

Z167-395

City Plan Commission

July 21, 2022

Andrea Gilles, AICP
Assistant Director

Michael King
Senior Planner

Planning & Urban Design



City of Dallas

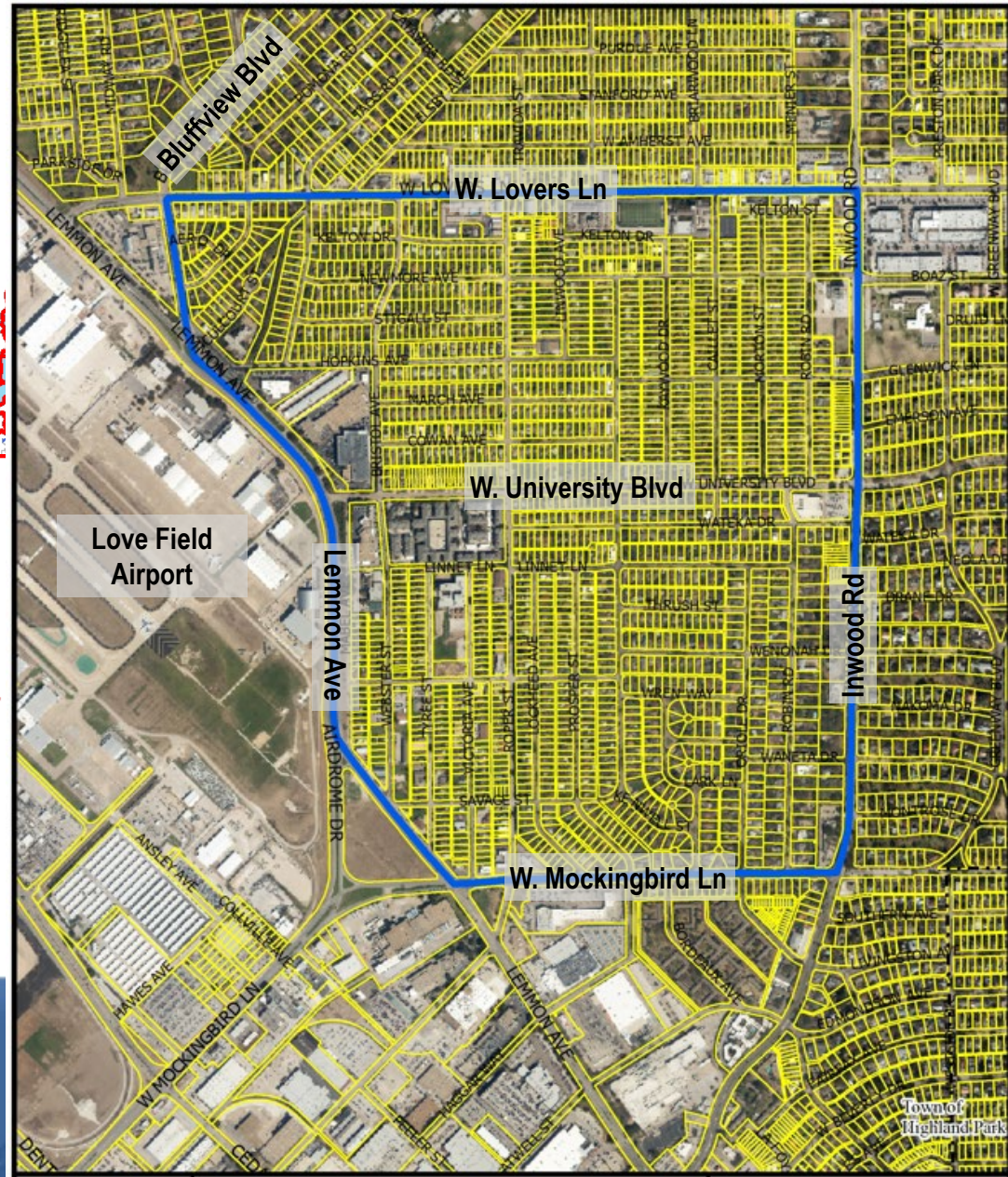
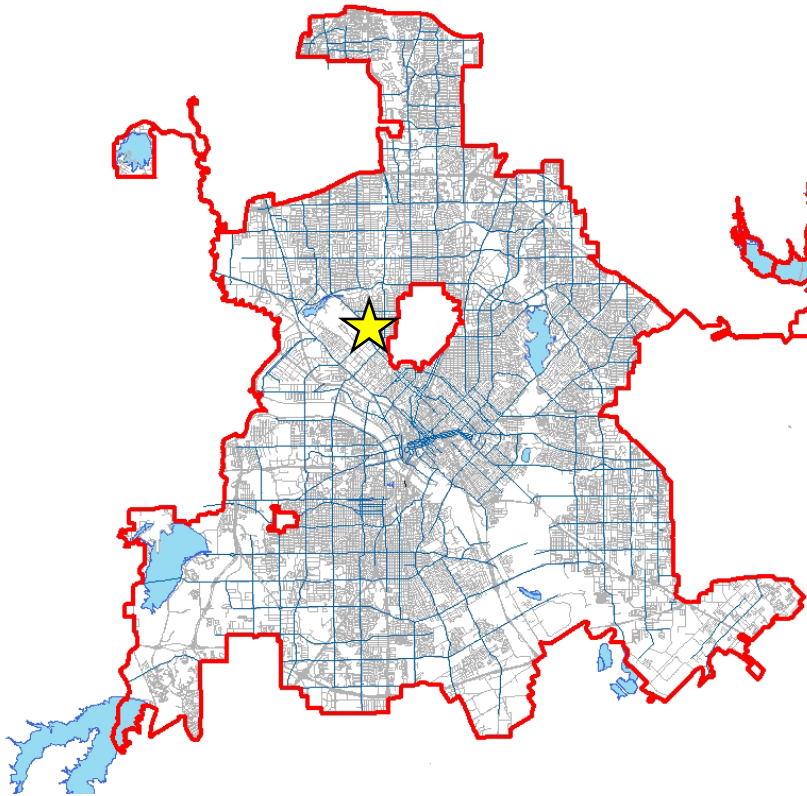
Request

- A City Plan Commission authorized hearing to determine proper zoning on property zoned for multiple Planned Development Districts and base zoning districts as outlined in the staff report, with consideration being given to appropriate zoning for the subject areas including use, development standards, and other appropriate regulations.



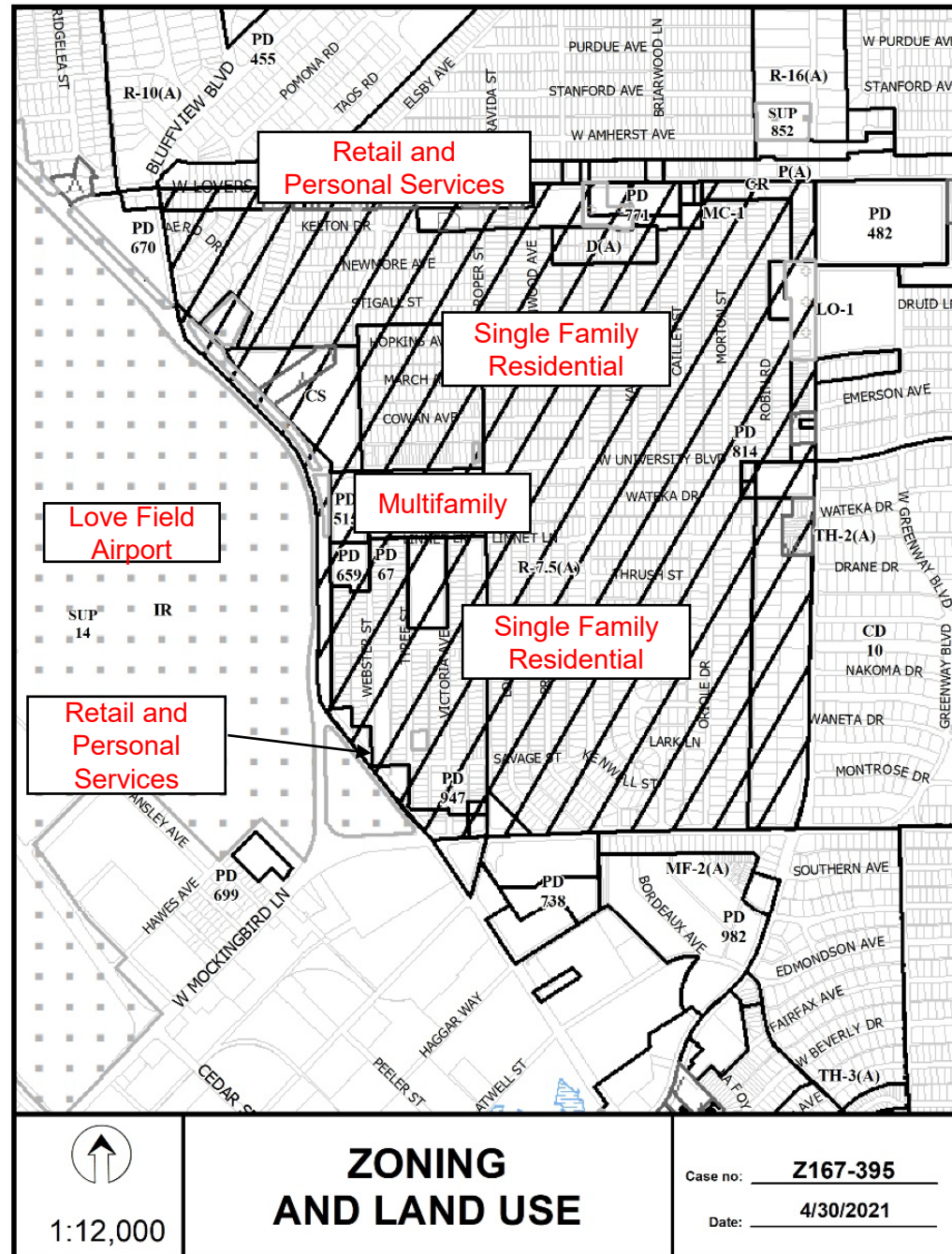
Location

Aerial Map



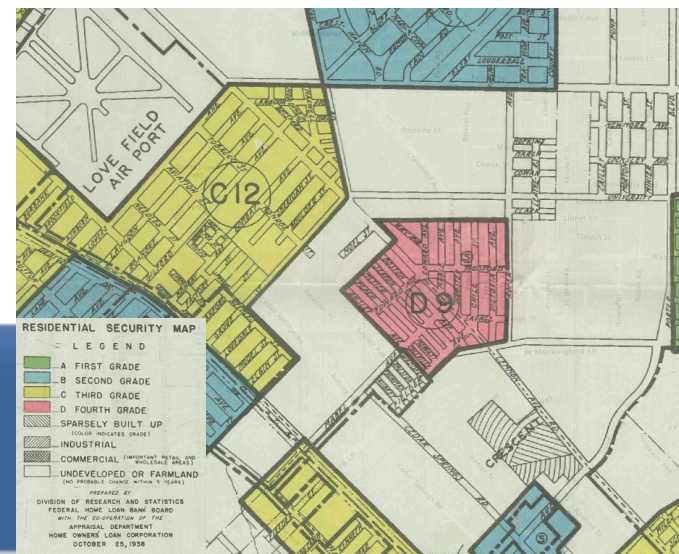
Zoning and Land Use

- Predominantly detached residential
- Multi-family at University & Roper
- Retail & personal services along Lovers Ln & Inwood Rd
- Surrounded by primarily detached residential & some commercial to the south
- Love Field Airport to the west
- ± 521 acres
- ± 2,213 housing units



History and Context

- Historically Black/African American Neighborhood
- Portions redlined beginning in 1930s
- Loss of many homes to the expansion of Love Field in the 1950s
- Significant demographic and development shifts in past 2 decades
 - Sharp decline in Black/African American population, increases in Hispanic/Latino/Latinx and White populations
 - Rising property values
 - Increasing number of new construction and tear downs of original structures



Background and Authorization

- Spring 2016: the Elm Thicket – Northpark neighborhood was selected as Council District 2’s **Neighborhood Plus Target area**
- 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
 - **Mission Statement:** “To support a diverse, safe neighborhood with quality housing, infrastructure, and institutions for all its residents, and to preserve and protect the legacy and heritage of this historic Dallas neighborhood.”
 - 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



Authorized Hearing Process + Engagement

Oct 12, 2020	1st Community Meeting held virtually
Aug 21, 2021	2 nd community meeting held virtually and in-person
Dec 2020	Steering Committee appointed by Mayor Pro Tem Medrano
Jan 11, 2021 – Mar 9, 2022	13 steering committee meetings
Late Jan 2022	3 days on-site Q&A listening sessions in front of the K.B. Polk Recreation Center
Jun 2, 2022	City Plan Commission briefing
June 16, 2022	City Plan Commission bus tour

Project Purpose + Scope

Purpose

- Implement recommendations from previous planning efforts
- Implement CPC authorization to review area zoning
- Develop zoning standards that strike a balance between historic development patterns and new development
- Incorporate moderate changes to the zoning to soften the different development styles, scale and massing between existing homes and new structures to promote a more cohesive neighborhood identity and further enhance quality of life

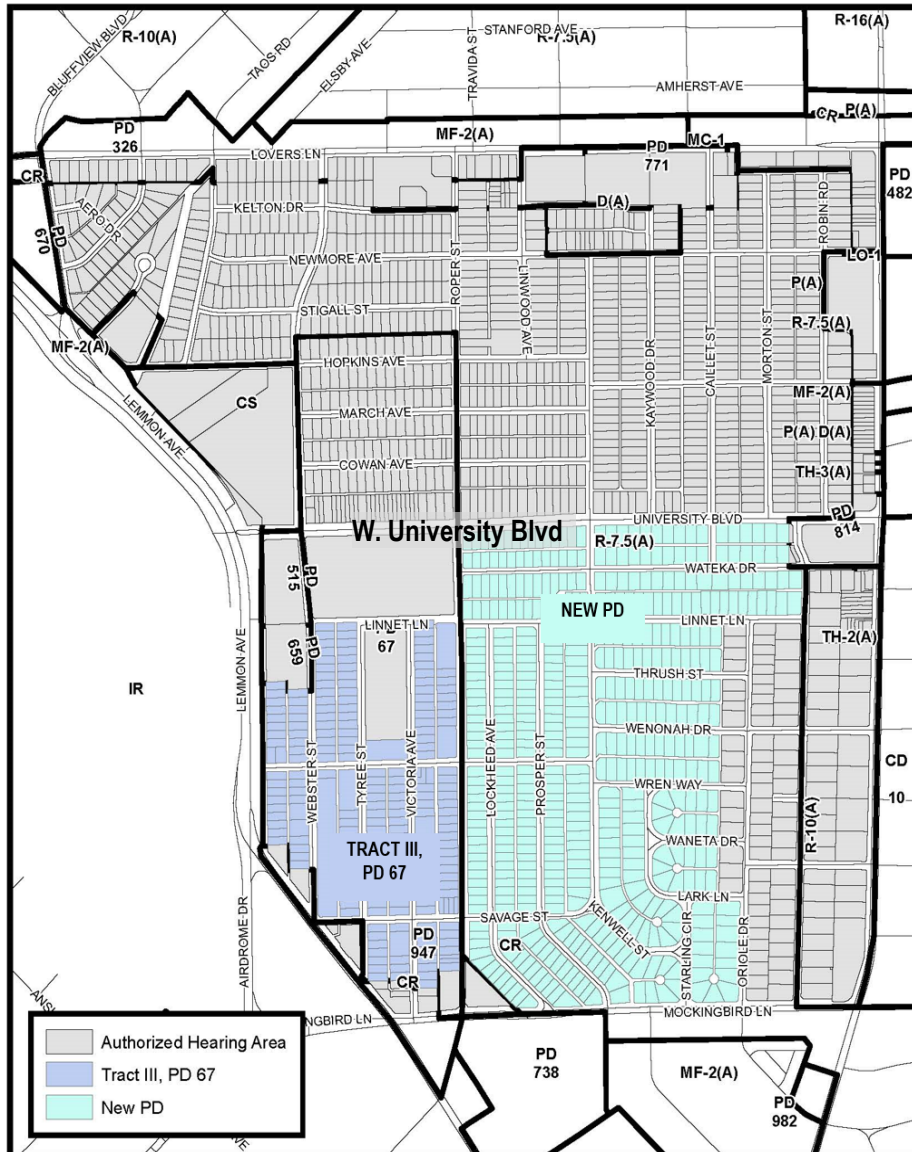
Scope

- Minimal changes to existing zoning development standards
- Applies to new construction and new additions, not retroactive

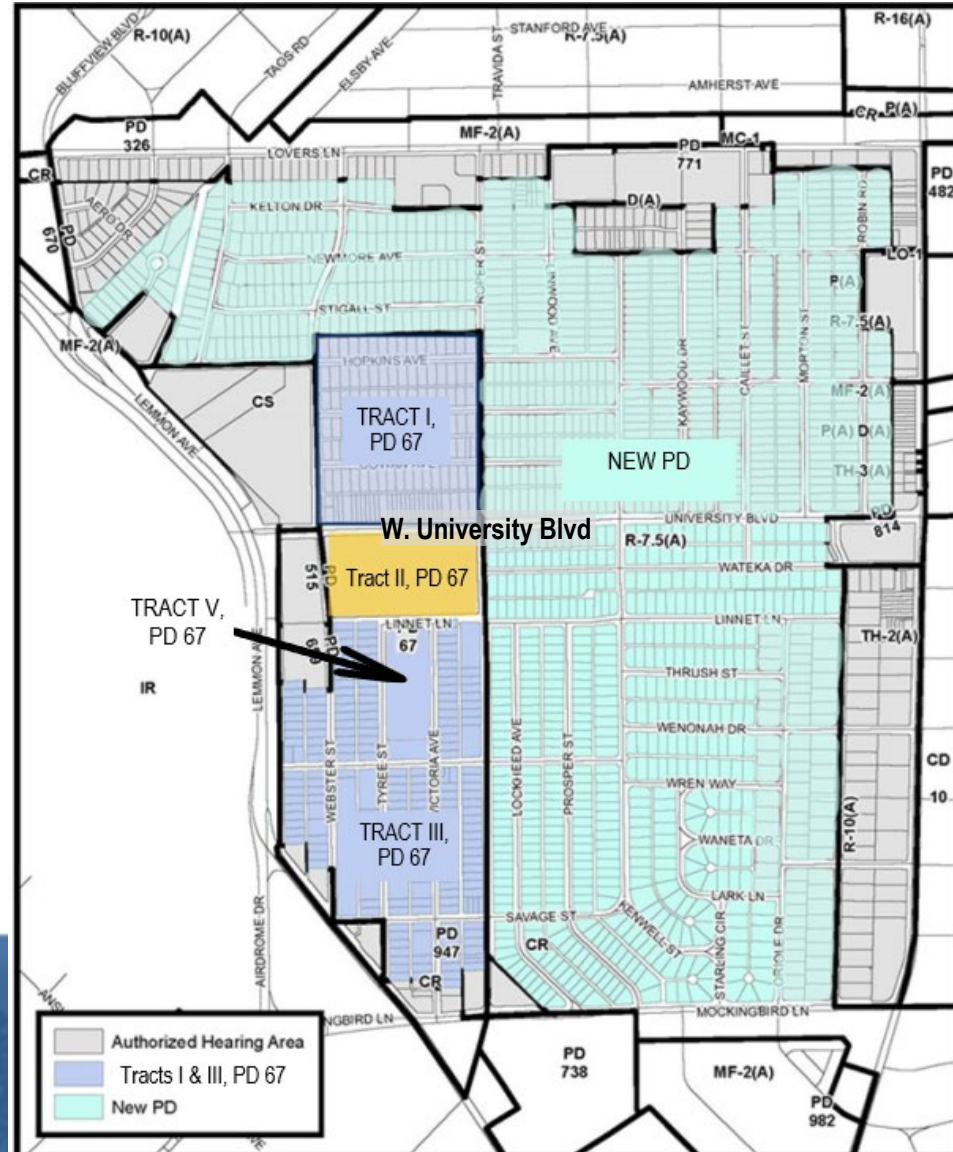
Summary of Proposed Recommendations

- For New Construction and New Additions
 - Lot coverage
 - Building Height
 - Roof Style
 - Driveway Curb Cuts
 - Duplex Land Uses
- Steering Committee Recommendations
- Staff Supplemental Recommendations

Steering Committee Proposed Area

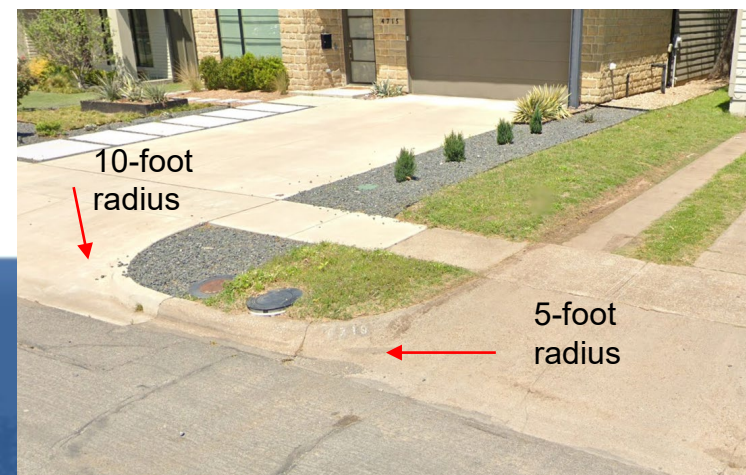
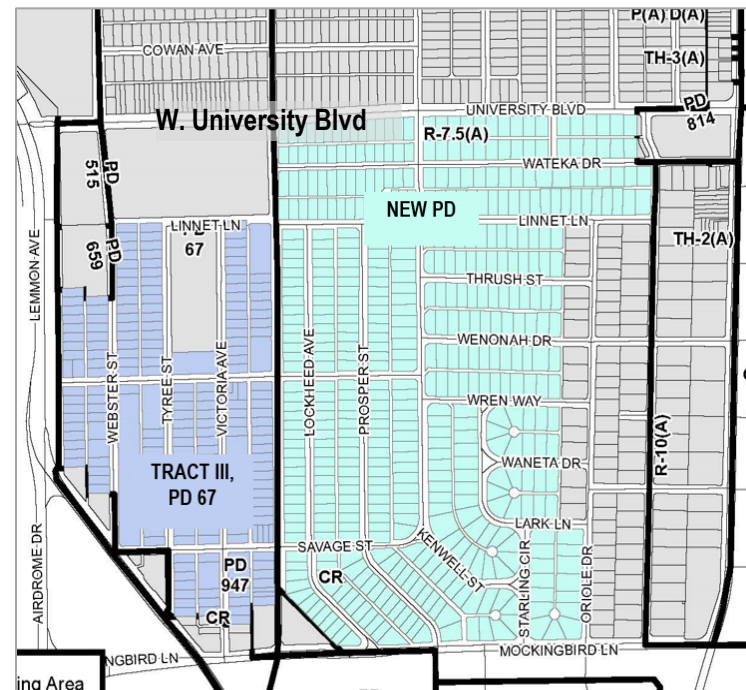


Staff Proposed Area



Steering Committee Proposal: New Planned Development District (PD)

- 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
- Driveway Curb Cuts:
 - Reduce curb cut radii from 10 ft to 5 ft
 - Allow co-located and ribbon driveways
 - Width: max 20 feet, min 8 feet



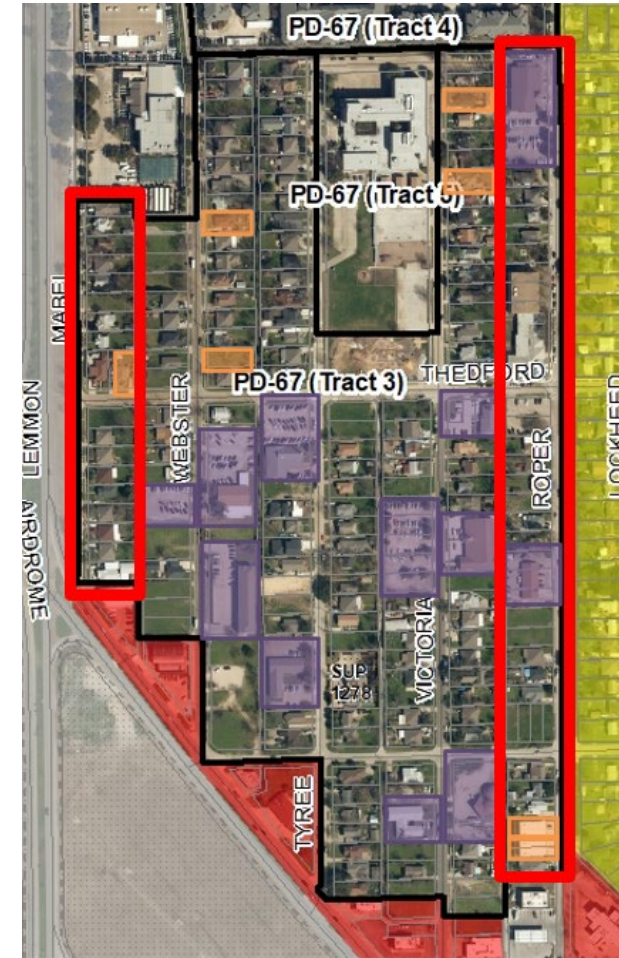
Staff Proposed Supplement: New Planned Development District (PD)

- Same Development Standards as Steering Committee
- Different Area of Application
 - Extend proposed standards to all properties zoned R-7.5(A), except Airway Heights Addition
 - ~~Adding maximum lot coverage for accessory structures is 20%~~



Steering Committee + Staff Proposal: Tract III, PD 67

- **Allow Duplex use 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

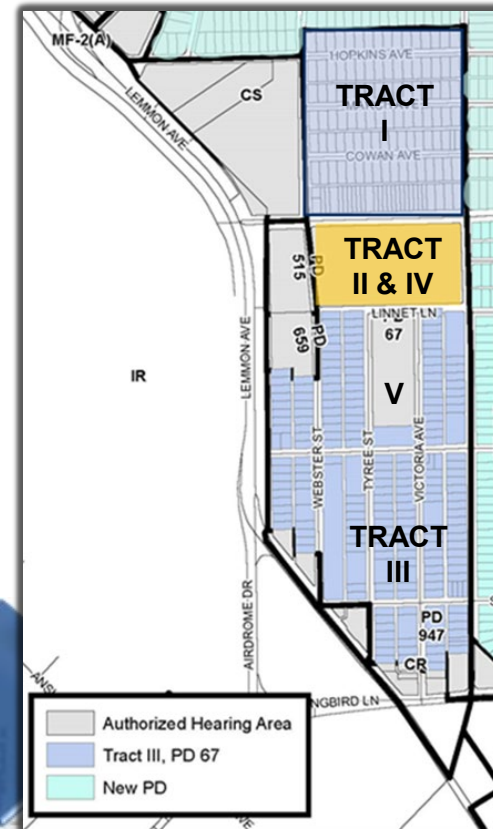
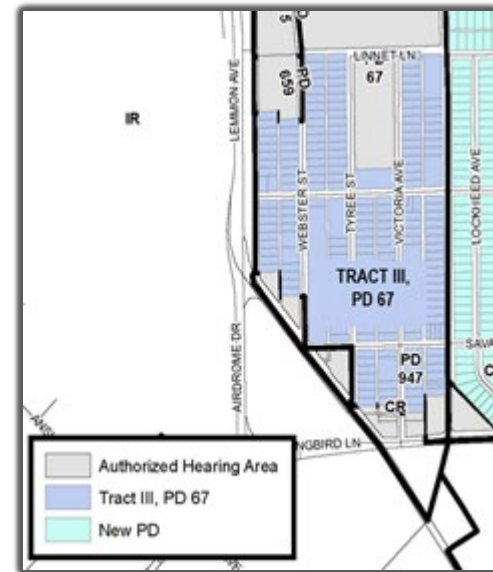


Staff Proposal: Tract III, PD 67

- ~~Maximum lot coverage for accessory structures is 20%~~

Staff Supplemental Proposal: PD 67

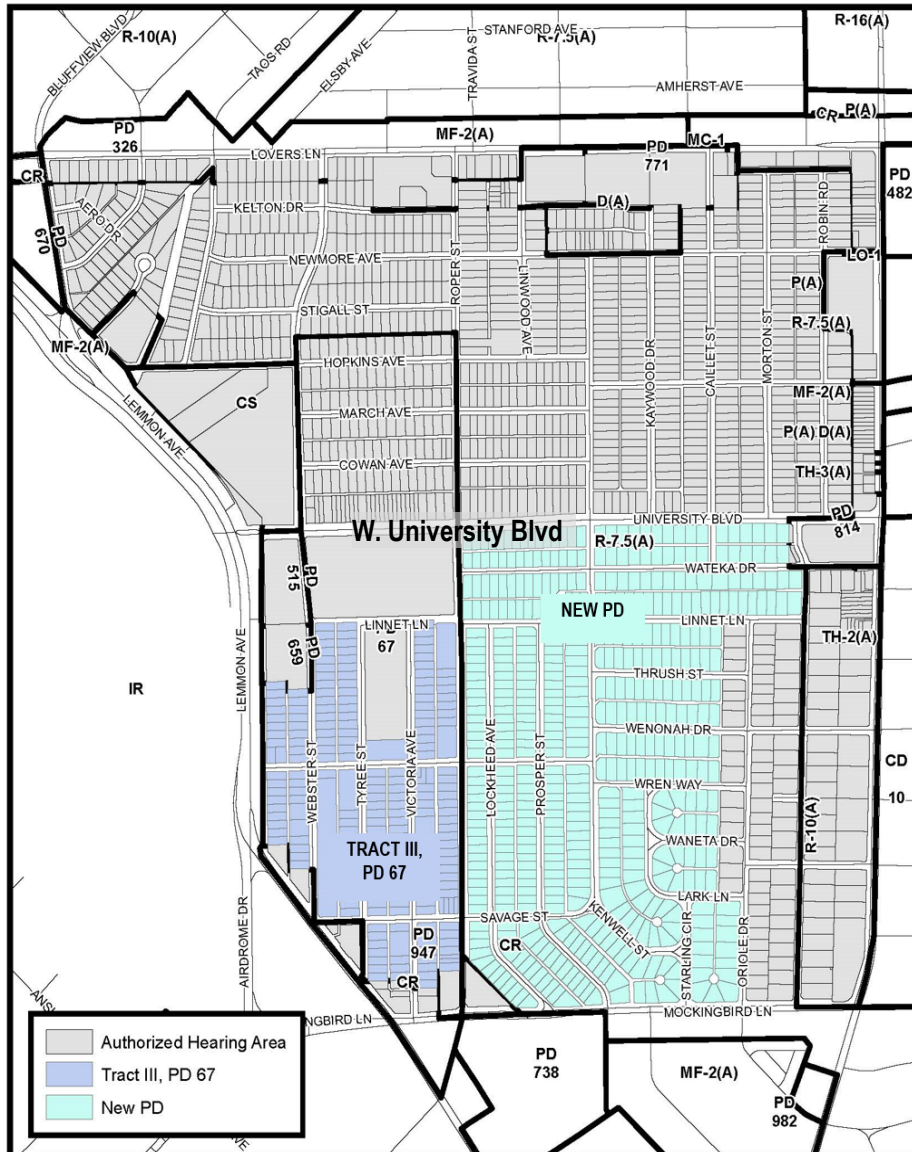
- Clarify code language to match Chapter 51A
- Extend Steering Committee proposal for Tract III to Tract I
- ~~Maximum lot coverage for accessory structures is 20% in Tract I~~
- Combine Tracts II & IV into one tract
- No changes to Tract V



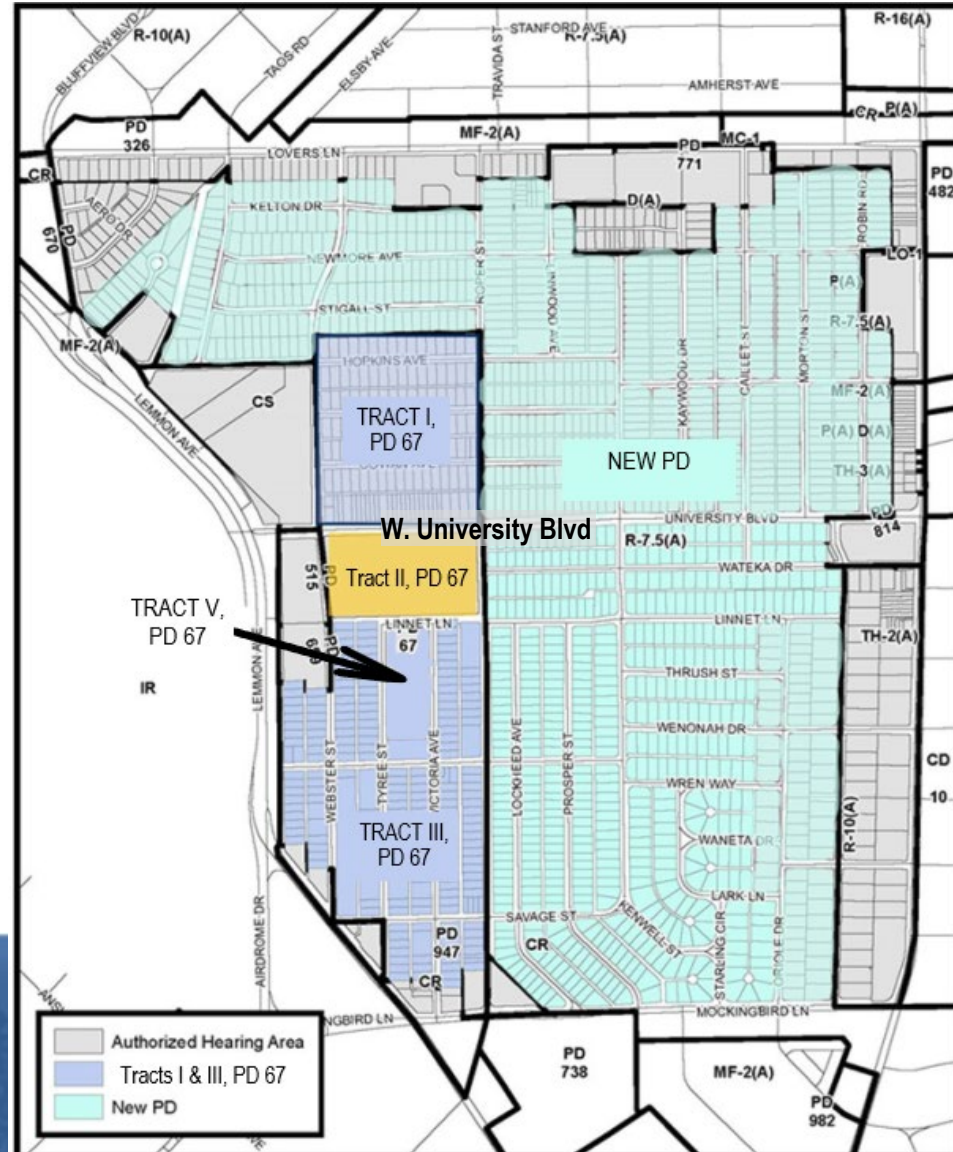
Comparison Table

	Existing	Steering Committee Recommendation	Staff Recommendation
New PD Lot Coverage	45%	Maximum lot coverage is 45% for single story structures and 35% for multiple story structures.	Maximum lot coverage is 45% for single story structures and 35% for multiple story structures. Maximum lot coverage for accessory structures is 20%.
New PD Height	30 feet	Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.	Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.
PD 67 Lot Coverage	45%	Tract III - Maximum lot coverage is 45% for single story structures and 35% for multiple story structures.	Tracts I & III - Maximum lot coverage is 45% for single story structures and 35% for multiple story structures. Maximum lot coverage for accessory structures is 20% in Tracts I & III.
PD 67 Height	30 feet	Tract III - Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.	Tracts I & III - Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.
PD 67 other	N/A	Tract III – Allow Duplex uses along Mabel Avenue and Roper Street.	Tract III – Allow Duplex uses along Mabel Avenue and Roper Street. Combine Tracts II & IV. Update PD 67 ordinance to 51A language for clarity.

Steering Committee Proposed Area



Staff Proposed Area



Typical R-5 Lot (PD 67 Tract III)

50' x 125' (6,250 SF)

Example Scenarios

Existing Standards

A. – One-story Structure

- 45% lot coverage x 6250 = 2,812.5 SF

B. – Two-story Proposal

- 45% lot coverage x 6250 = 5,625 SF
- Max height 30 feet to midpoint of roof

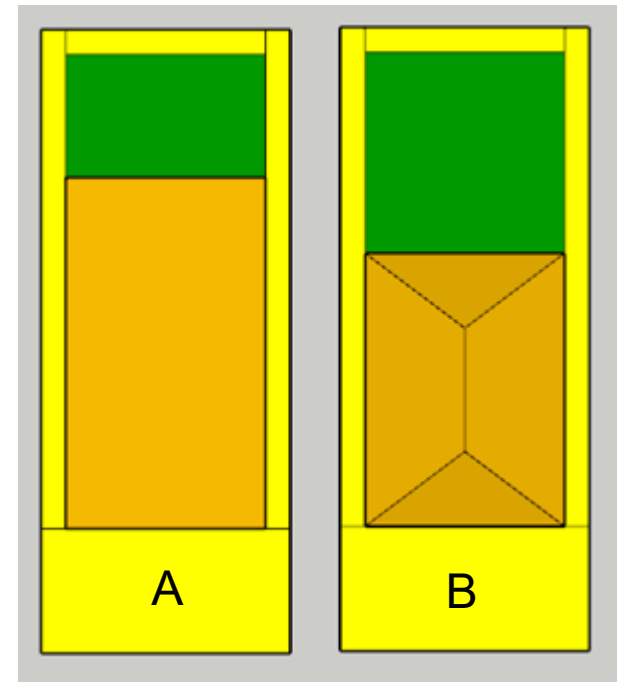
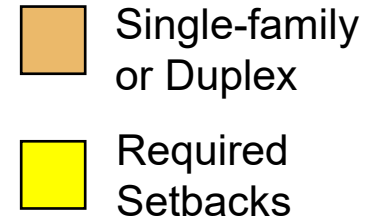
Proposed Standards

A. – One-story Structure

- 45% lot coverage x 6250 = 2812.5 SF

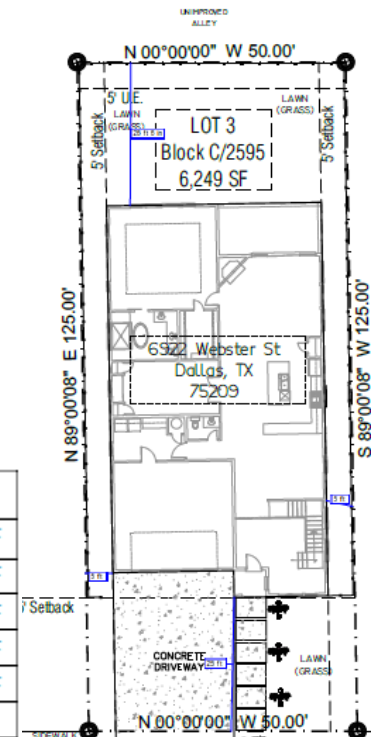
B. – Two-story Proposal

- 35% lot coverage x 6250 = 4,375 SF
- Max height 25 feet to midpoint of roof



Case example

- 6,250 SF Lot
- 5,625 SF 45% Allowable (existing)
- 4,375 SF 35% Allowable (proposed)
- 4,405 SF as built (30 sf over)
- Meets proposed 25-foot height standard

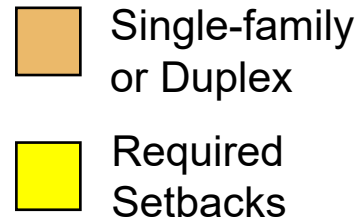


SQUARE FOOTAGE	
PROPOSED LIVING AREA 1st FLOOR	2,036 SF
PROPOSED LIVING AREA 2nd FLOOR	1,381 SF
PROPOSED PATIO	173 SF
PROPOSED GARAGE	440 SF
PROPOSED BALCONY	345 SF
PROPOSED PORCH/ENTRY	30 SF
TOTAL	4,405 SF

24' 11" midpoint
30' max height



Typical R-7.5 and R-7.5(A) Lots 50' x 150' (7,500 SF)



Example Scenarios

Existing Standards

A. – One-story Structure

- 45% lot coverage x 7,500 = 3,375 SF

B. – Two-story Proposal

- 45% lot coverage x 7,500 = 6,750 SF
- Max height 30 feet to midpoint of roof

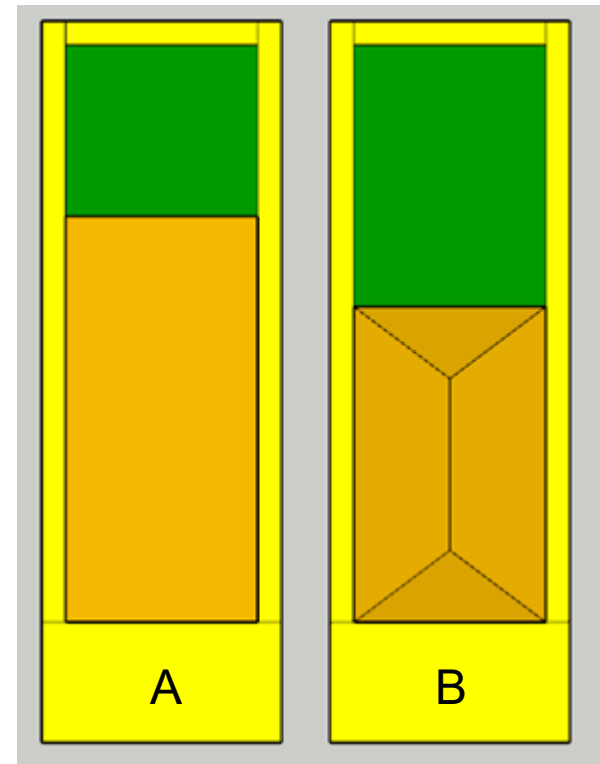
Proposed Standards

A. – One-story Structure

- 45% lot coverage x 7,500 = 3,375 SF

B. – Two-story Proposal

- 35% lot coverage x 7,500 = 5,250 SF
- Max height 25 feet to midpoint of roof



Typical R-7.5(A) Lots 60' x 140' (8,400 SF)

Example Scenarios

Existing Standards

A. – One-story Structure

- 45% lot coverage x 8,400 = 3,780 SF

B. – Two-story Proposal

- 45% lot coverage x 8,400 = 7,560 SF
- Max height 30 feet to midpoint of roof

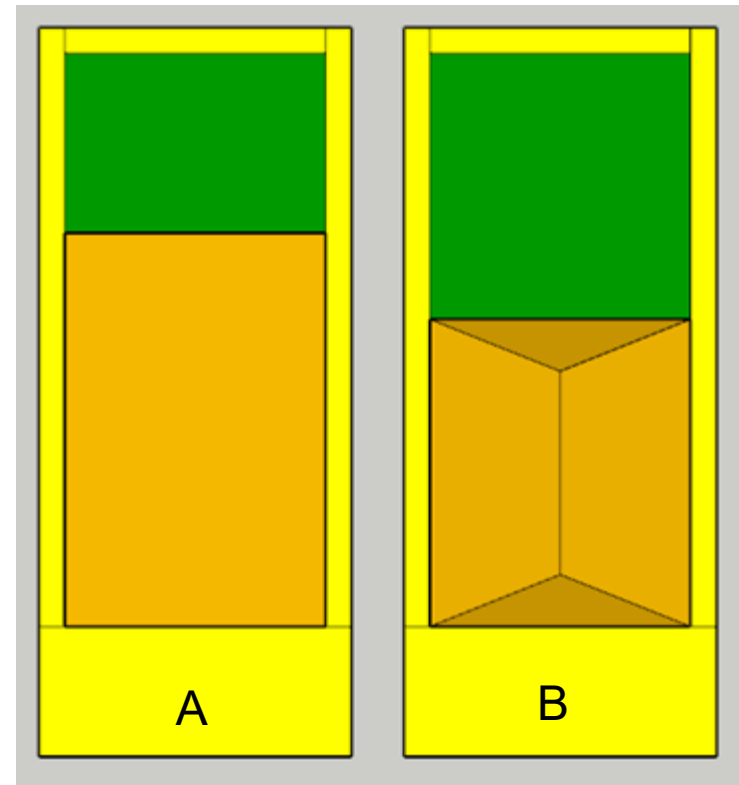
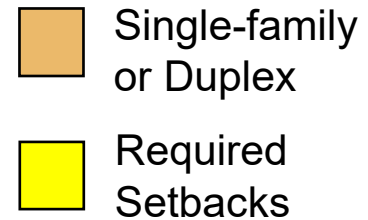
Proposed Standards

A. – One-story Structure

- 45% lot coverage x 8,400 = 3,780 SF

B. – Two-story Proposal

- 35% lot coverage x 8,400 = 5,880 SF
- Max height 25 feet to midpoint of roof



Typical R-7.5(A) Lots 100' x 140' (14,000 SF)

Example Scenarios

Existing Standards

A. – One-story Structure

- 45% lot coverage x 14,000 = 6,300 SF

B. – Two-story Proposal

- 45% lot coverage x 14,000 = 12,600 SF
- Max height 30 feet to midpoint of roof

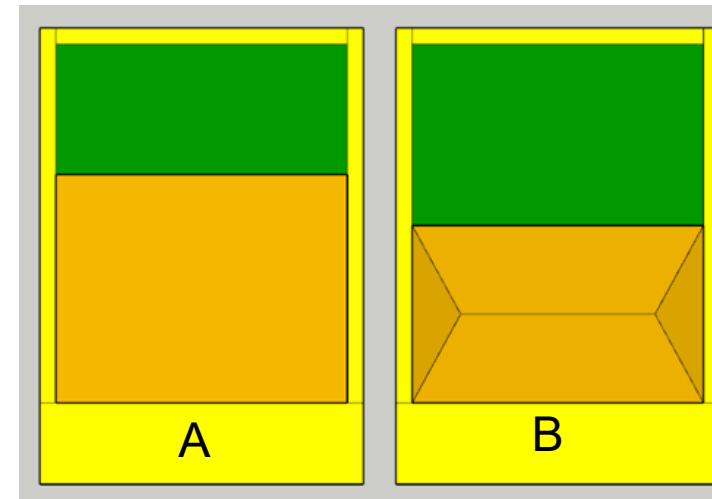
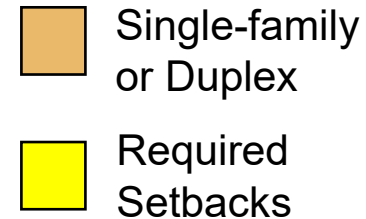
Proposed Standards

A. – One-story Structure

- 45% lot coverage x 14,000 = 6,300 SF

B. – Two-story Proposal

- 35% lot coverage x 14,000 = 9,800 SF
- Max height 25 feet to midpoint of roof



Case Example

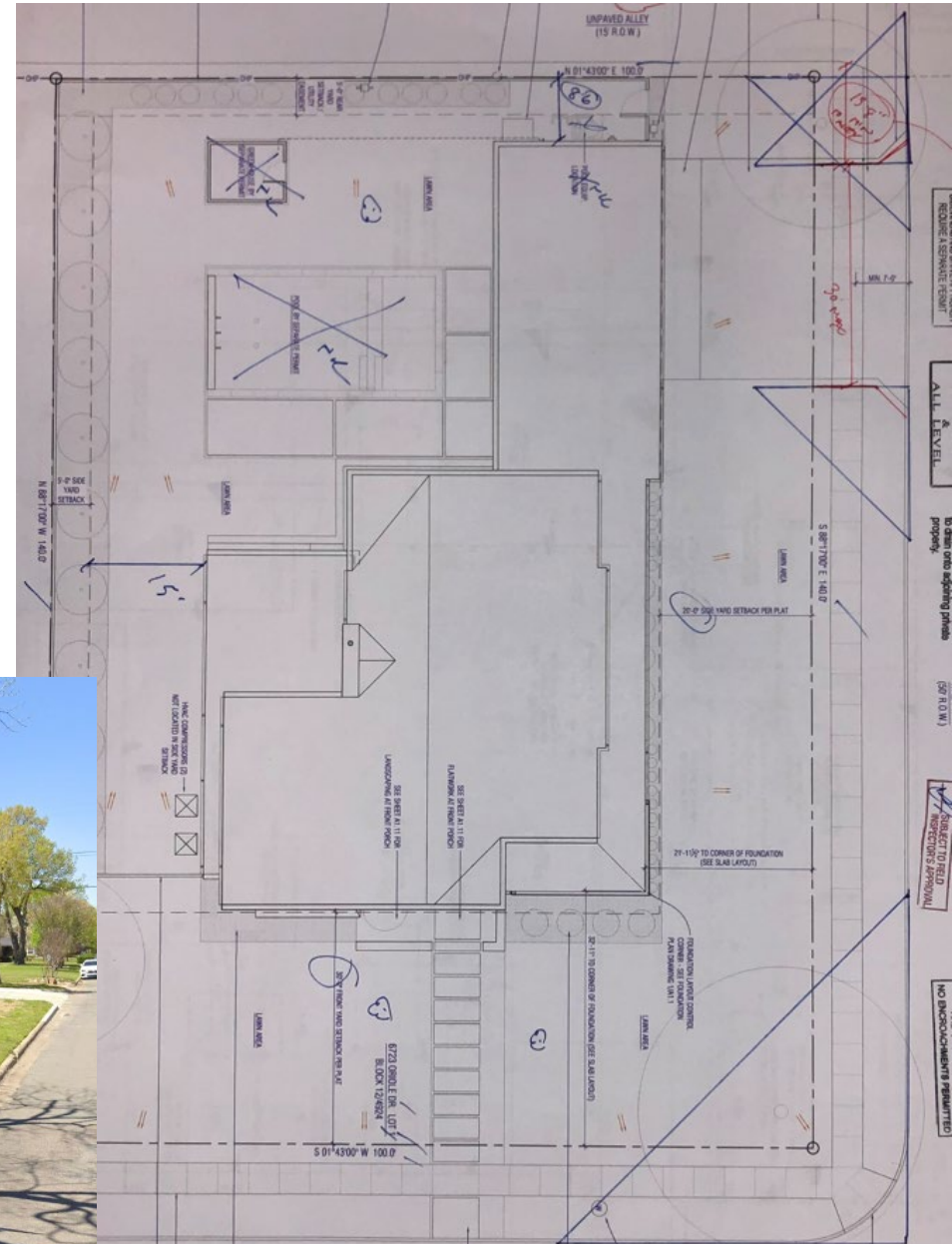
14,000 SF Lot

6,300 SF 45% Allowable (existing)

4,900 SF 35% Allowable (proposed)

4,595 SF as built (29% lot coverage)

Meets proposed 25-foot height standard, *but a peaked roof would be required.*



Staff Recommendation

- **Approval** of the proposed amendments as recommended by the steering committee with the addition of the supplemental changes as recommended by staff to Planned Development District No. 67 and the proposed new Planned Development District.

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