

# **PD No. 193 Authorized Hearing**

## **Community Meeting**

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**December 3, 2019**  
**6:00 P.M.**  
**Oak Lawn Branch Library**

**Presented by:**  
**Sustainable Development and**  
**Construction**

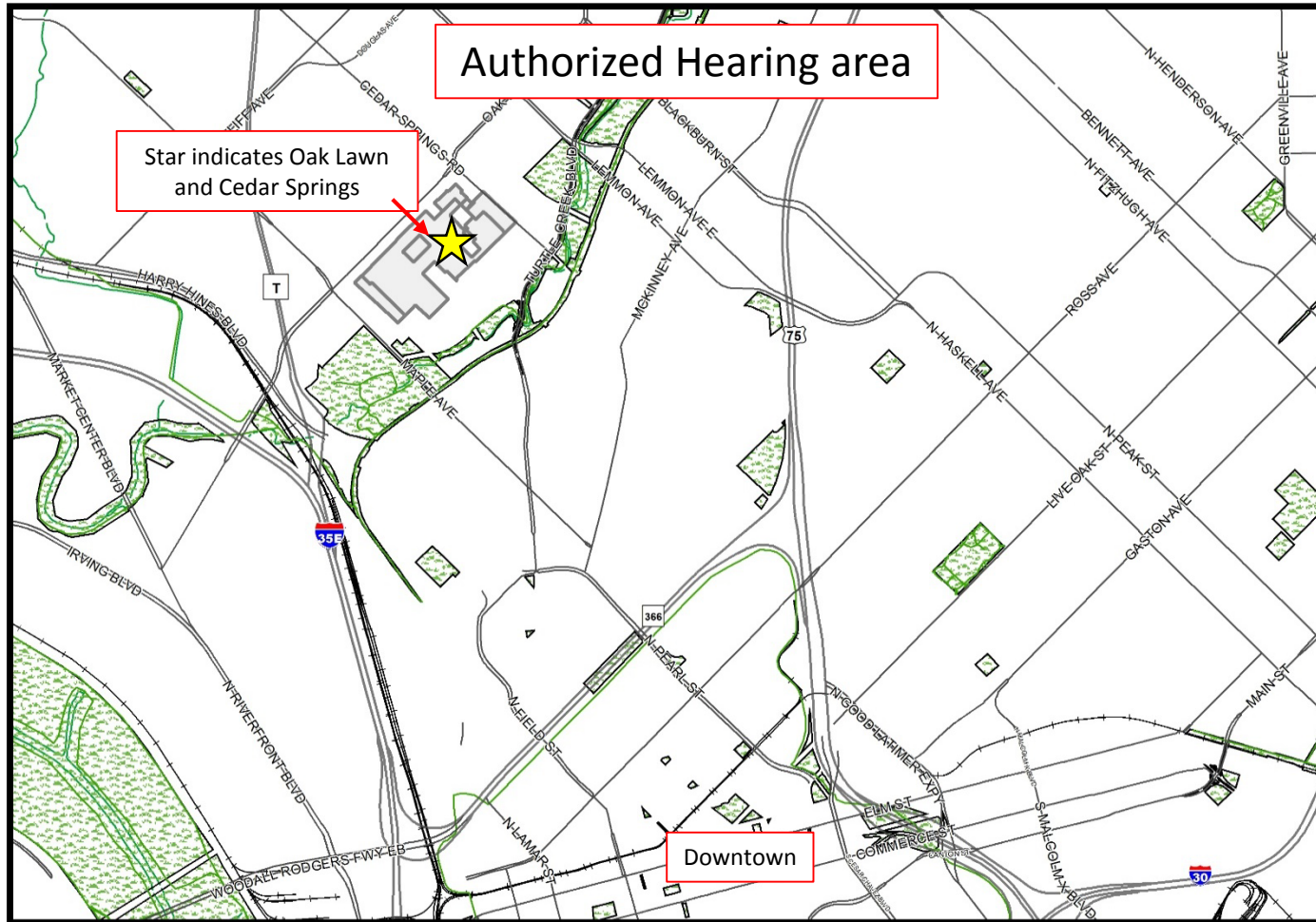


# PD No. 193 Authorized Hearing

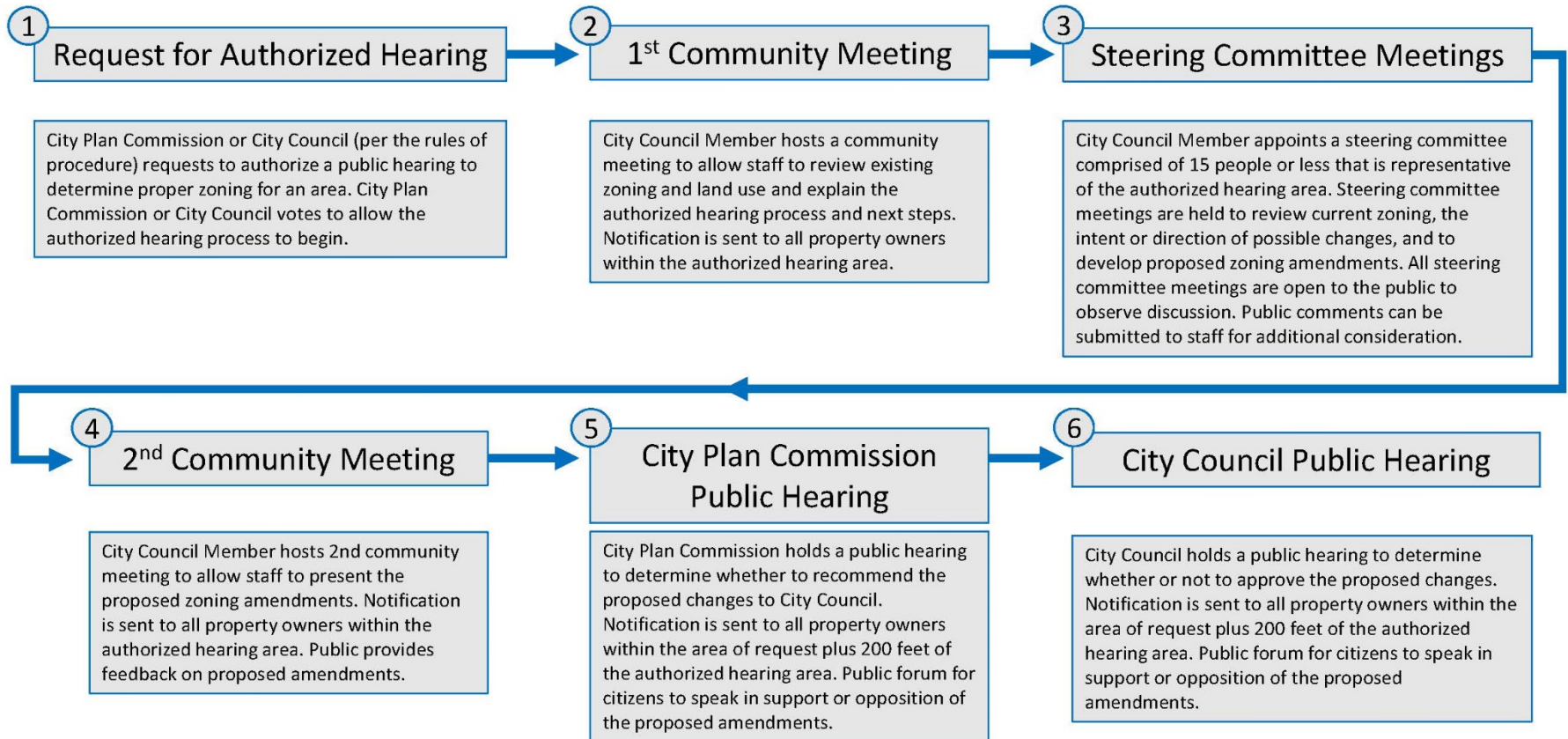
- On August 18, 2016, the City Plan Commission initiated a zoning case to determine proper zoning for an area generally bounded by Fairmount Street, the alley south of Oak Lawn Avenue, Cedar Springs Road, Sale Street, and Enid Street.
- On December 10, 2018 the first community meeting was held, shortly after that, the process was put on hold



# Location



# Authorized Hearing Process

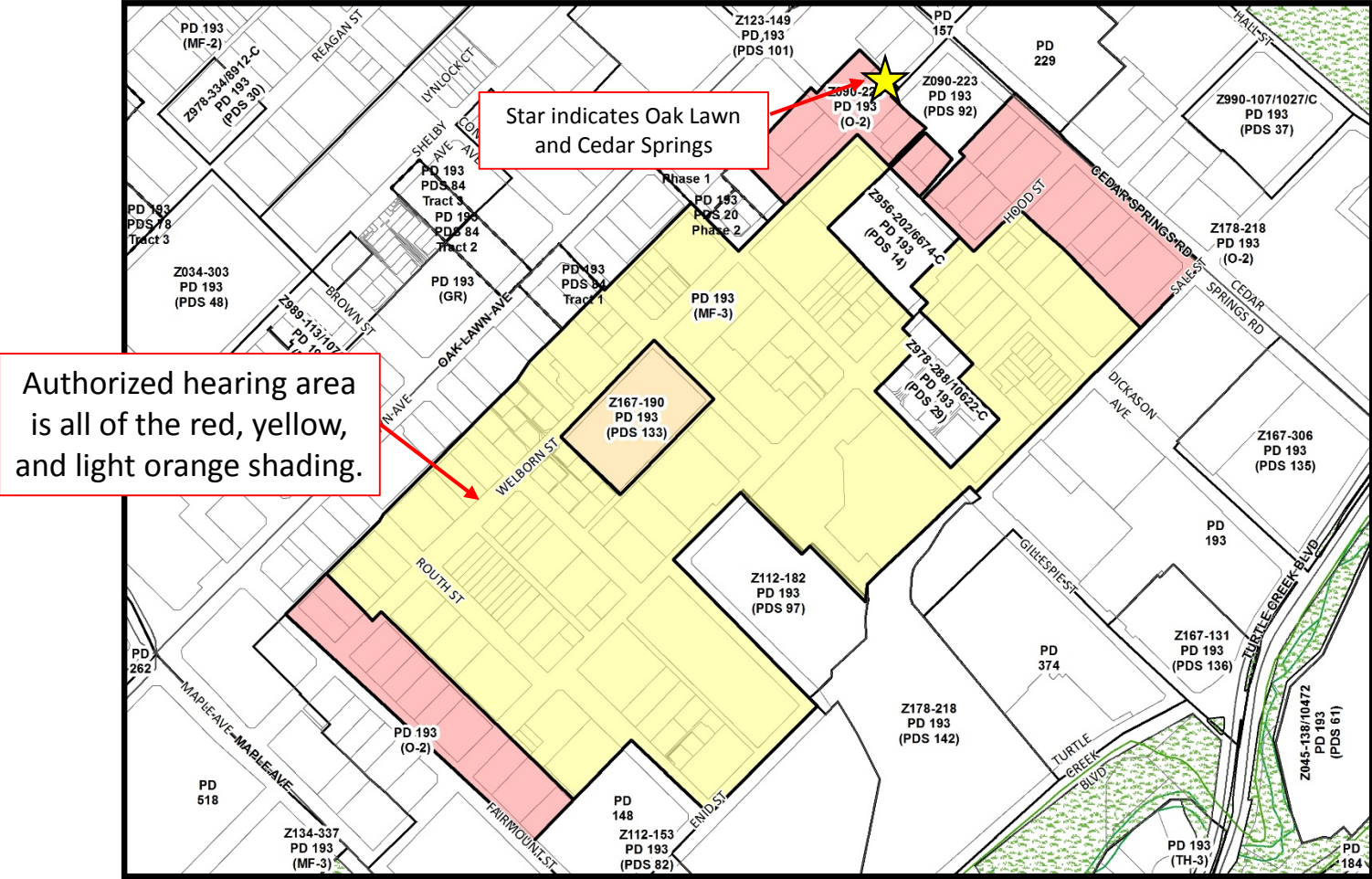


# PD No. 193 Authorized Hearing

- This area is currently zoned
  - an MF-3 Multifamily Subdistrict,
  - an O-2 Office Subdistrict, and
  - Planned Development Subdistrict No. 133
- ...all within Planned Development District No. 193, the Oak Lawn Special Purpose District.



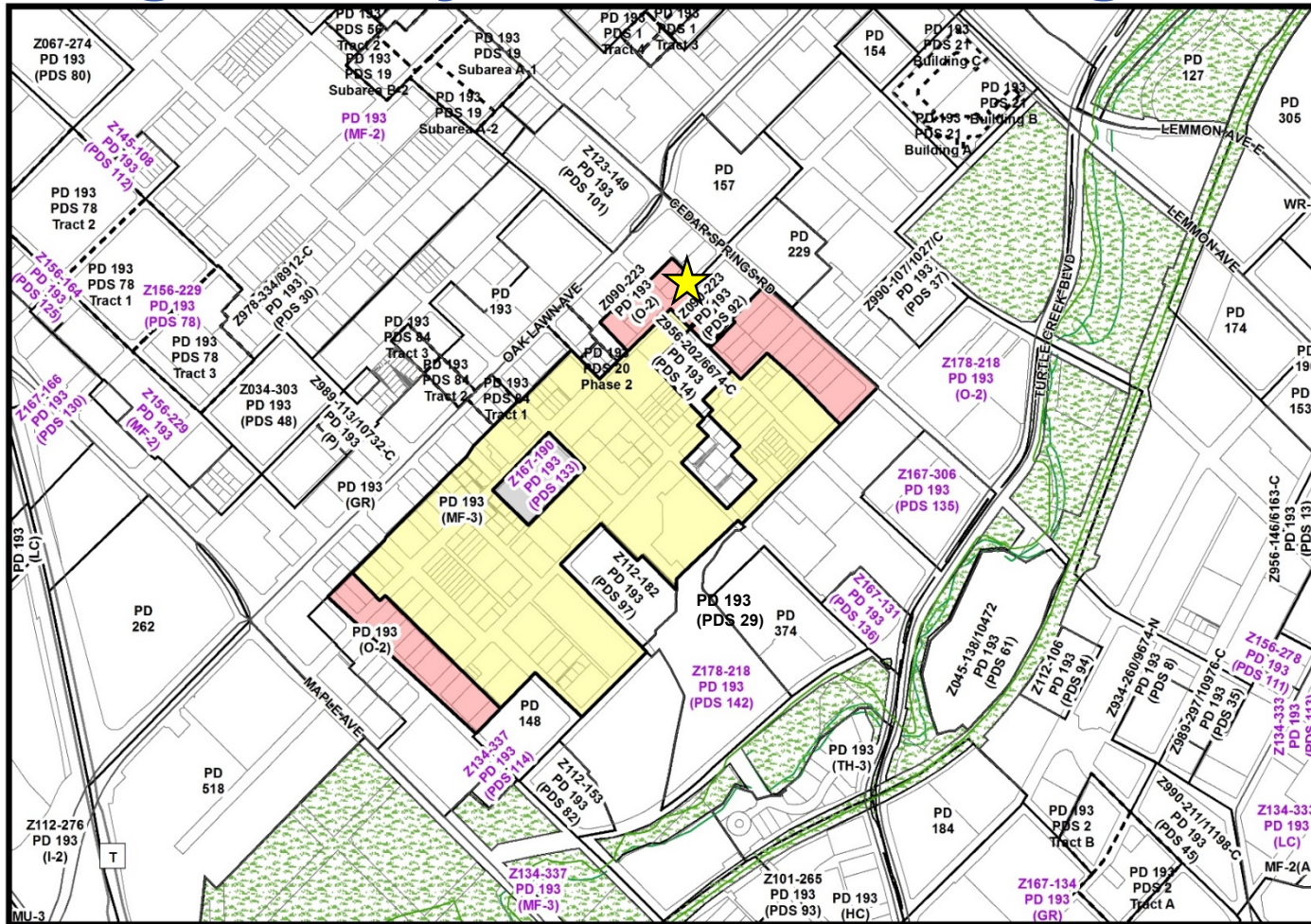
# PD No. 193 Authorized Hearing



# Zoning Districts



# Zoning History – Recent Zoning Cases



Recent zoning cases in PD No. 193 marked in purple.



# PD No. 193 - MF-3 Subdistrict Uses and Regulations

- Residential
  - Single Family
  - Duplex
  - Multi-family
- Transportation
  - Airport or Landing Field
  - Bus Passenger Shelter
- Religious Uses
  - Church
  - Convent
  - Monastery
- Educational
  - College, University, or Seminary
  - College Fraternity or Sorority House
  - Library, Art Gallery, or Museum
- Recreational
  - Public Park or Playground
- Accessory
  - Game Court
  - Swimming Pool (private)
  - Home Occupation
  - Occasional Sales (garage sales)
- Front yard
  - 10 feet for the first 36 feet in height.
  - 25 feet for all portions of a building above 36 feet in height
- Side yard
  - 10 feet for the first 36 feet in height.
  - Above 36 feet, an additional setback equal to one-half of the total height of the building, up to a maximum setback of 50 feet
- Rear yard
  - 15 feet for MF buildings less than 36 feet in height.
  - 25 feet for MF buildings taller than 36 feet
  - Above 36 feet, an additional setback equal to one-half of the total height of the building, up to a maximum setback of 50 feet
- Minimum lot area
  - Between 100 and 150 square feet of lot area are required for each unit in a multifamily development
- Maximum lot coverage
  - 50% for nonresidential structures
  - 60% for residential structures
- Maximum height
  - 36 feet for single family uses and residential development tracts
  - Any legal height for all other uses.
- Maximum floor area ratio
  - 4:1



# PD No. 193 – O-2 Subdistrict Uses and Regulations

- Medical
  - Convalescent and nursing home, and hospice care
  - Clinic
- Utility and Services
  - Radio, Television, or Microwave Tower
  - Commercial Radio Station
- Transportation
  - Airport or Landing Field
  - Bus Passenger Shelter
- Professional
  - Office
  - Temporary Construction or Sales Office
  - Broadcasting Studio
  - Arts Studio
- Religious
  - Church
  - Convent
  - Monastery
- Educational
  - Public or Private School
  - Business School
  - College, University, or Seminary
  - College Fraternity or Sorority House
  - Library, Art Gallery, or Museum
- Accessory
  - Game Court
  - Swimming Pool (private)
  - Home Occupation
  - Occasional Sales (garage sales)
- Front yard
  - 20 feet for the first 36 feet in height.
- Side yard
  - 10 feet for the first 36 feet in height.
  - Above 36 feet, additional setback equal to half of the total height of the building, up to a max setback of 50 feet
- Rear yard
  - 15 feet for MF buildings less than 36 feet in height.
  - 25 feet for MF buildings taller than 36'
  - 10 feet for all others
  - Above 36 feet, additional setback equal to half of the total height of the building, up to a max. setback of 50 feet
- Minimum lot area
  - Between 100 and 150 square feet of lot area are required for each unit in a multifamily development
- Maximum lot coverage
  - 75% for both residential and nonresidential structures
- Maximum height
  - 36 feet for single family uses and residential development tracts
  - 240 feet for all other structures.
- Maximum floor area ratio
  - 4:1
  - 4.5:1 if the total floor area of residential uses is greater than the total lot area.



# PD No. 193 – PDS No. 133 (created on 10/25/2017)

- Residential
- Utility and Services
- Transportation
- Community Services
- Medical
- Religious
- Educational
- Recreational and Entertainment
- Bars and Restaurants
- Professional Services
- Retail
- Motor Vehicle
- Accessory
- Front yard
  - 10 feet for the first 36 feet in height.
  - **43** feet on Welborn and 30 feet on Congress for all portions of a building above 36 feet in height
- Side yard
  - 10 feet for the first 36 feet in height.
  - **60** feet for all portions above 36' in height (varies at the alley), and balconies may encroach up to 5 feet
- Rear yard (same as MF-3)
  - 15 feet for MF buildings less than 36 feet in height.
  - 25 feet for MF buildings taller than 36'
  - Above 36 feet, an additional setback equal to one-half of the total height of the building, up to a maximum setback of 50 feet
- Minimum lot area (same as MF-3)
  - Between 100 and 150 square feet of lot area are required for each unit in a multifamily development
- Density
  - Maximum of 262 units on the site, with a bonus allowing up to 271 units if an affordable housing parking reduction is approved (less than what would have been achievable under MF-3)
- Maximum lot coverage
  - 60% for residential structures, with bonus to 72% for additional design criteria
- Maximum height
  - 36 feet for single family uses and residential development tracts
  - Any legal height for all other uses.
- Maximum floor area ratio
  - 4:1. Additional **1.5 FAR** allowed for additional design criteria



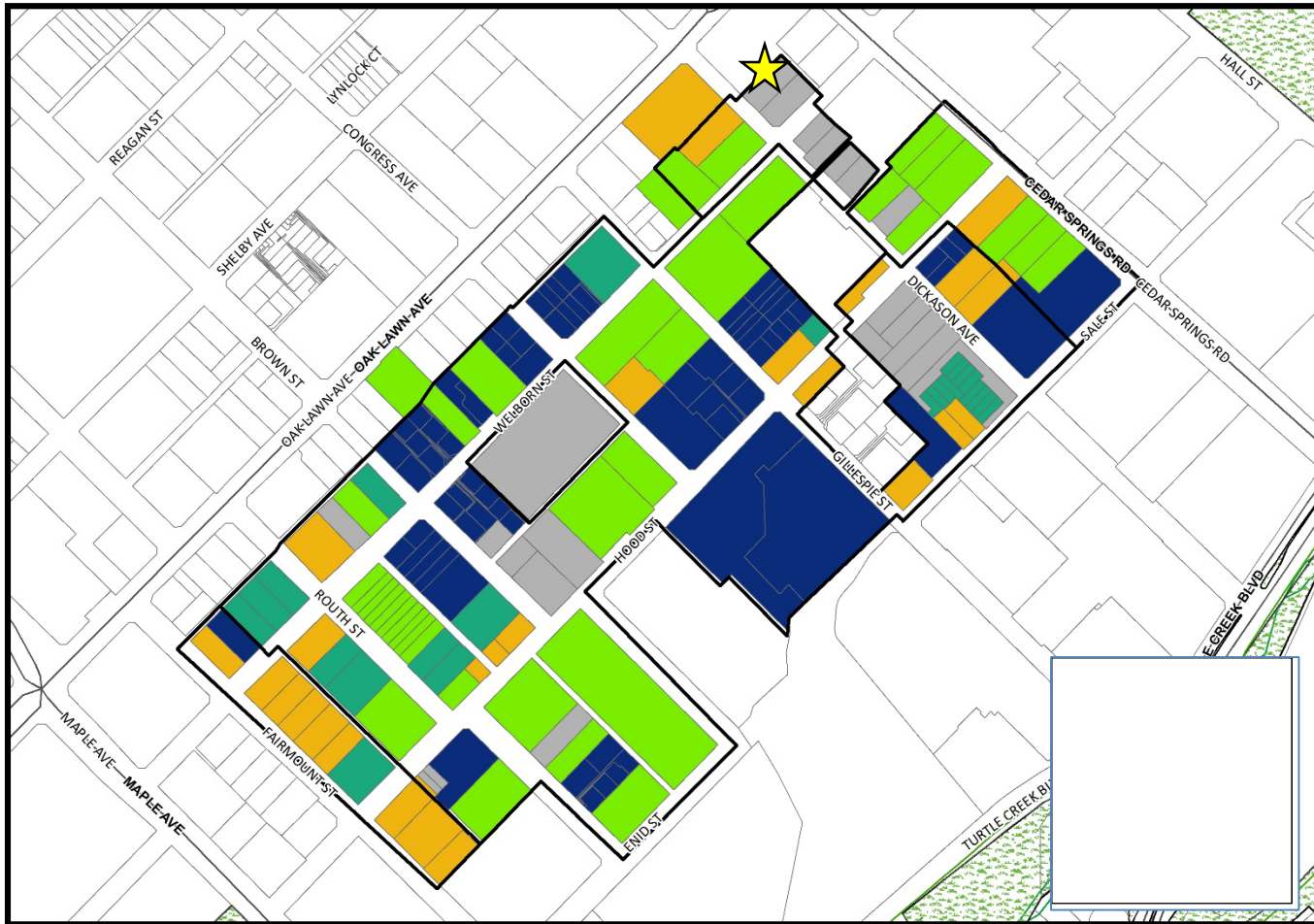
# Existing Developments



# Existing Land Use



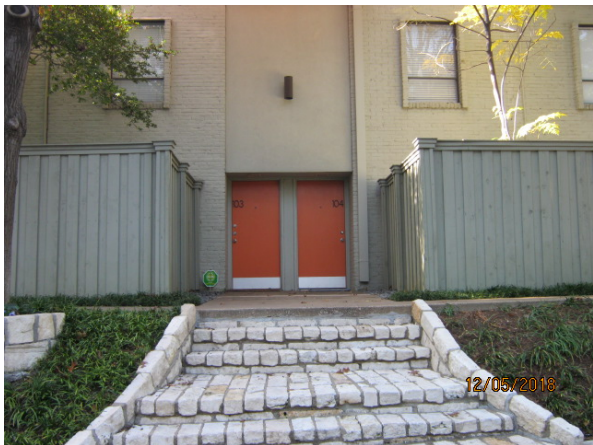
# Existing Development by Year of Construction



# Existing Buildings – 1900s-1940s



# Existing Buildings – 1950s-1980s



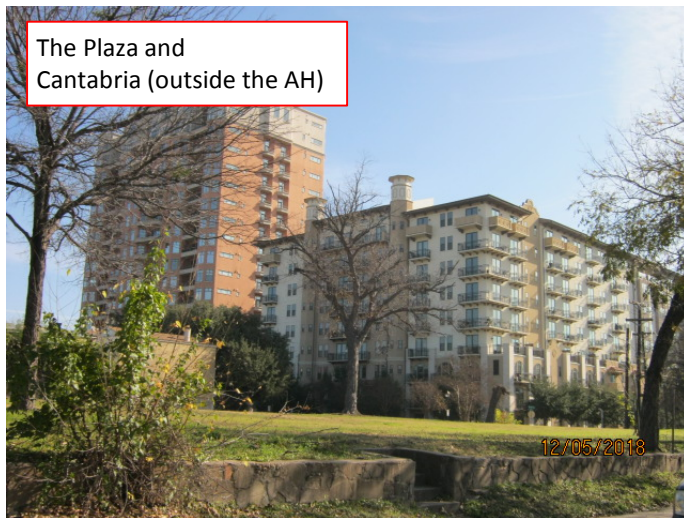


# Existing Buildings – 1990s to present

Outside the AH area



# Existing Buildings – Multifamily



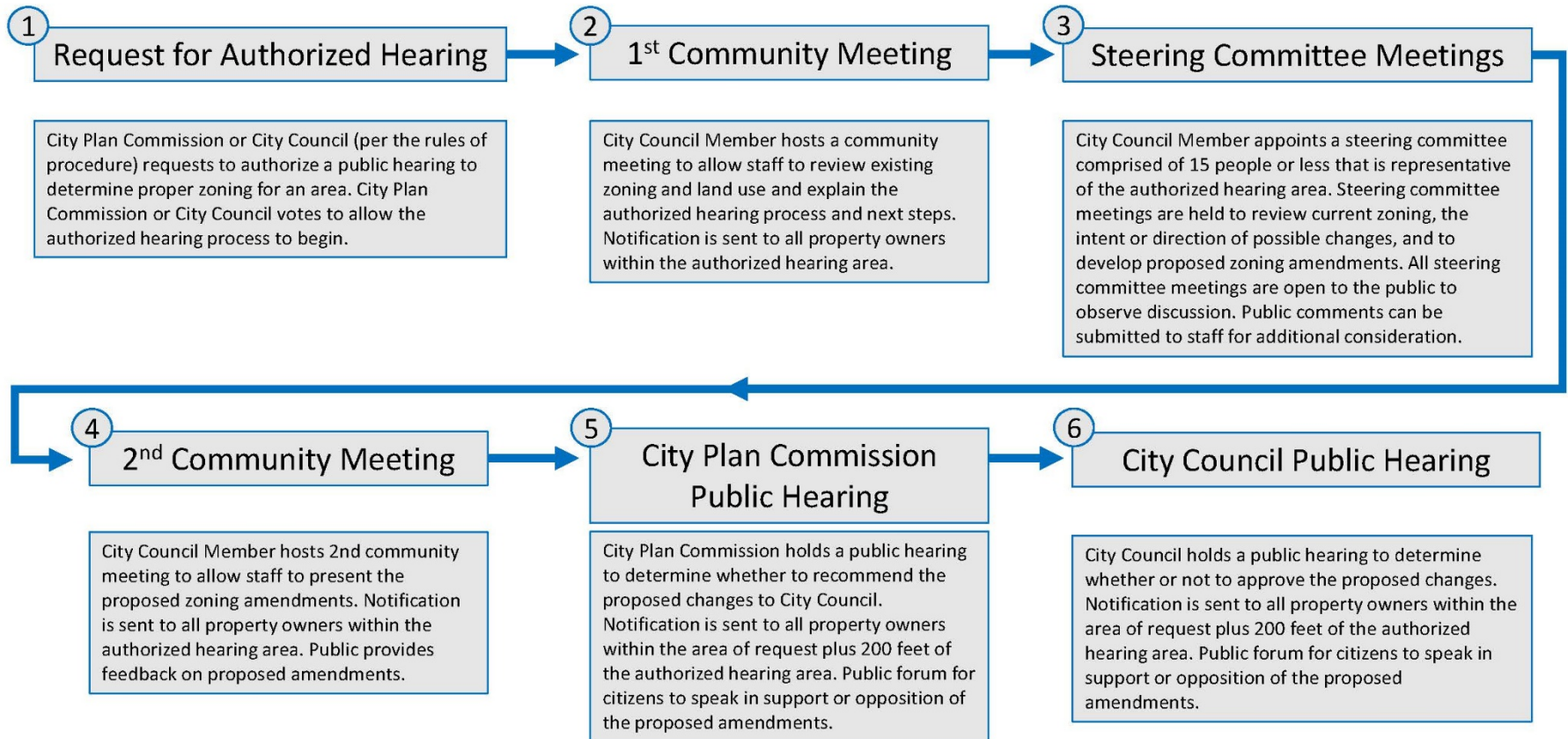
# Construction Sites/Vacant Lots



# Existing Buildings – Outside of Area



# Authorized Hearing Process



# Steering Committee

- Steering committee will work with staff to review the current zoning of the area, the intent or direction of possible changes, and to develop proposed zoning amendments.
- Appointed by Council Member Blewett
  - Generally a mix of stakeholders and comprised of 15 or fewer people
  - Representative of the authorized hearing area and other interested parties
  - Committed to meet on a regular basis to reach a **consensus** recommendation on zoning for the area
  - Set steering committee meeting schedule to review potential zoning elements such as:
    - Permitted uses, setbacks, floor area ratios, maximum building heights
    - Parking rules, including parking ratios
    - Design and landscape elements



# Next Steps

- Steering committee meetings
- Second neighborhood meeting to discuss the proposal.
- City Plan Commission public hearing to determine whether to recommend the proposed changes to the City Council
- City Council public hearing and determines whether or not to approve the proposed zoning changes



# Next Steps

- Throughout the process, updates will be on the City's website:  
<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/pd193.aspx>





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Additional questions:

Erica Greene  
Senior Planner  
Erica.greene@dallascityhall.com  
214-671-7930

<http://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Authorized-Hearings.aspx>

