

South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 5

December 5, 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. 5

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
 - Recap
 - Setbacks – Primary and Accessory Structures
 - Accessory Structures
 - Foundations and Steps
- 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



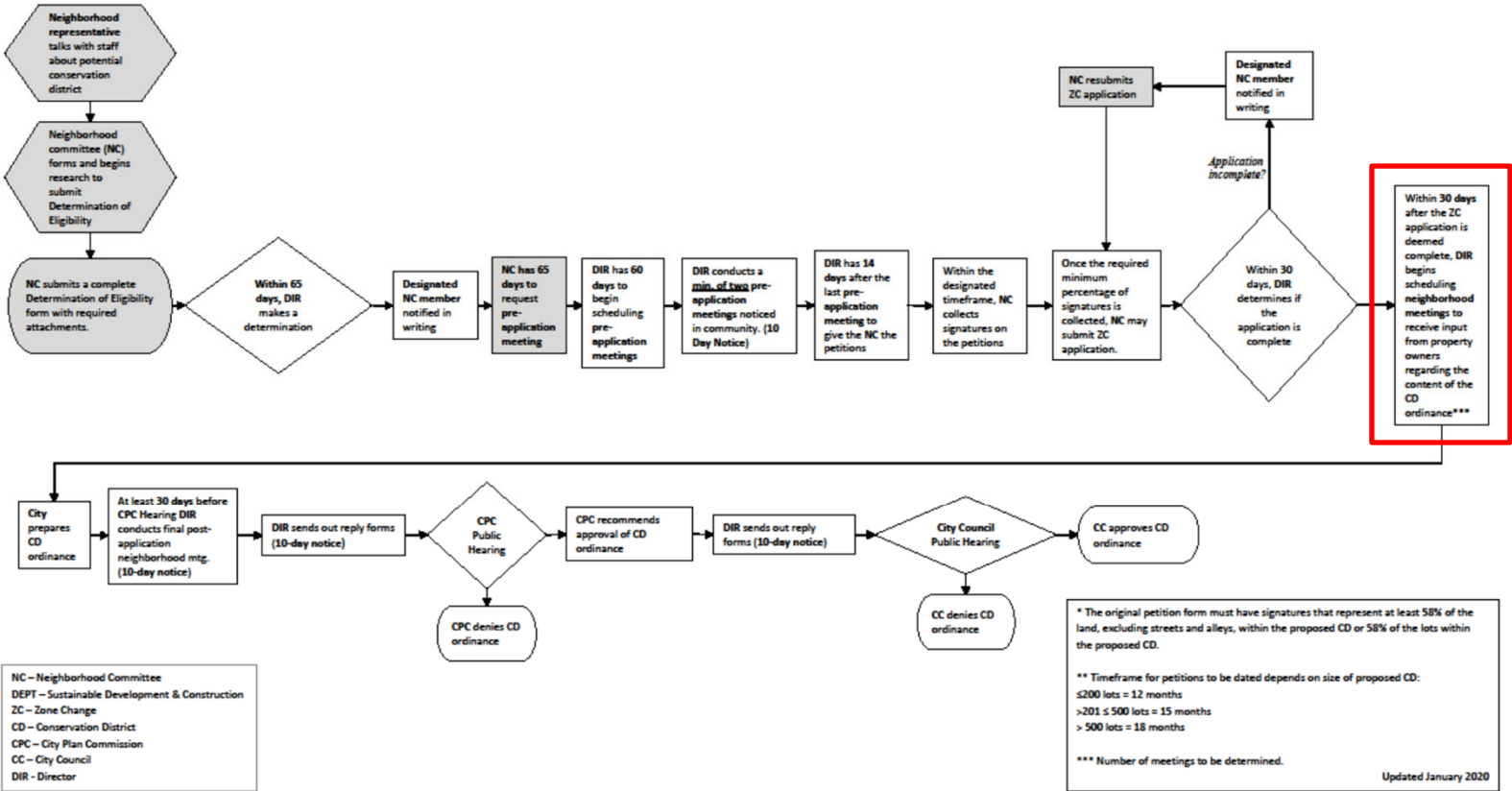
Purpose of This Meeting

- This meeting is the 5th 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
 - Recap
 - Setbacks – Primary Structure
 - Setbacks – Accessory Structure
 - Accessory structures – Style/Materials/Roof
 - Foundations
 - Steps



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)
 - 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, steps
- Post-Application Neighborhood Meeting #6 – January 9
 - Fences, retaining walls, landscape



Meeting Schedule

- Post-Application Neighborhood Meeting #7 – January 24
 - Demolition, documented assurance, roofing materials, windows, porches
- Post-Application Neighborhood Meeting #8 – February 6
 - Contributing architectural styles, new construction standards, remodel/addition standards, areas of regulation, work reviews
- Post-Application Neighborhood Meeting #9 – February 21
 - Architectural styles – Craftsman, Transitional Bungalow
- Post-Application Neighborhood Meeting #10 – March 6
 - 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.



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.
- **Write name and address on comment sheets.**



Recap: Guiding Principles for CD

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



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.



Recap – Building Height and Stories

What ideas were expressed at previous meeting?

- Limit building height to 26-27 feet.
- Measure roof height from grade to peak.
- Maintain look of one-story house from street.
- Allow for second story that is set back from front façade.
- Incentivize retention of existing structures rather than demolishing to rebuild.



Recap – Building Height and Stories

Hybrid Option:

- Allow for one and half story with architectural provisions.
- Allow for second story which is set back from front façade.
- Consider application of FAR on second story to encourage compatible size of new construction.



Recap – Building Height and Stories

Language for Consideration

Maximum Building Height

- The maximum building height for all structures is 28 feet measured from the average grade to the peak of the roof.
- GRADE means the average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure.

Maximum Number of Stories

- The maximum number of stories for all structures is two.



Petition Topic – Floor Area Ratio

Consideration of maximum Floor Area Ratio

Existing Regulations

Dallas Development Code

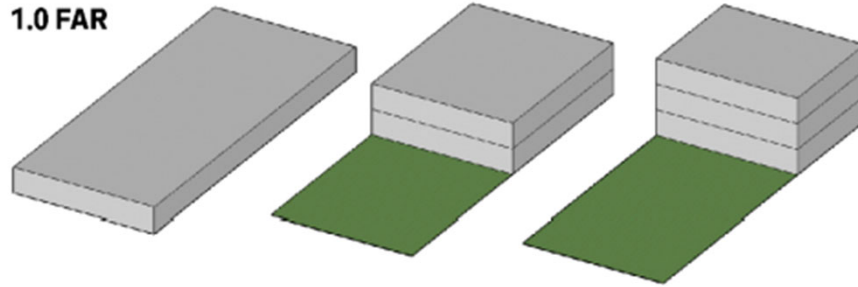
None for single family residential use



Recap – Floor Area Ratio

Illustrations of FAR Limits

1.0 FAR

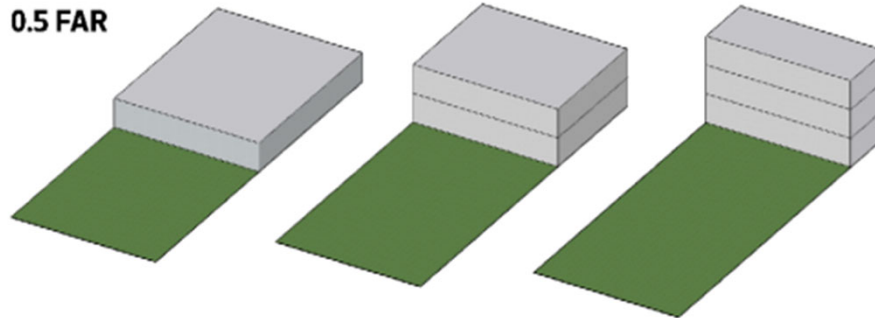


1 story
(100% lot coverage)

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



Recap – Floor Area Ratio

What ideas were expressed at previous meeting?

- Consider application of FAR on second story to *encourage compatible size of new construction.*



Recap – Floor Area Ratio

Examples for Consideration



Recap – Floor Area Ratio

Examples for Consideration



Recap – Floor Area Ratio

Examples for Consideration



Recap – Floor Area Ratio

Examples for Consideration



Petition Topic – Paint

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

Existing Regulations

None



Recap – Paint

What ideas were expressed at previous meeting?

- No restrictions on paint.
- Individuality is desirable.
- Fluorescent, metallic, and black paint are okay.
- Note: Prohibition of similar paint colors would require regulation.



Petition Topic – Solar Energy

Consideration for location and type of panel

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

Existing Regulations

None



Recap – Solar Energy

What ideas were expressed at previous meeting?

- Allow solar panels on rear 50% of roof of house.
- Prohibit on front facing slope parallel to street.
- Prohibit solar panels on the ground – allow on roof only.
- Allow if not visible from street (Difficult to determine/enforce).
- What about corner side facades?

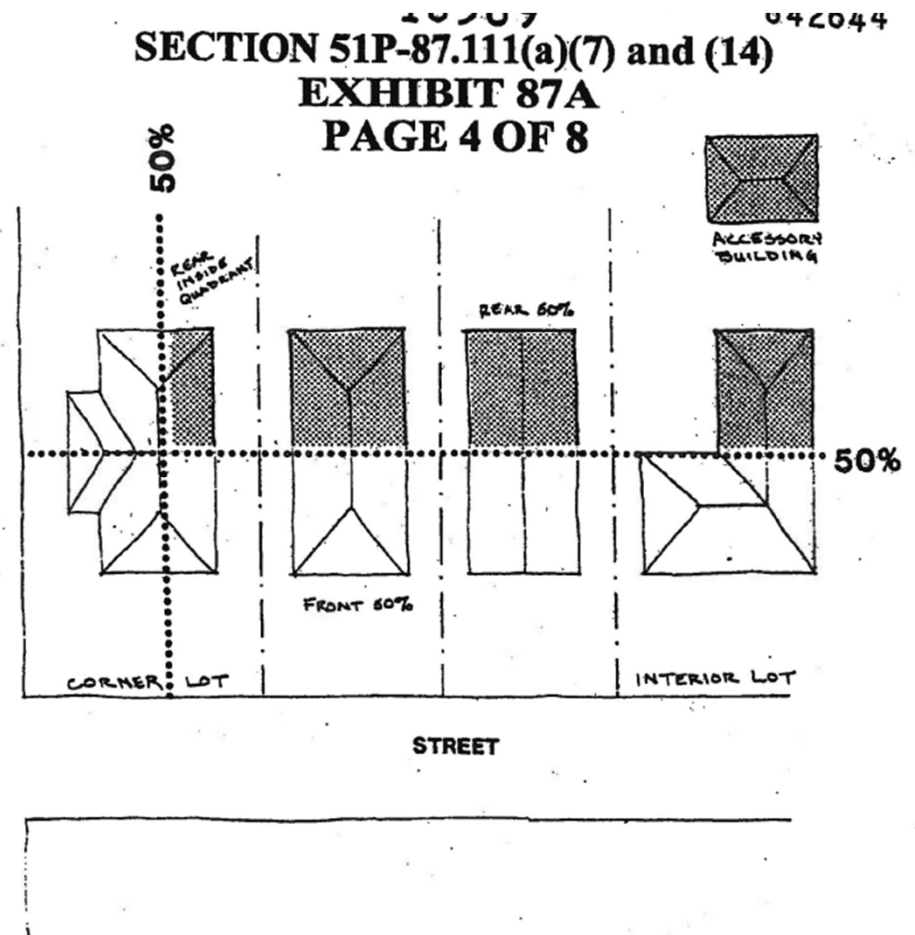


Recap – Solar Energy

Language for Consideration

Except as otherwise provided in this subsection, solar panels are only permitted on:

- i. The rear 50 percent of the roof of a main building on an interior lot.
- ii. The rear inside quadrant of the roof of a main building on a corner lot.
- iii. The roof of an accessory building in the rear yard.

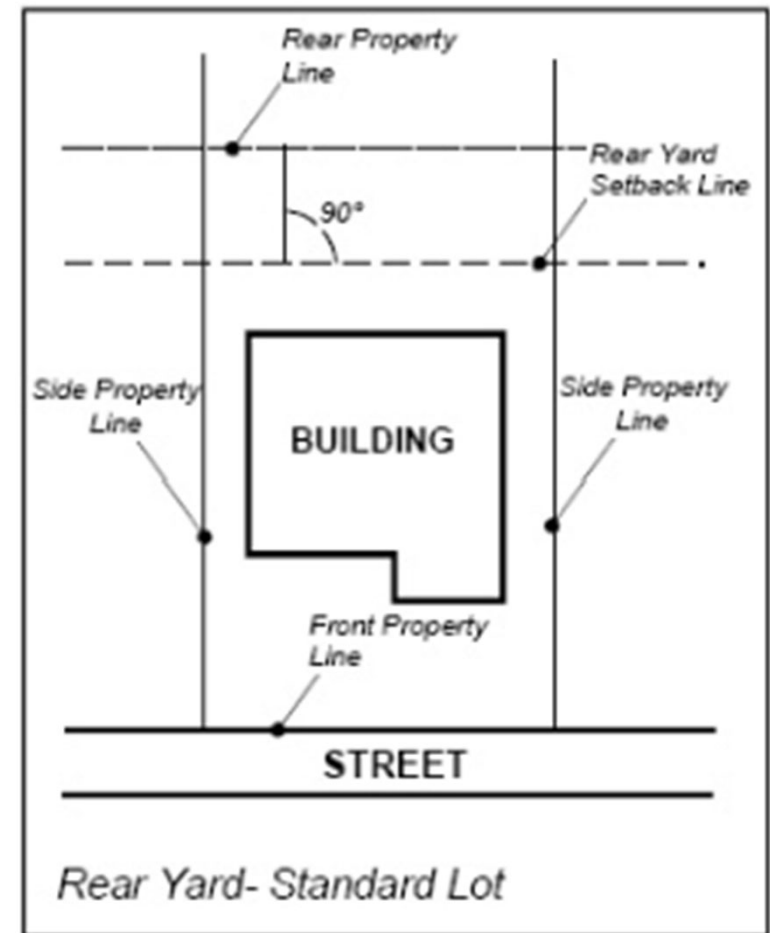


Petition Topic: Setbacks – Primary Structure

- Modifying front, side, and rear setback requirements
- Provisions for existing non-conforming structures

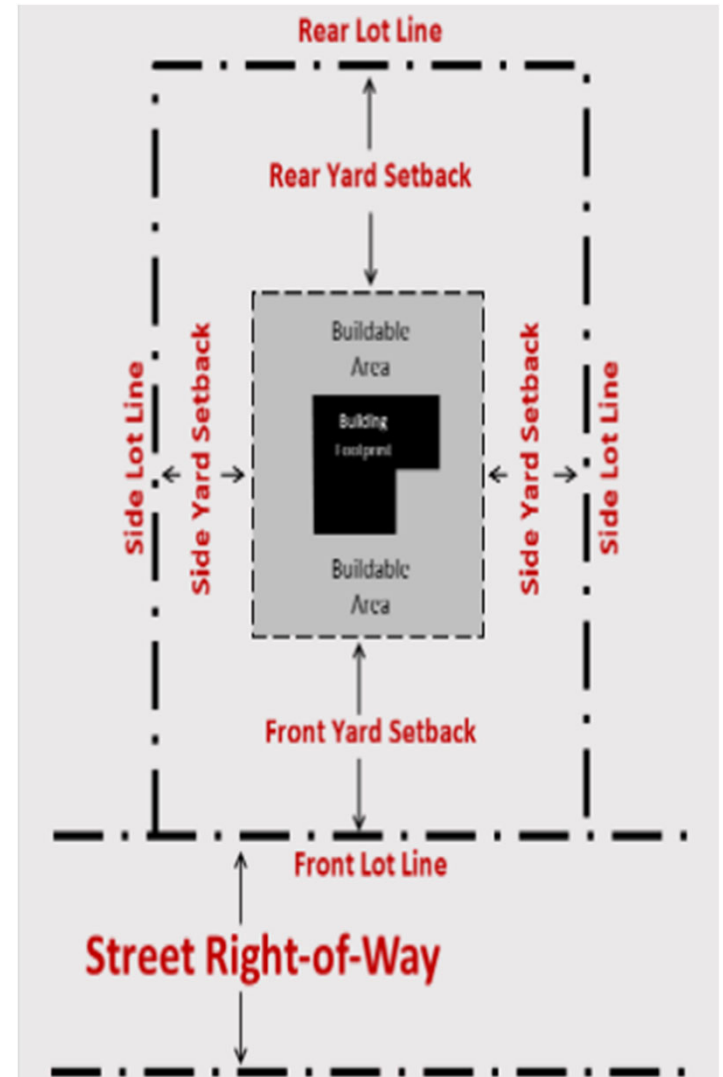
Existing Regulations - R-7.5(A)

- Front Yard 25-foot setback
- Side Yard Five-foot setback
- Rear Yard Five-foot setback



Discussion: Setbacks – Primary Structure

- Do you know your setback?
- Is there variation along the street, or do all houses appear to be situated similarly on the lot?
- Allowance for nonconforming structures
 - Any additions must meet applicable setbacks without clarifying language
 - Continuation of nonconforming setbacks
 - Documented Assurance for repairs to existing nonconforming structures



Discussion: Setbacks – Primary Structure



Consistent front yard setbacks in South Winnetka Heights

* NOTE: Measurements are estimates and reflect distance from sidewalk to roofline.



Discussion: Setbacks – Primary Structure



Predominant side yard driveways



Petition Topic: Setbacks - Accessory Structure

Proposed regulations may include:

- Modifying side and rear setback requirements for accessory structures
- Provisions for existing non-conforming structures

Existing Regulations - R-7.5(A)

Side yard setback for accessory structures

- In a residential district, a person need not provide a side yard setback for a structure accessory to a residential use, including a generator, if the structure:
 - (A) does not exceed 15 feet in height; and
 - (B) is located in the rear 30 percent of the lot.

Rear yard setback for accessory structures

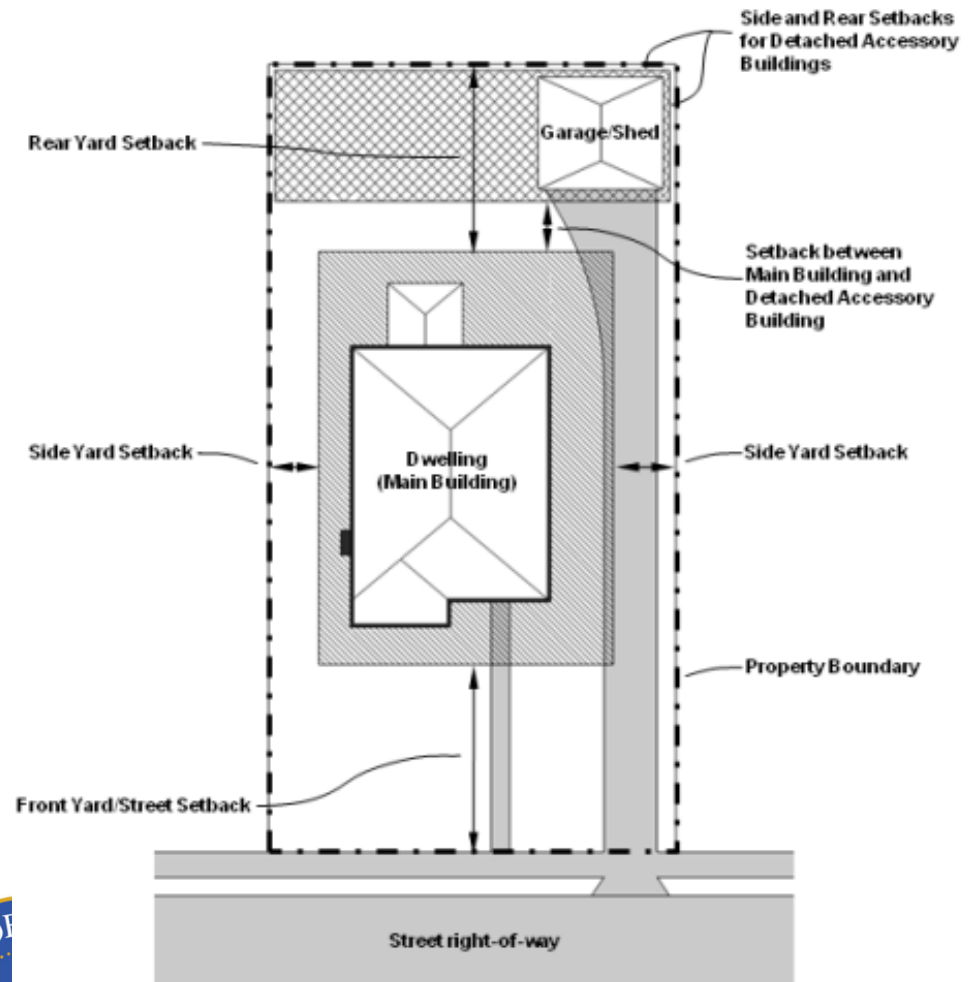
- In a residential district, a person need not provide a full rear yard setback for a structure accessory to a residential use, including a generator, if the structure does not exceed 15 feet in height. Where the rear yard is adjacent to an alley, a three-foot setback must be provided. Where the rear yard is not adjacent to an alley, no setback is required.



Discussion: Setbacks – Accessory Structure

Setback and Yard Requirements

- Where are original garages and accessory structures located?
- Limiting where accessory structures can be located
 - To the rear of main
 - Rear 30 percent of lot
 - No closer to the street than main structure on corner lots
- Allowance for nonconforming structures
 - Any additions must meet applicable setbacks without clarifying language



Discussion: Setbacks – Accessory Structure



Petition Topic: 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.

Existing Dallas Development Code 51A-4.209(6)(E)

- (ff) Accessory structures must have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the main building. "Compatible" as used in this provision means similar in application, color, materials, pattern, quality, shape, size, slope, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility. This provision does not apply to accessory structures with a floor area of 200 square feet or less.



Discussion: Accessory Structures

- Any style or replicate same style of house?
 - Materials
 - Roof slope
 - Architectural style
- When to regulate architecture, if at all:
 - Only when visible from street?
 - Exclude portable/pre-fabricated structures under 200 SF?
 - Carports?
 - Include corner side yard facades?



Discussion: Accessory Structures



Discussion: Accessory Structures



Discussion: Accessory Structures



Petition Topic: Foundations

Proposed regulations may include:

- Foundation types, materials, height, and appearance.
- Provisions for remodels or additions to existing structures.

Existing Regulations - R-7.5(A)

- None.



Discussion – Foundations

- Foundation
 - Type – Pier-and-Beam, Slab
 - Materials – Concrete, Stucco, Wood
 - Height – Match Finished Floor Elevation (FFE) of existing homes?
 - Appearance – Differentiation between skirting and body?
- Provisions for remodels or additions to existing structures
 - Should Finished Floor Elevation (FFE) of new additions or remodels match existing main structure?
 - Require a minimum of two or three steps up from grade?
 - Other?



Discussion – Foundations



Discussion – Foundations



Petition Topic: Steps

Proposed regulations may include:

- Location, style, materials & dimensions.



Petition Topic: Steps

Existing Regulations – Dallas Development Code

➤ R311.7.5.1 Risers.

- The riser height shall be not more than $7\frac{3}{4}$ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical.



Discussion – Steps

- Location
 - Front pathway (i.e. waterfall steps)
 - Porch steps
- Style –
 - Waterfall
 - Wing wall
- Materials
 - Concrete,
 - Wood,
 - Brick,
 - Stone
- Dimensions



Discussion – Steps



Discussion – Steps



Discussion – Steps



Next Steps

- Neighborhood Meeting #6: January 9
- Neighborhood Meeting #7: January 24** (Tuesday)
- Neighborhood Meeting #8: February 6
- Neighborhood Meeting #9: February 21** (Tuesday)
- Neighborhood Meeting #10: March 6
- Neighborhood Meeting #11-12: 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)



****Tuesday Meeting ****

South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 5

Staff Contact

Trevor Brown

trevor.brown@dallas.gov

214-670-4193

Project Webpage

https://bit.ly/S_Winnetka_CD

Next Meeting January 9, 6:00 pm

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

410 S. Windomere Avenue

- Recap
- Discussion
 - Fences, retaining walls, landscape
- Next Steps



Thank You!

