

# PD No. 15 Authorized Hearing Steering Committee Meeting #2

July 11, 2018



Andrew Ruegg, Senior Planner  
Sustainable Development and Construction  
City of Dallas



# Authorized Hearing Process

- Community meeting held by Council Member Gates to go over existing zoning, authorized hearing process, and next steps
- A steering committee will be appointed by Council Member Gates
- **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**
- At the conclusion of the steering committee meetings, a second community meeting will be held to present the proposed zoning amendments
- City Plan Commission holds a public hearing to determine whether to recommend the proposed changes to the City Council
- City Council holds a public hearing and determines whether or not to approve the proposed zoning changes



# Exercise: Affinity Diagram – 15 minutes

**Explanation:** Review examples provided and write down thoughts, ideas, or questions about these existing developments on how they may or may not relate to PD No. 15.

**Objective:** Identify and generate a list of desirable, undesirable, or questionable features of existing structures that could resemble possible future development.

1. Record each idea on a separate post-it and stick to the white board. – **5 minutes**
2. Without talking, group related ideas. – **4 minutes**
3. Discuss groupings and develop headings that capture the meaning of each. – **6 minutes**



A



B



C



D





A



B





C



D





A



B



C



D



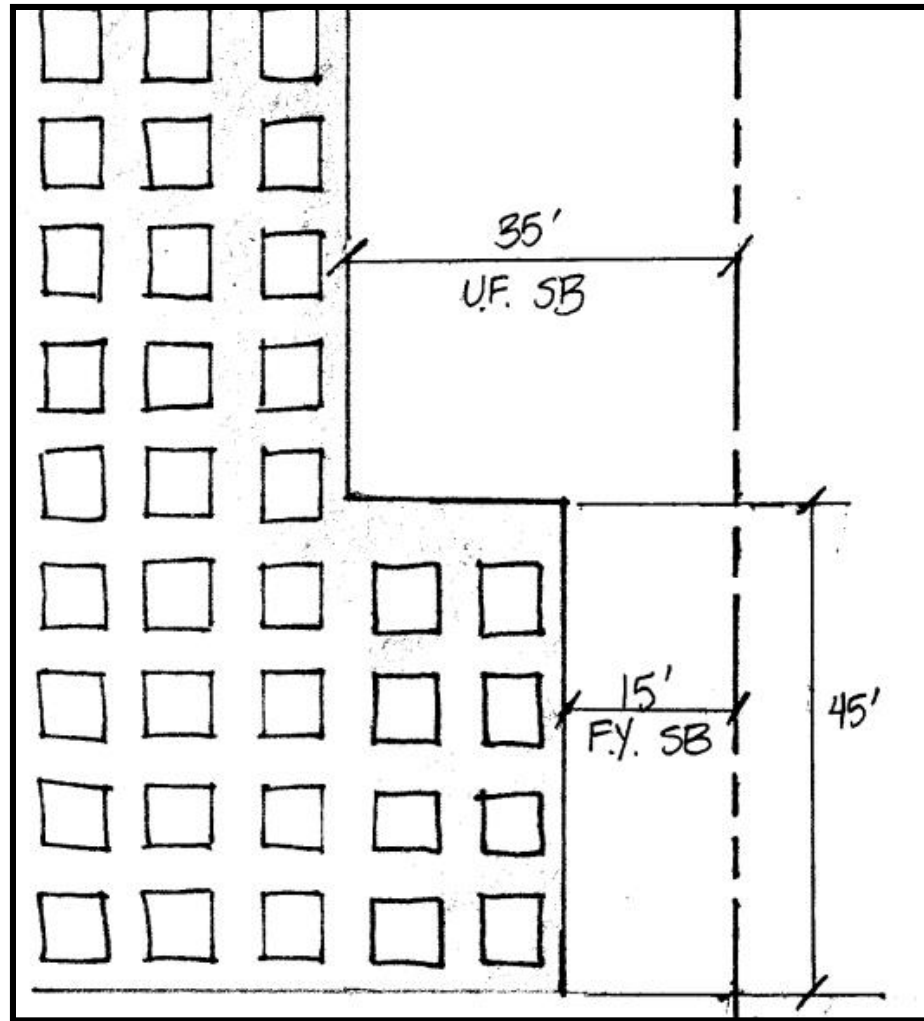
# Front yard setback

- FRONT YARD means that portion of a lot which abuts a street and extends across the width of the lot between the street and setback line
- The front yard setback is measured from the front lot line of the building site or the required right-of-way



# Front yard setback

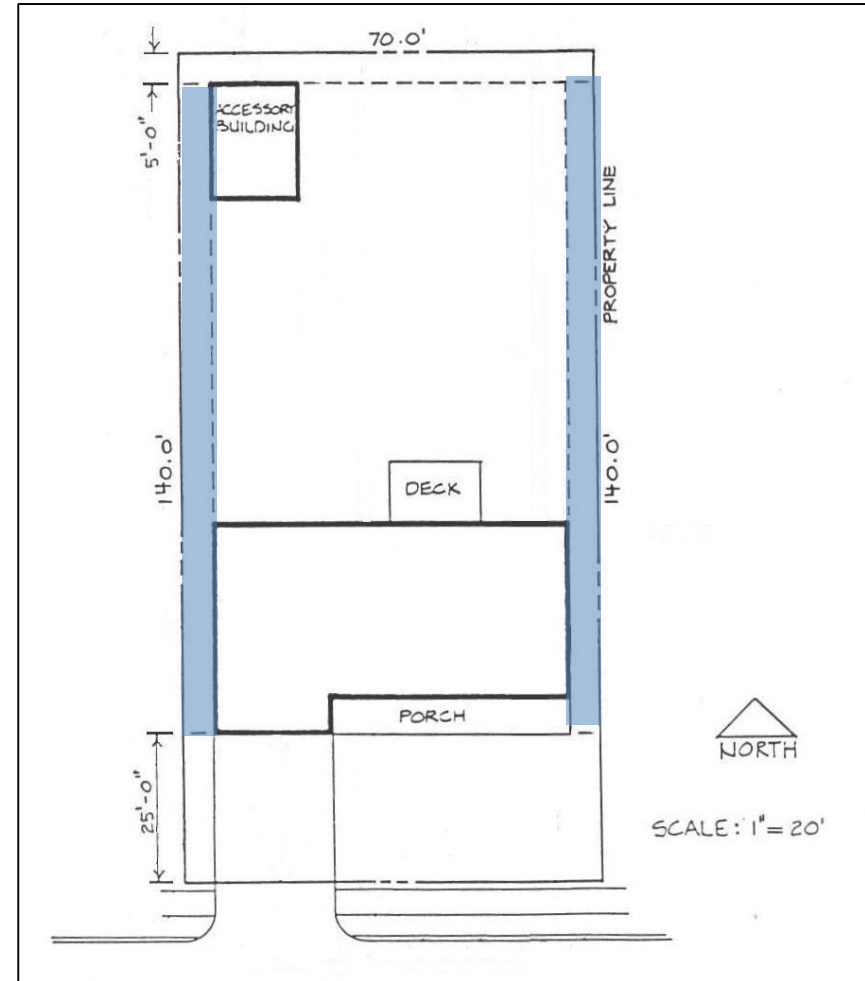
- Urban form setback: an additional 20 foot front yard setback is required for the portion of the structure over 45 feet in height





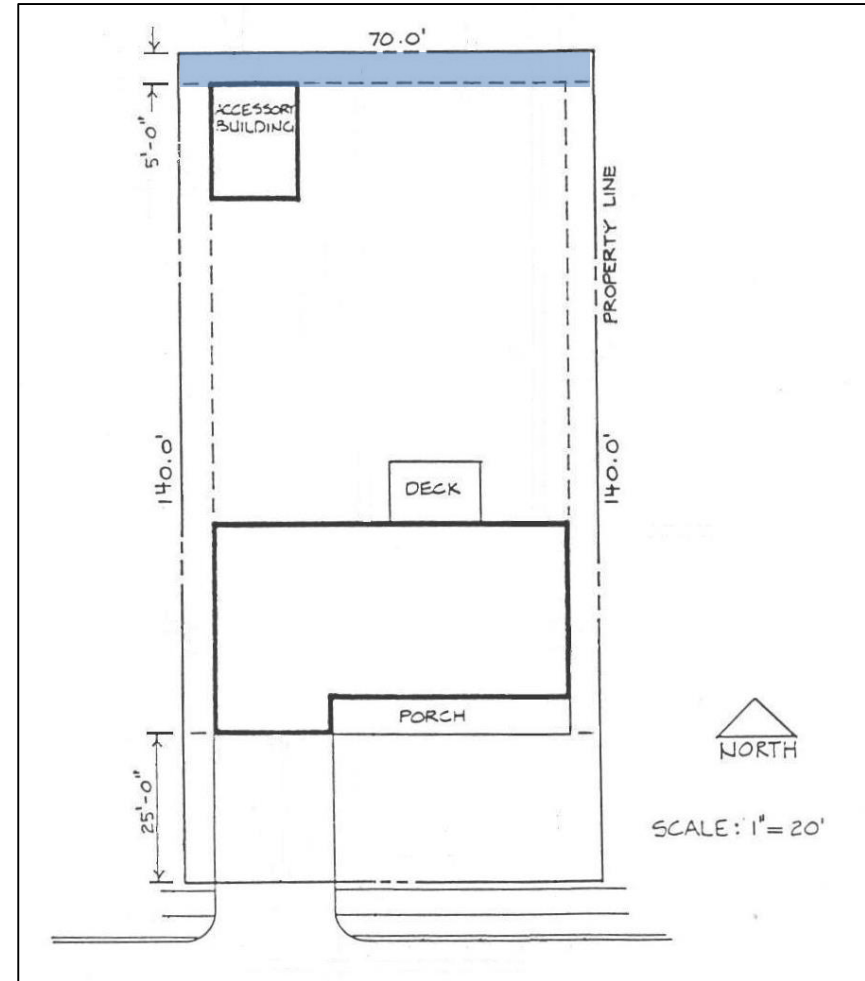
# Side yard setback

- **SIDE YARD** means that portion of a lot extending from the front setback line to the rear setback line between the side setback line and the side lot line or that portion of a lot which is between a lot line and a setback line but is not a front or rear yard



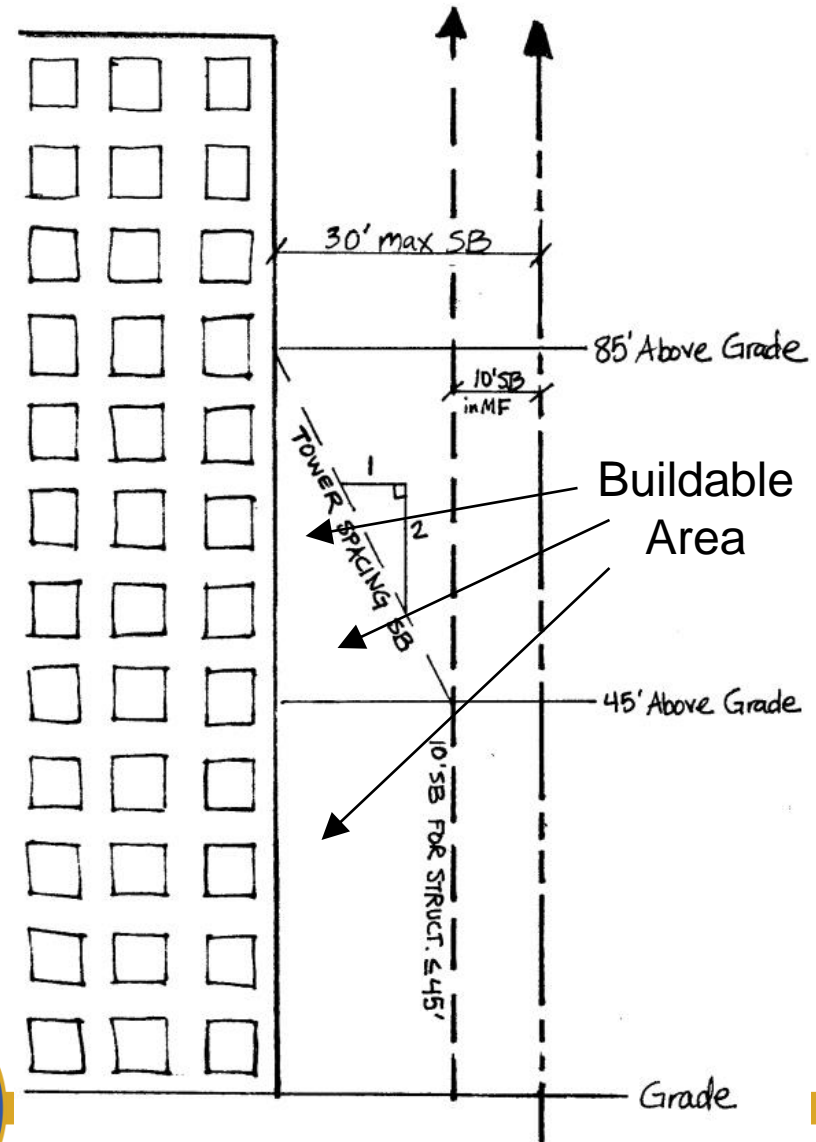
# Rear yard setback

- REAR YARD means that portion of a lot between two side lot lines that does not abut a street and that extends across the width of the lot between the rear setback line and the rear lot line



# Side and rear yard setback

- Tower spacing: an additional side and rear yard setback of one foot for every 2 feet in height for the portion of the structure over 45 feet in height up to a maximum additional setback of 30 feet





# Dwelling unit density

- DENSITY means the ratio of dwelling units to lot area



# Floor area ratio

- FLOOR AREA RATIO means the ratio of floor area to lot area. (Note: 1:1 FAR is stated as “1.0,” 2:1 is stated as “2.0,” 2.5:1 is stated as “2.5,” etc.)
- Primarily applies to commercial uses



# Height

- HEIGHT means the vertical distance measured from grade to:
  - for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure
  - for a structure with a dome roof, the midpoint of the vertical dimension of the dome
  - for any other structure, the highest point of the structure
- LEGAL HEIGHT means the maximum building height allowed under the Federal Aviation Administration regulations or any other ordinance or regulation in effect, whichever is most restrictive



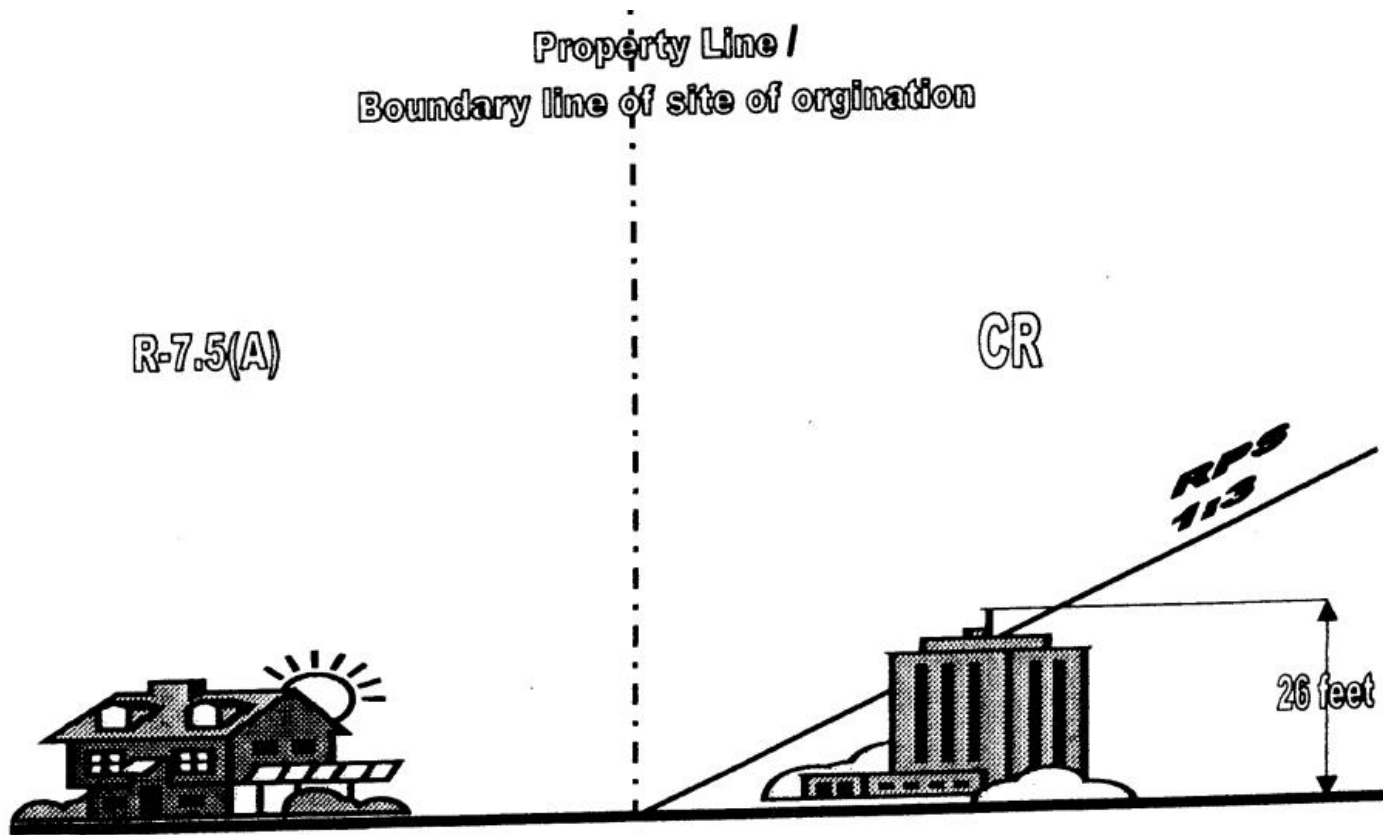


# RPS (Residential Proximity Slope)

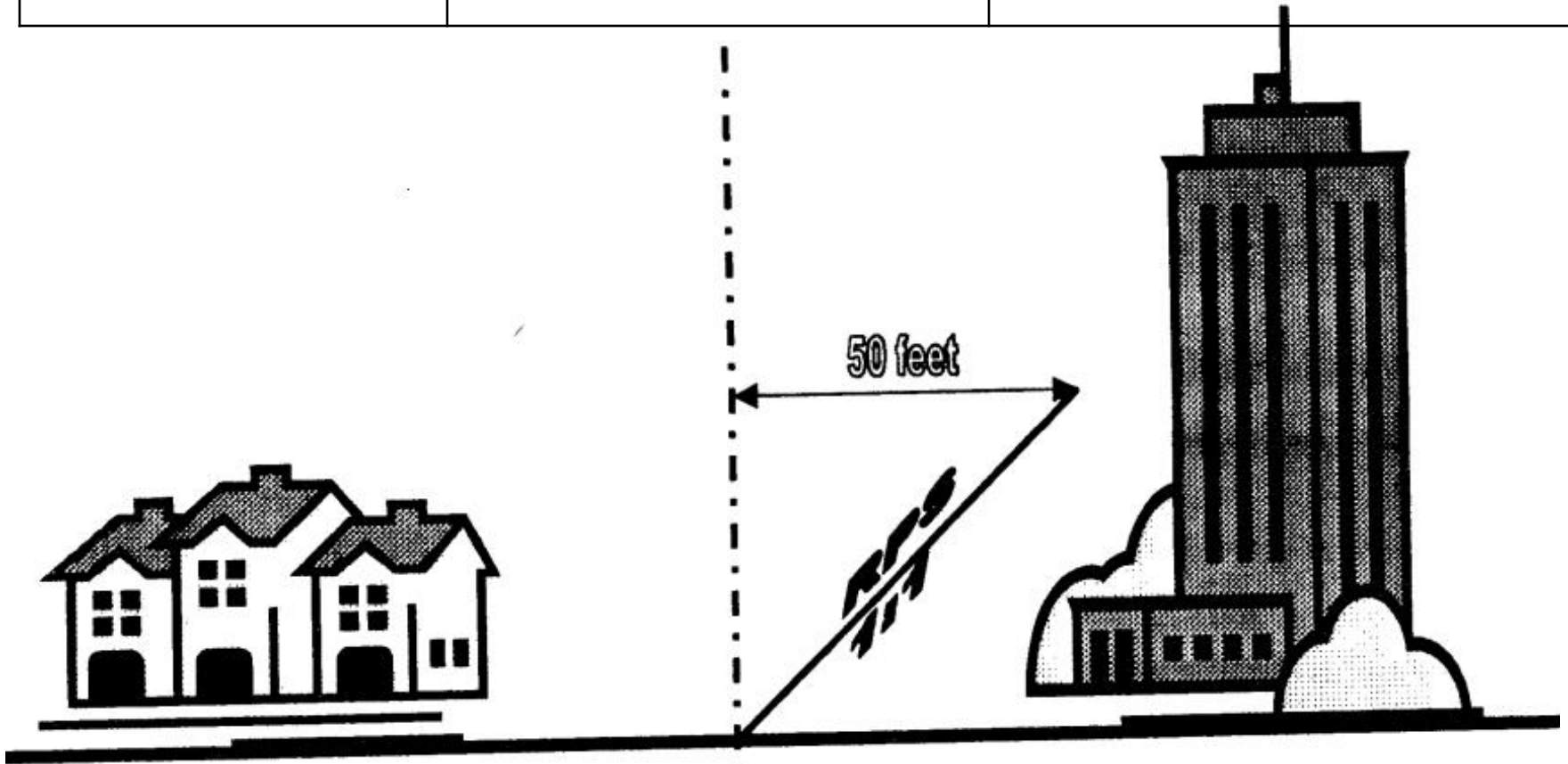
- RPS is a plane projected upward and outward from every site of origination
- If any portion of a structure is over 26' in height, that portion may not be located above a residential proximity slope originating in a Single Family, Duplex, or Townhome district



<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
R, R(A), D, D(A), TH, and TH(A)	18.4° (1 to 3 slope)	Infinite.



<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
CH, MF-1, MF-1(A), MF-2, and MF-2(A)	45° (1 to 1 slope)	Terminates at a horizontal distance of 50 feet from the site of origination.



# Lot coverage (residential structures)

- The percentage of lot area covered by a roof, floor, or other structure, except that roof eaves up to 24 inches and other ordinary building projections up to 12 inches are excluded
- Aboveground parking is included in lot coverage, but surface parking and underground parking is not





# Lot size (for multifamily)

- Allowable mix of dwelling units for the lot area
- Example: Minimum lot area per dwelling unit for MF-1(A):
  - 0 bedroom: 1,000 sq ft
  - 1 bedroom: 1,400 sq ft
  - 2 bedroom: 1,800 sq ft
  - Additional bedrooms over 2: add 200 sq ft per bedroom



# Stories

- STORY means that portion of a building between any two successive floors or between the top floor and the ceiling above it



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City of Dallas  
[andrew.ruegg@dallascityhall.com](mailto:andrew.ruegg@dallascityhall.com)  
214-671-7931

