



City of Dallas

Bryan Area Special Purpose District PD No. 298

**Community Meeting No. 1
January 11, 2023**

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Planning & Urban Design
City of Dallas

Request



- Determine if / how building height in PD 298 should be limited by a Residential Proximity Slope that originates from property within Subarea 9.



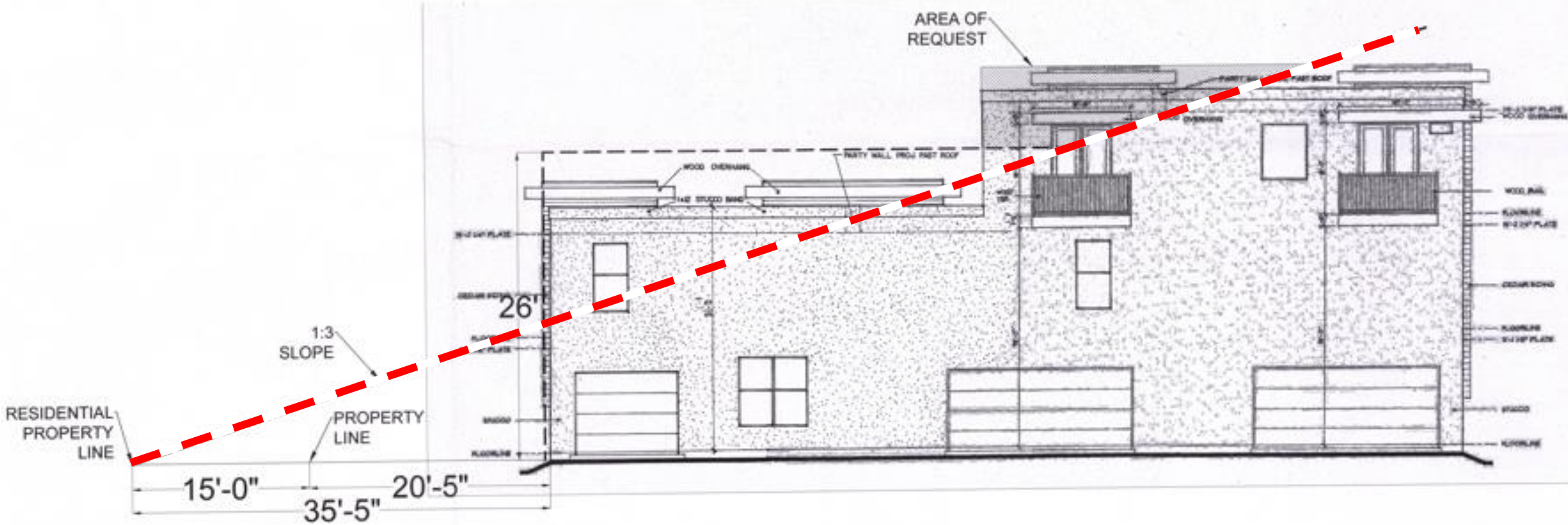
Background



- What is Residential Proximity Slope?
 - An imaginary line that extends upward and outward from residential properties.
 - 1:3 slope (rise over run) for an infinite distance from single family
 - 1:1 slope (rise over run) for 50 feet from multifamily



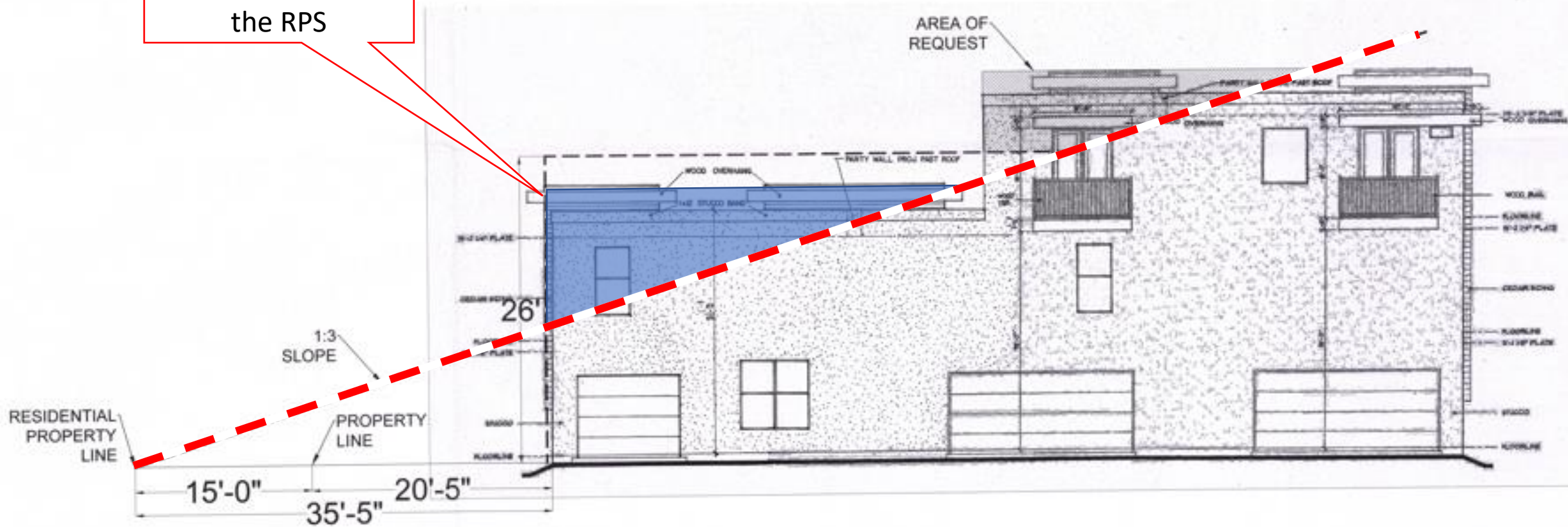
Residential Proximity Slope - example



Residential Proximity Slope - example



Always allowed to be 26', even if over the RPS

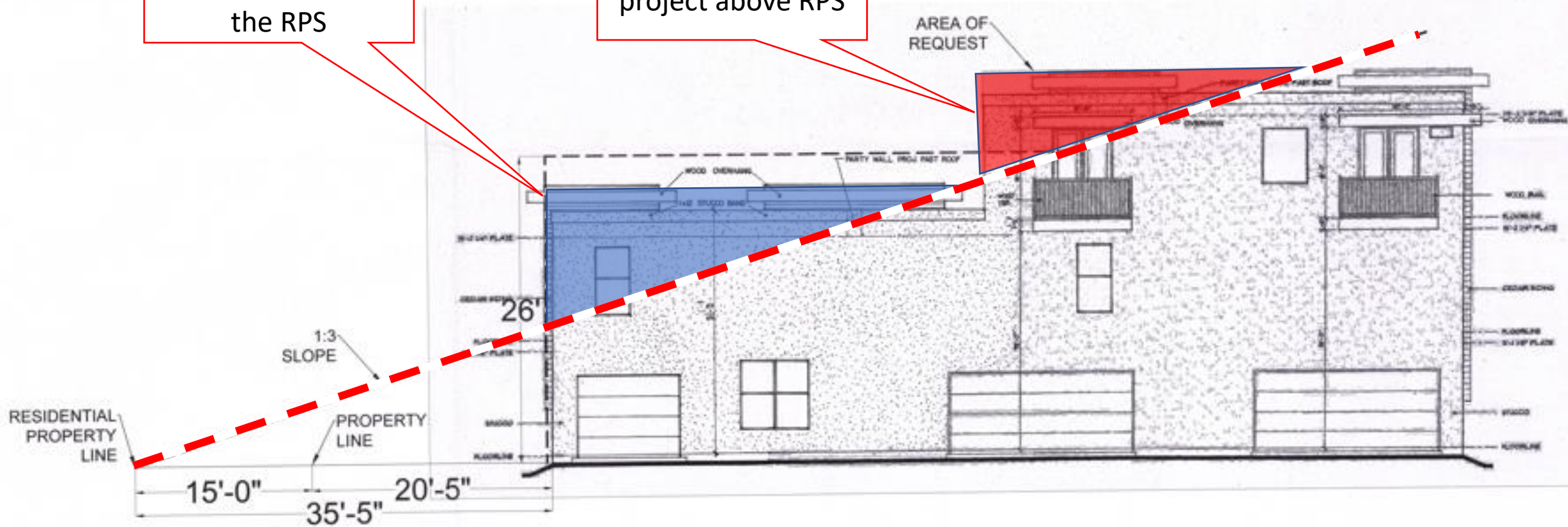


Residential Proximity Slope - example



Always allowed to be 26', even if over the RPS

Not allowed to project above RPS



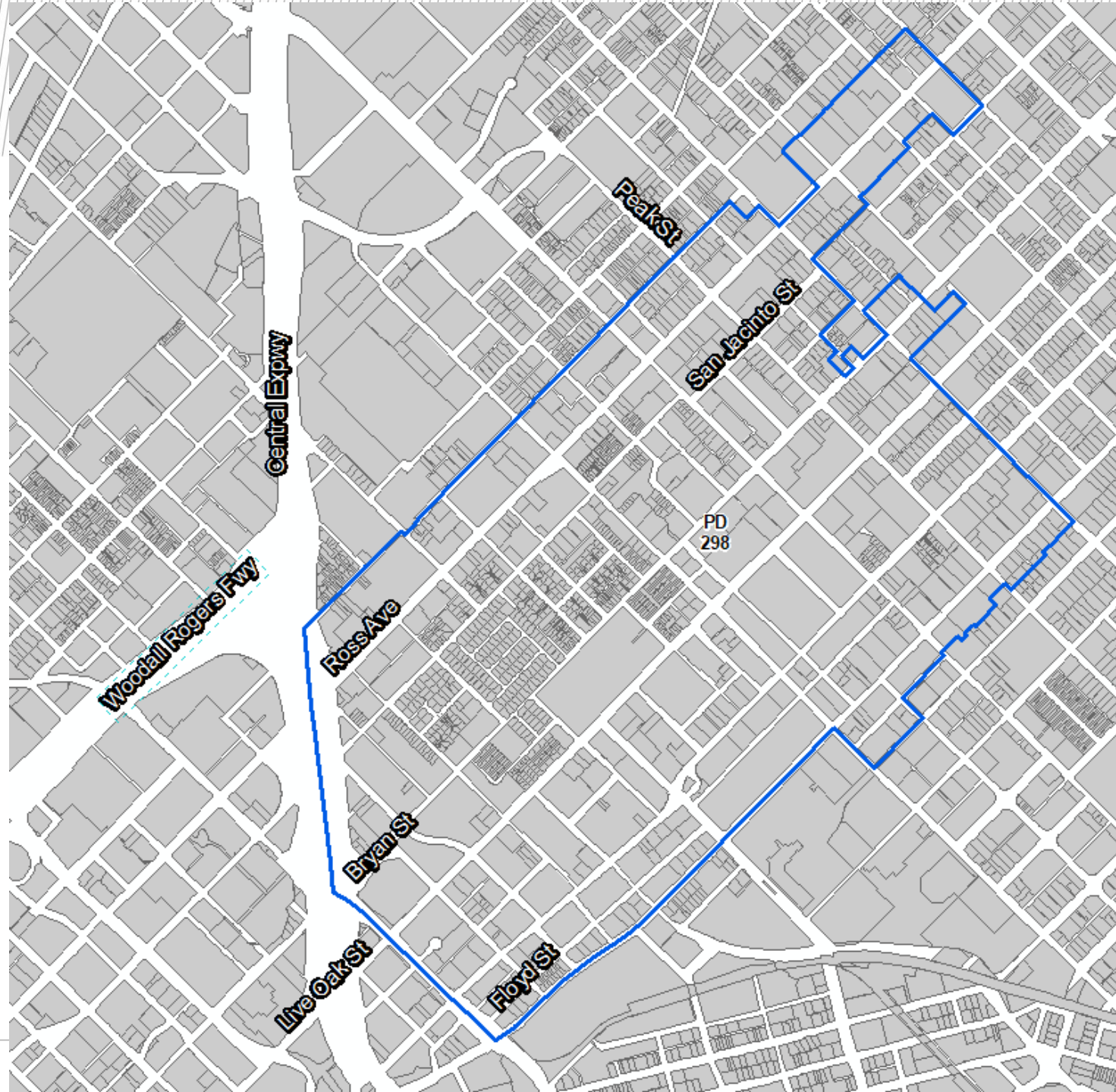
PD 298



- Generally bounded by North Central Expressway, Roseland Avenue, Fitzhugh Avenue, San Jacinto Street, Peak Street, Gaston Avenue, and Good-Latimer Expressway



PD 298



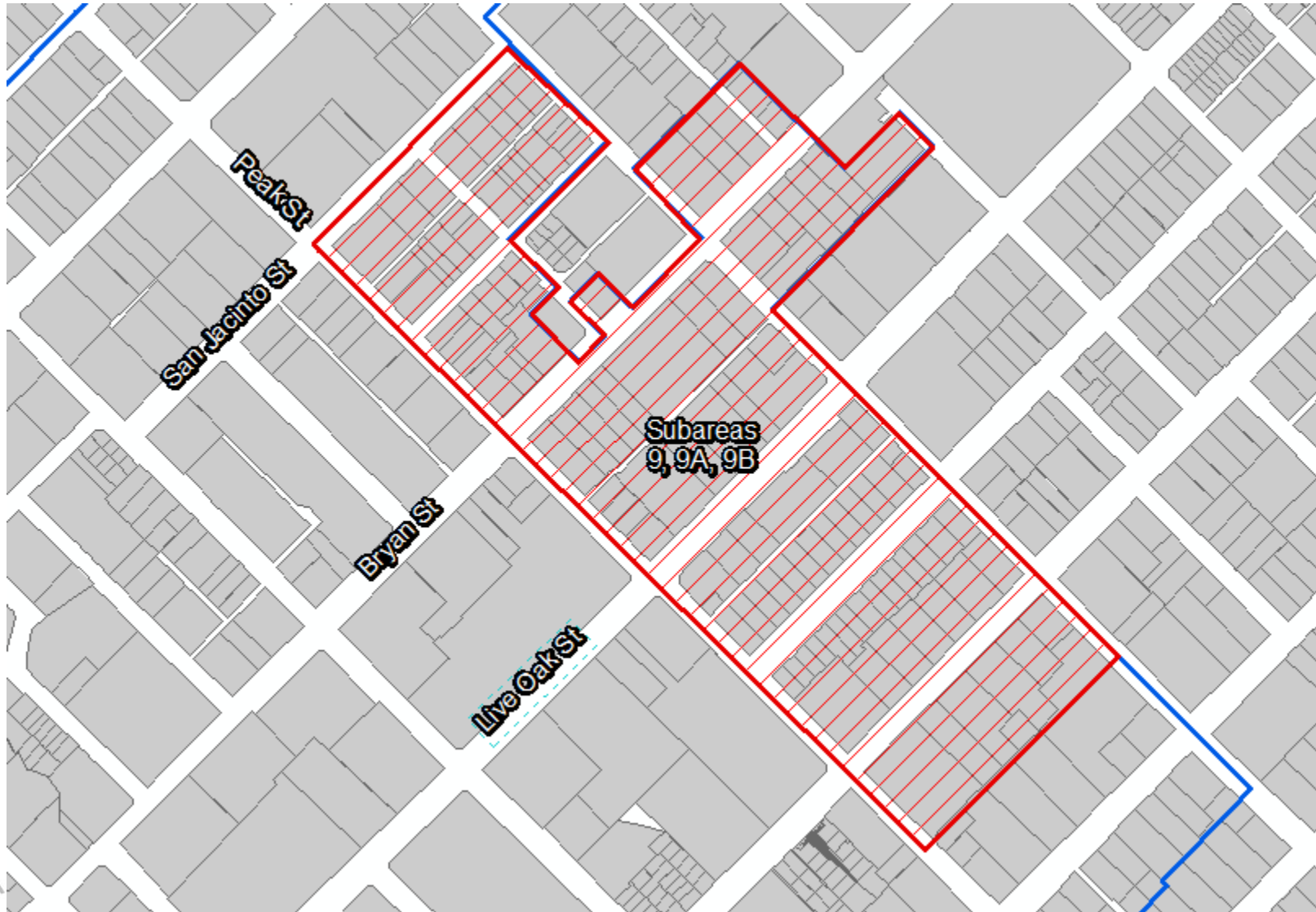
PD 298 – Subarea 9



- Generally the area northeast of Peak Street



PD 298 – Subarea 9



PD 298 – Subarea 9



- Generally the area northeast of Peak Street
- Specific areas refer back to base zoning code (Chapter 51A) for uses and development standards
- PD specifically limits height based on RPS originating from Subarea 6 (within the PD) and R(A), D(A), and TH(A) districts (outside of the PD)





SEC. 51P-298.109.

RESIDENTIAL PROXIMITY SLOPE.

A 1:3 residential proximity slope emanates from the property line of any property within Subarea 6 or any R(A), D(A), or TH(A) district adjacent to the Bryan Area SPD. A 1:1 residential proximity slope emanates for a distance of 50 feet from the property line of any MF(A) district or planned development district for multifamily uses adjacent to the Bryan Area SPD. If any portion of a structure is over 26 feet in height, that portion may not be located above the applicable residential proximity slope. Exceptions:

(1) The residential proximity slopes does not apply to limit the height of structures located within Subareas 1C and 7.

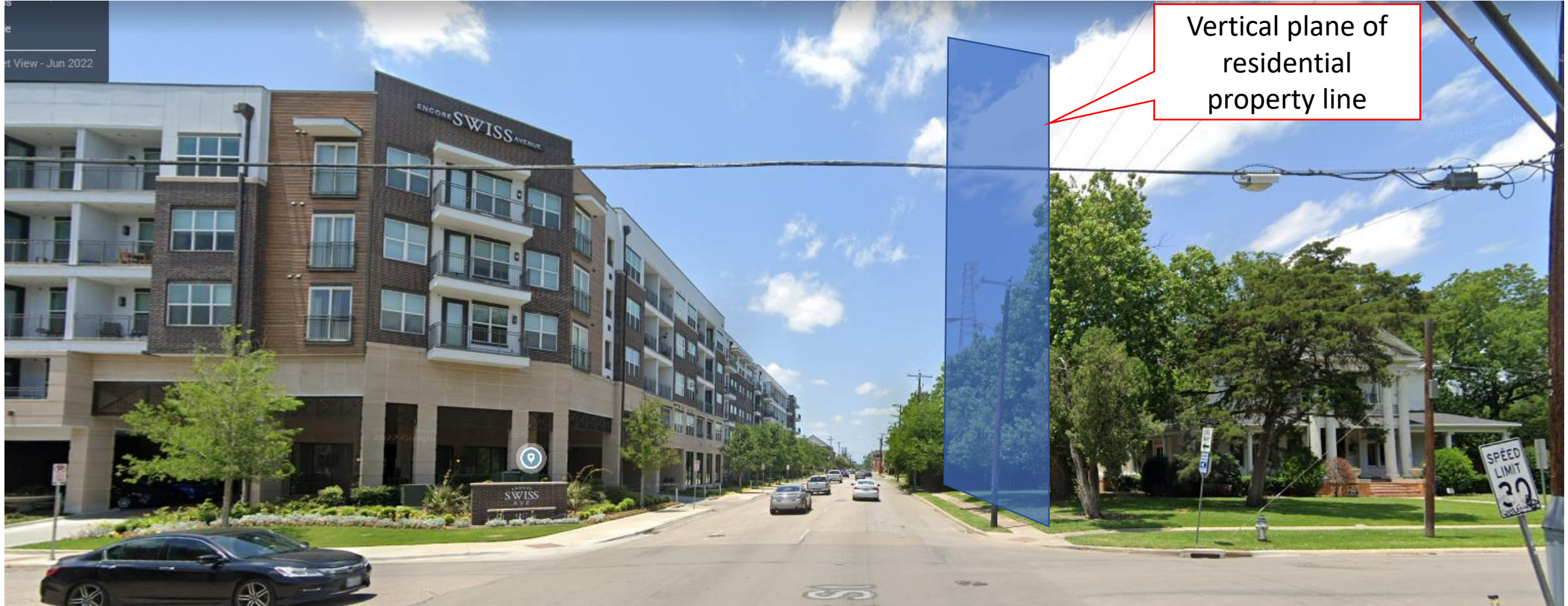
(2) Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. (Ord. Nos. 20049; 24914; 30817)



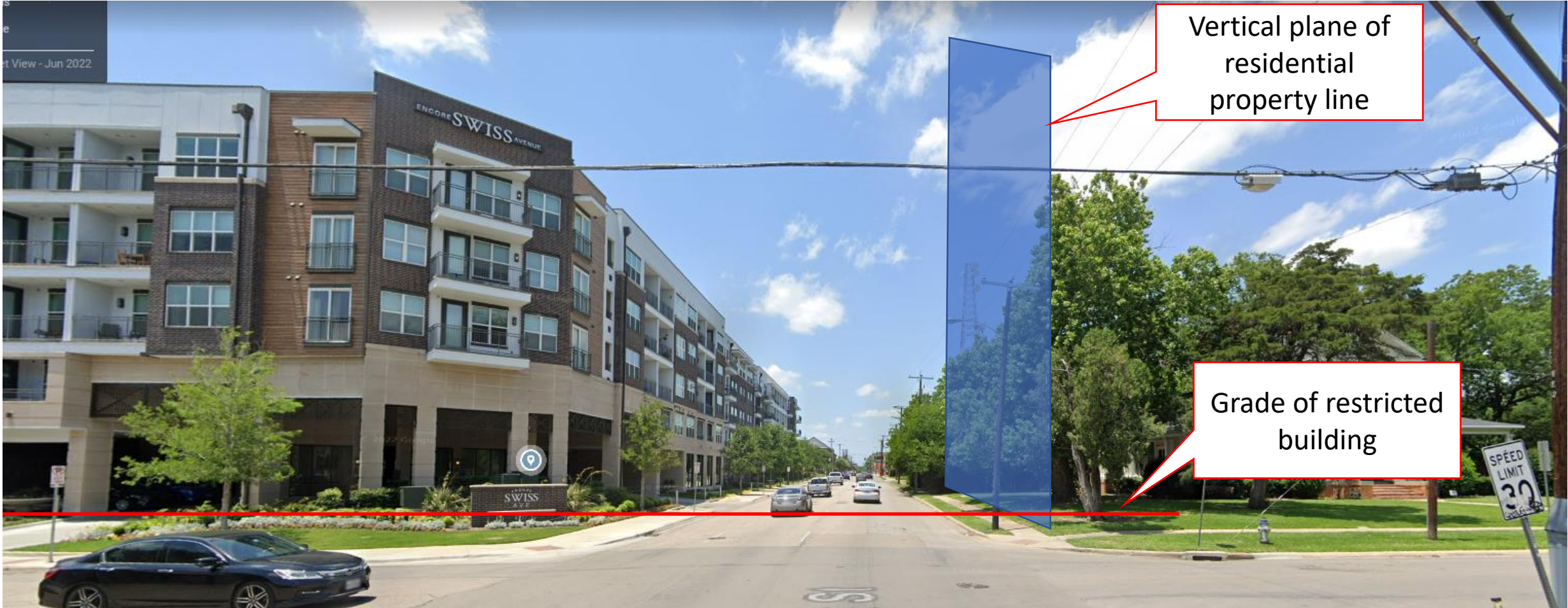
PD 298 – Subarea 9



PD 298 – Subarea 9



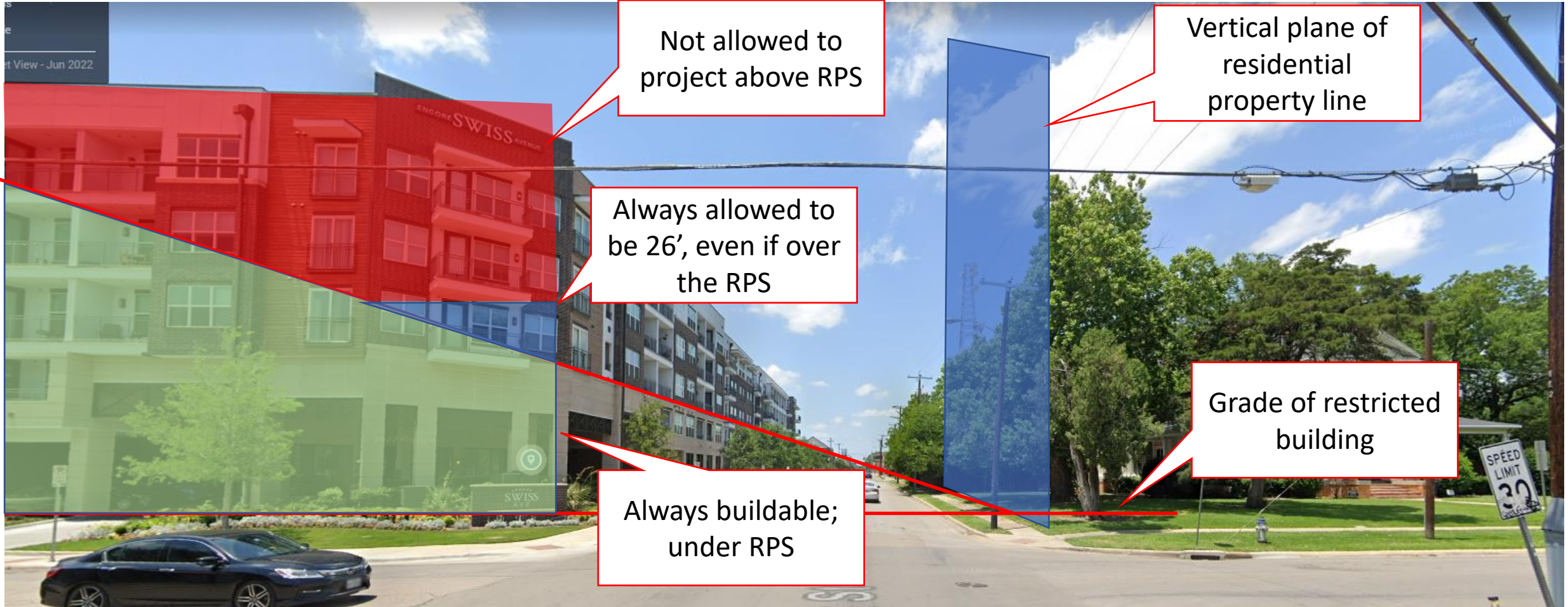
PD 298 – Subarea 9



PD 298 – Subarea 9



PD 298 – Subarea 9



Proposed Amendments



SEC. 51P-298.109. RESIDENTIAL PROXIMITY SLOPE.

(a) A 1:3 residential proximity slope ~~emanates~~ originates from the ~~property boundary~~ line of any private property within in Subarea 6, in Subareas 9, 9A, or 9B and designated as an R(A), D(A), or TH(A) district by Exhibit 298A, or ~~any-an~~ R(A), D(A), or TH(A) district adjacent to the Bryan Area SPD.

(b) -A 1:1 residential proximity slope ~~emanates~~ originates for a distance of 50 feet from the ~~property boundary~~ line of any private property in Subareas 9, 9A, or 9B and designated as an MF(A) district by Exhibit 298A or an MF(A) district or planned development district for multifamily uses adjacent to the Bryan Area SPD and terminates at a horizontal distance of 50 feet.

(c) -If any portion of a structure is over 26 feet in height, that portion may not be located above the applicable residential proximity slope. Exceptions:

(1) The residential proximity slopes does not apply to limit the height of structures located within Subareas 1C and 7.

(2) Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. (Ord. Nos.

20049; 24914; 30817)



Next Steps



- City Plan Commission Briefing / Public Hearing
- CPC Recommendation to City Council Public Hearing
- City Council Public Hearing for final action





Questions?

