



City of Dallas

**Amendment to Dallas City
Code, Chapter 52
“Administrative
Procedures for the
Construction Codes,” to
require off-street parking
for certain construction
projects in PD193**

**Economic Development Committee
October 6, 2025**

Emily Liu, FAICP, Director
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City of Dallas

Overview



- Origin of the Request
- Background
- Key Ordinance Provisions
- Points for Consideration



Origin of the Request



- Complaints from Council office about contractors taking up on-street/metered parking in PD-193
- Parking Enforcement efforts viewed as limited
- Council office recommended requiring off-street parking plans to be reviewed and approved during construction permitting stage



Background



- First briefed: November 2024 Economic Development Committee
- Feedback from development community: feasibility & enforcement concerns
- Ordinance revised in 2025
 - Narrowed scope, adjusted requirements



Key Ordinance Provisions



Parking Plan Required If:

- Project is in PD 193
- Construction exceeds 1 year (or expected to)
- Project > 200,000 sq. ft.

Plan Must Include:

- Site plan of parking for workers/visitors
- Number of anticipated workers vs. spaces
- List of approved parking lots (on/off-site)
- Responsible party contact info
- Transit options and compliance statement



Points for Consideration



Pros

- Addresses community complaints
- Improves accountability
- Protects nearby parking for businesses/residents

Cons

- Difficult to enforce in practice
- Adds cost/administrative burden to applicants and staff
- May slow project delivery





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