

# Elm Thicket Authorized Hearing

## Steering Committee Meeting VII

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April 26, 2021

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Senior Planner  
Sustainable Development and  
Construction



# Agenda

**I. Welcome**

**II. R-7.5(A)**

- Options for Development Standards**
- Identify Area for Potential Additional Development Standards**

**III. PD No. 67**

- Options for Development Standards**

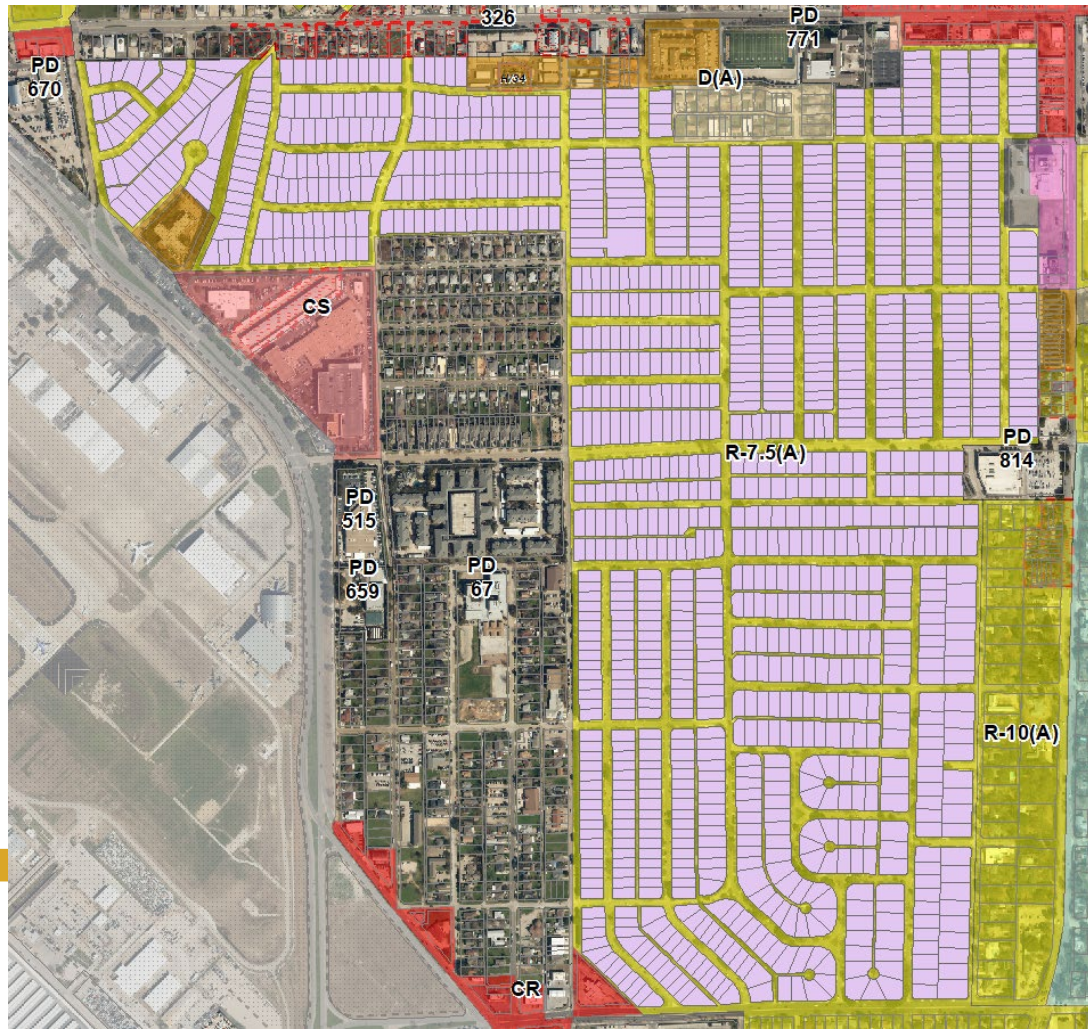
**IV. Discussion**

**V. Next Steps**



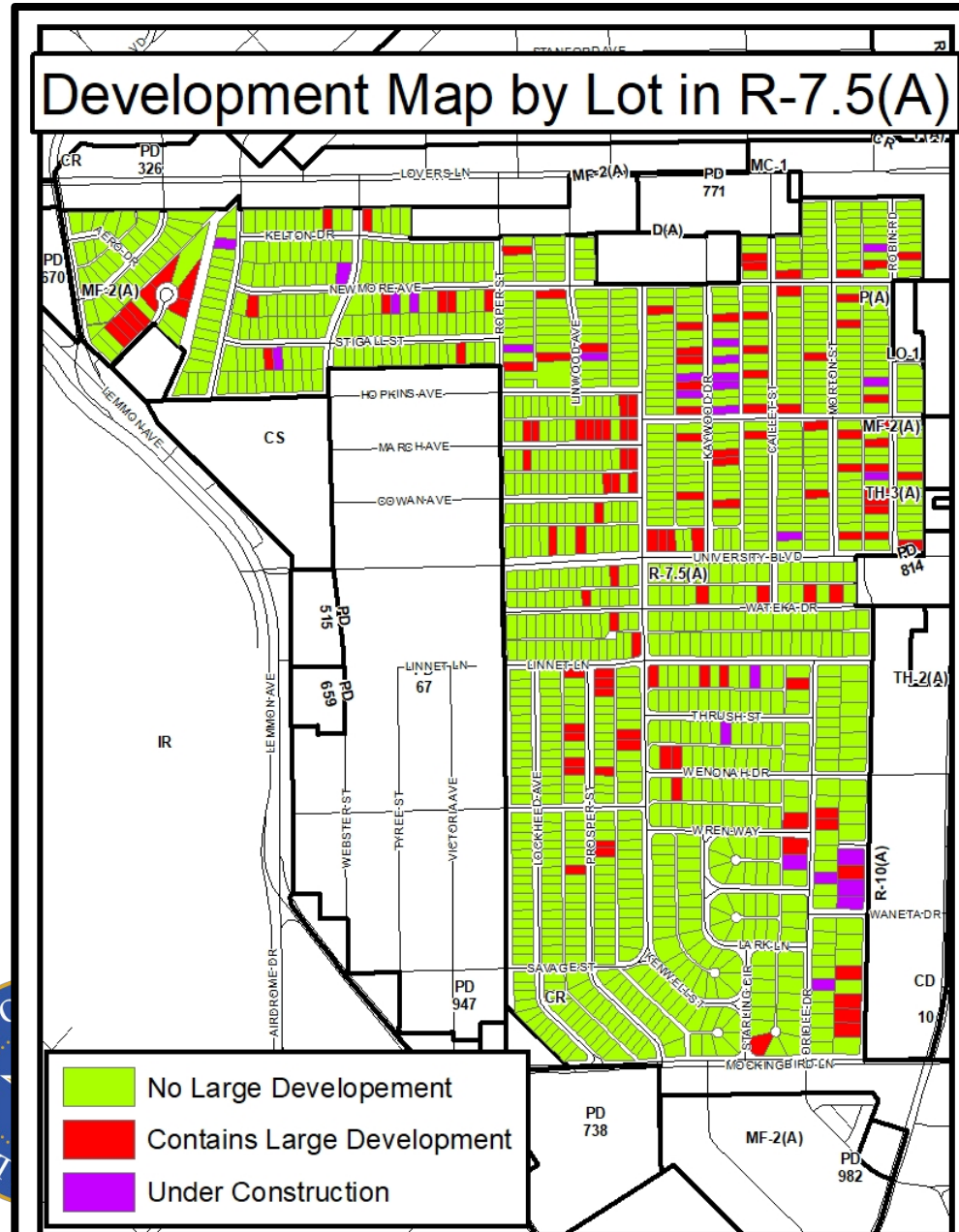
# R-7.5(A)

- Contains 1,230 lots on 57 blocks



# R-7.5(A)

- Of the 1,230 lots, 127 lots, or 10.3% contain large single family development
- 26 lots are currently under construction
- 153 lots are either currently under construction or contain large single family development



# R-7.5(A) – Topics

- What development standards will be different than current R-7.5(A) development standards?
- Where? In what areas?



# Height

- Height (as defined by code) means the vertical distance measured from grade to...the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure



**Height is a horizontal plane measured  $\frac{1}{2}$  way between peak and eave.**



# R-7.5(A) – 4610 Newmore Ave – 15' 3"



# R-7.5(A) – 4503 Kelton Dr – 17' 6"





# R-7.5(A) – 4819 Cowan Ave – 22' 9"



# R-7.5(A) – 4823 March Ave – 24' 0"



# R-7.5(A) – 4827 March Ave – 25' 6"



# R-7.5(A) – 4822 March Ave – 26' 6"



# R-7.5(A) – 7625 Linwood Ave – 26' 9"



# R-7.5(A) – Field Study (Hip Roof)



# R-7.5(A) – Field Study (Gable Roof)



# R-7.5(A) – Field Study (Flat Roof)





# R-7.5(A) – Field Study (Shed Roof)



# Discussion – R-7.5(A)

- Identify the area with development standards that would affect future single family development
- Discuss height and roof type



# PD-67

- Of the 207 lots within Tract III of PD-67, 12 lots, or 6%, contain large development.
- 3 of the large development are duplexes



# PD-67 – Field Study

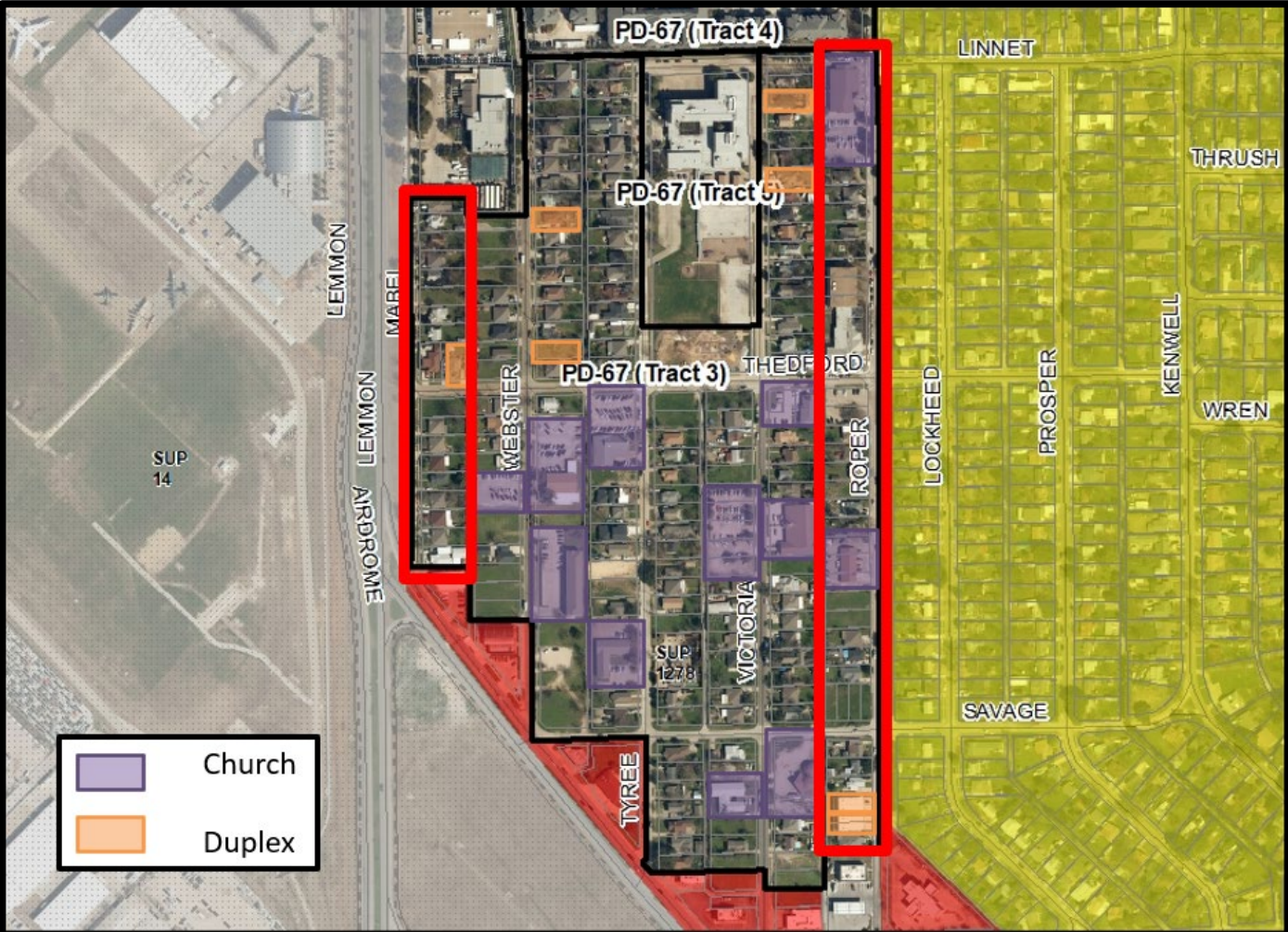


# PD-67 – Field Study



# PD-67

- Allowing duplex use along Roper and Mabel



# Discussion – PD 67

- Development standards to implement within Tract III of Planned Development District No. 67



# Next Steps

- Steering Committee Meeting VIII
  - May 10, 2021
  - 6:00 pm – 7:30 pm





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## Steering Committee Meeting VII



**Additional questions:**

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