

**STEVENS PARK VILLAGE
POTENTIAL STANDARD MATRIX**

Standard	R7.5(A)	Potential Standard
Accessory Structures - Setbacks	In rear 30% of lot: Under 15' in height require 0' side yard and 3' rear yard setback. Over 15' in height require 5' side yard and 5' rear yard setback. Outside of rear 30% of lot, accessory structures must meet main setbacks.	In rear 30% of lot: Under 15' in height require 0' side yard and 3' rear yard setback. Over 15' in height require 5' side yard and 5' rear yard setback. Outside of rear 30% of lot, accessory structures must meet main setbacks.
Density	1 dwelling on the lot - ADU may be granted by Board of Adjustment	1 dwelling + additional dwelling unit (ADU)
Fences – Front Yard	4' maximum	Not permitted
Fences – Side Yard	9' maximum	6' maximum in the front 50% of property line and being setback a minimum of 5' from facade 8' maximum in the rear 50% of side property line
Fences – Rear Yard	9' maximum	9' maximum along rear property line
Floor Area Ratio	N/A	None
Height	30' max at midpoint of roof	26' maximum height measured from grade to highest point (excluding chimneys)
Lot Coverage	45%	40%
Lot Size	7,500 square feet	7,500 square feet
Parking	1 per dwelling	1 per dwelling
Setback – Front Yard	25'	30' 25' for lots on south side of W. Colorado and Leander
Setback – Side Yard	5'	5' on one side and 10' on the other
Setback – Rear Yard	5'	20'
Stories	No maximum	1.5 story maximum on front 50% of main structure 2 story maximum on rear 50%
Uses	Sec. 51A-4.112(f)	Sec. 51A-4.112(f)
Accessory Structures (Architectural)		Materials, design, and roof pitch must be compatible with the main structure.
Architectural Styles		Minimal Traditional & Ranch Remodeling and New Construction to have same standards. New Construction will have list of design features to be incorporated.
Building Elevations		25' wrap-around

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Building Materials		<p>Primary materials to be Austin stone (Texas limestone or similar color) and brick (red, orange, brown, blonde, white color palettes)</p> <p>Secondary materials wood or wood like lap siding and shingle, stone compatible with original houses</p>
Chimneys		<p>Existing chimneys are protected</p> <p>Optional design feature</p>
Porches		<p>Existing porches are protected</p> <p>Required porch, stoop, or raised terrace/patio</p>
Roof Form & Pitch		<p>Hipped or gabled roof form 4/12 minimum, 10/12 maximum (style dependent) 2/12 minimum for carports and porches</p>
Roofing Materials		<p>Asphalt shingle and standing seam metal metal or composite that looks like shingle or shakes or solar roofs that look like shingle or shakes are allowed as well</p>
Windows		<p>Windows typical of the identified style with true or simulated divided lights. The use of plate glass and/or between-the-glass grilles are prohibited.</p>

STEVENS PARK VILLAGE

DRAFT CONCEPTUAL PLAN

Proposed Developmental Standards

Accessory Structures

Consensus on accessory structures was that they should be regulated in line with current regulations:

Location – Detached garages and carports must be located in the rear 30% of the lot. Other accessories, like pergolas or sheds may be located further forward. Accessory structures on corner lots may not be closer to the side street than the main house.

Setbacks – Structures under 15-feet in height will have a 0-foot side yard setback and a 3-foot rear yard setback. (*Illustration 01*) Structures over 15-feet in height will have a 5-foot side yard setback and a 5-foot rear yard setback. (*Illustration 02*)

Appearance/materials - Materials to be compatible with the main structure (brick, stone, wood/wood-like, stucco). Roof form to be compatible with the main structure in form and pitch. Carports may have lower pitch (minimum 2/12) /flat/shed style roofing. Eaves may not overhang an adjacent property. (*Illustration 03*)

Density

The consensus of the neighborhood was in favor of allowing additional dwelling units by right, similar to the Belmont Addition Conservation Districts application of the ADU overlay. Many residents want to allow for livable units which can accommodate guests and allow families to grow/age in place.

Fences & Walls

Fences received much consideration as there are a few unusual lot conditions within the boundaries of this district.

Materials: The consensus favored standard fencing materials like wood, brick, stone, wrought iron, and chain-link, or combinations of these materials. There was strong opposition to concrete, concrete block, and fabricated metal panels such as sheet or corrugated metal.

Height: Side yard fences were discussed extensively. Concerns included blocking light and airflow, hiding architectural features, and creating a “fortified” look. Neighbors agreed fences should not extend to the eaves, which are typically 9–10 feet high. Most fences in the neighborhood are 6 or 8 feet, and maintaining this look was preferred. A 6-foot fence to the lot’s midpoint, with the option to step up to 8 feet behind it, is recommended to maintain a consistent location for any step up in height from one lot to the next. Rear property line fences could reach 9 feet due to nearby major streets and commercial areas. (*Illustration 07*)

Location: Neighbors opposed front yard fences, noting that only a few exist and open front yards are typical. For side yard fences, a slight setback of the street-facing return from the front facade was preferred to maintain security without blocking architectural details. Some blocks with lots that have two street frontages need special consideration. For properties along Remond Drive and Hampton Road, these frontages should be treated as rear yards to allow rear fencing without variances.

Height & Stories

A focus for the neighbors in initiating the process centered on massing of homes, which is best addressed in regulation related to building height and stories. Current regulations allow a 30-foot maximum, but Stevens Park Village houses are typically 1 to 1½ stories, generally below 27 feet. A few 2-story structures exist, but they are uncommon.

Residents want to preserve the one-story character of the streetscape while allowing for expansion that would be compatible. Concepts for 2-story structures, rear additions, and pop-ups were considered. Most agreed to 2nd-story rear additions if the total height stayed within 24–26 feet and the 1½-story appearance from the street was maintained. (*Illustration 12 and 13*) They also agreed height should be measured from grade to the highest point of the structure (excluding chimneys) rather than the city's midpoint standard. (*Illustration 04*) A 26-foot maximum was identified as the most suitable for the neighborhood.

Lot Coverage & Floor-to-Area Ratio (FAR)

While the current standard allows for a maximum of 45% lot coverage, assessment of property surveys provided by neighborhood residents revealed in practice, the majority of the lots are closer to an actual of 30% lot coverage. It was determined that a maximum lot coverage of 40% would allow for continued growth on the lots while tempering overdevelopment. (*Illustration 09*)

Little discussion was had on FAR. Once the concept was explained, neighbors felt it was an unnecessary regulation for what they are trying to accomplish.

Lot Size

Standard lot sizes in this area are approximately 7500 sq. ft, with a significant number exceeding 8,000 sq ft. This district has curvilinear streets, which has led to a number of lots being unusually shaped, including lots that are extremely long and thin, and pie-shaped lots with arced/curved property lines. A majority of the more standard shaped lots have frontages of 60-feet in width, a deviation from the standard Dallas grid that often has lots at 50-feet in width. Interior lots on Barberry, Lawndale, and W Colorado that back into each other have a 5-foot utility easement along the rear property line. (*Illustration 10*)

Setbacks (Main Structure): *(Illustration 11)*

Consensus was that setbacks should be in line with current conditions, which varies from the basic R-7.5A zoning.

Front Yard: Current zoning requires a 25-foot setback, however current conditions, verified via a sampling of surveys, show that existing front yard setbacks are within a range of 25-feet up 39 feet, with a majority of buildings located around the 30-foot mark. Using a front yard adjacency was considered, however the curvilinear street layout makes establishing adjacency quite complicated, so it was determined that a standard setback of 30-feet would be in line with the original development pattern in the district. However, lots on the south side (even number address) of W. Colorado and Leander would require a 25-foot setback to match existing homes on those lots.

Special consideration shall be given to properties with 2 street frontages along Hampton Road and Remond Drive. These particular frontages are to be considered the rear property lines/rear yards, with Barberry and Leander respectively, considered the front of the property, and treated as such for all criteria. *(Illustration 10)*

Side Yard: Current zoning requires a 5-foot setback on each side of the lot. Existing conditions have a large range of side yard setbacks, from a low of 3-feet to a high of 29-feet. Typically, there is a larger setback existing on sides containing a driveway, so to account for that it was determined that a 5-foot on one side and 10-foot on the other side would preserve current conditions. The consensus did want to allow for non-conforming setbacks to be maintained, with an allowance for vertical and horizontal additions to continue an existing setback.

Rear Yard: Current regulations require a 5-foot rear yard setback. Existing conditions verified by surveys, indicate a large range in existing rear yard setbacks, from a low of 16-feet to a high of 95-feet. The properties in this area are quite varied in shape due to the development pattern, with some lots being significantly deeper than others. Consensus was that neighbors did not want to allow for construction to run the entire length of lots, and that backyards should have some open space. To account for this, it was determined that a 20-foot rear yard setback would suffice.

Lots to be considered for prescribed setbacks due to shape of lot or orientation (some may not require a change): (Illustration 08)

2 Barberry (parklet)	2203 W Colorado
1 Walter (parklet)	2202 Lawndale
2336 Lawndale	2146 Leander
2336 Barberry	2115 Leander
	2112 Barberry

Proposed Architectural Standards

Architectural Styles

Minimal Traditional is the predominant style in the neighborhood, with several Ranches and Contemporary builds mixed in. The majority want to allow for new construction to be either Minimal Tradition or Ranch in style, with those pertinent characteristics maintained through “Required Features”. Existing features like porches and chimneys should be maintained on existing homes.

Building Elevations

Due to the variation in the size and depth of original houses the area of architectural regulation will apply to the front facade and first 25’ of each side facade. (*Illustration 05*) The 25’ will be measured from the furthest forward wall or omitted wall line (porch) and a straight line will be drawn through the building. (*Illustration 06*)

Building Materials

Primary building materials observed in the area are Austin Chalk stone; brick in tones of reds/browns/orange and white/buff/blonds; and wood siding for accessory structures, within gables, and on porch enclosures and later additions. Brick should be a standard dimension and should have texture to it. Smooth-faced brick would not be considered compatible. Consensus was found that these materials should be maintained, however they also wanted to include “wood-like” materials, such as Hardie board in a lap siding style (not panel), and other stone that may be in a color palette compatible to existing homes. Vinyl and metal siding were declared prohibited materials.

Chimneys

Chimneys in the neighborhood are constructed with the same brick or stone used as the main building cladding. Consensus was that existing chimneys should be retained/maintained. On new construction they would not be required but considered an optional feature. (*Illustration 14*)

Porches Styles

Porches in the neighborhood vary, including full porches, raised patios with railings, and covered or recessed stoops. All have concrete floors with at least two steps, and columns range from thin wood posts to 1950s decorative wrought iron. Porches are a key architectural feature and should be preserved on existing homes and required on new construction. Remodeling is

allowed if the porch style is maintained. New porches must include at least one six-inch step (two steps total) to mimic a pier-and-beam look, even on slab foundations. Front porches must remain open, with screens or glass infill prohibited, while side and rear porches may be enclosed. (*Illustration 15*)

Roof Form, Pitch & Materials

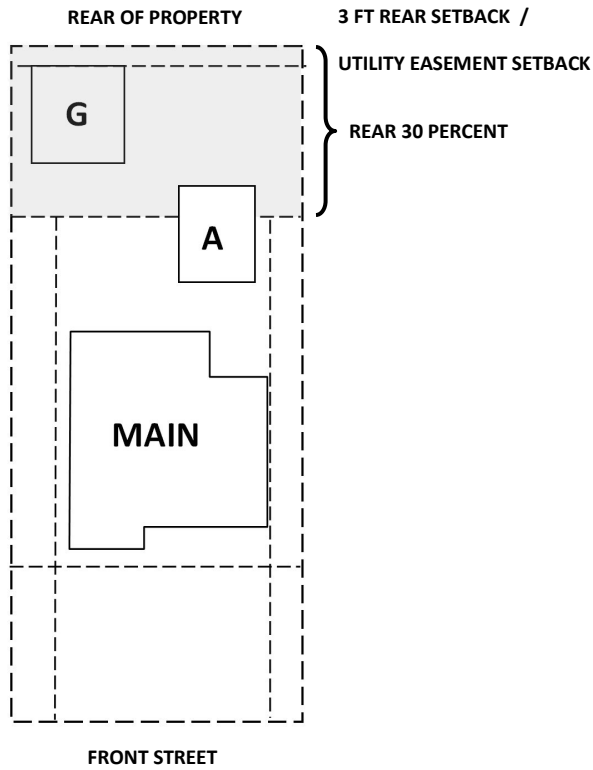
To match the Minimal Traditional and Ranch styles roofs shall be variants of hipped and gabled forms found in the neighborhood with roof pitches between 4/12 to 10/12. Lower pitches are allowed for carports and porches, often around 2/12 on stoops. Compatible materials include standard shingles and standing seam metal, with any metal roofing in earth tones such as brown, gray, weathered wood, or bronze/copper that will patina. Standing seam and shingle-like metal or solar products are allowed if non-reflective, while corrugated and R-panel metal are prohibited.

Windows

There is a wide variety of windows in this district, some considered atypical for the styles of architecture. Neighbors concluded that windows were a distinctive architectural feature, and the style of windows should be compatible with the style of architecture, utilize transparent glass (no mirror or tint), and be simulated divided light windows with expressed muntins and mullions on the exterior. The use of between-the-glass-grilles and plate glass windows were deemed inappropriate for use in the wrap-around. Glass block may be used as accent or in bathroom windows not on the front facade. Discussion included a desire to have window requirements to apply to cornerside facades as well, even those areas outside of the wrap-around. (*Illustration 16*)

STEVENS PARK VILLAGE : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 01

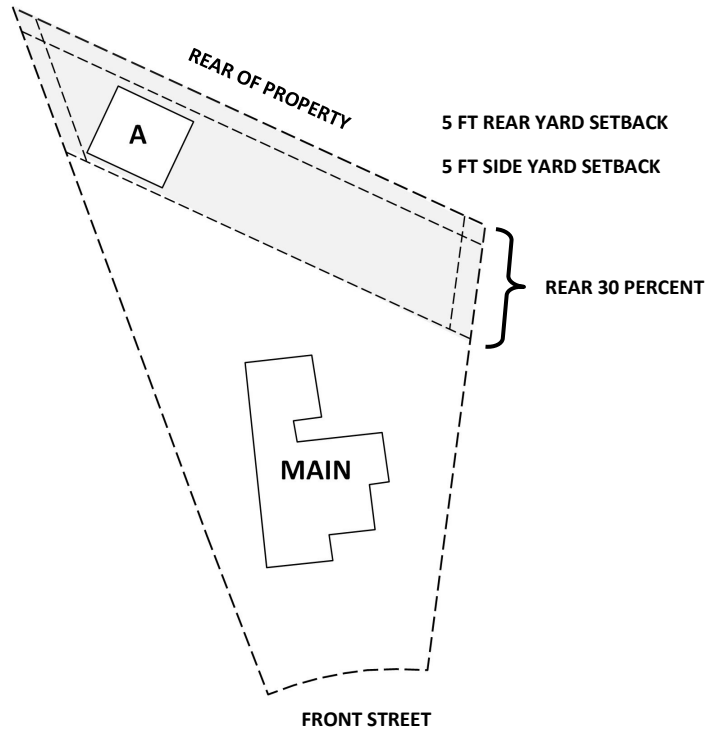


REGULAR PROPERTY LOT

ACCESSORY STRUCTURE OUTSIDE OF THE REAR 30 PERCENT MUST MEET SIDE YARD SETBACKS OF THE MAIN STRUCTURE

DETACHED GARAGE AND CARPORTS MUST BE IN THE REAR 30 PERCENT OF THE LOT

Illustration 02



IRREGULAR PROPERTY LOT

IF THE ACCESSORY STRUCTURE WITHIN THE REAR 30 PERCENT AND OVER 15 FT THEN SIDE AND REAR YARD ACCESSORY SETBACKS APPLY

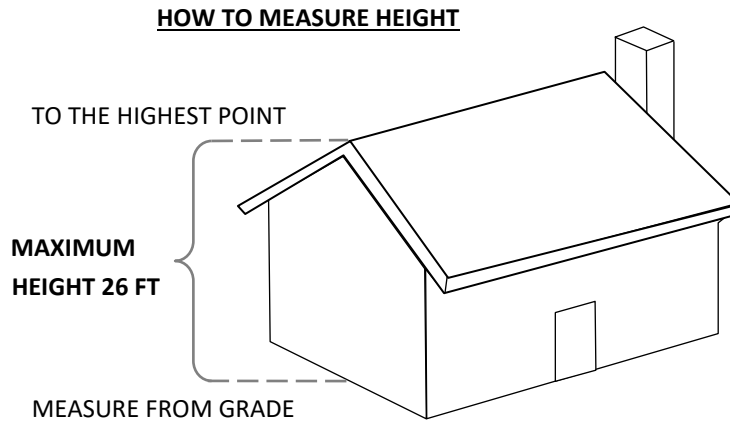
Illustration 03



BUILDING MATERIAL AND ROOF STYLE OF ACCESSORY STRUCTURES TO BE COMPATIBLE WITH THE MAIN STRUCTURE

STEVENS PARK VILLAGE : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 04



NOTE: CHIMNEY HEIGHT IS NOT INCLUDED IN OVERALL HEIGHT

Illustration 05

IDENTIFYING FRONT FACADE

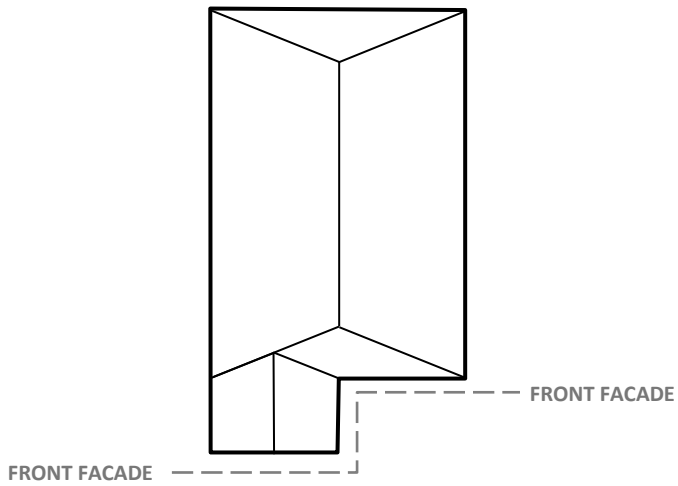
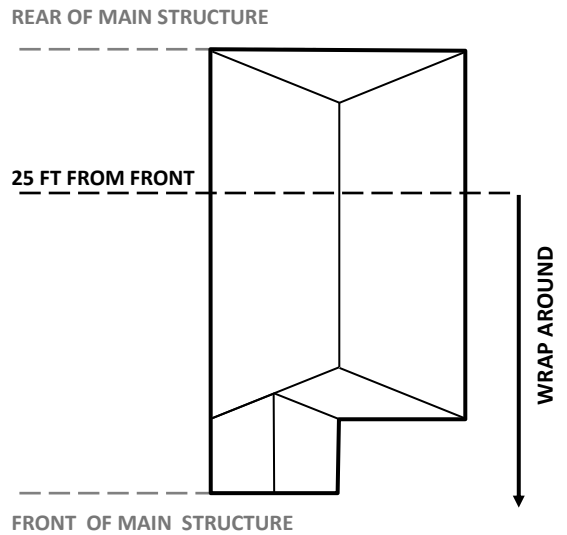


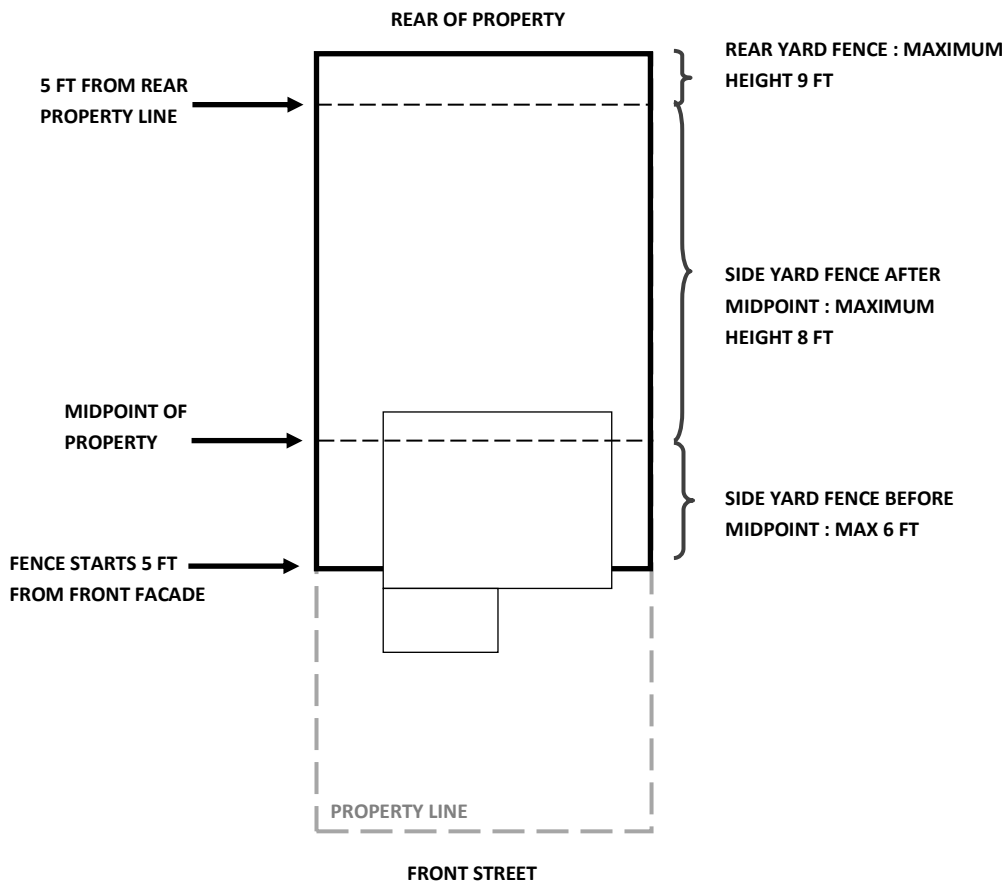
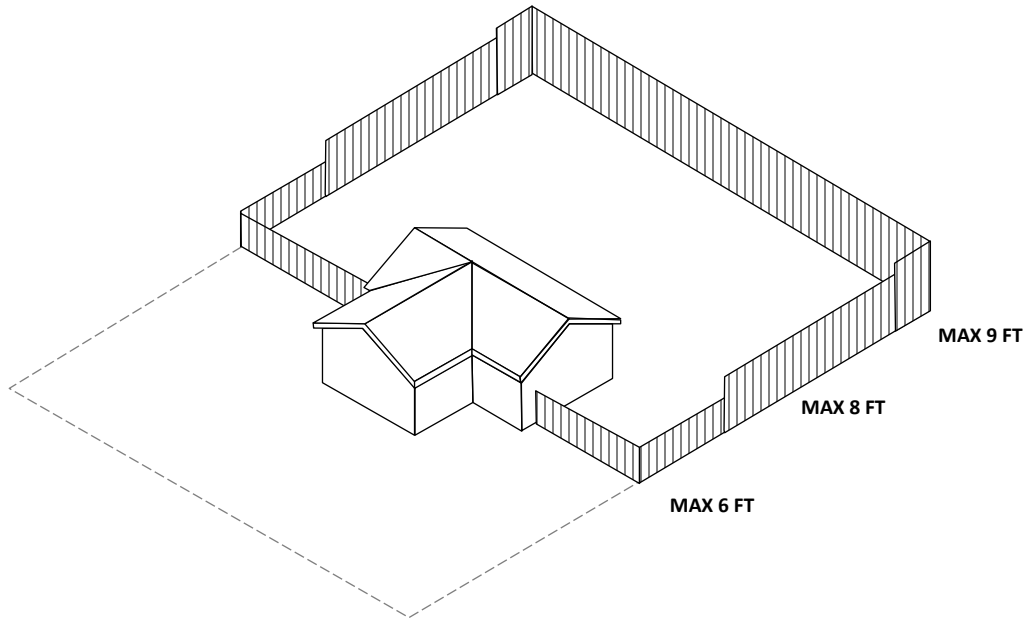
Illustration 06

IDENTIFYING ARCHITECTURAL WRAP AROUND



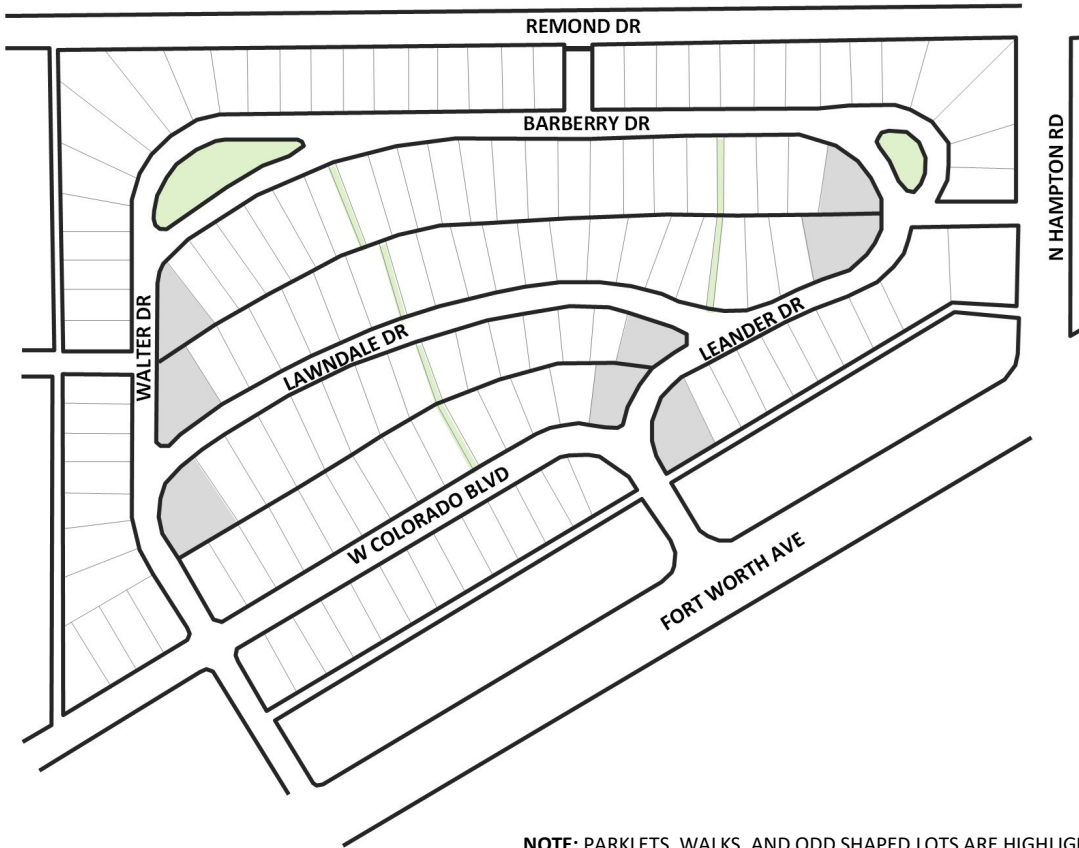
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Illustration 07



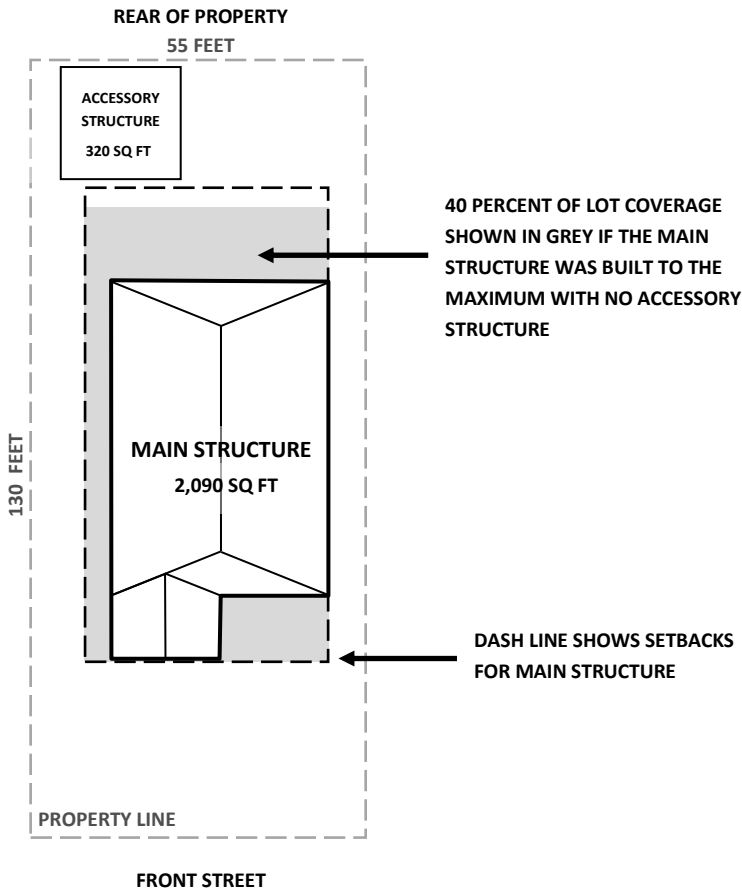
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Illustration 08



NOTE: PARKLETS, WALKS, AND ODD SHAPED LOTS ARE HIGHLIGHTED

Illustration 09



LOT COVERAGE : INCLUDES MAIN STRUCTURE, ACCESSORY STRUCTURES, CARPORTS, GARAGES AND COVERED PORCHES.

**MAXIMUM LOT COVERAGE :
40 PERCENT**

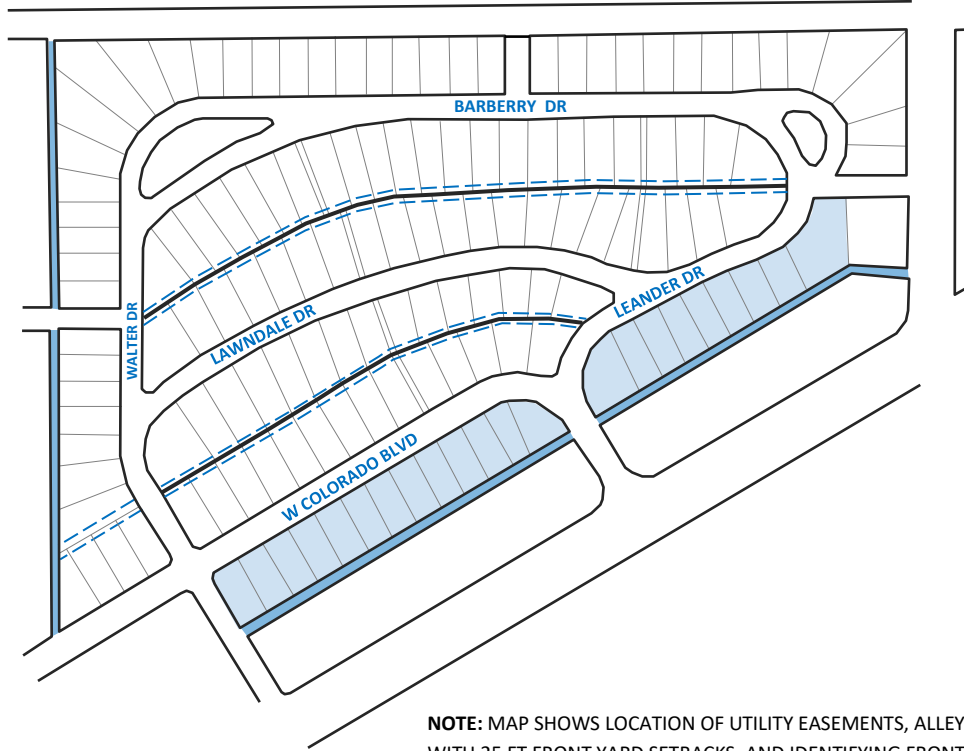
HOW TO CALCULATE LOT COVERAGE

**LOT SIZE : 55 FT X 130 FT = 7,150 SQ FT
40 PERCENT LOT COVERAGE : 2,860 SQ FT
PROPOSED LOT COVERAGE : 2,410 SQ FT**

THIS PROPERTY CAN BUILD 450 SQ FT BEFORE IT REACHES MAXIMUM LOT COVERAGE

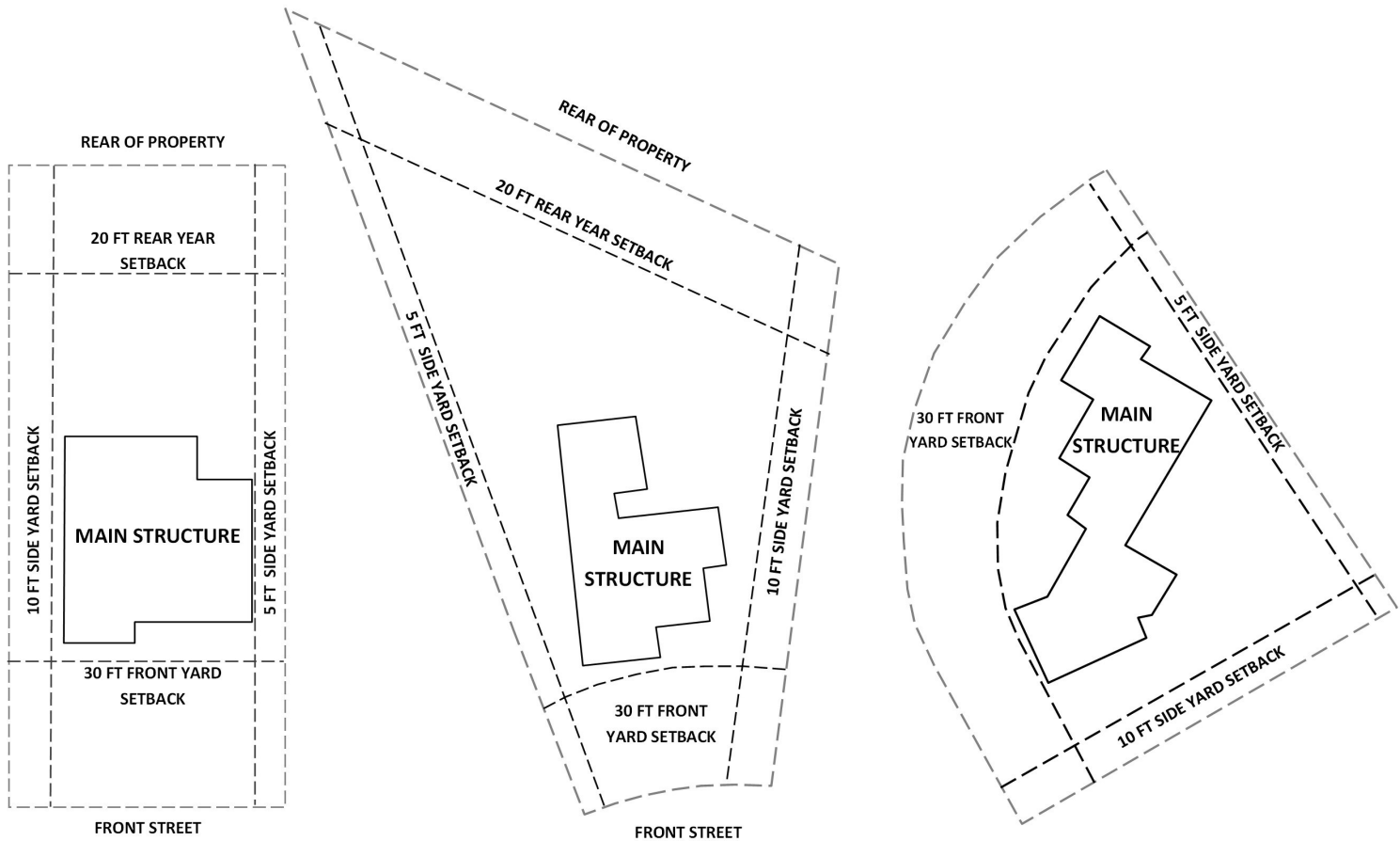
STEVENS PARK VILLAGE : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 10



NOTE: MAP SHOWS LOCATION OF UTILITY EASEMENTS, ALLEYS, HIGHLIGHTS PROPERTIES WITH 25 FT FRONT YARD SETBACKS, AND IDENTIFYING FRONT STREETS

Illustration 11



REGULAR PROPERTY LOT : SETBACKS

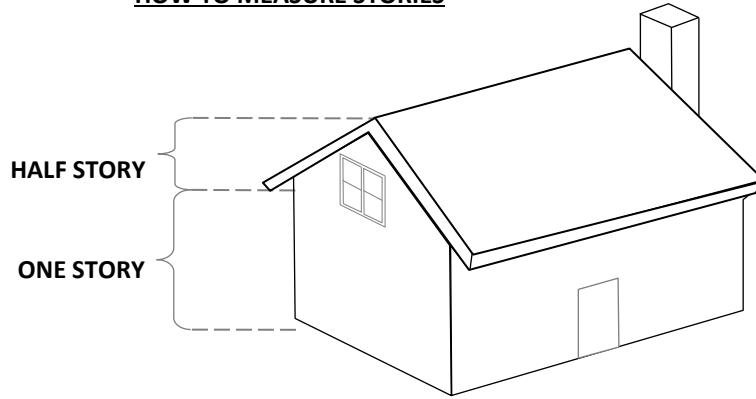
IRREGULAR PROPERTY LOT : SETBACKS

ODD CORNER PROPERTY LOT : SETBACKS

STEVENS PARK VILLAGE : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 12

HOW TO MEASURE STORIES



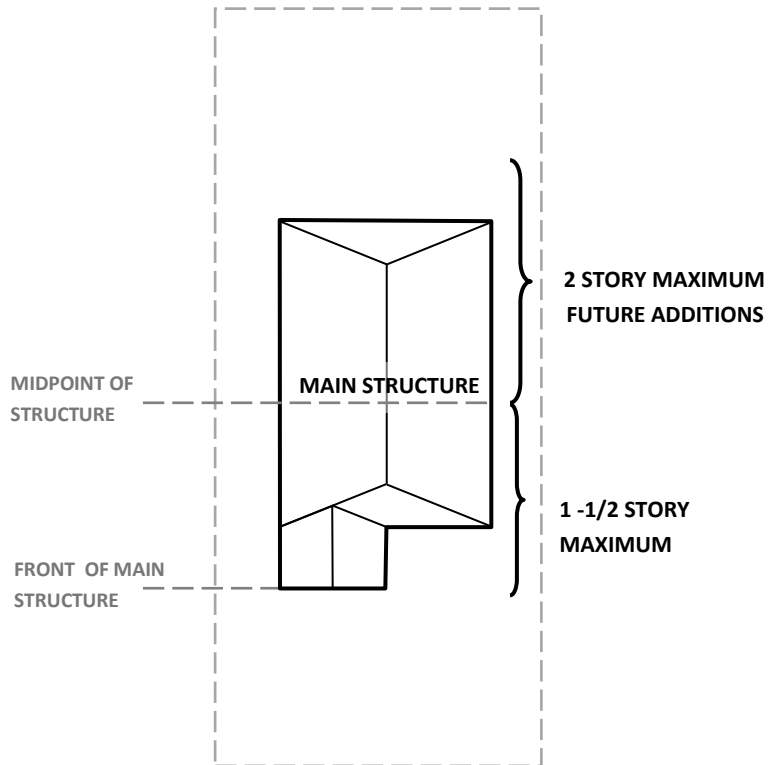
NOTE: THE EAVE OF THE MAIN ROOF STRUCTURE
ALIGNS WITH THE TOP PLATE OF THE FIRST FLOOR

Illustration 13

EXAMPLES OF A ONE—AND ONE HALF STORY



EXAMPLES OF A REAR TWO—STORY POP UP ADDITION



NOTE : THE FRONT OF THE MAIN STRUCTURE MUST MAINTAIN
A ONE STORY OR ONE—AND—ONE HALF STORY APPEARANCE

STEVENS PARK VILLAGE : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 14 : CHIMNEYS



STEVENS PARK VILLAGE : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 15 : PORCH STYLES



STEVENS PARK VILLAGE : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 16 : WINDOWS

