

# Z145-312

- A City Plan Commission authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District and Planned Development District No. 473 for mixed uses with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations.
- Generally bounded by Main Street, Haskell Avenue, the Santa Fe ROW and DART's Green Line.
- The purpose of this authorized hearing is to provide for the development of appropriate densities of retail, office, commercial and residential uses in combination on single or contiguous building sites; to protect and maintain the characteristics of the existing urban form; and to promote pedestrian activity while providing guidelines to ensure compatible new development and renovation.

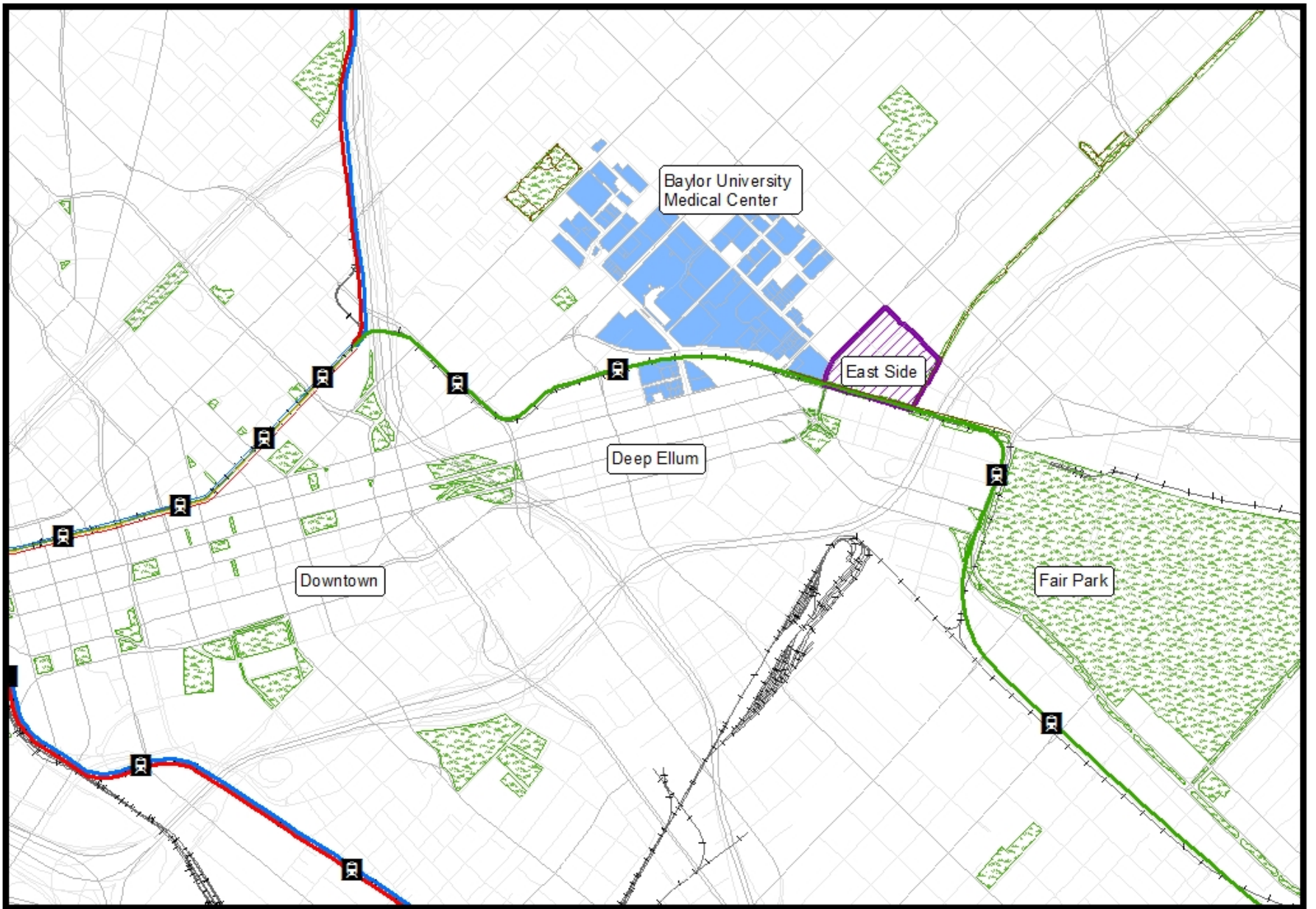
City Plan Commission  
June 21, 2018



# Background

- The majority of the property in the area is zoned an IM – Industrial Manufacturing District.
- PD No. 473 was established by the Dallas City Council on May 28, 1997 on 2 acres of property on Willow Street.
- Approximately 23.6 acres
- City Plan Commission authorized a hearing to review the zoning in the area on May 7, 2015
- First neighborhood meeting held on February 22, 2017
- Steering committee met 16 times from March 2017 to May 2018
- Final neighborhood meeting May 15, 2018

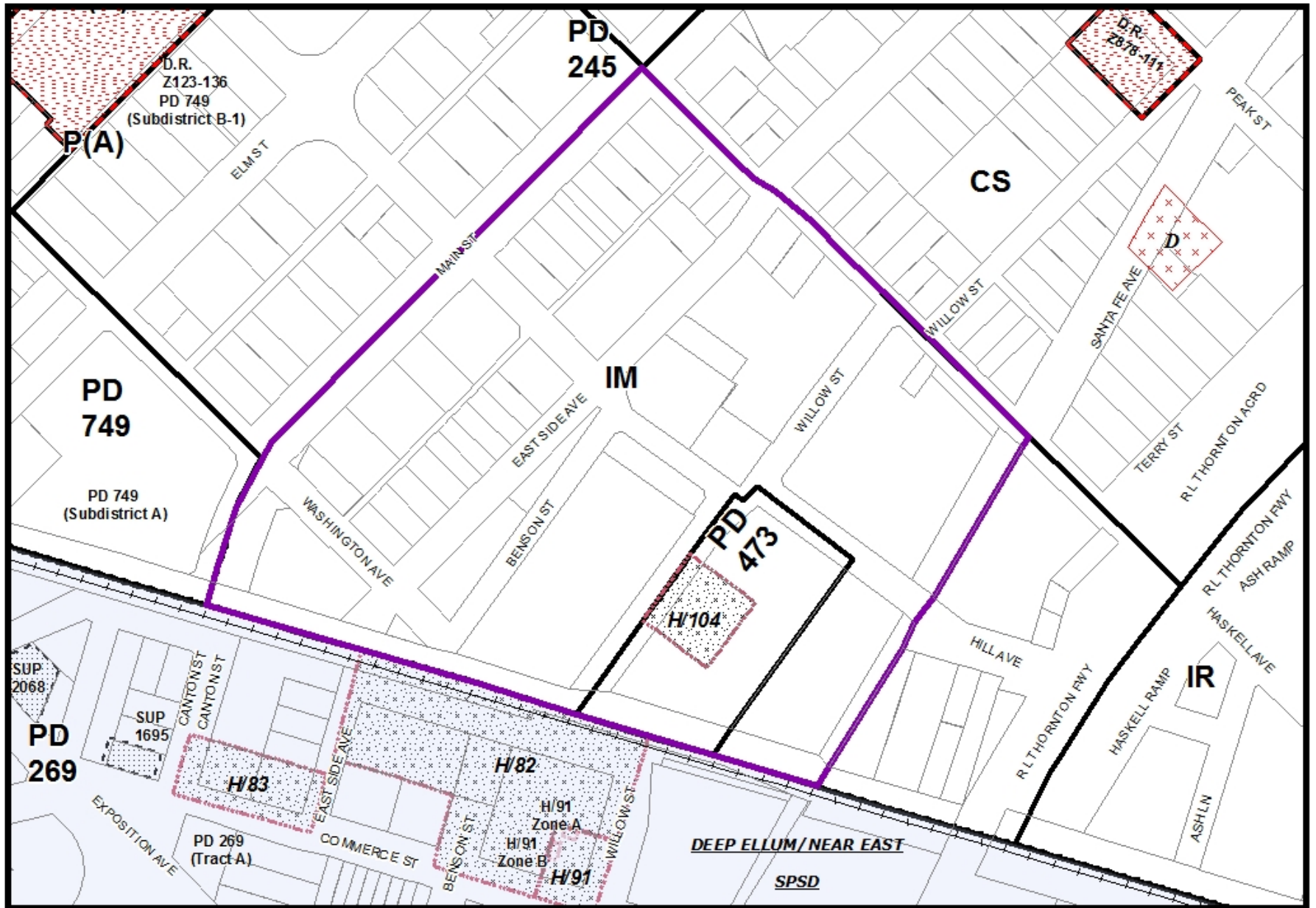




1:19,063

### East Side Location

Printed Date: 2/10/2017

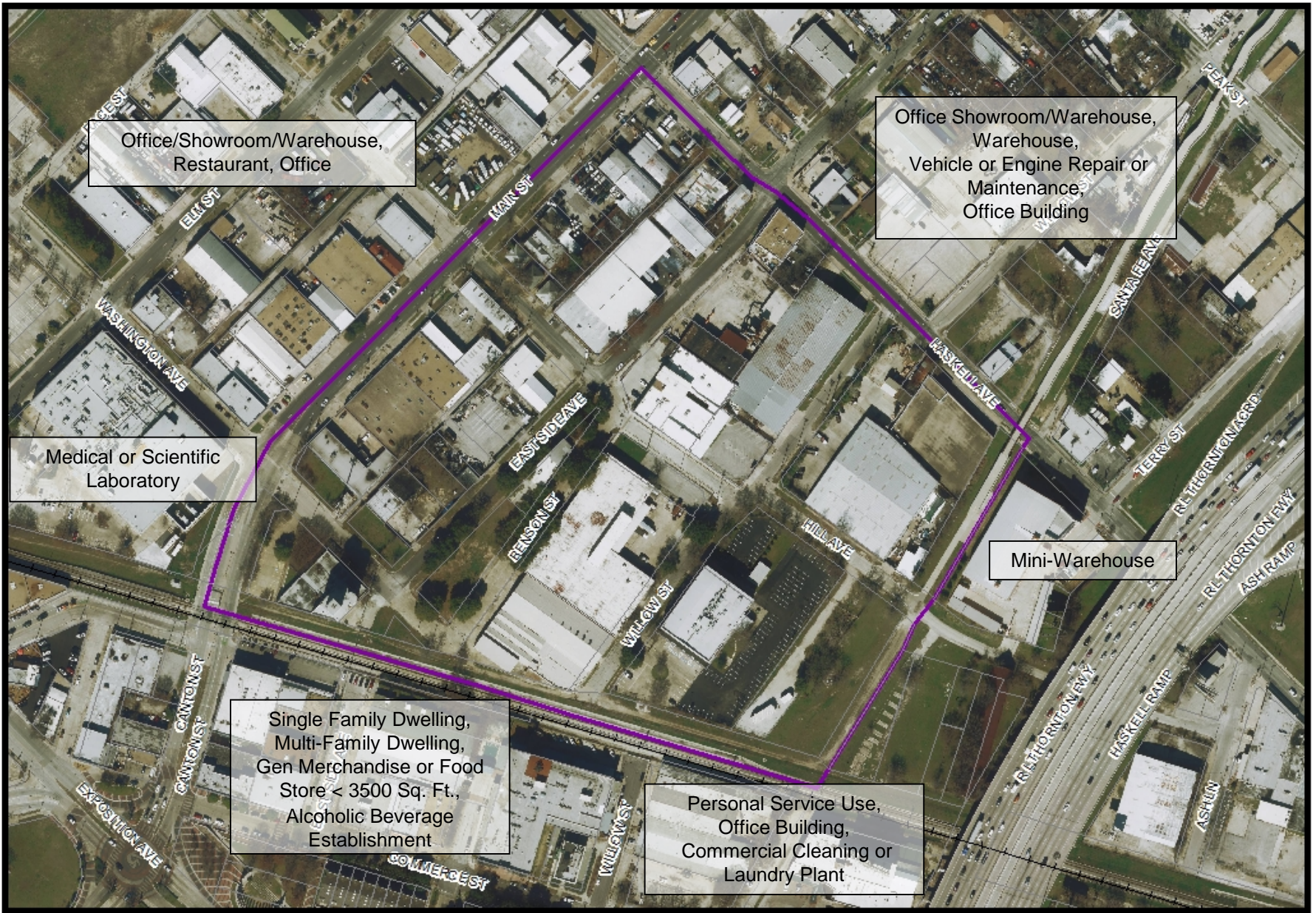


## Zoning



1:2,716

Printed Date: 2/22/2017



Office/Showroom/Warehouse,  
Restaurant, Office

Office Showroom/Warehouse,  
Warehouse,  
Vehicle or Engine Repair or  
Maintenance,  
Office Building

Medical or Scientific  
Laboratory

Mini-Warehouse

Single Family Dwelling,  
Multi-Family Dwelling,  
Gen Merchandise or Food  
Store < 3500 Sq. Ft.,  
Alcoholic Beverage  
Establishment

Personal Service Use,  
Office Building,  
Commercial Cleaning or  
Laundry Plant

### Zoning



02/21/2017





02/21/2017



Main Street between Washington Ave and Hill Ave.



02/21/2017



Main Street between Hill Ave. and Haskell Ave.





02/21/2017

Main Street between Hill Ave. and Haskell Ave.





Main Street at Haskell Avenue



06/21/2018



06/21/2018



02/21/2017



Santa Fe Trail at Hill Street near 503 S Haskell



02/21/2017





02/21/2017



From Hill across the trail towards downtown



02/21/2017



DART Green Line near 3800 Main Street





02/21/2017



Janimation - 4000 East Side Ave.



G&J Manufacturing Company, 3900 Willow St.



02/21/2017





06/21/2018



FOR RENT  
FOR RENT

11

06/21/2018



06/21/2018



Mac's  
RESTAURANT  
11111  
11111

06/21/2018



06/21/2018

Main, outside the district.





06/21/2018



1X  
94  
11 20

1008

1008

06/21/2018



06/21/2018



06/21/2018



Extra Space Storage

Extra Space Storage

503  
E22

Extra  
Space  
Storage

06/21/2018

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06/21/2018





02/21/2017





02/21/2017



# Recommendation

- Approval, subject to staff's revised recommended conditions, as briefed



# Existing Zoning

- IM - Industrial Manufacturing District
  - IM is intended for heavy industrial manufacturing with open storage. It is not intended to be located near residential development.
  - Permitted uses include a variety of agricultural, commercial, industrial, institutional, lodging, office, retail, transportation utility, and warehouse uses.
  - Many of the heavier industrial uses require a specific use permit or residential adjacency review.
  - Residential use is not allowed.
  - Front and side yards range from 0 to 30 feet
  - Floor area ratios range from 0.5 to 2.0
  - Structures may be up to 110 feet, with a max of 8 stories, subject to the residential proximity slope.



# Existing Zoning

- PD No. 473
  - PD No. 473 was created in 1997 (and the G&J Manufacturing Company building became a historic district in 2001).
  - Permitted uses include single family and all of the uses allowed in MU-3, including a variety of agricultural, commercial, institutional, lodging, office, recreational, residential, retail, transportation, utility, and wholesale uses, along with very limited industrial uses.
  - Minimum front yard is 15 feet, and side yards range from 0 to 20 feet
  - Floor area ratio and maximum dwelling unit density vary by the mix of uses.
  - Structures may be up to 270 feet, with a max of 20 stories, depending on the mix of uses and subject to the residential proximity slope.
  - Off-street parking and loading vary by use.



# Steering Committee

- Vision/goal is to create/allow a dense, walkable, urban, mixed-use neighborhood that includes residential uses while continuing to allow existing uses.
- The steering committee met 16 times to discuss and recommend the uses and design elements most appropriate for this area.



# Proposed Uses

- Focus and goal for new uses:
  - Continue to allow existing legal uses with a certificate of occupancy for that use
  - Disallow heavy industrial uses that are not currently found in the district and also not appropriate for an area close to downtown.
  - Allow new uses commonly found in a mixed-use neighborhood, such as residential, lodging, and retail/personal service uses.



# Currently Allowed Uses – Examples Proposed to be Disallowed

- Alternative financial establishments
- Electrical substation
- Industrial (both outside and inside) potentially incompatible
- Medical waste incinerator
- Metal salvage facility
- Mining
- Municipal waste incinerator
- Outside storage (as a main use) with or without visual screening
- Refuse transfer station
- Sanitary land fill
- Sewage treatment plants





# Vision/goal – building form

- Encourage walkability and transit use:
  - Wide sidewalks
  - Transparency
  - Shade and landscaping
  - Parking reductions for re-using original buildings, enabling car sharing and ride sharing, preserving trees, and building underground parking.
- Provide flexibility for parking locations: allow remote and shared parking.
- Encourage mixed use, mixed tenancy, and mixed income.
- Align with City’s adopted Complete Streets manual.
- Encourage adaptive re-use of original buildings and historic buildings.
- Encourage appropriate building massing.



# Development Standards Comparison

	IM	PD 473	Proposed PD
<b>Front Yard</b>	<ul style="list-style-type: none"> <li>•15 feet adjacent to expressway or thoroughfare</li> <li>•No minimum in all other cases</li> </ul>	No minimum	Min: 5' Max: 15' No min on Main St. Encroachments allowed**
<b>Minimum side and rear yard setback</b>	30 feet where adjacent to a R, D, TH, CH, or MF districts (51 and 51A). Otherwise, no minimum.	<ul style="list-style-type: none"> <li>•Single family: none</li> <li>•Duplex side: 5</li> <li>•Duplex rear: 10</li> <li>•All others: 20' where adjacent to R, D, TH, CH, MF. Otherwise, no minimum.</li> </ul>	No minimum



# Development Standards Comparison

	IM	PD 473	Proposed PD
<b>Dwelling unit density</b>	No maximum	No maximum	No maximum
<b>Floor area ratio</b>	<ul style="list-style-type: none"> <li>•Retail and personal service: 0.5:1</li> <li>•Any combination of lodging, office, and retail and personal service: 0.75</li> <li>•All uses combined: 2:1</li> </ul>	Ranges from 3.2 for no mixed use to 4.5 for mix of 3 uses with residential included.	Maximum: 4.0 Bonus: up to 6.0 if <ul style="list-style-type: none"> <li>•10% of the units are reserved for families at 80% or less than the area median income**</li> </ul>



# Development Standards Comparison

	IM	PD 473	Proposed PD
Height	110 ft.; RPS applies	<ul style="list-style-type: none"> <li>•SF: 36'</li> <li>•All others: 130'</li> <li>•Residential proximity slope applies.</li> </ul>	<ul style="list-style-type: none"> <li>•140' (staff rec)</li> <li>•Urban form setback:20' setback for height above 45'</li> </ul>
Lot coverage	<ul style="list-style-type: none"> <li>•80%</li> <li>•Aboveground parking structures are included in lot coverage.</li> </ul>	<ul style="list-style-type: none"> <li>•SF: 60%, all others: 80%.</li> <li>•Aboveground parking is included in lot coverage; surface parking and underground parking is not.</li> </ul>	<ul style="list-style-type: none"> <li>•80% (staff rec)</li> <li>•Aboveground parking structures are included in lot coverage; surface parking and underground parking is not</li> </ul>
Lot size	No minimum	<ul style="list-style-type: none"> <li>•SF: min of 2,000 sf</li> <li>•Duplex: min of 6,000 sf</li> <li>•All others: no minimum lot size</li> </ul>	<ul style="list-style-type: none"> <li>•no minimum lot size</li> </ul>
Stories	Maximum of 8; parking garages are exempt	Max of 10; parking garages are exempt but must comply with height restrictions	No maximum



# Development Standards Comparison

	IM	PD 473	Proposed PD
Landscaping	Article X	Article X	Article X
Site design standards	None	<ul style="list-style-type: none"> <li>• Tower spacing: additional side and rear setback of one foot for each 2' in height above 45', up to a total setback of 30'</li> </ul>	<ul style="list-style-type: none"> <li>• Transparency minimums*</li> <li>• Residential uses: 60% of street-level, street-facing dwelling units must have individual entries that access the street; likewise, trail-facing units.</li> <li>• Sidewalks: On Main Street, min of 10' with 6' clear. All others: min. of 6' with 5' clear.</li> <li>• Min. 2' landscape strip</li> <li>• Pedestrian lighting required for all developments larger than 20,000 sf.</li> </ul>



# Development Standards Comparison

	IM	PD 473	Proposed PD
Off-street parking	Per 51A according to use.	<ul style="list-style-type: none"> <li>•SF, duplex, MF: 1.3 spaces per one-bedroom unit and 1.7 for each unit with more than one bedroom for the first 60 units. Afterward, per 51A-4.200</li> <li>•All other uses: per 51A-4.200.</li> <li>•A parking space must be at least 20' from the ROW line if the space is enclosed and faces upon or can be entered directly from the street or alley.</li> </ul>	<ul style="list-style-type: none"> <li>•Art/craft production: 1 per 1000 sf</li> <li>•Bed and breakfast: 1 per guest room</li> <li>•Office: 1 per 385 sf</li> <li>•SF, duplex, and live/work: one per unit</li> <li>•MF: one 1/4 per unit, plus visitor parking</li> <li>•General merchandise: 1 per 275; &lt;5% surface parking for uses &gt; 50,000 sf</li> <li>•Restaurant uses: 1 per 200</li> <li>•Covered patios: included after the patio is &gt; 50% of the interior space.</li> </ul>



# Development Standards Comparison

	IM	PD 473	Proposed PD
<b>Off-street parking</b>	Per 51A according to use.	<ul style="list-style-type: none"> <li>•No additional reductions</li> <li>•A parking space must be at least 20' from the ROW line if the space is enclosed and faces upon or can be entered directly from the street or alley.</li> </ul>	<p><b>Parking reductions:</b></p> <ul style="list-style-type: none"> <li>•Original buildings</li> <li>•Proximity to DART stations</li> <li>•On-street parking</li> <li>•Passenger loading zones</li> <li>•Access to car-sharing program</li> <li>•Tree preservation</li> <li>•Underground office parking</li> </ul> <p><b>Locations:</b></p> <ul style="list-style-type: none"> <li>•No parking between the front of the building and the curb except as indented parking</li> <li>•Remote parking encouraged</li> </ul>

