

PD No. 15 Additional Comments

Claire Stanard – PHSNA City Liaison

Items that CAN be regulated in a PD and are addressed in staff recommendation:

- Adequate loading requirements
 - Staff recommendation – Service, loading, and garbage storage areas must be enclosed within a main structure
- Model plan of PD
 - Staff recommendation – Development plan must be approved prior to the issuance of any building permit
- Master street and private driveway plan
 - Staff recommendation creates a conceptual framework for new development. Fire lanes, traffic ingress/egress, access easements, private driveway must meet City standards and specifications at time of development plan and permitting

Items that CAN be regulated in a PD:

- Screening of mechanical equipment required
 - Staff recommendation - visual screens which surround roof mounted mechanical equipment are allowed (not required)

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Items that **CANNOT** be regulated in a PD:

- Infrastructure studies required
 - Engineering requires City standards and specifications are met at time of development plan and permitting
- Private sanitation contracting required
 - Staff comment – Engineering requires City standards and specifications are met at time of development plan and permitting
- Pet friendly properties required to provide screened pet areas
- Fiber optic wiring required and no visible satellite dishes
- Construction site requirements
 - Staff comment – Must meet City standards and specifications in Dallas Construction Code



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Tommy Mann – representing Preston Place HOA

- Permitted reductions – One setbacks standard (front, side, rear, etc.) may be decreased up to 10% if another setback standard is increased the same percentage
- Encourage required pedestrian zones across multiple building sites
- Density bonus for underground parking
 - 15 dwelling units per acre bonus if 90% of required parking is provided underground
- Transfer of development rights – properties can transfer allotted density to another property in a deed record

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