

Arts District Authorized Hearing

Community Meeting II



September 24, 2020

Presented by:
Nathan Warren
Senior Planner
Sustainable Development and Construction



Agenda

- I. **Introduction and Welcome**
(Councilmember Blewett)
- II. **Zoning** (Sustainable Development and Construction)
- III. **Next Steps and Timeline** (Sustainable Development and Construction)
- IV. **Questions and Answers**
 - If you would like to speak:
 - Go into **CHAT** feature
 - Select **ALL PANELISTS** from the drop down menu
 - Type in “**SPEAK – YOUR NAME**”
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Opportunity for Thoughts or Questions

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- Link to webpage for more information:
<http://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Authorized-Hearings.aspx>
- Nathan Warren, Senior Planner
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(214) 670-4195



Background

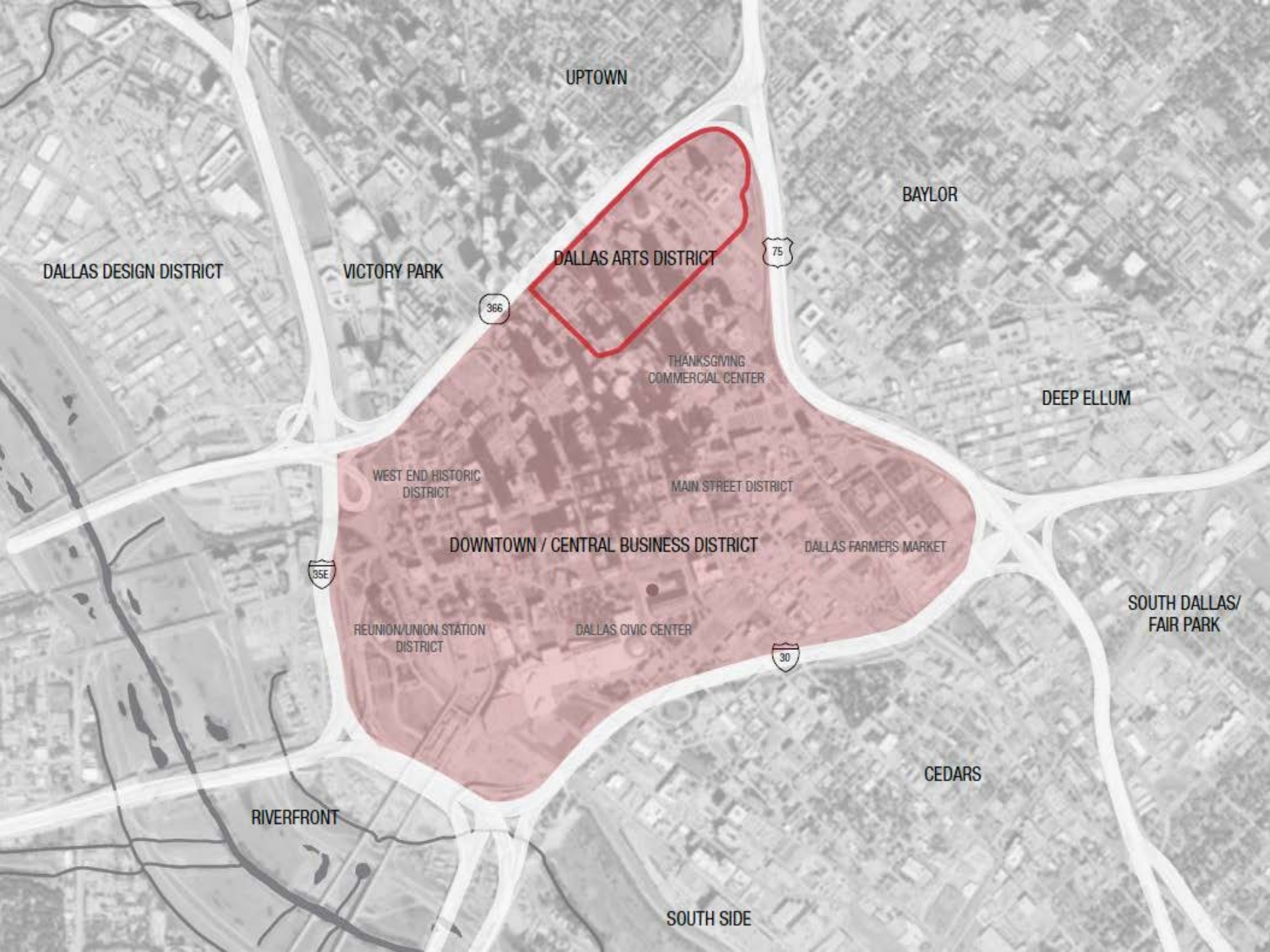
- On May 24, 2017, the City Council initiated a zoning case on property zoned Planned Development District No. 145, Planned Development District No. 708, and CA-1(A) Central Area District 1
 - The area is bound by St. Paul Street to the south, San Jacinto Street to the east, Central Expressway to the north, and Woodall Rodgers Freeway to the west



Background

- On November 12, 2019, the first community meeting was held at The Horchow Auditorium in the Dallas Museum of Art
- Four steering committee meetings took place on:
 - Tuesday, February 4, 2020
 - Tuesday, February 18, 2020
 - Tuesday, March 3, 2020
 - Thursday, July 30, 2020





UPTOWN

BAYLOR

DALLAS DESIGN DISTRICT

VICTORY PARK

DALLAS ARTS DISTRICT



THANKSGIVING
COMMERCIAL CENTER

DEEP ELLUM

WEST END HISTORIC
DISTRICT

MAIN STREET DISTRICT

DOWNTOWN / CENTRAL BUSINESS DISTRICT

DALLAS FARMERS MARKET



REUNION/UNION STATION
DISTRICT

DALLAS CIVIC CENTER

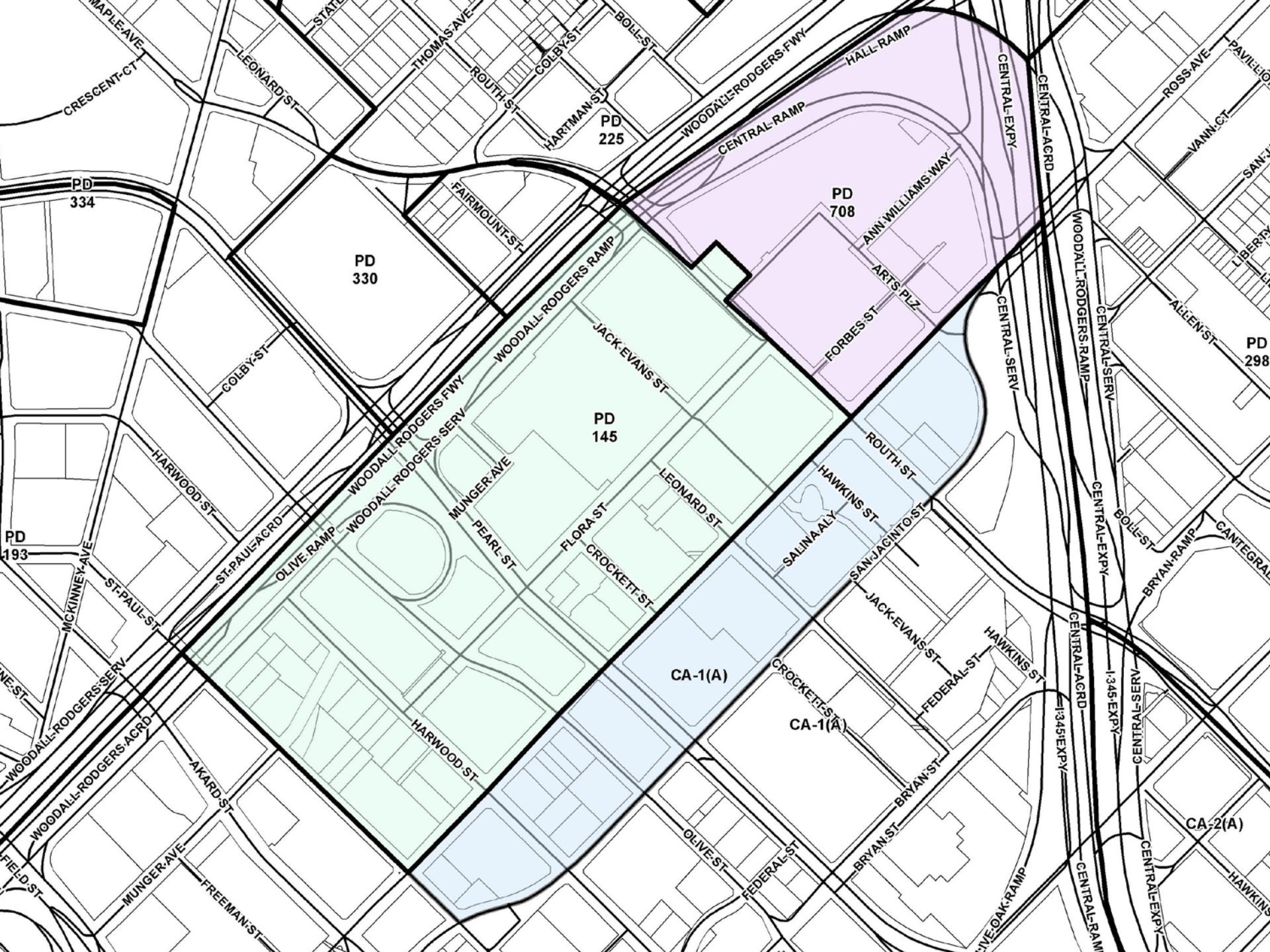


SOUTH DALLAS/
FAIR PARK

RIVERFRONT

CEDARS

SOUTH SIDE



PD 334

PD 330

PD 225

PD 708

PD 298

PD 145

PD 193

CA-1(A)

CA-1(A)

CA-2(A)

MAPLE AVE

LEONARD ST

THOMAS AVE

BOLE ST

WOODALL RODGERS FWY

HALL RAMP

CENTRAL EXPY

CENTRAL ACRD

ROSS AVE

PAVILLON

STAT ST

ROUTH ST

COLBY ST

WARTMAN ST

ANN WILLIAMS WAY

CENTRAL SERV

WOODALL RODGERS RAMP

VANN ST

SAN JACINTO ST

FAIRMOUNT ST

WOODALL RODGERS RAMP

JACK EVANS ST

ARTS PLZ

FORBES ST

CENTRAL SERV

ALLEN ST

COLBY ST

WOODALL RODGERS FWY

MUNGER AVE

LEONARD ST

HAWKINS ST

CENTRAL SERV

BOLE ST

HARWOOD ST

WOODALL RODGERS SERV

PEARL ST

FLORA ST

CROCKETT ST

SALINA AVE

SAN JACINTO ST

CENTRAL EXPY

BRYAN RAMP

ST PAUL AVE

OLIVE RAMP

HARWOOD ST

WOODALL RODGERS SERV

WOODALL RODGERS ACRD

CROCKETT ST

JACK EVANS ST

FEDERAL ST

CENTRAL ACRD

1345 EXPY

MCKINNEY AVE

ST PAUL ST

AKARD ST

WOODALL RODGERS SERV

WOODALL RODGERS ACRD

BRYAN ST

HAWKINS ST

1345 EXPY

CENTRAL ACRD

1345 EXPY

FIELD ST

MUNGER AVE

FREEMAN ST

OLIVE ST

FEDERAL ST

BRYAN ST

WOODALL RODGERS SERV

WOODALL RODGERS ACRD

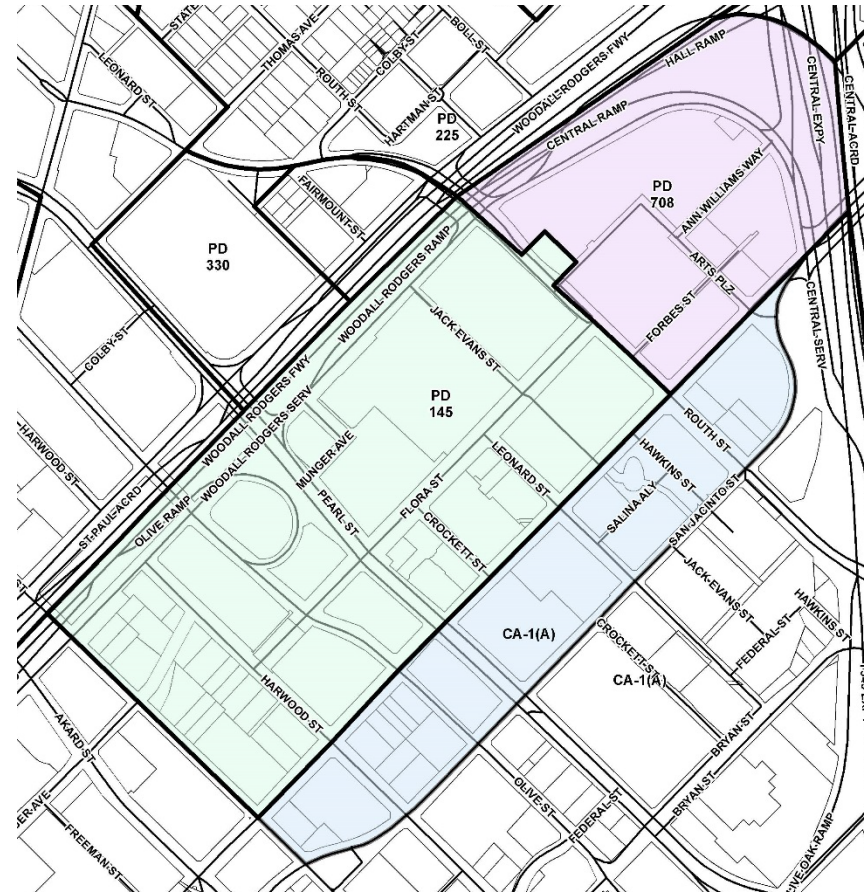
1345 EXPY

CENTRAL ACRD

HAWKINS

Existing Zoning

- Planned Development District No. 145
 - Passed by the Dallas City Council on January 23, 1991
 - The Sasaki Plan serves as a guideline for development
 - Flora Street Frontage Area
 - Residential, Transportation, Community Service, Medical, Religious, Educational, Recreational and Entertainment, Bar and Restaurant, Professional, Personal Service, and Custom Craft, Retail, Motor Vehicle Related, Commercial, and Accessory uses are allowed in this district

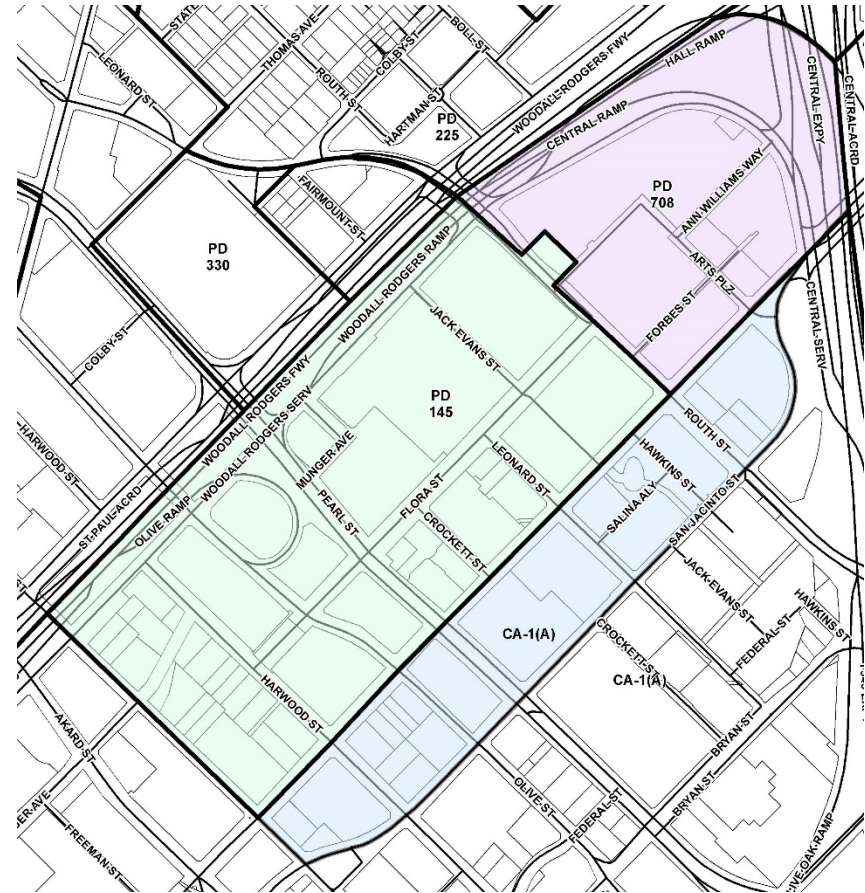


Planned Development District No. 145



Existing Zoning

- Planned Development District No. 708
 - Passed by the Dallas City Council on March 9, 2005
 - The Sasaki Plan serves as a guideline for development
 - Ann Williams Way Frontage Area
 - Commercial and Business Service, Institutional and Community Service, Lodging, Miscellaneous, Office, Recreation, Residential, Retail, Transportation, Utility and Public Service, Wholesale, Distribution, and Storage uses are allowed in this district

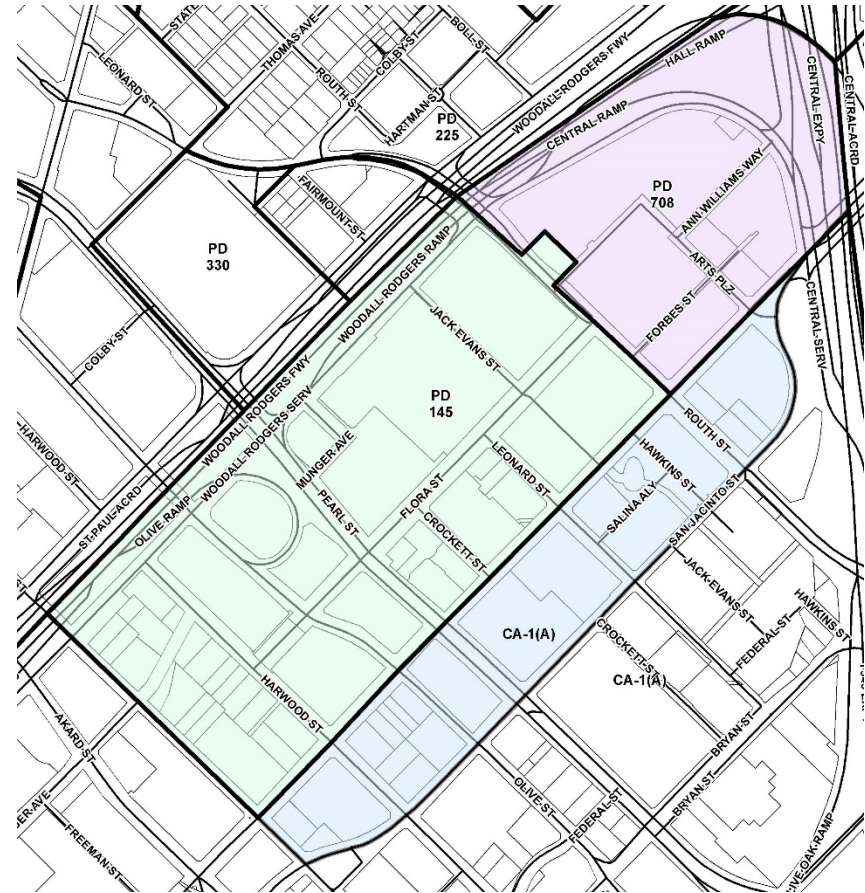


Planned Development District No. 708



Existing Zoning

- CA-1(A) Central Area District 1
 - Section 51A-4.124(a)
 - Agricultural, Commercial and Business Service, Industrial, Institutional and Community Service, Lodging, Miscellaneous, Office, Recreation, Residential, Retail and Personal Service, Transportation, Utility and Public Service, Wholesale, Distribution, and Storage uses are allowed in this district

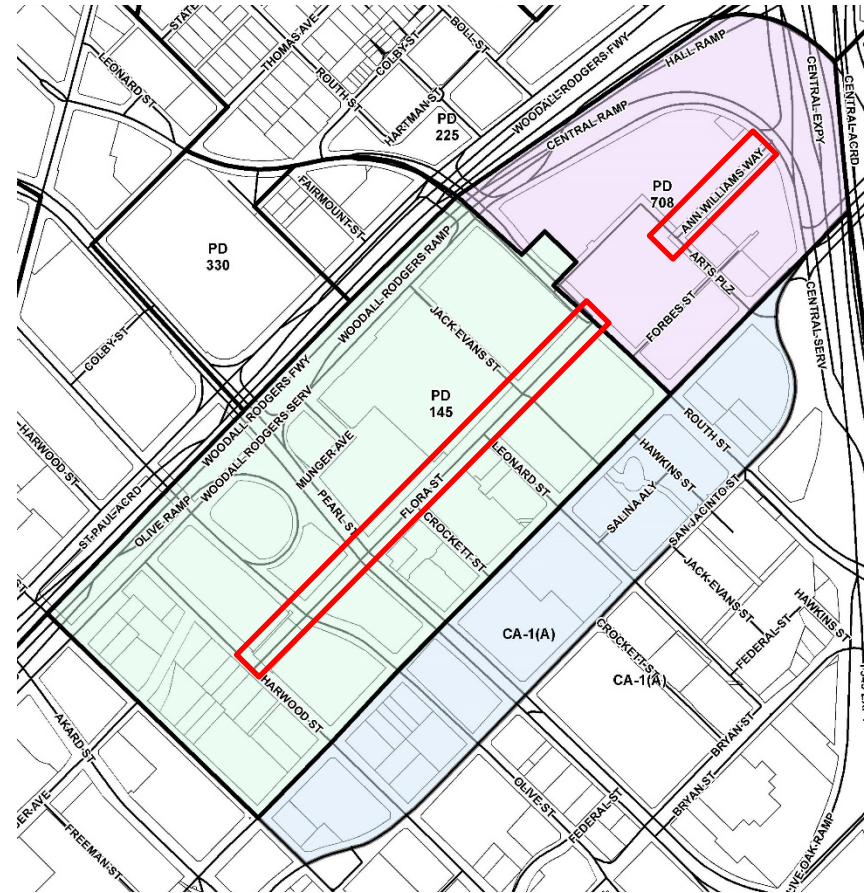


CA-1(A) Central Area District 1



Steering Committee Recommendations

- Expand PD No. 708 to include the CA-1(A) area
- Addition of a vision statement to point to The Dallas Arts District Connect: Master Plan as a guiding document
- Allowing uses that activate the street level
- Flora Street and Ann Williams Way
- Definition for pedestrian priority streets



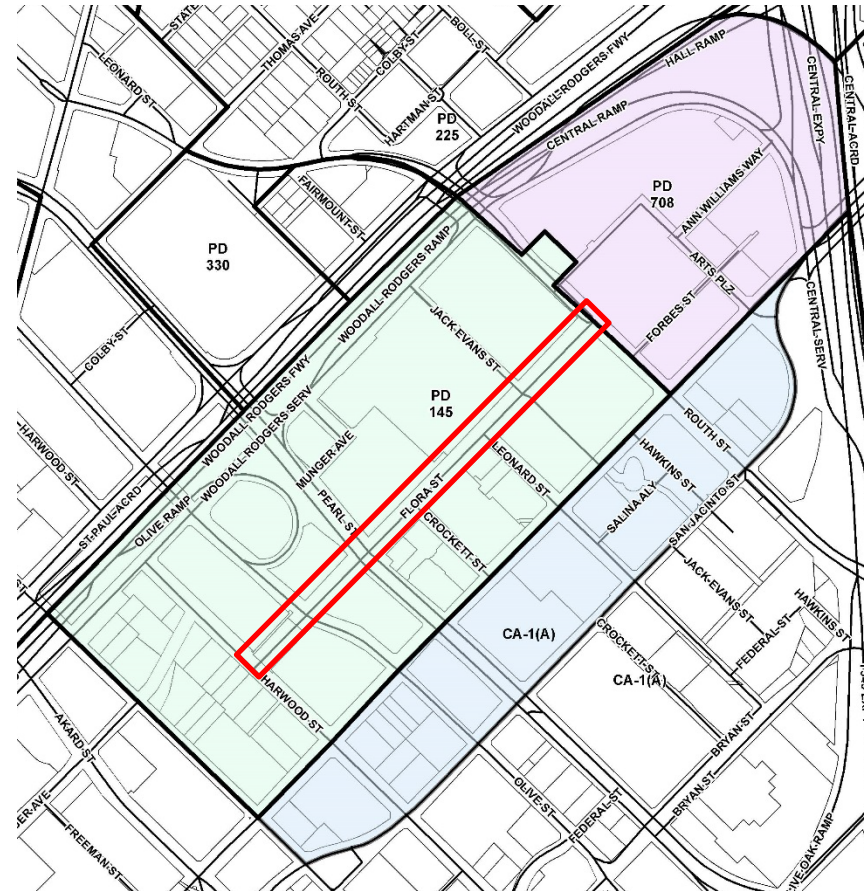
Steering Committee Recommendations

- Regulations for setbacks, sidewalks, landscaping, transparency, lighting, fencing, and ground and roof building systems are added



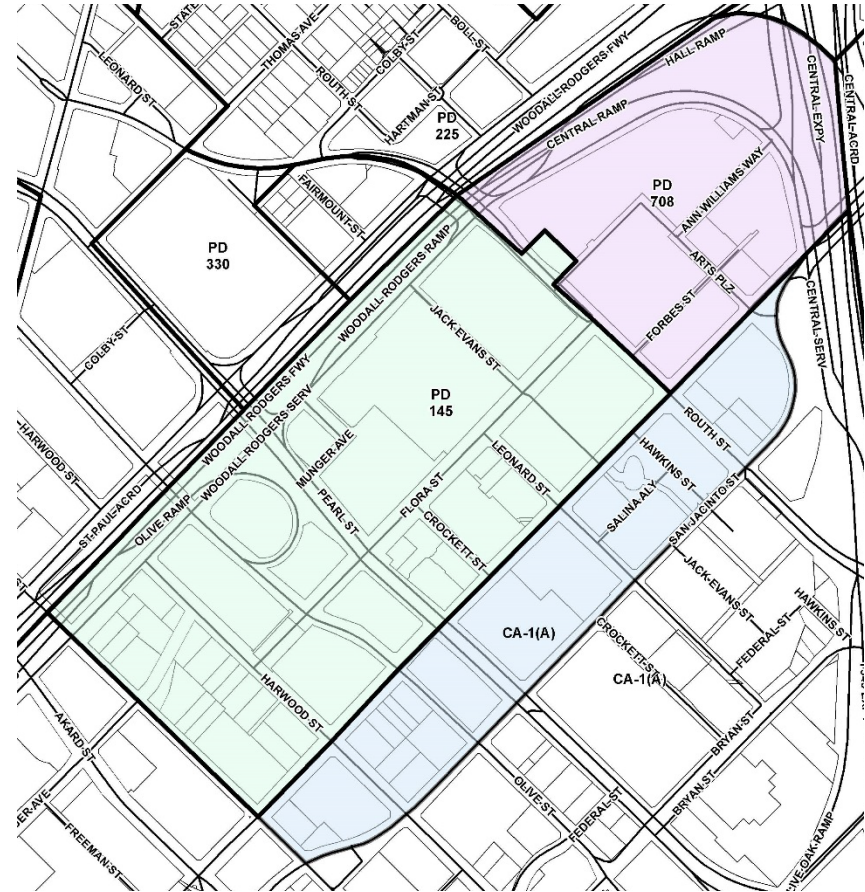
Setbacks

- Minimum front yard setback along Flora Street is 0 feet
- Maximum front yard setback along Flora Street is 30 feet
- A minimum of 50 percent of structure façade must be located between the minimum and maximum front yards on Flora Street
- Minimum front yard setback on Ross Avenue is 10 feet



Sidewalks

- Except as otherwise provided, sidewalks must be a minimum of 6 feet wide unobstructed, obstructions include metal tree grates or other tree guards
- Sidewalks on North Pearl Street, Flora Street/Ann Williams Way, Ross Avenue, and Woodall Rodgers Freeway service road must be a minimum of 8 feet wide unobstructed, obstructions include metal tree grates or other tree guards



Landscaping

- Require a landscape plan
- List of street tree species
- Street tree row requirements
- Street tree spacing requirement
- Soil and planting area requirement



Lighting

- Pole-mounted pedestrian street light fixtures must be a minimum height of 12 feet and not exceed 15 feet
- Vehicular light fixtures may not exceed 30 feet
- Street light poles must be white, silver, or gray. Only white street light poles are permitted along Flora Street
- Pedestrian lighting, measured at the ground plane, must be a minimum of 0.25 footcandles and an average of 0.5 footcandles
- Street light fixtures must maintain a consistent color temperature of lighting between 2,500K and 4,500K along all streetscapes
- Dark sky lighting standards

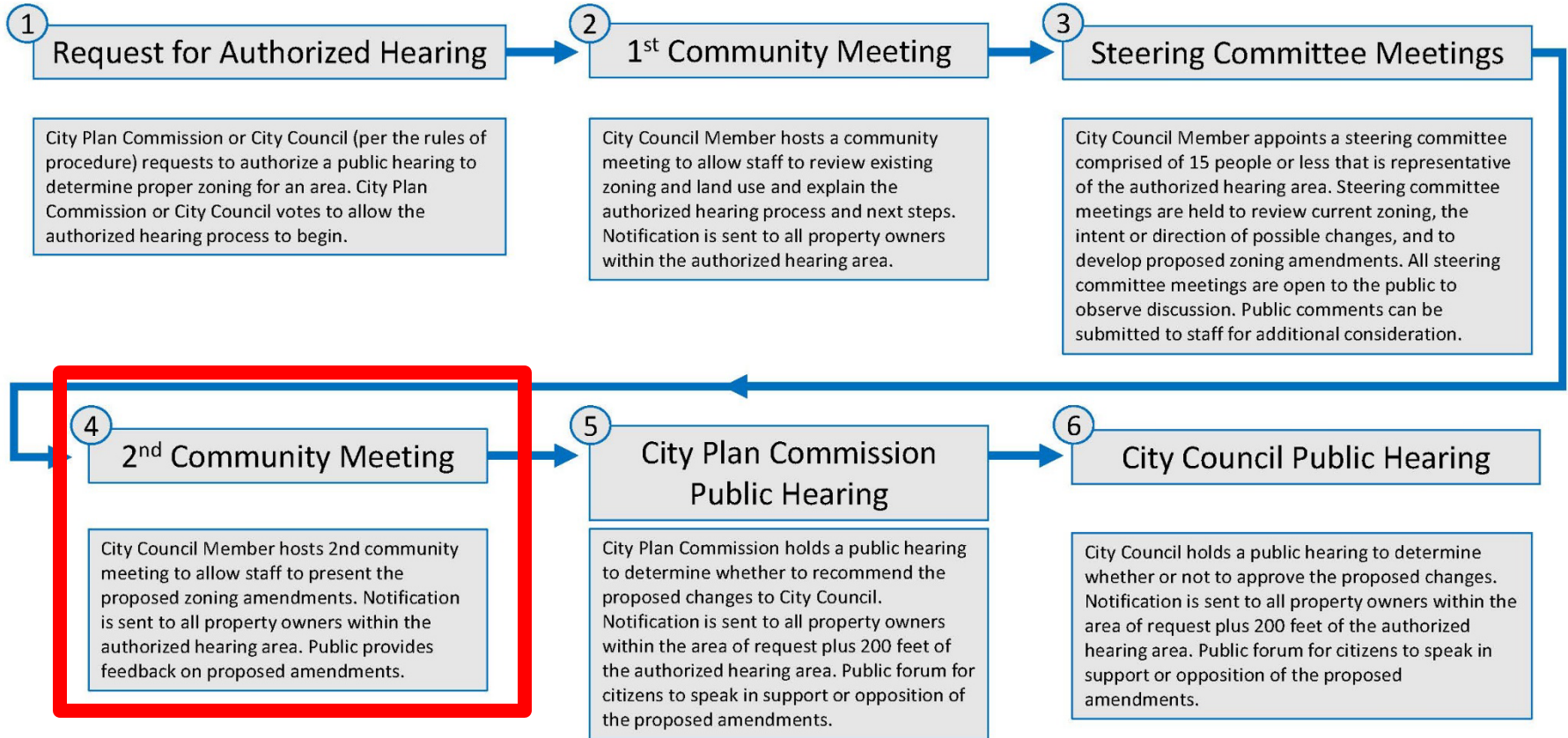


Fencing, Transparency, and Ground and Roof Building Systems

- Chain-link, vinyl, and plastic fencing is prohibited
- A minimum of 50 percent transparency on the ground floor for the first 14 vertical feet is required on North Pearl Street, Flora Street, Ross Avenue, and pedestrian priority streets.
- Mechanical equipment and utilities must not be visible from a public right-of-way



Authorized Hearing Process



Next Steps

- Public hearing with City Plan Commission.
- Public hearing with City Council
 - City Council will have the final say as to what, if any, changes are made.



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Additional questions:

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