

Third Community Meeting Proposed Lakewood North Conservation District

Stonewall Jackson Elementary School
5828 E. Mockingbird Lane
February 27, 2007
7:00pm

Purpose of this Meeting



- Explain the purpose of tonight's discussion and the purpose of upcoming meeting
- Facilitate a discussion with the neighborhood to discuss what characteristics the neighborhood wants to be conserved

Background Information



Proposed Boundary



Background

- There are 245 properties in the proposed district
- The majority of the structures are single-family homes
- The district contains predominantly Minimal Traditional and Ranch architectural styles



Application submitted

- Approximately 74% of the property owners in the proposed boundaries have signed a petition in support of conducting a feasibility study
- An application fee was not paid; instead, the City Plan Commission authorized a public hearing for the:
 - 6400, 6500, 6600, and 6700 blocks of Ellsworth Avenue
 - 6400, 6500, 6600, and 6700 blocks of Anita Street
 - 6500, 6600, and 6700 blocks of Winton Street
 - 3900, 4000, and 4100 blocks of Sperry Street
 - 6500 block of Blue Valley Lane
- The area is in City Council district 9

What are Important Characteristics of the Neighborhood?

What does the neighborhood want to conserve?



Ground Rules

- Prior to speaking, please state your name and address – this meeting is being recorded by audio
- Only one person speaks at a time; please limit remarks to 2 minutes
- Focus on the topic; avoid side conversations
- Please set all cell phones and pagers to vibrate

Purpose of Tonight's Discussion

- At the November and December meetings, staff overviewed what could be included in a conservation district ordinance.
- In January, the neighborhood began discussion what are important characteristics to the neighborhood; what they want to preserve, protect and prohibit in order to *maintain* the character of the neighborhood.
- Tonight's discussion is a continuation of the January discussion. Tonight we need to discuss the issues more in depth, and make sure people have expressed all of their suggestions to be included in the preferences survey

Next Step

- After tonight's meeting, staff will begin generating the options based on comments from the neighborhood to begin drafting the preferences survey.
- At the next meeting, staff will present the existing zoning and the current survey options.
- Following that meeting, all property owners will be mailed a copy of the preferences survey that can be returned to the city
- At the next community meeting, staff will present the results


Characteristics

Is this significant to maintain the character of your neighborhood?


Front Yard Setbacks

- Existing Zoning:
 - 25 feet for all structures, except where two or more main buildings exist on a blockface, any new building must be setback the average of the front yard setbacks of the two closest main buildings on the same blockface; up to a maximum of 40 feet.
- Current Ballot Options:
 - Maintain existing zoning
 - Record all existing setbacks and maintain those setbacks.

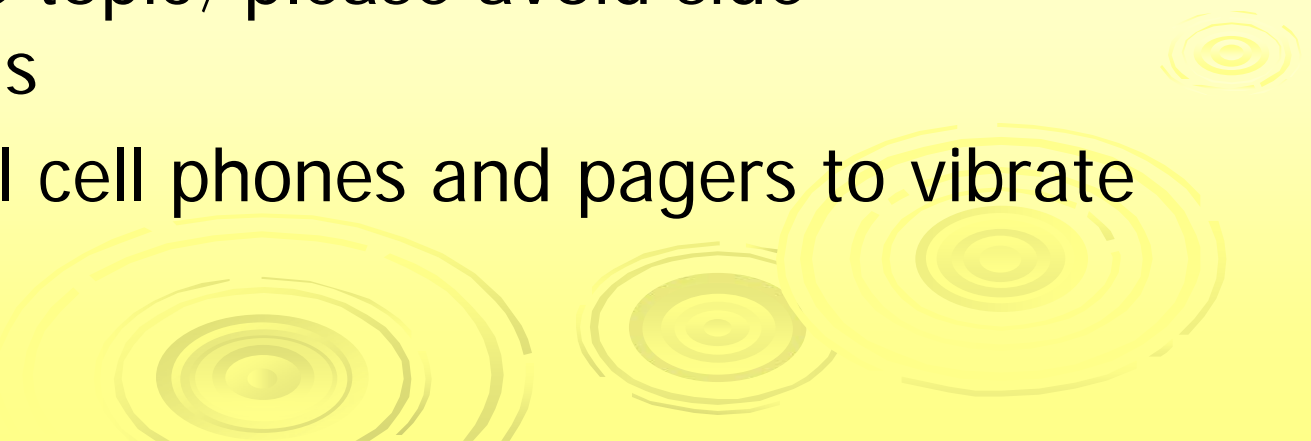
Setbacks in a row



Skewed setbacks



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Characteristics

What items will help maintain the character of your neighborhood?

Existing Zoning Regulations for Residential Structures	
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	5 feet
Minimum Lot Area	7,5000 square feet
Maximum Lot Coverage	45%
Maximum Structure Height	30 feet (to the midpoint)
Maximum Floor Area Ratio	None

Characteristics

What items will help maintain the character of your neighborhood?

- At the January meeting, the neighborhood told Staff that the following items were important to their neighborhood:

- Lot Coverage
- Setbacks
- Height
- Accessory Structures
- New Construction vs. Remodels
- Stories
- Building Materials
- Lot Slope
- Roof Slope
- Impervious Surface
- Demolition
- Flood Plain Issues on Sperry
- Preservation of Trees

Characteristics

What items will help maintain the character of your neighborhood?

- Density
- Land Uses
- Floor Area Ratio
- Structure Width
- Lot Width
- Non-Conforming Uses
- Glass Types
- Sidewalks
- Front Yard & Parkway
- Fences, Walls, and Retaining Walls
- Driveways and Parking
- Screening
- Architectural Style
- Doors and Windows
- Roof Materials
- Porch Enclosures
- Wrought Iron and Metal Elements

Other items that can be regulated but were not mentioned at the last meeting

Characteristics

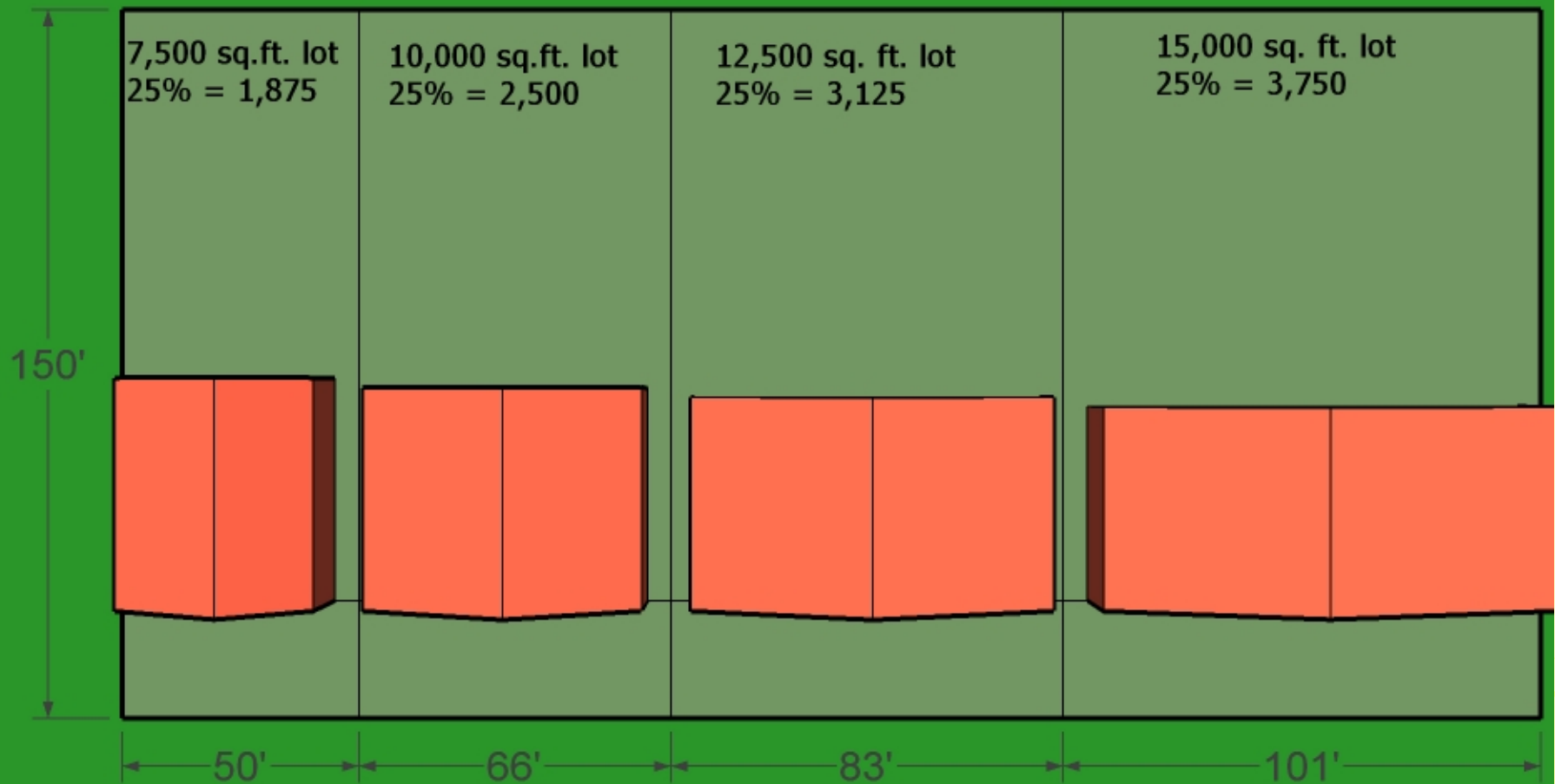
What items will help maintain the character of your neighborhood?

Existing Lot Coverages	
< 10%	12
11 - 15%	38
16 – 20%	109
21 – 25%	55
25 – 35%	25
> 35%	6

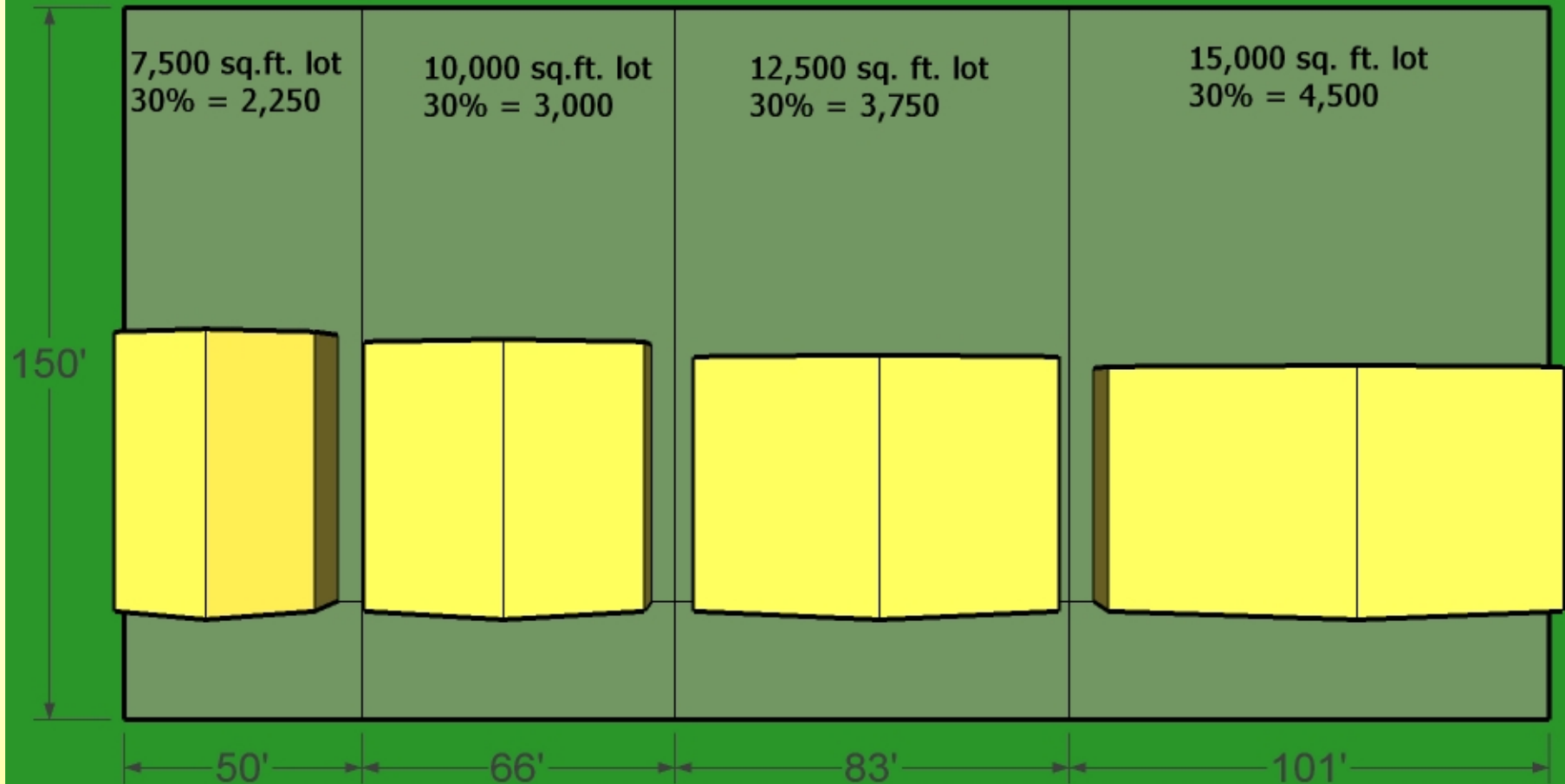
Lot Coverage

- Existing Zoning:
 - 45 percent
- Lot coverage addresses only what is on the ground
- In January, residents suggested both lowering and increasing the allowed lot coverage

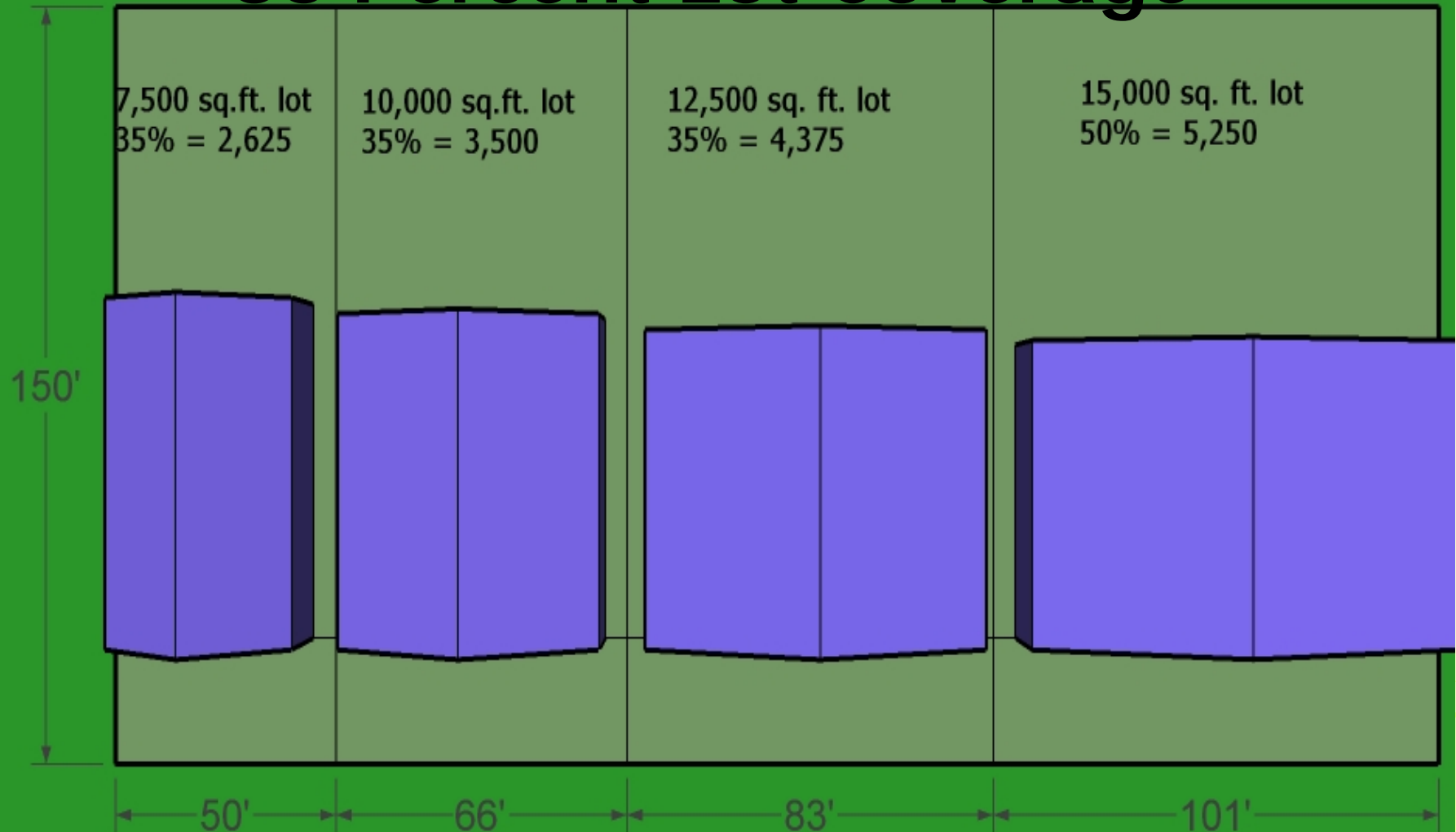
25 Percent Lot Coverage



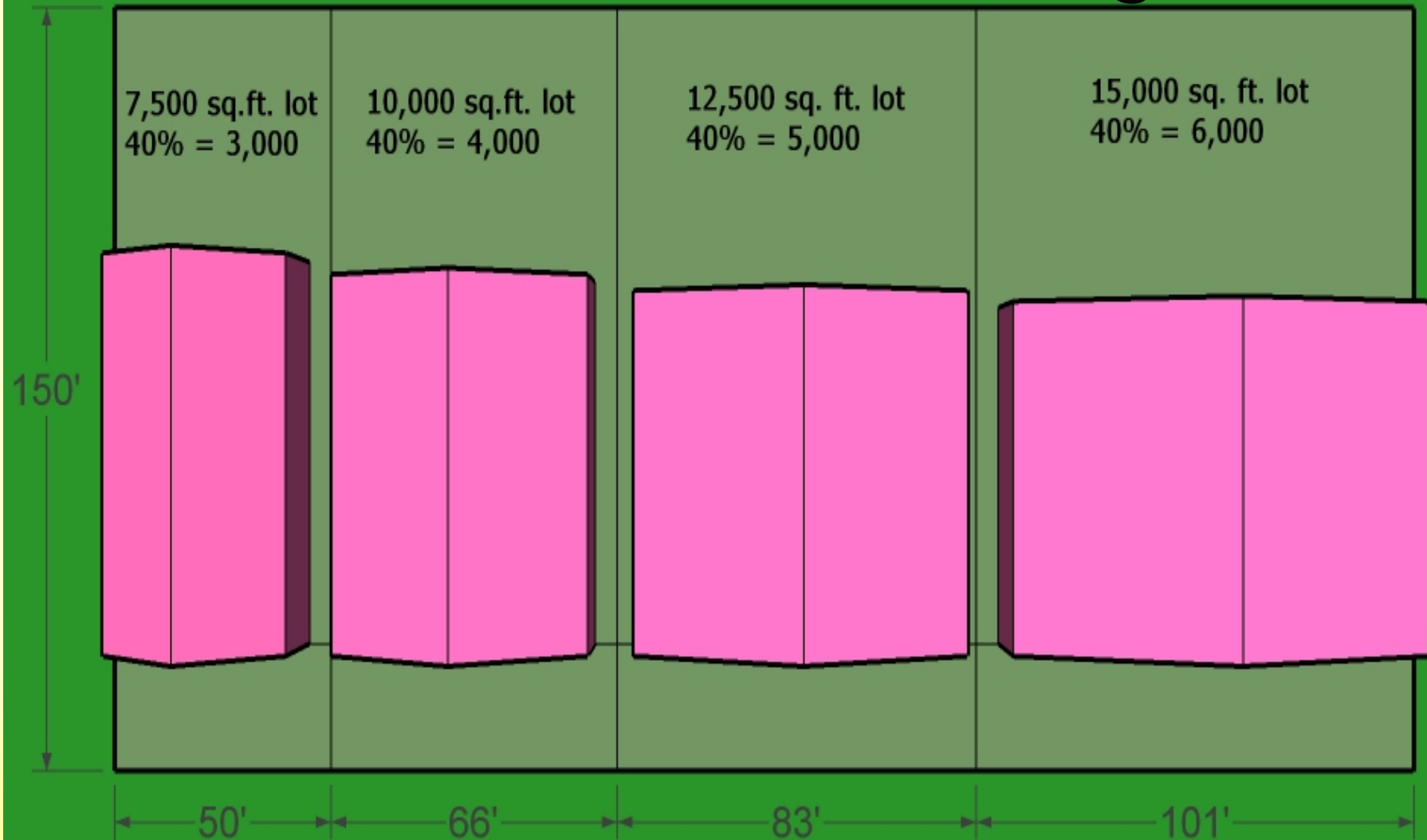
30 Percent Lot Coverage



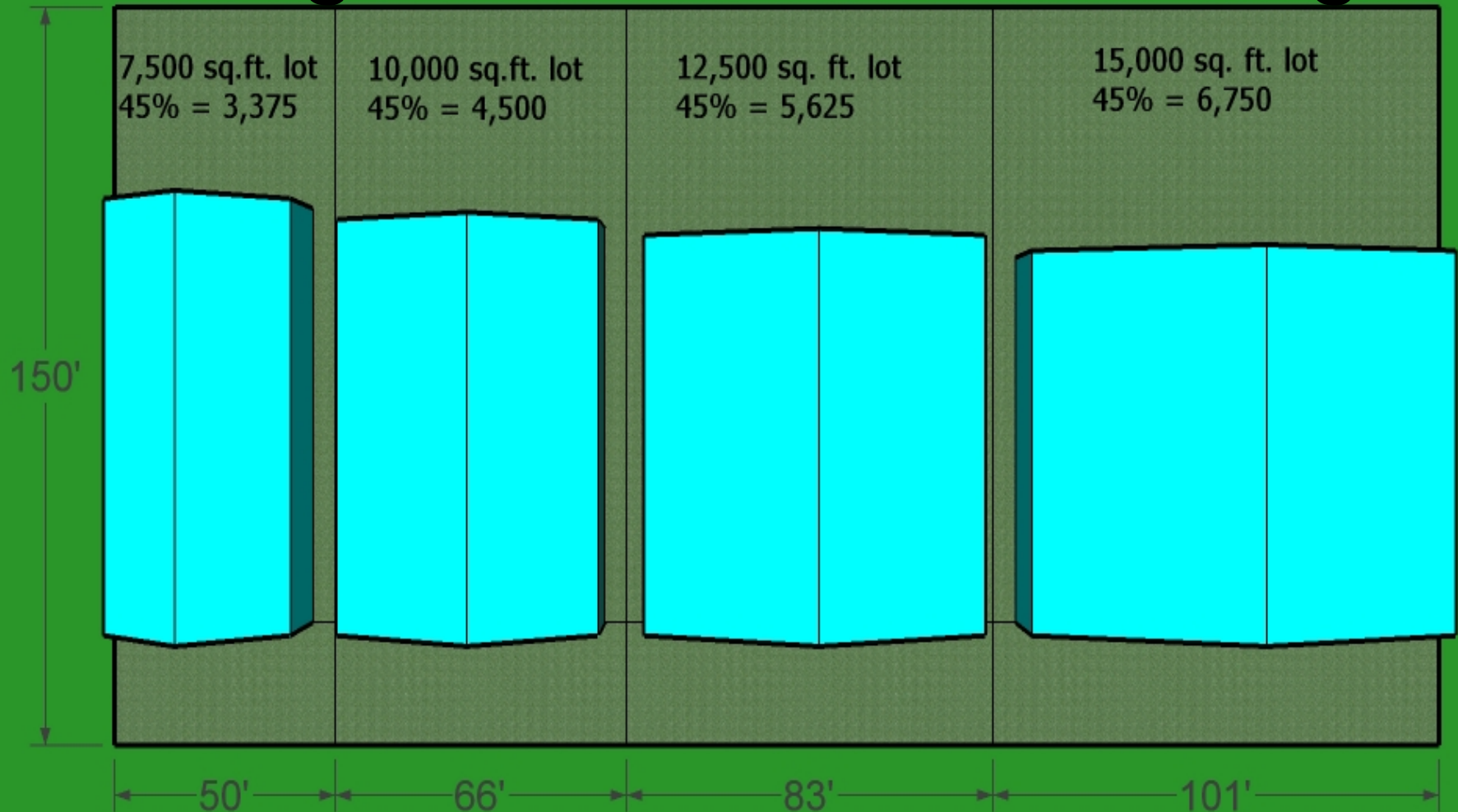
35 Percent Lot Coverage



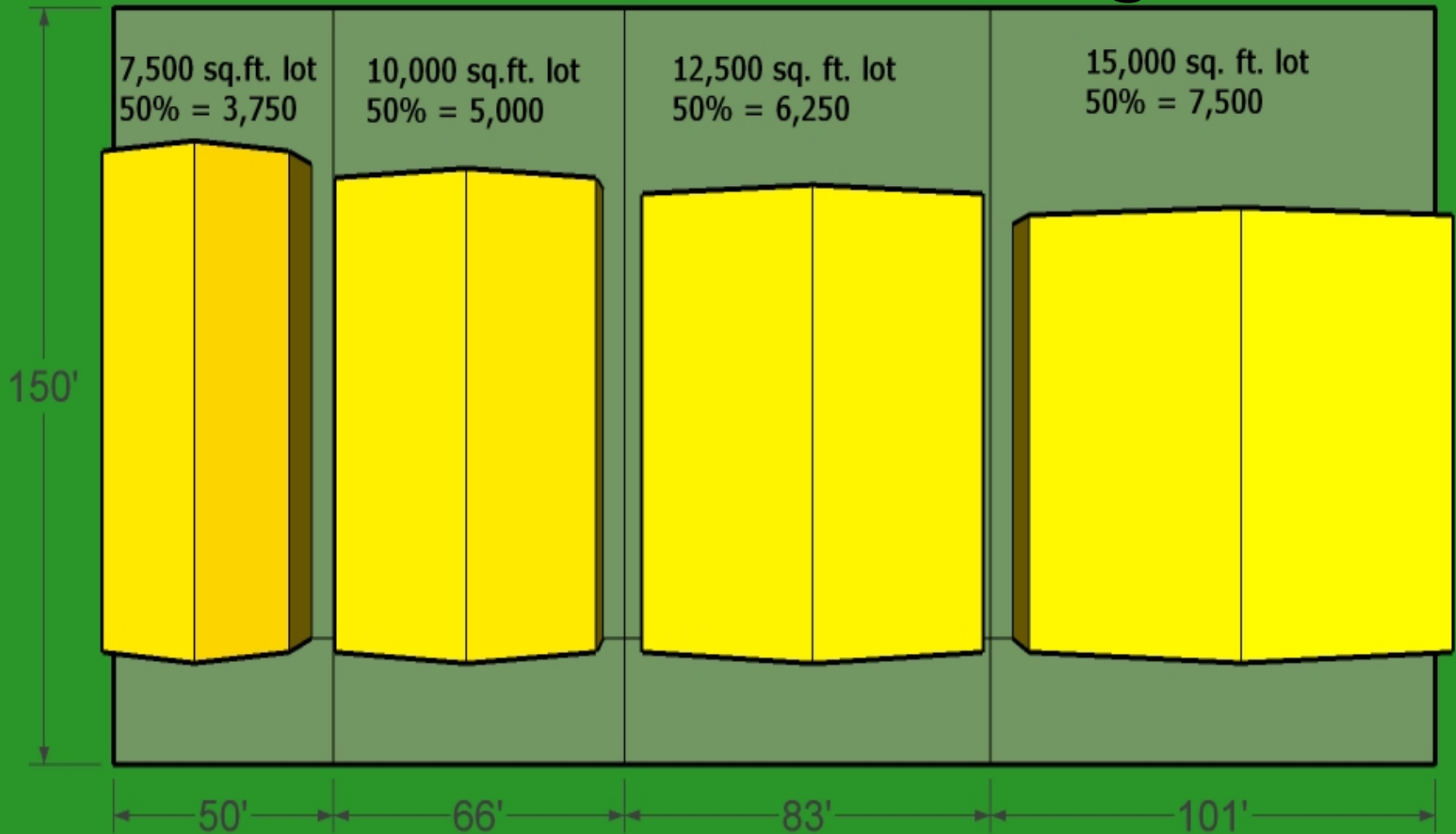
40 Percent Lot Coverage



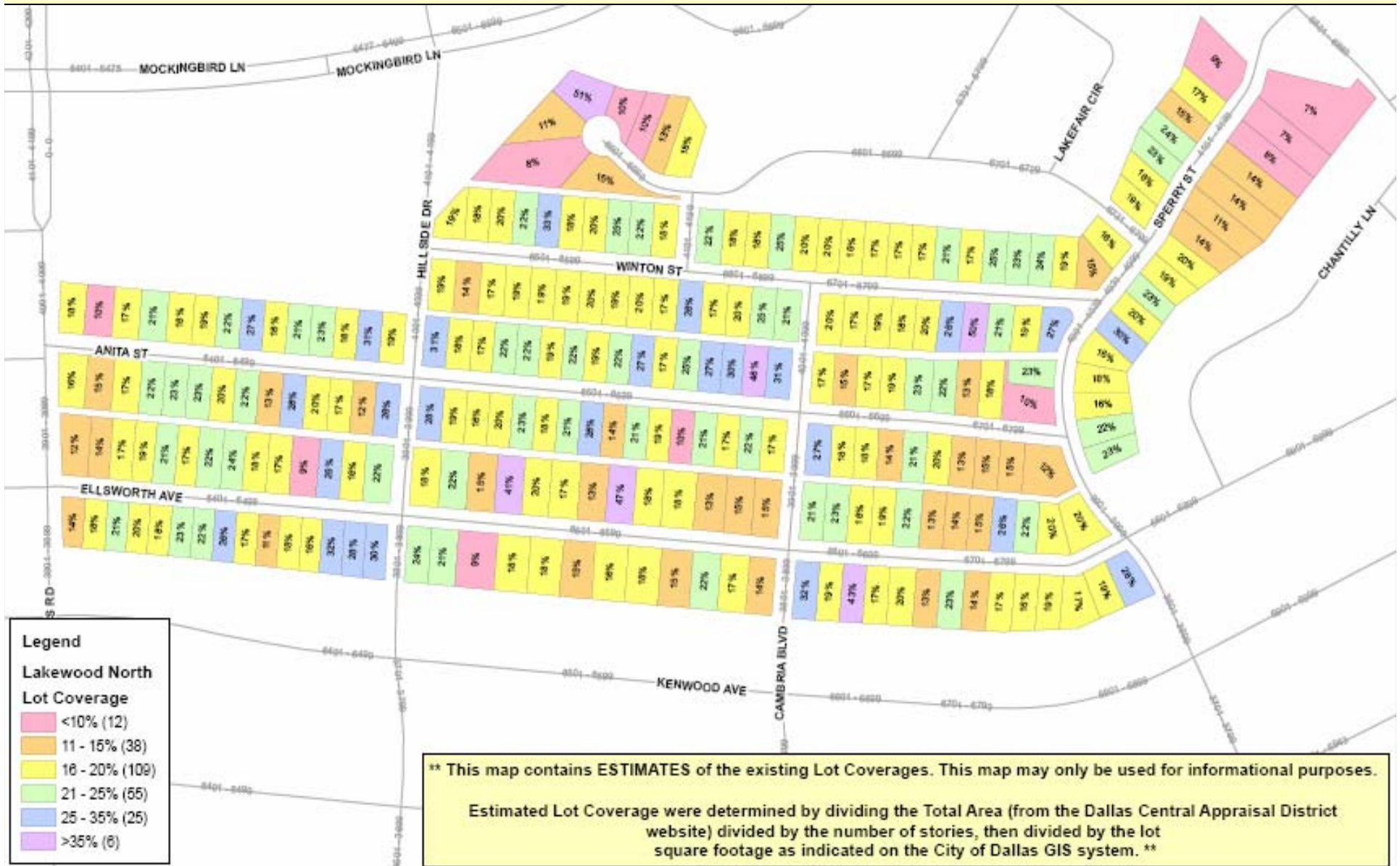
Existing - 45 Percent Lot Coverage



50 Percent Lot Coverage



Map of Estimated Existing Lot Coverages

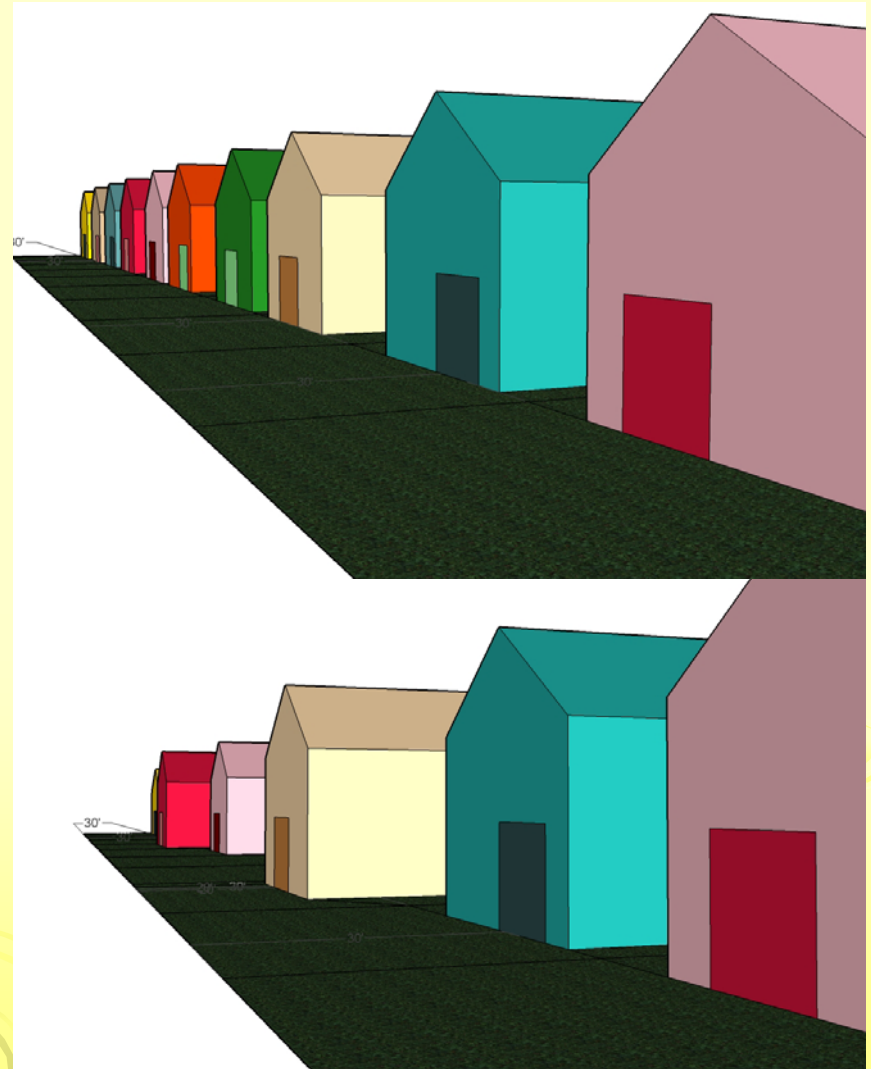


Characteristics

What items will help maintain the character of your neighborhood?

Front Yard Setbacks

- Existing Zoning: 25 feet
- Suggested in January:
 - Determine setbacks by blockface
 - Record the existing setbacks and maintain the existing (if a house had a front yard setback of 24', and was demolished, the new construction would be set at 24')
 - Decrease the setbacks

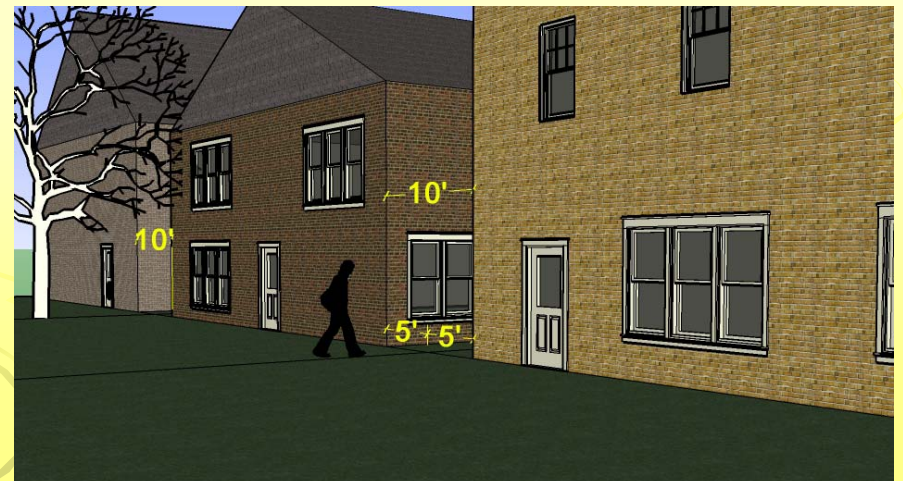
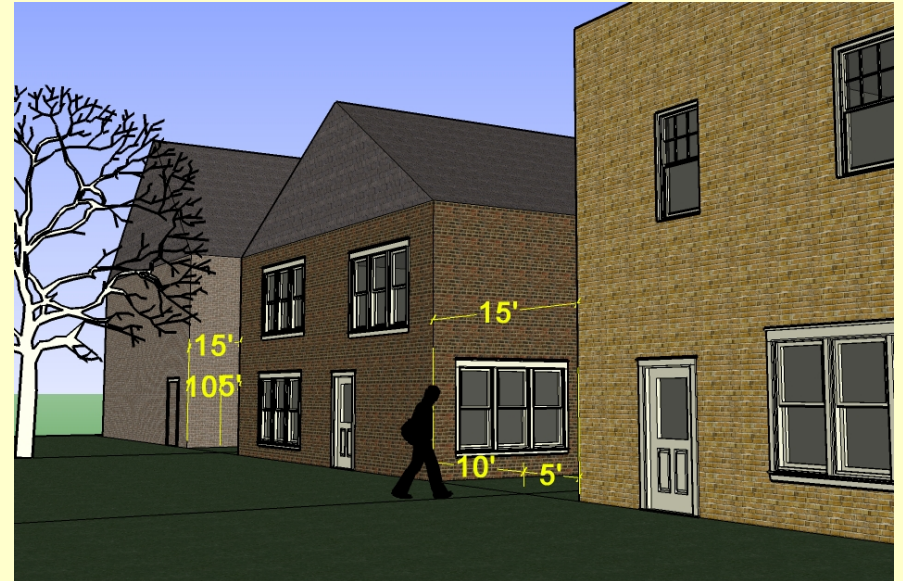


Characteristics

What items will help maintain the character of your neighborhood?

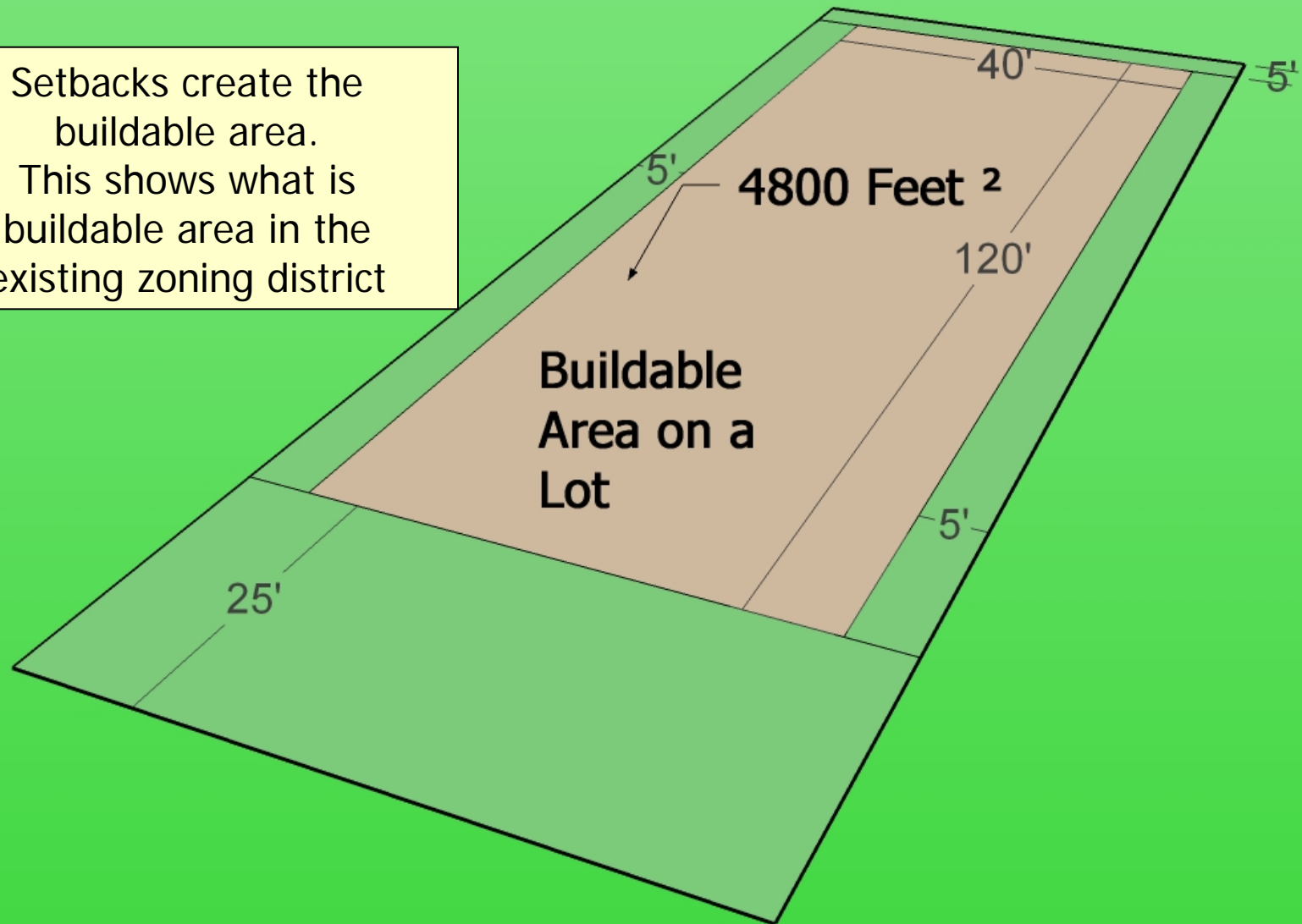
Side Yard Setbacks

- Existing Zoning: 5 feet
- What Other Neighborhoods Have Done:
 - 5 feet (KH, HSM, N)
 - 5 and 10 (M, ME, B, EP, VP)
 - Minimum is six feet and 20 for corner side lots (GP)
 - Vertical or horizontal additions to original structures may maintain or continue the existing side yard setback (VP)
- Suggested in January:



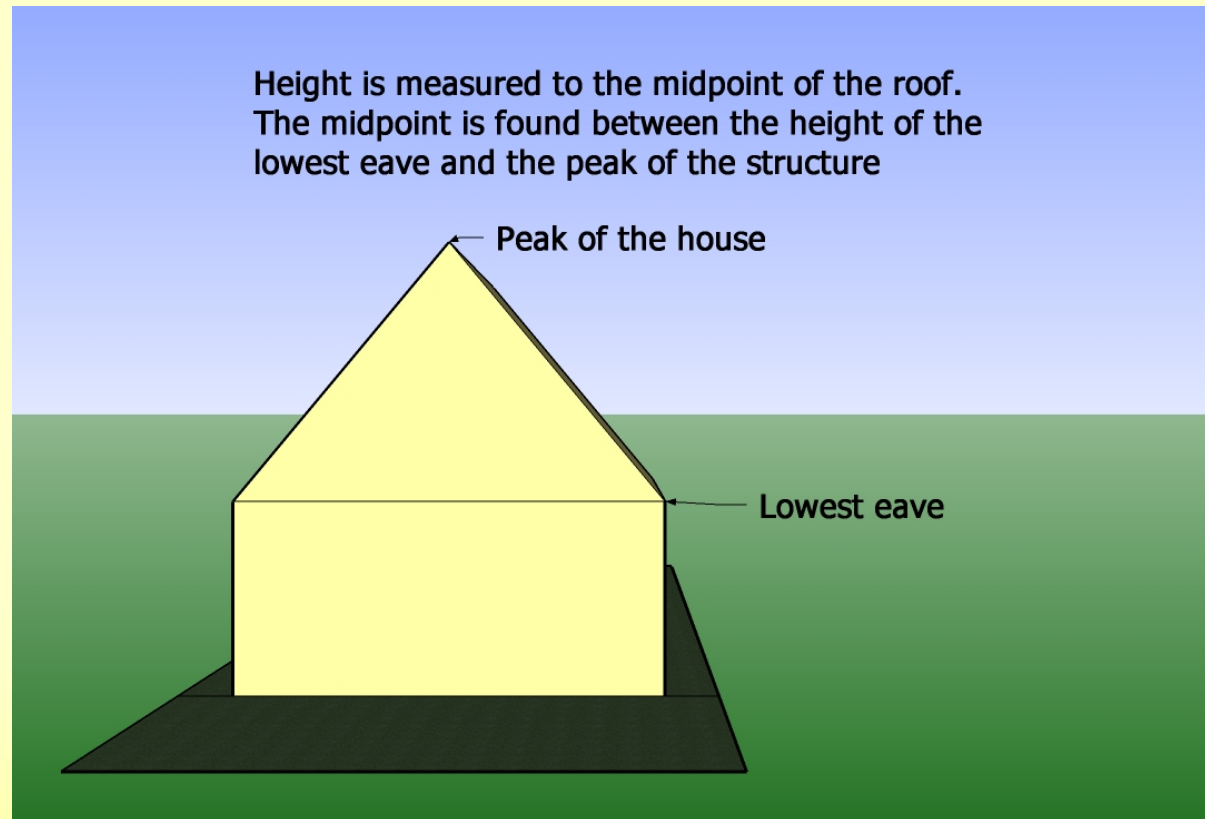
Buildable Area

Setbacks create the buildable area.
This shows what is buildable area in the existing zoning district



Characteristics

What items will help maintain the character of your neighborhood?

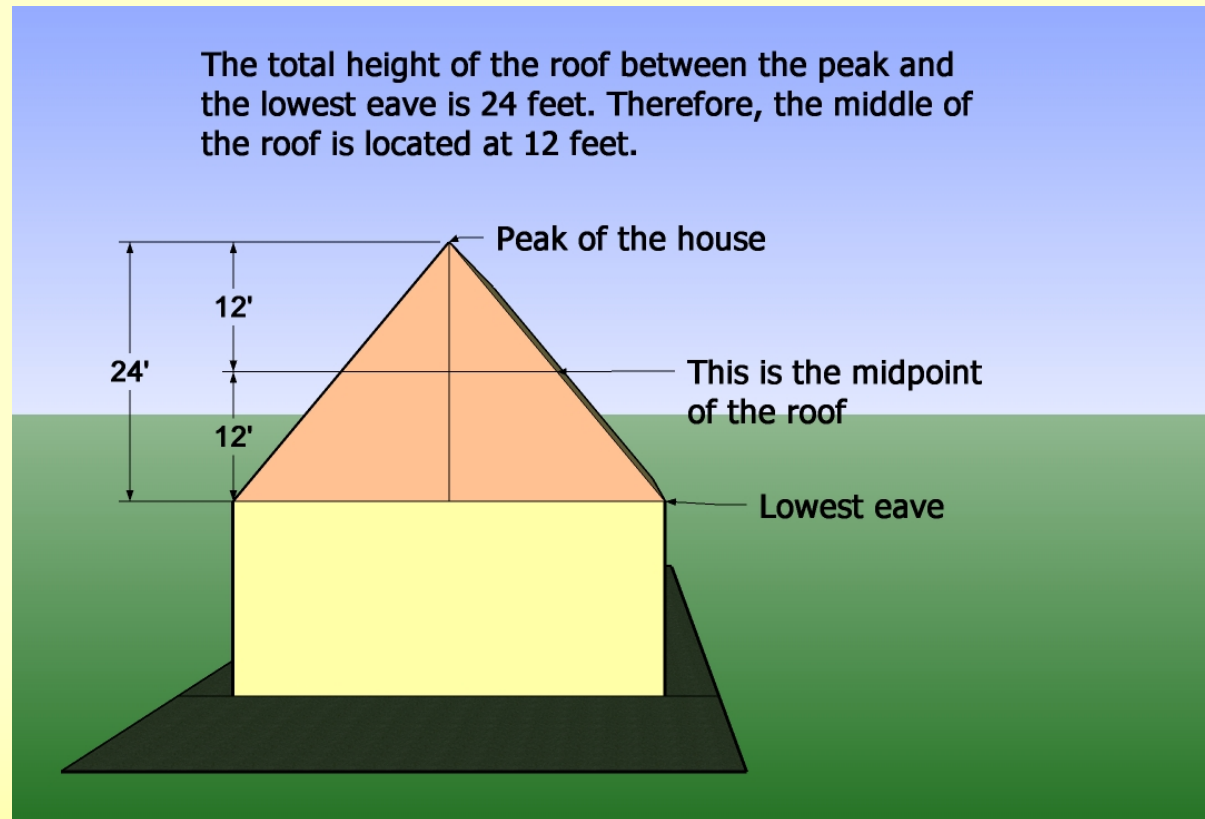


Height

- Existing Zoning: City of Dallas measures height from the ground to the midpoint of the roof

Characteristics

What items will help maintain the character of your neighborhood?

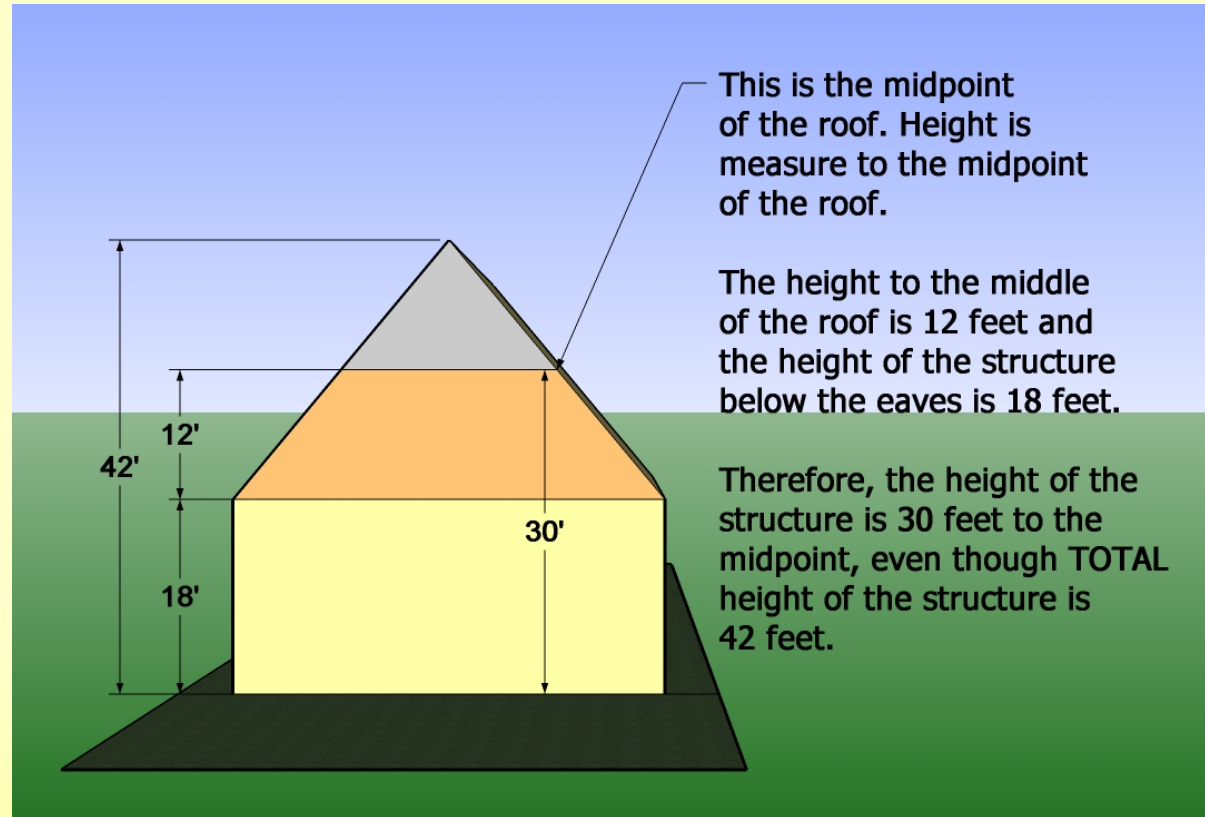


Height

- Existing Zoning: City of Dallas measures height from the ground to the midpoint of the roof

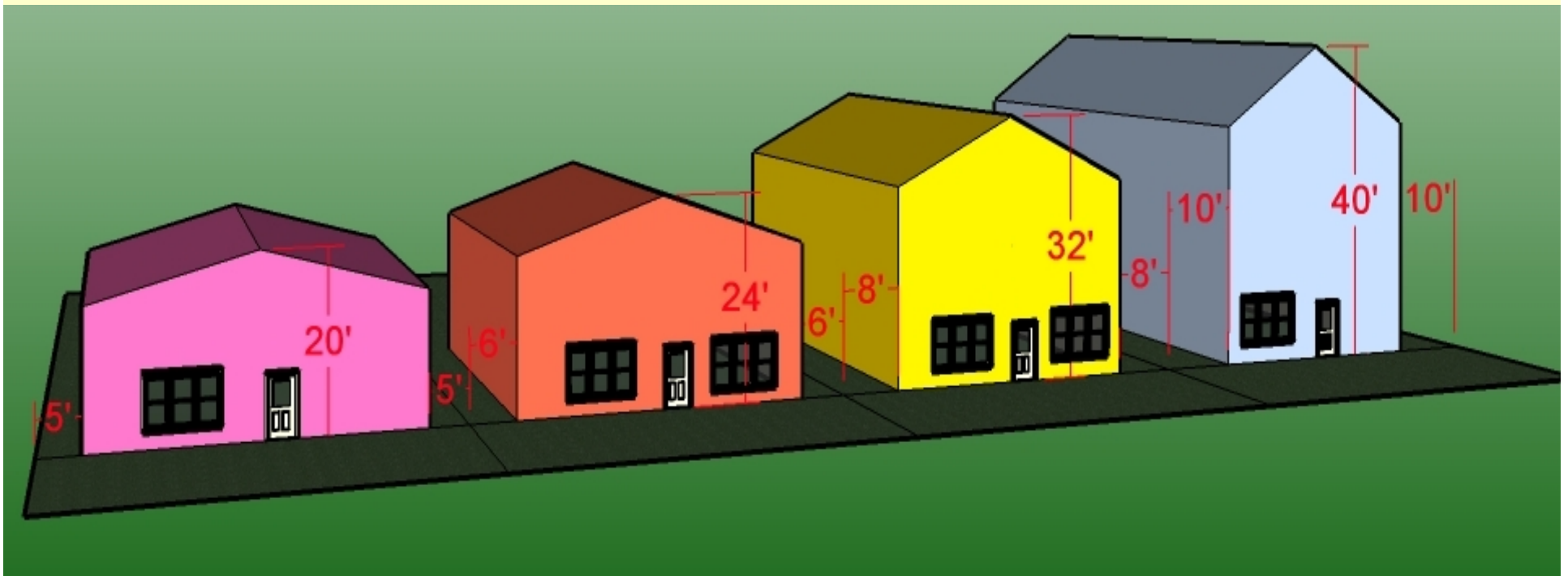
Characteristics

What items will help maintain the character of your neighborhood?



Height

- Existing Zoning: City of Dallas measures height from the ground to the midpoint of the roof



Height Looming

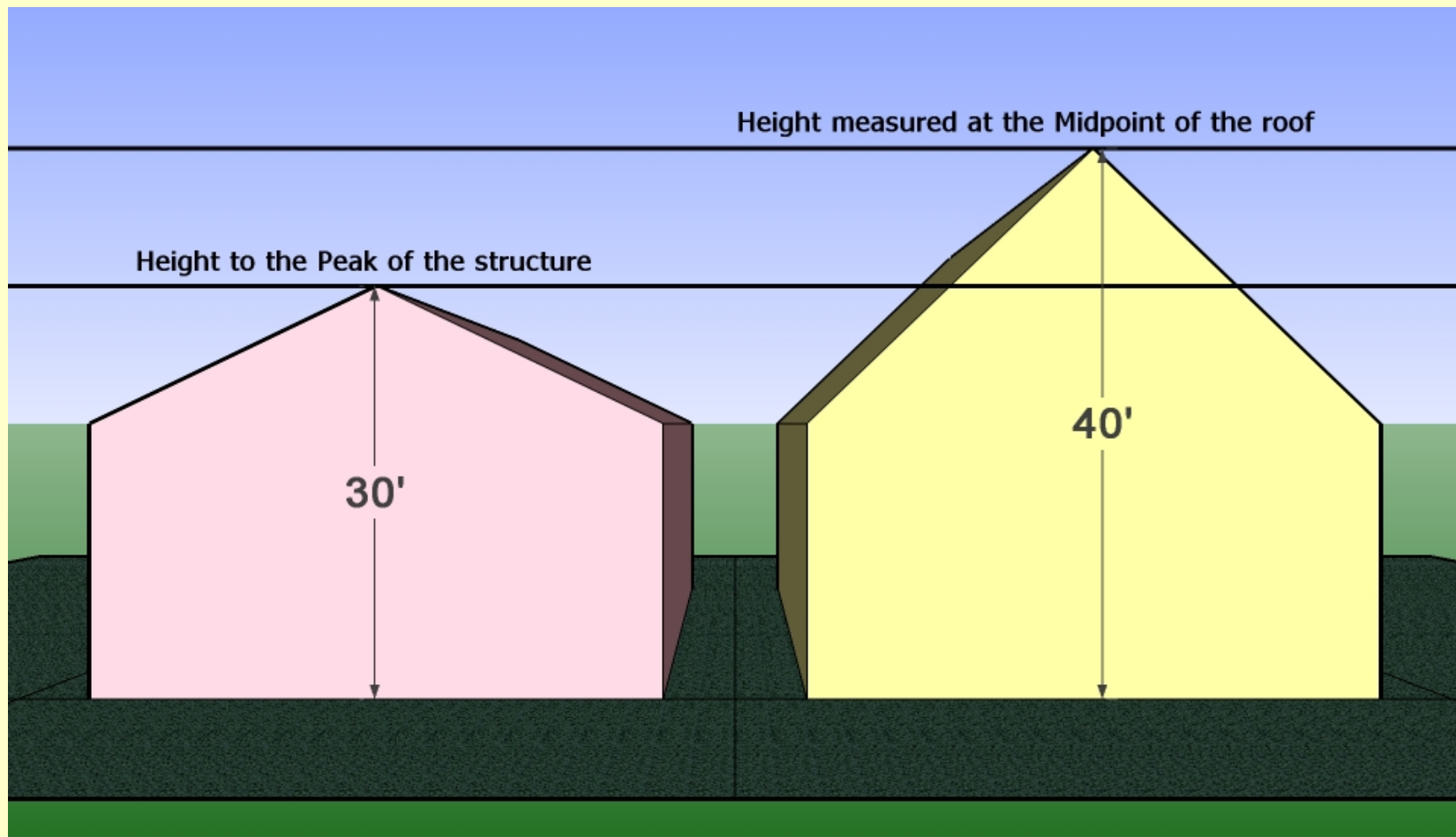
- Is a mechanism utilized by several other conservation districts that says that the larger the side yard setback, the higher the structure may be
- In Kessler Park, there is a minimum 6 ft. setback and the height of the structure to the peak may only be three times the size of the side yard setback.
- Above is an example where the height is four times the side yard setback

Characteristics

What items will help maintain the character of your neighborhood?

Height

- What Other Neighborhoods Have Done:
 - Max height is 24 feet (HSM)
 - Max height is 30 feet (KH, L, N, M, GP, ME, B, K, VP)
 - Max height is 35 feet (EP)
 - Line of site requirement (M)
 - Height Looming – the height of any structure may not exceed three times its distance from the ground level of the side property line with the height being measured from the ground level at the side property line (example if there is a 6 foot setback, the height may not exceed 18 feet) (GP, K)



Height

- Suggested in January:
 - Measure height to the peak of the structure
 - Continue to measure height to the midpoint of the roof
 - Enact a height looming regulation

Characteristics

What items will help maintain the character of your neighborhood?

Stories

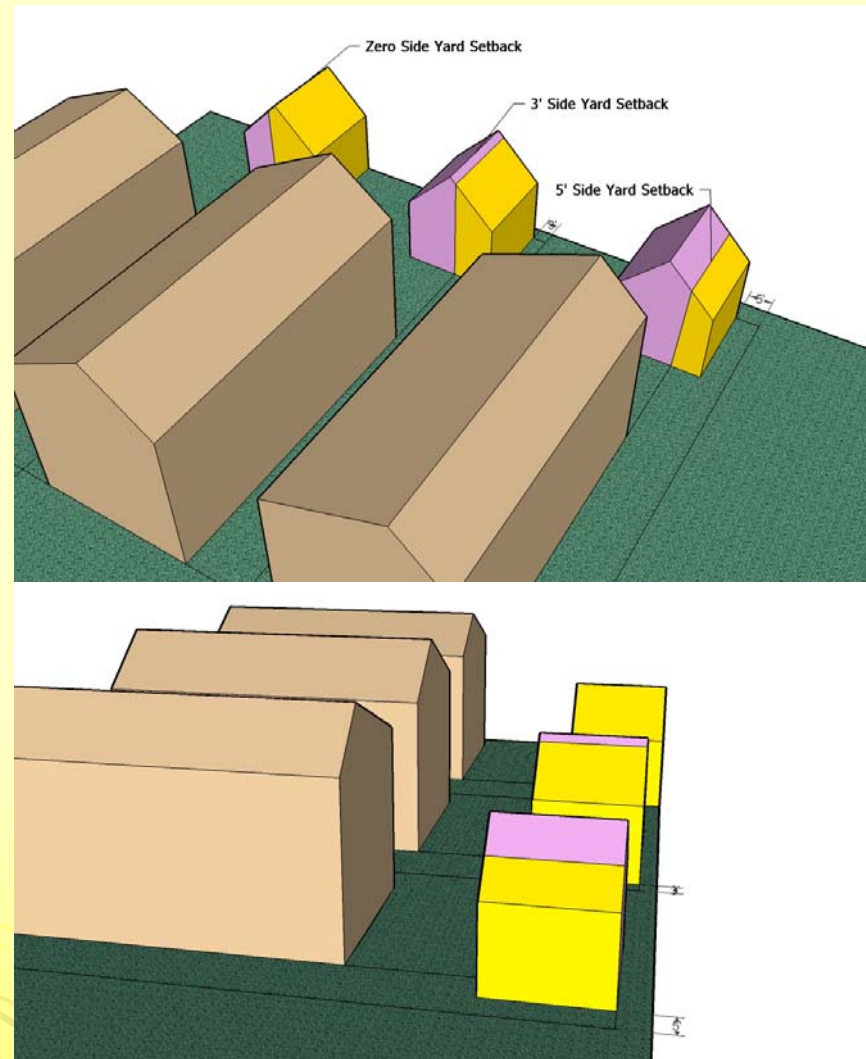
- Existing Zoning: None
- What Other Neighborhoods Have Done:
 - No max stories (GP)
 - 1.5 stories (HSM, M)
 - Two stories (KH, N)
 - Two stories for certain architectural styles, 1.5 for Tudor and Minimal Traditional (ME, B, VP)
 - The second story must be 70 percent the floor area of the first story (B)
- Suggested in January:
 - Set the second story back a certain number of feet to maintain the appearance of one story in the front
 - Regulate the total number of stories a house can have

Characteristics

What items will help maintain the character of your neighborhood?

Accessory Structures

- Existing Zoning: 5 foot side and rear yard setbacks



Characteristics

What items will help maintain the character of your neighborhood?

Accessory Structures

- What Other Neighborhoods Have Done:
 - Located in the rear 30 percent of the lot. (M, VP)
 - May be attached or detached but must be located in the rear yard (HSM, B, EP, VP)
 - Located to the rear of the main structure (L, HSM, ME, B, EP, VP)
 - Makes exception where accessory structures can be in the front yard (HSM, B)
 - Front facing garages and carports located in the front yard may be maintained and repaired but may not be enlarged (HSM)
 - On corner lots, may not be located closer to the cornerside lot line than the main structure. (HSM, M)

Characteristics

What items will help maintain the character of your neighborhood?

Accessory Structures

- What Other Neighborhoods Have Done:
 - Garages must have at least one vehicle entrance from the street. (M)
 - The color, style, design, and materials of garages that are visible from the street must be compatible with the main structure. (HSM, M, ME, B, VP)
 - May be constructed with any legal building material (L)
 - No style regulations if in the rear yard (HSM)
 - If a garage is visible from the street, the slope of the roof must match either the roof slope of the main structure or the roof slope of original garages. (M, ME, B, VP)
 - Must have a hipped, side gable, gambrel, mansard, or cross gabled roof (L)

Characteristics

What items will help maintain the character of your neighborhood?

Accessory Structures

- What Other Neighborhoods Have Done:
 - No required Side Yard Setback. (L, M)
 - Side Yard Setback – If height is over 15 feet = 5 ft, height under 15 feet = none (ME, B)
 - 20 feet side yard setback for side entry garages on corner lots (HSM)
 - Rear Yard Setbacks – If height is over 15 feet in height = 5 ft rear yard setback. (M, ME, B)
 - Garages 15 feet or less in height must have a three-foot rear yard setback unless the property owner can document the original footprint (M, ME)
 - The minimum rear yard setback for all rear-entry garages is 20 ft. (HSM, M)

Characteristics

Is this significant to maintain the character of your neighborhood?

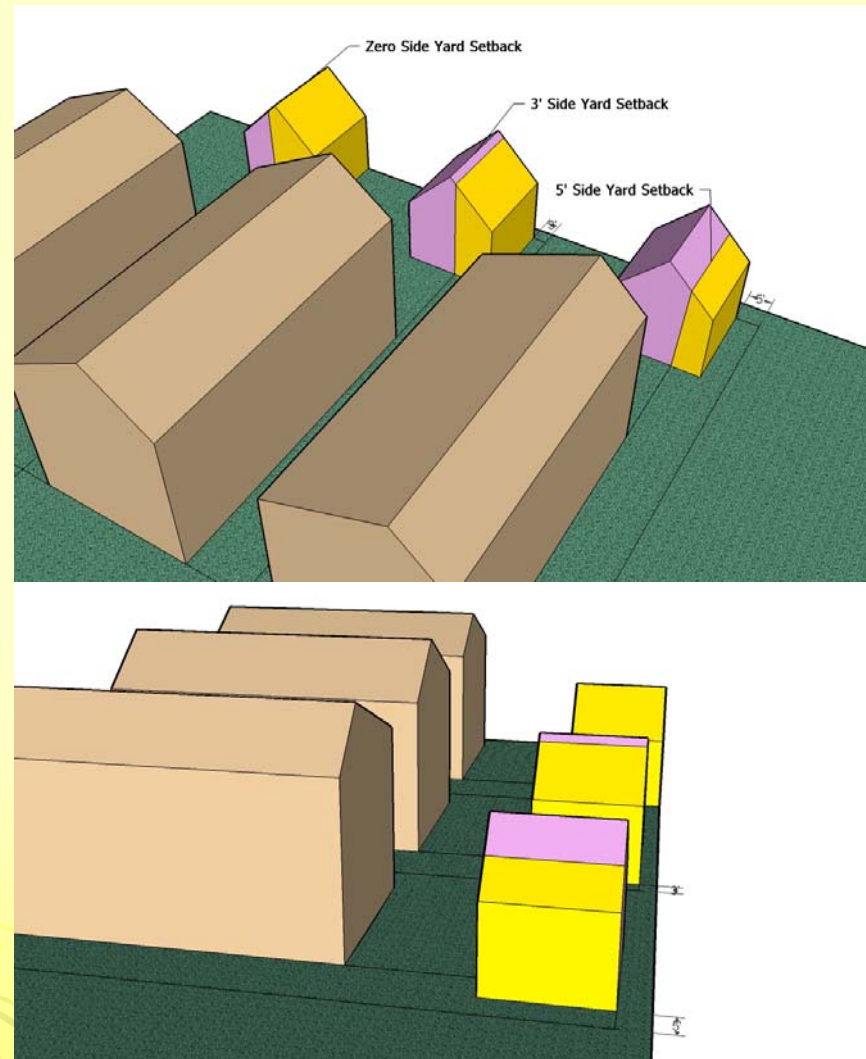


Characteristics

What items will help maintain the character of your neighborhood?

Accessory Structures

- Suggested in January:
 - 3 foot side and rear yard setbacks
 - Limit the height



Characteristics

What items will help maintain the character of your neighborhood?

Lot Slope

- Existing Zoning: None
- What Other Districts Have Done:
 - Slope of the lot must be maintained (B, EP, VP)
 - No lot to lot drainage is allowed (EP, VP)
 - A driveway with a retaining wall may cut into that slope of a lot provided that the driveway is straight (VP)
- Suggested in January:
 - The slope of the lot must be maintained



Characteristics

What items will help maintain the character of your neighborhood?

Impervious Surface

- Existing Zoning: None
- What Other Neighborhoods Have Done:
 - 20 percent (EP)
 - 25 percent (Proposed Rawlins)
 - 30 percent (L, HSM, M, B, VP)
 - 50 percent (ME)
 - 50 percent of the front lawn must be landscaped with live plant material (KH)
 - The parkway may not be paved (VP)
 - Between eight and ten feet wide. (M, ME, B)
 - May not exceed ten feet wide (EP, VP)
 - On corner lots, a driveway on the side street may be 24 feet wide. (HSM, M, B, VP)



Characteristics

What items will help maintain the character of your neighborhood?

Impervious Surface

- Suggested in January:
 - Sperry has floodplain issues that need to be addressed
 - Limit the amount of paved or hardscaped surface in the front yard



Characteristics

What items will help maintain the character of your neighborhood?

Building Materials

- Existing Zoning: None
- Materials that may be addressed include: Aluminum siding, Brick, EIFS, Fiber Cement, Hardiplank, Plywood, Steel, Stone, Stucco, Vinyl, Wood, and Wood Shingles.
- What Other Districts Have Done:
 - New houses must be constructed of brick and/or stone using the same colors, course patterns, material placement, and material combinations found in original houses. (M)
 - Only brick, wood or similar materials may be used (KH)
 - Brick must be scratch-face or textured (M)
 - Brick must be modular or standard size. (M)
 - Brick surfaces not previously painted may not be painted unless ... (HSM)
 - New construction must be 80 percent brick (HSM, KP)
 - Stone must be similar to the stone used on original houses. (M)
 - Additions that are visible must be clad in the materials the same as the architectural style of the house (K)
 - EIFS is prohibited (K)
 - Vinyl and aluminum is prohibited (K)
 - Vinyl, aluminum, EIFS, and plywood are prohibited (GP)
 - Vinyl and aluminum are allowed if they have a “wood-like” appearance (N)
 - Synthetic stucco is prohibited (Kessler)

Characteristics

What items will help maintain the character of your neighborhood?



Building Materials

- Suggested in January:
 - The materials used on the front of the house should wrap around on the sides

Characteristics

What items will help maintain the character of your neighborhood?



Demolition

- Existing Zoning: None
- What Other Districts Have Done:
 - Only High Tudor structures are protected. High Tudors may only be demolished if the cost is 80% the house's value (M)
 - Only if the cost is 80% the house's value (KP, ME)
 - Allow demolition of noncontributing structures and 100% required expenditures for contributing structures (Proposed Rawlins CD)
 - No demolition standard

Characteristics

What items will help maintain the character of your neighborhood?



Demolition

- Suggested in January:
 - Allow certain architectural styles to be demolished
 - Regulations for when demolition is appropriate
 - Salvage standard

Characteristics

What items will help maintain the character of your neighborhood?

Landscaping

- Existing Zoning: None
- What Other Neighborhoods Have Done:
 - For any new construction or additions over 100 square feet, at least two, two-caliper-inch large canopy trees must be planted in or adjacent to the parkway. (M)
 - Protected trees in the front or side yard must be preserved, except for the seriously diseased, distressed or dying. If removed it must be replaced with a tree of the same caliper (Edgemont Park)
- Suggested in January:
 - Protect mature trees



Characteristics

What items will help maintain the character of your neighborhood?

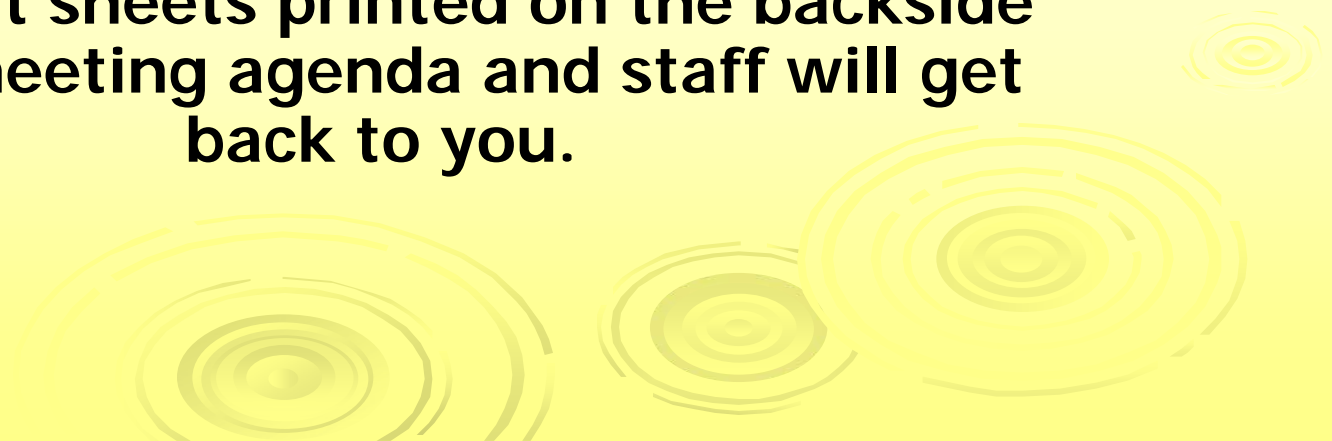
Roof Slope

- Existing Zoning: None
- What Other Neighborhoods Have Done
 - Regulate roof pitch (M, ME, B, EP, VP)
 - Roof shape (M, ME, B, VP)
 - Side gables must be true gables, with both front and back roof slopes. At least 30 percent of the back slope must be maintained. (M)
 - The roof ridge of side gables must be flat and uninterrupted. (M)
- Suggested in January:
 - Articulate appropriate roof slopes in the ordinance



Discussion of District Characteristics

Additional comments, concerns or suggestions? Please mail or fax in the comment sheets printed on the backside of the meeting agenda and staff will get back to you.



Questions?

