

Z156-325

PD521 – Mountain Creek

City Plan Commission

February 7, 2019

Nathan Warren

Senior Planner

Current Planning



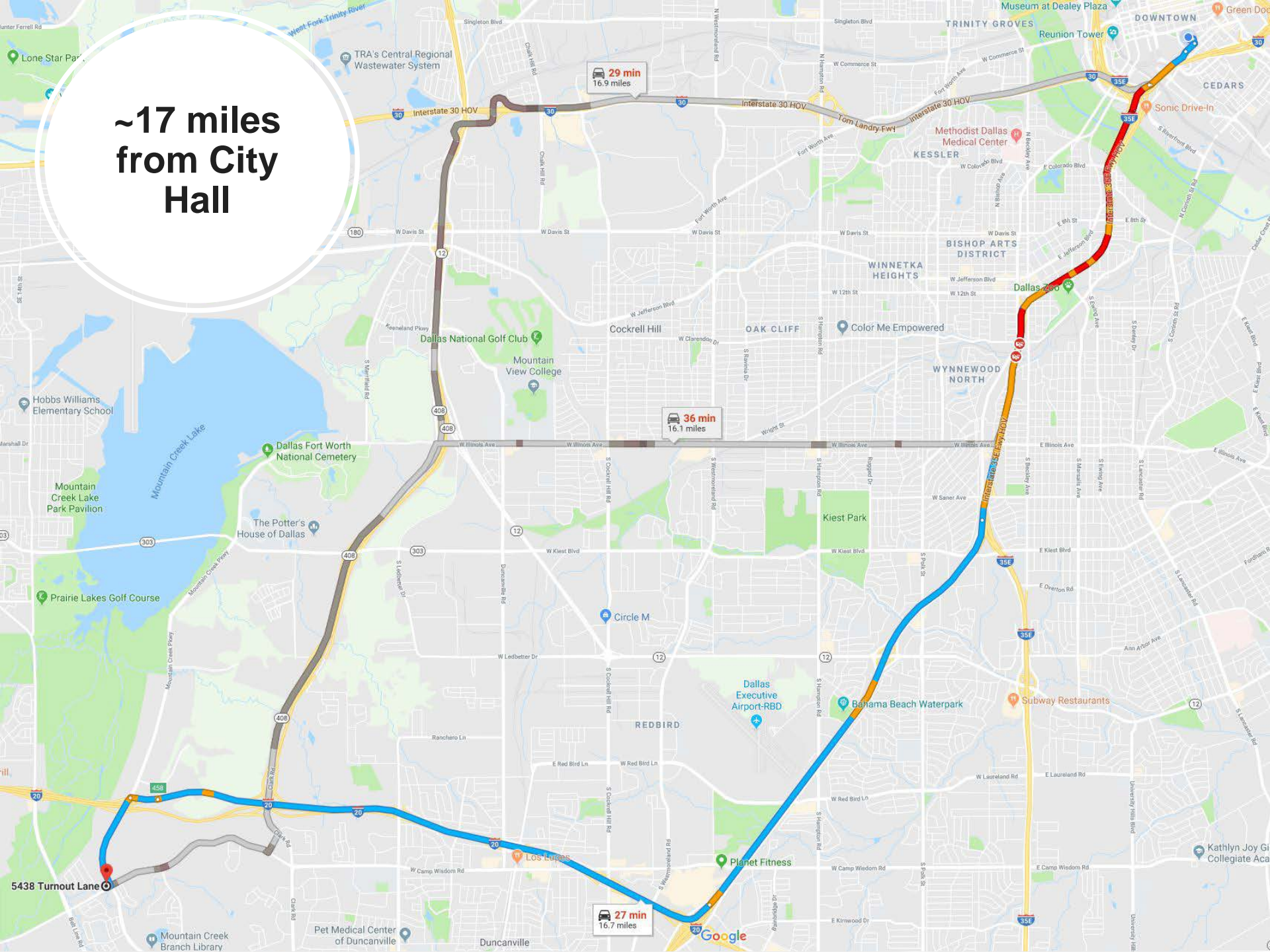
City of Dallas

Z156-325

- An Authorized Hearing to consider the appropriate zoning for the area including use, development standards, and other appropriate regulations on property zoned Planned Development District No. 521 Subareas S-1a, S-1b, S-2a, S-2b, S-9 and S-10, located south of I-20 on both sides of Mountain Creek Parkway and West Camp Wisdom Road, west of Clark Road.

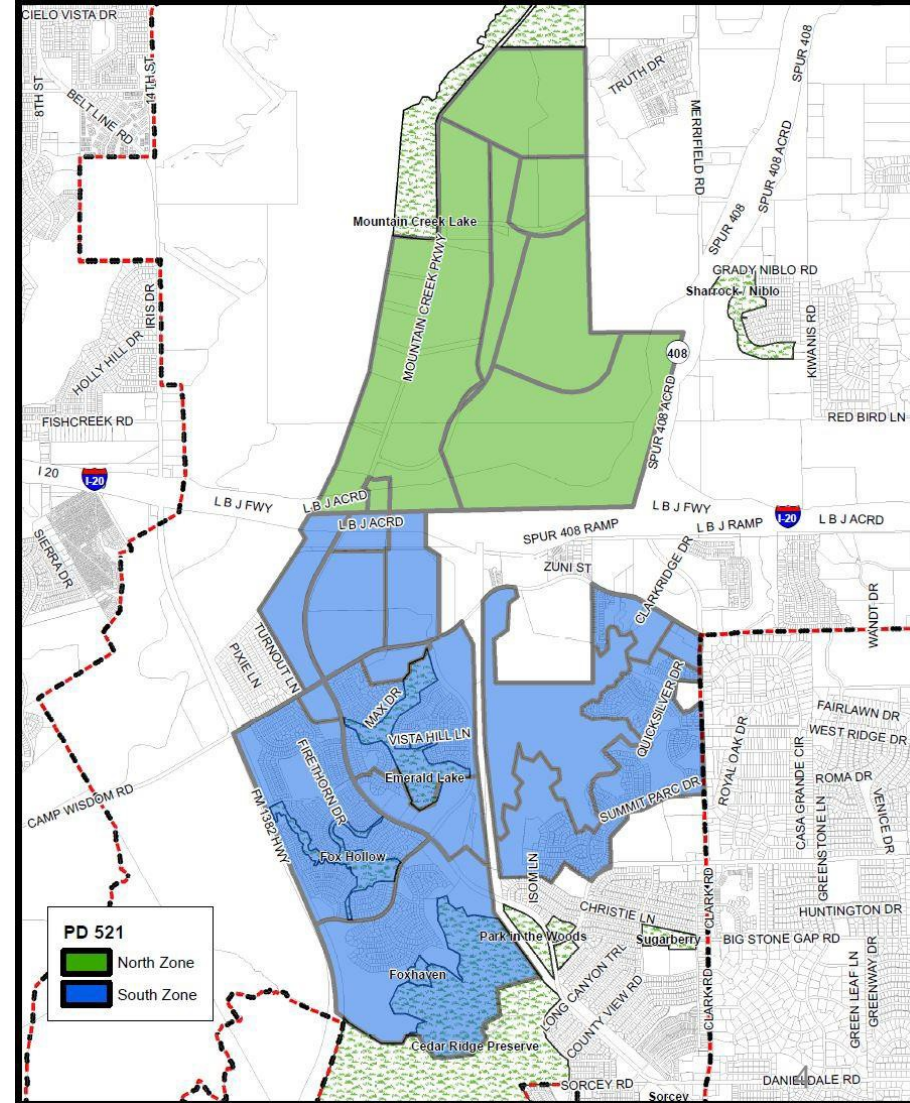


**~17 miles
from City
Hall**



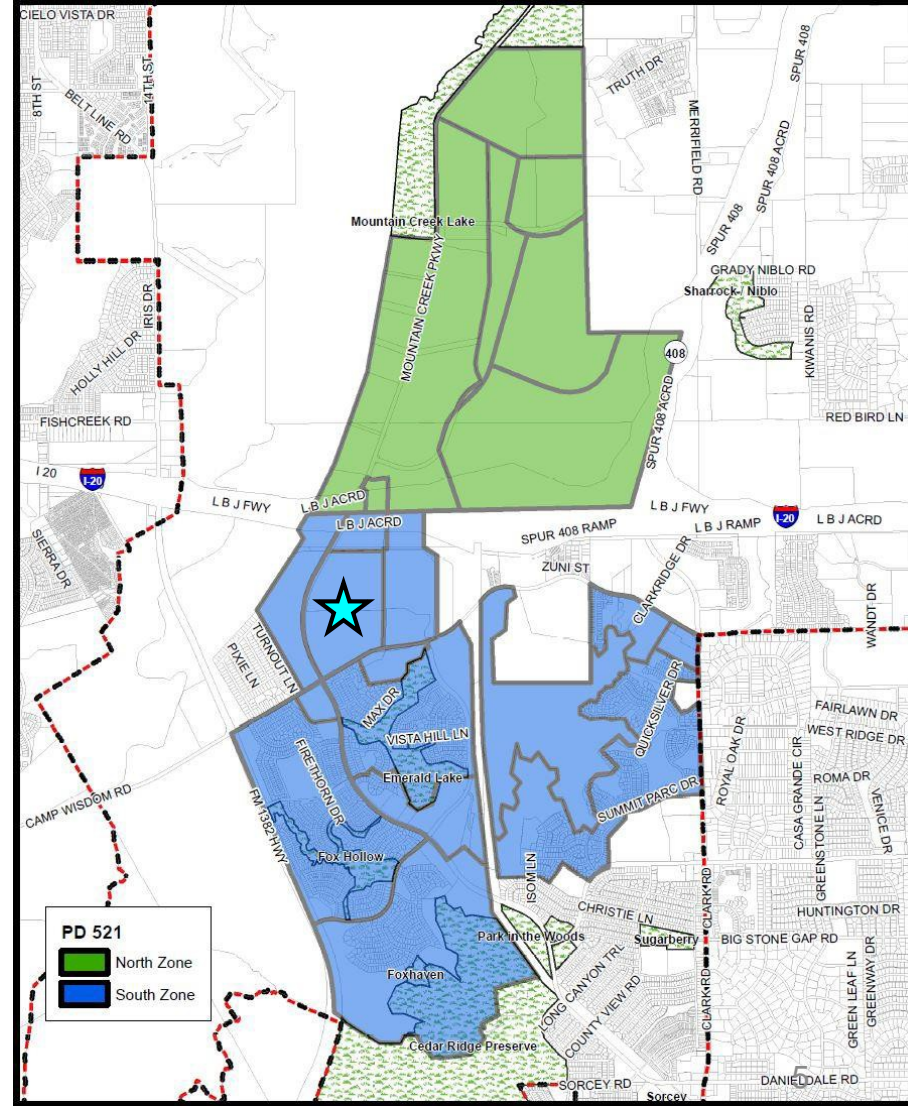
PD 521 - Background

- 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

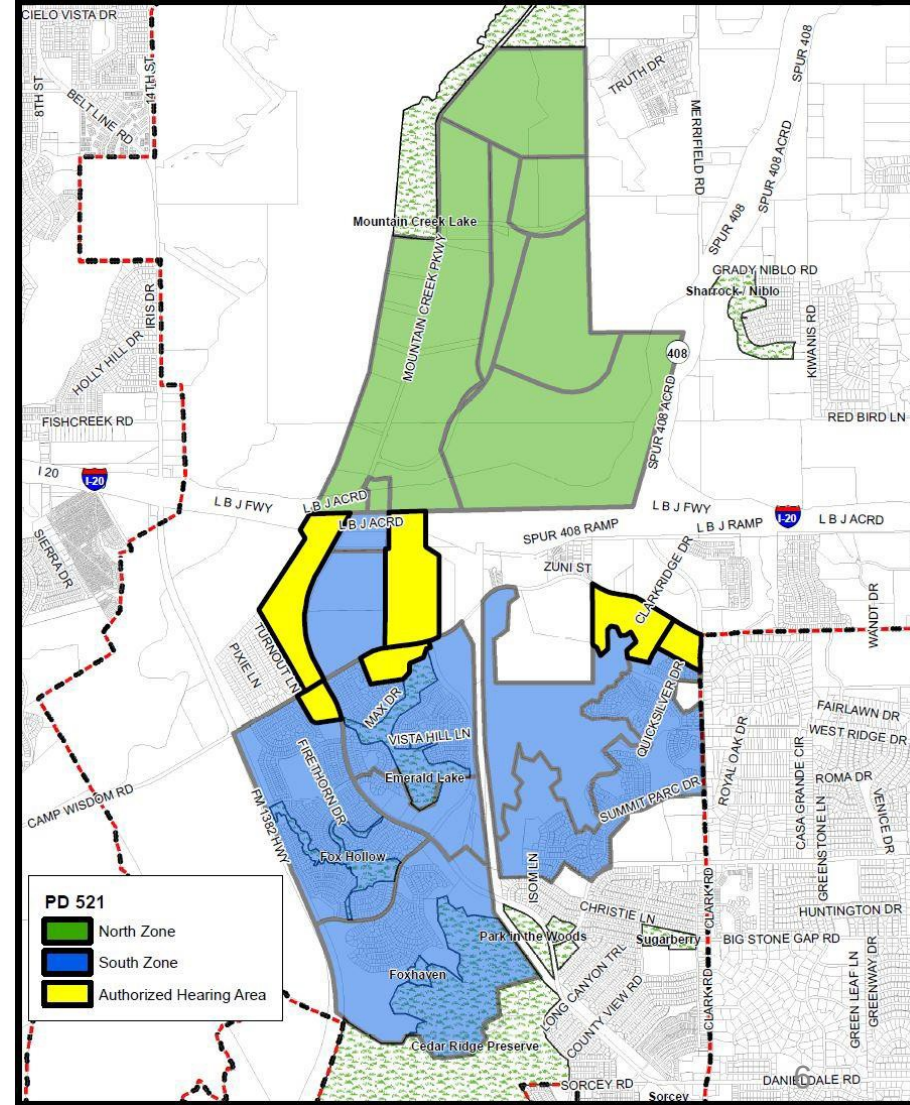
- January 2017 the First Industrial zoning case was approved amending subdistrict boundaries and a number of development regulations.



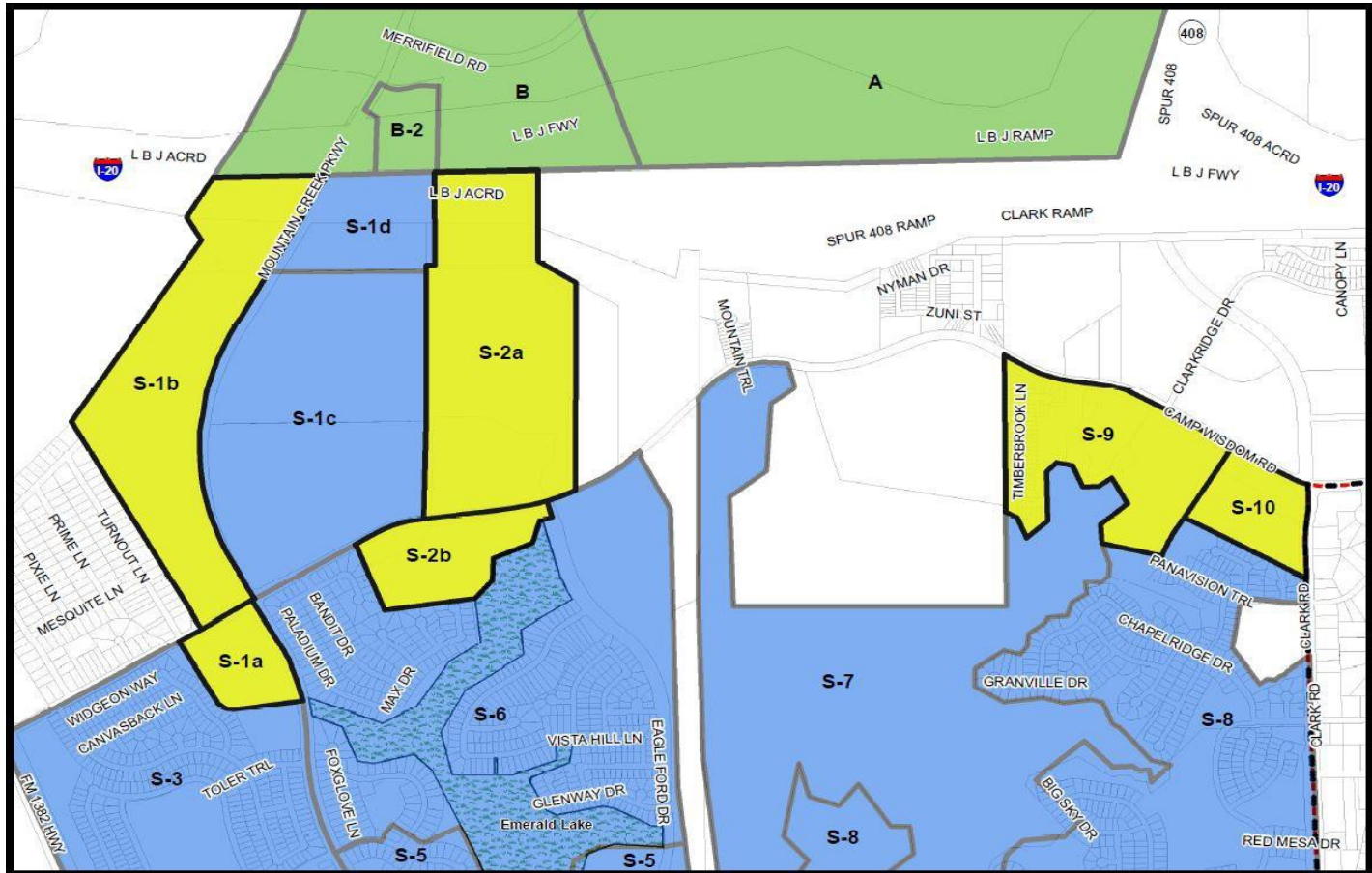
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PD 521 - Authorized Hearing Area

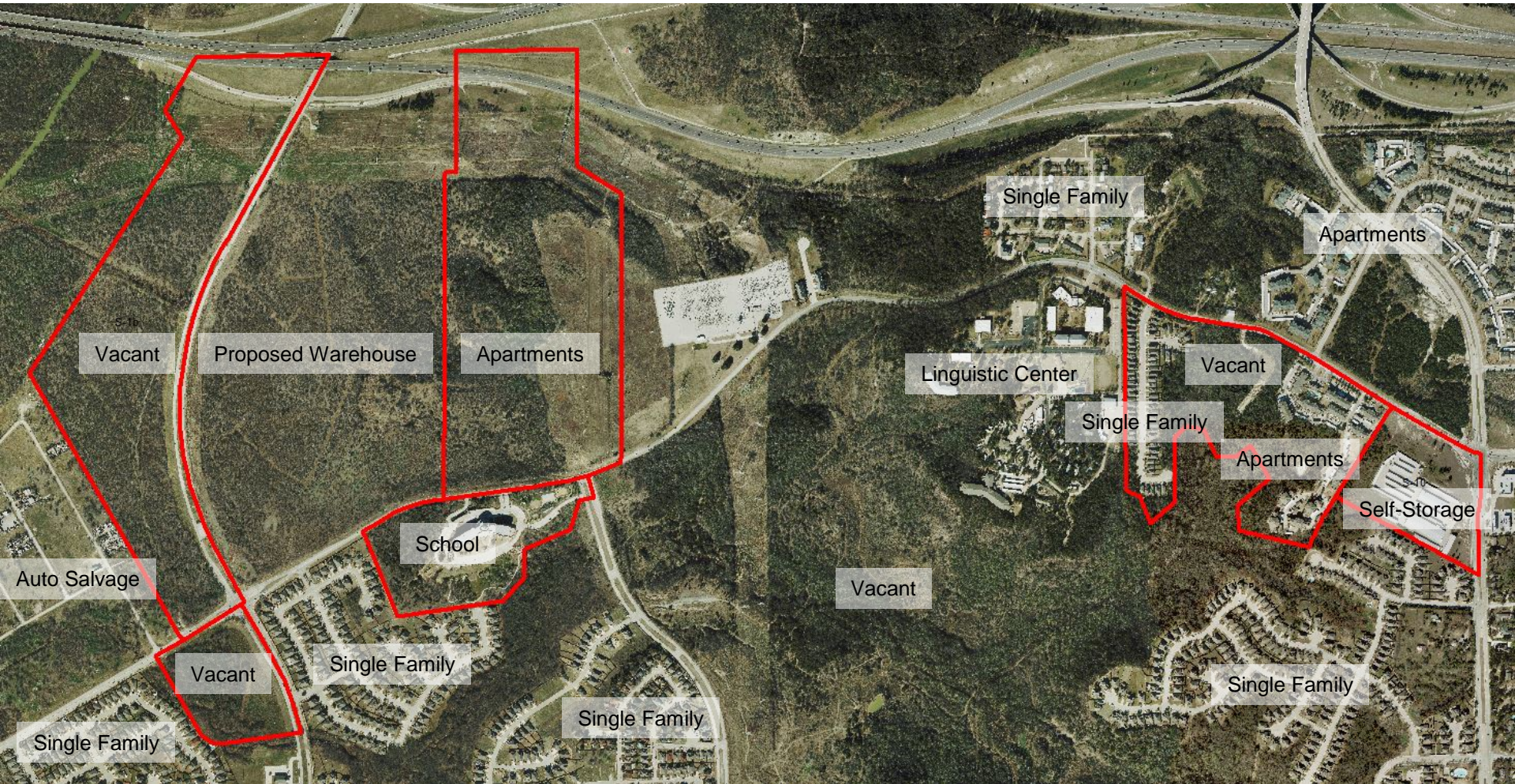
- On June 15, 2016, the Dallas City Council voted to initiate a zoning case on property zoned Subareas S-1a, S-1b, S-2a, S-2b, S-9, and S-10 – South Zone within Planned Development District No. 521.



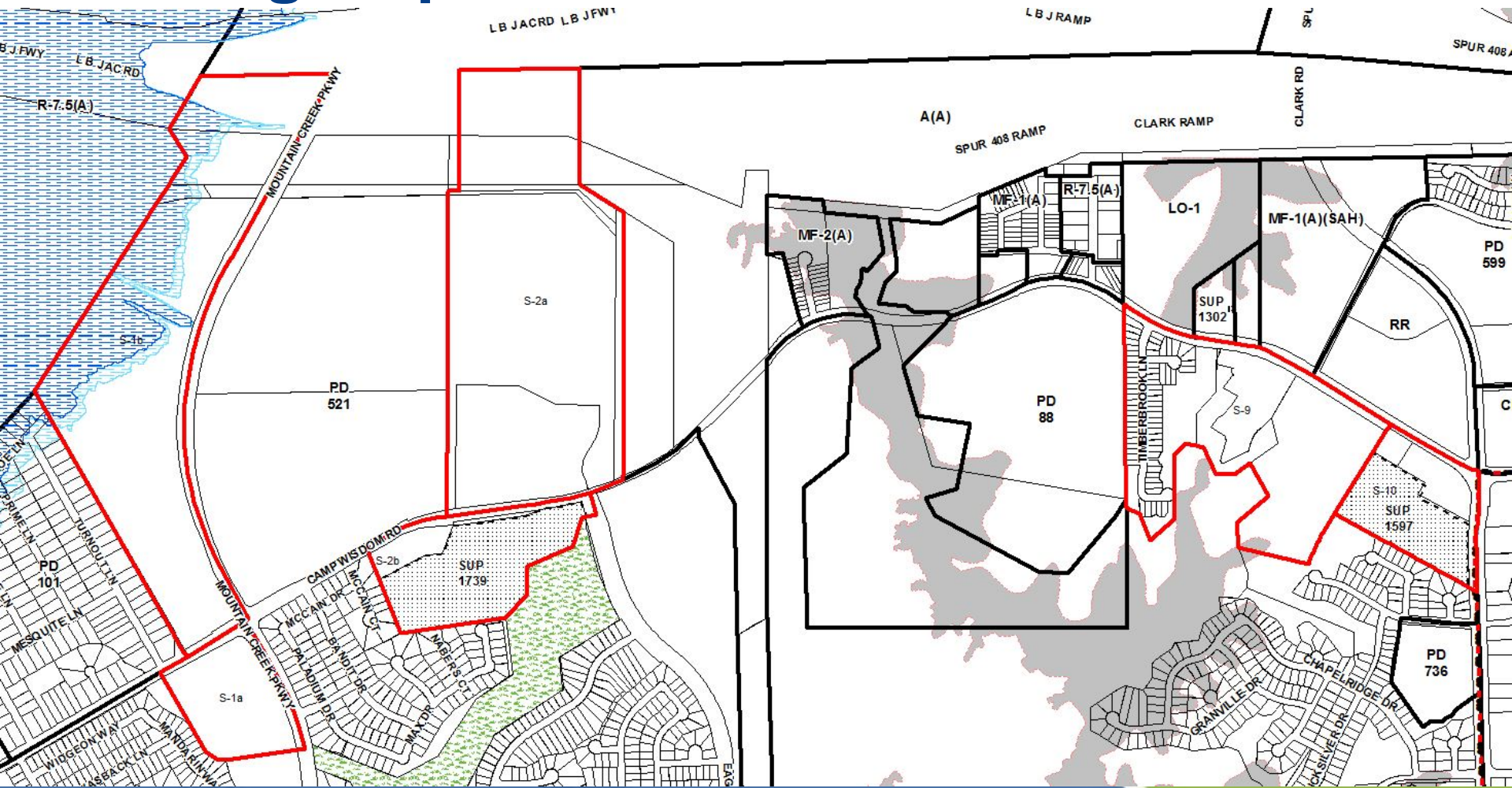
PD 521 - Authorized Hearing Area



Aerial and Land Use Map



Zoning Map

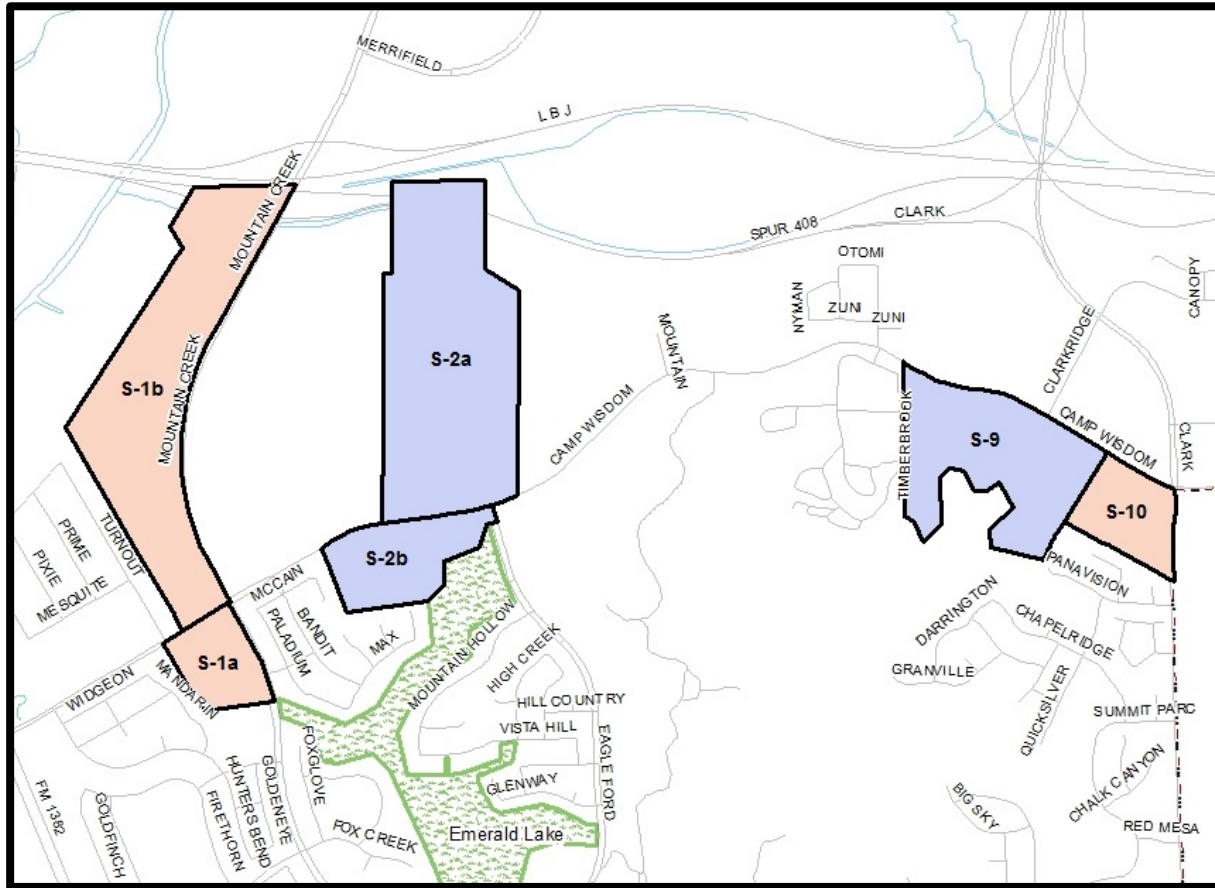


Authorized Hearing Process

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

- Animal production
- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- Technical school
- Tool or equipment rental
- Industrial (inside) light manufacturing
- Industrial (inside) light manufacturing with SUP
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Adult day care facility
- Child-care facility
- Church
- College, university, or seminary
- Community service center
- Convalescent and nursing homes, hospice care, and related institutions
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- Hospital
- Hospital with SUP
- Library, art gallery, or museum
- Public school
- Private school or open enrollment charter school
- Hotel or motel
- Carnival or circus (temporary)
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family
- Animal shelter or clinic without outside run
- Business school
- Carwash
- Commercial amusement (inside)
- Commercial amusement (outside)
- Commercial amusement (outside) with SUP
- Commercial parking lot or garage
- Convenience store with drive-through
- 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
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Outside sales
- Personal service uses
- Restaurant without drive-in or drive-through service
- Restaurant with drive-in or drive-through service
- Surface parking
- Temporary retail use
- Theater
- Vehicle display, sales, or service
- Heliport
- Helistop
- Private street or alley
- Transit passenger shelter
- Transit passenger station or transfer center
- Commercial radio or television transmitting station
- Electrical substation
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- Tower/antenna for cellular communication
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP
- Mini-warehouse with SUP
- Office showroom/warehouse
- Trade Center
- Warehouse





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

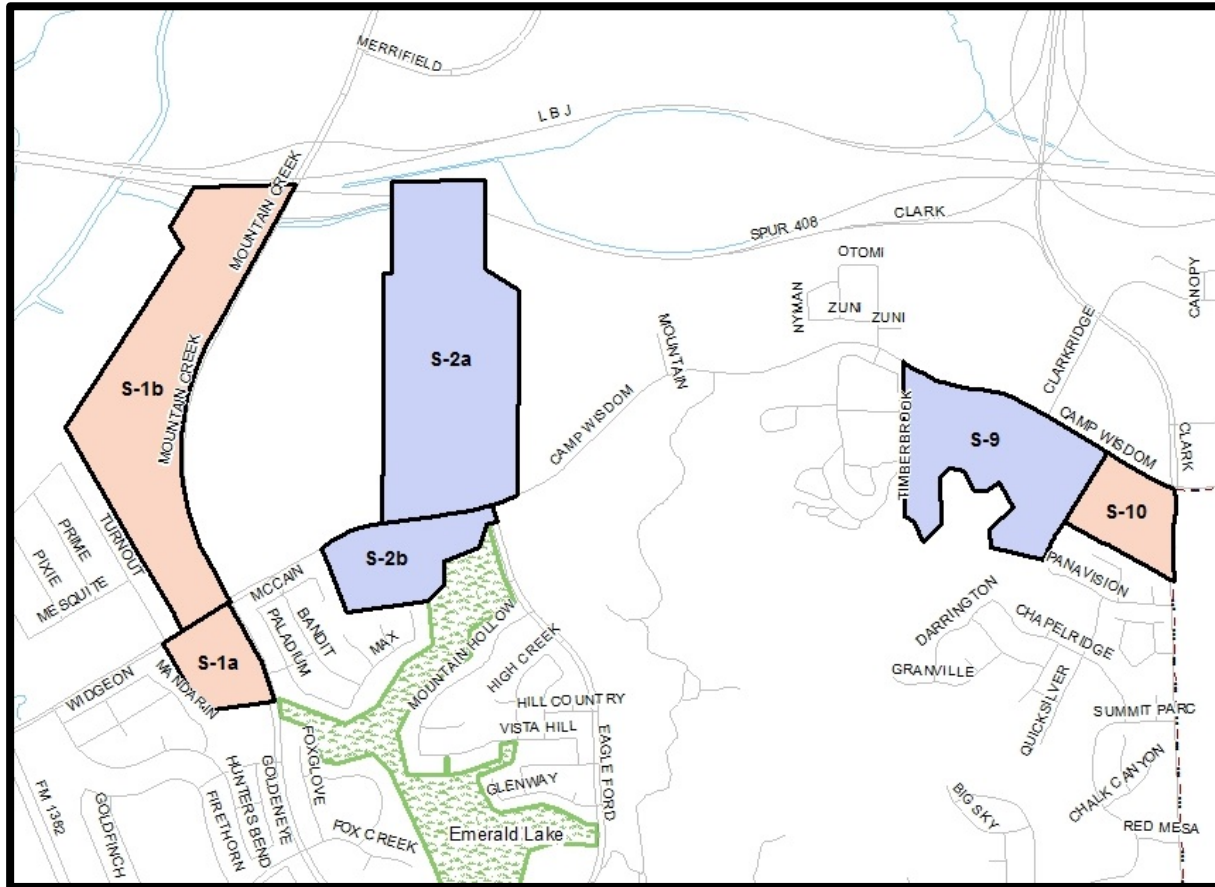


S-1b Development Standards

- 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.



PD 521 - Authorized Hearing Area



S-1a Uses

- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- Technical school
- Technical school with SUP
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Adult day care facility
- Child-care facility
- Church
- College, university, or seminary
- Community service center
- Convalescent and nursing homes, hospice care, and related institutions
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- Hospital
- Hospital with SUP
- Library, art gallery, or museum
- Public school
- Private school or open enrollment charter school
- Hotel or motel
- Carnival or circus (temporary)
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family
- Animal shelter or clinic without outside run
- Business school
- Carwash
- Commercial amusement (inside)
- Commercial amusement (outside)
- Commercial parking lot or garage
- Convenience store with drive-through
- 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
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Outside sales
- Personal service uses
- Restaurant without drive-in or drive-through service
- Restaurant with drive-in or drive-through service
- Surface parking
- Temporary retail use
- Vehicle display, sales, or service
- Heliport
- Helistop
- Private street or alley
- Transit passenger shelter
- Transit passenger station or transfer center
- Commercial radio or television transmitting station
- Electrical substation
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- Tower/antenna for cellular communication
- Utility or government installation other than listed with SUP
- Office showroom/warehouse



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: 45 ft. with Residential Proximity Slope
 - Rationale: Maximize development

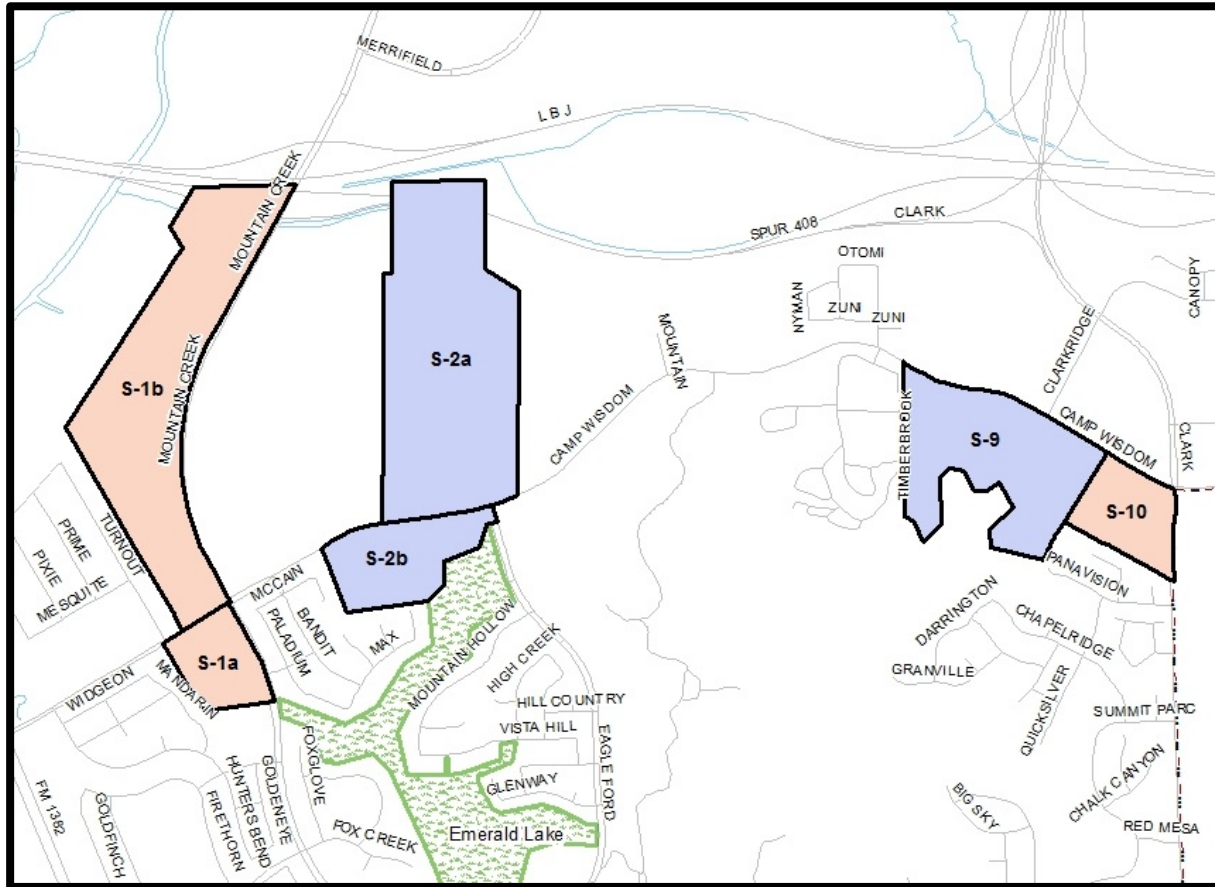


S-1a Development Standards

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



PD 521 - Authorized Hearing Area



S-10 Uses

- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- Technical school
- Tool or equipment rental
- ~~Industrial (inside) light manufacturing~~
- Industrial (inside) light manufacturing with SUP
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Adult day care facility
- Child-care facility
- Church
- College, university, or seminary
- Community service center
- Convalescent and nursing homes, hospice care, and related institutions
- Hospital
- Library, art gallery, or museum
- Public school
- ~~Private school or open enrollment charter school~~
- Private school or open enrollment charter school with SUP
- ~~Hotel or motel~~
- ~~Carnival or circus (temporary)~~
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family
- Animal shelter or clinic without outside run
- Business school
- Carwash
- Commercial amusement (inside)
- Commercial amusement (outside)
- ~~Commercial parking lot or garage~~
- Convenience store with drive-through
- 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
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Outside sales
- Personal service uses
- Restaurant without drive-in or drive-through service
- Restaurant with drive-in or drive-through service
- ~~Surface parking~~
- Temporary retail use
- Theater
- ~~Vehicle display, sales, or service~~
- ~~Heliport~~
- ~~Helistop~~
- Private street or alley
- Transit passenger shelter
- ~~Transit passenger station or transfer center~~
- ~~Commercial radio or television transmitting station~~
- Commercial radio or television transmitting station with SUP
- Electrical substation
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- Tower/antenna for cellular communication
- Utility or government installation other than listed with SUP
- Mini-warehouse with SUP
- Office showroom/warehouse



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: 45 ft. for residential structures, 54 ft. for non-residential structures with Residential Proximity Slope
 - Rationale: Maximize development

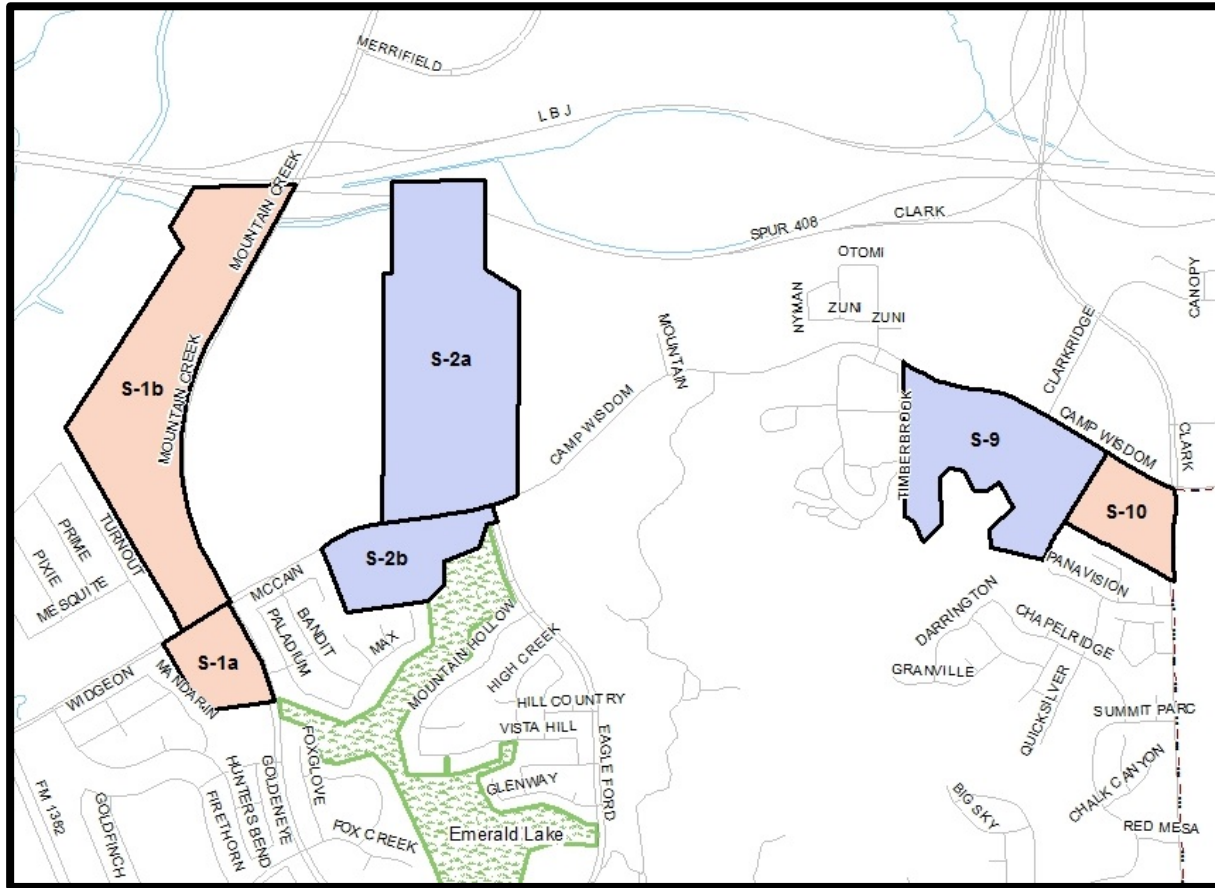


S-10 Development Standards

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



PD 521 - Authorized Hearing Area



S-2a Uses

- ~~Animal production~~
- Crop production
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Child-care facility
- Church
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement housing with SUP
- Single family
- General merchandise or food store 3,500 square feet or less
- Personal service uses
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP



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.
 - Rationale: No change

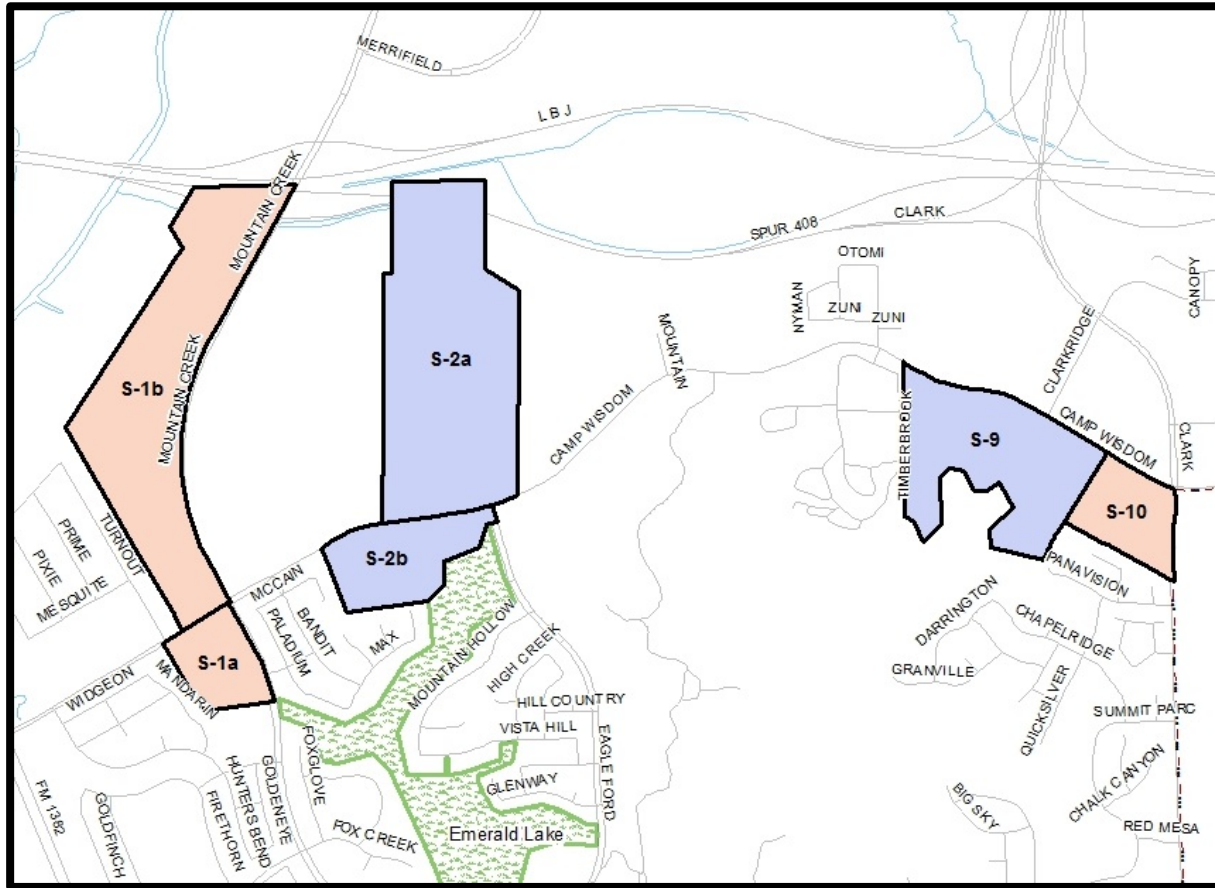


S-2a Development Standards

- 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

- Crop production
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Child-care facility
- Church
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement housing with SUP
- Single family
- General merchandise or food store 3,500 square feet or less
- Personal service uses
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP



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.

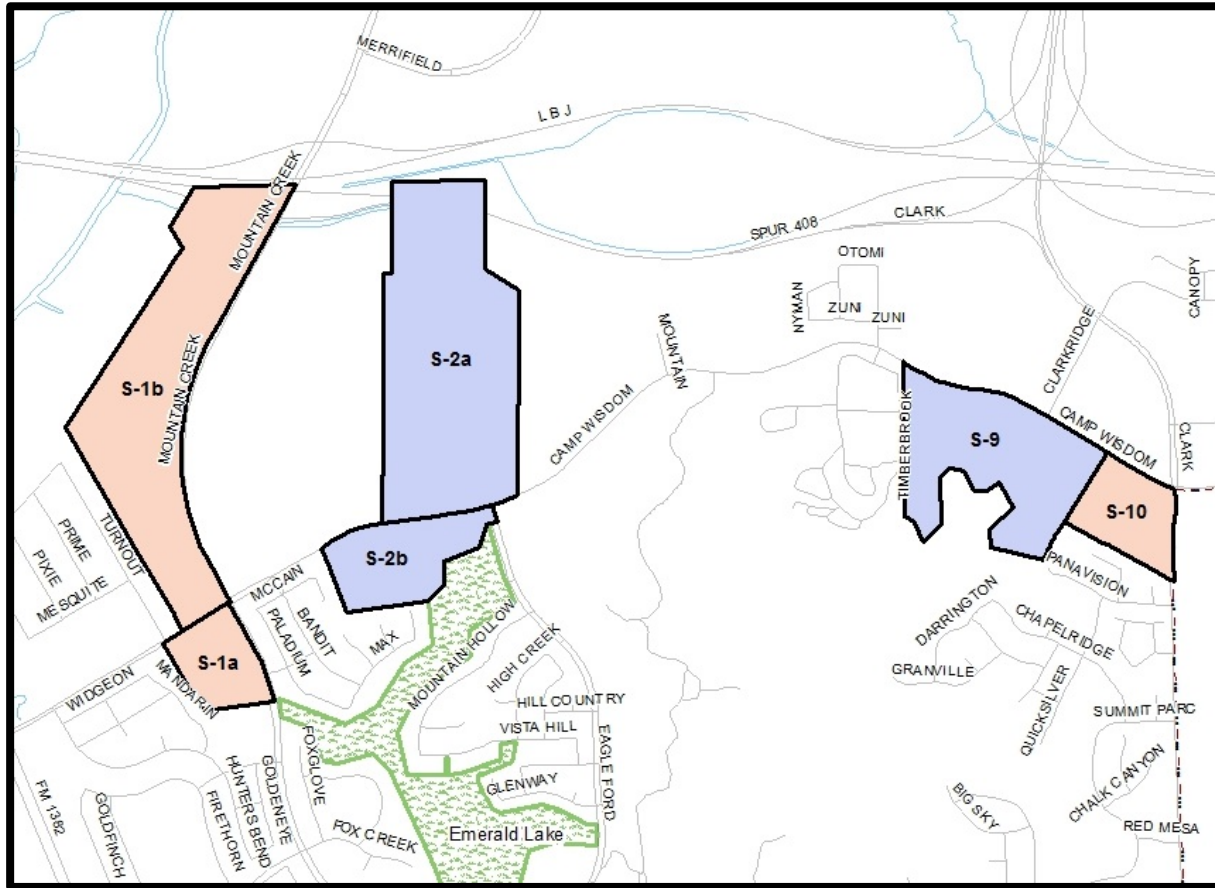


S-2b Development Standards

- 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

- Crop production
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Child-care facility
- Church
- College, university, or seminary with SUP
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- Convent or monastery with SUP
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Office with SUP
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- College dormitory, fraternity, or sorority house with SUP
- Handicapped group dwelling unit
- Multifamily
- Retirement housing with SUP
- Single family
- General merchandise or food store 3,500 square feet or less
- Personal service uses
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP



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



Staff Recommendation

Approval of
Recommendation



City of Dallas

Z156-325

PD521 – Mountain Creek

City Plan Commission

February 7, 2019

Nathan Warren

Senior Planner

Current Planning



City of Dallas