

Development Code Amendment to Resolve Conflicts Between Zoning and Thoroughfare Plan

**Transportation and
Infrastructure Committee
May 18, 2020**

**Kris Sweckard, Director
Sustainable Development and
Construction Department
City of Dallas**



Presentation Overview

- Purpose
- Background/History
- Issue
- Proposal
- Next Steps

Purpose

- Brief the Committee on issues and conflicts between zoning requirements and the Thoroughfare Plan
- Propose a process to resolve these conflicts when they exist
- Propose amendments to Chapter 51A, the City of Dallas Development Code, to provide a means to address conflicts between zoning and the Thoroughfare Plan

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Background/History

- Staff identified potential issues with existing zoning regulations in some Planned Development Districts and Form Districts when Thoroughfare Plan amendments for complete streets were adopted and the complete street designs conflicted with zoning requirements
- Transportation, Public Works, and Sustainable Development and Construction staff met to discuss issues and propose solutions

Background/History

- City staff met with the City Plan Commission Thoroughfare Committee on three occasions in the fall of 2019 and the Committee recommended approval of the recommended changes to the Development Code on December 12, 2019
- The City Plan Commission recommended approval of the proposed code amendment on January 23, 2020

Issue

- Compliance with zoning and compliance with the Thoroughfare Plan are both required by the Development Code
- Generally, zoning categories do not specify improvements within the right-of-way such as landscaping, sidewalk widths or street design
- The platting regulations and the Thoroughfare Plan designate the width of right-of-way and basic street design elements such as pavement width and number of travel lanes

Issue

- Form Districts and some Planned Development Districts, such as the Oak Lawn PD, have incorporated right-of-way design elements such as parkway landscaping and sidewalk widths
- When complete street proposals have been adopted with unique design elements such as bike lanes, on-street parking and sidewalk designs, it has led to conflicts with zoning

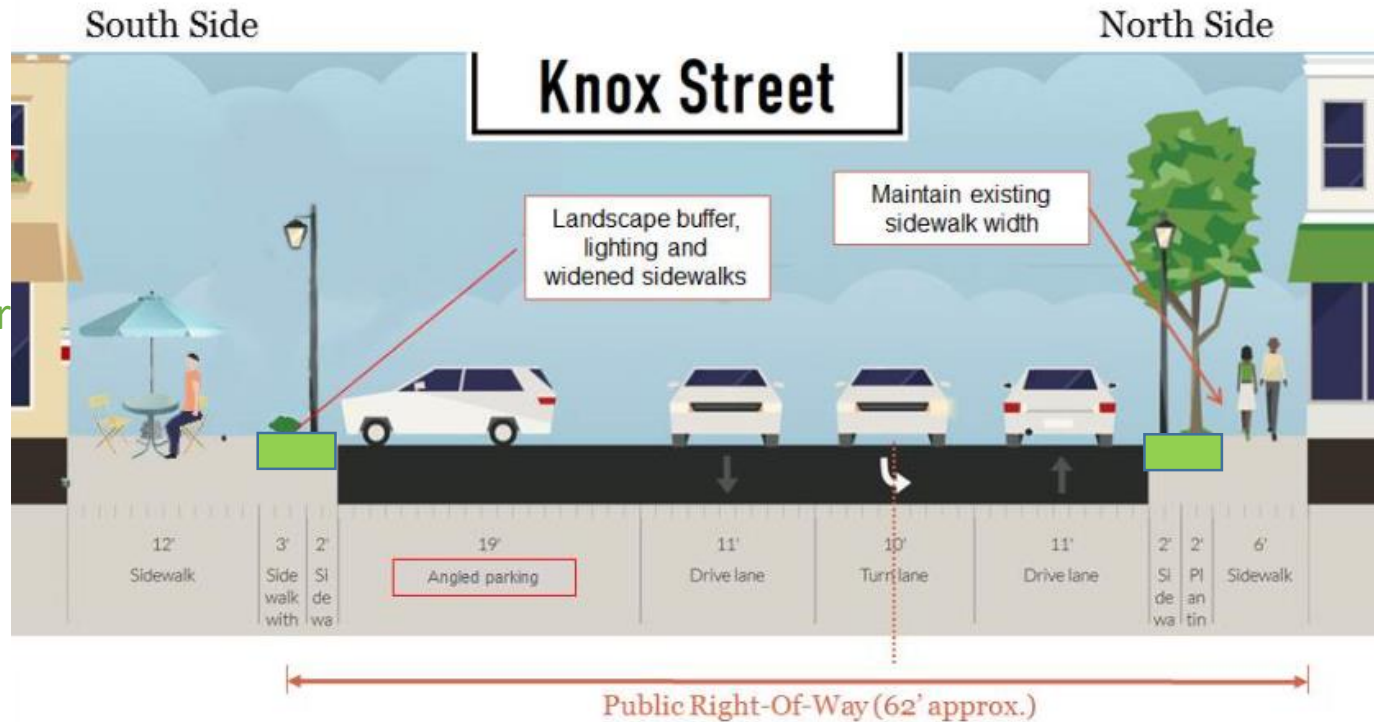
Issue

- One example of a conflict is the adopted Knox Street complete street design and the provisions of the Oak Lawn Planned Development:
 - The Oak Lawn PD requires that a 5 ft wide landscape parkway with trees be provided between the sidewalk and street curb
 - The complete street design included on-street parking with limited parkway landscape buffer between the curb and sidewalk

Issue

With Oak Lawn
Landscape Buffer

Proposed Cross Section Three-Lanes Undivided



Issue

- Other examples include:
 - Fort Worth Avenue PD and complete street designs for Fort Worth Avenue and Sylvan Avenue
 - Oak Cliff Gateway PD and complete street designs for Beckley Avenue and Zang Boulevard
 - Valley View Midtown PD and complete street designs for Montfort Drive and Alpha Road

Proposal

- Add a new Section to Article IX, “Thoroughfares,” that establishes a process to resolve conflicts between thoroughfare designs and zoning requirements that:
 - State the provision only applies to improvements within public right-of-way (all zoning requirements must be met on private property)
 - State that if there is a conflict between designs for thoroughfares and zoning requirements, the director, in consultation with the city engineer, city traffic engineer and designated Thoroughfare Plan coordinator, will determine what street sections control within the public right-of-way
 - The more recently adopted thoroughfare designs will always control unless an accommodation can be made to address the intent of zoning while being consistent with the Thoroughfare Plan 11

Proposal

- Amend the PD development plan and landscape plan amendment section of Article IV “Zoning Regulations” to reference that plans may be amended consistent with any determination made under the new section in Article IX
- Amend the section that governs establishment of Planned Development Districts in Article IV “Zoning Regulations” to clearly state that PD conditions must be in compliance with the Thoroughfare Plan

Proposal

- Amend the section in Article X, “Landscape and Tree Conservation,” that addresses the use of right-of-way to satisfy street buffer zone requirements to recognize that determinations made under the new section in Article IX may impact the ability to utilize the parkway to meet landscape requirements

Next Steps

- Schedule a public hearing for full City Council consideration of the proposed amendments to the Development Code

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