

# Vickery Meadow

## Steering Committee Meeting III



November 10, 2020

6:00PM

VideoConference

Presented by: Erica Greene  
Sustainable Development and  
Construction

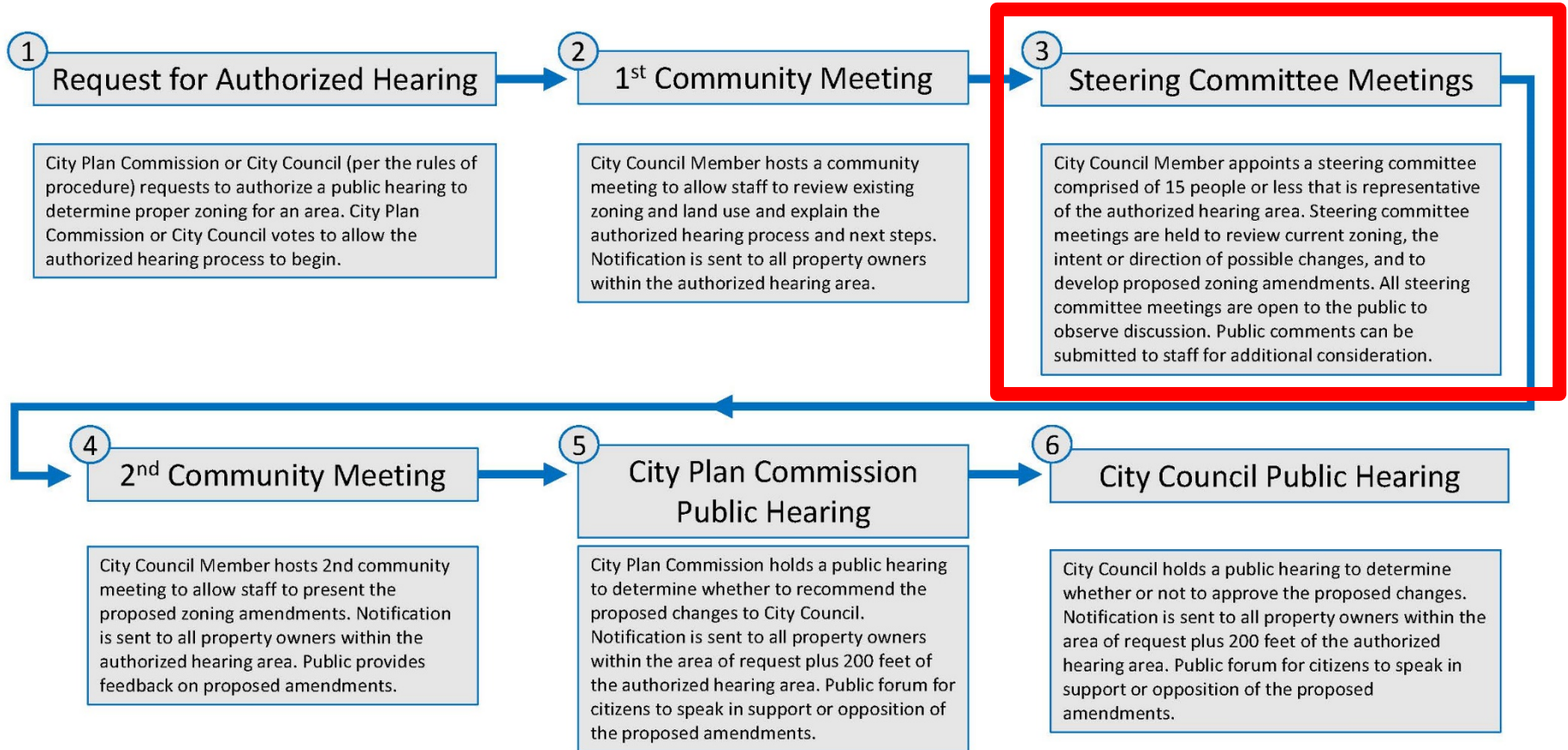


# AGENDA

- Authorized Hearing Process
- Area Plans and Current Zoning
- Concerns & Issues Related to Zoning
- Input and Scenarios for Consideration
  - Vickery Midtown PID
  - AMR Advisors
  - Form District
- Comparison of Possible Scenarios
- Next Steps



# Authorized Hearing Process



# Authorized Hearing Process

- **Steering Committee Role**

Works with staff to:

- Review Zoning
- Determine if zoning changes are needed
- If zoning changes are needed
  - Formulate zoning recommendations

- **Staff Role**

- Facilitate meetings and dialogue
- Hear the steering committee
- Provide options

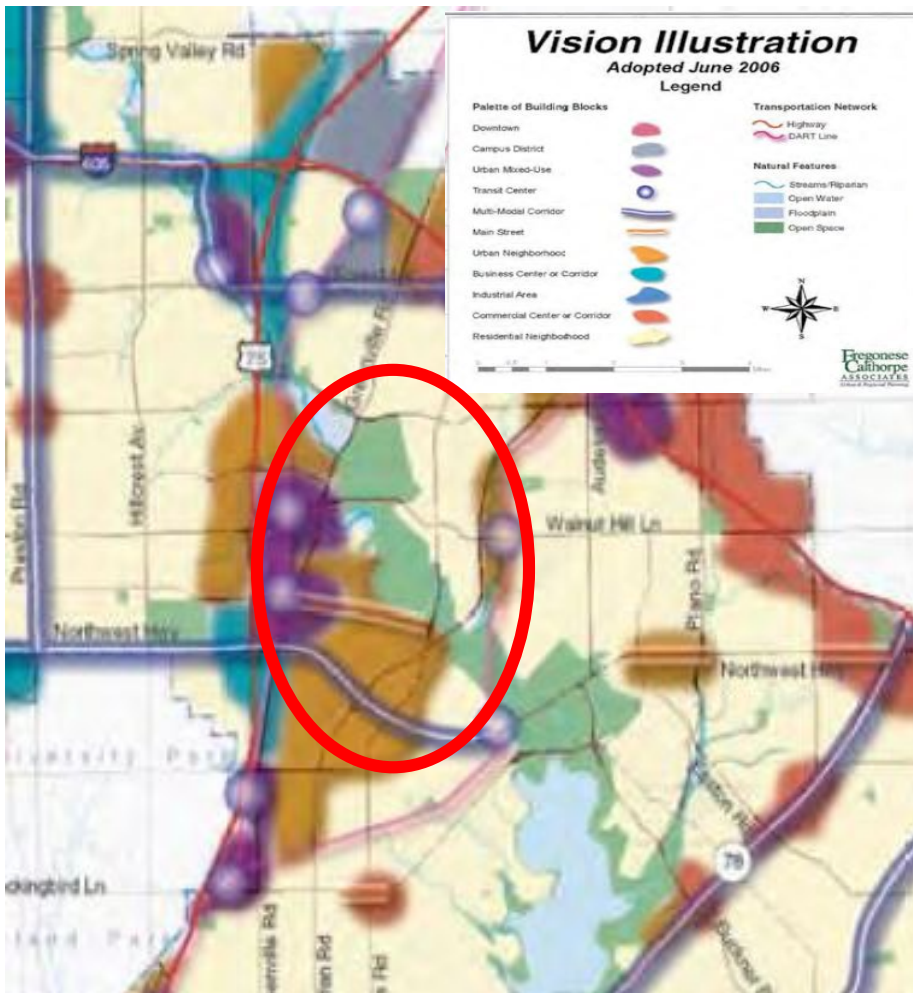


# Steering Committee Expectations

- Full Participation
  - Members are encouraged to speak-up and say what's on their minds
- Mutual Understanding
  - Members seek to understand and accept the legitimacy of one another's needs and goals, leading to innovative ideas that incorporate everyone's point of view
- Inclusive Solutions
  - Members take advantage of the ideas shared by all members, not just those who speak first, often, or loudest
- Shared Responsibility
  - Members recognize that they must be willing and able to implement the proposal they endorse, so everyone makes an effort to give and receive input before a final decision is made



# Area Plans



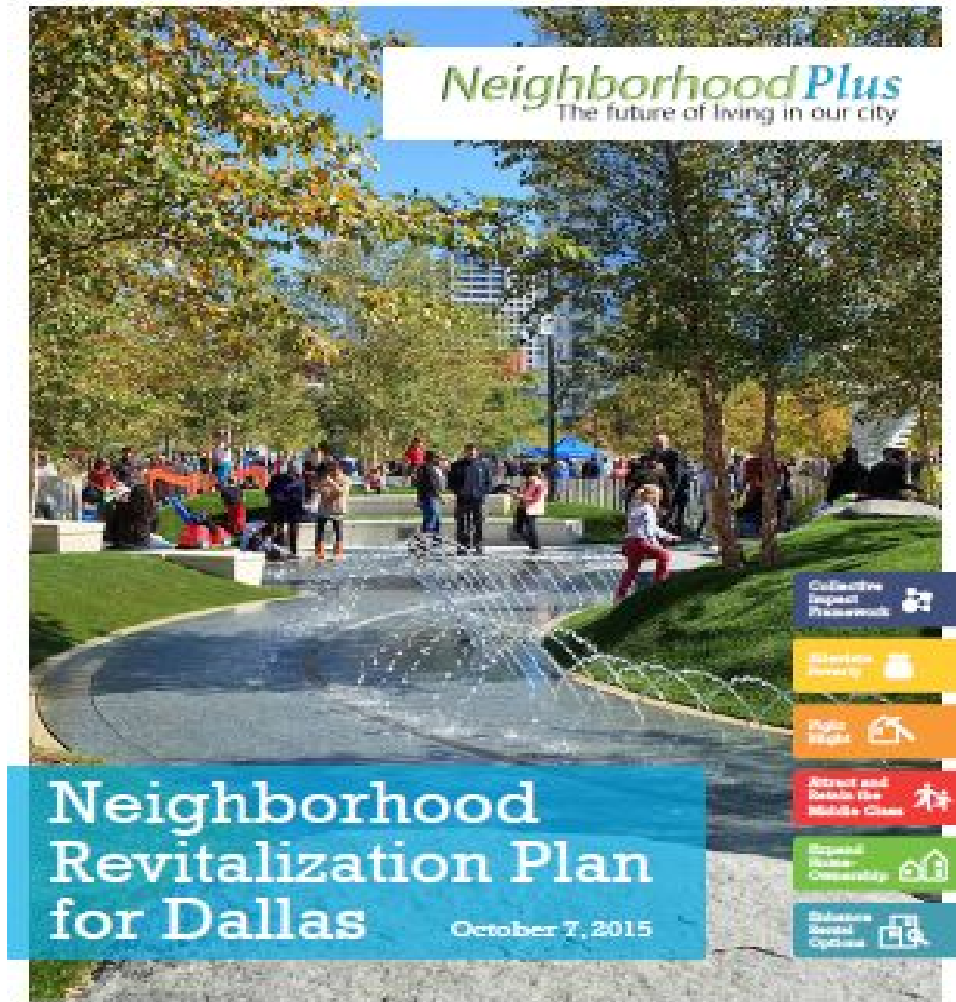
- **forwardDallas!** - adopted June 2006

- Urban Neighborhoods
  - The Vickery Meadow area is predominately residential but distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit.
  - Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments.
  - These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences.





# Area Plan



- **Neighborhood Revitalization Plan for Dallas– October 2015**
  - Replaced the Housing and Neighborhood elements of the forwardDallas! Comprehensive Plan.
  - The plan focused on increasing affordability and promoting a healthy and sustainable mix of housing and neighborhood choices.



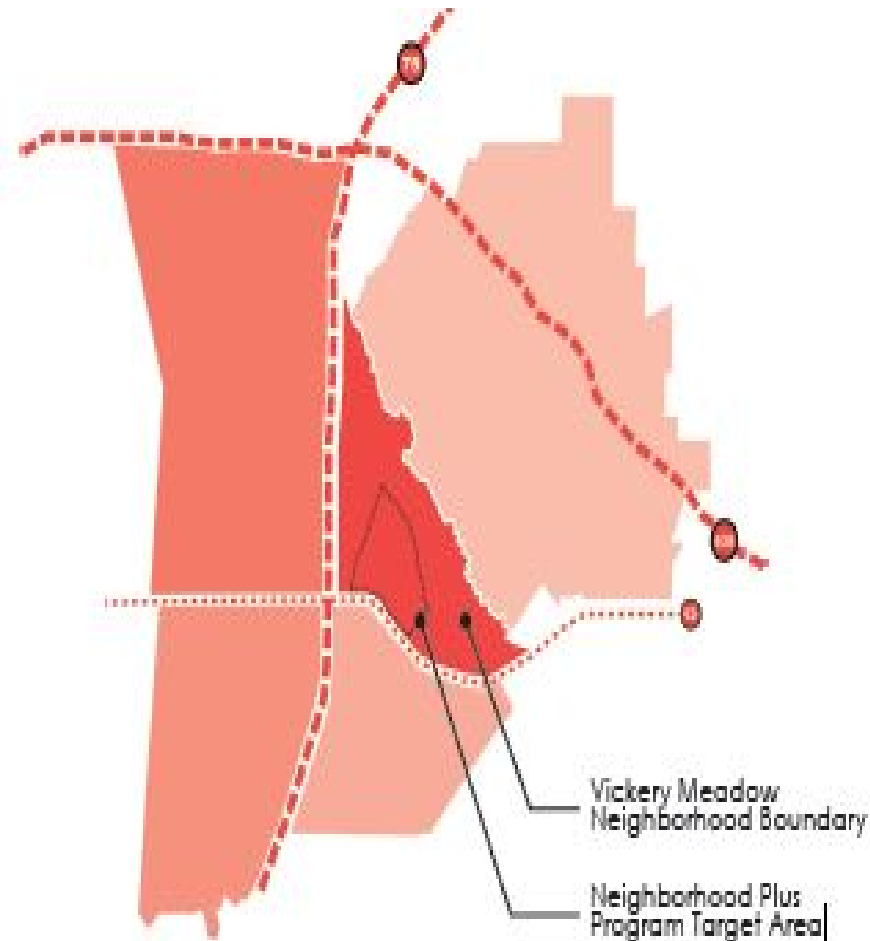
# Area Plans

- **Neighborhood Plus Strategic Action Plan –**  
October 2016

- Implemented by Neighborhood Vitality, is a comprehensive neighborhood revitalization strategy targeting 11 unique neighborhoods within the City of Dallas.

- Vickery Meadow was established as one of the Neighborhood Plus Target Areas with five strategic goals for neighborhood revitalization

1. Infrastructure
2. Safety and Crime Prevention
3. Implementation of affordable housing
4. Economic and Workforce Development
5. Branding and Marketing





# Area Plans



Vickery Meadow  
Land Use Concept Map

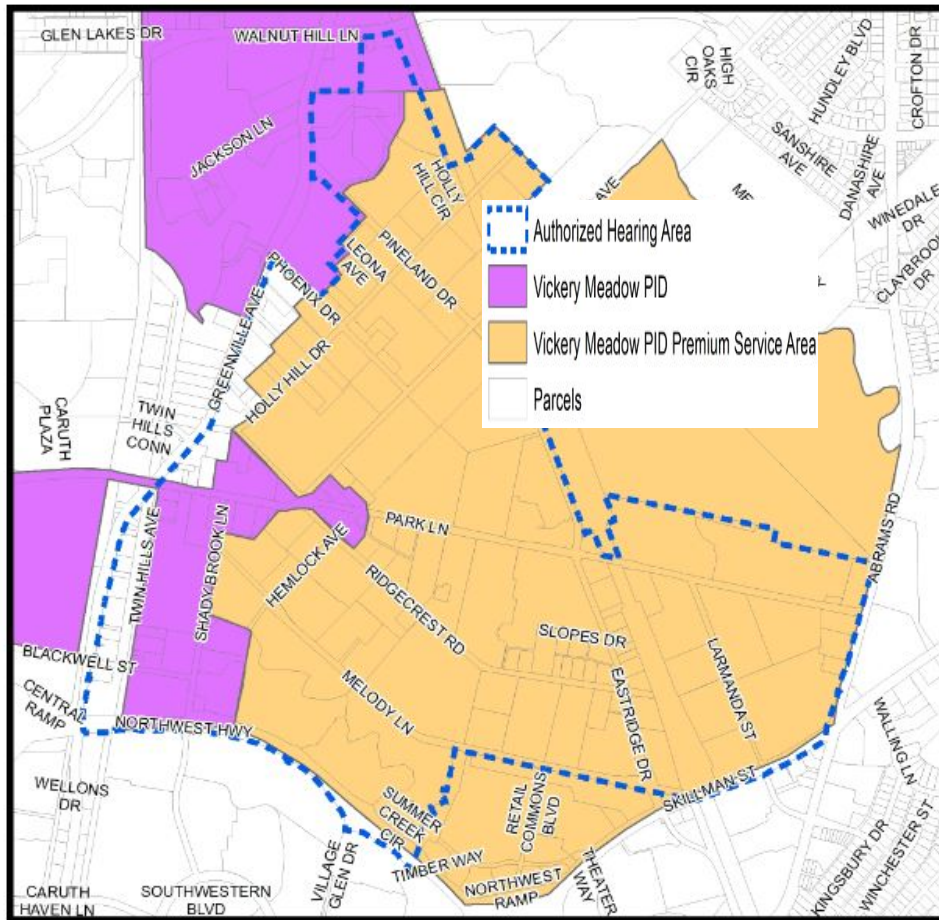
- Dart Station
- 1/2 mile radius
- Priority Intersection/Crosswalk
- Complete Streets Priority Area
- Secondary Streetscape Area
- Proposed Street Connection
- Gateway
- Example Catalyst Sites
- Urban Mixed-Use
- Urban Neighborhood
- Campus District
- White Rock Creek Trail "The Veloway"
- Southern Pacific Trail

## Vickery Meadow Station Area Plan – adopted February 2013

- To enhance transit-oriented development through focused planning aimed at developing workforce, mixed income, and mixed-use housing at multiple DART light rail stations in Vickery Meadow
- A critical priority is to transform the area into a walkable district with efficient and safe access between residential areas and important neighborhood destination



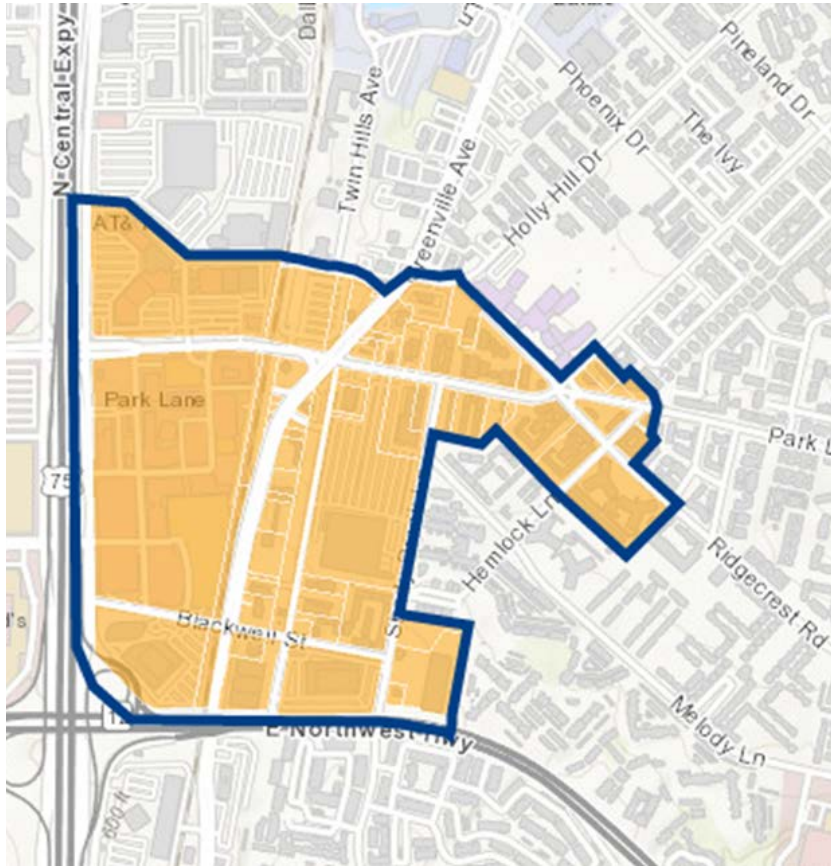
# Vickery Meadow Public Improvement District (VMPID)



- **Vickery Meadow Public Improvement District (VMPID)** – created in 1993 and renewed in 1998, 2003, 2008, and 2016.
- was established to enhance security and public safety, maintenance, economic development activities, special event and other services for the Vickery Meadow neighborhood



# Area Plans

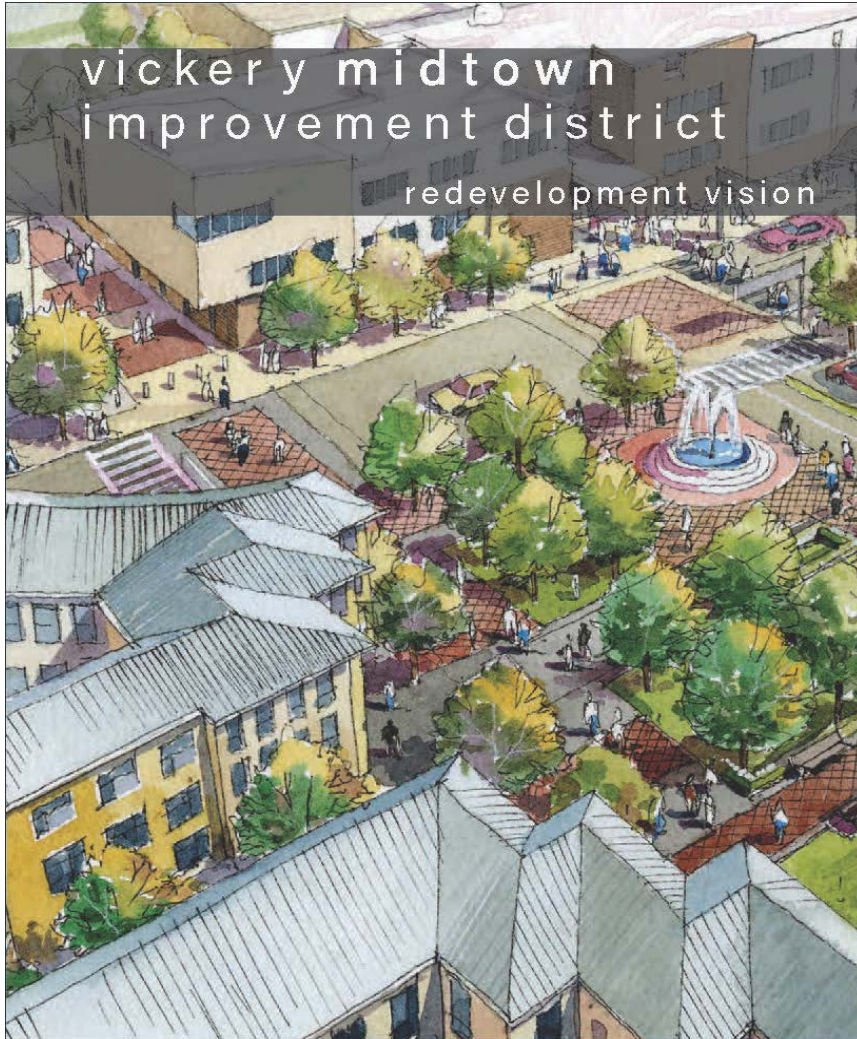


- **Vickery Meadow Tax Increment Finance District (TIF)** — created April 27, 2005 and expires December 31, 2027
  - serves as a catalyst model for mixed-use development by redeveloping a functionally and structurally obsolete commercial and rental residential area
  - to take full advantage of the DART light rail system near Vickery Meadow,
  - promote transit-oriented development and
  - implement context-sensitive urban design standards





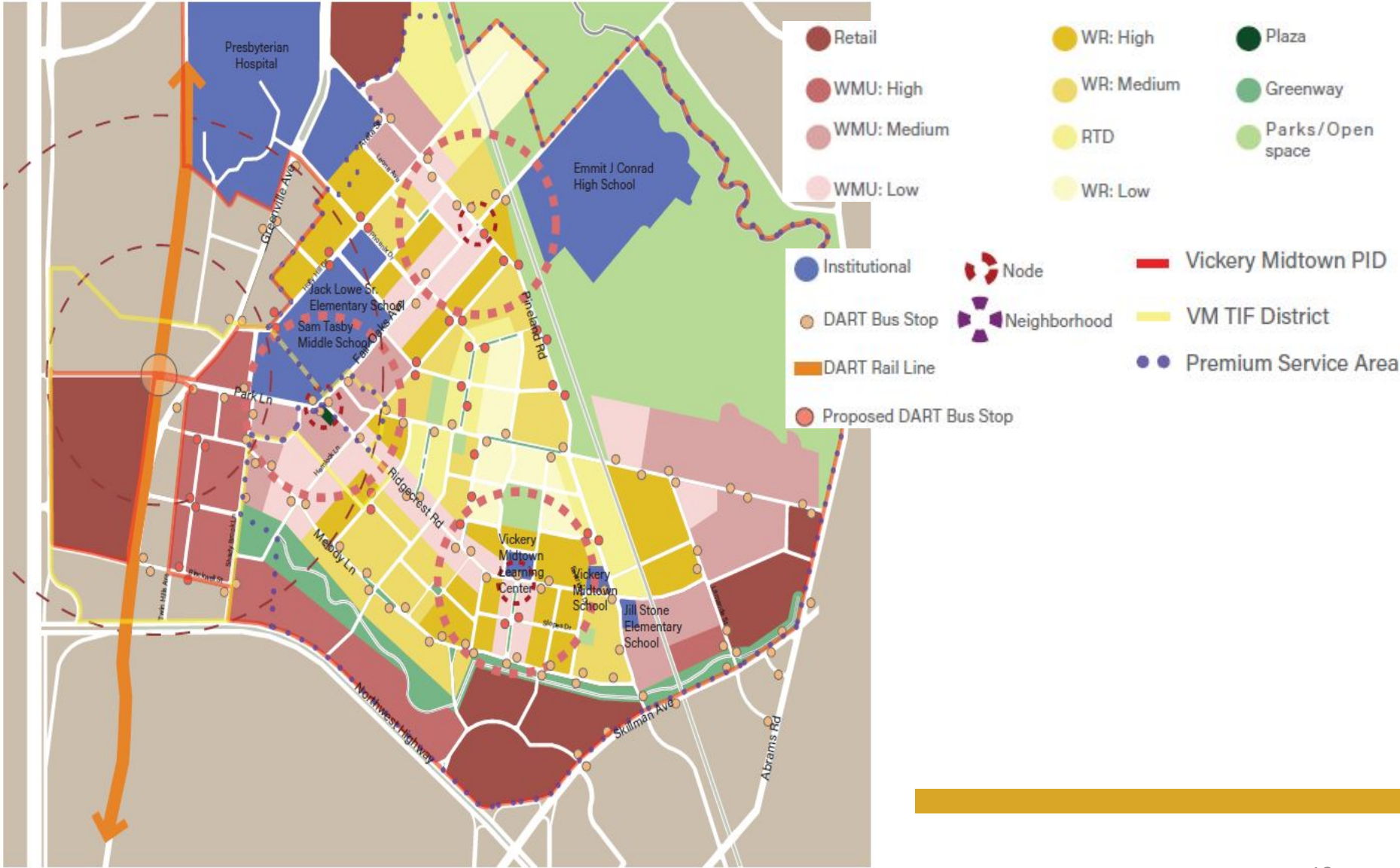
# Vickery Midtown Redevelopment Vision



- Focuses on
  - Redevelopment of Five Points.
  - Bicycle lanes and paths all the way down Park Lane, Shady Brook Lane, Blackwell Street, Melody Lane, Ridgecrest Road, Fair Oaks Avenue, Holly Hill Drive Pineland Drive and Eastridge Drive.
  - Additional street designations on Phoenix Drive and corner of Fair Oaks Avenue, corner of Fair Oaks and down Ridgecrest Road to corner of Eastridge Drive, Hemlock Road, Melody Lane, and Lamada Road.



# Vickery Midtown Redevelopment Vision (cont.)









# Thoughts

## The overall area:

- The perimeters are mainly mixed use, higher intensity zoning and uses
- Nodes of areas with commercial and neighborhood serving zoning with retail and personal service uses
- Interior area mainly residential – apartments and condos, single family, and townhomes

## Food for Thought:

- What are your thoughts on the interior areas?  
Intensity – same, greater? Uses? Allow greater height, lot coverage? Density?
- What are your thoughts on interior nodes of commercial and neighborhood serving retail and personal uses?  
More nodes/areas? Intensity? Uses? Allow greater height, lot coverage?
- What are your thoughts on the perimeter areas?  
Intensity – same, greater? Uses? Allow greater height, lot coverage? Density?
- Walkability/Connectivity?  
Pedestrians? Bikes? Autos?  
From where to where?



# Concerns and Issues Related to Zoning

- Lighting
- Landscaping
- Building Height
- Streetscape
- Sidewalks
- Crosswalks not utilized
- Design of streetscape and connections
- Parking concerns near new library
- So Pac Trail has zero sidewalks
- Affordable Housing



# Input and Scenarios for Consideration

- **Vickery Midtown PID Input  
Land Use**

- Encourage development of a walkable mixed-use district envisioned in VMID's Redevelopment Vision and the City's adopted comprehensive and area plans.
  - Use MU-2 zoning as a base starting point
  - Establish opportunities for higher density development if certain criteria are
  - Achieved
- Eliminate some negative uses that impact safety. Potential solutions discussed include:
  - Potential spacing requirements
  - Potential SUP requirements that require PID support [Similar to Deep Ellum Foundation]
  - Limit number of certain uses with negative impacts
  - Set a termination date for certain uses or require approval process for continued operation.
  - Require late-night permits for certain hours of operation
  - Square footage limitations on certain uses
  - Limitations based upon proximity to schools. Need analysis to determine impact in order to avoid inadvertently impacting retail and restaurant uses that have been responsible operators



# Input and Scenarios for Consideration

- **Vickery Midtown PID Input (cont.)**

## **Mobility and Connectivity**

- Improve connectivity
  - Influence thoroughfare plan by recommending needed adjustments to happen parallel to authorized hearing process
  - Limit block length similar to requirements in the City of Dallas form district
- Improve walkability and codify our preferred streetscape/cross section
  - Wide shared use path on one side of the street [10' minimum preferred]
  - Minimum 6' sidewalk on the other side of the street
  - Minimum 4' parkways on both sides of the street

## **Implementation**

- Add predictability to development:
  - Code existing and proposed streets to ensure street and streetscape amenities are built out as development occurs or are adhered to with public investment
- Ease of implementation and enforcement. Need a clean template
  - Don't want to frustrate developers and investors
  - Want to make development that achieves the vision easy to build.



# Input and Scenarios for Consideration

- AMR Advisors
  - Property located at northeast corner of Pineland Drive And Greenville Avenue
  - Zoning change from PD 85 to MU-2 was approved on January 22, 2020
  - Requests no change to the zoning that was approved in January



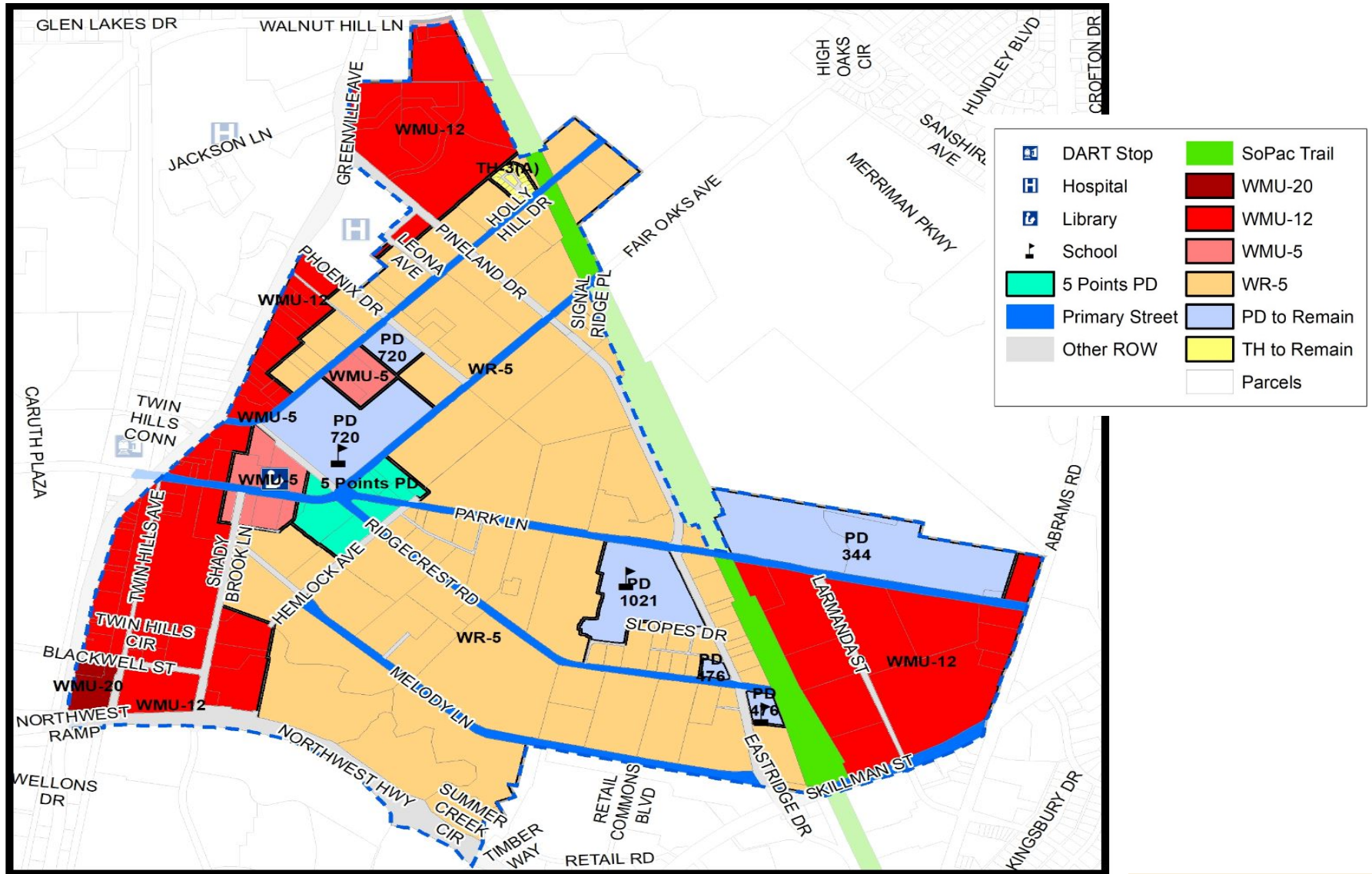
# Input and Scenarios for Consideration

- **Form Base Districts**
  - Create walkable urban neighborhoods where higher density mixed uses and mixed housing types promote connectivity and walkability.
  - Address 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.





# Form Base District Scenarios



# Comparison Chart

Vickery Meadow										
REGULATIONS	ZONING				Form Base District					
YARD, LOT, & SPACE	MF-1 (A)	MF-2 (A)	MF-3(A)	MU-2	GC	APT	TH	SF	CIV	O
WMU-3, WMU-5					ⓧ	ⓧ	ⓧ		ⓧ	ⓧ
WMU-8, WMU-12					ⓧ	ⓧ	ⓧ		ⓧ	ⓧ
WMU-20, WMU40					ⓧ	ⓧ			ⓧ	ⓧ
WR-3, WR-5						ⓧ	ⓧ		ⓧ	ⓧ
WR-8, WR-12						ⓧ	ⓧ		ⓧ	ⓧ
WR-20, WR-40						ⓧ			ⓧ	ⓧ
<b>Minimum Front Yard (In Feet)</b>										
For all Uses	15	15	15	15	5/15	5/15	5/15	15/none	20/none	10/none
<b>Minimum Side Yard (In Feet)</b>										
Single Family	0	0			15	15	10	5	10	10
Duplex Structures	5	5								
Multifamily Structures	10	10	10		0 or 5	0 or 5	0 or 5	5	10	10
Other Permitted Structures	10	10	10		5	5	5	5	10	10
<b>Minimum Rear Yard (In Feet)</b>										
Single Family	0	0			15	15	24	15	10	10
Duplex Structures	10	10								
Multifamily Structures	15	15	10		5	5	24	15	10	10
Other Permitted Structures	15	15	10		5	5	3/20+	3/20+	10	10
<b>Maximum Structure Height (In Feet)</b>										
Maximum Height of Structure	36	36	90	135	DD	DD	DD	2 1/2 /35	DD	35
<b>Maximum Lot Coverage (Percent)</b>										
Residential Structures	60	60	60		80%	none	none	60%	60%	5%
Nonresidential Structures	50	50	60							
<b>Minimum Lot Area For Residential Use (In SQFT)</b>										
Single Family Structures	1,000	1,000			none	none	1200	3500	3000	2000
Duplex (per dwelling unit)	3,000	3,000								
Multifamily Structures			6,000							

MF-1	MultiFamily
MF-2	MultiFamily
MF-3	MultiFamily
MU-2	Mixed Use
FBD	Form Based District
Gc	General Commercial
Apt	Apartment
Th	Townhouse
Sf	Single Family House
Civ	Civic Building
O	Open Space Lot
DD	District Dependent
WMU	Walkable Urban Mixed Use
WR	Walkable Urban Residential



# Comparison Chart

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-family House	Civic Building	Open Space Lot
	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
<b>LOT</b>										
Area per unit or building (min sf)	none	none	none	none	1,200	1,200	depends on # of units	3,500	3,000	2,000
Area per building (max sf)	none	none	none	none	none	none	20,000	5,000	none	none
Width (min ft)	none	none	none	none	16	16	50	35	30	20
Width (max ft)	none	none	none	none	none	none	100	45	none	none
Lot coverage (max)	100%	80%	80%	80%	80%	80%	60%	60%	60%	5%
<b>FRONT SETBACK AREA</b>										
Primary street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	15/none	15/none	20/none	10/none
Side street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	10/none	10/none	10/none	10/none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	10/none
<b>REQUIRED STREET FRONTAGE</b>										
Primary street (min/max ft)	90%	90%	70%	70%	70%	70%	none	none	none	none
Side street (min/max ft)	40%	40%	40%	40%	40%	40%	none	none	none	none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	none
<b>PARKING SETBACK</b>										
From primary street (min ft)	30	30	30	30	30	30	none	none	20	none
From side street (min ft)	5	5	5	5	5	5	none	none	5	none
From service street (min ft)	5	5	5	5	5	5	none	none	5	none
Abutting single-family district (min ft)	10	10	10	10	10	10	none	none	10	none
Abutting multifamily, nonresidential district, alley (min ft)	5	5	5	5	5	5	none	none	5	none
<b>SIDE SETBACK</b>										
Abutting single-family district (min ft)	15	15	15	15	10	10	10	5	10	10
Abutting multifamily, nonresidential district (min ft)	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	5	5	10	10
Abutting alley (min ft)	5	5	5	5	5	5	5	5	10	10
<b>REAR SETBACK</b>										
Abutting single-family district (min ft)	15	15	15	15	24	24	15	15	10	10
Abutting multifamily, nonresidential district (min ft)	5	5	5	5	24	24	15	15	10	10
Abutting alley (ft)	5	5	5	5	3/20+	3/20+	3/20+	3/20+	10	10
Abutting service street (ft)	10	10	10	10	3/20+	3/20+	none	none	10	10
<b>HEIGHT</b>										
Building height (min stories)	District dependent	1	District dependent	District dependent	2	District dependent	2	1	1	none
Building height (max stories/ft)	District dependent	1 / 30	District dependent	District dependent	3½ / 50	District dependent	2½ / 35	2½ / 35	District dependent	35

# Comparison 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	■	■							■	■



# Discussion



# Thoughts

## The overall area:

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# Next Steps

- Steering Committee Meeting
  - November 24, 2020
    - 6:00 PM – 7:30 PM



# Vickery Meadow Authorized Hearing

## Steering Committee Meeting III

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Additional questions:

Erica Greene  
Senior Planner  
Erica.greene@dallascityhall.com  
214-671-7930

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

