

PD No. 758
Steering Committee Meeting
November 13, 2017

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City of Dallas



Background

- PD No. 758 was established by the Dallas City Council on June 13, 2007
- Generally located along both sides of Walnut Hill Lane, east of Skillman Street
- Approximately 69.27 acres
- On February 18, 2016, the City of Dallas City Plan Commission voted to initiate a zoning case on property zoned Planned Development District No. 758.

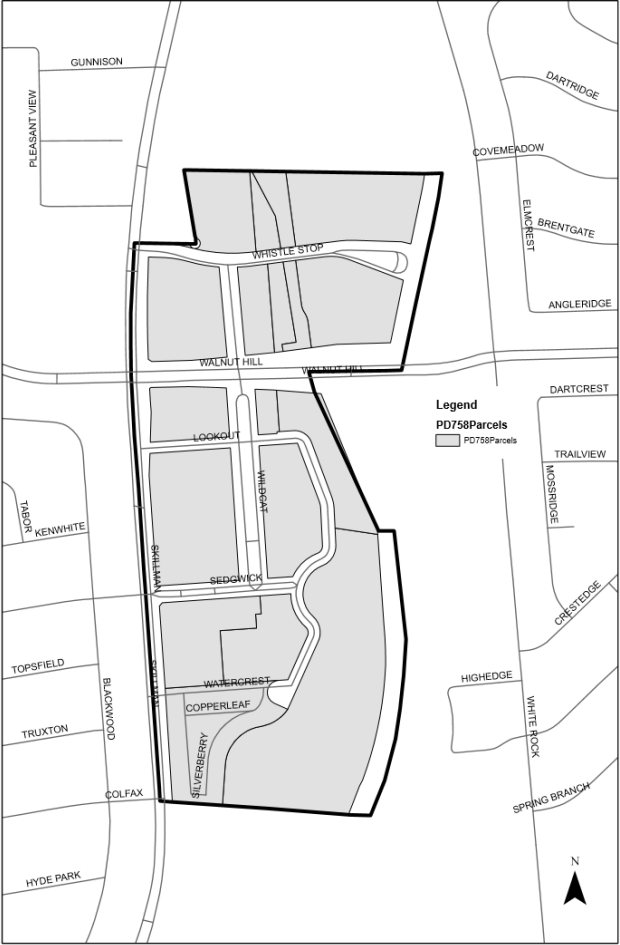


Authorized Hearing Process

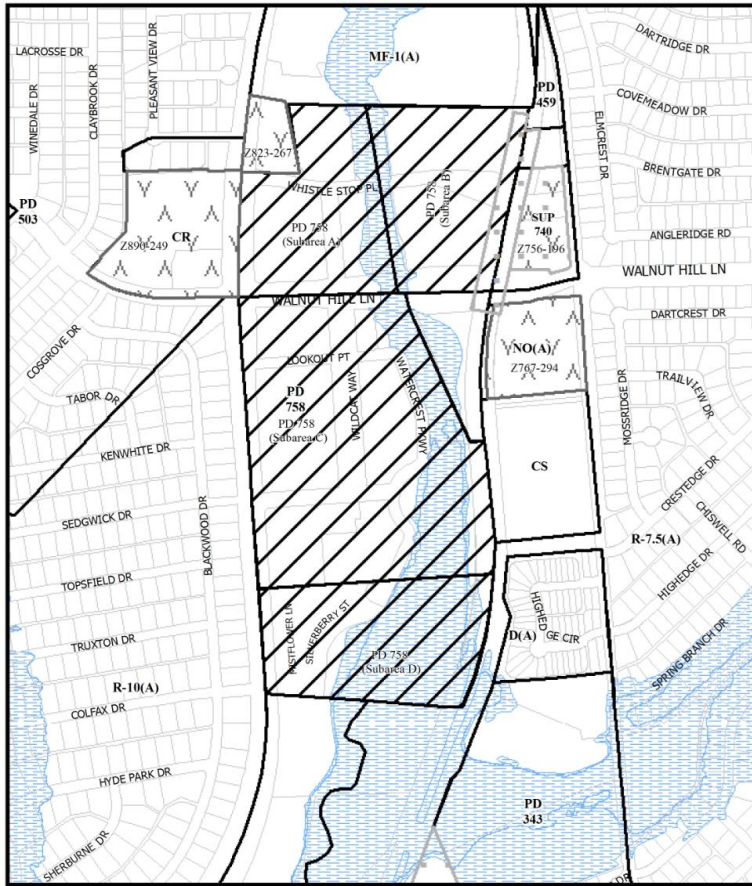
1. Authorized by City Plan Commission on February 18, 2016
2. A steering committee was appointed by the Council Member McGough
3. A steering committee meeting hosted by the Council Member McGough and City Plan Commissioner Housewright is being held on November 13, 2017, to review the current zoning for the area, the intent or direction of possible changes, and the process moving forward
4. Staff meets with steering committee to develop proposed zoning amendments
5. At the conclusion of the steering committee meetings, another meeting will be held to go over the proposed zoning 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



Area Maps



PD 758 - Existing Zoning



- Multifamily district, MF-1(A)
 - PD 459
 - *Neighborhood office district, NO (A)
 - Commercial service district, CS
 - Duplex district (DA)
 - PD 343
 - Single family district R-7.5 (A)
 - Multifamily district, MF-1(A)
 - Single family district R-10 (A)
 - PD 503
 - *Community retail district (CR)
- * Deed restrictions



Existing Zoning

- Located on both sides of Walnut Hill Lane, east of Skillman Street.
- Subareas: A, B, C, and D
 - Subarea A, approximately 11.9 acres, undeveloped land
 - Subarea B, approximately 11 acres, undeveloped land
 - Subarea C, approximately 32 acres, mixed-use development
 - Subarea D, approximately 13 acres, single family, residential development



Existing Conditions – Subarea A



Existing Conditions – Subarea B



Existing Conditions – Subarea C



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Existing Conditions – Subarea D



Next Steps

- As part of the next phase, staff and the steering committee will review potential the proposed recommendations
- Set steering committee meeting schedule
- Once consensus is reached on the proposal, staff will return to the community for another meeting to discuss the proposed zoning changes
- Throughout the process, updates will be on our website



Staff Contact

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