

PD No. 317 Authorized Hearing

2nd Community Meeting



November 5, 2019
6:30 P.M.

Presented by:
Sustainable Development and
Construction



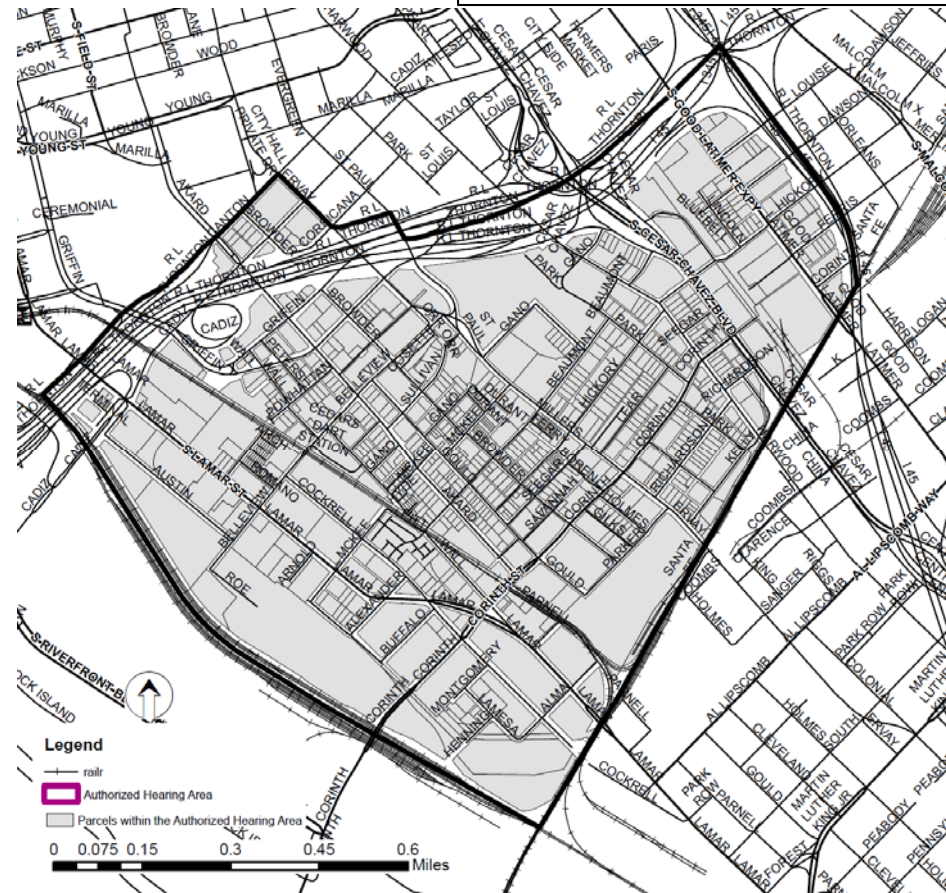
Authorized Hearing Process

1. Zoning case authorized by City Plan Commission on May 18, 2017
2. Steering committee was appointed by Mayor Pro-Tem Medrano.
3. 1st Community meeting was held on January 10, 2019.
4. Nine steering committee meetings were held between January and September 2019 to review the current zoning of the area, the intent and direction of possible changes, and to develop proposed zoning amendments.
5. **2nd Community meeting to present the proposed amendments**
6. City Plan Commission holds a public hearing to consider the proposed changes.
7. City Council holds a public hearing and determines whether or not to approve the proposed zoning changes

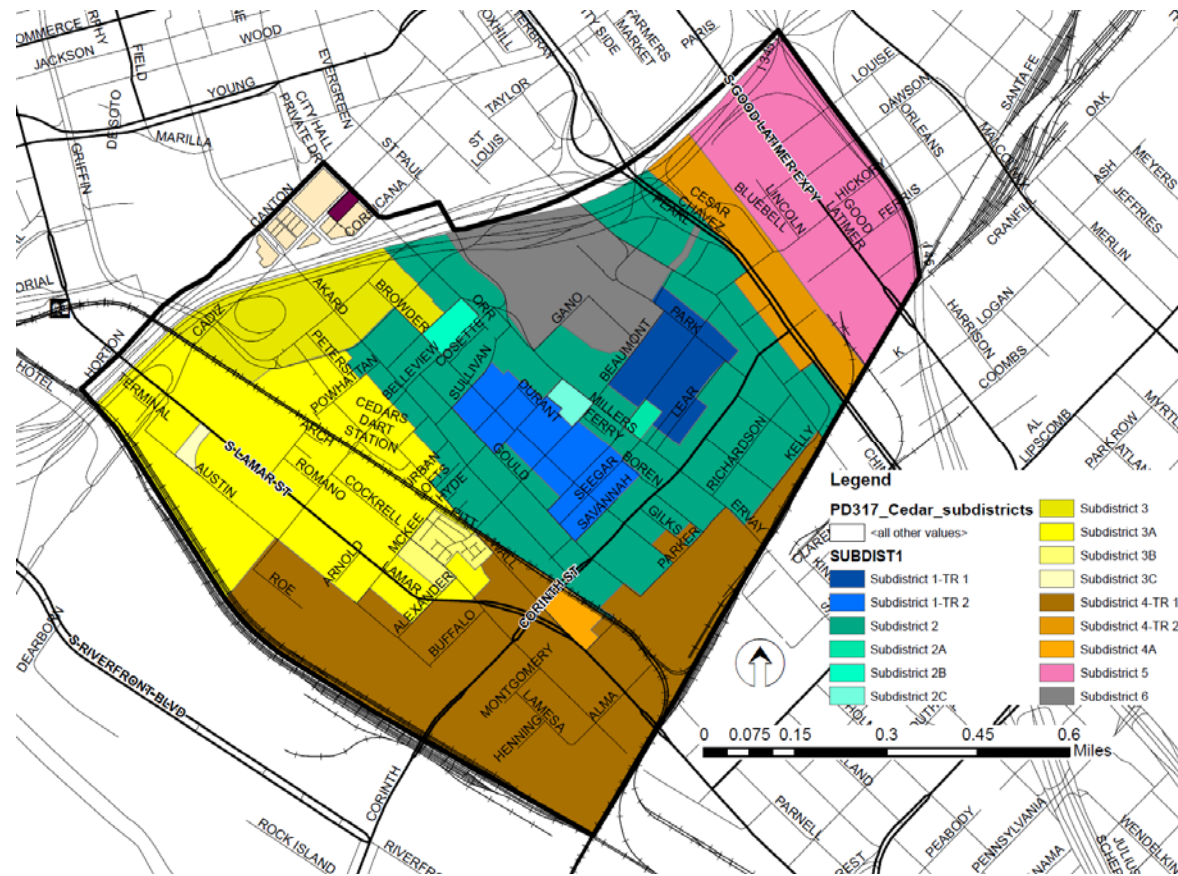


Location

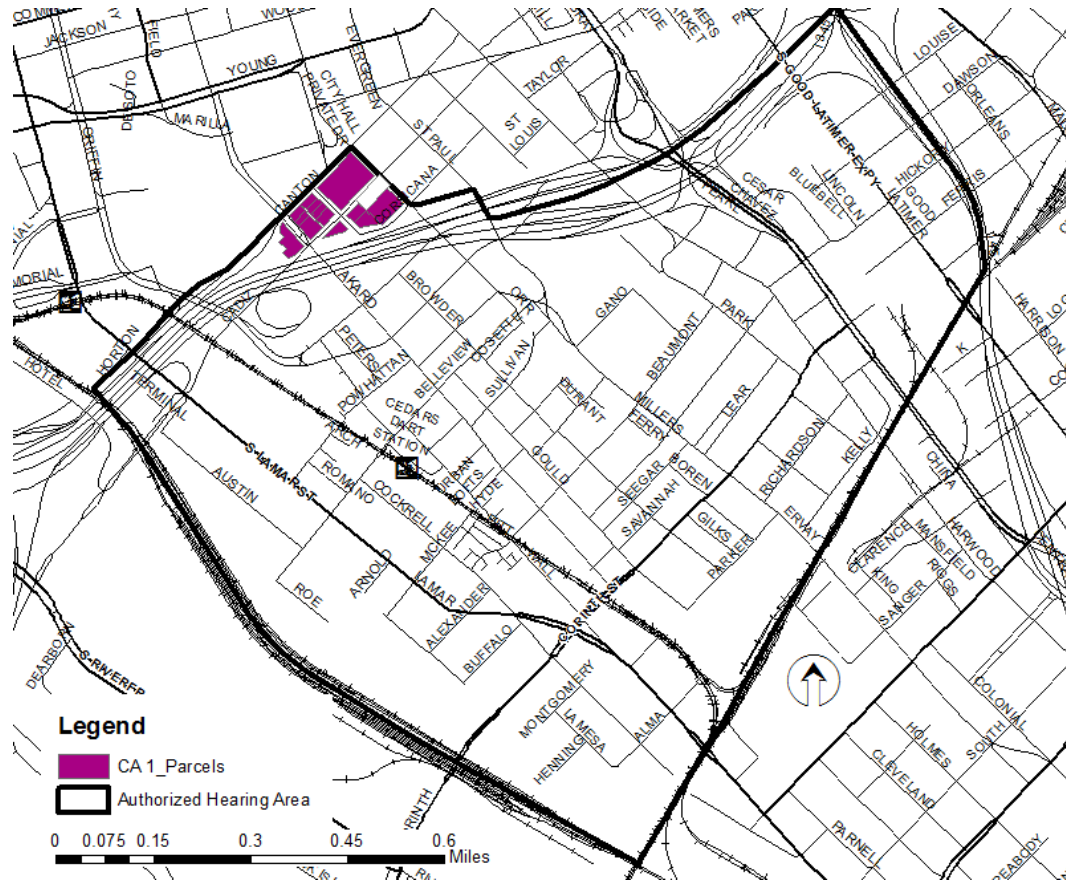
Authorized Hearing area



Existing Zoning



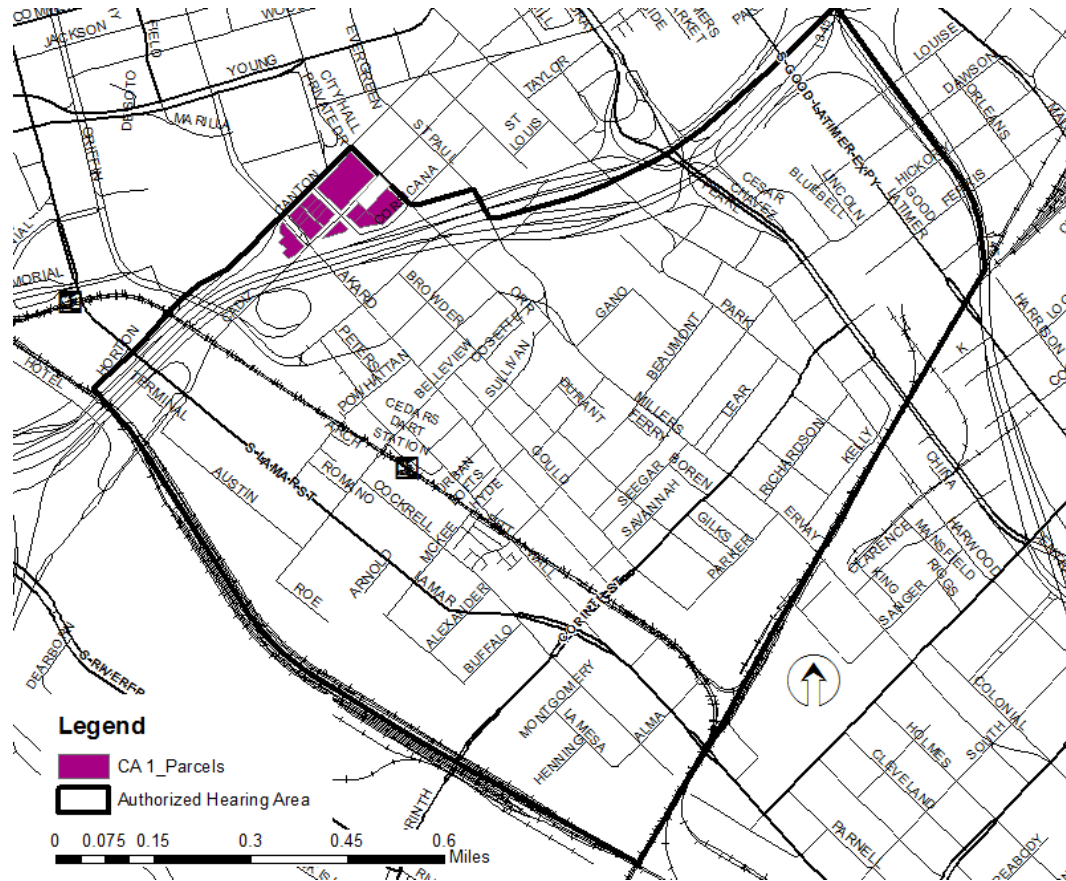
Existing Zoning



- Approximately 7 acres.
- Encourage existing development in central area, reduce street congestion and preserve buildings with historical, cultural and architectural significance.



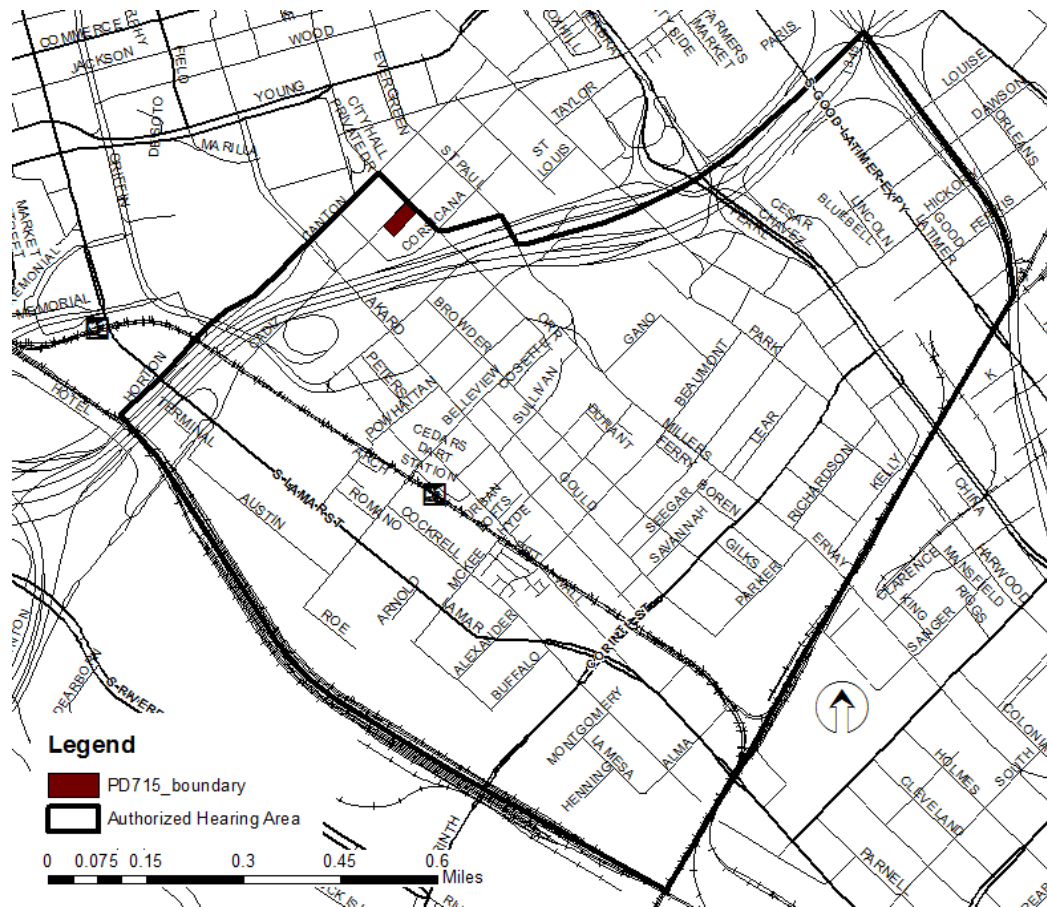
Central Area District, CA-1



- Approximately 7 acres.
- Encourage existing development in central area, reduce street congestion and preserve buildings with historical, cultural and architectural significance.



PD No: 715

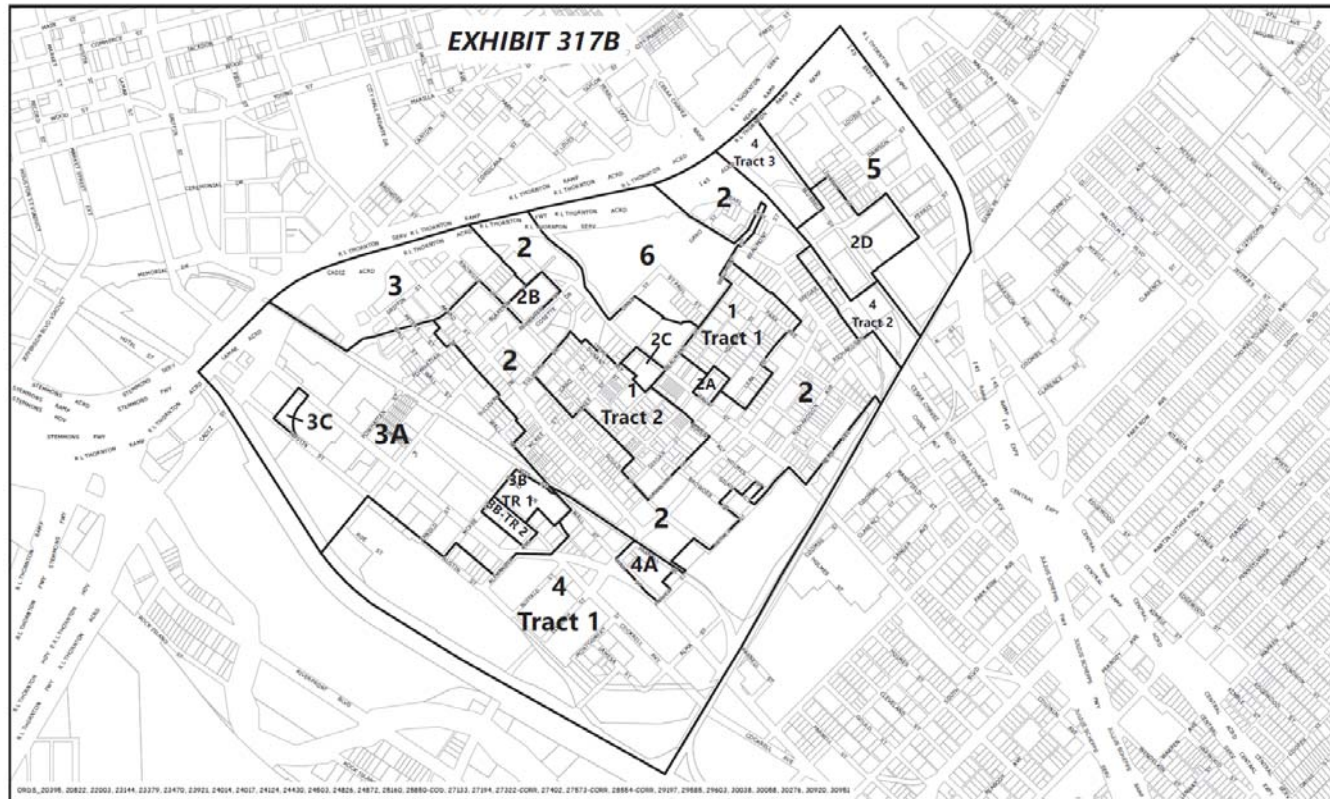


- Approximately 22,575 square feet.
- Dallas City Council established the PD on January 12, 2005.
- Homeless Assistance Center



PD No: 317

Existing subdistrict map



1:8,900

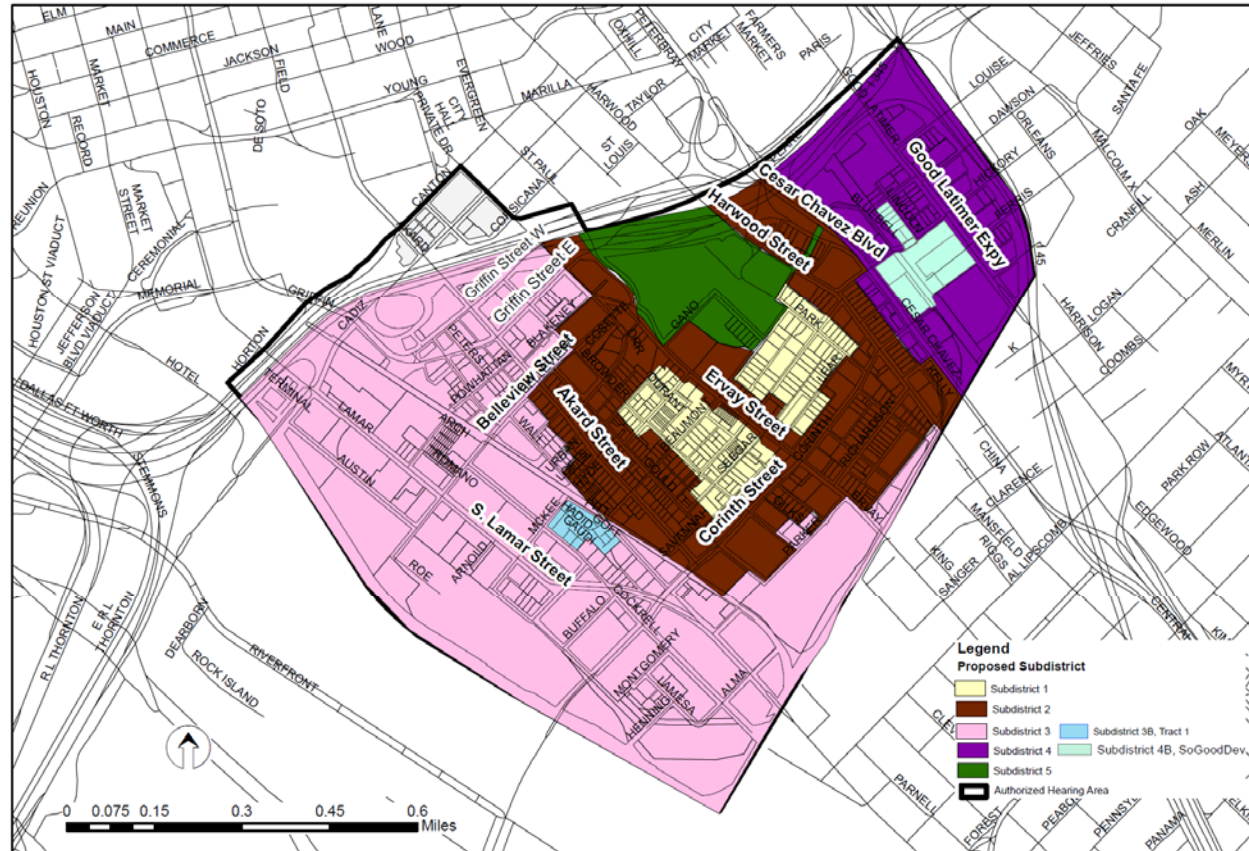
PD 317 SUBDISTRICT MAP (Contains 18 Tracts)
Subdistricts: 1 TR-1, 1 TR-2, 2, 2A, 2B, 2C, 2D, 3, 3A, 3B TR-1, 3B TR-2, 3C, 4 TR-1, 4 TR-2, 4 TR-3, 4A, 5, 6

Z189-297 (AU)
 Subdist 5 (-) and Subdist 4 Tr 2 (-)
 No Subdist 2D and Subdist 4 Tr 3
 Printed Date: 9/24/2025



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Proposed subdistrict map



Authorized Hearing Area Proposed Subdistricts Map



Area Plans

- forwardDallas! Comprehensive Plan
- The 360 Plan
- Thoroughfare Plan
- Cedars Tax Increment Financing District
- South Side Public Improvement District (SSPID)
- Cedars Area Plan



Major Changes

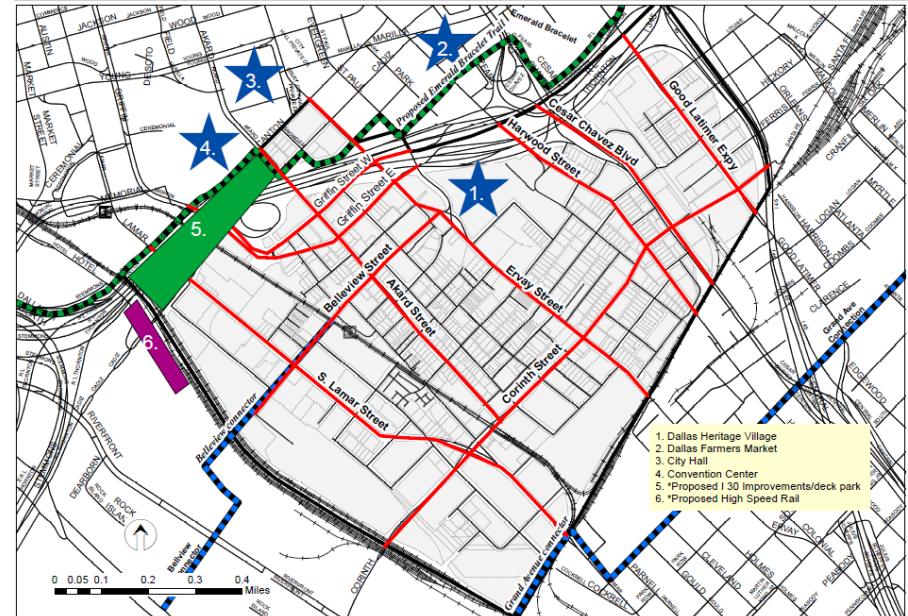
- Uses
- Subdistricts (14 subdistricts to 7 subdistricts)
- Development Regulations (Subdistrict 1 and 5)
- Development Regulations (Front Yard, Side Yard, Rear Yard, FAR, height, lot coverage) for Subdistrict 2, 3, and 4
- Parking Regulations
 - Steering Committee Recommendations – CA2
 - Staff Recommendations
 - Legacy Building Parking Reduction
 - Pedestrian Amenity Parking Reduction
 - Rideshare



Primary Streets

Primary Streets

- Akard Street
- Cesar Chavez Blvd
- Corinth Street
- Ervay Street
- Harwood Street
- Good Latimer Blvd
- Lamar Street



Legacy Building

A building constructed before January 1, 1971 meeting the following criteria:

- a minimum of 75% of each original street-facing facade remains; and
- the floor area of the structure has not increased by more than: 150 percent if the increase is 5,000 square feet or less (or) increased by more than 100 percent if the increase is greater than 5,000 square feet.

(Or) buildings located at :

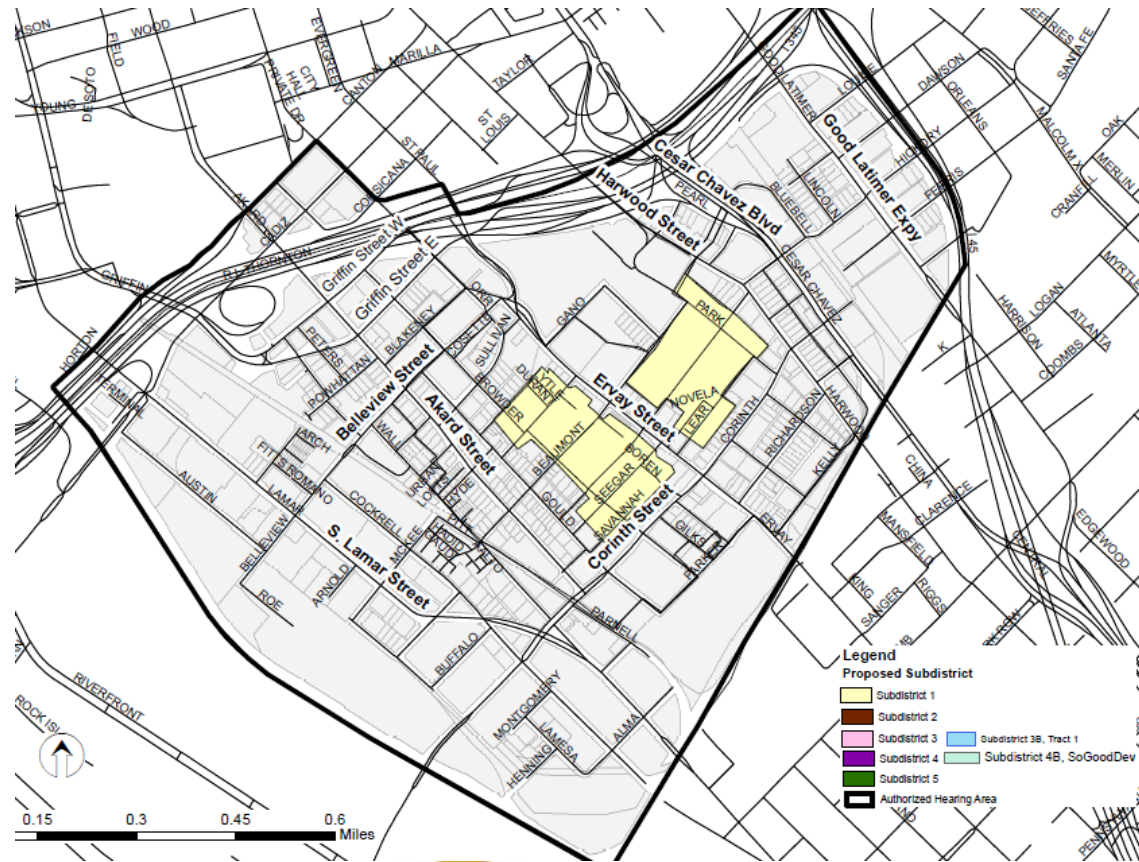
- 1311 S. Ervay Street
- 1703 S Ervay Street
- 1711 S Ervay Street, and
- 1111 S. Lamar Street

Staff recommendation addressing parking regulations. This is not a Steering Committee recommendation.



Development Regulations

Subdistrict 1



Uses

Subdistrict 1

Agricultural uses

- Urban Garden

Industrial uses

- Art or craft production facility
- Temporary concrete or asphalt batching plant

Institutional and community service uses

- Child-care facility
- Church
- College, university, or seminary
- Community service center
- Library, art gallery or museum
- ~~Convalescent and nursing homes and related institutions.~~
- Convent or monastery.

Lodging uses.

- Boutique hotel
- Bed and Breakfast

Miscellaneous uses.

- Carnival or circus
- Temporary construction or sales office.

Office uses.

- Office.

Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

Residential uses.

- Duplex.
- Handicapped group dwelling
- Multifamily
- Single family.
- Retirement housing

service uses.

- ~~Dry cleaning or laundry store.~~
- ~~General merchandise or food store 3,500 square feet or less.~~
- ~~Personal service uses.~~
- Bar, lounge, or tavern.
- Nursery, garden shop or plant sales.

Transportation uses.

- Transit passenger shelter.

Utility and public service uses.

- Electrical substation. Local utilities.
- Police or fire station. [SUP]
- Post office. Utility or government installation other than listed.

and storage uses.

- Office showroom/warehouse

Accessory uses

- Amateur communications tower. Accessory Dwelling Unit
- Home Occupation
- Occasional sales (garage sales)
- Pedestrian skybridges.
- Swimming pool (private)
- Live Unit

Retail and personal



Wholesale, distribution,

Development Regulations

Subdistrict 1

Front Yard Setback

- Steering Committee Recommendation: *(existing regulations)*
 - No minimum front yard
- Staff Recommendation:
 - Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;
 - For a Legacy Building, if a front yard is provided no maximum setback is required;
 - All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

Side and Rear Yard setback

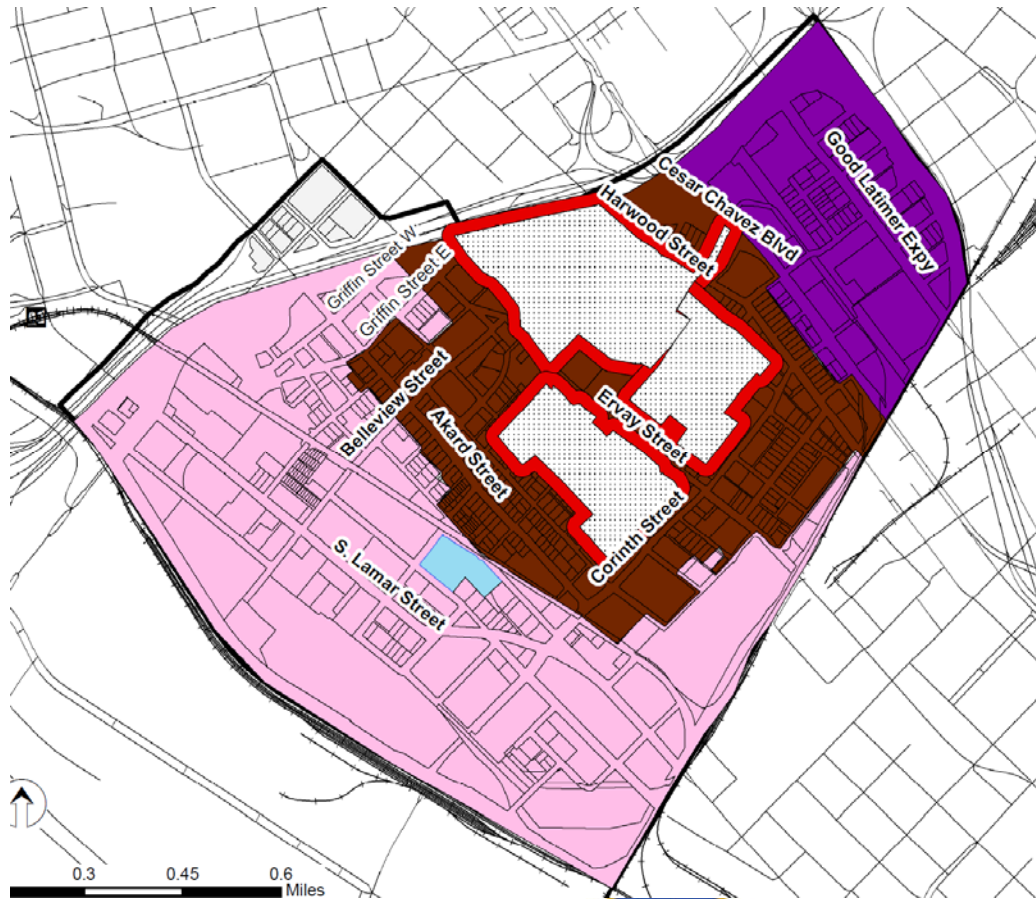
- Steering Committee Recommendation: *(existing regulations)*
 - No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.
- Staff Recommendation:
 - A minimum setback of 0 feet and maximum setback of 10 feet;
 - For a Legacy Building, if a side yard and rear yard is provided no maximum setback is required;

Steering Committee recommended no changes to the existing front yard, side and rear yard setbacks.



Height Overlay

Subdistrict 1 and 5

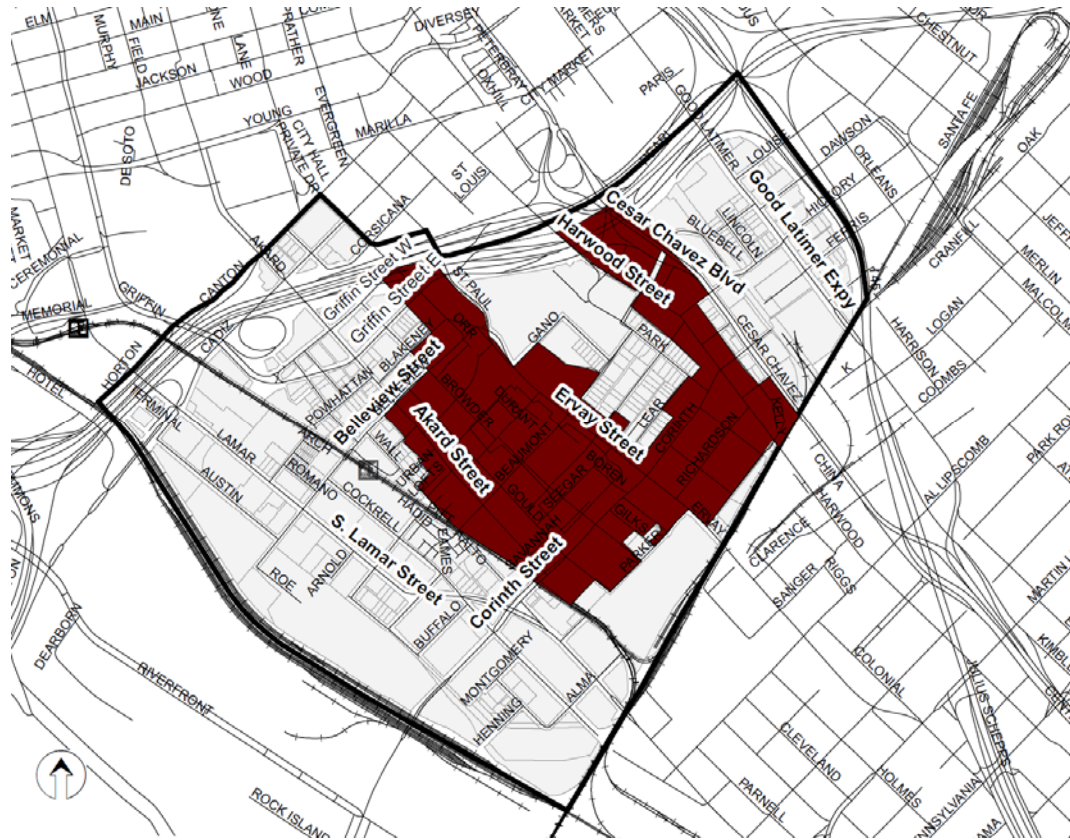


- Height Overlay (HO) is a 100 feet buffer, generated from the boundary line of the Subdistrict 1 (Residential Subdistrict) and Subdistrict 5 (Old City Park).
- The maximum height in the HO buffer is 120 feet.



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Subdistrict 2



Uses

Subdistrict 2

Agricultural uses.

- Urban Garden

Commercial and business service uses.

- Building repair and maintenance shop
- Catering service.
- Custom business services
- Commercial engraving/etching facility
- Custom woodworking, furniture construction, or repair
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- Technical school

Industrial uses.

- Alcoholic beverage manufacturing
- Art or craft production facility
- Temporary concrete or asphalt batching plant

Institutional and community service uses

- Child-care facility
- Church
- College, university, or seminary
- Community service center
- Convalescent and nursing homes and related institutions
- Convent or monastery.
- ~~Foster home~~
- ~~Institution for special education~~
- Library, art gallery, or museum
- Public or private school.

Lodging uses

- Boutique hotel
- Bed and Breakfast
- Hotel or motel
- Lodging or boarding house

Miscellaneous uses

- Carnival or circus (temporary)
- Temporary construction or sales office

Office uses

- Financial institution without drive-in window.
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office

Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

Residential uses.

- Duplex.
- Handicapped group dwelling
- Multifamily
- Single family
- Retirement housing

Retail and personal service uses

- Animal shelter or clinic without outside run
- ~~Auto service center~~
- Bar, lounge, or tavern.
- Business school
- Car wash
- Commercial amusement (inside)
- Commercial parking lot or garage
- Dry cleaning or laundry store
- Furniture store
- General merchandise or food store 3,500 square feet or less
- General merchandise or food store greater than 3,500 square feet
- Household equipment and appliance repair
- Liquor Store
- Microbrewery, micro distillery, and winery.
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Personal service uses
- Restaurant with drive-in or drive-through services.
- Restaurant without drive-in or drive-through service
- Temporary retail use
- Theater
- Surface parking



Uses

Subdistrict 2

Transportation uses

- Transit passenger shelter.

Utility and public service uses

- Commercial radio or TV transmitting station
- Electrical substation
- Local utilities
- Police or fire station
- Post office
- Utility or government installation other than listed
- Utility or government service center

Wholesale, distribution, and storage uses

- Mini-warehouse
- Office showroom/warehouse
- Recycling drop-off container
- Recycling drop-off for special occasion collection
- Warehouse

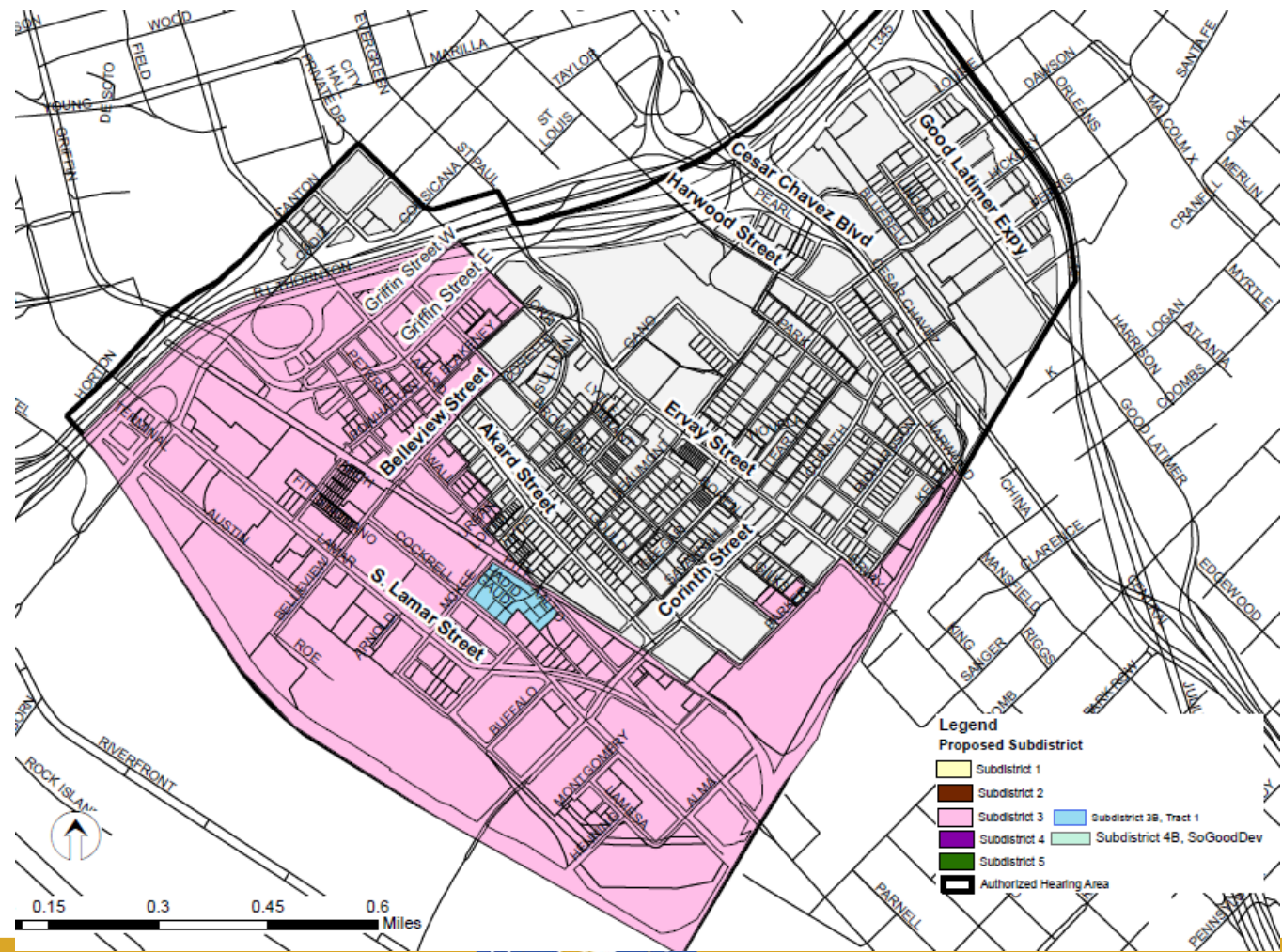
Accessory uses

- Accessory Dwelling Unit
- Accessory community center (private)
- Accessory electric vehicle charging station
- Accessory game court (private)
- Accessory medical/infectious waste incinerator
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator
- Amateur communication tower
- Home occupation
- Live unit
- Occasional sales (garage sales)
- Swimming pool (private)
- Pedestrian skybridges



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Subdistrict 3



Uses

Subdistrict 3

Agricultural uses.

- Urban Garden.

Commercial and business service uses

- ~~Building repair and maintenance shop~~
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Medical or scientific laboratory
- Technical school.
- Catering service
- Commercial engraving and etching facility

Industrial uses.

- ~~Seafood processing plant~~
- Temporary concrete or asphalt batching plant
- Alcohol beverage manufacturing
- Art or craft production facility

Institutional and community service uses

- Child-care facility
- Church.
- College, university, or seminary
- Community service center
- Convalescent and nursing homes and related institutions
- Convent or monastery
- ~~Foster home~~
- Group home or shelter for indigent or abused persons
- ~~Hospital~~
- Library, art gallery, or museum.
- Public or private school.

Lodging uses.

- Boutique hotel
- Bed and Breakfast
- Hotel or motel.
- Lodging or boarding house.

Miscellaneous uses.

- Carnival or circus
- Temporary construction or sales office.
- Office uses.
- Financial institution without drive-in window.
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office.

Recreation uses

- Private recreation center, club, or area
- Public park, playground, or golf course.

Residential uses

- Duplex
- Handicapped group dwelling
- Multifamily
- Single family
- Retirement housing

Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Auto service center

- Bar, lounge, or tavern
- Business school
- Car wash.
- Commercial amusement (inside)
- Commercial parking lot or garage
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Liquor store
- Microbrewery, micro distillery, and winery
- ~~Mortuary, funeral home, or commercial wedding chapel.~~
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales.



Uses

Subdistrict 3

Personal service uses.

- Restaurant with drive-in or drive-through service
- Restaurant without drive-in or drive-through service.
- Surface Parking
- Temporary retail use
- Theater

Transportation uses

- Transit passenger shelter.
- Heliport
- Railroad passenger station
- Transit passenger shelter
- Transit passenger station or transfer center

Utility and public service uses.

- Commercial radio or TV transmitting station.
- Electrical substation
- Local utilities
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication
- Utility or government installation other than listed

Wholesale, distribution, and storage uses

- ~~Mini-warehouse~~
- Office showroom/warehouse
- Recycling drop-off container
- Recycling drop-off for special occasion collection
- Warehouse

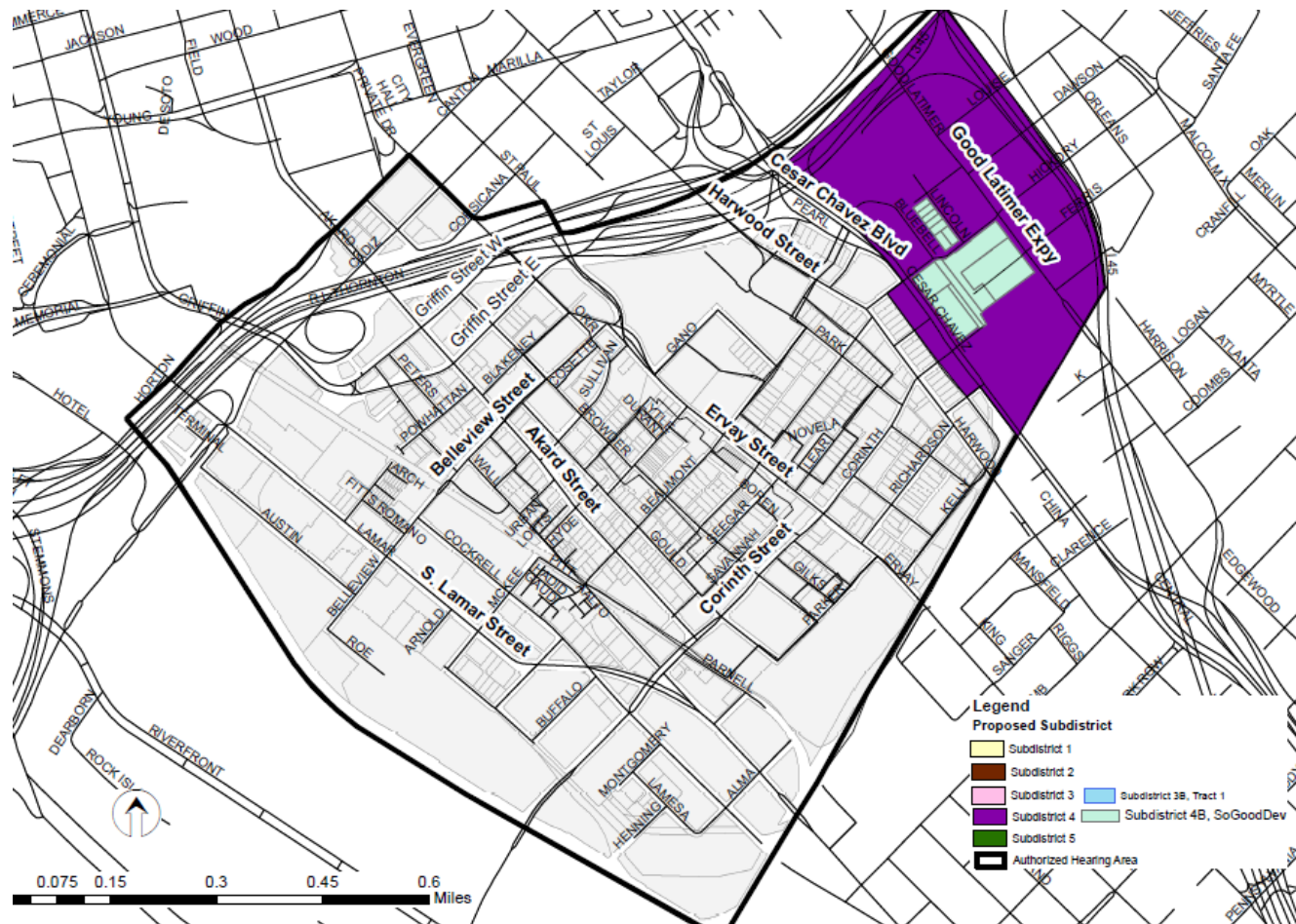
Accessory uses

- Accessory Dwelling Unit
- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop
- Accessory medical/infectious waste incinerator
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator
- Amateur communication tower Home occupation.
- Live unit
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges



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Subdistrict 4



Uses

Subdistrict 4

Agricultural uses

- Urban Garden

Commercial and business service uses

- Building repair and maintenance shop
- Bus or rail transit vehicle maintenance or storage facility
- Catering service
- Custom business services
- Custom woodworking, furniture construction, or repair
- Electronics service center
- Job or lithographic printing
- Machine or welding shop
- Machinery, heavy equipment, or truck sales and services
- Medical or scientific laboratory
- Technical school
- Tool or equipment rental
- Vehicle or engine repair or maintenance
- Labor Hall

Industrial uses

- Alcohol beverage manufacturing

- Art or craft production facility
- Industrial (inside) light manufacturing
- ~~Industrial (outside) not potentially incompatible~~
- Temporary concrete or asphalt batching plant

Institutional and community service uses

- ~~Cemetery or mausoleum~~
- Child-care facility
- Church.
- Library, art gallery or museum
- ~~Convent or monastery~~
- ~~Hospital~~
- Public or private school

Lodging uses

- Boutique hotel
- Bed and Breakfast
- Hotel or motel
- Lodging or boarding house

Miscellaneous uses

- Carnival or circus (temporary)
- Temporary construction or sales office

Office uses

- Financial institution without drive-in window

- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office

Recreation uses

- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course

Residential uses

- Multifamily
- Retirement housing

Retail and personal service uses

- ~~Ambulance service~~
- Animal shelter or clinic without outside run
- Auto service center
- Bar, lounge, or tavern
- Business school
- Car wash
- Commercial amusement
- Commercial parking lot or garage
- Dry cleaning or laundry store
- Furniture store

- General merchandise or food store 3,500 square feet or less
- General merchandise or food store greater than 3,500 square feet
- Home improvement center, lumber, brick, or building materials sales yard
- Household equipment and appliance repair.
- Liquor store
- Microbrewery, micro distillery, and winery
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales



Uses

Subdistrict 4

Personal service uses.

- Restaurant with drive-in or drive-through service
- Restaurant without drive-in or drive-through service
- Surface Parking
- Texidermist
- Temporary retail use.
- Theater
- Vehicle display, sales, and service

Transportation uses.

- ~~Commercial bus station and terminal.~~
- Heliport
- Helistop
- Transit passenger shelter

Utility and public service uses

- Commercial radio or television transmitting station
- Electrical substation
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower
- Utility or government service center
- Utility or government installation other than listed

Wholesale, distribution, and storage uses

- ~~Auto auction~~
- ~~Contractor's maintenance yard.~~
- Mini-warehouse
- Petroleum product storage & wholesale
- Office showroom/warehouse
- Outside storage (with visual screening)
- Recycling center
- Recycling collection center
- Trade Center
- Warehouse

Accessory uses

- Accessory Dwelling Unit
- Accessory community center (private)
- Accessory electric vehicle charging station
- Accessory game court (private)
- Accessory helistop
- Accessory medical/infectious waste incinerator
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator
- Amateur communication tower
- Home occupation
- Live unit
- Occasional sales (garage sales)
- Swimming pool (private).
- Pedestrian skybridges



Development Regulations

Subdistrict 2, 3, and 4

Front Yard Setback

- Steering Committee:
 - No minimum front yard
- Staff Recommended:
 - Front yard facing the primary street must have a minimum setback of 0 feet and maximum setback of 10 feet;
 - For a Legacy Building, if a front yard is provided no maximum setback is required;
 - All other streets must have a minimum setback of 0 feet and maximum setback of 5 feet.

Side and Rear Yard setback

- Steering Committee:
 - Side yard: for duplex structures, five feet ; for multifamily structures 36 feet or less in height 10 feet and in all other cases no minimum is required;
 - Rear yard: for duplex structures, 10 feet ; for multifamily structures 15 feet or less in height 10 feet and in all other cases no minimum is required;
- Staff Addition:
 - For a Legacy Building, if a side yard and rear yard is provided no minimum setback is required.



Development Regulations

Subdistrict 2, 3, and 4 - Height, FAR and Lot coverage

Height, FAR and Lot coverage

- Steering Committee Recommendation for the Subdistrict 2, 3, and 4:
 - FAR: 20
 - Height: any legal height
 - Lot coverage: 100%
- Staff Recommendation for the Subdistrict 2, 3, and 4:
 - FAR: 6
 - Height: 300 feet
 - Lot coverage: 80%



Mixed Income Housing Development Bonuses

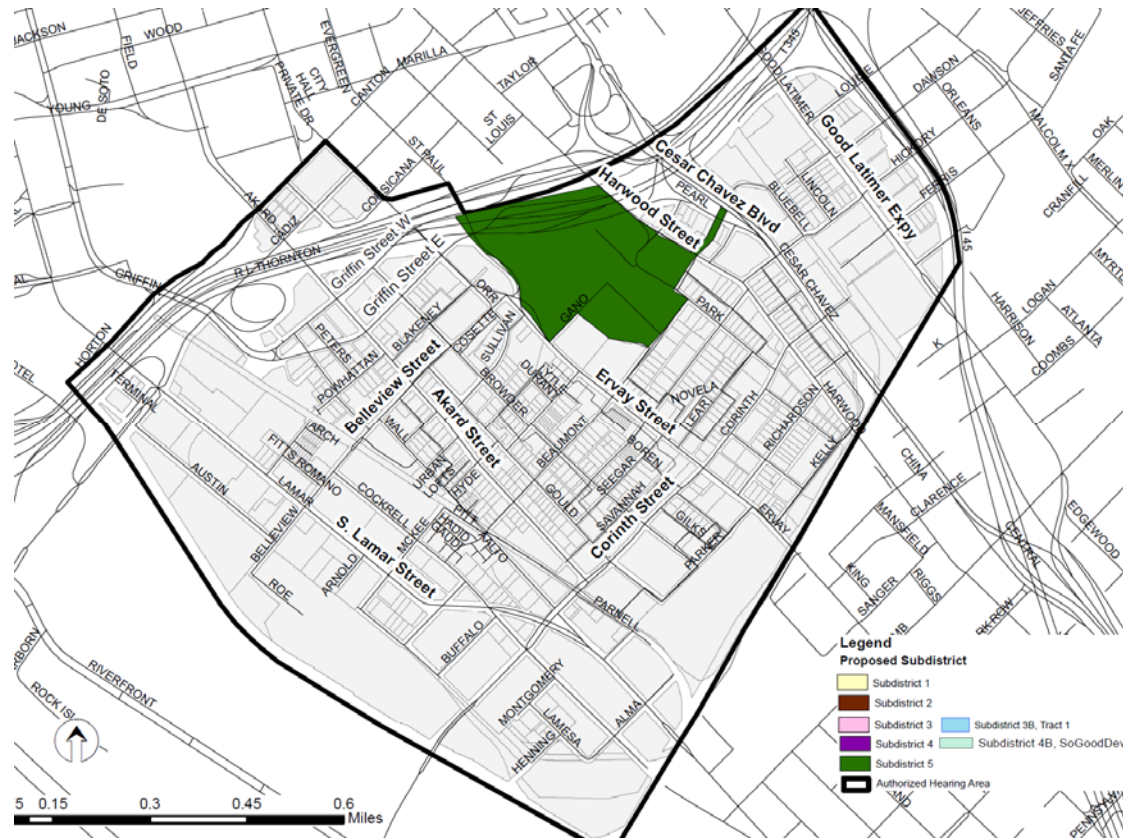
Subdistrict 2, 3, and 4 - Height, FAR and Lot coverage

	Base	Bonus		
		5% units to households earning 51-60%	5% units to households earning 51-60% and 5% units households earning 61-80%	5% units to households earning 51-60% and 5% units to households earning 61-81% and 5% units households earning 81-100%
FAR	6	7	8	9
Lot Coverage	80%	85%	85%	85%
Hight	300 feet	300 feet	400 feet	400 feet



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Subdistrict 5 (Old City Park)



Uses

Subdistrict 5

Agricultural uses

- Crop production
- Urban Garden

Commercial and business service uses

- Custom woodworking, furniture construction, or repair
- Machine or welding shop

Industrial uses

- Art or craft production facility
- Temporary concrete or asphalt batching plant
- Institutional and community service uses
- Church
- Community service center
- Library, art gallery, or museum
- Public or private school

Lodging uses

- Boutique hotel
- Bed and Breakfast
- Hotel or motel
- Lodging or boarding house

Miscellaneous uses

- Carnival or circus
- Temporary construction or sales office.

Office uses

- Office

Recreation use

- Public park, playground, or golf course

Residential uses

- None permitted

Retail and personal service uses

- Commercial amusement (inside).
- Commercial parking lot or garage
- Furniture store.
- Nursery, garden shop, or plant sales.
- Surface parking

Personal service uses.

- Restaurant without drive-in or drive-through service.
- Temporary retail use
- Theater

Transportation uses

- Transit passenger shelter

Utility and public service uses.

- Local utilities
- Police or fire station

- Post office.
- Utility or government installation other than listed

Wholesale, distribution, and storage uses

- None permitted

Accessory uses

- Accessory community center (private).
- Accessory electric vehicle charging station.
- Accessory game court (private).
- Accessory helistop. [SUP]
- Accessory medical/infectious waste incinerator [SUP].
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower
- General waste incinerator



Development Regulations

Subdistrict 5

Existing regulations:

- **Front yard:**
 - Minimum front yard is 15 feet.
- **Side and rear yard:**
 - No side and rear yard is required; however, if a side or rear yard is provided, it must be a minimum of 10 feet.
- **Dwelling unit density:**
 - No maximum dwelling unit density.
- **Floor area ratio:**
 - Maximum floor area ratio is 0.5.
- **Height:**
 - Maximum structure height is 70 feet.
- **Lot coverage:**
 - 80 percent.



High-Speed Rail Bonus

Height, FAR and Lot coverage

A high-speed-rail bonus is provided to the properties within a 1/2 a mile radius of the proposed High-Speed Rail station, if the following standards are met:

- Mix of uses (minimum of 3 uses): Lodging, Office, Residential, Retail and personal service uses.
- Limit the residential use no more than 50% of the development; if more, meet the mixed-income development bonus: 5% units to households earning 61-80% **and** 5% units to households earning 61-81% **and** 5% units households earning 81-100%
- enhanced pedestrian amenities;
- active uses; then
 - FAR: 20
 - Height: 500 feet
 - Lot coverage: 85%

Staff additions to encourage mixed-use development near the proposed high-speed rail station.



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Existing Regulations

- Environmental performance standards
 - Article VI
- Landscape regulations:
 - Article X
- Nonpermeable coverage
 - 85 percent
- Shared access Development Regulations
- Preservation Incentives
- Landscaping in the Parkway
- Pedestrian Amenities in the Parkway
 - DART parking reduction
- Remote parking distance
 - 1300 feet

No changes to the above existing regulations.



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Additional Regulations

Staff Additions:

- Bicycle parking regulations per Division 51 A-4.330
- Parking is not allowed in front yard setback.
- Off street parking screening as per 51A.4.602 (b)
- Visibility Triangle (VT)
 - primary street intersects with the another street, VT is 45 feet
 - Rest of the streets, VT is 30 feet
 - Alley or driveway intersects with another street, VT is 20 feet
- Landscaping
 - major modifications except for Section 51A-10.125(b)(4), (B), and Section 51A-10.126.
 - Surface Parking Lots:
 - Article X applied except for Section 51A-10.126.
 - Screening of off-street parking is required Section 51A-4.602.
- Sidewalks
 - a minimum unobstructed width of six feet



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Off-Street Parking

Steering Committee Recommendation (CA 2 parking):

- off-street parking is required for building built after June 1, 1981, except for the single family and duplex
- no off-street parking is required for a building with 5,000 square feet or less of floor area
- new addition over 5,000 square feet, parking is provided at one parking space for 2000 square feet of floor area
- Rest park as per Division 51A-4.300



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Off Street Parking

Staff Recommendation

- Dwelling unit/bedroom
 - One off-street parking space per bedroom/per dwelling unit;
 - minimum one space/ maximum two spaces per dwelling unit
- On-street parking credit:
 - nonresidential and multifamily uses may be reduced by one space for every parking space if they meet the on-street parking requirements.
 - An on-street parking space may not be used to reduce the required parking for more than one use, except for the mixed-use project.
- Rest, parking per Division 51A-4.200

Staff is recommending to keep the existing parking regulations.



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Parking Reduction

Staff Addition:

- Legacy Building Parking Reduction
 - The off-street parking requirements for a lot with a legacy building may be reduced by 40 percent; and
 - This provision may not be combined with the pedestrian amenities parking reduction of Section 51P-317.124.1(c).
- Ride Share Parking Reduction
 - A five percent parking reduction may be applied when a minimum of three off-street parking spaces are designated as rideshare parking.

Staff is recommending above additional parking reductions in addition to pedestrian amenities parking reduction.



Next Steps

- City Plan Commission (CPC)
- City Council



Contact information

Vasavi Pilla - Senior Planner

Sustainable Development and Construction Department

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Updates and materials related to the authorized hearing will be posted on this webpage:

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/pd317.aspx>



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2nd Community Meeting



November 5, 2019
6:30 P.M.

Presented by:
Sustainable Development and
Construction

