## Elm Thicket Authorized Hearing

### **Steering Committee Meeting XI**

July 12, 2021

Nathan Warren
Senior Planner
Sustainable Development and
Construction



## Agenda

- I. Welcome and Overview
- **II.** Roof Type Review
- III. Discussion
- IV. Next Steps



#### **Overview**

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

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

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.

2<sup>nd</sup> 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

6

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.



#### **Overview**

- On September 7, 2017, the City Plan
   Commission authorized a public hearing to determine proper zoning in the area
- The first community meeting was held on October 12, 2020
- Ten steering committee meetings have been held starting on January 11, 2021



## **Roof Type Review**

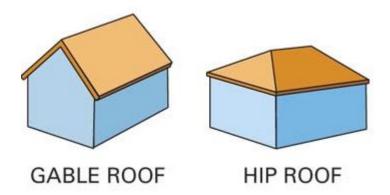
 Current language proposed in Tract III of Planned Development District No. 67 and the new Planned Development District:

"Only hip and gable roofs are permitted on the main structure"



## **Roof Type Review**

- When determining roof type, the entire roof must be hip or gable or a mixture of hip and gable
- Other features or elements are not allowed





# **Roof Type Review**



#### **Discussion**

Consider current roof type language



# Elm Thicket Authorized Hearing

### **Steering Committee Meeting XI**

Additional questions:

Nathan Warren Senior Planner nathan.warren@dallascityhall.com (214) 670-4195

