

**FILE NUMBER:** DCA245-002(CP)

**DATE INITIATED:** March 3, 2025

**TOPIC:** Development Code Amendment updating criteria for the Demolition Delay Overlay

**COUNCIL DISTRICTS:** All

**CENSUS TRACTS:** All

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**PROPOSAL:** Consideration of amending Chapter 51A of the Dallas City Code regarding the demolition delay overlay criteria, including Section 51A-4.504, "Demolition Delay Overlay District" and related sections.

**SUMMARY:** The Demolition Delay Overlay uses specific surveys, designations, and other documents as official criteria for a demolition delay. This amendment updates these criteria and provides for future surveys to be used without a code amendment.

**CPC RECOMMENDATION:** Approval.

**LANDMARK COMMISSION  
RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**Code Amendments Webpage:**

<https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>

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## 1. Discussion

Section 51A-4.504(b)(2) lists criteria for delaying the demolition of a building that is more than 50 years old and within a Demolition Delay Overlay.

Two criteria in the list are the 1994 Hardy Heck Moore Survey and the 2003 Downtown Dallas Architecturally Significant Properties Survey [51A-4.504(b)(2)(E) and (F)]. These have become out of date and must be updated in the code. Similarly, current surveys will also be periodically updated and replaced, requiring code language that can accommodate updates.

Additionally, criterion (b)(2)(C) listing “State Archeological Landmark” has been changed by the Texas Historical Commission to “State Antiquities Landmark” and must be updated in this section to stay in conformity.

On March 3, 2025, the Landmark Commission voted to recommend staff’s revisions to 51A-4.504, below.

## 2. Landmark Committee Recommendation

### SEC. 51A-4.504. DEMOLITION DELAY OVERLAY.

- (a) Purpose. A demolition delay overlay district is intended to encourage the reservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.
- (b) General provisions.
  - (1) The city plan commission or city council may initiate a demolition delay overlay district following the procedure in Section 51A-4.701, “Zoning Amendments.”
  - (2) This section applies to any building located in a demolition delay overlay district that is at least 50 years old and meets one of the following criteria:
    - (A.) the building is located in a National Register Historic District or is individually listed on the National Register of Historic Places;
    - (B.) the building is designated as a Recorded Texas Historic Landmark;
    - (C.) the building is designated as a State ~~Antiquities Archeological~~ Landmark;
    - (D.) the building is designated as a National Historic Landmark;

(E.) the building is listed as individually significant or contributing to a potential historic district in any historic resource surveys and resurveys conducted according to the Secretary of the Interior National Register of Historic Places Bulletin "Guidelines for Local Surveys", or the Texas Commission's Historic Resources Survey Manual. ~~in the 2003 Downtown Dallas/Architecturally Significant Properties Survey; or~~

~~(F.) the building is listed as contributing in the 1994 Hardy-Heck-Moore Survey.~~

### 3. Landmark Commission Minutes – March 3, 2025

#### 11. DEMOLITION DELAY ORDINANCE REVISION

Christina Paress

A public hearing to recommend approval for revisions to the Demolition Delay Ordinance.

Speakers:	For:	No Speakers
	Against:	No Speakers

#### **Motion**

Approval for a public hearing to recommend approval for revisions to the Demolition Delay Ordinance.

Maker:	Rothenberger
Second:	Preziosi
Results:	14/0

Ayes:	-	14	Anderson, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Reaves, Renaud, Rothenberger, Spellicy, Taylor
Against:	-	0	
Absent:	-	2	Cox, Sherman
Vacancies	-	1	District 15

**Commissioner Sherman did not hear or vote on this item.**

The Chair declared the motion approved by the Landmark Commission.

**CPC ACTION**

**APRIL 10, 2025 – DRAFT CITY PLAN COMMISSION MINUTES**

Suspend Section 13(f)(7)(A) of the City Plan Commission Rules of Procedure to allow the City Plan Commission to consider the Landmark Commission's recommendation on the development code amendment in Item DCA245-002 in lieu of a Zoning Ordinance Advisory Commission recommendation.

**Motion:** It was moved to suspend Section 13(f)(7)(A) of the City Plan Commission Rules of Procedure to allow the City Plan Commission to consider the Landmark Commission's recommendation on the development code amendment in Item DCA245-002 in lieu of a Zoning Ordinance Advisory Commission recommendation.

Maker: Rubin  
Second: Shidid  
Result: Carried: 13 to 0

For: 13 - Chernock, Herbert, Forsyth, Shidid, Carpenter,  
Wheeler-Reagan, Franklin, Sleeper,  
Housewright, Nightengale, Haqq, Hall, Rubin

Against: 0  
Absent: 2 - Hampton, Kingston  
Vacancy: 0

**Speakers:** None

**Development Code Amendments:**

**Motion:** It was moved to recommend **approval** of amending the demolition delay overlay criteria in Section 51A-4.504 of the Dallas Development Code.

Maker: Rubin  
Second: Carpenter  
Result: Carried: 13 to 0

For: 13 - Chernock, Herbert, Forsyth, Shidid, Carpenter,  
Wheeler-Reagan, Franklin, Sleeper,  
Housewright, Nightengale, Haqq, Hall, Rubin

Against: 0  
Absent: 2 - Hampton, Kingston  
Vacancy: 0

**Speakers:** None