

**Z167-311**

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

**City Planning Commission  
(CPC) Briefing**

**June 4, 2020**

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



**City of Dallas**



## Area Plans

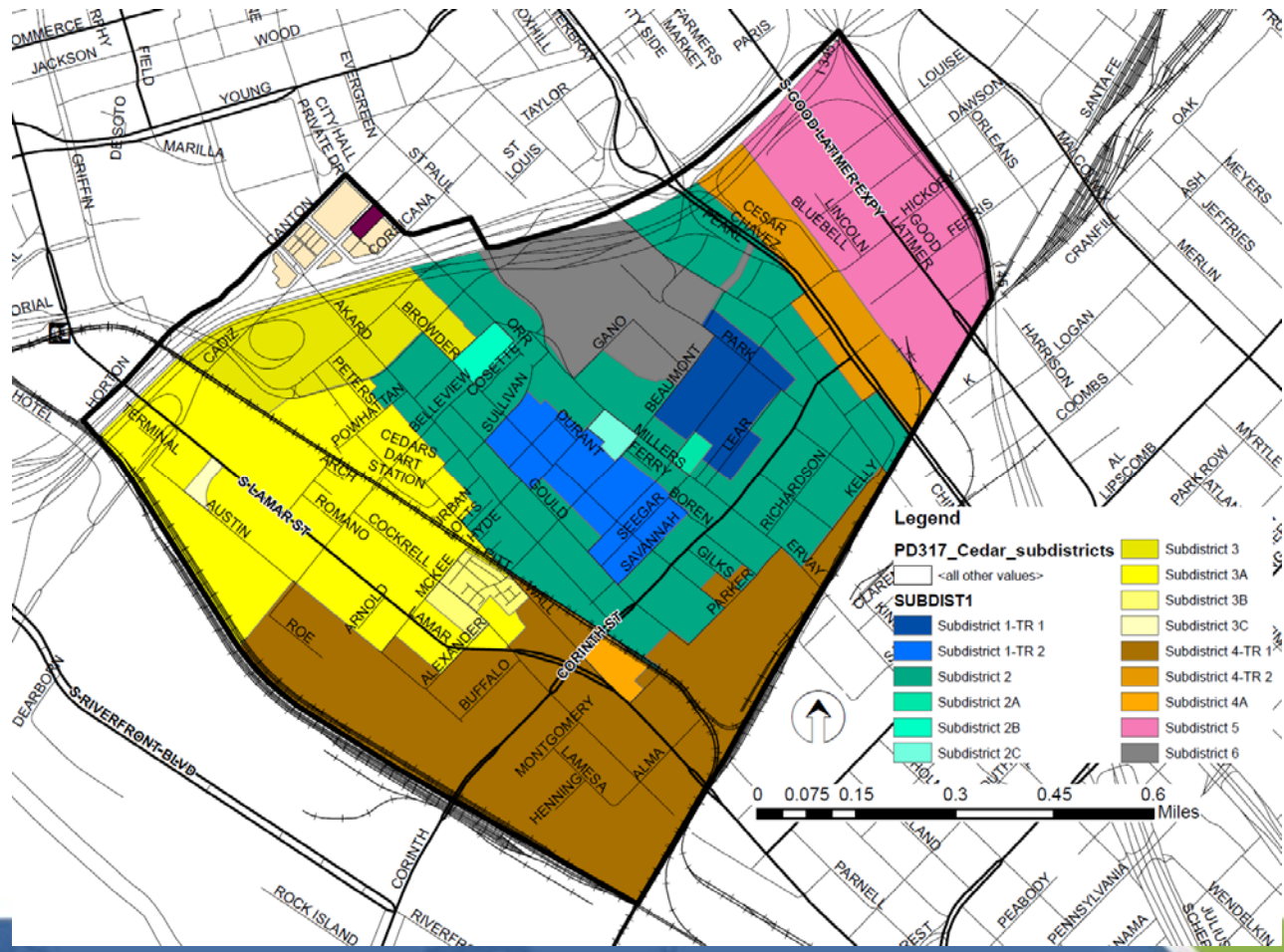
- forwardDallas! Comprehensive Plan
  - retain the character of the neighborhood
  - opportunities for mixed-use development
    - Staff Recommendation: Legacy Building regulations and Mixed-Income Housing Bonus
- The 360 Plan
  - accommodate new workforce housing
  - pedestrian friendly design elements promoting walkability and connecting the Cedars area to the major downtown attractions
    - Wider sidewalks, connectivity to DART station
    - Accessory Dwelling units, Live units, Mixed-Income Housing Bonus
- Cedars Area Plan
  - encourages residential, mixed-use development and consolidation of industrial, heavy warehouse/distribution uses.
  - improve the connectivity, pedestrian and bicycle network, traffic circulation, linking the Cedars area to the major attractions like the Old City Park, DART station, Downtown, and Trinity Corridor.
    - Regulations facilitate café space and patio spaces to activate the pedestrian realm

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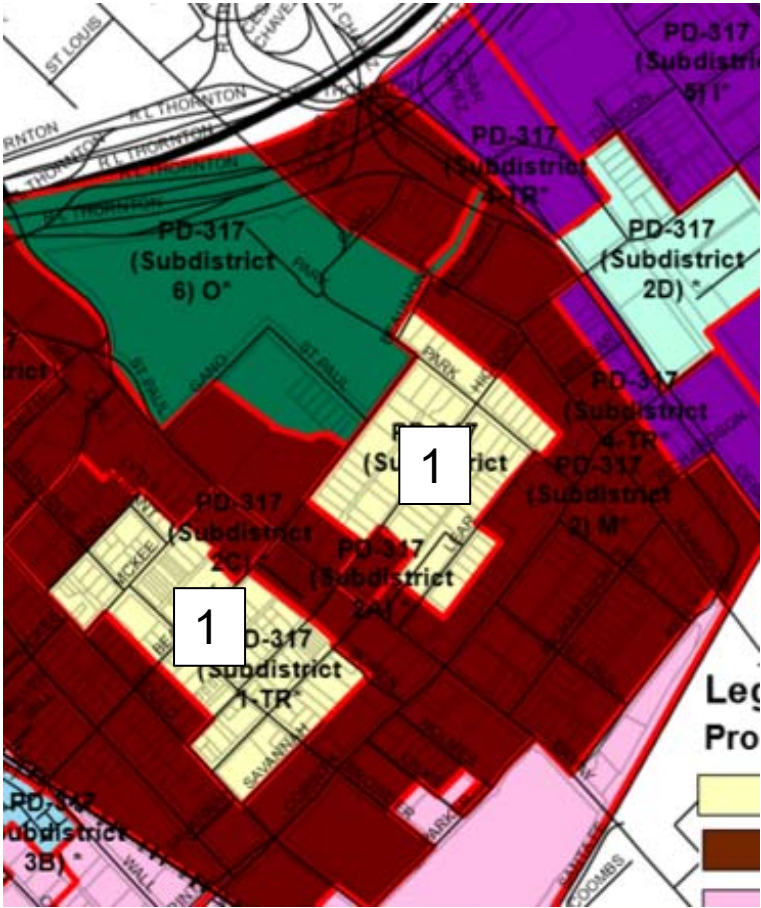
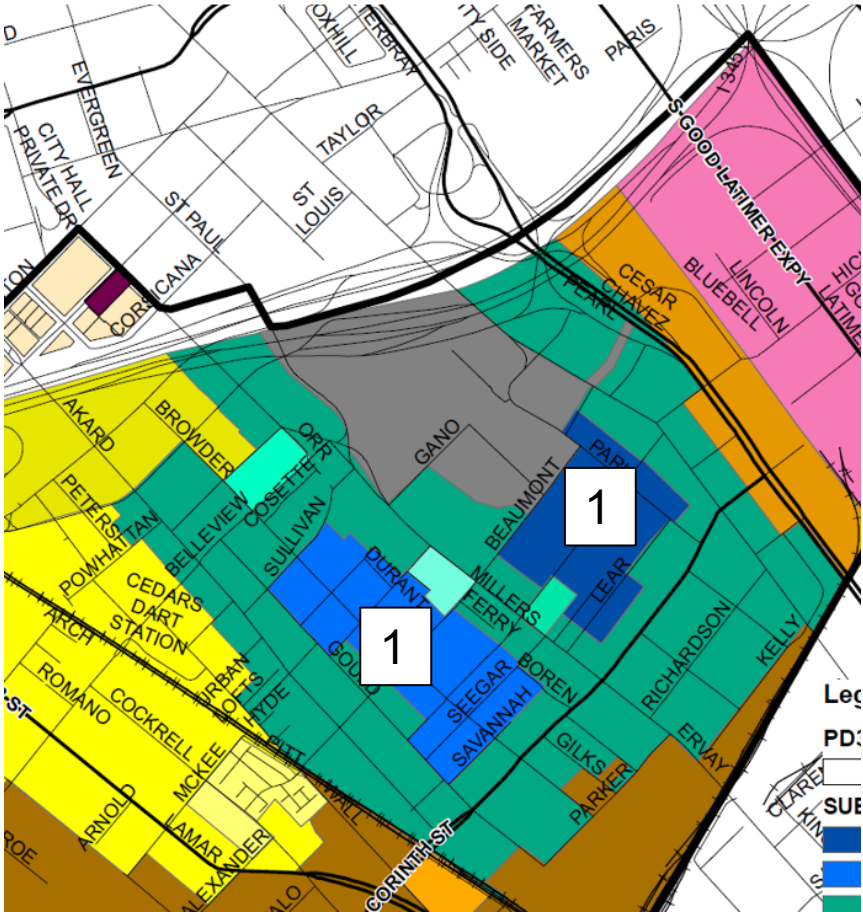
# Existing Zoning

Authorized Hearing area

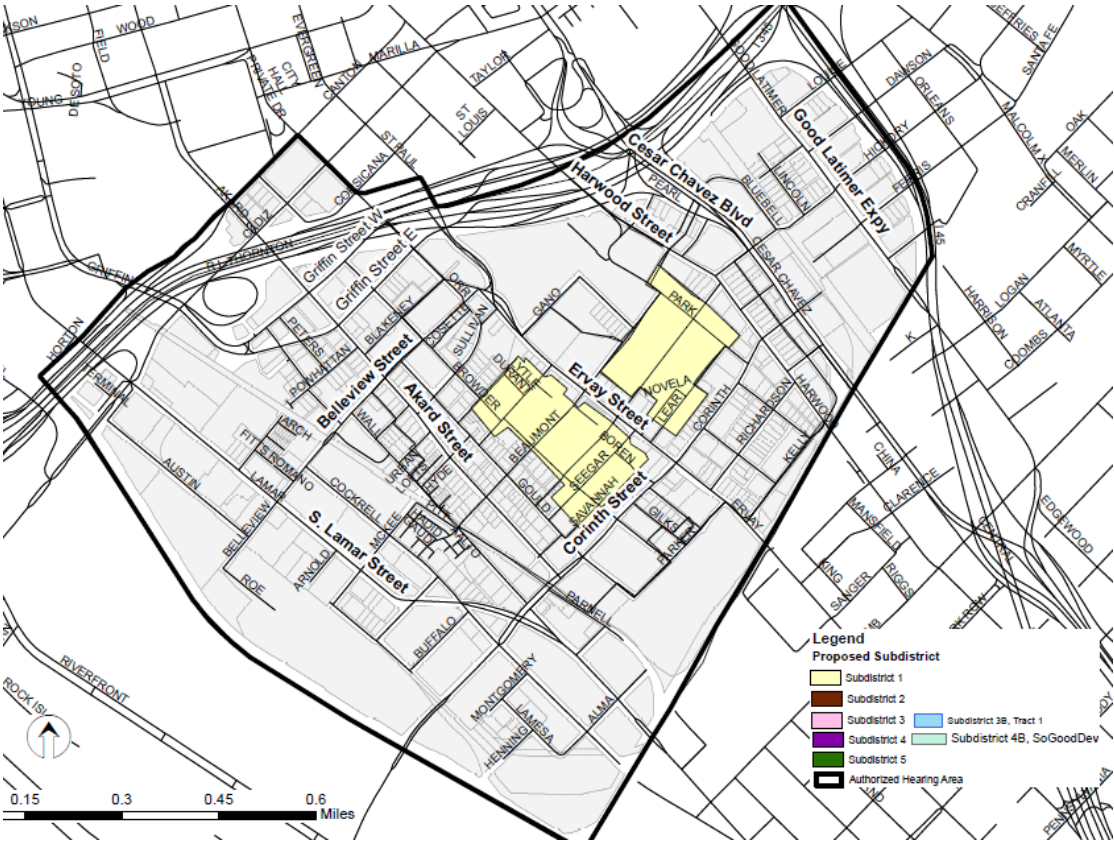


# Subdistrict 1

## Comparison Map: Existing and Proposed Map



# Subdistrict 1 (Moderate Density Residential) Tract -1 and Tract 2:



Purpose.  
 To encourage the development of a stable mix of low and moderate density residential land uses alone or in combination with limited office and retail land uses in areas that are isolated from heavy traffic routes; to encourage development patterns that support alternative modes of transportation; and to encourage the preservation of structures with historic value.

# Subdistrict 1 Uses

## 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 [SUP]
- Church
- College, university, or seminary [SUP]
- Community service center [SUP]
- 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. [By BO authorization]

## Office uses.

- Office. [L]

## Recreation uses.

- Private recreation center, club, or area. [SUP]
- 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 [L].~~
- ~~General merchandise or food store 3,500 square feet or less [L].~~
- ~~Personal service uses [L].~~
- Bar, lounge, or tavern. [SUP]
- Nursery, garden shop or plant sales. [SUP]
- Restaurant 3,550 square feet or less

## Transportation uses.

- Transit passenger shelter.

## Utility and public service uses.

- Electrical substation. Local utilities. [SUP]

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

## Wholesale, distribution, and storage uses.

- Office showroom/warehouse [R]

## Accessory uses

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



# Subdistrict 1

## Development Regulations

- Front Yard Setback

- Steering Committee recommended no changes to the existing regulation, which is:
  - 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.
- **CPC Suggestion:**
  - All other streets must have a minimum setback of 5 feet.

- Side and Rear Yard setback

- Steering Committee recommended no changes to the existing regulation, which is:
  - 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;

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# Subdistrict 1

## Development Regulations

Steering Committee and Staff recommended no changes to the existing regulations, which are:

- Dwelling unit density:
  - Maximum 160 dwelling units per acre.
- Floor area ratio:
  - Maximum floor area ratio is 2.0
- Height:
  - Maximum structure height is 90 feet.
- Lot coverage:
  - 80 percent.





# Subdistrict 1

## Parking Regulations

### Steering Committee Recommendation

- Central Area District 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



# Subdistrict 1

## Parking Regulations

### Staff Recommendation:

- Parking per Code or as defined in the PD
- Parking Reductions:
  - 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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# Subdistrict 1

## Legacy Building Parking Reductions

### Staff Recommendation

- Designated Legacy Buildings; and
- Additional buildings constructed before January 1, 1971 and meet 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.



# Subdistrict 1

## Legacy Building Parking Reduction

### CPC Suggestion:

- Designated Legacy Buildings; and
- Additional buildings constructed before January 1, 1971 and meet the following criteria:
  - a minimum of 50% of each original street-facing facade remains;
  - with at least 90% of re-purposed facade is transparent; and
  - no significant architectural feature or element may be removed or screened.



# Subdistrict 1

## Parking Regulations

### CPC Suggestion:

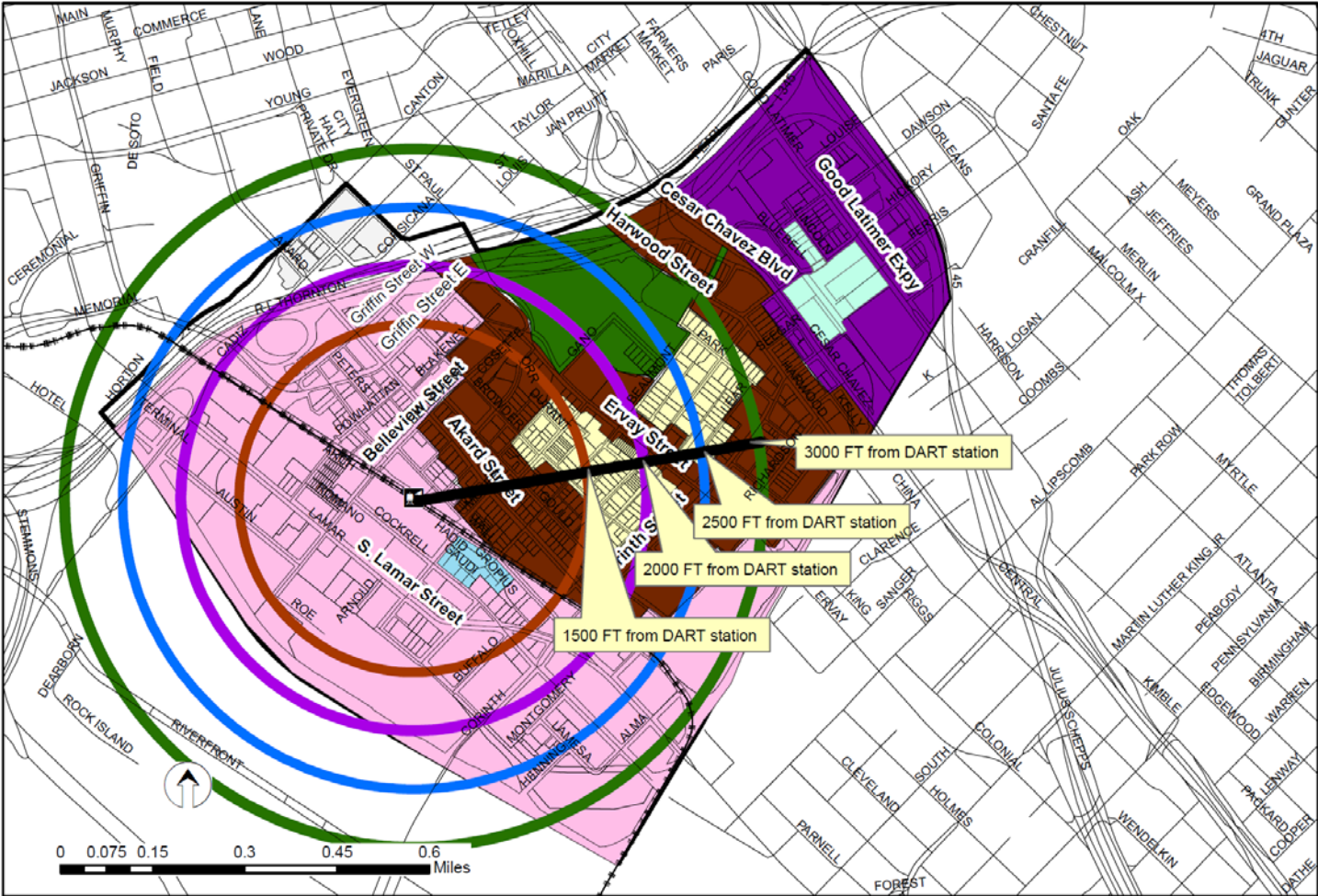
- Follow Staff Recommendations, except:
- Legacy Building Parking Reduction
  - Multi-family uses: For a legacy building used for or converted to a multi-family use, no off-street parking is required for the first 5 units
  - Restaurant uses. No off-street parking spaces are required for the first 5,000 square feet of floor area in a ground level
  - Inside Commercial Amusement. For an inside commercial amusement use other than dance hall uses, no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use
  - Retail-related uses or professional, personal service uses. No off-street parking spaces are required for the first 5,000 square feet of floor area in a ground level use in a retail-related use, or professional, personal service use
- Pedestrian Amenities parking reduction:
  - Parking for uses on a lot that are located within 2,000 feet of a Dallas Area Rapid Transit (DART) light rail station may be reduced by 40 percent if enhanced pedestrian amenities are provided

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# Pedestrian Amenities parking reduction

## CPC Suggestion



# Subdistrict 1

## Preservation Incentives – Existing Regulations

Steering Committee and Staff recommendation is no change to existing regulations which are:

- The development rights in a building may be transferred if:
  - I. building is a designated historic landmark in this district;
  - II. building is a contributing structure listed in the National Register of Historic Places; and
  - III. building has been restored within the past five years, and the total value of the building improvements exceeds 50 percent of the assessed value of the structure immediately prior to the restoration.
- The development rights may only be transferred to building sites in Subdistricts 2, 2D, and 3. There are no changes proposed to the current preservation incentives.
- Preservation Incentives will be applicable to any future designated historic landmark that meets the regulations.

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# Subdistrict 1

## Loading space for multifamily use

- Steering Committee recommended no change to current regulations which does not require a loading space for multifamily use
- Staff Recommendation:
  - A loading space for multifamily use
- CPC Suggestion:
  - multifamily use form 3-5 units: 0 off-street loading requirement
  - multifamily 6 units and up to 100,000 square feet - 1 small or medium size loading space is required
  - multifamily 100,001 square feet and above (100-300 K square feet) - 2 small or medium size loading space is required





# Subdistrict 1

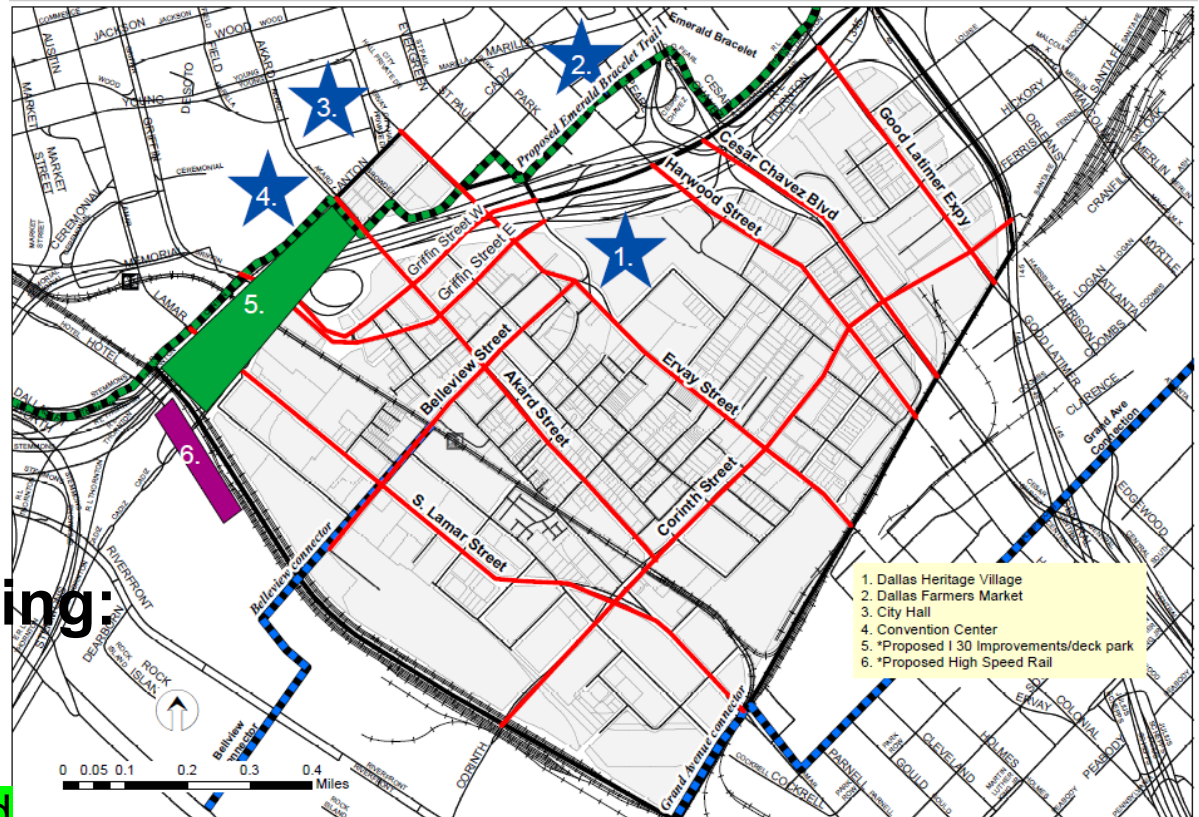
## Primary Streets

Steering Committee and Staff recommended

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

- **CPC suggested adding:**

- Belleview Street
- East Griffin Street
- West Griffin Street, and
- Sullivan Drive



# Subdistrict 1

## Primary Streets

- Primary Streets:
  - To promote connectivity and walkability to the downtown and surrounding attractions, the Steering Committee and Staff identified the following streets as the Primary Streets.
  - All streets are part of Dallas Thoroughfare Plan, except Sullivan Drive
- Staff Recommended Additional Regulations :
  - Sidewalk width of primary streets is 10 feet
  - Front yard setback (minimum 0; maximum 10)
  - Visibility Tringle
- **CPC Suggestion:**
  - Urban Form Setback: Structures over 54 feet in height shall have an additional 20 foot urban form front yard setback at primary streets.
  - For corner lots, urban form setback required on both street frontages.

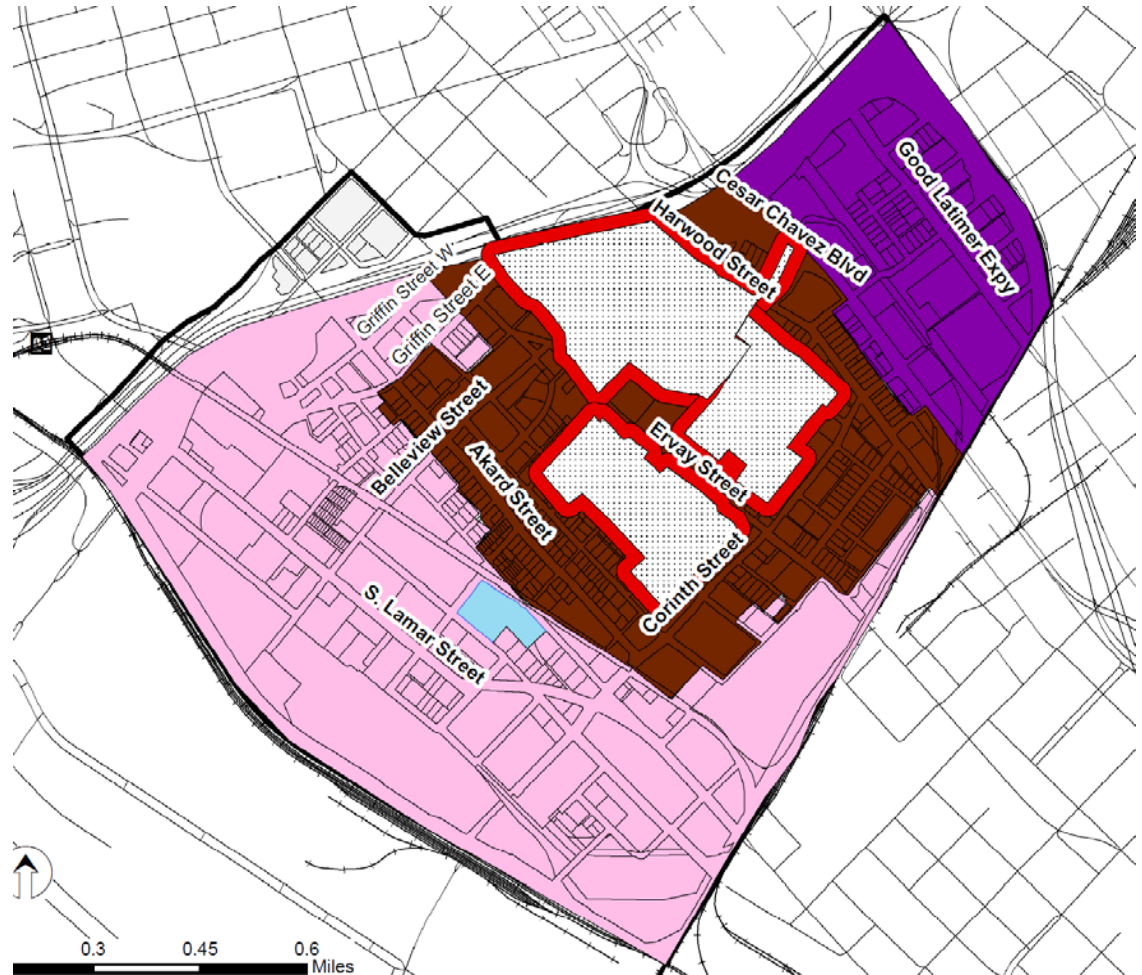


# Subdistrict 1

## Height Overlay

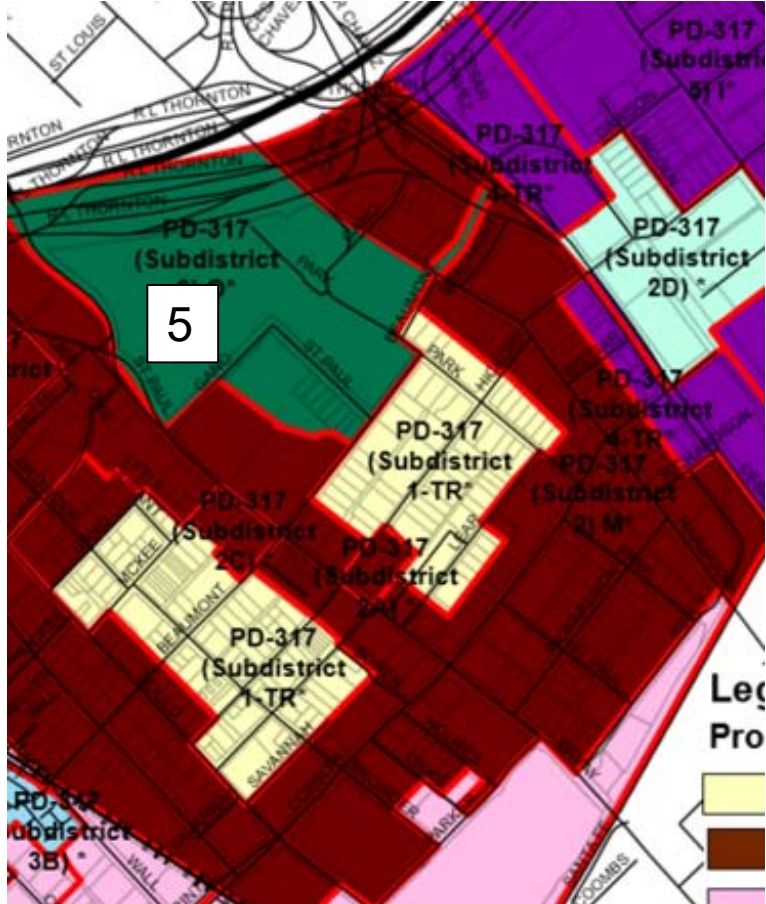
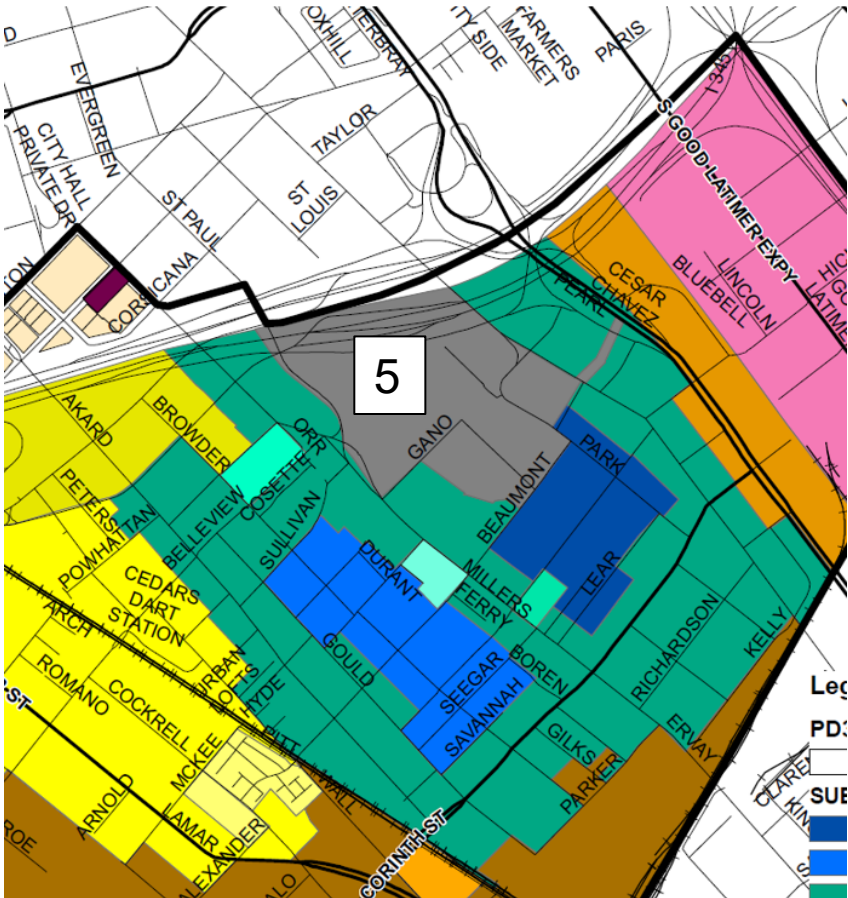
Steering Committee and Staff Recommended:

- 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.
- **CPC Suggestion:** No portion of any balcony or opening that faces Subdistrict 1, may penetrate or be located above 54 ft.

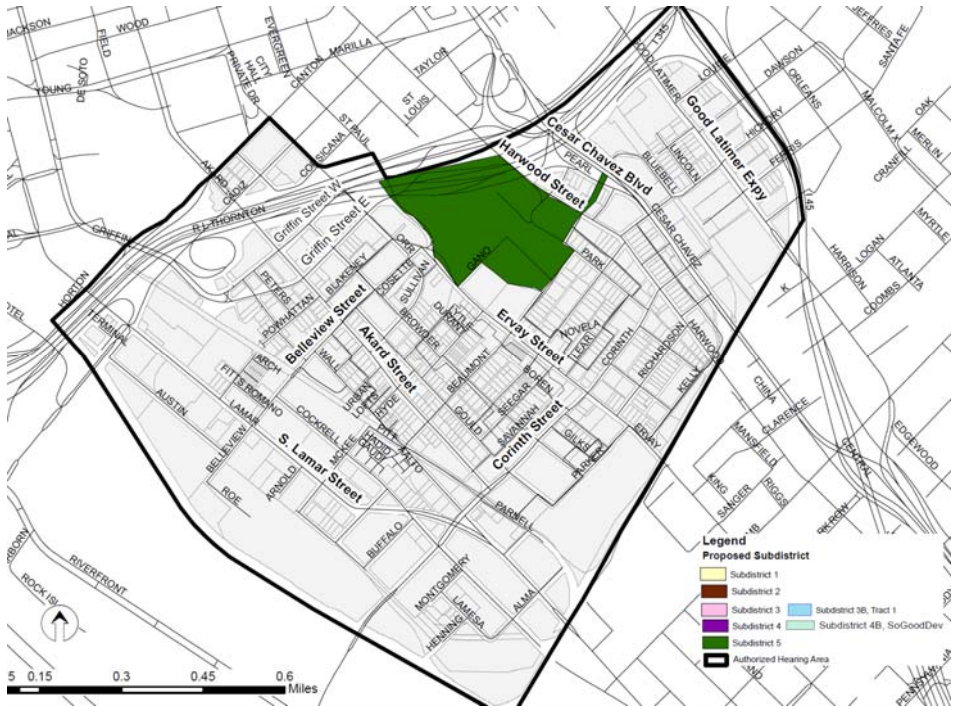


# Subdistrict 5

## Comparison Map: Existing and Proposed Map



# Subdistrict 5 (Old City Park Institutional)



**Purpose:**  
 This subdistrict is intended to encourage the preservation of open space and the development of compatible institutional, residential, and retail land uses; and to protect the city institution of Old City Park.

The Steering Committee recommended renaming existing Subdistrict 6 to new Subdistrict 5. There are no changes proposed to the existing regulations.

# Subdistrict 5

## Uses

### 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 [By authorization BO]

### Institutional and community service uses

- Church
- Community service center [SUP]
- Library, art gallery, or museum
- Public or private school [SUP]

### Lodging uses

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

### Residential uses.

- **Duplex.**
- **Handicapped group dwelling**
- **Multifamily**

- **Single family.**
- **Retirement housing**

### Miscellaneous uses

- Carnival or circus
- Temporary construction or sales office. [By authorization BO]

### Office uses

- Office

### Recreation use

- Public park, playground, or golf course

### Residential uses

- None permitted

### Retail and personal service uses

- Commercial amusement (inside). [SUP]
- **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 [SUP/RAR]
- Police or fire station
- Post office.
- Utility or government installation other than listed [SUP]

### 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

Steering Committee and Staff recommended no changes to the existing regulations, which are:

- 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.



## Subdistrict 5

### Parking Regulations

#### Steering Committee Recommendation

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  - 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
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  - single family and duplex uses park per Division 51A-4.200





# Subdistrict 5

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## Subdistrict 5

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## Parking Regulations

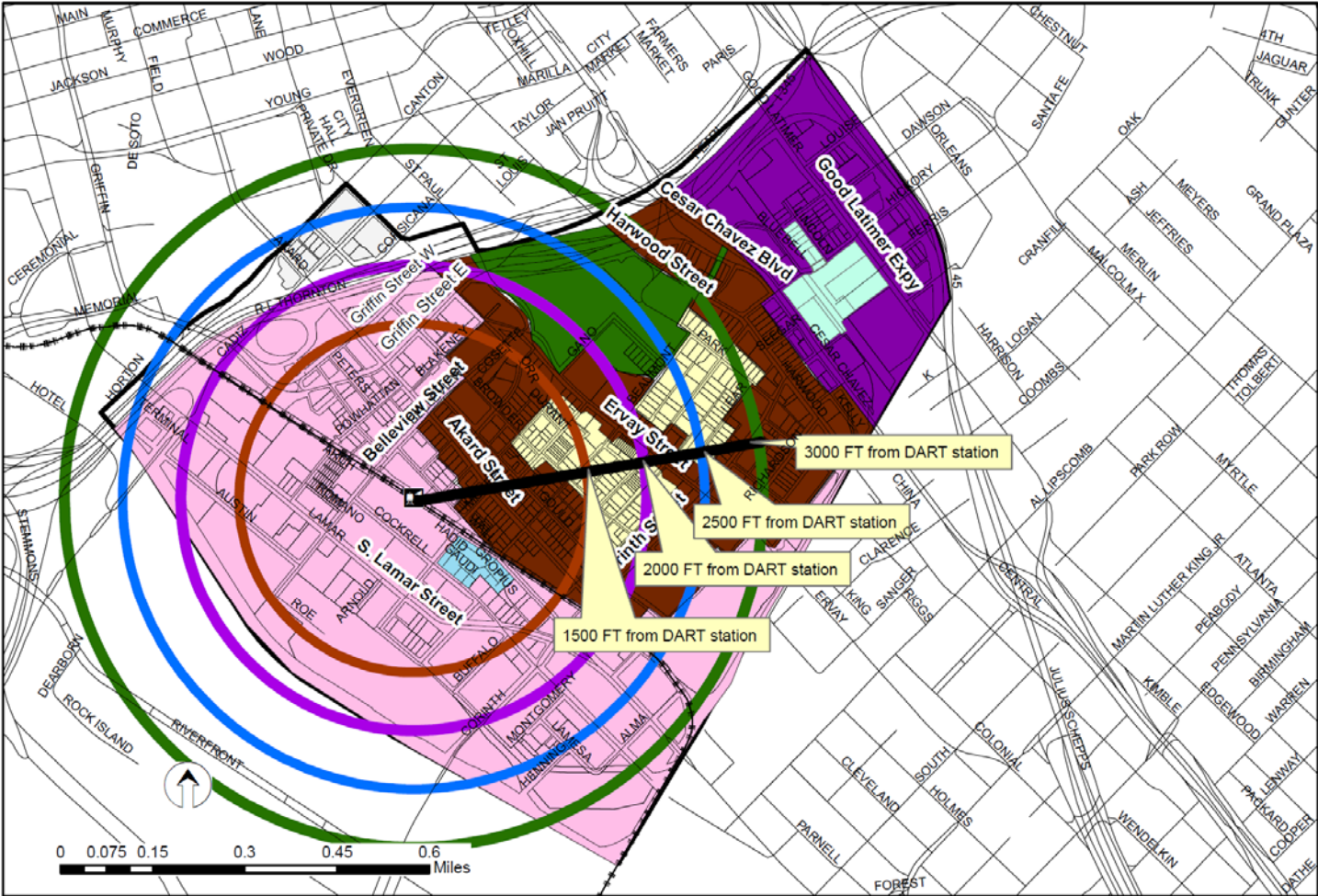
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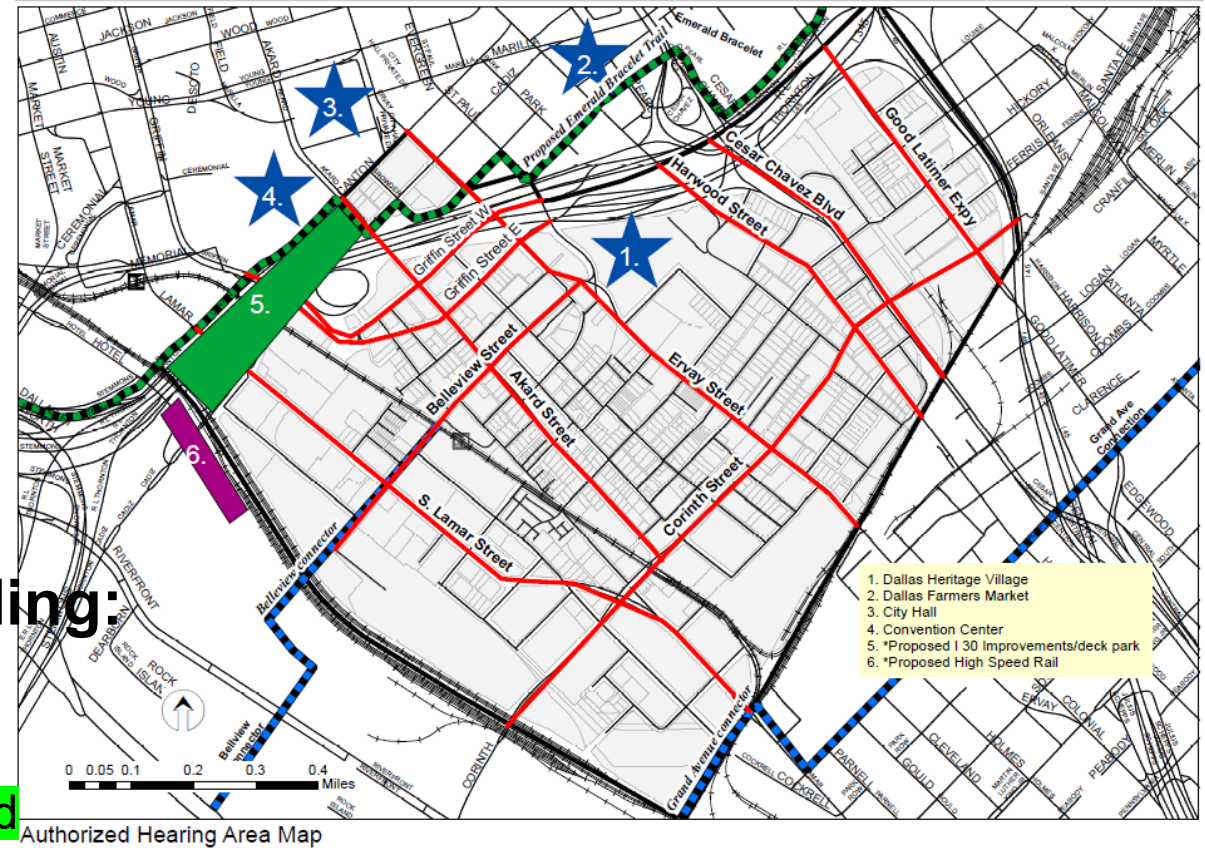
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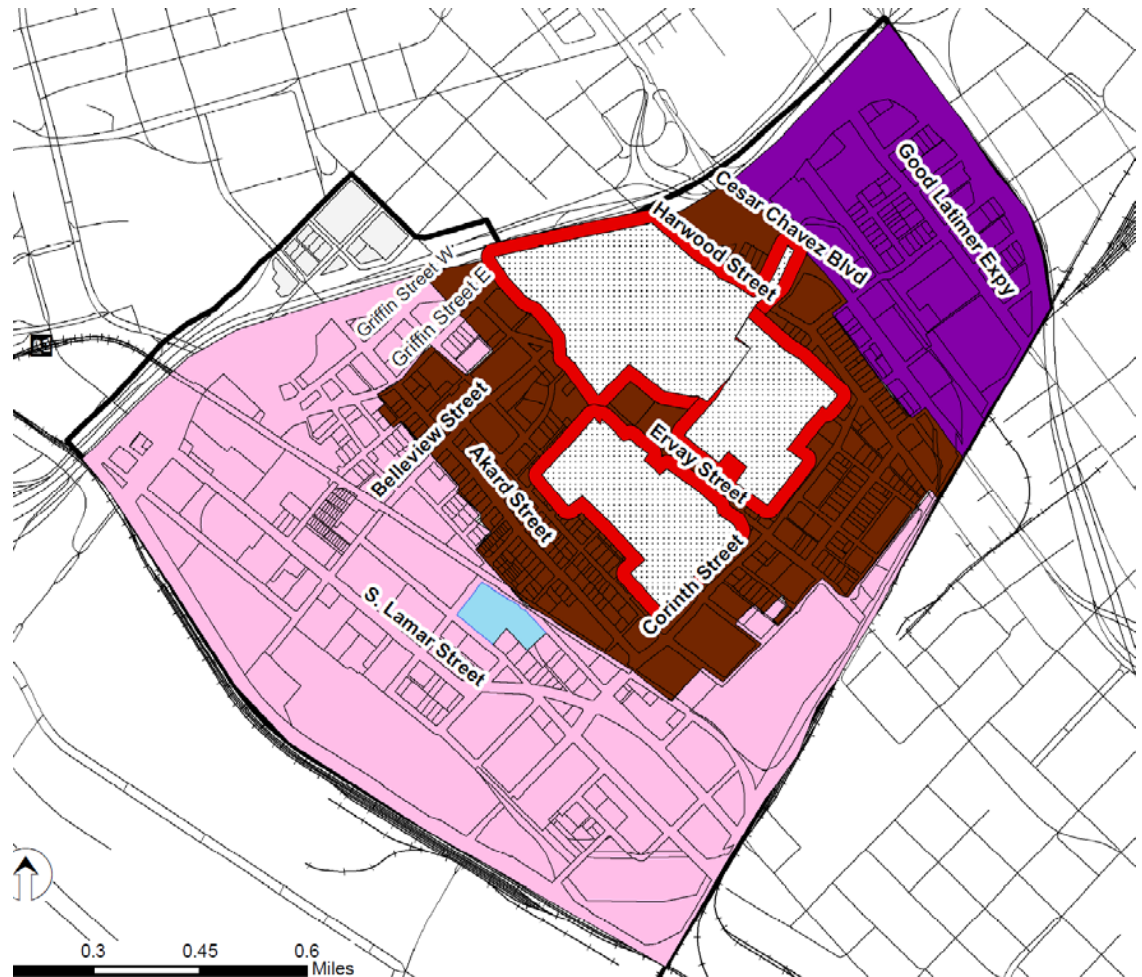


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