

Elm Thicket Authorized Hearing Steering Committee Meeting I

January 11, 2021

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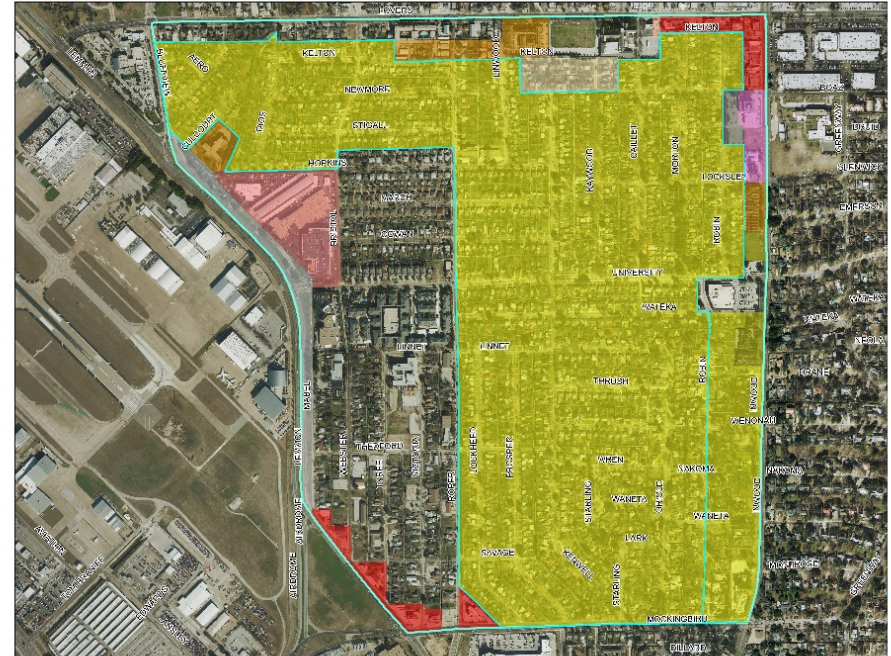
Agenda

- I. **Welcome and Introductions**
- II. **Process**
- III. **Zoning 101**
- IV. **Feedback**
- V. **Next Steps**
- VI. **Questions and Answers**



Background

- On September 7, 2017, the City Plan Commission initiated this authorized hearing
- The authorized hearing area is bound by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west



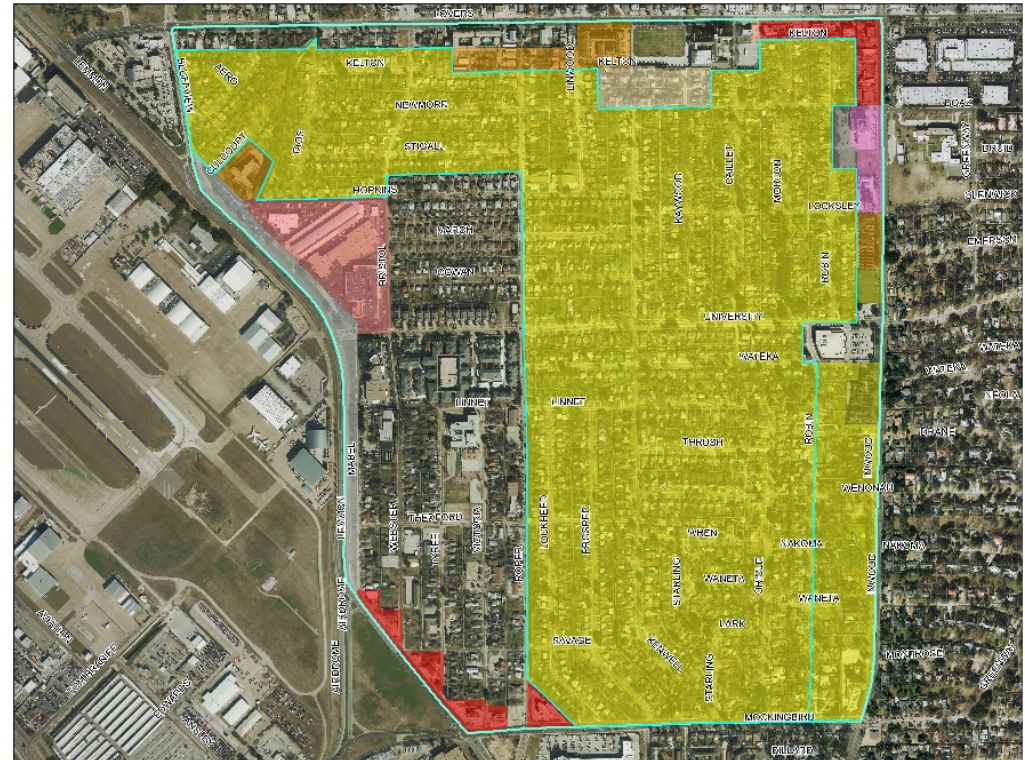
Authorized Hearing Process

- A community meeting was held by Mayor Pro Tem Medrano to go over existing zoning, authorized hearing process, and next steps
- A steering committee has been appointed by Mayor Pro Tem Medrano
- Steering committee meetings will be held with staff to review the current zoning of the area, the intent or direction of possible changes, and to develop proposed zoning amendments
- At the conclusion of the steering committee meetings, a second community meeting will be held to present the proposed zoning amendments
- City Plan Commission holds a public hearing to determine whether to recommend the proposed changes to the City Council
- City Council holds a public hearing and determines whether or not to approve the proposed zoning changes



Goals and Objectives

- Examine existing zoning within the authorized hearing area
- Determine best land use and development standards within the authorized hearing area



What Is Zoning?

- Zoning is the way municipalities can manage:
 - the use to which individual property may be put
 - the physical development of land – how and what can be built
- Zoning laws typically specify the areas in specific types or categories of uses may take place. For instance:
 - Residential
 - Retail
 - Commercial
 - Industrial
- Zoning laws can also regulate:
 - Dimensional requirements for lots and buildings
 - Density
 - Intensity of development



What Does Zoning Accomplish?

- **Compatibility**
 - Separates land uses that are not compatible with each other
- **Best Use of Property**
 - Location
 - Adjacent and surrounding land uses
- **Predictability**
 - Guide for orderly development
- **Health, safety, and welfare**
 - Compatibility of uses
 - Size and Scale of buildings
 - Open Space/Green Space
 - Noise
 - Light



Types of Zoning In Dallas

Zoning divides the city into zones for different purposes. The regulations restrict the physical development and use of specific parcels of land.

- Base zoning categories
 - General Zoning/Straight Zoning – For example: R-7.5(A); CR, IM, MU-2, CA-1(A)
 - Planned Development Districts – For example: PD No. 193, PD No. 595, PD No. 887
 - Conservation Districts – For example: M Streets, Bishop Arts
 - Form Districts – For example: WMU-20, RTN, WR-5
- Overlays
 - Specific Use Permit (SUP) – For example: child-care facility, school, bar, concrete batch plant
 - Historic – For example: Swiss Avenue, Junius Heights
 - Neighborhood Stabilization Overlay – For example: La Bajada, Cedar Oaks
 - Accessory Dwelling Unit Overlay:-For example: single family uses



Types of Base Zoning

- General Zoning/Straight Zoning
 - Residential Districts
 - Non-Residential Districts
- Planned Development Districts
 - Tailors the uses and development regulations for an area
- Conservation Districts
 - Conserves an area's distinctive character by protecting or enhancing its physical attributes and architecture
- Form Districts
 - Create walkable, mixed use developments based on scale and building type, and street front design standards



Types of Zoning Overlays

- **Specific Use Permits (SUP)**
 - Provides a means for developing certain uses in a manner in which the specific use will be compatible with adjacent property and consistent with the character of the neighborhood.
- **Historic Districts**
 - Protects and preserves historic architecture and character
- **Neighborhood Stabilization Overlay**
 - Preserves single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood
- **Accessory Dwelling Unit Overlay**
 - May only be placed on an area that allows single family uses and does not expressly prohibit accessory dwelling units.



Types of Base Zoning



Base Zoning Districts

Residential

- Agricultural: A(A)
- Single Family: R-1ac(A), R- 1/2ac (A), R-15(A),R-13(A),R-10 (A)R-7.5(A), R-5(A)
- Duplex: D
- Townhouse: TH-1(A), TH-2(A), TH- 3(A)
- Clustered Housing: CH
- Multifamily: MF-1, MF-2, MF-3, MF-4
- Mobile Home: MH(A)



Base Zoning Districts

Non-residential

- **Office:** NO(A), LO(A), MO(A), GO(A) – Example of uses: offices, banks, medical clinic, church, school
- **Retail:** NS(A), CR, RR – Example of uses: retail stores (small to big box depending on the district), personal service uses, office, restaurants, church, school
- **Commercial Service and Industrial:** CS, LI, IR, IM– Example of uses: Machine or welding shop, auto repair, hospital, hotel, office, big retail, restaurant, personal service uses, warehouse, more intense industrial uses
- **Central Area:** CA(A) Central Area (1 and 2)
- **Mixed Use:** MU-1 to MU-3 – Example of uses: office, retail, personal service, residential
- **Multiple Commercial:** MC-1 to MC-4 - Example of uses: lodging, office, retail
- **Urban Corridor:** UC-1 to UC-3 – Min. 2 land uses for development with one being residential above street level. Office, multifamily, retail, personal service uses
- **Parking:** P(A) - Only allows surface parking



Planned Development Districts (PDs)

- Over 1,000 Planned Development Districts in the City- as large as 3,356 acres and as small as one lot
- Zoning tailored to that specific area
 - Uses and development regulations
- PDs range from mixed uses to schools to residential to industrial
- Best for areas that are new



Conservation Districts

- Intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes and architectural designs to the area
- CDs promote development or redevelopment that is compatible with an existing area or neighborhood
- During the neighborhood-driven process, each neighborhood decides what is important to protect



Development Regulations in Base Zoning Districts



Types of Development Regulations

Zoning districts establish rules for development, including:

- Setbacks
 - Front yard, Side yard, rear yard
 - Urban form
 - Tower spacing
- Height
 - Height of structures
 - Residential proximity slope
- Lot coverage
- Density
- Floor area ratio



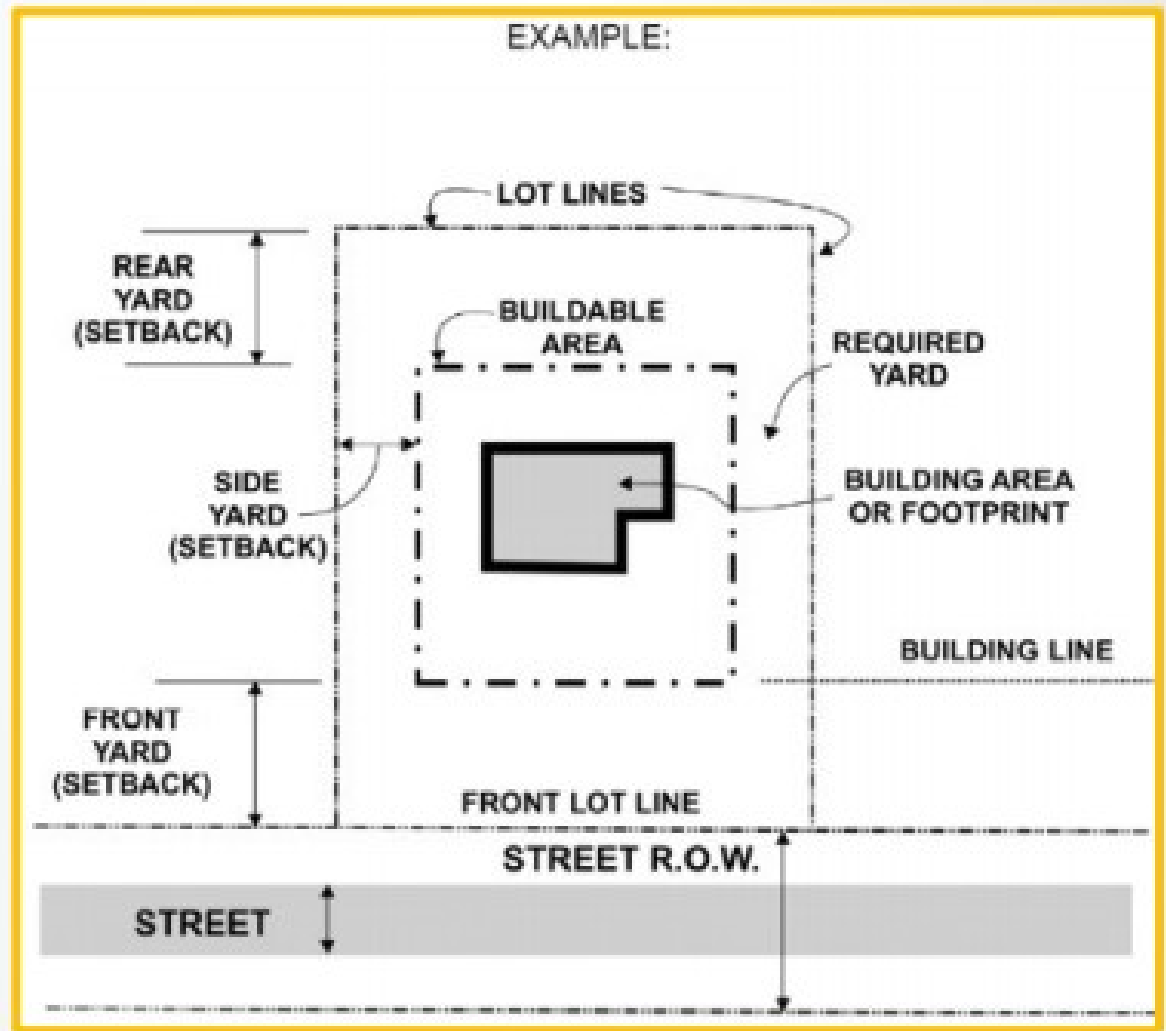
Setbacks

Front yard setback

Side yard setback

Rear yard setback

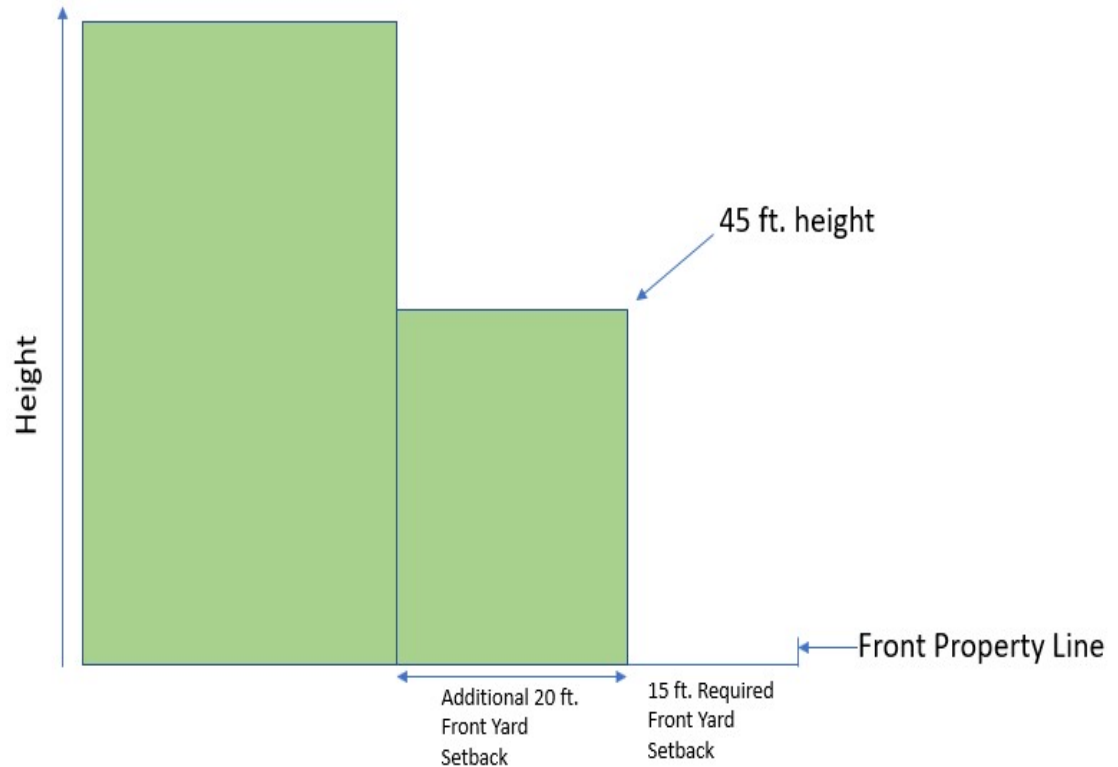
- Distance (in feet) from the parcel lot lines where no structure may be built.



Setbacks

- Urban Form
 - Additional Setback required for the portion of a structure that exceeds 45 feet in height, 10 or 20 feet, depending on the zone.

An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

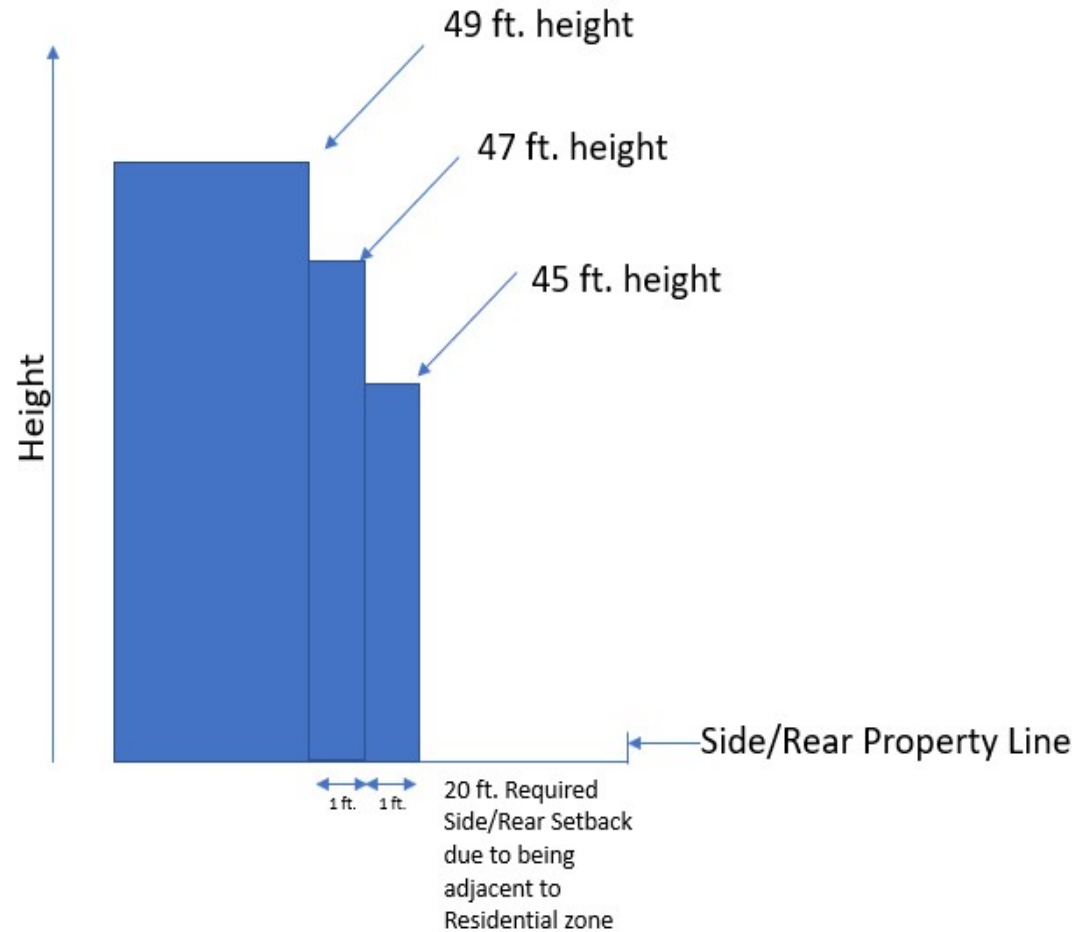


Setbacks

1 extra ft. added to setback as height increases by 2 ft.
Not to exceed 30 ft. total setback

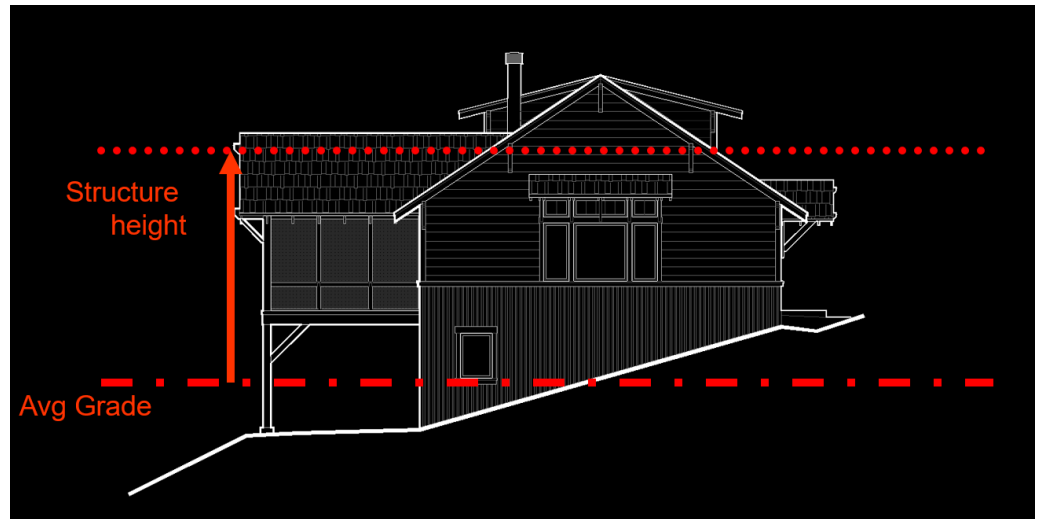
- Tower Spacing

- An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.



Height

- The vertical distance measured from grade to:
 - The midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure (gable, hip, or gambrel roofs)
 - The midpoint of the vertical dimension of the dome (dome roofs)
 - The highest point of the structure (any other structure)

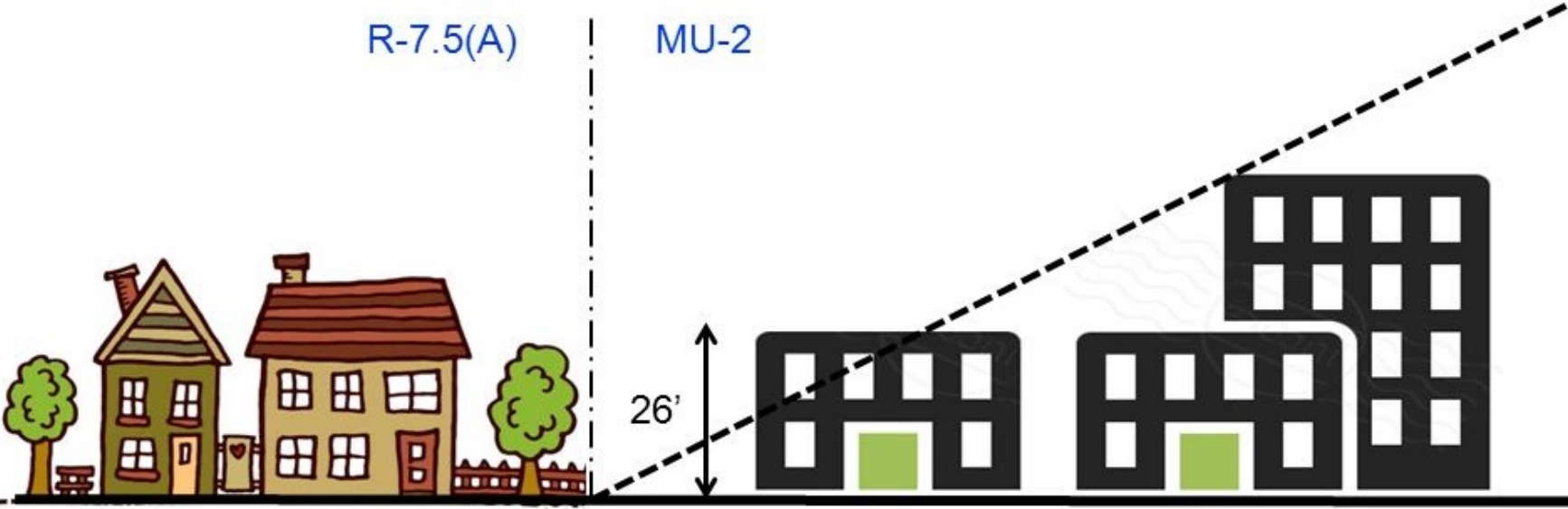


Height

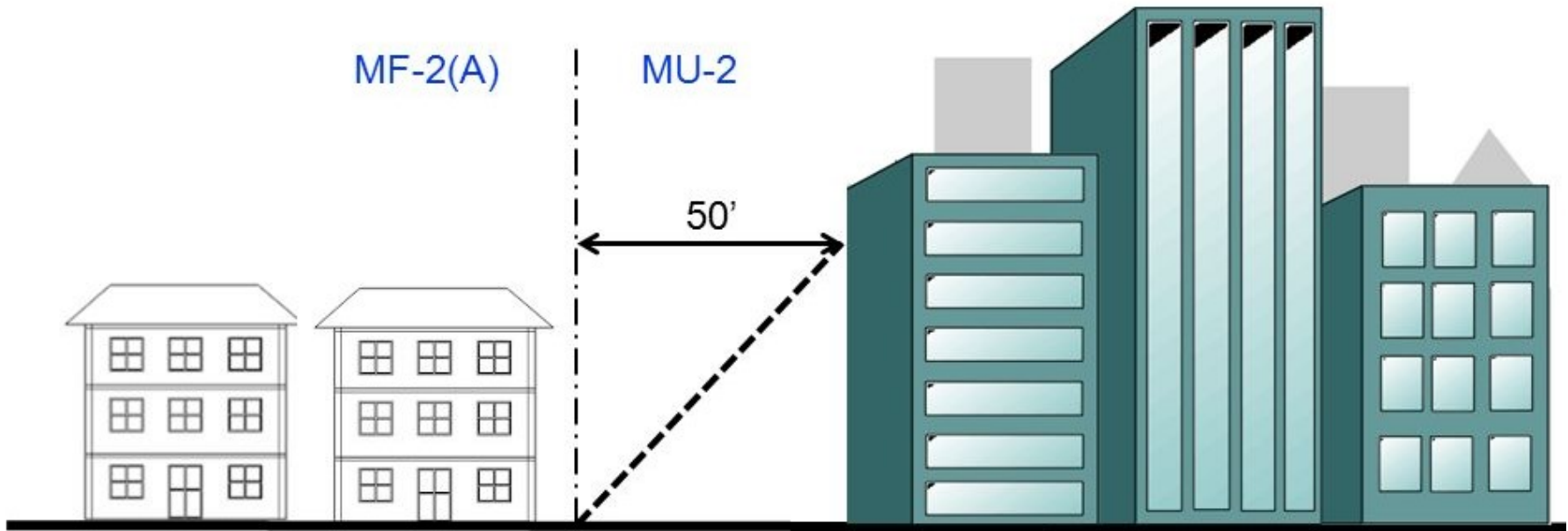
- Residential Proximity Slope (RPS)
 - The residential proximity slope is a plane projected upward and outward from every site of origination.
 - Site of origination is the private property line in
 - Residential districts R, R(A) D, D(A), TH and TH(A) that has a slope of 1 to 3 with an infinite extent
 - Multifamily districts CH, MF-1, MF-1(A), MF-2, MF-2(A) that has a 1 to 1 slope that terminates at a horizontal distance of 50ft from the site of origination



<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
R, R(A), D, D(A), TH, and TH(A)	18.4° (1 to 3 slope)	Infinite.



<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
CH, MF-1, MF-1(A), MF-2, and MF-2(A)	45° (1 to 1 slope)	Terminates at a horizontal distance of 50 feet from the site of origination.



Lot Coverage

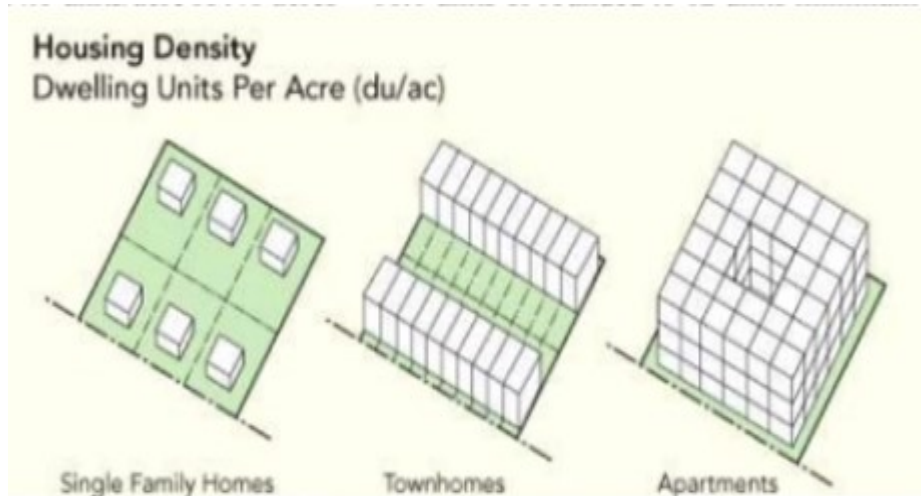
- Size of the footprint(s) of a building(s) and/or structure(s). The lot coverage is used in calculating the intensity of use of a parcel.
- Example - 45% lot coverage:
 - Lot is 7,500 sq. ft., then a 1 story structure can be no larger than $7,500 \times .45 = \mathbf{3,375 \text{ sq. ft.}}$

45%



Density

- Ratio of dwelling units to lot area, typically expressed in number of units per acre

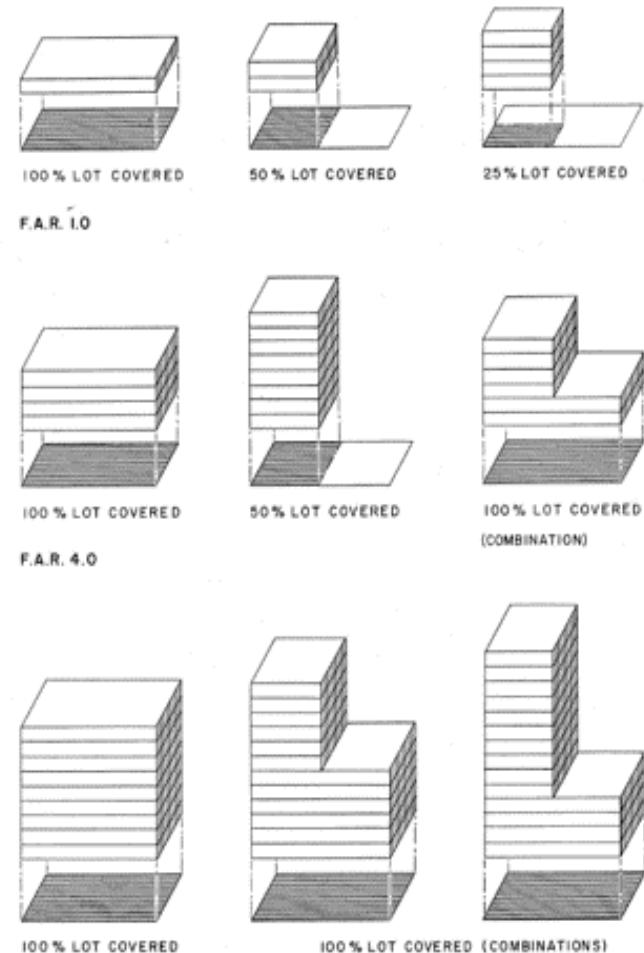


Density



Floor Area Ratio (FAR)

- **Floor area ratio (FAR)** is the measurement of a building's **floor area** in relation to the size of the lot/parcel that the building is located on.
- Typically, FAR is calculated by dividing the gross **floor area** of a building(s) by the total buildable **area** of the piece of **land** upon which it is built.



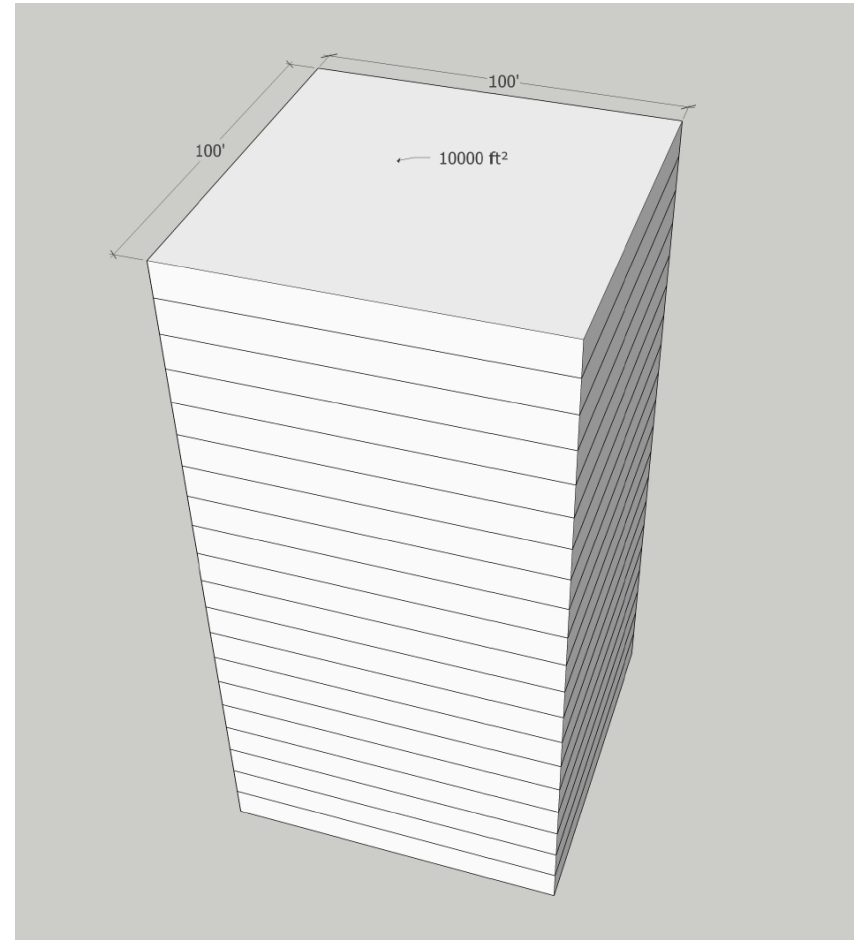
Floor Area Ratio (FAR)

Example assuming:

- FAR 20
- Gross lot area = 10,000 square feet
- Lot coverage - 100%
- Height - unlimited

10,000 sf (lot area) X 20 (FAR) =
200,000 sq. ft allowable square
footage.

- Largest floor plate at each level is 10,000 sq. ft and can be 20 levels
- Assuming 15 feet height at each level, total height of the building would be 300 feet



Mixed Income Housing Development Bonus

- On March 27, 2019, Council approved a by-right mixed income housing development bonus (MIHDB) in Chapter 51 and Chapter 51A.
- Mixed income housing development bonuses are **voluntary**.
- If a developer does not want to take advantage of the bonus, he or she can
 - Utilize the existing zoning without the bonus, or
 - Apply for a zoning change.



Mixed Income Housing Development Bonus

- These are the districts that Bonuses can be obtained or used:
 - By right in MF-1(A), MF-2(A), MF-3(A), MU-1, MU-2, MU-3 districts
 - By right in MF-1, MF-2, and MF-3 (Chapter 51)
 - Base and bonus are determined by district regulations
- The development bonuses are based on height, FAR, lot coverage and parking, depending on the zoning district



Form Districts A Type of Base Zoning



Form Districts

- Seeks to create walkable urban neighborhoods where higher density mixed uses and mixed housing-types promote less dependence on the automobile.



Form Districts

- The Walkable Urban Mixed Use (WMU) districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.
- The Walkable Urban Residential (WR) districts are intended to create residential neighborhoods with mixed housing options in a pedestrian-friendly environment.
- The Residential Transition (RTN) district provides single-family and duplex living intended to serve as a land use transition between the more intense WMU or WR districts and established single-family neighborhoods.



Benefits of Form Districts

- Walkability
- Mixed Use
- Open Space
- Parking Space Reductions possible
- Landscape Buffers



Types of Overlays



Specific Use Permit (SUP)

- SUP provides a means to develop certain uses in a manner in which the specific use will be compatible with adjacent property and consistent with the character of the neighborhood
- The zoning code indicates if an SUP is required
- SUP has conditions and a site plan
- Council can set a time period for the SUP



Historic District

- Historic districts are established to protect historic architecture and the character of significant neighborhoods
- Historic districts ensure the work on historic properties is appropriate.

Swiss Ave Historic District



Munger Place Historic District



Neighborhood Stabilization Overlay (NSO)

- A neighborhood driven process and request
- NSOs are intended to preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood.
- Only allowed on single family districts.
- Only regulate:
 - Front yard setbacks
 - Side and corner yard setbacks
 - Garage placement, location, access
 - Height



Accessory Dwelling Unit Overlay

- A neighborhood-driven process and request
- An Accessory Dwelling Unit (ADU) Overlay may only be placed on an area that allows single family uses and does not expressly prohibit accessory dwelling units
- Allows an ADU to be built on any single family property within the overlay area
 - An ADU is a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single family use.



Helpful Webpages

- Department webpage
 - <https://dallascityhall.com/departments/sustainabledevelopment/pages/default.aspx>
- Current Planning webpage
 - <https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/default.aspx>
- Zoning map
 - <https://gis.dallascityhall.com/zoningweb/>
- Dallas Development Code
 - https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-26643



Feedback

1. What do you want to accomplish, or what change do you wish to see?
2. Please list three things you like about your neighborhood.
3. Please list three things you would like to change, or do not like about your neighborhood.
4. What do you want your neighborhood to be or look like?



Feedback

- Become a first in Dallas (ECO-Friendly Neighborhood: Solar, Smart Irrigation, Reduced Water Consumption, Improved Water Quality)
- No backyard parking lots
- Similar building styles (traditional vs modern)
- Elm Thicket section duplexes that look like homes instead of townhomes, or allow for Brownstones
- Maintained homes
- Elm Thicket (part of the neighborhood) should require all new builds or remodels to plant one American Elm in the front yard



Feedback

- Sod and no fake turf grass
- Polk Elementary paint update and new fencing
- Polk Recreation painted
- No more parking lots allowed
- No more churches allowed
- Improved alleyways in Elm Thicket (require trash pick-up in alleyways)
- More transparency from the Councilman's Office
- Improved bulk trash pick up



Feedback

- Better police response
- Outreach to seniors
- Consistency in zoning
- More services to seniors
- More services to youth
- Investment in community development
- Stop the building of oversized houses in the neighborhood
- New houses should be the same height as existing houses



Feedback

- A clear zoning map for the neighborhood so that residential and duplex lots are not scattered in a haphazard manner
- More options available for affordable housing
- Slow or stop the rapidly increasing land/market values that are making it difficult for elderly residents to stay in their homes
- New homes should reflect the architecture of existing homes
- Tree-planting program



Feedback

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Next Steps

- Next meeting:
 - January 25, 2021
 - 6:00 pm – 7:30 pm



Question and Answer

- Now we will open up a period of question and answer.



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