



**City of Dallas**

# **Neighborhood Forest Overlay Code Amendment DCA 245-001**

**City Plan Commission (CPC)  
May 22, 2025**

Jacob Rojo, Planner II  
Code Amendments  
City of Dallas

# Request



- Consideration of amending the Dallas Development Code Chapter 51A-1.105.(a)(4) and 51A-4.511(e)(2)(iii) to provide an application fee for neighborhood forest overlays and include Front and Corner Side Yard regulations.



# Background



- On April 10, 2019, the City Council approved the code amendment to establish the neighborhood forest overlay.
- In 2021, the City Plan Commission recommended approval for amending Section 51A-1.105 to provide a means for an application fee to be assessed for the creation of a neighborhood forest overlay. This amendment was scheduled to go to City Council on August 11, 2021, but was never placed on the agenda.
- The existing fees that are required for overlays do not include the NFO. This amendment would rectify that omission so that communities can apply for an NFO.



# General Information



- A neighborhood has recently expressed interest in applying for a neighborhood forest overlay but are lacking the required fee schedule.
- Furthermore, the tree conservations areas do not account for corner lots that have a combination of front and corner side yard.



# Purpose of the Neighborhood Forest Overlay



- Provides supplemental protection for trees that aligns with 51A-10.130 “Urban Forest Conservation”.
- Provides a resource for community driven efforts to retain existing trees in their neighborhoods.
- Offers single family structures and duplexes the ability to preserve their natural environment.





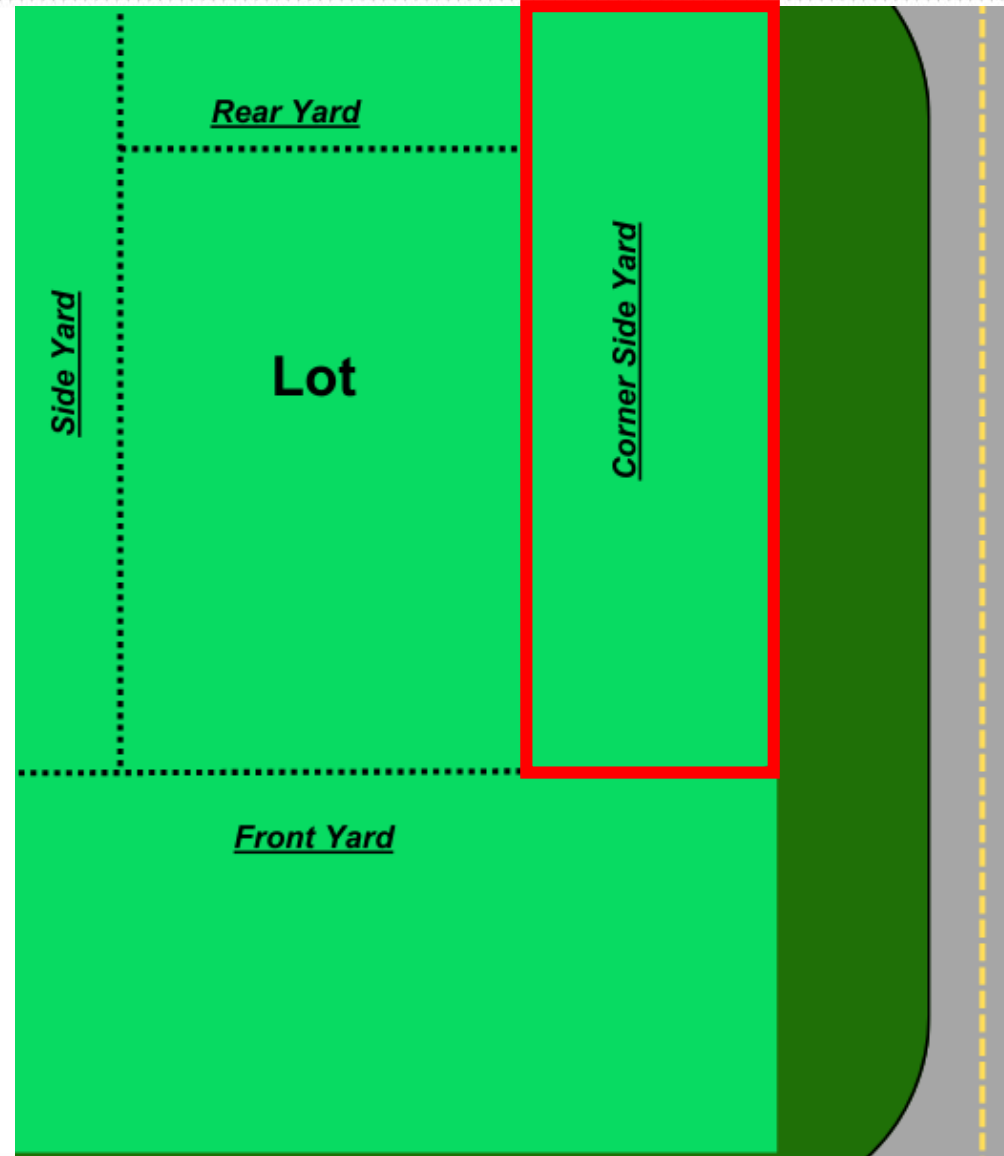
# Qualifiers



- Lot size must be smaller than two acres.
- Developed with single family or duplex structures.
- Zoned a residential district, planned development district, conservation district, or form district.



# Proposal



# Proposal



- Amend Sec. 51A-1.105(a)(4) to include neighborhood forest overlay in the table of fees with other existing overlay districts.
- Amend Sec. 51A-4.511(e)(2)(iii) to add “Front and Corner Side Yard” regulations to give neighborhoods more resources to determine what works best for their community.
- Amend Sec. 51A-4.511(d)(8)(E) to add a requirement that the petition include an inventory of forest conditions.







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