Zoning
requests filed



282

Items Approved,
Adopted, Authorized
by CPC



76

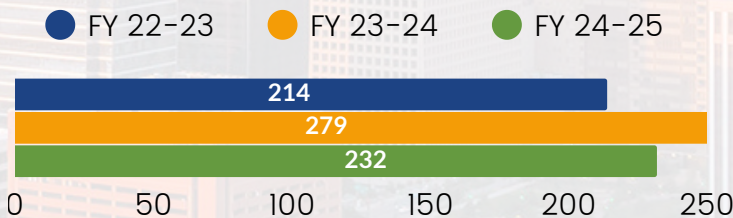
General Zoning
Requests w/
CPC Action



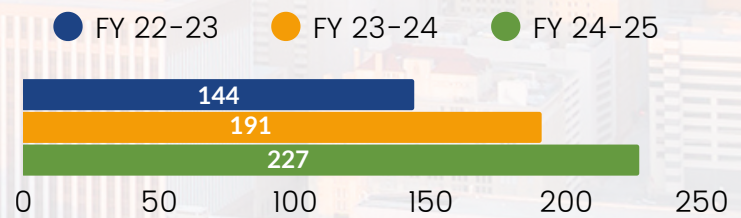
41

CPC and Its
Subcommittees Meetings

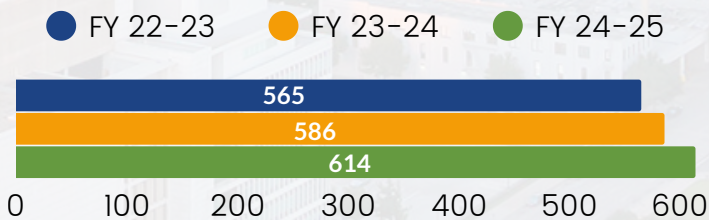
Zoning Items Submitted



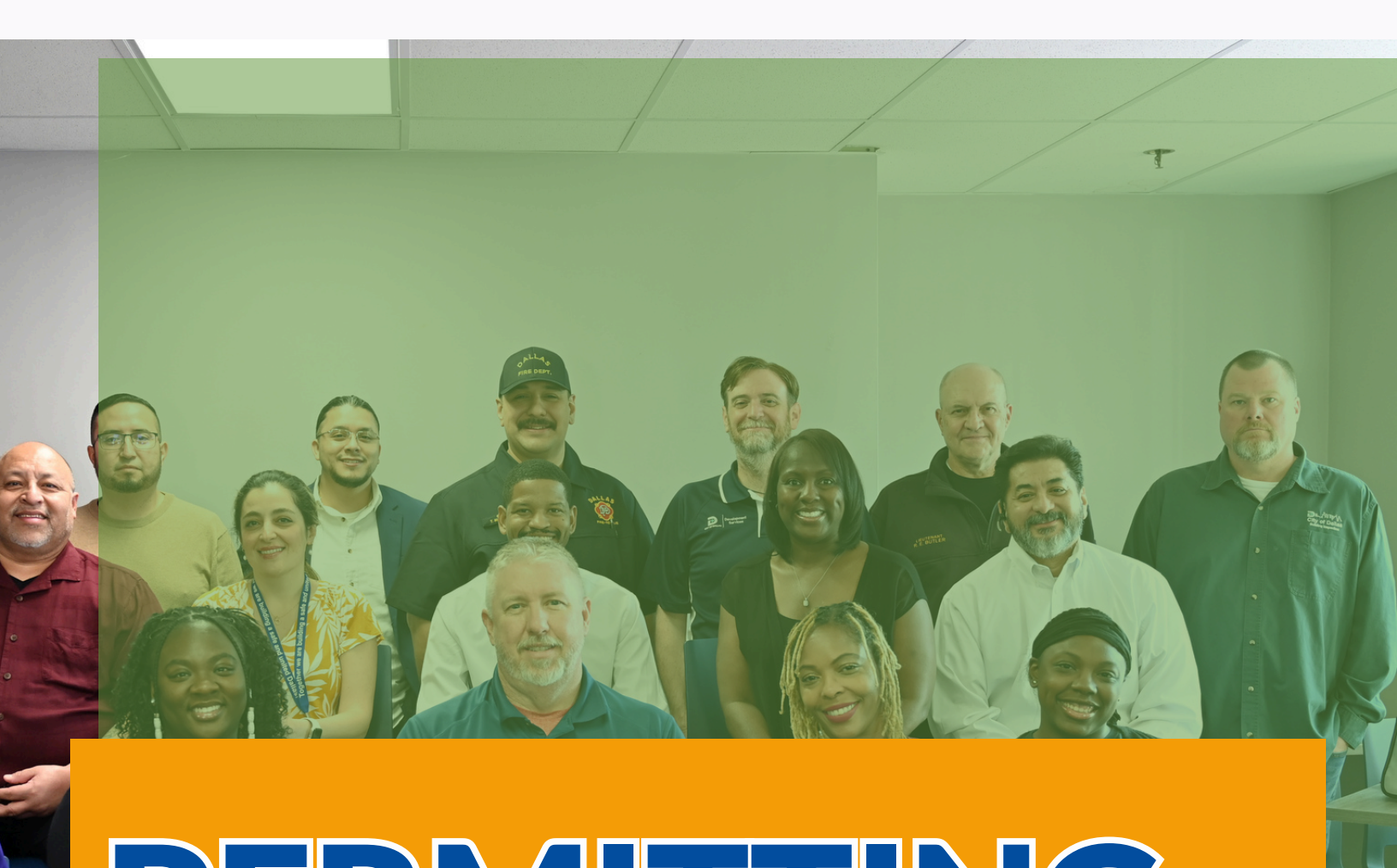
Zoning Items Acted On



Total Items Acted on



Zoning Items Submitted includes zoning cases submitted to DallasNow and in paper, including SUP autorenewals (which receive zoning numbers).
Zoning Items Acted On includes all zoning items that had action at CPC (some may have been submitted prior to FY24-25).
Total Items Acted On includes zoning changes, PDs, SUPs, miscellaneous zoning, subdivisions, signs, historic, authorized hearings.



PERMITTING

The Permitting Division continues to drive responsible growth in Dallas by guiding development from initial application through final inspection. Our Commercial Permitting team supports projects of every scale, providing coordinated and predictable reviews that help businesses move forward with confidence. Residential Permitting remains committed to customer-focused service, simplifying requirements and improving turnaround times for homeowners and builders. Our Inspection teams safeguard the community by verifying that construction meets the City's adopted codes, ensuring structures are safe, durable, and built to standard.

Permitting Highlights

Plumbing Inspections Hiring

Following the prior year's plumbing inspector shortage, PDD increased the plumbing inspector's salary up by two pay grades with the creation of a multidisciplinary grade inspector. Subsequently, during this immediate past year, we attracted a number of candidates restoring staff to seventy-two percent of our original plumbing staff capacity.

The Dedicated School Services Team (DSST) Project

DSST added a Zoning Plans Examiner and supported the opening of six new ground-up schools. DSST managed 80 projects across five school districts, six private schools, and four college campuses, totaling \$2.2 billion in construction value. Review and related fees billed amounted to \$4,793,192.66, with \$4,454,744.49 collected.

Residential Plan Review Team Reduces Plan Review Time

The team reviews both building code and zoning. Also, despite an increase in planned developments, the team successfully reduced the time to initial review while adapting to new processes and programs. The team hired two senior plans examiners contributing to a 50% reduction in initial review time.

The Predevelopment Team Streamlines Process

Throughout the year, staff updated the prescreening and comment delivery process to support the implementation of DallasNow in May and SB 840 in September. The team also assisted in developing several high-profile projects, including the Kay Bailey Hutchison Convention Center and the Dallas Wings training facility. In total, the team conducted 210 Pre-Development meetings, generating \$275,044.

The Green Team Grows

To date, the Green Team has formally trained 115 professionals composed of building developers, architects, engineers, and general contractors to become successful third-party green providers who have registered with the City of Dallas. They also have completed 100% of inspections on time. This section reflects the City's increasing focus on advancing the sustainability goals in the Comprehensive Environmental & Climate Action Plan (CECAP) and its membership in the 100 Resilient Cities network.



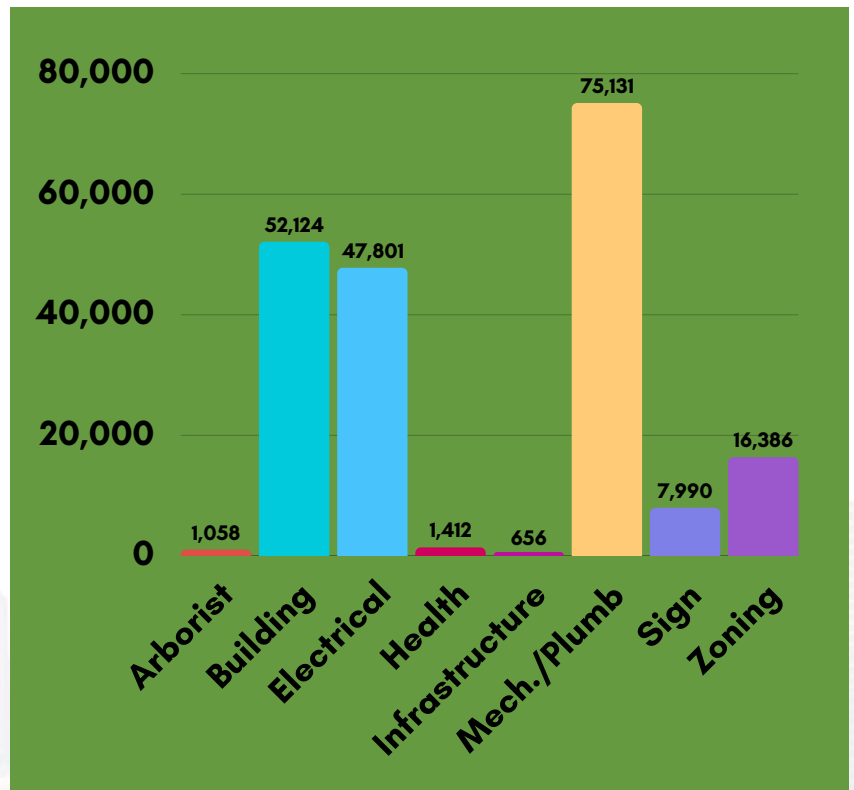
Permitting - Inspections

Inspections Completed on Time

- Arborist: 93%
- Building: 97%
- Electrical: 94%
- Health: 95%
- Infrastructure: 100%
- Mechanical/Plumbing: 77%
- Sign: 100%
- Zoning: 99%



Inspections Performed 202,558



DISTRICT OFFICES

Northeast
11910 Greenville Ave.
Suite 100
Dallas, TX 75243
214-670-7278

Northwest
7610 N. Stemmons Frwy.,
Suite 190
Dallas, TX 75247
214-671-0720

Southeast
4850 Olson Dr.
Dallas, TX 75227
214-670-8160

Southwest
2730 Coombs Creek Dr.
Dallas, TX 75203
214-671-1531

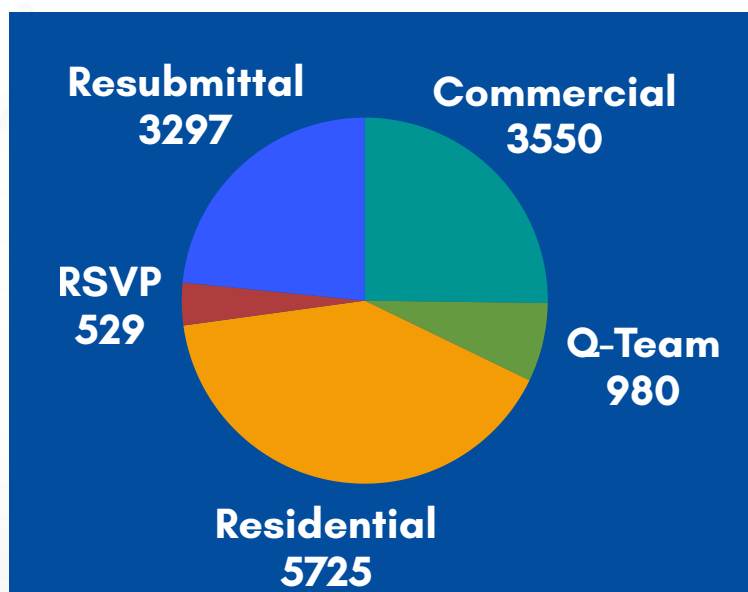
Permitting Plan Review

Plan Reviews
Completed
14,063





- Commercial: 3,550
- Q-Team: 980
- Residential: 5,725
- RSVP: 529
- Resubmittals:
3,279



Plan Reviews Completed



Average Review Time

-  **New Commercial/Remodels**
7 days for initial review
-  **Q-Team**
3 days for initial review
-  **Residential New Homes/
Additions**
6 days for initial review
-  **Rapid Single-Family VIP
Program (RSVP)**
Same-day plan review

The Commercial and Residential Plan Review Teams are dedicated to providing timely and consistent service while maintaining high standards of customer care throughout the permitting process. They carefully evaluate key provisions, including occupancy requirements, building area and height limits, construction classifications, and the necessity of fire protection systems.

Permitting Engineering

7,485

Engineering Plan Reviews

- Paving/Drainage: 1,247
- Water/Wastewater: 906
- Fire Protection: 3,607
- Surveying: 883
- Traffic Engineering: 842

Average Review Time



Water/Wastewater
5 days for initial review



Paving/Drainage
10 days for initial review



Traffic Engineering
6 days for initial review



Surveying
6 days for initial review



Fire Protection - Fire Alarms
8 days for initial plan review



Fire Protection - Fire Sprinklers
11 days for initial plan review



Fire Protection - Flammable Liquids
7 days for initial plan review





Team Excellence & Customer Experience

The Team Excellence and Customer Experience Division supports internal teams and the public by prioritizing high-quality service, clear communication, and responsible use of resources. Specialized teams within the division manage key functions such as responding to inquiries, resolving concerns, fostering innovation, providing targeted training, and maintaining strong financial stewardship.

Team Excellence & Customer Experience Highlights

Communications & Messaging

To strengthen communication and improve customer access to information, the department successfully merged the former Planning & Urban Design and Development Services webpages into one unified Planning and Development website. The new site is now fully operational and provides a streamlined, user-friendly experience. In addition, the updated 2025–2026 Development Guide is now available to the public, offering a comprehensive overview of the department's services and processes.

NEW - Business Resource Center

In our first 90 days of launch, the Business Resource Center demonstrated strong engagement and customer value. We successfully supported 748 customer interactions with an average actual response time of just under 20 minutes, reinforcing our commitment to responsive and high-quality service. Customers are utilizing a wide range of services, with the highest demand in Assistance with locating/searching for documents (197 requests), Notary/Dallas Now uploads (144), and Open Records Requests (135).

Innovation Team

Successfully launched the new DallasNow system ahead of schedule and upgraded the ProjectDox digital plan review system as well. The Innovation team now continues to add additional enhancements to the DallasNow system, utilizing every opportunity to improve the experience for staff and customers.

Finance Team Delivering on Our Financial Commitment

Our Finance Team has successfully achieved its goal of paying 100% of invoices in full and on time, ensuring full compliance with the Texas Prompt Payment Act. Through improved processes, accountability, and teamwork, we eliminated payment delays and strengthened our financial stewardship. This accomplishment reflects our commitment to vendors, fiscal responsibility, and operational excellence and sets a strong foundation for sustaining timely payments moving forward.



Team Excellence & Customer Experience

Permit Center



Permit Clerks/Call Center/District Offices

Services Rendered

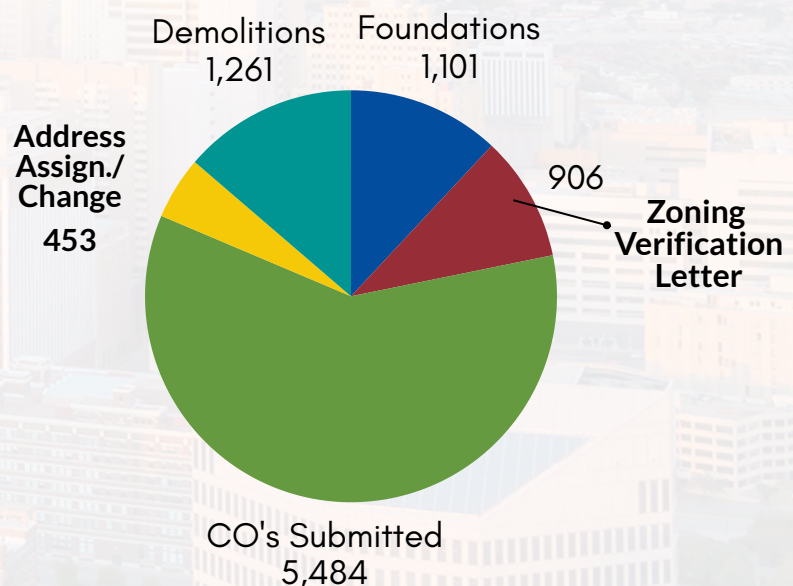
58,106



Permit Technicians/ Velocity Team

Services Rendered

9,205

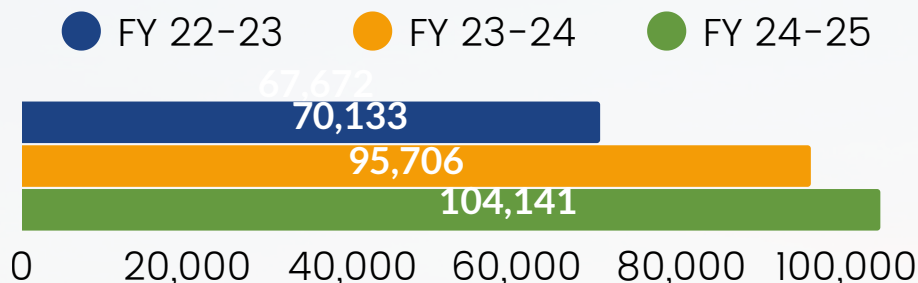


Team Excellence & Customer Experience

Call Center & DallasNow

Call Center Call Rates

Phone Calls Answered



25,045 

Public User Accounts Made
in DallasNow

107,470 

Records created by
Customers in DallasNow

DallasNow officially launched on May 5, 2025, marking a major step forward in modernizing our permitting services. To support the transition, we offered “every hour on the hour” public training sessions throughout the first month and continue to provide ongoing guidance through dedicated kiosks in the Permit Center. Our staff remains readily available to assist customers with any system-related questions, ensuring a smooth and efficient experience.

In addition, the ProjectDox digital plan review system was successfully upgraded on October 27, 2025, further enhancing our online capabilities. We also host regular monthly trainings for staff to maintain proficiency and stay up to date on new DallasNow features.

Team Excellence & Customer Experience

Business Resource Center & Training Team



Business Resource Center

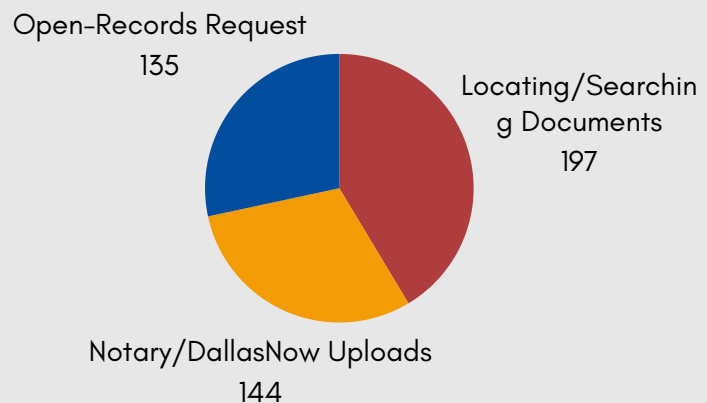
The Business Resource Center was established to provide customers with direct, hands-on support through our new technology and innovative system for planning and development. Our goal is to create a space where customers can receive personalized assistance, training, and access to the tools they need to succeed. In addition to training and technology resources, we also offer notary services and a variety of other business support solutions all in one convenient location.

First 90 Days of Opening

748 Customer Interactions



Top 3 Request



Trainings Held

106 

Unique Participants Engaged

375 

Staff Members Coached

24 



Boards & Commissions

Planning and Development manages and facilitates meetings for City Council-appointed boards and commissions, their subcommittees and several advisory committees which include the following:

- Board of Adjustment
- Building Inspection Advisory, Examining and Appeals Board
- City Plan Commission and its 7 subcommittees
- Landmark Commission
- Urban Design Peer Review Panel

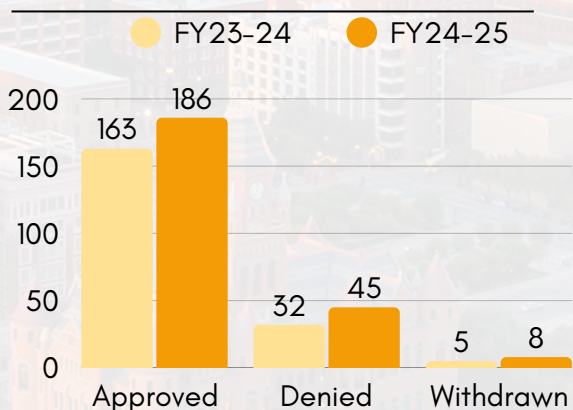
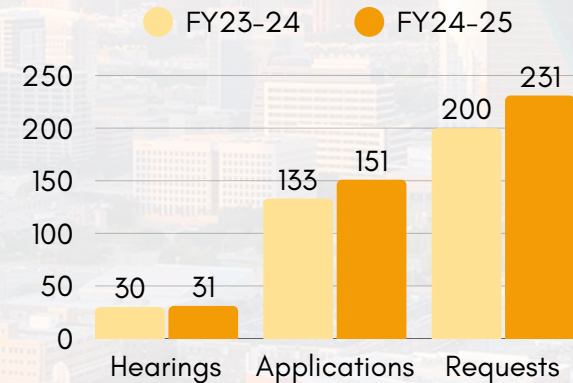
These boards and commissions members volunteer their time to serve the residents and stakeholders of Dallas and provide valuable input into how our city is developed.

Board of Adjustment (BoA)

Mission

Ensure Fairness to every property owner appeal to the Board of Adjustment (BoA) through Timeliness and Accuracy for a hearing, and Transparency to the public. Strive to consistently provide a fair and complete evaluation of all relevant facts from applicant and staff on each appeal as they apply to a predefined standard.

FY 24-25 Metrics



Board of Adjustment

54 DAYS TO HEARINGS

This year, the Board of Adjustment staff reduced the number of days to hearings from 60 to 54. Within two years, this represents a 6 reduction in days.



Board Members

David Neumann, Chair, District 15
Robert Agnich, Vice Chair, District 11
Cheryl Gambow, Vice Chair, District 13
Kathleen Davis, Panel A, District 1
Joseph Cannon, Panel B, District 2
Roger Sashington, Panel C, District 3
Judy Pollock, Panel C, District 4
Rodney Milliken, Panel C, District 5
Jay Narey, Panel A, District 6
Vacant, District 7
Jared Slade, Panel C, District 8
Rachel Hayden, Panel A, District 9
Sarah Lamb, Panel B, District 10
Michael Hopkovitz, Panel A, District 12
Parker Graham, District 14

Building Inspection Advisory, Examining and Appeals Board (BIAEA)



Mission

To protect the citizens of Dallas by assisting the building official in the administration and interpretation of the building, electrical, plumbing and mechanical codes adopted by the City of Dallas.

BIAEA Accomplishments



The transformative, “1 to 8 Dwelling Units” ordinance was reviewed and approved by the Board unanimously.



2 Meetings

Board Members

Charles Brant
Joseph DiFrancesco
Jarod Fancher
Arturo Flores
Austin Nixon
David Parkin
Joe Slovensky
Stephen Tordella
Fred Toulmin

FY 25-26 Goals

- Transition to Online Submission by end of Q4.
- Transition Board Under New Administrator and Board Coordinator by end of Q3.
- Staff & Board Training.
- Cross-Training & Succession Planning.

City Plan Commission (CPC)

The City Plan Commission (CPC) and its subcommittees are supported by four internal teams who ensure meetings run smoothly, offer secretary duties, and deliver high quality dockets. CPC met 24 times, and considered 614 items. CPC recommended 215 cases: 51 Planned Development Districts, 79 general zoning changes, and 85 Specific Use Permits to City Council, out of which 86 cases contained a housing component. The CPC's seven subcommittees met 18 times and considered 36 cases.

CPC Accomplishments



Parking Reform for flexible parking regulations (DCA190-002) was adopted by City Council on May 14, 2025.



Hampton-Clarendon Corridor [Z189-349] was adopted by City Council on August 13, 2025. This is a part of the implementation of the West Oak Cliff Area Plan (WOCAP), an area plan unanimously adopted in 2022



South Dallas Fair Park Area Plan was adopted by City Council on June 25, 2025.

Committee	# of Meetings	# of Items
CPC	24	614
CLUP	0	0
ZOAC	3	1
SRC	2	24 CA 3 SPSPD
SSDAC	7	0 CA
ADSAC	1	4
TPC	3	2
RULES	2	

Subcommittees

- Comprehensive Land Use Committee (CLUP)
- Zoning Ordinance Advisory Committee (ZOAC)
- Subdivision Review Committee (SRC)
- Special Sign District Advisory Committee (SSDAC)
- Arts District Sign Review Committee (ADSAC)
- Thoroughfare Plan Committee (TPC)
- Rules Committee

Commission Members

Tony Shidid, Chair - District 5
 Brent Rubin, Vice Chair - District 15
 Christian Chernock, District 1
 Erik Drobinski, District 1
 Joanna Hampton, District 2
 Darrell Herbert, District 3
 Thomas Forsyth, District 4
 Deborah Carpenter, District 6
 Tabitha Wheeler-Reagan, District 7
 Lorie Blair, District 8
 Gregory Franklin, District 8
 Neal Sleeper, District 9
 Tipton Housewright, District 10
 Matthew Eppler, District 11
 Krista Nightengale, District 11
 Mike Sims, District 11
 Aaliya Haqq, District 12
 Larry Hall, District 13
 Melissa Kingston, District 14



Landmark Commission (LMC)

Overview

The Dallas Historic Landmark Commission (LMC) is the City's official planning, supervision, and coordinating agency for historic preservation activities. The LMC has worked closely with the community to identify significant cultural resources in the city and plan for their preservation. The Commission reviews all alterations to structures in historic overlay districts and individual landmarks, and its standing Designation Committee makes recommendations for landmark designations and preservation criteria.

Highlights



5 Landmark designations initiations



27 Courtesy Reviews



10 Historic Tax Exemption Certificates



14 Demolitions



773 Certificates of Appropriateness

Demolition Delay Recommendations

Recommended an amendment to City Council (which was approved) to include all areas that are within an historic resources survey (as defined by the Texas Historical Commission) as being subject to Demolition Delay requirements.

Five (5) Local Historic Designations

Initiated the following 5 local historic designations:

- Colonial Theater
- Mt. Pisgah Missionary Baptist Church
- Federal Building Annex
- Wesley Inn
- Dallas City Hall



Commission Members

Evelyn Montgomery, Chair, District 2
Courtney Spellicy, Vice Chair, District 8
Diane Sherman, District 1
Ross D. Fogleman, District 3
Jay Taylor, District 4
Larry Offutt, District 5
Rosemary Hinojosa, District 6
Traswell Livingston III, District 7
Louis Renaud, District 9
Rita Cox, District 10
Derrik Gay, District 11
Reagen Rothenberger, District 12
David Preziosi, District 13
Jason Harper, District 14
Vacant, District 15
Jim Anderson, Alternate
Jeff Cummings, Alternate
Allison Reaves, Alternate



Urban Design Peer Review Panel (UDPRP)

OVERVIEW

The Urban Design Peer Review Panel provides timely, consistent, and effective urban design recommendations and advice to staff, The City's Tax Increment Fund Boards, CPC and City Council. It reviews City-incentivized projects, municipal projects, projects at an applicant's request, and other projects as requested by the City Manager, the Director of Planning and Development, the Office of Economic Development, or Housing and Community Empowerment. The UDPRP elevates Dallas's public realm creative design standard with each new development and aligns design recommendations with the ForwardDallas 2.0, TIF Design Guidelines, and other key policies within the context of urban design. Through strategic collaboration and broadened discourse of high quality urban design, the UDPRP endeavors to advance contextually sensitive projects that prioritize livability, drive economic vitality, and enhance the quality of life for all citizens.

Highlights



7 Meetings



13 Projects
Reviewed

Panel Members

Eurico Francisco
Norm Alston
Faisal Syed
Mark Meyer
Maria Gomez
Jessie Marshal Zarazaga
James Frye
Kake Aoki
Sarah Fitzgerald
Yung-Jen-Tai





National Recognition

“We’ve built the momentum...let’s keep running up the score to put Dallas at the top of the leaderboard — where we belong!”

— Kimberly Bizer Tolbert, Dallas City Manager

Inspired by this charge, Planning and Development continues to elevate our work on the national stage. This year, we leaned into that momentum, expanding our presence, strengthening partnerships, and showcasing the innovative efforts that make Dallas a leader in the planning and development community. We are proud to do more for our community while gaining the national recognition our city deserves.

National Recognition

Director Highlights

National League of Cities City Summit 2025

Emily Liu, FAICP, represented the City of Dallas on a national American Planning Association (APA) panel highlighting planning reforms to expand housing supply.

APA National Conference 2025

Presented with Dan Parolek on housing types, ForwardDallas 2.0, and land use strategies.

American Institute of Architects (AIA) Regional Urban Design Symposium

Ms. Liu presented an informative overview highlighting the City's urban design and planning work shaping Dallas.

AIA Kentucky Design & Service Award

Received a regional award honoring advocacy for quality architecture and community-focused leadership.

APA Election to the Board of Directors

Elected Director-at-Large, strengthening Dallas' voice in national planning leadership.



National Recognition Highlights

American Planning Association Texas Conference 2025

“Zoning with Heart: How Conservation Districts Foster Love, Place, and Community Happiness”

Key Themes & Topics



Love of place as a planning principle



Cultural continuity and emotional sustainability



Conservation zoning as an anti-displacement strategy



Creating design guidelines that reflect community identity



Preserving joy: tree canopies, historic porches, corner stores, community gardens



Celebrating character without stifling progress



Expanding Housing in Dallas:

“Applying the 1-to-8 in IRC (International Residential Code)”

Key Themes & Topics



Understand the rationale for expanding IRC applicability to eight-unit residential buildings.



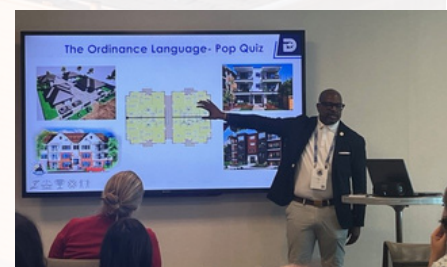
Identify challenges in implementing local amendments to national codes, including legal considerations and stakeholder engagement.



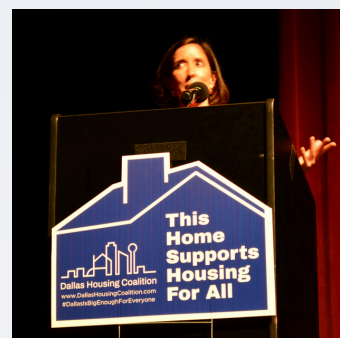
Compare key differences between the IRC and IBC, focusing on implications for small multifamily projects.



Explore strategies for integrating building code reforms with zoning to support infill development.



National Recognition Highlights



Sara Bronin
National Book Tour
*"Key to the City:
How Zoning Shapes our World"*
Co-hosted with Dallas Housing Coalition

Key Themes & Topics



Zoning reform and land use strategies



Middle housing and missing-middle housing types



Tools and policies to expand housing supply



Collaboration between planners, policymakers, and the community



Equitable development and access to housing options



Planning approaches to support sustainable growth

American Planning Association Texas 2024 state Planning Conference

"Meeting Texans' Housing Needs – the Power of Planners" & "How Big Cities are Attempting to Close the Housing Affordability Gap"



South Dallas Fair Park Area Plan Implementation



ForwardDallas 2.0 effect on the city



Community engagement to ensure planning aligns with resident needs.



Collaboration between planners, policymakers, and the community



Access to affordable housing efforts



The background of the slide is a collage of three city scenes. The top image shows a tall, modern building with a central arched section, framed by bare tree branches against a clear sky. The middle image shows a street scene with a bright sunburst effect breaking through the trees. The bottom image shows a cobblestone street with a metal grate in the center.

Featured Projects

Planning and Development leads and delivers special projects throughout the year that advance the City's vision for growth, innovation, and community impact. This section highlights a selection of groundbreaking initiatives approved and running its course during this fiscal year—projects that reflect thoughtful planning, strategic action, and meaningful progress for our city.

Featured Projects Highlights



Adoption of “1-to-8 in IRC”

On April 23, 2025, Dallas City council approved the transformative “One- to Eight-Family Dwelling Code Amendment” (1-to-8), allowing for up to 8 dwelling units and three stories to be built using the International Residential Code (IRC) instead of the International Building Code.

This change revises the city’s “Dallas One- and Two-Family Dwelling Code,” which previously limited the use of residential building codes to developments to one or two dwelling units. Prior to its adoption, small-scale multi-unit buildings such as triplexes and fourplexes were required to comply with commercial building codes designed for large, complex developments. With the adoption of this ordinance, developers can potentially design and build up to eight units using the less expensive and more accessible residential code—dramatically improving the financial feasibility of these projects and paving the way for more diverse housing choices in our Dallas neighborhoods. It removes a major hurdle for small-scale housing developers and helps address a significant need of “missing middle housing”. Developed through collaboration between Dallas Fire-Rescue and industry professionals, the amendment balances affordability, innovation, and life safety.

Parking Reform

On May 14, 2025, the Dallas City Council adopted Parking Reform for flexible parking regulations. Parking Reform amended Chapter 51 and 51A of the Dallas City Code by removing regulations that required certain amounts of parking per property. This landmark update modernized off-street parking regulations to better align with the city’s housing, transportation, climate, and economic development goals. The reform shifts Dallas away from rigid, one-size-fits-all parking minimums toward a more flexible, context-sensitive framework that supports housing affordability, walkable neighborhoods, adaptive reuse, and multimodal transportation choices. Initiated by the CPC in 2019, PDD staff worked diligently with internal departments, boards and commissions, neighborhood groups, nonprofits, developers, and regional partners to refine a solution that allows flexibility yet enables more thoughtful development.



Featured Projects Highlights

South Dallas Fair Park Area Plan

On June 25, 2025, Dallas City Council adopted the South Dallas/Fair Park (SDFP) Area Plan. The SDFP Plan is the culmination of four years of work by community members, stakeholders, SDFP Task Force and PDD staff. The SDFP Plan provides an equitable vision for the future the South Dallas/Fair Park area. South Dallas/Fair Park is comprised of the area around Fair Park, east of Downtown Dallas and south of Deep Ellum. Roughly five square miles, it is made up of several neighborhoods including the historical Queen City, Mill City, Colonial Hills, Park Row, Penn-Peabody.

The SDFP Area Plan is an implementation plan with an eye toward facilitating vibrant and culturally grounded development, particularly along walkable retail corridors, while also preserving and strengthening the area's unique, historic, and culturally significant neighborhoods. The planning effort has produced measurable and meaningful outcomes including an Authorized Hearing that is currently in progress.



Kay Bailey Hutchison Convention Center Dallas Redevelopment

The Strategic Business Unit (SBU) is closely involved in the ongoing rebuilding of the Kay Bailey Hutchison Convention Center Dallas. This major effort includes 4 currently active components such as the Convention Center Expansion, the Dallas Memorial Arena renovations, the Black Academy of Arts and Letters (TBAAL) renovations, and Pioneer Plaza and Cemetery renovations. SBU's guidance helps ensure these projects stay on track—whether preparing the Convention Center to serve as the FIFA World Cup 2026 International Broadcast Centre or supporting the Dallas Memorial Arena as it transforms into the future home of the Dallas Wings. Beyond the Convention Center, SBU has also supported Dallas Morning News and The Women's Museum in Fair Park projects.



Planning & Development

FY 2025 Annual Report

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