

Elm Thicket Authorized Hearing

Steering Committee Meeting IV

March 8, 2021

Nathan Warren
Senior Planner
Sustainable Development and
Construction



Agenda

I. Welcome and Recap

II. R-7.5(A) Review

III. PD-67 Review

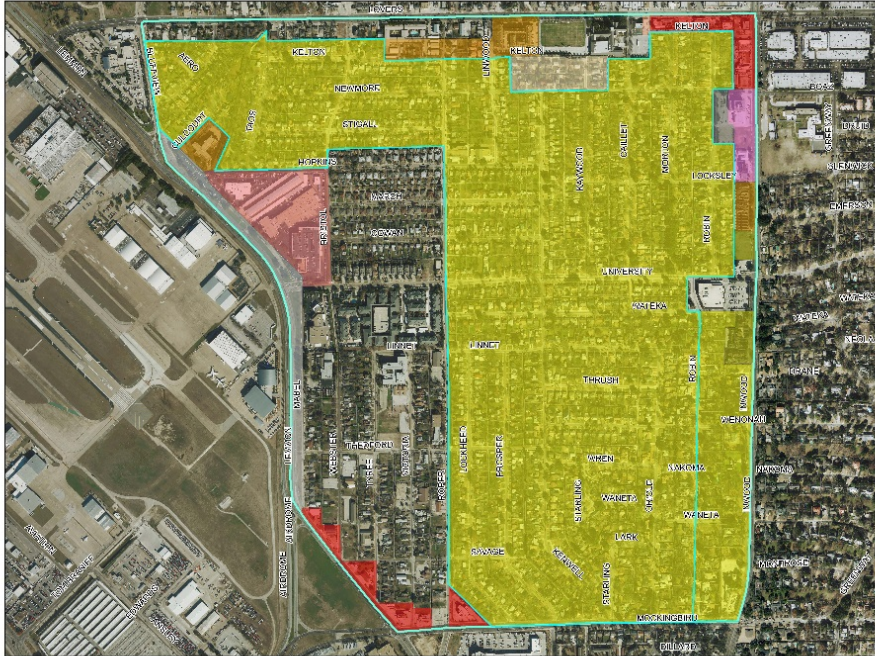
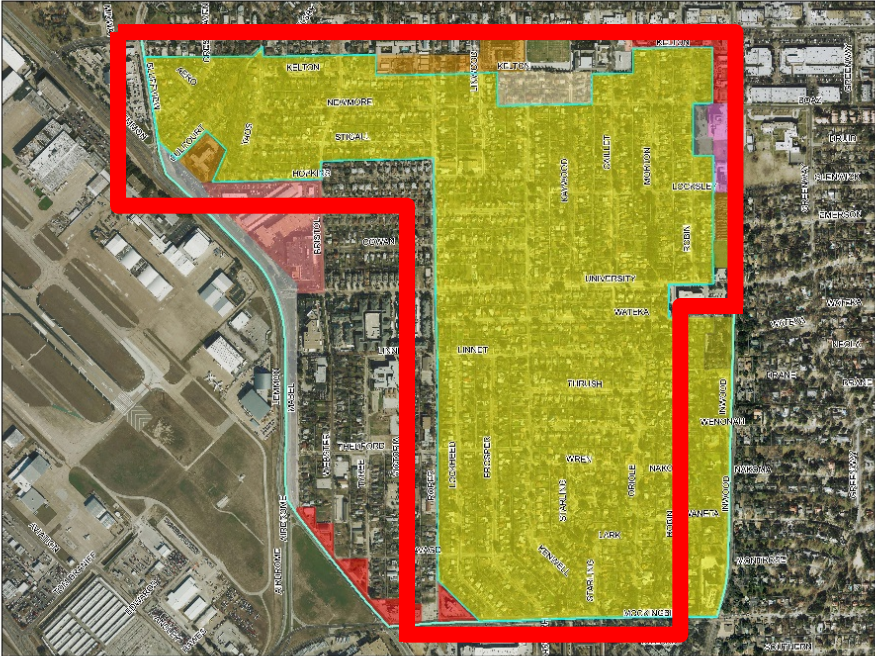
IV. Discussion

V. Next Steps

- **Next Meeting:**
 - **Monday, March 22, 2021**

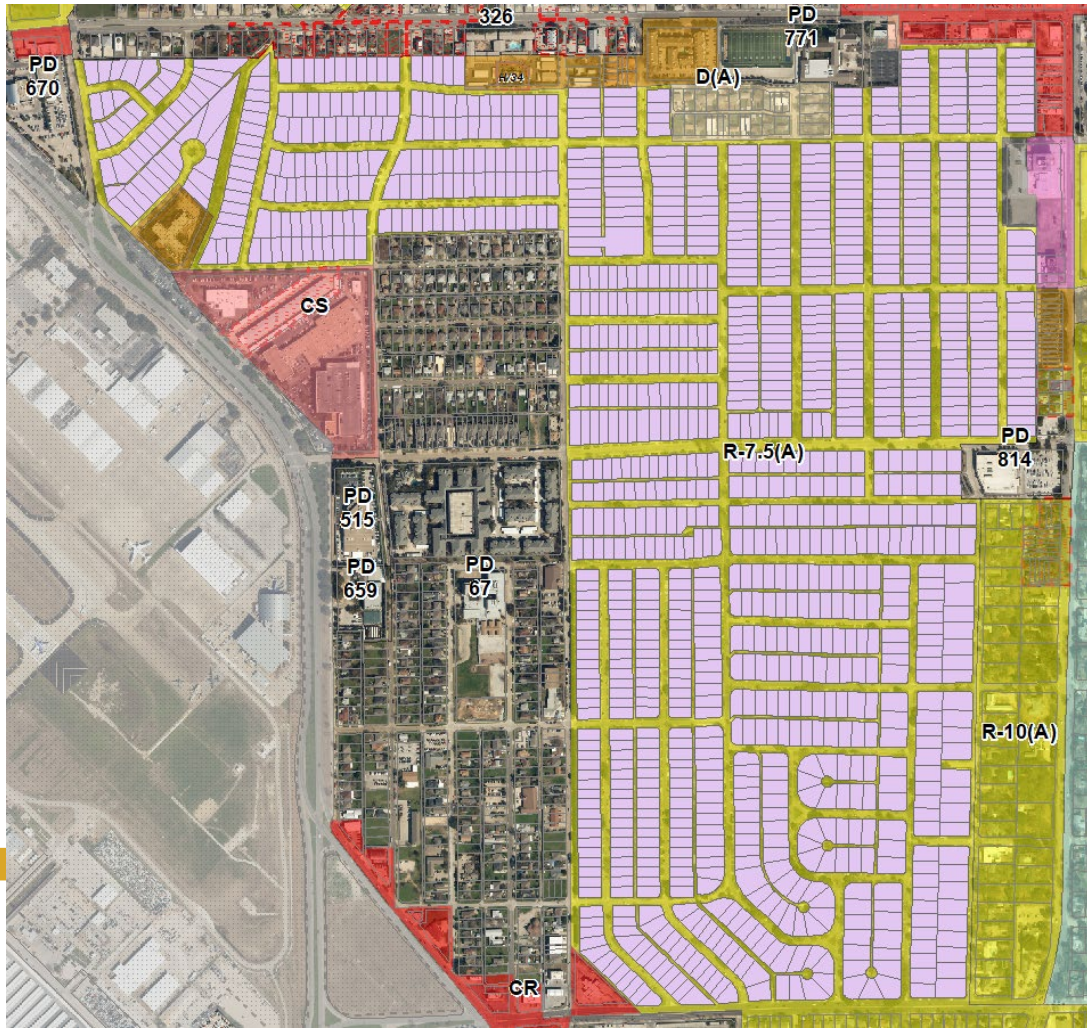


Existing Zoning – R-7.5(A)



Existing Zoning – R-7.5(A)

- Contains 1,230 lots on 57 blocks



Existing Zoning – R-7.5(A)

- 11 of the 57, or 19% of blocks in R-7.5(A) do not contain new, large, single family development
- A change in building envelope standards (setbacks & height) in R-7.5(A) would create nonconforming structures



Authorized Hearing

- Aims to fix an obvious problem that is widely agreed upon by the community
- An Authorized Hearing is NOT a shortcut to achieving the outcome of a Neighborhood Stabilization Overlay

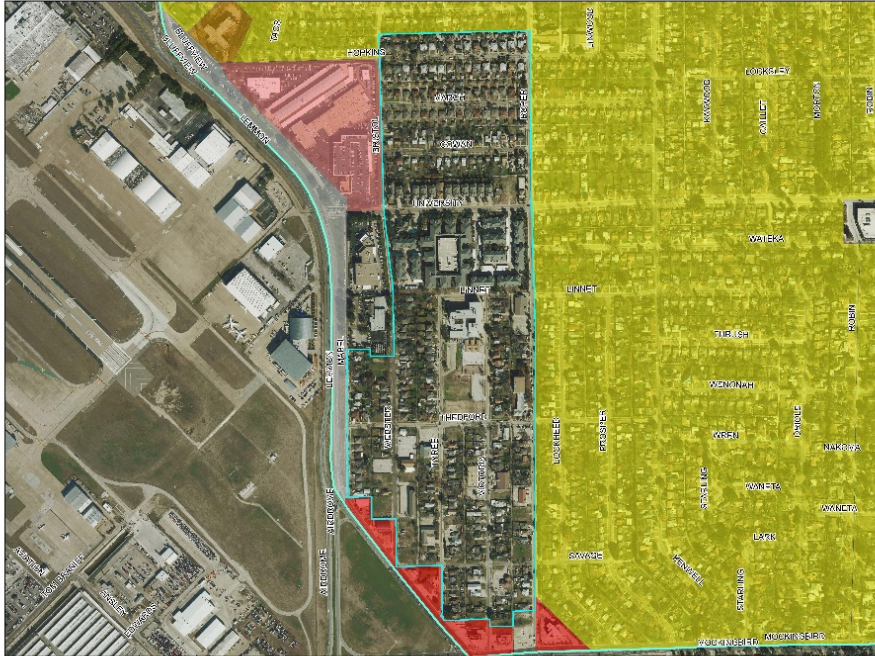
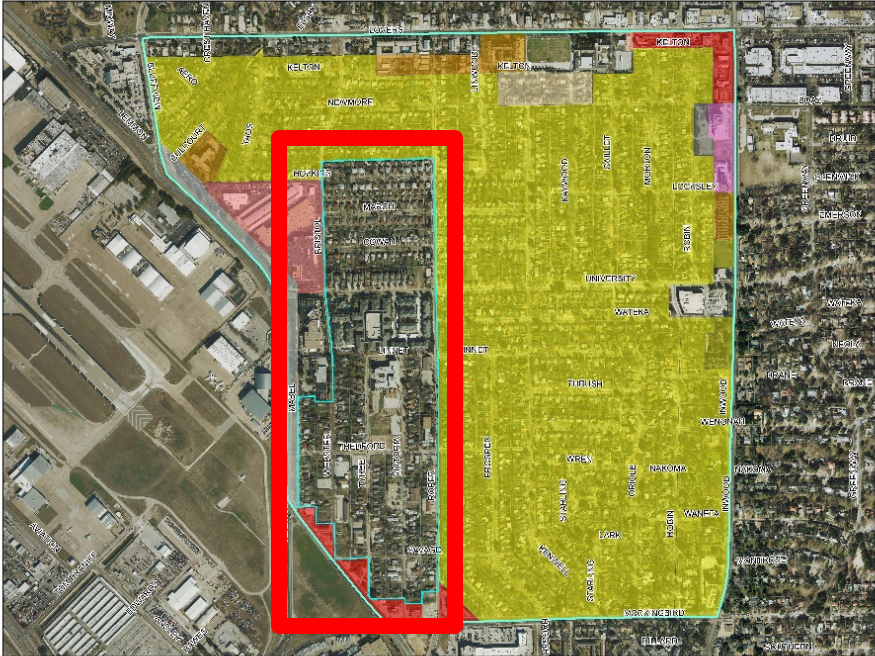


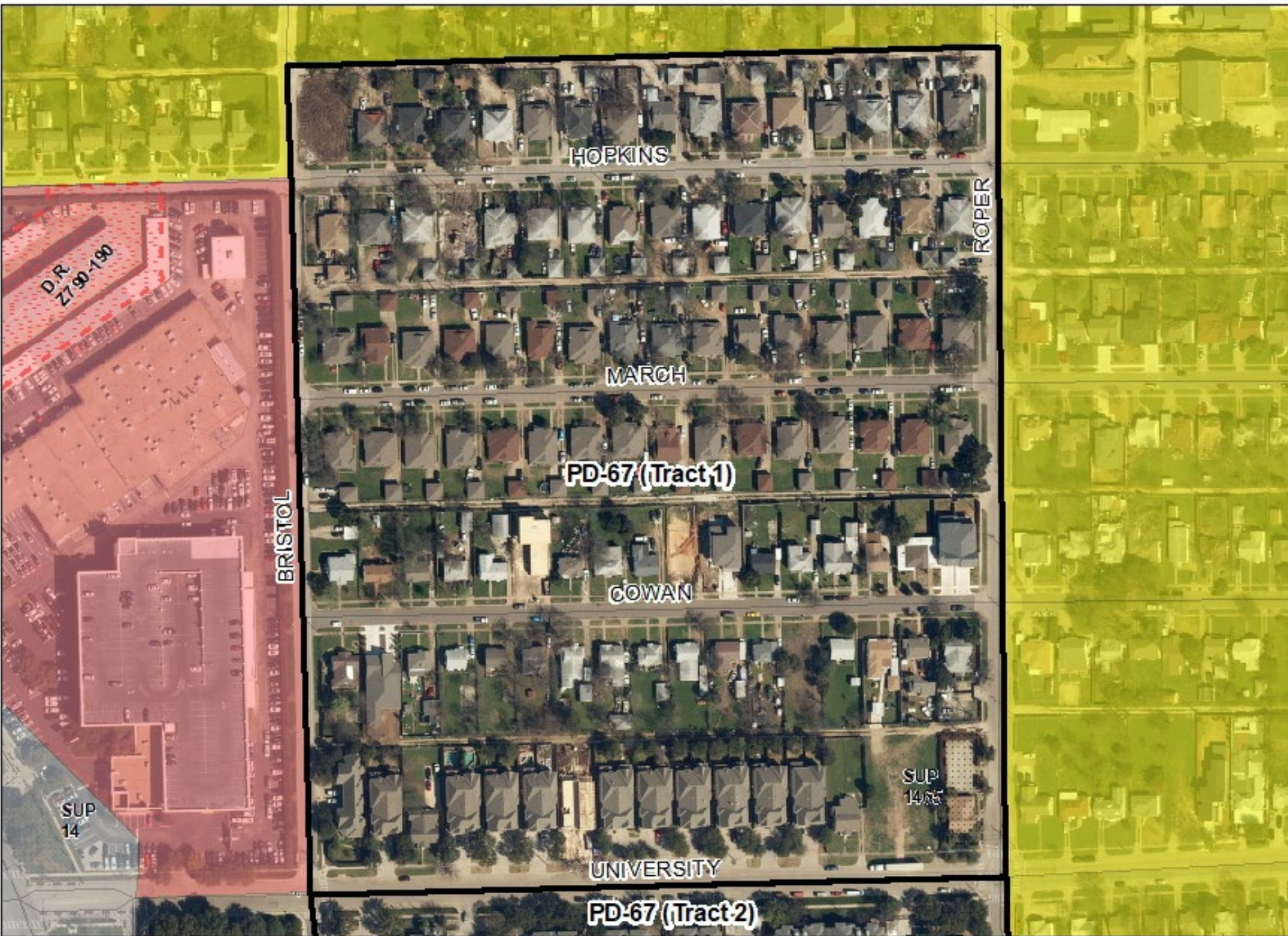
Neighborhood Stabilization Overlay (NSO)

- The neighborhood stabilization overlay is intended to preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood.
 - Ensures compatibility with existing single family structures.
- There is community buy in, as more than 50% of property owners must sign off



Existing Zoning – PD-67





HOPKINS

ROPER

MARCH

PD-67 (Tract 1)

COWAN

UNIVERSITY

PD-67 (Tract 2)

BRISTOL

D.R.
Z7-90-190

SUP
14

SUP
14.65

BRISTOL

PD-67 (Tract 1)

SUP
1465

UNIVERSITY

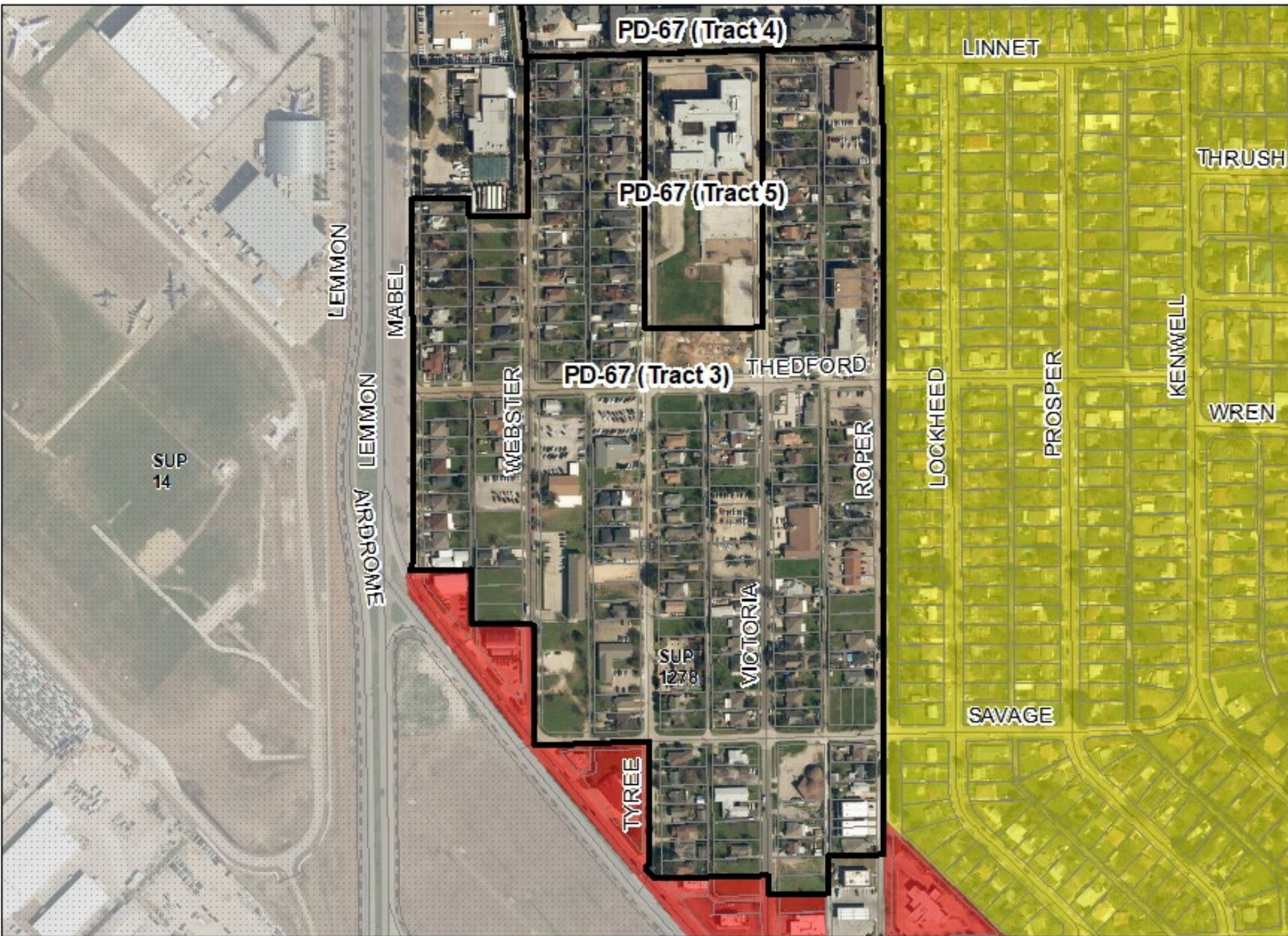
PD-67 (Tract 2)

ROPER

WEBSTER

PD-67 (Tract 4)





PD-67 (Tract 4)

PD-67 (Tract 5)

PD-67 (Tract 3)

SUP 14

SUP 1278

LEMMON

LEMMON
AIRDROME

MABEL

WEBSTER

VICTORIA

ROPER

TYREE

LINNET

THRUSH

KENWELL

WREN

LOCKHEED

PROSPER

SAVAGE

PD-67 (Tract 1)

PD-67 (Tract 2)

ROPER

WEBSTER

PD-67 (Tract 4)

PD-67 (Tract 3)

TYREE

LINNET

PD-67 (Tract 5)

VICTORIA

PD-67 (Tract 3)



PD-67 (Tract 4)

WEBSTER

TYREE

LINNET

PD-67 (Tract 5)

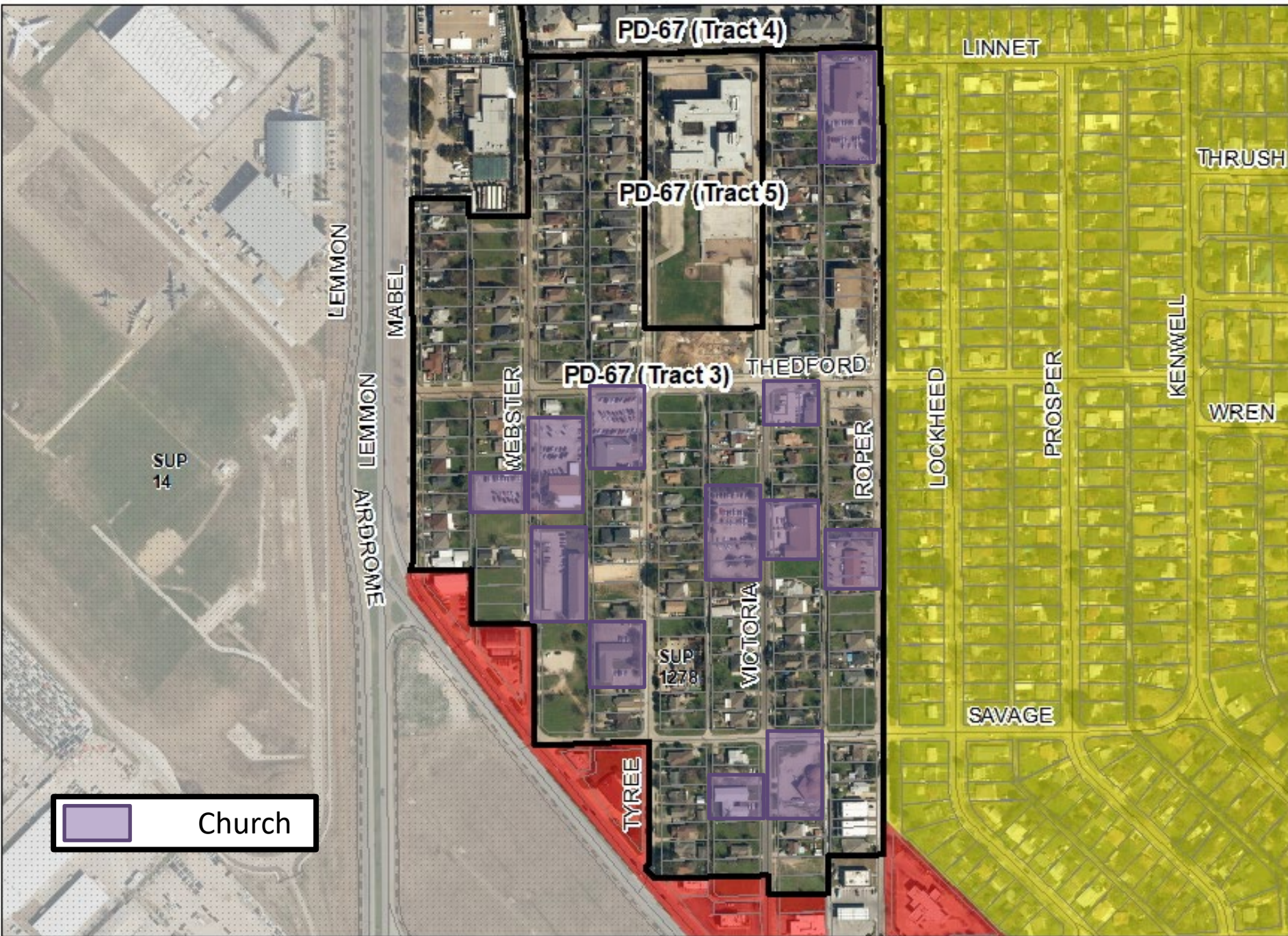
VICTORIA

PD-67 (Tract 3)

ROPER

LINNET





PD-67 (Tract 4)

PD-67 (Tract 5)

PD-67 (Tract 3)

SUP 14

SUP 1278

Church

LEMMON

LEMMON

AIRDROME

MABEL

WEBSTER

VICTORIA

TYREE

THEDFORD

ROPER

LINNET

THRUSH

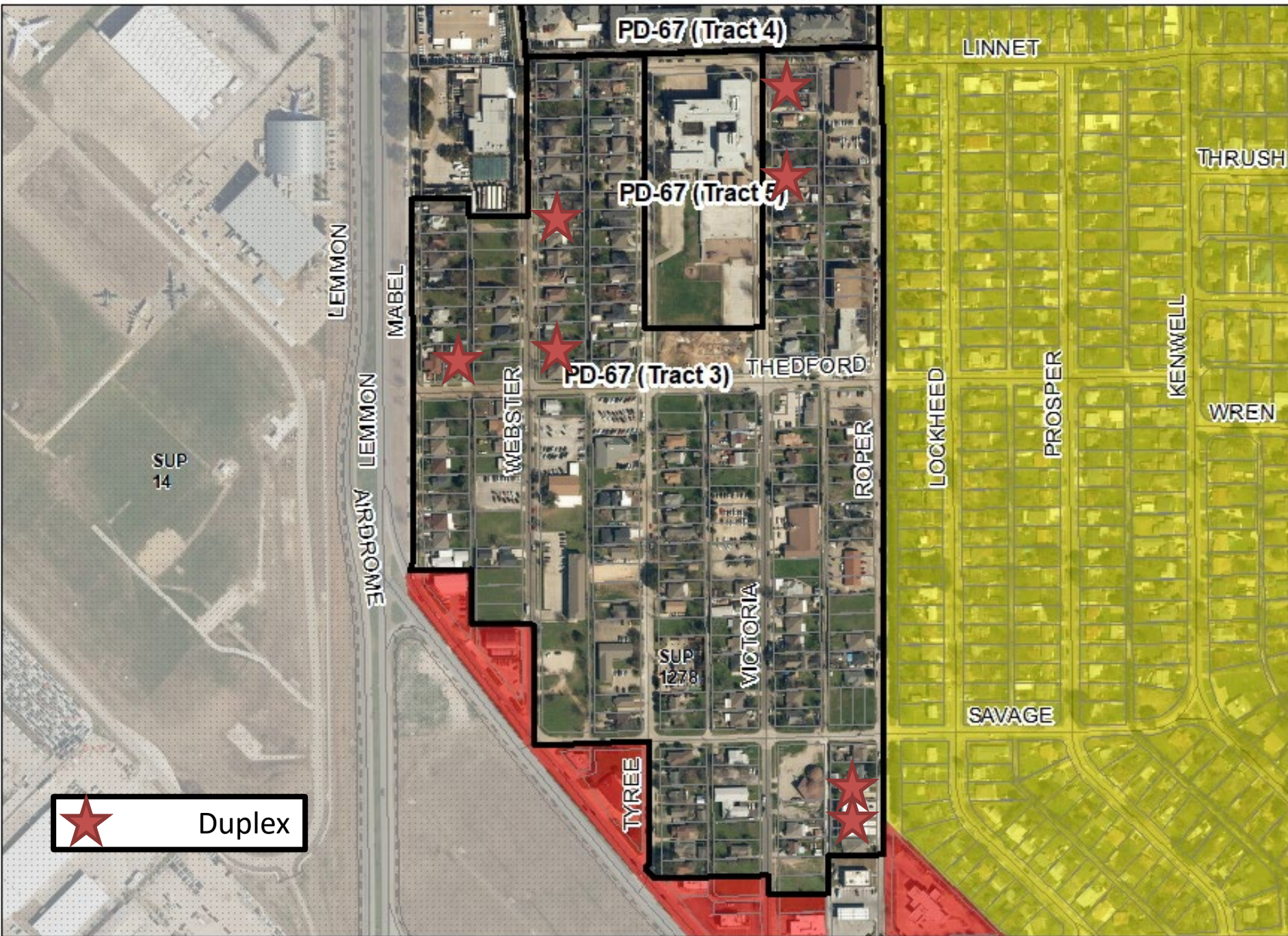
KENWELL

WREN

LOCKHEED

PROSPER

SAVAGE



PD-67 (Tract 4)

LINNET

THRUSH

PD-67 (Tract 5)

LEMMON

MABEL

PD-67 (Tract 3)

THEDFORD

SUP 14

LEMMON AIRDROME

WEBSTER

ROPER

LOCKHEED

PROSPER

KENWELL

WREN

SUP 1278

VICTORIA

SAVAGE

TYREE

★ Duplex

Discussion

- Changes, if any, in Tract III of Planned Development District No. 67



Next Steps

- Next meeting:
 - March 22, 2021
 - 6:00 pm – 7:30 pm
- Topic:
 - Lovers Lane & Inwood



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Steering Committee Meeting IV



Additional questions:

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