

PD No. 15 Additional Comments

Claire Stanard – PHSNA City Liaison

Items that **CAN** be regulated in a PD and are addressed in staff recommendation:

- Adequate loading requirements
 - Staff recommendation – Service, loading, and garbage storage areas must be enclosed within a main structure
- Model plan of PD
 - Staff recommendation – Development plan must be approved prior to the issuance of any building permit
- Master street and private driveway plan
 - Staff recommendation creates a conceptual framework for new development. Fire lanes, traffic ingress/egress, access easements, private driveway must meet City standards and specifications at time of development plan and permitting

Items that **CAN** be regulated in a PD:

- Screening of mechanical equipment required
 - Staff recommendation - visual screens which surround roof mounted mechanical equipment are allowed (not required)



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Items that **CANNOT** be regulated in a PD:

- Infrastructure studies required
 - Engineering requires City standards and specifications are met at time of development plan and permitting
- Private sanitation contracting required
 - Staff comment – Engineering requires City standards and specifications are met at time of development plan and permitting
- Pet friendly properties required to provide screened pet areas
- Fiber optic wiring required and no visible satellite dishes
- Construction site requirements
 - Staff comment – Must meet City standards and specifications in Dallas Construction Code



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Tommy Mann – representing Preston Place HOA

- Permitted reductions – One setbacks standard (front, side, rear, etc.) may be decreased up to 10% if another setback standard is increased the same percentage
- Encourage required pedestrian zones across multiple building sites
- Density bonus for underground parking
 - 15 dwelling units per acre bonus if 90% of required parking is provided underground
- Transfer of development rights – properties can transfer allotted density to another property in a deed record

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Development	Diamond Head	The Diplomat	Preston Place	Royal Orleans	Athena	Preston Tower	Total Units	Likely Scenario ¹
Existing Acres	2.101	.94	1.86	1.0	2.229	4.259	12.38 of 14.2 acre = Dev acres	How that differs from existing Development Plan
Existing Dwelling Units per Acre	19.05 du/a	14.74 du/a	32.26 du/a	19.80 du/a	62.78 du/a	75.12 du/a	594 per DEV plan	
Units per Development Plan	40 units ²	14 units ³	60 units	20 units	140 units ⁴	320 units ⁵	660 allow ⁶	NA
52.4 du/acre	110 units	50 units	97 units	53 units	116 units	223 units	649 units 339 (Towers) <u>+310 (Low Rises)</u> <u>649 total units</u>	770 units 460 (Towers remain) <u>+310 (Low rises)</u> <u>770 total likely units</u>
<i>Diff. from current units</i>	<i>+70 units</i>	<i>+36 units</i>	<i>+37 units</i>	<i>+33 units</i>	<i>-24 from existing 140 units</i>	<i>-97 from existing 320 units</i>	<i>+55 increase over current 594 units</i> <i>594 exist units</i> <i>-121 (Towers)</i> <u><i>+176 (Low Rises)</i></u> <u><i>649 total units</i></u>	<i>+176 units over existing for Low risers</i> <i>No change for Towers total units of 460 but 121 would be non-conforming</i>

¹ Assumption is that the Towers will remain as originally constructed

² Diamond Head actual 2019 unit count = 41

³ Diplomat actual 2019 unit count = 15

⁴ Athena actual 2019 unit count = 142

⁵ Preston Tower 2019 unit count may be different than 320 units set forth in Development Plan.

⁶ 660 included the total 125 that Preston place was allowed to build.

Development	Diamond Head	The Diplomat	Preston Place	Royal Orleans	Athena	Preston Tower	Total Units	Likely Scenario ⁷
Existing Acres	2.101	.95	1.86	1.0	2.229	4.259	12.38 of 14.2 acre = Dev acres	How that differs from existing Development Plan
Dev. Plan Units	40	14	60	20	140	320	594	
75.12 du/ac (Preston Tower Existing density 320/4.259)	157 units	71 units	139 units	75 units	167 units	320 units	929 units	902 units
Diff. from Current units	+117 units	+57 units	+79 units	+55 units	+27 units	Unchanged	487 (Towers) <u>+442 (Low rises)</u> <u>929 total units</u> (+335 total over existing)	460 (Towers remain) +442 (low rises total <u>Includes +308</u>) <u>902 total likely units</u> (+308 units over existing)
90 du/ac (Staff rec)	189 units	85 units	167 units	90 units	200 units	383 units	1,114 units	991 units
Diff from Current units	+149 units	+71 units	+107 units	+70 units	+60 units	+63 units	583 (Towers) <u>+ 531 (Low Rises)</u> <u>1,114 total units</u> (+520 units over existing)	460 (Towers remain) 531 (Low Rises total <u>Includes +397</u>) <u>991 total likely units</u> (+397 units over existing)
125 du/ac Staff rec Max bonus	262 units	119 units	233 units	126 units	279 units	533 units	1,552 units	1,200 units
							812 (Towers) <u>+740 (Low rises)</u> <u>1,552 total units</u> (+958 units over existing)	460 (Towers remain) 740 (Low Rises total <u>Includes +606</u>) <u>1,200 total likely units</u> (+606 units over existing)

⁷ Assumption is that the Towers will remain as originally constructed