

East Side

Community Meeting
February 22, 2017
6:30 P.M.
Exall Park Recreation Center
1355 Adair Street

Presented by:
Sustainable Development and
Construction

East Side

Authorized Hearing Process

Authorized Hearing Process:

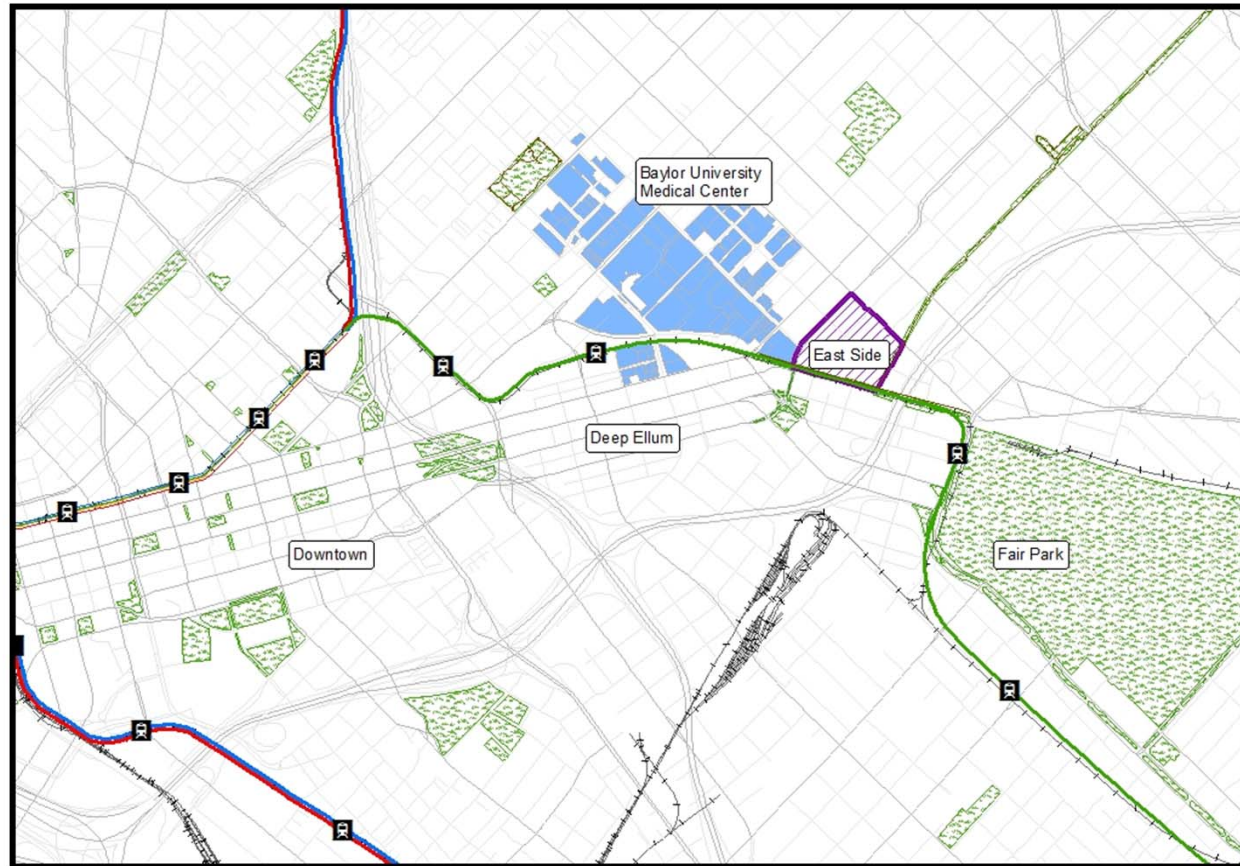
- Request to City Plan Commission to review the zoning in the area
- Council member forms a steering committee
- Council member and staff hold a neighborhood meeting
- Staff review of proposed zoning and comments
- Staff meets with steering committee to develop proposed zoning amendments
- Council member and staff hold a follow-up neighborhood meeting to finalize proposed zoning amendments
- City Plan Commission holds a public hearing
- City Council holds a public hearing and determines whether or not to approve the proposed zoning

East Side - PD No. 473 and IM – Industrial Manufacturing District

Background:

- PD No. 473 was established by the Dallas City Council on May 28, 1997
- The remaining property in the area has been IM – Industrial Manufacturing District since before 1989
- The properties are generally bounded by Main Street, South Haskell Avenue, the Santa Fe Trail, and the UP Railroad
- Approximately 23.6 acres

Location



1:19,063

East Side Location

Printed Date: 2/10/2017

Aerial View

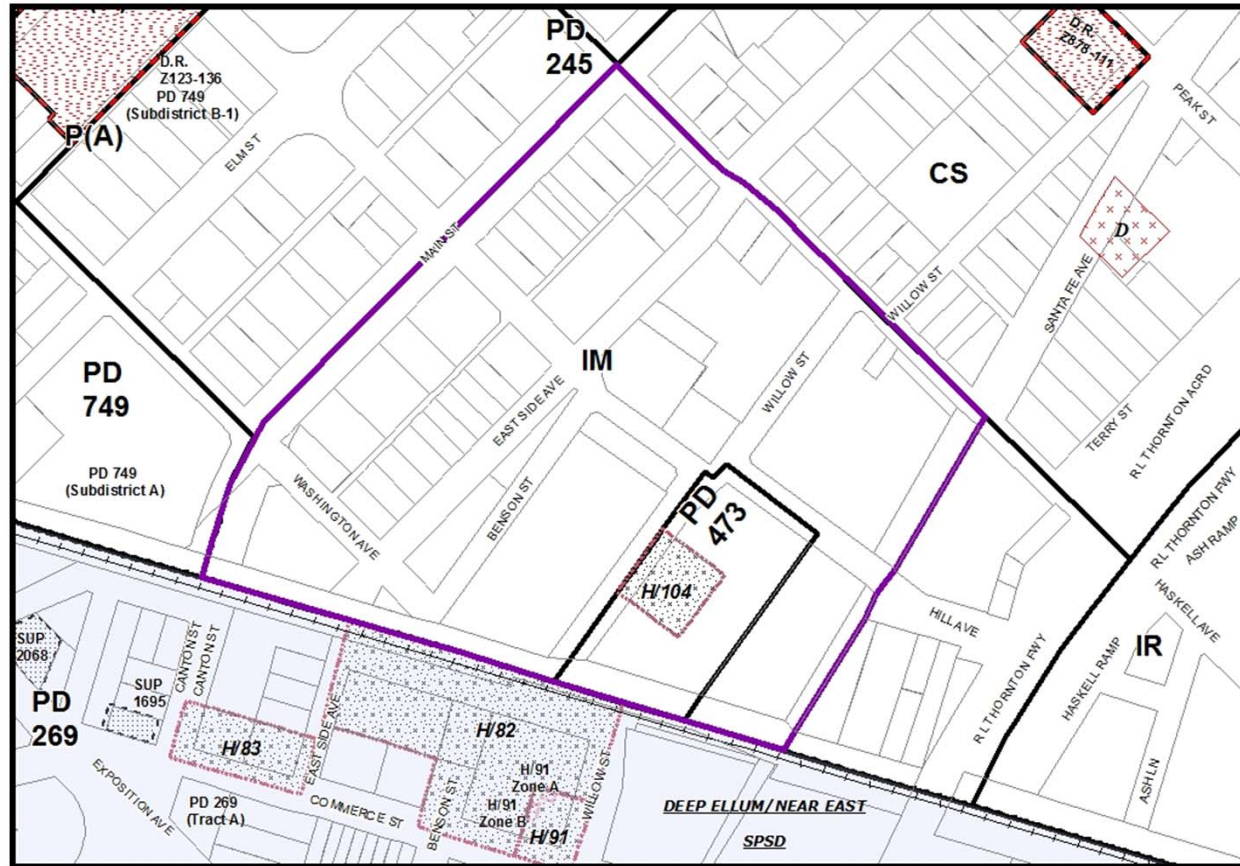


 1:2,716

Zoning

Printed Date: 2/6/2017

Existing Zoning



 1:2,716

Zoning

Printed Date: 2/22/2017

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.

Existing Buildings



DART Green Line near 3800 Main Street



Santa Fe Trail at Hill Street near 503 S Haskell



East Side

Existing Buildings



G&J Manufacturing Company, 3900 Willow St.

Janimation - 4000 East Side Ave.



Existing Buildings



Main Street between Washington Ave and Hill Ave.



Main Street between Hill Ave. and Haskell Ave.



East Side

Next Steps

- Business owners and tenants in the area have submitted a zoning proposal
- As part of the next phase, staff and the steering committee will review potential zoning elements such as:
 - Permitted uses (retail, residential, auto repair, commercial, etc.)
 - Setbacks (how far back from (or how close to) the street the building has to be)
 - Floor area ratios (how big the building can be relative to the size of the property)
 - Required maximum building heights
 - Parking rules, including parking ratios
 - Design and landscape elements
- Once consensus is reached on the proposal, staff will return for a second neighborhood meeting to discuss the zoning.
- Throughout the process, updates will be on our website.

Questions?

Additional questions:

Pam Thompson

Senior Planner

pam.thompson@dallascityhall.com

214-671-7930

[http://dallascityhall.com/departments/sustainabledevelopment/
planning/Pages/Authorized-Hearings.aspx](http://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Authorized-Hearings.aspx)