

### **Public Input – PDD No. 317 Proposed Regulations**

On May 18, 2017, the City Plan Commission (CPC) authorized a public hearing to determine proper zoning in the area zoned Planned Development District No. 317, and PDD No. 715 and Central Area District -1 parcels. City Staff has been working with the Steering Committee Members for the past few months to draft the proposed regulations.

Weblink to the proposed regulations:

[https://dallascityhall.com/departments/sustainabledevelopment/planning/DCH%20Documents/authorized%20hearings/pd317/PD\\_317\\_DRAFTRegulations\\_Website10302019.pdf](https://dallascityhall.com/departments/sustainabledevelopment/planning/DCH%20Documents/authorized%20hearings/pd317/PD_317_DRAFTRegulations_Website10302019.pdf)

On November 5, 2019, a community meeting was held to review the proposed regulations. Staff received several comments from the public during the community meeting and afterwards. The following is a comprehensive list of all comments and concerns we have received which will be given CPC.

#### **Uses:**

1. Allow seafood processing facility use.
  - Currently this use is allowed in Subdistrict 2. Steering committee recommended this use be deleted as an allowed use in the future. The existing seafood processing facility would become non-conforming if the use is removed as an allowed use.
2. Allow a restaurant use (limiting size) in Subdistrict 1, without an SUP.
  - Currently restaurant use is not allowed in Subdistrict 1. The Steering committee recommended no changes for this use.
3. Financial institutions
  - Currently a financial institution without drive-in window and financial institution with drive-in window are allowed in Subdistrict 2 and 3. Steering committee recommended no changes for this use.
4. Urgent care facility allowed within the PD.
  - Currently an urgent care facility or medical clinic is allowed in in Subdistricts 2, and 4. Steering committee recommended no changes for this use.
5. Public park within in Cedars.
  - Currently a public park is allowed in all Subdistricts (Subdistricts 1, 2, 3, 4 and 5).
  - Funding for a public park is not a zoning issue.

#### **Subdistricts:**

6. Move parcels south of Lear Street into Subdistrict 2 instead of Subdistrict 1.  
Move parcel at the southwest corner of Parnell Street and Corinth Street into Subdistrict 3 instead of Subdistrict 2.
  - The steering committee discussed and made some boundary changes as shown in the revised [map](#). The above two areas were not part of the discussion.

**Loading Spaces for multifamily use**

7. Consider requiring loading spaces based on the following sliding scale, based on square footage of the building:
  - 0-50,000 square feet of MF use – no loading space
  - 50,000 – 100,000 square feet of MF use – 1 loading space
  - 100,000- 300,000 square feet of MF use – 2 loading spaces
  - Each additional 200,000 square feet of MF use, one additional loading space
- Staff proposed regulations require one loading space for multifamily use irrespective of size of the building.
- Steering committee did not discuss the loading space requirement for the multifamily use.
8. Consider removing the loading space requirement for the Arts and Craft Production Facility use
  - Currently one loading space for the Arts and Craft Production Facility use is required. Steering committee recommended keeping this loading space requirement, therefore recommending no change for this requirement.

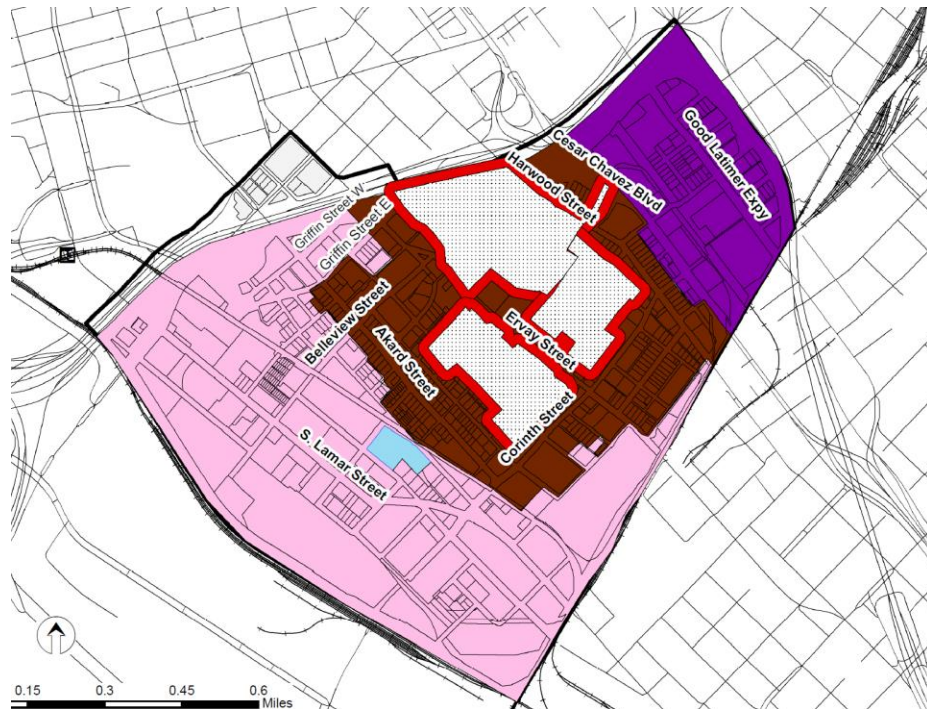
**Floor Area Ratio (FAR):**

9. Allow greater floor area ratio (FAR) than staff proposal of 6 FAR in Subdistricts 2, 3, and 4
  - Current PD allows FAR ranging between 1 and 4 depending on the Subdistrict. Staff's proposal is 6 FAR with bonus FAR of up to 9 when providing mixed income housing and a bonus of up to 20 FAR for properties within a ½ mile radius of the High-Speed-Rail station to encourage high density mixed-use development. Steering Committee recommendation is 20 FAR in Subdistricts 2,3 and 4.

**Height Overlay (HO):**

10. Consider removing the Height Overlay

- The proposed Height Overlay (HO) is a 100 foot buffer that generates from the boundary line of Subdistrict 1 (Residential Subdistrict) and Subdistrict 5 (Old City Park). The maximum height in the HO buffer is 120 feet. Below, as shown in red, the map shows the HO surrounding Subdistricts 1 and 5.
- Steering Committee recommended the HO to protect residential subdistrict and Old City Park from massing and over shadowing.



**Parking:**

11. Staff's recommendation of a 40% parking reduction is not enough to allow buildings that were built before parking was required to be repurposed.

Legacy Building requirement to retain 75% of facades is too much to retain because in order to repurpose the building more transparency may need to be added to the facade.

- Steering Committee recommended CA-2(A) Central Area District parking: all uses except single family and duplex, off-street parking is only required for a building built after June 1, 1981, or an addition to an existing building, at a ratio of one parking space for each 2,000 square feet of floor area which exceeds 5,000 square feet. No off-street parking is required for a building with 5,000 square feet or less of floor area. The single family and duplex use park as per Division 51A-4.200.
- Staff recommendation: parking per Division 51A-4.200 except for parking reductions below:
  - Parking reduction for DART station proximity up to 40% by meeting pedestrian amenities in the parkway requirements, per Section 51P-317. 214.
  - Ride share parking reduction up to 5%.
  - High-speed-rail bonus includes parking reduction up to 40% by meeting pedestrian amenities in the parkway requirements, per Section 51P-317. 214.(c)
  - Legacy Building allows a 40% parking reduction
    - Legacy Building is defined as a building constructed before January 1, 1971 meeting the following criteria:
      - a minimum of 75% of each original street-facing facade remains; and
      - the floor area of the structure has not increased by more than: 150 percent if the increase is 5,000 square feet or less (or) increased by more than 100 percent if the increase is greater than 5,000 square feet. (Or)
      - the buildings located at: 1311 S. Ervay Street; 1703 S Ervay Street; 1711 S Ervay Street, and 1111 S. Lamar Street.
    - The Cedars area has many older buildings that are unique to the area.
    - Staff recommended a parking reduction for the Legacy Buildings to incentivize preserving and repurposing these existing older buildings to preserve the unique character by providing a reduction up to 40%.

**Accessory uses**

12. Do not allow the following accessory uses in Subdistrict 5 as they are not compatible
- Accessory medical/infections waste incinerator
  - Accessory pathological waste incinerator
- Currently those uses are allowed in Subdistrict 5. Steering committee recommended requiring a Specific Use Permit for these accessory uses.

**Visibility triangle:**

13. Consider smaller visibility triangle
- Currently the visibility triangle is 45 feet as required by SEC. 51A-4.602(d).
  - Steering Committee did not discuss the visibility triangle.
  - Staff recommendation is based on the Traffic Engineer's input, as below:
    - visibility triangle is 45 feet, if a primary street intersects with another street or another primary street.
    - visibility triangle is 30 feet, for the rest of the streets.
    - visibility triangle is 20 feet, where an alley or driveway intersects with a street

**Mixed income housing development bonus**

14. Time frame to retain Mixed income housing is too long.
- Staff proposed regulations to obtain the density bonus and compliance with Division 51A-4.100, is for 20 years period.
  - Steering committee did not include a mixed income housing development bonus in their recommendation.
  - Steering Committee recommendation is 20 FAR.

**Front yard setback**

Subdistrict 1:

- Streeting Committee recommendation:
  - No minimum front yard
- Staff recommendation:
  - Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;
  - For a Legacy Building, if a front yard is provided no maximum setback is required;
  - All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

Subdistricts 2, 3, and 4:

- Streeting Committee recommendation:
  - No minimum front yard
- Staff recommendation:
  - Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;
  - For a Legacy Building, if a front yard is provided no maximum setback is required;
  - All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

Subdistrict 5:

- There are no changes proposed to the existing regulations, minimum front yard is 15 feet.