

CITY PLAN COMMISSION**THURSDAY 03/06/2025****FILE NUMBER:** P&D Code Amendment**SENIOR PLANNER:** Linda Velez**DATE FILED:** November 01, 2024**CITY COUNCIL DISTRICT:** ALL**CENSUS TRACTS:** ALL acres**APPLICANT:** City of Dallas**REQUEST:**

Consideration of amending the Dallas Development Code Division 51A-8.600 - Infrastructure Design and Construction under Section 51A-8.601 - General Standards: (b) All street paving, storm drainage, bridge, and culvert design and construction must conform to the standards, criteria, and requirements of the following, as they may from time to time be amended by those responsible for their promulgation, except that the design criteria in effect on the date the commission approves the preliminary plat must be used to design the infrastructure

SUMMARY:

The proposed code amendments will update all the listed documents of Sec.51A-8.601(b) with the latest revised of those documents and the latest checklists and deletion of those items in the list that are no longer required in align with the Development Code to ensure all development to adhere to these documents.

CODE AMENDMENT PROJECT WEBPAGE:

Planning & Development Department (dallascityhall.com)

BACKGROUND INFORMATION:

- There are no previous code amendments.
- On November 15, 2024, the Audit of Compliance with City Code Section 51A-8.601 (b) recommended that the Planning & Development Department review the documents in this Section and process and update the documents.
- In response to the Audit of Compliance, the Planning and Development Department has agreed to:
 1. Implement a summary checklist to document the review and conformance of each infrastructure design and construction project with applicable General Standards;
 2. Review and update the requirements listed in the General Standards, in collaboration with the City Attorney's Office;
 3. Communicate to the public and developers the General Standards requirements, their applicability, location, and how to access the location of the requirements; and

4. Implement a written procedure with work instructions on performing an annual review and updating the requirements listed in the General Standards.

STAFF ANALYSIS:

The code currently states. Sec. 51A-8.601 General Standards

- (a) Infrastructure design and construction for water and wastewater mains must comply with Chapter 49 of the Dallas City Code, as amended, and all other applicable requirements of the water utilities department. All other infrastructure design and construction must comply with this section.
- (b) All street paving, storm drainage, bridge, and culvert design and construction must conform to the standards, criteria, and requirements of the following, as they may from time to time be amended by those responsible for their promulgation, except that the design criteria in effect on the date the commission approves the preliminary plat must be used to design the infrastructure.
 - (1) The Thoroughfare Plan for the city of Dallas.
 - (2) The Central Business District Streets and Vehicular Circulation Plan.
 - (3) The Long Range Physical Plan for Parks and Recreational Facilities.
 - (4) The Street Design Manual of the city of Dallas.
 - (5) The storm drainage policy of the city of Dallas.
 - (6) The Drainage Design Manual of the city of Dallas.
 - (7) The Plan Development Checklist of the department.
 - (8) The Standard Construction Details of the department of public works.
 - (9) The Texas Uniform Traffic Control Device Manual.
 - (10) The Dallas Central Business District Pedestrian Facilities Plan.
 - (11) The most recently adopted Dallas Bike Plan.
 - (12) The City of Dallas Planning Policies.
 - (13) All other codes and ordinances of the city of Dallas.
- (c) If the infrastructure construction is not included in a city-approved private development contract within two years from the preliminary plat approval date, then the infrastructure must be redesigned using the most current criteria. (Ord. Nos. 20092; 21186; 23384; 25047; 28073; 28424; 30239; 30654; 31314)

After some research it was found that the origin of the City Code Section 51A-8.601 (b), *General Standards* list of documents and the purpose of the list was not clear. It was also not clear if the list of thirteen items is complete, up-to-date, adequate, and applicable to reviews done by the Planning and Development Department.

Furthermore, there was no single location for the thirteen documents where the public, developers and professional engineers can locate and review the standards and requirements they are asked to conform with.

In addition, the list includes several vaguely titled items that the Planning and Development Department's staff were unable to identify at all.

Coordination was done between various departments, including Transportation Public Works Department and Dallas Water Utility - Floodplain Management to evaluate the current list of these documents. Upon coordination with various stakeholders, it was determined some of the documents have been merged into other documents and some are redundant.

Recommendations:

Based on the above evaluation and review of the code and coordination with internal stakeholders, and to comply with Audit recommendations, the following updated list is recommended for Sec. 51A-8.601(b) General Standards:

- (1) The Thoroughfare Plan for the City of Dallas with the latest amendments.
- (2) The Central Business District Streets and Vehicular Circulation Plan with the latest amendments.
- (3) The Long-Range Physical Plan for Parks and Recreational Facilities.
- (4) The Street Design Manual of the city of Dallas.
- (5) The Drainage Design Manual of the city of Dallas.
- (6) Drainage/Paving and Traffic Engineering Checklists of Planning and Development Department.
- (7) The Standard Construction Details of the Department of Public Works.
- (8) The Texas Uniform Traffic Control Device Manual.
- (9) The most recently adopted Dallas Bike Plan.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

The Subdivision Review Committee on Thursday February 20, 2025, by unanimous vote recommended adoption of the proposed amendments.

STAFF RECOMMENDATION:

Move to City Council with a recommendation of adoption of the proposed amendments.