

PD No. 15 Authorized Hearing Steering Committee Meeting #4

August 15, 2018



Andrew Ruegg, Senior Planner
Sustainable Development and Construction
City of Dallas



NW Hwy/Preston Road Area Plan

- Remain residential in nature
- Renewable, multifamily enclave giving preference to owner-occupied condo units and senior living facilities
- Redevelopment permitting increased height as a tradeoff for lot coverage
- Up to four-story structures in return for smaller building footprints to preserve open space
- Highest density developments along NW Hwy frontage
- RPS standards should apply
- Meet City code for on-site parking, underground when feasible
- New developments should include greater landscaping, open space, and pedestrian-friendly amenities

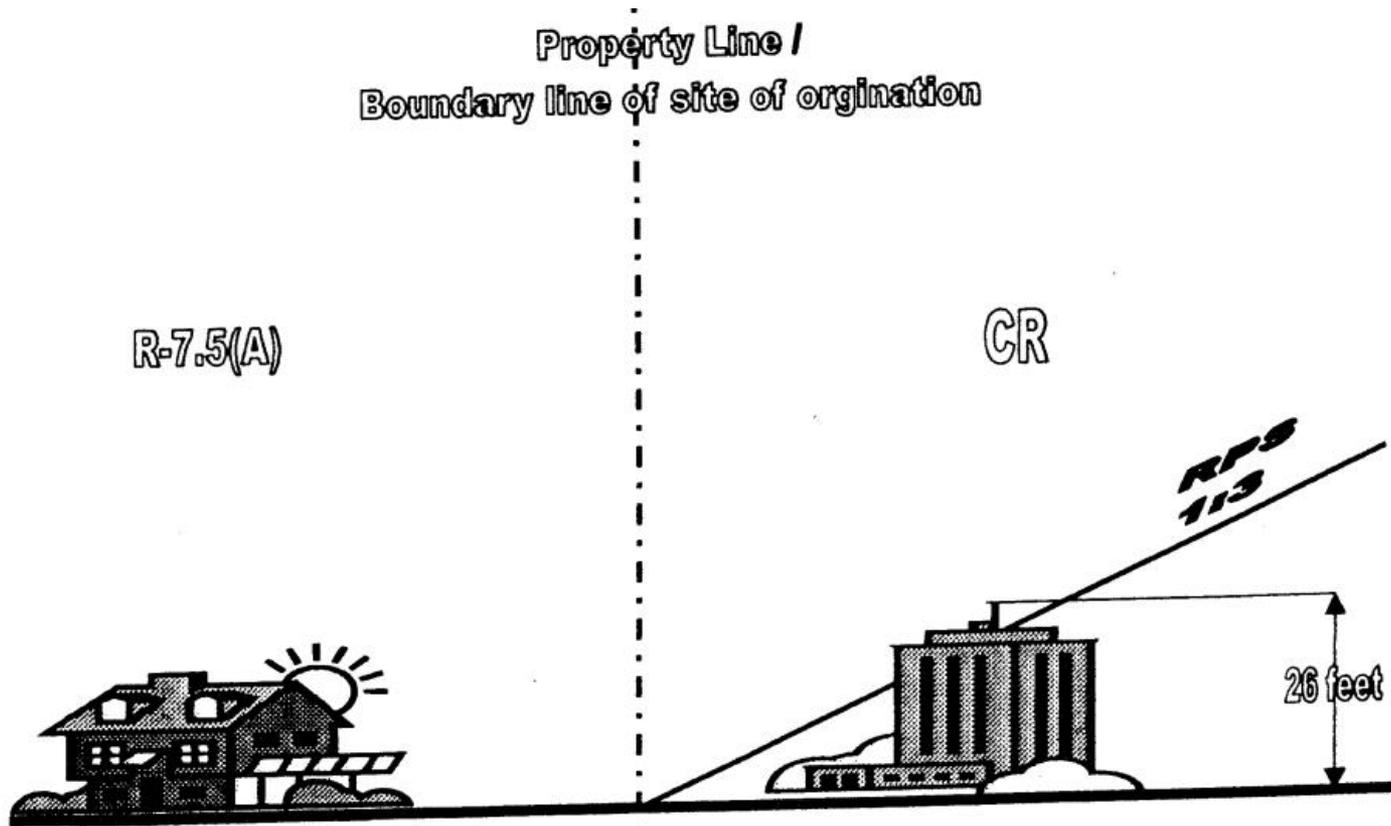


RPS (Residential Proximity Slope)

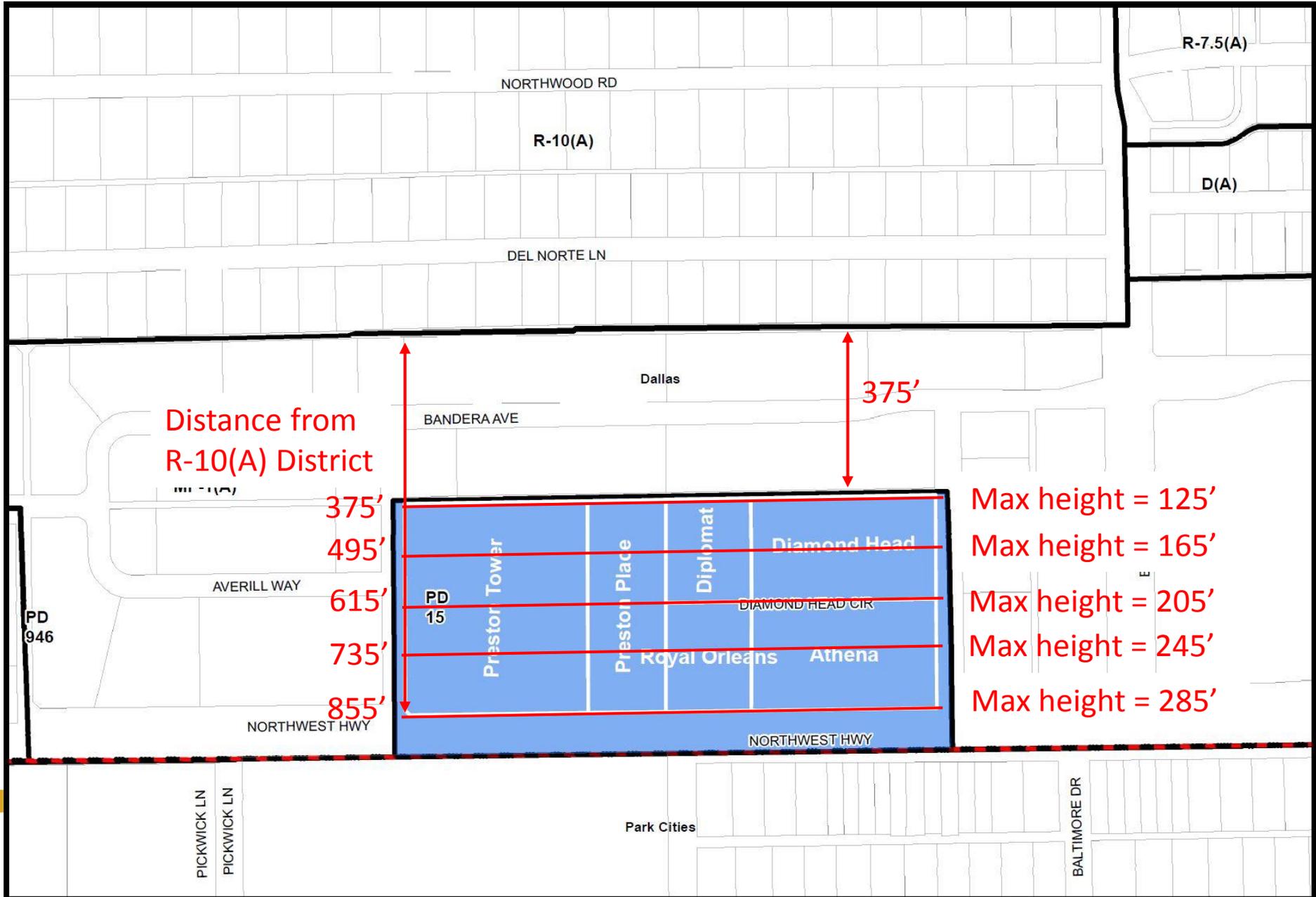
- RPS is a plane projected upward and outward from every site of origination
- If any portion of a structure is over 26' in height, that portion may not be located above a residential proximity slope originating in a Single Family, Duplex, or Townhome district
- Currently not applicable for PD No. 15



<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
R, R(A), D, D(A), TH, and TH(A)	18.4° (1 to 3 slope)	Infinite.



RPS – 1 to 3 slope from R-10(A) District



Distance from
R-10(A) District

375'
495'
615'
735'
855'

375'

Max height = 125'
Max height = 165'
Max height = 205'
Max height = 245'
Max height = 285'

RPS – 1 to 3 slope from R-10(A) District



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PD 15

Preston Tower

Preston Place

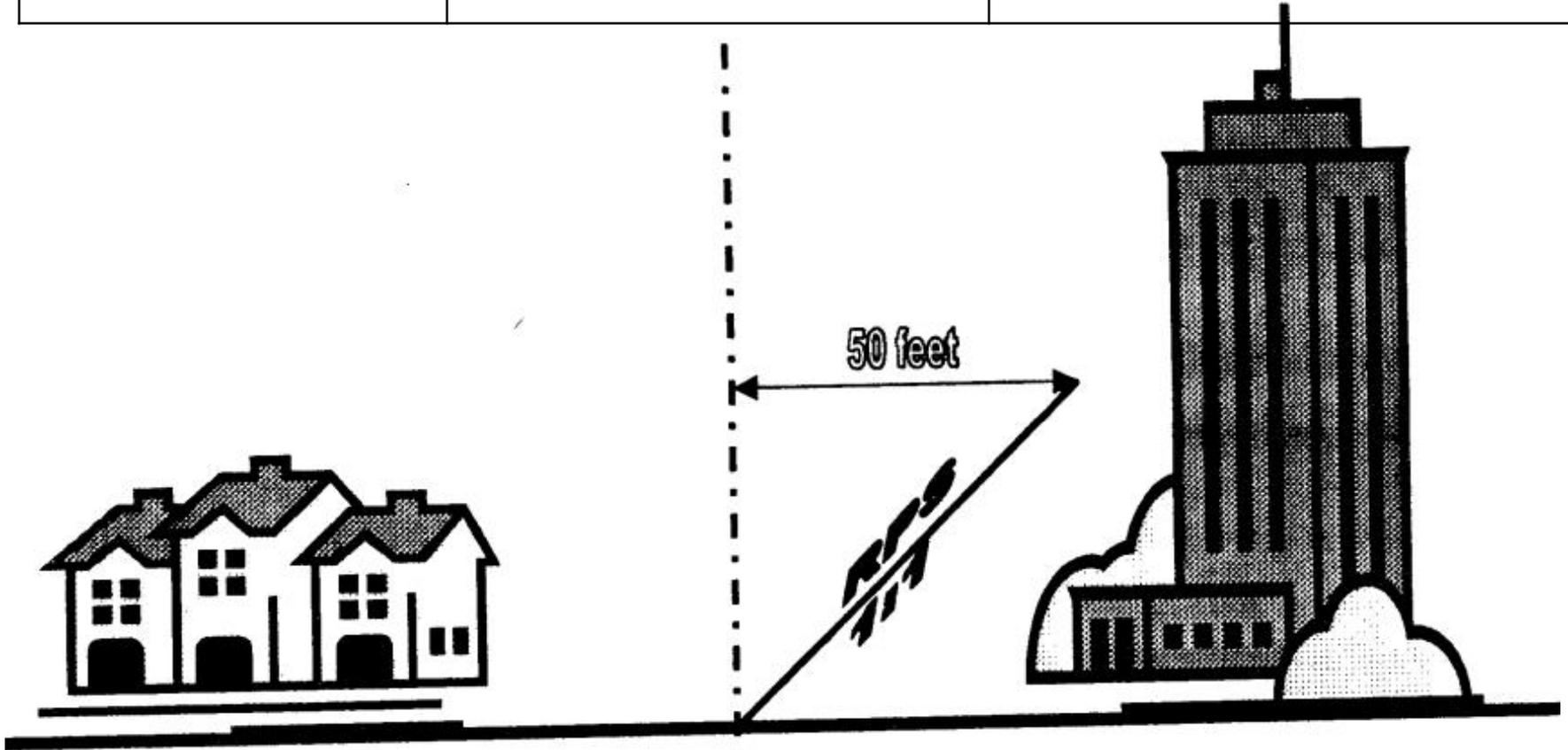
Diplomat

Diamond Head

Royal Orleans

Athena

<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
CH, MF-1, MF-1(A), MF-2, and MF-2(A)	45° (1 to 1 slope)	Terminates at a horizontal distance of 50 feet from the site of origination.



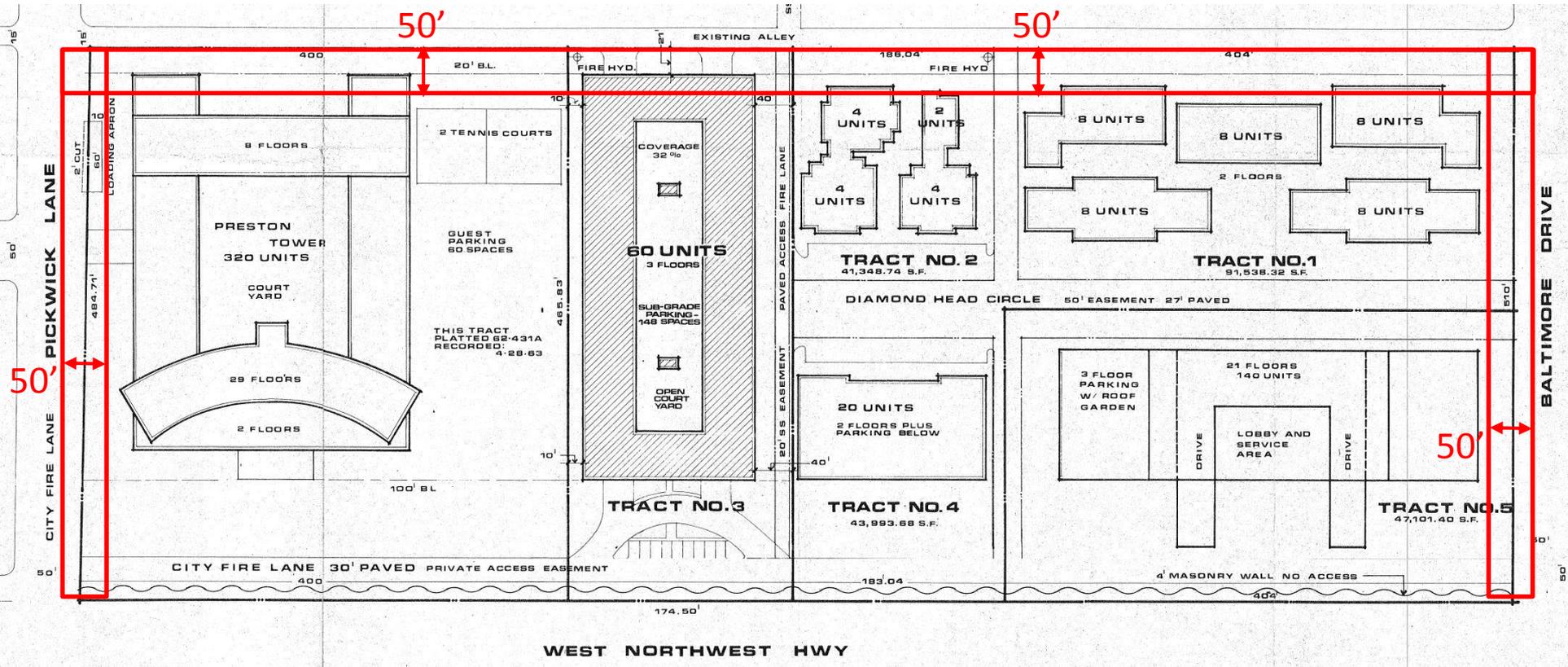
RPS – 1 to 1 slope from MF-1(A) District



RPS – 1 to 1 slope from MF-1(A) District



RPS – 1 to 1 slope from MF-1(A) District



RPS Estimate



Platting and Easements – Creation of a Building Site (Section 51A-4.601)

- Lot is part of an approved plat
- Building permit was authorized for development **and**
 - Permit for existing structure was issued before August 1, 1984,
 - Proposed work does not increase the floor area of the structure by more than 35%, **and**
 - Proposed addition does not exceed 10,000 square feet of floor area



CITY OF DALLAS PLAT BOOKS

ANNEXED APRIL 16, 1945 PRESTON HOLLOW
MAY 16, 1945 ORD. NO. 3626
SURVEY JOHN McDOWELL ABST. 922

ADDITION (Formerly North Ridge No. 2)

BLOCKS 5463 & 5463 H-J

SCALE 100 FT. EQUALS 1 INCH

SCHOOL DISTRICT DALLAS

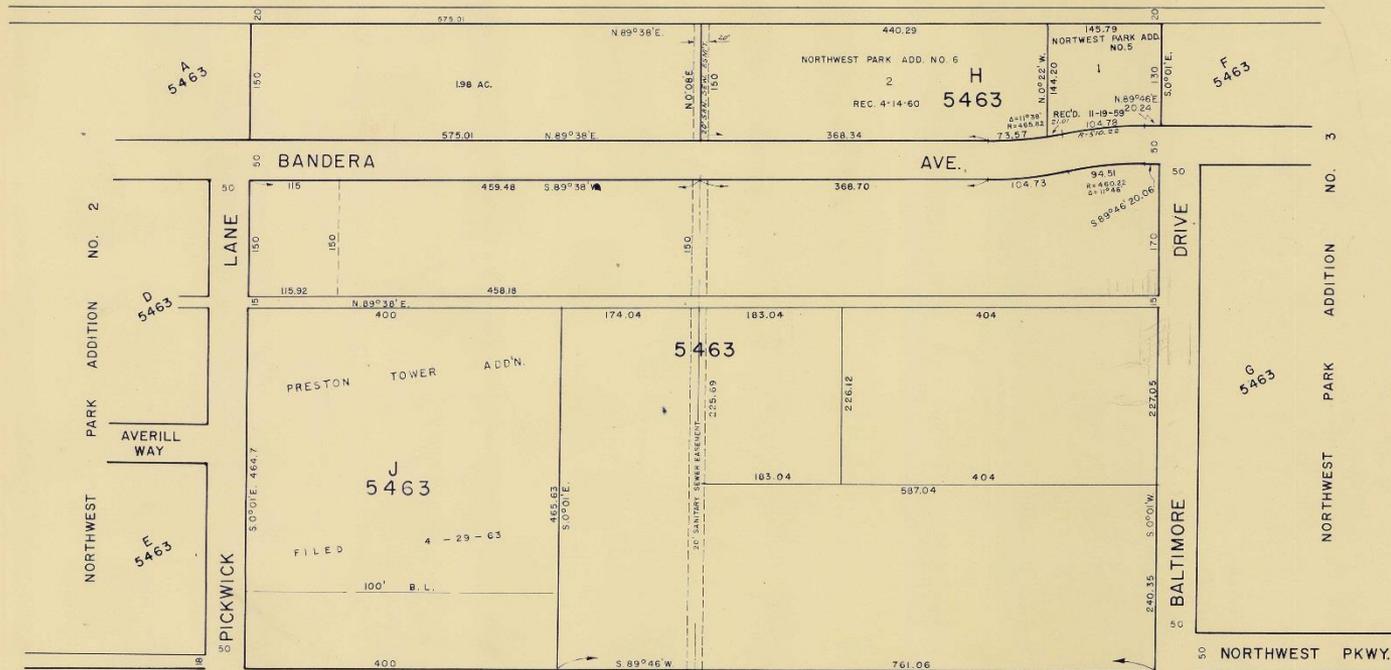
BANDERA AVE & 15 ALLEY DEDICATION RECORDED: 12-3-57



NORTHRIDGE

ADDITION

B
5463



100 NORTHWEST

ABST. 922
JOSHIAH BAKER SUR. ABST. 80

HWY. 100

UNIVERSITY

HEIGHTS

ADDITION

N. O. 7

CITY

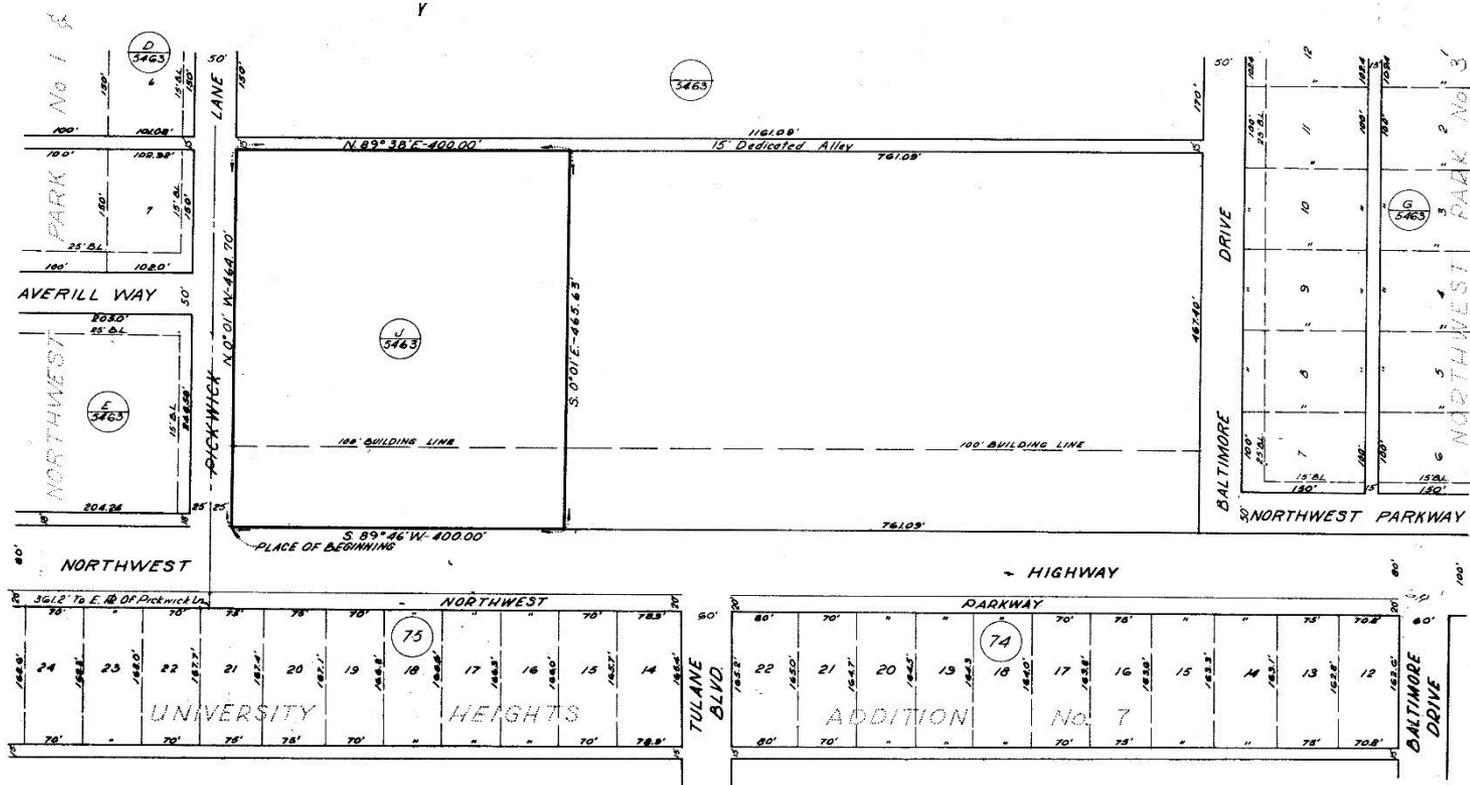
OF

UNIVERSITY

PARK

PICKWICK
LANE

TULANE
BLD.



L G COPPEDGE
 MA PS
 RECORDS BLDG

FILED 4 29 63
 VOL 52 - 57

PRESTON TOWER ADDITION

DALLAS TEXAS

JOHN McDOWELL SURVEY — ABSTRACT No 922
 DALLAS CITY, TEXAS

PICKWICK LANE CORPORATION ~ OWNER

8428 KATE STREET ~ DALLAS, TEXAS

C.L. MOON INC. — ENGINEERS

11554 E. NORTHWEST HWY. ~ DALLAS, TEXAS

SCALE 1" = 100' MARCH 1963

CITY BLOCK No 5463 C.P. No 62-431-A

Brick Wall as Exists Along the North Side of Northwest Highway and West of Pickwick Lane to be Built Along the Entire Frontage of this Property.

No Vehicular Access Will Be Permitted From this Addition Into Northwest Highway.

Platting and Easements – When platting is required (Section 51A-8.401)

- To create a building site
- To subdivide land
- To combine lots or tracts
- To amend a plat
- To include vacated and abandoned property
- To correct errors
- To develop a PD



Platting and Easements – Platting Process

- Preliminary Plat
 - Departmental review (paving, drainage, water, wastewater, public utilities, fire protection, capital improvements, parks, recreational facilities, and rights-of-way for streets, transportation facilities, and improvements)
 - Location of existing and proposed easements
 - Layout and dimensions of proposed storm drainage areas
 - Location of surrounding streets, storm drainage and wastewater infrastructure
- CPC for action
- Final Plat
 - Engineering plans (must be approved by staff before plat is final)



Platting and Easements – Easements

- Existing and proposed easements must be shown on plat
- Access easements
- Fire and police access
- Conservation easement
- Utility easements



Drainage, Traffic, and Streets

- Additional discussion



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