

PD No. 15 Authorized Hearing

Community Meeting

April 26, 2018

6:00 P.M.

Park Cities Baptist Church

Fellowship Hall

3933 Northwest Parkway

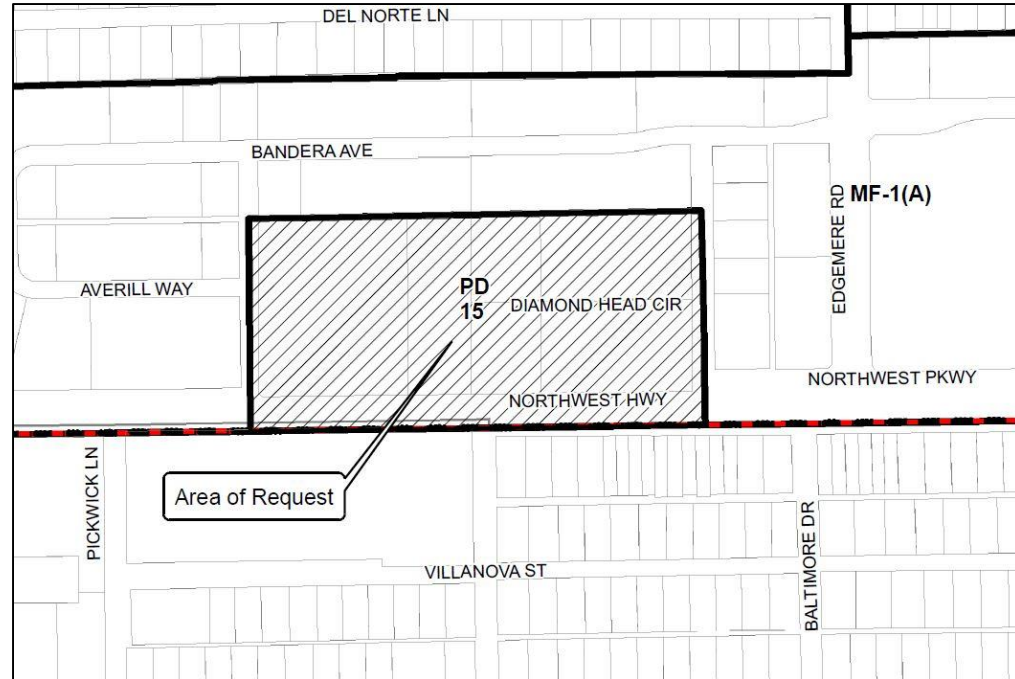
Presented by:

Sustainable Development and Construction



PD No. 15 Authorized Hearing

- On September 7, 2017, the City Plan Commission initiated a zoning case on property zoned Planned Development District No. 15 to determine proper zoning for the area.



PD No. 15 Background

- In 1947, the area was zoned a C-2 Commercial District which allowed multiple family uses and non-residential uses
- In March 1965 during the citywide rezoning process, the area became Planned Development District No. 15 for Apartment Development



PD No. 15 Authorized Hearing Area



PD No. 15 Authorized Hearing Area

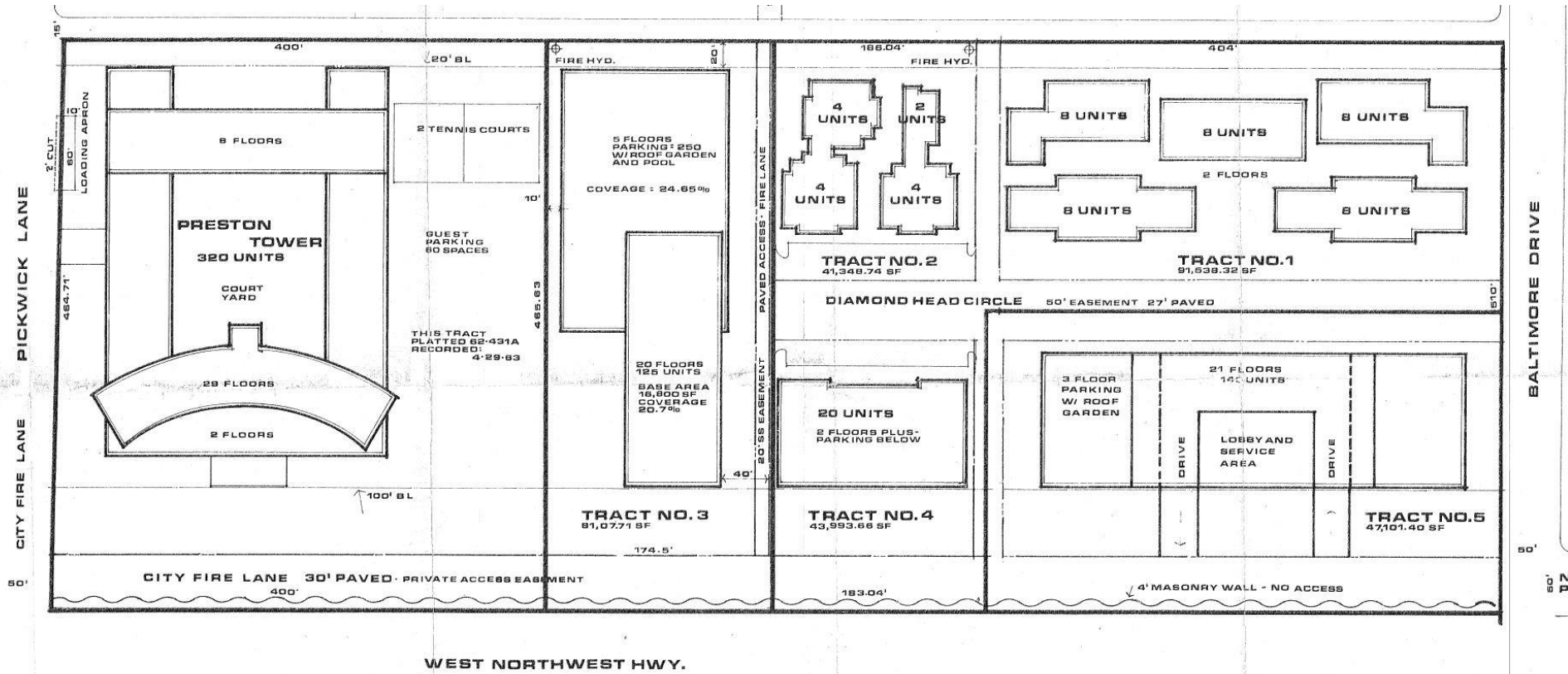


PD No. 15 History

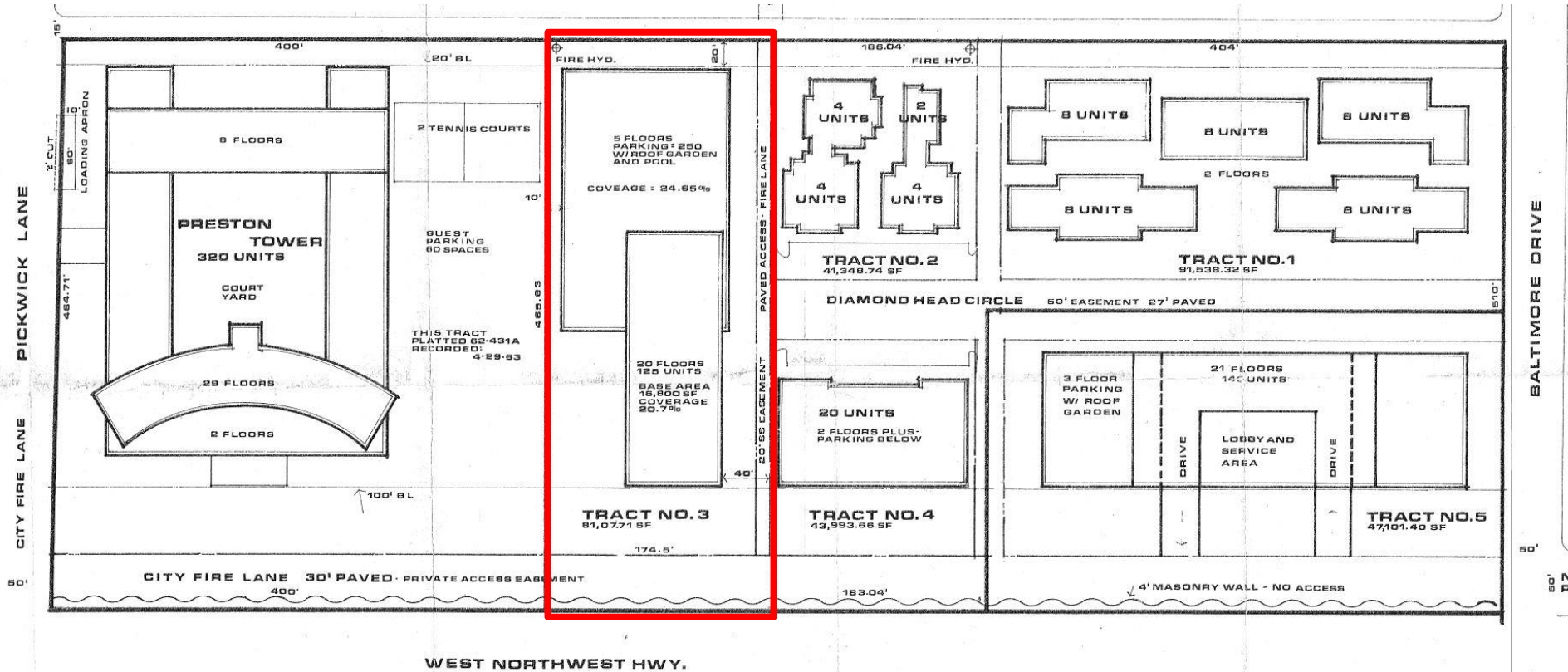
- September 1973
- Council approved an amendment to allow the development of a 20 story, 125 unit high-rise apartment building and adjoining 5 story parking garage on Tract 3.
- Changes to the conditions included limited density to existing structures plus the density of the proposed 125 unit tower, up to a maximum density of 52.4 dwelling units per acre
- Added regulations for fire lanes, parking, access, fire protection, and water lines



PD No. 15 Development Plan (1973)



PD No. 15 Development Plan (1973)



Tract 3 Proposed Elevation (1973)

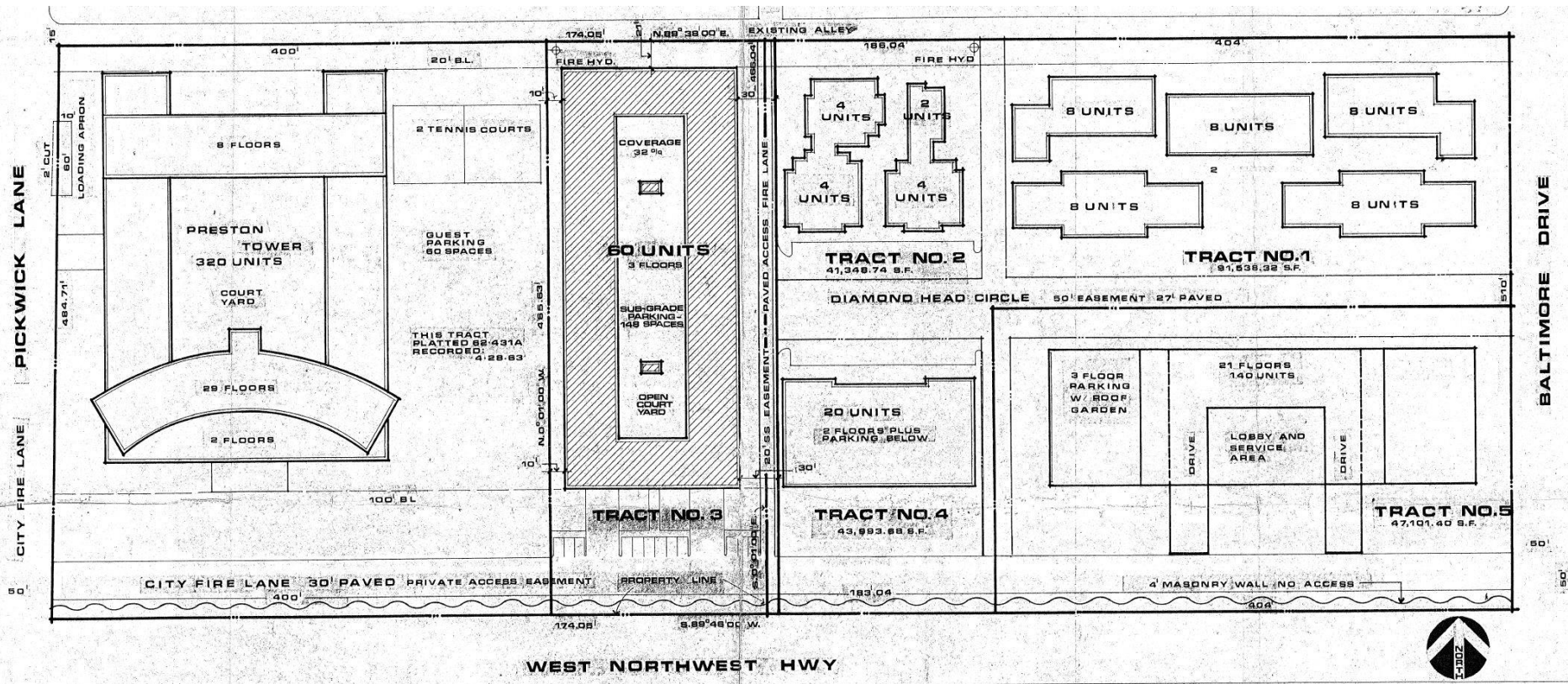


PD No. 15 History

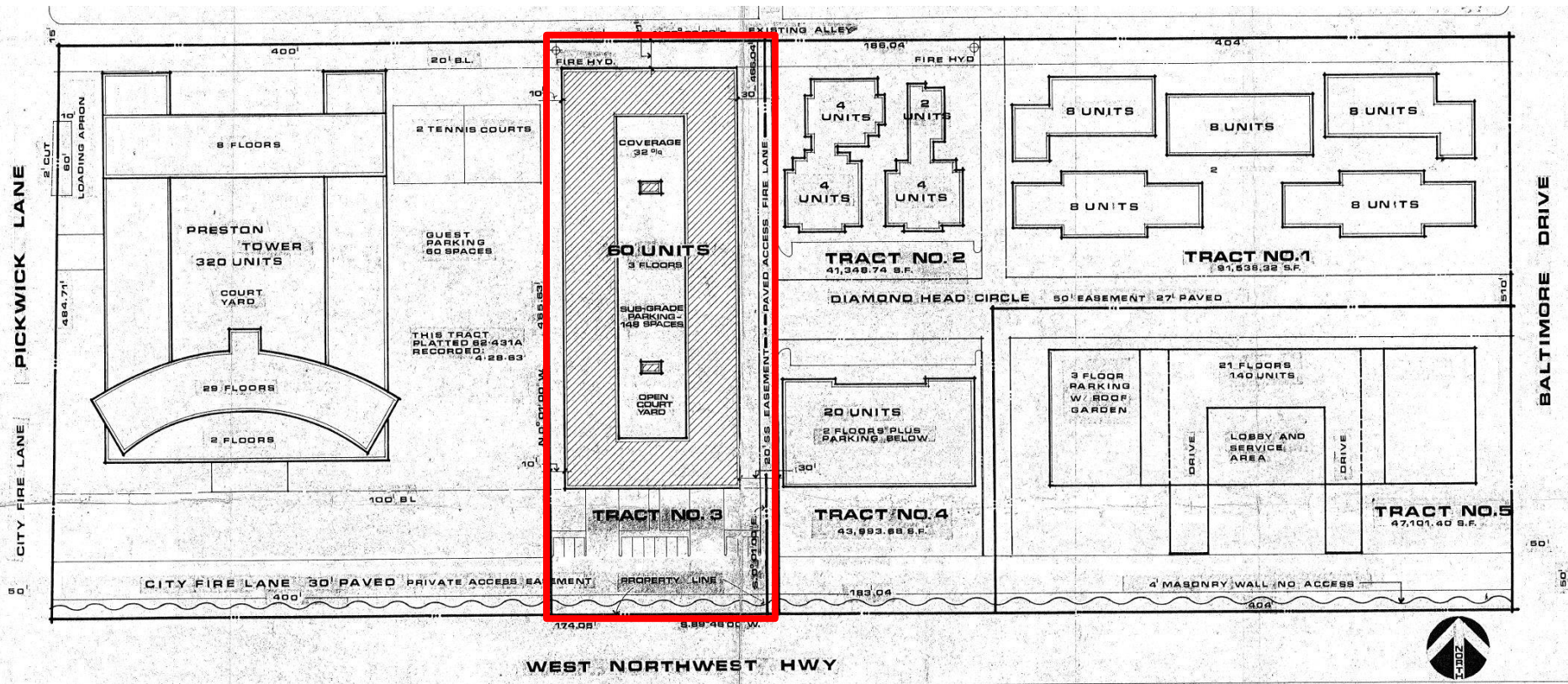
- October 1977
- Council approved an amendment to revise the site plan of Tract 3 to provide for a 3 story, 60 unit apartment building with parking facilities provided underneath the building
- The revised plan limited the density to the existing structures density plus the density of the proposed 60 unit apartment building



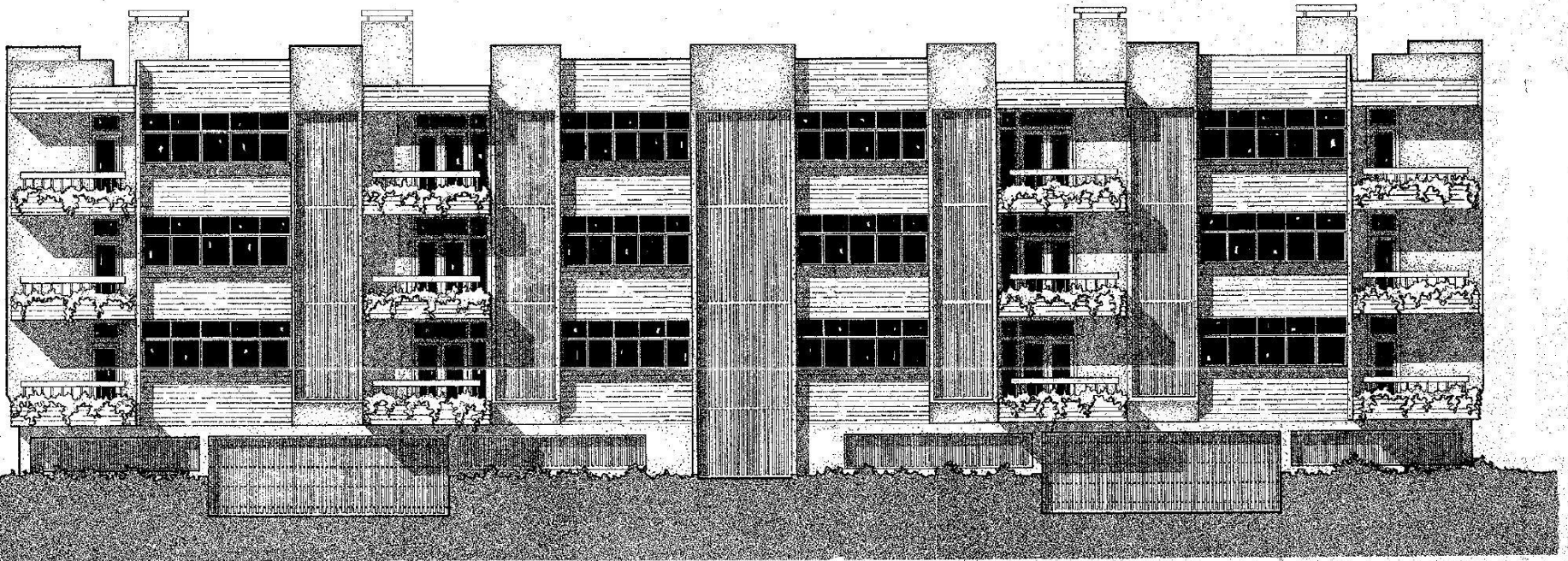
PD No. 15 Development Plan (1977)



PD No. 15 Development Plan (1977)



Tract 3 Proposed Elevation (1977)



SOUTH ELEVATION - FROM NORTHWEST HIGHWAY



PD No. 15 History

- September 1980
- Council approved amendment to conditions to revise the allowable non-residential uses on the first and second floors of Preston Tower
- Clarified that only Multiple Family-3 (MF-3) uses, excluding the non-residential uses in Preston Tower are permitted
- Added regulations clarifying parking and Certificate of Occupancy requirements

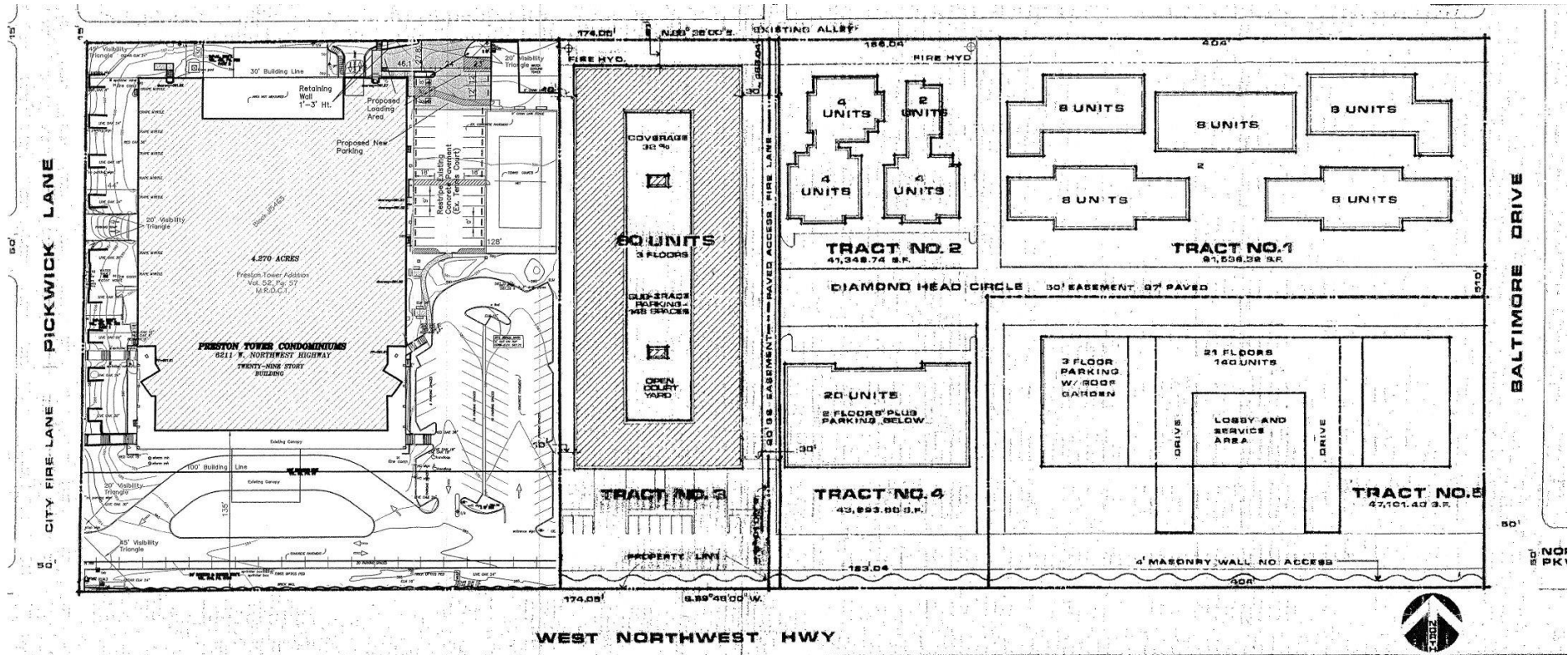


PD No. 15 History

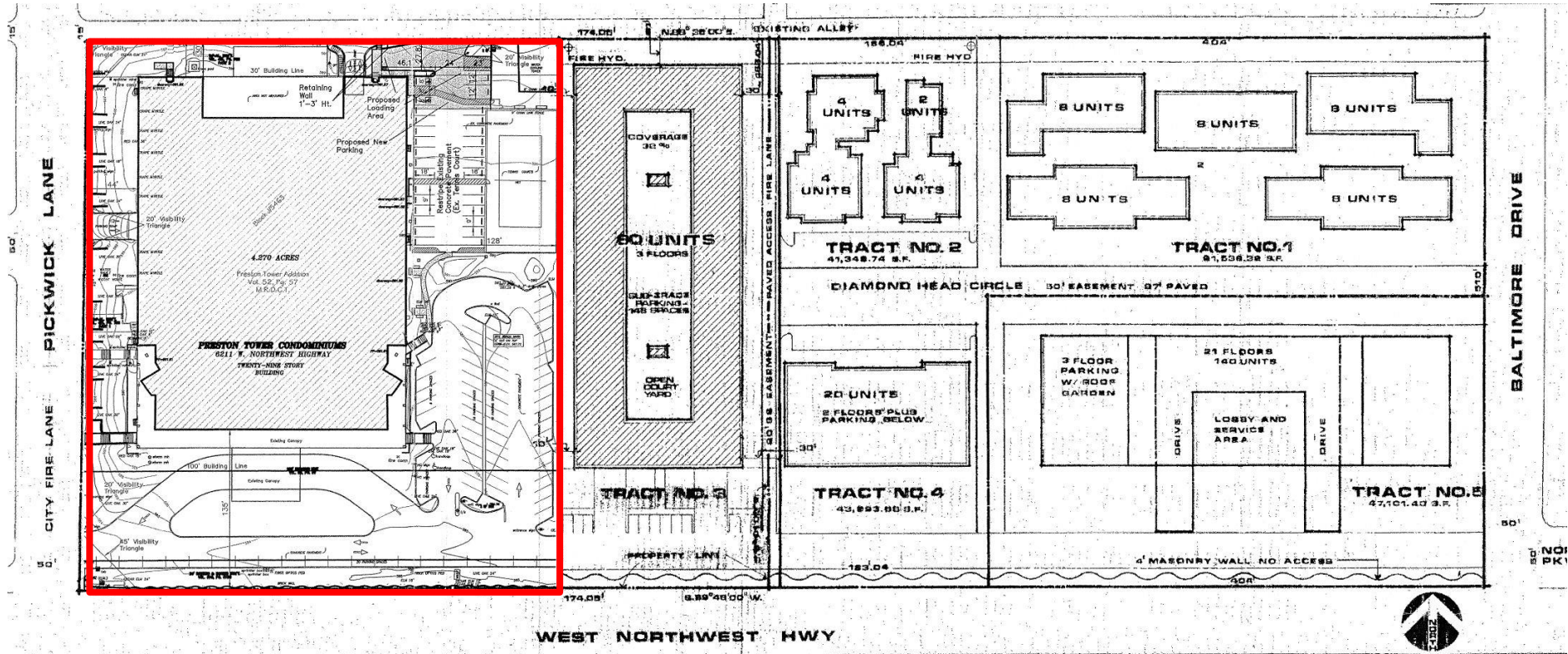
- November 2010
- City Plan Commission approved a minor amendment to the development plan to revise on-site parking and loading areas at Preston Tower



PD No. 15 Development Plan (2010)



PD No. 15 Development Plan (2010)



Existing Zoning – PD No. 15

- Multiple Family-3 District (MF-3) uses allowed, plus allowable non-residential uses for the first and second floor of Preston Tower
- Density limited to the number of units for each tract shown on the development plan, up to a maximum density of 52.4 dwelling units per acre
- Approximately 12.6 acres developable area
- Additional regulations related to fire safety, traffic circulation, access, and parking requirements



Multiple Family-3 District (MF-3) Yard, Lot, and Space Regulations

- Minimum Front Yard Setback – 15 feet
- Minimum Side Yard Setback for MF structures – 10 feet
- Minimum Rear Yard Setback for MF structures
 - 15 feet for MF structures less than 36 feet in height
 - 25 feet for MF structures over 36 feet in height
- Maximum Lot Coverage for Residential structure – 60%
- Height – Any legal height



PD No. 15 Determination – Maximum Density

- Maximum number of units that can be constructed is 660 units at 52.4 dwelling units per acre across the ~12.6 developable acres
- Roughly equivalent to the original density with the proposed Tract 3 tower at 125 units
- Approved development plan for 594 units across the PD



Existing Conditions – PD No. 15



Authorized Hearing Process

1. Community meeting held by Council Member Gates to go over existing zoning, authorized hearing process, and next steps
2. A steering committee will be appointed by Council Member Gates
3. Steering committee meetings will be held with staff to review the current zoning of the area, the intent or direction of possible changes, and to develop proposed zoning amendments
4. At the conclusion of the steering committee meetings, a second community meeting will be held to present the proposed zoning amendments
5. City Plan Commission holds a public hearing to determine whether to recommend the proposed changes to the City Council
6. City Council holds a public hearing and determines whether or not to approve the proposed zoning changes



Steering Committee

- Appointed by Council Member Gates
- Generally comprised of 15 people or less
- Representative of the authorized hearing area and other interested parties
- Mix of stakeholders
- Committed to meet on a regular basis



Next Steps

- As part of the next phase, staff and the steering committee will review potential zoning elements such as:
 - Uses, height, setbacks, etc.
- Set steering committee meeting schedule
- Throughout the process, updates will be posted to our website



PD No. 15

Authorized Hearing

Community Meeting

Additional questions:

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

