

Z167-395 – Elm Thicket

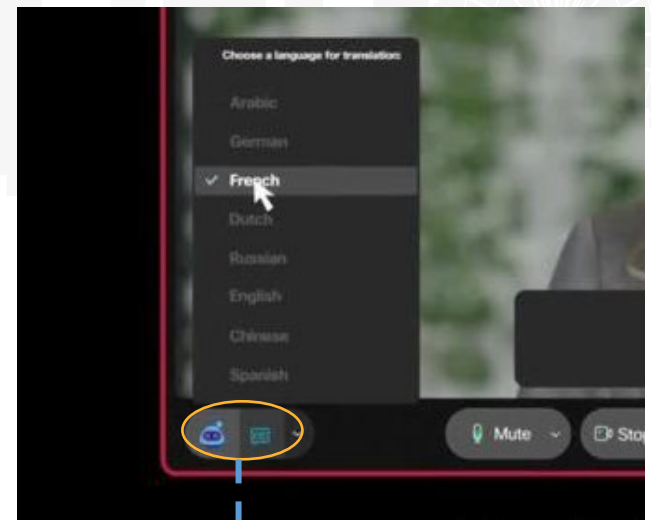
Steering Committee Meeting XII
January 6, 2022

Mike King
Senior Planner
Planning & Urban Design
City of Dallas



Accessibility Accesibilidad

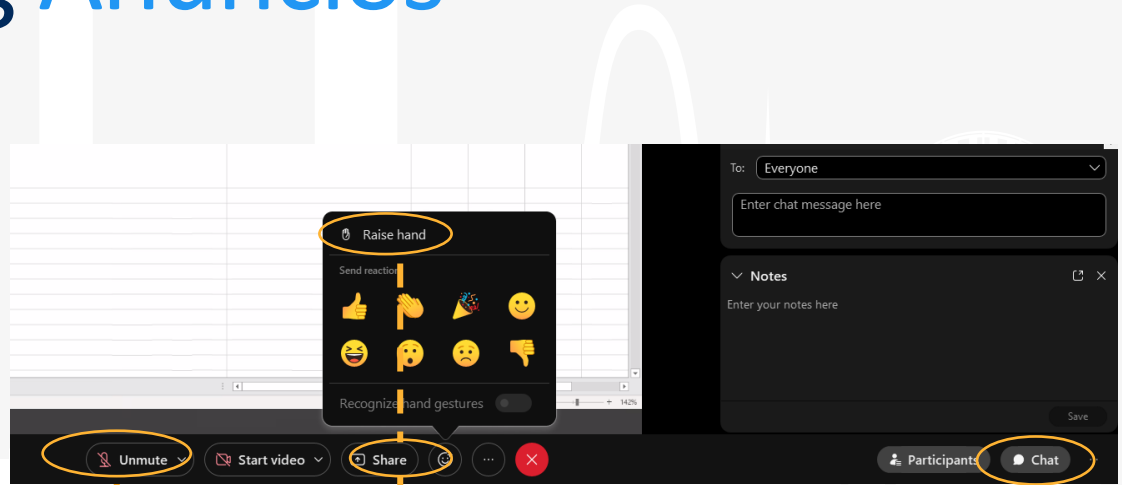
- Captions in English, Spanish or another language of choice are available Hay subtítulos disponibles en inglés, español u otro idiomas de su elección.
- Click the captions icon in the corner to select the language and display captions Haga clic en el icono de subtítulos en la esquina para seleccionar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

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
- 11 steering committee meetings held from Jan 11 - July 12, 2021
- Second Community Meeting held as a hybrid, Aug 21, 2021

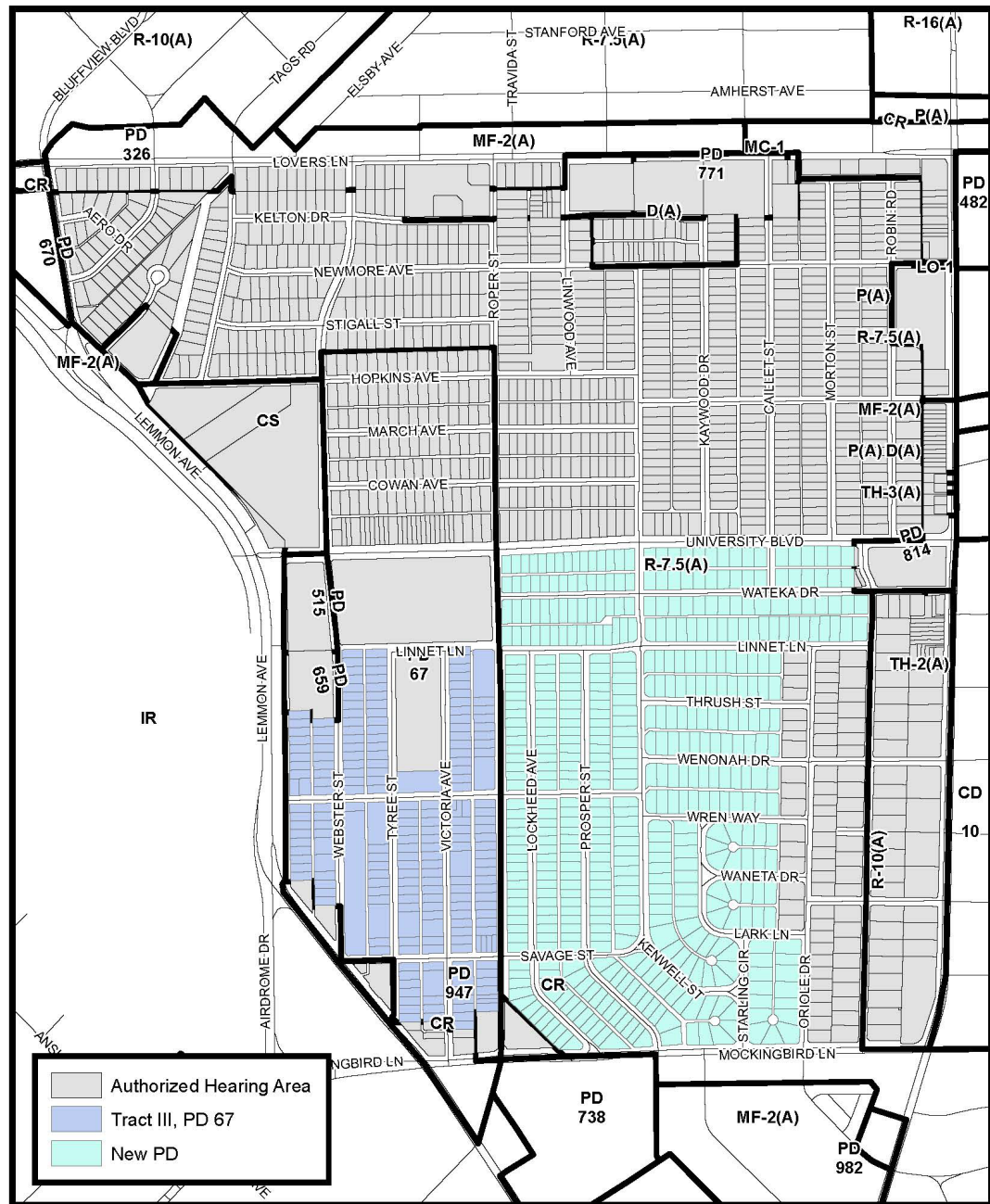


Background/History

- 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



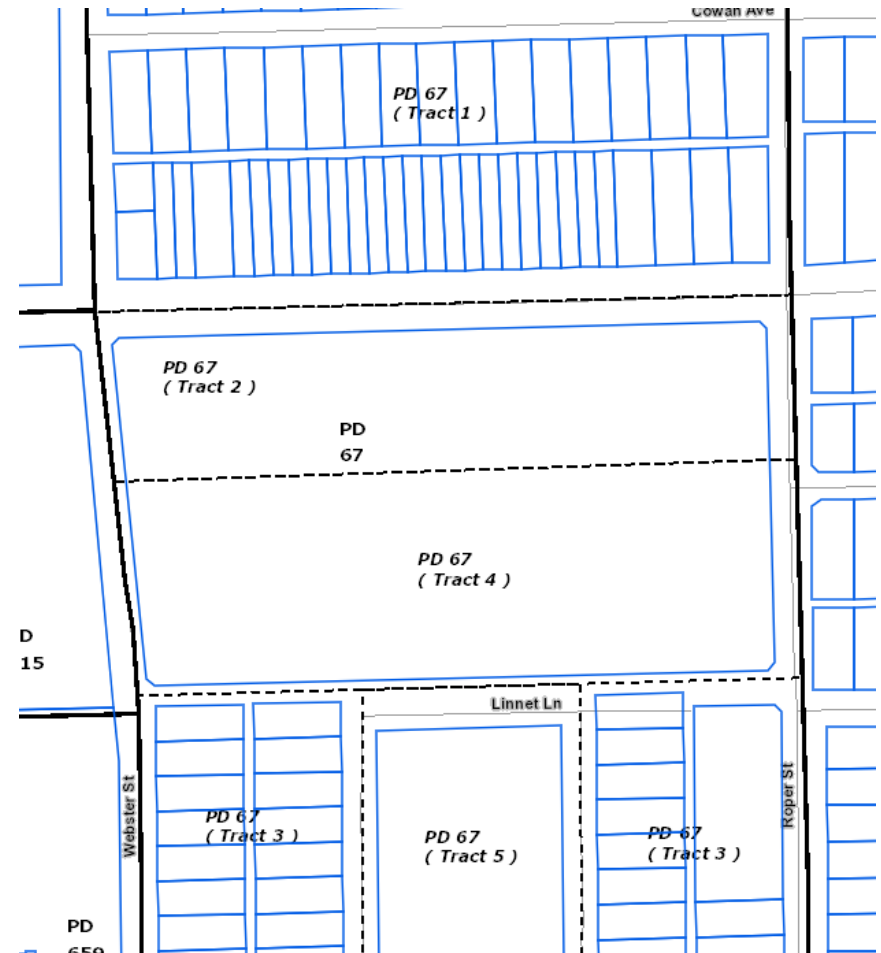
Meeting Purpose

- 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.



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.



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.



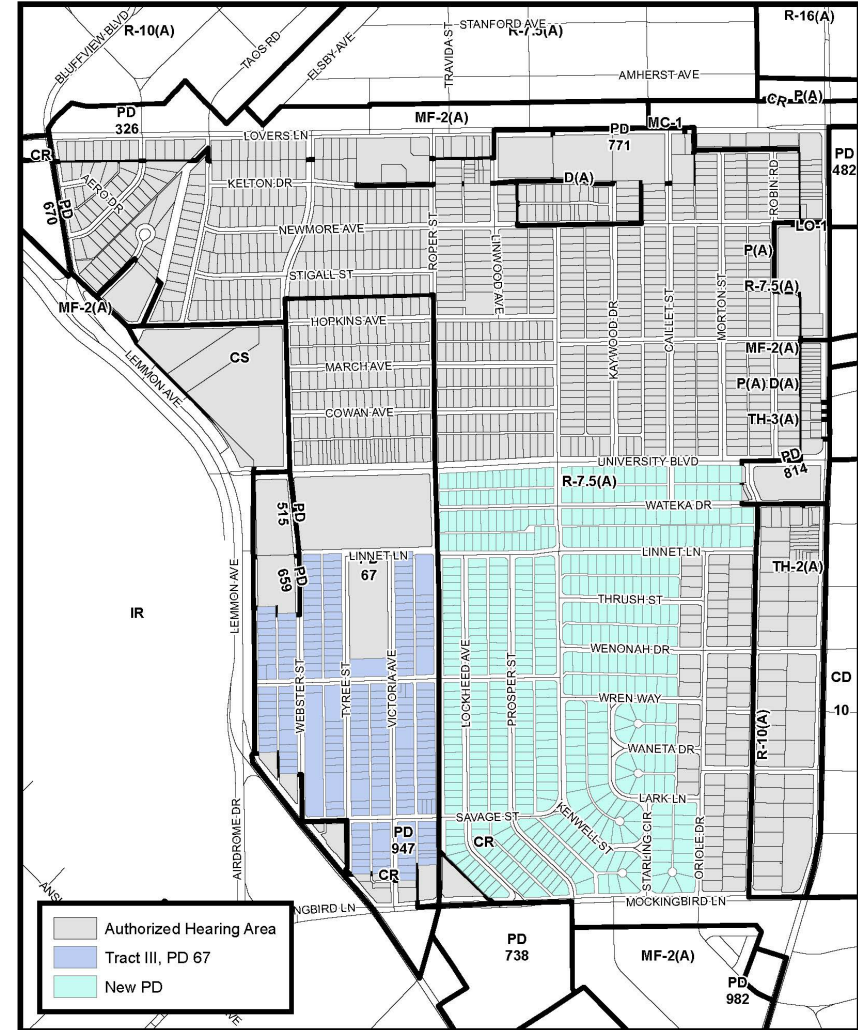
Proposed Changes—Tract III, PD 67

- **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.



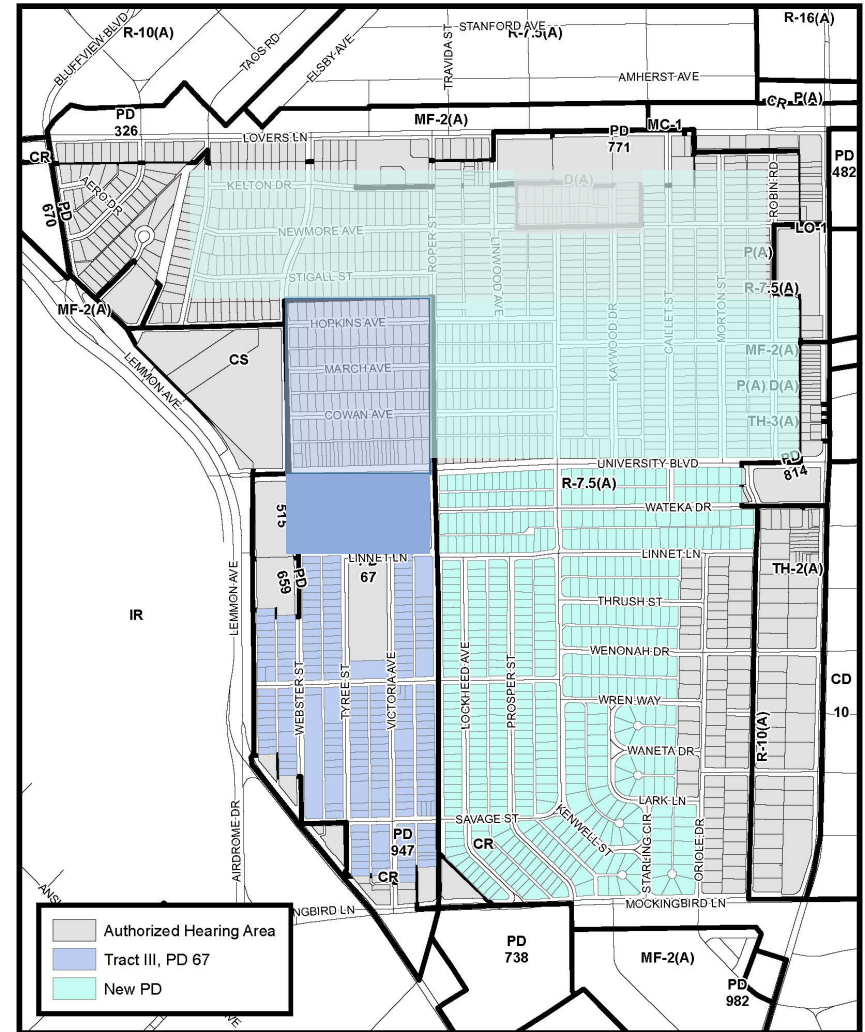
SC Proposed Changes—New PD

- 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.



Staff Proposed Changes—New PD

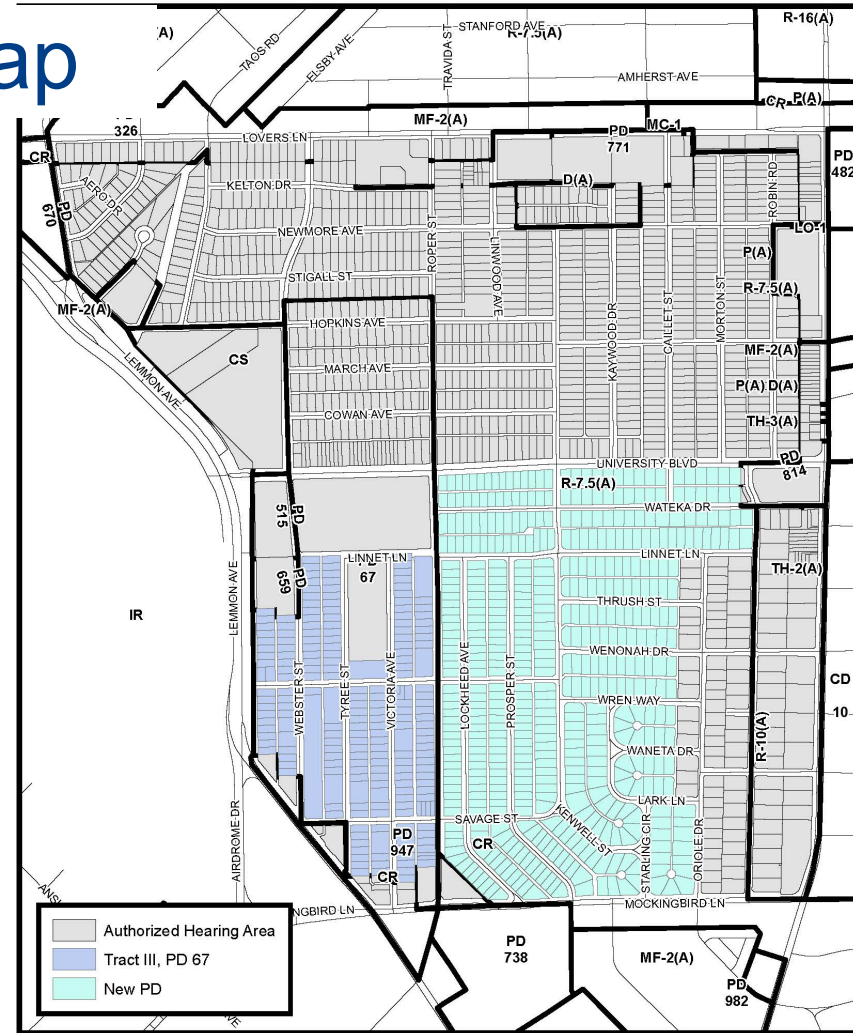
- Staff concurs with Steering Committee proposed changes, but prefers the entire R-7.5(A) area (highlighted in light blue) be included in the new PD.
- New curb cuts should be a maximum of 15 feet wide.
- Front entry doors must be parallel and visible from the street. No side entryways.



1:8,500

Elm Thicket Proposed Changes Map

SC Proposed Changes Map

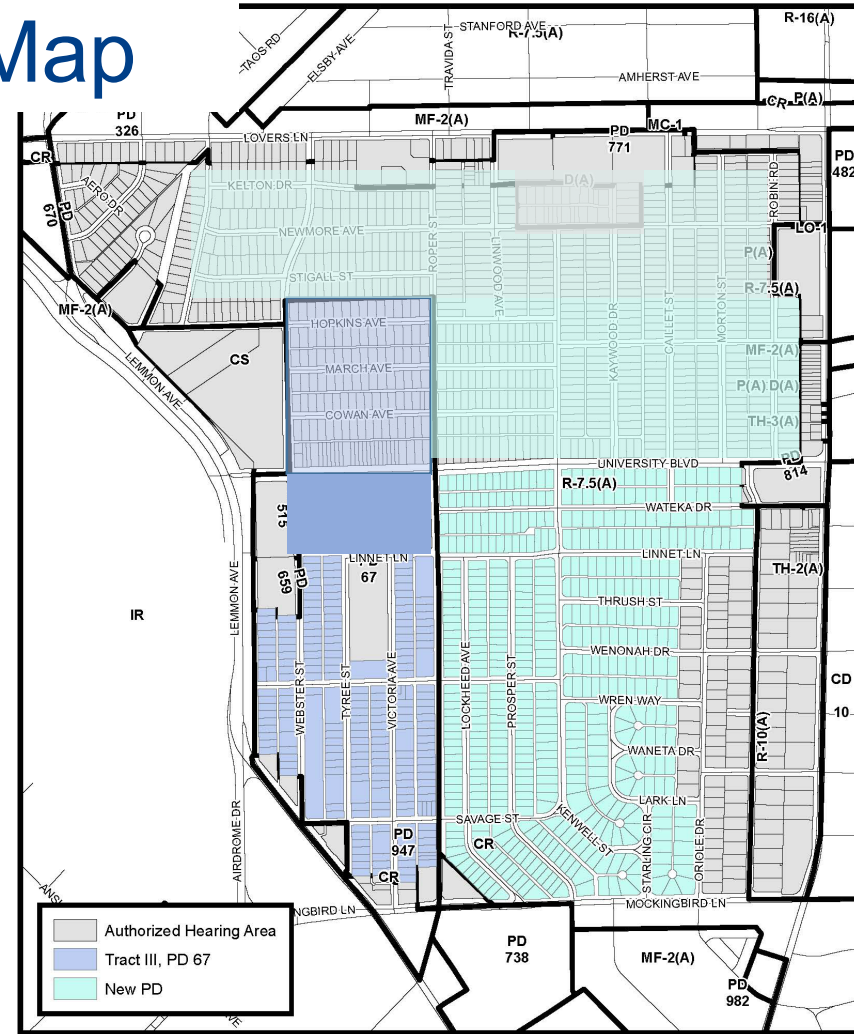


Printed Date: 6/25/2021

1:8,500 Elm Thicket Proposed Changes Map



Staff Proposed Changes Map



1:8,500 Elm Thicket Proposed Changes Map

Printed Date: 6/25/2021



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.



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:

Mike King

Senior Planner

Planning & Urban Design

(214) 670-6131

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



Z167-395 – Elm Thicket

Steering Committee Meeting XII
January 6, 2022

Mike King
Senior Planner
Planning & Urban Design
(214) 670-6131
Michael.King@dallascityhall.com

