



Adriana Avilés
Planner I
Planning & Development

Red Bird Preservation District: Neighborhood Stabilization Overlay Petition Meeting

Monday, July 27, 2026

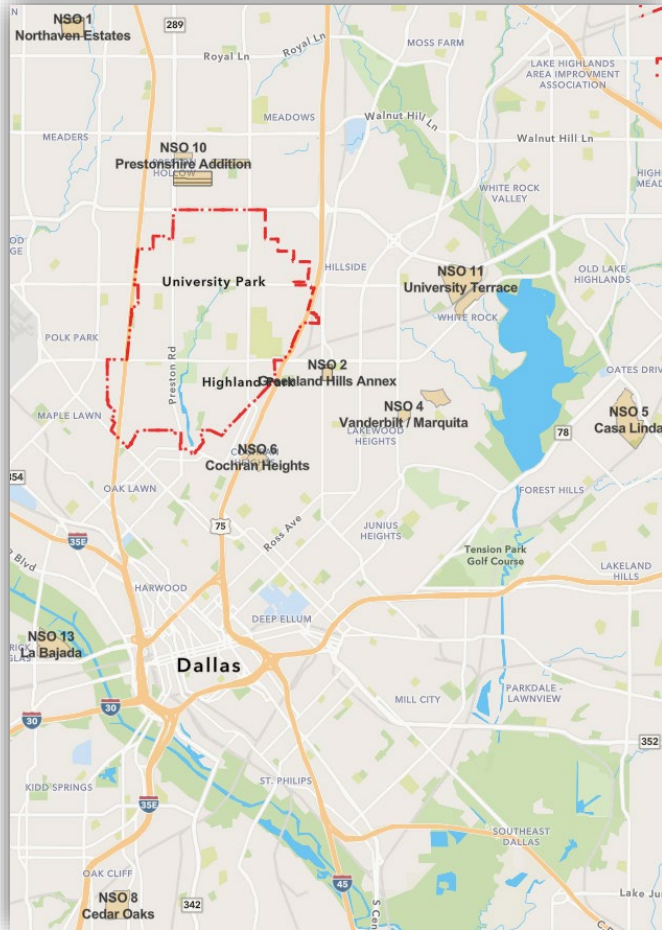


Presentation Overview

- Review: What is an NSO? Roles? Where are we now?
- Red Bird Preservation District Boundary
 - Existing Zoning & Existing Conditions
 - Original Plats
- Timeline & Where are we now?
- Proposal
- What's Next? What to expect.
- Fees
- Questions?



Review: Neighborhood Stabilization Overlay (NSO)



- Neighborhood driven process & zoning tool.
- Existing base zoning remains on the property.
- A tool that allows development standards to be tailored to a specific neighborhood.
- Allows new construction, renovations, and expansions, while ensuring compatibility with existing homes.
- **Regulates:**
 - **Front yard setbacks**
 - **Side yard setbacks**
 - **Building height (height plane)**
 - **Garage connection, location & access**
- *Cannot regulate materials or architectural style.*

Review: Roles & Responsibilities

Annie Mouton	(214) 755-9660	annermouton@hotmail.com
Billie Reed	(214) 356-2354	reed68@att.net
Cynthia Hinton	(214) 356-5199	cdoghinton@sbcglobal.net
Delois Coulter	(214) 728-0236	pelton5316@sbcglobal.net
Tommie "Toni" Martin	(214) 600-9345	tommiemartind@aol.com
Eric M. Johnson	(214) 394-2356	emarcellus7951@yahoo.com
Georgia Scott	(214) 991- 9739	georgiatea2010@gmail.com
Gregory Demus	(214) 796-7857	gdemus56@gmail.com
Mollie Sanders	(214) 681-9648	bets72vette@yahoo.com
Nancy Ruiz	(214) 507-6531	nruizbpa@hotmail.com
Dennis Hawkins	(214) 729-1691	
Wanda Evans	(214) 673-9289	

Neighborhood Committee:

- Initiates process
- Works with staff to establish proposed regulations and boundary
- Collects signatures
- Primary point of contact between property owners and staff

Review: Roles & Responsibilities

City Staff:

- Conducts research and collects background information
- Sends notices and facilitates neighborhood meeting
- Validates petition signatures
- Processes zoning change request

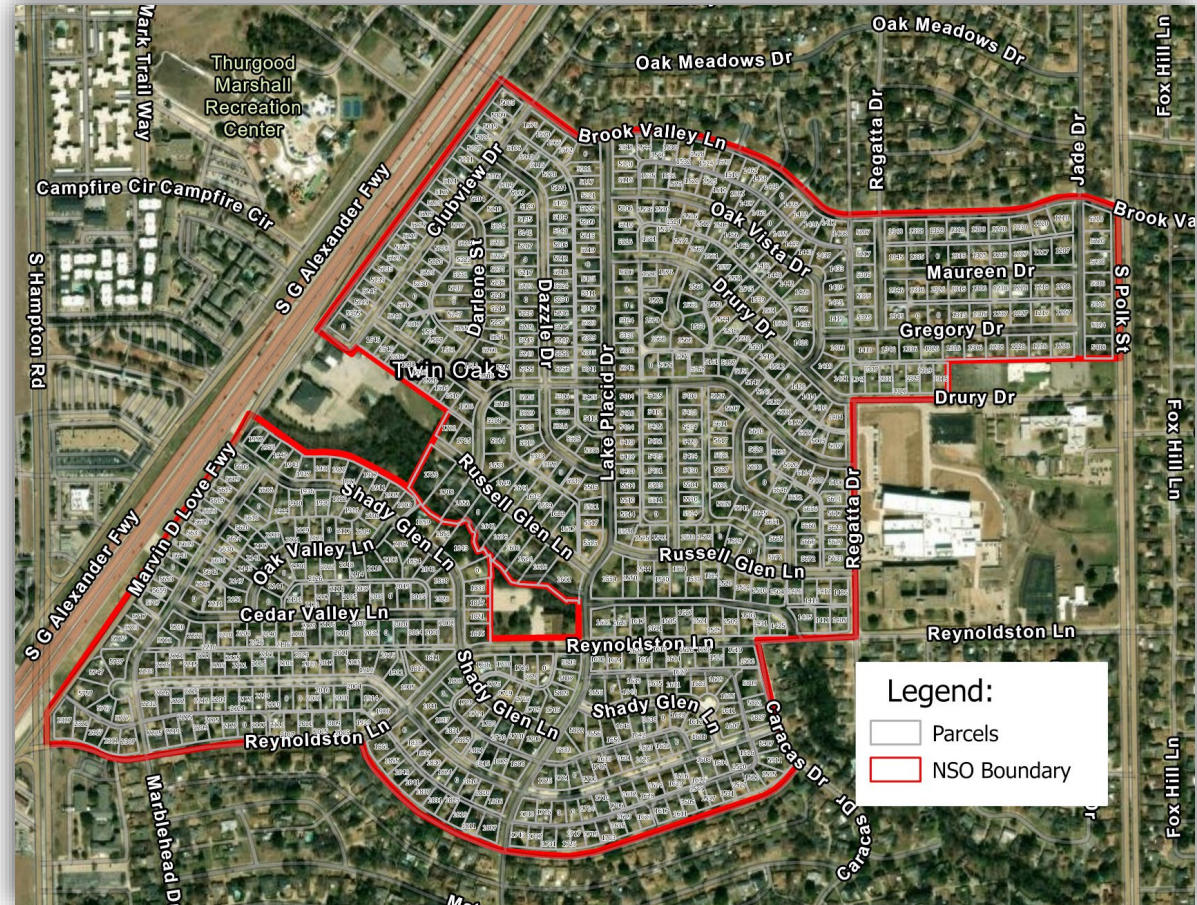
Property Owners:

- Provides input and feedback regarding regulations and boundaries
- Determine outcome of NSO by support or opposition

Red Bird Preservation District Boundaries

North: Brook Valley Lane
East: S Polk St, Drury Dr,
Regatta Dr & Caracas Dr
West: Hwy 67
South: Reynoldston Ln &
Meadow Valley Ln

Contains 746 properties
Zoning: R-7.5(A)
Single-Family Residential
District



Existing Zoning



Existing Zoning: R-7.5(A)

- Front Setback: 25'
- Side/Rear: 5'
- Height: 30'
- Primary uses: Single-Family Residential Uses

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Residential	25'	5'	1 Dwelling Unit 7,500 sq. ft.	30'	45%		Single family residential uses

Existing Conditions:



5305 Clubview Dr.

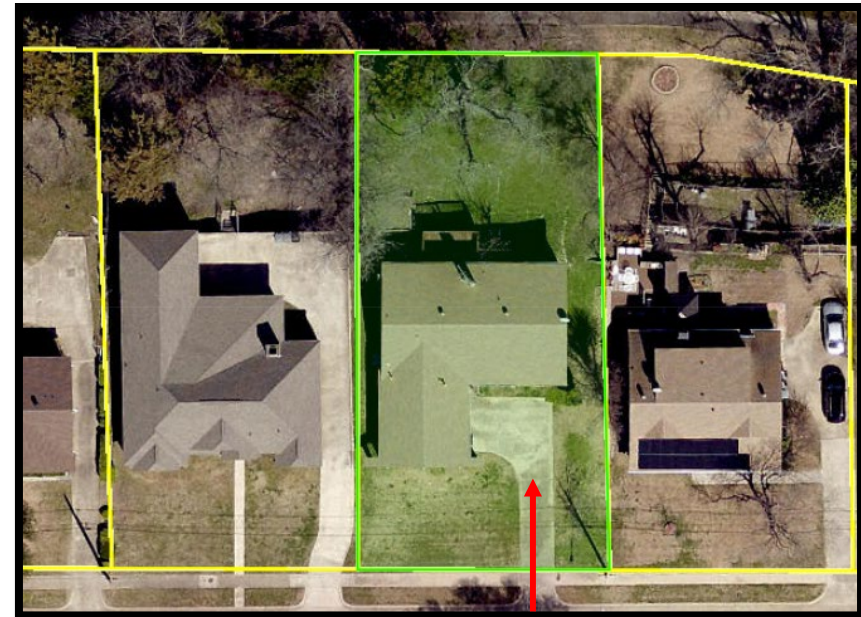
Note: No alley access, garage located in front of single-family structure with front garage access



Existing Conditions:

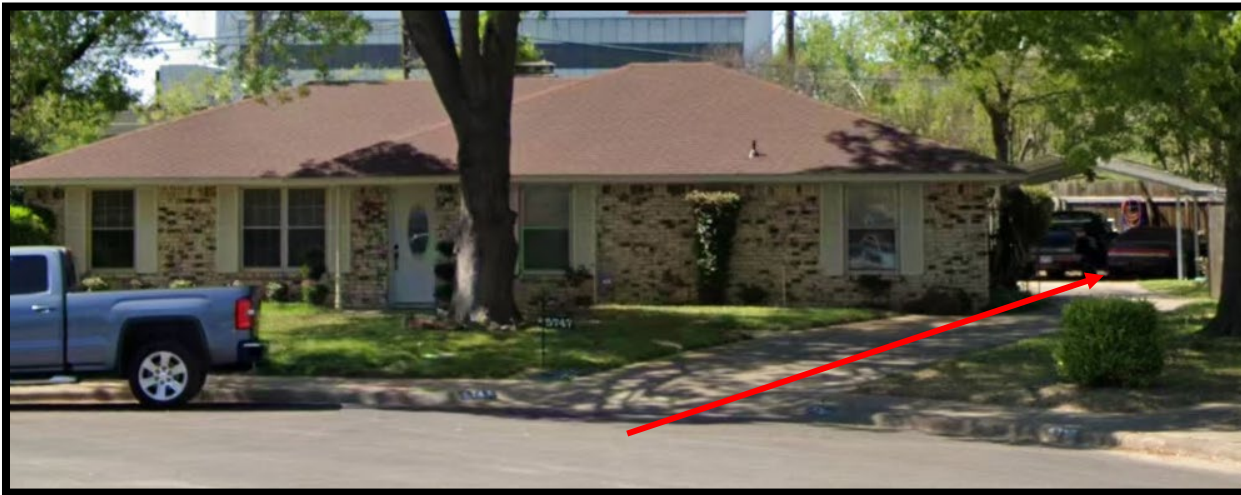


1521 Reynoldston Ln



Note: No alley access, garage located in front of single-family structure with front garage access

Existing Conditions:



5747 Marblehead Dr.

Note: No alley access, garage located behind of single-family structure with front garage access



Existing Conditions:



**5305 Dazzle Dr.
(Corner Lot)**

*Note: Alley access, garage located
on the side of single-family structure
with side garage access*



Existing Conditions:



**1905 Heather Glen Dr.
(Corner Lot)**

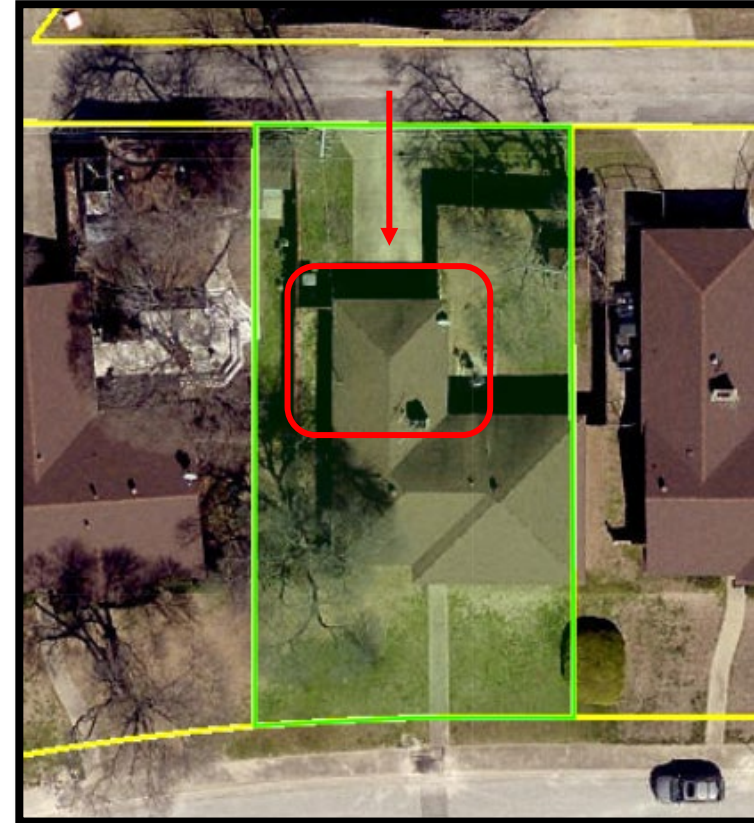
*Note: No alley access, garage
located on the side of single-family
structure with side garage access*



Existing Conditions:

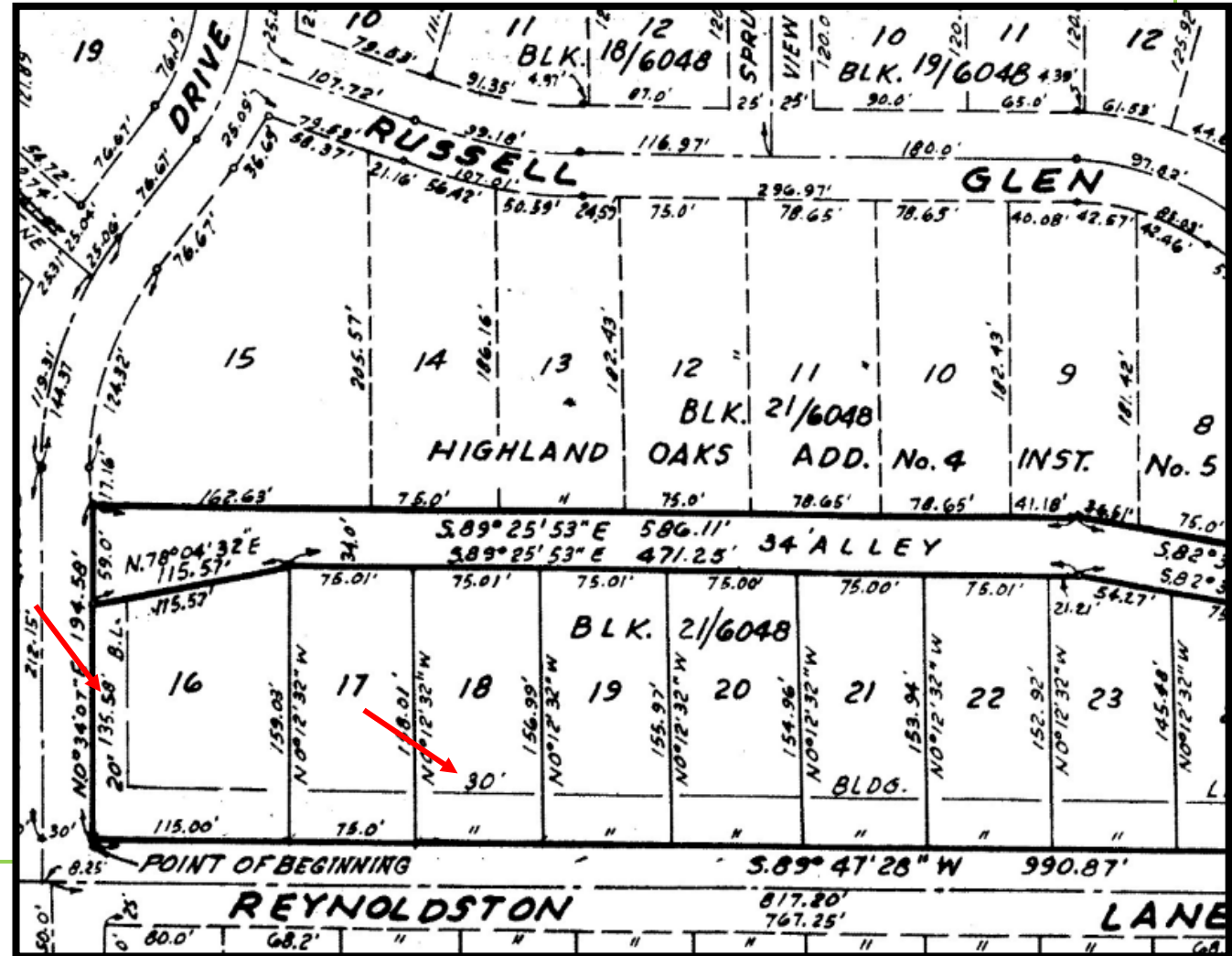
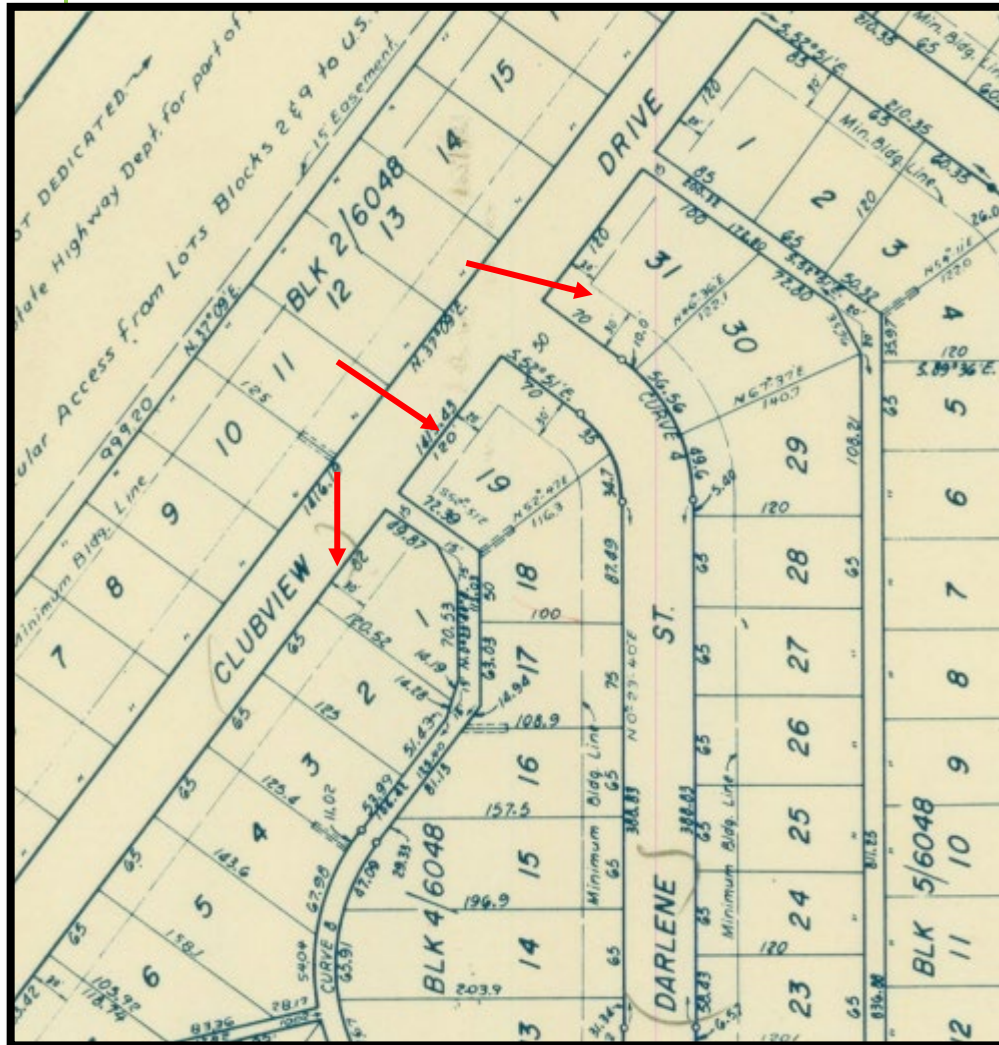


**2225 Heather Glen Dr.
(Interior Lot)**

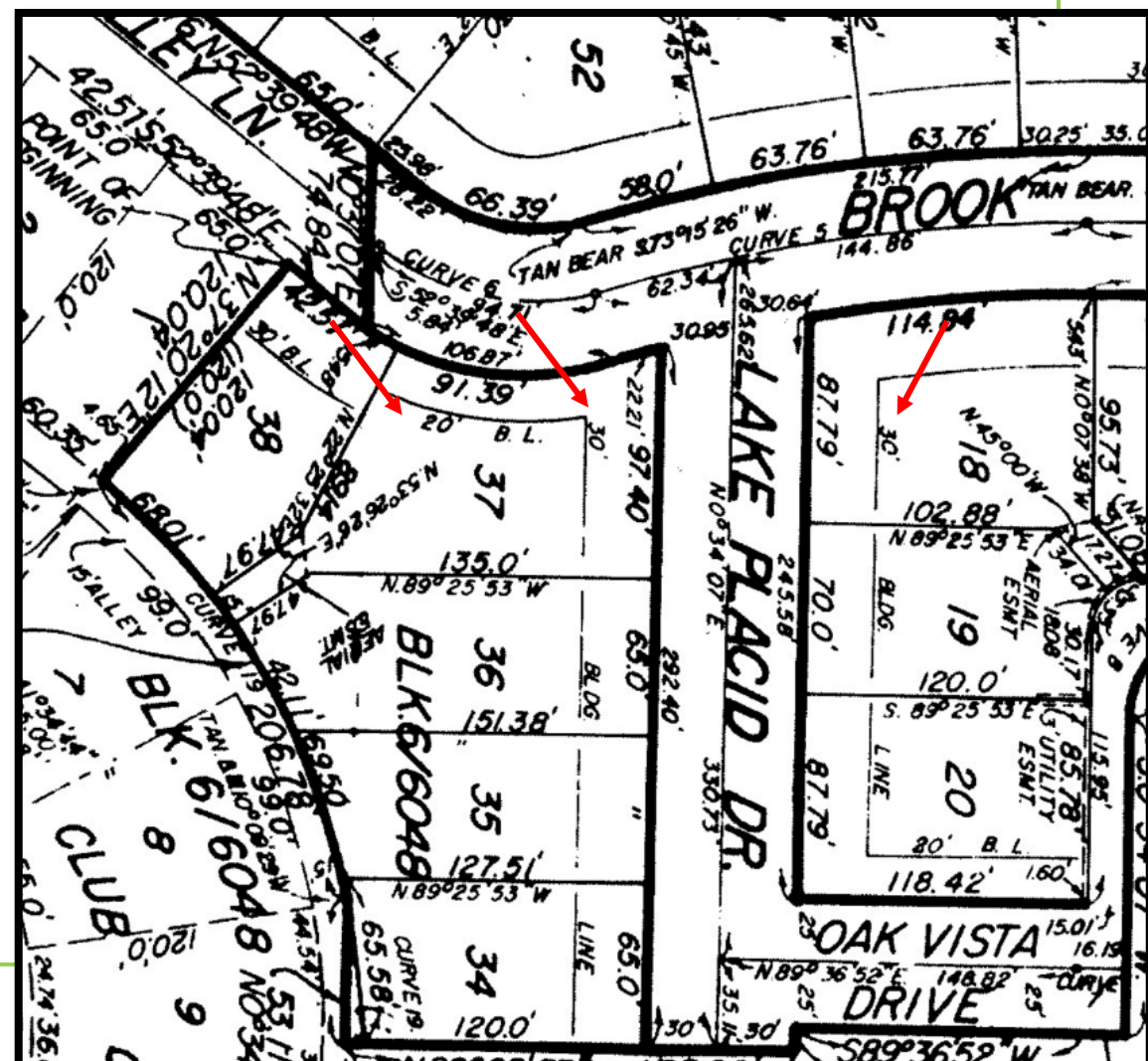
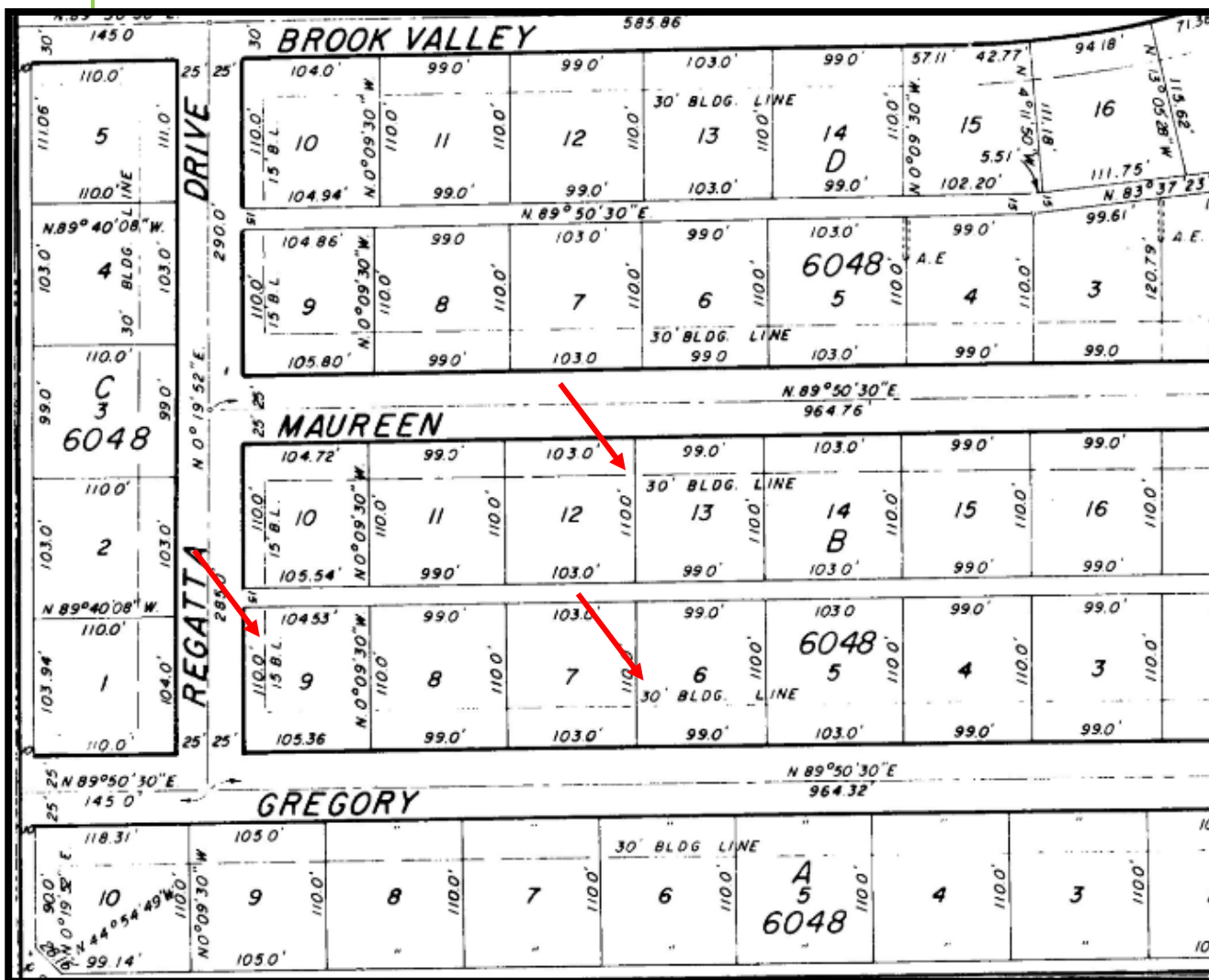


Note: Alley access, garage located behind the single-family structure with rear access

Original Plats



Original Plats



What does the building line mean?

The platted setback supersedes, the base zoning setback. That is until the building line is removed by replat.

SEC. 51A-8.505. BUILDING LINES.

A building line platted and recorded prior to December 13, 2006, indicating that a front yard setback has been reduced remains enforceable. Removal of the platted building line may be sought through a replat that complies with this section.

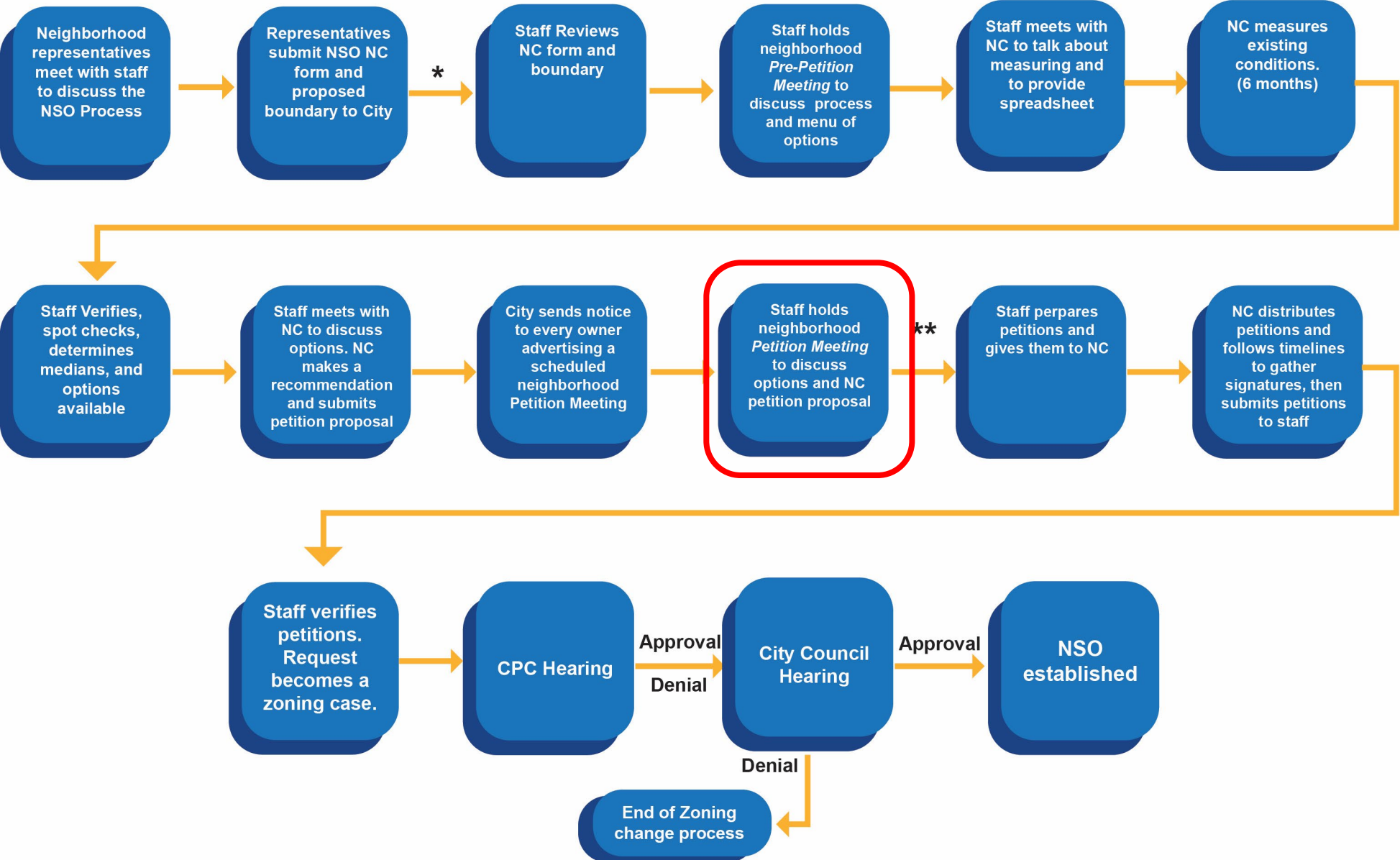
Timeline

- **11/12/2024** – Group of neighbor's expressed interest in the NSO process, city staff met with them and gave a general overview of the NSO process.
- **7/9/2025** – Neighborhood Committee (NC) met with staff to decide boundaries.
- **9/29/2025** – Staff and NC held a pre-petition meeting at Thurgood Marshall Recreation Center.
- **3/2/2026** – Data collection was completed and turned into staff. NC had 6 months from the pre-petition meeting to measure existing conditions. While NC collected measurement data, staff pulled all historical information regarding the NSO boundary area, analyzed original plats.

Timeline

- **3/24/2026 - 3/30/2026** – Afterwards, staff conducted a verification process, selecting at random 90 homes for field measurement verification.
- **April 2026** – Staff then organized data and calculated the median for each setback category.
- **6/3/2026** – Staff held meeting with the Neighborhood Committee (NC), presenting findings and suggesting different recommendations.
- **7/27/2026** – Petition meeting scheduled at Thurgood Marshall Recreation Center, to present a draft proposal to the rest of the neighbors within the NSO boundary.

City of Dallas Neighborhood Stabilization (NSO) Overlay Request Process

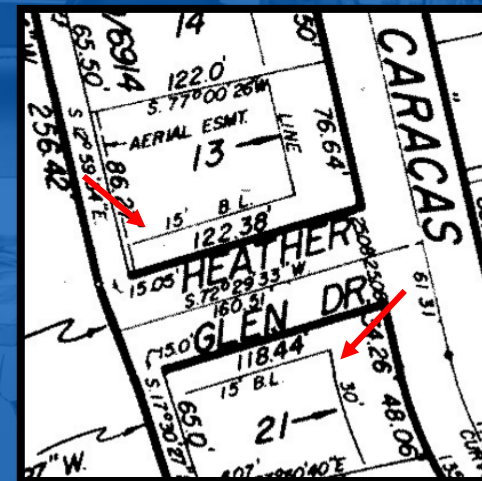
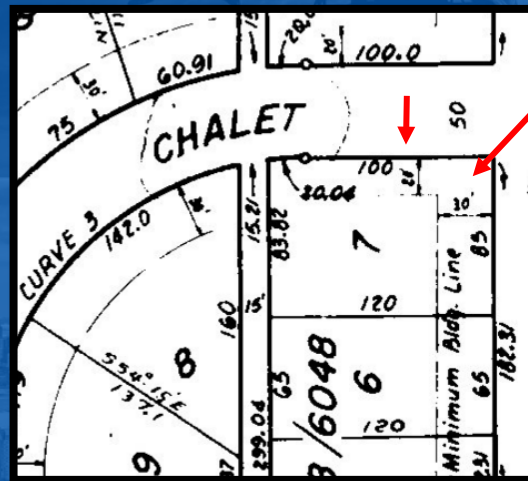


Where are we now?

* NC - Neighborhood Committee
** Additional neighborhood meetings are held as needed

Petition Proposal:

	Median	Zoning	Proposed
Front Yard	30'	25'	30'
Corner Side Yard	17'	5'	17'



***The platted setback
supersedes, the base
zoning setback.
That is until the
building line is
removed by replat.**

Petition Proposal:

	Median	Zoning	Proposed
Garage Location	698 located Behind 35 located in Front 12 located on Side 1 Vacant lot	Not regulated	If a home has alley access, the garage must be located at the back of the structure, except on corner lots where a side facing garage is permitted. If a home does not have alley access, the garage may be located in the front, rear or side of the single-family structure.
Garage Access	577 w/ Rear connection 109 w/ Front connection 59 w/ Side connection 1 Vacant lot	Not regulated	If a home has alley access, the garage must be accessed from the rear, or from the side on corner lots. If a home does not have alley access, the garage must be accessed from the front, except on corner lots where side access is permitted.
Garage Connection	744 w/ attached garage 1 w/ detached garage 1 Vacant lot	Not regulated	Attached



City of Dallas

CITY OF DALLAS
NEIGHBORHOOD STABILIZATION OVERLAY
PETITION FOR PROPERTY OWNER SIGNATURES
RED BIRD PRESERVATION DISTRICT

001
 Property Owner
 6735 Test Case St.
 Dallas, Texas 75000

A. Attention Property Owner:

1. Property owners in your neighborhood are interested in adopting special zoning regulations to retain the character of the area shown on the map. An information packet developed by the City of Dallas has been included with this petition explaining the process and proposed special zoning regulations in more detail.
2. Please review the proposed regulations before signing the petition. If you have any questions concerning these regulations, please contact the Planning & Development Department at the number listed on the back of this form.

B. Proposed Regulations:

The proposed regulations below were selected by the neighborhood committee that requested this petition.

Regulation	Existing Zoning: R-7.5(A)	Typical House	Proposed Regulation
Front setback	25 feet	30 feet	30 feet (existing platted building line)
Corner side yard setback	5 feet	17 feet	17 feet
Garage location	None	Homes with alleys typically have the garage located behind or side of the single-family structure. Homes without alleys typically have the garage located in the front, side or behind the single-family structure.	If a home has alley access ¹ , the garage must be located at the rear of the structure, except on corner lots where a side facing garage is permitted. If a home does not have alley access, the garage must be located in the front, rear or side of the single-family structure.
Garage access	None	Homes with alleys typically have front side or rear entry. Homes without alley access typically have front or side entry.	If a home has alley access ¹ , the garage must be accessed from the rear, or from the side on corner lots. If a home does not have alley access, the garage must be accessed from the front, except on corner lots where side access is permitted.
Garage connection	None	Attached	Attached

¹ See attached map for properties with alley access

By signing this petition, you are indicating support for an application for a Neighborhood Stabilization Overlay District for your neighborhood and for all of the proposed regulations outlined above.

Property address	Owner name	Property owner signature	Printed name	Date

Signatures are valid for **6 months**. This petition will not become a zoning case unless more than 50 percent of the property owners within the area shown on the attached map sign in support of the proposed regulations. If the minimum number of signatures required to initiate this zoning change is met, the rezoning request will be forwarded to the City Plan Commission and, if recommended by the Commission, to City Council for final action. You will be notified in writing of the time and place of any public hearings.

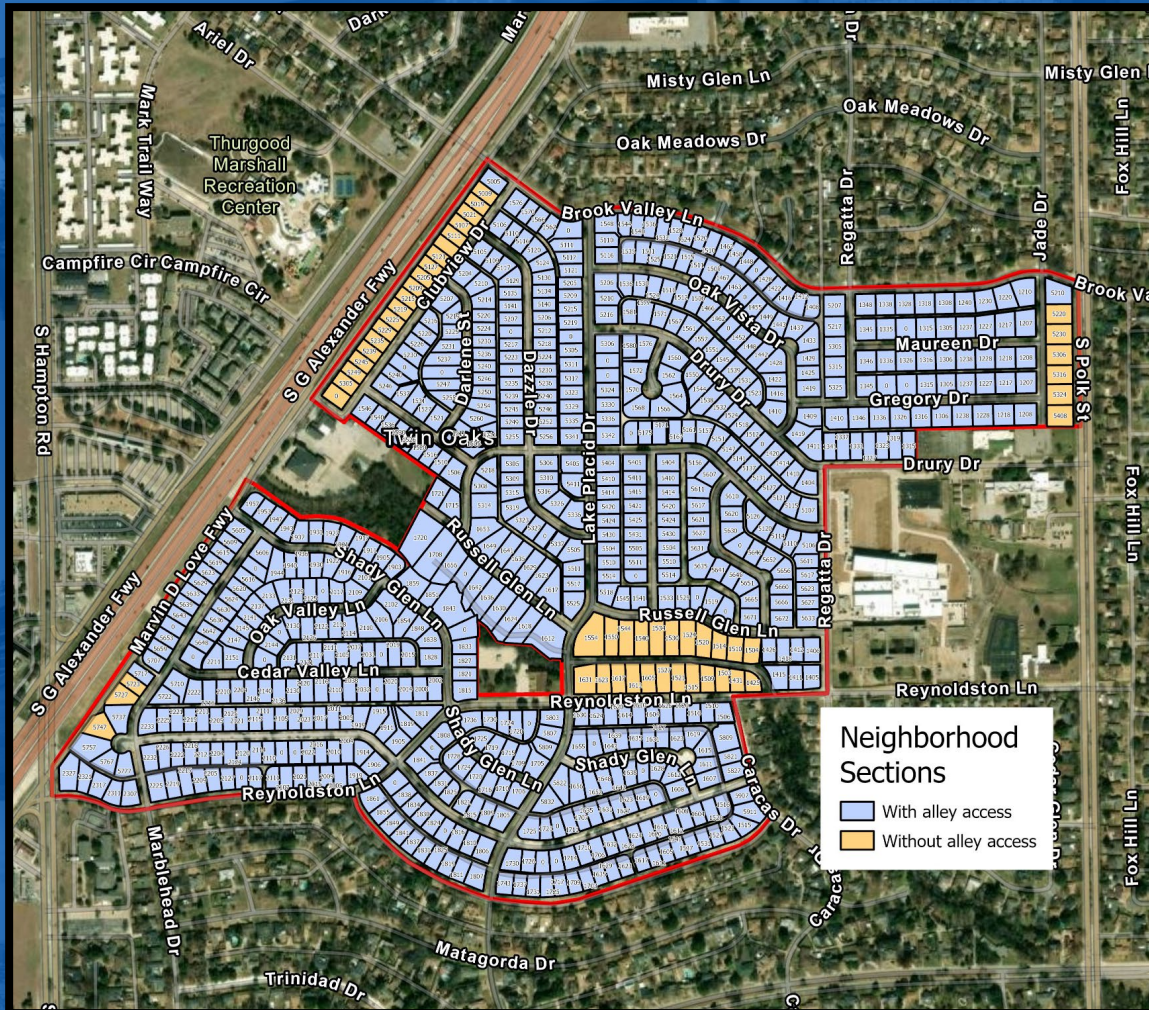
Please contact a representative of the neighborhood committee listed below for additional information:

Name	Address	Email
Annie Mouton	1824 Heather Glen Dr.	annermouton@hotmail.com
Billie Reed	5147 Chalet Ln.	reed68@att.net
Cynthia Hinton	1305 Gregory Ln.	cdoghinton@sbcglobal.net
Delois Coulter	5316 Jade Ln.	pelton5316@sbcglobal.net
Eric M. Johnson	5218 Chalet Lane	emarcellus7951@yahoo.com
Georgia Scott	1624 Heather Glen Dr.	georgiatea2010@gmail.com
Gregory Demus	5211 Dazzle Dr.	gdemus56@gmail.com
Nancy Ruiz	1504 Russell Glen Ln.	nruizbpa@hotmail.com
Mollie Sanders	5424 Lake Placid Dr.	bets72vette@yahoo.com
Tommie "Toni" Martin	1620 Heather Glen Dr	tommiebartind@aol.com
Wanda Evans	Alternate committee member	
Dennis Hawkins	Alternate committee member	

City of Dallas Planning & Development Department 214 670-4127
 Effective Date of this petition: **July 27, 2026 – NM Date plus 3-6 month**

For more information about Neighborhood Stabilization Overlay, please visit: <https://dallascityhall.com/departments/prnv/Pages/NSO.aspx>

Petition deadline: January 27, 2027



**Homes with alley access (purple) (694) vs
Homes without alley access (orange) (52)**



**Corner Lot Homes (blue) (109) vs
Interior Lot Homes (gray) (637)**

What's Next?

- **Signature gathering**

- The committee will gather signatures from as many property owners as possible.
- Some property owners may live out of town, so they will need to be contacted via mail/email to ask for their signature. Some properties may be owned by banks or corporations; in this case you will need documentation attached indicating that person is authorized to sign. If a property is owned by only one person of a married or partner couple, only that person shown as the owner can sign.

- **Signature verification**

- Once the committee has finished gathering the signatures it can, the committee should contact city staff and schedule a time to turn in the petitions.
- City staff will verify property owners using the Dallas Central Appraisal District's (DCAD) website and calculate percentage of neighbors in favor.

- **Zoning Application**

- The percentage of petitions in favor will determine if an application fee is due.
- Staff will verify the petitions and determine the percentage of the number of lots within the boundary within **10 business days**.

What to expect?

- **City Planning Commission (CPC) Hearing**
 - CPC makes recommendations to the City Council. They **don't** make the final determination.
 - If the City Planning Commission recommends **denial**, the request is still forwarded to City Council, and a two-year waiting period applies to all properties within the area of request
 - If the City Planning Commission recommends **approval**, and case is forwarded to City Council for final action.
- **City Council Hearing**
 - Council holds hearing on proposal, takes final action (**approval or denial**) on the zoning request and two-year waiting period applies to all properties within the area of request

Fees

SEC. 51A-4.507. NEIGHBORHOOD STABILIZATION OVERLAY

- If a petition is signed by more than 50 percent but less than 75 percent of the lots within the proposed district, **the application fee must be paid.**
- If a petition is signed by 75 percent or more of the lots within the proposed district, **the application fee is waived.**

50% → 373
75% → 560

SEC. 51A-1.105. FEES

Type of Application	Application Fee	Area of Notification for Hearing
All applications relating to neighborhood stabilization overlay districts, neighborhood forest overlay districts, and accessory dwelling unit overlays:		
0-1 acre	\$500.00	200 feet
over 1 acre to 5 acres	\$1,200.00	200 feet
over 5 acres to 25 acres	\$2,400.00	200 feet
over 25 acres	\$2,400.00	200 feet

For more information or questions:

**Red Bird Preservation
District Website:**



Adriana Avilés

Planner I, Planning & Development

- (214) 671-5076
- adriana.aviles@dallas.gov

**Comment/Question
Form:**

