

Z167-396

**City Plan Commission
Briefing
March 7, 2019**

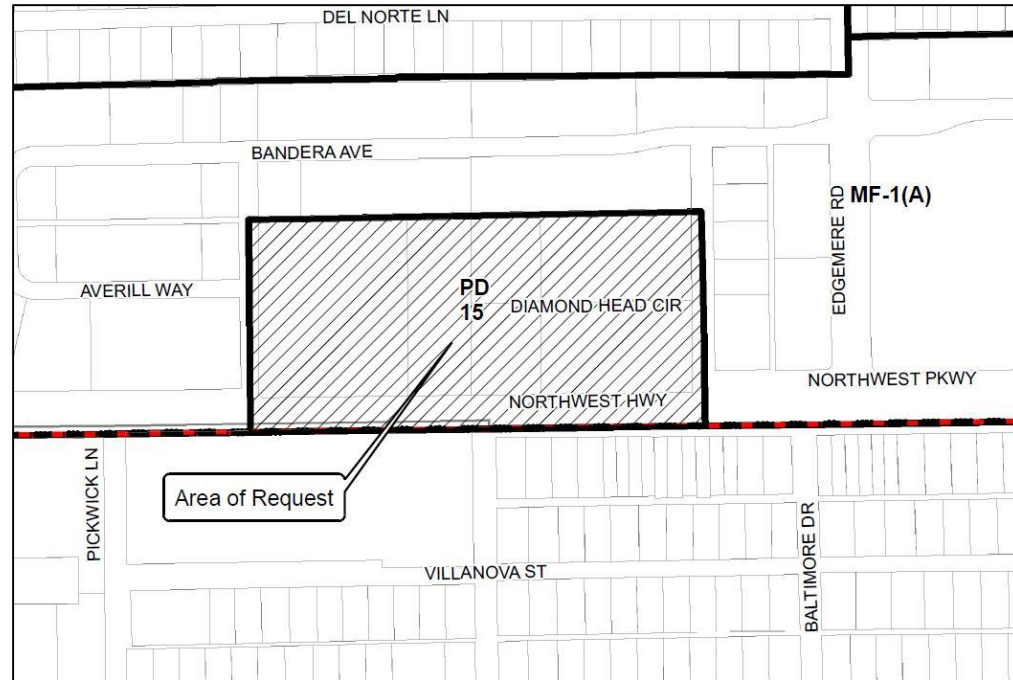


**Andrew Ruegg
Senior Planner
Current Planning**

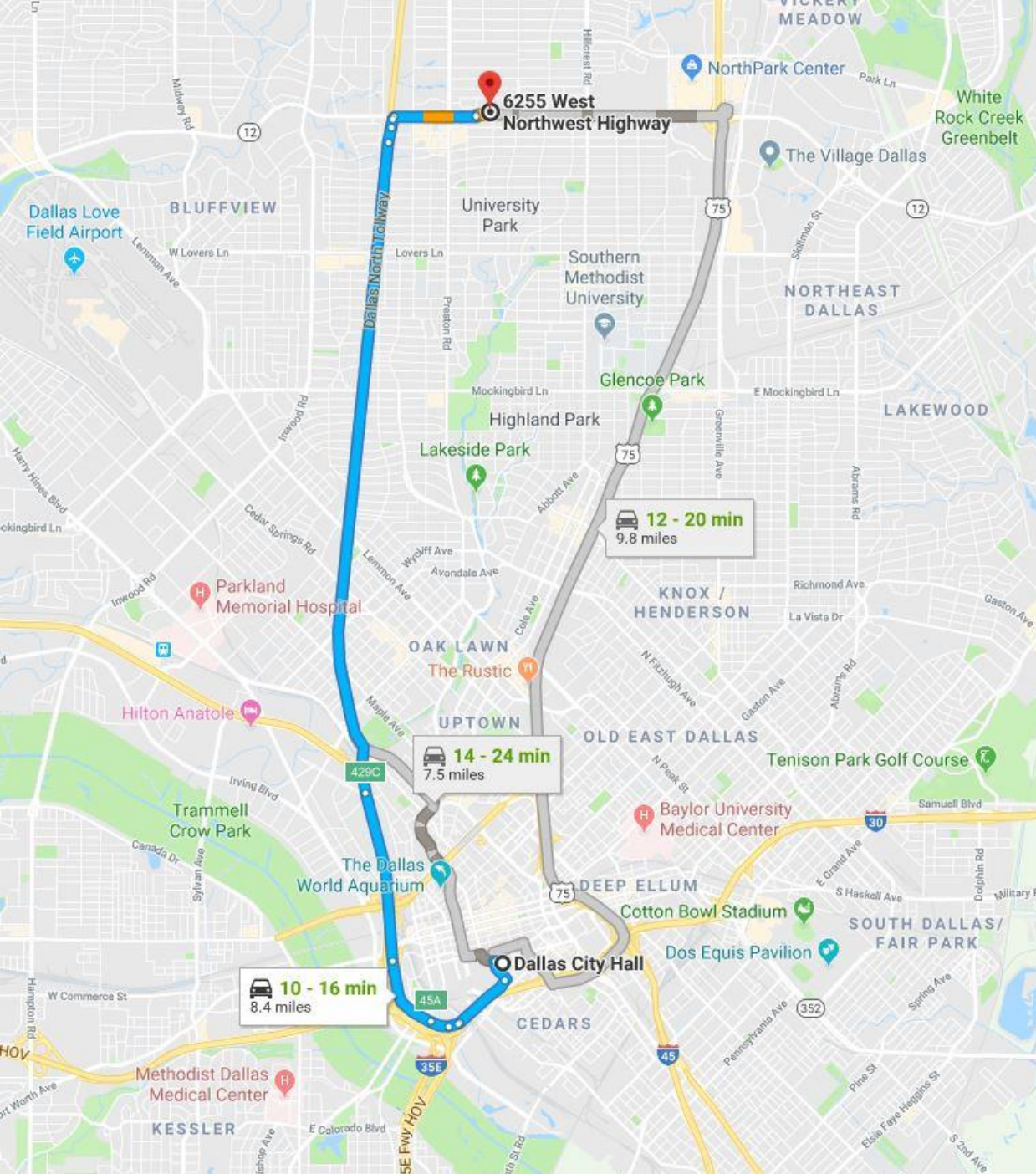
City of Dallas

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



~8 miles from City Hall



Zoning Map



Aerial and Land Use Map



Existing Conditions – PD No. 15



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
- Zoning amendments to PD No. 15 in 1973, 1977, 1980
 - Minor amendment in 2010
- Generally located on the north side of West Northwest Highway between Pickwick Lane and Baltimore Avenue
- Approximately 14.2 acres (12.6 acres developable)

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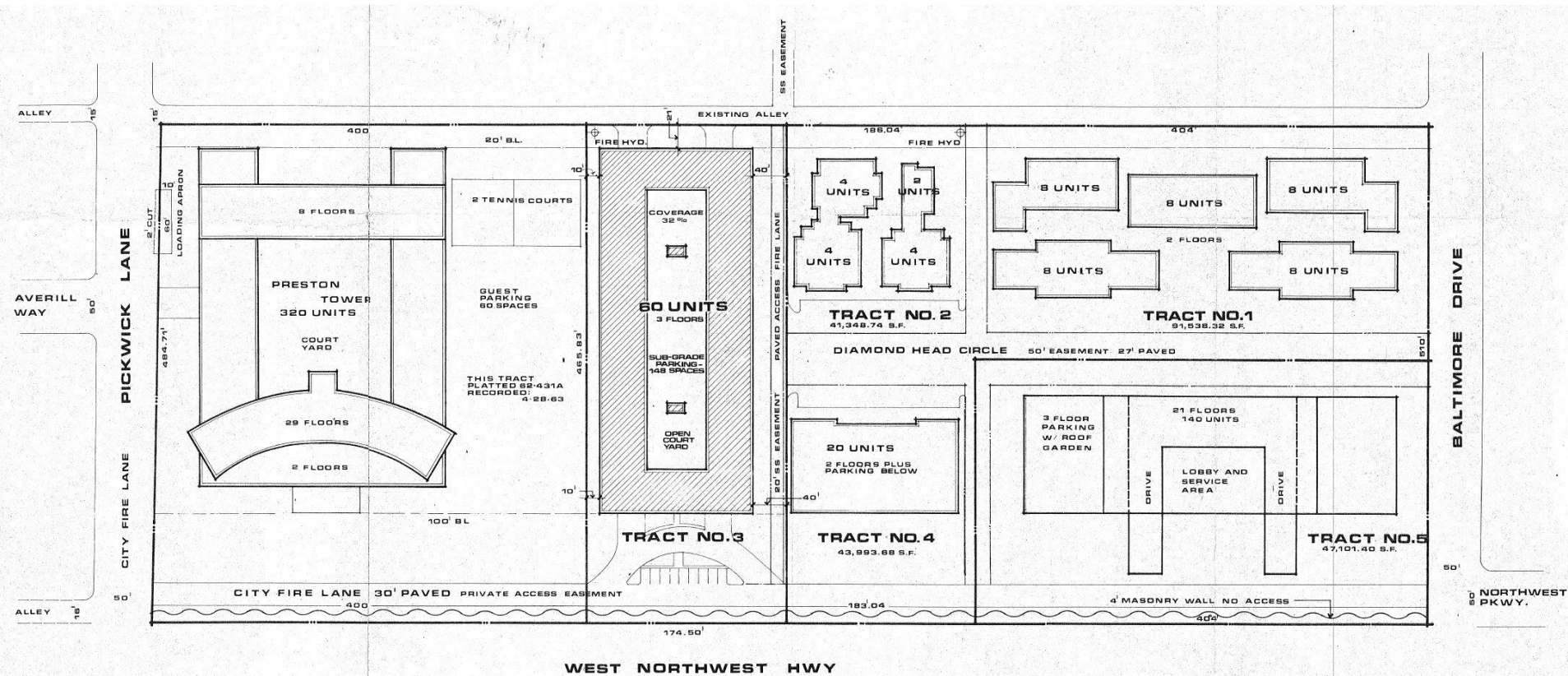


PD No. 15 Existing Zoning

- Multiple Family-3 District (MF-3 – CH. 51) uses allowed, plus allowable non-residential uses for the first and second floor of Preston Tower
- Development standards as shown on the development plan
- 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



PD No. 15 Existing Development Plan



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

PD No. 15 Determination – Maximum Density

- Maximum number of units that can be constructed in the PD is 660 units at 52.4 dwelling units per acre across the ~12.6 developable acres
 - Roughly equivalent to the original density from the proposed Tract 3 tower at 125 units (1973 amendment)
- 594 units across the PD as shown on the development plan
- 66 additional dwelling units available to meet maximum dwelling unit cap (requires zoning change to add the additional 66 units to any property)

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PD No. 15 Determination – Maximum Density

- Zoning change is required to amend and increase density, height, or change the building footprint other than as shown on the approved development plan
 - To request the additional 66 available units, a property would be required to submit a zoning change application, or
 - To modify the existing density cap, all properties within the PD would be required to submit a joint zoning change application



Authorized Hearing Process

1. Zoning case authorized by City Plan Commission on September 7, 2017
2. Community meeting was held on April 26, 2018
3. A steering committee was appointed by Council Member Gates
4. Eleven steering committee meetings were held between June 28, 2018 and January 7, 2019 to review the current zoning of the area, the intent or direction of possible changes, and to develop proposed zoning amendments
5. Community meeting to present the proposed amendments
6. **City Plan Commission holds a public hearing to determine whether to recommend the proposed changes to the City Council**
7. City Council holds a public hearing and determines whether or not to approve the proposed zoning changes



Staff Recommendation

- Steering committee input
- Community input
- Developer input
- Area Plan
- Subject matter expert recommendations
- Best practice
- Appropriate zoning for the area



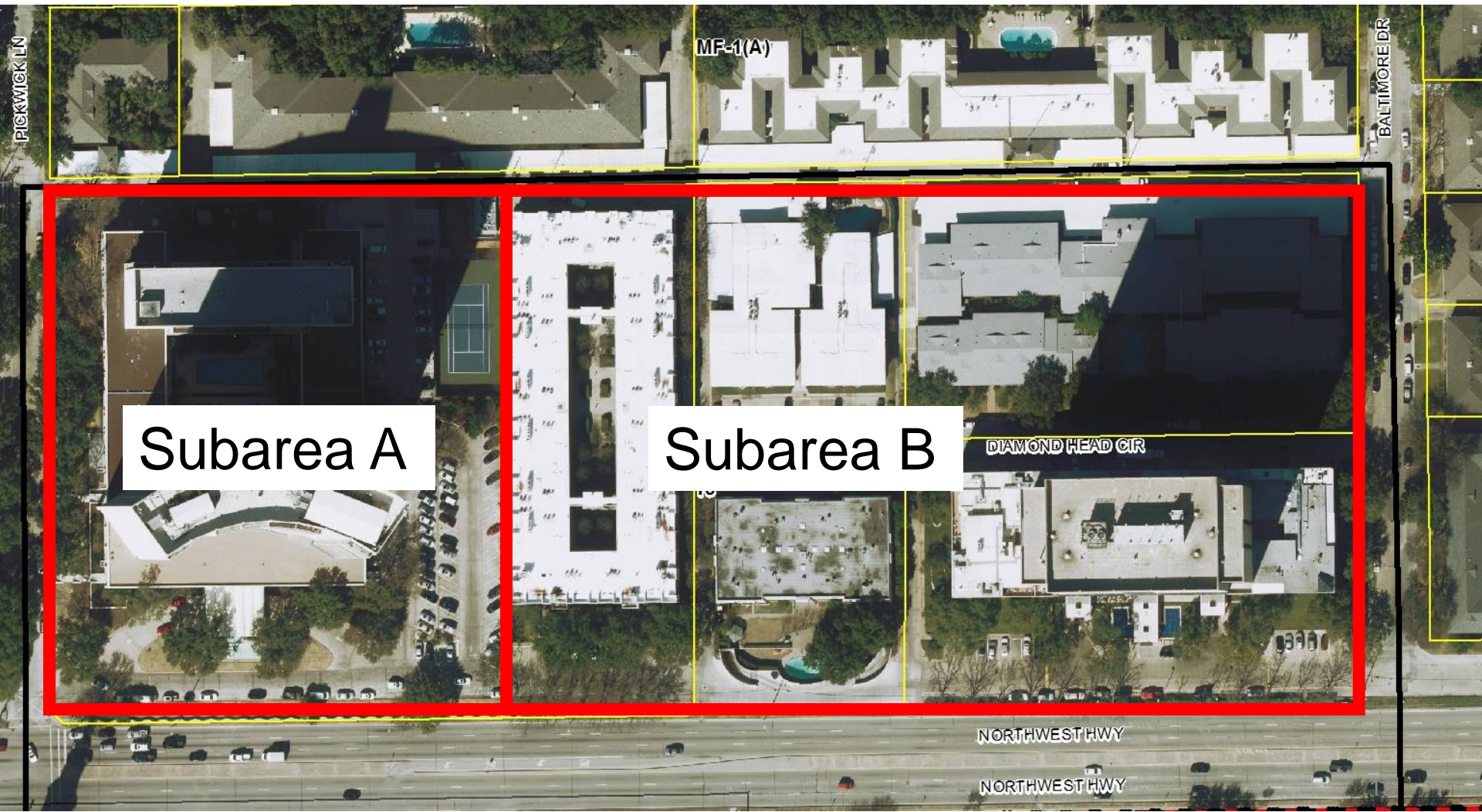
PD No. 15 Staff Draft Conditions

Creation of Subareas

Section 51P-15.105 – Creation of Subareas (pg. 2)

- Create two subareas
 - Subarea A – Preston Tower tract
 - Subarea B – Remainder of PD
- Rationale:
 - Preston Tower property will continue to be allowed permitted limited uses as referenced in the original PD.
 - The remainder of the PD will be primarily limited to residential uses (Single family, Multifamily, Retirement housing) per the Area Plan and steering committee discussion.





Subarea A

Subarea B

MF-1(A)

PICKWICK LN

BALTIMORE DR

DIAMOND HEAD CIR

NORTHWEST HWY

NORTHWEST HWY



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PD No. 15 Staff Draft Conditions Development Plan

Section 51P-15.106 – Development Plan (pg. 2)

- Development plan is required except for interior remodel of existing structure, sidewalk construction, and landscaping improvements
- Rationale:
 - Development plan must be approved by CPC before building permit will be issued.
 - Add certainty to plan for new development



PD No. 15 Staff Draft Conditions

Main Uses Permitted

Section 51P-15.107 – Main Uses Permitted (pg. 2&3)

- Residential uses (single family, handicapped group dwelling unit, multifamily, and retirement housing)
- Church, local utilities, and mounted cellular antenna uses
- Rationale:
 - Primarily residential uses per Area Plan and steering committee discussion.
 - Standard uses for MF districts (local utilities and mounted antenna for cellular communication)



PD No. 15 Staff Draft Conditions Limited Uses Permitted in Subarea A

Section 51P-15.108 – Limited Uses Permitted in Subarea A (pg. 3)

- Allowed limited uses in Preston Tower from current ordinance
- Rationale:
 - Continue to allow limited uses only in Preston Tower per steering committee discussion (office, laundry service, barber shop, etc.)
 - Limited uses to be updated to CH. 51A zoning for consistency with conditions



PD No. 15 Staff Draft Conditions

Perimeter Setbacks

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 3 & 4)

- Minimum setback from NW Hwy is 70'
- Rationale:
 - Currently Preston Tower and Athena have porticos in the front yard and Royal Orleans has their pool area with structures and walls in the front yard. There is no consistent front yard sight line at 100'
 - Blocks to the east and west do not have consistent setback from NW Hwy





Google

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PD No. 15 Staff Draft Conditions

Perimeter Setbacks

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 3 & 4)

- Minimum setback from Pickwick, Baltimore, and north alley is 20'
- Rationale:
 - Steering committee discussion to ensure room for sidewalks.
 - Maintain existing rear yard setback



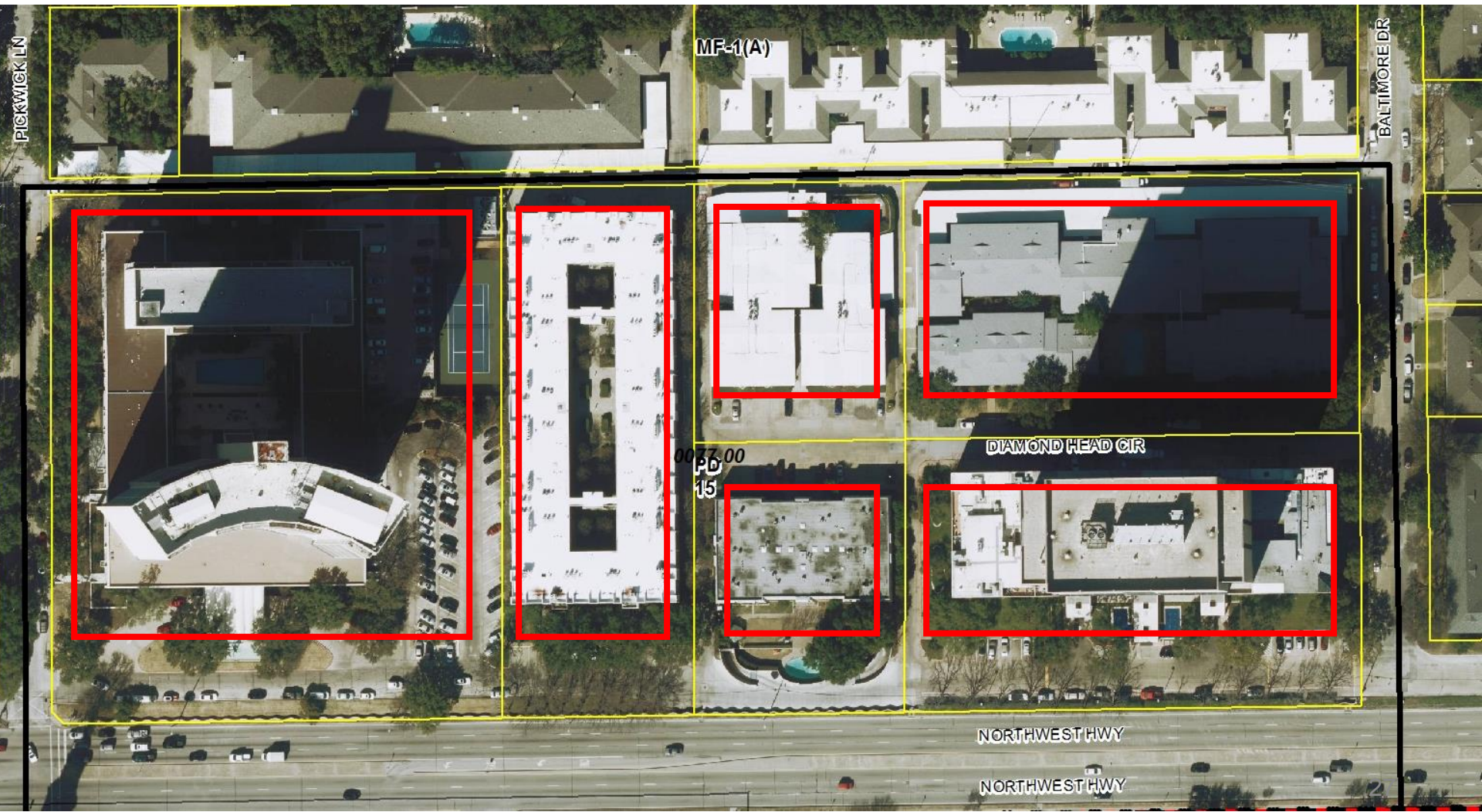
PD No. 15 Staff Draft Conditions

Interior Setbacks

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 4)

- Minimum setback from interior property line that runs east/west is 40'
- Minimum setback from interior property line that runs north/south is 20'
- Rationale:
 - Steering committee discussion to ensure room for sidewalks.
 - Ensure space for walkable pedestrian areas throughout the PD.





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Encroachments

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 4)

- Benches, street lamps, utility equipment, and landscaping items may be located in the required setback.
- Stoops, porches, retaining walls, ramps, handrails, etc. may extend five feet into required setback.
- Balconies, bay windows, awnings, signs may project five feet into required setback if located 12 feet above grade.
- Porticos may encroach 15 feet into required setback.
- Rationale:
 - Standard language from other MF PD's for items that may encroach within the required setback.
 - Existing porticos (Preston Tower/Athena) extend beyond build line from structure.



PD No. 15 Staff Draft Conditions

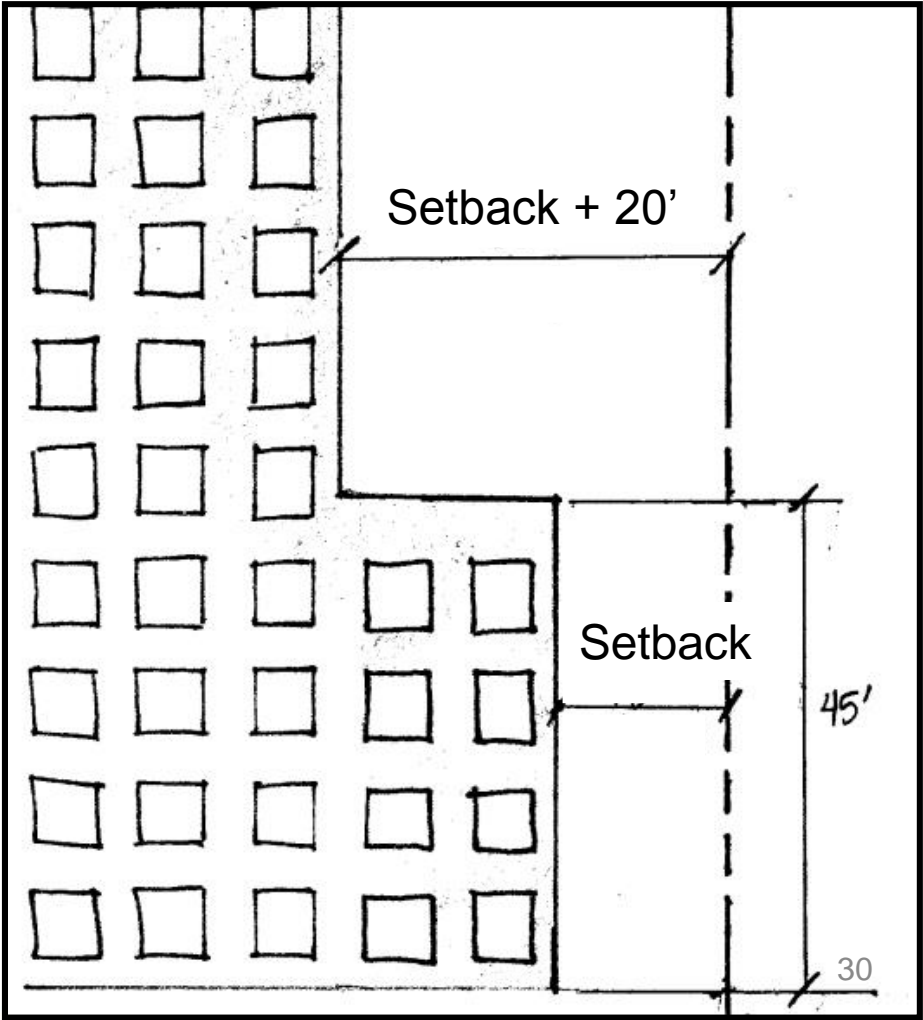
Urban form setback

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 4)

- Additional 20' setback for the portion of the structure over 45' in height from NW Hwy and interior property line that runs east/west
- Rationale:
 - To maintain and promote the pedestrian areas in the PD and concentrate height (if provided) to the center of the property.
 - Most important on the main pedestrian thoroughfares: NW Hwy pedestrian area and interior east/west pedestrian areas.



Urban form setback example



PD No. 15 Staff Draft Conditions

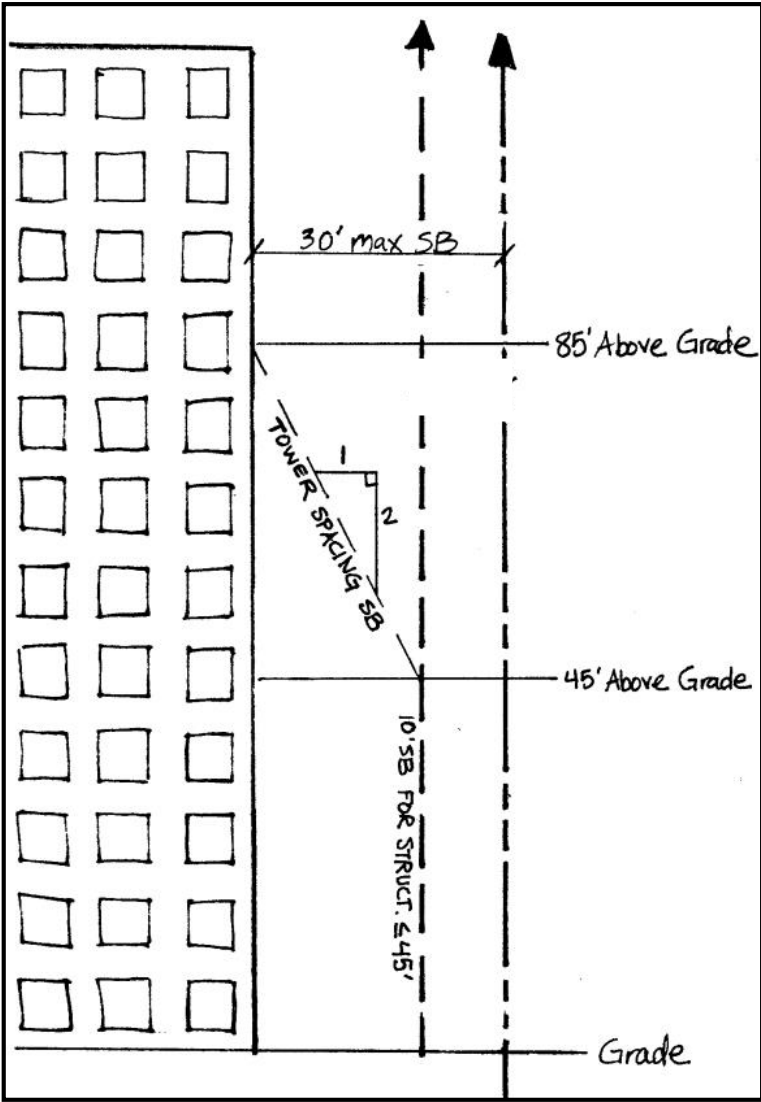
Tower spacing

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 4)

- Additional setback of one foot for each two feet in height for the portion of the structure over 45' in height from Pickwick, Baltimore, and interior property lines that run north/south, up to a total setback of 30'
- Rationale:
 - To maintain and promote the pedestrian areas in the PD and concentrate height (if provided) to the center of the property.
 - Standard language from development code and found in other MF PD's

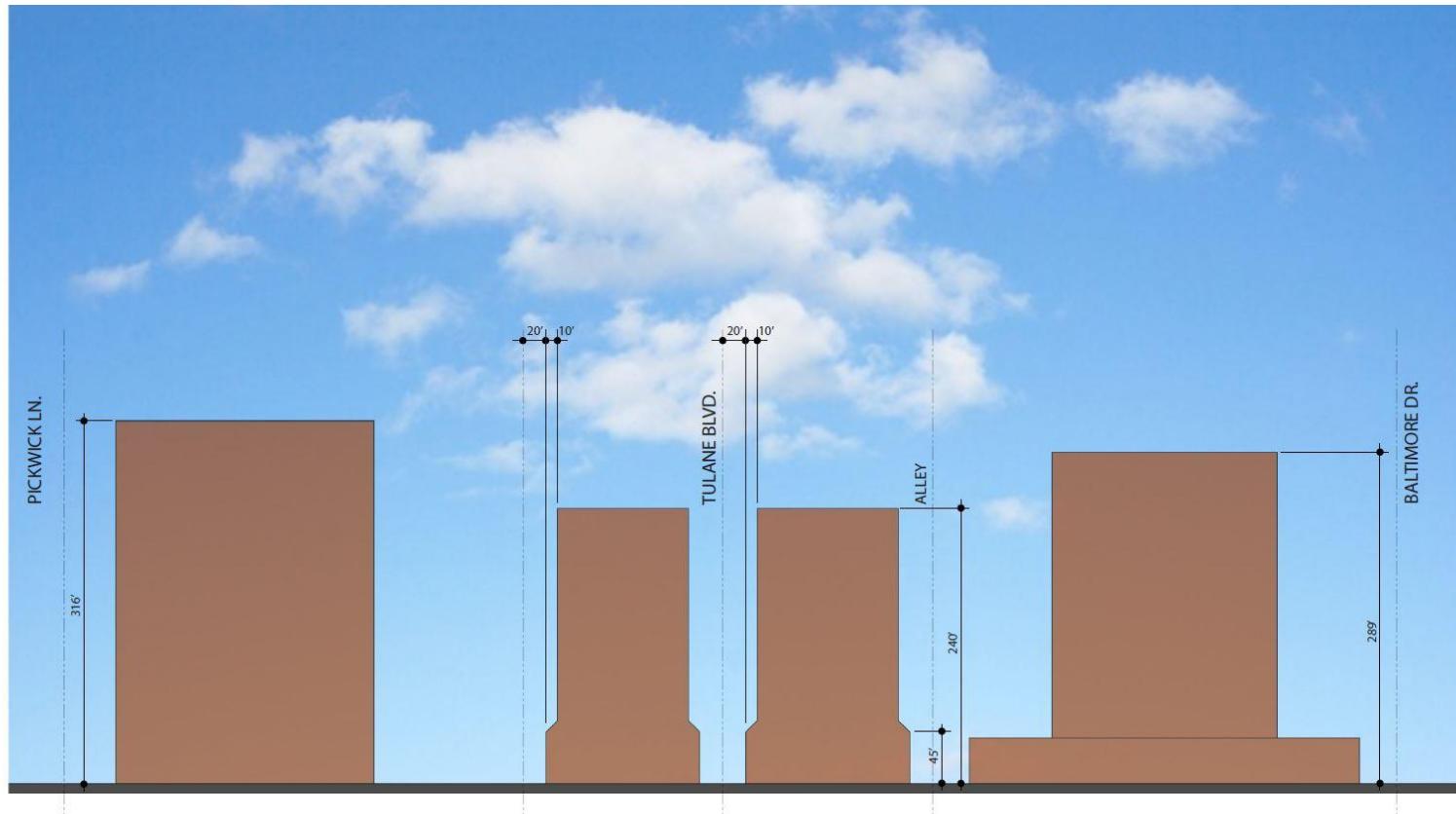


Tower spacing example



Northwest Highway Section View

Developable area facing north



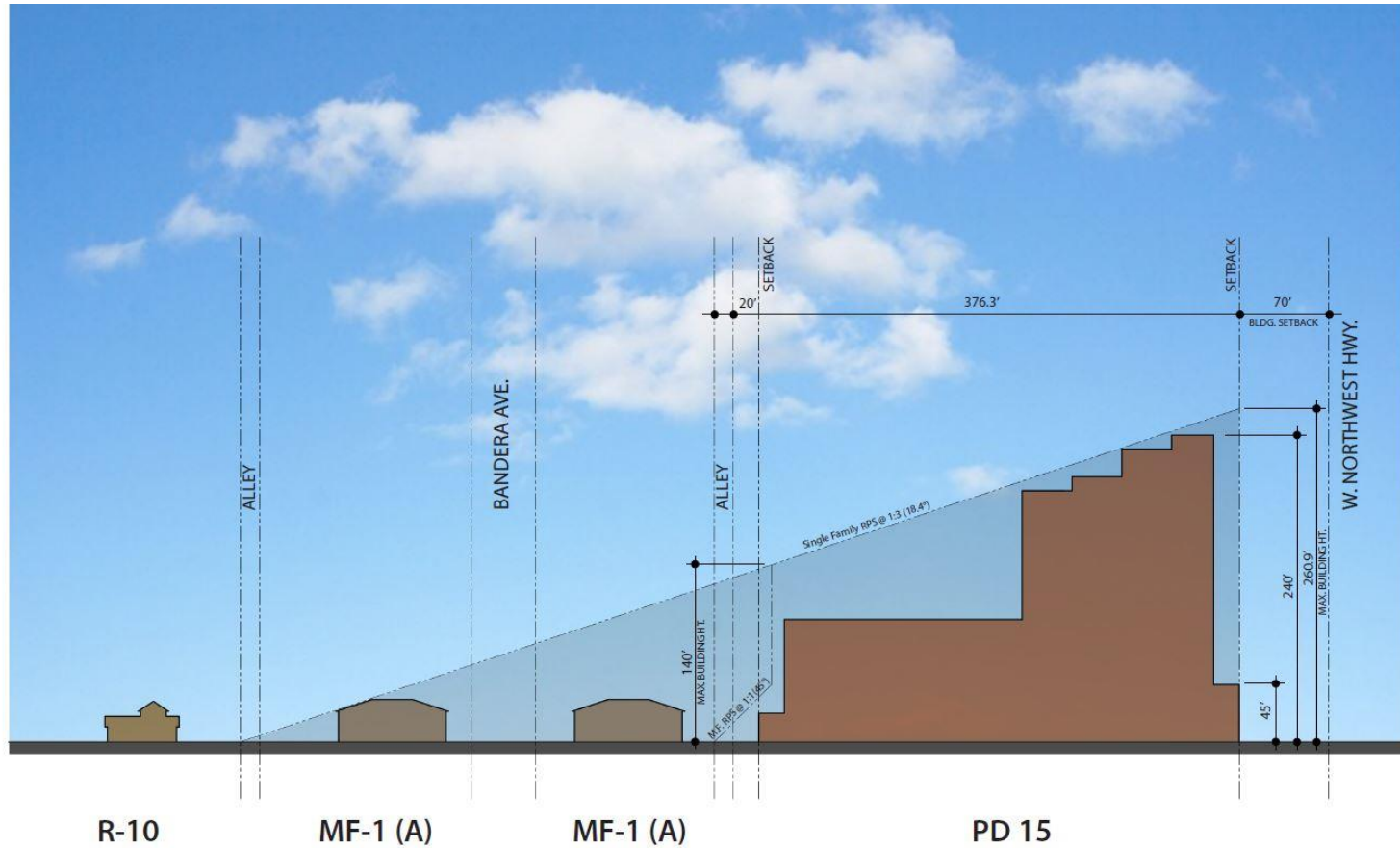
PD 15 Preston Tower (Existing)

Redevelopment Properties

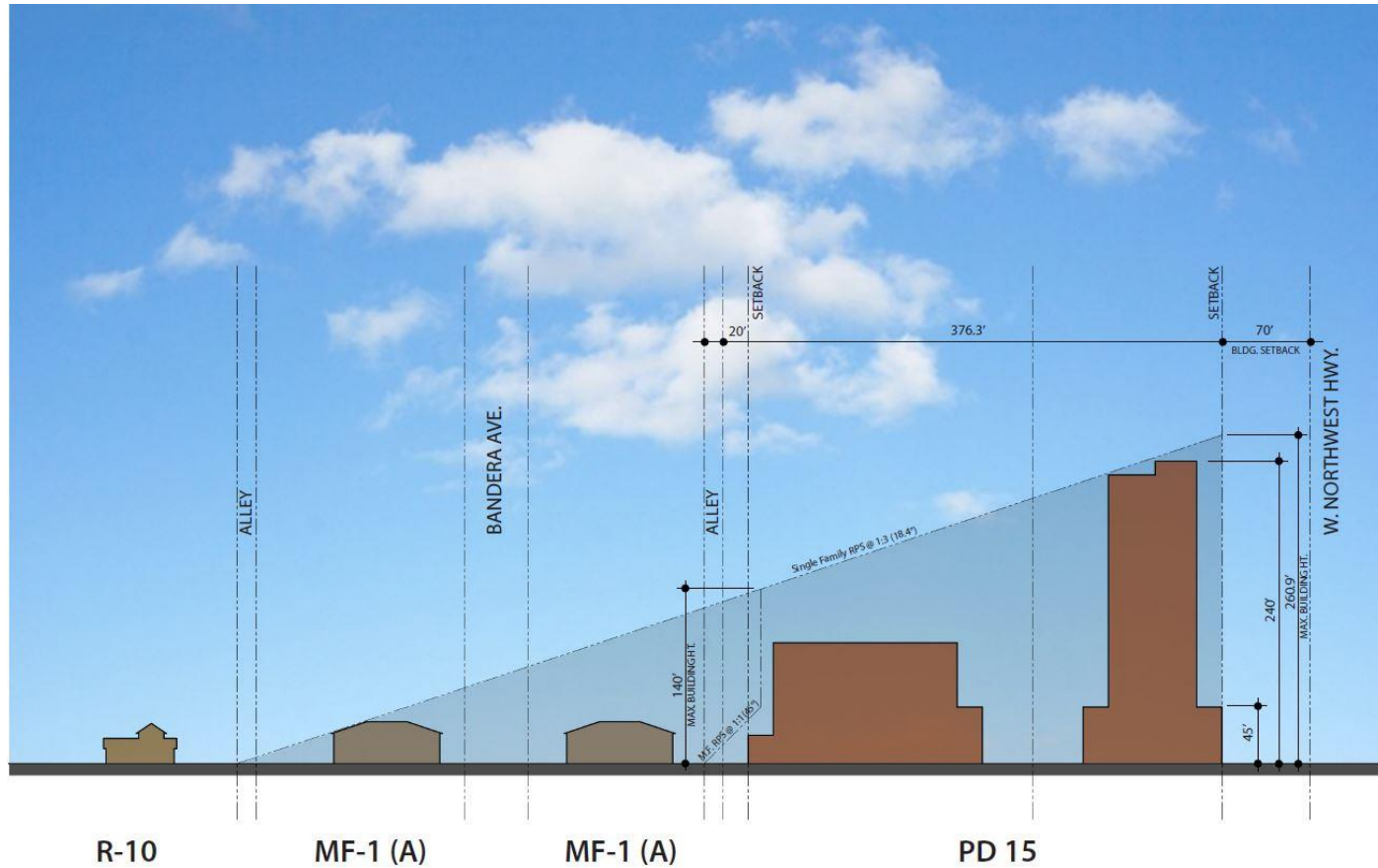
Athena (Existing)



Preston Place Section View Developable area facing east



Diplomat/Royal Orleans Section View Developable area facing east



PD No. 15 Staff Draft Conditions

Base density

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 5)

- Maximum 90 dwelling units per acre
- Rationale:
 - MF-3(A) base zoning district is maximum 90 du/a



PD No. 15 Staff Draft Conditions

Open space density bonus

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 5)

- To obtain a density bonus of five additional dwelling units per acre, an additional five percent of the building site must be reserved as open space
- (Base open space requirement is 5%)
- Rationale:
 - Steering committee and community responses for the creation of pedestrian friendly areas/greenspace
 - Greater density for more open space



PD No. 15 Staff Draft Conditions

Mixed-income housing density bonus

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 5)

- To obtain a density bonus of 100 dwelling units per acre, 10 percent of the total residential units must be set aside for mixed-income housing in the specified income bands
- To obtain a density bonus of 120 dwelling units per acre, 15 percent of the total residential units must be set aside for mixed-income housing in the specified income bands
- Rationale:
 - Base density at 90 du/a
 - City receiving a benefit for increased density



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Combined density bonuses

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 5)

- Development bonuses can be used independently or be combined
- Rationale:
 - Flexibility to achieve desired density provided the applicable incentives are met



PD No. 15 Staff Draft Conditions

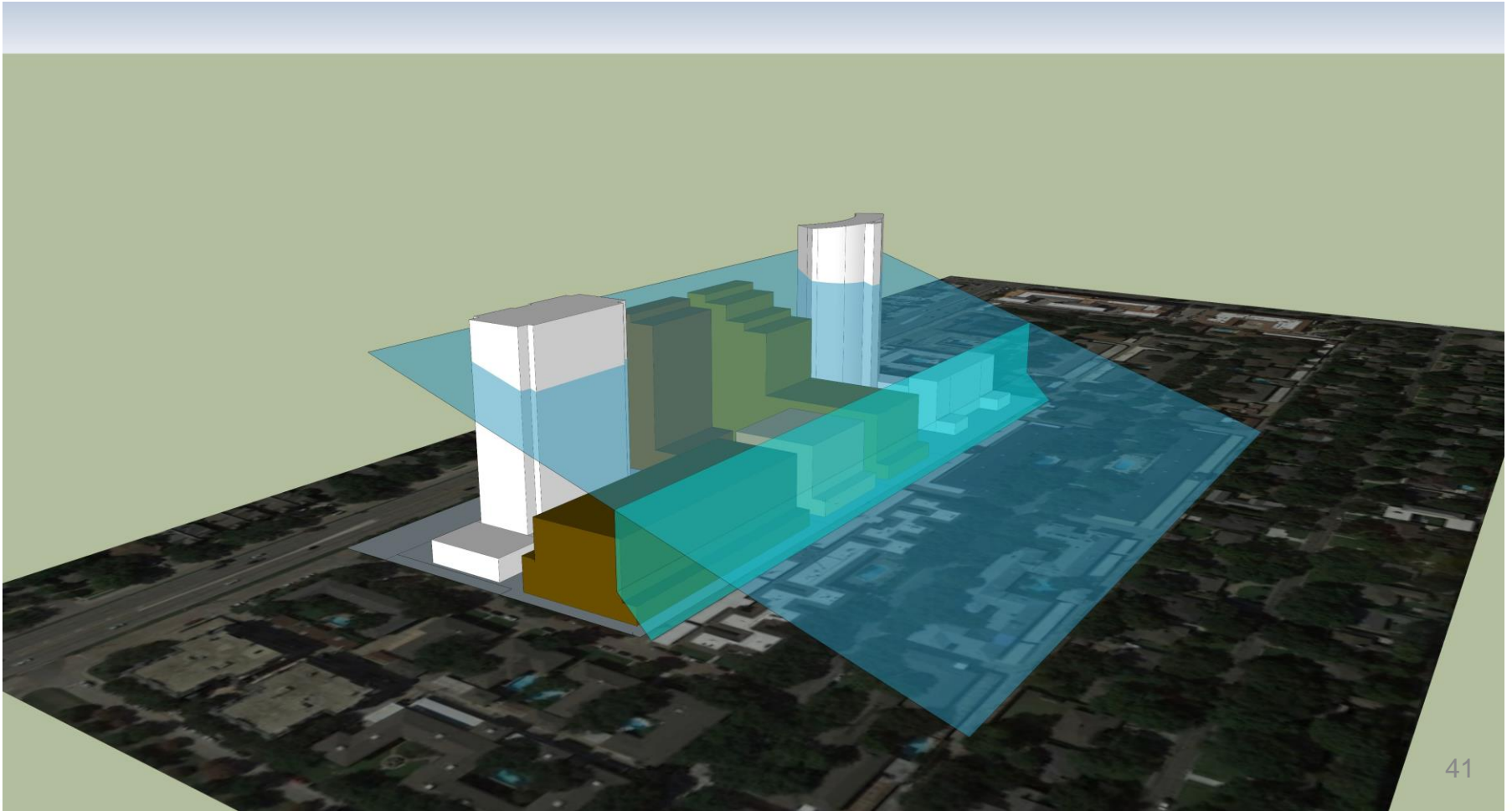
Height

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 5 & 6)

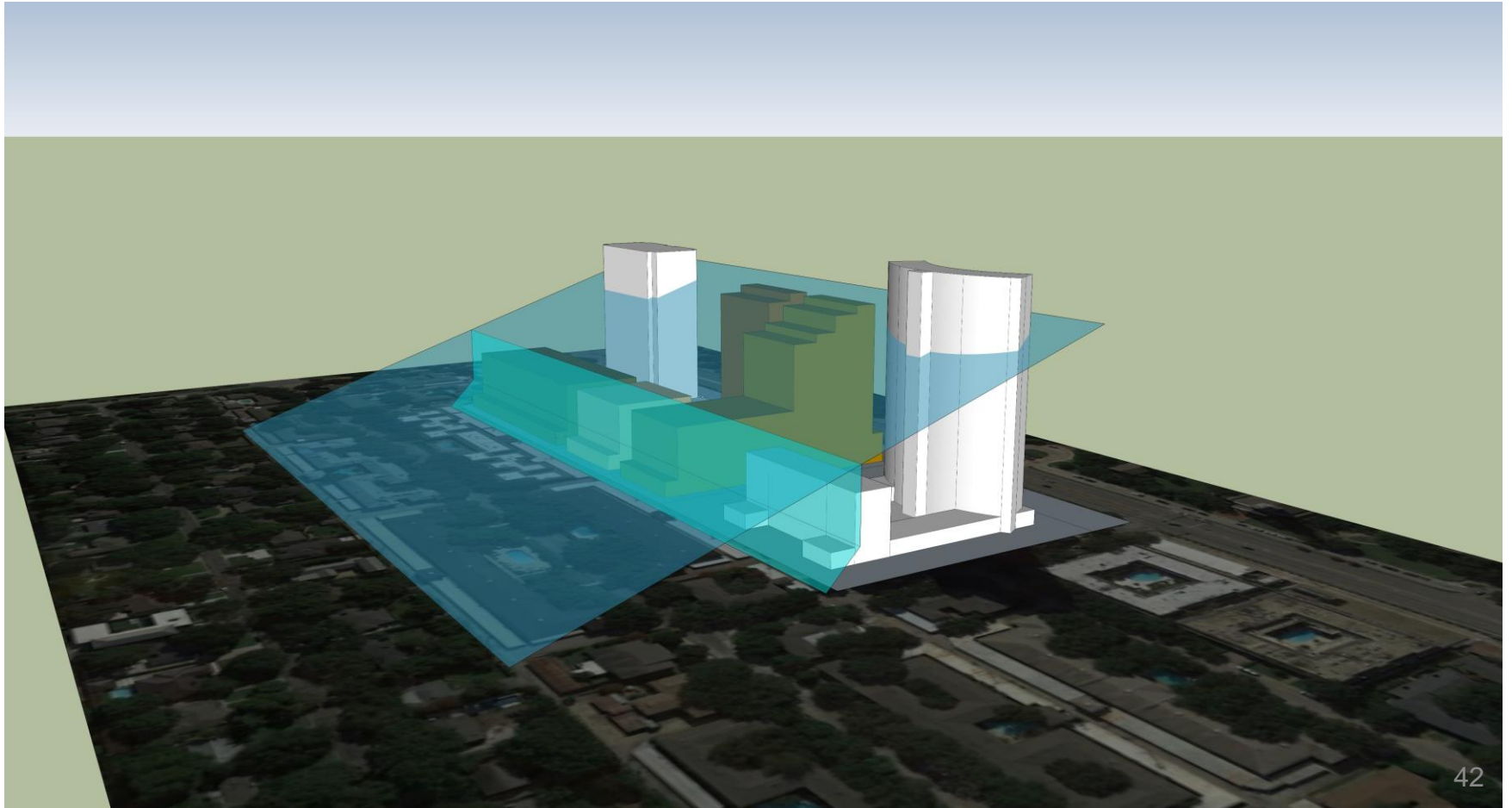
- Max height for southern half of PD is 240' (approx. 20 stories)
- Max height for northern half of PD is 96' (approx. 8 stories)
- Residential Proximity Slope applies (SF RPS & MF RPS)
- Rationale:
 - Visually consistent with existing high-rise and mid-rise structures



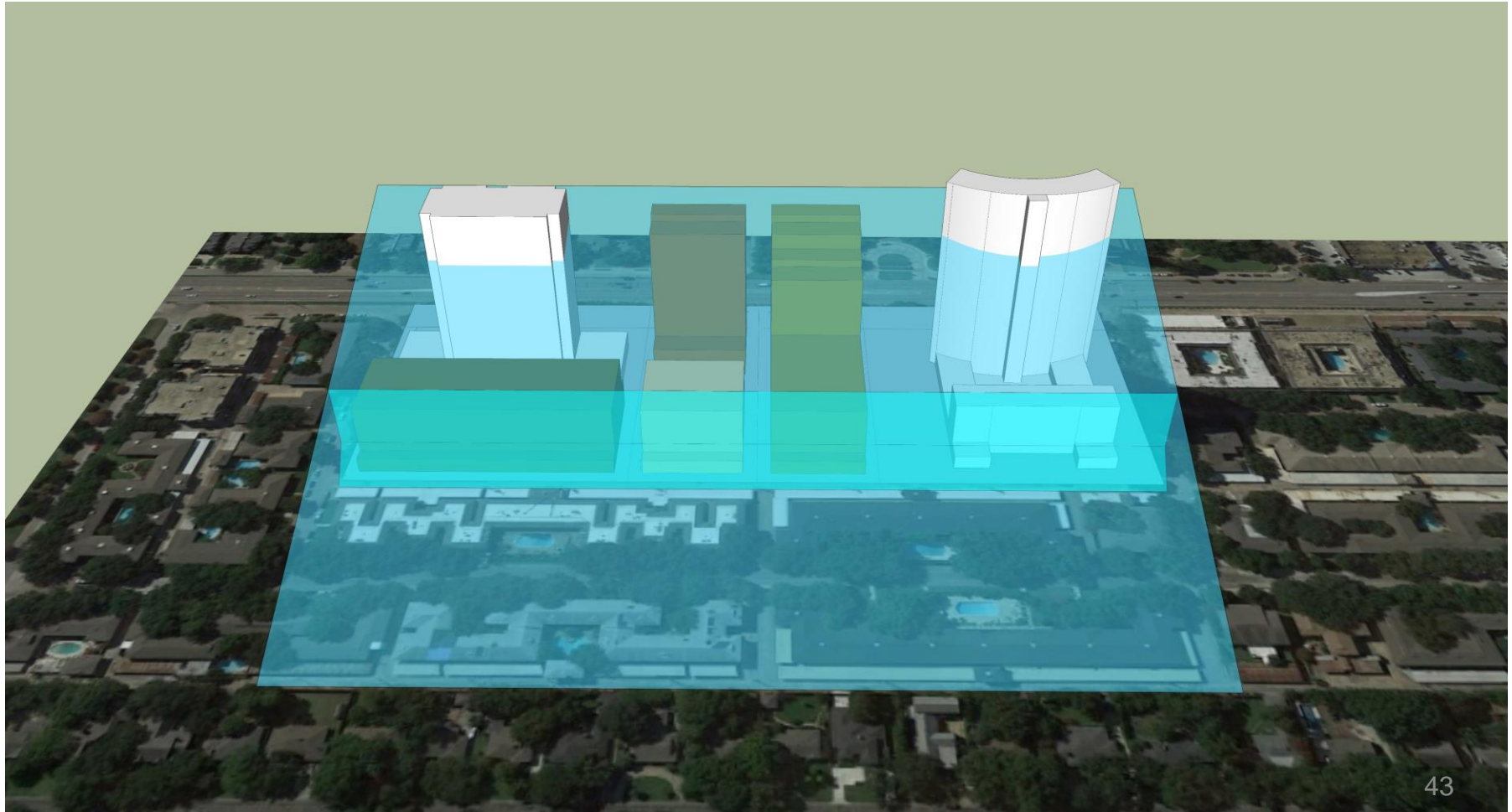
Developable area under RPS



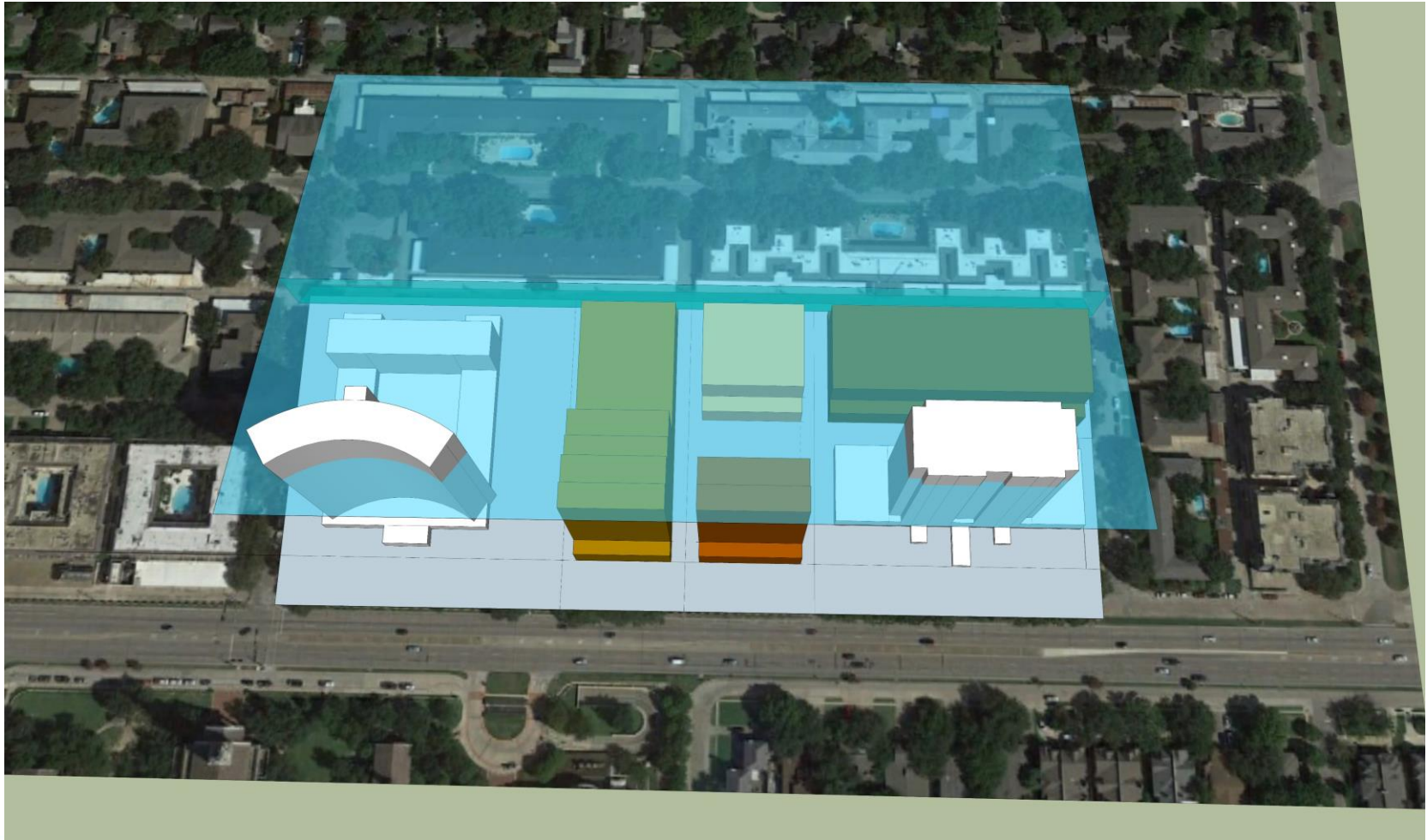
Developable area under RPS



Developable area under RPS



Developable area under RPS



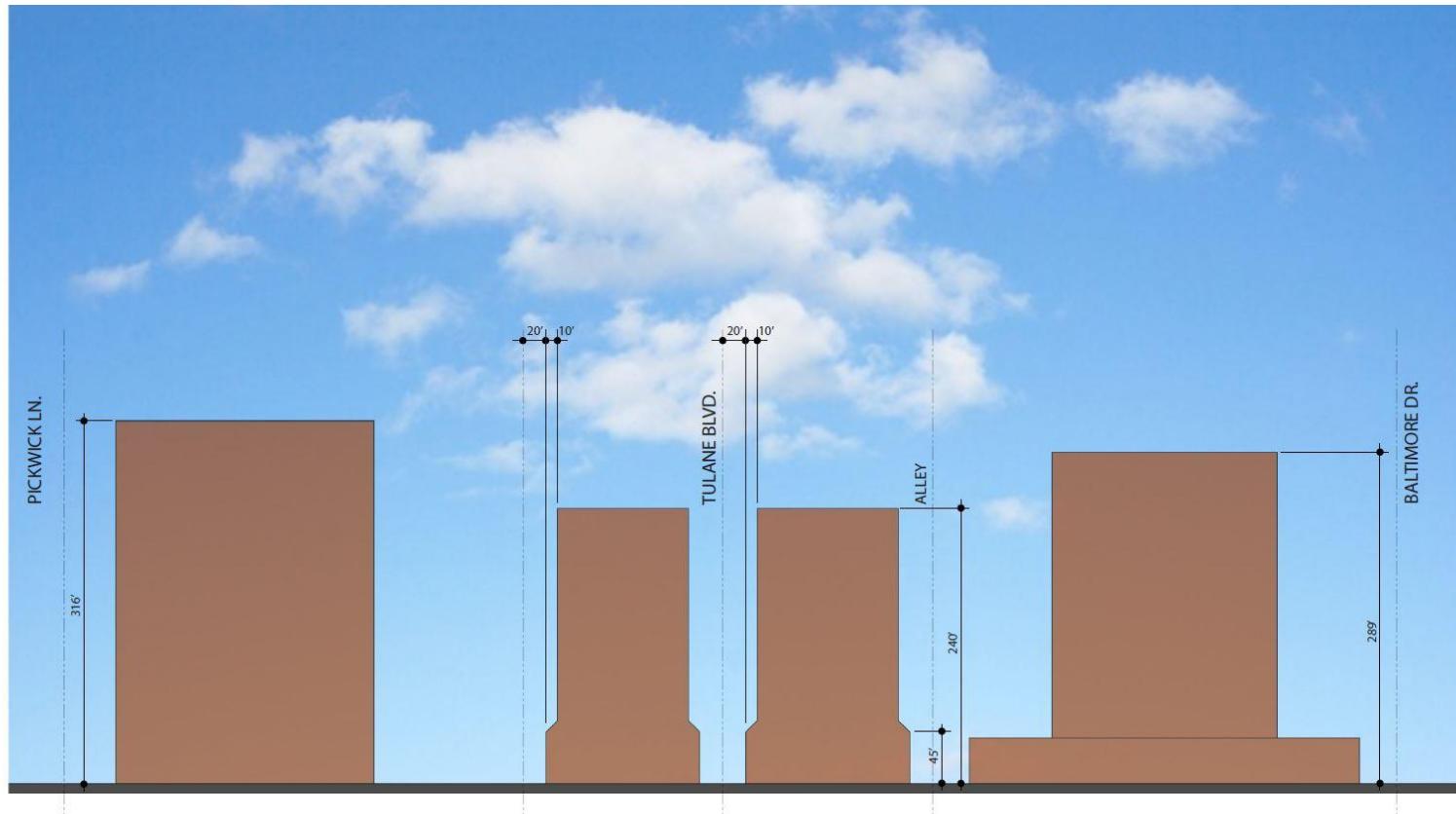
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Northwest Highway Section View

Developable area facing north



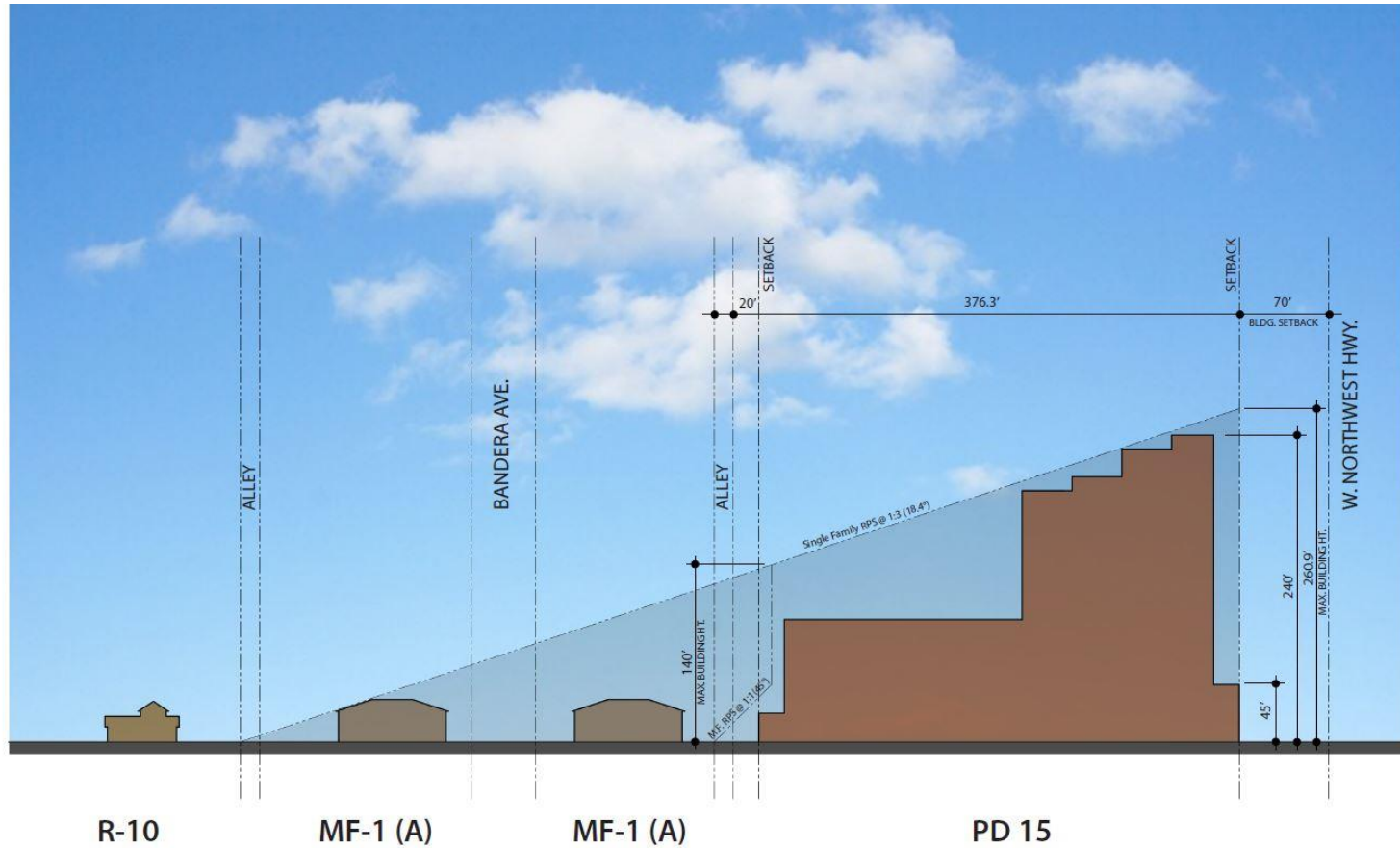
PD 15 Preston Tower (Existing)

Redevelopment Properties

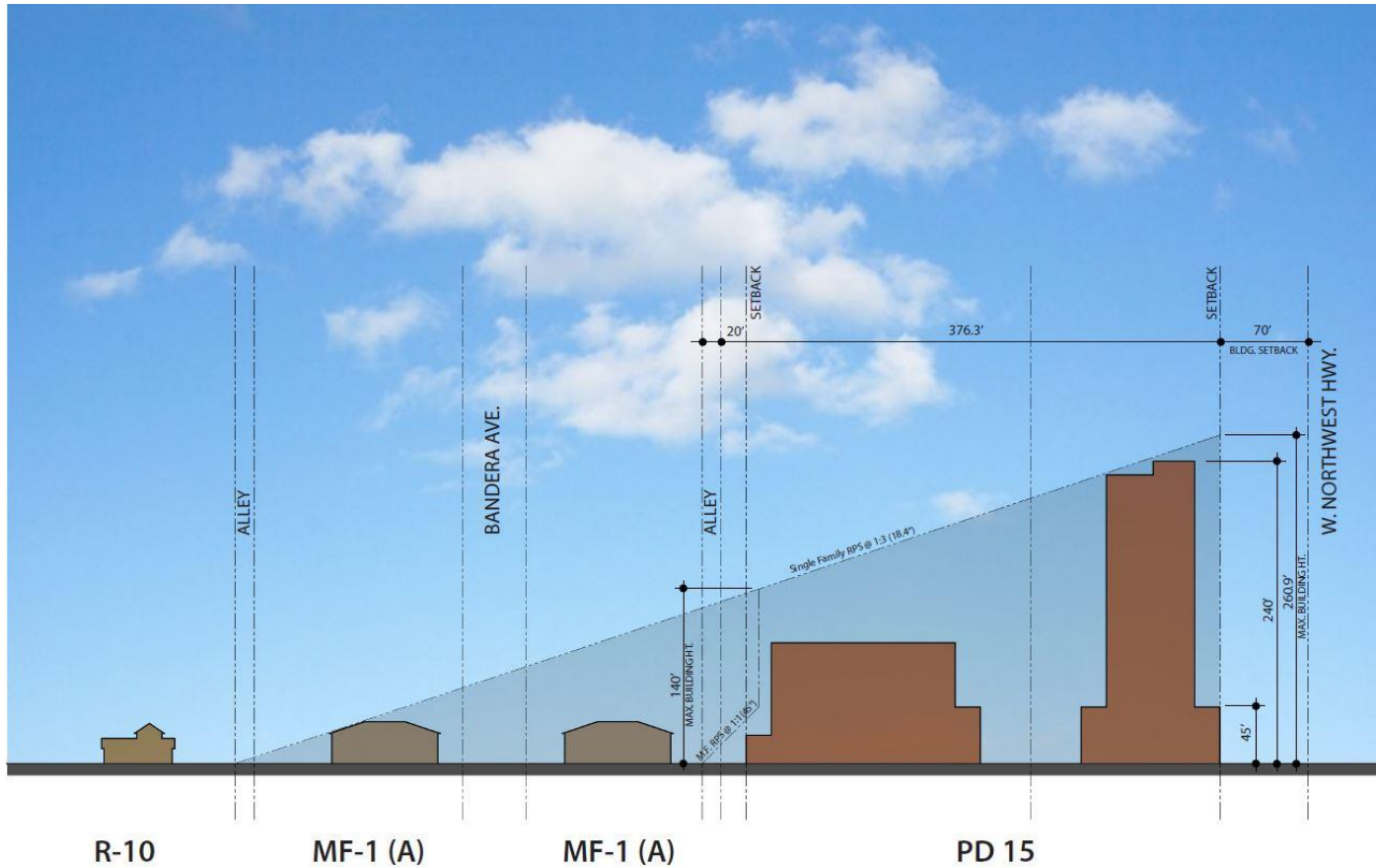
Athena (Existing)



Preston Place Section View Developable area facing east



Diplomat/Royal Orleans Section View Developable area facing east



PD No. 15 Staff Draft Conditions

Lot coverage

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 6)

- Southern half of PD:
 - 65% lot coverage for structures less than or equal to 96' (approx. 8 stories)
 - 55% lot coverage for structures 96'-168' (approx. 8-14 stories) and must provide an additional 10% of open space
 - 45% lot coverage for structures over 168' (approx. 14+ stories) and must provide an additional 20% of open space
- Northern half of PD:
 - 65% lot coverage for structures less than or equal to 60' (approx. 5 stories)
 - 55% lot coverage for structures over 60' (approx. 5+ stories) and must provide an additional 10% of open space



PD No. 15 Staff Draft Conditions

Lot coverage

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 6)

- If a lot contains a structure that has increased height and decreased lot coverage, lot coverage for the entire building site is subject to the lowest of the lot coverage percentages used
- Aboveground parking structures are included in lot coverage, surface and underground parking is not
- Rationale:
 - Area plan states increased height as a trade-off for reduced lot coverage
 - Create additional open space from reduced lot coverage



65% Lot Coverage Example Scenario



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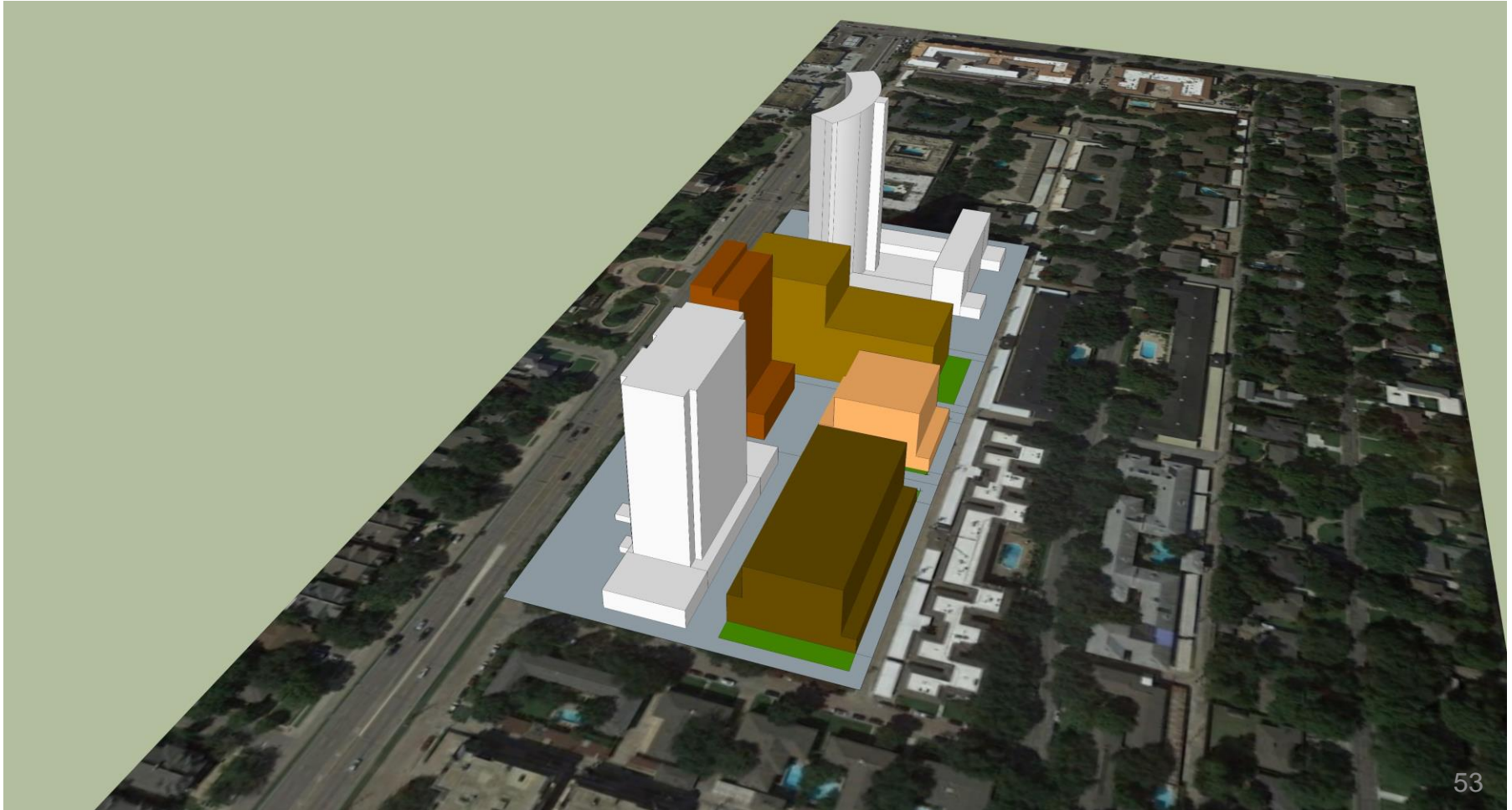
65% Lot Coverage Example Scenario



65% Lot Coverage Example Scenario



55% Lot Coverage Example Scenario 1



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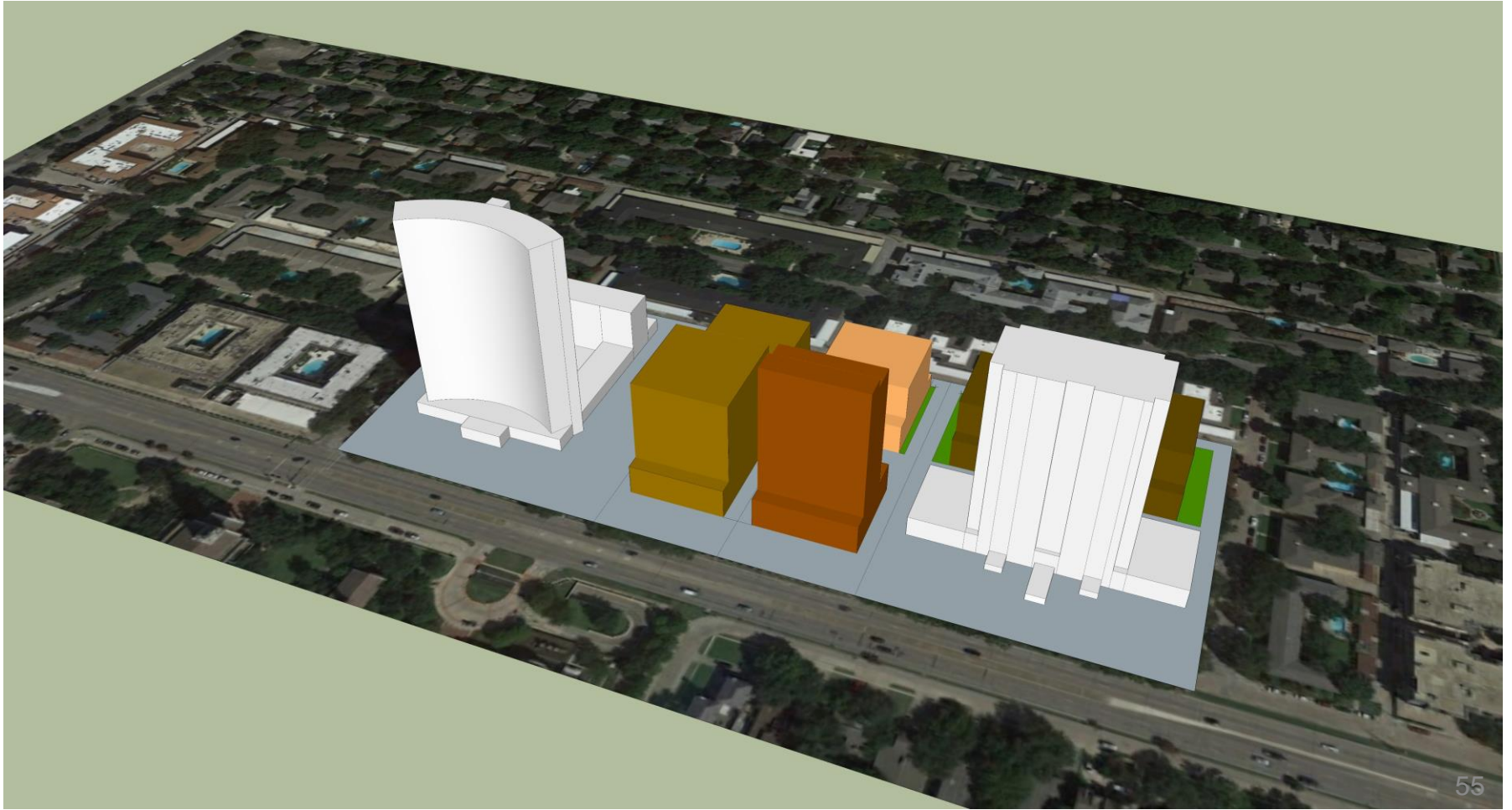


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55% Lot Coverage Example Scenario 1



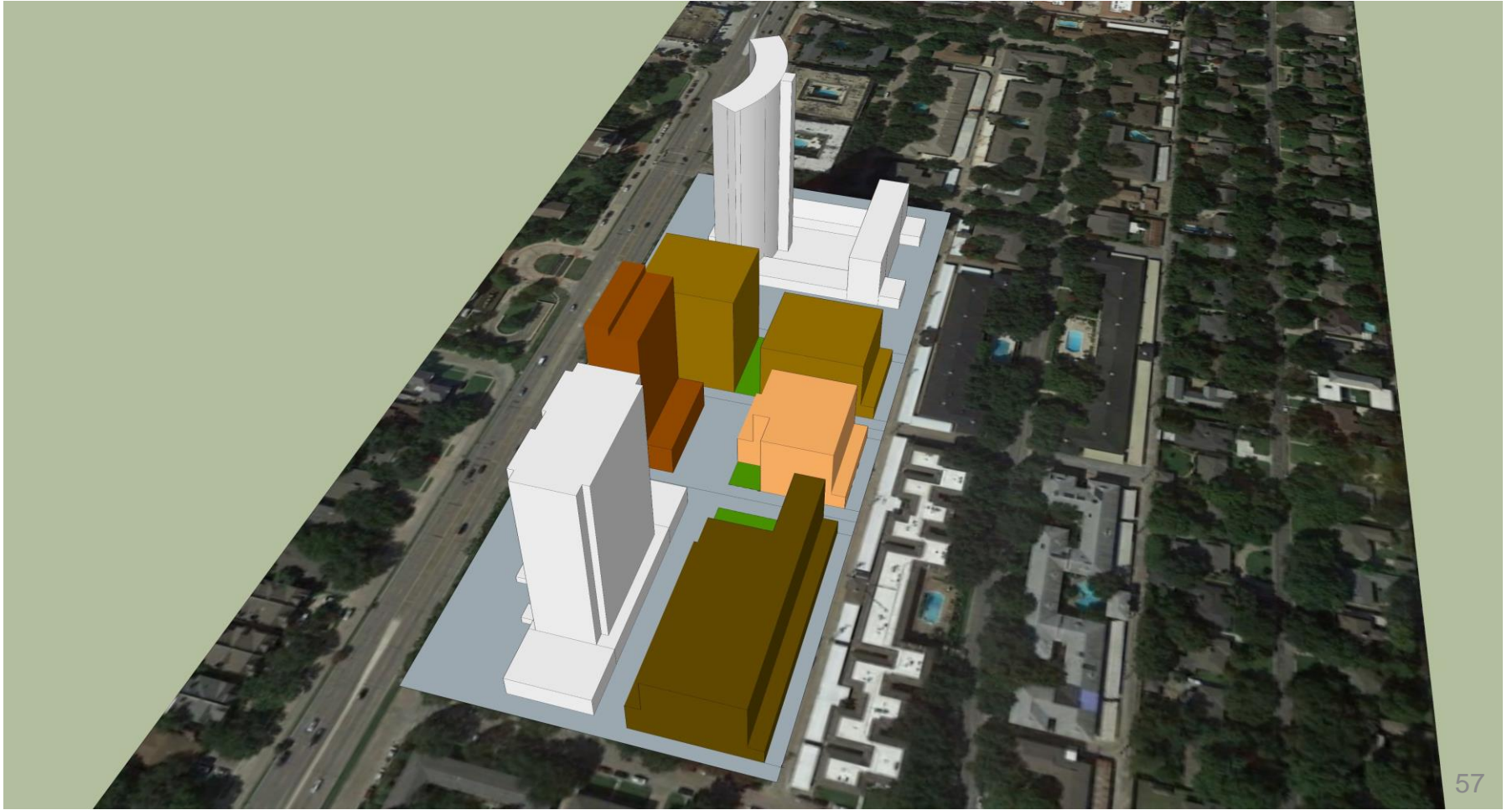
55% Lot Coverage Example Scenario 1



55% Lot Coverage Example Scenario 1



55% Lot Coverage Example Scenario 2

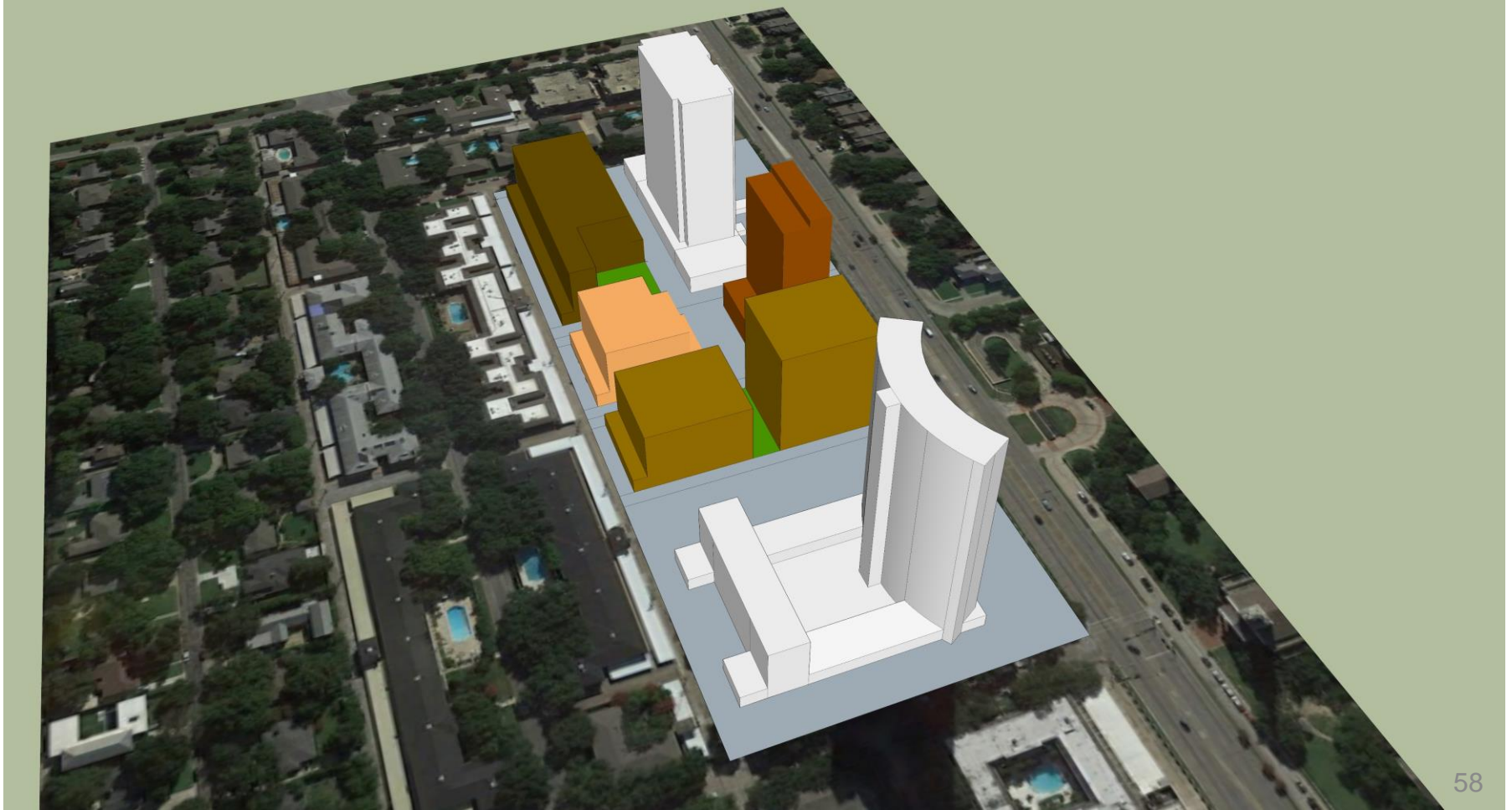


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55% Lot Coverage Example Scenario 2

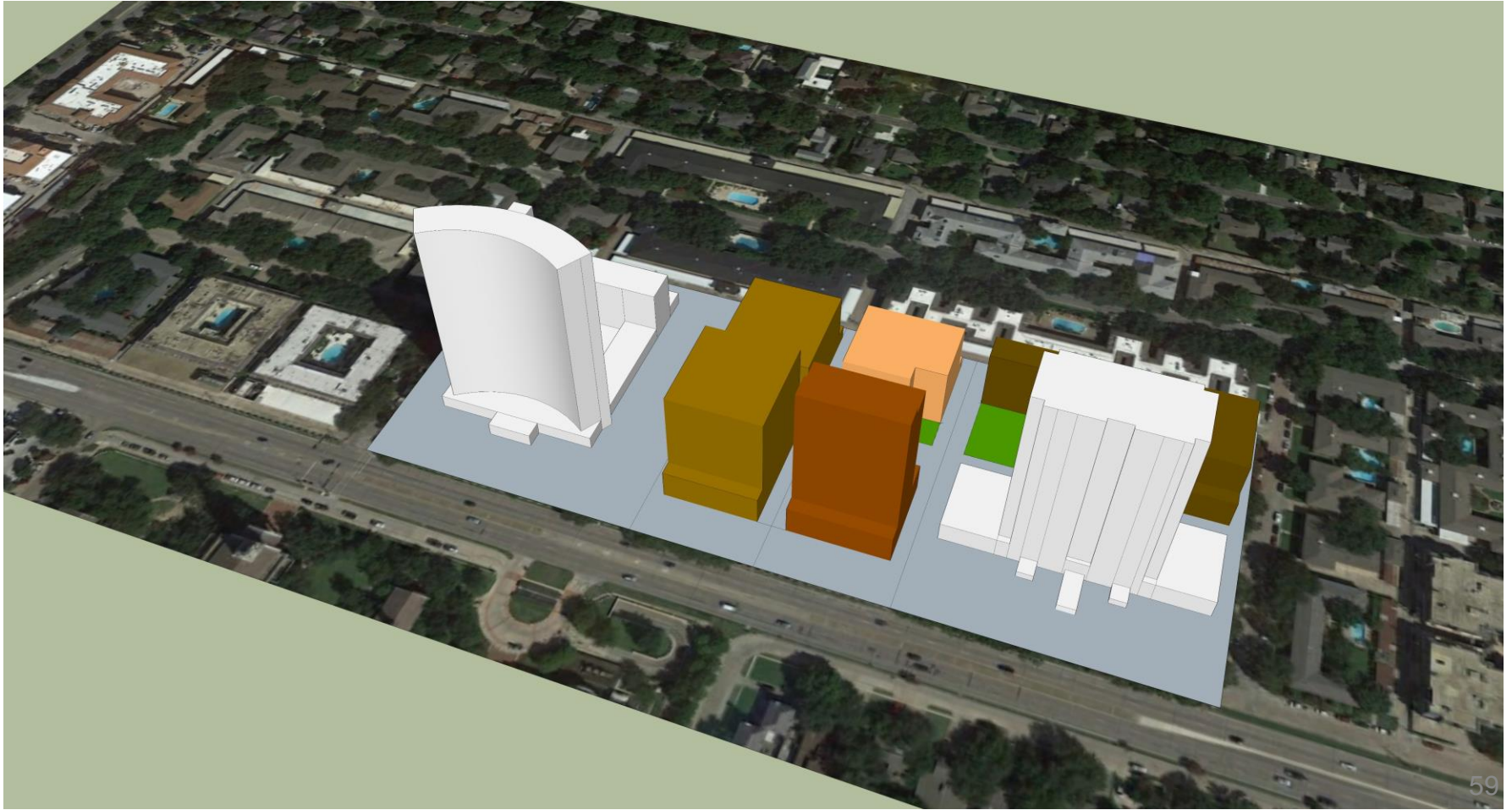


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55% Lot Coverage Example Scenario 2



55% Lot Coverage Example Scenario 2



45% Lot Coverage Example Scenario 1



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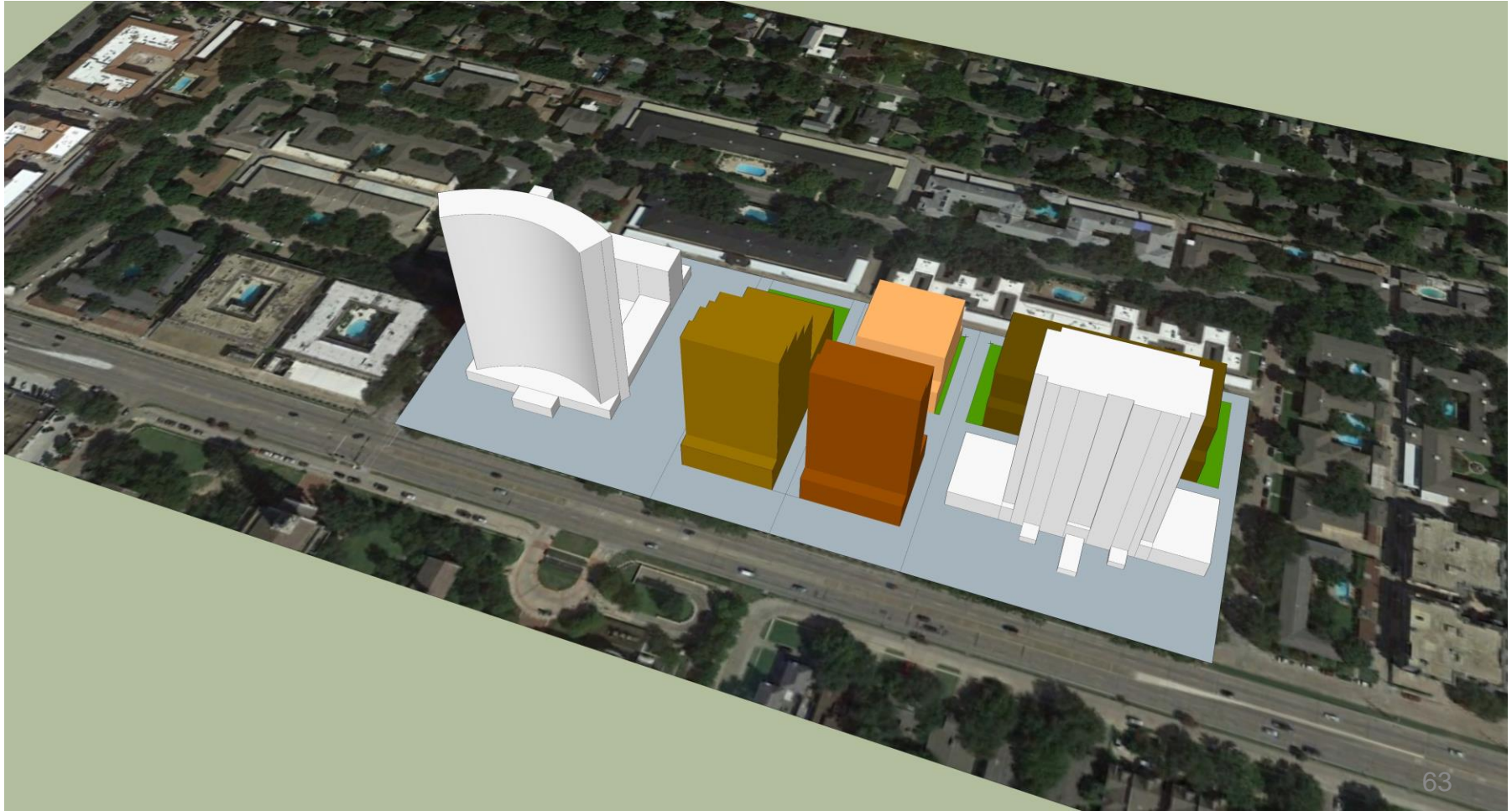


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45% Lot Coverage Example Scenario 1



45% Lot Coverage Example Scenario 1

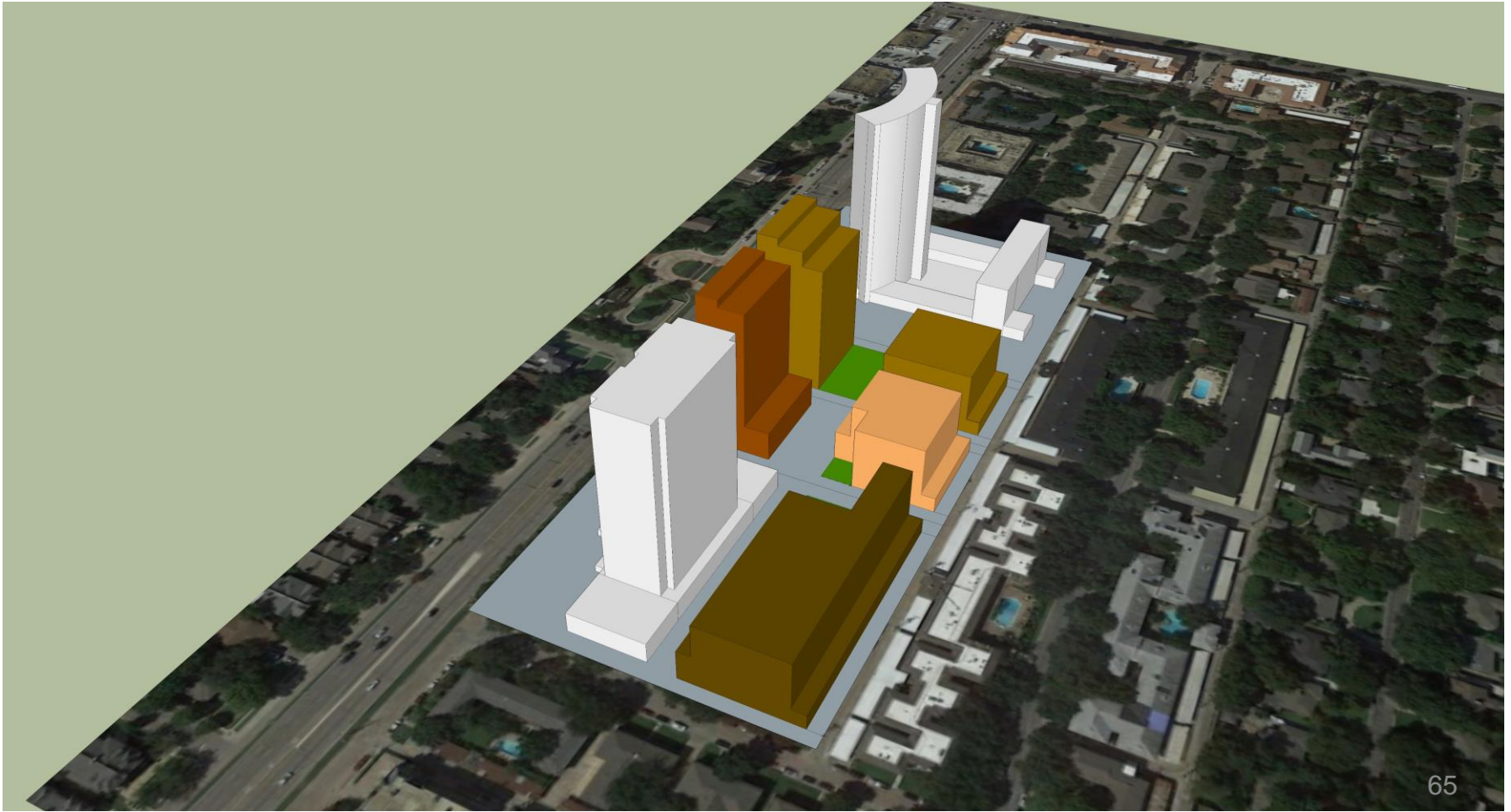


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45% Lot Coverage Example Scenario 1



45% Lot Coverage Example Scenario 2

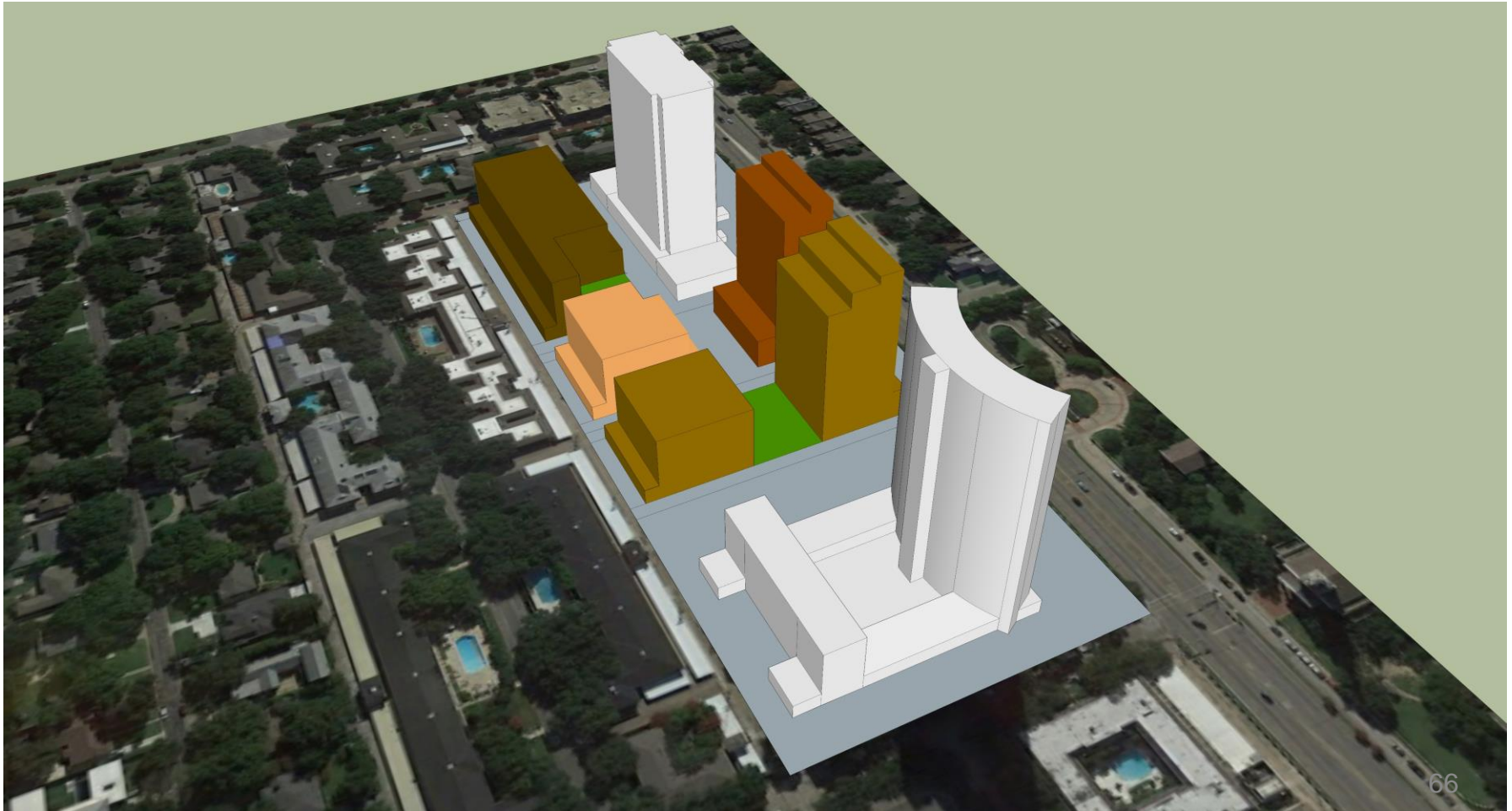


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45% Lot Coverage Example Scenario 2

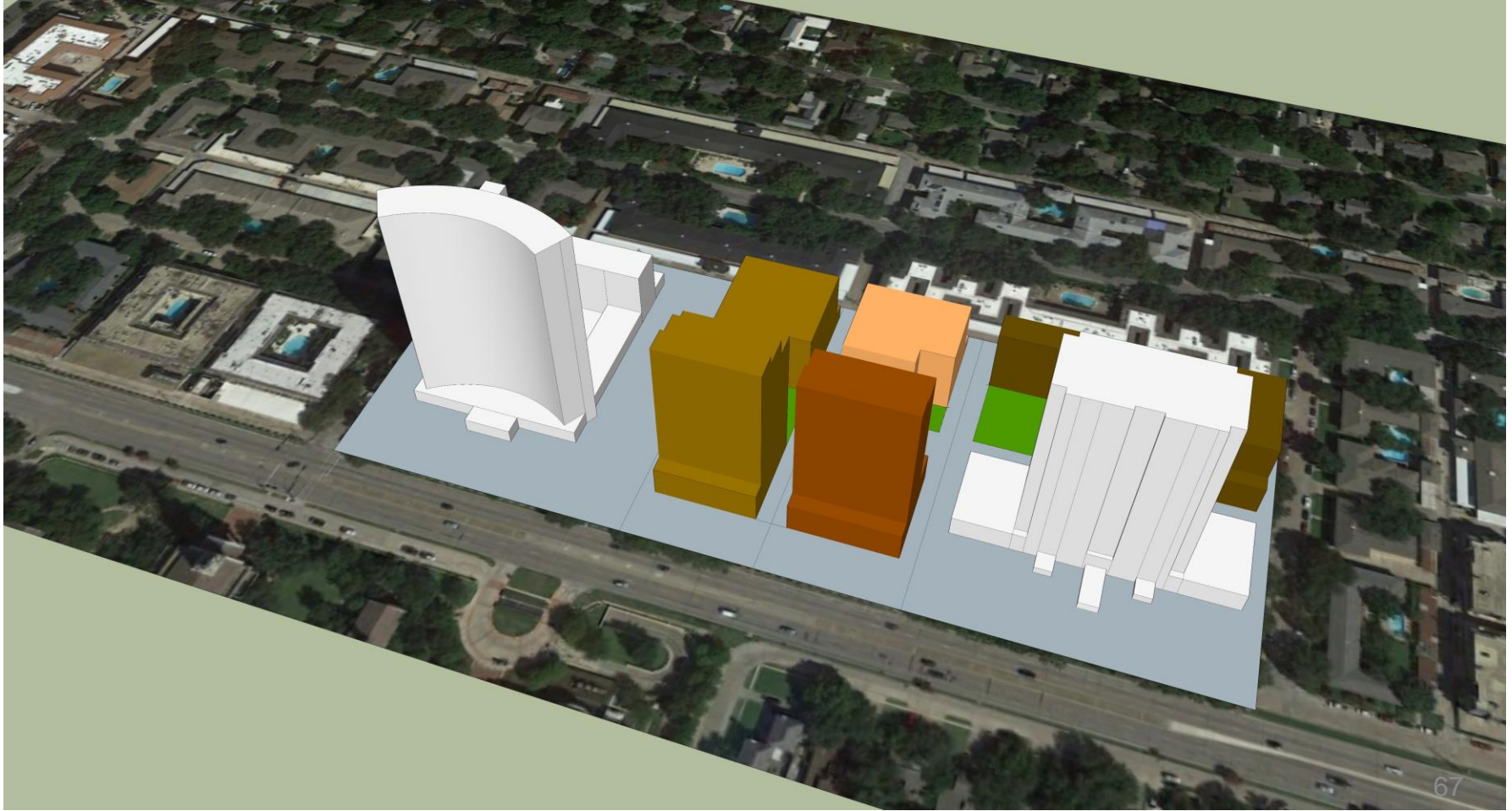


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45% Lot Coverage Example Scenario 2



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45% Lot Coverage Example Scenario 2



PD No. 15 Staff Draft Conditions

Lot size

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 7)

- Minimum lot size for single family and handicapped group dwelling unit use is 2,000 square feet
- No minimum lot size for all other uses
- Rationale:
 - Minimum lot size for single family and handicapped group dwelling unit per TH District regulations
 - Base standards



PD No. 15 Staff Draft Conditions Stories

Section 51P-15.110 – Yard, Lot, and Space Regulations (pg. 7)

- No maximum number of stories above grade.
- Rationale:
 - General agreement through steering committee discussion
 - Maximum structure height regulations are more exact than number of stories



PD No. 15 Staff Draft Conditions

Structured Parking

Section 51P-15.111 – Off-Street Parking and Loading (pg. 7)

- Parking must be located in aboveground or underground parking structure
- Aboveground parking structure must be screened or wrapped
- Single family and handicapped group dwelling unit required parking must be an enclosed parking garage
- Rationale:
 - General agreement through steering committee discussion
 - Area plan preference for underground parking

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Surface Parking

Section 51P-15.111 – Off-Street Parking and Loading (pg. 7)

- Surface parking cannot be used for required parking
- Excess surface parking is only allowed as parallel parking with minimum 4' wide bump outs along interior property lines that run east/west or within NW Hwy setback
- Rationale:
 - Parallel parking to enhance pedestrian environment

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PD No. 15 Staff Draft Conditions

Service, loading, and garbage storage

Section 51P-15.111 – Off-Street Parking and Loading (pg. 7)

- Service, loading, and garbage storage areas must be enclosed within a main structure
- Rationale:
 - Steering committee discussion for screened/enclosed
 - Typical of modern MF developments



PD No. 15 Staff Draft Conditions

Article X

Section 51P-15.113 – Landscaping and Pedestrian Amenities (pg. 8)

- Landscaping must be provided in accordance with Article X
- Rationale:
 - Base standards
 - Requirements for site trees, planting area, and other landscaping items



PD No. 15 Staff Draft Conditions

Pedestrian zones

Section 51P-15.113 – Landscaping and Pedestrian Amenities (pg. 8)

- Pedestrian zone for NW Hwy setback between 50' and 65' and all interior property lines that run east/west require:
 - One medium or large tree per 30' along the setback
 - One bench per 60' along the setback
 - One pedestrian street lamp per 50' along the setback
- Rationale:
 - Steering committee and community responses for the creation of pedestrian friendly areas/greenspace

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NORTHWEST HWY

NORTHWEST HWY

PD No. 15 Staff Draft Conditions

Northwest Highway landscape buffer

Section 51P-15.113 – Landscaping and Pedestrian Amenities (pg. 8)

- Minimum 10' wide landscape buffer with screening provided along NW Hwy frontage
- Plant screening requirements with existing or improved wall or fence
- Rationale:
 - Article X street buffer zone requirements do not fit with existing configuration of access drive
 - Create customized regulations to enhance existing screening along NW Hwy





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NORTHWEST HWY

NORTHWEST HWY



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Required Open Space

Section 51P-15.115 – Open Space (pg. 9)

- Minimum of five percent of building site must be reserved for open space
- Open space includes areas for recreation, groundwater recharge, landscaping, pedestrian amenities, etc.
- Must be located between the exterior structure facade and the property line
- Parking and areas primarily intended for vehicular use are not considered open space
- Rationale:
 - Steering committee and community responses for the creation of pedestrian friendly areas/greenspace



PD No. 15 Staff Draft Conditions

Sidewalks

Section 51P-15.116 – Sidewalks (pg. 9 & 10)

- Sidewalks with minimum average width of six feet along all street frontages and interior east/west setbacks except for the rear yard setback
- Sidewalks with a minimum width of four feet along all interior north/south setbacks
- Rationale:
 - Steering committee and community responses for the creation of pedestrian friendly areas/greenspace





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NORTHWEST HWY

NORTHWEST HWY



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Design Standards

Section 51P-15.117 – Design Standards (pg. 10 & 11)

- 30% ground story transparency and 20% upper-stories transparency required
- One pedestrian building entrance per 125 of building facade
- Maximum blank wall area is 30 feet
- Highly reflective glass is prohibited
- Non-required fences must be a minimum of 50 percent open allowing for visibility
- Rationale:
 - MF development standards to ensure compatible development



PD No. 15 Staff Draft Conditions

Street Frontages

Section 51P-15.118 – Street Frontages (pg. 11)

- Lots can front on dedicated street, private street, or access easement
- Rationale:
 - Ensure proper regulations in place when properties redevelop and go through platting process



PD No. 15 Staff Draft Conditions

Mixed-Income Housing

Section 51P-15.119 – Mixed-Income Housing (pg. 11-15)

- Developer must submit incentive zoning plan and affirmative fair housing marketing plan prior to the issuance of a building permit
- Rental affordability period is 15 years
- Annual report required
- Rationale:
 - Standard requirements for MF PD's with mixed-income housing

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PD No. 15 Staff Draft Conditions

Additional Provisions & Compliance with Conditions

Section 51P-15.120 & 15.121 – Additional Provisions/Compliance with Conditions(pg. 15-16)

- Development and use of the Property must comply with all federal, state, and city ordinances, rules, and regulations
- Paved areas, drives, drainage structures must be constructed in accordance to standard city specifications
- Building office shall not issue a building permit to authorize work until there has been full compliance with this article, the Dallas Development Code, construction codes, and all other ordinances, rules, and regulations of the city
- Rationale:
 - Standard requirements for all PD's



Staff Recommendation

Approval of
Recommendation



City of Dallas

Z167-396

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Public Hearing
March 21, 2019**

**Andrew Ruegg
Senior Planner
Current Planning**



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