

Dallas North Tollway Guidelines

Gap Analysis

This document provides a gap analysis to show the general level of consistency between the requirements of each Planned Development identified below and the Dallas North Tollway Guidelines. The PDs below do not represent all of the PDs within the Tollway District, but a sample of the PDs to help paint a picture of the consistency between existing PDs and the guidelines.

For comparison's sake, the Dallas North Tollway Guidelines address the following topics:

- Permitted/Discouraged Business Establishments
- Site design and Building Placement
- Parking Standards
- Buffering requirements from existing residential neighborhoods
- Building/Architectural design
- Screening of Mechanicals
- Landscaping requirements
- Pedestrian amenities
- Public Parks/open space
- Signage

PD 35-Ordinance adopted in 2006

The main purpose of this PD is to allow for multi-family development so it is narrow in scope and focus. This PD requires screening in between the multi-family and existing single-family to the east.

- Deviations from the guidelines- in accordance with the guidelines, it would require other non-residential uses in association with the multi-family development.
- Being that this PD only focuses on multi-family development, it doesn't address the other categories of the DNT guidelines (list above) which are mostly standards for non-residential uses.

PD 75 – Ordinance adopted in 2019

Overall Intent of this PD is to create an active community with mixed-use; residential, retail, commercial and recreational uses. The intent of this PD is generally consistent with the guidelines.

- Permitted Uses within the PD are consistent with the Office district within the Zoning Regulations. These uses have a high level of consistency with the DNT guidelines. Ninety-five

percent of the prohibited uses in the PD requirements are consistent with uses prohibited in the design guidelines.

- Landscaping requirements have slight differences but generally consistent in intent. Landscaping requirements also contain a buffer requirement from Star Trail which is generally consistent with the buffer requirements from existing residential neighborhoods in the guidelines.
- Hike and bike trail requirement consistent with the principles of the guidelines.
- Architectural standards are very similar.
- Parking standards for properties facing the DNT are generally consistent.
- Screening requirements for mechanicals are also included which is similar to the guidelines.
- Standards for convenient stores with gas pumps are generally consistent in principle with the standards in the guidelines for grocery stores with gas pumps.
- Limitations/Conditions on drive-thru restaurants, which are consistent with the intent of the conditions for drive-thru restaurants in the design guidelines.

Deviations from the guidelines include-

- The PD language discusses single-family opportunity in the northwest corner of the PD. The design guidelines are mainly for non-residential developments and multi-family integrated as a component in a non-residential development.

Other DNT design topics such as site design, building place, parking standards, pedestrian amenities and signage could be addressed to increase the level of consistency with the DNT guidelines.

PD 66- Ordinance adopted in 2017 and amended in 2019.

This PD has land within and outside of the Dallas North Tollway District. For the purposes of this analysis, the review of the PD requirements focused on the retail tracts of the PD which are located within the Dallas North Tollway District.

- General intent of the retail tracts is consistent with the DNT guidelines.
- Permitted Use have a high level of consistency with the DNT guidelines.
- Building height limitations show a moderate level of consistency with the DNT guidelines. Proposed amendment Number 8 on the "Proposed Amendments" worksheet will increase this level of consistency.

Other topics within the DNT guidelines that could be addressed to increase the level of consistency between the PD and the DNT guidelines include landscaping, site design, building place, parking standards, pedestrian amenities and signage.

PD 41 -Ordinance adopted in 2008 and amended in 2020

This PD shows a very high level of consistency with the proposed guidelines. The ordinance includes approximately 30 pages of design standards addressing topics such as signage, building design/form, pedestrian amenities, parking, parking garages, screening of mechanicals, site design and landscaping. Only slight nuances in requirements exist between the PD and the DNT Guidelines.