

The Bottom Authorized Hearing

Community Meeting

October 22, 2020
6:30PM
Videoconference

Presented by: Mike King
Sustainable Development and
Construction



Agenda

- I. **Introduction and Welcome** (Councilmember Carolyn King Arnold)
- II. **Plan overview & Zoning** (Sustainable Development and Construction)
- III. **Next Steps and Timeline** (Sustainable Development and Construction)
- IV. **Questions and Answers**

To speak or ask a question:

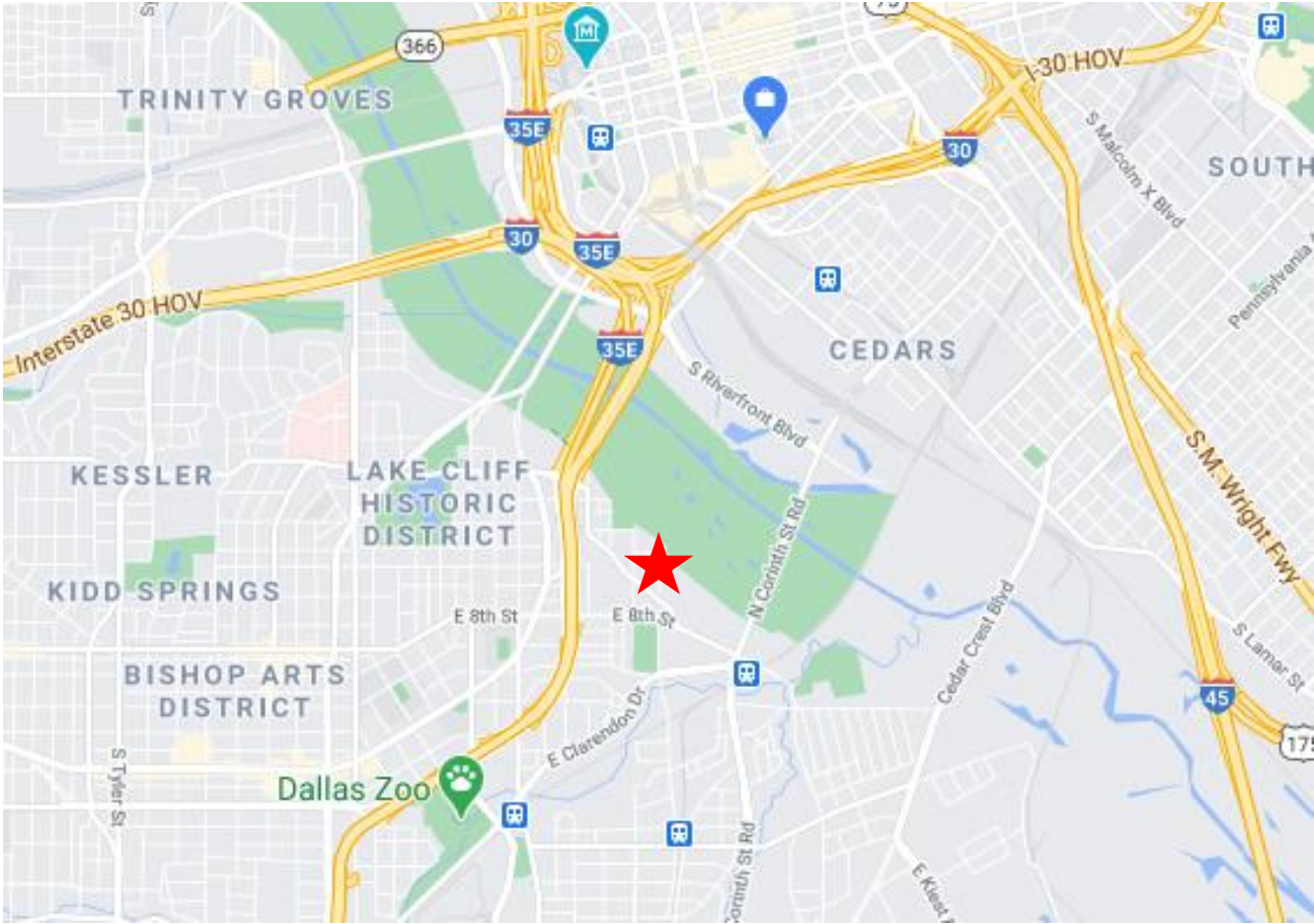
- Go into **CHAT** feature (bottom right of the screen)
- Use the pull down menu to access “**Host & Panelists**”
- Type in “**SPEAK – YOUR NAME**”

Speakers will be called in the order in which they signed up

If you phone in, you will also be given an opportunity to speak

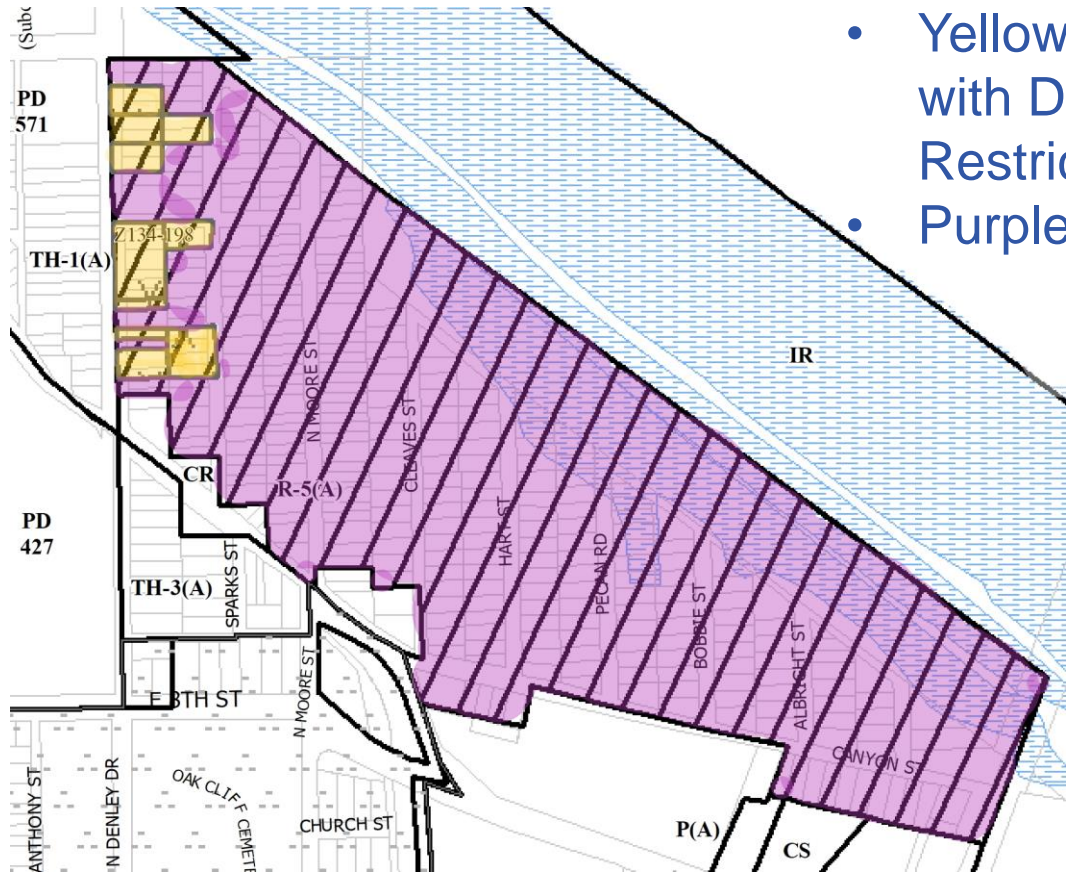


Location



Location - Authorized Hearing Study Area

- Yellow is TH-1(A) with Deed Restrictions
- Purple is R-5(A)



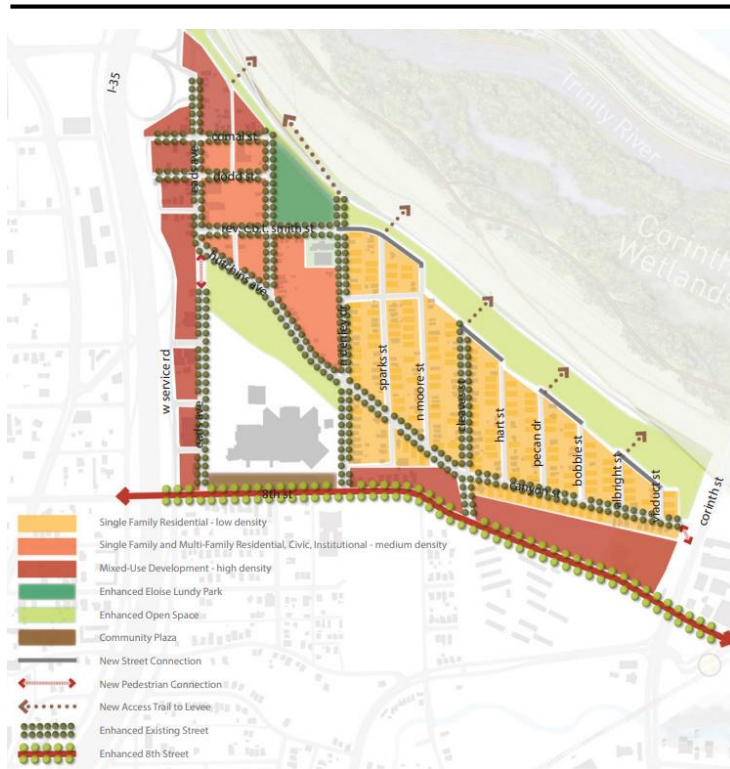
Background

- CPC approved an Authorized Hearing for the Bottom on May 17, 2018 to consider appropriate zoning for the area including use, development standards, parking, landscape, sign and other appropriate regulations.



Area Plan

- 2015 – Urban Structure & Guidelines passed by Council



the bottom
urban structure & guidelines



City Projects in the Bottom

Water and Wastewater Main Replacement

- DWU - Cleaves Street from Canyon Street north PID: 2767
- DWU - Canyon Street from east and west of Corinth Street Road PID: 5997
- DWU - Viaduct Street from Canyon Street north PID: 2771
- DWU - Albright Street from Canyon Street north PID: 2770
- DWU - Bobbie Street from Canyon Street north PID: 2769

Complete street and sidewalk program

- Public Works - N Cliff St from Hutchins Ave to Reverend CBT Smith St PB17V252, Part of Street Reconstruction Group 17-4005

Park and trail linkages

- PARKS – City of Dallas Trail Network Plan



Existing Zoning and Land Use

The Bottom Authorized Hearing study area is comprised of approximately 44 acres and consists of two (2) base zoning districts.

- R-5(A) Single Family District
- TH-1(A) Townhouse District



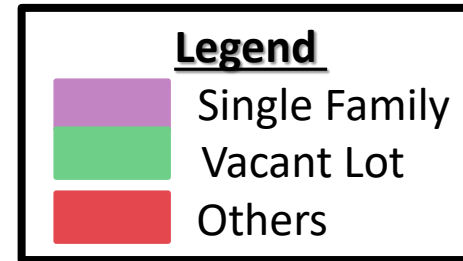
The Bottom – Existing Land Use



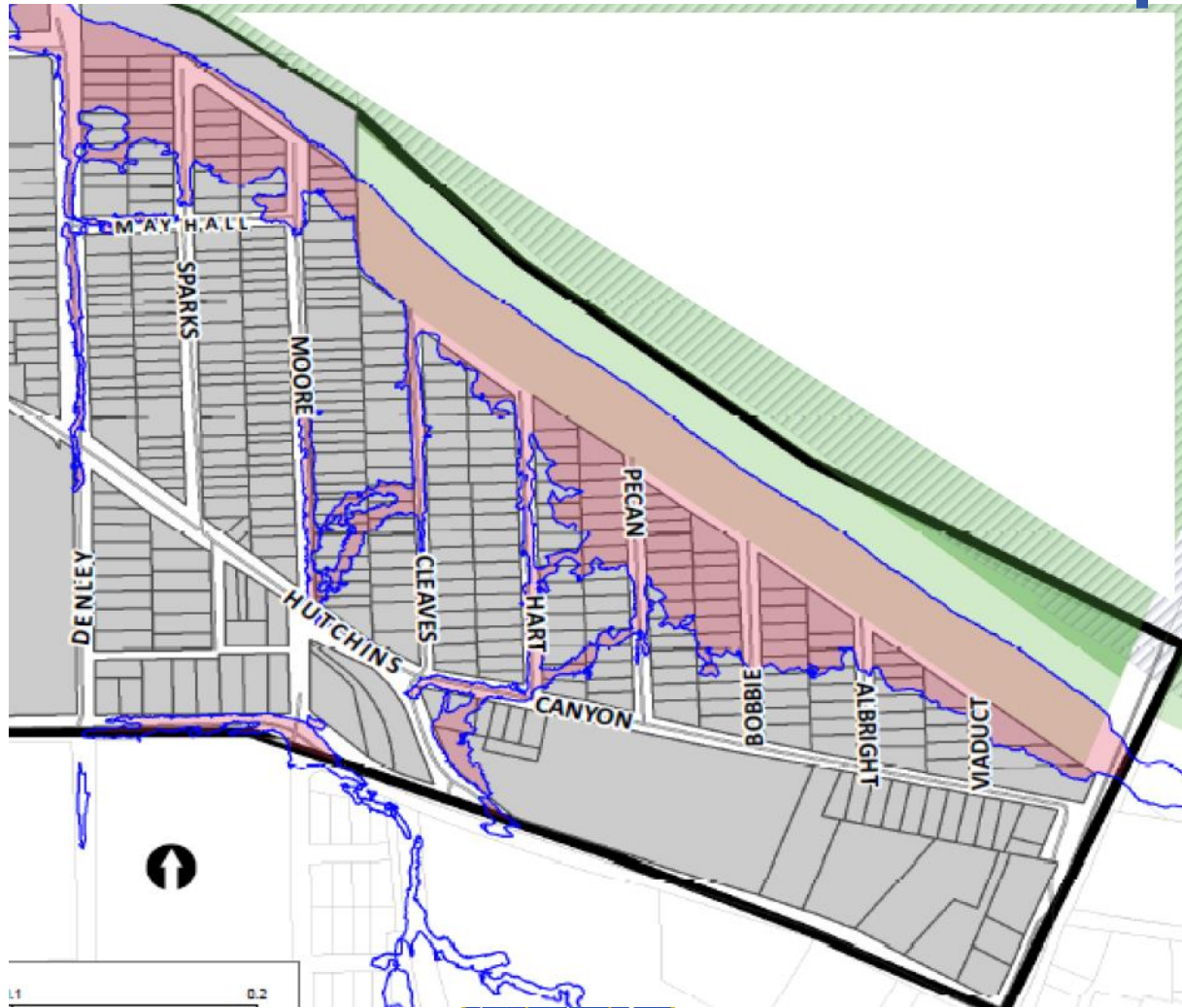
The Bottom – Existing Land Use



The Bottom Structures & Vacant Lot Map



The Bottom in relation to the floodplain



The Bottom Urban Structure and Guidelines Vision

- Preserve and enhance existing single family neighborhood; (*Subject area, 44 acres*)
- Develop quality market and affordable infill single family housing;
- Enhance existing and add new pedestrian infrastructure and amenities;
- Create vehicular and pedestrian connections linking existing streets;
- Introduce diverse housing choices west of Denley Drive, including townhomes, live-work, and multi-family increasing density toward IH35;
- Mixed-use development along 8th Street from I-35 to Brackins Village and along I-35 from 8th to the Trinity River;
- Make 8th Street a great street;
- Convert existing open area along 8th Street at Townview into a community plaza;
- Develop access paths into the river and invest in public spaces, such an amphitheater and major entry features.

For more information:

<https://dallascityhall.com/departments/pnv/Pages/The-Bottoms-area-plan-landing-page.aspx>



The Bottom Urban Structure and Guidelines Proposed Action for the 44-acre subject area

- **Vision:** A once strong and vital single-family neighborhood is restored and enhanced with a safe, attractive and better-connected network of streets and trails
- **Recommended Uses:** Infill one- and two- story quality market and affordable single-family homes and the conservation and restoration of existing homes
- **Growth Scenario:** Up to 220 infill single-family homes to help strengthen the neighborhood



What can zoning affect?

- Allowed uses
- Lot size
- Setbacks (front, side, rear)
- Height
- Lot coverage
- Density / Floor Area Ratio (FAR)
- Additional standards (roof types, driveway width, porches, sidewalks, landscaping)
- Parking



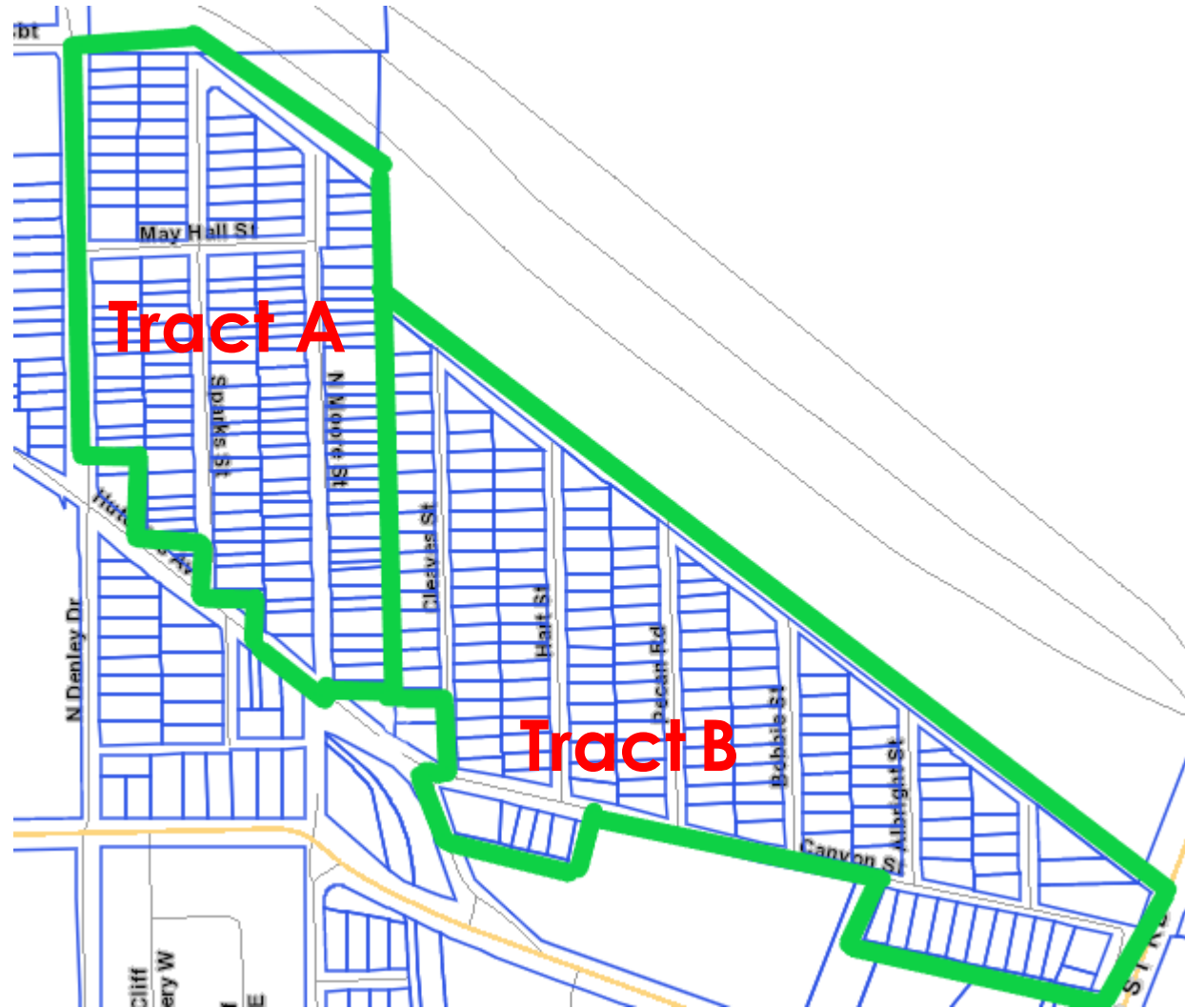
Issues

- R-5(A) zoning makes development difficult
- Preserving the character of the neighborhood
- Infrastructure

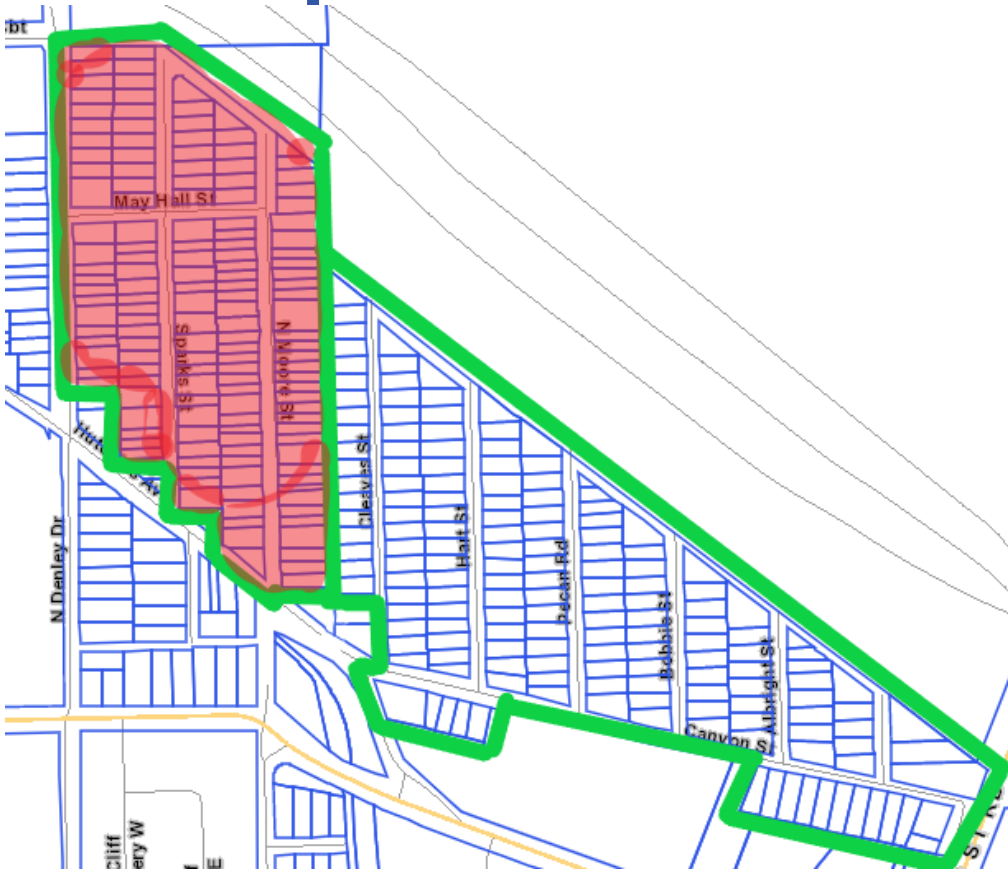


Proposal

- Planned Development District (PD)
- Two Tracts



Proposal - TRACT A



- Issues:
 - lot size
 - lot width
 - adjacency to PD No. 571
- Proposal:
 - reduce minimum lot size
 - increase allowable height
 - reduce setbacks
 - increase lot coverage
 - porches
 - common roof profile



Proposal - TRACT A - Comparison

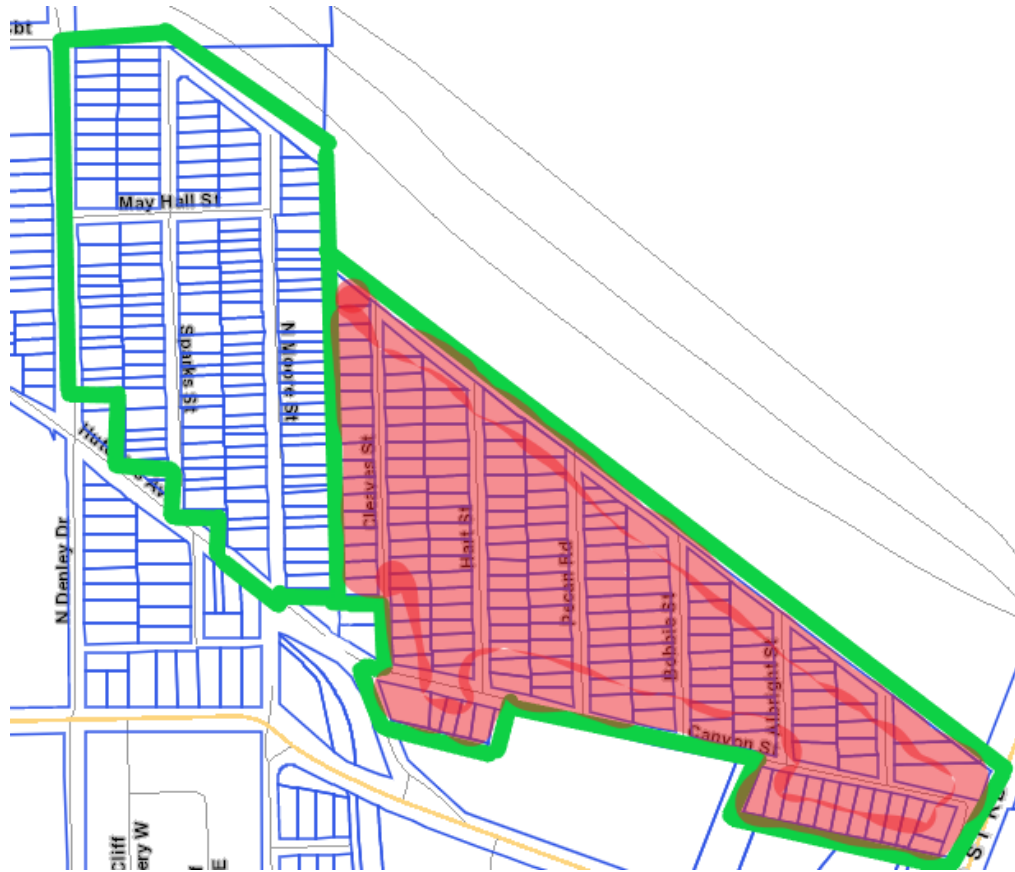
	R-5(A)	TH-1(A) w/ DR	PD TRACT A
front yard (min)	30'	0'	25', w/ allowable 8' encroachment for front porch
side yard (min)	SF: 6' other: 10'	SF: 0' D: 5' other: 10'	5' min on South PL, 0' on North PL; For Lots > 33': 5' min both sides
rear yard (min)	SF: 6' other 15'	SF: 0' D: 10' other: 10'	SF: 5' other: 15'
DU density (max)	no max	6 (six)/9/12	no max
FAR (max)	no max	no max	no max
height (max)	30'	36'	36'
lot coverage (max)	res: 45% non-r: 25%	res: 60% non-r: 25%	res: 60% non-r: 25%
lot size (min)	5,000sf	SF: 2,000sf D: 6,000sf	SF: 2,000sf
additional standards			multiple drive widths, pitched roof, Front Porch not req'd, but min. porch depth 6', and min. porch area 80sf, Garages shall be a minimum of 2 feet behind the street-facing façade
Parking	2/DU		1/DU

Proposal - TRACT A

Potential for infill



Proposal - TRACT B



- Issues:
 - lot size / coverage
 - setbacks
 - compliance with Plan
- Proposal:
 - reduce minimum lot size
 - reduce setbacks
 - increase lot coverage
 - porches
 - common roof profile



Proposal - TRACT B - Comparison

	R-5(A)	PD TRACT B
front yard (min)	30'	25', w/ allowable 8' encroachment for front porch
side yard (min)	SF: 6' other: 10'	5'
rear yard (min)	SF: 6' other 15'	SF: 5' other: 15'
lot coverage (max)	res: 45% non-r: 25%	res: 60% non-r: 25%
lot size (min)	5,000sf	SF: 2,500sf
additional standards		multiple drive widths, pitched roof, Front Porch not req'd, but min. porch depth 6', and min. porch area 80sf Garages shall be a minimum of 2 feet behind the street-facing façade
Parking	2/DU	1/DU



Proposal - TRACT B

Potential for infill



Images courtesy of Creative Commons & Mike King, CoD.

Benefits of Planned District

- No need to replat lots
- Greater density than R-5(A) zoning
- Front porch incentive
- Affordable to build
- Reflects the history and architectural styles of the past
Preserves the neighborhood style for legacy residents
- Existing structures - vast majority of existing homes and buildings would conform to new zoning requirements
- All existing uses would still be legal
- Affordable workforce housing, close to downtown



Next Steps

- City Plan Commission public hearing
- City Council public hearing



Next Steps

- Throughout the process, updates will be on the City's website:

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/the-bottom.aspx>

- If you would like to be on the distribution list:
 - Go into **CHAT** feature
 - Private message to the “Host”
 - Type in “**YOUR NAME and EMAIL ADDRESS**”



THOUGHTS AND QUESTIONS

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Additional questions:

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