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Subject: Dallas commission recommends killing parking minimums, but with exceptions
Date: Monday, March 24, 2025 10:58:28 AM

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Dallas commission recommends killing parking minimums, but with exceptions

The City Plan Commission passed a series of changes to staff-proposed amendments over the past few months.

The Dallas Morning News

By [Amber Gaudet](#), Transportation and mobility reporter

Mar. 21, 2025, Updated 1:48 p.m. CDT



A sign directs traffic to an off-street parking lot on Elm Street in downtown Dallas, Wednesday, Jan. 15, 2025.

(Elías Valverde II / Staff Photographer)

A [parking reform plan](#) will move to the Dallas City Council for approval after months of debate — but it stops short of broadly eliminating all off-street parking minimums.

Passed by the City Plan Commission Thursday, the proposal featured a list of amendments that pull back on staff recommendations to totally eliminate blanket parking requirements — and allow developers control over how much parking they build.

The resolution reduces, rather than eliminates, required minimums for several residential districts. That includes single- and multifamily units, as well as for bars and restaurants over 2,500 square feet of floor area.

Though the changes maintain minimums for some other uses like industrial only when adjacent to residential neighborhoods, the passed ordinance does eliminate minimums for many other commercial and miscellaneous uses.

A city advisory committee first recommended [eliminating the minimums in January 2024](#). City staff have said that mandating developers build a certain number of off-street parking spaces curbs density, makes Dallas less walkable and slows development.

They've stressed that eliminating minimums would not get rid of any existing parking, but would allow developers to consider factors like proximity to transit when building parking.

It could also help curb [excess parking costs that are passed down to renters](#), staff say.

But commissioners and some residents have raised concerns that a total elimination of minimums similar to those that have been passed in cities like Austin could lead to streets being clogged with cars. Several of the commission's members voted down Thursday's resolution.

"Eliminating minimums for all businesses is going way too far...eliminating minimums for bars and restaurants that are under 2,500 square feet is going way too far, and I feel that we have no way, basically, of correcting these mistakes that we make if we go too far," Commissioner Tom Forsyth said.

Some commissioners said the changes did not go far enough to free up land use and encourage development in Dallas, though.

"I would have preferred a much larger leap into what some of these changes could look like," Commissioner Krista Nightengale said.

"I do spend a lot of time with a lot of neighbors below 30 in parking lots, and we dream about what these spaces could be if they were not these parking lots."

A date for when the topic will be discussed at city council has not been announced.

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