

Article XIII – Form Districts Community Meeting

Martin Luther King, Jr.
Community Center
April 1, 2019

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City of Dallas

Introduction

- This is not a zoning change.
- This is a code amendment:
 - It is an amendment to the Dallas Development Code base zoning district – Article XIII – Form Districts.



Code Amendment Process

- What is the process to make a change to the Dallas Development Code?
 - An issue is assigned to city staff.
 - Staff researches the issue, discusses the issue with other departments, and formulates a proposed code amendment to address the issue.
 - Staff presents the code amendment to the Zoning Ordinance Advisory Committee (ZOAC).
 - ZOAC makes a recommendation to the City Plan Commission (CPC).
 - City Plan Commission considers the code amendment and makes a recommendation to City Council.
 - City Council ultimately votes to approve a code amendment.



Article XIII – Form Districts

- What is Article XIII?
 - Article XIII is the portion of the Dallas Development Code that regulates Form Districts.
 - The goal of Article XIII is to create walkable urban neighborhoods where higher density mixed uses and mixed housing-types promote less dependence on the automobile.



Article XIII



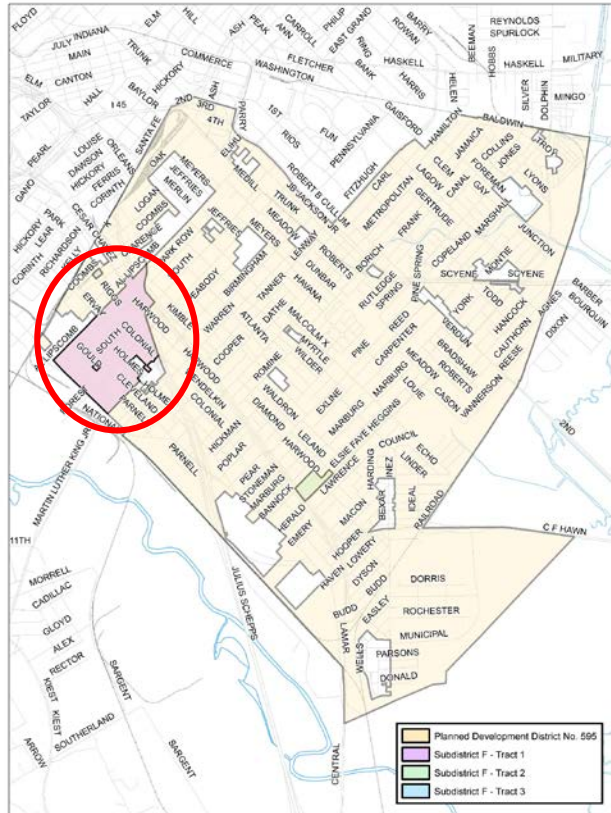
City of Dallas

Article XIII – Form Districts

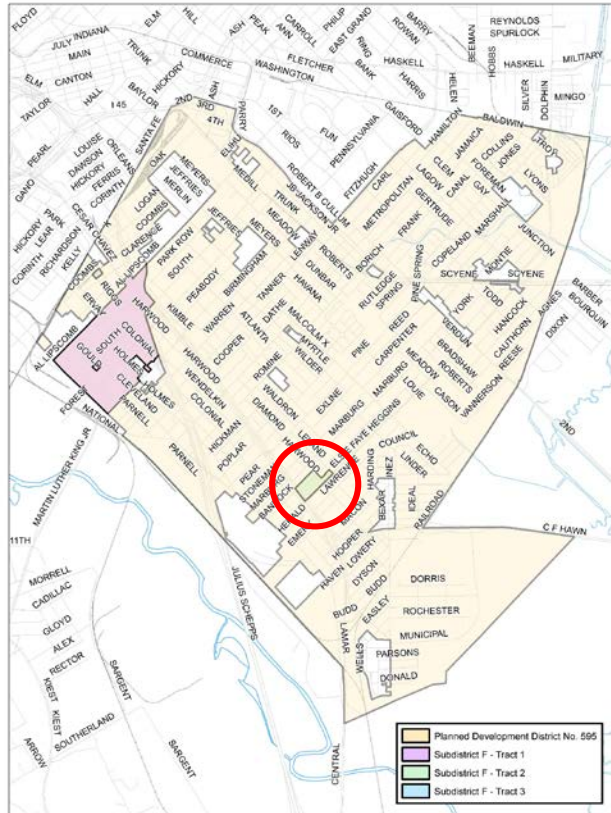
- Article XIII is the base for:
 - Planned Development District No. 468
 - Planned Development District No. 887
 - Subdistrict F in Planned Development District No. 595



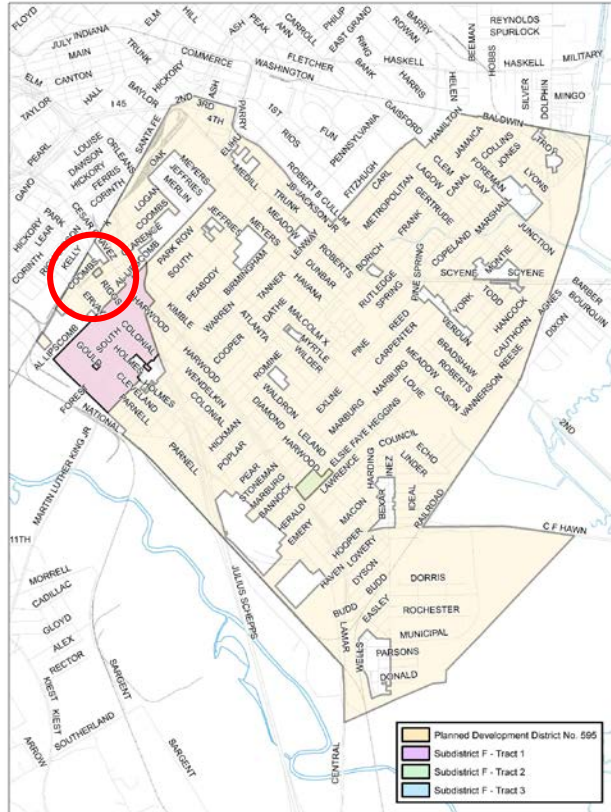
Planned Development District No. 595



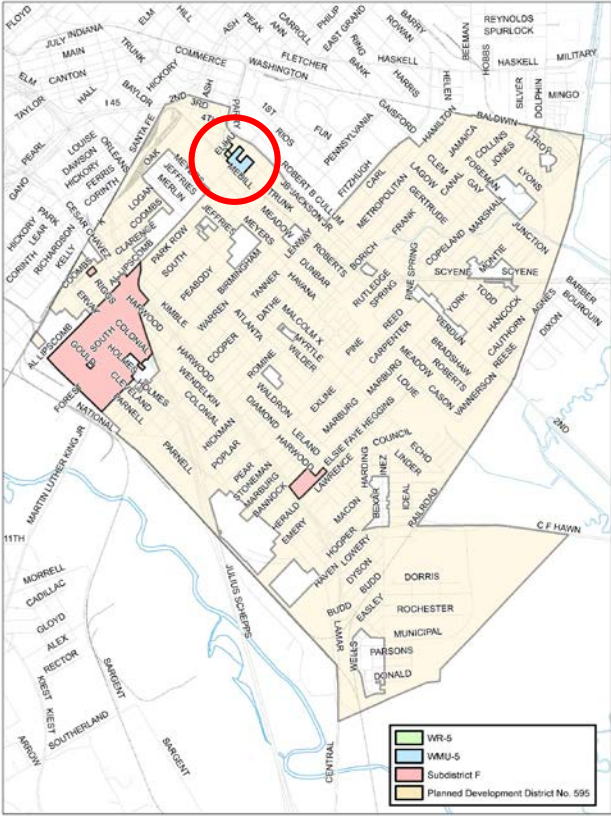
Planned Development District No. 595



Planned Development District No. 595



Form Districts Nearby



History

- City Council adopted Article XIII on February 25, 2009
- First round of amendments: Approved by Council on August 12, 2015
 - Expanded non-conforming structures definition to allow for expansion up to 35%
 - Allowed artificial lots
 - Cleaned up language about the planting zone in reference to utility regulations
 - Adjusted block definition requirements to allow for infill development
 - Increased the average width of pedestrian passages



History

- Second round of amendments: Approved by Council on June 13, 2018
 - Ensured consistency between text and pictures by addressing the graphic for stoops and front porches
 - Provided an administrative waiver to deviate from the front setback requirement
 - Story height definition adjusted to allow for uses that do not follow standard floor spacing
 - Created an avenue to deviate from the required street frontage through approval at a public hearing with public notice
 - Clarified that a stop on a fixed rail system is considered a rail transit station when addressing parking reductions for access to transit
 - Added language that structured parking transparency is not required to be filled with glass
 - Clarified that a single family district means a residential district other than multifamily
 - Location of replacement trees moved to be no closer than five feet from the building façade (previously 10 feet)
 - Added language to require off-street loading to be located behind the parking setback
 - Permitted self-service storage use by SUP



Article XIII – Form Districts

- Why are a third round of amendments needed?
 - Alleviate common issues that consistently arise with respect to street designation.
 - Opportunity to clean up cumbersome and confusing language.
 - The changes aim to provide clarity and consistency for the neighborhoods, developers, and redevelopment in communities affected by Article XIII.



Article XIII – Form Districts

- What are the proposed changes to Article XIII?
 1. Street Designation
 2. Minimum Lot Size for Duplexes
 3. Required Parking Language
 4. Introducing a Land Use in a Development Type
 5. Increasing the Development Types Allowed in one District
 6. Adding a Graphic that better represents all development choices in a Development Type



Street Designation

- There are three types of streets in Article XIII:
 1. Primary Streets
 - PRIMARY STREET means the principal frontage for a building site, as defined during site plan review. Any street designated with a -SH overlay is a primary street.
 2. Side Streets
 - SIDE STREET means a frontage that is not a primary street, as defined during site plan review.
 3. Service Streets
 - SERVICE STREET means a service street designated on a regulating plan or site plan.

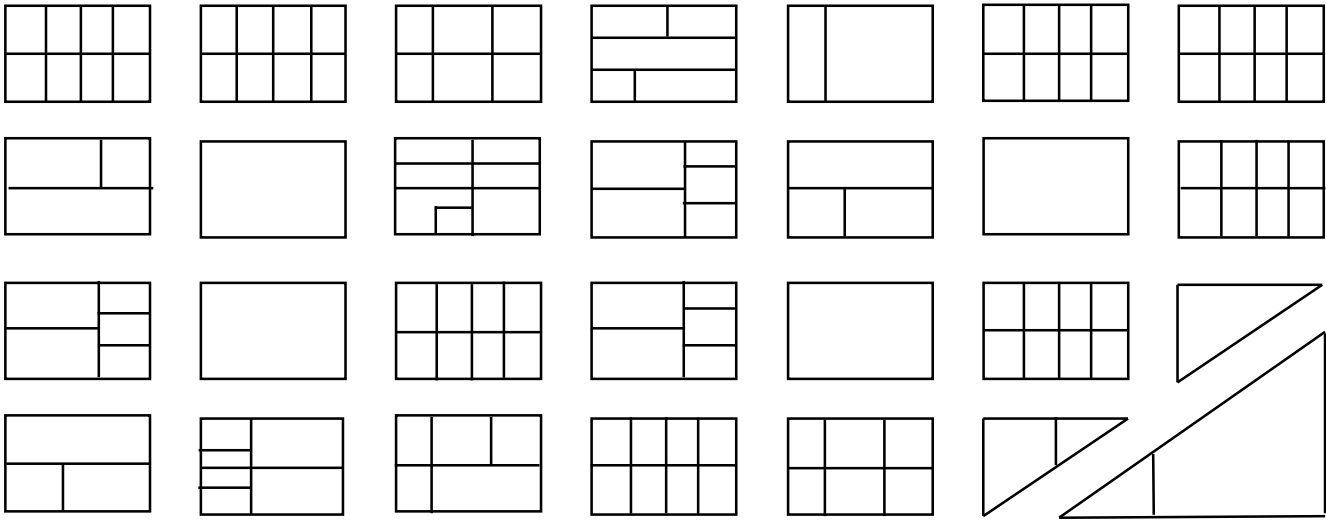


Street Designation - Issues

- Currently: Street designation is determined on a lot by lot basis.
 - Triangular blocks in which the designation of primary streets on multiple sides of the block limits the possibility of development.
 - Multiple street designations in the same blockface because some lots only have one frontage.
- Proposed: Street designation should be determined on a block by block basis



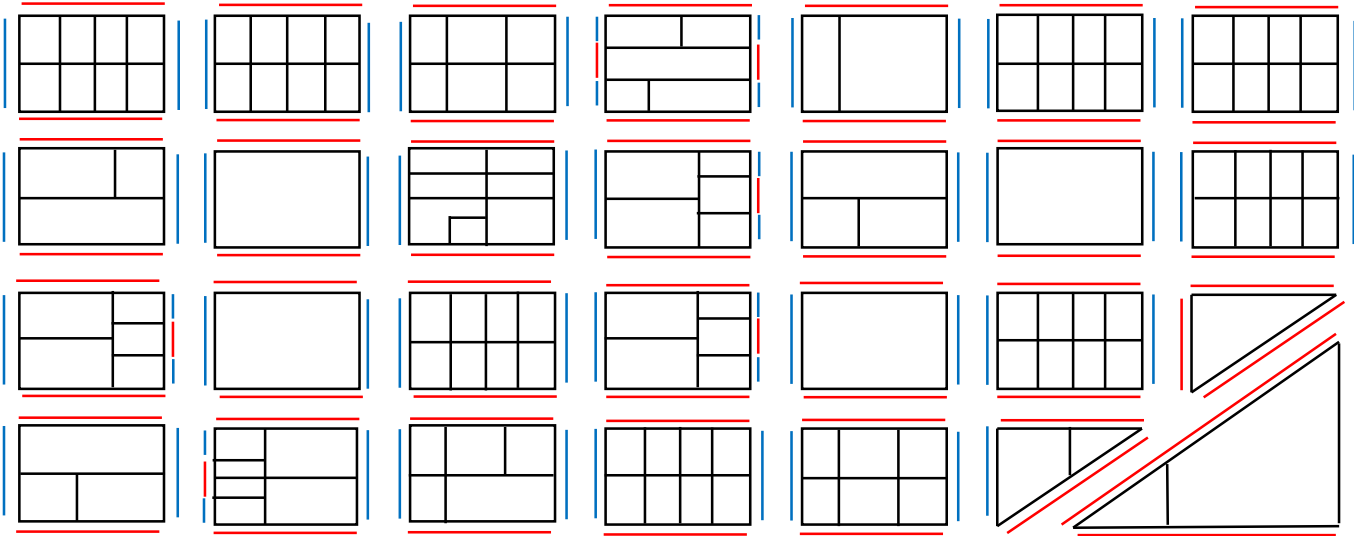
Street Designation



- Primary Street
- Side Street



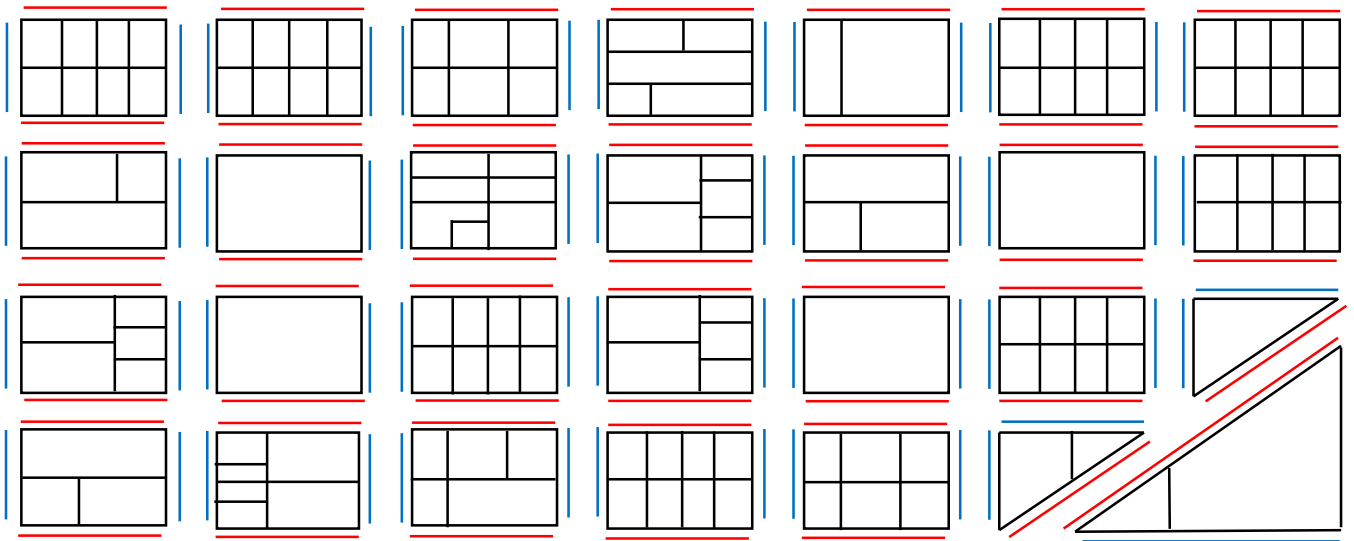
Street Designation - Current



- Primary Street
- Side Street



Street Designation - Proposed



- Primary Street
- Side Street



Street Designation

- What implications does street designation have on development standards?
 - Front Setback Area
 - Required Street Frontage
 - Parking Setback
 - Ground Story Transparency
 - Entrance
 - Blank Wall Area



Street Designation

- Front Setback Area
- Required Street Frontage
- Parking Setback
- Ground Story Transparency
- Entrance
- Blank Wall Area



Minimum Lot Size for Duplexes

- Currently: The minimum lot size for a property with two units in Manor House (Mh) is 7,000 square feet.
- Proposed: A minimum of 6,000 square feet for a property with two units in Manor House (Mh).
- Rationale: 6,000 square feet is the minimum area in other city regulations.



Required Parking Language

- There are no amendments to the amount of required parking.
- The proposed changes are to clean up confusing language that refers to parking requirements for similar uses in the Dallas Development Code.



Land Use

- Currently: Medical Use is not allowed in the Ground Story of the Townhouse Stacked (Ts) Development Type
- Proposed: Allow Medical Use in the Ground Story of the Townhouse Stacked (Ts) Development Type
- Rationale: In all other instances, Medical use and Office use are both allowed in the same development type. Townhouse Stacked (Ts) is the only instance where Office is allowed, but not Medical.



Development Type in a District

- Current: Single-Story Shopfront (Ss) is not allowed in Walkable Urban Residential (Low WR-3, WR-5)
- Proposed: Allow Single-Story Shopfront (Ss) Development Type in the Walkable Urban Residential District, Low (WR-3, WR-5) restricted to only Office and Medical uses along thoroughfares.
- Rationale: The allowance of Single-Story Shopfront (Ss) development type, with these uses currently exist along thoroughfares.



Replacing an Image

- Replacing an Image from Townhouse (Th) to show a Shared Access Development
 - The new graphic will enhance the representation of all development choices available in the Development Type Townhouse (Th).



Next Steps

- First Community Meeting
 - Hitt Auditorium
 - March 20, 2019
- Second Community Meeting
 - North Dallas Chamber of Commerce
 - March 25, 2019
- Third Community Meeting
 - Martin Luther King, Jr. Community Center
 - April 1, 2019
- Zoning Ordinance Advisory Committee (ZOAC)
 - Tentatively Scheduled for April 4, 2019
- City Plan Commission (CPC)
- City Council



Questions



Contact Information

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City of Dallas Code Amendments website:

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Code-Amendments.aspx>

29



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