

Zoning Property Owner Notification

Zoning Ordinance Advisory
Committee (ZOAC)

July 11, 2019

Vasavi Pilla, Senior Planner
Sustainable Development
and Construction



City of Dallas

Zoning Notification Signs

History

- On May 2, 2019, the Zoning Ordinance Advisory Committee reviewed the April 8, 2019 MSIS briefing.
 - recommended staff to review City of Dallas zoning signage regulations and research other cities
- On May 16, 2019, Zoning Ordinance Advisory Committee has reviewed the City of Dallas zoning signage regulations and research from other cities, and suggested to look into:
 - potentially increasing the font size on the signs;
 - possibility of utilizing and printing a tiny URL or shorter weblink in addition to the QR code on the signs;
 - possibility of including contact information in Spanish; and
 - easy access to zoning cases online.

Zoning Notification Signs

Overview

- Mobility Solutions, Infrastructure, & Sustainability Committee recommended to review possible changes:
 1. Mailing notices not less than 15 days before the City Council public hearing;
 2. Requiring reply forms and affidavits to be returned before noon on the Friday preceding the public hearing;
 3. Mailing notices to the resident/occupant in addition to the property owner; and
 4. Increasing the area of notification for the Authorized Hearings.

Zoning Notification Signs

Possible Changes:

- 1) mailing notices not less than 15 days before the City Council public hearing;
- 2) requiring reply forms and affidavits to be returned before noon on the Friday preceding the public hearing;

JUNE 2019						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

-  City Planning Commission (CPC)
-  City Council (CC)
-  Possible Changes to City Council

Zoning Notification Signs

Possible Changes

Pros:

- Property owners are notified sooner regarding the public hearing.
- Mayor and Council Members would receive tabulations of the responses on Monday prior to the public hearing, instead of the evening before the hearing.
- If there is 20% opposition which requires a 3/4 vote by City Council to approve, it would be known sooner.

Note: A written protest against a zoning request signed by owners of 20% or more of the land within the area of request or land within 200 feet, including streets and alleys, measured from the boundary of the area of request will require a favorable vote of three-fourths of City Council to approve.

Zoning Notification Signs

Possible Changes

Cons:

- Mailing notices for Council would coincide with mailing notices for City Plan Commission, which may result in large numbers of notices for staff to coordinate and the mail room to process.
- May be perceived as having less time for the neighborhood and applicant to gather replies in support or opposition.

Zoning Notification Signs

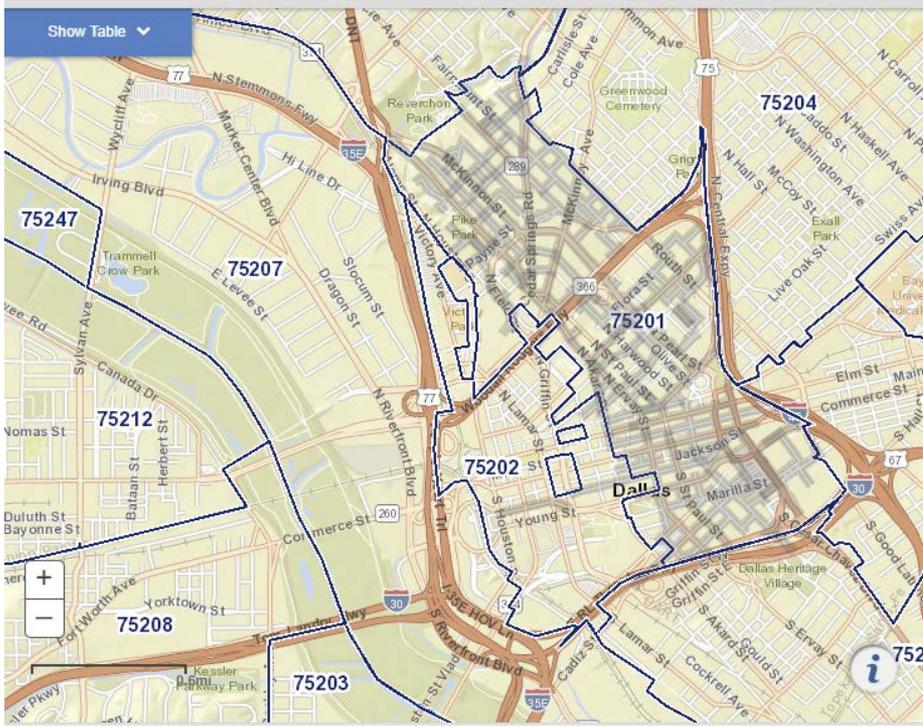
Possible Changes

3) Notice to the resident/occupant in addition to the property owners:

- If property owner is also the resident/occupant, will receive two notices, one with the reply form and another without. This could be confusing.
- at a minimum, will double the mailing cost.
- No easy way to access multifamily/multiunit data
 - Dallas Water Utility billing information
 - USPS sends mail via "Every Door Direct Mail" by zip codes

Zoning Notification Signs Possible Changes

USPS: Every Door Direct Mail



Select Routes | Find an Address | Using EDIME

75201

ROUTE	RESIDENTIAL	BUSINESS	TOTAL	AGE 25-44	SIZE	INCOME	COST
Select All (18 routes) ▾							
75201-C001	857	108	965	57%	1.43 ppl.	--	\$180.46
75201-C005	555	16	571	57%	1.44 ppl.	--	\$106.78
75201-C012	290	103	393	53%	1.60 ppl.	--	\$73.49
75201-C015	35	145	180	64%	1.47 ppl.	--	\$33.66
75201-C020	287	140	427	62%	1.43 ppl.	--	\$79.85
75201-C024	914	77	991	66%	1.36 ppl.	--	\$185.32
75201-C027	541	182	723	65%	1.41 ppl.	--	\$135.20
75201-C033	218	95	313	59%	1.43 ppl.	--	\$58.53
75201-C034	1231	45	1276	55%	1.45 ppl.	--	\$238.61
75201-C037	1043	171	1214	68%	1.44 ppl.	--	\$227.02
75201-C039	261	239	500	65%	1.38 ppl.	--	\$93.50
75201-C046	939	19	958	58%	1.45 ppl.	--	\$179.15
75201-C048	870	61	931	64%	1.42 ppl.	--	\$174.10

Zoning Notification Signs

Possible Changes

4) Increase the area of notification for Authorized Hearings:

As per current Code, 51A-1.105, the area of notification for Authorized Hearing:

- Current regulations: 200 feet
- Possible changes: 500 feet, and 1000 feet

Pros

- Consistent with the amendment to the Planned Development District, area of notification for hearing is 500 feet

Cons:

- Increase in cost

Zoning Notification Signs

Possible Changes

4) Increase the area of notification for Authorized Hearings:

Notification area & No. of Property Owners									
Case No	200 ft			500 ft			1000 ft		
	no of mails	cost for regular mail	cost for Spanish mail	no of mails	cost for regular mail	cost for Spanish mail	no of mails	cost for regular mail	cost for Spanish mail
Z 167-396	854	\$691.74	\$973.56	1054	\$853.74	\$1,201.56	1313	\$1,063.53	\$1,496.82
Z167-149	1297	\$1,050.57	\$1,478.58	1415	\$1,146.15	\$1,613.10	1970	\$1,595.70	\$2,245.80
Z156-325	240	\$194.40	\$273.60	437	\$353.97	\$498.18	796	\$644.76	\$907.44

Mailing cost (paper, printing, folding, stamps and staff cost)

Regular mail (3 to 4 pages) costs approximately \$0.81 and Spanish mail (4-5 pages) costs approximately \$1.14 per mail.

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Appendix -1:

Section 211.007(c) of the Texas Local Government Code:

- Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail. If the property within 200 feet of the property on which the change is proposed is located in territory annexed to the municipality and is not included on the most recently approved municipal tax roll, the notice shall be given in the manner provided by Section 211.006(a).

Appendix -2: 20% opposition

- 20% opposition:
 - A written protest against a zoning request signed by owners of 20% or more of the land within the area of request or land within 200 feet, including streets and alleys, measured from the boundary of the area of request will require a favorable vote of three-fourths of City Council to approve