

# PD 521 Authorized Hearing

**Community Meeting**  
**January 10, 2019**

**Nathan Warren**  
**Senior Planner**

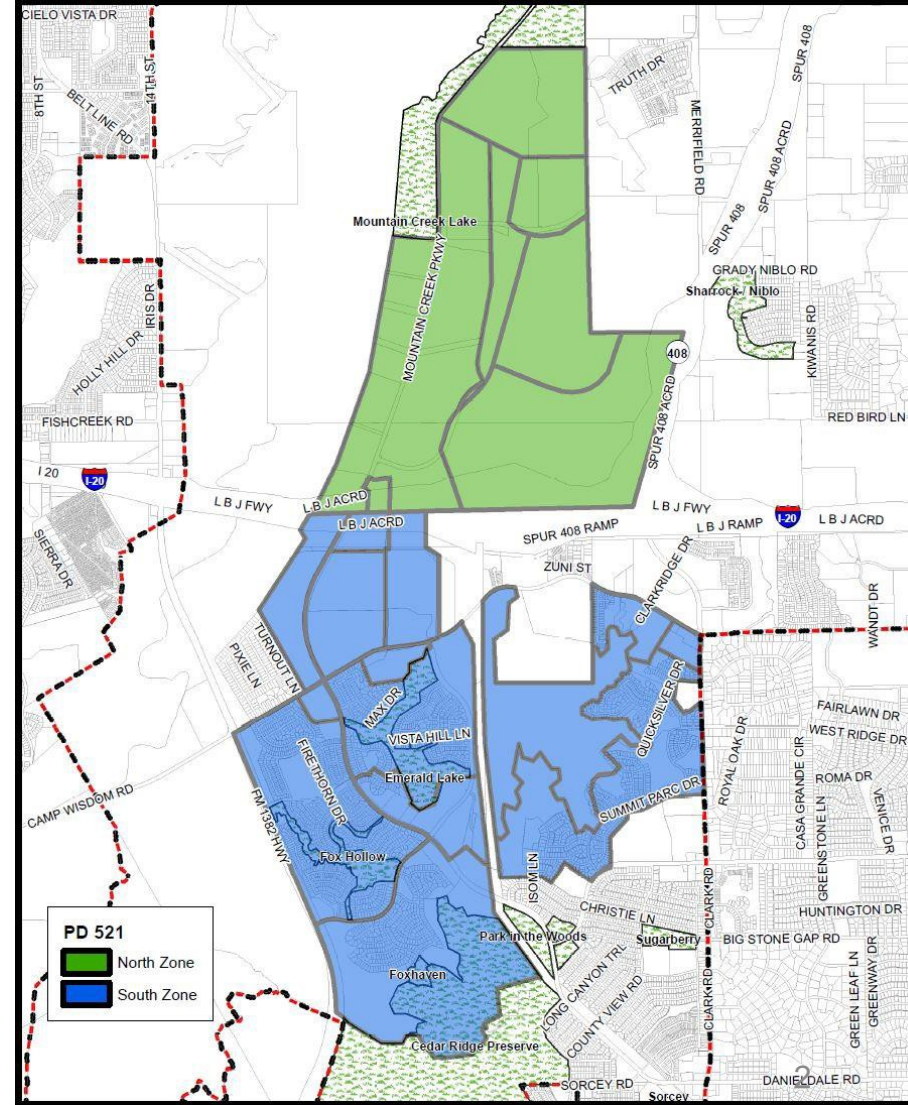
**Sustainable Development and  
Construction Department**



**City of Dallas**

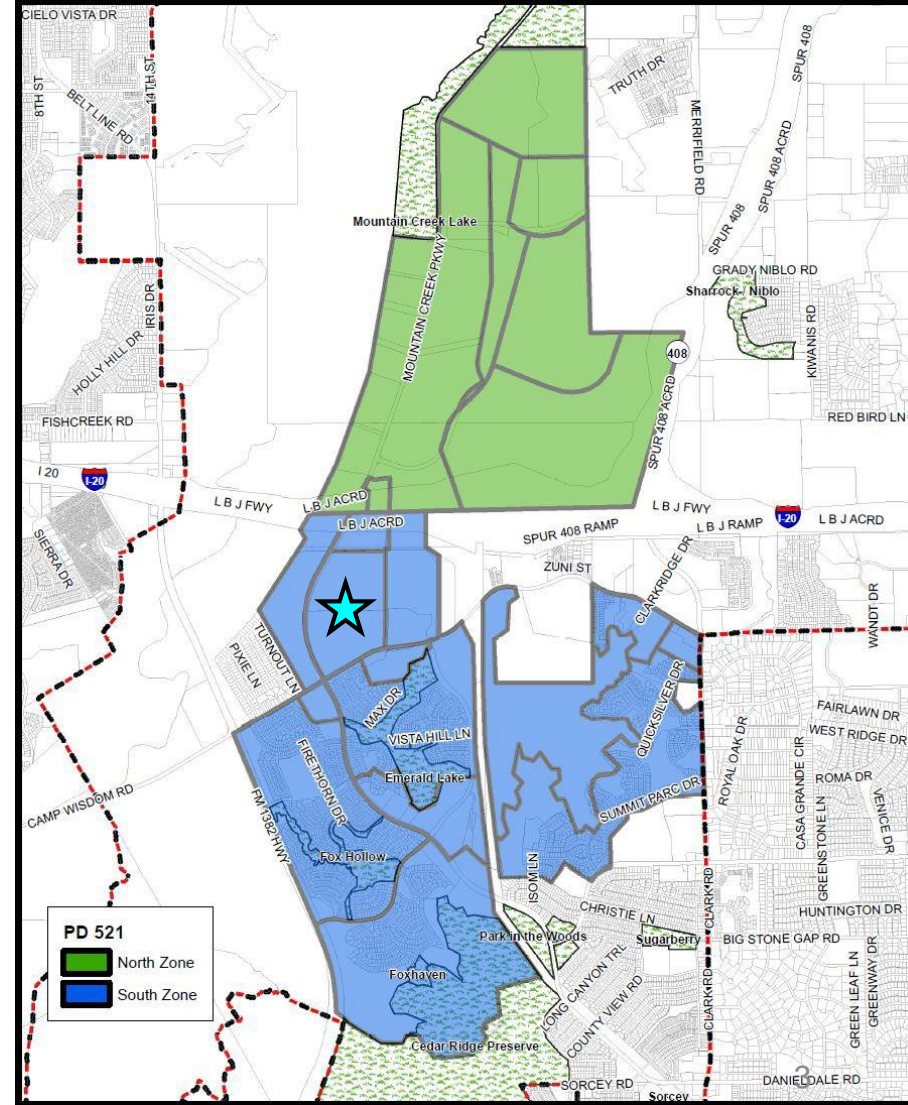
# PD 521 - Background

- PD No. 521 was established by the Dallas City Council on November 11, 1998
- Generally located along both sides of Interstate Highway 20 between Spur 408 and Clark Road on the east and Mountain Creek Parkway and FM 1382 on the west
- Approximately 2,924 acres



# PD 521 - Background

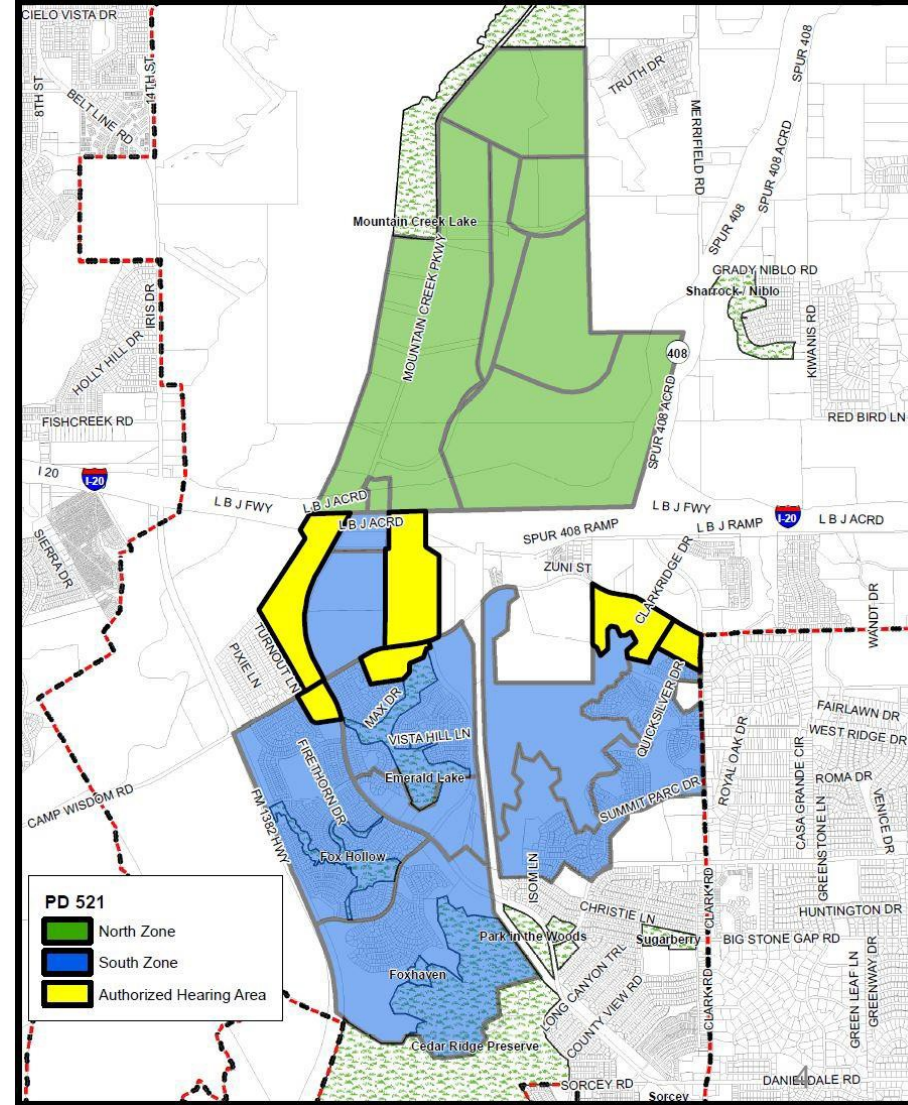
- January 2017 the First Industrial zoning case was approved amending subdistrict boundaries and a number of development regulations.



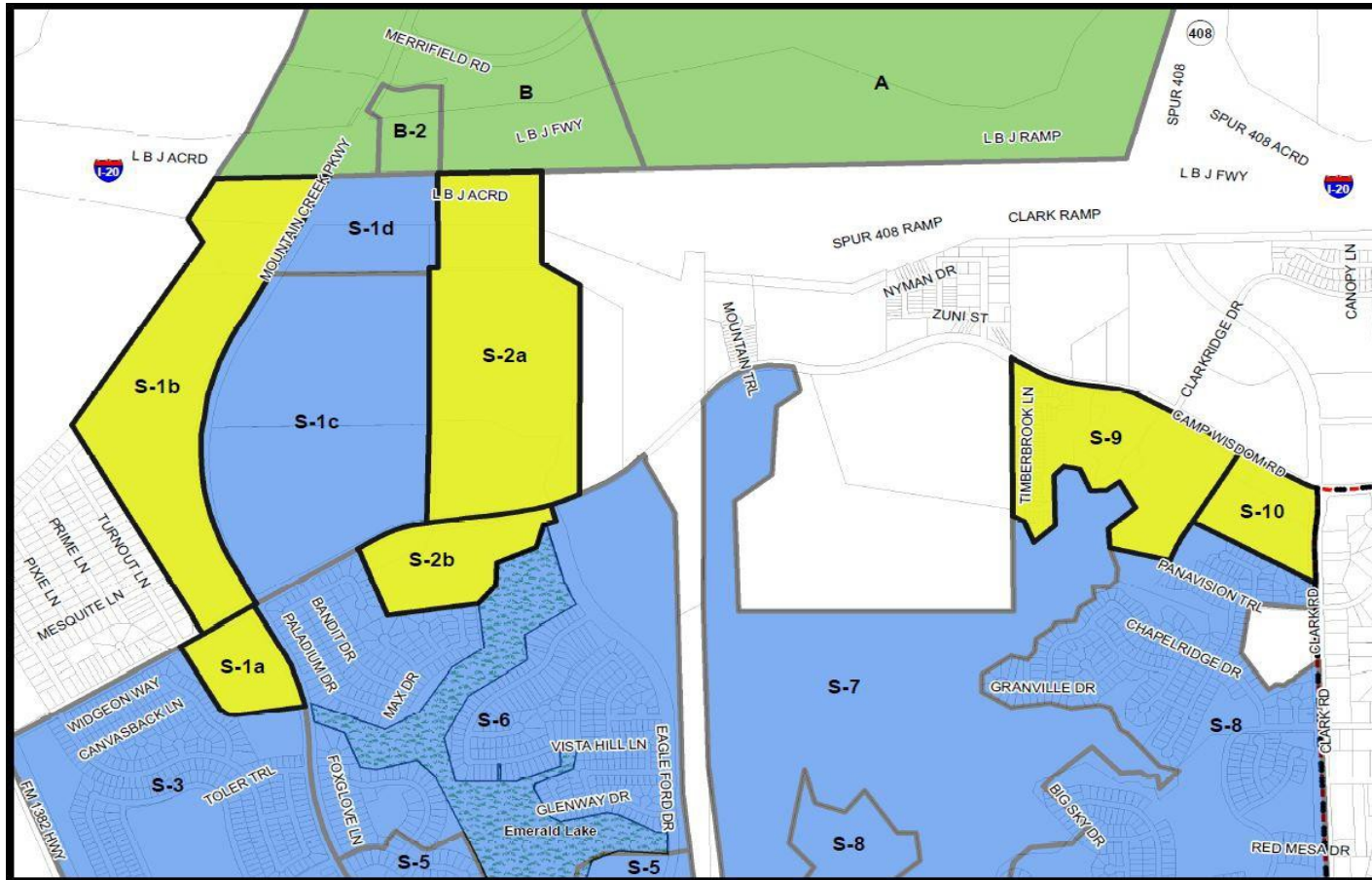


# PD 521 - Authorized Hearing Area

- On June 15, 2016, the Dallas City Council voted to initiate a zoning case on property zoned Subdistrict S-1a, S-1b, S-2a, S-2b, S-9, and S-10 – South Zone within Planned Development District No. 521.



# PD 521 - Authorized Hearing Area

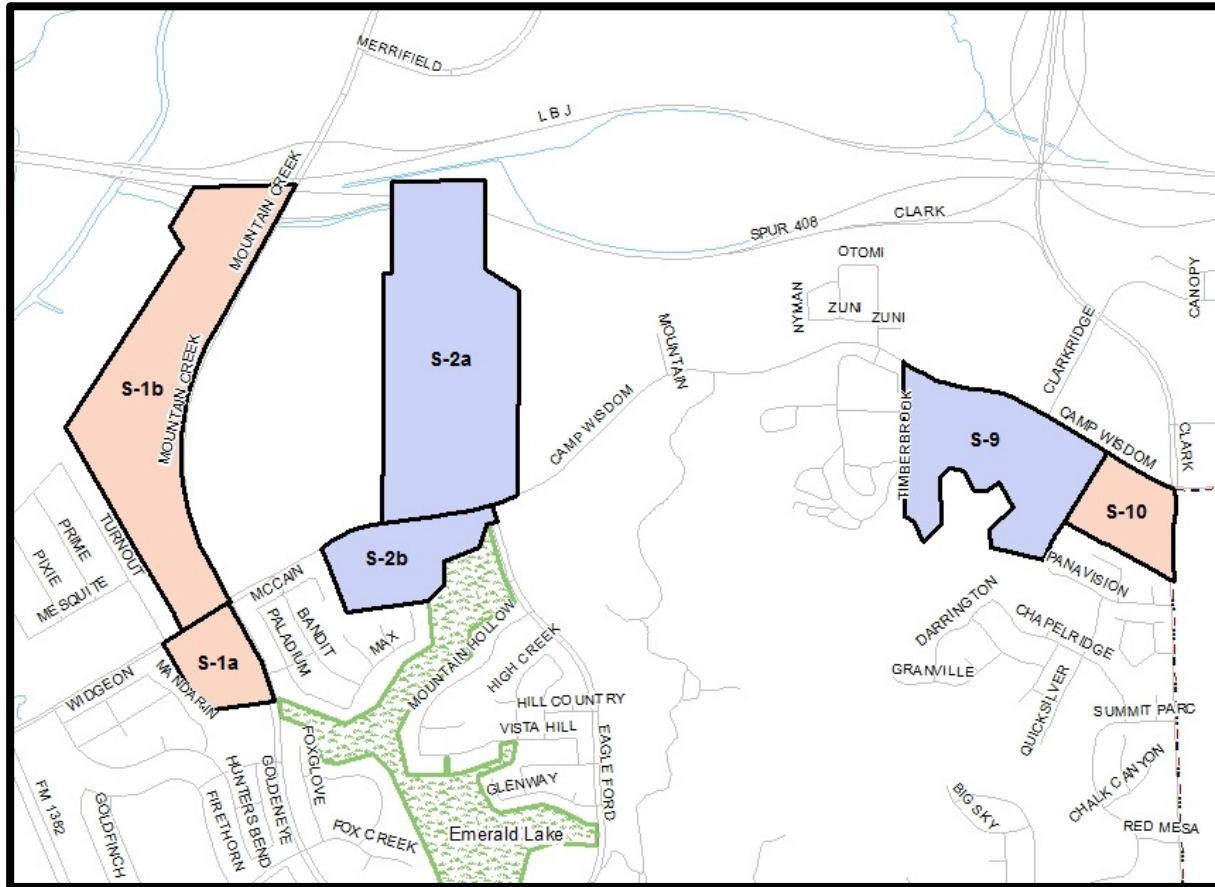


# Authorized Hearing Process

1. Zoning case authorized by City Council on June 15, 2016
2. Community meeting was held on February 15, 2018.
3. A steering committee was appointed by Mayor Pro Tem Thomas.
4. Twelve steering committee meetings were held between May and December 2018 to review the current zoning of the area, the intent and direction of possible changes, and to develop proposed zoning amendments.
5. **Community meeting to present the proposed amendments**
6. City Plan Commission holds a public hearing to consider the proposed changes.
7. City Council holds a public hearing and determines whether or not to approve the proposed zoning changes



# PD 521 - Authorized Hearing Area





# S-1b Uses

- Considered a business zoning district.
- Uses currently allowed
  - Agricultural uses such as animal production, Commercial and business service uses such as a catering service, Industrial uses such as inside light manufacturing, Institutional and Community service uses such as hospitals, Lodging uses such as a hotel, Office uses, Recreation uses, Residential uses, Retail and Personal service uses, Transportation uses, Utility and public service uses, Wholesale, distribution, and storage uses such as a trade center.
- Uses to be deleted
  - Animal production, Public schools, Private school/charter school, Carnival/circus, Car wash, Commercial amusement (outside), Commercial parking lot, Household equipment and appliance repair, Surface parking, Vehicle display, sales, or service, Heliport, Helistop, Transit passenger station or transfer station, Commercial radio or television transmitting station, Electrical generating plant, Electrical substation, Office showroom/warehouse, Trade center, Warehouse.
- Additional uses proposed
  - Multifamily
  - Retirement housing
  - Animal Shelter or clinic with outside run
  - Convenience store with drive-through





# S-1b Development Standards

- Front yard setback
  - Current: 15 ft.
  - Proposed: minimum 15 ft. with a 65 ft. maximum and a 50% street frontage
  - Rationale: prevent large parking lots in street view
- Side and Rear yard setbacks
  - Current: 5 ft.
  - Proposed: 20 ft. adjacent to residential use, no setback in all other cases.
  - Rationale: Maximize development opportunity and respect residential development.



# S-1b Development Standards

- Dwelling Unit Density
  - Current: 5 units per acre
  - Proposed: A range of 22 units per acre to 35 units per acre, depending on the mix of uses
  - Rationale: Incentive to develop mixed use projects
- Stories
  - Current: 3 stories for residential structures and 12 stories for non-residential structures
  - Proposed: No maximum number of stories
  - Rationale: Regardless of the number of stories, no structure can exceed the maximum height standard for their subdistrict. Allows for design flexibility on the interior of structures.



# S-1b Development Standards

- Floor area ratio (FAR)
  - Current: 0.15
  - Proposed: A range of 0.4 to 1.1, depending on the mix of uses
  - Rationale: Incentive to develop mixed use projects
- Height
  - Current: 36 ft. for residential structures, 54 ft. for non-residential structures
  - Proposed: 54 ft.
  - Rationale: Maximize development



# S-1b Development Standards

- Lot Coverage
  - Current: 60%
  - Proposed: 80% for non-single family development
  - Rationale: Maximize development





# S-1b Development Standards

- Architectural Design Standards
  - Current: None
  - Proposed: Mandatory canopies and elements of vertical and horizontal articulation.
  - Rationale: Improve public view from street level and match design standards of adjacent subdistrict.





# S-1a Uses

- Considered a business zoning district.
- Uses currently allowed
  - Commercial and business service uses such as a catering service, Institutional and Community service uses such as hospitals, Lodging uses such as a hotel, Office uses, Recreation uses, Residential uses, Retail and Personal service uses, Transportation uses, Utility and public service uses, Wholesale, distribution, and storage uses such as an office showroom/warehouse
- Uses to be deleted
  - Public/Private school, Hotel, Carnival/circus, Car wash, Commercial amusement (outside), Commercial parking lot or garage, Home improvement center, lumber, brick or building materials sales yard, Mortuary, funeral home, or commercial wedding chapel, Outside sales, Surface parking, Vehicle display, sales, or service, Heliport, Helistop, Transit passenger station or transfer center, Commercial radio or television transmitting station, Electrical substation, Tower/antenna for cellular communication (stand alone), Office showroom/warehouse
- Additional uses proposed
  - Crop production
  - Animal shelter or clinic without outside run
  - Convenience store with drive-through



# S-1a Development Standards

- Front yard setback
  - Current: 15 ft.
  - Proposed: 15 ft.
  - Rationale: No change
- Side and Rear yard setbacks
  - Current: No setback
  - Proposed: 20 ft. adjacent to residential use, no setback in all other cases.
  - Rationale: Maximize development opportunity and respect residential development.





# S-1a Development Standards

- Dwelling Unit Density
  - Current: 12 units per acre
  - Proposed: A range of 15 units per acre to 25 units per acre, depending on the mix of uses
  - Rationale: Incentive to develop mixed use projects
- Stories
  - Current: 3 stories for residential structures and 12 stories for non-residential structures
  - Proposed: No maximum number of stories
  - Rationale: Regardless of the number of stories, no structure can exceed the maximum height standard for their subdistrict. Allows for design flexibility on the interior of structures.



# S-1a Development Standards

- Floor area ratio (FAR)
  - Current: 0.23
  - Proposed: A range of 0.4 to 1.1, depending on the mix of uses
  - Rationale: Incentive to develop mixed use projects
- Height
  - Current: 36 ft. for residential structures, 54 ft. for non-residential structures
  - Proposed: 54 ft. with Residential Proximity Slope
  - Rationale: Maximize development

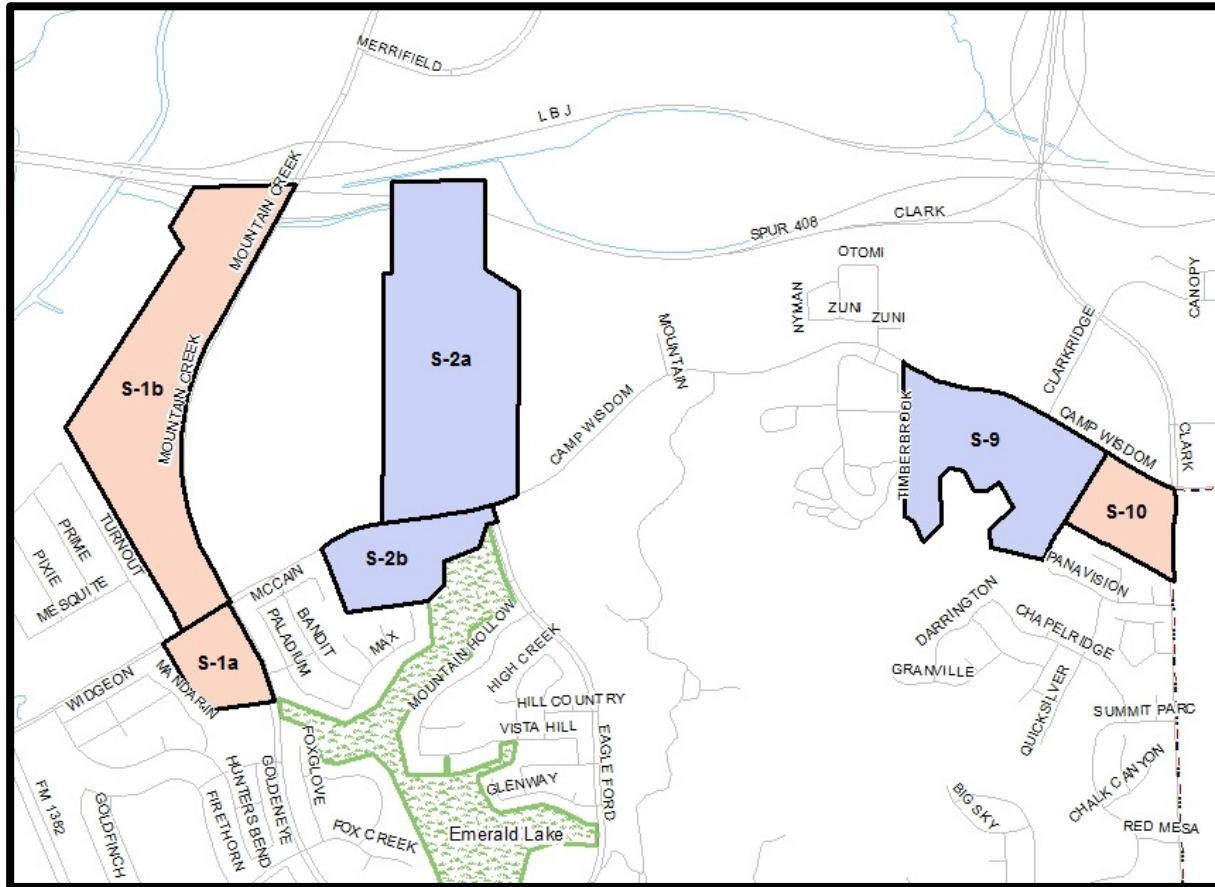


# S-1a Development Standards

- Lot Coverage
  - Current: 60%
  - Proposed: 80% for non-single family development
  - Rationale: Maximize development



# PD 521 - Authorized Hearing Area





# S-10 Uses

- Considered a business zoning district.
- Uses currently allowed
  - Commercial and business service uses such as a catering service, Institutional and Community service uses such as hospitals, Lodging uses such as a hotel, Office uses, Recreation uses, Residential uses, Retail and Personal service uses, Transportation uses, Utility and public service uses, Wholesale, distribution, and storage uses such as an office showroom/warehouse
- Uses to be deleted
  - Carnival/circus, Commercial parking lot or garage, Surface parking, Heliport, Helistop, Transit passenger station or transfer center.
- Additional uses proposed
  - Crop production
  - Animal shelter or clinic without outside run
  - Convenience store with drive-through



# S-10 Development Standards

- Front yard setback
  - Current: 15 ft.
  - Proposed: 15 ft.
  - Rationale: No change
- Side and Rear yard setbacks
  - Current: No setback
  - Proposed: 20 ft. adjacent to residential use, 5 ft. in all other cases.
  - Rationale: Maximize development opportunity and respect residential development.



# S-10 Development Standards

- Dwelling Unit Density
  - Current: 24 dwelling units per acre
  - Proposed: 24 dwelling units per acre
  - Rationale: No change
- Stories
  - Current
  - Proposed: No maximum number of stories
  - Rationale: Regardless of the number of stories, no structure can exceed the maximum height standard for their subdistrict. Allows for design flexibility on the interior of structures.



# S-10 Development Standards

- Floor area ratio (FAR)
  - Current: 0.23
  - Proposed: 0.5
  - Rationale: More closely follows standard floor area ratio for allowed uses.
- Height
  - Current: 36 ft. for residential structures, 160 ft. for non-residential structures
  - Proposed: 54 ft. with Residential Proximity Slope
  - Rationale: Maximize development



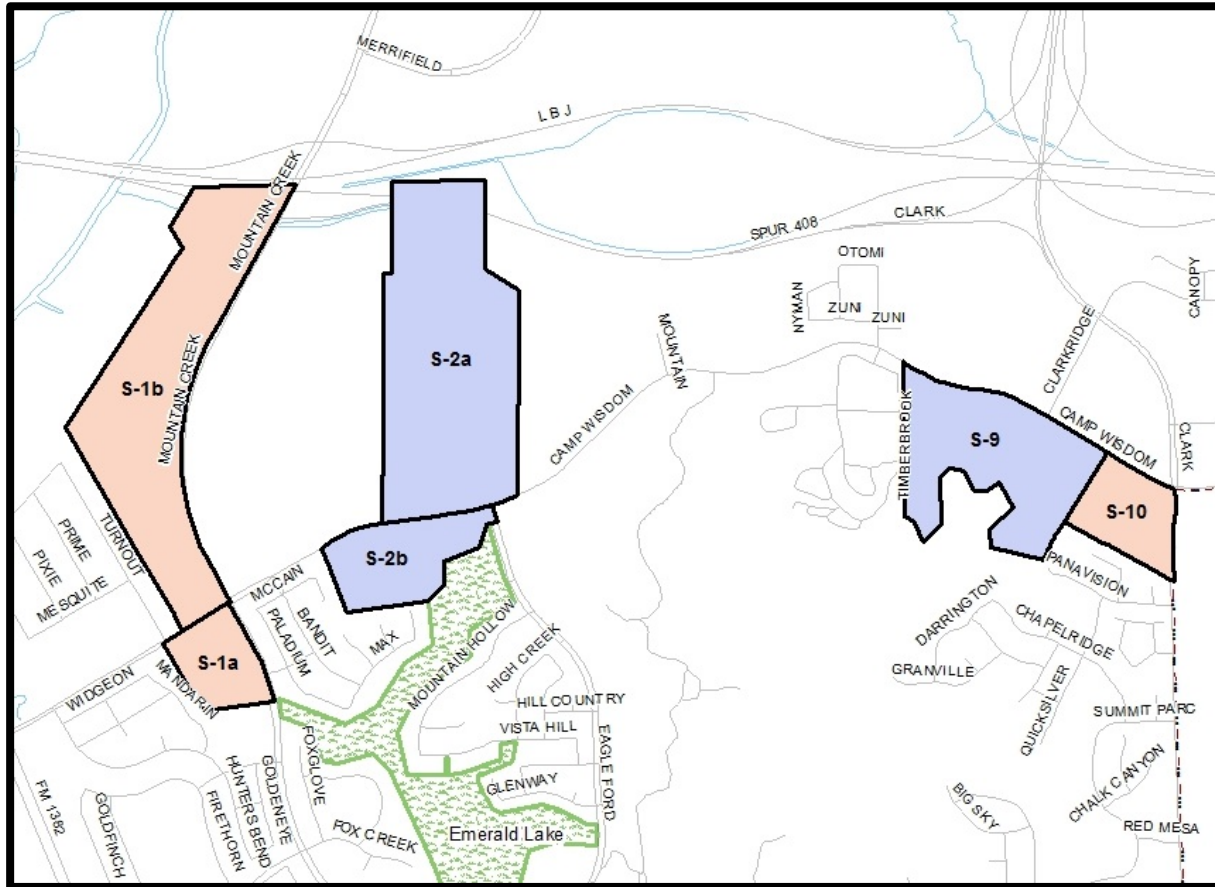


# S-10 Development Standards

- Lot Coverage
  - Current: 60%
  - Proposed: 80% for non-single family development
  - Rationale: Maximize development



# PD 521 - Authorized Hearing Area



# S-2a Uses

- Considered a non-business zoning district.
- Uses currently allowed
  - Agricultural uses such as animal production, Institutional and Community service uses such as a child-care facility, Recreation uses, Residential uses, Transportation uses, and Utility and public service uses
- Uses to be deleted
  - Animal production
- Additional uses proposed
  - Crop production
  - General merchandise or food store 3,500 square feet or less
  - Personal service uses



# S-2a Development Standards

- Front yard setback
  - Current: 15 ft.
  - Proposed: 15 ft.
  - Rationale: No change
- Side and Rear yard setbacks
  - Current: 5 ft.
  - Proposed: 5 ft.
  - Rationale: No change



# S-2a Development Standards

- Dwelling Unit Density
  - Current: 15 units per acre
  - Proposed: 15 units per acre
  - Rationale: No change
- Stories
  - Current: 3 stories for residential structures, no maximum story height for non-residential structures
  - Proposed: No maximum number of stories
  - Rationale: Regardless of the number of stories, no structure can exceed the maximum height standard for their subdistrict. Allows for design flexibility on the interior of structures.



# S-2a Development Standards

- Floor area ratio (FAR)
  - Current: N/A
  - Proposed: 0.5
  - Rationale: The standard is appropriate for the proposed uses that would be subject to the ratio
- Height
  - Current: 36 ft.
  - Proposed: 36 ft. with Residential Proximity Slope
  - Rationale: Maximize development opportunity and respect to residential development.



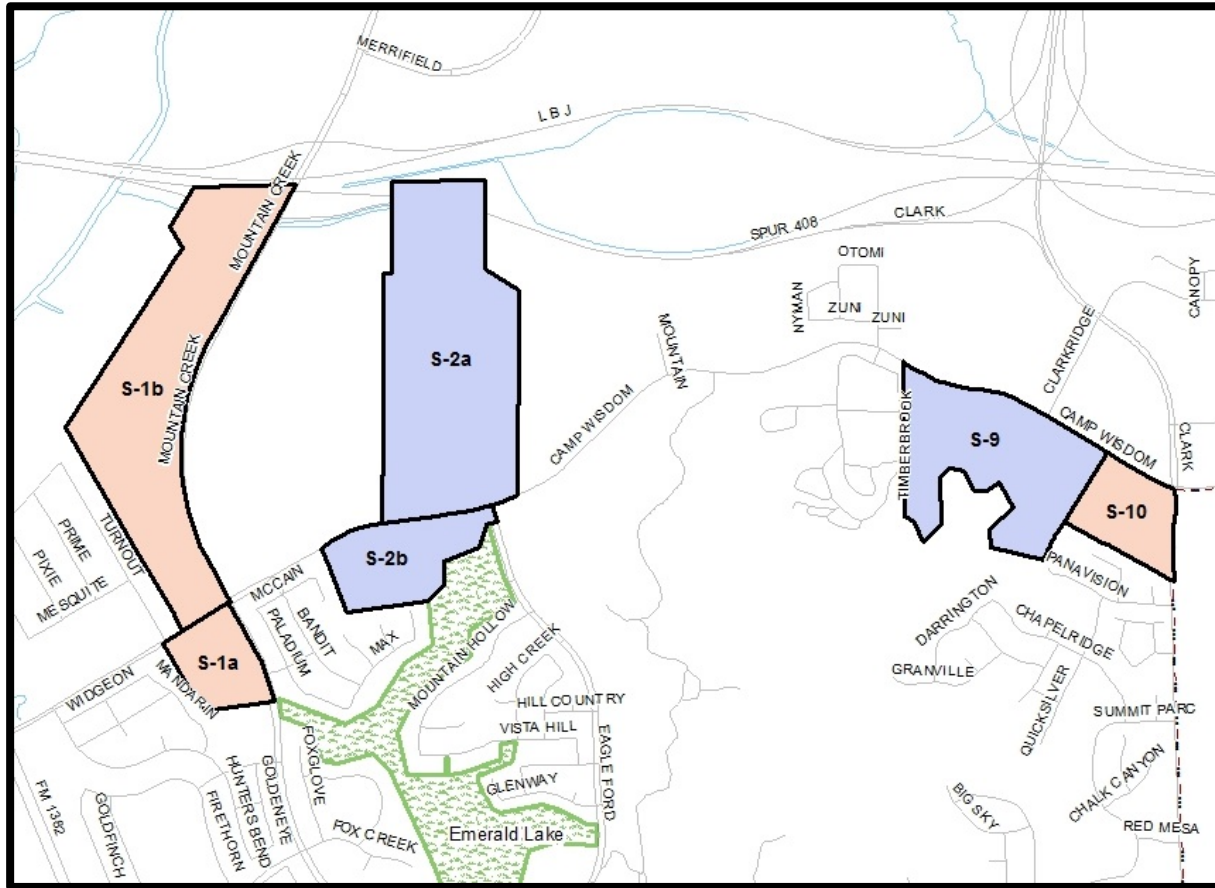


# S-2a Development Standards

- Lot Coverage
  - Current: 60%
  - Proposed: 60% for non-single family development
  - Rationale: No change for non-single family development



# PD 521 - Authorized Hearing Area



# S-2b Uses

- Considered a non-business zoning district.
- Uses currently allowed
  - Institutional and Community service uses such as a child-care facility, Recreation uses, Residential uses, Transportation uses, and Utility and public service uses
- No uses to be deleted
- Additional uses proposed
  - Crop production
  - General merchandise or food store 3,500 square feet or less
  - Personal service uses



# S-2b Development Standards

- Front yard setback
  - Current: 15 ft.
  - Proposed: 15 ft.
  - Rationale: No change
- Side and Rear yard setbacks
  - Current: 5 ft.
  - Proposed: 5 ft.
  - Rationale: No change



# S-2b Development Standards

- Dwelling Unit Density
  - Current: 20 units per acre
  - Proposed: 20 units per acre
  - Rationale: No change
- Stories
  - Current: 3 stories for residential structures, no maximum story height for non-residential structures
  - Proposed: No maximum number of stories
  - Rationale: Regardless of the number of stories, no structure can exceed the maximum height standard for their subdistrict. Allows for design flexibility on the interior of structures.



# S-2b Development Standards

- Floor area ratio (FAR)
  - Current: N/A
  - Proposed: 0.5
  - Rationale: The standard is appropriate for the proposed uses that would be subject to the ratio
- Height
  - Current: 36 ft.
  - Proposed: 36 ft. with Residential Proximity Slope
  - Rationale: Maximize development opportunity and respect to residential development.



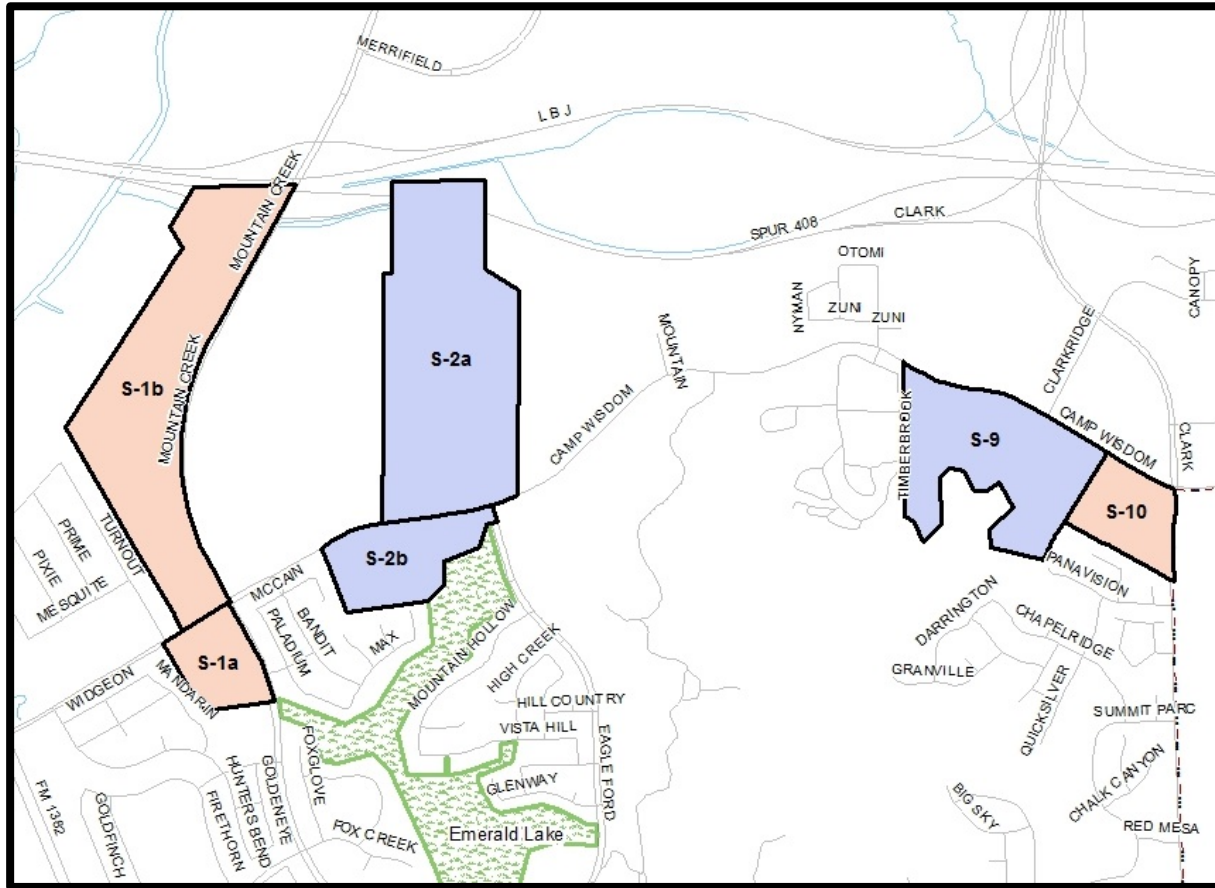


# S-2b Development Standards

- Lot Coverage
  - Current: 60%
  - Proposed: 60% for non-single family development
  - Rationale: No change for non-single family development



# PD 521 - Authorized Hearing Area



# S-9 Uses

- Considered a non-business zoning district.
- Uses currently allowed
  - Institutional and Community service uses such as a child-care facility, Office uses (with a Specific Use Permit), Recreation uses, Residential uses, Transportation uses, and Utility and public service uses
- No uses to be deleted
- Additional uses proposed
  - Crop production
  - General merchandise or food store 3,500 square feet or less
  - Personal service uses



# S-9 Development Standards

- Front yard setback
  - Current: 15 ft.
  - Proposed: 15 ft.
  - Rationale: No change
- Side and Rear yard setbacks
  - Current: 5 ft.
  - Proposed: 5 ft.
  - Rationale: No change



# S-9 Development Standards

- Dwelling Unit Density
  - Current: 24 units per acre
  - Proposed: 24 units per acre
  - Rationale: No change
- Stories
  - Current: 3 stories for residential structures, no maximum story height for non-residential structures
  - Proposed: No maximum number of stories
  - Rationale: Regardless of the number of stories, no structure can exceed the maximum height standard for their subdistrict. Allows for design flexibility on the interior of structures.



# S-9 Development Standards

- Floor area ratio (FAR)
  - Current: 0.15
  - Proposed: 0.5
  - Rationale: The standard is appropriate for the proposed uses that would be subject to the ratio
- Height
  - Current: 36 ft.
  - Proposed: 36 ft. with Residential Proximity Slope
  - Rationale: Maximize development opportunity and respect to residential development.





# S-9 Development Standards

- Lot Coverage
  - Current: 60%
  - Proposed: 60% for non-single family development
  - Rationale: No change for non-single family development



# All Subdistricts

## Single Family Standards

- Single Family Use on lots less than 5000 square feet
  - Minimum front yard setback is 8 ft
  - No minimum side and rear yard setback
  - Maximum lot coverage is 60%\*
- Single Family Use on lots 5000 square feet or greater
  - Minimum front yard setback is 25 ft
  - Minimum side and rear yard setback is 5 ft
  - Maximum lot coverage is 45%\*



# All Subdistricts

## Lot Size

- Minimum lot size of 2000 square feet
- Smallest lot size that allows single family development in Chapter 51A



# All Subdistricts

## Lighting

- In addition to all applicable height and lighting requirements in Chapter 51A:
  - Light fixtures attached to poles may not be located above 35 feet in height.
  - All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.
  - lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.



# All Subdistricts

## Sidewalks

- Current: 5 ft. per current City standard
- Proposed: 6 ft. average width, to be provided between 2 ft. and 15 ft. from back of curb
- Rationale: Promote walkability with flexibility around choke points where 6 ft. is not possible



# Questions?

Nathan Warren

Senior Planner

[nathan.warren@dallascityhall.com](mailto:nathan.warren@dallascityhall.com)

214-670-4195

City of Dallas Authorized Hearings website:

<http://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Authorized-Hearings.aspx>



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# Residential Proximity Slope

- Residential proximity slope is a line that limits the maximum height of structures with respect to their distance to residential areas.



# Uses Deleted

## S-1a, S-1b, and S-10

- Animal production: S-1b
- Technical school: S-1a (with SUP)
- Industrial (inside) light manufacturing: S-1b (with SUP) and S-10 (with SUP)
- Convalescent and nursing homes, hospice care, and related institutions: S-1a (with SUP) and S-1b (with SUP)
- Hospital: S-1a (with SUP) and S-1b (with SUP)
- Public school: S-1a and S-1b
- Private school or open enrollment charter school: S-1a, S-1b, and S-10 (with SUP)
- Hotel or motel: S-1a
- Carnival or circus (temporary): S-1a, S-1b, and S-10
- Carwash: S-1a, S-1b, and S-10
- Commercial amusement (outside): S-1a, S-2b (with SUP)
- Commercial parking lot or garage: S-1a, S-1b, and S-10
- Home improvement center, lumber, brick or building materials sales yard: S-1a
- Household equipment and appliance repair: S-1a and S-1b
- Mortuary, funeral home, or commercial wedding chapel: S-1a
- Outside sales: S-1a
- Surface parking: S-1a, S-1b, and S-10
- Vehicle display, sales, or service: S-1a, S-1b, and S-10
- Heliport: S-1a, S-1b, and S-10
- Helistop: S-1a, S-1b, and S-10
- Transit passenger station or transfer center: S-1a, S-1b, S-10
- Commercial radio or television transmitting station: S-1a, S-1b, and S-10 (with SUP)
- Electrical substation: S-1a and S-1b
- Tower/antenna for cellular communication: S-1a and S-1b (with SUP)
- Office showroom/warehouse: S-1a and S-1b
- Trade Center: S-1b
- Warehouse: S-1b and S-10 (with SUP)

