

Memorandum

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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

DATE March 2, 2026

TO The Honorable Eric Johnson

FROM Lorie Blair

SUBJECT **Request for Placement of Agenda Item – Council Member(s)**

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please refer the following item to a city council committee and schedule this item for a regular city council voting agenda within 30 calendar days after receipt of this request:

A briefing to an appropriate city council committee on the process of amending the Dallas Development Code in response to the passage of SB 15 by the Texas Legislature with consideration of implementing design standards for small lot developments in accordance with SB 15 and authorization of a public hearing to amend the Dallas Development Code in response to SB 15 with consideration given to amending the subdivision; uses permitted; yard, lot, and space; design standards; and any other associated regulations.

BRIEF BACKGROUND:

SB 15 applies to areas of five or more acres that are zoned for single-family and have no recorded plat. In areas that meet this criteria, the city may not require a lot size that is greater than 3,000 square feet or development standards that are more restrictive than a 15-foot front yard, 10-foot rear yard, five-foot side yard, three story maximum, and more than one parking space per dwelling unit. SB 15 also prohibits the city from requiring a maximum building bulk or wall articulation in these areas. Proposed design criteria are attached.

Submitted for consideration by:

Lorie Blair, District 8

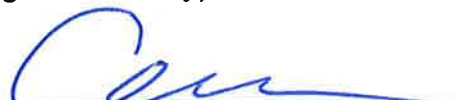
Printed Name, District #


Signature

Supporting Council Member Signatures (4 Signatures Only):

Chad West

Printed Name, District # |


Signature

Maxie Johnson
Printed Name, District # 4


Signature

Zarin D. Gracy 3
Printed Name, District #


Signature

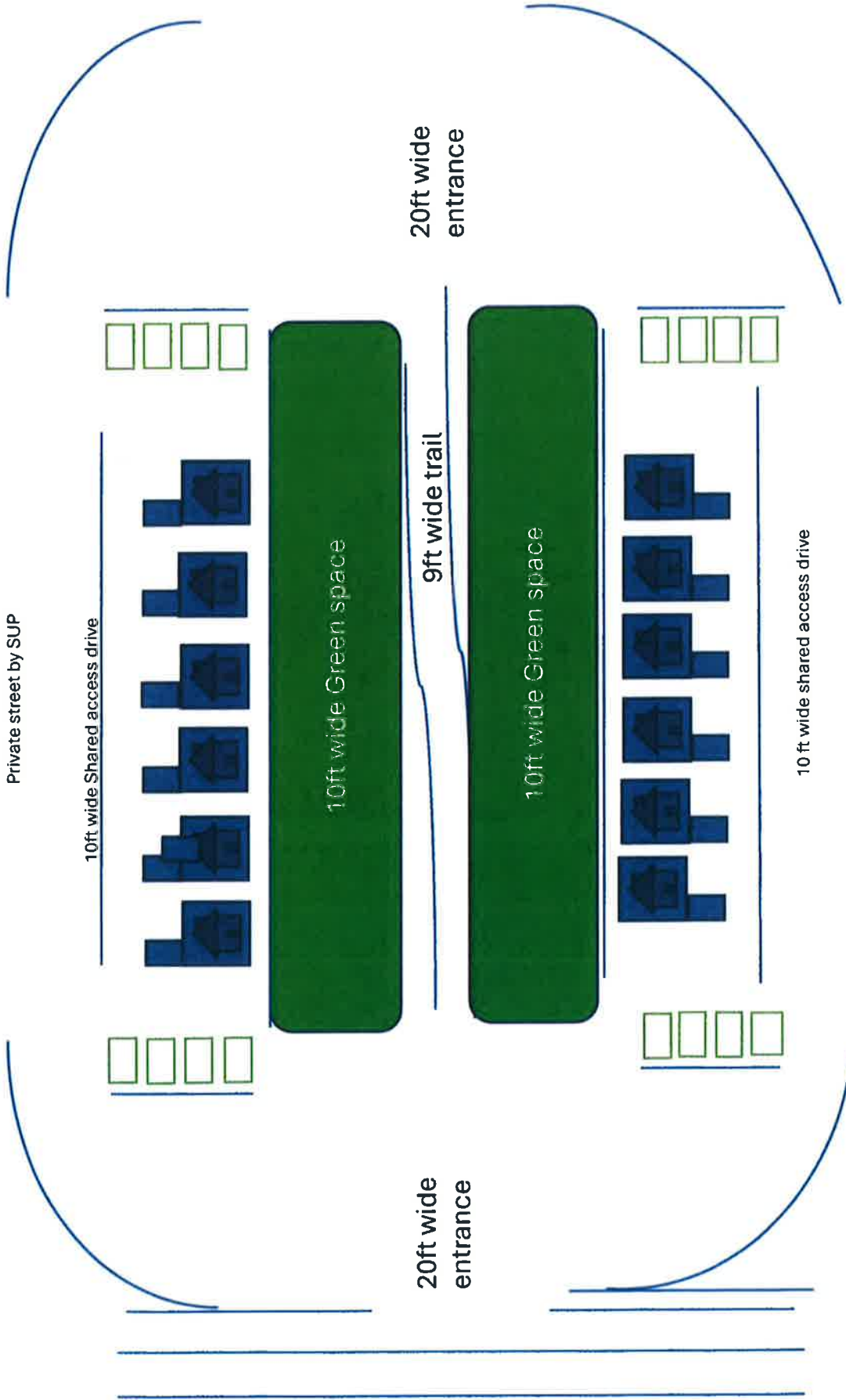
Jaime Resendez 5
Printed Name, District #


Signature

Attachment: Draft Resolution or Ordinance

- c: *Honorable Council Members*
- Kimberley Bizer Tolbert, City Manager*
- Tammy L. Palomino, City Attorney*
- Mark S. Swann, City Auditor*
- Biliera Johnson, City Secretary*

Public Right of way



Diversity of tree species

Porches extended in front setback

Variable, pitched roofs

30' Meandering Paseo

Garages in the rear

