

**CITY OF DALLAS
ORDINANCE NO 1924**

**AN ORDINANCE AMENDING PROVISIONS OF THE DALLAS DEVELOPMENT
CODE, RELATING TO THE ESTABLISHMENT OF THE LA CREOLE MIXED USE
NODE AND THE CORRESPONDING ZONING DESIGNATIONS.**

WHEREAS, the City of Dallas has established the La Creole Mixed Use Node to encourage the orderly growth and development of the city.

WHEREAS, the City of Dallas seeks to apply zoning designations to areas within the La Creole Mixed Use Node to designate appropriate property uses.

WHEREAS, in conjunction with the establishment of the La Creole Mixed Use Node, the City of Dallas desires to create a mixed-use zoning designation as a new zoning designation.

NOW THEREFORE, The City of Dallas does ordain as follows:

SECTION 1: **AMENDMENT** “2.1.010 Classification Of Land Use Districts” of the Dallas Development Code is hereby *amended* as follows:

A M E N D M E N T

2.1.010 Classification Of Land Use Districts

Every parcel, lot, and tract of land within the City of Dallas is designated with a land use (zoning) district. The use of land is limited to the uses allowed by the applicable land use district and subject to applicable land use regulations. The applicable land use districts and regulations are determined based on the Land Use District Map and the provisions of this Chapter, which shall be consistent with the City of Dallas Comprehensive Plan Map designation, as indicated in Table 2.1.010.

Table 2.1.020

Comprehensive Plan Map Designation	Applicable Land Use Districts
Residential	Residential Low Density (RL), Residential Medium Density (RM) or Residential High Density (RH)
Central Business District	Central Business District (CBD)
Commercial	General Commercial (CG), Commercial Neighborhood (CN), or Master Plan Overlay Zone (MP)

Industrial	Industrial (I)
Creek Trail	No specific implementing district
Public Open Space	Parks and Open Space District (POS)
Mixed Use Node (<i>for Barberry, LaCreole, Wyatt and any future nodes</i>)	Master Plan Overlay Zone (MP), Mixed Use (MU)

SECTION 2: AMENDMENT “2.6.020 Applicability” of the Dallas Development Code is hereby *amended* as follows:

AMENDMENT

2.6.020 Applicability

The Master Plan designation is an overlay zone that applies over the base land use districts of Article 2 and allows a wider range of land uses than would be allowed by the base districts alone. The MP overlay also establishes development standards based on adopted plans for each MP area. The Dallas Comprehensive Plan identifies the lands that are regulated by this chapter. The standards of Chapter 2.6 apply to land use actions within those designated areas. The City of Dallas may amend those areas, designate new Mixed Use Master Plan areas, and adopt standards for such areas pursuant to Chapter 4.7.

- A. Annexation, zone change and/or land development requests within any Mixed Use Node designated by the Comprehensive Plan shall not be processed unless and until the City of Dallas has adopted a Master Plan for the Mixed Use Node.
- B. Where a Mixed Use Master Plan District applies, all land uses and development within the designated MP area shall be consistent with the applicable standards of this Chapter. Zoning shall be applied to land within each Mixed Use Node upon annexation to the City or upon approval of a Detailed Development Plan under Chapter 4.5, as applicable, and based on the adopted Master Plan for each area.
- C. An adopted Mixed Use Master Plan satisfies the requirements for a Concept Development Plan under Chapter 4.5.
- D. Development within Mixed Use Master Plan Districts shall be in conformance with the review and approval procedures for master planned developments found in Section 4.5.030.
- E. Single-family and duplex developments on approved lots, and accessory uses, shall be sited in conformance with the Master Plan and shall not impede the future provision of planned transportation or other public facilities.
- F. The Planning Commission may modify the plan designations and transportation connections identified in the approved Master Plan through a Type III process in conjunction with a land use request, provided that the change is consistent with the land use allocation in the Master Plan, and the location of a specific plan designation

boundary or transportation facility is not changed by more than 200 feet. Other amendments shall be reviewed through a Type IV legislative process.

SECTION 3: **AMENDMENT** “2.6.030 General Requirements” of the Dallas Development Code is hereby *amended* as follows:

A M E N D M E N T

2.6.030 General Requirements

- A. Transportation Plans.** All development shall be consistent with adopted transportation plans for the area, including the following:
1. The collector and arterial street system as shown on the Dallas Comprehensive Plan Map.
 2. Required transportation impact studies for specific development proposals.
- B. Adequate Public Facilities & Level-of-Service Standards.** Before land is annexed and rezoned to enable implementation of adopted Master Plans for Mixed Use Nodes.
1. Adequate public facilities standards of Chapter 4.7, Comprehensive Plan and Zoning Map and Text Amendments, shall be met.
 2. Public facility improvement standards of Chapter 3.4 shall be met.
 3. Public facilities deficiencies for specific areas, as described in the Dallas Comprehensive Plan, shall be to the satisfaction of the Director of Public Works.
- C. Parks & Schools.** Sites and funding mechanisms shall be identified for needed parks and schools within each Mixed Use Node, consistent with the provisions of this Chapter and the Dallas Comprehensive Plan. All development shall be consistent with adopted Parks and Open Space plans for the area, including the following:
1. The standards of this Chapter which are based on the mandatory park and open space policies of Chapters 2 and 3, Volume I, Goals and Policies, of the Dallas Comprehensive Plan; and
 2. Level-of-service standards and parks and open space policies in Chapter 4, Parks & Open Space, Volume I, of the Dallas Comprehensive Plan (for useful information regarding parks, open space and school needs, see also Chapter 4, Parks, Schools and Open Space, Volume II, of the Dallas Comprehensive Plan; Map 8, Parks and Schools, of the Dallas Comprehensive Plan; and Illustrative Plans for the Mixed Use Nodes).

SECTION 4: **AMENDMENT** “2.6.050 Development Standards - La Creole Mixed Use Node” of the Dallas Development Code is hereby *amended* as follows:

AMENDMENT

2.6.050 Development Standards - La Creole Mixed Use Node

The Dallas Comprehensive Plan, Volume I, Goals and Policies, includes specific policies that must be met within the La Creole Mixed Use Node. This section incorporates these policies as performance standards.

- A. **Land Uses.** Land uses shall be consistent with the applicable zoning district and shall approximate the following numeric standards (does not include streets or unbuildable areas):

Table 2.6.050 – La Creole Mixed Use Node Land Use Allocation

Land Use	Area (Acres)	Dwellings per Net Acre ¹	Total Potential Dwellings
Commercial	89.70	0	0
Mixed Use	23.00	20	460
Low Density Residential	0	0	0
Medium Density Residential	39.90	10	399
High Density Residential	32.90	20	658
Public Right of Way	29.94	0	0
Open Space	6.80	0	0
	222.24		1517

¹ Dwellings per net acre are estimates and could be exceeded provided that proposed development meets other development standards.

- B. **General Commercial.** General commercial uses shall be allowed consistent with the provisions of the General Commercial zoning district.
1. The La Creole General Commercial Node shall concentrate automobile-orientated general commercial uses, which require large areas for development, near existing commercial uses in the North Dallas commercial area.

To minimize negative impacts on the walkability and residential character of the area, automobile-oriented uses shall be limited to properties with direct, primary vehicular access to NE La Creole Drive, NE Polk Station Road, or NE Bovard Avenue. No direct vehicle access shall be taken from Ellendale Avenue or Kings Valley Highway, except by Class B Variance under Chapter 5.1.

Multi-tenant complexes with shared internal driveways may be considered to have direct access if their main vehicle entrance connects to the above streets, provided that joint access easements are provided and the internal layout promotes walkability.

2. This commercial node must be supported by multi-family development and open space, and must be provided with adequate public facilities.
3. In addition to meeting setback, buffering, and lot coverage standards of the underlying commercial zoning district, the master plan shall reserve at least five percent (5%) of the General Commercial area for use as central, open, publicly-accessible plaza(s).

C. **Multi-family Residential.** Multi-family residential uses shall be allowed consistent with the provisions of the Medium or High Density Residential zoning districts. Multi-family development must support neighborhood commercial development, so that there is an established neighborhood to serve.

1. A minimum of 72 gross buildable multi-family acres shall be designated (including open space and streets) for multi-family residential use between Kings Valley Highway and E Ellendale Avenue. This area includes required children's recreational areas, which must occupy at least 10 percent of each development site.
2. Multi-family residential development shall be connected to adjacent General Commercial and low-density residential land with a combination of grid streets and access ways that encourage bicycle, pedestrian, automobile, and delivery truck access.
3. In addition to meeting setback, buffering, and lot coverage standards of the underlying zoning district, the master plan shall include at least 10 percent of the multi-family area for active recreational play areas.

D. **Open Space.** The master plan must demonstrate how land for open space, in proportion to planned residential acreage, will be provided, as indicated in the Dallas Comprehensive Plan, Volume I, Chapter 4, Parks and Open Space. Active recreational play areas improved to City standards shall be recognized as helping to meet the relevant level-of-service standards prescribed in Chapter 4 of the Dallas Comprehensive Plan.

E. **Transportation and Circulation.**

1. Prior to granting land use permits for any new commercial or multi-family development in the La Creole Node, the approved Master Development Plan shall identify a street connection through the mixed use node from E Ellendale

Avenue to Kings Valley Highway.

2. Prior to occupancy of any commercial or multi-family development, Lacreole Drive shall be fully improved along the subject property frontage in accordance with City development standards.
3. The Master Development Plan shall be coordinated with the Oregon Department of Transportation (ODOT), and approved by the City Council, before a zone change to General Commercial or Medium/High Density Residential may be approved.

SECTION 5: **ADOPTION** “Chapter 2.11 Mixed Use (MU) Districts” of the Dallas Development Code is hereby *added* as follows:

ADOPTION

Chapter 2.11 Mixed Use (MU) Districts(*Added*)

SECTION 6: **ADOPTION** “2.11.010 Purpose and Applicability” of the Dallas Development Code is hereby *added* as follows:

ADOPTION

2.11.010 Purpose and Applicability(*Added*)

- A. **Purpose.** Mixed Use Districts are intended to provide a balanced mix of residential and employment opportunities to create focal points of activity within mixed-use nodes. The Mixed Use Districts support commercial, employment, and housing needs of a growing community. The Mixed Use District standards are based on the following principles:
1. Ensure efficient use of land and public services.
 2. Create a mix of housing and employment opportunities.
 3. Support transportation options for employees and customers and reduce reliance on the automobile.
 4. Provide business services close to major employment areas.
 5. Ensure compatibility of mixed-use developments with the surrounding area and minimize off-site impacts associated with development.
 6. Create economically successful mixed-use developments.
- B. **Applicability.** Mixed Use land use districts or zones apply to Mixed Use Master Plan Districts as described in Chapter 2.6. See Table 2.11.020.A.

SECTION 7: **ADOPTION** “2.11.020 Allowed Land Uses and Building Types” of the Dallas Development Code is hereby *added* as follows:

ADOPTION

2.11.020 Allowed Land Uses and Building Types(*Added*)

Table 2.11.020.A identifies the land uses that are allowed in the Mixed Use District. The specific land use categories are described in Chapter 1.3. Definitions are contained in Chapter 6.1.

Table 2.11.020.A Land Uses and Building Types Allowed in Mixed Use Districts		
<i>Land Uses and Building Types</i>	Land Use Districts	Additional Use Provisions
<i>(Uses and building types in Chapter 1.3; definitions in Chapter 6.1)</i>	MU	
Household Living		
Dwelling lawfully existing in its current location as of January 1, 2026 (may be rebuilt in the event of involuntary damage or destruction due to fire or other event beyond owner's control)	P	
Single-family	L	
Accessory Dwelling Unit	S	<i>Section 2.2.120.A</i>
Duplex	L	
Attached House	L	<i>Section 2.2.120.B</i>
Cottage Cluster	L	<i>Section 2.2.120.H</i>
Manufactured Home on a Lot	N	
Manufactured Dwelling Park	N	
Modular Home on a Lot	N	
Multi-family	L	<i>Section 2.2.120.H</i>
Zero Lot Line Courtyard	L	<i>Section 2.2.120.J</i>

Housing (not common wall)		
Group Living		
Residential Home	L	<i>Section 2.2.120.D</i>
Residential Facility	L	<i>Section 2.2.120.D</i>
Commercial Categories		
Drive-up/Drive-in/Drive-through (drive-up windows, kiosks, ATMs, similar uses/facilities)	N	
Transient Lodging, including hotel, motel, bed and breakfast inn, and similar uses (excludes RV Parks)	P	
Educational Services, Commercial	P	
Entertainment, Major Event	CU	
Offices	P	
Outdoor Recreation, Commercial	CU	
Commercial Parking	CU	
Automobile Service: Quick Vehicle Servicing or Vehicle Repair - Fully enclosed in a building - Not fully enclosed in a building - Automobile fueling	N N N	
Retail Sales and Service: Enclosed in building (allows 10% of sales/service area)		

- outside) • More than 10% of use not enclosed in building • Outdoor sales of Agricultural goods produced within 25 miles of site	P CU P	
Recreational Vehicle Park (3 or more RVs)	N	
Industrial Categories		
Industrial Service • Fully enclosed (e.g. similar to office) • Not fully enclosed (e.g. with some outdoor storage or activity)	N N	
Manufacturing and Production • Fully enclosed • Not fully enclosed and not accessory to Retail Sales	N N	
Self-service Storage	N	
Warehouse and Freight Movement	N	
Waste-related	N	
Wholesale Sales • Enclosed in building (allows 10% of sales area outside) • More than 10% of use not enclosed in	P	

building • Outdoor sales of Agricultural goods, the majority of which are produced within 100 miles of site	CU P	
Institutional Categories		
Basic Utilities when not accessory to a primary permitted use	CU S	
Community Service; Government, except drive-up facilities or uses • Clubs and Lodges • Public and quasi-public buildings where public is received • Other Community Services	CU P CU	
Daycare, Adult or Child Care; not Family Daycare	CU	
Parks, Open Space, and Common Areas	P	
Religious Institutions and Houses of Worship	CU	
Schools, primary and secondary	CU	
Medical Centers	CU	
Incarceration Facilities	N	
Park and Ride	CU	
Other Use Categories		
Accessory Structures (with a		

permitted use)	P	
Radio Frequency Transmission Facilities, Wind Turbines and similar structures when not accessory to a primary permitted use	N	Wireless Communication Facilities Per Chapter 3.5
Utility Corridors when not accessory to a permitted use	CU	
Temporary Uses	Temporary uses subject to Chapter 4.9	
Non-Conforming Uses. Uses and structures lawfully established prior to the effective date of code provisions may continue pursuant to Chapter 5.2 Non-Conforming Situations. Upon annexation or rezoning, uses shall conform to the current code requirements for the zone in which they are located.		
Transportation Facilities. Operation, maintenance, preservation, and construction in accordance with applicable standards of the roadway authority are permitted; Other Transportation Facilities require a conditional use permit.		
Uses subject to preemptive state or federal law are allowed pursuant to applicable laws.		
Key: ● <i>P - Permitted, subject to site/development review</i> ● <i>S - Permitted with standards (See Referenced Sections)</i> ● <i>L - Limited as specified in Subsection (A) of this section</i> ● <i>CU - Conditional Use Permit required (See Chapter 4.3)</i> ● <i>N - Not Permitted</i>		

A. Limitations. The following limitation apply to those uses identified as "L" in Table 2.11.020.A:

New Residential Uses. To ensure that the Mixed Use zone retains a focus on new employment uses, new residential uses are only allowed in conjunction with non-residential uses. Developments where non-residential uses occupy at least the floor area equivalent to the entire ground-floor area of the development are permitted outright. Residential uses that do not include non-residential uses are prohibited.

Status	Amount of Non-residential Use
Permitted	Non-residential uses occupy at least the floor area equivalent to the entire ground floor.

Prohibited	Entirely residential with no non-residential use.
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SECTION 8: **ADOPTION** “2.11.030 Development Standards” of the Dallas Development Code is hereby *added* as follows:

ADOPTION

2.11.030 Development Standards(*Added*)

The development standards in Table 2.11.030 apply to all new structures, buildings, and development, and major remodels, in the Mixed Use Districts.

Table 2.11.030 Development Standards for Mixed Use Districts		
Standard General Development Standards		Land Use Districts
		MU
A)	Minimum and Maximum Residential Density (<i>See Section 2.2.050</i>)	10-50
B)	Minimum Average Lot Area ● Single-family House / Duplex ● Attached House ● Multi-family / Cottage Cluster ● Other Use Categories	3,000 sf 1,500 sf 7,000 sf 5,000 sf
C)	Minimum Lot Width / Depth ● Single-family House / Duplex ● Attached House ● Multi-family / Cottage Cluster	30' / 45' 20' / 30' 80' / 80'
D)	Building / Structure Height	3 Stories or 36 ft
E)	Lot Coverage (see Section	80%

	2.2.060)	
F)	Minimum Open Space Area (Applies to commercial and multi-family development)	10%
G)	Minimum Setbacks	
G.1)	Street-facing property lines with standard right-of-way	0 ft
G.2)	Street-facing property lines with sub-standard right-of-way	1/2 with standard right-of-way
G.3)	Street-facing Garage Opening • No parking / backing movement by vehicles • With parking / backing movement by vehicles	10 ft 25 ft
G.4)	Alley-facing property lines	3 ft
G.5)	Street-facing property lines, Accessory Structures	Equal to or greater than the primary building setback
G.6)	Interior Side and Rear property lines	0 ft
G.7)	Parking lots to all property lines, except at driveways. Does not apply where shared parking crosses lot lines. (See Section 3.2.030)	5 ft
G.8)	Oversized Lot Special Setback (See Section 4.3.020.C)	Cannot conflict with future redivision plan

SECTION 9: **ADOPTION** “2.11.040 Site Layout and Building Orientation” of the Dallas Development Code is hereby *added* as follows:

ADOPTION

2.11.040 Site Layout and Building Orientation(*Added*)

The site layout and building orientation standards of DDC 2.3.060 shall apply to new and expanded development within the Mixed-Use Districts, unless otherwise specified in this code.

SECTION 10: **ADOPTION** “2.11.050 Building Design Standards” of the Dallas Development Code is hereby *added* as follows:

A D O P T I O N

2.11.050 Building Design Standards(*Added*)

All developments in the Mixed Use Districts are subject to the building design standards for Commercial Districts of Section 2.3.080, except that developers of residential-only buildings may instead elect to use the building design standards for Residential Districts in Section 2.2.100. In addition, the standards in this section shall also apply, unless otherwise specified in this code.

A. Mixed-use Integration

1. Vertical mixed-use buildings shall have separate entrances for residential and commercial use.
2. Ground floor commercial spaces in mixed-use buildings must have a minimum depth of 20 feet to ensure viability for a range of business types.

B. Street-level Interest

1. Buildings shall incorporate design elements that enhance the pedestrian experience, such as display windows, outdoor seating areas, or public art installations.

C. Building Massing and Articulation

1. Buildings over three stories shall step back upper floors by at least 10 feet from the street-facing facade to reduce perceived bulk.
2. Facade articulation, such as recesses, projections, or material changes, is required at least every 50 feet of building frontage.

D. Public Spaces

1. Developments under one (1) acre in size shall comply with the standards for Civic Space and Pedestrian Amenities in Section 2.3.090.
2. Developments of one (1) acre or more in size shall comply with the standards for Civic Space and Pedestrian Amenities of Section 2.3.090, which must include a publicly accessible open space plaza of at least 5% of the total site area.

PASSED AND ADOPTED BY THE CITY OF DALLAS CITY COUNCIL JULY 20, 2026.

Presiding Officer

Attest

A handwritten signature in blue ink that reads "Richard Slack".

Richard Slack, Mayor, City of Dallas

A handwritten signature in blue ink that reads "Brian Latta".

Brian Latta, City Manager, City of Dallas

A handwritten signature in blue ink that reads "Gregory V. Goebel".

Gregory V. Goebel, City Attorney,
City of Dallas