

South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 2

October 17, 2022

**Trevor Brown, Chief Planner
Melissa Parent, Senior Planner
Scott Bellen, Senior Planner
Planning & Urban Design
City of Dallas**



South Winnetka Heights

Proposed Conservation District

Post-Application Neighborhood Meeting No. 2

Staff Contact

Trevor Brown

trevor.brown@dallas.gov

214-670-4193

Project Webpage

https://bit.ly/S_Winnetka_CD

Agenda

- Background
- Overview of process
- Discussion
 - Lot size, Use and Parking, Density, Lot Coverage, Building Height & Stories, Floor Area Ratio
- Next Steps



Purpose of a Conservation District

- Intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes
- Protect the physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city
- Ensure harmonious, orderly, and efficient growth



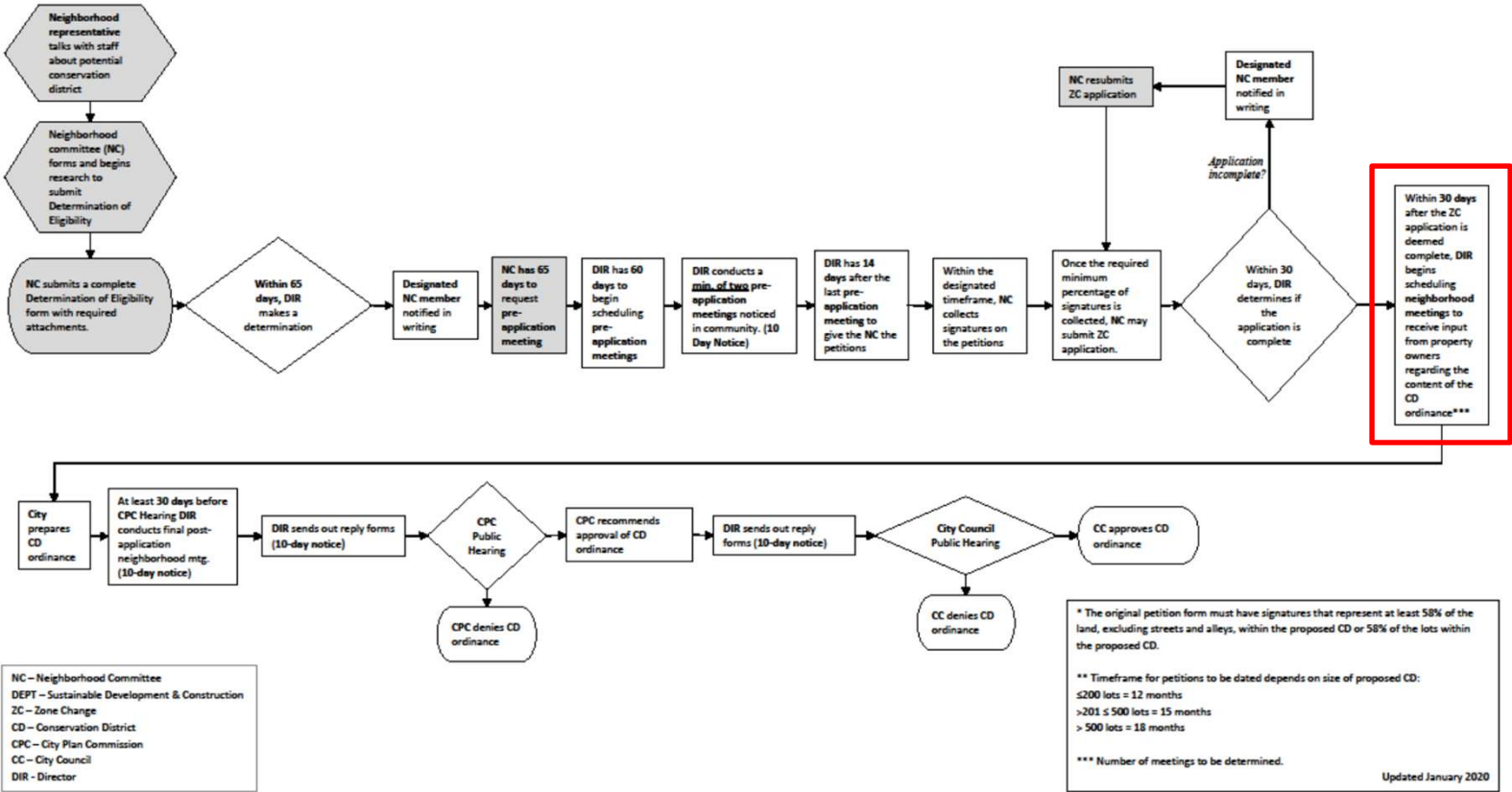
Purpose of This Meeting

- This meeting is the 2nd Post-Application Neighborhood Meeting to discuss the CD creation process.
- Develop the specific details for the development standards and architectural standards your neighborhood chose for consideration.
- Discussion
 - Lot size,
 - Use and Parking,
 - Density,
 - Lot coverage,
 - Building Height & Stories,
 - Floor Area Ratio



CD Creation Flow Chart

General Process to Adopt a New Conservation District



Process for establishing a CD

- Neighborhood committee submits a pre-application form (complete).
- City holds pre-application meetings with property owners to discuss and establish a list of categories of development and architectural standards the property owners are interested in establishing for a new conservation district.
- The neighborhood committee meets with property owners to ensure awareness of the process and active participation throughout the neighborhood.
 - Emphasis on consensus among all property owners in neighborhood.
- Neighborhood committee and property owners convey additional comments on categories and elements.



Process for establishing a CD

- City holds additional pre-application meetings with property owners to develop and finalize categories of standards for the proposed CD
 - These categories form the basis of CD establishment petition.
- The City drafts petition language with input received from the neighborhood committee and property owners at these pre-application meetings.
- The city provides neighborhood committee with petitions.
 - Neighborhood committee will have 12 months to obtain the necessary percentage of signatures and submit them to the City. 58% of the land or 58% of the lots is required
- Staff verifies the signatures and petitions.



Process for establishing a CD

- Once petitions are verified, neighborhood committee submits zoning change application with appropriate fees, if necessary.
 - Fee waived if petitions are signed by a minimum of 75% of property owners
- This application is the beginning of the zoning change process.
- The City begins scheduling neighborhood meetings as needed to work out proposed detailed regulations in each of the categories
 - Multiple meetings held
 - Neighborhood committee works to ensure all voices are heard and everyone is aware of process
- At the conclusion of the series of meetings, City prepares ordinance
- City holds neighborhood meeting to review draft language
- City Plan Commission public hearing and recommendation
- City Council public hearing and decision



Background

- August 2019 – first inquiry into a CD
- July 2020 – Determination of Eligibility for pre-application
- August 20, 2020 - Neighborhood committee (10 property owners) submitted a request for pre-application meetings to begin the process of potentially creating a new Conservation District.



Background

- November 9, 2020 - 1st Pre-application Meeting.
- July 19, 2021 - 2nd Pre-application Meeting
- July 29, 2021 - Petitions provided to Neighborhood Committee for collection of property owner signatures.
- July 29, 2022 – 71 petitions were submitted by the Neighborhood Committee for verification.
- August 29, 2022 - Planning & Urban Design staff verified 76% of the petitions.



Meeting Schedule

- Post-Application Neighborhood Meeting #1 – September 29
 - Process, schedule, driveways/curbing, front walk, front yard impervious coverage, lot size.
- Post-Application Neighborhood Meeting #2 – October 17
 - Lot size, use and parking, density, lot coverage, building height & stories, Floor Area Ratio
- Post-Application Neighborhood Meeting #3 – November 1 (Tuesday)
 - Setbacks-main, setbacks-accessory, accessory structures, foundations
- Post-Application Neighborhood Meeting #4 – November 14
 - Demolition, documented assurance, roofing materials, windows, porches
- Post-Application Neighborhood Meeting #5 – December 5
 - Fences, retaining walls, steps, landscape, paint, solar
- Post-Application Neighborhood Meeting #6 – TBD
 - Contributing architectural styles, new construction standards, remodel/addition standards, areas of regulation, work reviews



Meeting Schedule

- Post-Application Neighborhood Meeting #7 – TBD
 - Architectural styles – Craftsman, Transitional Bungalow
- Post-Application Neighborhood Meeting #8 – TBD
 - Architectural styles – Contributing and Non-Contributing
- Post-Application Neighborhood Meeting #9 – TBD
 - If needed
- Post-Application Neighborhood Meeting #10 – TBD
 - If needed
- Post-Application Neighborhood Meeting #11 – TBD
 - If needed
- Post-Application Neighborhood Meeting #12 – TBD
 - If needed



Meeting Schedule (cont.)

- Final Post-Application Neighborhood Meeting – TBD
 - Ordinance Review (30-60 days after last meeting)
- City Plan Commission – TBD
- City Council – TBD



Topics for Discussion:

- Accessory Structures - proposed regulations may include:
 - Location.
- Building & Structure Height - proposed regulations may include:
 - Modifying how height is measured.
 - Establishing the maximum allowed height for structures, including accessory structures.
- Building Width - proposed regulations may include:
 - Minimum building width.
- Density - proposed regulations may include:
 - Considering maximum density.



Topics for Discussion (cont.):

- Driveways, Curbs, and Sidewalks - proposed regulations may include:
 - Locations, access points, materials, dimensions, and types.
 - Provisions for non-conforming driveways and walks.
- Fences & Walls - proposed regulations may include:
 - Location, height, style & materials.
- Foundations - proposed regulations may include:
 - Foundation types, materials, height, and appearance.
 - Provisions for remodels or additions to existing structures.
- Lot Coverage



Topics for Discussion (cont.):

- Off-street Parking - proposed regulations may include:
 - Minimum parking standards per dwelling unit.
- Permitted Uses - proposed regulations may include:
 - Single family
- Setbacks - proposed regulations may include:
 - Modifying front, side, and rear setback requirements.
 - Provisions for non-conforming contributing structures.
- Stories - proposed regulations may include:
 - Maximum stories allowed.
 - Provisions for non-conforming contributing structures



Topics for Discussion (cont.):

- Accessory Structures - proposed regulations may include:
 - Style and materials.
 - Roof slope.
 - Replacement or Remodeling of existing accessory structures - clarifying the architectural styles, materials, size, and applicability.
- Architectural Styles - proposed regulations may include:
 - Defining the architectural styles allowed.
 - Standards for remodels and additions.
 - Standards for new construction.
 - Provisions for existing non-contributing structures.



Topics for Discussion (cont.):

- Building Elevations - proposed regulations may include:
 - Minimum architectural features required.
 - Standards for new construction.
 - Standards for remodels and additions.
 - Provisions for existing non-contributing structures.
- Building Materials - proposed regulations may include:
 - Material types.
 - Applicability and placement of certain allowed materials.
 - Provisions for existing non-contributing structures.



Topics for Discussion (cont.):

- Chimneys - proposed regulations may include:
 - Materials, form, & placement.
- Demolition - proposed regulations may include:
 - Applicability to contributing structures.
 - Provisions for existing non-contributing structures.
- Dormers - proposed regulations may include:
 - Dormer size, location, and styles.
 - Provisions for remodels or additions to non-contributing structures.



Topics for Discussion (cont.):

- Garage Location and Entrance - proposed regulations may include:
 - Garage and garage door placement.
 - Provisions for remodels or additions to non-conforming structures.
- Impervious Surfaces and Hardscaping - proposed regulations may include:
 - Materials and allowable percentage of front yard coverage.



Topics for Discussion (cont.):

- Porch Styles - proposed regulations may include:
 - Styles, materials, placement, size, and detailing.
 - Standards for enclosures.
 - Provisions for remodels or additions to existing structures.
- Roof Form and Pitch - proposed regulations may include:
 - Provisions for remodels or additions to existing structures.
- Roofing Materials - proposed regulations may include:
 - Provisions for remodels or additions to existing structures.



Topics for Discussion (cont.):

- Solar Energy Systems and Components - proposed regulations may include:
 - Locations and type.
 - Provisions for remodels or additions to existing non-contributing structures.
- Steps - proposed regulations may include:
 - Location, style, materials & dimensions.
- Windows - proposed regulations may include:
 - Placement, architectural standards, materials, and types.
 - Provisions for remodels or additions to existing structures.



Topics for Discussion (cont.):

- Work Reviews - proposed regulations may include:
 - Language to detail the requirements for a work review.



Procedure

To speak during the discussion portions of tonight's meeting:

- Please raise your hand and wait to be recognized before you begin speaking
- Before your comments, **state your name and address** for the record
- All comments must be related to the topic being discussed at that time



Petition Topic – Driveways and Curbing

Potential requirements for driveway access and location

Existing Regulations

Width - Residential driveway approaches shall not be less than 10 feet nor more than 30 feet in width measured at the property line.



Recap - Driveways

➤ Material

- Allowed: Concrete, Concrete Paver, Gravel (any size), Brick
- Prohibited: Stone and Asphalt

➤ Location

- Front entry/cornerside entry/alley entry
- Consistency for new construction, so if original house is demolished the new construction must place drive consistent with other houses on the blockface to eliminate shared/double driveways
 - New construction on interior lot must have a front driveway
- Documented assurance for original houses so existing drives may be reconstructed in same location even if not consistent with the blockface.



Recap - Driveways

➤ Width

- 8–12 ft wide in the front yard
- Wider driveway for corner lot or shared drives
 - Not to exceed 24 feet
 - Must be behind the main structure on corner lot

➤ Type

- Allowed: Solid or Ribbon
- Prohibited: Circular



Petition Topic – Front Walk

Potential requirements for sidewalks in front yard leading to main structure

Existing Regulations

None

Petition Topic - Front yard coverage

Potential requirements for impervious paving in the front yard.

Existing Regulations

None



Recap – Front Walk

➤ Materials

- Allowed: Concrete (brushed, smooth) for main walk
 - Concrete, brick, stone, pavers okay for secondary walks/paths
- Prohibited: Asphalt

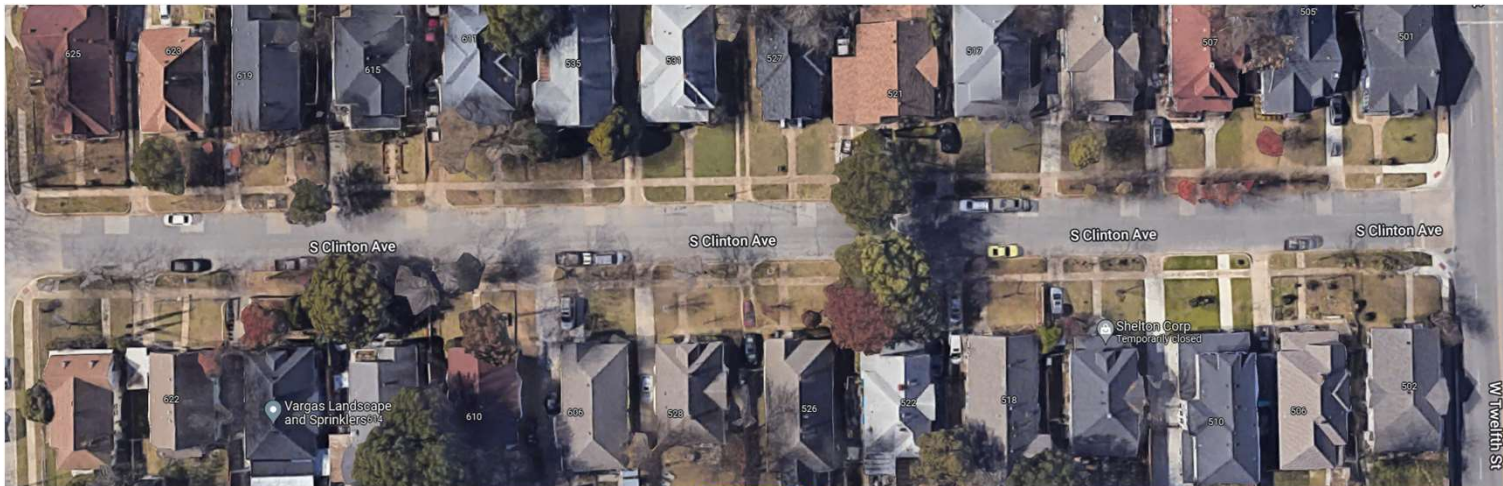
➤ Type/Design

- Straight – typical
- All new houses must have straight walk leading from City sidewalk to front porch. Secondary walks from driveway okay.



Recap – Front Yard Coverage

- Coverage by impervious materials – 35% acceptable
 - Concrete
 - Brick
 - Stone
 - Gravel (if used as part of driveway paving)
- Any other materials to include as impervious?
 - Gravel discussed – no consensus reached
- Parking pads – No parking in front yard.



Petition Topic – Lot Size

Discuss the requirements of minimum width and depth of lots

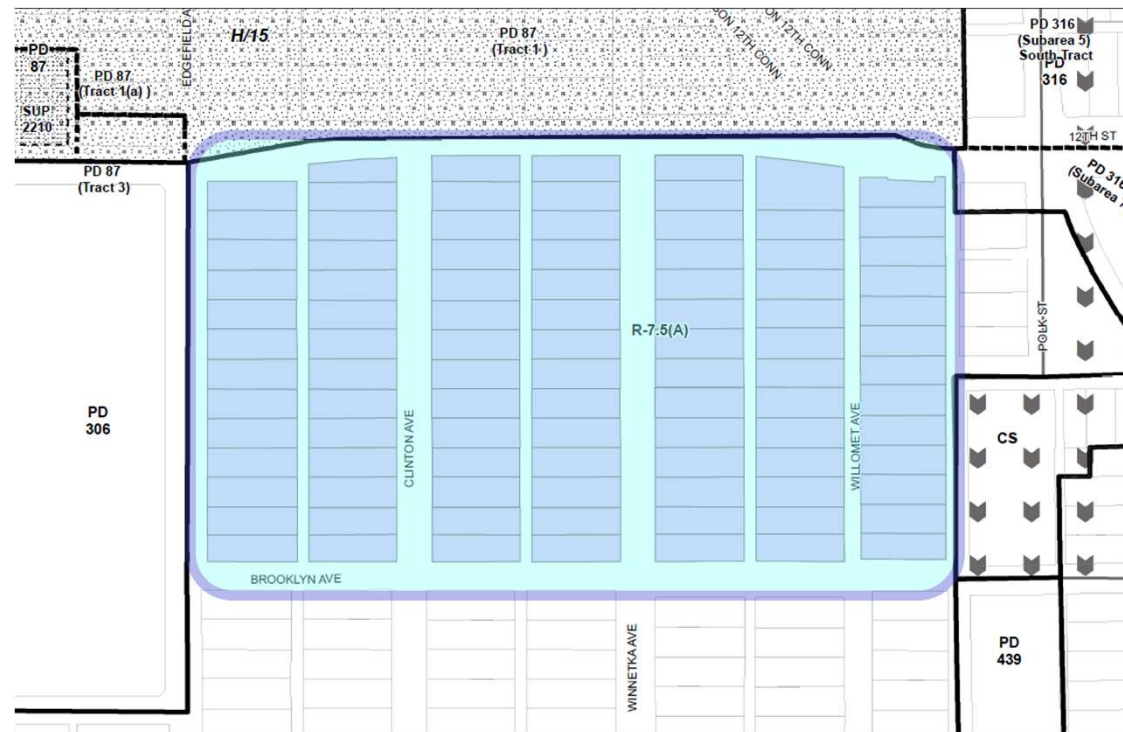
Existing Regulations

Dallas Development Code has minimum width of 55 feet and depth of 100 feet for R7.5(A) lots.



Discussion – Lot Size

- All lots in the district boundaries are zoned R7.5(A)
- Lots have 50' width and a depth of 150'



Recap



Petition Topic – Use and Parking

Discuss permitted uses within the boundaries

Discuss minimum parking standard for each dwelling unit

Existing Regulations

Single family

Existing Regulations

R7.5(A) requires one off street parking spot per dwelling unit.



Discussion – Use and Parking

- Uses in the neighborhood
 - Single Family
 - Duplex
- Parking
 - One required off street parking spot per dwelling unit



Recap



Petition Topic – Density

Discuss the maximum density for each lot

Existing Regulations

Dallas Development Code allows single family use (one dwelling unit on a lot) for R7.5(A) lots.

The Board of Adjustment may grant special exception to allow Additional Dwelling Unit (not rentable) or Accessory Dwelling Unit (rentable) as long as the dwelling unit will not adversely affect neighboring properties and deed restrict the use.



Discussion – Density

- Dwelling Unit – means one or more rooms designed to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.
- Single Family
- Any desire for allowing more density in your neighborhood?
- Number of dwelling units allowed
- Were there accessory dwellings historically in the area?
- Accessory Dwelling Units
- Allow by CD ordinance
- Allow by Board of Adjustment (Dallas Development Code)
- Non-conforming buildings
- What happens when demolished or number of units is reduced?



Recap

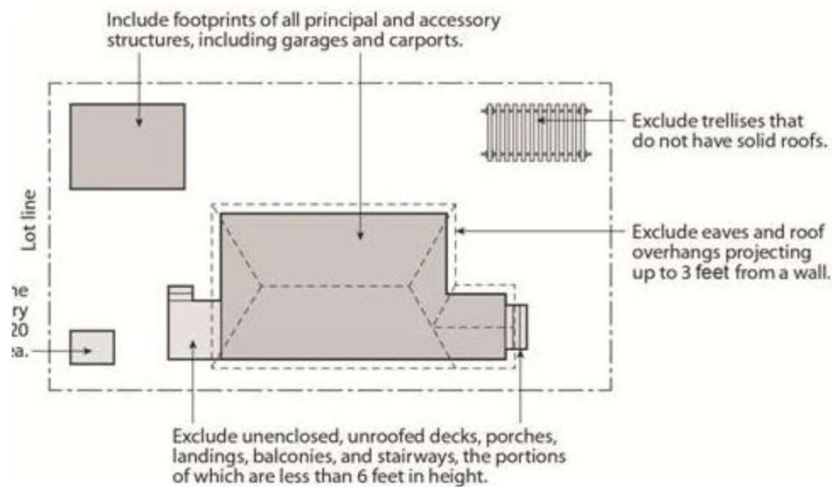


Petition Topic – Lot Coverage

Discuss the maximum lot coverage allowed for each lot in the district

Existing Regulations

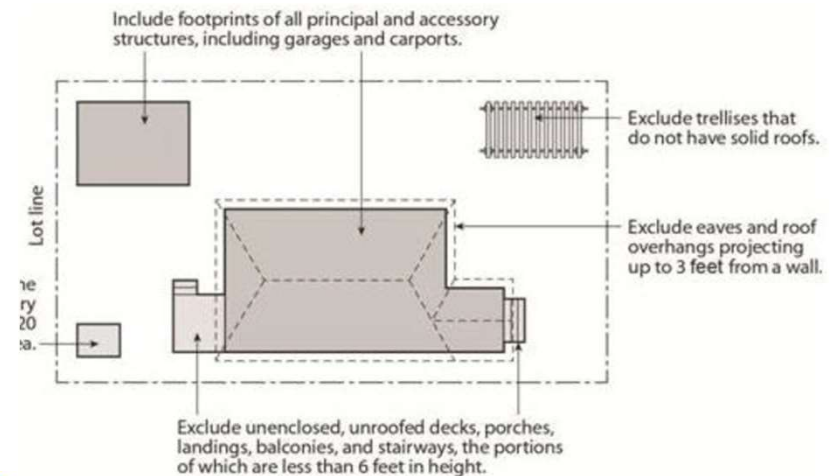
Dallas Development Code allows 45% lot coverage on R7.5(A) lots.



Discussion – Lot Coverage

- Keep existing lot coverage allowed by R7.5(A)
- How much of your lot is covered by roofed structures now?
- How much of your neighbors lot is covered by roofed structures?
- What pluses or minuses (if any) do you see to restricting lot coverage?

Lot Coverage Example
50'x150'= 7,500 Sq. Ft.
45%= 3,375 Sq. Ft.
40%= 3,000 Sq. Ft.
35%= 2,625 Sq. Ft.



Recap



Petition Topic – Building Height and Stories

Discuss modifying how height is measured.

Establishing the maximum allowed height for structures, including accessory structures.

Existing Regulations

Dallas Development Code has maximum height of 30 feet.

HEIGHT means the vertical distance measured from grade to:

(A) for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure.



Discussion – Building Height and Stories

- Allow maximum height allowed by Dallas Development Code
- Consider how height is measured in your neighborhood
- How tall are most houses in the area?
- How many stories are most houses in the area?



Recap



Petition Topic – Floor Area Ratio

Consideration of maximum Floor Area Ratio

Existing Regulations

Dallas Development Code

None for single family residential use



Discussion – Floor Area Ratio

- Floor Area Ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot that the building is located on.
- FLOOR AREA means the total square footage of floor space in a building measured to the outside faces of the exterior walls or to the omitted wall lines, whichever produces the larger area, but excluding the following: (i) Area used solely for off street parking. (ii) Area between an omitted wall line and the structural wall when the area is used solely for foot traffic or landscaping. (iii) Area of a private balcony that is not accessible to the public and does not provide a means of ingress or egress. (iv) Area of a breezeway or an unenclosed stairway located within the first three stories, excluding any basement, of a residential building.



Discussion – Floor Area Ratio

- Limits large lots and potential of combining lots to build structures out of scale and compatibility with existing houses.
- Can be another way of promoting retention of existing structures.

Greenway Parks CD language

- Floor area ratio. The intent of this subsection is to encourage the retention of original single family buildings. The maximum floor area ratio for lots containing original single family buildings is 0.55. The maximum floor area ratio for all other lots, including lots with new construction, is 0.50. The term “original single family building” means any single family main building that existed on May 28, 2003. An original single family building shall be considered “new construction” if an expansion results in more than 30 percent of the total exterior surface of the building being removed or obscured. The term “total exterior surface” includes all exterior walls but excludes the roof. (**Greenway counts areas used for parking in FAR calculation which the Dallas Development Code).



Recap



Next Steps

- Neighborhood Meeting #3: November 1 (Tuesday) **
- Neighborhood Meeting #4: November 14 (Monday) **
- Neighborhood Meeting #5: December 5 (Monday) **
- Neighborhood Meeting #6: TBD - January 9 (Tentative)
- Neighborhood Meeting #7: TBD - January 23 (Tentative)
- Neighborhood Meeting #8: TBD – February 6 (Tentative)
- Neighborhood Meeting #9: TBD – February 21(Tentative)
- Neighborhood Meeting #10-12: If needed
- Final Neighborhood Meeting to review ordinance: Date TBD
- City Plan Commission Public Hearing: Date TBD (notified 10 days before)
- City Council Public Hearing: Date TBD (notified 14 days before)



**** Meeting scheduled to be held at Arts Mission Oak Cliff ****

South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 2

Staff Contact

Trevor Brown

trevor.brown@dallas.gov

214-670-4193

Project Webpage

https://bit.ly/S_Winnetka_CD

Next Meeting Nov. 1, 6:00 pm

**** Arts Mission Oak Cliff ****

410 S. Windomere Avenue

- Recap
- Discussion
 - Setbacks-main, setbacks-accessory, accessory structures, foundations
- Next Steps

