



City of Dallas

Small Discount Retail Store Regulations

**Quality of Life Committee
November 15, 2021**

Julia Ryan, Interim Director
Planning and Urban Design
City of Dallas

Presentation Overview



- Background/History
- Purpose
- Current Requirements & Conditions
- Peer City Research
- Next Steps



Background/History



- Requested Committee agenda review of possible code amendments related to small discount retail stores



Purpose



- Brief the Committee on current conditions and regulations related to small discount retail uses
- Seek direction from the Committee on review of zoning code amendments



Current Requirements



- Dallas Development Code classifies “dollar stores” as general merchandise or food stores.
 - Includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. The term “food store” includes a grocery store, delicatessen, convenience store without drive-through, and specialty foods store.
- Currently allowed in Retail/Commercial zoning districts by right



“Dollar Store” in New Location by Year



Count CO Issued by Year*



*Date first CO Issued



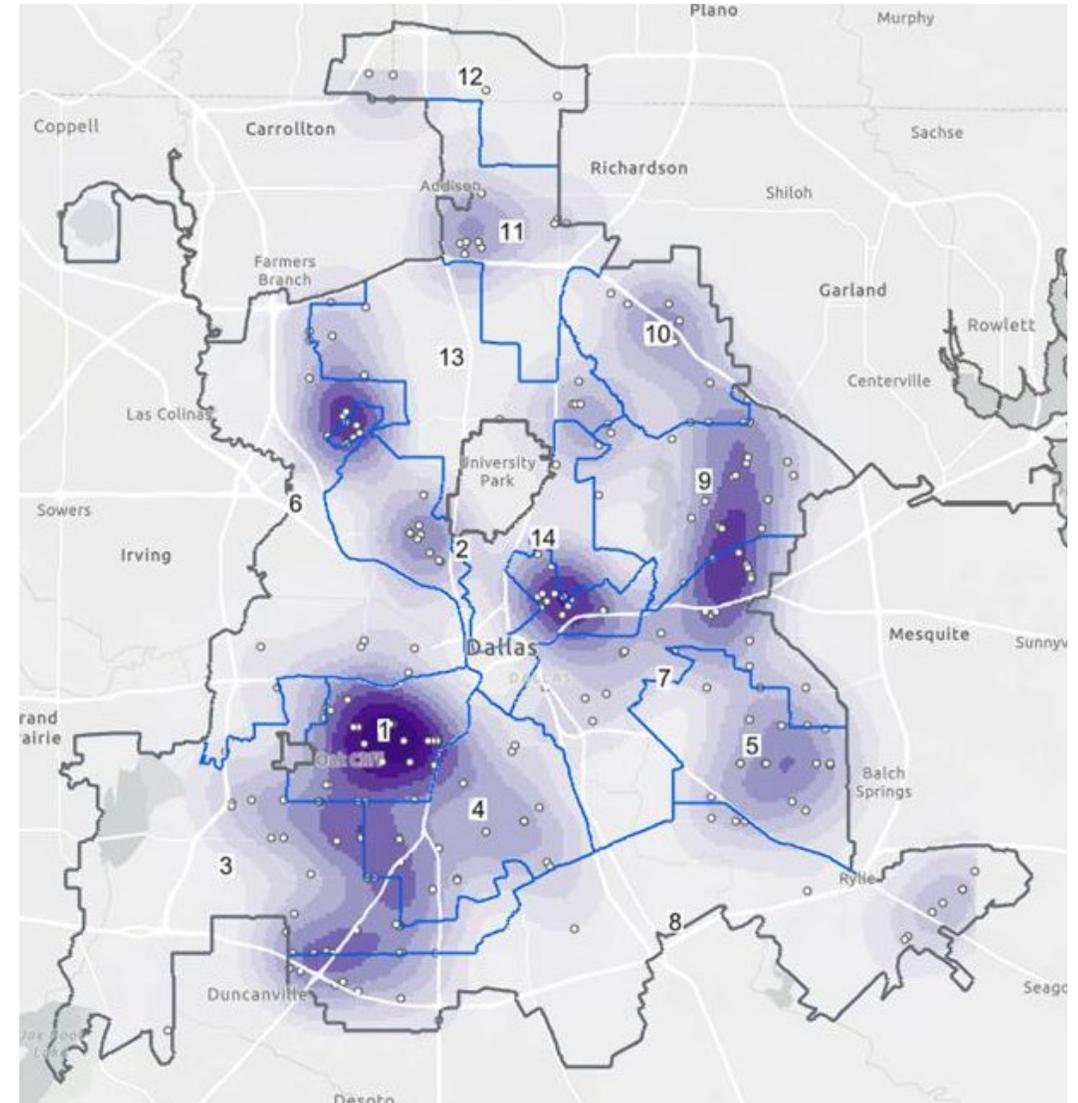
“Dollar Store” New CO Locations



- Map shows ¼ mile general densities of “dollar store” CO locations (2000-2021)
- **Does not** represent existing on-ground conditions due to business closures not included in data

Map Link:

<https://www.arcgis.com/apps/mapviewer/index.html?webmap=e876a2d5e89143949362a21e5771484e>



Purpose for City Regulations



- Ordinances reviewed in: Fort Worth & Mesquite Texas; Tulsa; Kansas City, KS; Birmingham, AL; New Orleans
 - Desire to provide fresh food choices
 - Concentration of stores



Typical Ordinance Requirements



- Clear purpose for regulation
- Defined specific use
- Distance requirements between stores
- Exemptions from requirements for providing pharmacy, gas, or certain metric for fresh food
- Some required specific/conditional use permit
- Required percentage of fresh (produce, dairy, meat) and frozen foods



Matrix of Regulations



City	Purpose	Distance	Fresh Food Regulations	Notes
Mesquite, TX	promote the availability of fresh and quality foods, especially in underserved neighborhoods	5,000 ft from existing store	10%	Requires Conditional Use Permit (CUP);
Fort Worth, TX	Provide access to fresh and healthy food	2 miles	10% of shelf space	Exempt if dedicated 15% of food; pharmacy, gas; CUP
Tulsa, OK	Diversity in retail/ access to fresh meat, fruit, vegetables	1 mile		Created healthy neighborhood overlay; Parking reduction 50% for grocery within overlay; Exempt if dedicated 500 sq ft of food; pharmacy; gas; SUP
Kansas City, KS	Regulate proximity	10,000 ft from existing store; 200 ft. from residential zoning		Exempt if dedicated 15% of food; pharmacy; gas
Birmingham, AL	Improve access to healthy foods	1 mile		Healthy Food Overlay District; loosed restrictions on mobile food grocers/farmers markets
New Orleans, LA	Regulate proximity	1-2 miles		Requires garbage cans/daily cleanup of site & adjacent ROW; Exempt if dedicated 15% of food; pharmacy; gas



Next Steps



- Request of Committee
 - Direction to staff on pursuing an amendment
 - Clear purpose for considering the code amendment



Next Steps



- If directed by the Committee, the next steps are:
 - ZOAC consideration and recommendation
 - CPC consideration and recommendation
 - QofL consideration and recommendation
 - City Council consideration





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