

FILE NUMBER: DCA245-002(CP)

DATE INITIATED: March 3, 2025

TOPIC: Development Code Amendment updating criteria for the Demolition Delay Overlay

COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending the demolition delay overlay criteria in Section 51A-4.504 of the Dallas Development Code.

SUMMARY: The Demolition Delay Overlay uses specific surveys, designations, and other documents as official criteria for a demolition delay. This amendment updates these criteria and provides for future surveys to be used without a code amendment.

LANDMARK COMMISSION

RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

Code Amendments Webpage:

<https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>

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1. Discussion

Section 51A-4.504(b)(2) lists criteria for delaying the demolition of a building that is more than 50 years old and within a Demolition Delay Overlay.

Two criteria in the list are the 1994 Hardy Heck Moore Survey and the 2003 Downtown Dallas Architecturally Significant Properties Survey [51A-4.504(b)(2)(E) and (F)]. These have become out of date and must be updated in the code. Similarly, current surveys will also be periodically updated and replaced, requiring code language that can accommodate updates.

Additionally, criterion (b)(2)(C) listing “State Archeological Landmark” has been changed by the Texas Historical Commission to “State Antiquities Landmark” and must be updated in this section to stay in conformity.

On March 3, 2025, the Landmark Commission voted to recommend staff’s revisions to 51A-4.504, below.

2. Landmark Committee Recommendation

SEC. 51A-4.504. DEMOLITION DELAY OVERLAY.

- (a) Purpose. A demolition delay overlay district is intended to encourage the reservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.
- (b) General provisions.
 - (1) The city plan commission or city council may initiate a demolition delay overlay district following the procedure in Section 51A-4.701, “Zoning Amendments.”
 - (2) This section applies to any building located in a demolition delay overlay district that is at least 50 years old and meets one of the following criteria:
 - (A.) the building is located in a National Register Historic District or is individually listed on the National Register of Historic Places;
 - (B.) the building is designated as a Recorded Texas Historic Landmark;
 - (C.) the building is designated as a State ~~Antiquities~~ ~~Archeological~~ Landmark;
 - (D.) the building is designated as a National Historic Landmark;

(E.) the building is listed as individually significant or contributing to a potential historic district in any historic resource surveys and resurveys conducted according to the Secretary of the Interior National Register of Historic Places Bulletin "Guidelines for Local Surveys", or the Texas Commission's Historic Resources Survey Manual. ~~in the 2003 Downtown Dallas/Architecturally Significant Properties Survey; or~~

~~(F.) the building is listed as contributing in the 1994 Hardy Heck Moore Survey.~~

3. Landmark Commission Minutes – March 3, 2025

11. DEMOLITION DELAY ORDINANCE REVISION

Christina Paress

A public hearing to recommend approval for revisions to the Demolition Delay Ordinance.

Speakers:	For:	No Speakers
	Against:	No Speakers

Motion

Approval for a public hearing to recommend approval for revisions to the Demolition Delay Ordinance.

Maker:	Rothenberger
Second:	Preziosi
Results:	14/0

Ayes:	-	14	Anderson, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Reaves, Renaud, Rothenberger, Spellicy, Taylor
Against:	-	0	
Absent:	-	2	Cox, Sherman
Vacancies	-	1	District 15

Commissioner Sherman did not hear or vote on this item.

The Chair declared the motion approved by the Landmark Commission.