Memorandum

DATE November 21, 2008

TO Trinity River Corridor Project Committee Members:
David A. Neumann (Chairman) Pauline Medrano
Mayor Pro Tem Dr. Elba Garcia (Vice-Chair) Mitchell Rasansky
Deputy Mayor Pro Tem Dwaine Caraway Steve Salazar
Carolyn R. Davis
Linda Koop

SUBJECT Cedars West Rezoning

On November 18, 2008, staff briefed the Trinity River Corridor Project Committee to provide an overview of the Cedars West zoning case. Attached is the briefing that was provided to you at that meeting to help guide continued discussion of the item on December 2, 2008.

Also attached for your information are (1) a list of permitted uses in the existing IM and CS zoning districts, and (2) a list of uses in IM, CS, and MU-2 which will no longer be permitted in the proposed Cedars West MUHI and MUMI form districts. The proposed permitted uses in Cedars West are on pages 2-21 through 2-26 and 2-52 through 2-57 in the proposed ordinance, which is also attached.

If you have further questions, please let me know.

Jill A. Jordan, P.E.
Assistant City Manager

THE TRINITY
DALLAS

Attachments

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
A. C. Gonzalez, Assistant City Manager
Forest Turner, Interim Assistant City Manager
David K. Cook, Chief Financial Officer
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander
Helena Stevens-Thompson, Asst. to the City Manager
Frank Librio, Director, Public Information Office

"Dallas, the City that works: diverse, vibrant, and progressive"
Cedars West Rezoning

Trinity River Corridor Project Committee
December 2, 2008
Cedars West Area
Area of Request

Cadiz Street

Cadiz St. @ Industrial Blvd.*

*NOTE: Industrial Blvd. will be renamed Riverfront Blvd. effective November 10, 2009
Area of Request

Rock Island Street - Levee
Area of Request

Industrial Blvd. @ Cadiz St. (north sidewalk)   Industrial Blvd. @ Cadiz St. (south sidewalk)
Trinity River SPD and Cedars West Area
CLU Plan - Cedars West area

Trinity River Corridor
Comprehensive Land Use Plan recommendations:
- Residential Urban (Residential Single family, Multifamily, Retail Neighborhood)
- Residential Riverside (Residential 10-25 stories, Mixed use, Office, Entertainment, Retail)
CLU Plan - Cedars West Area
Cedars West Area: Existing Uses
Background: Existing Zoning

SUP 1484
Commercial Amusement (Inside) for Class A Dance Hall
Background: Sign Regulations

- A portion of the area is within the Downtown Special Purpose Sign District
Background

• Existing zoning is a mix of Industrial Manufacturing, Commercial Service, and Mixed Use-2
• Much of the area does not currently allow residential uses
• Proposed zoning incorporates a dense mix of office, retail, residential, lodging and civic use to create a destination for residents and tourists
• Character will be pedestrian friendly
Background: Previous Meetings

- Introductory Community Meeting held on December 4, 2006

- City Council authorized a hearing on January 24, 2007

- CPC Trinity River Corridor Ad Hoc Committee and Urban Design Advisory Committee held a total of 13 meetings to receive public input and provide direction on a proposed set of regulations and to discuss the case
Background: Previous Meetings

• Community Meeting held on June 10, 2008
  • Discussion of Plan Recommendations
  • Outlined the concept of form-based codes and use thereof in this case
  • Attendance: approximately 26 people

• CPC unanimously recommended approval on September 18, 2008
Recommendation Cedars West area

• Establish two form districts: “Mixed Use Medium Intensity” (MUMI) and “Mixed Use High Intensity” (MUHI)

• Applicable to the Cedars West area and any other future areas where similar development patterns are appropriate

• Private open space requirements:
  • MUMI: 10%
  • MUHI: 15%
Block perimeter

- Maximum block perimeter: 1,600 feet
- Blocks may exceed this limit, provided no single block face exceeds 700 feet and the blocks includes connectivity to plazas and levee top, and mid-block pedestrian connections
Mixed Used Medium Density

Frontage types

- STOOP + FENCE
- STOOP
- GALLERY
- SHOPFRONT / AWNING
- ARCADE
Recommendation: Streetscaping
MUMI and MUHI form districts
Recommendation – MUMI and MUHI
### Tower regulations: MUMI and MUHI form districts

<table>
<thead>
<tr>
<th>Maximum tower floor plate</th>
<th>10,500 square feet above 70 feet in height. Balconies are excluded from the floor plate calculation as long as they do not exceed 8 percent of the total residential area in the tower.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tower separation</td>
<td>100 feet Minimum</td>
</tr>
</tbody>
</table>
| Tower orientation | To prevent a wall effect along the Trinity River, tower orientation is required as follows for portions of the building taller than 70 feet:  
  - Average tower floorplate less than 7,000 square feet, the tower dimension parallel to the levee may not exceed the tower dimension perpendicular to the levee; and  
  - Average tower floorplate 7,000 square feet or more, the tower dimension perpendicular to the Trinity River levee must be at least two times longer than the tower dimension parallel to the levee. |
Building configuration
Use Regulations

- Ability to define specific uses
- Permitted use chart to allow flexibility in the long term, providing a diverse mix of uses and create a sustainable and pedestrian-friendly urban environment
- Allow most land uses but limit the maximum allowed square footage
- Sign regulations geared toward pedestrians
Parking

• Allow credit for on-street parking
• Allow shared parking as an incentive to promote mixed use development
• Setback requirements for surface and structured parking
• Surface parking screening
• Structured parking with building buffer
## Form Districts Summary

### Mixed Use High Intensity

<table>
<thead>
<tr>
<th>Intent: Views; Concentrate development at major intersections; facilitate public transportation.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Higher Density</strong></td>
</tr>
<tr>
<td><strong>Higher Intensity</strong></td>
</tr>
<tr>
<td><strong>More Open Space</strong></td>
</tr>
<tr>
<td><strong>Signage</strong></td>
</tr>
</tbody>
</table>

### Mixed Use Medium Intensity

<table>
<thead>
<tr>
<th>Intent: Views; Residential oriented district; promote pedestrian friendly environment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lower Density</strong></td>
</tr>
<tr>
<td><strong>Lower Intensity</strong></td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
</tr>
<tr>
<td><strong>Signage</strong></td>
</tr>
</tbody>
</table>
Regulating Plan
Regulating Plan – Heights Map
Sidewalk/planting area standards

Industrial Blvd.
## Sidewalk/planting area standards

### Cadiz and Corinth Street

<table>
<thead>
<tr>
<th>Table 304.2.</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total right-of-way</strong></td>
<td>Determined by the Thoroughfare Plan.</td>
</tr>
<tr>
<td><strong>Vehicular lanes</strong></td>
<td>Determined by the Thoroughfare Plan.</td>
</tr>
<tr>
<td><strong>On-street parking</strong></td>
<td>None permitted.</td>
</tr>
<tr>
<td><strong>Planting and amenity zone</strong></td>
<td>Six feet.</td>
</tr>
<tr>
<td><strong>Pedestrian Zone</strong></td>
<td>15 feet.</td>
</tr>
<tr>
<td><strong>Frontage on build-to line</strong></td>
<td>75 percent.</td>
</tr>
<tr>
<td><strong>Street tree requirements</strong></td>
<td>One large tree must be provided for every 30 feet of street frontage, excluding visibility triangles and vehicular ingress and egress. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. The tree separation must be not less than 20 feet.</td>
</tr>
</tbody>
</table>
Streets

Local streets

Pedestrian Access

<table>
<thead>
<tr>
<th>Table 304.4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total right-of-way</strong></td>
</tr>
<tr>
<td><strong>Vehicular lanes</strong></td>
</tr>
<tr>
<td><strong>Bicycle lane</strong></td>
</tr>
<tr>
<td><strong>Median</strong></td>
</tr>
<tr>
<td><strong>On street parking</strong></td>
</tr>
<tr>
<td><strong>Planting and amenity zone</strong></td>
</tr>
<tr>
<td><strong>Pedestrian zone</strong></td>
</tr>
<tr>
<td><strong>Frontage on built to line</strong></td>
</tr>
<tr>
<td><strong>Street tree requirements</strong></td>
</tr>
</tbody>
</table>
145 parcels are being rezoned
Of these 59 parcels have a CO, meaning that 86 parcels are vacant, undeveloped or operating illegally
Of the 59 parcels, 16 will become nonconforming for being prohibited uses
Of the 16, 6 will have to cease operation in 5 years
Non conforming uses
Industrial Boulevard
Industrial Boulevard
Industrial Boulevard
Industrial Boulevard

- Proposed change to Open Space requirements:

  MUMI and MUHI form districts, section (b)
  "Any open space located at grade and within the property lines may be counted toward the Open Space requirement if used for required sidewalks, planting zones and/or setbacks."
Proposed change:

Private Open Space requirements

CPC recommendation:

“Location. Open space must be located at grade or on the top floor or a parking structure that has a maximum height of 70 feet”

Proposed requirement:

“Location. Open space may be located at, below, or above grade”
Proposed change:

**Industrial Boulevard (consistent with Mixmaster area)**

- “One large tree must be provided for every 30 feet of street frontage, excluding visibility triangles and vehicular ingress and egress.” (Changed from 50 feet)
Proposed change:

- **Cadiz Street sidewalk**
  - CPC recommendation: 21 feet (6’ planting zone + 15’ pedestrian zone)
  - Proposed sidewalk in order to match approved JPI PD: 15 feet (5’ planting zone + 10’ pedestrian zone)
Proposed change:

**Meanders.** Minimum sidewalk bordering the Meanders is 15 feet in width with a minimum 10 feet of unobstructed width. The sidewalk may be located in the Meanders if approved by the Director of Public Works and Transportation.

Notes:

1) **MEANDERS means those portions of the old Trinity River channel, and any sumps connected directly thereto, that are outside of the levees.**

2) **Any building site adjoining the Meanders is required (1) to have a minimum of 50 percent frontage on the related Meanders sidewalk (or the related lot line, if the sidewalk is located in the Meanders) and (2) to observe the street facing building element and design standards on all sides facing the Meanders.**
Proposed change:

- Include the following use as SUP in MUMI and MUHI form district:
  Home improvement center lumber, brick or building materials sales yard

Additional provisions:
Uses greater than 50,000 square feet must (1) be located on a minimum of two floors, (2) be integrated into a multi-story mixed use development that has lodging, office, or residential uses located on upper floors, or (3) have a maximum street-level street frontage of 100 feet per block face, excluding vehicular ingress, egress, and visibility triangles with the remaining frontage on that blockface being separate retail and personal service or office uses that have direct access to a sidewalk or pedestrian access and a minimum depth of 40 feet, measured from the building facade.

Any open-to-the sky portions of the building cannot exceed 5% of total lot area and must be screened on all sides by walls similar in appearance to the main building walls and at least eight feet in height. The exterior of such walls must be planted with shrubs located on 4 ft. centers, capable of attaining nine feet in height in 5 years, and approved by the City arborist.
Proposed change:

- Include “Community garden” with no minimum size as permitted use in MUMI and MUHI form districts.

Community gardens can enhance the quality of life in the Trinity River Corridor neighborhoods and provide a place to grow fresh vegetables, herbs, fruits, and flowers.
Specific issues to discuss:

A ) The following uses were excluded by TRCPC from the previous Mixmaster Riverside (most dense, CBD type zoning)

Excluded

• Community Service Center
• Foster home
• Ambulance service
• Tattoo or body piercing studio
• Detention facility
Specific issues to discuss:

B) The following uses were added to the permitted uses in the Mixmaster Riverside:

**Allowed by SUP**

- Public school
- Private school or open-enrollment charter school
- Commercial bus station or terminal
- Industrial (inside) for light manufacturing
- Pedestrian sky bridges
- SUP for massage parlors are not eligible for automatic renewals
Specific issues to discuss:

C) Mixmaster Riverside limited Private Open Space to 10%. In Cedars West (more residential in character) showing 10% in MUMI and 15% in MUHI. Question: 10% and 15% or go to 10% for all?
Testing – Max. height + Max. frontage
Testing – Potential/typical development pattern
Staff Recommendation

- December 10, 2008 City Council Hearing
- Approval of a new subarea and form districts within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to conditions and a regulating plan for property located southeast of Interstate 35 and Interstate 30, with retention of Specific Use Permit No. 1484 with no change to zoning to property generally bounded by Cadiz Street, the existing sumps, Industrial Boulevard, and the Union Pacific Railroad (i.e., the JPI case) and subject to the amendments proposed by TRCPC.