

# **Red Bird Neighborhood Stabilization Overlay (NSO)**

**Pre-Petition Community Meeting**

**September 29, 2025**

The logo of the City of Dallas, featuring a stylized white 'D' on a dark blue background. Inside the 'D' is a white three-lobed leaf or flower symbol. The background of the slide has a dark blue curved shape on the left side with a fine white diagonal line pattern.

**City of Dallas**

Sef Okoth, AICP  
Chief Planner  
Planning & Development  
City of Dallas

# What is a Neighborhood Stabilization Overlay (NSO)?



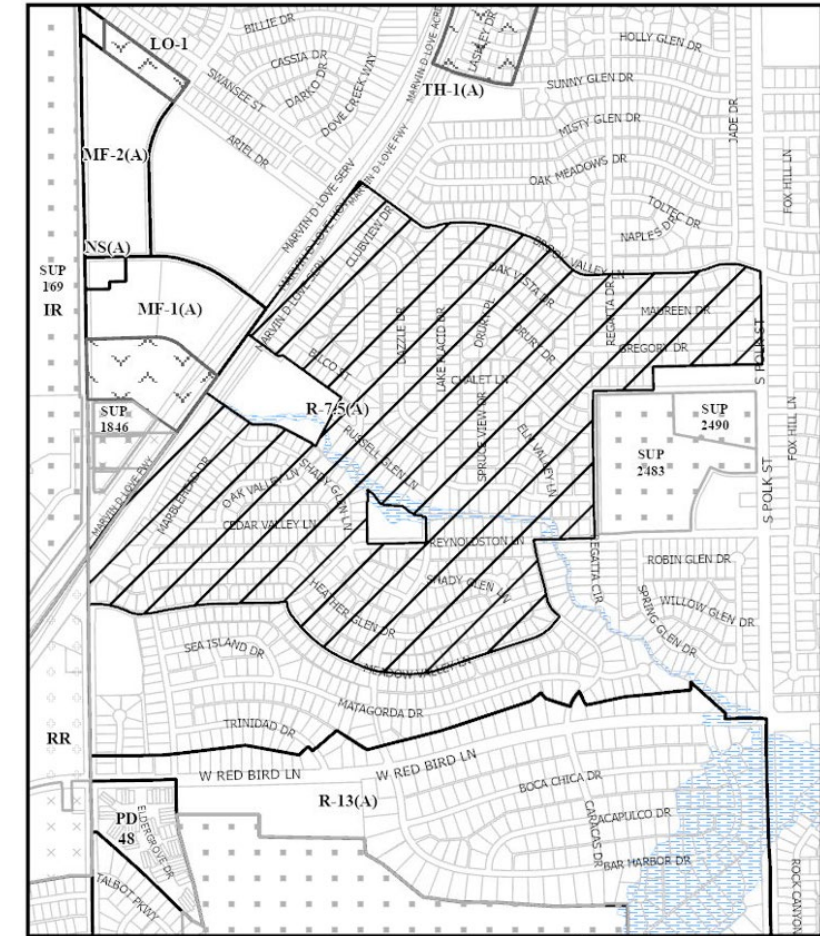
- A tool to preserve the character of single-family neighborhoods through neighborhood-specific regulations for yards, lot sizes, and building footprints.
- Lightest form of neighborhood regulation, applicable only in single-family areas with at least 50 existing homes.
- Applied when the City Council determines new incompatible single-family construction would harm the neighborhood and city's character, stability, and livability.
- Allows new construction, renovations, and expansions, while ensuring compatibility with existing homes.



# Neighborhood Stabilization Overlay Cont...



- Allows certain regulations to be made more restrictive than the base zoning.
- Existing or base zoning remains on the property.
- Protects a neighborhood from newly built structures that are incompatible with the existing scale of the neighborhood.
- **Regulates:**
  - **Front yard setbacks**
  - **Side yard setbacks**
  - **Building height (height plane)**
  - **Garage connection, location, and access**
- Does not regulate *materials or architectural style*.
- The yard, lot, and space regulations of an NSO are limited in their ability to facilitate the creation and enforcement of the regulations.



# Justification for the NSO



Key reasons for NSO:

- Maintain neighborhood character and stability
- Protect neighborhood scale and design consistency
- Mitigate incompatible infill development
- Control speculative real estate practices
- Promote long-term occupancy and investment in the neighborhood
- Encourage renovation and reinvestment that aligns with the already established neighborhood character



# Red Bird NSO Boundaries



NSO Boundaries:

**North:** Brook Valley Lane

**East:** Jade Dr, Regatta Dr and Caracas Dr

**West:** Clubview Dr and Marblehead Dr

**South:** Reynoldston Ln, Meadow Valley Ln

Contains 746 properties.

**Zoning:** R-7.5 (A) Single-Family Residential District

## Community Atmosphere

- Strong sense of community identity
- Streetscape promotes neighbor interaction
- Distinctive charm through architectural harmony
- Long-standing residents and community pride

# Neighborhood Character



## Cohesive architectural Design

- Predominantly mid-20th century single-story Single-Family homes
- Consistent building scale and massing
- Uniform setbacks and rooflines
- Harmonized landscaping across properties
- Mature trees provide canopy and visual continuity
- Sidewalks foster walkability
- Visually appealing



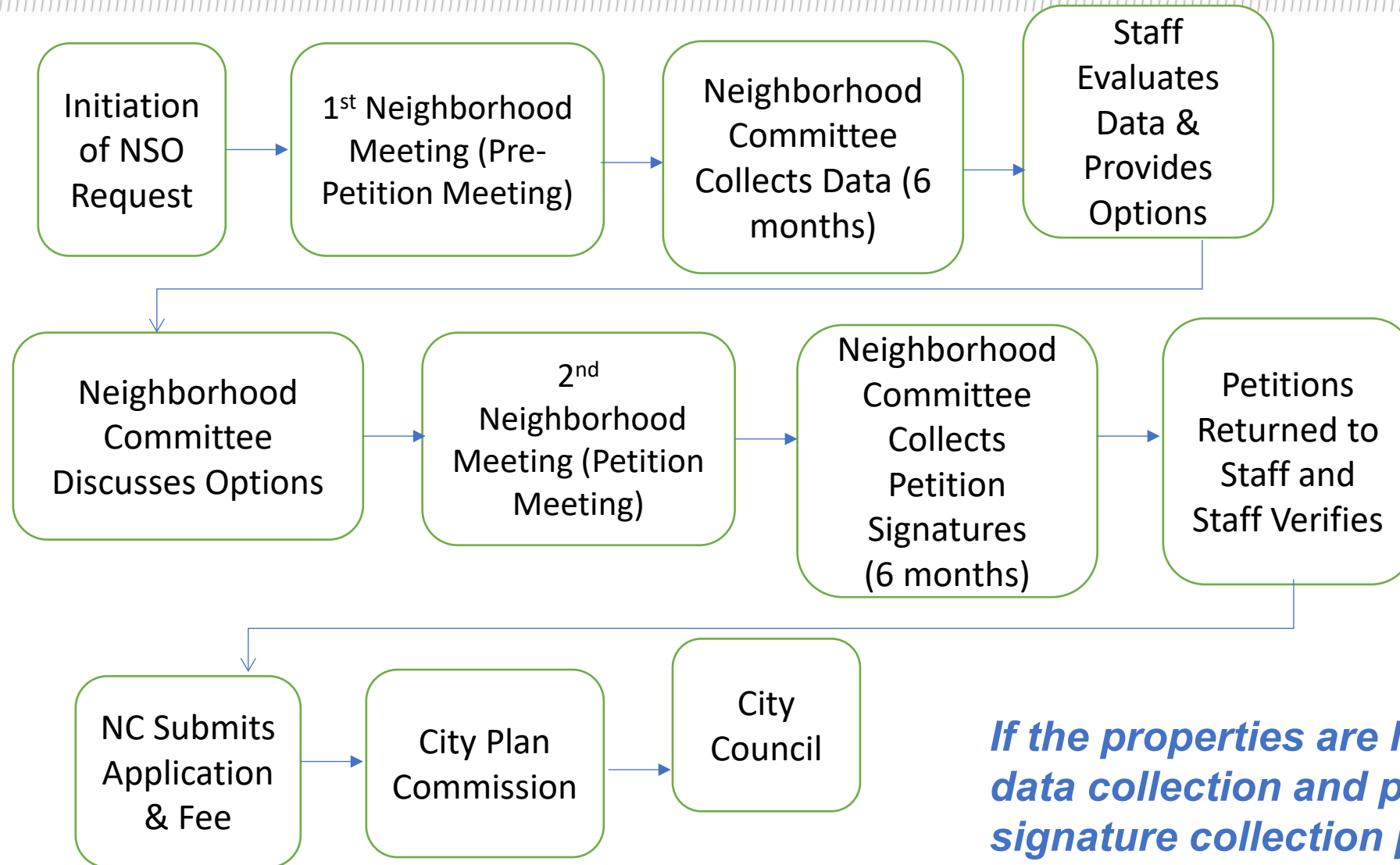
# NSO Process Overview



- Interested property-owners form a committee of representatives and requests a petition
- Committee meets with staff to develop NSO proposal for discussion with the community
- Staff convenes a pre-petition meeting where NSO process, boundaries and data sets to be measured are presented
- The Committee collects data and present it to City staff for review
- Staff conducts 2<sup>nd</sup> Community meeting where signature petitions are discussed
- Neighborhood Committee gathers petition signatures
- Staff reviews the petition and validates the signatures
- A public hearings on zoning change request is held by the City Plan Commission (CPC)
- A public hearing at the City Council, where the Council makes final determination on the zoning change
- NSO implementation and monitoring



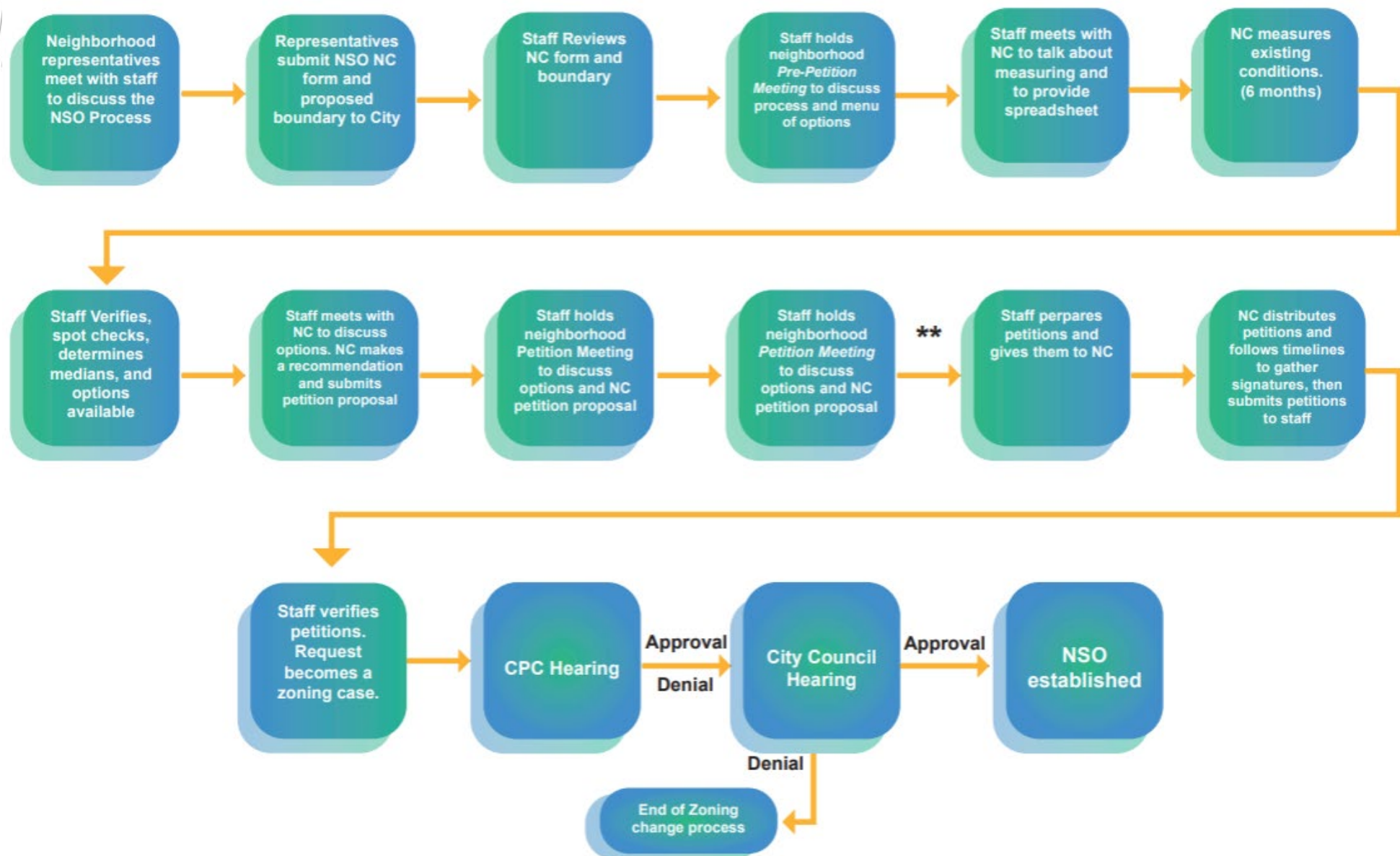
# NSO Process



***If the properties are less than 50, the data collection and petition signature collection periods are reduced to 3 months each.***



# City of Dallas Neighborhood Stabilization (NSO) Overlay Request Process



\* NC - Neighborhood Committee

\*\* Additional neighborhood meetings are held as needed



# Initiation of NSO Request




- Representatives from the neighborhood submit to the Planning and Development Department:

- I. Form signed by the owners of at least 10 properties within the area of request
- II. Map of the area to be considered

- Those who sign the form become the ***Neighborhood Committee***.

Date Received: \_\_\_\_\_

  
 CITY OF DALLAS  
**Neighborhood Stabilization Overlay Committee Form**

Date: \_\_\_\_\_  
 Neighborhood/Subdivision Name: \_\_\_\_\_

Primary Contact Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

Property owners in our neighborhood are interested in seeking a Neighborhood Stabilization Overlay District. The undersigned are the members of our Neighborhood Committee. We agree to work with staff to establish proposed regulations and boundaries for the district, collect signatures on the petition initiating the rezoning request, and serve as primary points of contact between staff and property owners. We understand that our contact information may be distributed to other property owners in the neighborhood as part of this petition process.

**The Neighborhood Committee must include the owners of at least 10 properties within the boundary of the proposed Neighborhood Stabilization Overlay District.** All areas of the proposed boundaries should be represented by the committee.

A map or written description of the proposed boundaries of the Neighborhood Stabilization Overlay District must be attached and submitted to the Department of Development Services in order to begin processing this request.

Neighborhood Committee			
Print Name	Address	Phone/Email	Signature

NSO Initiation Request Form



# Red Bird Neighborhood Committee



## Committee Members

1. Annie Mouton
2. Billie Reed
3. Cynthia Hinton
4. Delois Coulter
5. Dennis Hawkins
6. Eric M. Johnson
7. Georgia Scott
8. Gregory Demus
9. Mollie Sanders
10. Nancy Ruiz
11. Tommie "Toni" Martin
12. Wanda Evans

## Responsibilities

- Serve as the primary points of contact between the City and property owners and residents
- Volunteered to work with City staff to develop NSO regulations
- Taken responsibility for collecting petition signatures



# Staff Preliminary Review



After a NSO Request form is received, City staff:

- ✓ Review proposed boundaries to ensure compliance with ordinance requirements
- ✓ Conduct preliminary assessment of the area, including a site visit and review of existing zoning and land use
- ✓ Meet with the Neighborhood Committee to discuss their roles and responsibilities
- ✓ Works with the Committee to set regulations based on a “menu” of offerings.
- ✓ Notify all property owners with the proposed NSO boundaries about the Pre-Petition meeting where staff will explain the NSO process and answer questions.
- ✓ Staff provide the Neighborhood Committee with data collection sheets.



# 1<sup>st</sup> Community Meeting/Pre-Petition Meeting



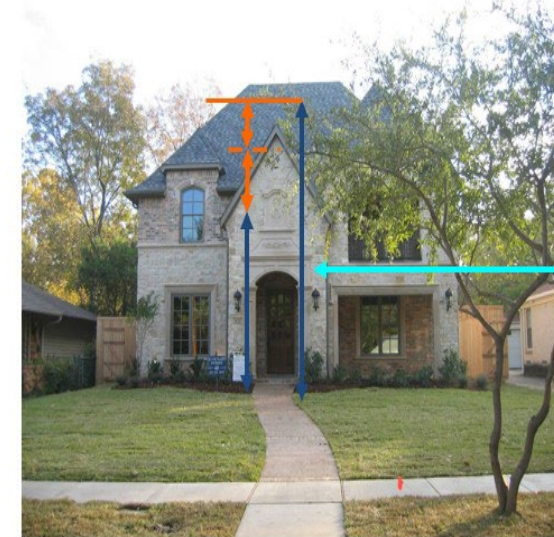
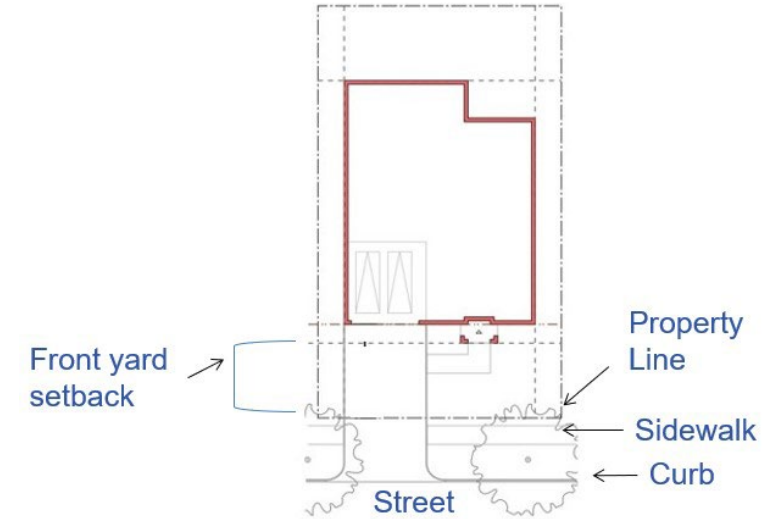
- Staff presents an overview of the Neighborhood Stabilization Overlay (NSO) process.
- The meeting allows property owners and residents to ask questions about the NSO process.
- The committee then takes responsibility for measuring data in the neighborhood.



# Red Bird Neighborhood Data Collection



- The Neighborhood Committee is responsible for collecting data on each property,
- Data to be collected include:
  - Front yard setback
  - Side yard setback
  - Height (building)
  - Garage location and connection
- Committee members have been trained by city staff on data collection (measuring setbacks)
- Committee has up to 6 months, **starting October 1**, to complete the data collection



Height is a horizontal plane measured  $\frac{1}{2}$  way between peak and eave.

For height to be regulated beyond base zoning, the petition must be signed by more than 60% of property owners.



# Data Measurement



## Structure setback measurements

Measured from outermost part of a structure to:

- ☐ Property line (if marked)
- ☐ Sidewalk
- ☐ Curb (if no sidewalk)
- ☐ Alley (rear setback)

Indicate measurement source:

- ☐ Property line
- ☐ Sidewalk
- ☐ Curb
- ☐ Alley

## Garage data collection

Garage Location

- ☐ Attached
- ☐ Detached

Garage Position

- ☐ Front of property
- ☐ Side of property
- ☐ Rear of property

Garage Access

- ☐ Front driveway
- ☐ Side Street
- ☐ Rear alley

- **Corner Lots** are measured the same way as regular lots
- **Building Heights** are estimated using applications like Google Earth or Google Earth Pro



# Data Verification



- The Neighborhood Committee turns in data collection sheets to city staff
- Staff verifies data.
- Staff determines medians by arranging each set of measurements numerically and then selecting the one in the middle (**Median**)
- No specified time limit for data verification.



# 2<sup>nd</sup> Neighborhood Meeting/ Petition Meeting



- Staff outlines the proposed regulations.
- Staff provides a petition for every property in the NSO area to the Neighborhood Committee.
- Property owners ask questions about the petition and the proposed regulations of the NSO.
- Neighborhood Committee are authorized to begin collecting signatures on the petitions after the petition meeting.



# Petition Signatures



- The neighborhood committee has 6 months to collect signed petitions and submit them to staff.
- Time frame is based on the number of properties in the proposed NSO:
  - Fewer than 50 single family structures = 3 months
  - 50 or more single family structures = 6 months
  - Red Bird NSO = 746



CITY OF DALLAS  
PROPOSED NEIGHBORHOOD STABILIZATION OVERLAY  
PETITION FOR PROPERTY OWNER SIGNATURES  
LA BAJADA NEIGHBORHOOD

00000671926000000

[Redacted signature]

A. Attention Property Owner:

1. General information about the Neighborhood Stabilization Overlay program may be found online at: [www.dallascityhall.com/development\\_services/neighborhood\\_overlay.html](http://www.dallascityhall.com/development_services/neighborhood_overlay.html).
2. Please review the proposed regulations before signing the petition. If you have any questions concerning these regulations, contact the Development Services Department at the number listed on the back of this form.

B. Proposed Regulations:

*The following proposed regulations were selected by the neighborhood committee:*

Regulation	Existing Zoning R-5(A)	Median House	Proposed NSO Regulations
Height (measured to midpoint of roof)*	30 feet	13 feet	27 feet
Garage access	Not regulated	Not measured	None
Garage location	Not regulated	Not measured	None
Garage connection	Not regulated	Not measured	None
Front setback	Not measured	Not measured	None
Corner side yard setback	Not measured	Not measured	None
Interior side yard setback (Left side from street)	Not measured	Not measured	None
Interior side yard setback (Right side from street)	Not measured	Not measured	None

\*Height regulations may be included only if a minimum of 60 percent of the properties in your neighborhood indicate support.

**By signing this petition, you are indicating SUPPORT for the Neighborhood Stabilization Overlay application with the proposed NSO regulations listed above.**

Property address	Owner name	Property owner signature	Printed name	Date
[Redacted address]	[Redacted name]			



# Petition Submittal



- Once the committee has signatures from owners of more than 50% of the properties (*60% if the committee proposes to regulate height*), the committee submits the following:
  - Signed petitions
  - Application & Fee (no fee if 75% or more support the requested NSO)
- Staff then verifies petitions and schedules the NSO request for City Plan Commission (CPC)
- Upon submittal of petitions and fees, the request becomes a zoning case

SIZE	APPLICATION FEE	AREA OF NOTIFICATION
0-1 acres	\$500	200 feet
Over 1 acres to 5 acres	\$1,200	300 feet
Over 5 acres to 25 acres	\$2,400	400 feet
Over 25 acres	\$2,500	500 feet



# City Plan Commission (CPC) Hearing



- Notices are mailed to property owners at least 10 days before the CPC hearing, which includes a reply form and a link to the draft ordinance.
- Reply form allows owners to indicate support of, or opposition to, the proposed NSO.
- Responses are summarized, and comments are distributed to planning commissioners at the CPC public hearings.
- CPC recommendation may take two forms:
  - **Approval:** Request scheduled for City Council hearing
  - **Denial:** Request is not considered by the City Council, and a *two-year waiting period* applies for all properties within the request area.
- Staff notifies the Neighborhood Committee of CPC action and the Council hearing date if the CPC recommendation is for approval.



# City Council Public Hearing



- Property owners within the proposed NSO area are mailed notices at least 15 days before the City Council hearing, which include a reply form and a link to the draft ordinance.
- Council takes final action on the NSO request.
- Staff sends to the neighborhood committee a letter indicating the final Council action and a copy of the final ordinance
- Penalty not to exceed \$2,000 for violating the NSO ordinance.



# Questions



# City Contacts



Primary Contact: **Adriana Avilés**, *Planner I*  
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