

PD No. 193 Authorized Hearing

Community Meeting

December 10, 2018
5:00 P.M.
The Mansion on Turtle Creek

Presented by:
Sustainable Development and
Construction

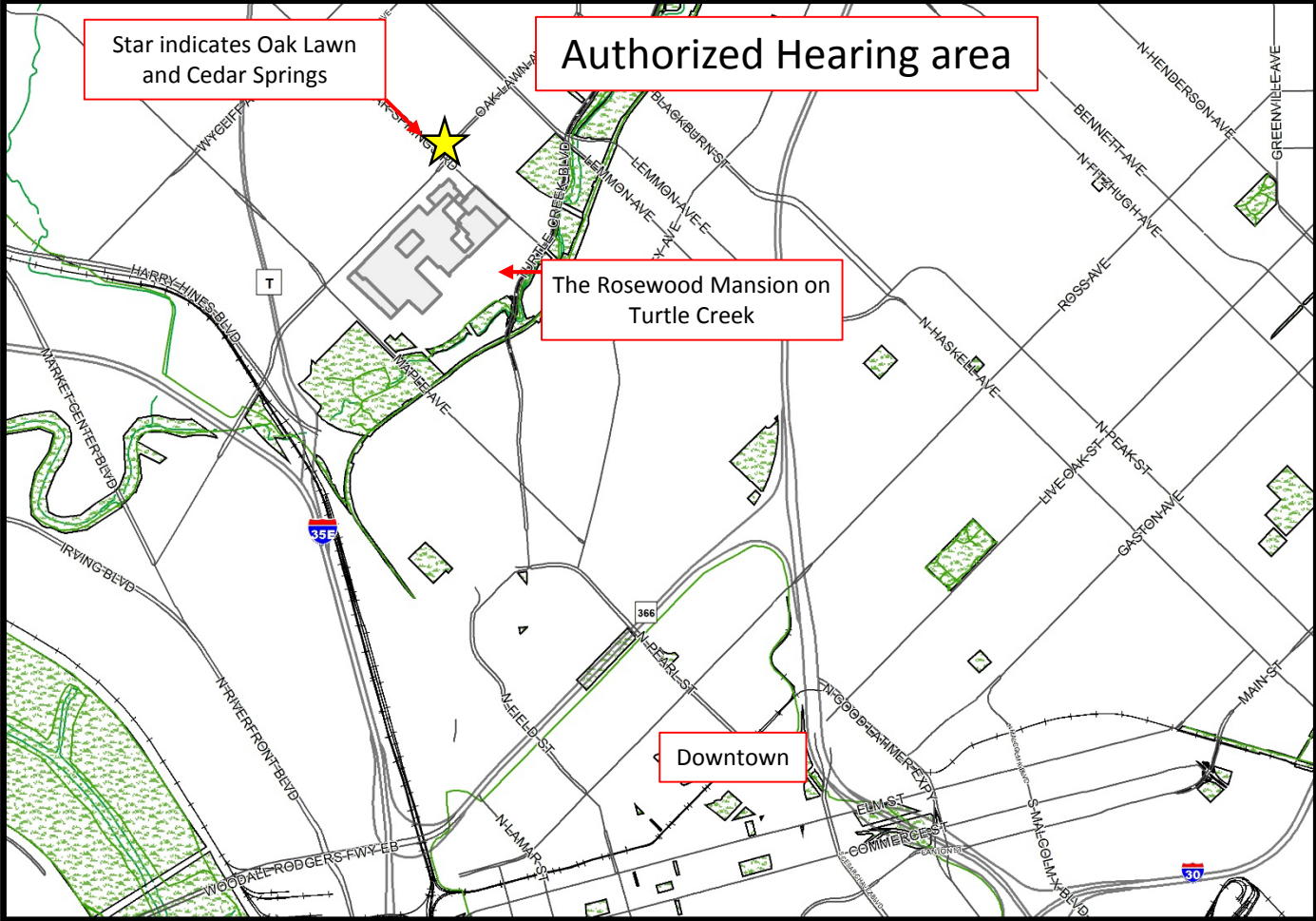


PD No. 193 Authorized Hearing

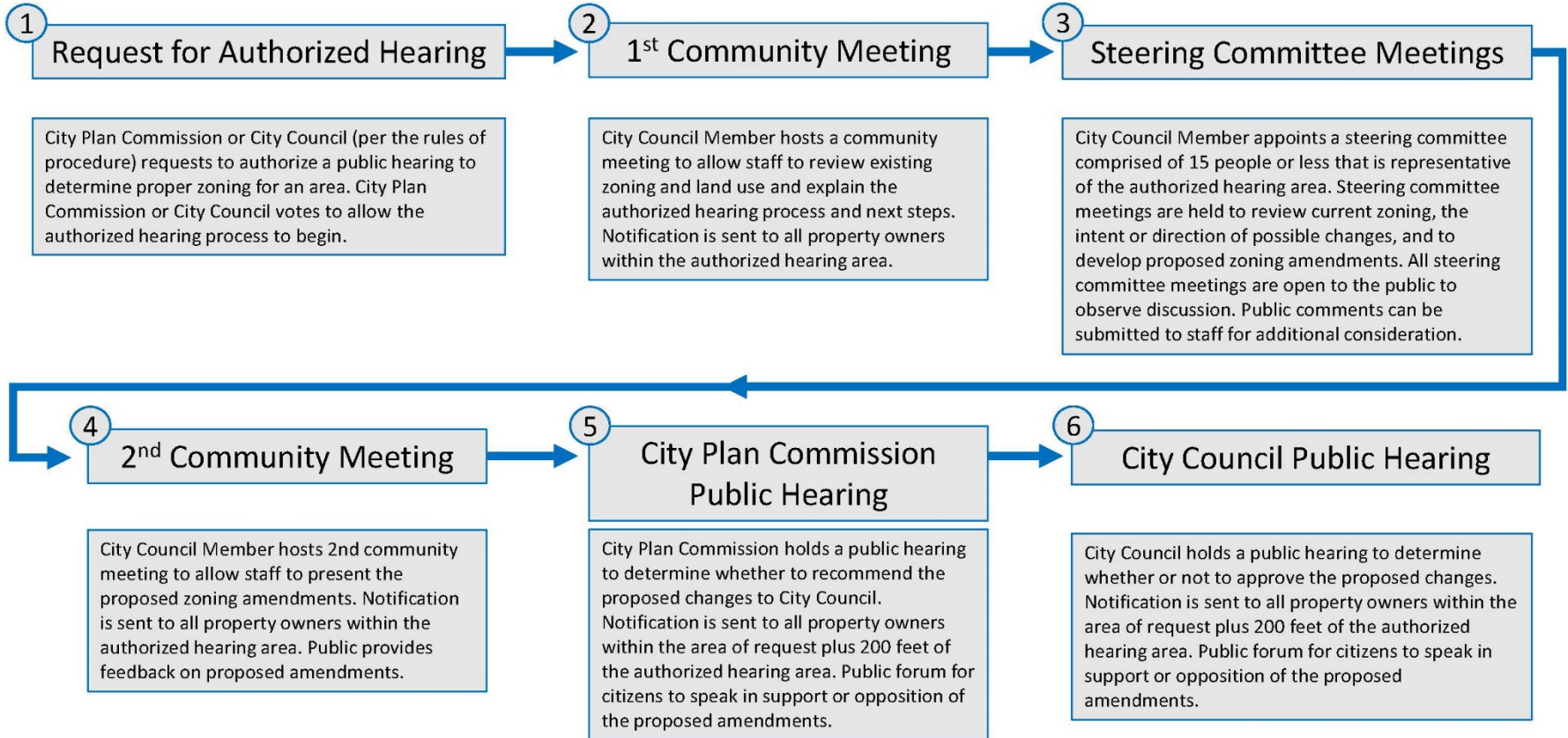
- On August 18, 2016, the City Plan Commission initiated a zoning case to determine proper zoning for an area generally bounded by Fairmount Street, the alley south of Oak Lawn Avenue, Cedar Springs Road, Sale Street, and Enid Street.



Location



Authorized Hearing Process



PD No. 193 – Oak Lawn/Cedar Springs

- The properties are generally bounded by the alley south of Oak Lawn Avenue, Cedar Springs Road, Sale Street, Enid Street, and Fairmount Street.
- The authorized hearing area is approximately 33 acres
 - PD No. 193 overall is approximately 2,593 acres and was established by the Dallas City Council on February 8, 1985.
- The area also has a demolition delay overlay established on April 11, 2018 and a D liquor control overlay. Both are over the entire area.

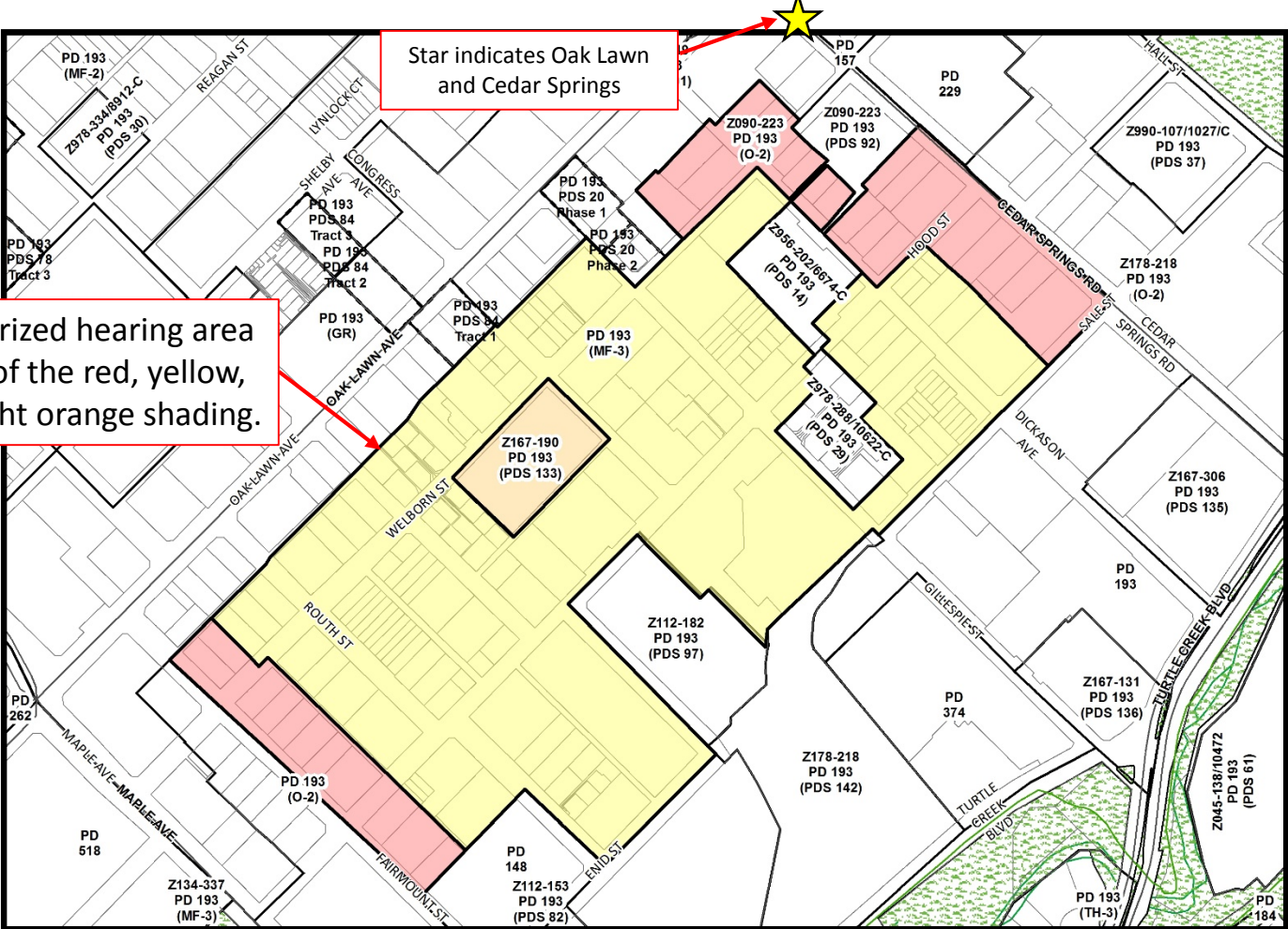


PD No. 193 Authorized Hearing

- 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



Star indicates Oak Lawn and Cedar Springs

Authorized hearing area is all of the red, yellow, and light orange shading.



Aerial View



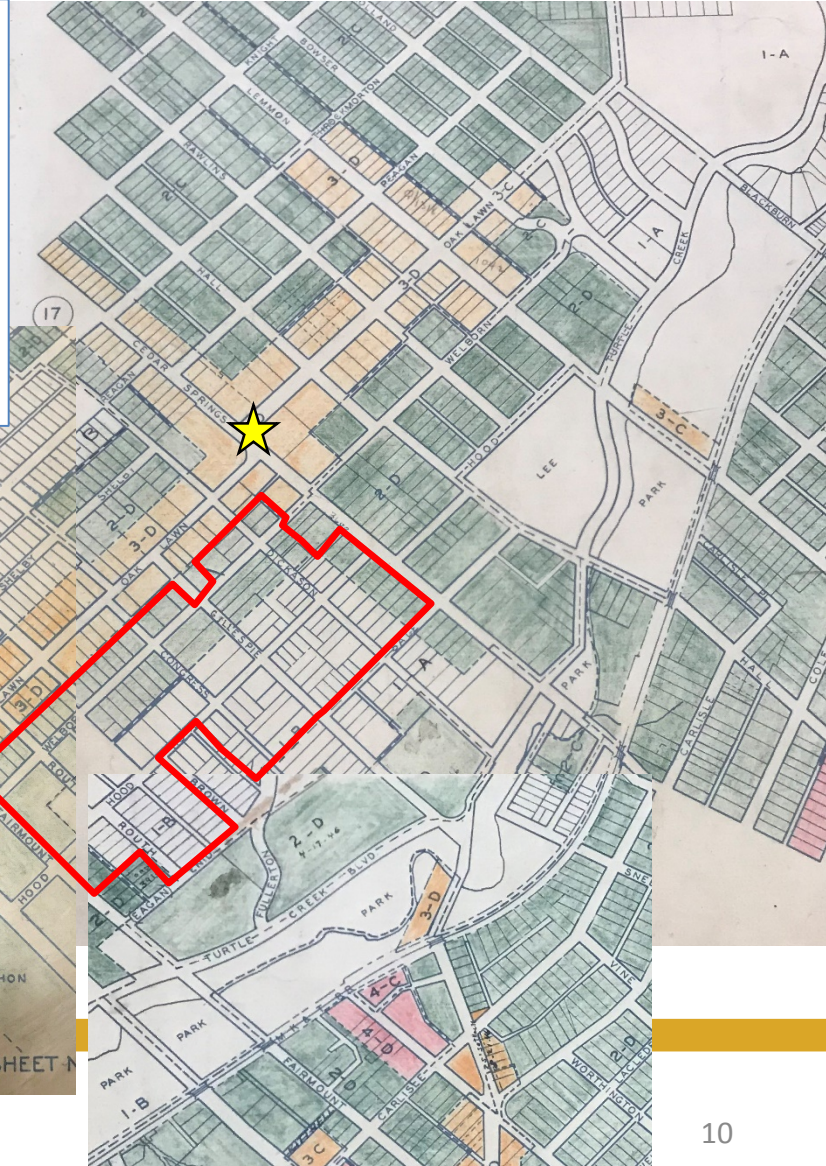
Zoning Districts



Zoning History - 1929

- 1-B – Single family & duplex at “B” dimensions (35’ height limit)
- 2-D – Multifamily at “D” dimensions (60’ height limit)
- 3-D – Retail at “D” dimensions (60’ height limit)

- Green – apartments
- Yellow – industrial
- Red – commercial
- Orange – general retail
- White - residential



1929
REFER TO KEY MAP FOR LOCATION AND SHEET NUMBER

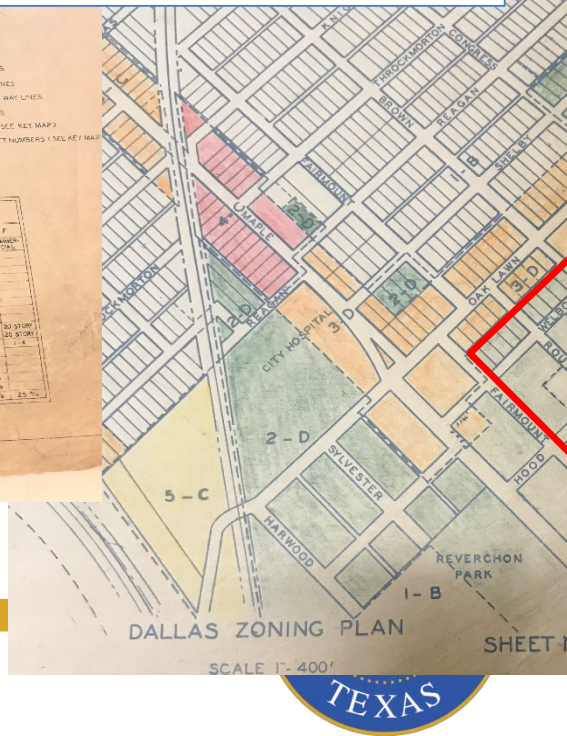
ZONE DISTRICTS
 1-DISTRICT 1 AND BASIC FAMILY DWELLINGS
 2-DISTRICT 2
 3-DISTRICT 3
 4-DISTRICT 4
 5-DISTRICT 5
 6-DISTRICT 6
 7-DISTRICT 7
 8-DISTRICT 8
 9-DISTRICT 9
 10-DISTRICT 10
 11-DISTRICT 11
 12-DISTRICT 12
 13-DISTRICT 13
 14-DISTRICT 14
 15-DISTRICT 15
 16-DISTRICT 16
 17-DISTRICT 17
 18-DISTRICT 18

AREA DISTRICTS
 A-AREA DISTRICT
 B-AREA DISTRICT
 C-AREA DISTRICT
 D-AREA DISTRICT
 E-AREA DISTRICT
 F-AREA DISTRICT

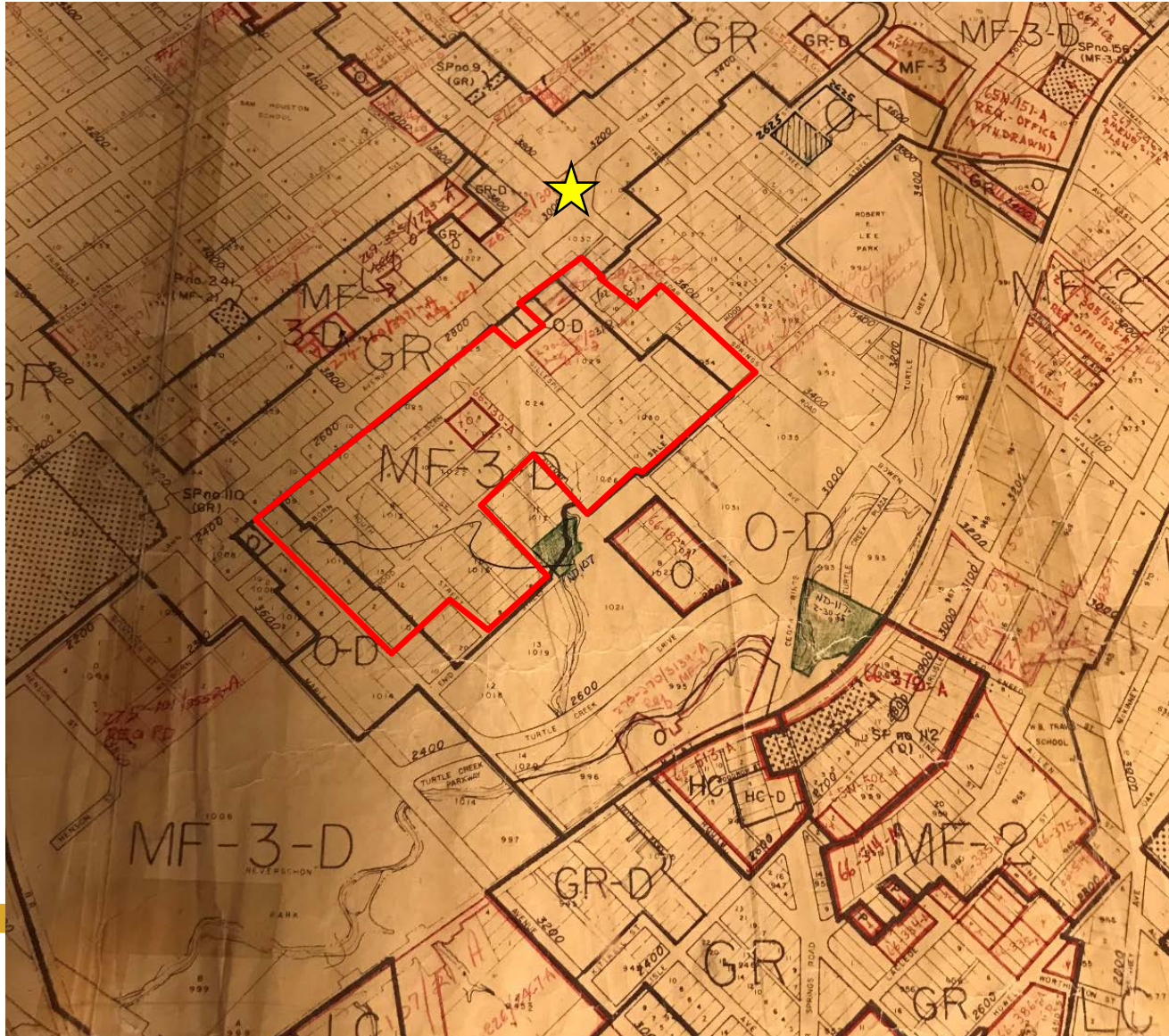
SYMBOLS
 ZONE BOUNDARY LINES
 PARKWAY RIGHT OF WAY LINES
 CITY LIGHTS LINES
 SHEET NUMBER (SEE KEY MAP)
 ADJOINING SHEET NUMBERS (SEE KEY MAP)

LOT WIDTH, AREA, VARIOUS AND BUILDING HEIGHTS
 SEE ORDINANCE AND TABLE BELOW

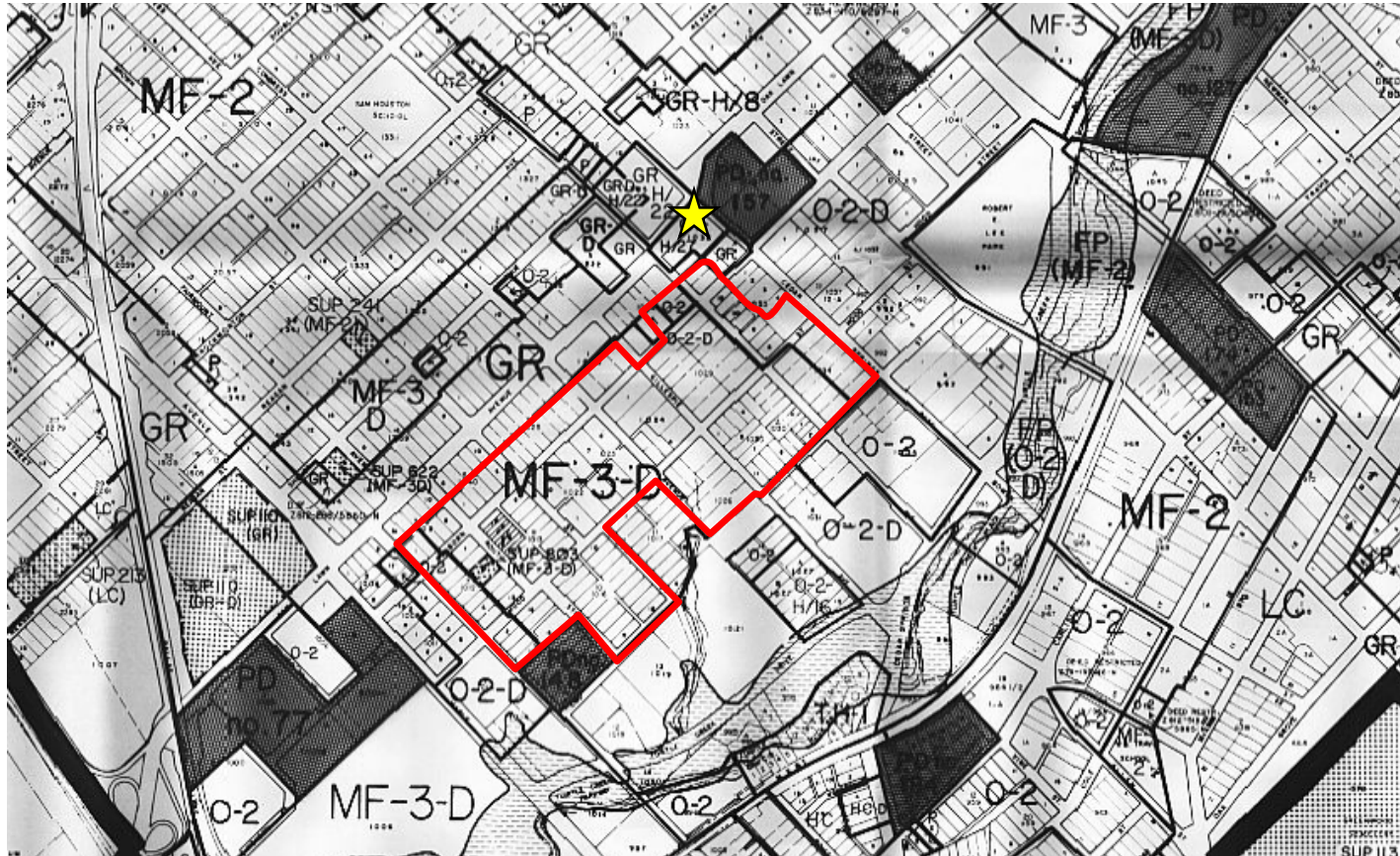
| SUMMARY OF HEIGHT AND AREA REGULATIONS | | | | | | | | | |
|--|----------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| ITEM | DISTRICT | MINIMUM DWELLING | MINIMUM DWELLING | MINIMUM DWELLING | MINIMUM DWELLING | MINIMUM DWELLING | MINIMUM DWELLING | MINIMUM DWELLING | MINIMUM DWELLING |
| 1 | 1 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 2 | 2 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 3 | 3 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 4 | 4 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 5 | 5 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 6 | 6 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 7 | 7 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 8 | 8 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 9 | 9 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 10 | 10 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 11 | 11 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 12 | 12 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 13 | 13 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 14 | 14 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 15 | 15 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 16 | 16 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 17 | 17 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |
| 18 | 18 | 25' | 25' | 25' | 25' | 25' | 25' | 25' | 25' |



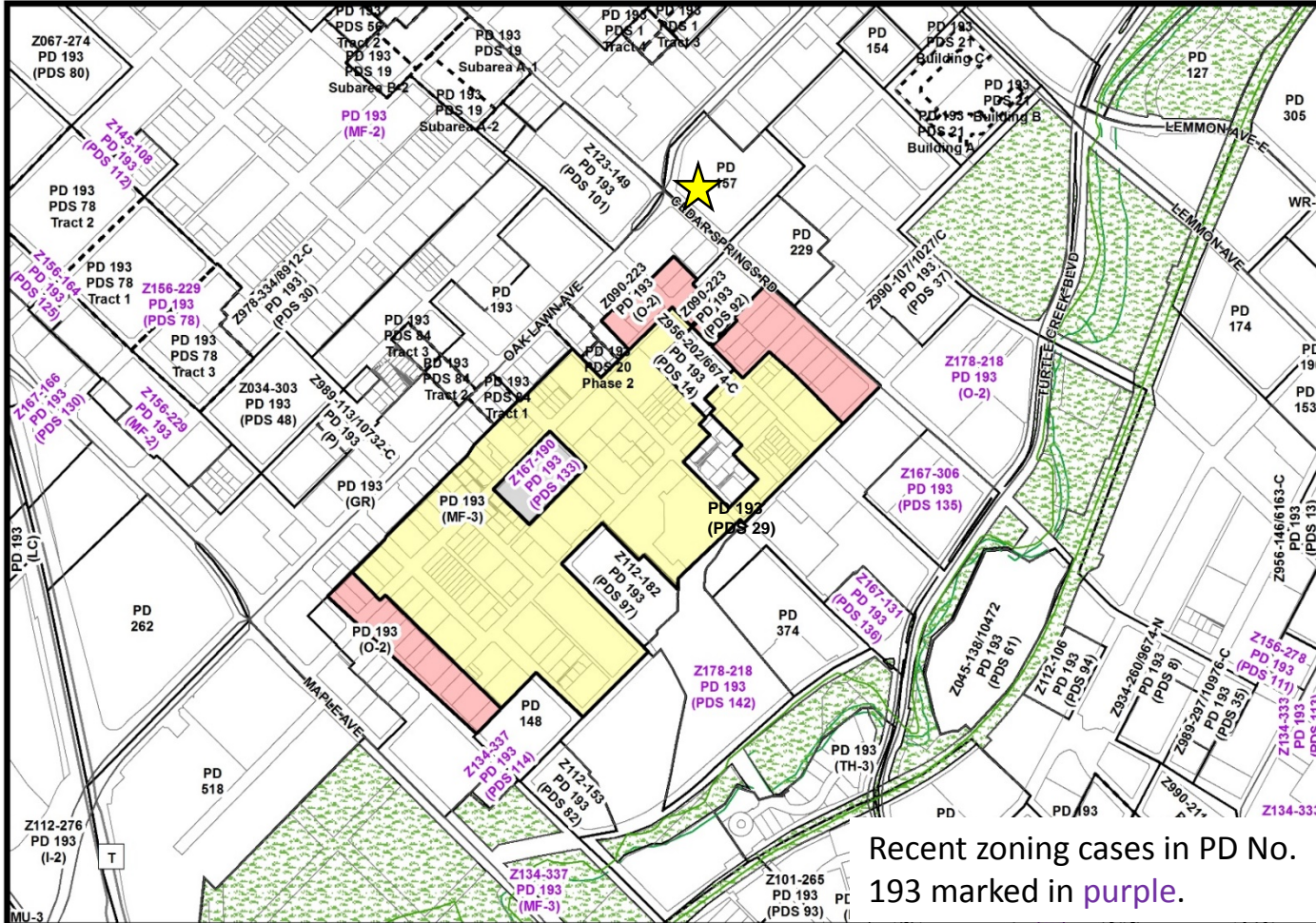
Zoning History – 1960s



Zoning History – PD No. 193 Creation, 1985



Zoning History – Recent Zoning Cases

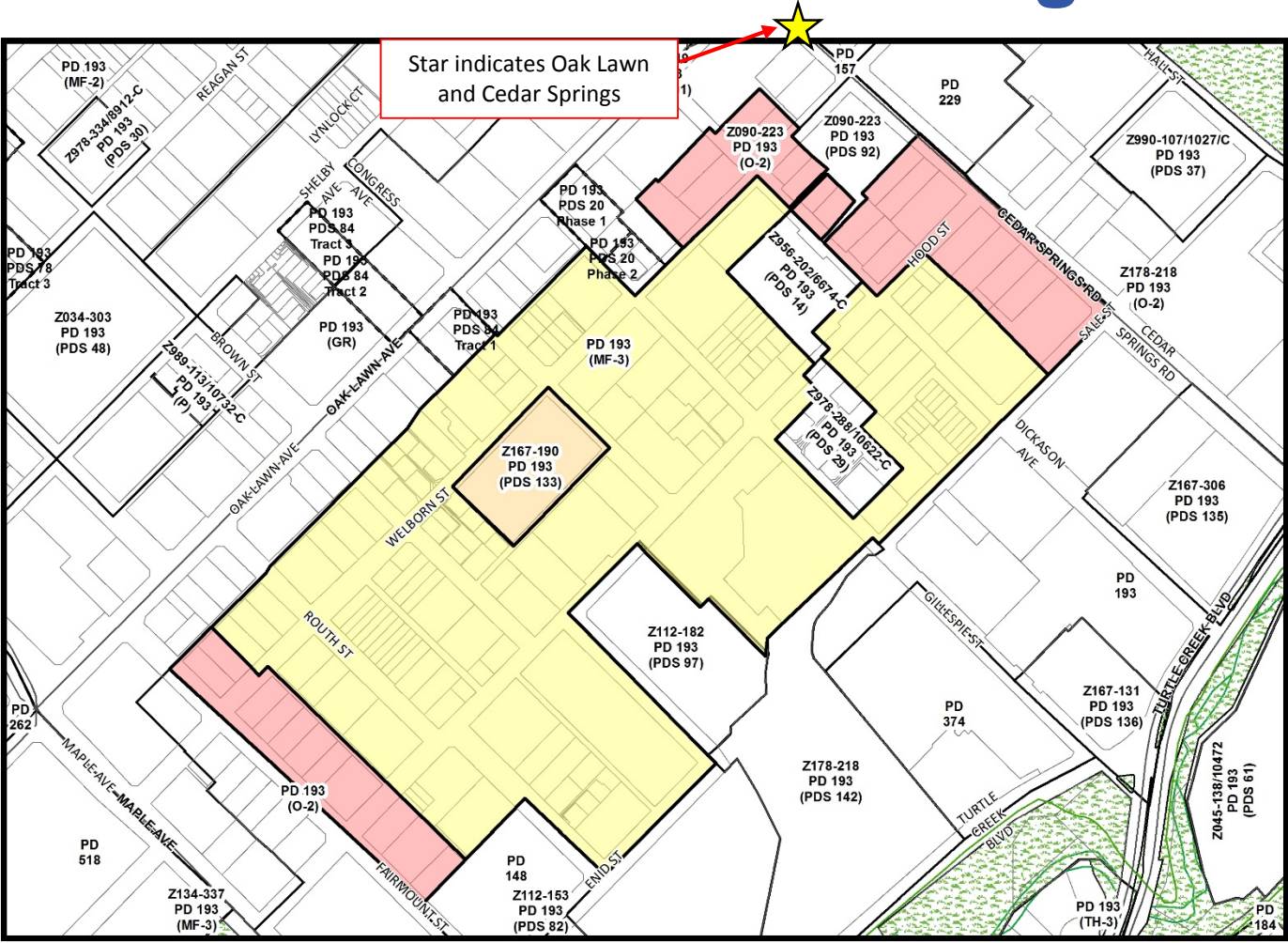


Existing Zoning

- The zoning within the authorized hearing area includes an MF-3 subdistrict and an O-2 subdistrict within PD No. 193 as well as newly formed PDS No.133 within PD No. 193.
- Not included in the AH area are:
 - Areas zoned GR or O-2 within PD No. 193 that are not highlighted on the map
 - PDS Nos. 14, 20, 29, 82, 84, 92, 97,114, 135, 136, and 142 within PD No. 193
 - PD Nos. 148 and 374 outside of PD No. 193



PD No. 193 Authorized Hearing



PD No. 193 - MF-3 Subdistrict

- 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

- 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)

- 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



Nearby Historic Districts

- 12 – Shingle Style House (3506 Cedar Springs Rd.)
- 22 – The Melrose Hotel
- 27 – Oak Lawn United Methodist Church
- 29 – Sheppard King Mansion (now the Rosewood Mansion on Turtle Creek)
- 31 – Old Parkland Hospital
- 115 – the Talley/Polk House (2917 Reagan St.)



Nearby New Development

- **Gallery on Turtle Creek** – 3427 Cedar Springs Rd. (2012, zoned PD No. 193 O-2)
- **Cantabria at Turtle Creek** – 2728 Hood St. (2013, zoned PD No. 193 PDS No. 97)
- **Moderat Turtle Creek** – 3604 Cedar Springs Rd. (2016, zoned PD No. 229)
- **3001 Turtle Creek** – 3001 Turtle Creek Blvd (planned, PD No. 193 PDS No. 135)
- **Toll Brothers** - 2728 Welborn St. (under construction, PDS No. 133 within PD No. 193, in this authorized area)
- **Turtle Creek Haus** – 3555 Dickason Ave (permit issued)



Existing Land Use



Existing Development by Year of Construction



Existing Buildings – 1900s-1940s

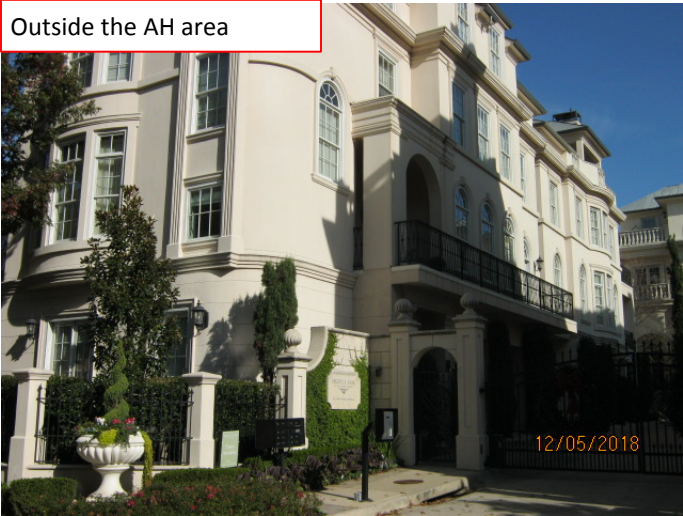


Existing Buildings – 1950s-1980s



Existing Buildings – 1990s to present

Outside the AH area



Existing Buildings – Multifamily

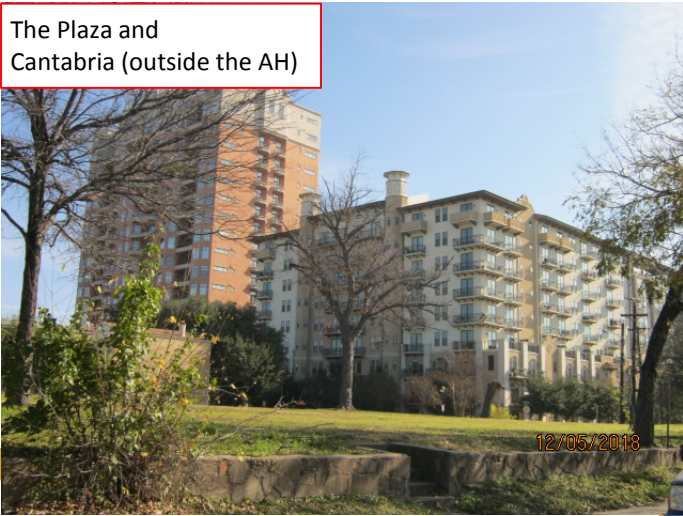
The Plaza



Residences at Turtle Creek
2811 Hood



The Plaza and
Cantabria (outside the AH)



3001 Sale St



Construction Sites/Vacant Lots

Teixeira Duarte
Turtle Creek Haus
3515-3529 Dickason



2701-2709 Hood



Toll Brothers
2728 Welborn



Great Gulf
2505 Turtle Creek
(outside AH area)



Existing Buildings – Outside of Area



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 Kingston
 - 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>



PD No. 193

Authorized Hearing

Community Meeting

Additional questions:

Pam Thompson

Senior Planner

Pam.Thompson@dallascityhall.com

214-671-7930

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

