

**Z167-395**

**City Plan Commission**

**June 2, 2022**

**Mike King**

**Senior Planner**

**Planning & Urban Design**

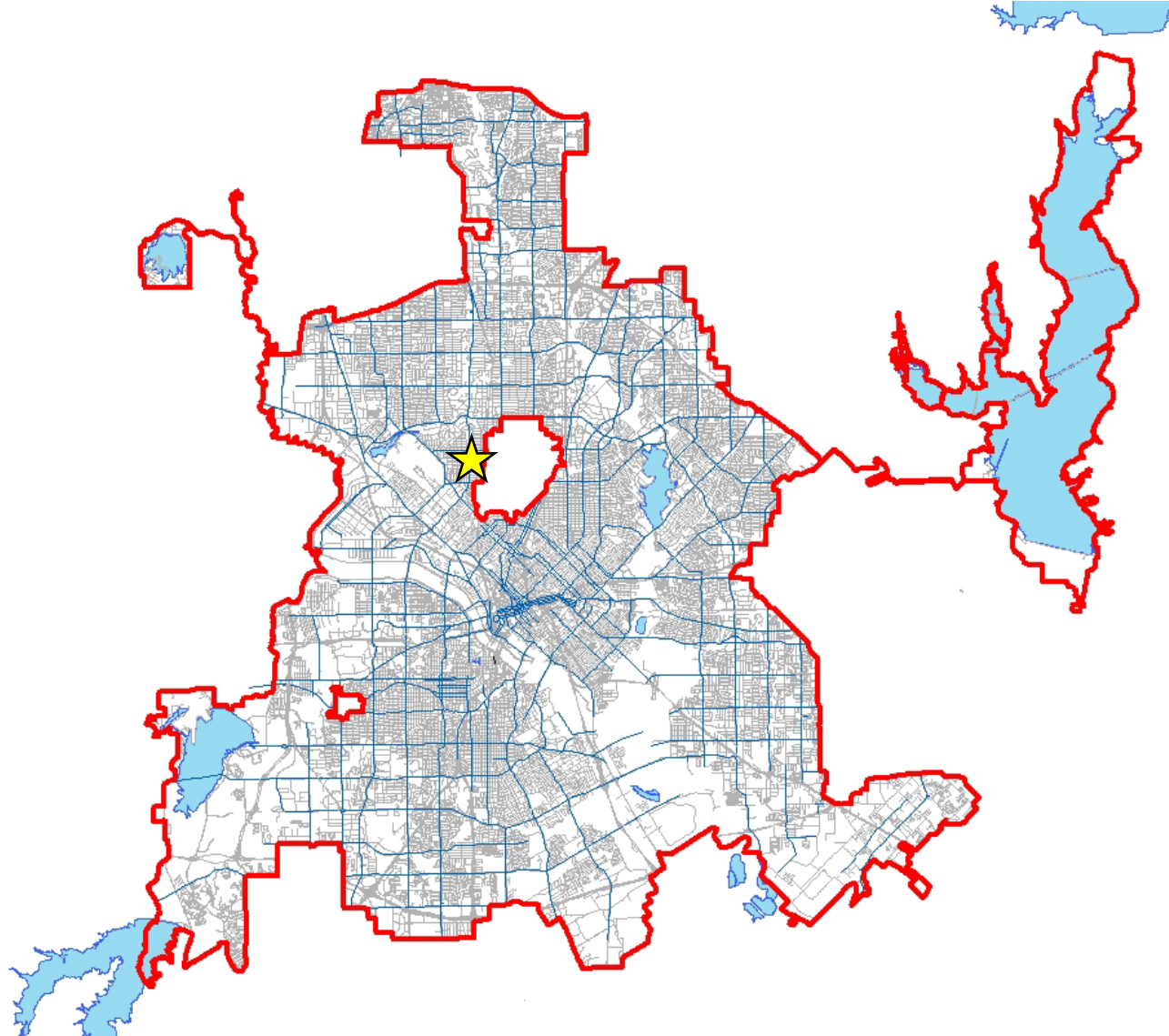


**City of Dallas**

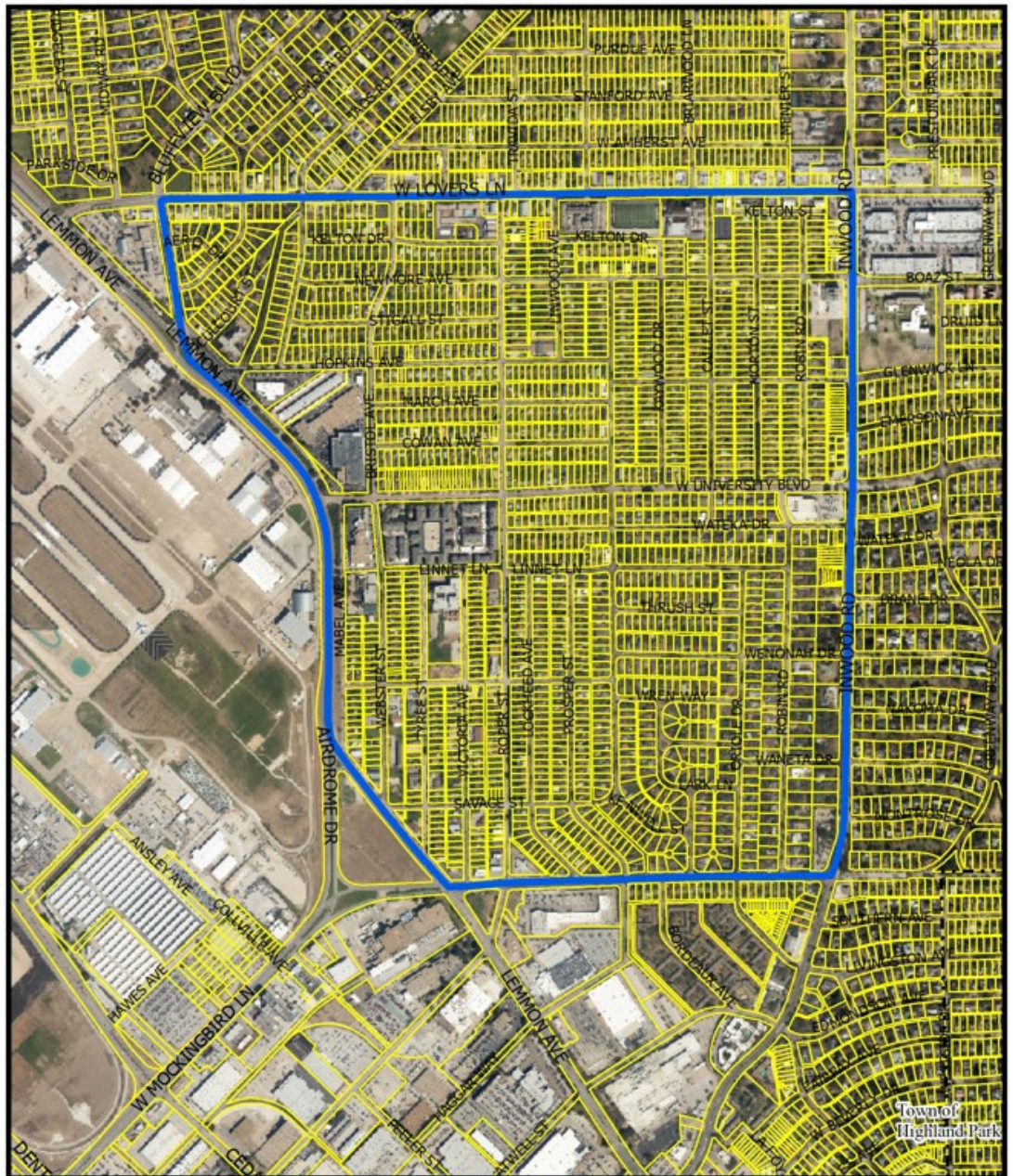
# Request

- An authorized hearing on property zoned CR Community Retail District, CS Commercial Service District, D(A) Duplex District, IR Industrial Research District, LO-1 Limited Office District, MC-1 Multiple Commercial District, MF-2(A) Multifamily District, P(A) Parking District, R-7.5(A) Single Family District, R-10(A) Single Family District, TH-2(A) Townhouse District, TH-3(A) Townhouse District, and Planned Development District Nos. 67, 326, 515, 659, 670, 771, 814, and 947
- ±521 acres

# Location



# Aerial Map



City Plan Commission – Z167-395



1:12,000

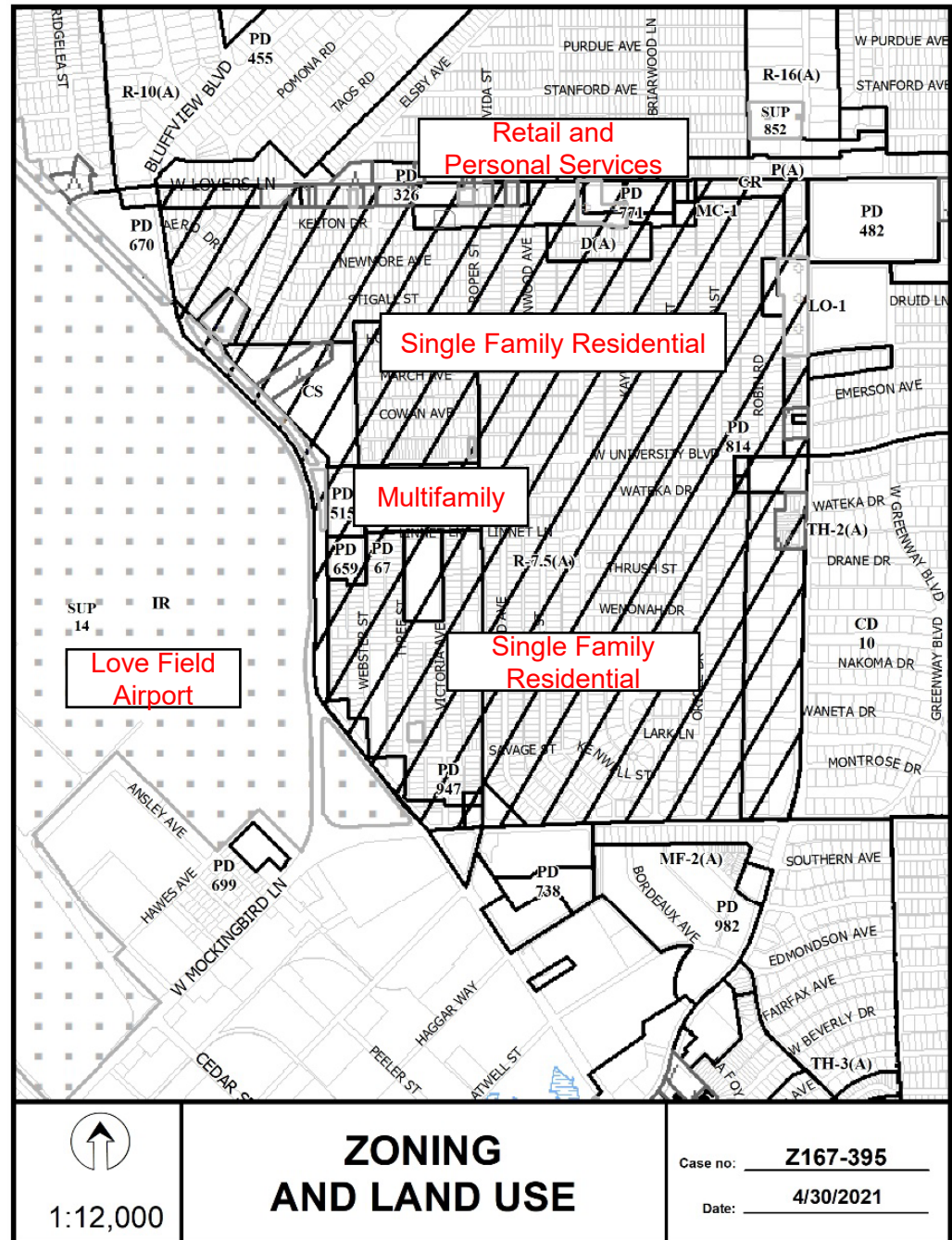
## AERIAL MAP

Case no:           Z167-395          

Date:           5/11/2022          

Town of Highland Park

# Zoning and Land Use



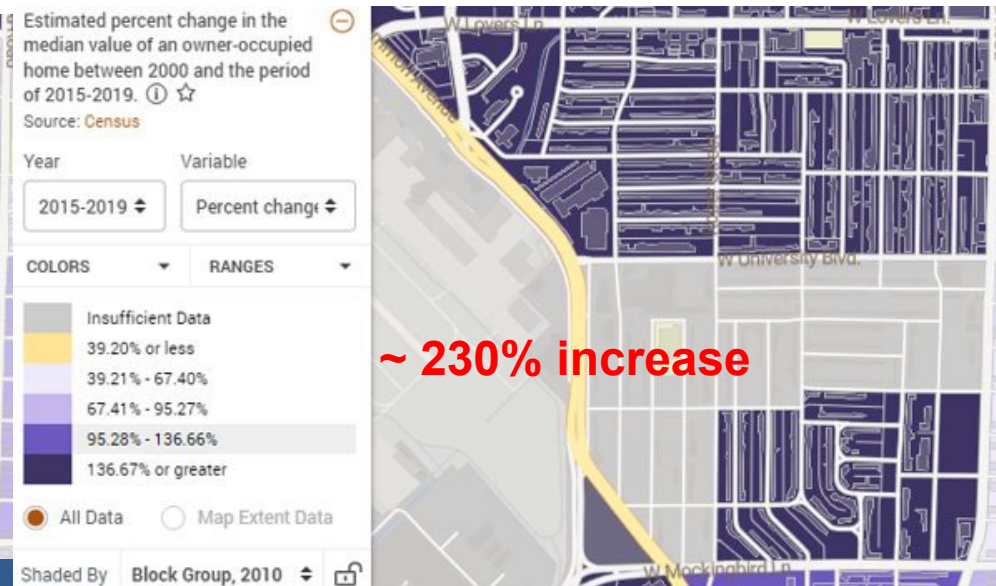
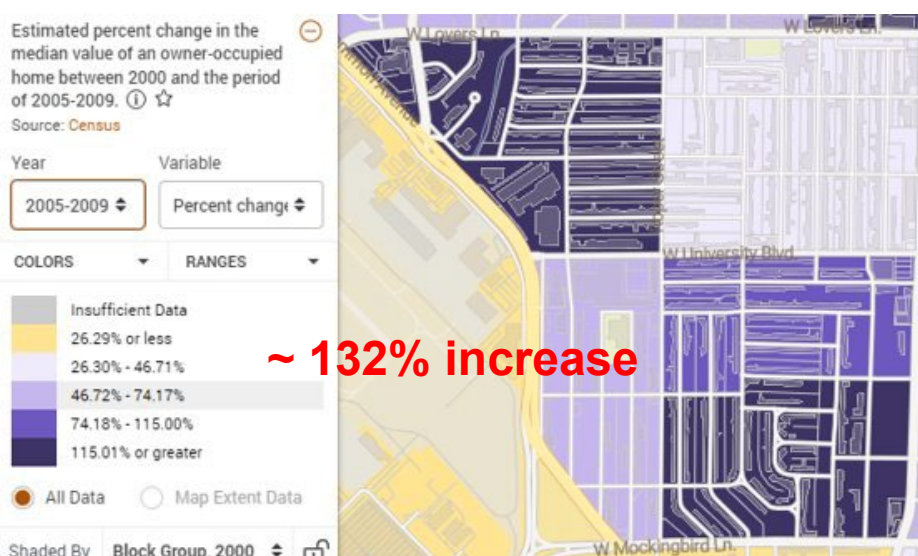
# Background

- July 1, 2017: Strategic Neighborhood Action Plan
  - July 2016 - July 2017: residents in the neighborhood were engaged by Planning and Urban Design to develop a vision for their future
  - An “action step” in the plan was to address the need for a zoning change in order to aid in neighborhood stabilization
- Sept 7, 2017: Authorized Hearing initiated by City Plan Commission
- Oct 12, 2020: First Community Meeting held virtually
- Aug 21, 2021: Second Community Meeting held virtually and in-person
- Dec 2020: Steering Committee appointed by Mayor Pro Tem Medrano
- Jan 11, 2021 - Mar 9, 2022: Thirteen (13) steering committee meetings
- Late Jan 2022: Three days of on-site, in-person question and answer listening sessions in front of the KB Polk Recreation Center

# Area Changes

- *Hearing area has seen a dramatic decrease in population of people of color.*
  - 2010-2014: 80.05%
  - 2015-2019: 60.35
- *Median real estate taxes have increased at least 33% (2005-2019).*
- *Median home prices have doubled in the last twelve years in at least two block groups within the AH area.*
- Percent change in the median value of an owner-occupied home between two recent time periods demonstrates need to address displacement pressure.

Sources: US Census & <https://dallas.policymap.com/newmaps#/>

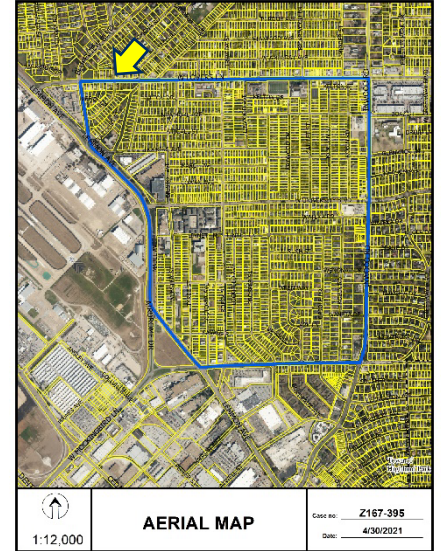


# Community Engagement

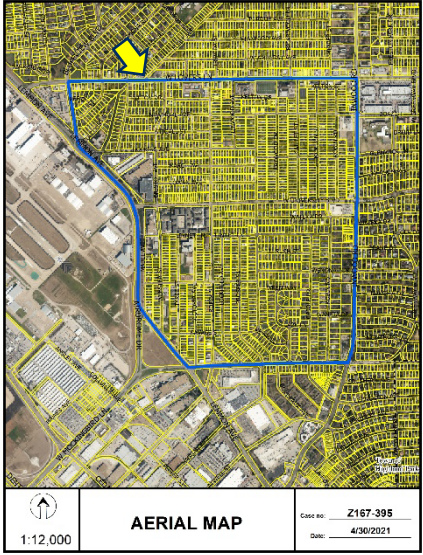
- According to census data, there are 2213 housing units in AH area.
- 13 steering committee meetings and 2 noticed community meetings held from Oct 12, 2020 to Mar 9, 2022 with approximately 750 stakeholder attendees.
- 3 days of on-site, in-person question and answer listening sessions (Jan 26<sup>th</sup>, 27<sup>th</sup>, and 31<sup>st</sup>, 2022) in front of the KB Polk Recreation Center with approximately 180 stakeholder attendees.
- As of October 2021:
  - Staff has responded to numerous emails and phone calls and 9 in-person meetings with stakeholders.
  - Staff has interacted with at least 900 stakeholders and 3 neighborhood groups.
  - The interested parties email list reaches over 485 stakeholders in the community.



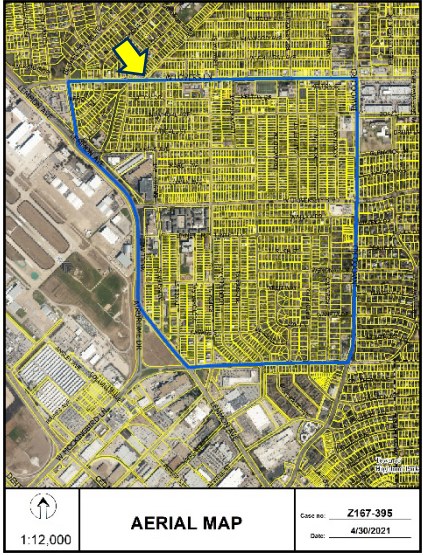
# Lovers Lane looking at northwest AH area



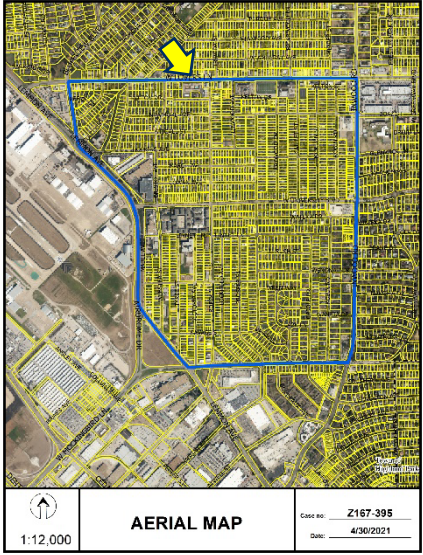
# Lovers Lane looking at north AH area



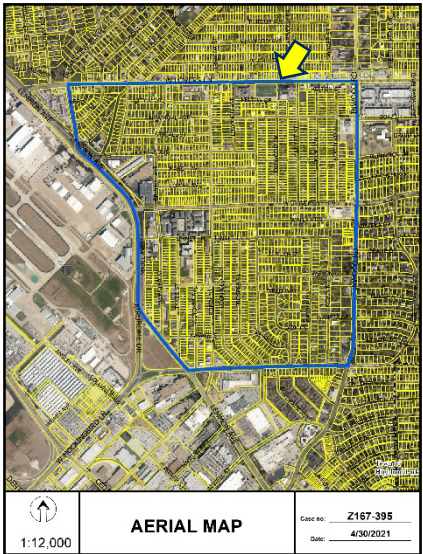
# Lovers Lane looking at north AH area



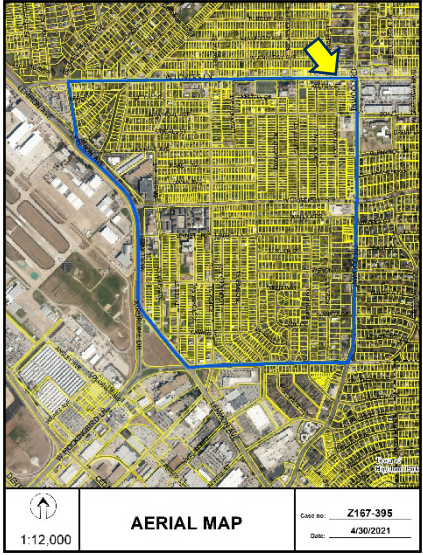
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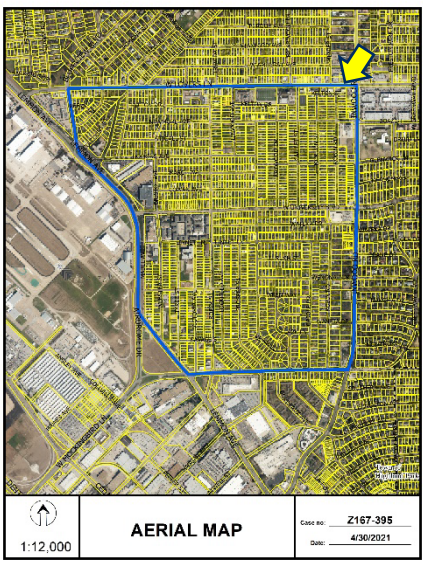
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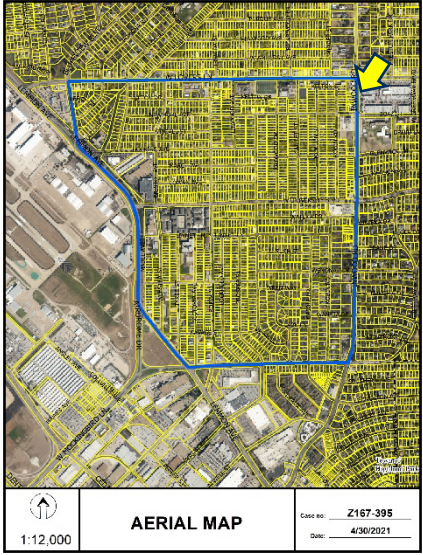
# Lovers Lane looking at northeast AH area



# Lovers Lane looking at northeast AH area

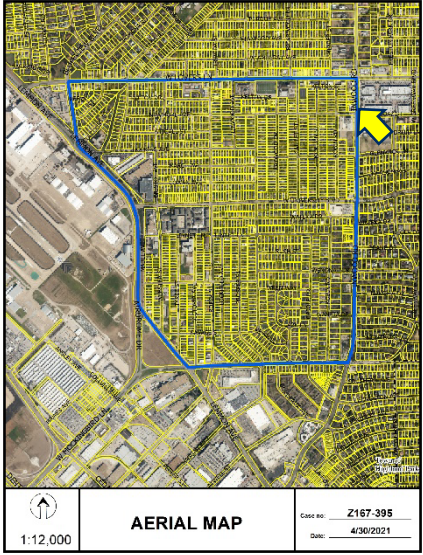


# Inwood looking at northeast AH area

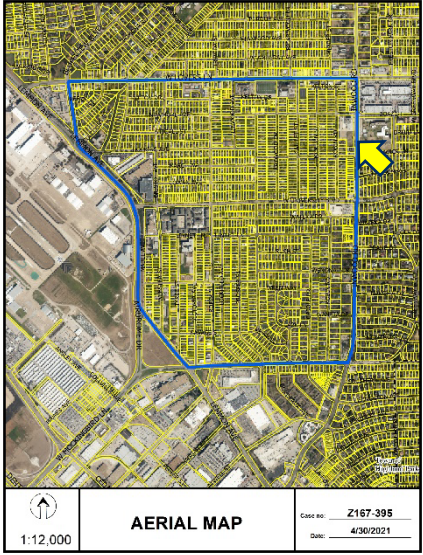




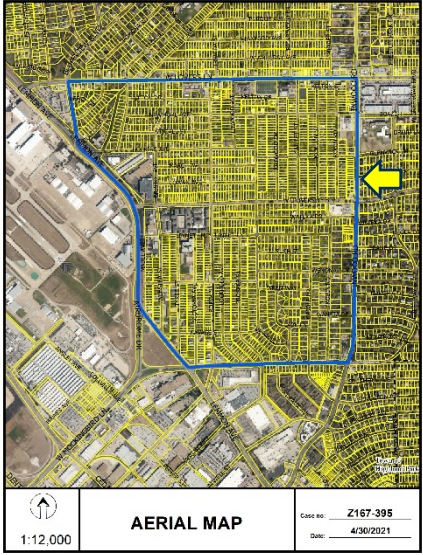
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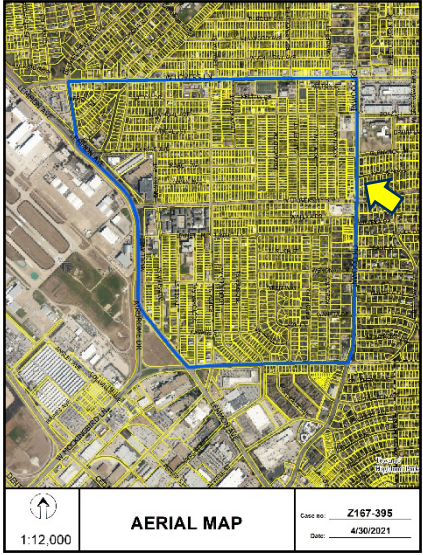
# Inwood looking at east AH area



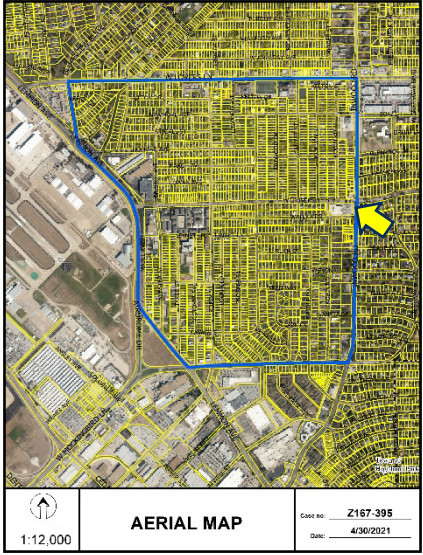
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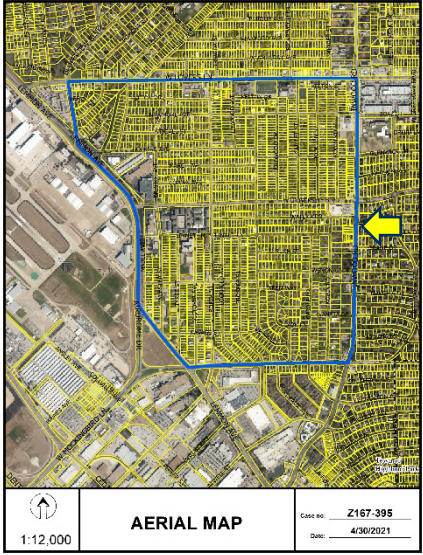
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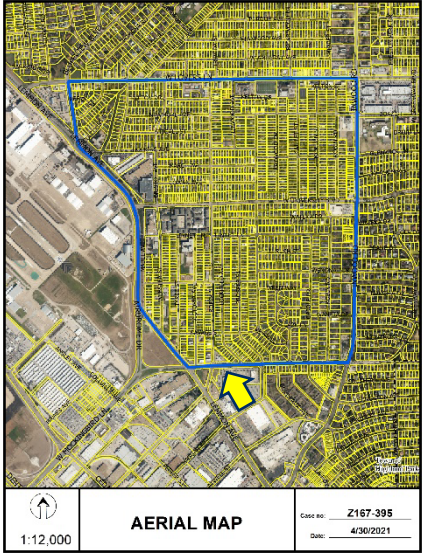
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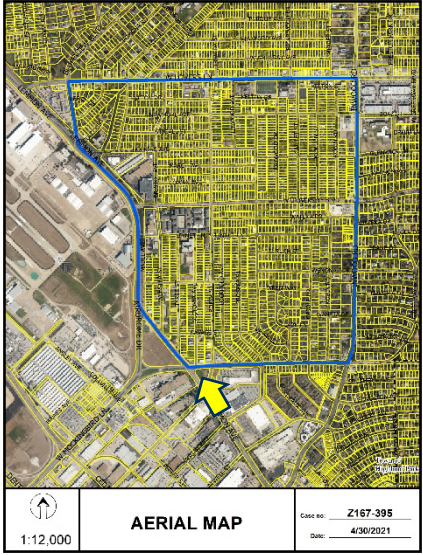
# Inwood looking at east AH area



# Mockingbird looking at south AH area

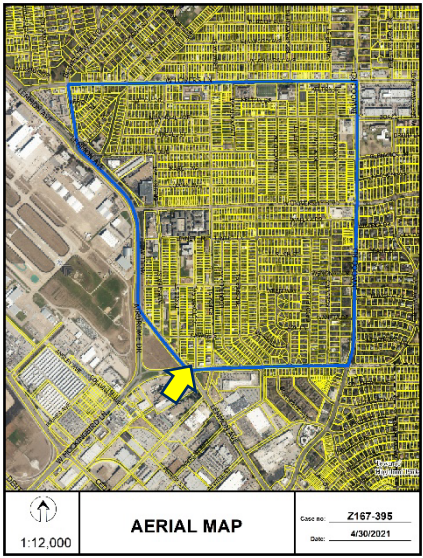


# Mockingbird looking at south AH area

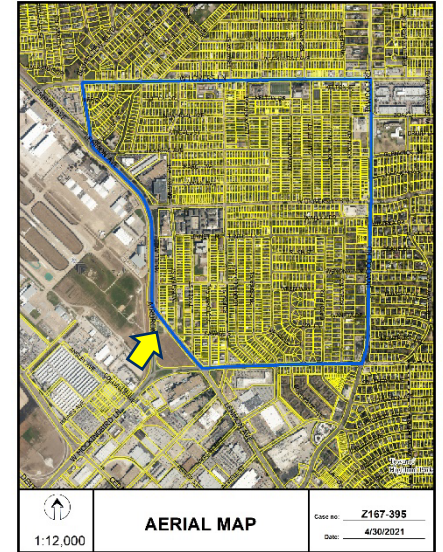




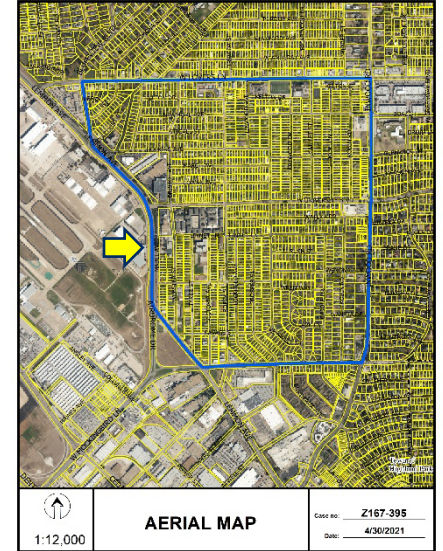
# Lemmon looking at southwest AH area



# Lemmon looking at southwest AH area

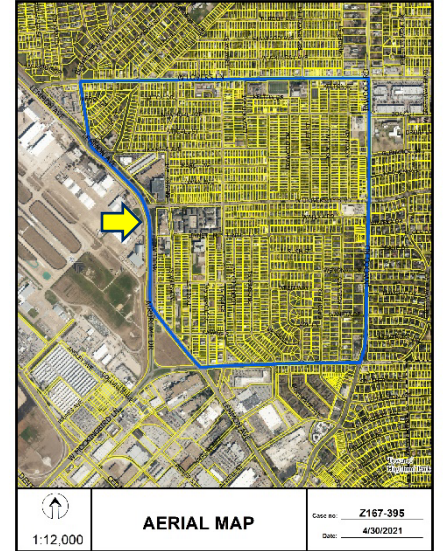


# Lemmon looking at west AH area

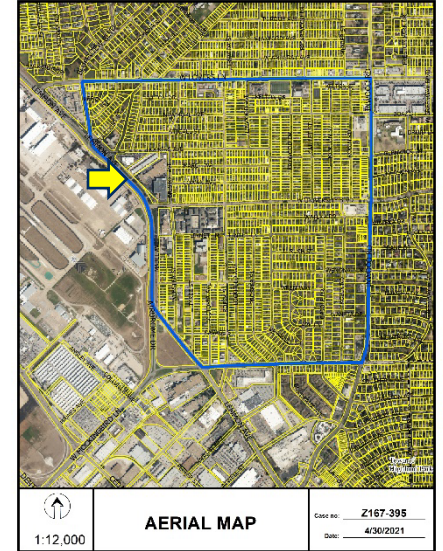


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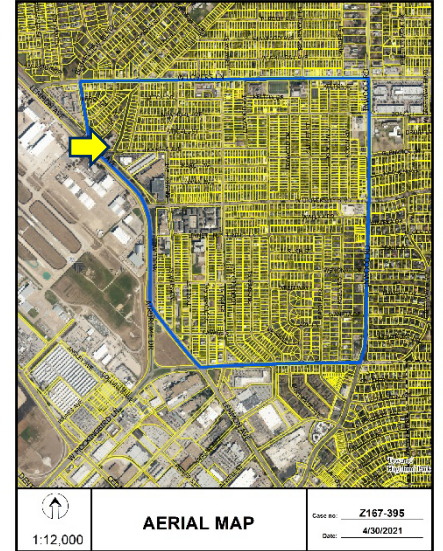
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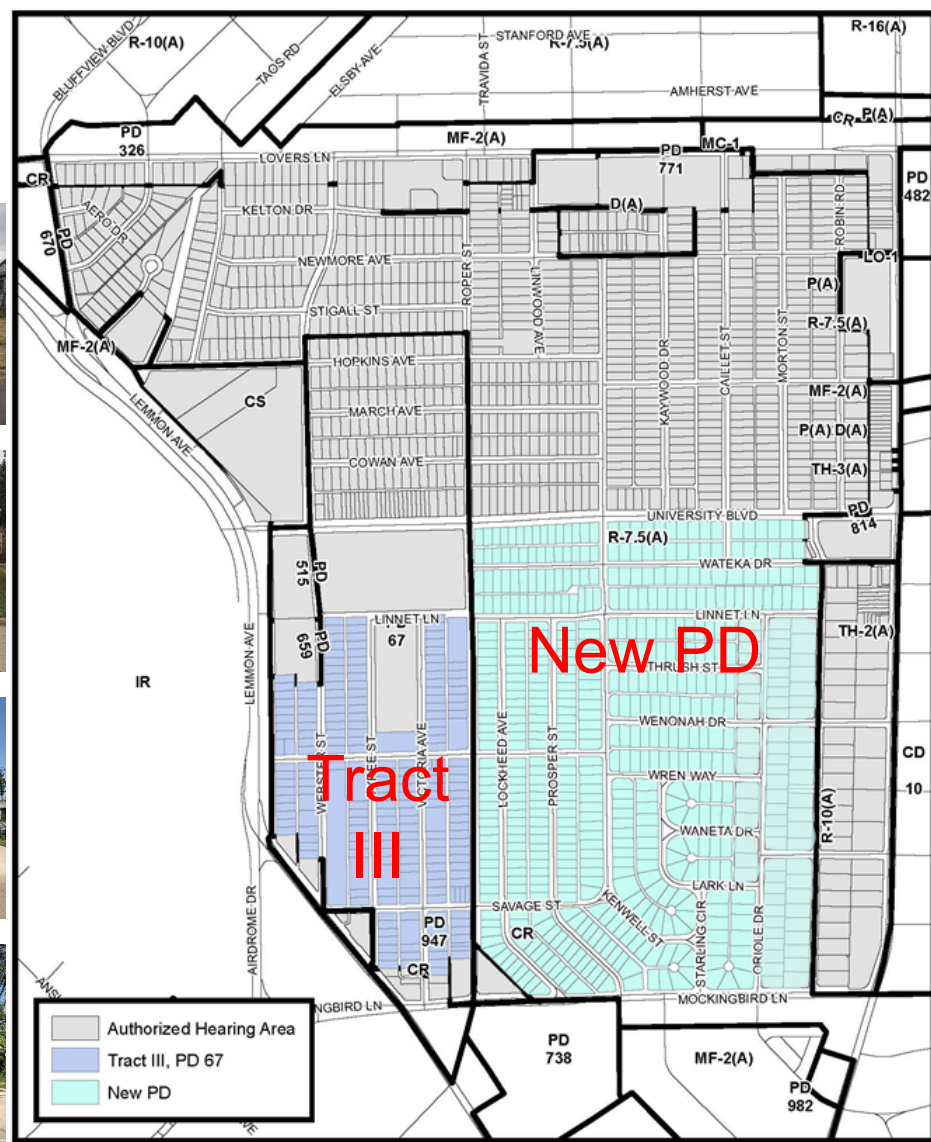
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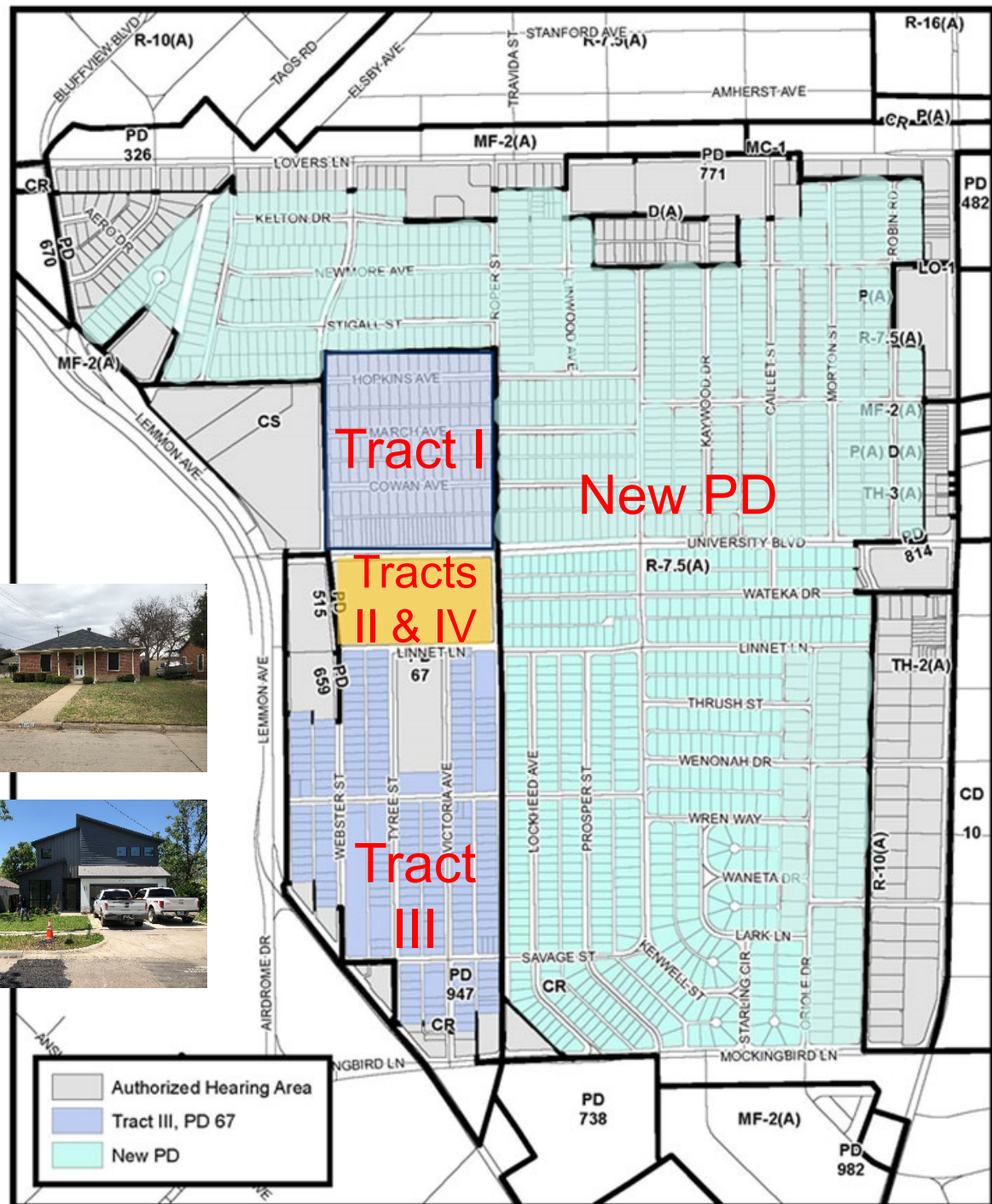
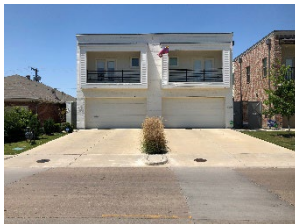
# Lemmon looking at west AH area



# Steering Committee Proposed Changes



# Staff Proposed Changes





# Steering Committee Proposed Changes— Tract III, PD 67

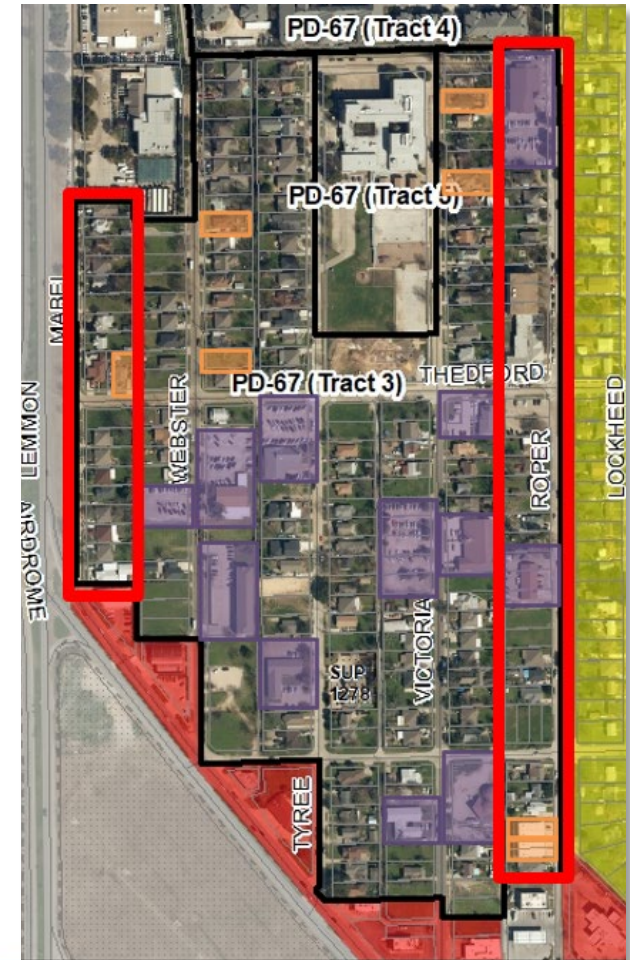
- Duplex use is permitted on property fronting Roper Street and Mabel Avenue.
- 90% of the roof of the main structure must be hip and gable when greater than 20 feet from grade.
- Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.
- Maximum lot coverage is 45% for single story structures and 35% for multiple story structures.

# Staff Proposed Changes—Tract III, PD 67

- *Same as Steering Committee with one addition:*
  - *Maximum lot coverage for non-residential structures is 20%.*
- Duplex use is permitted on property fronting Roper Street and Mabel Avenue.
- 90% of the roof of the main structure must be hip and gable when greater than 20 feet from grade.
- Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.
- Maximum lot coverage is 45% for single story structures and 35% for multiple story structures.

# Steering Committee Proposed Changes— Tract III, PD 67

- **Current:** Single family and church uses along with duplex use permitted only intermittent on certain lots along Roper Street and Mable Avenue
- **Proposed:** Duplex use is permitted on any property fronting Roper Street and Mabel Avenue.
- *Staff concurs with proposed changes.*



# Steering Committee Proposed Changes— Tract III, PD 67

- **Current:** Roof type options are not regulated
- **Proposed:** 90% of the roof of the main structure must be hip and gable when greater than 20 feet from grade.
  - If the entire structure is greater than 20 feet from grade, 90% of the roof of the main structure must be hip or gable.
  - If the entire structure is less than 20 feet from grade, the roof does not have to be hip or gable.
- *Staff concurs with proposed changes.*

# Steering Committee Proposed Changes— Tract III, PD 67

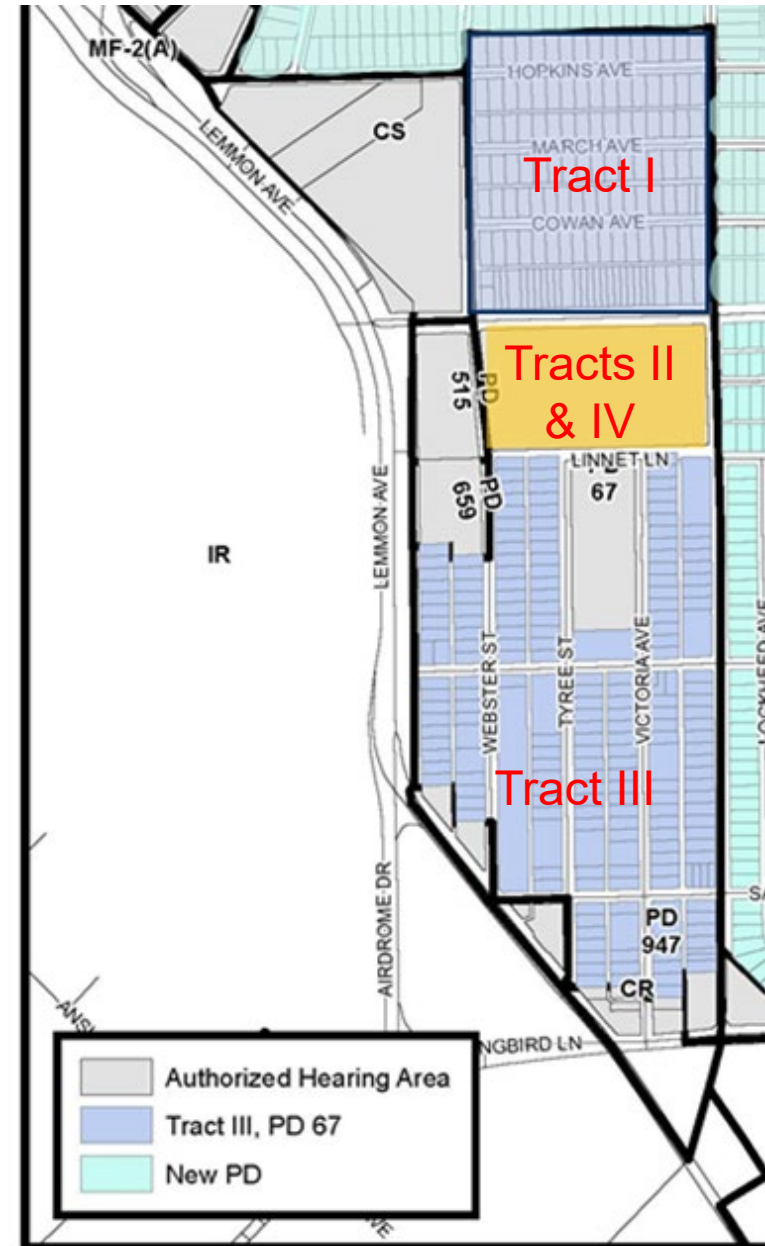
- **Current:** Maximum structure height is 30 feet.
- **Proposed:** Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.
- *Staff concurs with proposed changes.*

# Steering Committee Proposed Changes— Tract III, PD 67

- **Current:** Maximum lot coverage is 45% for residential structures
- **Proposed:** Maximum lot coverage is 45% for single story structures and 35% for multiple story structures
  - Lot coverage is the percentage of the lot covered by a structure
- *Staff concurs with proposed changes.*

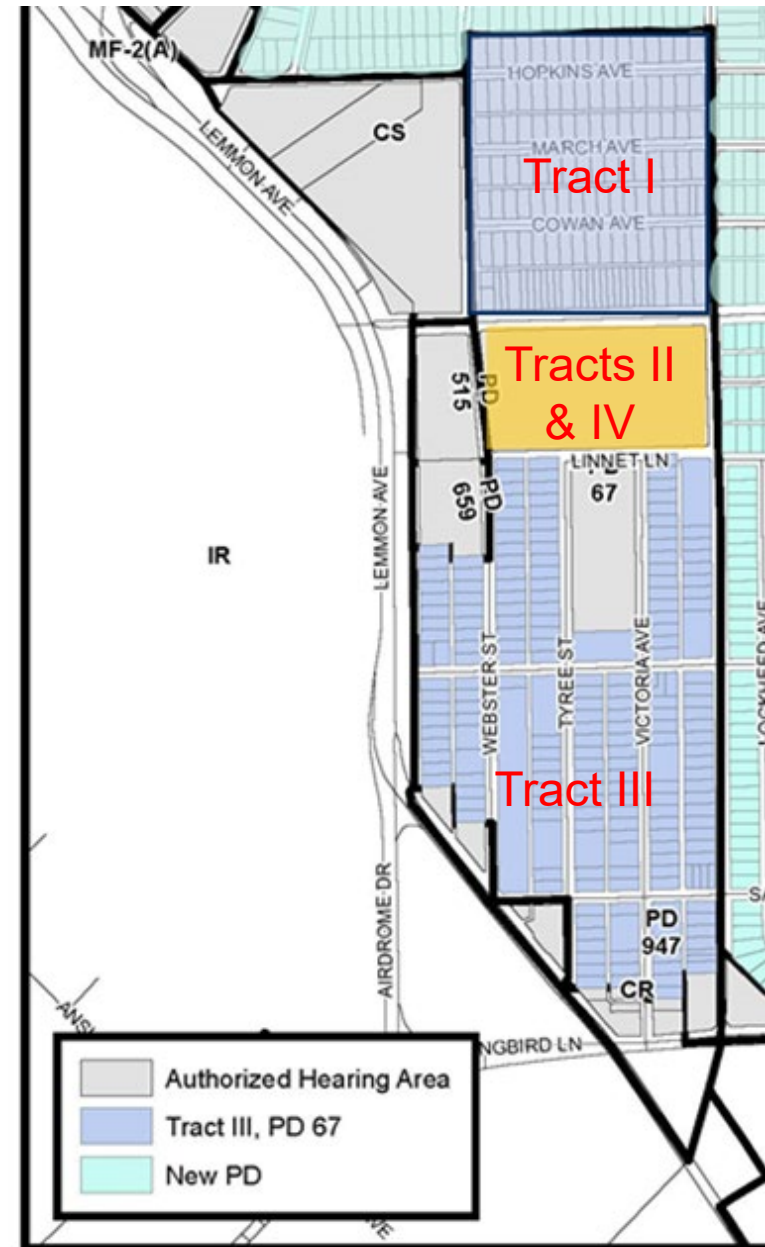
# Staff Proposed Changes— PD 67

- Similar to Steering Committee with the following additions:
  - Clarify code language.
  - Include Tract I in proposed conditions for Tract III.
  - Maximum lot coverage for non-residential structures is 20% in Tracts I & III.
  - Combine Tracts II & IV.



# Staff Proposed Changes— PD 67

- **Current:** PD 67 is built upon obsolete code language (Chapter 51 vs. 51(A)).
- Tracts II & IV have different requirements. *Tract IV references Chapter 51(A).*
- **Proposed:** Rewrite PD 67 to be current with Chapter 51(A) definitions, formatting, and format.
- Tracts II & IV are now one large property with the same use. Combine using the current Tract IV language.



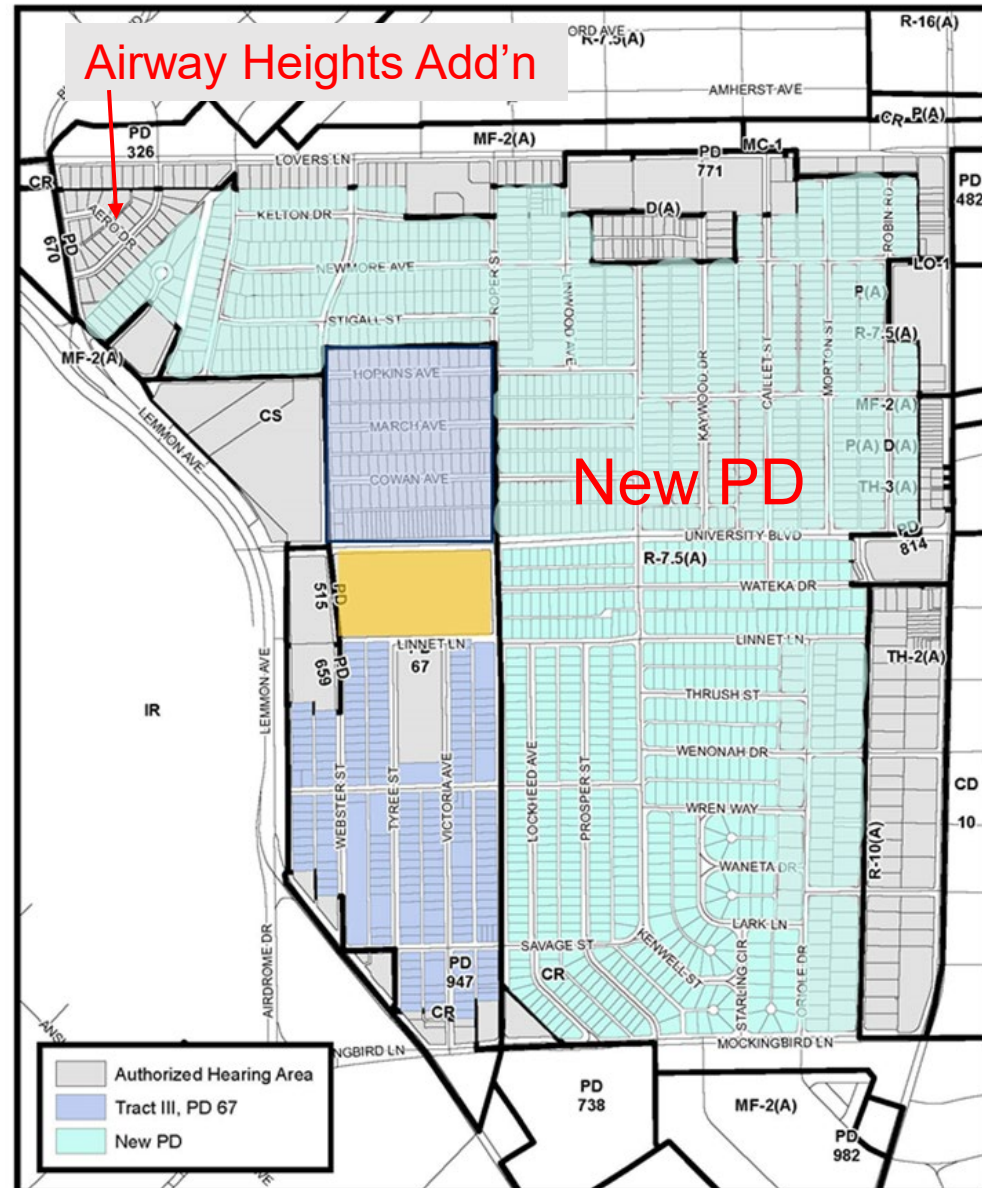


# Steering Committee Proposed Changes— New Planned Development District (PD)

- Purpose: A new Planned Development District is needed to address displacement pressure while maintaining potential opportunities for new development.
- 90% of the roof of the main structure must be hip and gable when greater than 20 feet from grade.
- Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.
- Maximum lot coverage is 45% for single story structures and 35% for multiple story structures.

# Staff Proposed Changes—New Planned Development District (PD)

- Similar to Steering Committee, with two additions:
- Adding all R-7.5(A) zoning, except Airway Heights Addition.
- Maximum lot coverage for non-residential structures is 20%.



# Steering Committee Proposed Changes— New Planned Development District (PD)

- **Current:** Roof type is not regulated
- **Proposed:** 90% of the roof of the main structure must be hip and gable when greater than 20 feet from grade.
  - If the entire structure is greater than 20 feet from grade, 90% of the roof of the main structure must be hip or gable.
  - If the entire structure is less than 20 feet from grade, the roof does not have to be hip or gable.
- *Staff concurs with proposed changes.*

# Steering Committee Proposed Changes— New Planned Development District (PD)

- **Current:** Maximum structure height is 30 feet.
- **Proposed:** Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.
- *Staff concurs with proposed changes.*

# Steering Committee Proposed Changes— New Planned Development District (PD)

- **Current:** Maximum lot coverage is 45% for residential structures
- **Proposed:** Maximum lot coverage is 45% for single story structures and 35% for multiple story structures
  - Lot coverage is the percentage of the lot covered by a structure
  - *Example:* A 10,000 square foot lot with a primary structure occupying 3,000 square feet (footprint area) and a 500 square foot accessory structure has a lot coverage of 30%

- *Staff concurs with proposed changes.*

# Next Steps

- Jun 16, 2022: City Plan Commission
  - CPC Briefing – Bus Tour
  - CPC Hearing



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