

PD No. 15 Authorized Hearing Steering Committee Meeting #3

July 26, 2018



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Sustainable Development and Construction
City of Dallas



Working PD No. 15 Meeting Topics

- Uses
 - Accessory Uses
- Yard, Lot, and Space Regulations
 - Setbacks, density, floor area, height, RPS, lot coverage, lot size, stories
- Off-Street Parking and Loading
 - Ingress/egress
- Environmental Performance Standards
- Landscaping
- Signs
- Additions Provisions
 - Drainage improvements, street improvements, sidewalk improvements
- PD structure
 - Development plan, conceptual plan



Steering Committee Meeting #2

Exercise Review

- Themes from exercise
 - Not appealing for PD No. 15
 - Infrastructure improvements
 - Quality/Livability (open space, trees)
 - Density
 - Parking



A



B



C



D



A



A



- Outstanding – good density
- Upscale development
- Retail on ground – Mixed Use is well done
- Larger units
- Public Art for enjoyment
- Higher structure could allow for more greenspace
- Makes sense of have Hi-Rise on NW Hwy
- High density
- Higher density focused on NW Hwy
- Too tall for Area 4
- Like – could fit at Preston Place
- Facilitates more people – living space
- Modern and in keeping with Dallas’ future
- “Safer” construction
- More practical project for investors
- Plenty of windows
- Trees
- Increases potential revenue for local retail
- Maybe – only one with greenspace
- Long term building
- Steel construction
- Underground parking
- Increases potential tax revenue for City



B



B



- Looks like a hospital
- Looks like institutional housing
- No setback – Looks cheap
- Not fitting to Area 4
- Yuk
- Tacky – Don't like steps
- Too small
- Tower Mid-rise
- Poor walkability
- No greenspace
- Nice balcony – could work for Diplomat
- Not enough revenue for City
- Like balconies
- Hidden parking
- Mid-rises – could be built in line with Preston



C



C



- Hmm probably not
- Town House – Not enough space in PD 15
- Low-rise – who will build it?
- Mid-size units
- Like architecture but not color brick
- Fits the ambiance of neighborhood
- Rowhouses – more like uptown
- Long-term quality
- Nice enough – not enough density
- Controlled density (4 stories per Area Plan)
- More like “single family dwelling”
- Homey
- Low density – bricks and sticks
- Trees
- No greenspace
- Hidden parking



D



D



- Never
- Ugly
- Institutional
- Cheap
- Ugly Building
- Real Bad! Cheesy
- Too Small
- Ugly – Eye sore for Area 4
- Vanilla
- Looks boring
- Good Setback – Good height
- Controlled density (4 stories per Area Plan)
- No greenspace
- Hidden parking



Comments not assigned to an example

- None for PD 15
- Concrete – no greenspace
- None have walkup appeal
- Improved drainage
- Flooding – water infrastructure
- Bike Plan
- Open Space
- Greenspace
- Not enough room for another High-rise in PD 15
- Perimeter sidewalk connections
- Greater yard scaping
- Underground parking



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Off-Street Parking and Loading

- Existing residential off-street parking: 1.22 spaces per unit
- Existing nonresidential off-street parking: minimum of 89 spaces for the nonresidential uses
- CH. 51 (MF-3) is 1 space per 500 ft of dwelling unit floor area
- CH. 51A MF uses is 1 space per bedroom with a minimum of one space per dwelling unit. Additional $\frac{1}{4}$ space per dwelling unit must be provided for guest parking if required parking is restricted to resident parking only.



Off-Street Parking and Loading

- CH. 51 regulations:
 - 0 to 50,000 sq. ft of floor area = no loading space required
 - 50,000 to 100,000 sq. ft of floor area = 1 loading space required
 - 100,000 to 300,000 sq. ft of floor area = 2 loading spaces required
 - Each additional 200,000 sq. ft of floor area or fraction thereof = 1 additional loading space
- CH. 51A: none required for MF uses



Environmental Performance Standards

- Refers to Article VI unless otherwise stated
- Noise regulations
- Toxic and noxious matter
- Glare
- Vibration
- Odors, smoke, particulate matter



Landscaping

- Refers to Article X unless otherwise stated
- Planting requirements
- Landscape plans
- Tree mitigation



Signs

- Refers to Article VII unless otherwise stated
- Regulations for all signage



Additional Provisions

- Drainage improvements
- Street improvements
- Sidewalk improvements



2017 Dallas Bond Program - Propositions

All Propositions

The 2017 Dallas Bond Program is a group of projects being presented to voters for acceptance on the Bond Election being held on November 7, 2017. The projects are grouped into ten propositions, of which, eight propositions are presented here. A complete list of projects is available from the [2017 Dallas Bond Program Homepage](#).

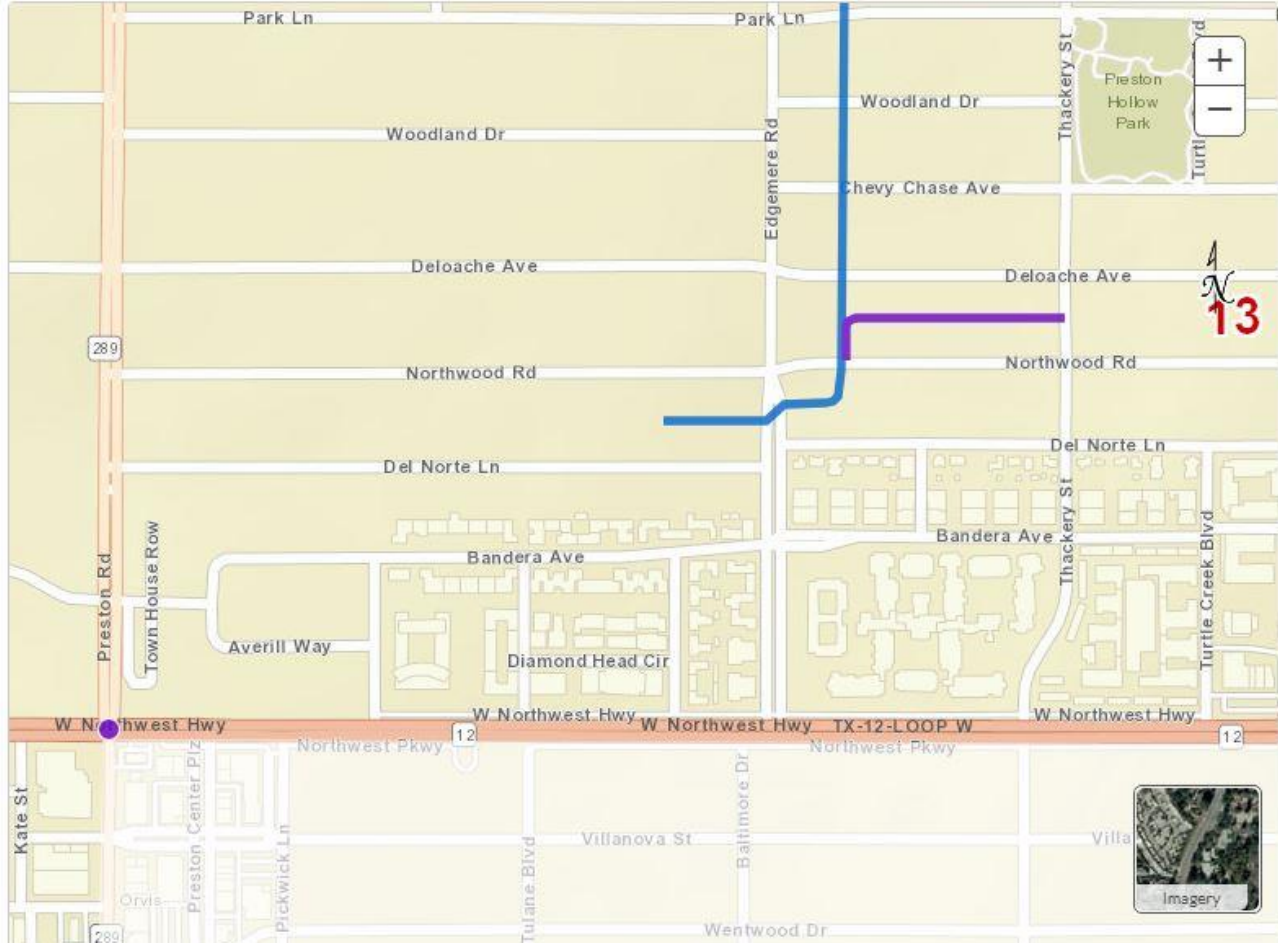
Propositions ▾ Hide Legend

Find address or project

Legend

- 2017 Bond Program Proposition**
- A - Streets and Transportation
 - B - Parks and Recreation
 - C - Fair Park
 - D - Flood Control and Storm Drainage
 - E - Library Facilities
 - F - Cultural and Performing Arts
 - G - Public Safety Facilities
 - H - City Facilities

Council District Border



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2017 Bond Program Proposition

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Council District Border

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2017 Bond Program ✕

Preston Hollow Channel, Phases 1 & 2, Desco Drainage

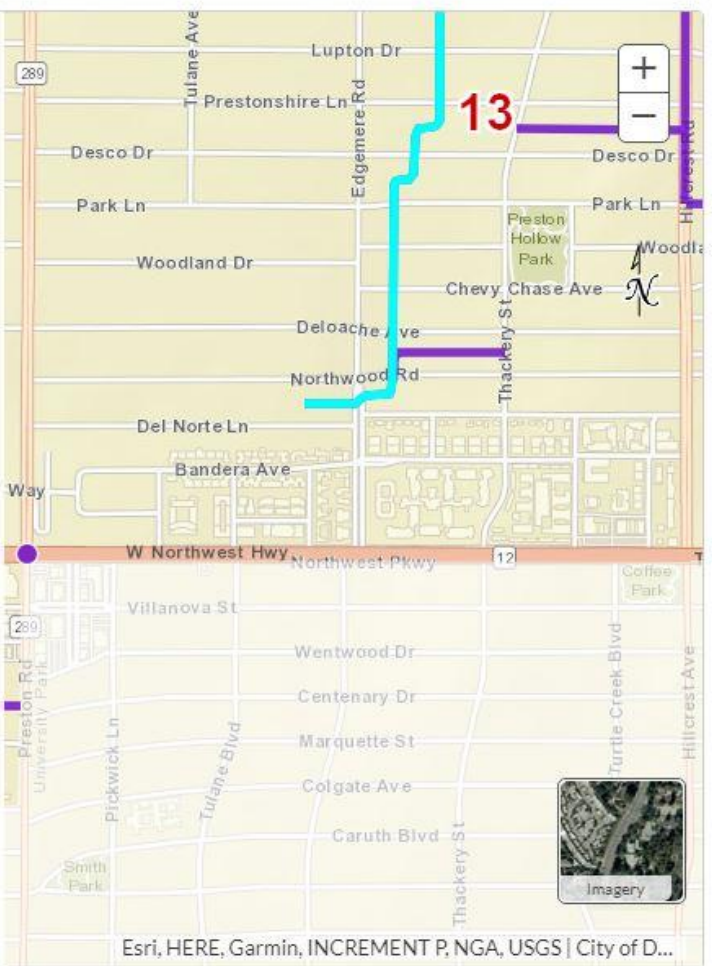
Description Flood Management

Proposition D - Flood Control and Storm Drainage

Category Flood Management

Council 13

Amount \$1,859,000



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Propositions ▾ Hide Legend Find address or project 🔍

Legend

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Council District Border

2017 Bond Program

6421-6543 NORTHWOOD ROAD & 6426-6542 DELOACHE AVE

Description	Alley Reconstruction
Proposition	A - Streets and Transportation
Category	Alley Reconstruction
Council	13
Amount	\$333,470

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Needs Inventory

The Needs Inventory is the list of the City's needs based on maintenance records, master plans, citizen input and Council recommendations. The Needs Inventory includes estimated costs for each project along with whether they are considered new, refurbished or rehabilitated construction.

Map 13,702
Table 13,821
Summary 9

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Address
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Legend

- Needs Inventory - Points**
 - City Facilities
 - Court Facilities
 - Cultural Arts Facilities
 - Flood Protection and Storm Drainage
 - Library Facilities
 - Park and Recreation Facilities
 - Public Safety Facilities
 - Street and Transportation
- Needs Inventory - Lines**
 - Flood Protection and Storm Drainage
 - Park and Recreation Facilities
 - Street and Transportation - Alley
 - Street and Transportation - Other
- Council District Border**
 - Border
- Basemap**
 - Streets
 - Aerial

Needs Inventory

Northwest Highway @ Tulane
PB3037

Description: Approx. 6500 LF 2-10x6 RCB from Edgemere @ NW HWY west to Browning Br. to relieve flooding of NW HWY from Preston to Hillcrest. Adjacent streets, parking garages, a church, and condos flood. Requires analysis of Browning Br.

Program: Flood Protection and Storm Drainage

Type: New

Category: Storm Drainage

Department: TWM

Council: 13

Score¹: 87

Estimate²: \$17,000,000

Last Modified: 12/8/2017

¹ The Needs Inventory Scoring Criteria is available [here](#).

² Cost estimate is in current USD dollars.



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- Street and Transportation - Other

Council District Border

- Border

Basemap

Streets Aerial

Needs Inventory ✕

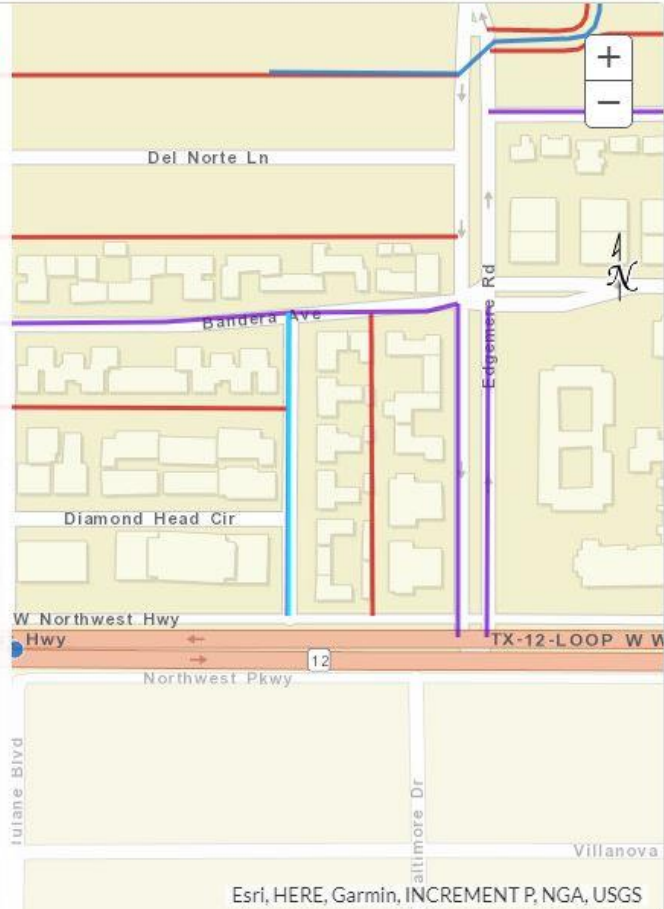
8500-8600 BALTIMORE DR

PB019553

Description:	W NORTHWEST PKWY to BANDERA AVE
Program:	Street and Transportation
Type:	Rehabilitation
Category:	Street Reconstruction Local Streets
Department:	PBW
Council:	13
Score ¹ :	49
Estimate ² :	\$602,910
Last Modified:	12/8/2017

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Council District Border

- Border

Basemap

Streets Aerial

Needs Inventory ✕

6206-6306 BANDERA AVE & 6211-6255 W NORTHWEST HWY (A3319)
PB072309

Description:	Full Reconstruction
Program:	Street and Transportation
Type:	Rehabilitation
Category:	Alley Reconstruction
Department:	PEW
Council:	13
Score ¹ :	88
Estimate ² :	\$314,600
Last Modified:	12/8/2017

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²Cost estimate is in current USD dollars.

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Pavement Condition City-maintained Streets and Alleys

The pavement data presented in this site is updated regularly but not live or in real time. For the most accurate information, please contact Jenny Nicewander with the Department of Public Works, Pavement Management Division by e-mail at jennifer.nicewander@dallascityhall.com or by telephone at (214) 948-4686.

Hide Legend 🔍 Enter a Dallas street

Legend ✕

Streets

- A - Excellent
- B - Good
- C - Fair
- D - Poor
- E - Failed

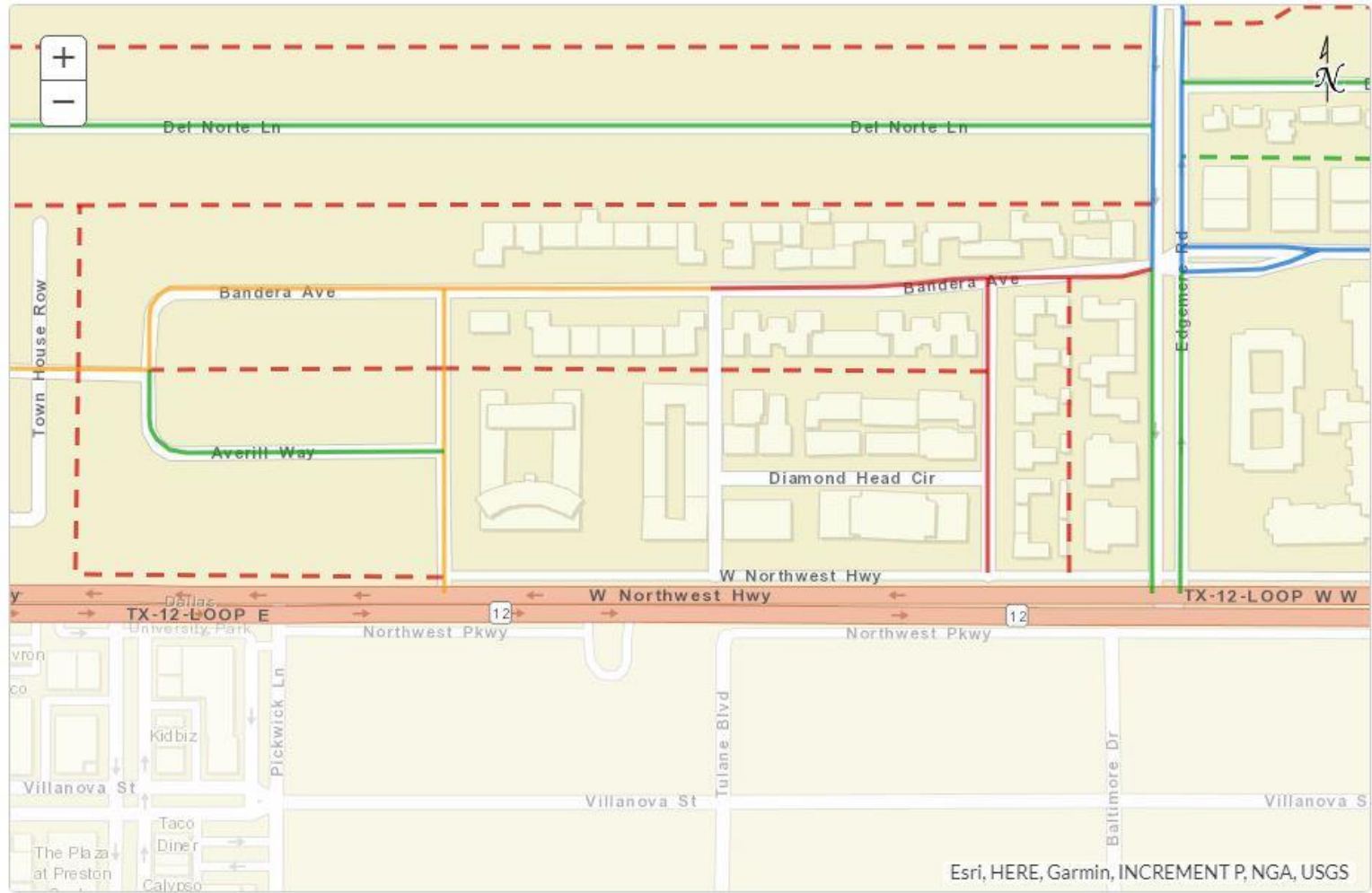
Alleys

- A - Excellent
- B - Good
- C - Fair
- D - Poor
- E - Failed

City Limit

Basemap

Streets Aerial



Zoning change structure

- PD structure
 - Development plan
 - Conceptual plan
 - Option for dividing into subareas
- General Zoning District
 - Example: MF-3(A), MF-2(A), etc.



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