

Z167-311

Authorized Hearing PDD No. 317– Cedars

**City Planning Commission
(CPC) Briefing**

July 9, 2020

Vasavi Pilla

Senior Planner

***Sustainable Development
and Construction***

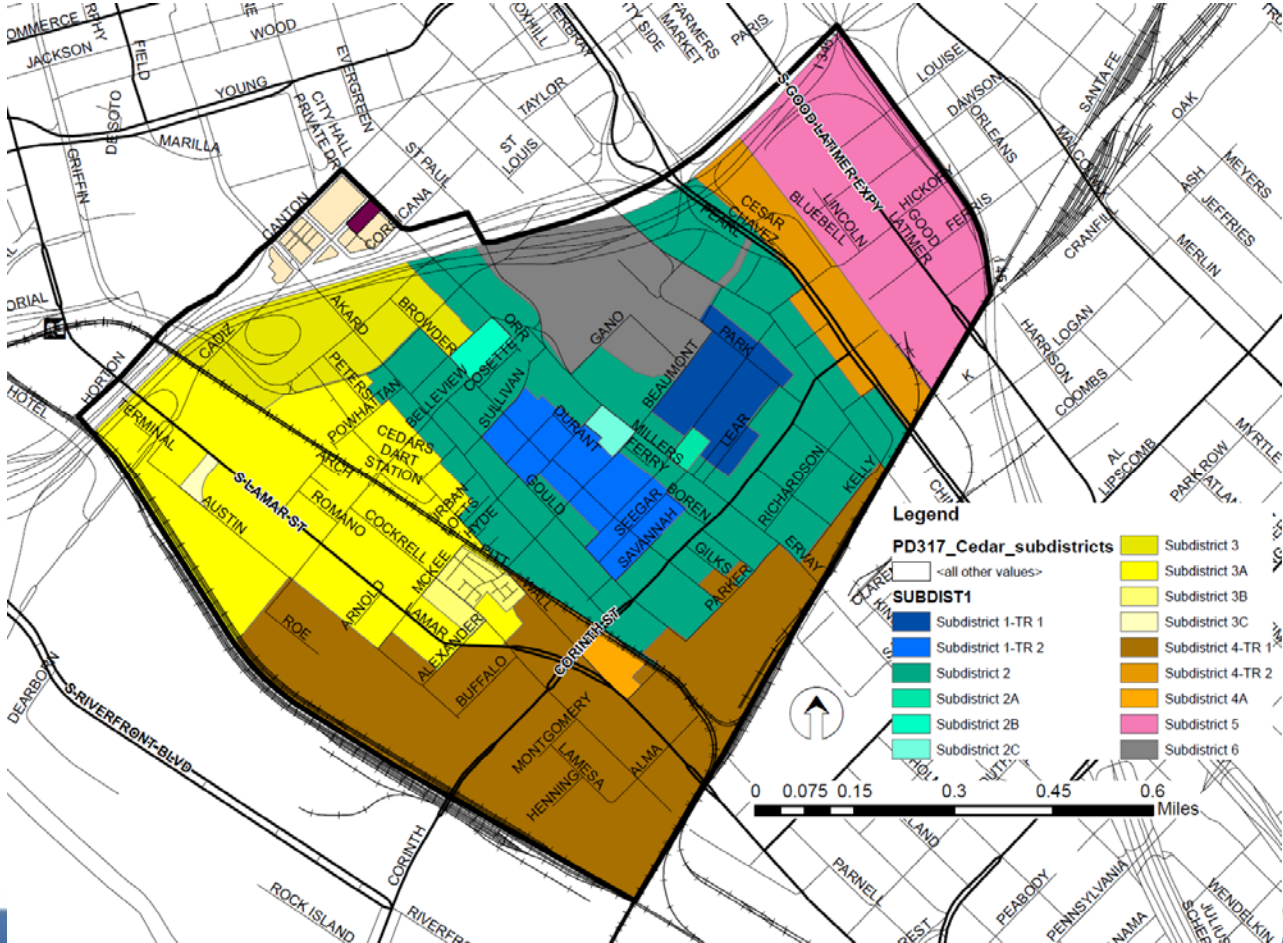


City of Dallas



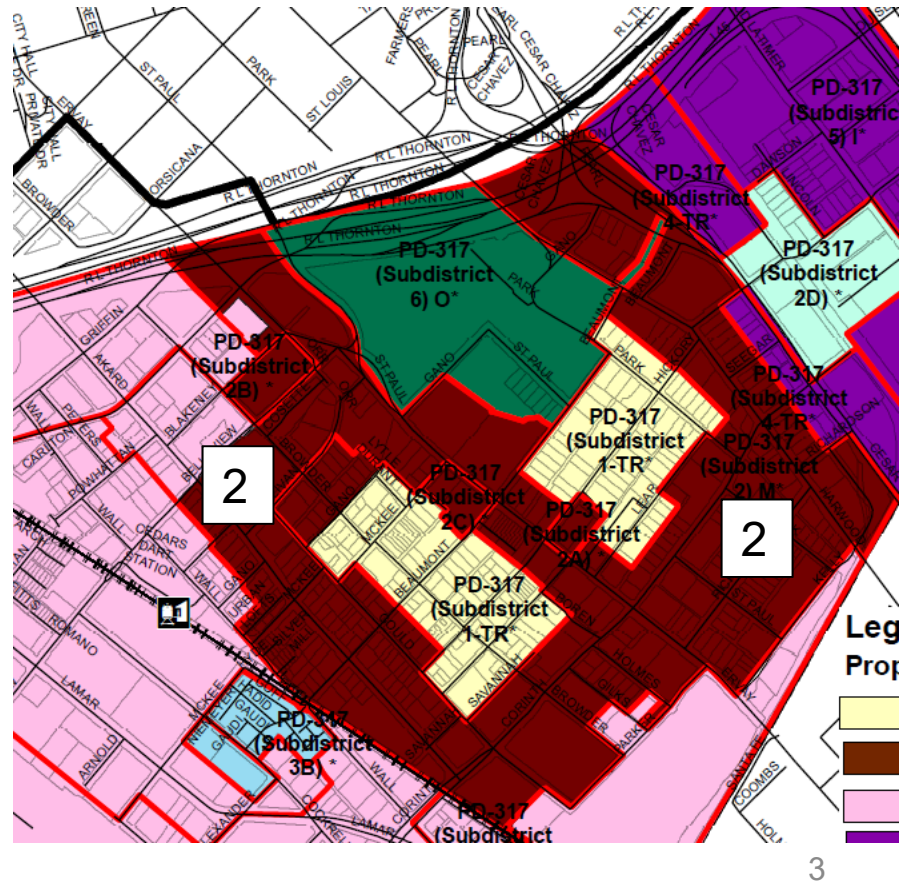
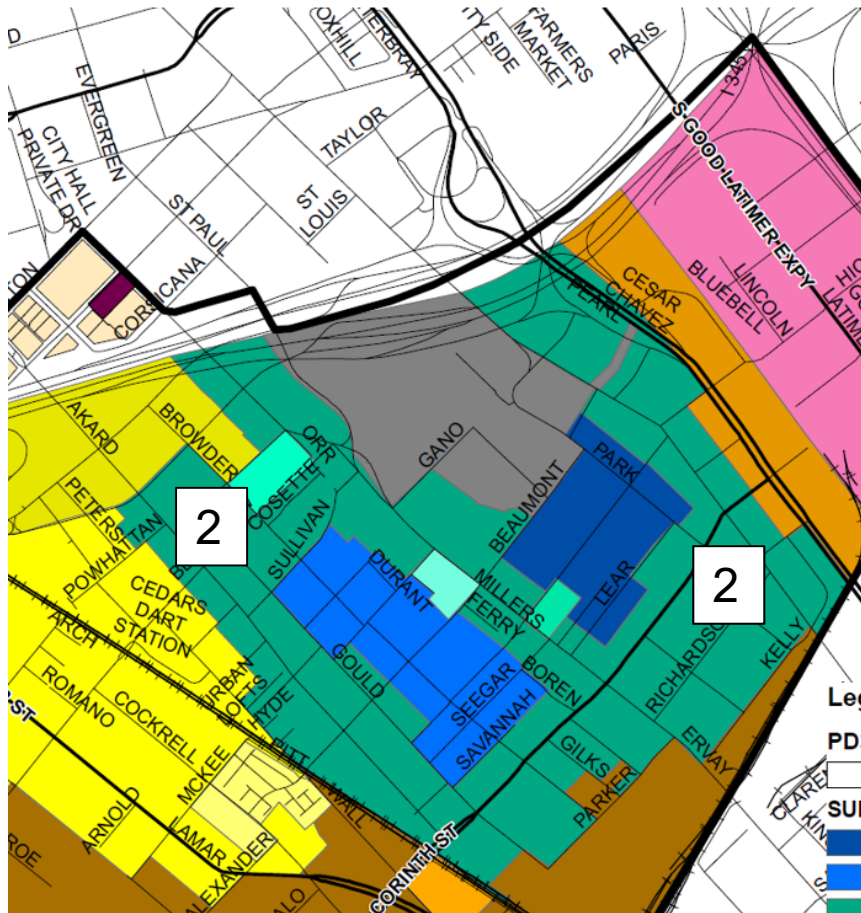
Existing Zoning

Authorized Hearing area



Subdistrict 2 and 2D

Comparison Map: Existing and Proposed Map



Subdistrict 2

Uses

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 (SUP)
- 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 (SUP)
- 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 (SUP and limited to 20,000 sq. ft)
- Bar, lounge, or tavern.
- Business school
- Car wash (SUP)
- 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



Subdistrict 2

Uses

Transportation uses

- Transit passenger shelter.
- Helistop [SUP, only in 2D]

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



Subdistrict 2

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 Items for further study:**
 - Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet;
 - For a Legacy Building, if a front yard is provided no setback is required;
 - All other streets must have a minimum setback of 5 feet and maximum setback of 8 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;
- **CPC Items for further study:**
 - For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.



Subdistrict 2

Open Space

- Park Land Dedication Ordinance:
 - Approved by the Dallas City Council on June 28, 2018.
 - To provide adequate park land and park amenities as the City grows for new residents without burdening existing taxpayers
 - Applicable when the development types within the table below experience a net-increase in density.
 - Each development type is accompanied with their respective unit of measurement for calculating the required amount(s) of land dedication and/or fees.

Comprehensive Fee Schedule	
Type of Development	Unit of Measurement
○ Single family or duplex	Dwelling Units
○ Multifamily (one bedroom or less)	Dwelling Units
○ Multifamily (two or more bedrooms)	Dwelling Units
○ College dormitory, fraternity, or sorority house	Sleeping Rooms
○ Hotel and Motel	Guest Rooms

Subdistrict 2

Development Regulations

Subdistrict 2					
	Current	Steering Comm	Staff Rec	CPC Items for further study	
FAR	2	2	20	6	FAR 3; FAR 4 with 5% Open Space
	2A				
	2B				
	2C				
Height	2	54	unlimited	300	180
	2A				
	2B				
	2C				
Lot coverage	2	80%	100%	80%	80%
	2A				
	2B				
	2C				

Subdistrict 2

Mixed Income Housing Development Bonus (Staff Rec and CPC Items for further study)

Subdistrict 2								
	Base		Bonus					
	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study
			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	3	7	4	8	5	9	6
FAR Bonus (5% Open Space)		4		5		6		7
Lot Coverage	80%	80%	85%	85%	85%	85%	85%	85%
Height	300 feet	180 feet	300 feet	180 feet	400 feet	240 feet	400 feet	300 feet

High-Speed Rail Bonus

Staff Recommendation

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.
- **CPC Items for further study:** Mixed Use Project, for the purpose of this section, a development must contain uses in three or more of the Lodging, Office, Residential, Retail and personal service uses. Except for residential uses, the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project: (A) 10% or more for Lodging use; (B) 15% or more for Office use; (C) Not to exceed 50% for Residential; (D) 5% or more of 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%

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Subdistrict 2

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 2

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 2

Legacy Building Parking Reductions

Staff Recommendation

- Designated Legacy Buildings; and
- 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 2

Legacy Building Parking Reduction

CPC Items for further study:

- Designated Legacy Buildings; and
- 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 façade is transparent; and
 - no significant architectural feature or element may be removed or screened.
 - 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.

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Subdistrict 2

Parking Regulations

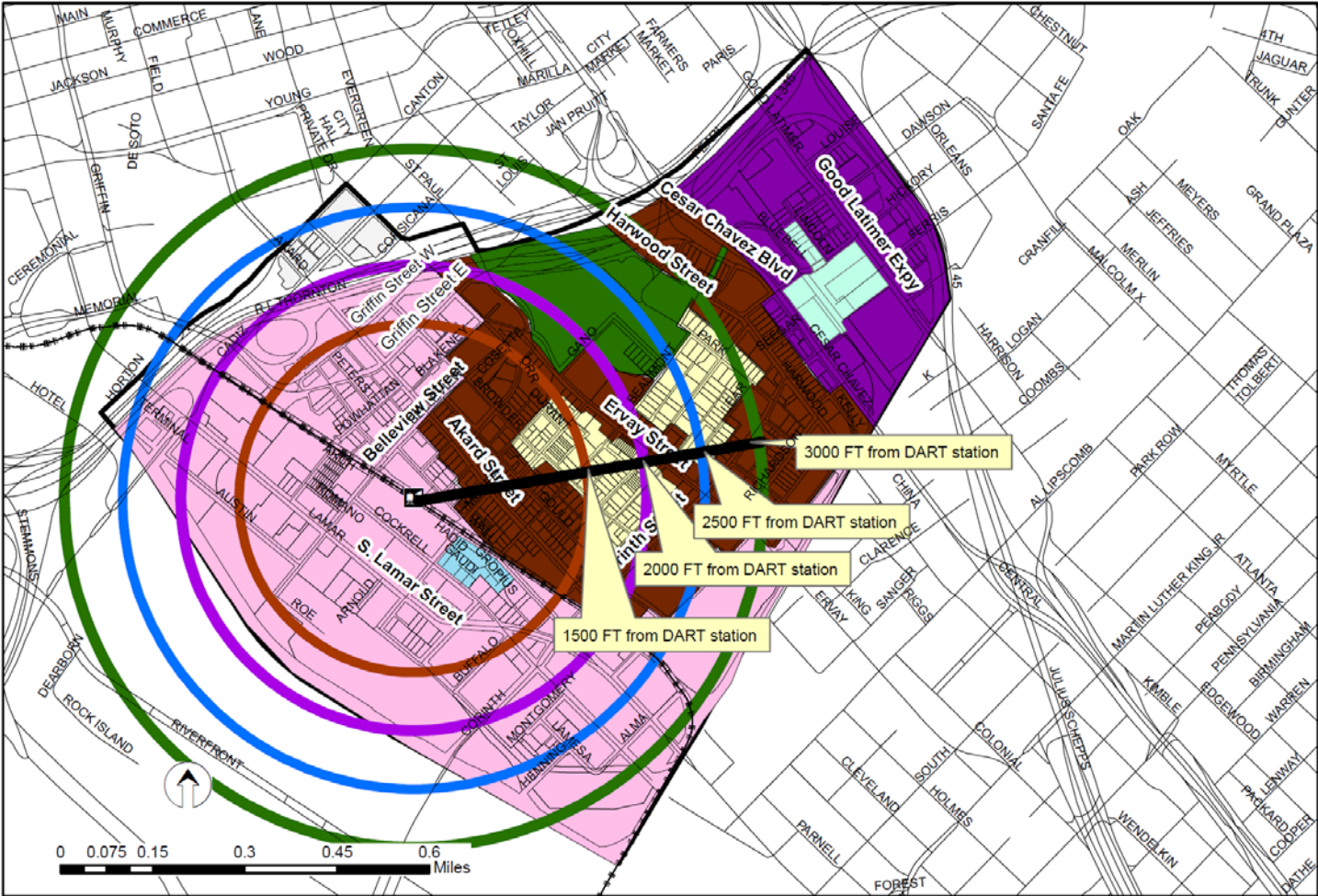
CPC Items for further study:

- 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



Pedestrian Amenities parking reduction

CPC Items for further study



Subdistrict 2

Pedestrian Amenities Parking Reduction

- A higher standard of improvements in the enhanced pedestrian amenities area (30 feet from the curb, accessible to the public at all times).
- Enhanced pedestrian amenities must be located on the lot or in the parkway abutting the lot receiving amenities credit.
- Amenities:
 - A minimum of one large or medium tree per 25 feet of frontage in the pedestrian amenities area per Article X.
 - Enhanced Sidewalks:
 - For lots fronting on Primary Streets and Akard Street, Bellevue Street, East Griffin Street, West Griffin Street, and Lamar Street, a minimum sidewalk width of 10 feet must be provided.
 - For lots fronting on both sides of Primary Streets a minimum sidewalk width of 10 feet must be provided.
 - For lots fronting on all other streets, a minimum sidewalk width of eight feet must be provided.
 - Canopies and awnings for a minimum of 20 percent of the street facing facade width.
 - Optional amenities: Flag Pole, Public Art, Tree or shrub planter, water fountain, newspaper racks.
 - Pedestrian street lamps. A minimum of one per 50 feet of frontage in the pedestrian amenities area.
 - Bicycle parking racks. A minimum of 5 bicycle parking spaces per 100 foot of frontage in the pedestrian amenities area.
 - Benches. A minimum of one per 100 feet of frontage in the pedestrian amenities area.
 - Trash receptacles. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

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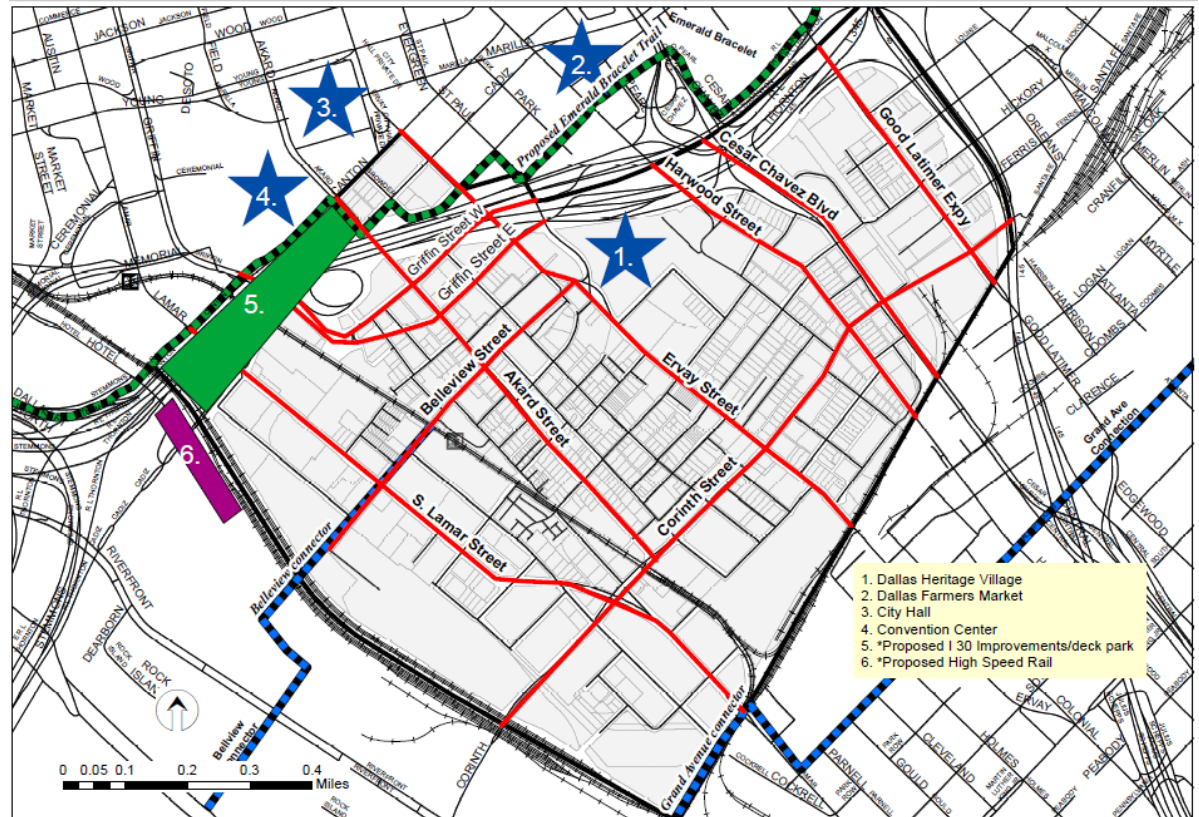


Subdistrict 2

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 Items for further study to add:**
 - Belleview Street
 - East Griffin Street
 - West Griffin Street, and
 - Sullivan Drive



Authorized Hearing Area Map

Subdistrict 2

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 Items for further study:**
 - 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.
 - Design Elements are encouraged



Subdistrict 2

Primary Streets

- **CPC Items for further study:**
 - At least two of the following Design Elements are required to be incorporated in the new construction or major modification on a building facing primary streets.
 - Arcades
 - Galleries
 - Awnings
 - Balconies
 - Stoops
 - Front porches
 - Dormers
 - Transparency
 - Special Lighting



Subdistrict 2

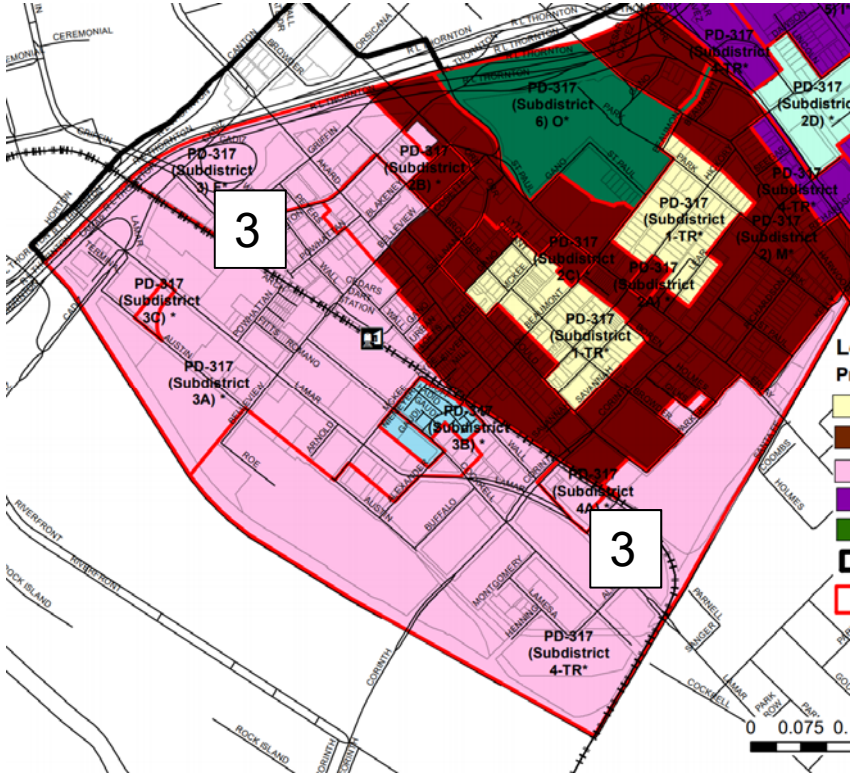
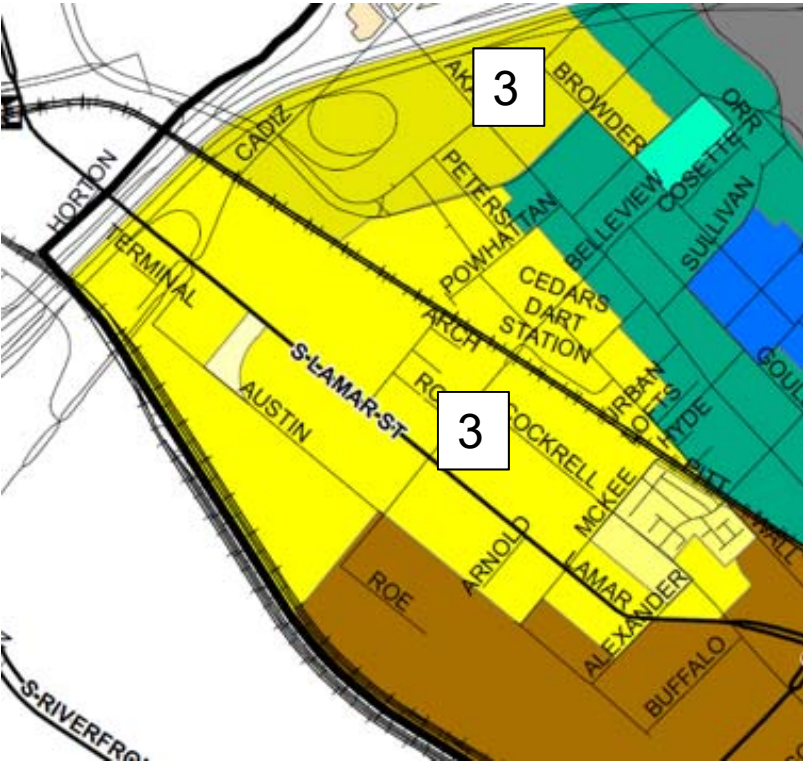
Signs

- **CPC Items for further study:**
 - Attached and detached signs are allowed:
 - Arcade Sign
 - Awning Sign
 - Marquee signs



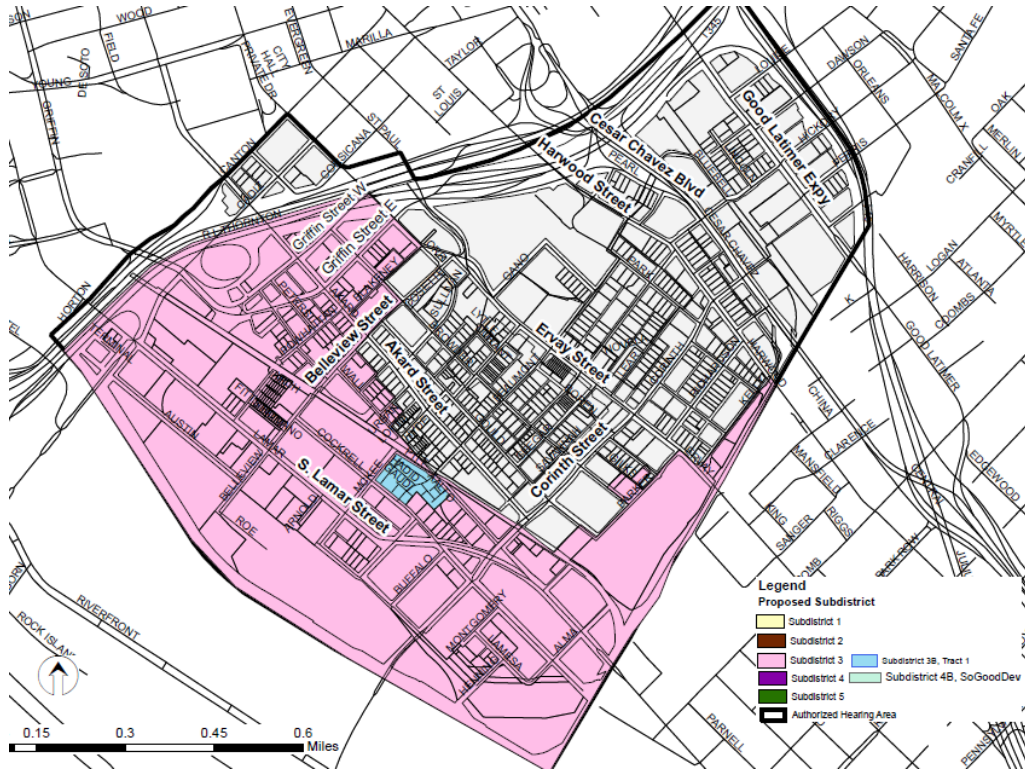
Subdistrict 3

Comparison Map: Existing and Proposed Map



PDD No. 317

Subdistrict 3 and 3B, Freeway-oriented High Density Mixed Use



Purpose:

This subdistrict is intended to encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

The Steering Committee recommended to combine the existing Subdistricts 3, 3A, 3C, Subdistrict 4 tract 1, and Subdistrict 4A into new Subdistrict 3.

Subdistrict 3

Uses

Agricultural uses.

- Urban Garden.

Commercial and business service uses

- Building repair and maintenance shop
- Bus or rail transit vehicle maintenance or storage facility
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing
- Machinery, heavy equipment, or truck sales and services
- Machine or welding shop
- Tool or equipment rental
- Vehicle or engine repair or maintenance (limited to a maximum of 20,000 sq.ft of floor area)
- Medical or scientific laboratory
- Technical school.
- Catering service [R]
- Commercial engraving and etching facility [SUP]

Industrial uses.

- Art or craft production facility
- Alcohol beverage manufacturing [SUP]
- Seafood processing plant
- Temporary concrete or asphalt batching plant [By BO authorization]
- Industrial (inside) light manufacturing

Institutional and community service uses

- Child-care facility [SUP]
- Cemetery or mausoleum
- Church.
- College, university, or seminary [SUP]
- Community service center [SUP]
- Convalescent and nursing homes and related institutions [SUP]
- Convent or monastery [SUP]
- 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 [By BO authorization]
- Temporary construction or sales office.

Office uses.

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

Recreation uses

- Country club with private membership
- 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.

- Ambulance Service
- Animal shelter or clinic without outside run.
- Auto service center [SUP and limited to 20,000 sq.ft]
- Bar, lounge, or tavern [SUP]
- Business school
- Car wash [SUP]
- Commercial amusement (inside) [SUP]
- Commercial parking lot or garage
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.



Subdistrict 3

Uses

- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Home improvement center, lumber, brick, or building materials sales yard (limited to 20,000 sq. ft)
- Liquor store [SUP]
- Microbrewery, micro distillery, and winery
- ~~Mortuary, funeral home, or commercial wedding chapel.~~
- Motor vehicle fueling station [SUP]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service [DIR]
- Restaurant without drive-in or drive-through service.
- Surface Parking
- Temporary retail use
- Theater
- Vehicle display, sales, and service (limited to 20,000 sq. ft)

Transportation uses

- ~~Commercial bus station and terminal.~~
- Heliport
- ~~Helistop~~
- Railroad passenger station [SUP]
- Transit passenger shelter
- Transit passenger station or transfer center [SUP]

Utility and public service uses.

- Commercial radio or TV transmitting station.
- Electrical substation [SUP]
- Local utilities [SUP/RAR]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower
- Tower/antenna for cellular communication [SUP]
- Utility or government installation other than listed [SUP]
- Utility or government service center

Wholesale, distribution, and storage uses

- ~~Auto auction~~
- ~~Contractor's maintenance yard.~~
- Mini-warehouse
- Petroleum product storage & wholesale
- ~~Outside storage (with visual screening)~~
- Office showroom/warehouse
- Recycling drop-off container
- Recycling center [SUP]
- ~~Recycling collection center~~
- 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 [SUP]
- Accessory medical/infectious waste incinerator [SUP]
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower Home occupation [SUP].
- Home occupation
- Live unit
- Occasional sales (garage sales).
- Swimming pool (private).
- Pedestrian skybridges [SUP]



Subdistrict 3

Development Regulations

- Front Yard Setback

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 - 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;
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Subdistrict 3

Open Space

- Park Land Dedication Ordinance:
 - Approved by the Dallas City Council on June 28, 2018.
 - To provide adequate park land and park amenities as the City grows for new residents without burdening existing taxpayers
 - Applicable when the development types within the table below experience a net-increase in density.
 - Each development type is accompanied with their respective unit of measurement for calculating the required amount(s) of land dedication and/or fees.

Comprehensive Fee Schedule	
Type of Development	Unit of Measurement
○ Single family or duplex	Dwelling Units
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○ Multifamily (two or more bedrooms)	Dwelling Units
○ College dormitory, fraternity, or sorority house	Sleeping Rooms
○ Hotel and Motel	Guest Rooms

Subdistrict 3

Development Regulations

Subdistrict 3					
	Current		Steering Comm	Staff Rec	CPC Items for further study
FAR	3	4	20	6	6 with 5% for open space
	3A	4			
	3C	4			
	4 (tract 1)	1			
	4A	1			
Height	3	270	unlimited	300	300
	3A	90			
	3C	90			
	4 (tract 1)	70			
	4A	70			
Lot coverage	3	80%	100%	80%	80%
	3A*	100%			
	3C	80%			
	4 (tract 1)	80%			
	4A	80%			
*A lot in the subdistrict with frontage on Lamar Street or Belleview Street is permitted 100% lot coverage if they meet the pedestrian amenity requirements.					

Subdistrict 3

Mixed Income Housing Development Bonus (Staff Rec)

Subdistrict 3				
	Base	Bonus		
		5% units at 51-60%	5% units at 51-60% and 5% units at 61-80%	5% units 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
CPC Items for further study - 5% of the building site is reserved for the Open Space				

High-Speed Rail Bonus

Staff Recommendation

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.
- **CPC Items for further study:** Mixed Use Project, for the purpose of this section, a development must contain uses in three or more of the Lodging, Office, Residential, Retail and personal service uses. Except for residential uses, the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project: (A) 10% or more for Lodging use; (B) 15% or more for Office use; (C) Not to exceed 50% for Residential; (D) 5% or more of 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%

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Subdistrict 3

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 3

Parking Regulations

Staff Recommendation:

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



Subdistrict 3

Legacy Building Parking Reductions

Staff Recommendation

- Designated Legacy Buildings; and
- 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 3

Legacy Building Parking Reduction

CPC Items for further study:

- Designated Legacy Buildings; and
- 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.
 - 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.

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Subdistrict 3

Parking Regulations

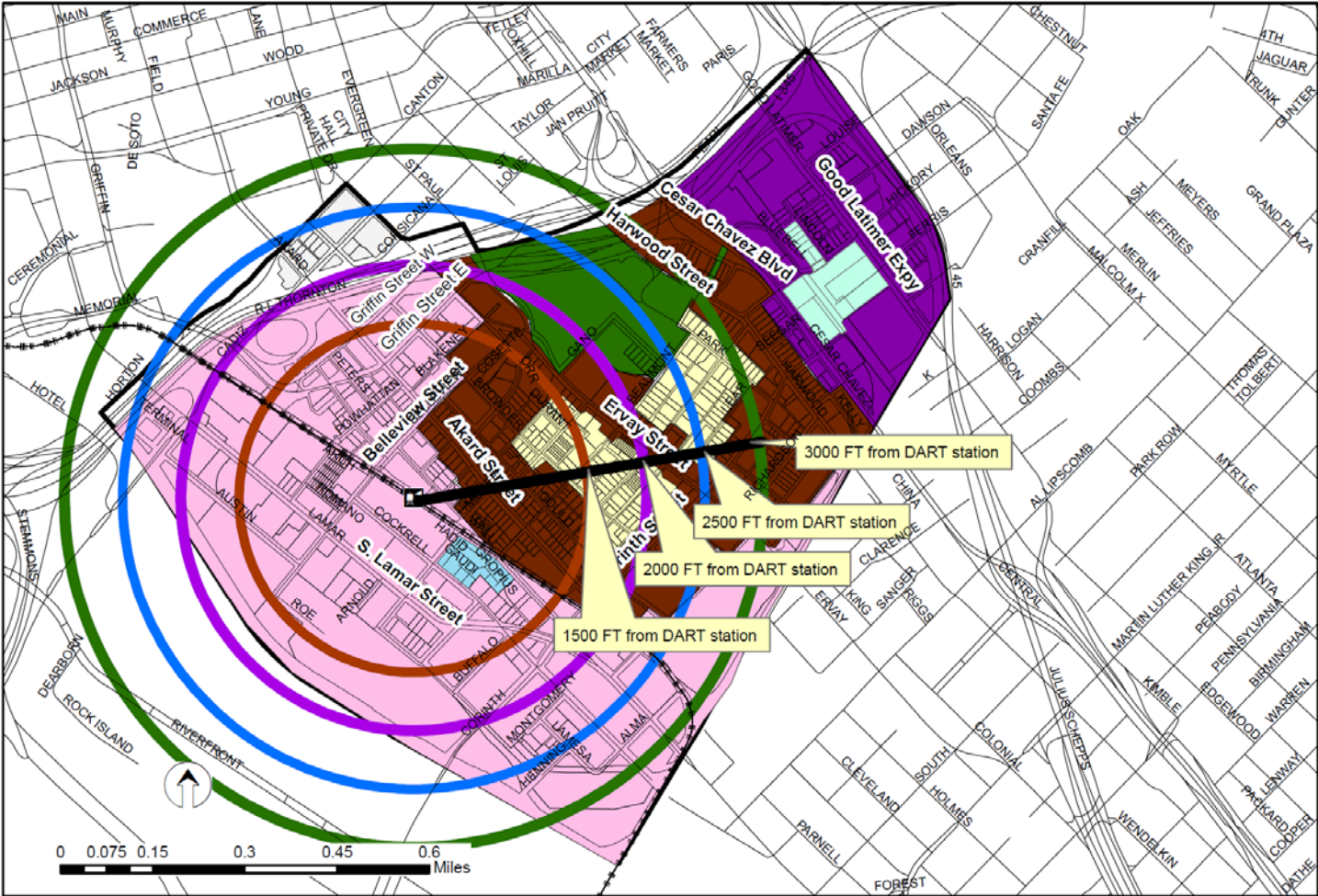
CPC Items for further study:

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- 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
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 - 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



Pedestrian Amenities parking reduction

CPC Items for further study



Subdistrict 3

Pedestrian Amenities Parking Reduction

- A higher standard of improvements in the enhanced pedestrian amenities area (30 feet from the curb, accessible to the public at all times).
- Enhanced pedestrian amenities must be located on the lot or in the parkway abutting the lot receiving amenities credit.
- Amenities:
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 - Benches. A minimum of one per 100 feet of frontage in the pedestrian amenities area.
 - Trash receptacles. A minimum of one per 100 feet of frontage in the pedestrian amenities area.

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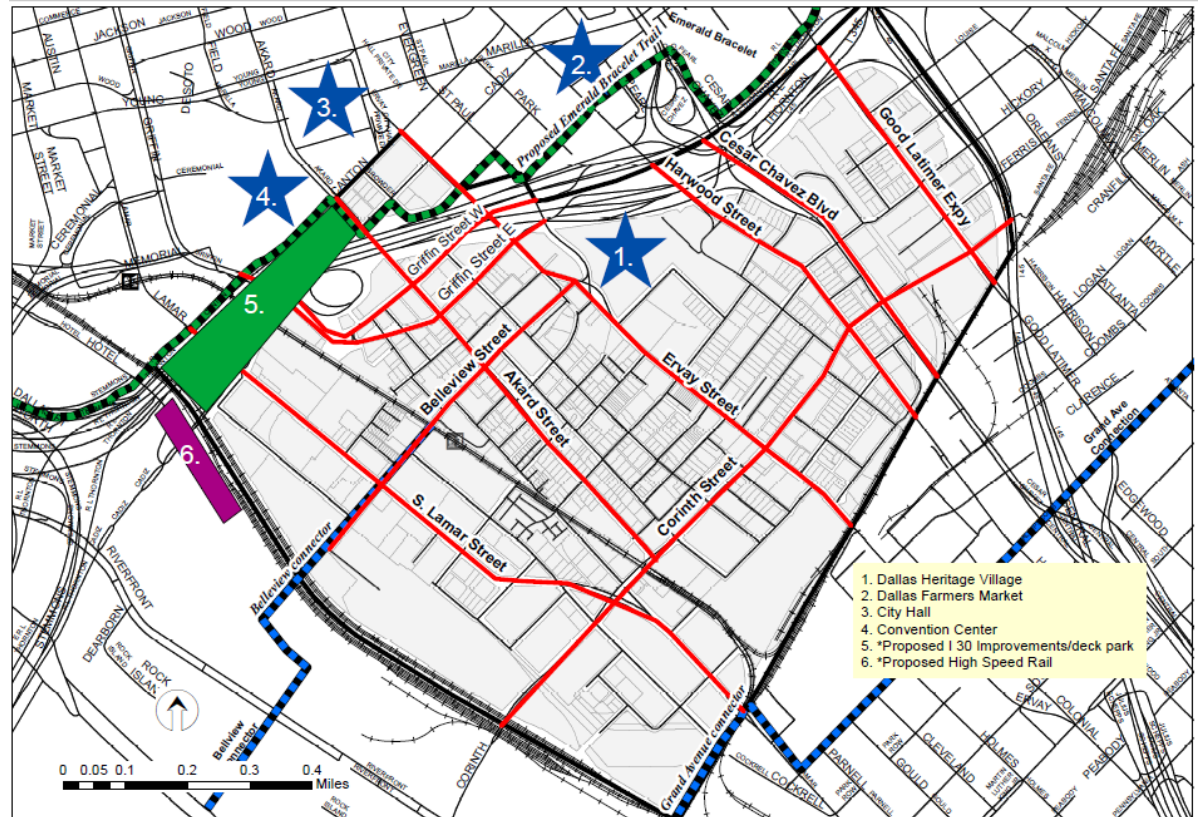


Subdistrict 3

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** Items for further study to add:
 - Belleview Street
 - East Griffin Street
 - West Griffin Street, and
 - Sullivan Drive



Authorized Hearing Area Map

Subdistrict 3

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 Items for further study:**
 - 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.
 - Design Elements are encouraged



Subdistrict 3

Primary Streets

- **CPC Items for further study:**
 - At least two of the following Design Elements are required to be incorporated in the new construction or major modification on a building facing primary streets.
 - Arcades
 - Galleries
 - Awnings
 - Balconies
 - Stoops
 - Front porches
 - Dormers
 - Transparency
 - Special Lighting



Subdistrict 3

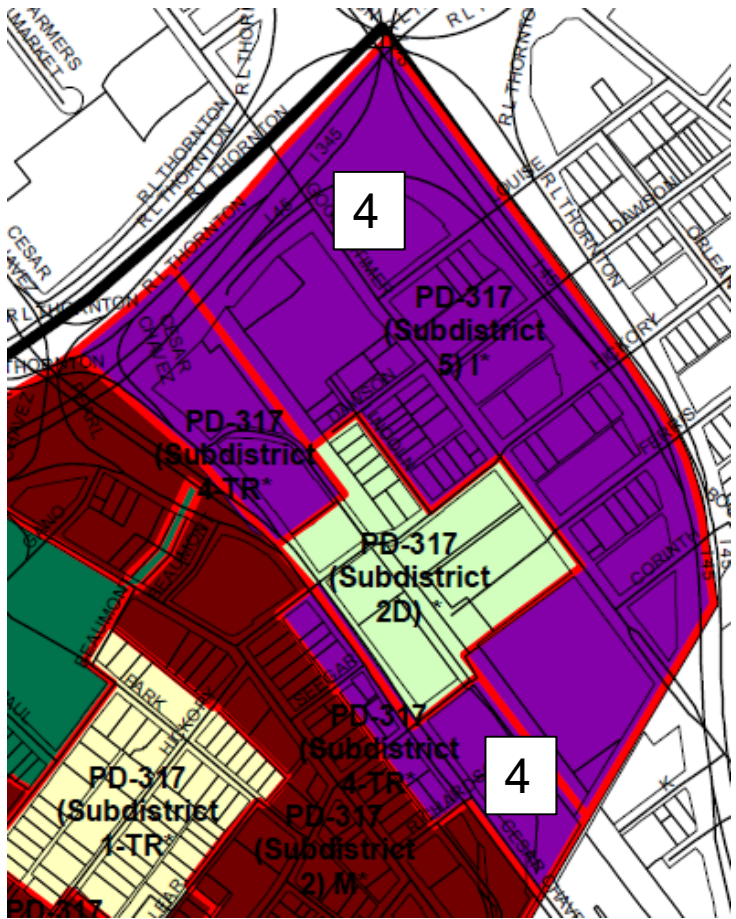
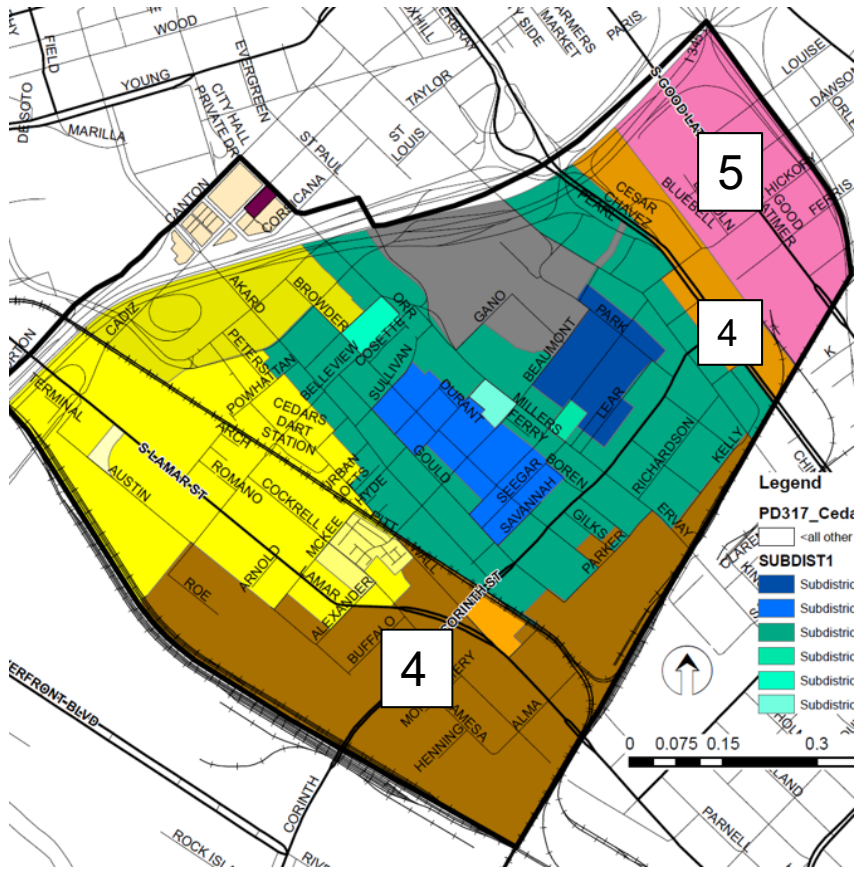
Signs

- **CPC Items for further study:**
 - Attached and detached signs are allowed:
 - Arcade Sign
 - Awning Sign
 - Marquee signs



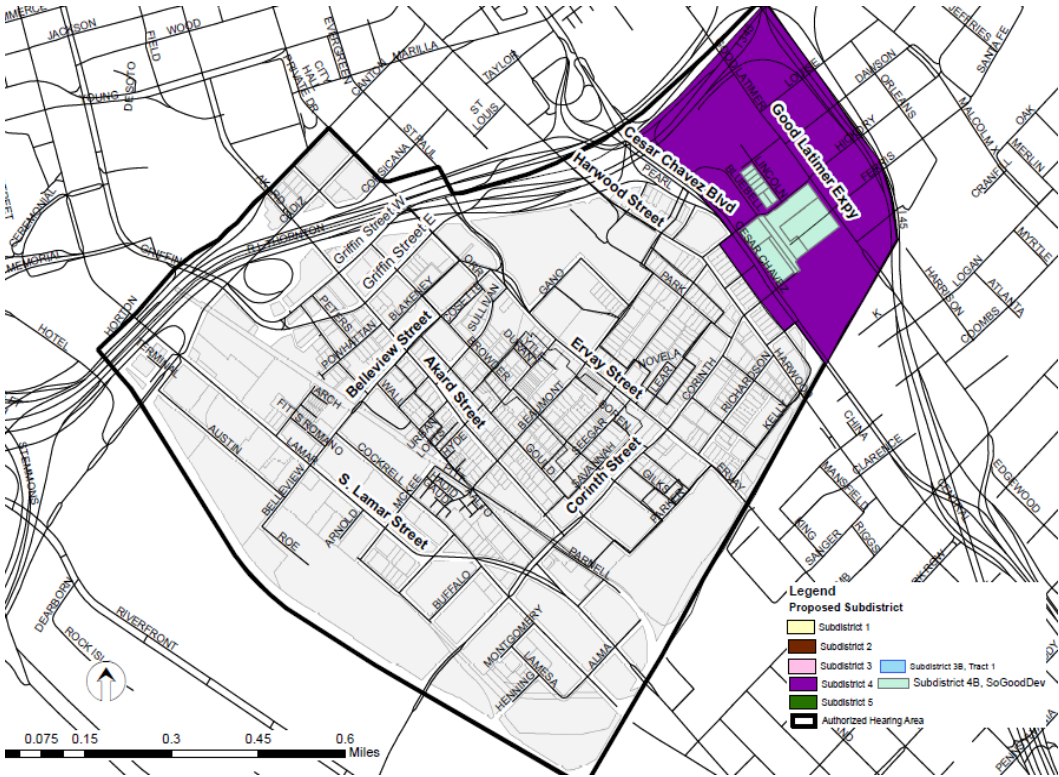
Subdistrict 4

Comparison Map: Existing and Proposed Map



PDD No. 317

Subdistrict 4 (Warehouse/Residential Transition)



Purpose:
 This subdistrict is intended to accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

The Steering Committee recommended to combine the existing Subdistrict 4 tract 2 and Subdistrict 5 into a new 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 (limited 20,000 sq. ft.)**
- **Labor Hall**

Industrial uses

- **Alcohol beverage manufacturing (SUP)**
- Art or craft production facility
- Industrial (inside) for light manufacturing

- **Industrial (inside) (if this is potentially incompatible, it is permitted by SUP only)**
- **Industrial (outside) (potentially incompatible use not permitted)**
- **Metal salvage facility (SUP)**
- Temporary concrete or asphalt batching plant [By authorization of the BO]

Institutional and community service uses

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

Lodging uses

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

Miscellaneous uses

- Carnival or circus (temporary) [By authorization of the BO]
- Temporary construction or sales office

Office uses

- Financial institution without drive-in window
- Financial institution with drive-in

- window [SUP]
- 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 [SUP]
- Business school
- Car wash [SUP]
- Commercial amusement (inside) [SUP]
- 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 (SUP)**
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Personal service uses.
- Restaurant with drive-in or drive-through service [DIR]
- Restaurant without drive-in or drive-through service.
- **Surface Parking**
- **Taxidermist**
- Temporary retail use
- Theater
- Vehicle display, sales, and service



Uses

Subdistrict 4

Transportation uses.

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

Utility and public service uses

- Commercial radio or television transmitting station
- Electrical substation
- Local utilities [SUP/RAR]
- 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.~~
- ~~Freight terminal~~
- ~~Mini-warehouse~~
- ~~Petroleum product storage & wholesale [SUP]~~
- Office showroom/warehouse
- Outside storage (with visual screening)
- Recycling center [SUP]

- 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 [SUP]
- Accessory outside display of merchandise
- Accessory outside storage
- Accessory pathological waste incinerator [SUP]
- Amateur communication tower
- ~~Day Home~~
- Home occupation
- Live unit
- Occasional sales (garage sales)
- Swimming pool (private).
- Pedestrian skybridges [SUP]



Subdistrict 4

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 Items for further study:**
 - Front yard facing the primary street must have a minimum setback of 5 feet and maximum setback of 10 feet;
 - For a Legacy Building, if a front yard is provided no setback is required;
 - All other streets must have a minimum setback of 5 feet and maximum setback of 8 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;
- **CPC Items for further study:**
 - For any structure above 45 feet in height, an additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet. This is not required if the total side or rear yard setback greater than 30 feet.

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Subdistrict 4

Open Space

- Park Land Dedication Ordinance:
 - Approved by the Dallas City Council on June 28, 2018.
 - To provide adequate park land and park amenities as the City grows for new residents without burdening existing taxpayers
 - Applicable when the development types within the table below experience a net-increase in density.
 - Each development type is accompanied with their respective unit of measurement for calculating the required amount(s) of land dedication and/or fees.

Comprehensive Fee Schedule	
Type of Development	Unit of Measurement
○ Single family or duplex	Dwelling Units
○ Multifamily (one bedroom or less)	Dwelling Units
○ Multifamily (two or more bedrooms)	Dwelling Units
○ College dormitory, fraternity, or sorority house	Sleeping Rooms
○ Hotel and Motel	Guest Rooms

- Open space requirements (*under review*)

Subdistrict 4

Development Regulations

Subdistrict 4					
	Current		Steering Comm	Staff Rec	CPC Items for further study
FAR	4 (tract 2, 3)	1	20	6	FAR 3; FAR 4 with 5% Open Space
	5	1			
Height	4 (tract 2, 3)	70	unlimited	300	180
	5	70			
Lot coverage	4 (tract 2, 3)	80%	100%	80%	80%
	5	80%			

Subdistrict 4

Mixed Income Housing Development Bonus (Staff Rec and CPC Items for further study)

Subdistrict 4								
	Base		Bonus					
	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study	Staff Rec	CPC Items for further study
			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	3	7	4	8	5	9	6
FAR Bonus		4		5		6		7
Lot Coverage	80%	80%	85%	85%	85%	85%	85%	85%
Height	300 feet	180 feet	300 feet	180 feet	400 feet	240 feet	400 feet	300 feet

Subdistrict 4

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 4

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



Subdistrict 4

Legacy Building Parking Reductions

Staff Recommendation

- Designated Legacy Buildings; and
- 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 4

Legacy Building Parking Reduction

CPC Items for further study:

- Designated Legacy Buildings; and
- 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 façade is transparent; and
 - no significant architectural feature or element may be removed or screened.
 - 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.

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Subdistrict 4

Parking Regulations

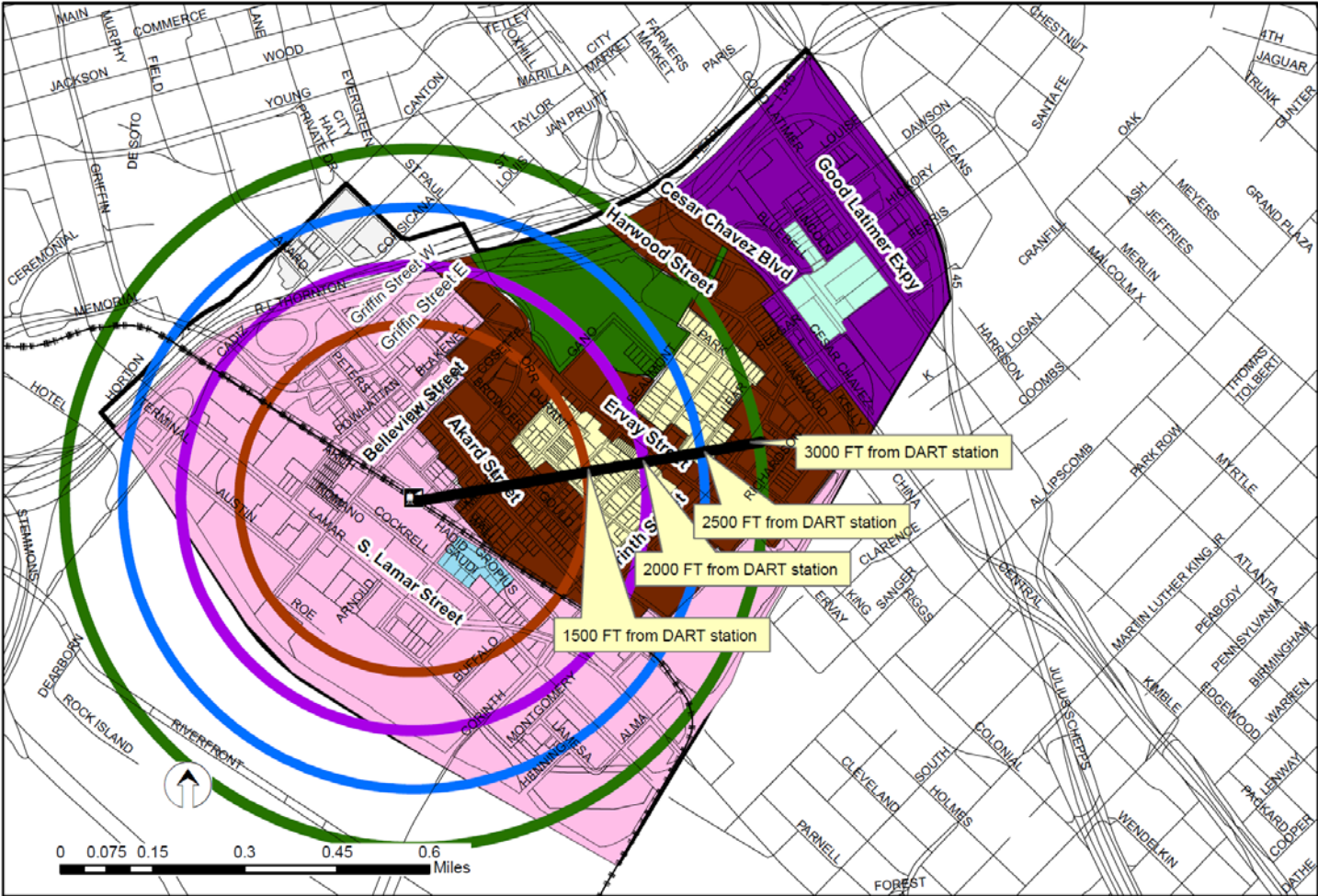
CPC Items for further study:

- Follow Staff Recommendations, except:
- Legacy Building Parking Reduction
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 - Restaurant uses. No off-street parking spaces are required for the first 5,000 square feet of floor area in a ground level
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CPC Items for further study



Subdistrict 4

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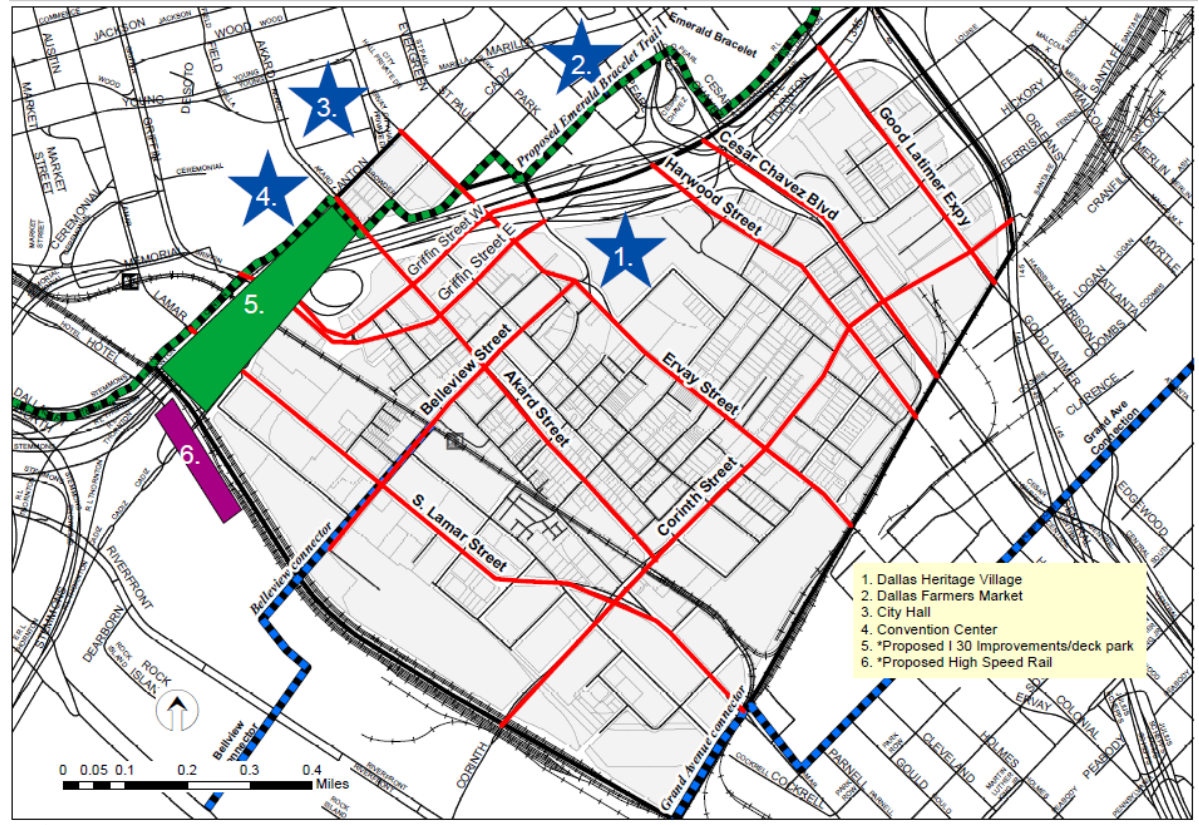


Subdistrict 4

Primary Streets

Steering Committee and Staff recommended

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Authorized Hearing Area Map

Subdistrict 4

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Subdistrict 4

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Subdistrict 4

Signs

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 - Marquee signs



Z167-311

Authorized Hearing PDD No. 317– Cedars

**City Planning Commission
(CPC) Hearing**

July 9, 2020

Vasavi Pilla

Senior Planner

***Sustainable Development
and Construction***



City of Dallas

