

Elm Thicket Authorized Hearing

Community Meeting II

August 21, 2021

Nathan Warren
Senior Planner
Sustainable Development and
Construction



Elm Thicket Authorized Hearing Community Meeting II

Staff Contact

Nathan Warren

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(214) 670-4195

Project Webpage

<http://bit.ly/ElmThicket>

To speak during Question and Answers:

Go into CHAT feature

Select ALL PANELISTS from the drop down menu

Type in "SPEAK – NAME – ADDRESS"

- Speakers will be called in the order in which they signed up

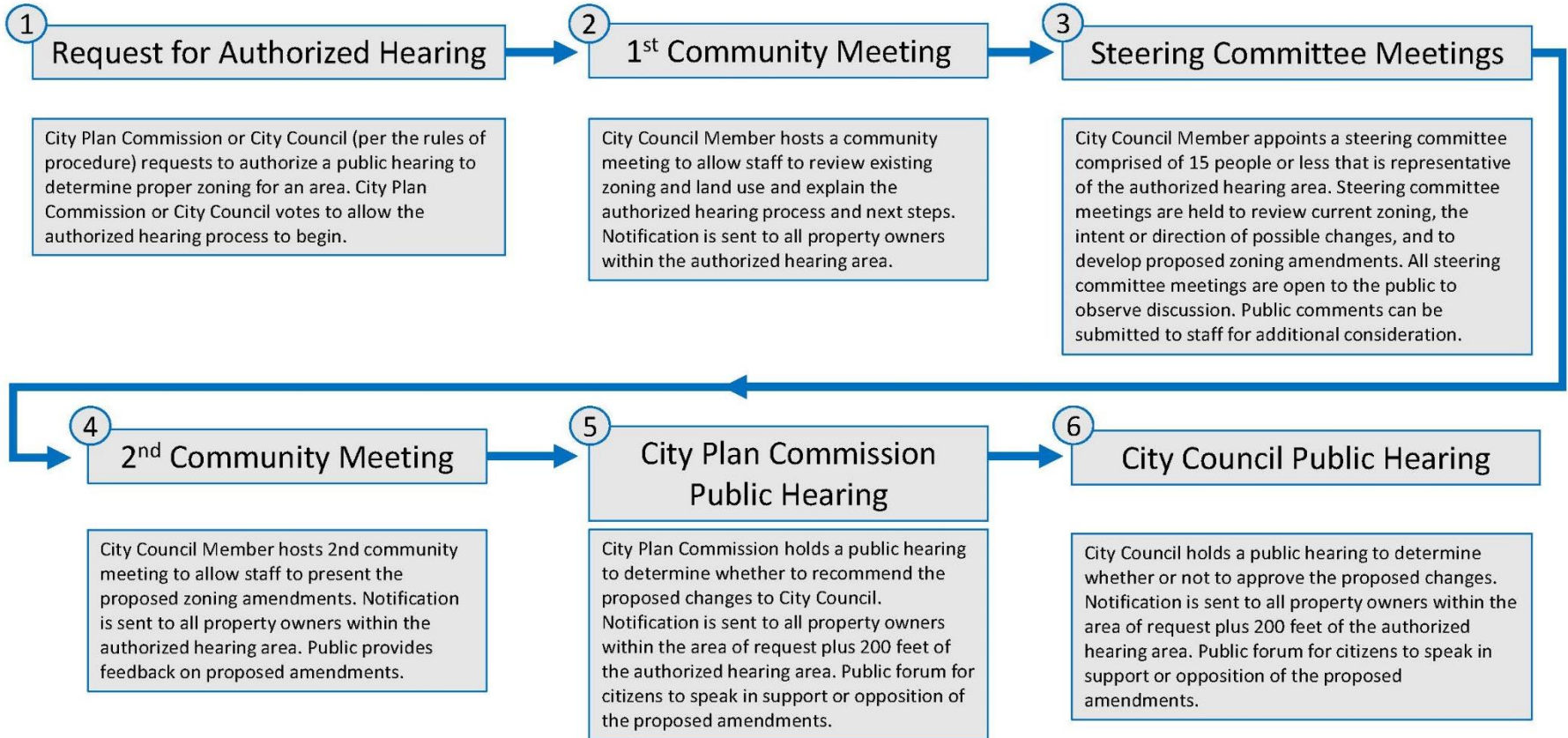
- "Call In" attendees will be given an opportunity to speak also

Agenda

- **Introduction and Welcome**
(Councilmember Moreno)
- **Overview of Process**
(Sustainable Development & Construction)
- **Background**
- **Overview of Existing Zoning**
- **Proposed Changes/Steering Committee Recommendation**
- **Questions and Answers**
- **Next Steps**



Authorized Hearing Process



Background

- Strategic Neighborhood Action Plan - finalized on July 1, 2017
 - July 2016 through July 2017, residents in the neighborhood were engaged in a planning initiative led by the Department of Planning and Urban Design to develop a vision for their future
 - An “action step” in the plan was to address the need for a zoning change in order to aid in neighborhood stabilization
- Authorized Hearing initiated by City Plan Commission on September 7, 2017
- First Community Meeting was held virtually on October 12, 2020
- A Steering Committee was appointed by Mayor Pro Tem Medrano
- Eleven (11) steering committee meetings held from January 11, 2021 to July 12, 2021

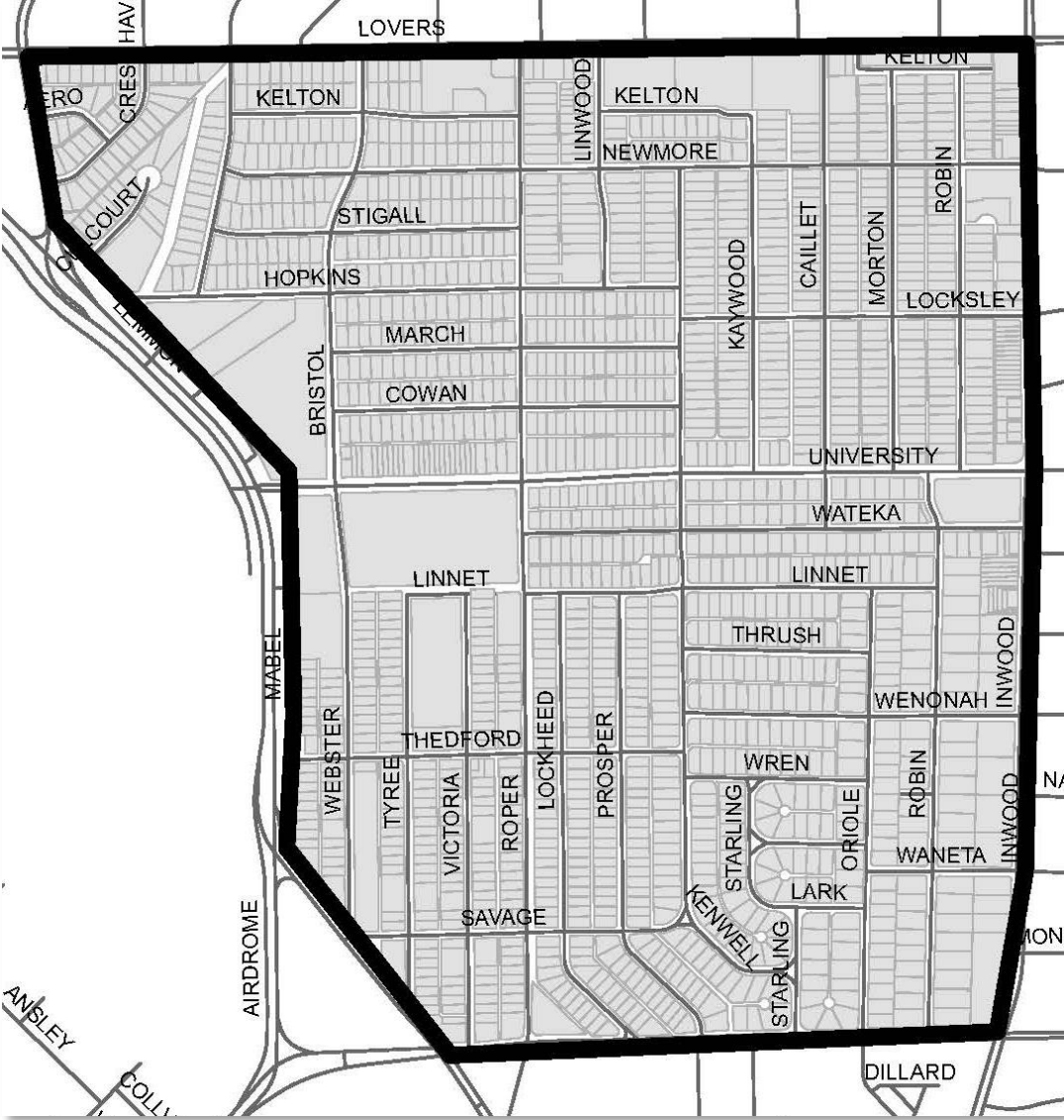


Background

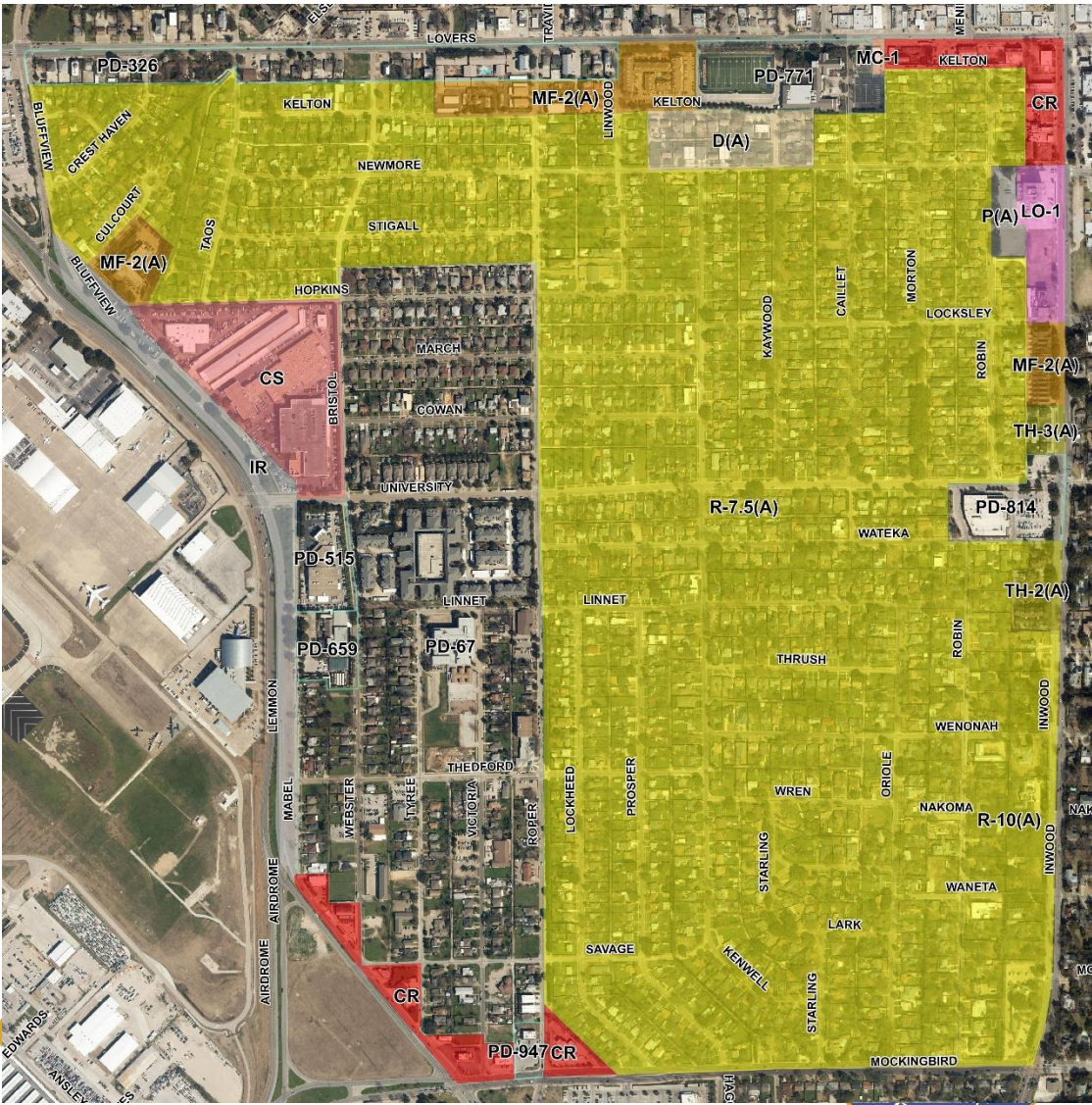
- January 11, 2021: Zoning 101
- January 25, 2021: Area Plans & Existing/Current Zoning
- February 8, 2021: R-7.5(A) & PD-67
- March 8, 2021: R-7.5(A) & PD-67
- March 22, 2021: PD-67, Lovers Lane & Inwood
- April 12, 2021: Lovers Lane & Inwood, Mockingbird & Lemmon
- April 26, 2021: R-7.5(A) & PD-67
- May 10, 2021: R-7.5(A) & PD-67
- May 24, 2021: Lot Coverage
- June 14, 2021: PD-67 & New PD Ordinance Review
- July 12, 2021: Roof Type Review



Authorized Hearing Area



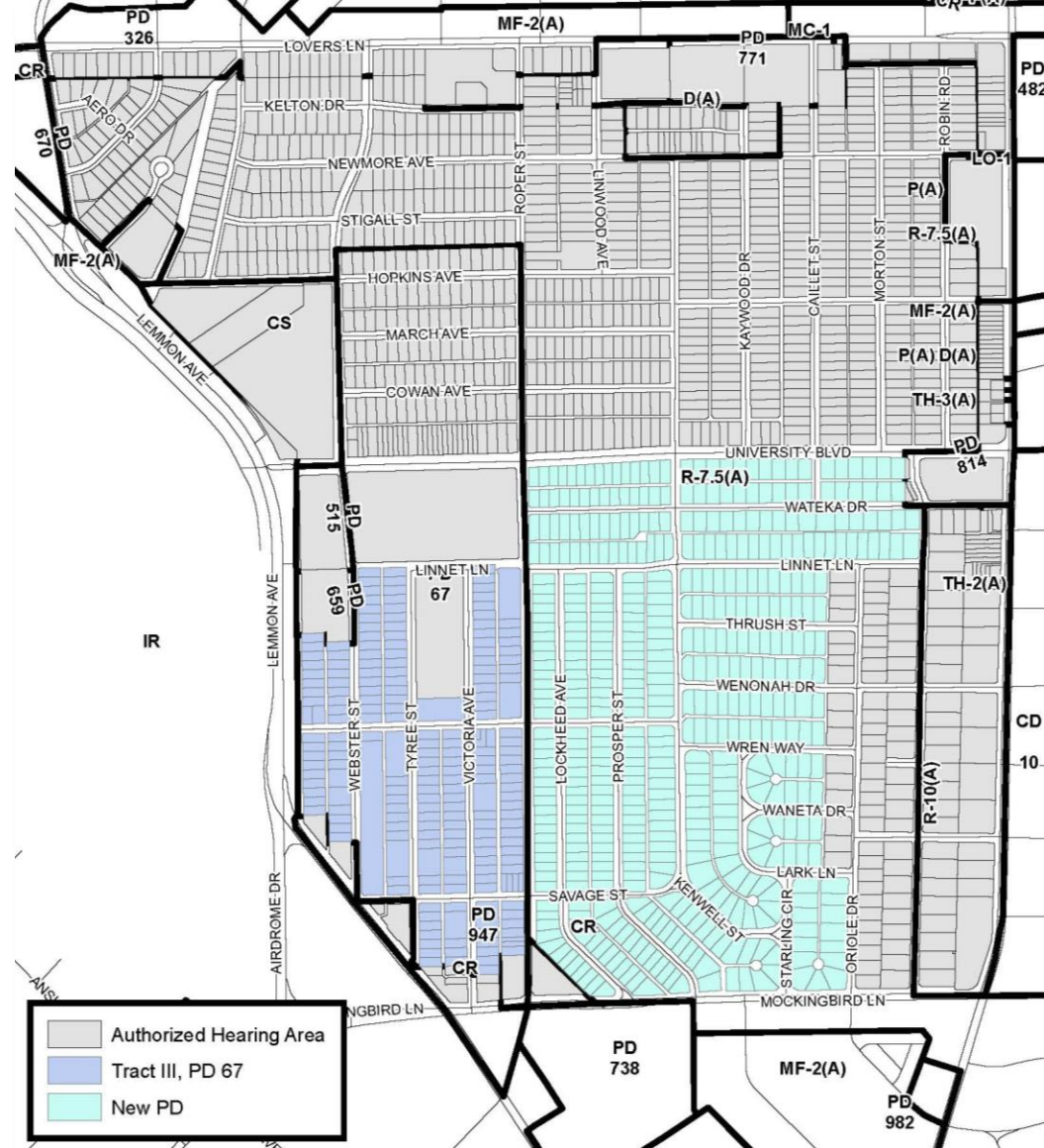
Existing Zoning



- CR Community Retail District
- CS Commercial Service District
- D(A) Duplex District
- IR Industrial Research District
- LO-1 Limited Office District
- MC-1 Multiple Commercial District
- MF-2(A) Multifamily District
- P(A) Parking District
- R-7.5(A) Single Family District
- R-10(A) Single Family District
- TH-2(A) Townhouse District
- TH-3(A) Townhouse District
- Planned Development District Nos. 67, 326, 515, 659, 670, 771, 814, and 947

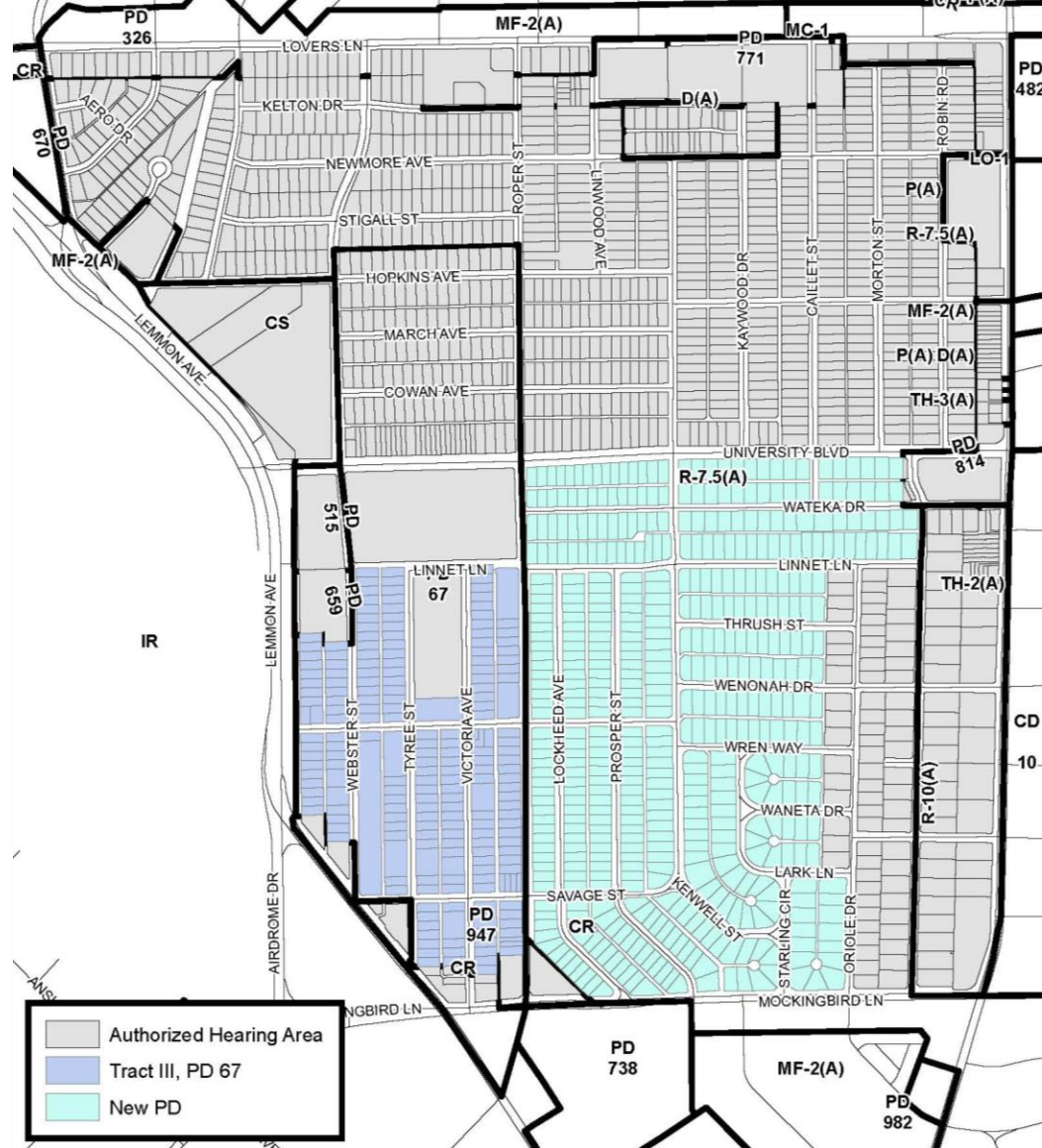
No Proposed Changes

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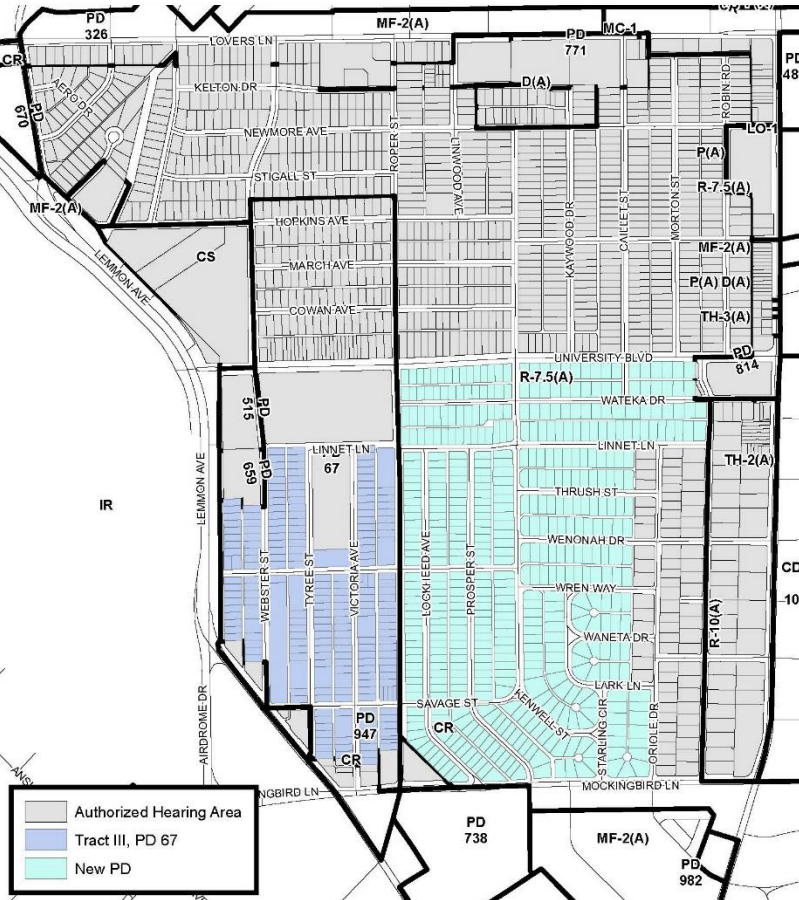
Proposed Changes

- A portion of R-7.5(A) Single Family District to become a new Planned Development District
- Tract III of Planned Development District No. 67





Proposed Changes – Tract III, PD 67

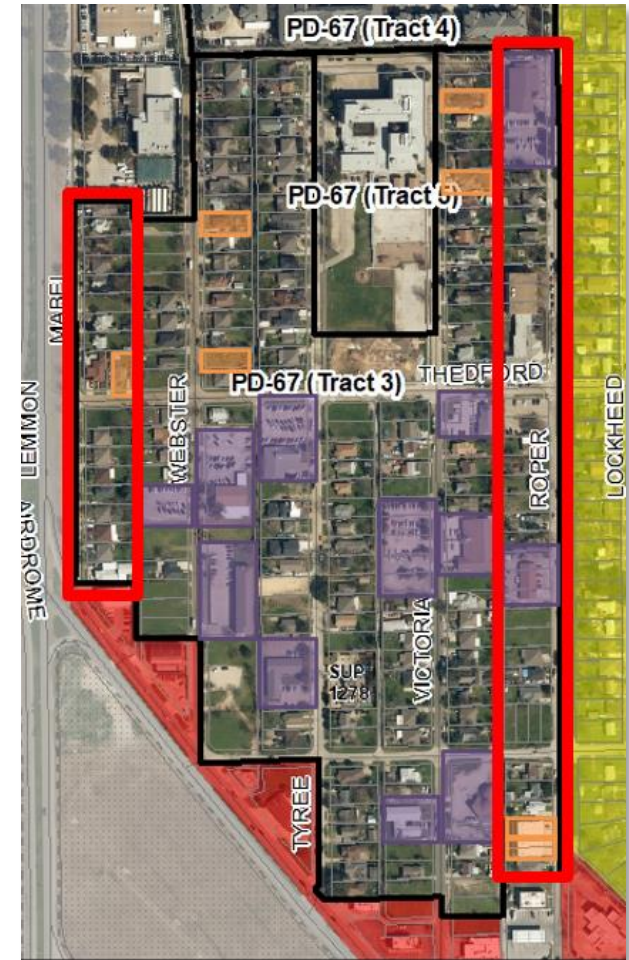


- Duplex use is permitted on property fronting Roper Street and Mabel Avenue.
- 90% of the roof of the main structure must be hip and gable when structure is greater than 20 feet from grade.
- Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.
- Maximum lot coverage is 45% for single story structures and 35% for multiple story structures.



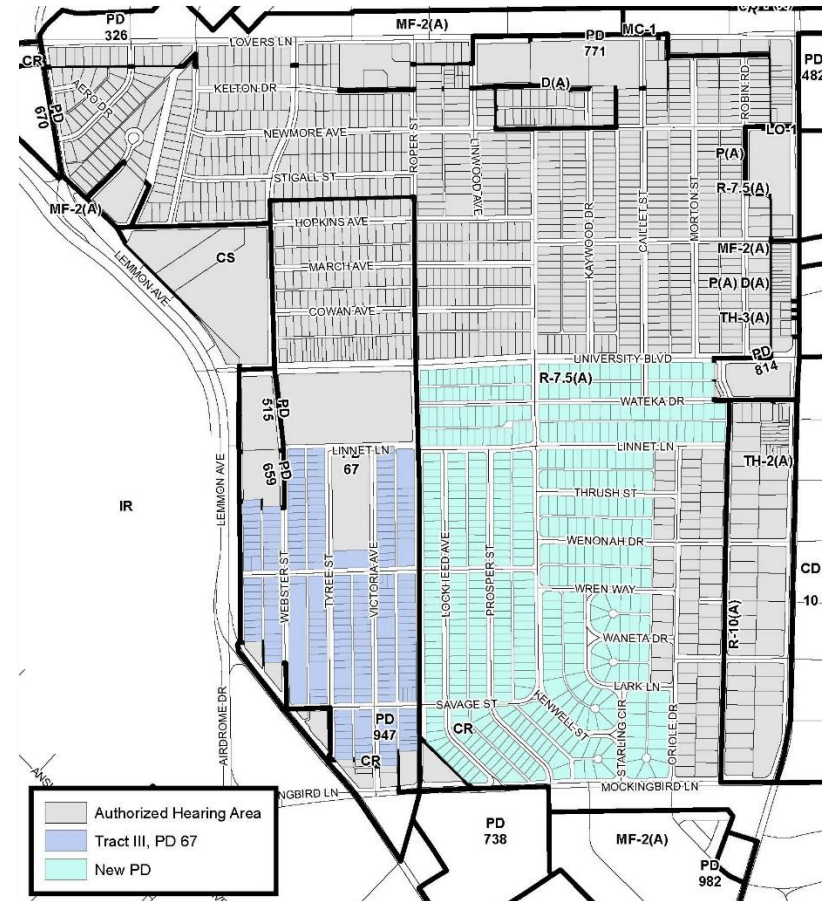
Proposed Changes – Tract III, PD 67

- **Current:** Single family and church uses along with duplex use permitted only intermittent on certain lots along Roper Street and Mable Avenue
- **Proposed:** Duplex use is permitted on any property fronting Roper Street and Mabel Avenue.



Proposed Changes – Tract III, PD 67

- **Current:** Roof type is not regulated
- **Proposed:** 90% of the roof of the main structure must be hip and gable when greater than 20 feet from grade.
 - If the entire structure is greater than 20 feet from grade, 90% of the roof of the main structure must be hip or gable.
 - If the entire structure is less than 20 feet from grade, the roof does not have to be hip or gable.



Proposed Changes – Tract III, PD 67

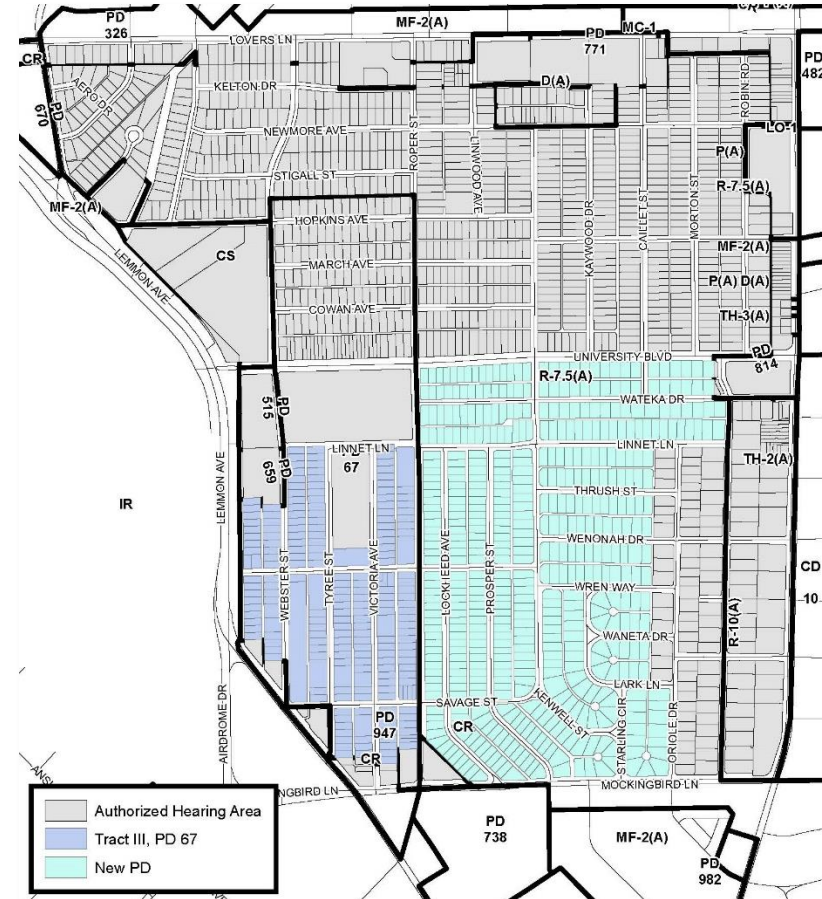


Proposed Changes – Tract III, PD 67



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- **Current:** Maximum structure height is 30 feet.
- **Proposed:** Maximum structure height is 25 feet. No portion of the structure can be greater than 30 feet from grade.



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.

Proposed Changes – Tract III, PD 67

- Maximum structure height is 25 feet.
- Additionally, no portion of the structure can be greater than 30 feet from grade.

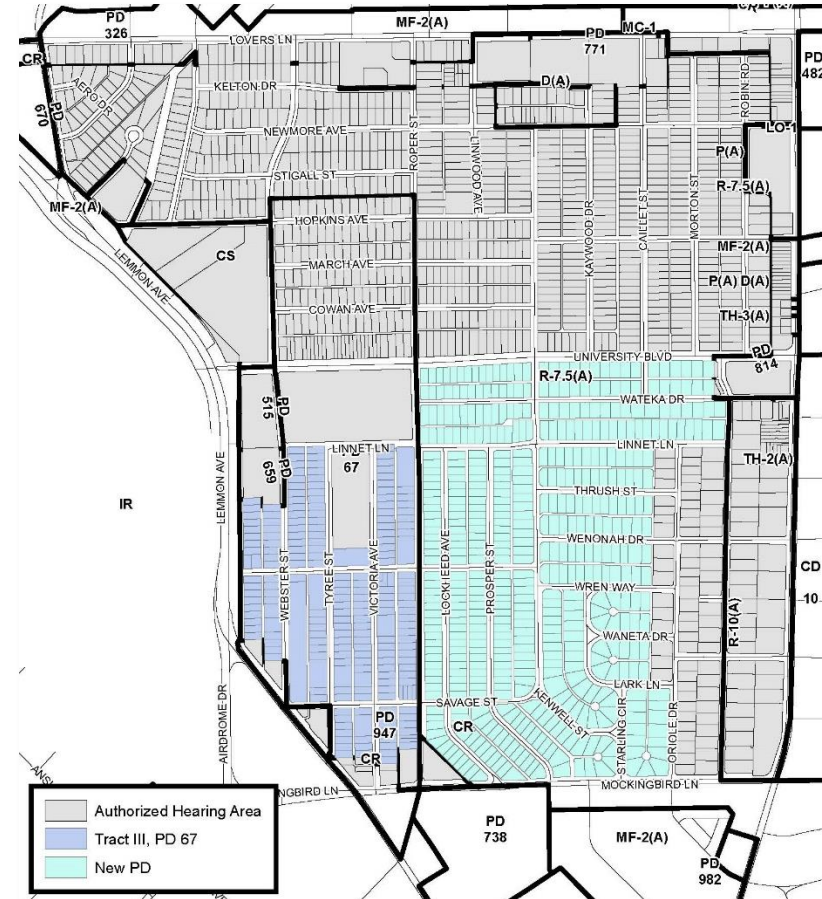


The solid orange line could be no greater than 30 feet from grade and the dashed line can be no greater than 25 feet from grade.

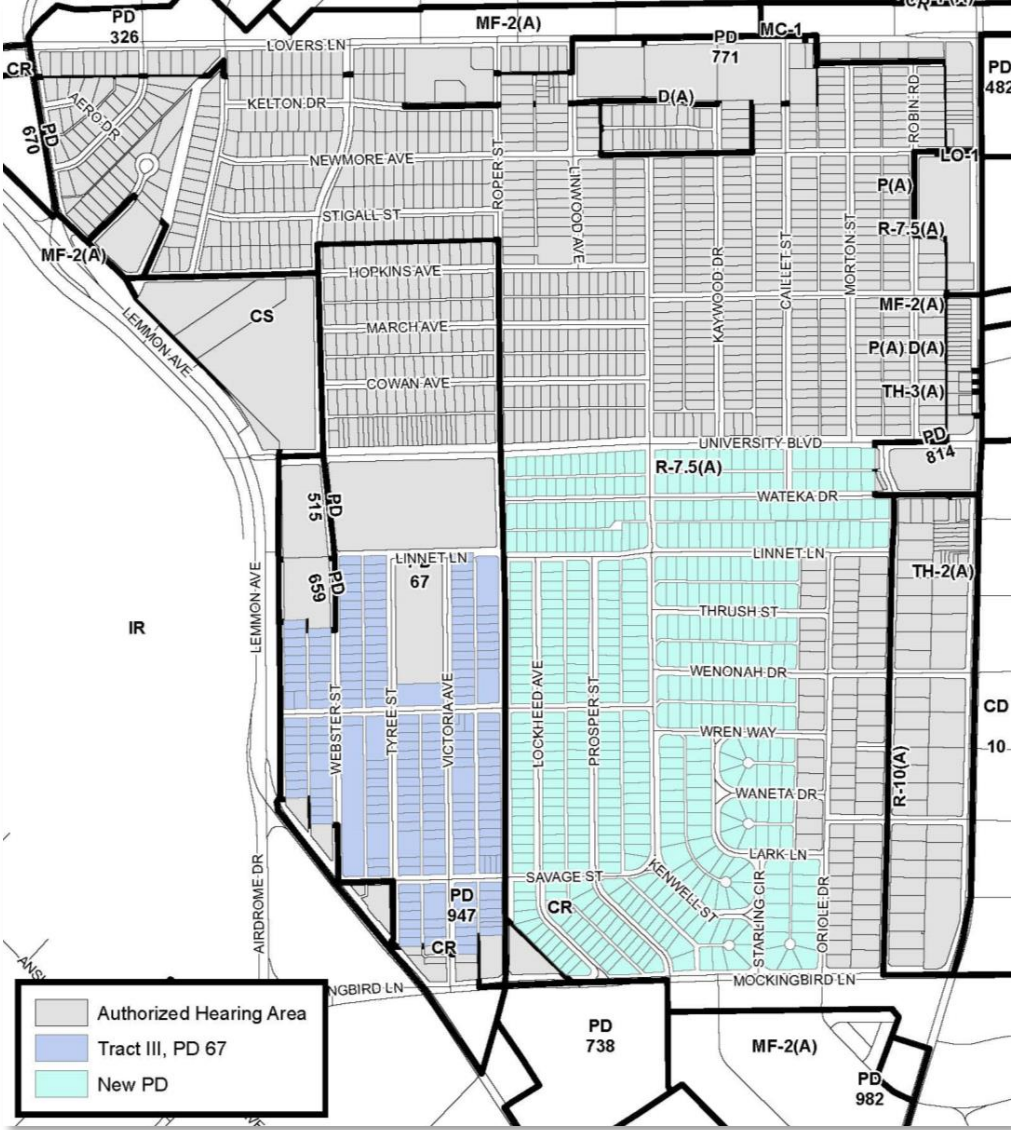


Proposed Changes – Tract III, PD 67

- **Current:** Maximum lot coverage is 45% for residential structures
- **Proposed:** Maximum lot coverage is 45% for single story structures and 35% for multiple story structures
 - Lot coverage is the percentage of the lot covered by a structure
 - *Example:* A 10,000 square foot lot with a primary structure occupying 3,000 square feet and a 500 square foot accessory structure has a lot coverage of 35%



Proposed Changes

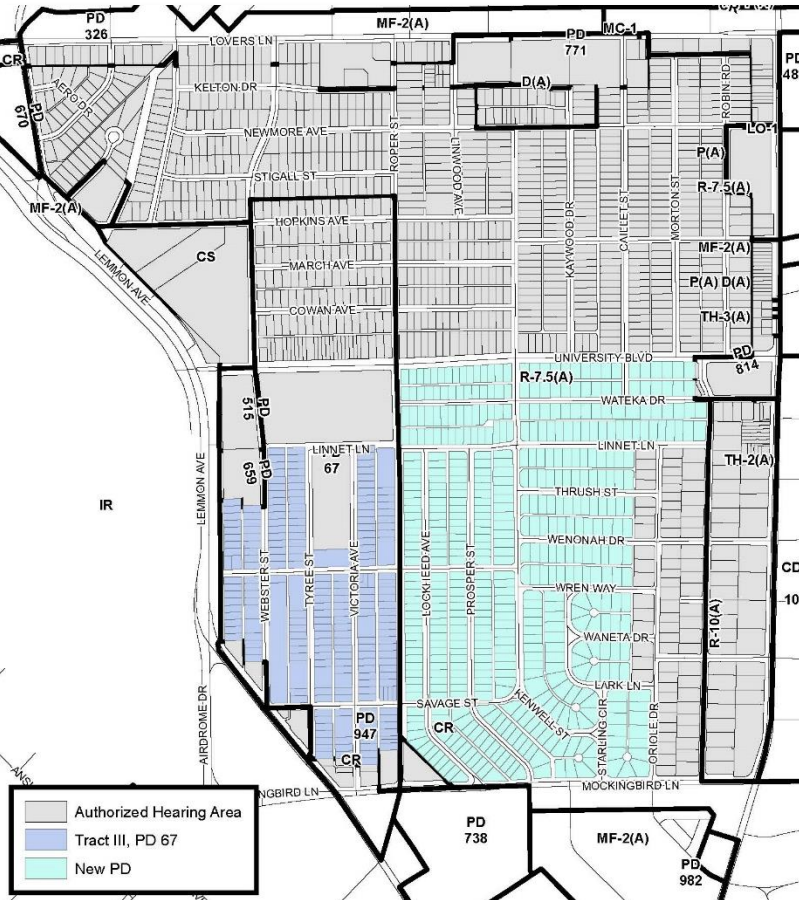


Proposed Changes – New PD

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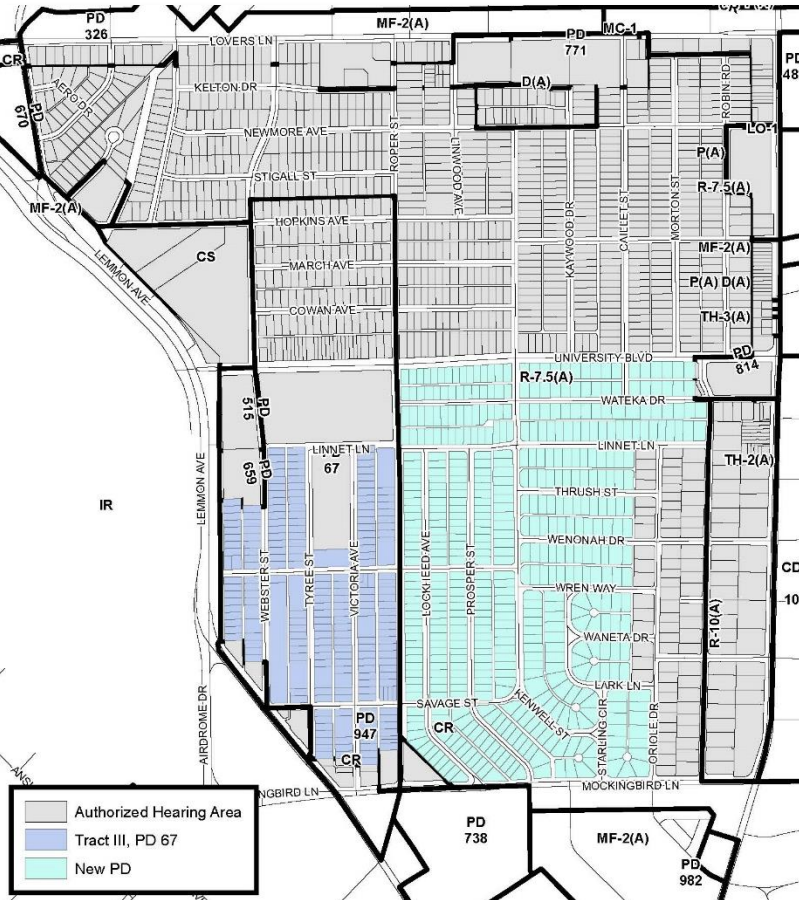
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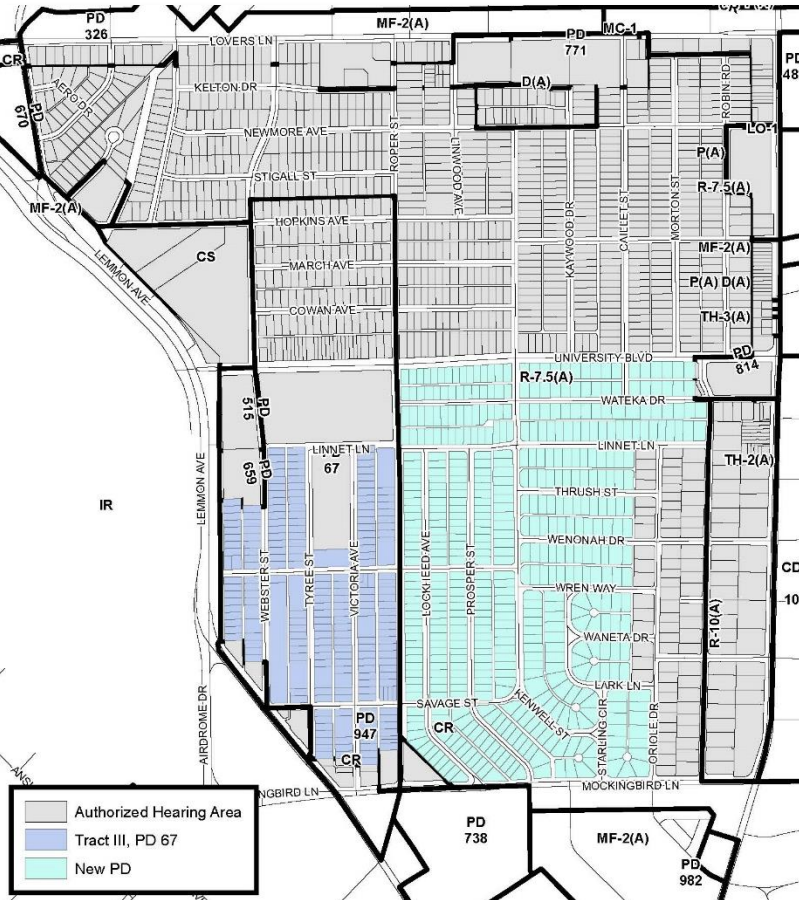
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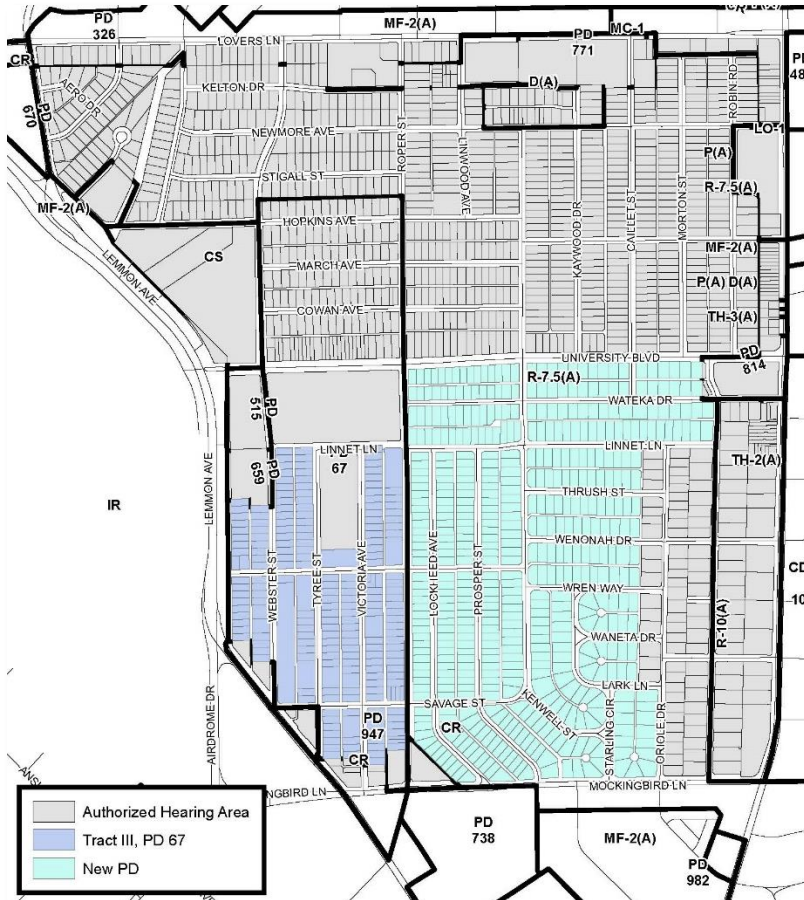
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Opportunity for Thoughts or Questions



- If you would like to speak:
 - Go into **CHAT** feature
 - Select **ALL PANELISTS** from the drop down menu
 - Type in “**SPEAK – NAME - ADDRESS**”
- Speakers will be called in the order in which they signed up
- If you are calling in, you will have an opportunity to speak as well

Link to webpage for more information:
<http://bit.ly/ElmThicket>

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



Procedure to Speak

To speak during the discussion portions of tonight's meeting:

- Type **“Speak”** followed by your **name** and **address**
 - *Example:* Speak – Susan Smith - 1500 Marilla St.
- A staff member will keep track and call on each speaker in order
- Before your comments, state your name and address for the record
- Call in attendees: staff will call out the first 6 digits of your phone number, you will be unmuted:
 - if you would like to speak, give your name and address
 - if not say “Pass”



**To speak during discussion:
Type “Speak – Name and
address” in the **Chat box****

Layout

Chat

Steven Doss
Me



Mike King
Host



To: All Panelist

To: All Panelists

Speak - Steven Doss 1500 Marilla St

Unmute

Play Audio Broadcast

Share

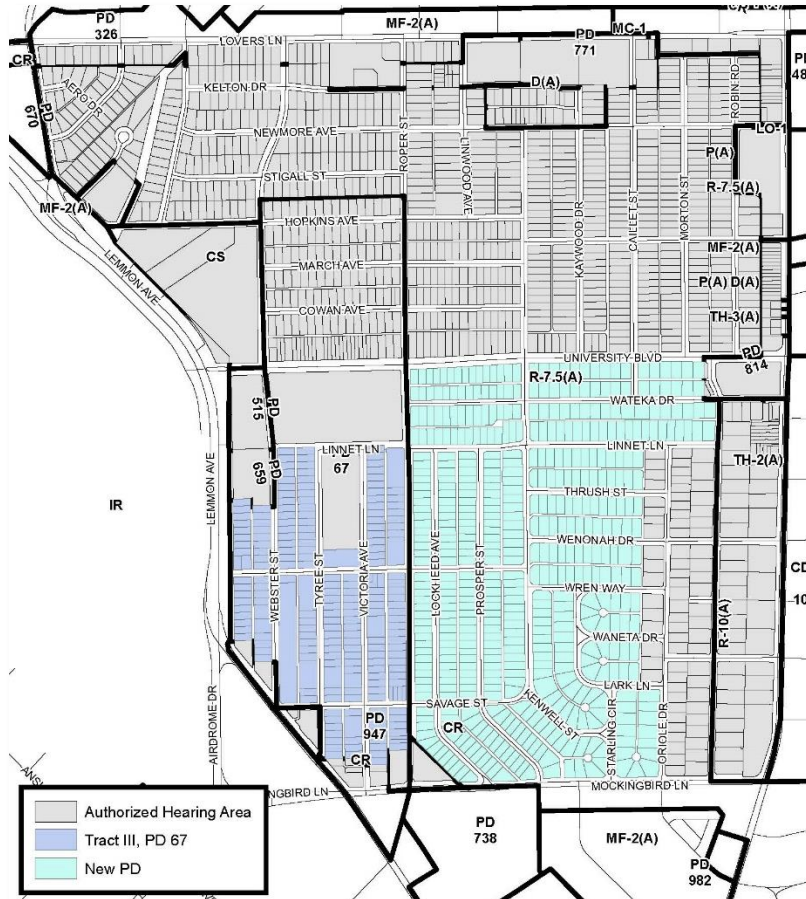


Participants

Chat



Opportunity for Thoughts or Questions



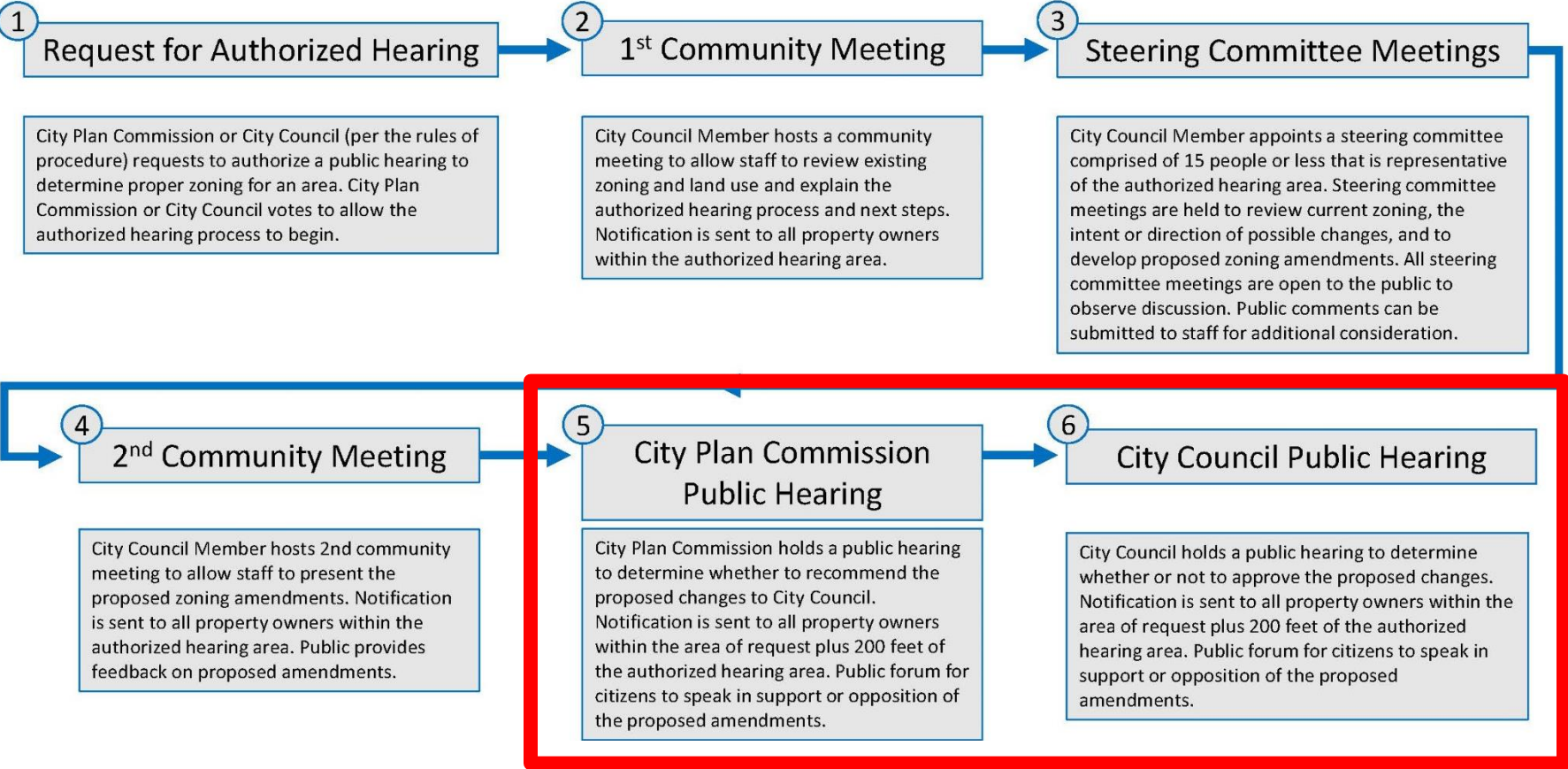
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Next Steps



Next Steps

- City Plan Commission
 - Notification
 - 500 ft. buffer around Authorized Hearing Area
 - Reply Forms
 - Signs
 - Newspaper Notice
 - Dallas Morning News
 - 10 days prior



Next Steps

- City Council
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