Arts District Authorized Hearing

Community Meeting I

November 12, 2019 6:00 PM

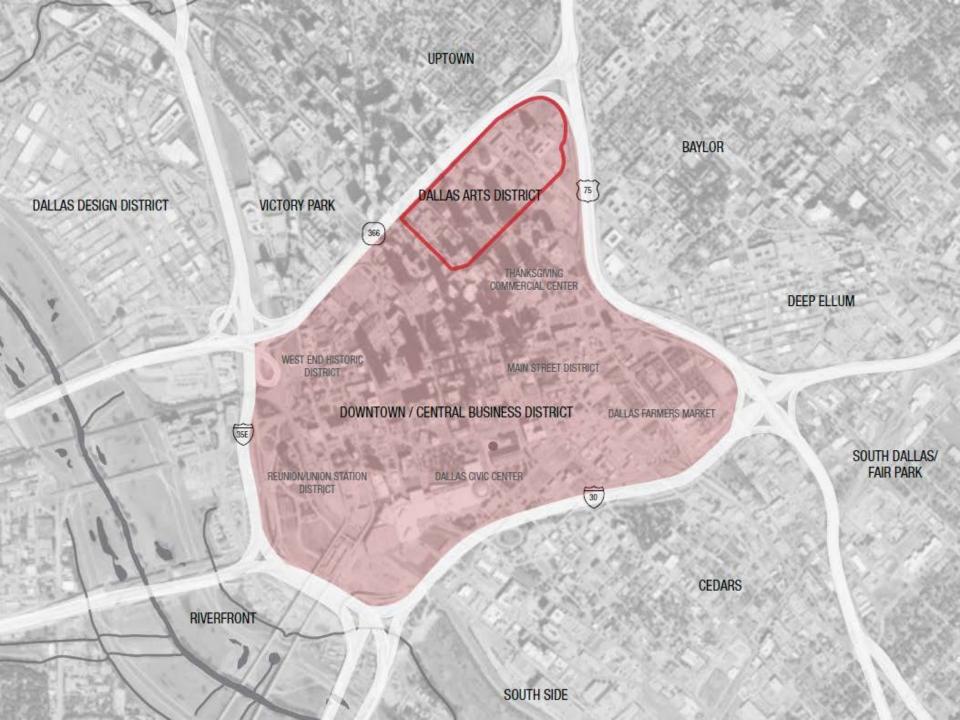
Presented by: Sustainable Development and Construction

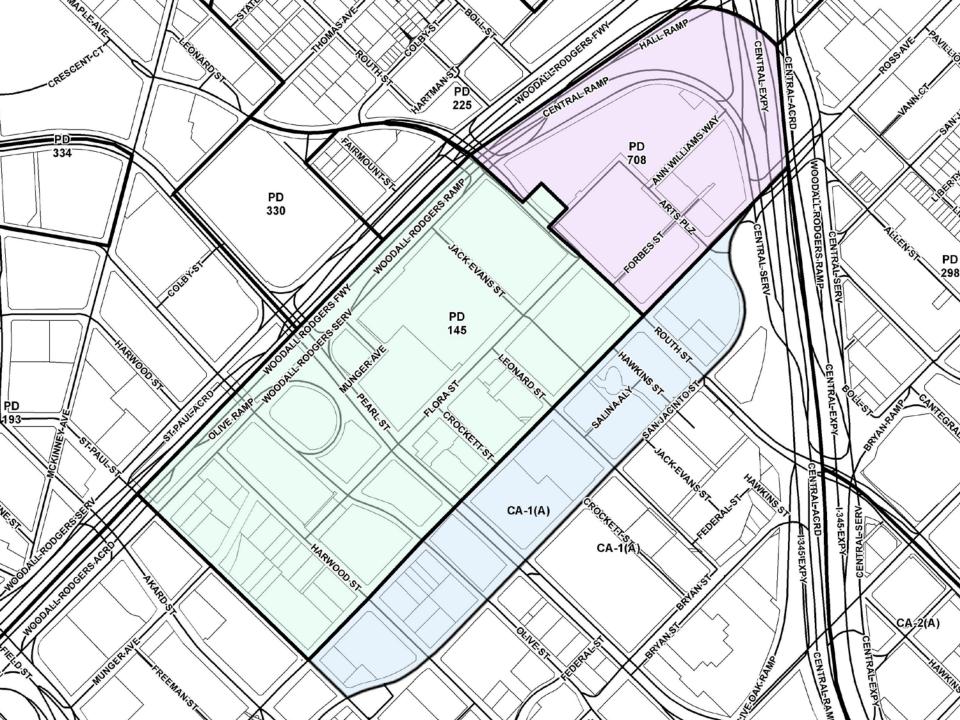


Background

- On May 24, 2017, the City Council initiated a zoning case on property zoned Planned Development District No. 145, Planned Development District No. 708, and CA-1(A) Central Area District 1
 - An area bound by St. Paul Street to the south, San Jacinto Street to the east, Central Expressway to the north, and Woodall Rodgers Freeway to the west







- Planned Development District No. 145
 - Passed by the Dallas City Council on January 23, 1991
 - Refers to Chapter 51
 - The Sasaki Plan serves as a guideline for development
 - Flora Street Frontage Area
 - Residential, Transportation, Community Service, Medical, Religious, Educational, Recreational and Entertainment, Bar and Restaurant, Professional, Personal Service, and Custom Craft, Retail, Motor Vehicle Related, Commercial, and Accessory uses are allowed in this district



- Planned Development District No. 708
 - Passed by the Dallas City Council on March 9, 2005
 - Refers to Chapter 51A
 - The Sasaki Plan serves as a guideline for development
 - Flora Street Frontage Area
 - Commercial and Business Service, Institutional and Community Service, Lodging, Miscellaneous, Office, Recreation, Residential, Retail, Transportation, Utility and Public Service, Wholesale, Distribution, and Storage uses are allowed in this district



- CA-1(A) Central Area District 1
 - Section 51A-4.124(a)
 - Agricultural, Commercial and Business Service, Industrial, Institutional and Community Service, Lodging, Miscellaneous, Office, Recreation, Residential, Retail and Personal Service, Transportation, Utility and Public Service, Wholesale, Distribution, and Storage uses are allowed in this district



Development Standards Chart					
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	PD 145		PD 708		CA1
	Current code	Steering Committee	Current code	Steering Committee	Current code
Yard, lot and space					
Minimum front yard (feet)	0		0		0
Minimum side/rear yard (feet)	0		0		0
Dwelling unit density	No max		No max		No max
Maximum base FAR	20		20		20
Maximum bonus FAR	24		24		24
Maximum base height (feet)	any legal		any legal		any legal
Lot coverage	100%		100%		100%
Lot size	No min.		No min.		No min.
Stories	No max		No max		No max
Environmental & Landscaping					
Environmental performance standards	Article VI		Article VI		Article VI
Landscape regulations	Article X	(k)	Article X		Article X

 The focal point of the change revolves around replacing the Sasaki Plan that was established in August of 1982



Authorized Hearing Process

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City Plan Commission or City Council (per the rules of procedure) requests to authorize a public hearing to determine proper zoning for an area. City Plan Commission or City Council votes to allow the authorized hearing process to begin. 1st Community Meeting

City Council Member hosts a community meeting to allow staff to review existing zoning and land use and explain the authorized hearing process and next steps. Notification is sent to all property owners within the authorized hearing area.

Steering Committee Meetings

3

6

City Council Member appoints a steering committee comprised of 15 people or less that is representative of the authorized hearing area. Steering committee meetings are held to review current zoning, the intent or direction of possible changes, and to develop proposed zoning amendments. All steering committee meetings are open to the public to observe discussion. Public comments can be submitted to staff for additional consideration.

2nd Community Meeting

City Council Member hosts 2nd community meeting to allow staff to present the proposed zoning amendments. Notification is sent to all property owners within the authorized hearing area. Public provides feedback on proposed amendments.

City Plan Commission Public Hearing

City Plan Commission holds a public hearing to determine whether to recommend the proposed changes to City Council. Notification is sent to all property owners within the area of request plus 200 feet of the authorized hearing area. Public forum for citizens to speak in support or opposition of the proposed amendments.



City Council Public Hearing

City Council holds a public hearing to determine whether or not to approve the proposed changes. Notification is sent to all property owners within the area of request plus 200 feet of the authorized hearing area. Public forum for citizens to speak in support or opposition of the proposed amendments.

Authorized Hearing Process

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Request for Authorized Hearing

City Plan Commission or City Council (per the rules of procedure) requests to authorize a public hearing to determine proper zoning for an area. City Plan Commission or City Council votes to allow the authorized hearing process to begin. 1st Community Meeting

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Next Steps

- Steering Committee:
 - Appointed by Councilmember Blewett
 - Generally comprised of 15 people or less
 - Representative of the authorized hearing area and other interested parties
 - Mix of stakeholders
 - Committed to meet on a regular basis
- Steering Committee Meetings



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Additional questions:

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