

Elm Thicket Authorized Hearing

Steering Committee Meeting VIII

May 10, 2021

Nathan Warren
Senior Planner
Sustainable Development and
Construction



Agenda

- I. Welcome
- II. R-7.5(A)
 - Development Standards
 - Identify Area for Additional Development Standards
- III. PD No. 67
 - Development Standards
 - Additional duplex use
- IV. Discussion
- V. Next Steps



Topics Recap

- R-7.5(A)
 - What development standards will be different than current R-7.5(A) development standards?
 - Where? In what areas?
- PD-67
 - What development standards will be different than current PD-67 development standards?
 - Additional duplex use



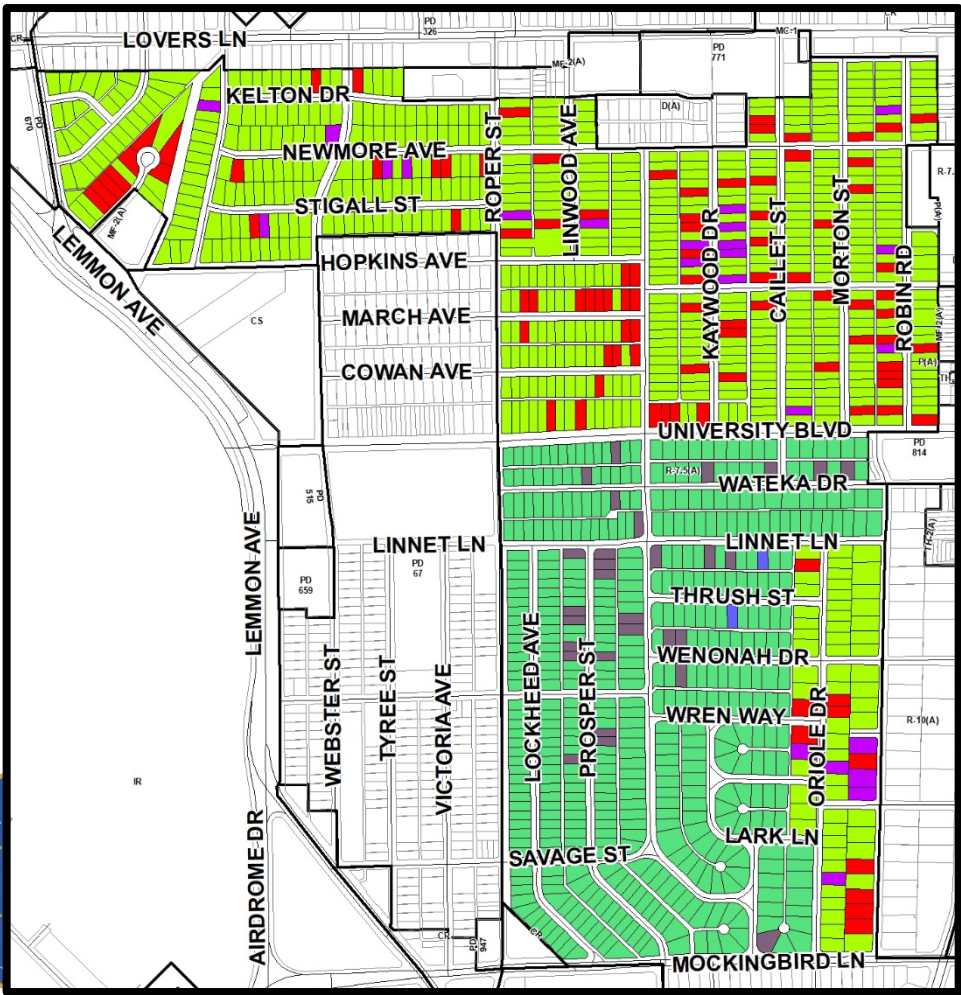
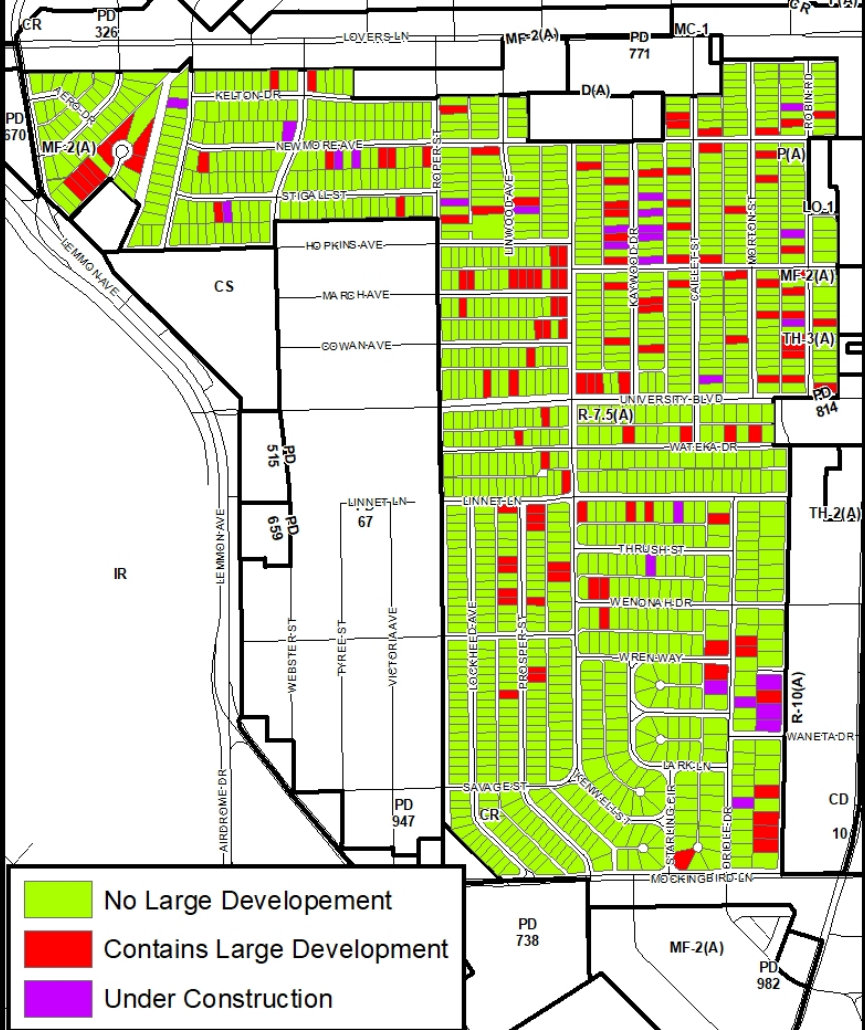
R-7.5(A) – Development Standards

- Height
 - 25 ft.
 - Absolute height of 30 ft.
 - No portion of the structure can be taller than 30 feet from grade
- Roof Type
 - Hip
 - Gable

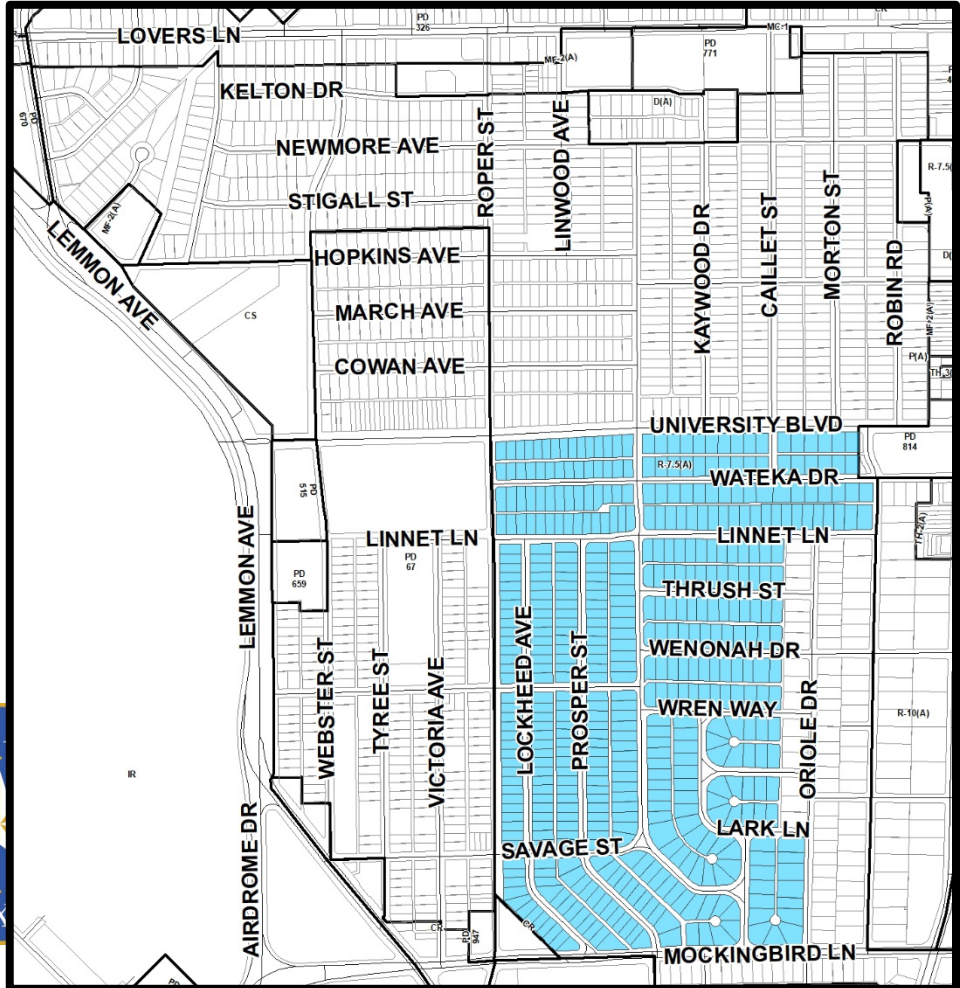
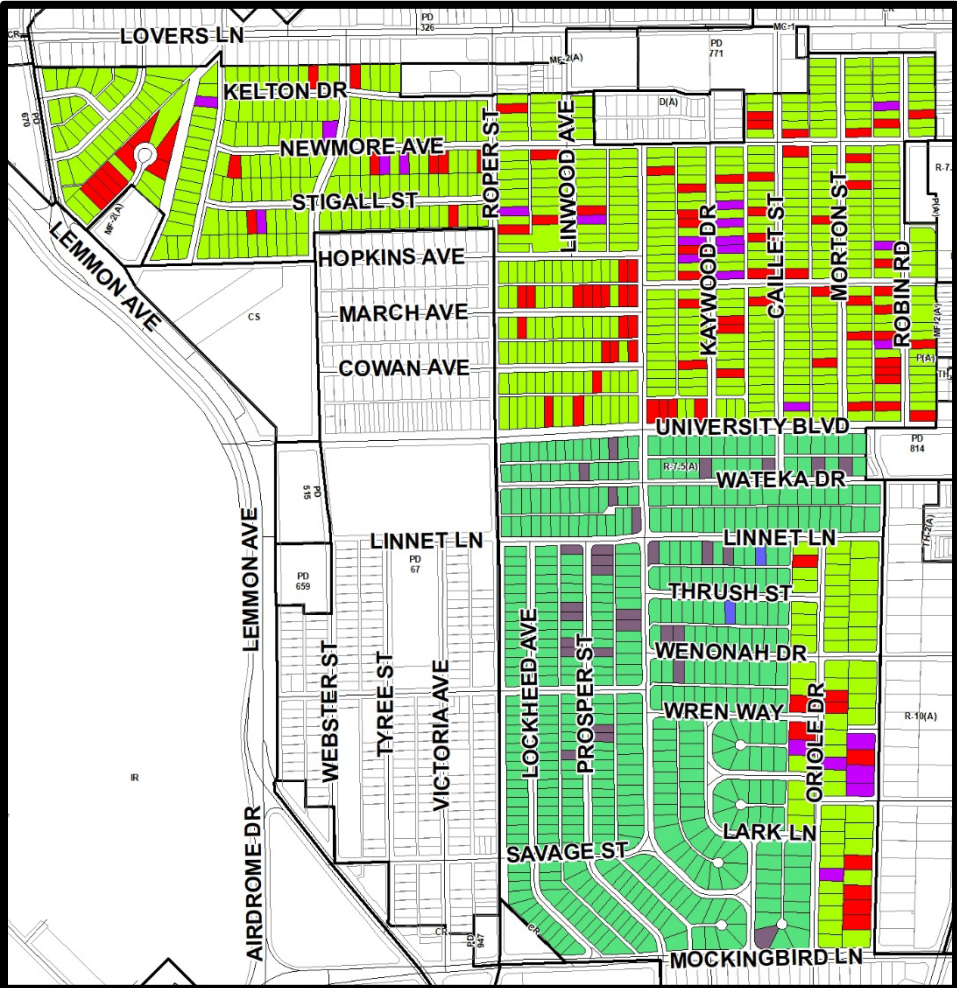


R-7.5(A) – Location of New PD

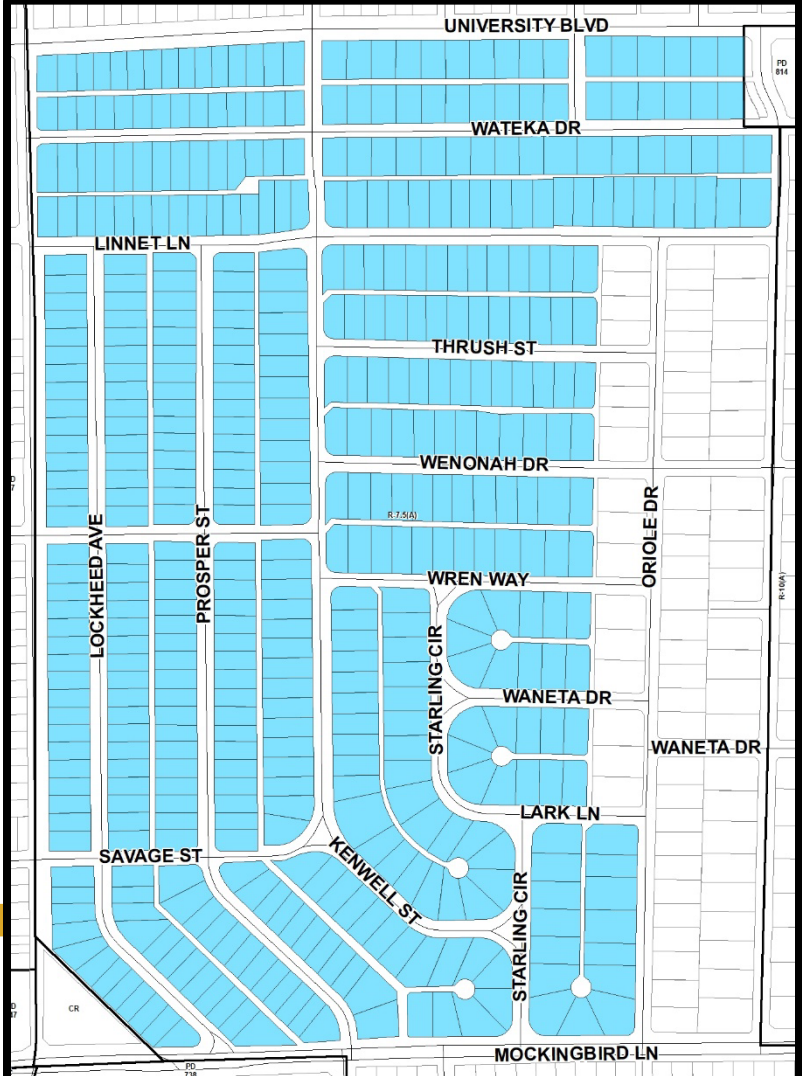
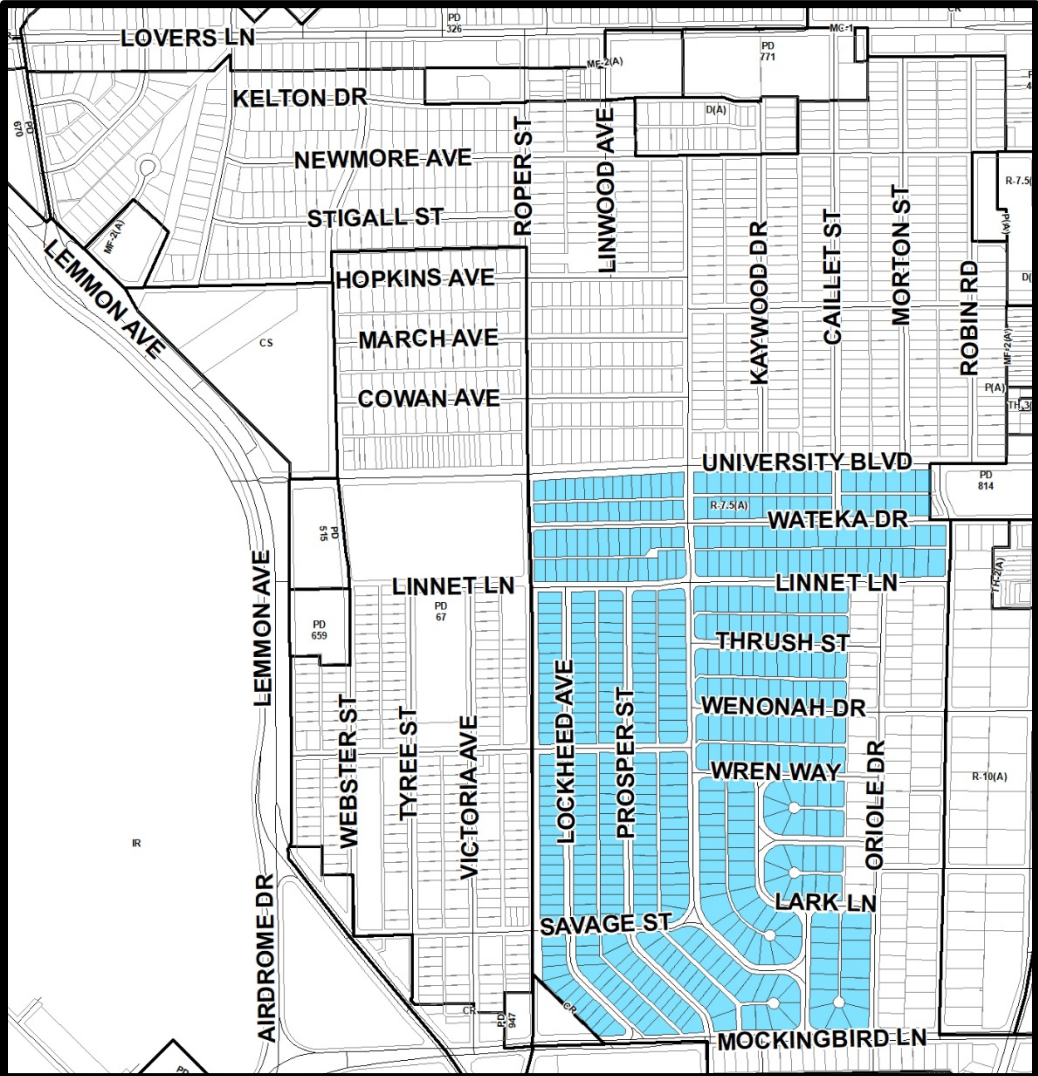
Development Map by Lot in R-7.5(A)



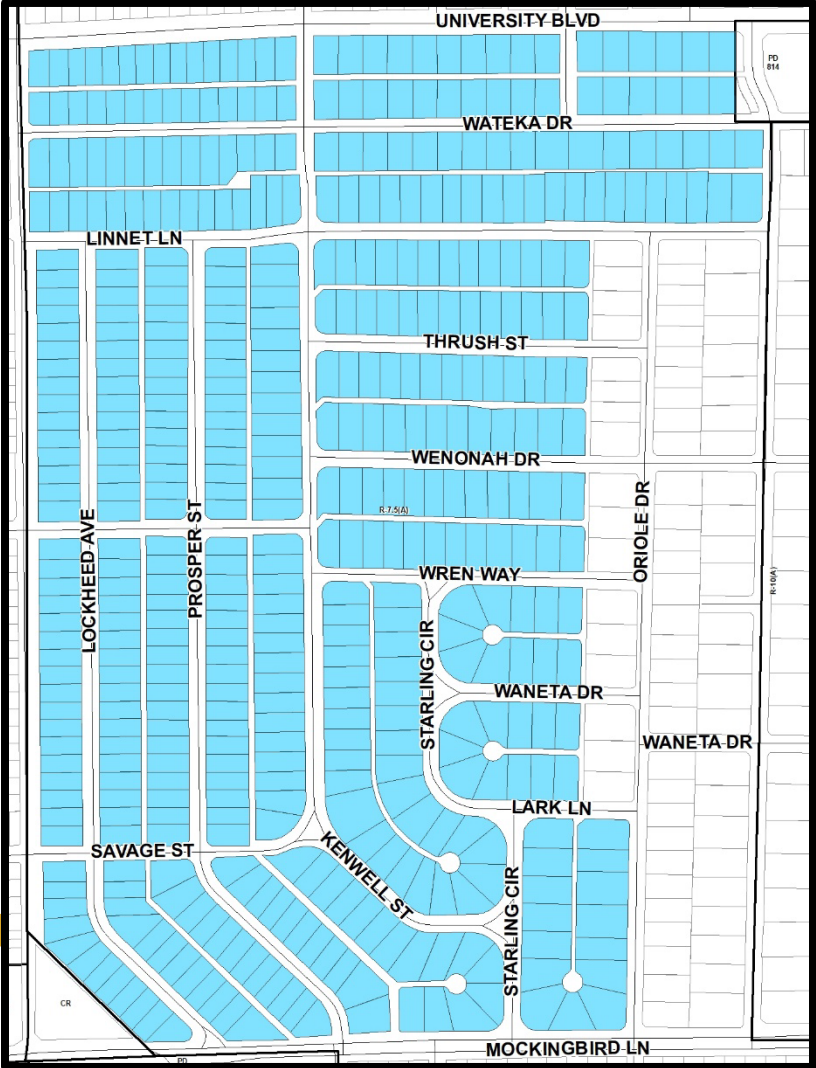
R-7.5(A) – Location of New PD



R-7.5(A) – Location of New PD



R-7.5(A) – Location of New PD



R-7.5(A) – Location of New PD

- Of the 489 lots, 29 lots, or 5.9%, contain large single family development
- 2 lots are currently under construction
- 31 lots are either currently under construction or contain large single family development



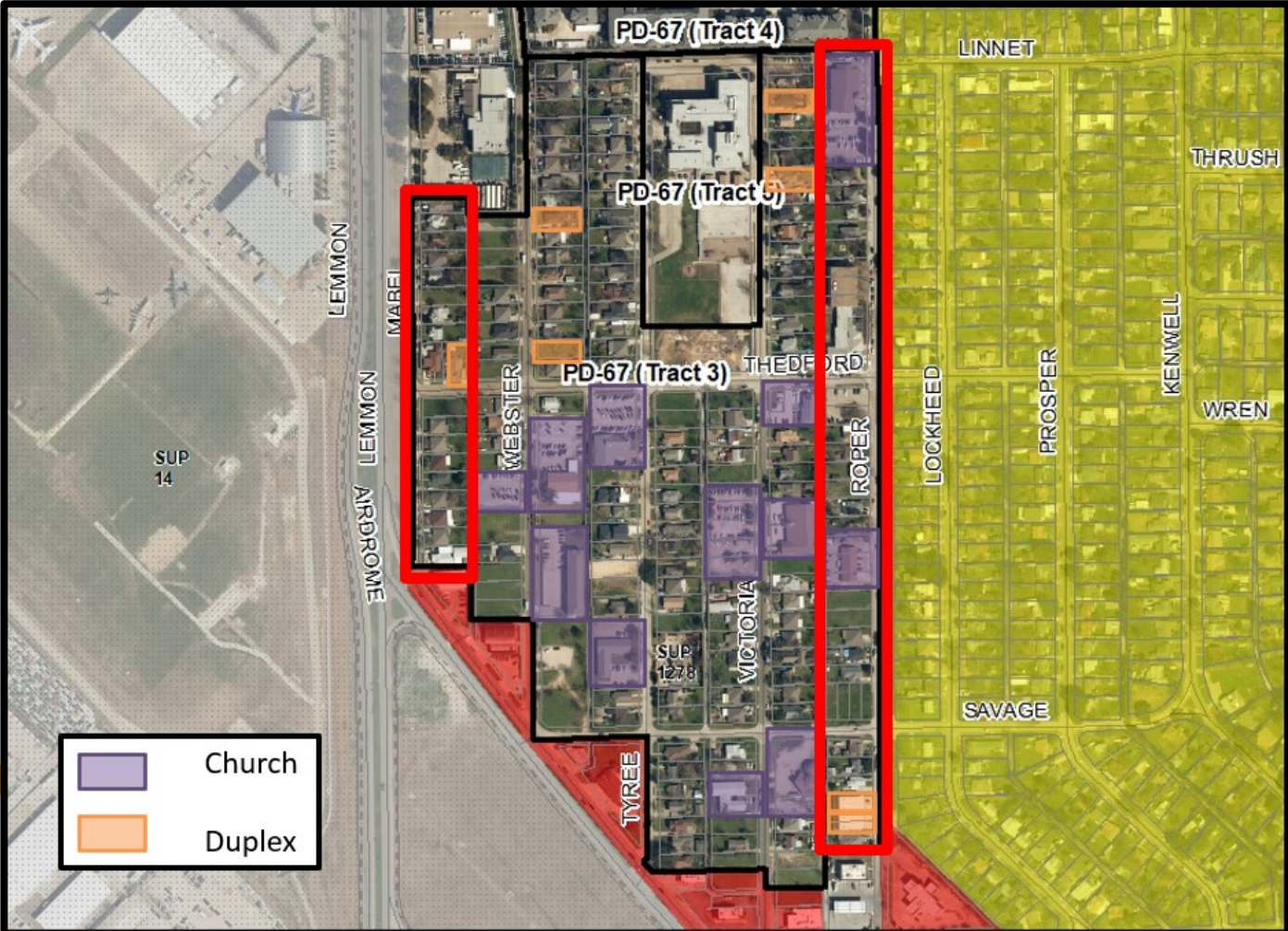
PD-67 – Development Standards

- Height
 - 25 ft.
 - Absolute height of 30 ft.
 - No portion of the structure can be taller than 30 feet from grade
- Roof Type
 - Hip
 - Gable



PD-67

- Allowing duplex use along Roper and Mabel



Discussion

- Seeking general agreement on:
 - Development standards within:
 - Potential new planned development district within R-7.5(A)
 - Tract III of PD No. 67
 - Location of potential new planned development district



Next Steps

- Steering Committee Meeting IX
 - Topic: Overall Recommendations
 - June 14, 2021
 - 6:00 pm – 7:30 pm



Next Steps (if more work needed)

- Steering Committee Meeting IX
 - May 24, 2021
 - 6:00 pm – 7:30 pm



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Additional questions:

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

