

Memorandum



CITY OF DALLAS

DATE April 9, 2018

TO Honorable Members of the Mobility Solutions, Infrastructure and Sustainability Committee

SUBJECT **Amendments to Article XIII Form District Regulations**

On Monday, April 9, 2018, you will be briefed on proposed amendments to Article XIII “Form Districts” of the Development Code. The City Plan Commission recommended approval of the amendments on January 18, 2018. The briefing materials are attached for your review.

Please feel free to contact David Cossum or myself if you have any questions or need additional information.

A handwritten signature in blue ink, appearing to read 'Majed A. Al-Ghafry'.

Majed A. Al-Ghafry
Assistant City Manager

[Attachment]

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| Honorable Mayor and Members of the City Council | Jon Fortune, Assistant City Manager |
| T.C. Broadnax, City Manager | Joey Zapata, Assistant City Manager |
| Larry Casto, City Attorney | M. Elizabeth Reich, Chief Financial Officer |
| Craig D. Kinton, City Auditor | Nadia Chandler Hardy, Chief of Community Services |
| Billierae Johnson, City Secretary (Interim) | Raquel Favela, Chief of Economic Development & Neighborhood Services |
| Daniel F. Solis, Administrative Judge | Theresa O'Donnell, Chief of Resilience |
| Kimberly Bizer Tolbert, Chief of Staff to the City Manager | Directors and Assistant Directors |
| Jo M. (Jody) Puckett, Assistant City Manager (Interim) | |

Amendments to Article XIII Form District Regulations

Mobility Solutions,
Infrastructure and
Sustainability Committee

April 9, 2018

David Cossum, Director
Sustainable Development
and Construction



City of Dallas

Presentation Overview

- Purpose
- Background
- Proposal
- Next steps

Purpose

- Brief committee on proposed amendments to Article XIII “Form Districts” of the Dallas Development Code
- Seek committee approval for future City Council consideration of this item

Background

- February 25, 2009: City Council approved the creation of Article XIII “Form Districts”
- August 12, 2015: City Council approved revisions to Article XIII “Form Districts” for non-conforming structures, artificial lots, planting zones, blocks, and pedestrian passage
- September 25, 2017: The MSIS Committee was briefed on the need for minor revisions to Article XIII to account for unique uses and development scenarios. The committee directed staff to develop proposed amendments.

Background (cont.)

Proposed amendments were divided into two rounds:

- First round (current)
 - Ensure consistency
 - Provide flexibility to address common issues
 - Provide clarification on certain requirements
- Second round (future)
 - Examination and larger discussion of:
 - Uses
 - Parking requirements
 - Parking setbacks in certain development types
 - Primary Street Designation

Background (cont.)

- The Zoning Ordinance Advisory Committee (ZOAC) considered this round of proposed amendments at two public meetings on October 19, 2017 and November 9, 2017
- November 9, 2017: ZOAC recommended approval of the first round of proposed amendments
- January 18, 2018: The City Plan Commission (CPC) recommended approval of the first round of proposed amendments

Proposal Summary

- Ensure consistency between text and pictures
 1. Stoops and Front Porches
- Provide flexibility to address common issues
 2. Front Setback Area – Administrative Waiver
 3. Story Height
 4. Relief from Required Street Frontage
- Provide clarification on requirements
 5. Parking Reductions – Access to Transit
 6. Structured Parking
 7. Clarification of Single-Family Districts
 8. Planting Zone
 9. Off-Street Loading
 10. SUP for Self-Service Storage Use

1. Stoops and Front Porches

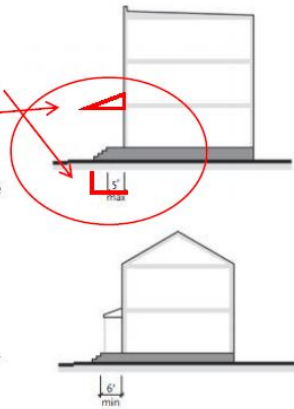
- **Issue:** Pictures and text are inconsistent
- **Proposal:** Amend pictures for consistency with text and allow stoops and front porch building elements on apartment development types for additional design flexibility

Sec. 51A-13.305. Building Elements.

(e) Stoops.

- (1) Stoops are permitted on townhouse stacked, townhouse, manor house, and single-family house development types.
- (2) A stoop must be no more than five feet deep (including the steps) and six feet wide.
- (3) A stoop may be roofed, but not enclosed.
- (4) Partial walls and railings on a stoop may be no higher than 3 1/2 feet.
- (5) A stoop may encroach into the door yard. No stoop may encroach into the public right-of-way without a license for the use of that right-of-way.

Division 51A-13.300. District Regulations.



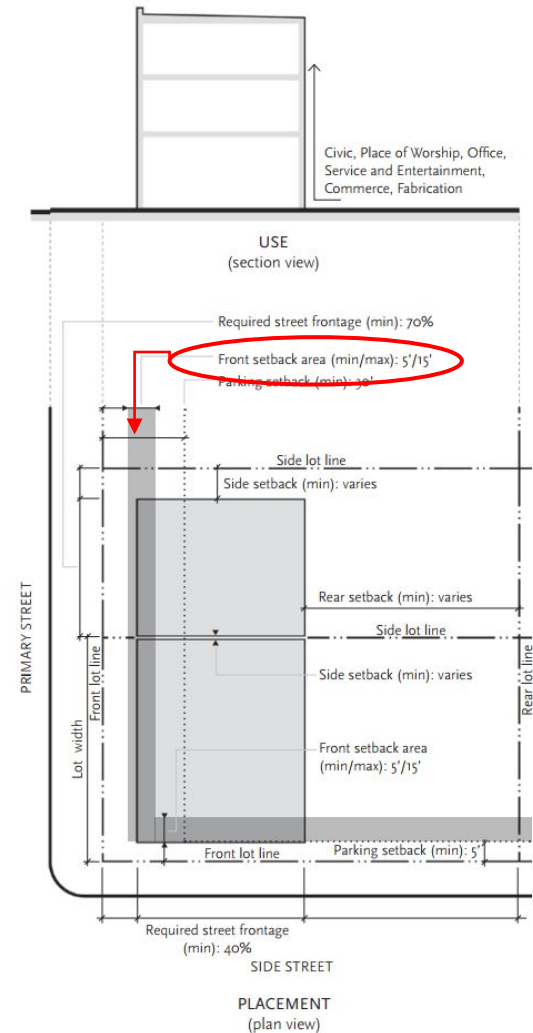
(f) Front Porches.

- (1) Front porches are permitted on townhouse stacked, townhouse, manor house, and single-family house development types.
- (2) A front porch must be a minimum of six feet deep (not including the steps).
- (3) A front porch must be contiguous with a width not less than 50 percent of the building facade from which it projects.
- (4) A front porch may be roofed, but not enclosed.
- (5) Partial walls and railings on a porch may be no higher than 3 1/2 feet.
- (6) A front porch may encroach into the door yard. No front porch may encroach into the public right-of-way without a license for the use of that right-of-way.



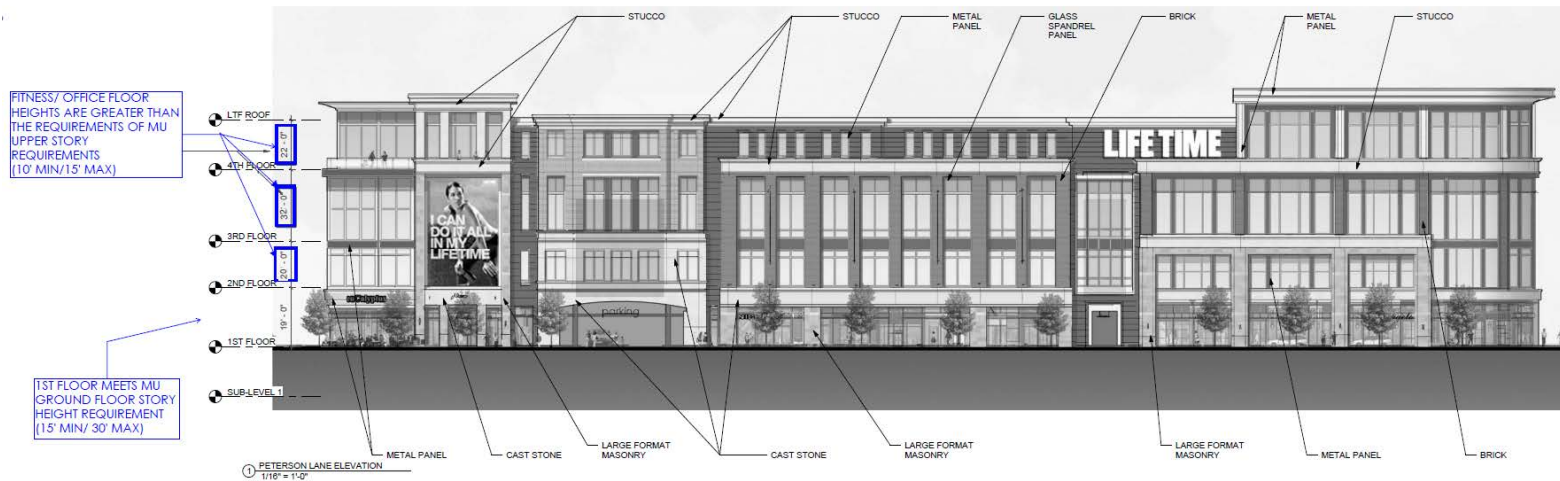
2. Administrative Waiver – Front Setback Area

- **Issue:** Need to allow flexibility to deviate from the front setback requirements if development cannot feasibly occur due to utilities or street easements
- **Proposal:** An administrative waiver may be granted by the director if a hardship exists that does not conflict with the stated purpose of Article XIII and will be compatible with surrounding land uses



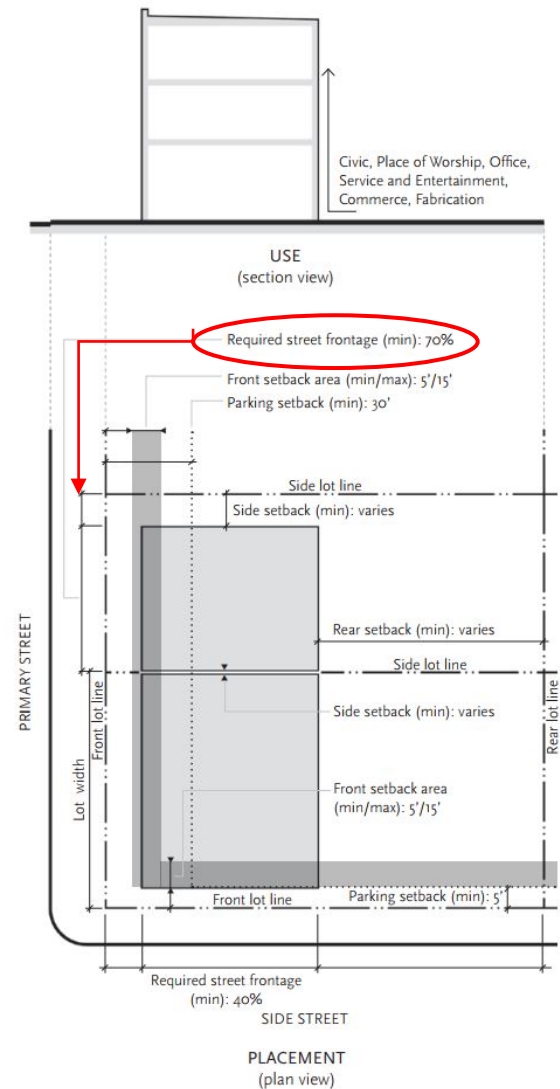
3. Story Height

- **Current:** Interior measurement (finished floor to finished floor)
- **Issue:** Need flexibility to account for unique uses and emphasize form in terms of facade appearance and the pedestrian public realm
- **Proposal:** Exterior measurement (horizontal facade articulation break)
- Story height to be measured as an exterior measurement to simulate individual stories on the exterior and allow flexibility for uses that do not follow standard floor spacing (multi-level fitness centers, theaters, etc.)



4. Relief from Required Street Frontage

- **Current:** STREET FRONTAGE means a portion of a building that must be located within the required setback area, expressed as a percentage of lot width
- **Issue:** Need flexibility to deviate from the required street frontage regulations
- **Proposal:** Exceptions and variations to the required street frontage may be approved at a CPC public hearing with public notice procedure



5. Parking Reductions – Access to Transit

- **Issue:** Clarify whether a trolley on a fixed rail system is considered a “Rail Transit Station” or a “Bus or Trolley Transit” stop.
- **Proposal:** A stop on a fixed rail system is considered a rail transit station whether heavy rail, light rail, or fixed rail trolley



6. Structured Parking

- **Current:** TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story
- **Issue:** Transparency requirement applies to all development types, including “structured parking”
- **Proposal:** Add language that structured parking transparency is not required to be filled with glass

7. Clarification of “Single-Family Districts”

- **Issue:** Does not account for D(A), TH(1-3)(A), CH or RTN when referring to a “single-family district” in Article XIII
- **Proposal:** A “single-family district” means a “residential district other than multi-family” for the purposes of the parking setback, side setback, and rear setback in each applicable development type

PARKING SETBACK	
From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK	
Abutting single family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK	
Abutting single family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

Residential districts other than multi-family

8. Planting Zone

- **Issue:** Need clarification for planting location of small trees used to meet street tree requirement when allowed to be planted in the door yard setback due to utility conflicts
- **Proposal:** Amend the minimum distance from a building facade that small trees may be located when planted within the dooryard setback from 10 feet to five feet

9. Off-Street Loading

- **Issue:** Current regulations do not require off-street loading be provided for any use and do not designate where it can be located, if provided
- **Proposal:** Off-street loading, if provided, must be located behind the parking setback

10. SUP for Self-Service Storage Use

- ZOAC and CPC recommend addressing “self-service storage uses” in this round of amendments.
- **Current:** Self-service storage use is permitted in the upper stories of the Mixed Use Shopfront district and in all stories of the General Commercial district
 - CH. 51A mini-warehouse use allowed by right in all Commercial/Industrial districts and all Central Area districts
 - CH. 51A mini-warehouse use allowed by SUP only in CR, RR, all Mixed Use districts, and all Multiple Commercial districts
- **Proposal:** Self-service storage use is permitted by SUP only in the upper stories of the Mixed Use Shopfront development type and in all stories of the General Commercial development type

Next Steps

Staff recommends committee approval to advance the first round of amendments for City Council consideration

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