

East Side Community Meeting

May 15, 2018



Pam Thompson, Senior Planner
Sustainable Development and Construction
City of Dallas



Authorized Hearing Process

- City Plan Commission authorized a hearing to review the zoning in the area on May 7, 2015
- Deputy Mayor Pro Tem Medrano formed a steering committee in early 2017
- First neighborhood meeting held on February 22, 2017
- Staff met with steering committee to develop proposed zoning amendments from March 2017 to November 2017 and again in April and May of 2018
- Second neighborhood meeting to discuss proposed zoning amendments – November 29, 2017
- **Follow-up neighborhood meeting tonight – May 15, 2018**
- City Plan Commission holds a public hearing
- City Council holds a public hearing

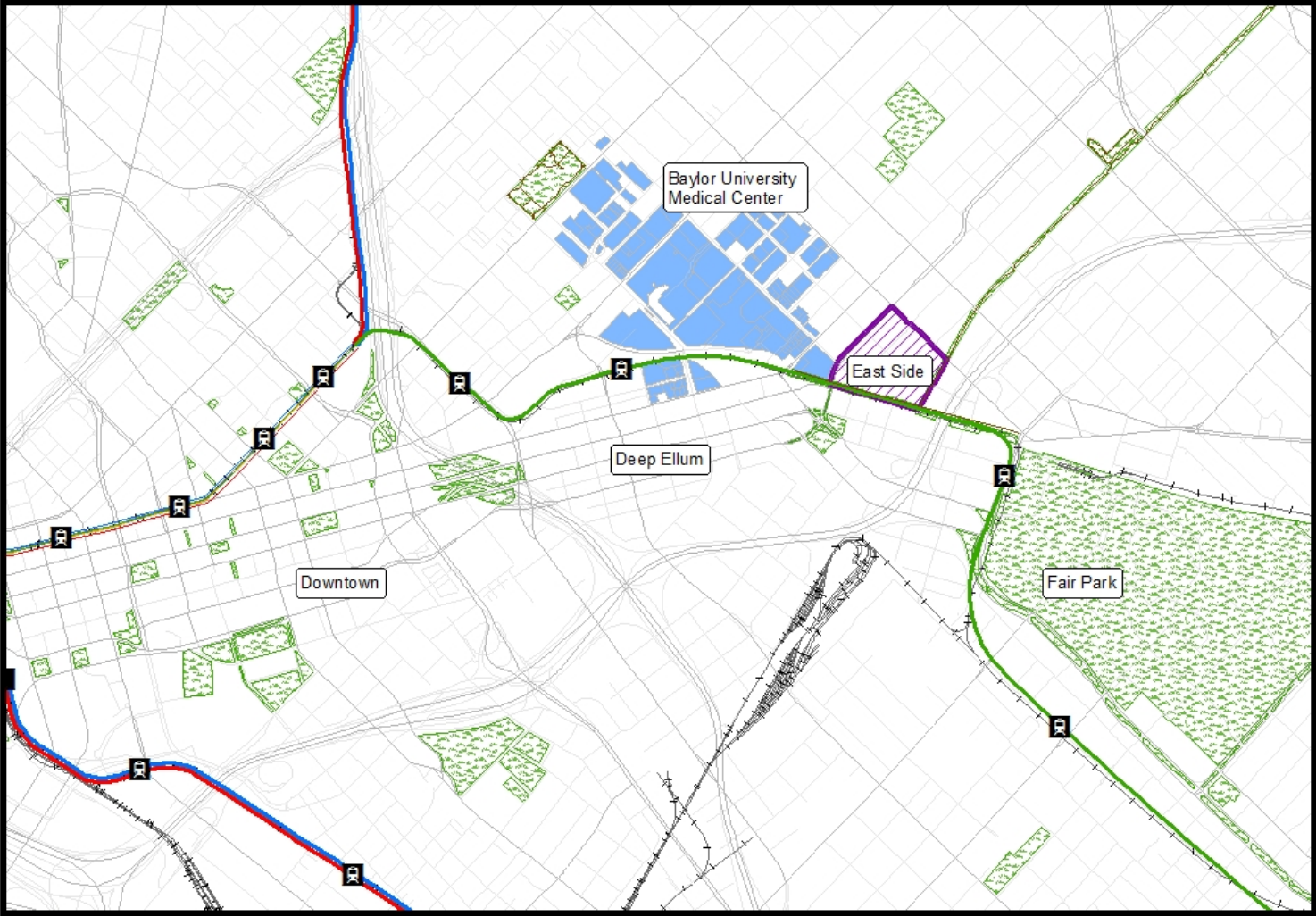


Background

- The authorized hearing area is generally bounded by Main Street, South Haskell Avenue, the Santa Fe Trail, and the UP Railroad.
- Approximately 23.6 acres.



Location



1:19,063

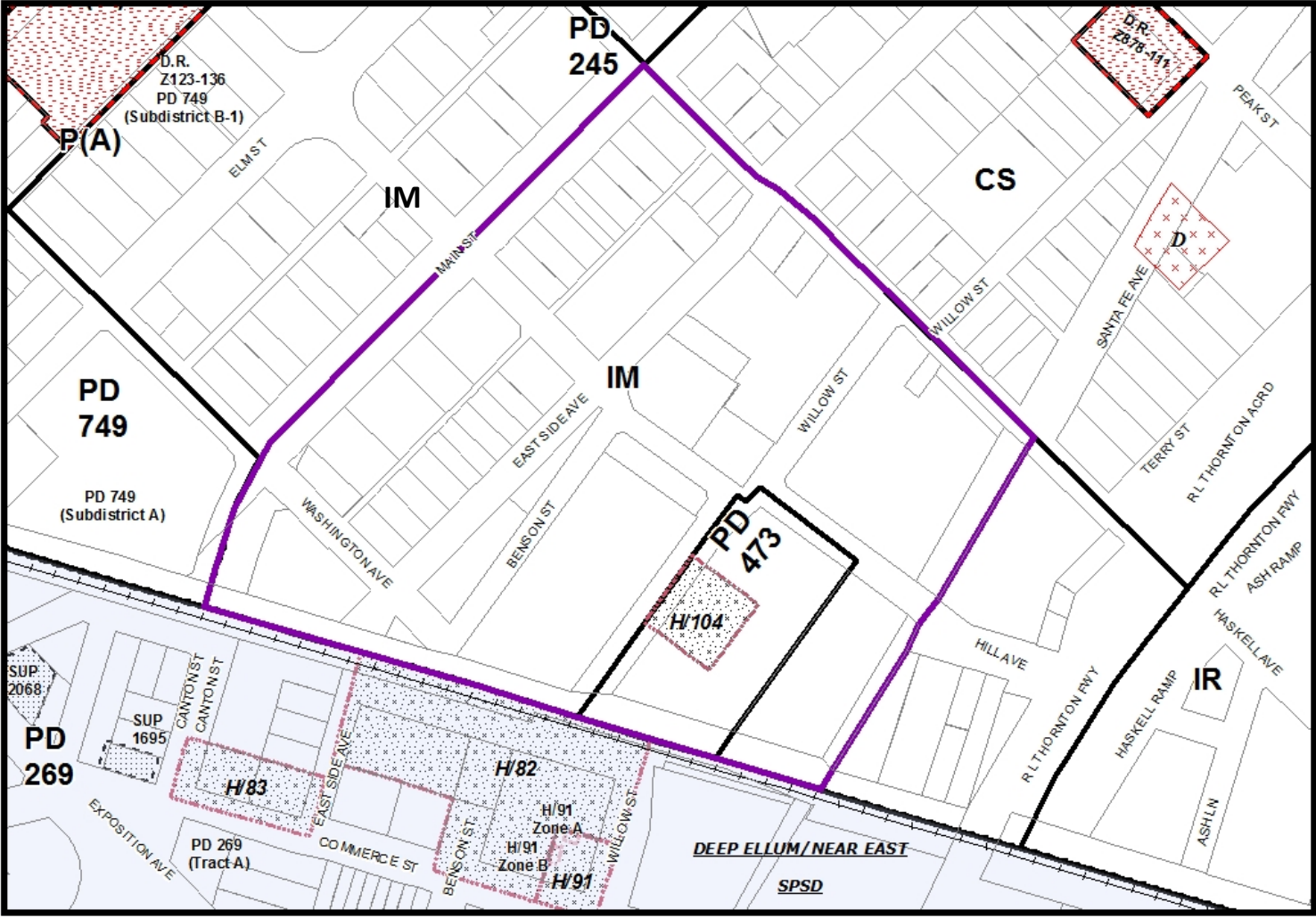
East Side Location

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.



Existing Zoning



Zoning

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
 - Within the PD, G&J Manufacturing Company building became Historic Overlay District No. 104 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 130 feet, with a max of 10 stories.
 - Off-street parking and loading vary by use.



District Purpose

- Vision/goal is to create/allow a dense, walkable, urban, mixed-use neighborhood that includes residential uses while continuing to allow existing uses.
- District purpose statement:
 - This district is designed to encourage walkable, mixed-use, sustainable, urban development; to reduce the need for parking; and to encourage the use of the Santa Fe Trail



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 – 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



Proposed Uses

- Agricultural uses.
 - Crop production *[limited to urban garden.]*
 - Private stable. *[SUP]*
- Commercial and business service uses.
 - Building repair and maintenance shop.
 - Catering service.
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.
 - Job or lithographic printing.
 - Medical or scientific laboratory.
 - Technical school.
 - Vehicle or engine repair or maintenance. *[limited to a maximum of 20,000 square feet of floor area.]*
- Industrial uses.
 - Alcoholic beverage manufacturing *[limited to a maximum of 35,000 square feet of floor area]*
 - Industrial (inside) not potentially incompatible.
 - Industrial (inside) for light manufacturing
- Institutional and community service uses.
 - Adult day care facility.
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Community service center.
 - Convalescent and nursing homes, hospice care, and related institutions.
 - Convent or monastery.
 - Foster home. *[SUP only]*
 - Library, art gallery, or museum.
 - Public school. *[SUP only]*
 - Open enrollment charter school. *[SUP only]*
 - Private school. *[SUP only]*
- Lodging uses.
 - Bed and Breakfast.
 - Hotel or motel.
- Miscellaneous uses.
 - Temporary construction or sales office.



Proposed Uses

- Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Live/work unit.
 - Multifamily.
 - Retirement housing.
 - Single family.
- Retail and personal service uses.
 - Alcoholic beverage establishments. *[SUP]*
 - ~~Ambulance service.~~
 - Animal shelter or clinic without outside runs.
 - Art or craft production facility
 - Auto service center. *[SUP. Limited to a maximum of 20,000 square feet of floor area.]*
 - Business school.
 - Commercial amusement (inside). *[SUP only. Class E dance halls prohibited.]*
 - Commercial parking lot or garage.
 - Dry cleaning or laundry store.
 - Furniture store.



Proposed Uses

- Retail and personal service uses. (continued)
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet. *[Site plan required for all >50,000]*
 - Home improvement center, lumber, brick, or building materials sales yard. *[Allowed by right up to 20,000 square feet. Accessory outside display this use allowed up to 20,000 square feet and must be located within 10' of main structure.]*
 - Household equipment and appliance repair.
 - Liquor store.
- Retail and personal service uses. (continued)
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station. *[Limited to electric vehicle charging station.]*
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Remote parking
 - Restaurant without drive-in or drive-through service.
 - Temporary retail use.
 - Theater.
 - Vehicle display, sales, and service. *[limited to a maximum of 20,000 square feet of floor area.]*



Proposed Uses

- Transportation uses.
 - ~~Heliport. [SUP]~~
 - ~~Helistop. [SUP]~~
 - Transit passenger shelter.
 - Transit passenger station or transfer center. [SUP]
- Utility and public service uses.
 - Commercial radio or television transmitting station.
 - Local utilities. [Per 51A]
 - Police or fire station.
 - Post office.
 - Tower/antenna for cellular communication. [The district is considered a multiple commercial district for this use.]
 - Utility or government installation other than listed. [SUP]
- Wholesale, distribution, and storage uses.
 - Office showroom/warehouse.
 - Recycling drop-off container. [See Section [51A-4.213](#) (11.2).]
 - Warehouse.



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
Front Yard	<ul style="list-style-type: none"> •15 feet adjacent to expressway or thoroughfare •No minimum in all other cases 	No minimum	<p><u>Along Main Street:</u> <u>Min: 0'</u> <u>Max: 15'</u></p> <p>Along all other streets: Min: 5' Max: 15'</p>
Minimum side and rear yard setback	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"> •Single family: none •Duplex side: 5 •Duplex rear: 10 •All others: 20' where adjacent to R, D, TH, CH, MF. Otherwise, no minimum. 	No minimum



Development Standards Comparison

	IM	PD 473	Proposed PD
Dwelling unit density	No maximum	No maximum	No maximum
Floor area ratio	<ul style="list-style-type: none"> •Retail and personal service: 0.5:1 •Any combination of lodging, office, and retail and personal service: 0.75 •All uses combined: 2:1 	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 <u>5.0</u> if <ul style="list-style-type: none"> •One sf of non-residential is added for each additional sf of residential, or •The FAR for residential uses is >2.0 <u>Bonus: up to 6.0 if</u> <ul style="list-style-type: none"> •5%-<u>10%</u> of the units are reserved for families at 80% or less than the area median income



Development Standards Comparison

	IM	PD 473	Proposed PD
Height	110 ft.; RPS applies	<ul style="list-style-type: none"> •SF: 36' •All others: 130' •Residential proximity slope applies.	<ul style="list-style-type: none"> •Staff rec: 140' •<u>Steering Committee rec: 200'</u> •<u>Any portion above 45' is subject to an additional front yard setback of 20'.</u>
Lot coverage	<ul style="list-style-type: none"> •80% •Aboveground parking structures are included in lot coverage. 	<ul style="list-style-type: none"> •SF: 60%, all others: 80%. •Aboveground parking is included in lot coverage; surface parking and underground parking is not. 	<ul style="list-style-type: none"> •Staff rec: 80% •<u>Steering Committee rec: 100%</u> •Aboveground parking structures are included in lot coverage
Lot size	No minimum	<ul style="list-style-type: none"> •SF: min of 2,000 sf •Duplex: min of 6,000 sf •All others: no minimum lot size 	<u>No minimum lot size</u>
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"> • Tower spacing: additional side and rear setback of one foot for each 2' in height above 45', up to a total setback of 30' 	<ul style="list-style-type: none"> • Transparency minimums • Residential uses: 60% of street-level, street-facing dwelling units must have individual entries that access the street; <u>likewise, trail-facing units.</u> • <u>Along Main St, Haskell Ave., and the trail, 80% of façade must be use other than parking</u> • Sidewalks: On Main Street, min of 7' with 6' clear. All others: min. of 6' with 5' clear. • <u>Sidewalks must be clearly delineated across driveways.</u>



Development Standards Comparison

	IM	PD 473	Proposed PD
Site design standards (continued)	None		<ul style="list-style-type: none"> • <u>Min. 2' landscape strip</u> • Pedestrian lighting required for all developments larger than 20,000 sf. • <u>Curb cuts only between 12' and 24' wide</u> • <u>Encroachments allowed: Seat walls, steps, ramps, handrails, and safety railings all not exceeding four feet in height, bicycle racks, utility equipment, landscape and tree planters, and sculptures are permitted in the required front, side, and rear yards</u> • Highly reflective glass is prohibited



Development Standards Comparison

	IM	PD 473	Proposed PD
Site design standards (continued)	None		<ul style="list-style-type: none"> • <u>Slight increase in the amount of accessory outside storage allowed (up from 5% of the lot to 10% of the lot).</u> • <u>Parking must have a low screen</u> • <u>Non-required fences along street or trail must be minimum of 50% open</u>



Development Standards Comparison

	IM	PD 473	Proposed PD
Off-street parking	Per 51A according to use.	<ul style="list-style-type: none"> •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 •All other uses: per 51A-4.200. •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. 	<ul style="list-style-type: none"> •Bed and breakfast: 1 per guest room •Office: 1 per 385 sf •SF, duplex, and handicapped group dwelling: one per unit •MF: <u>1 1/4</u> per unit, plus visitor parking •Art/craft production: 1 per 1000 sf •General merchandise: 1 per 275; <u><5%</u> surface parking for uses > 50,000 sf •Restaurant uses: 1 per 200 •Covered patios: included after the patio is > 50% of the interior space. •Uncovered patios: included after the patio is >100% of the interior space.



Development Standards Comparison

	IM	PD 473	Proposed PD
Off-street parking	Per 51A according to use.	<ul style="list-style-type: none"> • No additional reductions • 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. 	<p>Parking reductions:</p> <ul style="list-style-type: none"> • Original buildings • Proximity to DART stations • On-street parking • Passenger loading zones • Access to car-sharing program • Tree preservation • Underground office parking <p>Locations:</p> <ul style="list-style-type: none"> • No off-street parking within 20 feet of the curb • No off-street parking between the façade and the trail • Remote parking encouraged



Next steps

- City Plan Commission public hearing
- City Council public hearing



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Pam Thompson, Senior Planner
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City of Dallas
Pam.Thompson@dallascityhall.com
214-671-7930

