

Memorandum



CITY OF DALLAS

DATE April 2, 2025
Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Adam Bazaldua, Paul
Ridley, Kathy Stewart, Chad West
SUBJECT Proposed Amendments to City Code Section 51A-8.601(b)

The Planning and Development Department recommends amendments to City Code Section 51A-8.601(b), General Standards following findings from a recent Engineering Audit conducted by the Office of the City Auditor.

On February 20, 2025, the Subdivision Review Committee unanimously recommended adoption of the proposed amendments. On March 6, 2025, the City Plan Commission also unanimously recommended adoption.

The audit assessed whether internal controls are in place to ensure infrastructure designs comply with City Code Section 51A-8.601(b). Key findings include:

- Unclear completeness and applicability of the list of thirteen referenced documents.
- Outdated requirements that no longer align with current engineering standards and practices.
- Need for updates to ensure the requirements reflect the latest industry standards and best practices.

The proposed amendments will:

1. Update the list of referenced documents to ensure accuracy, relevance, and alignment with current engineering and infrastructure standards.
2. Clarify applicability of the listed requirements to ensure consistency in their use for infrastructure reviews.
3. Improve public and developer awareness by clearly communicating updated requirements and expectations.

The intent of these amendments is to ensure that infrastructure designs are reviewed against current and applicable standards.

The draft amendment is attached as Exhibit A. PDD will place the proposed amendment on the April 9, 2025, Council agenda for consideration.

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If you have questions, please contact Emily Liu at yu.liu@dallas.gov.

Service First, Now!



Robin Bentley,
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety

Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Section 51A-8.601; providing an updated list of standards, criteria, and requirements of which all street paving, storm drainage, bridge, and culvert design and construction must comply; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date. Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subsection (b) of Section 51A-8.601, “General Standards,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(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, as amended.
- (2) The Central Business District Streets and Vehicular Circulation Plan, as amended.
- (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.

(6[7]) The latest version of the Drainage, Paving, and Traffic Engineering Checklist of the planning and development department [~~Plan Development Checklist of the department~~].

(7[8]) The Standard Construction Details of the department of transportation and public works.

(8[9]) The Texas Uniform Traffic Control Device Manual, as amended.

[~~(10) The Dallas Central Business District Pedestrian Facilities Plan.~~]

(9[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.]”~~

SECTION 5. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, City Attorney

By _____
Assistant City Attorney

Passed _____