

Memorandum



CITY OF DALLAS

DATE March 6, 2025

TO Tony Shidid, Chair and
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

Commissioners Kingston, Carpenter, and Forsyth request that the City Plan Commission authorize a public hearing to consider amending Conservation District #9, Subarea 1, to allow valet operations and off-street remote parking agreements for another property.

This is a hearing to consider the request to authorize the hearing and not amendments to the Dallas Development Code at this time.

A handwritten signature in black ink that reads "Michael Wade". The signature is written in a cursive, flowing style.

Michael Wade, Interim Chief Planner
Code Amendments
Planning & Development Department

Memorandum



City of Dallas

DATE February 6, 2025

TO Emily Liu, Director
Planning and Development Department

SUBJECT **Request for an Agenda Item for an Authorized Hearing**

We respectfully request the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the Dallas Development Code.

Consideration of a hearing to authorize a public hearing to consider amending Conservation District #9, Subarea 1, to allow valet operations and off-street remote parking agreements for another property.

BRIEF BACKGROUND:

Subarea 1 of Conservation District #9, commonly known as the M Streets Conservation District, contains the following prohibitions:

(2) Prohibited uses

- (A) Alcoholic beverage establishments
- (B) Dance hall as defined in Chapter 14 of the Dallas City Code, as amended
- (C) Restaurant
- (D) Any use not specifically listed as a permitted use is prohibited

(3) Accessory uses

(A) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(B) The following accessory uses are not permitted:

- (i) Any use of rooftops for customers or the public
- (ii) Drive-in and drive-through lanes, windows, or services

STAFF: Alfred M. [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]

(6) Additional provisions:

(A) No use is allowed to operate between 10:00 p.m. and 7:00 a.m. Monday through Sunday.

(B) No off-street parking may be used for another property pursuant to a remote parking agreement.

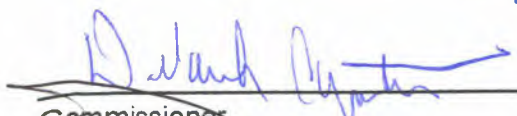
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In conjunction with the establishment of a new planned development district for the nearby commercial operations, the community, including the neighboring residential owners, commercial property owners and operators, would like to establish a parking management system that utilized valet operations. The shopping center in Subarea 1 currently prohibits its parking area to be used for off-street parking for any other property, and it has hours of operations restrictions. Subarea 1 also limits permitted uses to only those expressly allowed, which does not include valet operations.

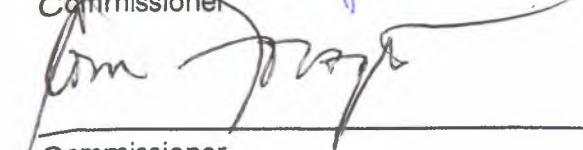
Thank you for your attention to this matter.



 Melissa Kingeton, Commissioner *D14*



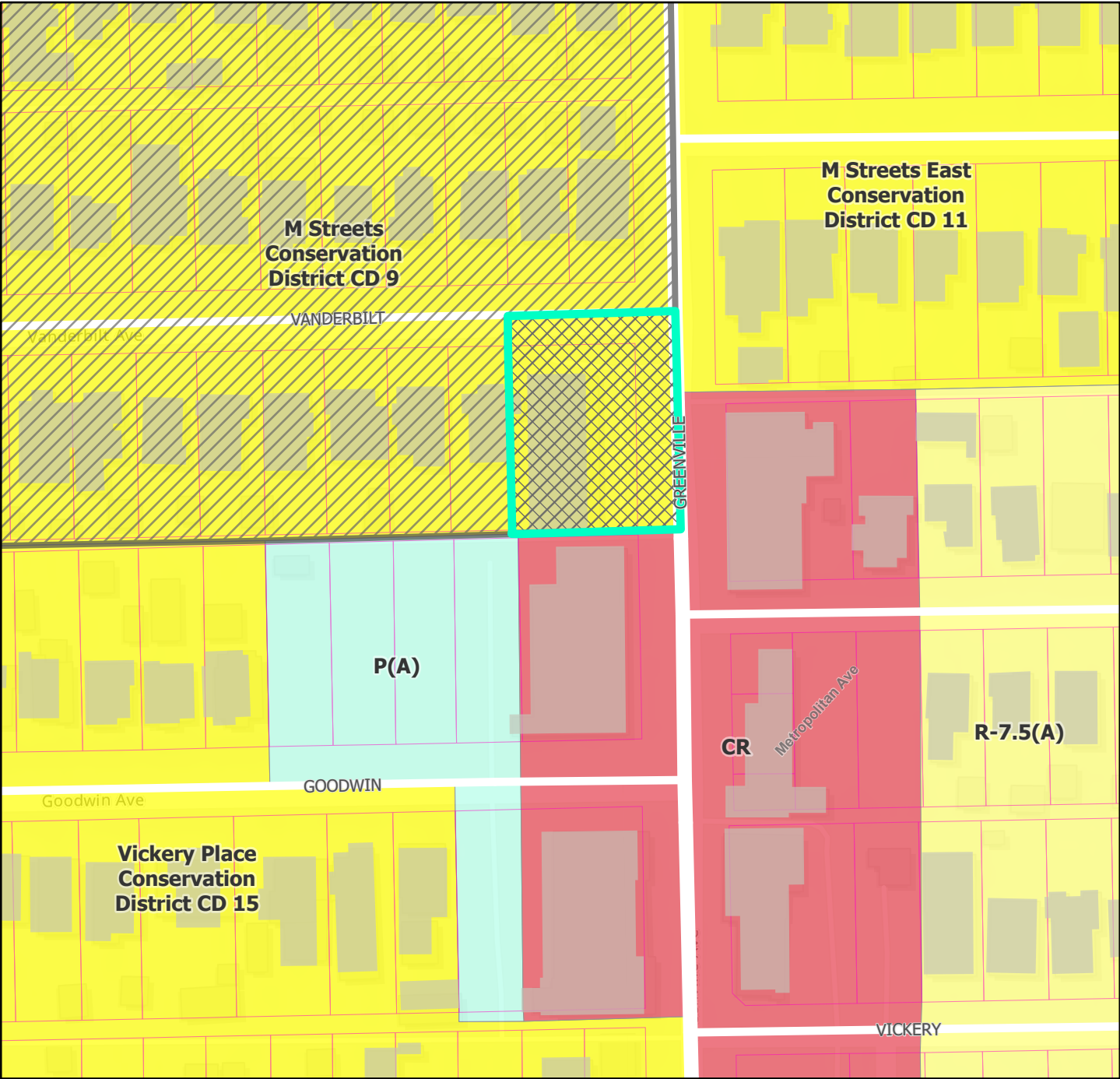
 Commissioner



 Commissioner

Conservation District #9 Subarea1

3/6/25



- CD 9 Subarea 1
- Conservation District #9
- Conservation District
- CR
- P(A)
- R-7.5(A)
- Building footprints
- Tax Parcels

