

# Z167-395 – Elm Thicket

Q&A Session

February 2, 2022

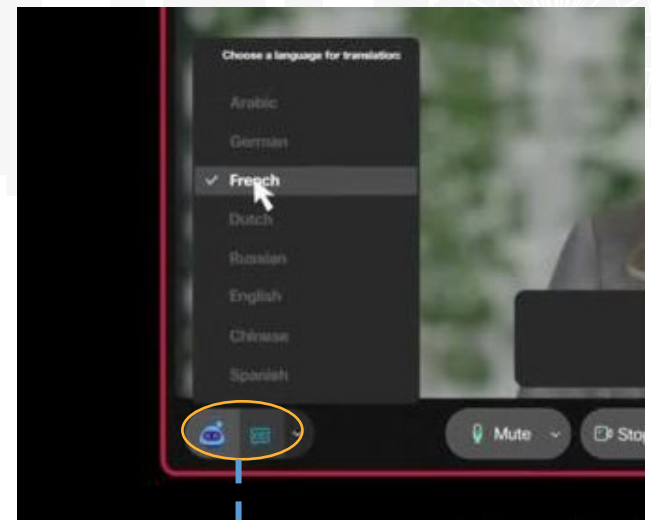


**Mike King**  
**Senior Planner**  
**Planning & Urban Design**  
**City of Dallas**



# Accessibility Accesibilidad

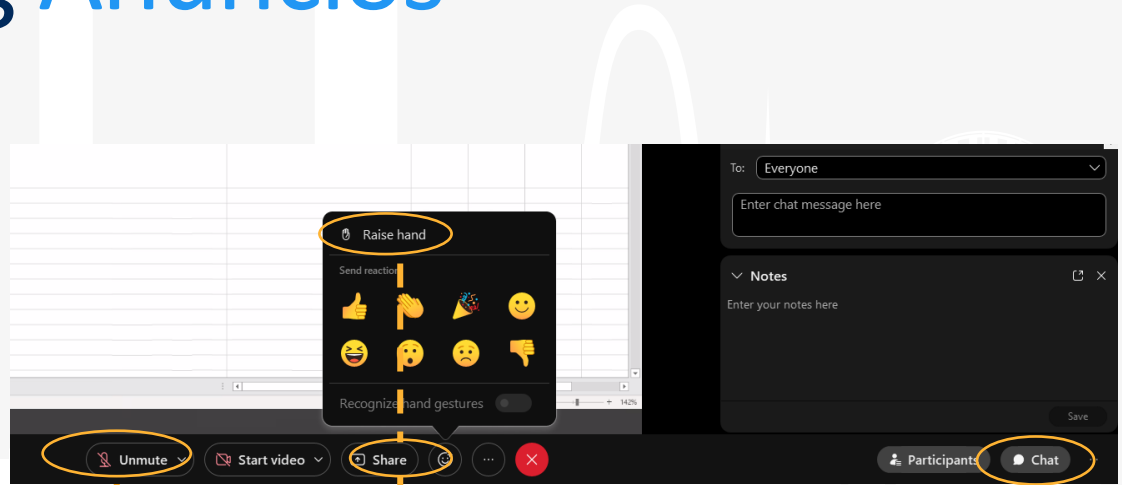
- Captions in English, Spanish or another language of choice are available Hay subtítulos disponibles en inglés, español u otro idiomas de su elección.
- Click the captions icon in the corner to select the language and display captions Haga clic en el icono de subtítulos en la esquina para seleccionar el idioma y mostrar los subtítulos



Captions Subtítulos

# Housekeeping Anuncios

- Mute while not speaking  
Silencio mientras no estes hablando
- Chat feature is available for questions  
La función de chat está disponible para preguntas
- Utilize the “raise hand” feature in your reactions menu.  
Utilice la función "levantar la mano" en su menú de reacciones.



Mute /  
Unmute  
Silenciar /  
Activar silencio

Raise/ Lower Hand  
Levantar / Bajar la  
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Chat Chat

Public comment is appreciated. Please address your questions and comments in the chat to ‘Everyone’.

# Presentation Overview

- Background/History
- Purpose
- Comparison of Steering Committee and Staff  
Proposed Recommendations
- Discussion
- Next Steps



# Background/History

- Strategic Neighborhood Action Plan - finalized July 1, 2017
  - July 2016 - July 2017, residents were engaged in a planning initiative led by PUD to develop a vision for the future
  - An “action step” in the plan was to address the need for a zoning change in order to aid in neighborhood stabilization
- Authorized Hearing initiated by City Plan Commission, Sept 7, 2017
- First Community Meeting held virtually, October 12, 2020
- Steering Committee appointed by Mayor Pro Tem Medrano
- 12 steering committee meetings held from Jan 11 – January 6, 2022
- Second Community Meeting held as a hybrid, Aug 21, 2021

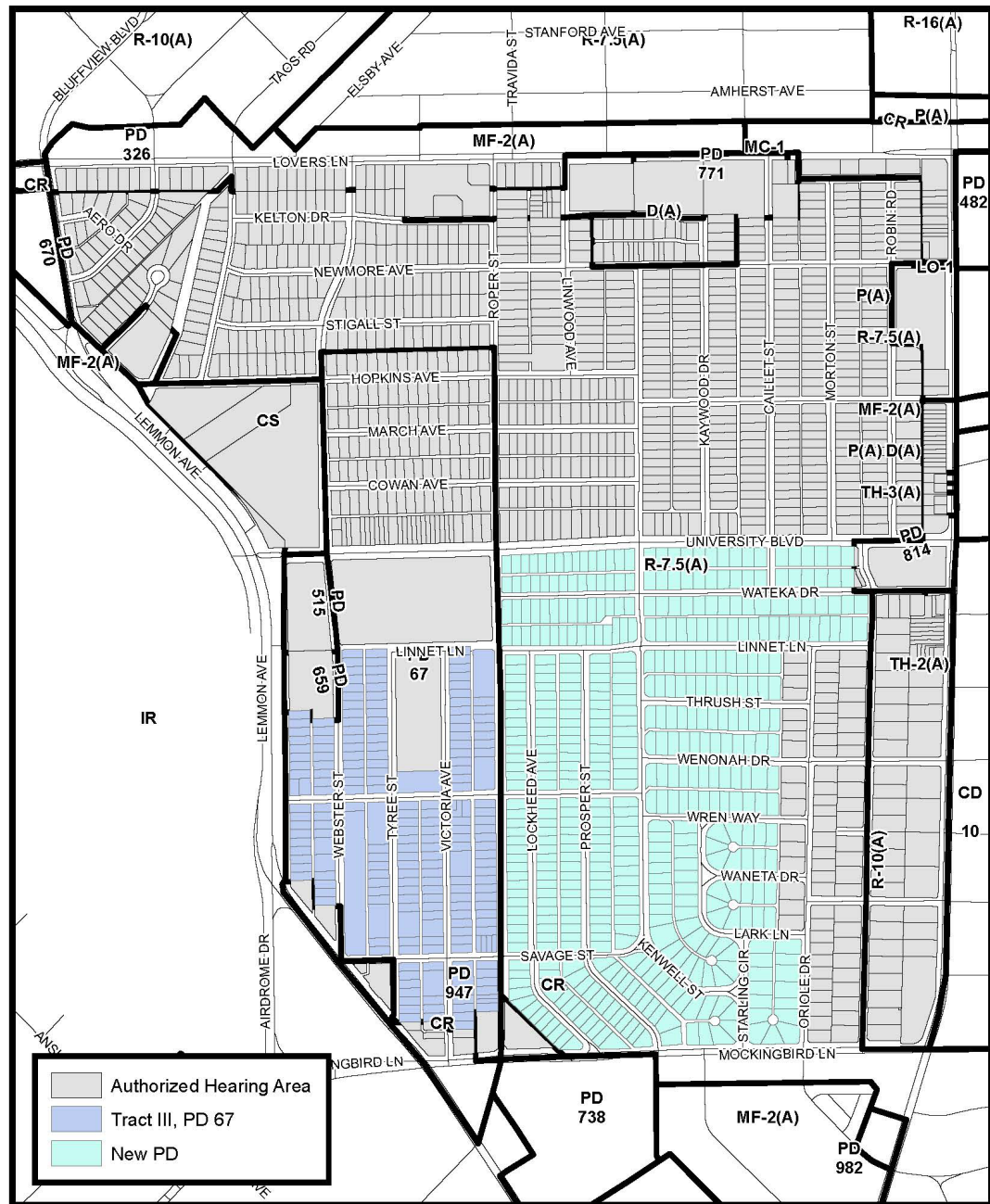


# Background/History

- Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 67, Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, an IR Industrial Research District, an LO-1 Limited Office District, an MC-1 Multiple Commercial District, an MF-2(A) Multifamily District, a P(A) Parking District, an R-7.5(A) Single Family District, an R-10(A) Single Family District, a TH-2(A) Townhouse District, and a TH-3(A) Townhouse District in an area generally bound by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west. Consideration is to be given to appropriate zoning for the area including use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.



# Background /History



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Elm Thicket Proposed Changes Map

# Meeting Purpose / Why staff recommendations?

- Staff evaluated community stakeholder input and concerns after the August 21, 2021 meeting and found a disparity in understanding of the process and goals of the authorized hearing.
- Staff further studied the area and input and produced a set of recommendations based on best practices, community input, and Steering Committee recommendations.
- Staff will continue to assess input and prepare additional options, as needed, to address issues raised.

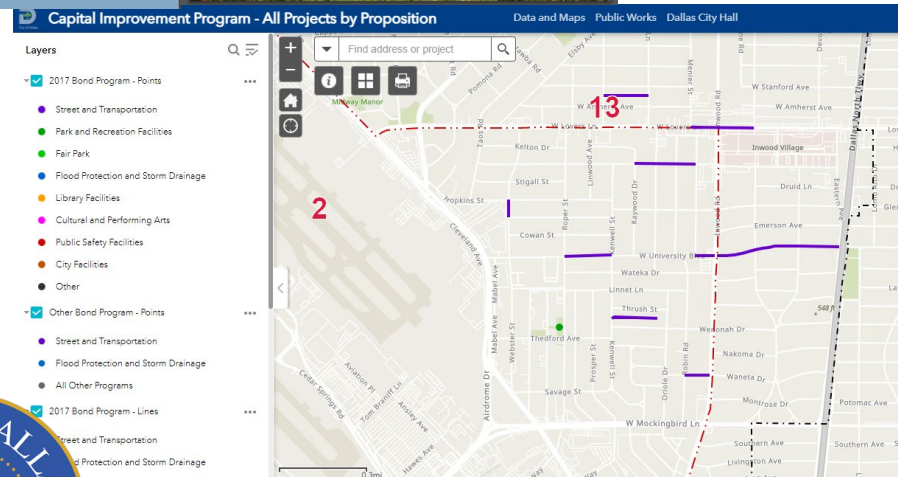




# What are staff recommendations based on?

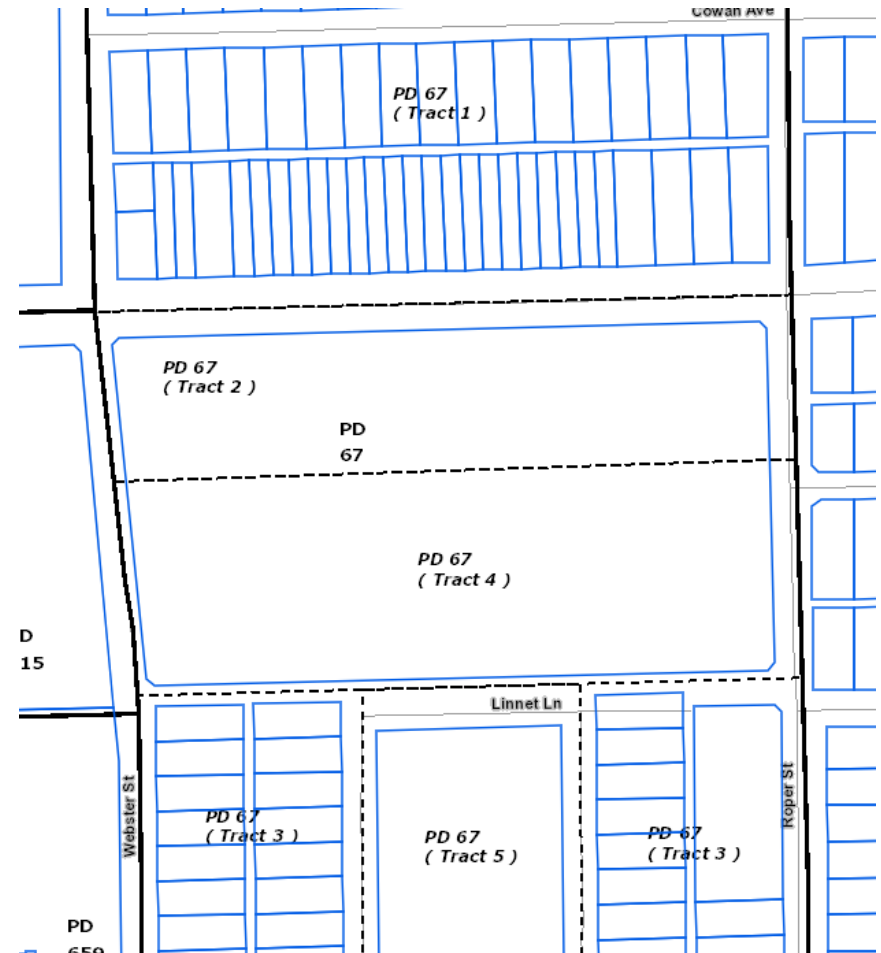


- Citywide and Area Plans
- Best Practices
- Steering Committee recommendations
- Other department recommendations
- Bond projects
- Lessons learned & more



# 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 multifamily use. Combine using the current Tract IV language.



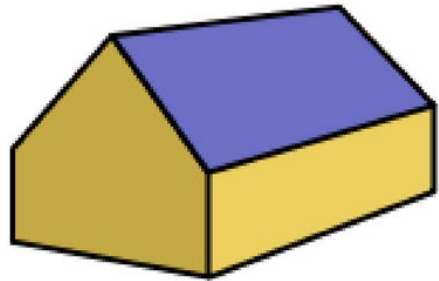
# SC Proposed Changes—Tract III, PD 67

- 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.

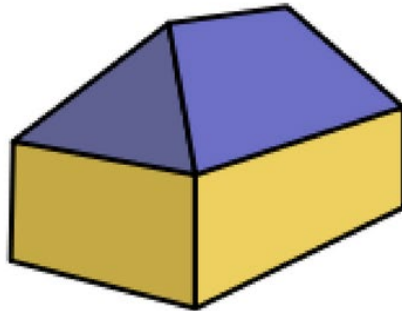




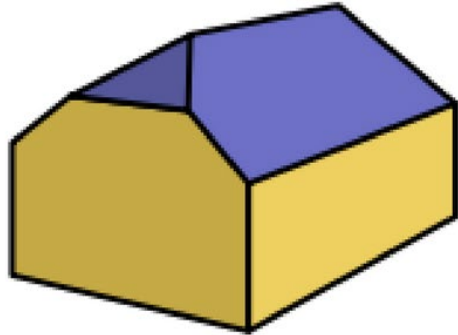
# Achieving architectural variety using pitched roofs



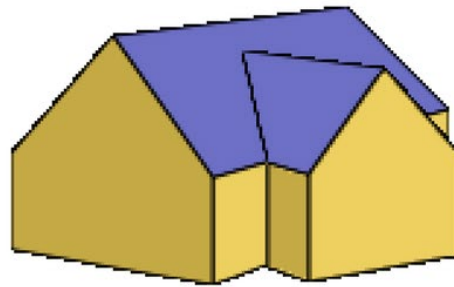
Gable Roof



Hipped Roof



Half Hipped Roof



Cross Gabled Roof



# Staff Proposed Changes—Tract I & 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 of residential structures is 25 feet. No portion of the structure can be greater than 30 feet from grade.
- Maximum structure height of non-residential structures is 15 feet. No portion of the structure can be greater than 20 feet from grade.
- Maximum lot coverage is 45% for single story structures and 35% for multiple story structures. Maximum lot coverage for non-residential structures is 20%.



# SC Proposed Changes—Tract III, PD 67

- **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 Proposed Changes—Tract I & III, PD 67

- **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.



# Proposed Changes—Tract III, PD 67

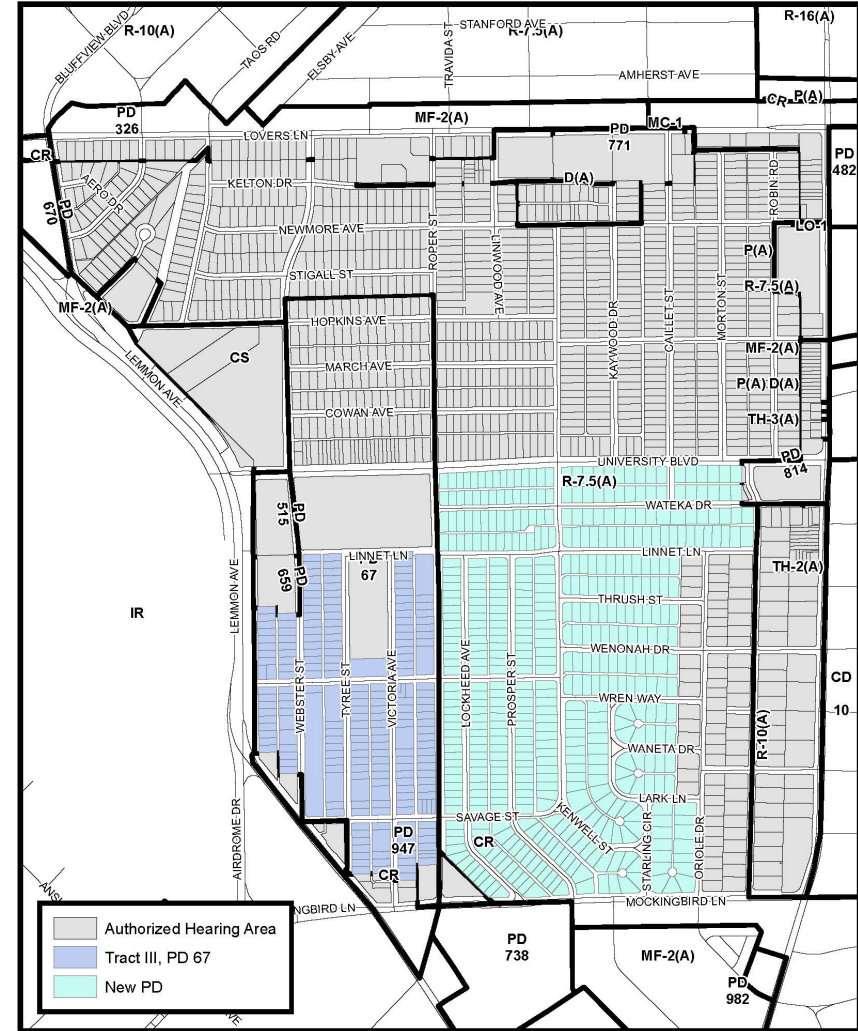
- **Current:** Maximum structure height is 30 feet.
- **SC proposed:** Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.
- **Staff comment:** Nonresidential structures were not addressed.
- **Staff proposal:** Maximum structure height of non-residential structures is 15 feet. No portion of the structure can be greater than 20 feet from grade. Apply height rules to Tract I as well.





# SC Proposed Changes—New 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.



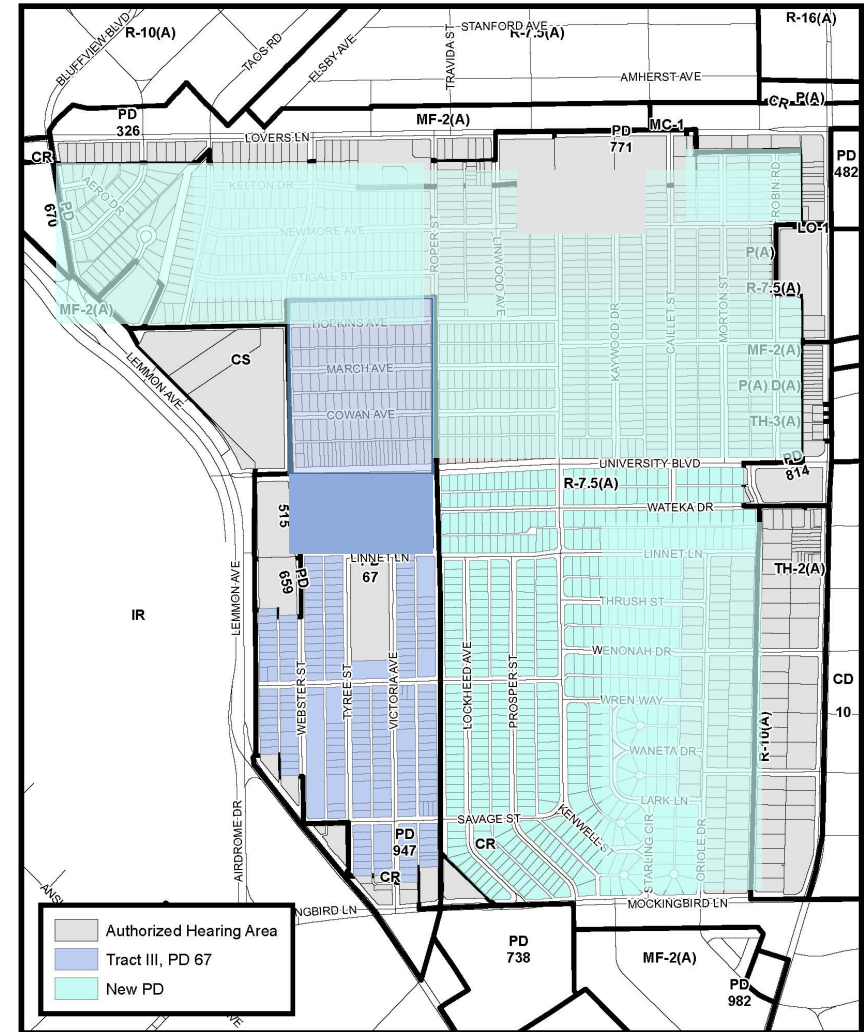
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# Staff Proposed Changes—New PD

- Staff concurs with Steering Committee proposed changes, but prefers the entire R-7.5(A) area (highlighted in light blue) be included in the new PD.
- New curb cuts should be a maximum of 15 feet wide.
- Front entry doors must be parallel and visible from the street. No side entryways.



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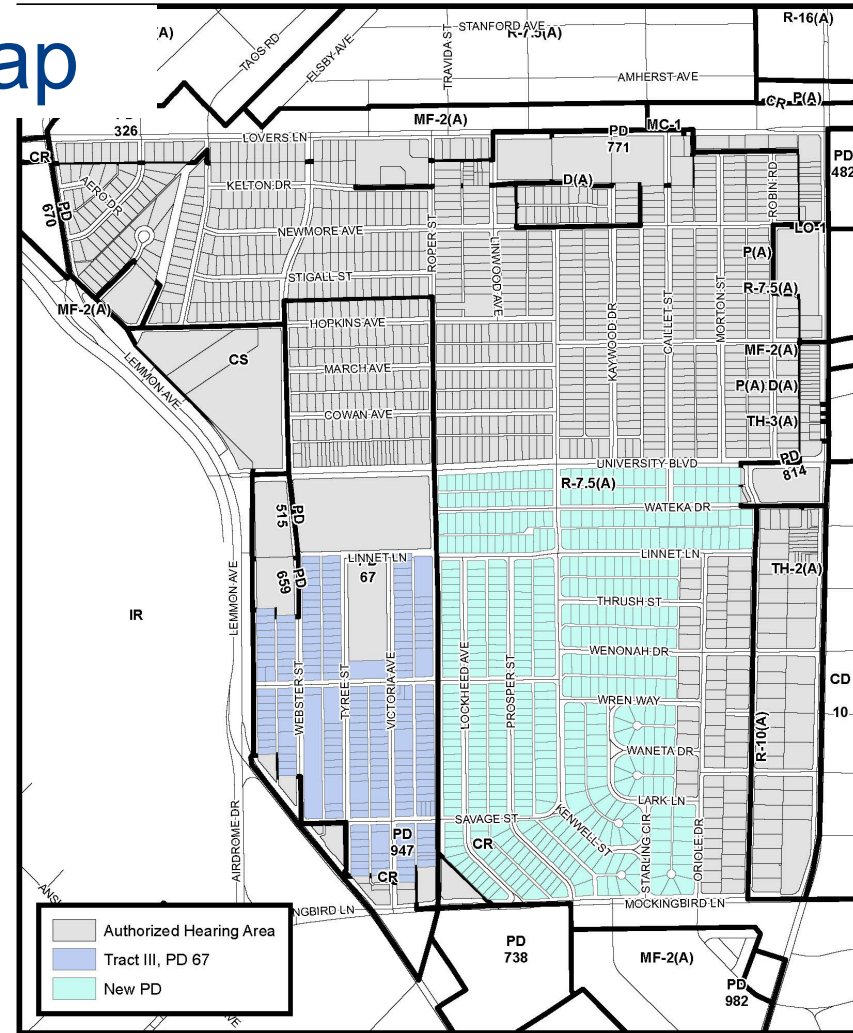
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Elm Thicket Proposed Changes Map





# SC Proposed Changes Map



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# Staff Proposed Changes Map



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# Additional Staff Recommendations

- Review comments received from this meeting and determine whether any further considerations need to be made prior to CPC review.
- Consider a separate Neighborhood Stabilization Overlay (NSO) for the area if additional design requirements are desired for the area or portions of the area.



# NSO – Neighborhood Stabilization Overlay



## SEC. 51A-4.507. NEIGHBORHOOD STABILIZATION OVERLAY.

(a) Findings and purpose.

(1) The city council finds that the construction of new single family structures that are incompatible with existing single family structures within certain established neighborhoods is detrimental to the character, stability, and livability of that neighborhood and the city as a whole.

(2) The neighborhood stabilization overlay is intended to preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood. The neighborhood stabilization overlay does not prevent construction of new single family structures or the renovation, remodeling, repair or expansion of existing single family structures, but, rather, ensures that new single family structures are compatible with existing single family structures.

(3) The yard, lot, and space regulations of the neighborhood stabilization overlay are limited to facilitate creation and enforcement of the regulations.

(4) Neighborhood stabilization overlay districts are distinguished from historic overlay districts, which preserve historic residential or commercial places; and from conservation districts, which conserve a residential or commercial area's distinctive atmosphere or character by protecting or enhancing its significant architectural or cultural attributes.

(7) NEIGHBORHOOD COMMITTEE means the owners of at least 10 properties within a proposed district.

(8) SINGLE FAMILY STRUCTURE means a main structure designed for a single family use, without regard to whether the structure is actually used for a single family use. For example, a house containing a child care facility is a single family structure, but an institutional building, such as a church or school, converted to a single family use is not.

(c) Petition, initiation, and process.

(1) Except as provided in this subsection, the procedures for zoning amendments contained in Section [51A-4.701](#), "Zoning Amendments," apply.

(2) A neighborhood stabilization overlay may only be placed on an area that is zoned as a single family residential district and developed primarily with single family structures. A neighborhood stabilization overlay may not be placed on a conservation district or a neighborhood with a historic overlay. A neighborhood stabilization overlay may be placed on an established neighborhood even though it contains vacant lots. A neighborhood stabilization overlay may not be placed on a new subdivision being developed on a tract of land.

(3) A district must contain at least 50 single family structures in a compact, contiguous area, or be an original subdivision if the subdivision contains fewer than 50 single family structures. Boundary lines should be drawn to include blockfaces on both sides of a street, and to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary. Boundary lines that split blockfaces in two should be avoided. The minimum area of a subdistrict within a district is one blockface.



# Nonconforming Uses

TX > Dallas > The Dallas City Code > SEC. 51A-4.704. NONCONFORMING USES AND STRUCTURES.

## SEC. 51A-4.704. NONCONFORMING USES AND STRUCTURES.

### (c) Nonconforming structures.

(1) Except as provided in Subsection (c)(2), a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, and space regulations.

(2) The right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.

(2) Remodeling a structure housing a nonconforming use. A person may renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the nonconforming use. A person may renovate, remodel, or repair a structure housing a nonconforming tower/antenna for cellular communication use if the modification does not substantially change the physical dimensions of the structure housing the nonconforming tower/antenna for cellular communication use. A modification substantially changes the physical dimensions if it meets the criteria listed in 47 C.F.R. §1.40001(b)(7), as amended.

(3) Accessory structure for a nonconforming residential use. An accessory structure for a nonconforming residential use may be constructed, enlarged, or remodeled in accordance with the requirements of Sections [51A-4.209\(b\)\(6\)\(E\)\(vii\)](#) and [51A-4.217\(a\)](#) without board approval.

### (5) Enlargement of a nonconforming use.

(A) In this subsection, enlargement of a nonconforming use means any enlargement of the physical aspects of a nonconforming use, including any increase in height, floor area, number of dwelling units, or the area in which the nonconforming use operates.

(B) The board may allow the enlargement of a nonconforming use when, in the opinion of the board, the enlargement:

(i) does not prolong the life of the nonconforming use;

(ii) would have been permitted under the zoning regulations that existed when the nonconforming use was originally established by right; and

(iii) will not have an adverse effect on the surrounding area.

(C) Structures housing a nonconforming single family or duplex use may be enlarged without board approval.

# Discussion

- The steering committee meetings are open to the public. However, speaking at the meeting is reserved for steering committee members and staff.
- Steering Committee members may choose to address comments from the community and/or allow them to speak.
- Comments from the public can be added to the chat or sent to:

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(214) 670-6131

[Michael.King@dallascityhall.com](mailto:Michael.King@dallascityhall.com)





# Next Steps

- Next meeting date/time (within 30 days)
- CPC has asked to be briefed on the basics and the progress of the Authorized Hearing
- Action items to follow-up
  - Community input & response
  - Consensus building
  - Revised recommendations



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