

PD No. 317 Authorized Hearing

Steering Committee Meeting

April 8, 2019
6:00 P.M.

Presented by:
Sustainable Development and
Construction



Introductions

- Staff
- Steering Committee



Meeting Schedules

- Monday, April 22nd from 6 pm to 8 pm, Dallas Heritage Village.
- Monday, May 6th from 6 pm to 8 pm, Dallas Heritage Village.



Recap/Review

- Lodging use in Planned Development Districts
- Community Garden
 - Aquaponics and Aquaculture



Lodging use in Planned Development Districts

PD 316. Jefferson Area Special Purpose District:

- BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.
- BED AND BREAKFAST means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.
- Lodging uses.
 - Bed and breakfast.
 - Boutique hotel.
 - Hotel or motel. [Subarea 2 only; minimum of four stories required.]



Lodging use in Planned Development Districts

PD 468. Oak Cliff Gateway Special Purpose District:

- BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared onsite; and more than 50 percent of the guest rooms are internal entry.
- Lodging uses.
 - Extended stay hotel or motel [SUP. Limited to internal entry guest rooms only, including interior courtyard-entry guest rooms.]
 - Hotel or motel. [RAR]
 - Lodging or boarding house. [SUP]



Lodging use in Planned Development Districts

PD 269. Deep Ellum:

- BED AND BREAKFAST means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.
- Lodging uses.
 - Extended stay hotel or motel. [SUP]
 - Hotel or motel. [SUP if 60 or fewer guest rooms.]



Lodging use in Planned Development Districts

PD 1002. East Side Special Purpose District:

- BED AND BREAKFAST means a lodging use that provides over-night accommodations; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.
- Lodging uses.
 - Bed and breakfast. [Limited to no more than five guest rooms and limited to providing accommodations for no more than five consecutive nights.]
 - Hotel or motel.



Recap/Review

Land Use and Development Standards Chart																									
PD 317																									
	1		2/2C		2A		2B		3		3A/3B		3C		4/4A		5		6		PD 715 PD715		CA1 CA 1		
	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	
Agricultural Uses																									
Animal production																									
Commercial stable																									
Crop production																				*	*	*	*	*	*
Private stable																									
Community Garden		*		*		*		*		*		*		*		*		*		*		*		*	*
Commercial and Business Service Uses																									
Building repair and				R	R	R	R	R	R	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*
Bus/rail transit vehicle																									
Catering service				R	1	R	R	R	R		R		R			*	*	*	*	*	*	*	*	*	*
Commercial cleaning or laundry																						*		*	*
Commercial engraving and etching facility							S	S																	
Custom business services	3			R	1	R	R	R	R	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Custom woodworking or furniture repair				R			R			*	*	*	*	*	*	*	*	*	*	1	*	*	*	*	*
Electronics service center				*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Job or lithograph printing	1			R	R	R	R	R	R	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Labor hall																						S	S	S	S
Machine or welding shop	1															*	*	*	*	*	*	*	*	*	*
Machinery/heavy equip./truck sales & services											*		*		*	1	*	*	*	*	*	*	*	*	*
Medical or scientific laboratory				R	R	R	R	R	R	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Technical school				R			R			*	S	*	S	*	*	*	*	*	*	*	*	*	*	*	*
Tool or equipment rental																*	*	*	*	*	*	*	*	*	*
Vehicle or engine repair or maintenance				1											*	1	*	*	*	*	*	*	*	*	*
Industrial Uses																									
Alcohol beverage manufacturing ⁵					S		S		S		S		S	*	*	*	S		S		S	S	S	S	S
Art/craft production facility ¹	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Industrial (inside) not potentially incompatible																			*	*					
Industrial (inside) potentially incompatible																	S	*	*						



Land use



Live/Work Planned Development Districts (PDs)

- Live/Work is allowed in:
 - PD No. 316;
 - PD No. 468;
 - PD No. 595;
 - PD No. 714;
 - PD No. 808;
 - PD No. 811;
 - PD No. 812;
 - PD No. 891;
 - PD No. 908;
 - PD No. 929



Planned Development Districts (PDs)

- PDD that allow Live/Work define as:
 - Half define a live/work unit as
 - an interior space that combines residential with office or retail and personal service uses.
 - Half define a live/work unit as
 - an interior space *with street level access* that combines residential with office or retail and personal service uses.
- All the PDs consider live/work units a non-residential use
- One PD does not allow the live/work to be combined with an alcoholic beverage establishment or a restaurant



Live Unit

- November 14, 2018, City Council Approved Live unit, as an accessory use.
- Live Unit means a dwelling unit accessory to any **nonresidential use** allowed in that district.
- Provisions:
 - Only one live unit per lot.
 - May be attached or detached.
 - Cannot be sold separately (by metes and bounds).
 - Maximum floor area allowed for the dwelling unit is 50 percent of the total combined floor area of the live unit and the main use to which the live unit is accessory.
 - Example:

Floor Area of Main Use	Potential Live Unit Floor Area	Total floor area	Floor Area % of Live Unit
1,000	1,000	2,000	50%
5,000	2,500	7,500	33%
10,000	9,000	19,000	47%



Live Unit

- Provisions: (continued)
 - If rented, must be registered with the city's single family rental program.
 - Parking per Chapter 51 and 51A for the floor area of the nonresidential use (not including the floor area of the live unit).
 - One additional parking space is required for the live unit.
 - Example: 6,000 square feet building with 3,000 square feet for an appliance repair shop and 3,000 for a live unit.
 - Current Code: Requires 30 spaces. The total square footage of the building is parked per the main use (1 space/200 sq. ft)
 - Proposal: Requires 16 spaces. Square footage of the main use is parked per the code (1 space/200 sq. ft) plus one additional parking space for the live unit.



Live Unit

- Live Unit not permitted in:
 - Residential Districts: A(A), R-1(A), R-1/2(A), R- 5(A), R-7.5 (A), R-10(A), R-16 (A), R-13(A), D(A), TH-1(A), TH-2(A), TH-3(A), CH, MF-1(A), 2(A), and MH (A)
 - Central Area Districts: CA-1(A) and CA-2(A)
 - Mixed Use Districts: MU-1

These districts already allow for a single family use in combination with a nonresidential use on a parcel.

- P(A) Parking District
- CS Commercial Service Districts
- IM Industrial Manufacturing Districts



Live Unit

- Live Unit allowed in:
 - Residential Districts: MF-3(A) and MF-4(A).
 - Office Districts: NO(A), and LO-1(A), LO-2(A), LO-3(A), MO-1(A), MO-2(A), and GO(A).
 - Retail Districts: NS(A), CR and RR.
 - Industrial Districts: LI and IR.
 - Mixed Use Districts: MU-2 and MU-3.
 - Multiple Commercial Districts: MC-1, MC-2, MC-3, and MC-4.
 - Urban Corridor Districts: UC-1, UC-2, and UC-3.



Next Steering Committee Meeting
April 22, 2019 – 6:00 pm
The Dallas Heritage Village
1515 S. Harwood St., Dallas, TX 75215



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