

Z156-311

Authorized Hearing PDD No. 317– Cedars

**City Planning Commission
(CPC) Briefing**

January 9, 2020

**Vasavi Pilla, Senior Planner
Sustainable Development
and Construction**



City of Dallas



Background

- On May 18, 2017, City Plan Commission authorized the zoning
- Steering committee was appointed by Mayor Pro-Tem Medrano.
- On January 10, 2019, the 1st Community meeting was held
- 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.
- On November 5, 2019, the 2nd Community meeting was held
- **On November 7, 2019, CPC bus tour was held**
- **On December 12, 2019, CPC was briefed**



Public Input

- Uses
- Subdistricts
- Loading Space for Multifamily
- Floor Area Ratio
- Height Overlay
- Accessory Uses
- Visibility Triangle
- Mixed Income Housing Bonus
- Parking

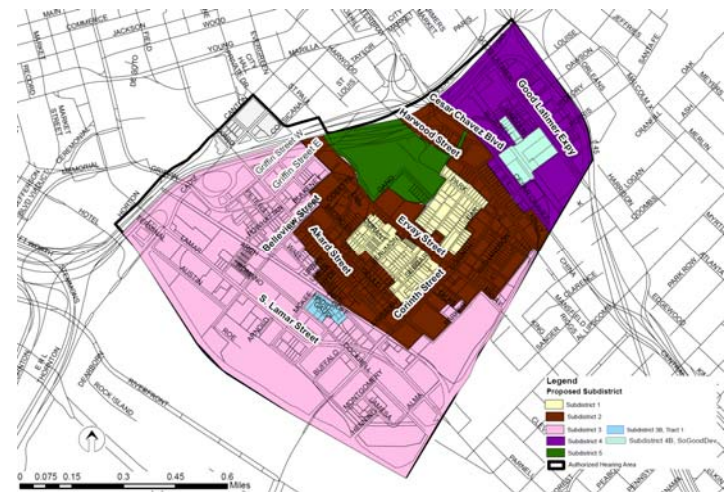


Public Input Uses

- Allow seafood processing facility use.
 - Currently this use is allowed in Subdistrict 2. Steering committee recommended this use be deleted as an allowed use in the future. The existing seafood processing facility would become non-conforming if the use is removed as an allowed use.
- Allow a restaurant use (limiting size) in Subdistrict 1, without an SUP.
 - Currently restaurant use is not allowed in Subdistrict 1. The Steering committee recommended no changes for this use.
- Financial institutions
 - Currently a financial institution without drive-in window and financial institution with drive-in window are allowed in Subdistrict 2 and 3. Steering committee recommended no changes for this use.
- Urgent care facility allowed within the PD.
 - Currently an urgent care facility or medical clinic is allowed in in Subdistricts 2, and 4. Steering committee recommended no changes for this use.
- Public park within in Cedars.
 - Currently a public park is allowed in all Subdistricts (Subdistricts 1, 2, 3, 4 and 5).
 - Funding for a public park is not a zoning issue.

Public Input Subdistricts

- Move parcels south of Lear Street into Subdistrict 2 instead of Subdistrict 1.
- Move parcel at the southwest corner of Parnell Street and Corinth Street into Subdistrict 3 instead of Subdistrict 2.
 - The steering committee discussed and made some boundary changes as shown in the revised map. The above two areas were not part of the discussion.



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Public Input Loading Space

- Consider requiring loading spaces based on the following sliding scale, based on square footage of the building:
 - 0-50,000 square feet of MF use – no loading space
 - 50,000 – 100,000 square feet of MF use – 1 loading space
 - 100,000- 300,000 square feet of MF use – 2 loading spaces
 - Each additional 200,000 square feet of MF use, one additional loading space
 - Staff proposed regulations require one loading space for multifamily use irrespective of size of the building.
 - Steering committee did not discuss the loading space requirement for the multifamily use.
- Consider removing the loading space requirement for the Arts and Craft Production Facility use
 - Currently one loading space for the Arts and Craft Production Facility use is required. Steering committee recommended keeping this loading space requirement, therefore recommending no change for this requirement.



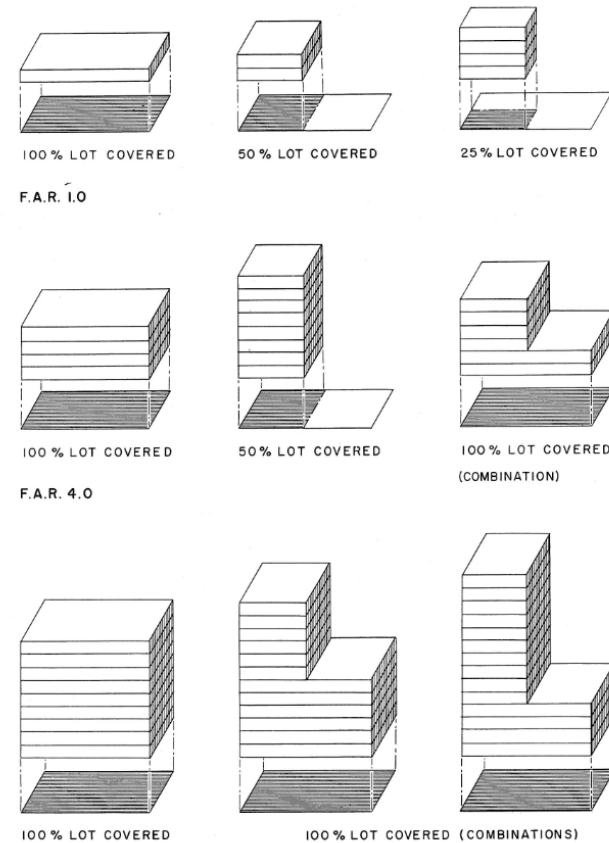
Public Input

Floor Area Ratio

Current Code:

- FLOOR AREA means the total square feet of floor space in a building measured to the outside faces of exterior walls or to the omitted wall lines, whichever produces the larger area, excluding the following:
 - Area used solely for off-street parking.
 - Area between an omitted wall line and the structural wall when the area is used solely for foot or vehicular traffic or landscaping.
 - Area of a private balcony that is not accessible to the public and does not provide a means of ingress or egress.
 - Area of a breezeway or an unenclosed stairway located within the first three stories, excluding any basement, of a residential use.

- FLOOR AREA RATIO means the ratio of floor area to lot area. (Note: A 1:1 FAR is stated as “1.0,” 2:1 is stated as “2.0,” 2.5:1 is stated as “2.5,” etc.)

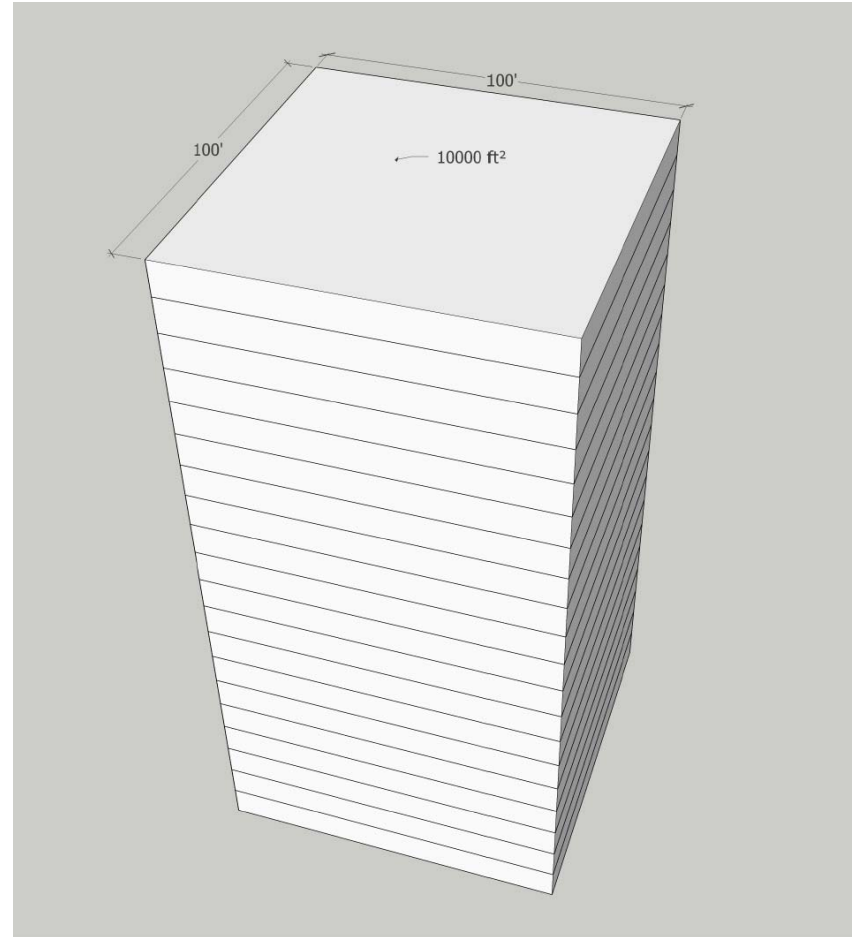


Public Input Floor Area Ratio

Example -1, Gross lot area 10,000 square feet

Steering Committee Recommendation:

- Gross lot area= 10,000; 100% lot coverage; FAR 20; unlimited height.
- Buildable Area = $10,000 \times 20 = 200,000$ sq. ft;
 - Largest floor plate at each level is 10,000 s. ft and can be 20 levels.
 - Assuming 15 feet height at each level, total height of the building would be 300 feet.



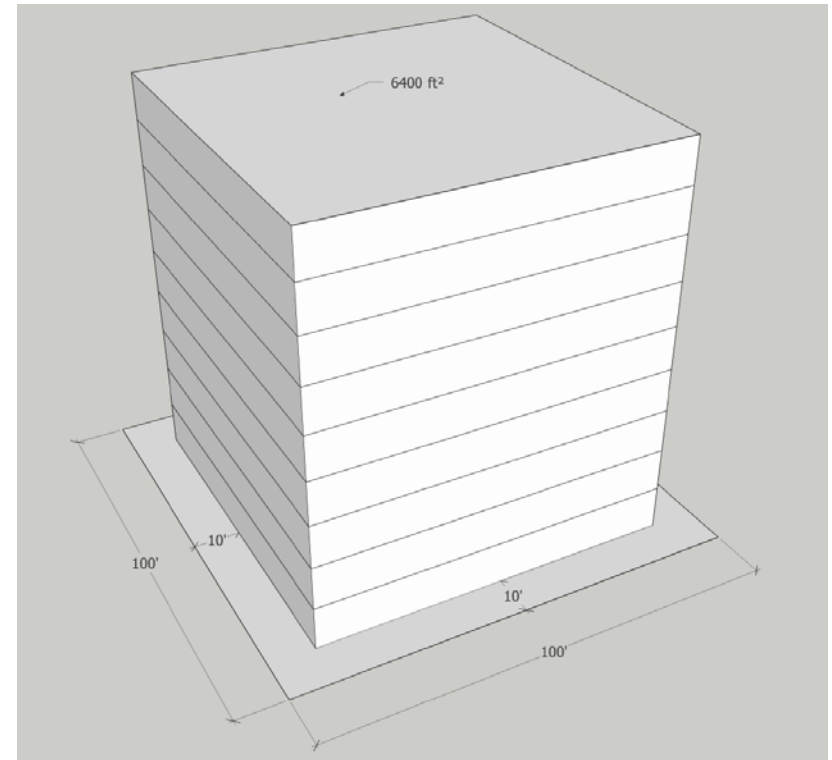
Public Input

Floor Area Ratio

Example -1, Gross lot area 10,000 square feet

Staff Recommendation:

- Gross lot area= 10,000, 80% lot coverage;
FAR 6; height 300 ft
 - Buildable Area = $10,000 \times 6 = 60,000$ sq. ft;
 - Assuming maximum setbacks: Front Yard – 10 ft, Side Yard and Rear Yard 10 ft:
 - Largest floor plate at each level because of setbacks is 6,400
 - Number of stories with 6,400 sq. ft at each level is = $60,000/6,400$ is 9 levels.
 - If each floor height is 15 feet, then the maximum height of the building is 135 feet.
 - Mixed Income Housing Development Bonus:
 - Lot coverage 85%, FAR 7, height 300 feet ; Buildable Area @ FAR 7 = $10,000 \times 7 = 70,000$;
 - Lot coverage 85%, FAR 8, height 400 feet ; Buildable Area @ FAR 8 = $10,000 \times 8 = 80,000$;
 - Lot coverage 85%, FAR 9, height 400 feet ; Buildable Area @ FAR 9 = $10,000 \times 9 = 90,000$;



Public Input Floor Area Ratio

Example -1, Gross lot area 10,000 square feet

Staff Recommendation:

- Height Speed Rail Bonus: Lot coverage 85%, FAR 20, height 500 feet
- Buildable Area = $10,000 \times 20 = 200,000$ sq. ft;
- Assuming maximum setbacks: Front Yard – 10 ft, Side Yard and Rear Yard 10 ft:
 - Largest floor plate at each level because of setbacks is 6,400
 - Number of stories with 6,400 sq. ft at each level is $200,000/6,400$ is 31 levels.
 - If each floor height is 15 feet, then the maximum height of the building is 465 feet.



Public Input Floor Area Ratio

Example -2, Gross lot area 100,000 square feet

Steering Committee Recommendation:

- Gross lot area= 100,000; 100% lot coverage; FAR 20; unlimited height.
- Buildable Area = $100,000 \times 20 = 2,000,000$ sq. ft;
 - Largest floor plate at each level is 100,000 s. ft and can be 20 levels.
 - Assuming 15 feet height at each level, total height of the building would be 300 feet.



Public Input Floor Area Ratio

Example -2, Gross lot area 100,000 square feet

Staff Recommendation:

- Gross lot area= 100,000, 80% lot coverage; FAR 6; height 300 ft
 - Buildable Area = $100,000 \times 6 = 600,000$ sq. ft;
 - Assuming maximum setbacks: Front Yard – 10 ft, Side Yard and Rear Yard 10 ft:
 - Largest floor plate at each level because of setbacks and lot coverage is 80,000
 - Number of stories with 86,400 sq. ft at each level is $= 600,000/80,000$ is 8 levels.
 - If each floor height is 15 feet, then the maximum height of the building is 120 feet.
 - Mixed Income Housing Development Bonus:
 - Lot coverage 85%, FAR 7, height 300 feet ; Buildable Area @ FAR 7 = $100,000 \times 7 = 700,000$;
 - Lot coverage 85%, FAR 8, height 400 feet ; Buildable Area @ FAR 8 = $100,000 \times 8 = 800,000$;
 - Lot coverage 85%, FAR 9, height 400 feet ; Buildable Area @ FAR 9 = $100,000 \times 9 = 900,000$;



Public Input Floor Area Ratio

Example -2, Gross lot area 100,000 square feet

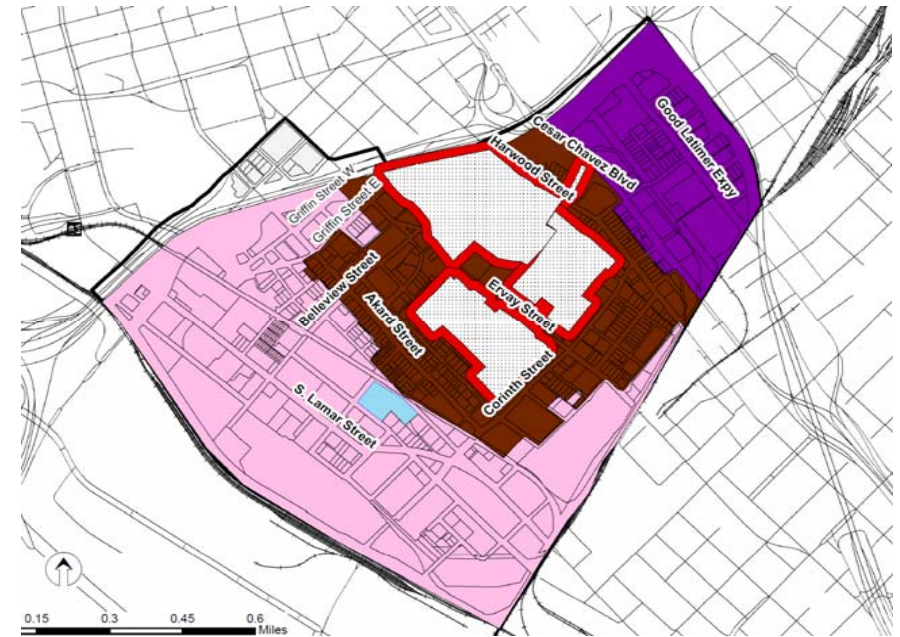
Staff Recommendation:

- Height Speed Rail Bonus: Lot coverage 85%, FAR 20, height 500 feet
- Buildable Area = $100,000 \times 20 = 2,000,000$ sq. ft;
- Assuming maximum setbacks: Front Yard – 10 ft, Side Yard and Rear Yard 10 ft:
 - Largest floor plate at each level because of setbacks is 86,400
 - Number of stories with 86,400 sq. ft at each level is $2,000,000/86,400$ is 23 levels.
 - If each floor height is 15 feet, then the maximum height of the building is 345 feet.



Public Input Height Overlay

- Consider removing the Height Overlay
 - The proposed Height Overlay (HO) is a 100 foot buffer that generates from the boundary line of Subdistrict 1 (Residential Subdistrict) and Subdistrict 5 (Old City Park). The maximum height in the HO buffer is 120 feet. Below, as shown in red, the map shows the HO surrounding Subdistricts 1 and 5.
 - Steering Committee recommended the HO to protect residential subdistrict and Old City Park from massing and over shadowing.



Public Input

Accessory Uses

- Do not allow the following accessory uses in Subdistrict 5 as they are not compatible
 - Accessory medical/infections waste incinerator
 - Accessory pathological waste incinerator

Currently those uses are allowed in Subdistrict 5. Steering committee recommended requiring a Specific Use Permit for these accessory uses.



Public Input

Visibility Triangle

- Consider smaller visibility triangle
 - Currently the visibility triangle is 45 feet as required by SEC. 51A-4.602(d).
 - Steering Committee did not discuss the visibility triangle.
 - Staff recommendation is based on the Traffic Engineer's input, as below:
 - visibility triangle is 45 feet, if a primary street intersects with another street or another primary street.
 - visibility triangle is 30 feet, for the rest of the streets.
 - visibility triangle is 20 feet, where an alley or driveway intersects with a street



Mixed Income Housing Development Bonus (Staff Rec)

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

- Time frame to retain Mixed Income Housing Development Bonus is too long.
 - Staff proposed regulations to obtain the density bonus and compliance with Division 51A-4.100, is for 20 years period.
 - Steering committee did not include a mixed income housing development bonus in their recommendation.
 - Steering Committee recommendation is 20 FAR.

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

Public Input

- Parking



Parking

Steering Committee Recommendation (CA-2 (A) parking):

Staff Recommendation:

- Uses defined within the PD that have their parking regulations:
 - Art or Craft Production Facility
 - Boutique Hotel
 - Bed and Breakfast
 - Commercial Engraving/Etching Facility
 - Group home or shelter
 - Multifamily
 - Recycling Center
 - Seafood processing facility
 - Utility or Govt Service
- Parking Reductions
 - Legacy building parking reduction
 - Ride Share parking reduction
 - DART Proximity/Pedestrian Amenities parking reduction (*existing regulation*)
 - On street parking credit (*existing regulation*)
- Parking per Division 51A-4.200

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Parking Reduction

Staff Recommendation:

- 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).
- Pedestrian Amenities parking reduction:
 - Parking for uses on a lot that are located within 1,500 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided
- 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.
- On-Street Parking Credit
- Remote Parking distance – 1300 feet

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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.

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Buildings constructed before 1971



Buildings constructed before 1971



1209 Akard St, 1930



1712 Akard St, 1953



1704 Akard St, 1953



1612 Akard St, 1914

Buildings constructed before 1971



1411 Beaumont St, 1920



1411 Beaumont St, 1920



1415 Beaumont St, 1920



1508 Beaumont St, 1920

Buildings constructed before 1971



1601 Browder St, 1940



1804 Browder St, 1940



1900 Browder St, 1920



1000 Belleview St, 1971



Buildings constructed before 1971



1100 Akrad St, 1962



Buildings constructed before 1971



Buildings constructed before 1971



1300 Akrad St, 1961



1201 Akrad St, 1950



1704 Austin St, 1934



1518 Beaumont St, 1952



710 Belleview St

Buildings constructed before 1971



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