

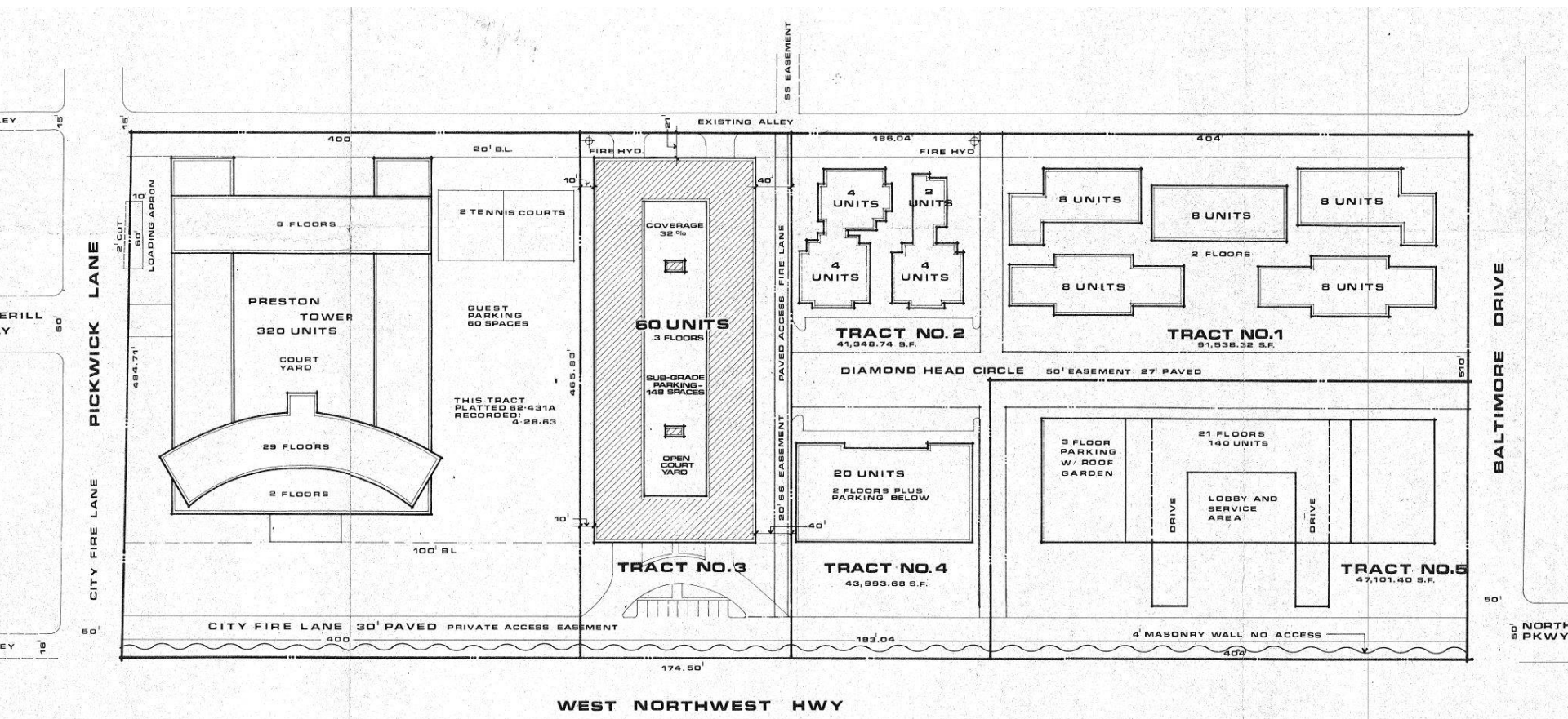
PD No. 15 Authorized Hearing Steering Committee Meeting #9

October 25, 2018



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Sustainable Development and Construction
City of Dallas





PD-15 SITE
REF: Z 73-189/3110-A



Dwelling unit density

- DENSITY means the ratio of dwelling units to lot area



Dwelling unit density (Diamond Head)

- Existing: 40 units at 19.05 dwelling units per acre
- Steering Committee member responses – density for Diamond Head:
 - 321 units at 160 du/a
 - Max 300 units at 140-160 du/a
 - **336 units at 160 du/a (2 responses)**
 - 315 units at 150 du/a
 - 70 du/a MF-3(A) or 40 du/a TH(A)
 - 110 units at 52.4 du/a
 - **40 units at 19.05 du/a (2 responses)**



Dwelling unit density (The Diplomat)

- Existing: 14 units at 14.74 dwelling units per acre
- Steering Committee member responses – density for The Diplomat:
 - 144 units at 160 du/a
 - Max 160 units at 140-160 du/a
 - 152 units at 160 du/a
 - 145 units at 132 du/a
 - 143 units at 150 du/a
 - 70 du/a MF-3(A) or 40 du/a TH(A)
 - 50 units at 52.4 du/a
 - **14 units at 14.74 du/a (2 responses)**



Dwelling unit density (Preston Place)

- Existing: 60 units at 32.26 dwelling units per acre
- Steering Committee member responses – density for Preston Place:
 - 288 units at 160 du/a
 - Max 300 units at 140-160 du/a
 - 299 units at 160 du/a
 - 298 units at 148 du/a
 - 279 units at 150 du/a
 - 70 du/a MF-3(A) or 40 du/a TH(A)
 - 150 units at 52.4 du/a (combined with Royal Orleans)
 - **60 units at 32.26 du/a (2 responses)**



Dwelling unit density (Royal Orleans)

- Existing: 20 units at 19.80 dwelling units per acre
- Steering Committee member responses – density for Royal Orleans:
 - 160 units at 160 du/a
 - Max 160 units at 140-160 du/a
 - 162 units at 160 du/a
 - 160 units at 148 du/a
 - 152 units at 150 du/a
 - 70 du/a MF-3(A)
 - 150 units at 52.4 du/a (combined with Preston Place)
 - **20 units at 19.80 du/a (2 responses)**



Dwelling unit density (Athena)

- Existing: 140 units at 62.78 dwelling units per acre
- Steering Committee member responses – density for Athena:
 - **Existing conditions 140 units at 62.78 du/a (4 responses)**
 - Max 300 units at 140-160 du/a
 - 357 units at 160 du/a (2 responses)
 - 70 du/a MF-3(A)



Dwelling unit density (Preston Tower)

- Existing: 320 units at 75.12 dwelling units per acre
- Steering Committee member responses – density for Preston Tower:
 - **Existing conditions 320 units at 75.12 du/a (4 responses)**
 - Max 350 units at 140-160 du/a
 - 682 units at 160 du/a (2 responses)
 - 70 du/a MF-3(A)



Dwelling unit density

- Summary and direction:
- Range from existing density up to 160 du/a



| | Diamond Head | The Diplomat | Preston Place | Royal Orleans | Athena | Preston Tower | Total Units |
|--|------------------------|------------------------|------------------------|------------------------|-------------------------|-------------------------|--|
| Existing dwelling units per acre & number of units | 19.05 du/a 40 units | 14.74 du/a 14 units | 32.26 du/a 60 units | 19.80 du/a 20 units | 62.78 du/a 140 units | 75.12 du/a 320 units | -594 per Dev plan -660 available per PD |
| 52.4 du/acre (PD 15 split) | 110 units | 50 units | 97 units | 53 units | (116 units) | (223 units) | -649 units -770 units IF towers remain |
| 75.12 du/acre (Preston Tower) | 157 units | 71 units | 139 units | 75 units | 167 units | 320 units | 929 units |
| 90 du/acre (MF-3(A)) | 189 units | 85 units | 167 units | 90 units | 200 units | 383 units | 1,114 units |
| 125 du/acre | 262 units | 119 units | 233 units | 126 units | 279 units | 533 units | 1,552 units |
| 160 du/acre | 336 units | 152 units | 298 units | 162 units | 357 units | 682 units | 1,987 units |

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





SPEED LIMIT
35

Height (Diamond Head)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (approx. 25')
- Steering Committee member responses - height for Diamond Head:
 - **Maximum height - 130' (2 responses)**
 - Maximum height - 330'
 - 125'-205' (RPS range)
 - Maximum height – 125'
 - Maximum height – 48'
 - Existing height (approx. 25')



Height (The Diplomat)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (none listed on plan)
- Steering Committee member responses - height for The Diplomat:
 - Maximum height - 130'
 - Maximum height - 330'
 - 125'-205' (RPS range)
 - Maximum height – 75'
 - Maximum height – 125'
 - Maximum height – 48'
 - Existing height (approx. 25')



Height (Preston Place)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (approx. 32')
- Steering Committee member responses - height for Preston Place:
 - Maximum height - 285'
 - Maximum height - 330'
 - 125'-285' (RPS range)
 - Maximum height – 260'
 - 125' north end and 290' south end
 - 48' north end and 250' south end
 - Maximum height – 25'



Height (Royal Orleans)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (approx. 25')
- Steering Committee member responses - height for Royal Orleans:
 - Maximum height - 285'
 - Maximum height - 330'
 - 205'-285' (RPS range)
 - Maximum height – 260'
 - Maximum height – 290'
 - Maximum height – 250'
 - Maximum height – 25'



Height (Athena)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (approx. 289')
- Steering Committee member responses - height for Athena:
 - **Existing height – 289' (4 responses)**
 - Maximum height – 330'
 - 205'-285' (RPS range)
 - Maximum height – 250' (existing nonconforming allowed)



Height (Preston Tower)

- Existing: MF-3 zoning but limited to number of stories as shown on development plan (approx. 316' main structure, 85' garden tower, and 25' base structure)
- Steering Committee member responses - height for Preston Tower:
 - **Existing height (3 responses)**
 - Maximum height – 330'
 - 125'-285' (RPS range) (2 responses)
 - Maximum height – 250' (existing nonconforming allowed)



Height

- Summary and direction:
- Different heights by tract/property
- Taller heights allowed closer to NW Hwy



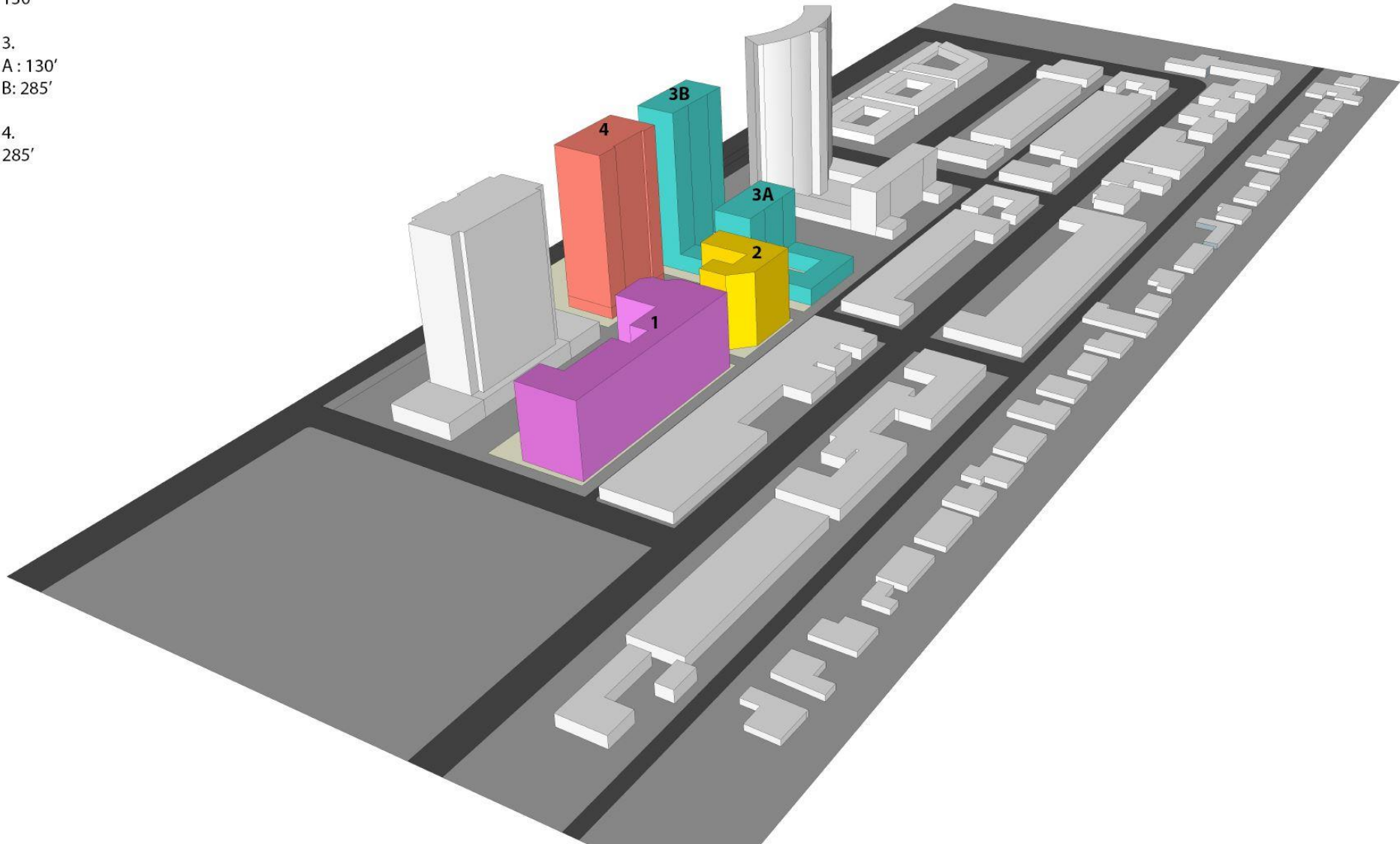
Example Height #1

1.
130'

2.
130'

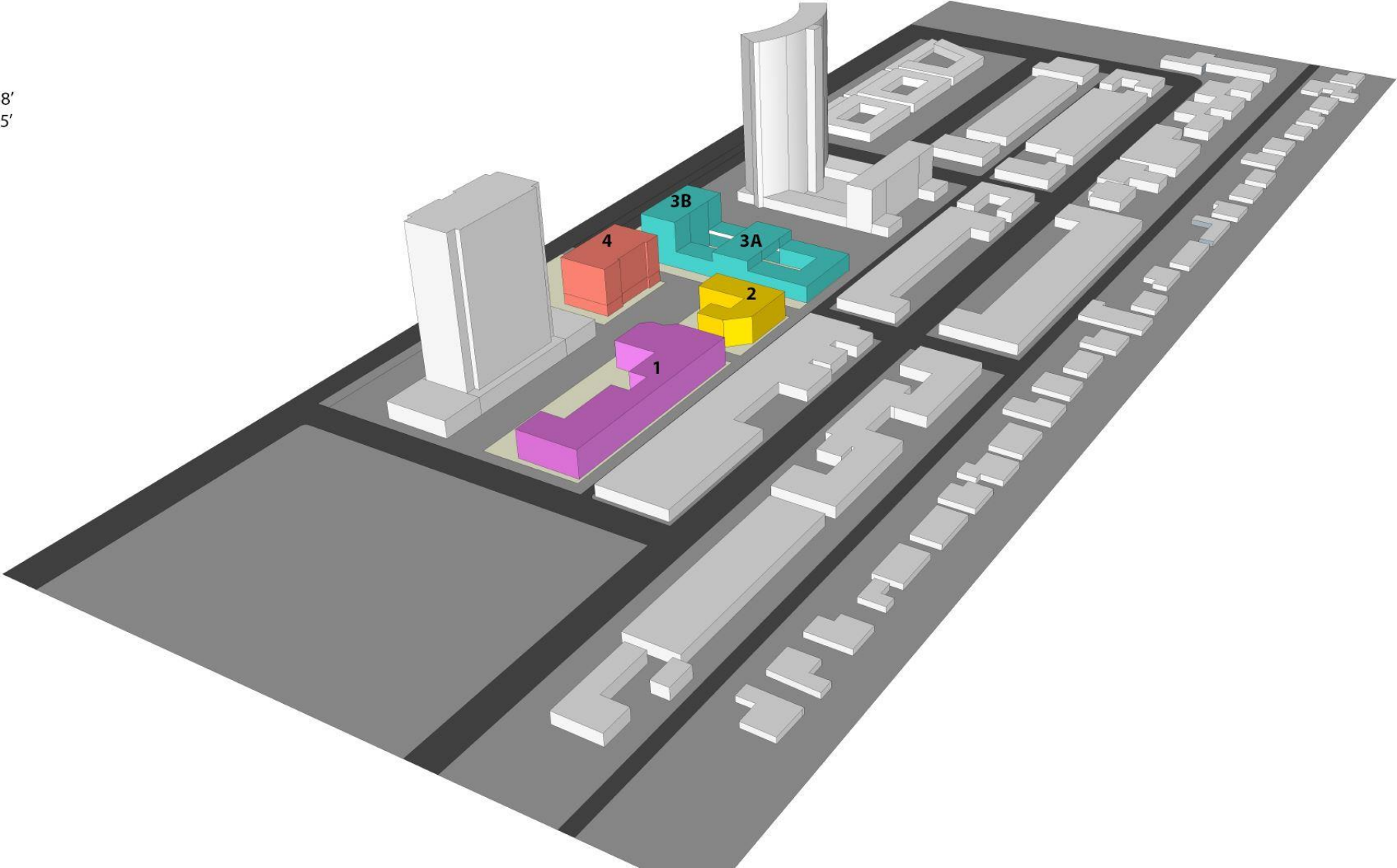
3.
A: 130'
B: 285'

4.
285'



Example Height #2

- 1.
48'
- 2.
48'
- 3.
A: 48'
B: 85'
- 4.
85'



RPS – 1 to 3 slope from R-10(A) District

SINGLE FAMILY

1.

136' 2 7/8"

136' 2 7/8"

2.

150' 9 1/2"

3.

164' 10 1/2"

157' 10 1/16"

150' 9 1/2"

4.

150' 9 1/2"

141' 7 5/8"

136' 2 7/8"

5.

234' 11 5/16"

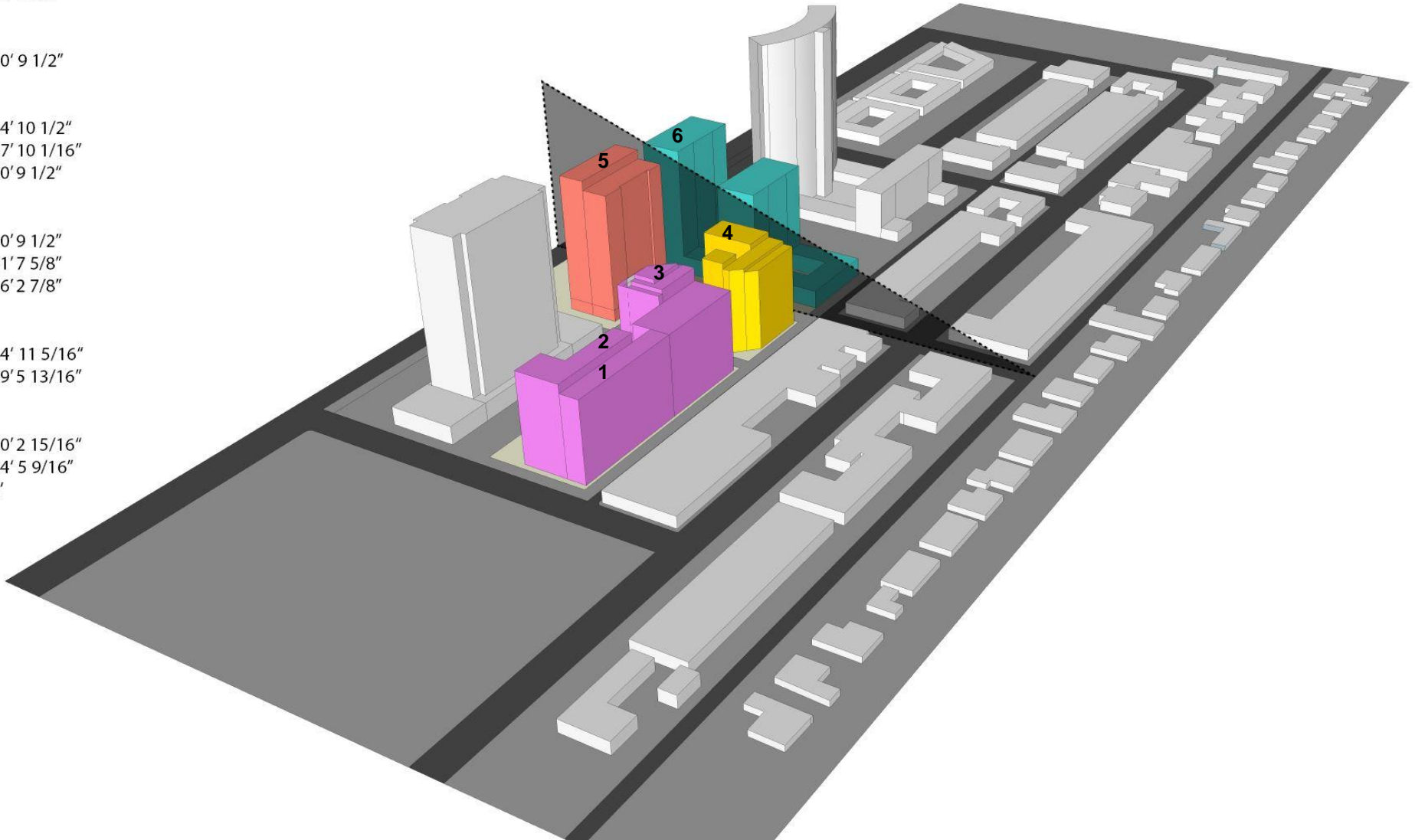
219' 5 13/16"

6.

220' 2 15/16"

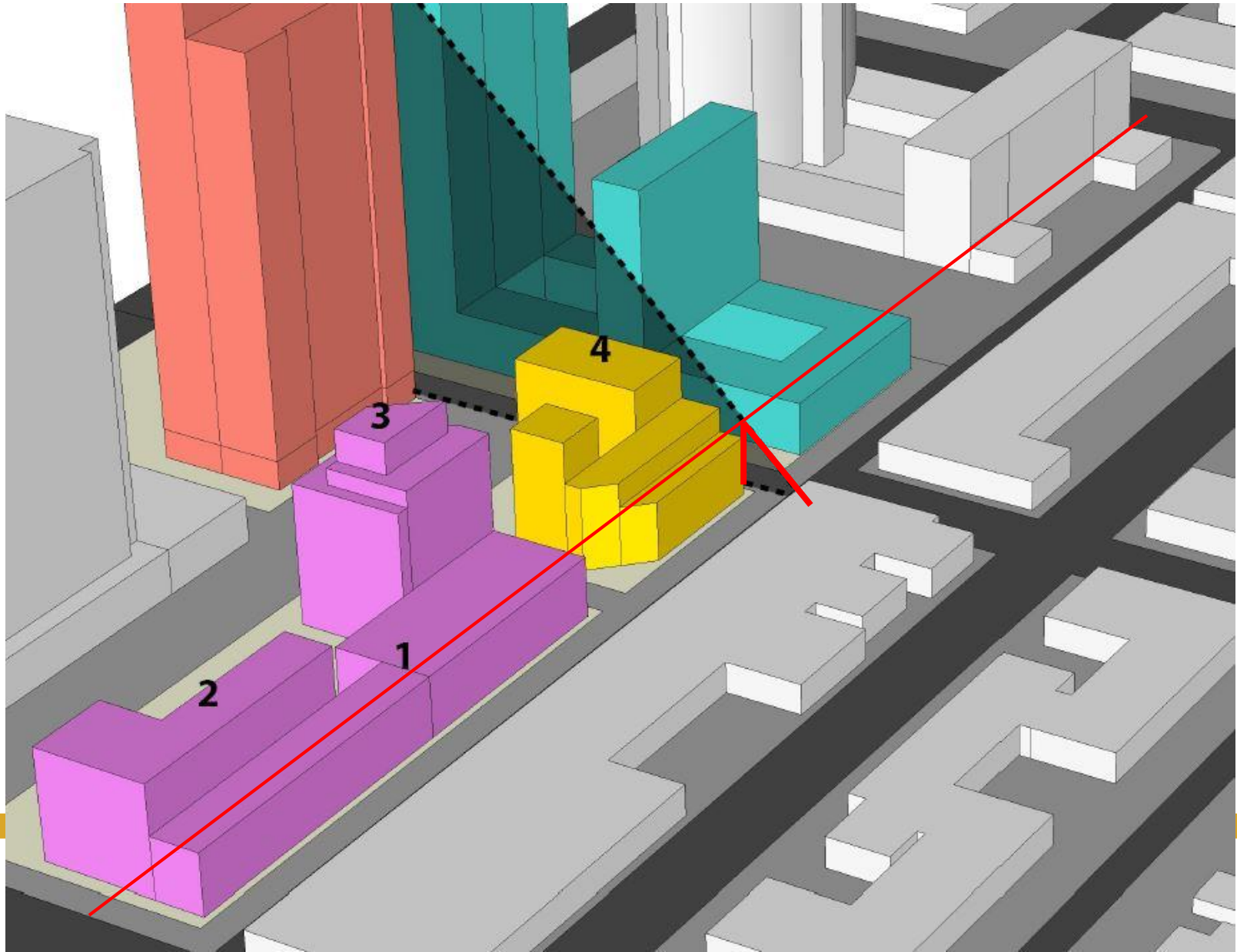
174' 5 9/16"

30'



RPS – 1 to 1 slope from MF-1(A) District

1. 40'



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
- Currently not applicable for PD No. 15



RPS (Residential Proximity Slope)

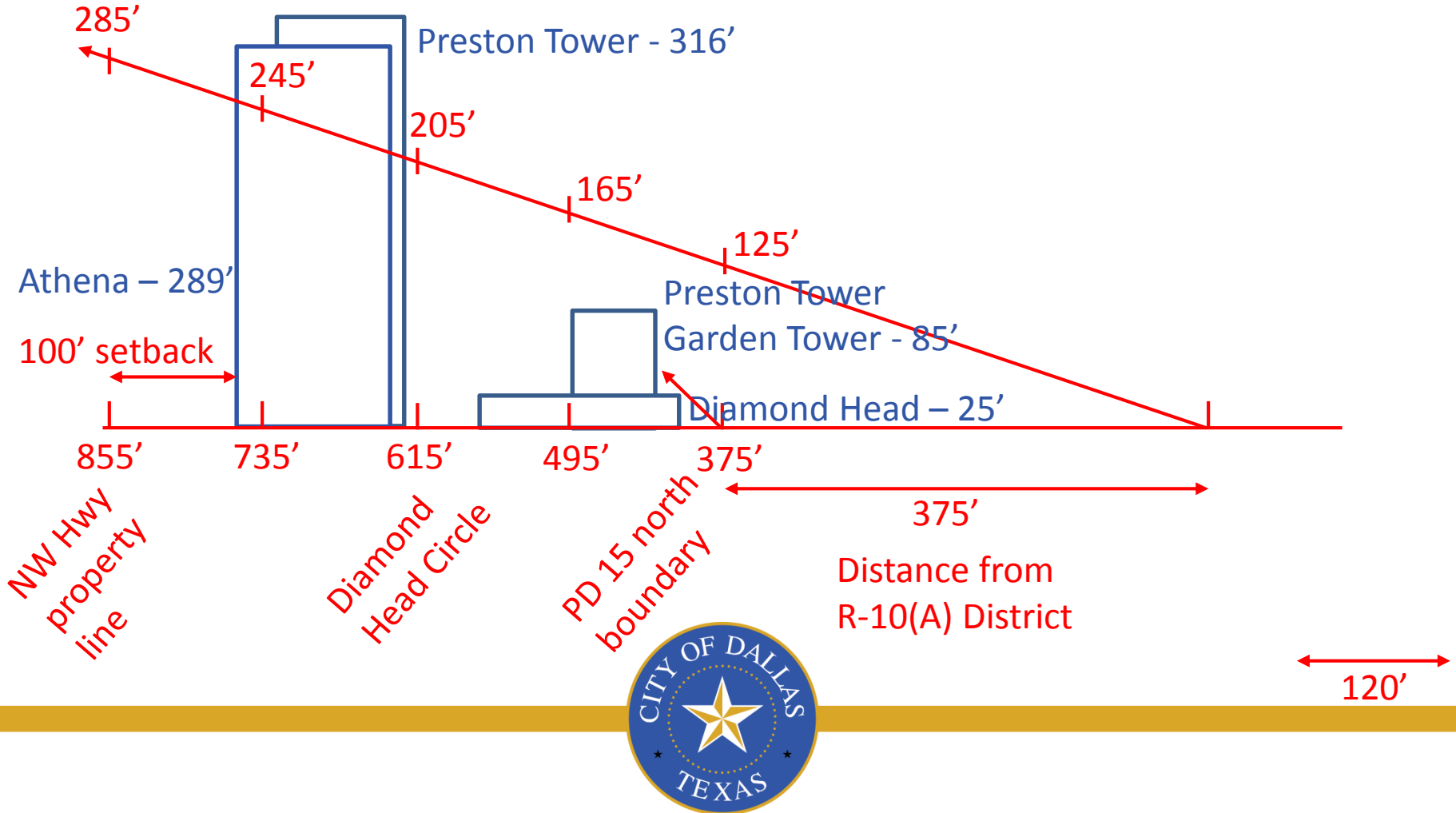
- Existing: RPS does not apply
- Steering Committee member responses :
 - RPS does not apply (2 responses)
 - Structures may break RPS up to the tallest existing building plus 20'
 - Single family RPS only (2 responses)
 - Athena/Preston Tower must meet RPS if rebuilt
 - **RPS standards (3 responses)**



RPS – 1 to 3 slope from R-10(A) District



RPS – 1 to 3 slope from R-10(A) District



RPS – 1 to 1 slope from MF-1(A) District



RPS

- Summary and direction:
- **RPS standards should apply to PD No. 15**







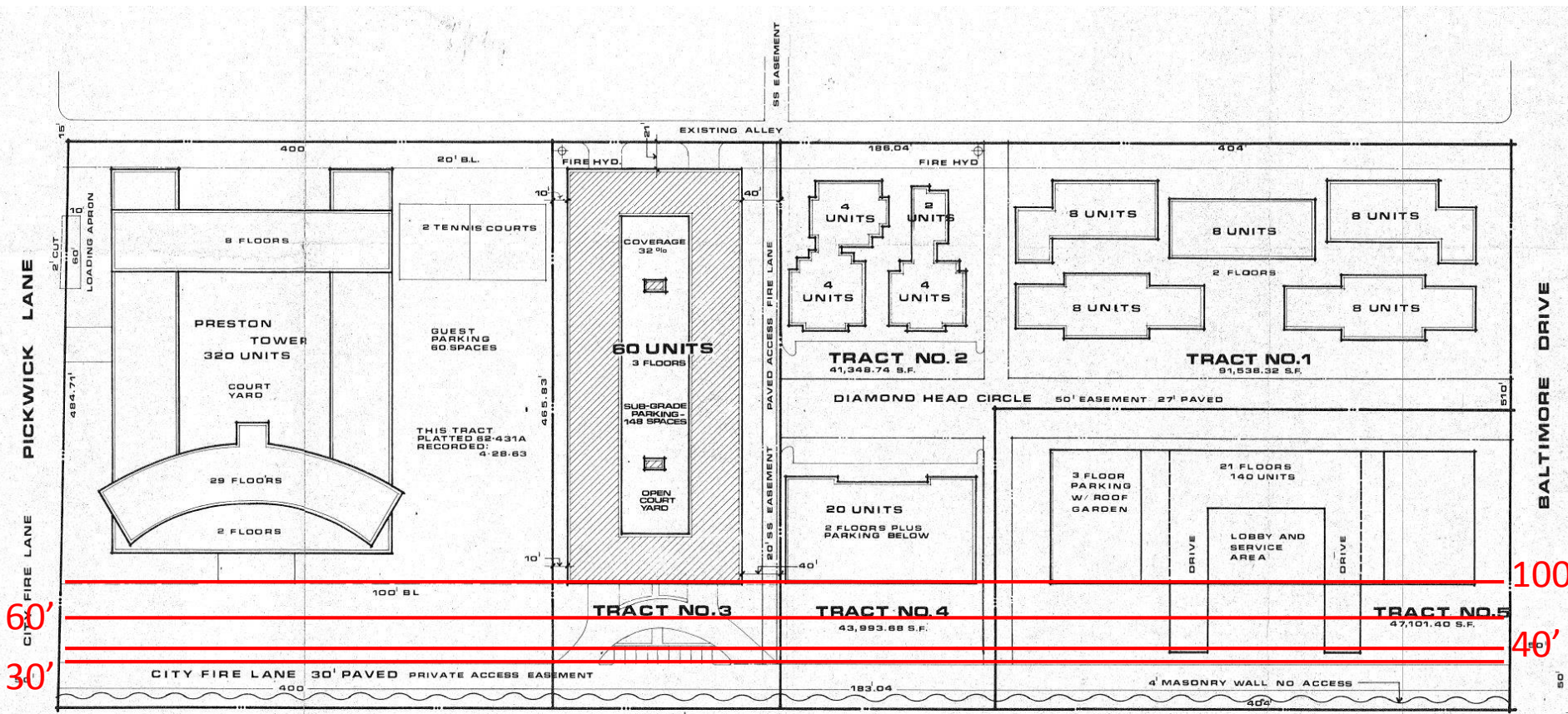




Setbacks (NW Hwy setback)

- Existing: 100' from property line along NW Hwy
- Steering Committee member responses :
 - 30' setback from property line (3 responses)
 - 40' setback from property line for Preston Place/Royal Orleans
 - 60' setback from property line for Preston Tower/Athena
 - Adjusted for properties less than 2 acres in size (2 responses)
 - Existing conditions for Preston Tower/Athena (3 responses)
 - **100' setback for all properties (4 responses)**





60'
30'

100'
40'

WEST NORTHWEST HWY

PD-15 SITE
REF: Z73-189/3110-A



Setbacks (NW Hwy setback)

- Summary and direction:
- 100' NW Hwy setback or adjust











SEWELL
INFINITI
G37S



AT THE HEAVY VISITORS





NO PARKING
ANY TIME

P
PARKING

Setbacks (Pickwick & Baltimore setbacks)

- Existing: as shown on development plan
 - 40' on Pickwick
 - 15'-20' on Baltimore
- Steering Committee member responses for Pickwick setback:
 - **Existing 40' (5 responses)**
 - 30' from property line
 - 10' from property line (2 responses)
 - 10'-15' from property line
- Steering Committee member responses for Baltimore setback:
 - **10' from property line (3 responses)**
 - 10'-15' from property line
 - Existing 15'-20' (2 responses)
 - 10'-20' from property line (2 responses)
 - 15'-30' from property line
 - 20' from property line



Setbacks (Pickwick & Baltimore setbacks)

- Summary and direction:
- Range from 10' to 40' on Pickwick
- Range from 10' to 30' on Baltimore





Setbacks (Alley north of PD 15)

- Existing: 20' from property line
- Steering Committee member responses for rear setback:
 - **Existing 20' (5 responses)**
 - 10'-20' from property line (2 responses)
 - 10'-30' from property line
 - 10' from property line
 - 10'-15' from property line



Setbacks (Alley north of PD 15)

- Summary and direction:
- Range from 10' to 30'
- Most responses for existing 20' setback











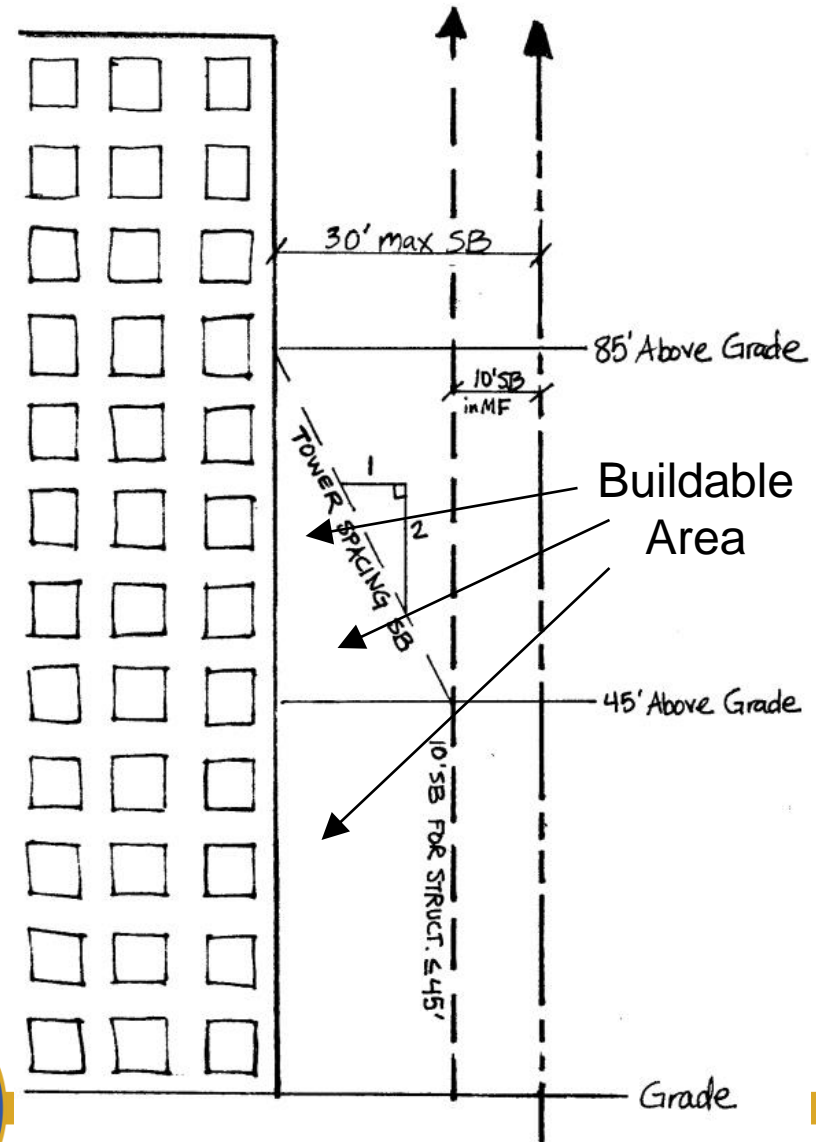
43



STOP

Tower spacing

- 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



Interior setbacks (Diamond Head Circle/interior alleyways)

- Existing: Varies





DIAMOND

GENERAL CONTRACTING
SERVICES

GENERAL CONTRACTING
SERVICES



WARNING
NO PARKING
EXCEPT IN
EMERGENCIES
OR AS DIRECTED
BY POLICE
OFFICERS

US RESCUE
24 HOURS
800-232-1111

NO PARKING





















FIRE





Lot coverage

- 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 coverage (Diamond Head)

- Existing: MF-3 regulations (60%) Diamond Head has approx. 60% lot coverage existing
- Steering Committee member responses - lot coverage for Diamond Head:
 - Maximum 80% (3 responses)
 - 80% if below 100', 75% if between 100'-200', 70% if above 200'
 - Maximum 75%
 - **Maximum 60% (4 responses)**



Lot coverage (The Diplomat)

- Existing: MF-3 regulations (60%) The Diplomat has approx. 58% lot coverage existing
- Steering Committee member responses - lot coverage for The Diplomat:
 - **Maximum 80% (3 responses)**
 - 80% if below 100', 75% if between 100'-200', 70% if above 200'
 - Maximum 75%
 - **Maximum 60% (3 responses)**
 - Maximum 58%



Lot coverage (Preston Place)

- Existing: MF-3 regulations (60%) Preston Place had approx. 52% lot coverage
- Steering Committee member responses - lot coverage for Preston Place:
 - **Maximum 80% (3 responses)**
 - 80% if below 100', 75% if between 100'-200', 70% if above 200'
 - Maximum 75%
 - Maximum 60% (2 responses)
 - 35-40% lot coverage
 - Maximum 52%



Lot coverage (Royal Orleans)

- Existing: MF-3 regulations (60%) Royal Orleans has approx. 32% lot coverage existing
- Steering Committee member responses - lot coverage for Royal Orleans:
 - **Maximum 80% (3 responses)**
 - 80% if below 100', 75% if between 100'-200', 70% if above 200'
 - Maximum 75%
 - Maximum 60% (2 responses)
 - 35-40% lot coverage
 - Maximum 52%



Lot coverage (Athena)

- Existing: MF-3 regulations (60%) Athena has approx. 42% lot coverage existing
- Steering Committee member responses - lot coverage for Athena:
 - Existing conditions - Maximum 42% (2 responses)
 - 80% if below 100', 75% if between 100'-200', 70% if above 200'
 - Maximum 75%
 - Maximum 65%
 - **Maximum 60% (3 responses)**



Lot coverage (Preston Tower)

- Existing: MF-3 regulations (60%) Preston Tower has approx. 32% lot coverage existing
- Steering Committee member responses - lot coverage for Preston Tower:
 - Existing conditions - Maximum 32% (2 responses)
 - Maximum 75%
 - Maximum 65% (2 responses)
 - **Maximum 60% (3 responses)**



Lot coverage

- Summary and direction:
- 60%-80%



Landscaping

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



Open Space/Pedestrian Amenities

- Public or private accessible open space
- Sidewalks
- Benches



Potential Miscellaneous Provisions

- Designated loading areas
- Designated dumpster areas
- Traffic control
- Paving and drainage provisions
- Architecture
- PD structure



NOTICE
DUMPSTER FOR
USE OF DIPLOMAT
RESIDENTS ONLY
VIOLATORS WILL
BE PROSECUTED

DO NOT PARK
NO HAZARDOUS
WASTE ACCEPTED
CAUTION CAUTION

RECYCLABLE ITEMS ONLY

2yd

WM
WASTE MANAGEMENT
800-772-8653
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No Skateboarding
Allowed
Not Responsible
for Injuries





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