

Memorandum



CITY OF DALLAS

DATE September 18, 2017

Honorable Members of the Mobility Solutions, Infrastructure and Sustainability
TO Committee: Lee M. Kleinman (Chair), Rickey D. Callahan (Vice-Chair), Sandy
Greyson, Adam Medrano, Casey Thomas, II and Tennell Atkins

SUBJECT **Article XIII Form Districts Development Code Amendments**

On Monday, September 25, 2017, you will be briefed on Article XIII Form Districts Development Code Amendments. The briefing materials are attached for your review.

Please feel free to contact me or David Cossum if you have any questions or concerns.

A handwritten signature in blue ink, appearing to read 'Majed Al-Ghafry'.

Majed Al-Ghafry
Assistant City Manager

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizar Tolbert, Chief of Staff to the City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Article XIII Development Code Amendments

Mobility Solutions, Infrastructure
and Sustainability Committee
September 25, 2017

David Cossum
Director, Sustainable
Development and
Construction



City of Dallas

Purpose

Provide Committee update on status of possible Form District code amendments

Background of Article XIII – Form Districts




- February 2008, Dallas adopted Article XIII Form Districts
- August 2015, Article XIII was amended to revise regulations for non-conforming structures, artificial lots, planting zones, blocks, and pedestrian passage

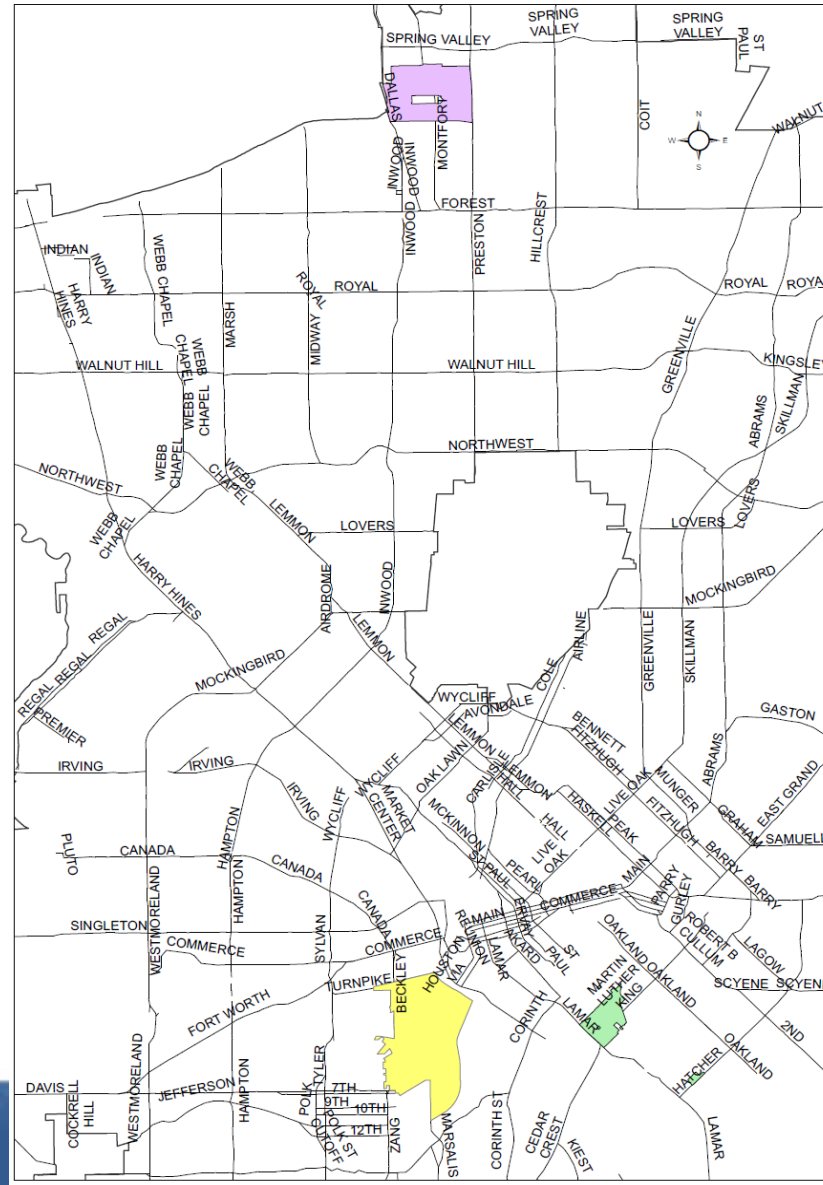
Issues

- In some respects, Form Districts were over prescriptive in emphasizing form and did not account for unique uses and development scenarios
- Form Districts provide unique challenges when placed on developed areas as opposed to undeveloped areas
- Some block grids and lot configurations make it difficult to establish which streets should be treated as primary streets

PDs with Form District Standards

Legend

-  PD No. 468
Oak Cliff Gateway Special Purpose District
-  PD No. 887
Valley View/Galleria Area Special Purpose District
-  PD No. 595 WMU-3
South Dallas/Fair Park Special Purpose District



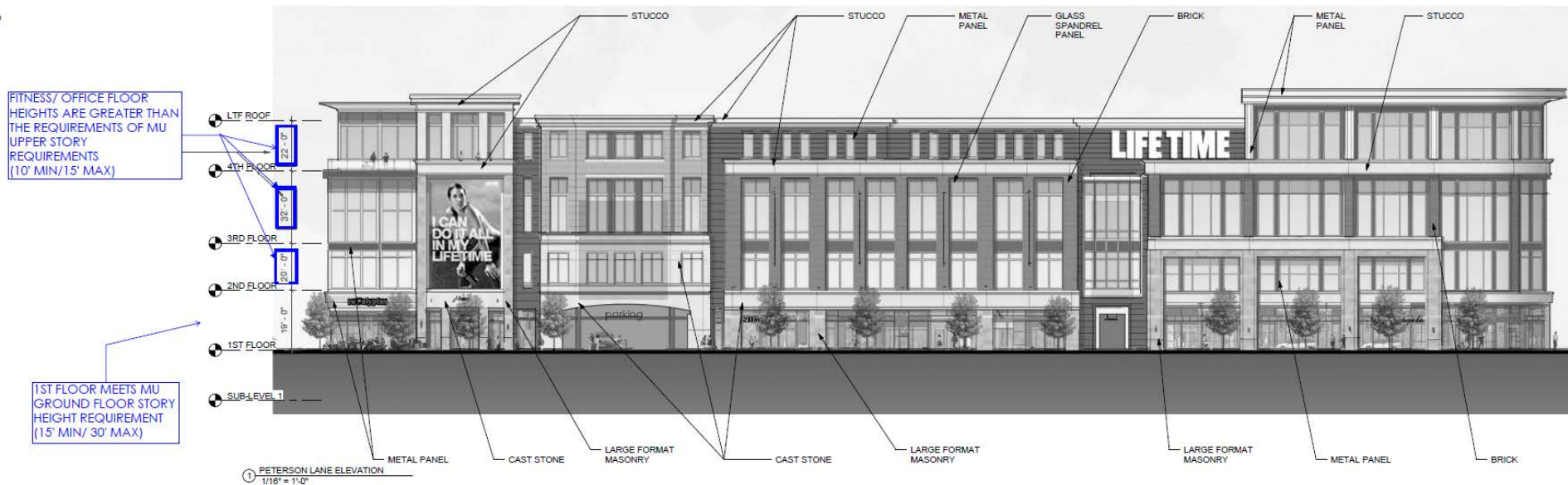
Possible Amendments

- Initial amendments will focus on amending regulations to:
 - Ensure consistency
 - Propose some flexibility to address common issues
 - Provide clarification on certain requirements
- Second round of amendments will focus on items requiring additional public input, such as allowable uses and review of required parking

Issues for Initial Amendments

Number of stories and story height

- Emphasize form in terms of façade appearance
- Account for unique uses

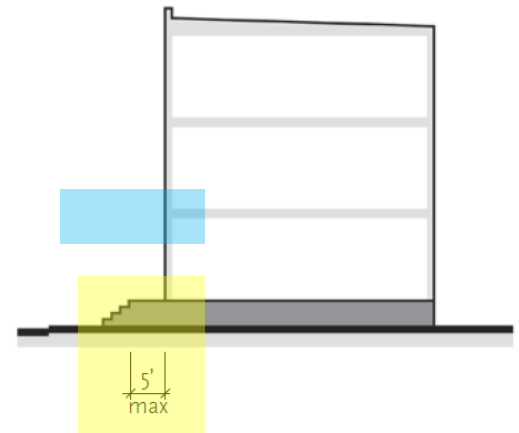


Issues for Initial Amendments

Discrepancies between text and graphics

(e) Stoops.

- (1) Stoops are permitted on townhouse stacked, townhouse, manor house, and single-family house development types.
- (2) A stoop must be no more than five feet deep (including the steps) and six feet wide.
- (3) A stoop may be roofed, but not enclosed.
- (4) Partial walls and railings on a stoop may be no higher than 3 1/2 feet.
- (5) A stoop may encroach into the door yard. No stoop may encroach into the public right-of-way without a license for the use of that right-of-way.



Issues for Initial Amendments

- Building elements
 - Stoops, porches, awnings, etc. and their application to Development Types
- Open space lot configuration
 - Modify configurations to allow for applicability in urban mixed use development
- Proximity to transit and parking reductions
 - Clarification of “transit”
- Transparency on parking garages
- Board of Adjustment relief for specific regulations

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Next Steps

- Present 1st round of code amendments to Zoning Ordinance Advisory Committee (ZOAC) in late October
- CPC Hearings
- Council Committee
- Council Action

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