

# **Amendment to Subdistrict 6, the Davis Corridor, within Planned Development District No. 830 Community Meeting**

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**April 10, 2018**

**6:00 P.M.**

**Tyler Street United Methodist Church  
927 W. 10<sup>th</sup> St, Dallas, TX 75208**

**Presented by:**

**Sustainable Development and Construction**



# Z167-289(JM)

- Authorized by the City Plan Commission on August 3, 2017.
- Due to the limited number of items to be considered, the applicant paid the fee for a hybrid authorized hearing case.
- Only regulations for consideration:
  1. Height and residential proximity slope (RPS)
  2. Urban form setback
  3. Lot size and width
  4. Architectural designs such as articulation.
- Applicant is Heritage Oak Cliff, formerly The Old Oak Cliff Conservation League.



# Hybrid Authorized Hearing Process

- City Plan Commission authorizes hearing
- Applicant pays fee
- Staff holds a community meeting
- Staff reviews proposed zoning and comments
- Staff works with applicant to develop proposed zoning amendments
- Staff holds a follow-up community meeting to present proposed amendments
- City Plan Commission holds a public hearing
- City Council holds a public hearing and determines whether or not to approve the proposed zoning



# Background

- Bishop/Davis Land Use and Zoning Study started in 2004, completed on February 19, 2009, revised 2010.
- PD No. 830 was created by City Council on August 11, 2010, and based on the findings of the study.
- Local election in November of 2010 changed a large part of Dallas from Dry to Damp.

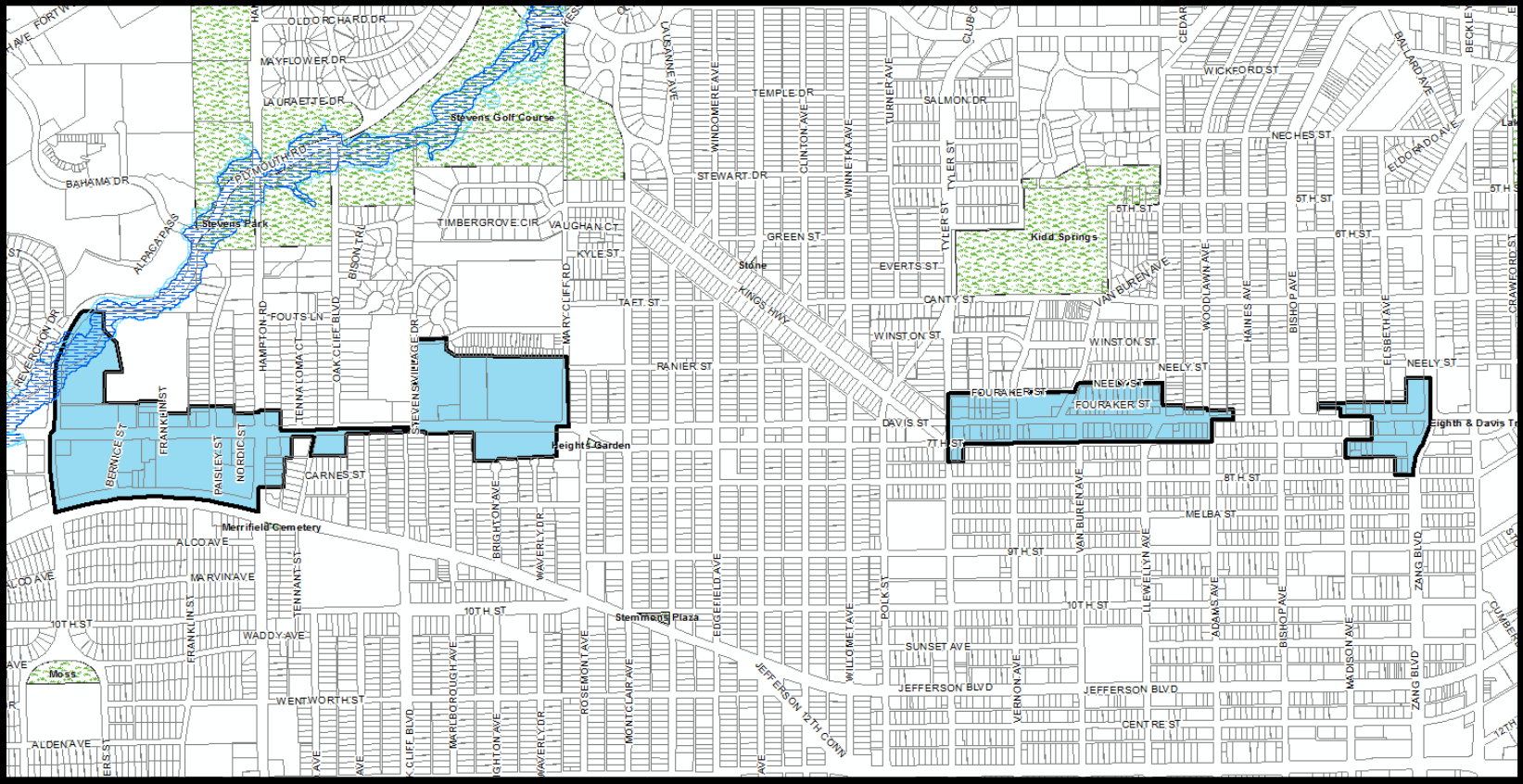



# Background

- PD No. 830 contains 290.5 acres and 13 subdistricts.
- Subdistrict 6, the Davis Corridor Subdistrict, contains approximately 31 acres.
- Subdistrict 6 is largely for residential and select retail and personal service uses, and considered a non-residential district.




# Subdistrict 6





# PD 830 Subarea 6 – Amendment Process

PUBLIC MEETING APRIL 10, 2018



PD 830 passed in 2010. Many adaptive reuse projects have been completed as a result of that coupled with Oak Cliff being "damp."





Positive Adaptive Reuse as a result  
of PD 830 – Subarea 6



# Elsewhere in PD 830

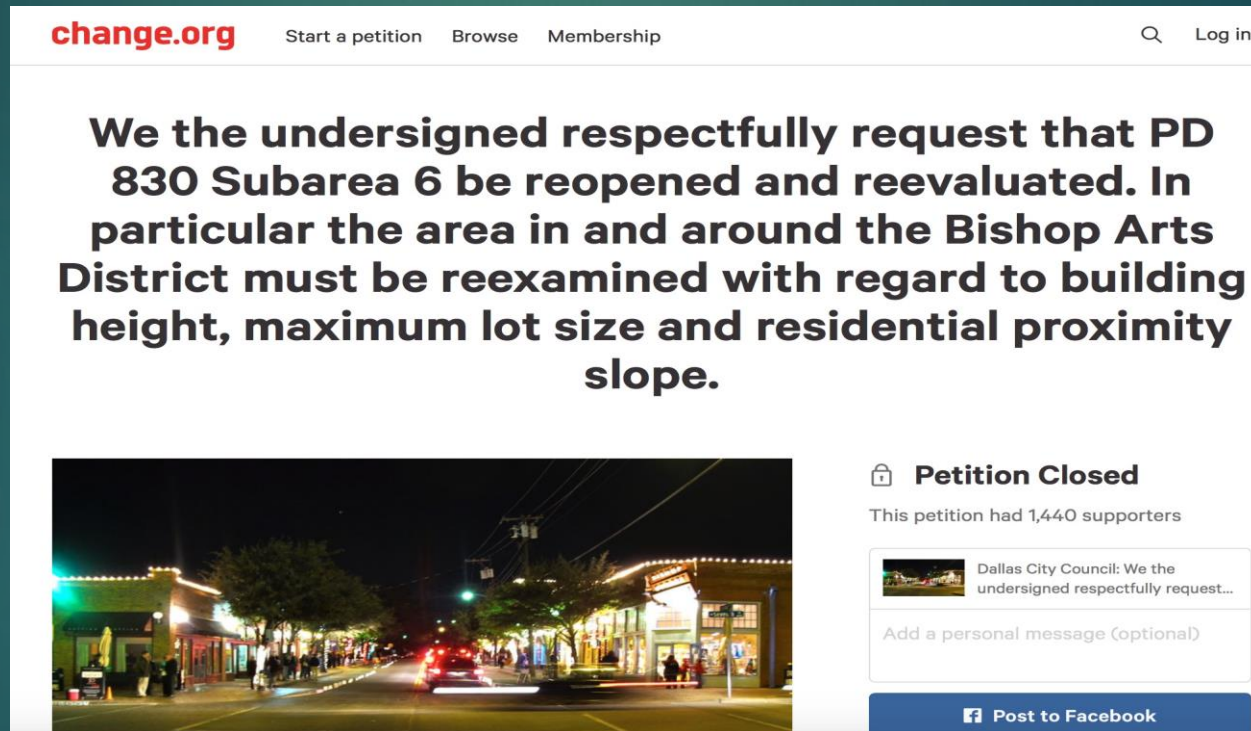


# New Construction PD 830 Subarea 6



# Timeline -

- ▶ Heritage Oak Cliff collects 1 440 signatures and comments on a petition to open PD 830 and revisit height, RPS and lot size.



The screenshot shows a Change.org petition page. At the top, the Change.org logo is on the left, and navigation links for "Start a petition", "Browse", and "Membership" are in the center. On the right, there are search and "Log in" options. The main text of the petition is centered and reads: "We the undersigned respectfully request that PD 830 Subarea 6 be reopened and reevaluated. In particular the area in and around the Bishop Arts District must be reexamined with regard to building height, maximum lot size and residential proximity slope." Below the text is a photograph of a street scene at night, likely in the Bishop Arts District, with illuminated buildings and streetlights. To the right of the photo, the petition status is "Petition Closed" with a lock icon. Below this, it states "This petition had 1,440 supporters". There is a section for a personal message, which contains a preview of the petition text: "Dallas City Council: We the undersigned respectfully request...". At the bottom right, there is a blue button with the Facebook logo and the text "Post to Facebook".

**change.org** Start a petition Browse Membership Q Log in

**We the undersigned respectfully request that PD 830 Subarea 6 be reopened and reevaluated. In particular the area in and around the Bishop Arts District must be reexamined with regard to building height, maximum lot size and residential proximity slope.**

**Petition Closed**  
This petition had 1,440 supporters

**Dallas City Council: We the undersigned respectfully request...**

Add a personal message (optional)

**Post to Facebook**

# Timeline -

- ▶ Heritage Oak Cliff raises \$10,105 to open PD 830 and address height, RPS and lot size.

The screenshot shows a GoFundMe page for a project titled "RE-Zone Bishop/Davis". The page features a night-time photograph of a street scene with illuminated buildings and trees. A heart icon with the number "124" is visible in the top right corner of the image. The page header includes the GoFundMe logo, a search bar, and a "Start a GoFundMe" button. On the right side, there are social media sharing buttons for Facebook and Twitter. The main content area displays the fundraising progress: "\$10,105 of \$10,000 goal" with a green progress bar. Below this, it states "Raised by 128 people in 32 months" and a button that says "No Longer Accepting Donations". There is also a prominent orange button labeled "Share on Facebook". The page was created on August 10, 2015, by Michael Amonett, who is located in Dallas, TX. The funds raised will benefit the "Old Oak Cliff Conservation League Inc", which is a certified charity. A "+ Learn More" link is provided for additional information. At the bottom right, there is a "Recent Donations" section with a dropdown arrow.

gofundme Search Start a GoFundMe Share Tweet

124

**\$10,105** of \$10,000 goal

Raised by 128 people in 32 months

No Longer Accepting Donations

Share on Facebook

Created August 10, 2015

MA Michael Amonett ✓  
DALLAS, TX

Funds raised will benefit:

Old Oak Cliff Conservation League Inc  
Certified Charity  
[+ Learn More](#)

Recent Donations ▾

RE-Zone Bishop/Davis

# Why?

- ▶ Current zoning encourages sidewalk to sidewalk, 5-story buildings built towering over smaller single-family homes. It also encourages the aggregation of several small lots to create oversized ones. This promotes visually monotonous architecture that isn't compatible with the existing historic streetscape.



# Legal





# Legal



# Dallas Morning News – Commentary April 4, Robert Wilonsky

- ▶ "Your city is ugly,"
- ▶ They're all over the neighborhood, too — finished product that has that Uptown stink, and coming-soon billboards planted in empty lots promising more cut-n-pastes.
- ▶ "You're ruining a community by importing inexpensive and impermanent materials. You can tell some of these buildings have been here for a hundred years. And you're surrounding it with crap built in months meant to last a few years."





What to Change?

# Height Allowed – 75 feet



Height proposed – 36 feet



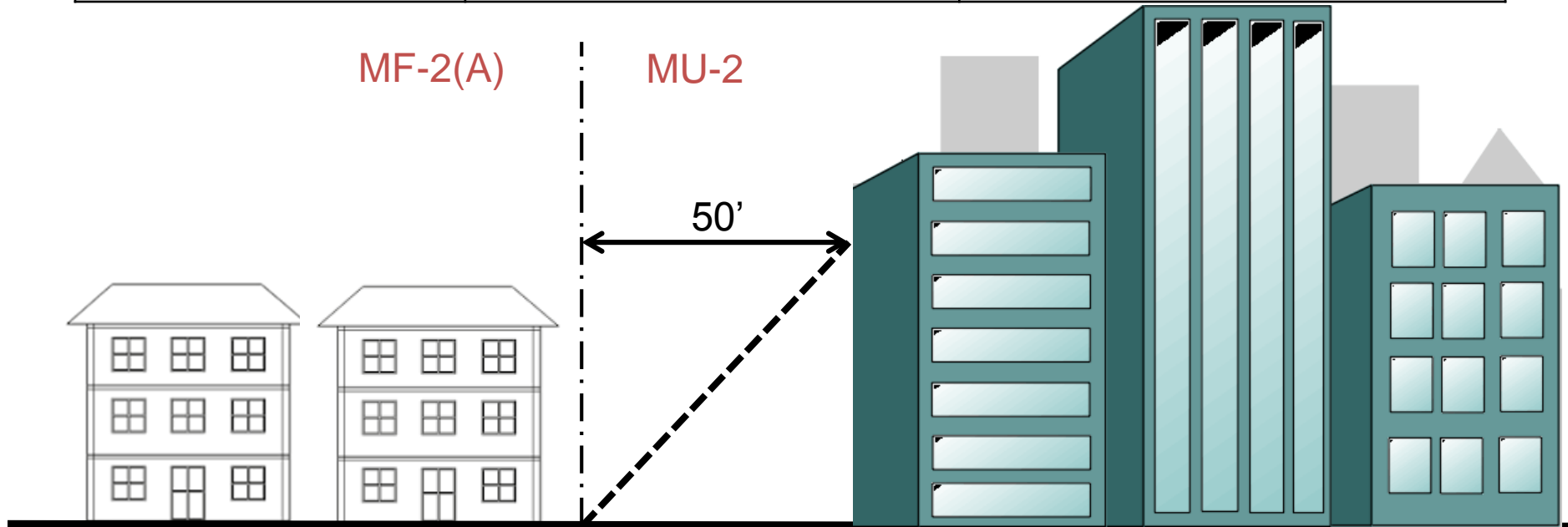
Residential Proximity Slope –  
Allowed 1:1, Proposed 1:3



# Proposed Regulations—Chapter 51A

## Residential Proximity Slope (RPS)

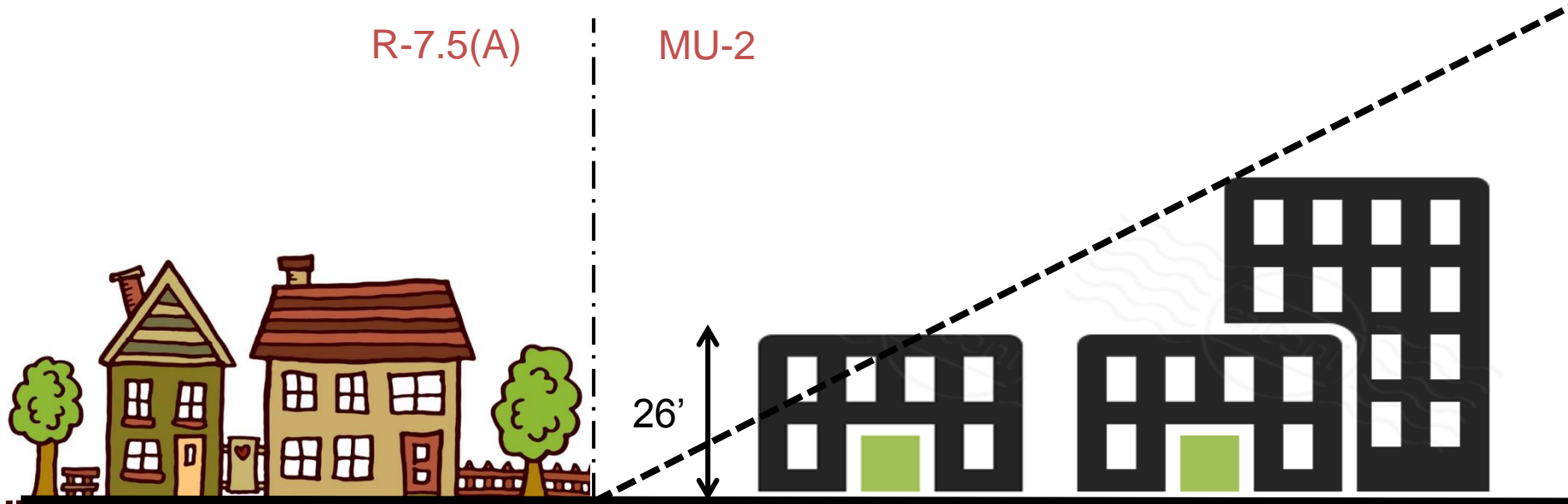
<u>Zoning Category</u>	<u>Angle of Projection</u>	<u>Extent</u>
CH, MF-1, MF-1(A), MF-2, and MF-2(A)	45° (1 to 1 slope)	Terminates at a horizontal distance of 50 feet from the site of origination.



# Proposed Regulations—Chapter 51A

## Residential Proximity Slope (RPS)

<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.






# Lot width allowed - no limit



Lot width proposed – 150 feet




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- ▶ Building mass - Buildings more than 100 feet in street frontage along any street must be designed and massed to appear as two distinct volumes. Massing distinctions can be accomplished by a combination of parapet height variations, vertical recesses not wider than 24 inches and at least 16 inches deep, or offsets in the façade street plane of at least 16 inches but not more than 30 inches.







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- ▶ Buildings exceeding more than 150 feet in street frontage - must be designed as no less than three distinct building masses / volumes. Massing distinctions can be accomplished by a combination of parapet height variations, vertical recesses not wider than 24 inches and at least 16 inches deep, or offsets in the façade street plane of at least 16 inches but not more than 30 inches.







# Add historic glazed tile to allowed materials



# Next Steps

- The applicant works with the neighborhood and property owners on the proposed conditions.
- Proposed changes limited to:
  1. Height and residential proximity slope (RPS)
  2. Urban form setback
  3. Lot size and width
  4. Architectural designs such as articulation.
- Once consensus is reached on the proposal, staff will return for a second community meeting to present the proposal.
- Throughout the process, updates will be on our website.
- City Plan Commission public hearing.
- City Council public hearing.



# Amendment to Subdistrict 6, the Davis Corridor, within Planned Development District No. 830 Community Meeting

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Additional questions:  
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