

Symbols:

- Topic
- 🌱 Definition/Purpose

Stay up to date with zoning changes here:  
<https://developmentdata.dallascityhall.com/>  
Or call the City of Dallas Current Planning Division  
**(214) 670-4209** to get on the early notification list

## ➤ What is zoning?

*According to the City of Dallas website:*

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/zoning.aspx>

“Zoning and its regulations help ensure a city will grow and change in a managed, predictable way to help safeguard the health, safety and welfare of the general public. Zoning is the division of land into districts. These districts have uniform zoning regulations including those on land use, height, setbacks, lot size, density, coverage, and floor area ratio (FAR).”

➤ **Purpose:** <https://statutes.capitol.texas.gov/?link=LG>

*According to the Texas Statute Chapter 211 Local Government Code Sec. 211.001:*

“The powers granted under this subchapter are for the purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance.”

➤ **Regulations:** <https://statutes.capitol.texas.gov/?link=LG>

*According to the Texas Statute Chapter 211 Local Government Code Sec. 211.003:*

- (1) the height, number of stories, and size of buildings and other structures;
  - (2) the percentage of a lot that may be occupied;
  - (3) the size of yards, courts, and other open spaces;
  - (4) population density;
  - (5) the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes; and
  - (6) the pumping, extraction, and use of groundwater by persons other than retail public utilities, as defined by Section 13.002, Water Code, for the purpose of preventing the use or contact with groundwater that presents an actual or potential threat to human health.
- (b) In the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures.
- (c) The governing body of a home-rule municipality may also regulate the bulk of buildings.

- ☆ Some examples of “bulk of buildings” – Lot size, Lot Coverage, Open Space, Height, Floor Area Ratio, Setbacks.
- ☆ Floor Area Ratio [FAR] means the ratio of floor area to lot area. (Note: A 1:1 FAR is stated as “1.0,” 2:1 is stated as “2.0,” 2.5:1 is stated as “2.5,” etc.) *Source: Dallas City Code SEC. 51A-2.102.*

## ➤ How is it implemented?

- Zoning Map
  - City of Dallas online GIS website: <https://gis.dallascityhall.com/zoningweb>
  - Download and/or print zoning maps using the link above
  
- Zoning text/ordinance
  - City of Dallas Codes <https://dallascityhall.com/government/Pages/city-codes.aspx>
  - Quick snapshot of a handful of zoning districts with the following information: zoning district name, setbacks, density, height, lot coverage, special standards, and primary uses.
    - Link: <https://dallascityhall.com/departments/sustainabledevelopment/planning/DCH%20Documents/ZoningDistrictStandards.pdf>
  - However, to see the detailed description of each zoning district, visit the Dallas City Codes.
  - Also important is to review each Planned Development District (PD) separately, as each is unique. <http://dallascityattorney.com/COV.html> Each PD has their own exhibits with additional information regarding the PD, it is important to review those as well.
    - The City of Dallas has 1000+ PD's!
  - There are several general zoning categories per district (for PD's it can be slightly different):
    - Purpose
    - Main Uses
      - Agricultural Uses
      - Commercial and Business Service Uses
      - Industrial Uses
      - Institutional and Community Service Uses
      - Lodging Uses
      - Miscellaneous Uses
      - Office Uses
      - Recreation Uses
      - Residential Uses
      - Retail and Personal Service Uses
      - Transportation Uses
      - Utility and Public Service Uses
      - Wholesale, distribution, and storage use
    - Accessory Uses
    - Yard, lot, and space regulations such as: front yard, side and rear yard, dwelling unit density, Floor Area Ratio, Height (residential proximity slope), lot coverage, lot size, stories...

- Off-street parking and loading
- Environmental performance standards Article VI
- Landscape regulations Article X
- Additional provisions
  - Vary, some examples are: visual intrusion, development impact review

★ Planned Development District (PD) – “The purpose of the PD is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.” *Source: Dallas City Code SEC. 51A-4.702.* Also, a PD is a Special Purpose District.

○ Comprehensive Plan

- On June 2006, the Dallas City Council adopted forwardDallas! Comprehensive Plan
- Access the plan: <https://dallascityhall.com/departments/pnv/strategic-planning/Pages/comprehensive-plan.aspx>
- Since 2006, amendments have been made: <https://dallascityhall.com/departments/pnv/strategic-planning/Pages/forward-dallas.aspx>

★ Comprehensive Plan - “The purpose of this comprehensive plan is to promote sound development of the city and promote the public health, safety, and welfare. The comprehensive plan is a plan for the long-range development of the city. The comprehensive plan sets forth policies to govern the future physical development of the city. The comprehensive plan shall serve as a guide to all future city council action concerning land use and development regulations, urban conservation and rehabilitation programs, and expenditures for capital improvements.”

*Source: Dallas City Code SEC. 51A-1.108.*

## ➤ Comprehensive Area Plans

- There are also comprehensive area plans <https://dallascityhall.com/departments/pnv/Pages/Neighborhood-Area-Plans-Adopted-Plans.aspx>
- According to the City of Dallas, there are three types:
  1. **“City-initiated** plans are undertaken in strategic areas where the city recognizes robust growth or forecasts high real-estate and economic potential.
  2. **Interagency Plans** are done in collaboration with other public or non-profit entities that partially or fully fund the plan and typically play a lead role in its development.
  3. **Neighborhood-Led** plans are typically led by proactive neighborhood organizations in collaboration with the City and adopted by City Council. The Planning and Urban Design Department provides technical assistance, review and guidance through the planning process and public adoption process. These plans are managed by the Planning and Urban Design Department.”

Visit: <https://dallascityhall.com/departments/pnv/Pages/Neighborhood-Area-Plans-Adopted-Plans.aspx>

➤ **Special Use Permits (SUP)** – “The SUP provides a means for developing certain uses in a manner in which the specific use will be compatible with adjacent property and consistent with the character of the neighborhood.” *Source: Dallas City Code SEC. 51A-4.219*

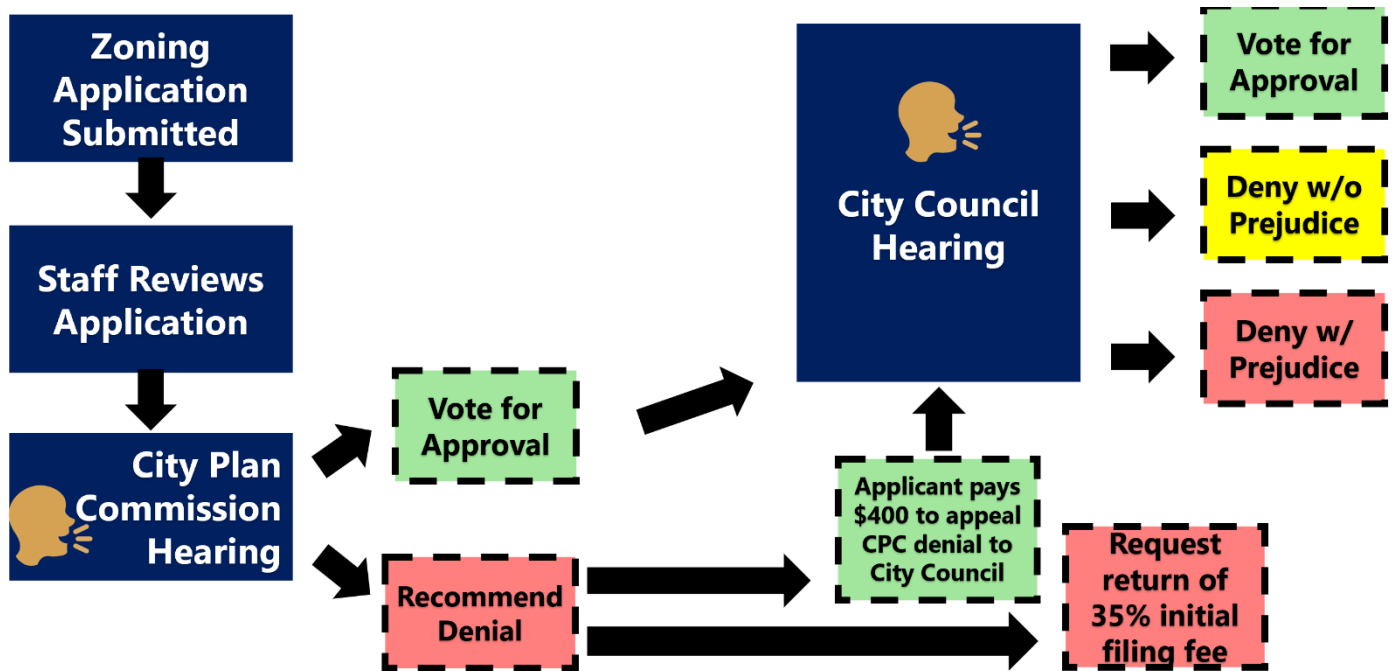
## ➤ Zoning Change Decision Makers

- City Council (elected)
  - <https://dallascityhall.com/government/Pages/city-council.aspx>
- City Plan Commission (CPC) Appointed by CC
  - Usually meet on a biweekly basis (Thursdays)
  - <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>
- Landmark Commission Appointed by CC
  - Usually meet on a monthly basis (Mondays)
  - <https://dallascityhall.com/government/meetings/Pages/zoning-board.aspx>
- Zoning Board of Adjustment
  - Usually meet on a monthly basis but there are three panels
  - <https://dallascityhall.com/government/meetings/Pages/zoning-board.aspx>

### Who? City Plan Commission & City Council

1. General Zoning Change
2. Specific Use Permit (SUP)
3. Planned Development District (PD)
4. Deed Restrictions
5. \*Authorized Hearing – initiated by City Plan Commission or City Council

#### *Process below for City Plan Commission and City Council Zoning Changes:*



## ➤ Landmark Commission and Board of Adjustment

### Landmark Commission

- Certificate of Appropriateness applications in Historic Districts, and individually designated landmarks.

### Board of Adjustment

1. Special Exceptions: of regulations such as parking, fence, tree landscape etc.
2. Variances: front, side, and rear yard, lot width, lot depth, coverage, floor area ratio, sidewalk width, off-street parking, off-street loading, landscape, and height.
3. Discontinuance of a nonconforming use