

Arts District Authorized Hearing

Community Meeting I

November 12, 2019

6:00 PM

Presented by:

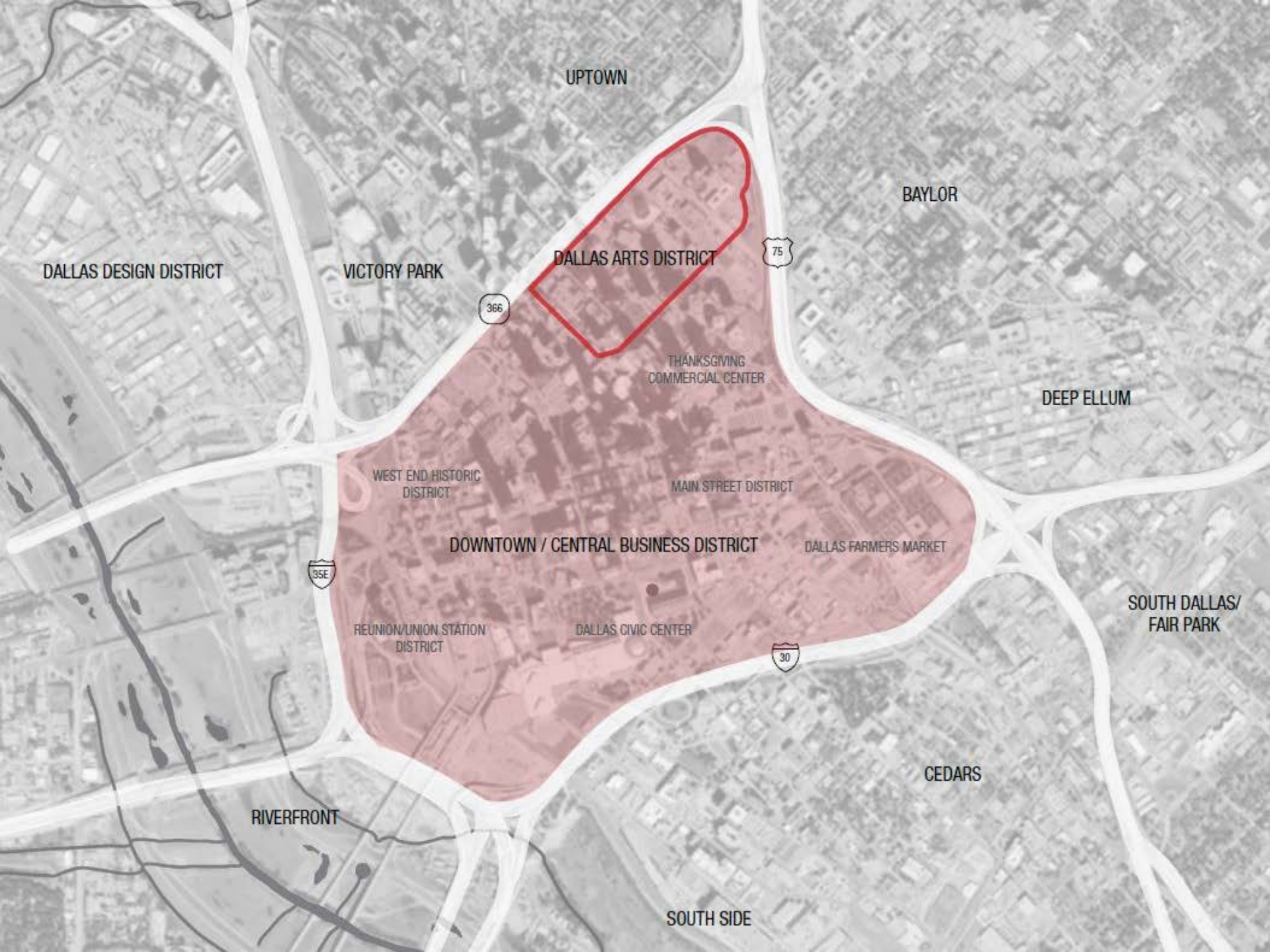
Sustainable Development and
Construction



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





UPTOWN

BAYLOR

DALLAS DESIGN DISTRICT

VICTORY PARK

DALLAS ARTS DISTRICT



THANKSGIVING
COMMERCIAL CENTER

DEEP ELLUM

WEST END HISTORIC
DISTRICT

MAIN STREET DISTRICT

DOWNTOWN / CENTRAL BUSINESS DISTRICT

DALLAS FARMERS MARKET



REUNION/UNION STATION
DISTRICT

DALLAS CIVIC CENTER

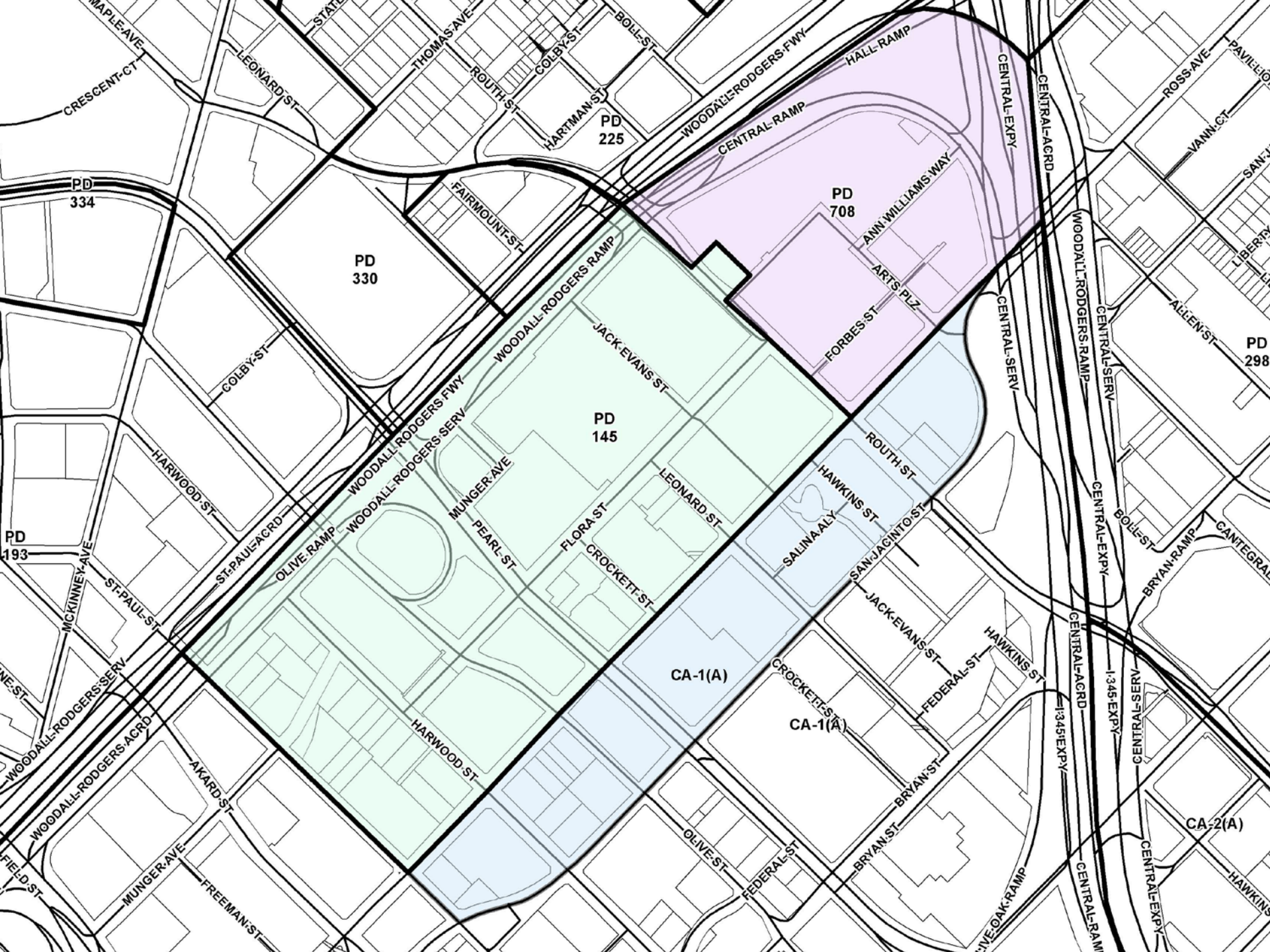


SOUTH DALLAS/
FAIR PARK

RIVERFRONT

CEDARS

SOUTH SIDE



PD 225

PD 708

PD 330

PD 145

PD 334

PD 193

PD 298

CA-1(A)

CA-1(A)

CA-2(A)

Existing Zoning

- 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



Existing Zoning

- 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



Existing Zoning

- 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

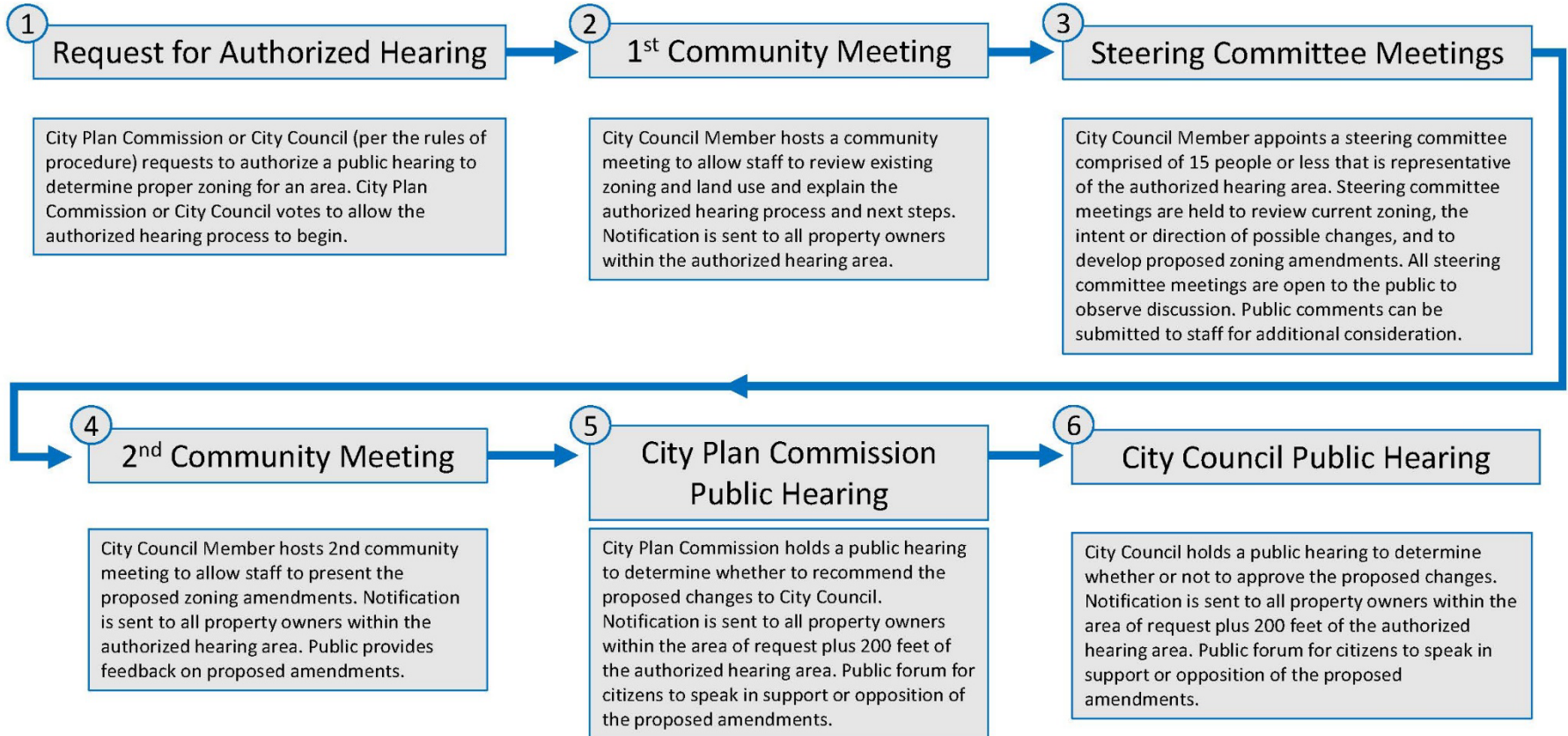
	PD 145		PD 708		CA1
	Current code	Steering Committee	Current code	Steering Committee	Current code
Yard, lot and space					
Minimum front yard (feet)	0		0		0
Minimum side/rear yard (feet)	0		0		0
Dwelling unit density	No max		No max		No max
Maximum base FAR	20		20		20
Maximum bonus FAR	24		24		24
Maximum 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

Existing Zoning

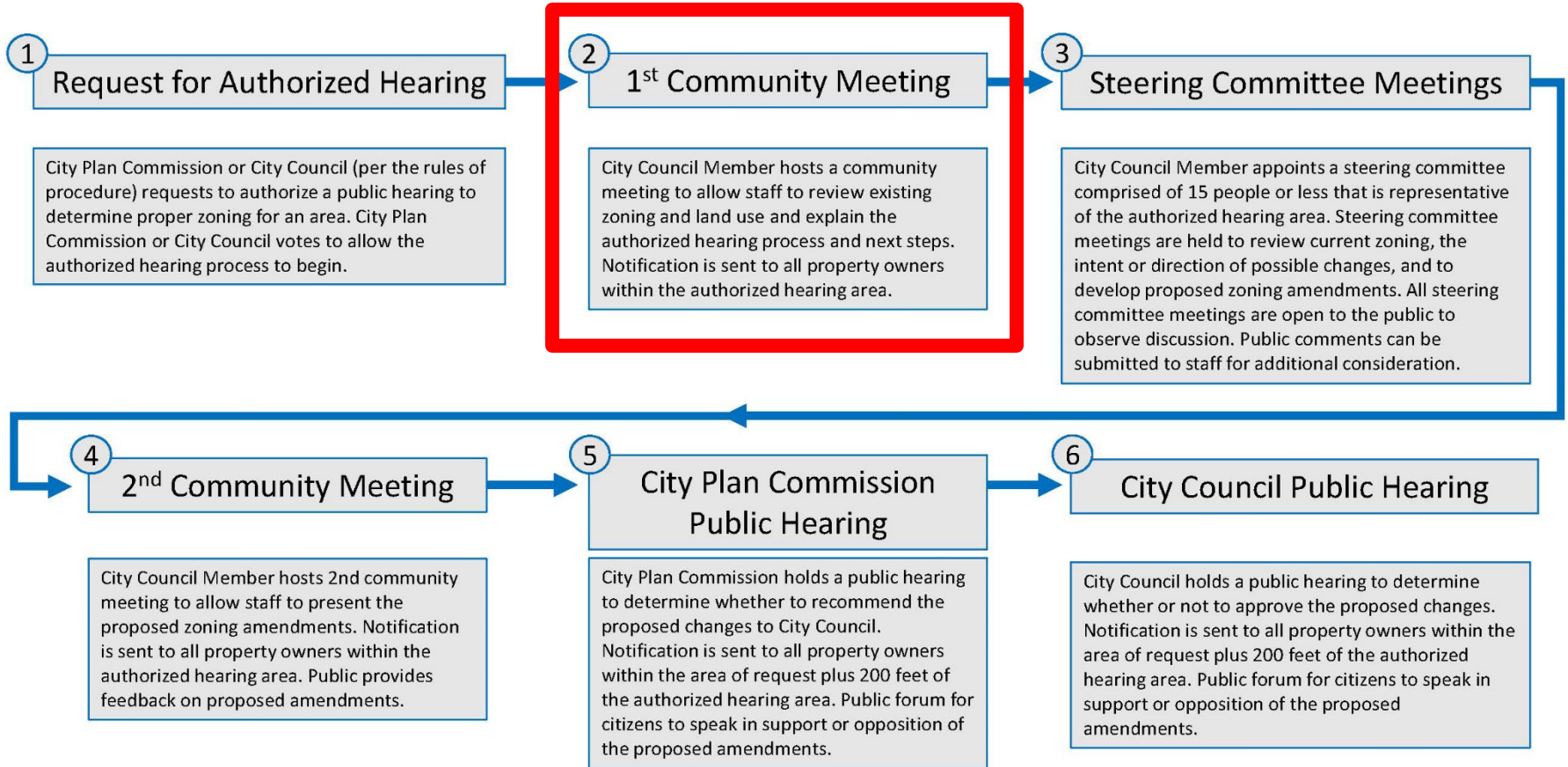
- The focal point of the change revolves around replacing the Sasaki Plan that was established in August of 1982



Authorized Hearing Process



Authorized Hearing Process



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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