

**Z156-311**

**Authorized Hearing PDD No. 317– Cedars**

**City Planning Commission  
(CPC) Briefing**

**December 12, 2019**

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



**City of Dallas**



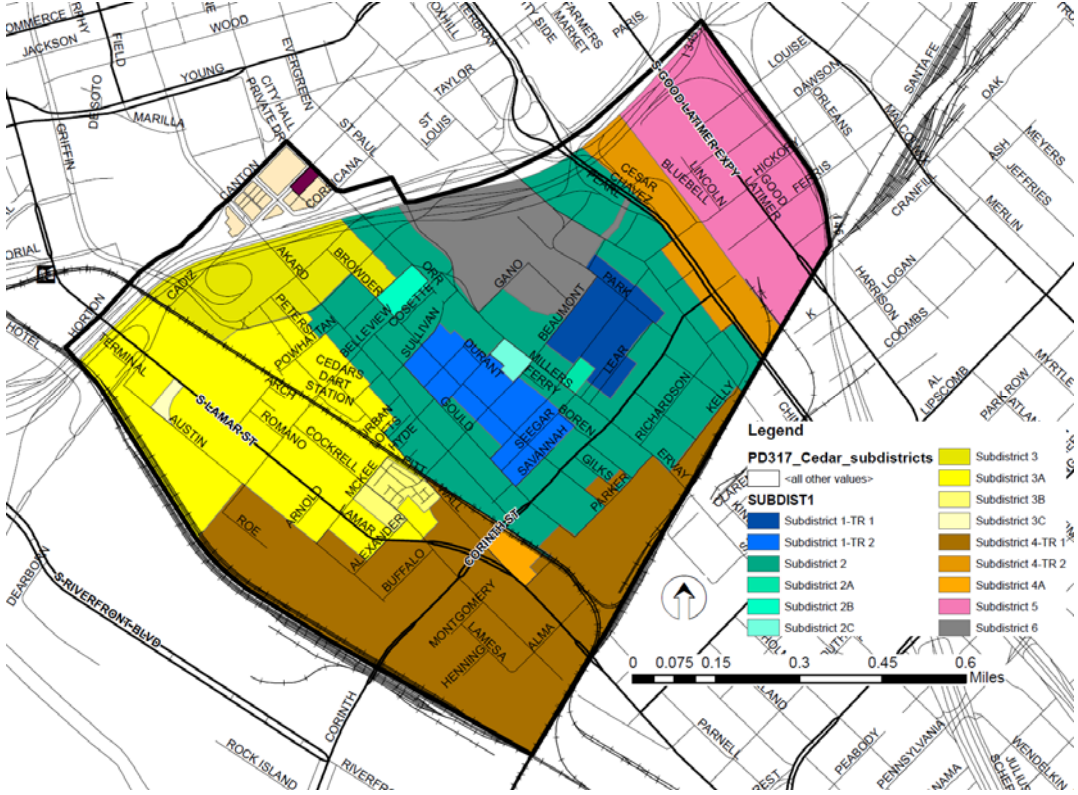
## Background

- On May 18, 2017, City Plan Commission authorized the zoning
- Steering committee was appointed by Mayor Pro-Tem Medrano.
- On January 10, 2019, the 1<sup>st</sup> 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



# Existing Zoning

Authorized Hearing area



# Existing Conditions

Central Area District and PD No: 715





# Existing Conditions

PDD No. 317, Subdistrict 1, TR-1, TR-2: Residential Core



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# Existing Conditions

PDD No. 317, Subdistrict 2, 2A, 2B, 2C



1815 Richardson Avenue



Urban Lofts



Bellevue Apartments



# Existing Conditions

PDD No. 317, Subdistrict 3, 3A, 3B TR-1, 3B TR-2



1210 South Lamar Street



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# Existing Conditions

PDD No. 317, Subdistrict 4 TR-1, 4 TR-2, 4A



1621 Wall Street



2011 Lamar Street



1400 Parker Street

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800 Henning Street





# Existing Conditions

PDD No. 317, Subdistrict 5



2215 Good Latimer Street



2116 Good Latimer Street



2500 Hickory Street



2300 Hickory Street



# Existing Conditions

PDD No. 317, Subdistrict 6



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## 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

- Designation of Primary Street
- Subdistricts (14 subdistricts to 7 subdistricts)
- Uses
- Development Regulations (Subdistrict 1 and 5)
- Development Regulations (Front Yard, Side Yard, Rear Yard, FAR, height, lot coverage) for Subdistrict 2, 3, and 4
  - High-speed-rail bonus
  - Mixed Income Housing Development Bonus
- Parking Regulations
  - Steering Committee Recommendations: CA-2(A)
  - Staff Recommendations
    - Legacy Building Parking Reduction
    - Pedestrian Amenity Parking Reduction
    - Rideshare

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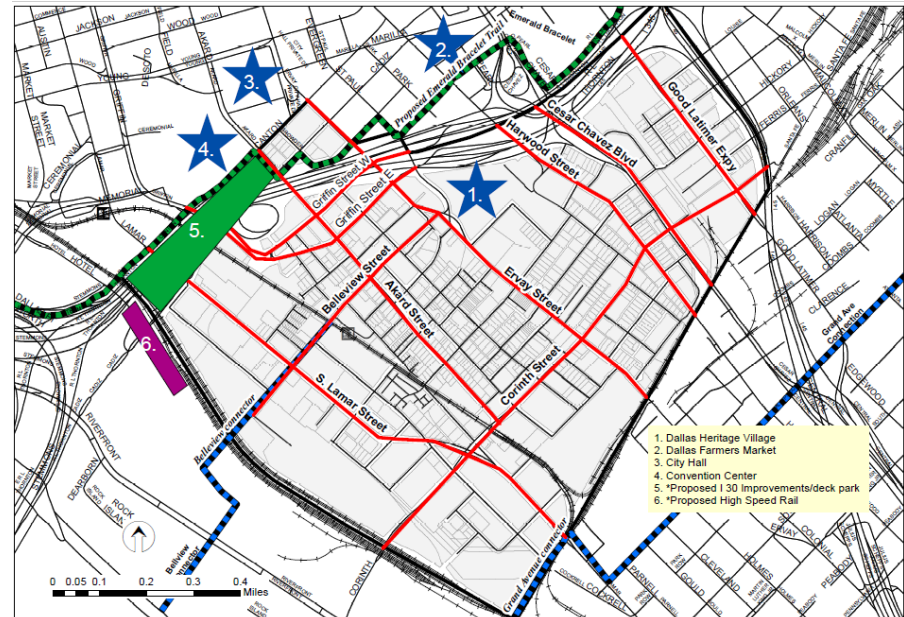




# Primary Streets

## Primary Streets

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



Authorized Hearing Area Map





# 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

### Retail and personal 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.

### Wholesale, distribution, and storage uses.

- Office showroom/warehouse

### Accessory uses

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

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# 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;

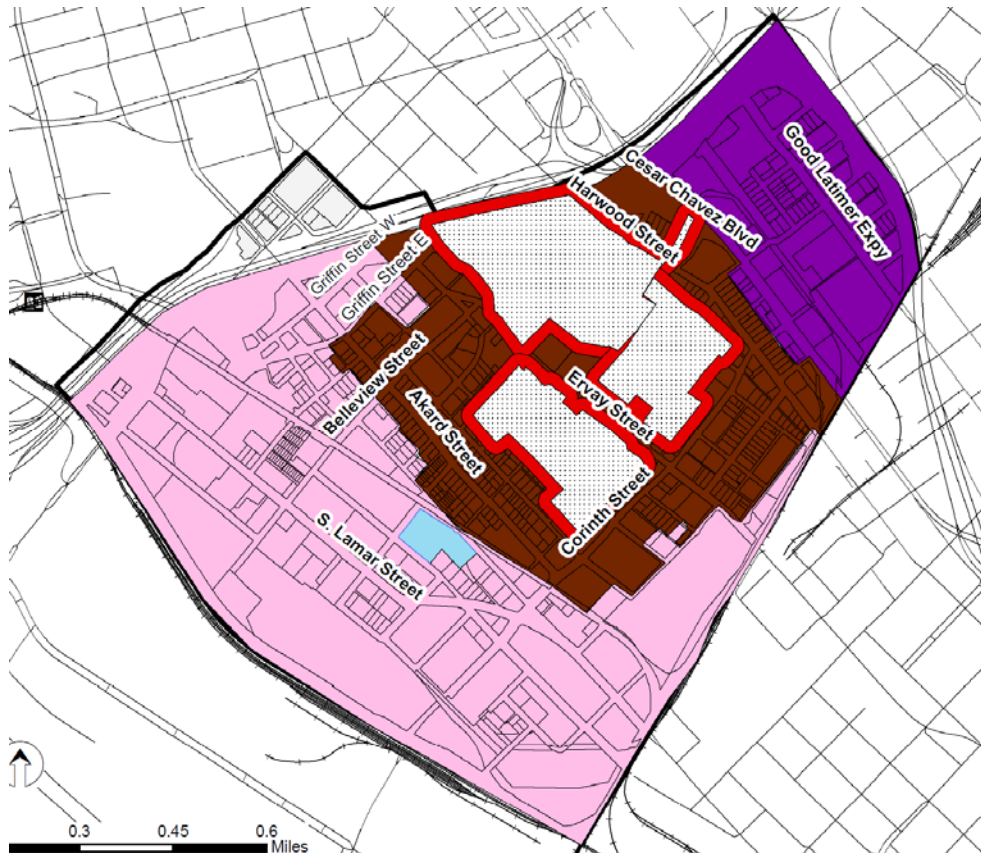
Steering Committee recommended no changes to the existing front yard, side and rear yard setbacks. 16





# Height Overlay

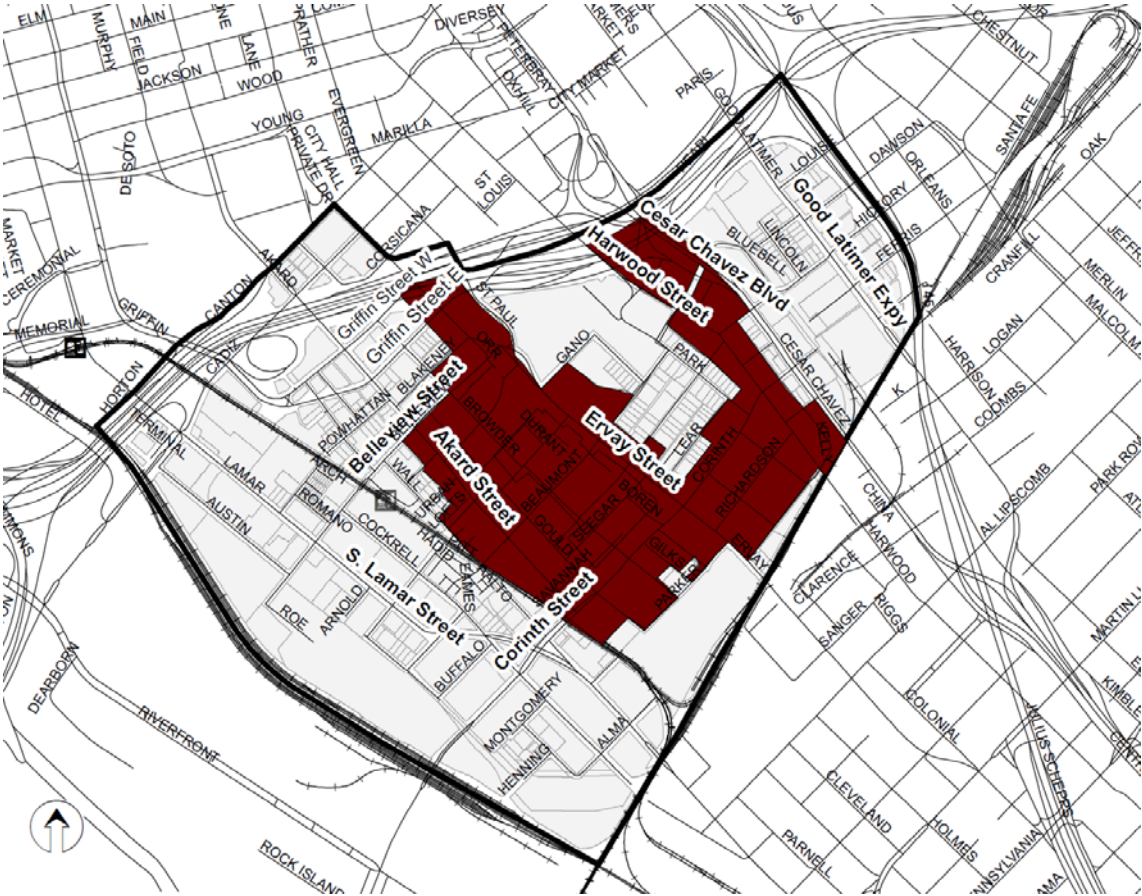
## Subdistrict 1 and 5



- Height Overlay (HO) extends 100 feet from the boundary line of Subdistrict 1 (Residential Subdistrict) and Subdistrict 5 (Old City Park).
- Maximum height allowed in the HO is 120 feet.

# PDD No. 317

## 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

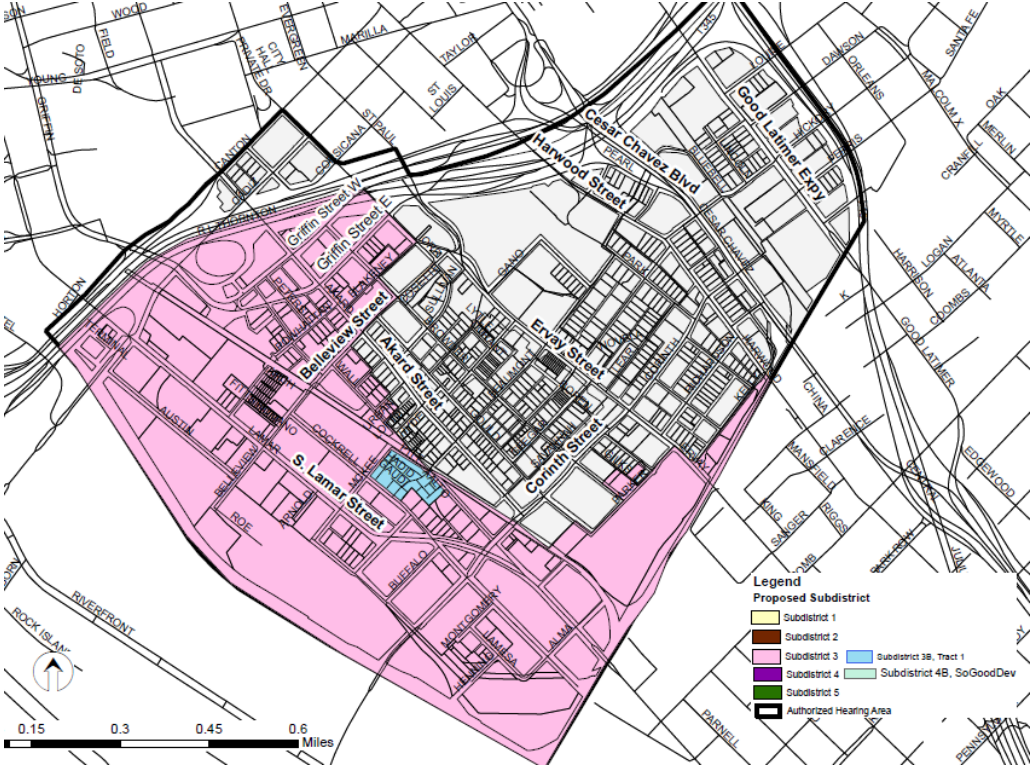
### Accessory uses

- 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



# PDD No. 317

## 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

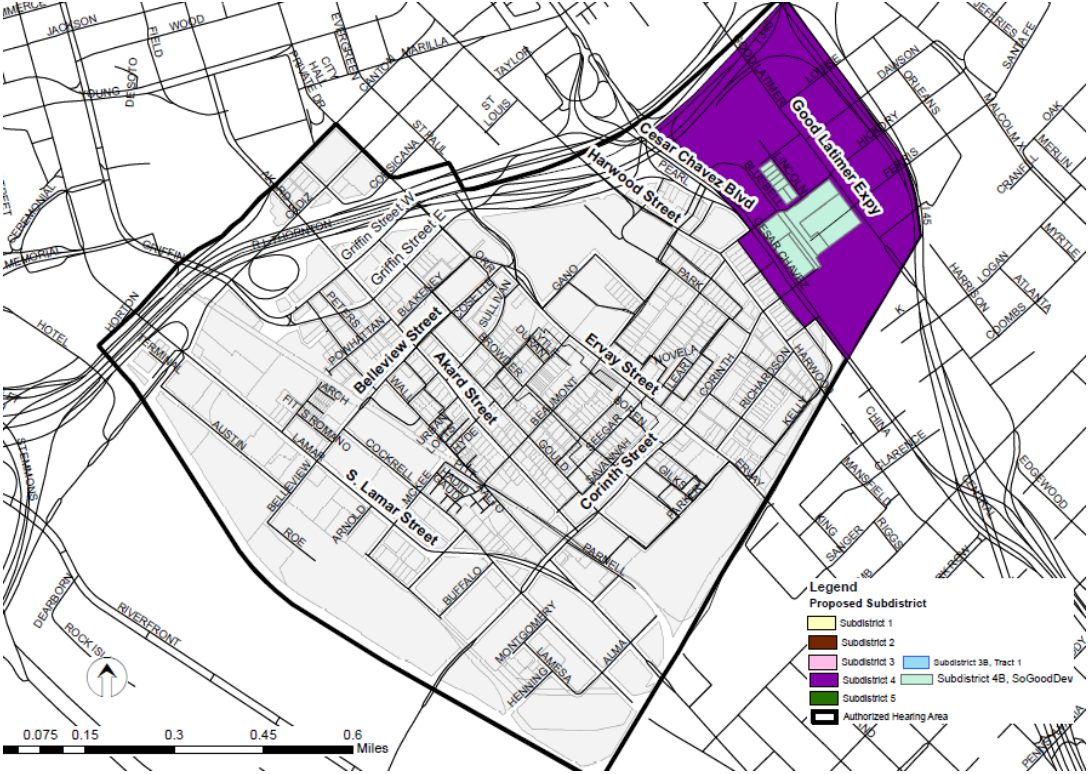
### Accessory uses

- 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



# PDD No. 317

## 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

### 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.

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# 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 Bonus
    - High-speed-rail bonus





# Mixed Income Housing Development Bonus (Staff Rec)

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

|              | 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   |



# High-Speed Rail Bonus (Staff Rec)

## Height, FAR and Lot coverage

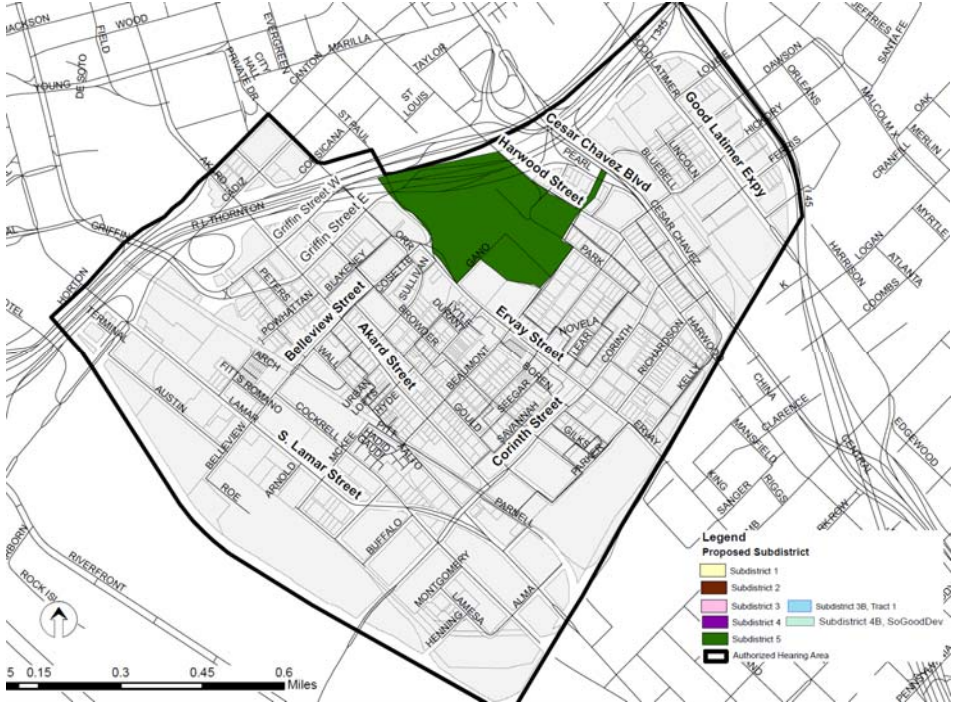
A high-speed-rail bonus is provided to the properties within a 1/2 a mile radius of the proposed High-Speed Rail station, if the following standards are met:

- 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 51-60% **and** 5% units to households earning 61-80% **and** 5% units households earning 81-100%
- enhanced pedestrian amenities;
- active uses; then
  - FAR: 20
  - Height: 500 feet
  - Lot coverage: 85%



# PDD No. 317

## 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.



# Parking

Steering Committee Recommendation (CA-2 (A) 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
- single family and duplex uses park per Division 51A-4.200





# 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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## 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
  - Primary street intersects with the another street, 45 feet
  - Other streets, 30 feet
  - Alley or driveway intersects with another street, VT is 20 feet
    - Currently 45 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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## Public Input

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



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