

# **South Winnetka Heights Proposed Conservation District**

## **Post-Application Neighborhood Meeting No. 4**

**November 14, 2022**

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# South Winnetka Heights Proposed Conservation District

## Post-Application Neighborhood Meeting No. 4

### Staff Contact

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### Project Webpage

[https://bit.ly/S\\_Winnetka\\_CD](https://bit.ly/S_Winnetka_CD)

### Agenda

- Background
- Overview of process
- Discussion
  - Recap of overall goals, Building height & stories, Floor Area Ratio (FAR), paint, solar
- 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



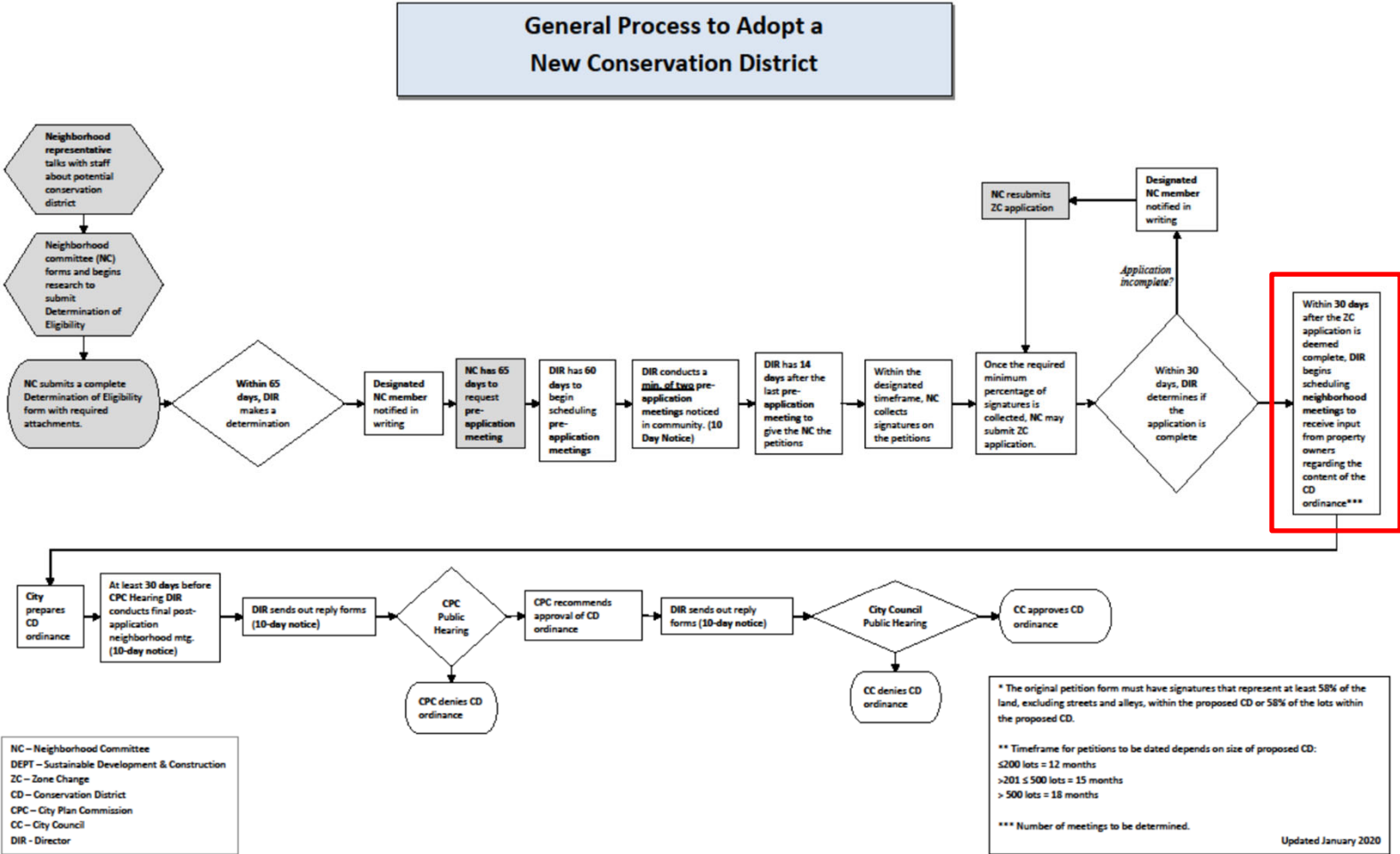


# Purpose of This Meeting

- This meeting is the 4th 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
  - Summary of overall goals
  - Building height & stories
  - FAR (Floor Area Ratio)
  - Paint
  - Solar



# CD Creation Flow Chart



# 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)
  - Overall goals, building height & stories, paint, solar
- Post-Application Neighborhood Meeting #4 – November 14
  - Recap of overall goals, building height & stories, Floor Area Ratio, paint, solar
- Post-Application Neighborhood Meeting #5 – December 5
  - Setbacks-main, setbacks-accessory, accessory structures, foundations
- Post-Application Neighborhood Meeting #6 – TBD
  - Fences, retaining walls, steps, landscape



# Meeting Schedule

- Post-Application Neighborhood Meeting #7 – TBD
  - Demolition, documented assurance, roofing materials, windows, porches
- Post-Application Neighborhood Meeting #8 – TBD
  - Contributing architectural styles, new construction standards, remodel/addition standards, areas of regulation, work reviews
- Post-Application Neighborhood Meeting #9 – TBD
  - Architectural styles – Craftsman, Transitional Bungalow
- Post-Application Neighborhood Meeting #10 – TBD
  - Architectural styles – Contributing and Non-Contributing
- 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.





- Lot Coverage
- Height/Stories
- Setbacks
- Floor Area Ratio
- Architectural Style
- Accessory Structures
- Fences



## Making an Ordinance for South Winnetka Heights



# Recap: Overall Goals for S. Winnetka Heights

## Questions considered at our last meeting:

- What architectural and developmental characteristics define your neighborhood?
- What makes your neighborhood special or unique?
- What does your neighborhood want to conserve?
- Why is your neighborhood interested in maintaining the characteristics of the neighborhood?
- Will a Conservation District fit the needs of the community?



# Recap: Consensus Items

## For what ideas has agreement been reached?

- Status Quo Insufficient - Current City of Dallas Code will allow development that is incompatible with the existing character of the neighborhood.
- Preserve Character - The neighborhood has expressed a desire to preserve its character.
- Standards Required - Some degree of additional standards will be necessary to maintain the characteristics of the neighborhood and meet the desire of the residents.
- Conservation District - We are meeting to develop the specific details for the development standards and architectural standards your neighborhood chose for consideration.



# Recap: Common Themes Expressed

- Preserve architectural characteristics –  
Craftsman homes
- Avoid McMansions –  
Incompatible form and massing
- Retain the “feel” of the neighborhood –  
Development pattern
- Allow for flexibility and individuality
- Allow for two-story homes
- Don't restrict what currently exists



# Why is staff taking time to determine which direction we are headed?



- To ensure that we are headed in the right direction.
- To ensure that the ordinance produces the results that the neighborhood desires.
- To ensure that the neighborhood fully understands the pros and cons of our options.







## Making an Ordinance for South Winnetka Heights



# 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
- Provide input to inform City Staff to work toward an approach to accomplish your desired objective of maintaining the character of the neighborhood.



# 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.

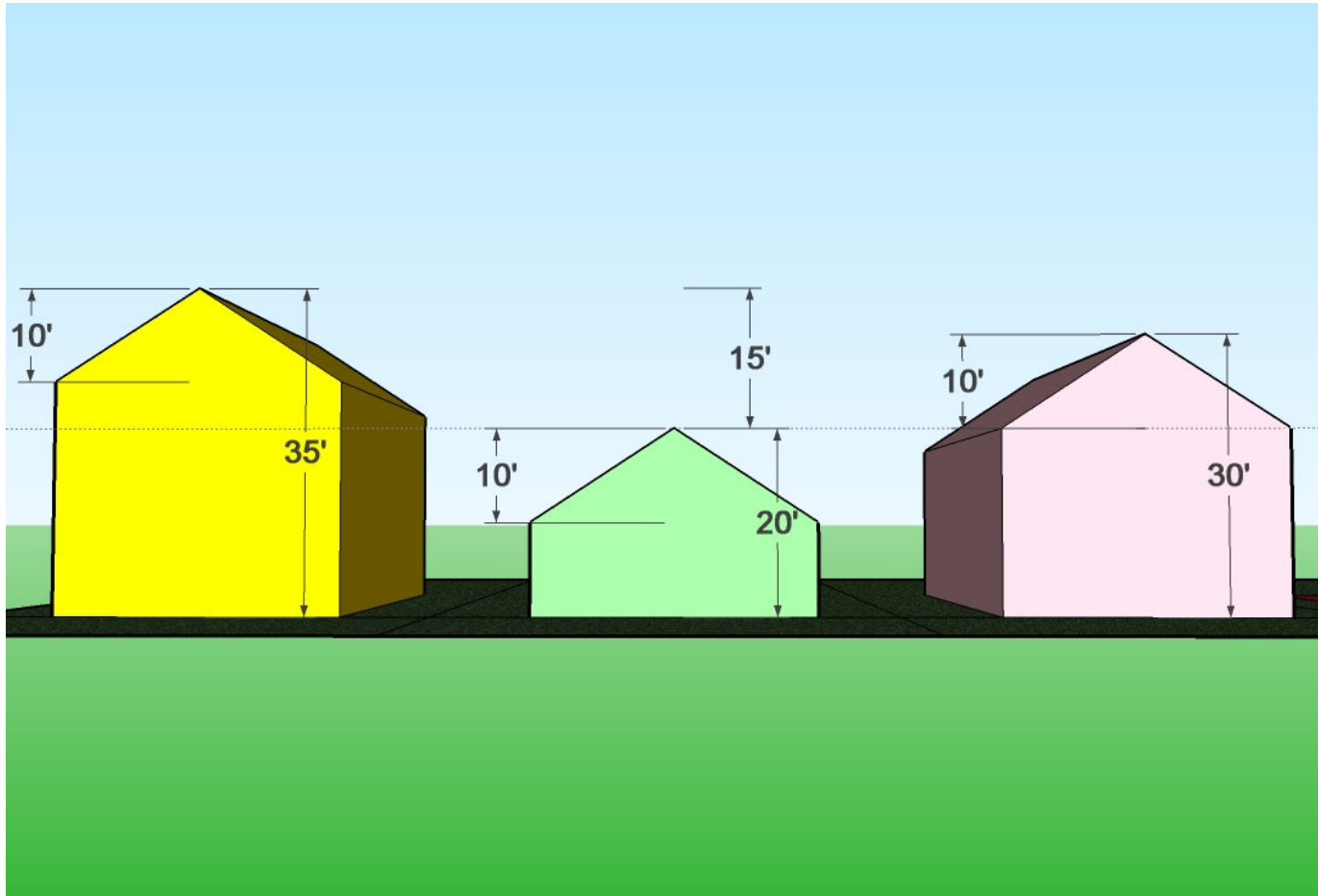
HEIGHT means the vertical distance measured from grade to:

(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 & Stories

95% of houses in boundaries of S Winnetka are one-story.



CD that allows for larger development than what existed





# Existing Neighborhood Homes



S. Edgefield Ave





# Existing Neighborhood Homes



S. Clinton Ave





# Existing Neighborhood Homes



S. Winnetka Ave





# Existing Neighborhood Homes



S. Willomet Ave





# Options – Building Height and Stories

- Option One: Limit new construction and additions to existing to one-story.
- Option Two: Limit new construction to one-story, additions to existing structures can be one and half story.
- Option Three: Limit new construction to FAR and to one and half story with architectural provisions. Limit additions to existing structures to one and half story with architectural provisions.
- Option Four: Limit both new construction and additions to existing to two stories with architectural provisions, FAR and demolition constraints.



# Recap





# Petition Topic – Floor Area Ratio

Consideration of maximum Floor Area Ratio

## Existing Regulations

Dallas Development Code

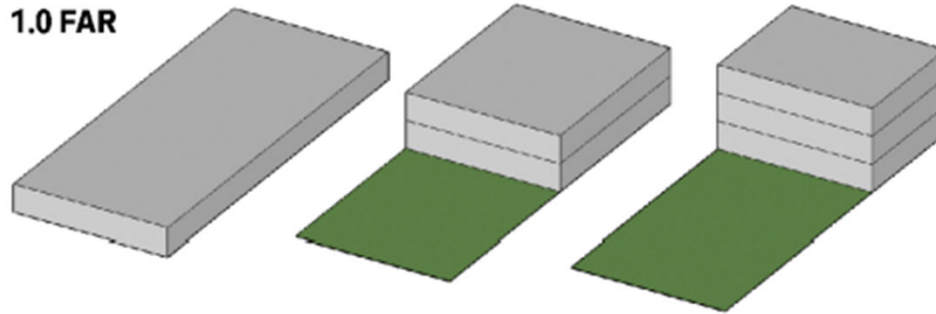
None for single family residential use



# Discussion – Floor Area Ratio

## Illustrations of FAR Limits

### 1.0 FAR

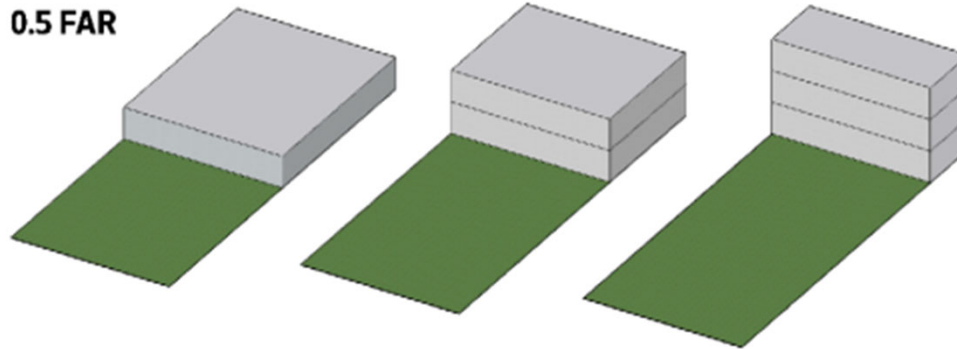


**1 story**  
(100% lot coverage)

**2 stories**  
(50% lot coverage)

**3 stories**  
(33% lot coverage)

### 0.5 FAR



**1 story**  
(50% lot coverage)

**2 stories**  
(25% lot coverage)

**3 stories**  
(17% lot coverage)

Source: Accessory Dwelling Unit Final EIS, City of Seattle, 2018



# 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

- Can be used to limit the overall size of structures or to limit the size of additions/second stories.
- 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).



# How can FAR be applied to this area?

If used to limit the size of structures (main + accessory) on the lot

Average lot 7,500 square feet

0.50 FAR = 3,750 square feet

0.40 FAR = 3,000 square feet

0.30 FAR = 2,250 square feet

If used to limit the size of second stories on houses

Average house 1,600 square feet

0.50 FAR = 800 square feet (2,400 SF house)

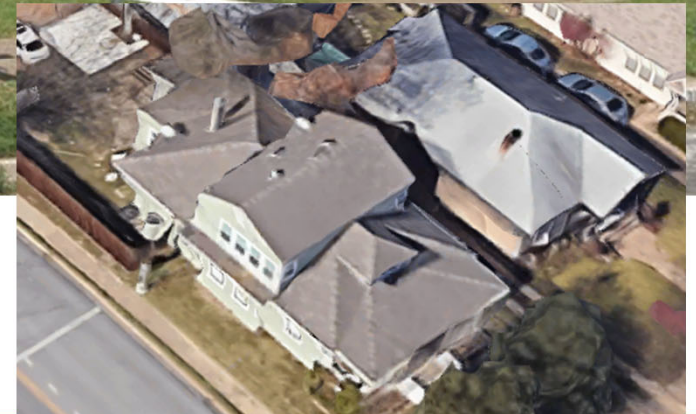
0.40 FAR = 640 square feet (2,240 SF house)

0.30 FAR = 480 square feet (2,040 SF house)





# Discussion





# Floor Area Ratio



# Recap





# Petition Topic – Paint

Potential requirements for paint colors and where certain colors can be used

## Existing Regulations

None



# Discussion – Paint

- Prohibited colors
- Painting of brick and stone



# Recap – Paint



# Petition Topic – Solar Energy

Consideration for location and type of panel

Provisions for remodels or additions to existing non-contributing structures.

## Existing Regulations

None



# Discussion – Solar Energy

- Location

- Examples – not visible from the street, rear 50%, 25' from facade

- Type of panel





# Recap – Solar Energy



# Next Steps

- 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 \*\***

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Next Meeting Dec. 5, 6:00 pm

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

**410 S. Windomere Avenue**

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





# Thank You!

