

Memorandum



CITY OF DALLAS

DATE Tuesday, May 6, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **Parking Reform Development Code Amendment – Update after May 5, 2025**
Economic Development Council Committee

On May 5, the City Plan Commission (CPC) recommendation for the Parking Reform Development Code Amendment was briefed at the Economic Development Committee (EDC). This memo provides an update on the recommendations to the committee.

Below is a table describing the changes in more detail with a comparison between the CPC and EDC recommendations.

Topic	Minimum Requirements	CPC Recommendation	EDC Recommendation
TOD & Downtown	Removed	No parking for any use within <ul style="list-style-type: none"> • ½-mile of light rail and streetcar stations CA (downtown) districts	No change
Office uses	Removed	No minimum parking required	No change
Single-family & Duplex	Reduced and standardized	1 space per dwelling unit in R, D, TH	No change
Multifamily (parking)	Reduced	½-space per dwelling unit Tiered guest parking requirement: <ul style="list-style-type: none"> - Developments 150 dwelling units and more: 10% of the required - Developments between 21 and 149 dwelling units: 15% of the required 	<u>Tiered parking ratio:</u> <ul style="list-style-type: none"> - <u>Developments 200 dwelling units or more: 1 space per dwelling unit</u> - <u>Developments between 21 and 199 dwelling units: ½ space per dwelling unit</u> - <u>Developments 20 dwelling units and less: none required</u> Tiered guest parking requirement: same as CPC

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Topic	Minimum Requirements	CPC Recommendation	EDC Recommendation
Multifamily (loading and short-term)	Added	Show plans to manage loading and short-term drop-off for any development For developments over 150 dwelling units: 1 loading space	Show plans to manage loading and short-term drop-off for any development For developments over 150 dwelling units: 1 loading space
Bars and Alcohol Establishments	Reduced	No minimum for buildings up to 2,500 sf For buildings over 2,500 sf, 1 space per 200 sf	No minimum for buildings up to 2,500 sf For buildings over 2,500 sf, 1 space per 200 sf
Restaurants	Reduced	No minimum for buildings up to 2,500 sf For buildings over 2,500 sf, 1 space per 200 sf	<u>No minimum for the first 2,500 sf of building</u> For buildings over 2,500 sf, 1 space per 200 sf for
Commercial amusement inside and outside (bowling alleys, dance halls, etc.)	Reduced and standardized	1 space per 200 sf	1 space per 200 sf
Designated or landmarked historic buildings	Mostly removed	No minimums Exception: 1 space per 200 square feet for bars, restaurants, and commercial amusement uses within 300 feet of single-family If such uses want a reduction, they must obtain an SUP	<u>No minimums for any use</u>
Industrial	Geography limited	Current minimums apply when contiguous with single-family uses; no minimums elsewhere	Current minimums apply when contiguous with single-family uses <u>in R zoning</u> ; no minimums elsewhere
Commercial service and business	Geography limited Simplified ratio	1/500sf apply when contiguous with single-family uses; no minimums elsewhere	1/500sf apply when contiguous with single-family uses <u>in R zoning</u> ; no minimums elsewhere
Places of worship	Reduced	No minimums for places of worship less than 20,000 sf of floor area	No change

Topic	Minimum Requirements	CPC Recommendation	EDC Recommendation
Schools All types	No change	1 ½ space per kindergarten/elementary classroom 3 ½ space per junior high / middle classroom 9 ½ space per senior high school classroom	9 ½ space per senior high school classroom <u>No minimums for others</u>
Mixed Income Housing Density Bonus for qualifying developments	Parking bonus reduced from 1/2 per dwelling unit to none required	Zero minimum parking required when providing mixed income units	No change
Geographic exceptions	For existing MD-1 Overlay	Properties subject to the MD-1 Modified Delta Overlay will keep minimums for currently allowed uses as per the current CR zoning	No change

Design standards: Applicable citywide

CPC Recommendation	EDC Recommendation
Limiting driveway entrances for 1- through 4-unit residences	<u>Limiting driveway entrances for 1- through 4-unit residences</u>
Requiring pedestrian path through large parking lots	Requiring pedestrian path through large parking lots
Prohibiting surface water drainage across sidewalk surfaces	Prohibiting surface water drainage across sidewalk surfaces
Simplified loading standards	Simplified loading standards
Allowing parking lot entrances on any alley for any use	Allowing parking lot entrances on any alley for any use

Development Impact Review: Applicable Citywide

CPC Recommendation	EDC Recommendation
Requiring site plan review for a permit for developments that have an estimated trip generation for all uses on the lot collectively is equal to or greater than 1,000 trips per day or 100 trips per hour as calculated in the trip generation worksheet approved by the director.	<i>Keep current language in the code:</i> Requiring site plan review for a permit for developments that have an estimated trip generation for all uses on the lot collectively is equal to or greater than <u>6,000 trips per day and 500 trips per day per acre.</u>

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Additionally, the committee discussed the possibility of eliminating parking minimums within a 1/4-mile radius of select bus stations. Staff is currently researching and will present a recommendation during tomorrow's briefing.

If you have any questions, please contact me or Emily Liu, Director of Planning and Development, at yu.liu@dallas.gov.

Service First, Now!

Robin Bentley
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors