

Memorandum



CITY OF DALLAS

DATE September 18, 2020

TO Honorable Members of the Transportation and Infrastructure Committee

SUBJECT **Development Code Amendment to Residential Proximity Slope in Planned Development Districts**

The City Council will consider a Development Code amendment to residential proximity slope (RPS) in Planned Development Districts in October. Section 51A-4.702(a)(8)(A) of the Dallas Development Code states the RPS must be “expressly incorporated into the height regulations of the Planned Development District ordinance.”

The language generally incorporated into a Planned Development District to provide for RPS is:

“If any portion of a structure is over 26 feet in height, that portion of the structure may not be located above a residential proximity slope.”

The residential proximity slope is a plane projected upward and outward that restricts the height of a building such that no building may be taller than that plane. The angle and extent of projection of the residential proximity slope depends on the zoning district of the site of origination. An RPS originating from R, R(A) Single Family Districts, D, D(A) Duplex Districts, or TH, TH(A) Townhouse Districts is projected at a 1 to 3 slope that continues infinitely. An RPS originating from CH Clustered Housing Districts or MF-1, MF-1(A), MF-2, and MF-2(A) Multifamily Districts is projected at a 1 to 1 slope but terminates at a horizontal distance of 50 feet from the site of origination.

To clarify that the language incorporated in Planned Development District ordinances is sufficient to enforce residential proximity slope, an amendment to the language in the Development Code, Sec.51A-4.702(a)(8)(A) is proposed. The proposal relieves the City of having to “expressly incorporate” residential proximity slope into a Planned Development District. Instead, with this amendment, residential proximity slope will apply in any Planned Development District to the extent that the PD conditions state that it applies.

The Code amendment was initiated by a three-member memo requesting an item be placed on the City Plan Commission agenda for authorization of public hearing for a development code amendment to consider amending Residential Proximity Slope in Planned Development Districts. On March 5, 2020, City Plan Commission authorized the hearing for the development code amendment.

The Zoning Ordinance Advisory Committee (ZOAC) met twice, on June 18, 2020, and July 9, 2020, to consider the amendment. On July 9, 2020, ZOAC recommended

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approval, indicating that their motion simply clarified the application of the Residential Proximity Slope in Planned Development Districts and was not indicative of a policy change. The City Plan Commission considered the proposed amendment and on August 6, 2020 recommended approval.

Please contact Kris Sweckard, Director of Sustainable Development and Construction, if you have any questions or concerns.



Majed Al-Ghafry, P.E.
Assistant City Manager

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
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M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors