

Vickery Meadow

Steering Committee Meeting II

October 27, 2020

6:00PM

VideoConference

Presented by: Erica Greene
Sustainable Development and
Construction



Agenda

- Meeting Recap
- Overview of Zoning Potential
- Discussion
- Next Steps



Meeting ReCap

- Most Important Issues
 - Connectivity
 - Walkability
 - Five Points Area
 - Crime



What Zoning Cannot Do

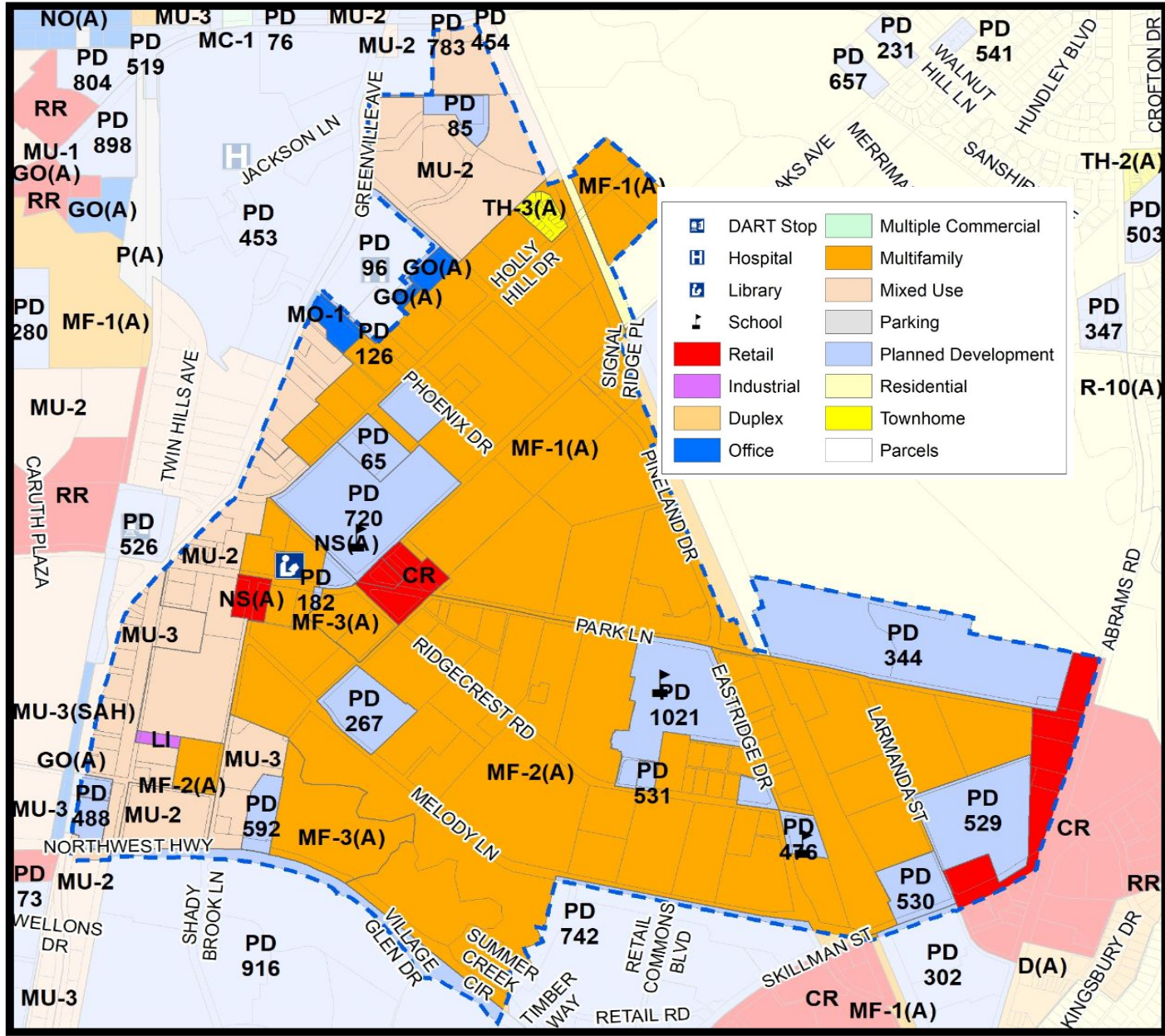
- Non-Zoning Changes
 - Crime
 - Residential Displacement
 - Internet Connectivity
 - Which Companies/Businesses

What Zoning Can Do

- Zoning Changes
 - Late Hours
 - Lighting
 - Landscaping
 - Building Height
 - Streetscape
 - Sidewalks
 - Pedestrian walkability



Current Zoning

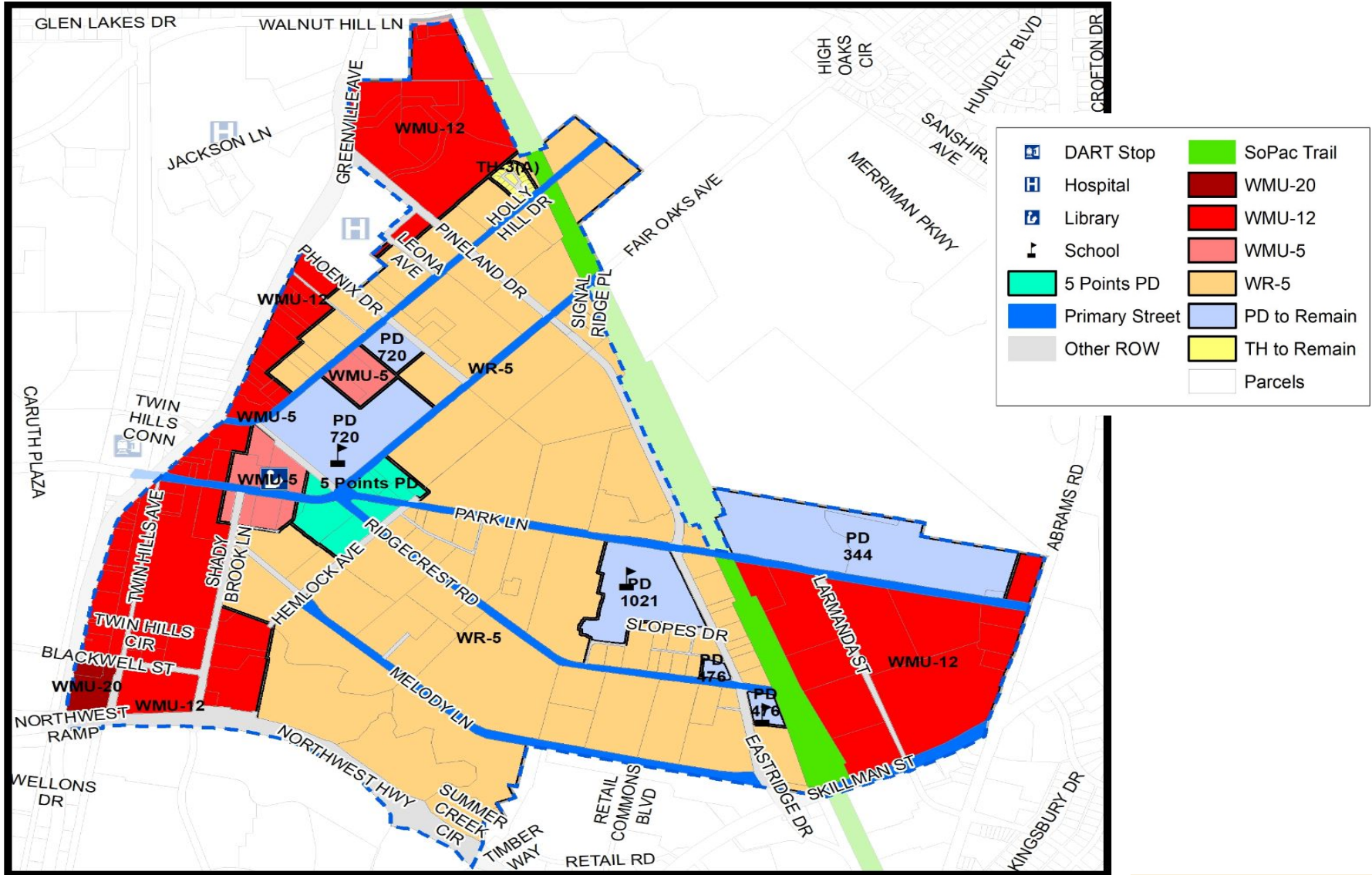


Form Base Districts

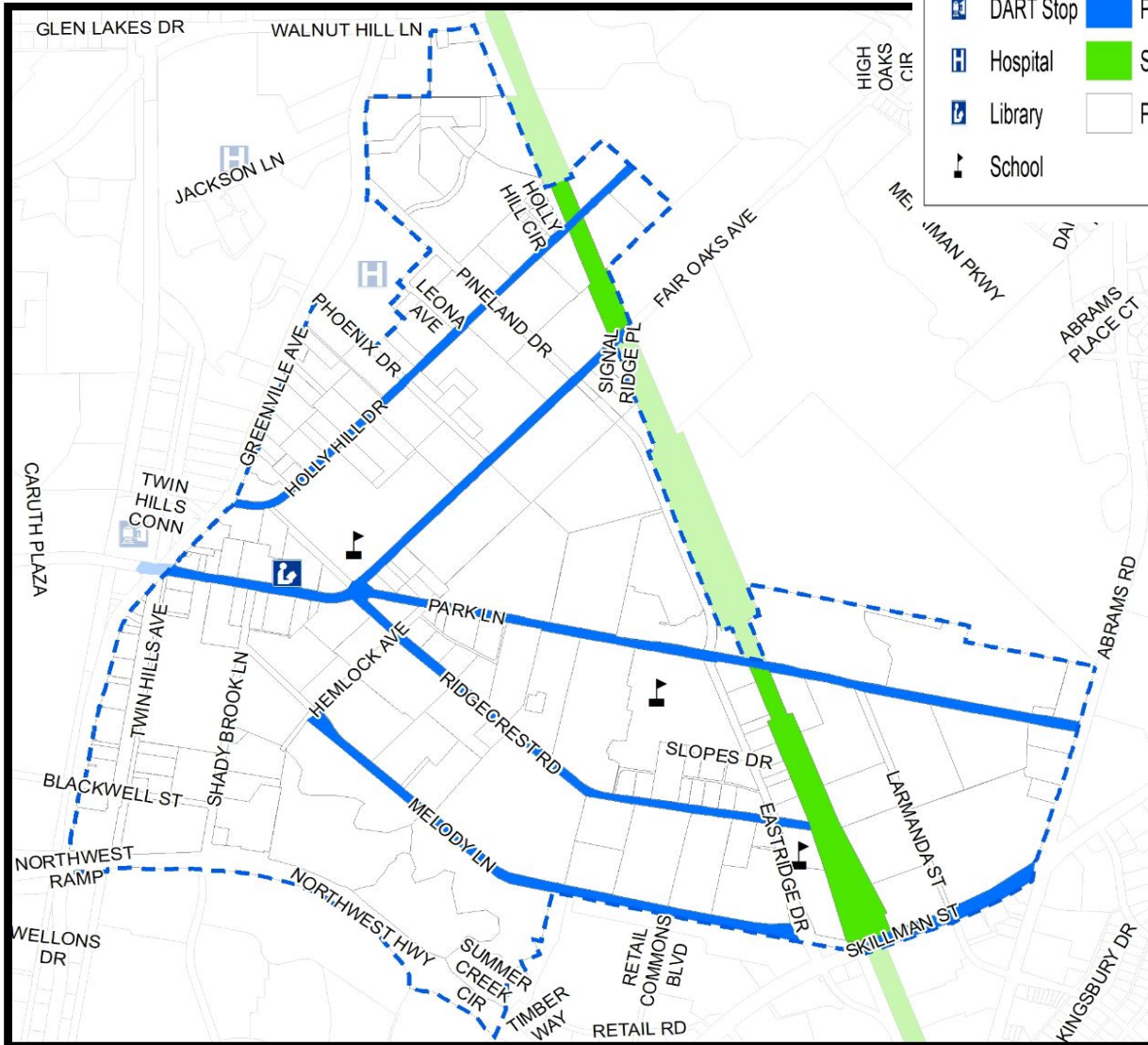
- To create walkable urban neighborhoods where higher density mixed uses and mixed housing types promote connectivity and walkability.
- Addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.



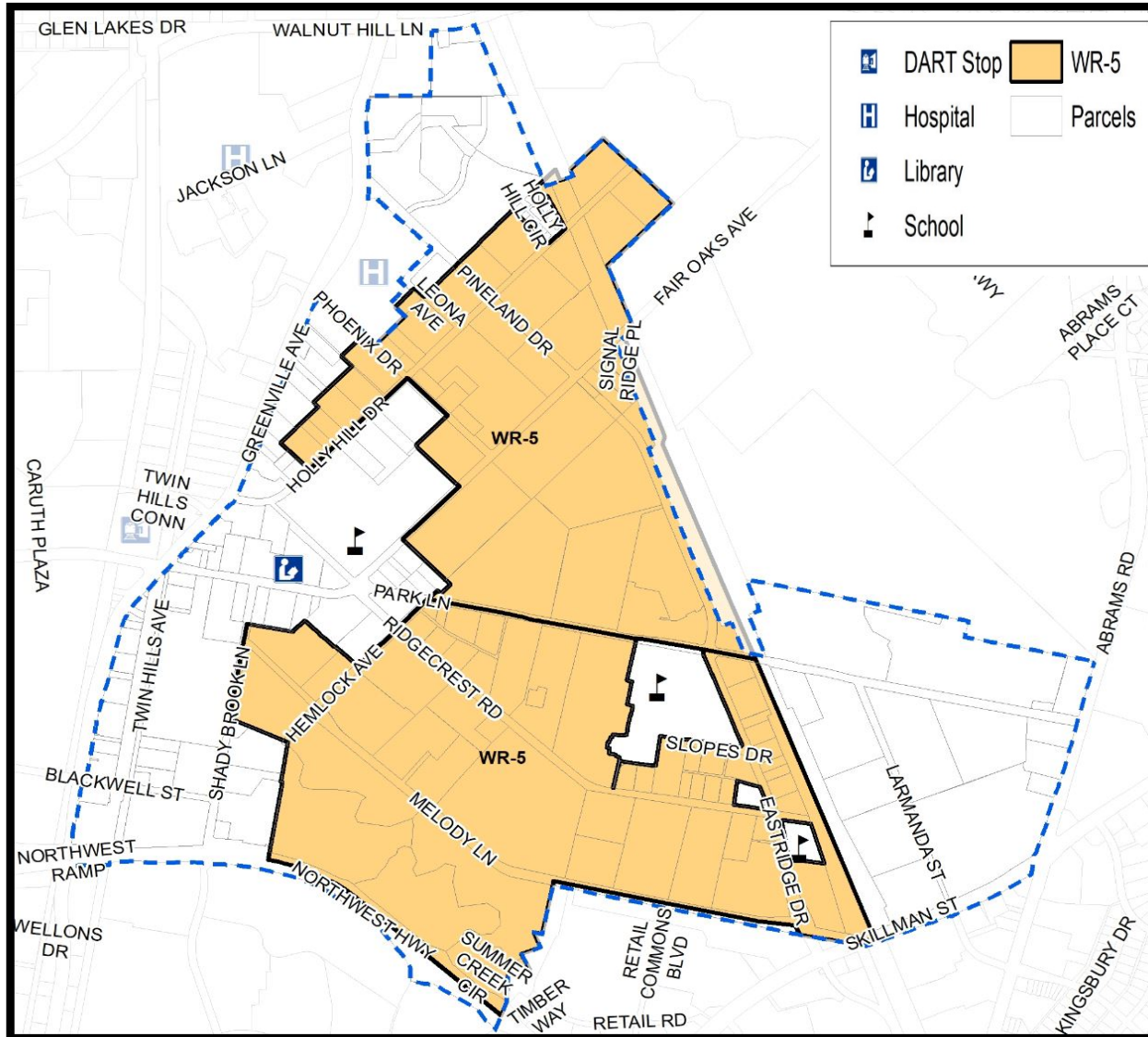
Vickery Meadow- Form Base District



Primary Streets



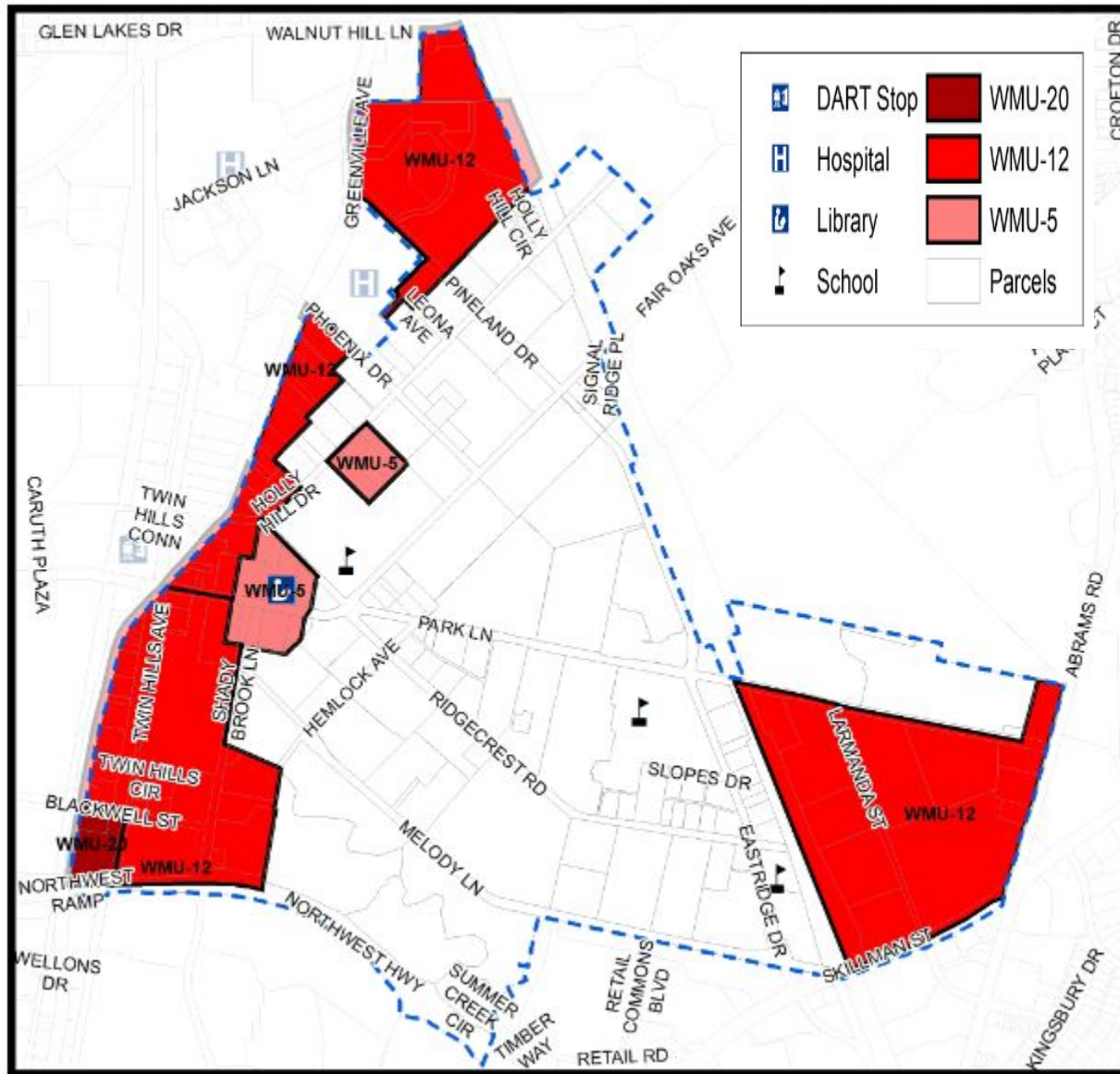
Walkable Urban Residential (WR)



- Walkable Urban Residential (WR) districts are intended to create residential neighborhoods with mixed housing options in a pedestrian-friendly environment.
- WR districts are divided into three intensities:
 - low (WR -3, -5)
 - medium (WR-8, -12)
 - high (WR-20, -40)
- WMU districts are intended for use in the vicinity of rail transit stations, major job centers and concentrations of multifamily housing.



Walkable Mixed Use (WMU)



- WMU districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.
- WMU districts are divided into three intensities:
 - **low (WMU-3,-5)**
 - **medium(WMU-8,-12)**
 - **high (WMU-20, -40)**
- WMU districts are intended for use in the vicinity of rail transit stations, major job centers and concentrations of multifamily housing.



Form Base District: Development Type Chart

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-Family House	Civic Building	Open Space Lot
District	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
Walkable Urban Mixed Use (WMU)										
Low (WMU-3, WMU-5)	■	■	■	■	■	■	■		■	■
Medium (WMU-8, WMU-12)	■		■	■	■	■			■	■
High (WMU-20, WMU-40)	■		■	■					■	■
Walkable Urban Residential (WR)										
Low (WR-3, WR-5)		■★		■	■	■	■		■	■
Medium (WR-8, WR-12)				■	■	■			■	■
High (WR-20, WR-40)				■					■	■
Residential Transition (RTN)						■	■	■	■	■
Shopfront (-SH) Overlay over any WMU or WR district	■	■							■	■

*office and medical only allowed along thoroughfare



Form Base District: Building Height

Minimum District Height

Intensity	District	Height in Stories (min)
Low	RTN	1
	WMU-3, WR-3	1
	WMU-5, WR-5	1
Medium	WMU-8, WR-8	2
	WMU-12, WR-12	2
High	WMU-20, WR-20	4
	WMU-40, WR-40	5

Maximum District Height

Intensity	District	Height in Stories (max)	Height in Feet (max)
Low	RTN	2 1/2	35
	WMU-3, WR-3	3 1/2	50
	WMU-5, WR-5	5	80
Medium	WMU-8, WR-8	8	125
	WMU-12, WR-12	12	180
High	WMU-20, WR-20	20	300
	WMU-40, WR-40	40	600



DISCUSSION



Next Steps

- Upcoming Steering Committee Meetings
 - November 10, 2020
 - November 24, 2020
 - December 15, 2020



Vickery Meadow Authorized Hearing

Steering Committee Meeting II

Additional questions:

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<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/vickery-meadow.aspx>

