



STAFF ACTION ITEM

MEETING DATE: 09/09/2024

TITLE: ORD. AMD. OA-2024-03: Repeal and Replace Chapter 44 *Zoning* with the 2024 Dallas Unified Development Code

PRESENTED BY: Ronald Johnson, AICP, Community Development Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Consideration of ORD AMD. OA-2024-03 *Repeal and Replacement of Chapt. 44* in its entirety.

HISTORY/PAST ACTION:

The Planning Commission voted unanimously 4-0 to approve the new UDC in May 2024

FINANCIAL IMPACT:

No financial impact is anticipated

INFORMATION:

The city staff are requesting for the repealing of Chapter 44 *Zoning* in its entirety in favor of replacement with a new, comprehensive and world-class unified development code. The city enacted zoning in 1975 and has not had a comprehensive update since that time (only smaller, less encompassing updates). As development trends have changed tremendously since 1975, and because of poor processes and procedures in our existing ordinance, poor land use policy over several decades, and in an effort to address affordability concerns, architectural concerns, and providing policy that supports the growth of industry in the city, staff is proposing to adopt a new comprehensive UDC that will improve property values, reduce real estate speculation in our community, and support a rural/suburban land use pattern. With passage of this ordinance, the city will have the tools in place to steer and properly plan for new development and for the redevelopment of existing spaces in disinvested corridors.