

Little Forest Hills First Community Meeting Conservation District Feasibility Study

White Rock United Methodist Church
December 5, 2006
7:00pm

Purpose of this Meeting



- How this process began
- Background information on the district
- Explain the steps in the conservation district and community meeting process
- Overview the criteria for becoming a conservation district
- Review what standards can be included in a conservation district

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

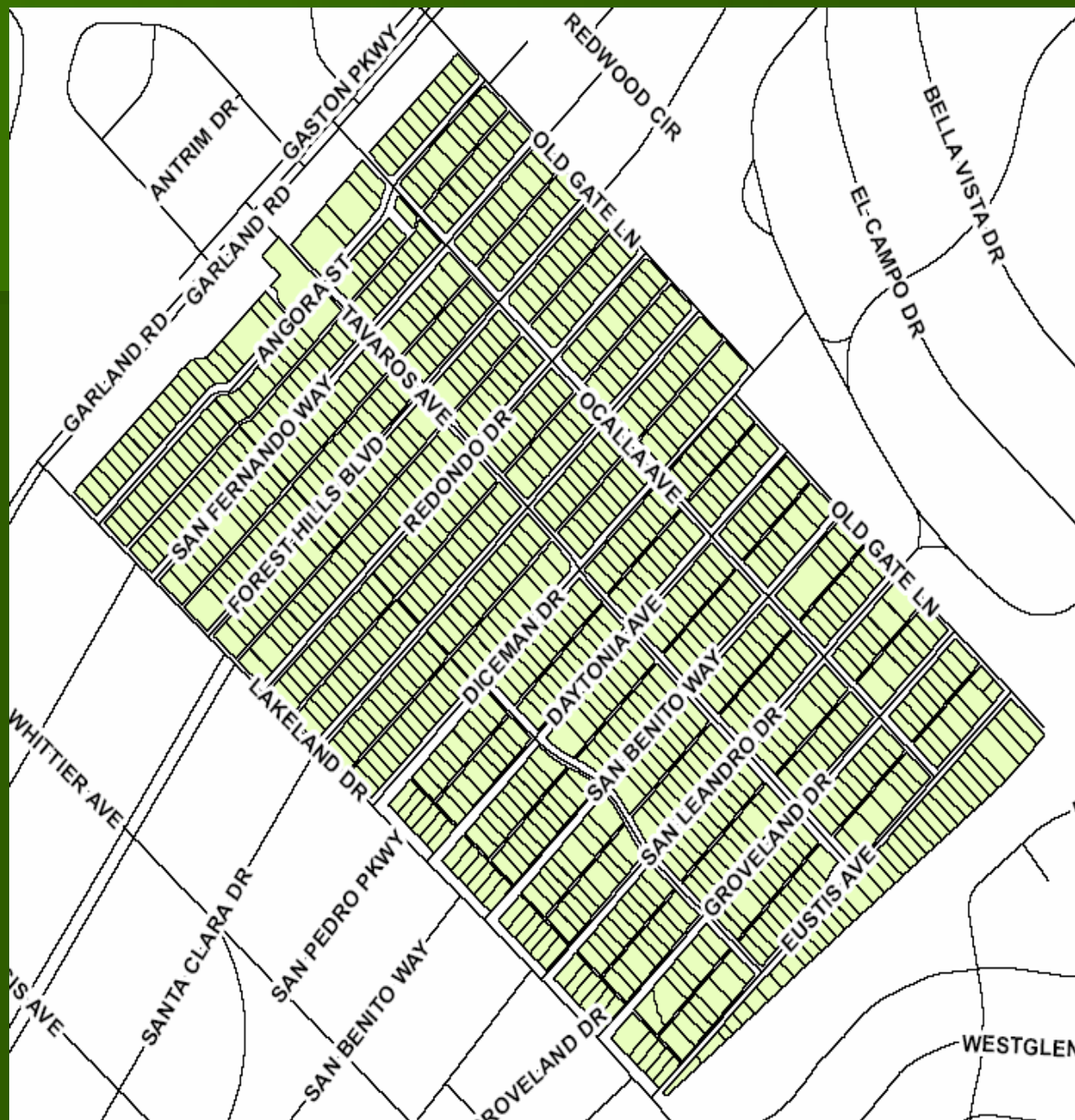
Background Information

How this process began

Application submitted

- An zoning change application was submitted by property owners to the city in June of 2006 for a conservation district feasibility study to be conducted by the Department of Development Services
- ## percent of the property owners in the proposed boundaries have signed a petition in support of conducting a feasibility study
- The area is in City Council district 9





Background



- There are 945 properties in the proposed district
- The majority of the structures are single-family homes
- The district contains a variety of architectural styles such as the Minimal Traditional, World War Era Cottages, Bungalows, Frame & Masonry Revival, and eclectic



Neighborhood Information

- The average home size is 1,130 sq. ft.
- 81% of the homes are 1 story
- The average age of the homes is 1944, with the following breakdown:

Years	Number of Homes	Percentage
1920 - 1929	4	0.4%
1930 - 1939	240	25.5%
1940 - 1949	536	56.8%
1950 - 1959	53	5.6%
1960 - 1969	14	1.5%
1970 - 1999	22	2.3%
2000 +	17	1.8%

Source: DCAD

Neighborhood Information

- The average property value is \$ 131,267
- The average lot value is \$74,707
- Over 80 percent of the properties (772) have lot values greater than structure value
- Improvement values of structures range as follows:

Average Improvements Value:	\$57,856
Vacant Lots / \$0	43
\$1 - \$24,999	61
\$25,000 - \$49,999	260
\$50,000 - \$74,999	415
\$75,000 - \$99,999	130
\$100,000 - 124,999	36
\$125,000 +	20

Steps in the Conservation District Study Process

Steps of the Feasibility Study

A feasibility study consists of several aspects:

1. Determining if the area meets the four requirements for a conservation district as stated in the City Code
2. Staff analysis of the area
3. Conducting community meetings for property owner input and address questions and concerns
4. Staff developing a Conceptual Plan for the neighborhood
5. City Attorneys developing a draft ordinance for the area with possible development standards to be voted on by the property owners at the time of the public hearing(s)

Study process

- The process can take from 9 – 12 months
- Multiple community meetings will be held to discuss development standards and neighborhood characteristics to determine what the neighborhood wants to be conserved
- At the conclusion of the discussions, at the final community meeting, the draft ordinance and conceptual plan will be reviewed by the neighborhood, prior to being submitted to the City Plan Commission
- Copies of these documents will be mailed to all property owners within the proposed boundaries

Conclusion of study

- Upon completion of the community meetings, a public hearing will be scheduled before the City Plan Commission to be held at City Hall
- All property owners within the proposed boundaries and 200 feet around the boundaries will be mailed a ballot 10 days prior to the hearing to vote in favor or in opposition to the proposed changes. On the day of the hearing, anyone who wishes to may attend and speak at the hearing
- If approved by the City Plan Commission, a second public hearing will be held before the City Council

Criteria for Becoming a Conservation District

Conservation District Criteria

1. Must contain at least one block face
2. Must be a stable or stabilizing neighborhood
3. Must contain significant architectural or cultural attributes
4. Must have a distinctive atmosphere or character which can be conserved by protecting or enhancing its architectural or cultural attributes

Neighborhood Characteristics

- Some of the standards that concern the neighborhood include:
 - Height
 - Setbacks
 - Accessory Structures
 - Lot Coverage & FAR
 - Landscaping & Impervious Surface



Questions?

What are Important Characteristics of the Neighborhood?

What does the neighborhood want to conserve?

Characteristics

Is this significant to maintain the character of your neighborhood?

- Lot Coverage
- Density
- Setbacks
- Height
- Stories
- Floor Area Ratio
- Structure Width
- Land Uses
- Lot Width
- Demolition
- Non-Conforming Uses
- Building Materials
- Glass Types
- Sidewalks
- Accessory Structures
- Front Yard & Parkway
- Fences, Walls, and Retaining Walls
- Landscaping
- Driveways and Parking
- Screening
- Paving
- Style
- Doors and Windows
- Roof Materials and Style
- Porch Enclosures
- Wrought Iron and Metal Elements

Characteristics

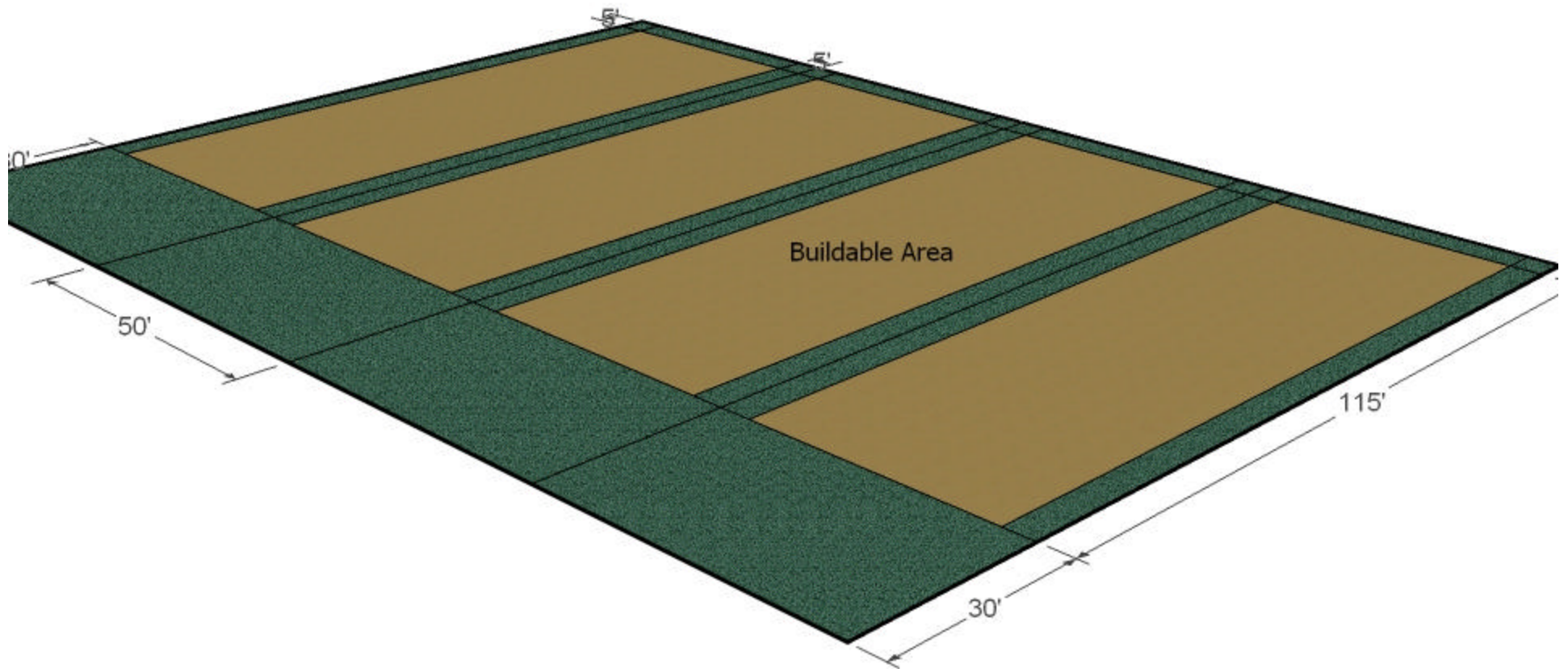
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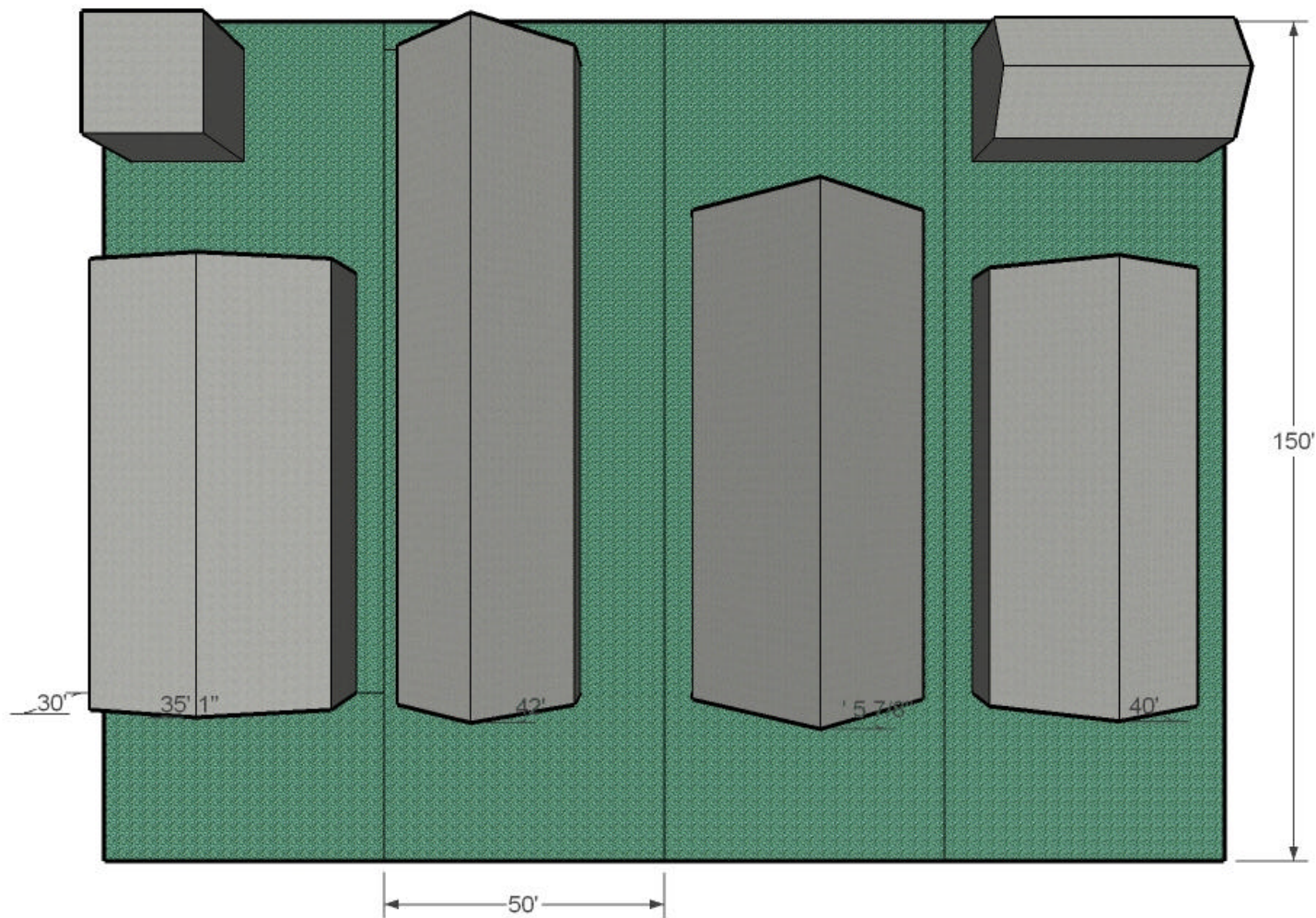
■ Lot Coverage

- The existing zoning allows for 45% lot coverage.
- Most of the lots in the district are **7,500 sq. ft.**
- 45% of 7,500 is 3,375 sq. ft. on the ground
- Lot coverage does not restrict how big structures can be, it can only restrict what is buildable on the ground.

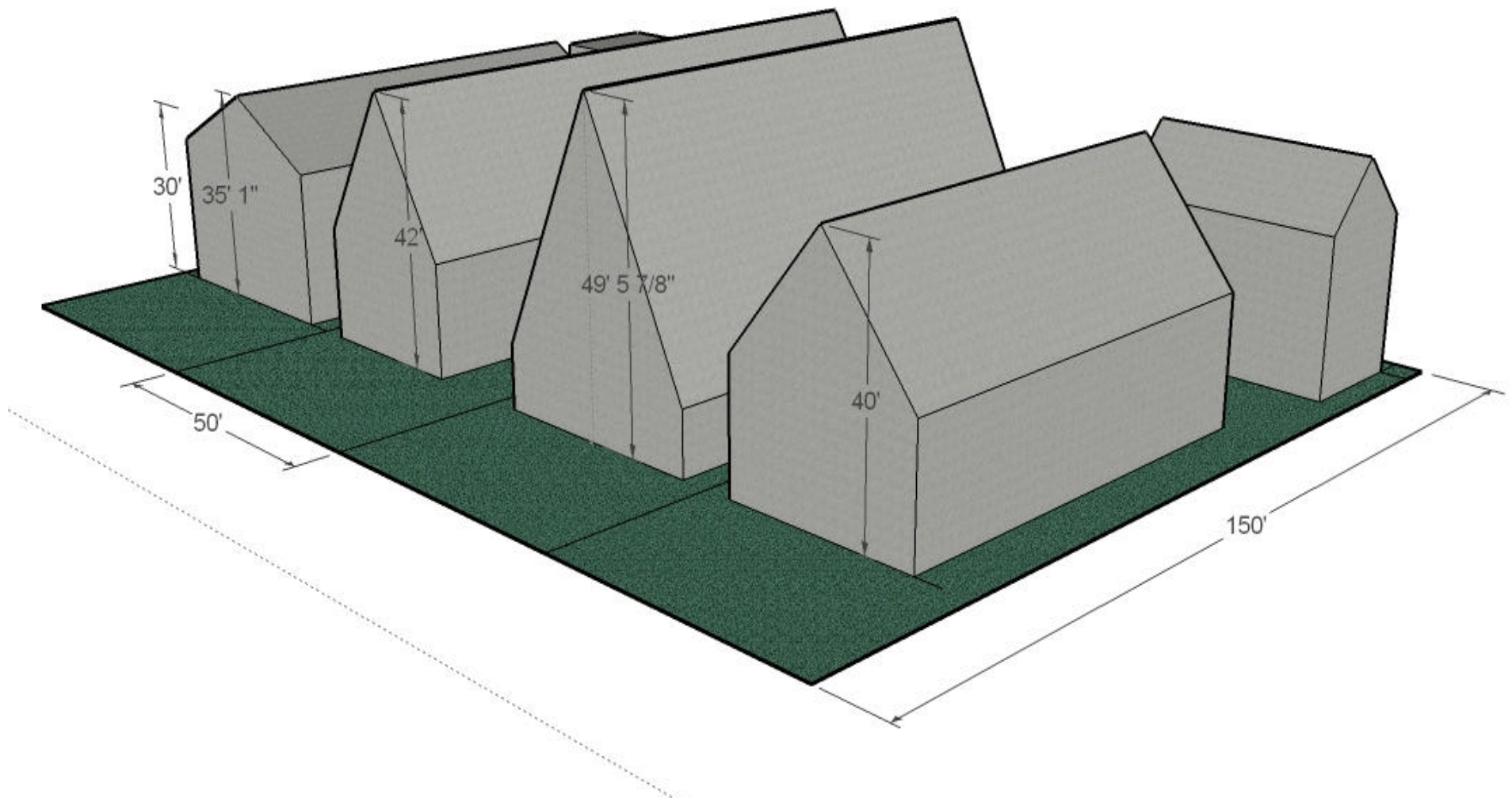
Buildable Area



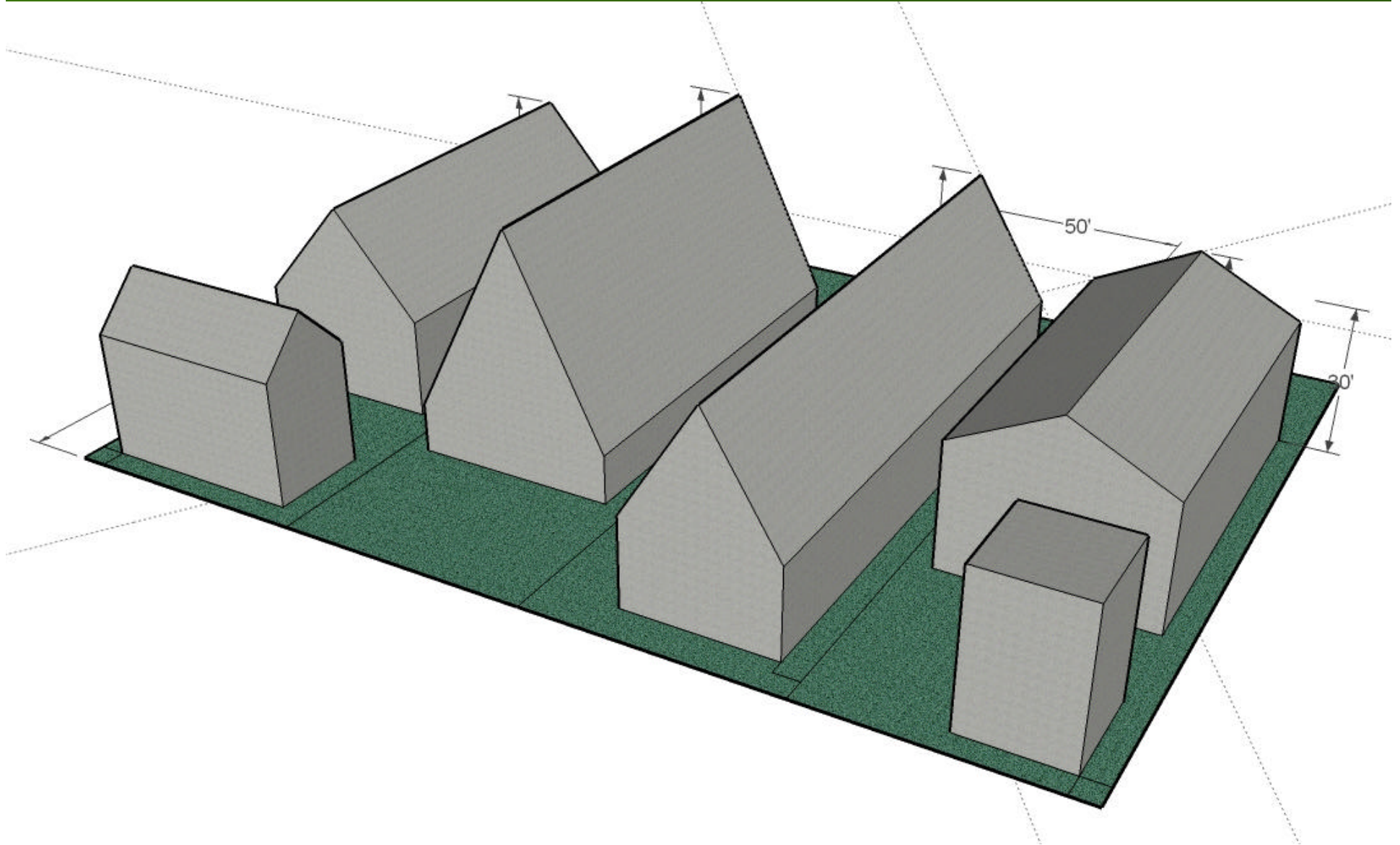
Aerial View – 45% Lot Coverage



Front View – 45% Lot Coverage



Rear View – 45% Lot Coverage

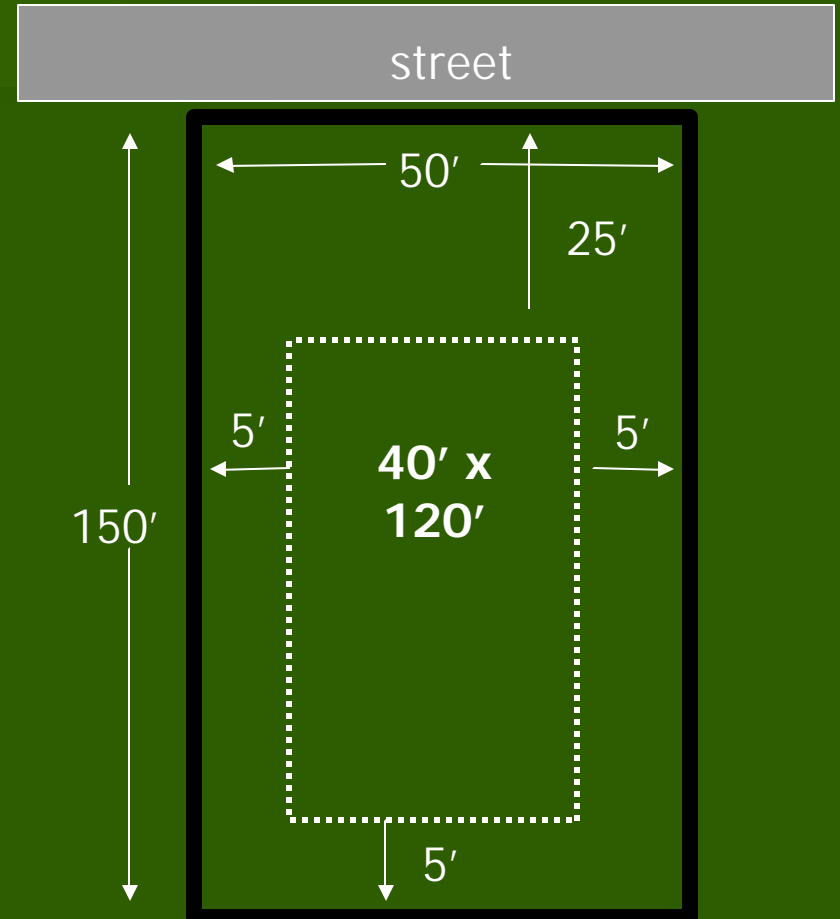


Characteristics

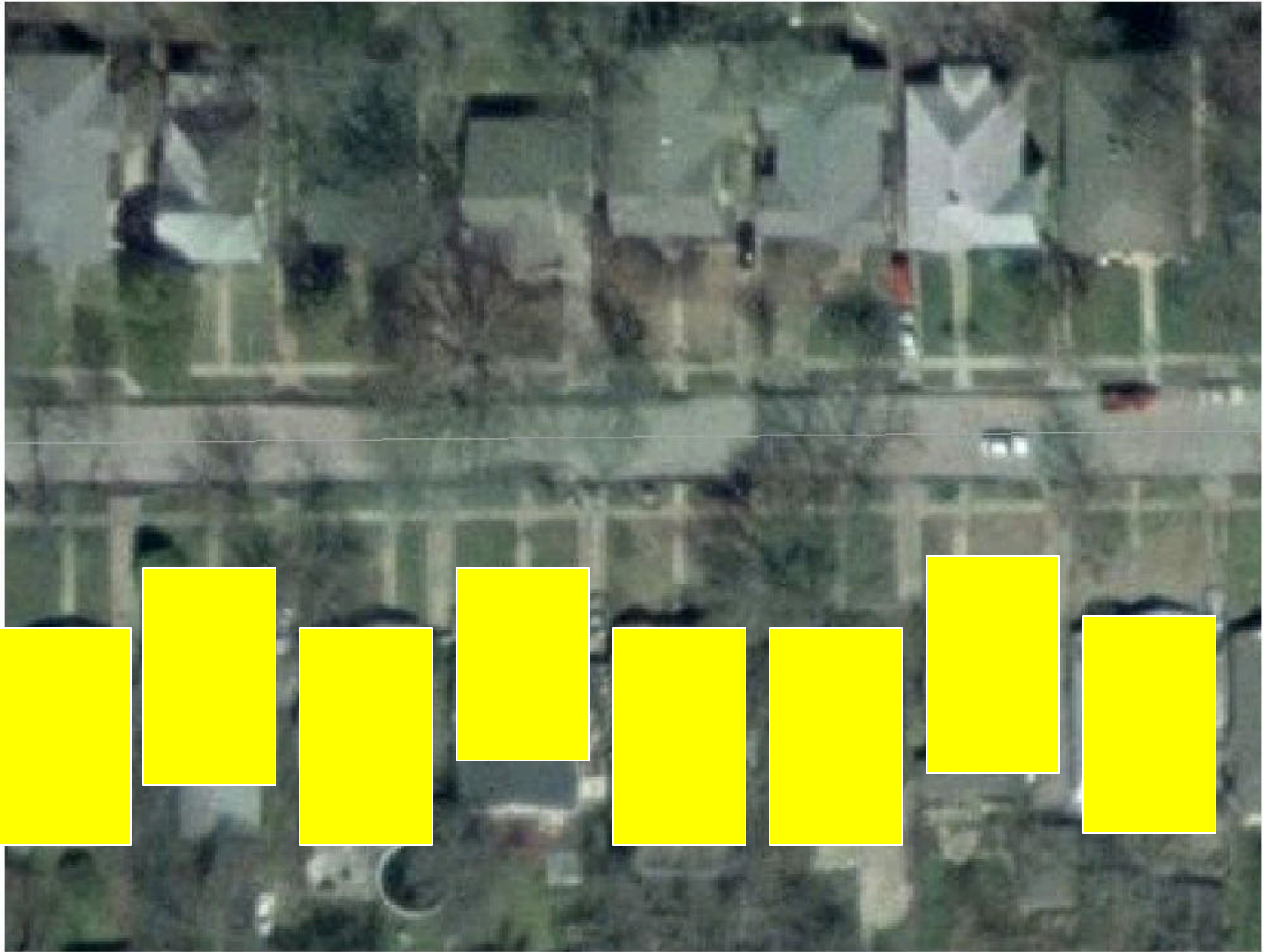
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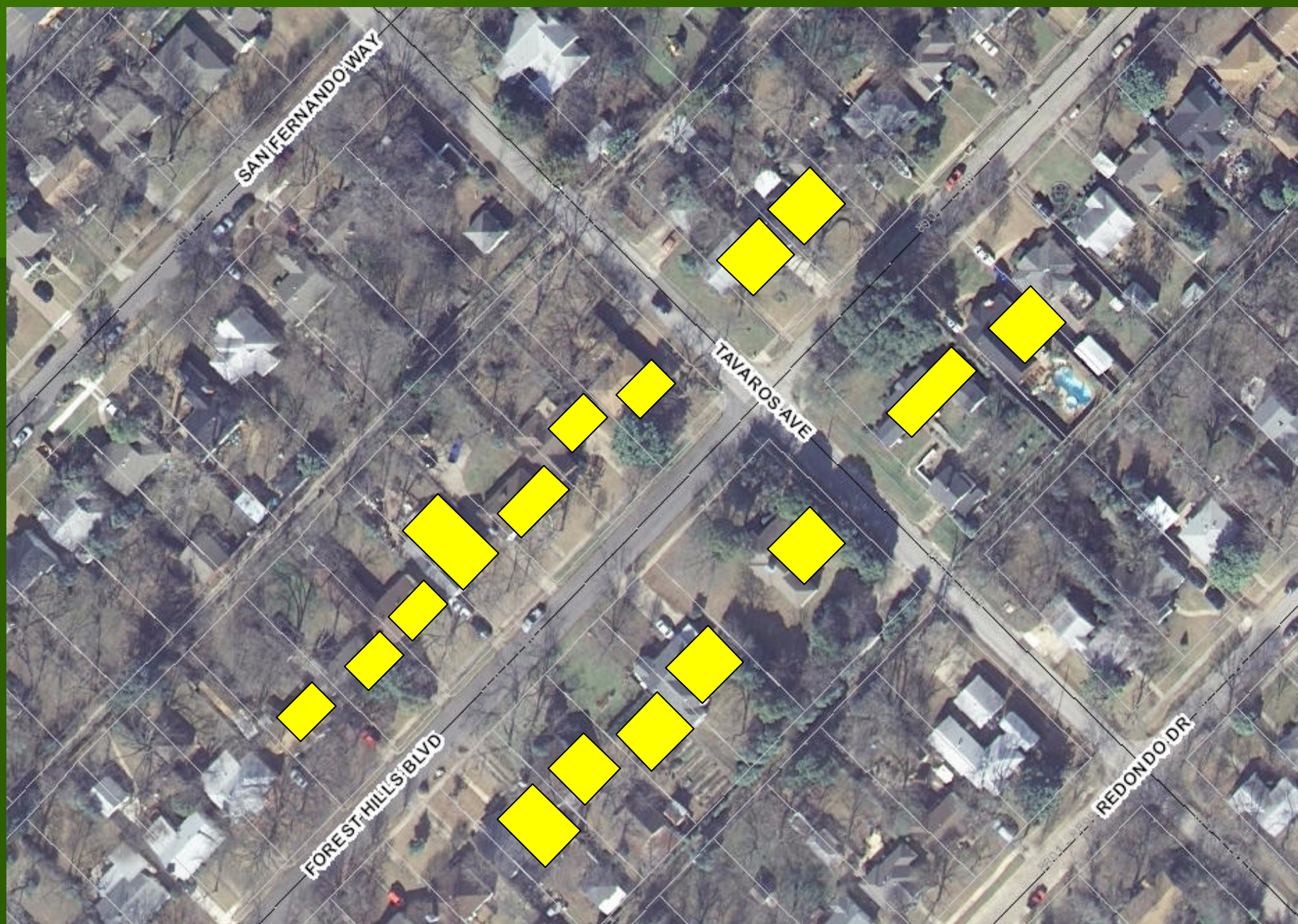
■ Setbacks

- The existing setbacks are:
- Front Yard = 25 feet
- Side Yard = 5 feet
- Rear Yard = 5 feet
- Currently there is 4,800 square feet of allowable space to build within (with a maximum 45 percent lot coverage = 3,375 sq. ft.)









Characteristics

Is this significant to maintain the character of your neighborhood?



■ Side Yard Setbacks

- Maintain the space between structures
- In the below examples one can see the smaller setback that is utilized by new construction which looms over the original structure.



■ Rear Yard Setbacks

- Rear setbacks for main structures help to ensure that there will be some space left open at the rear of the lot

Characteristics

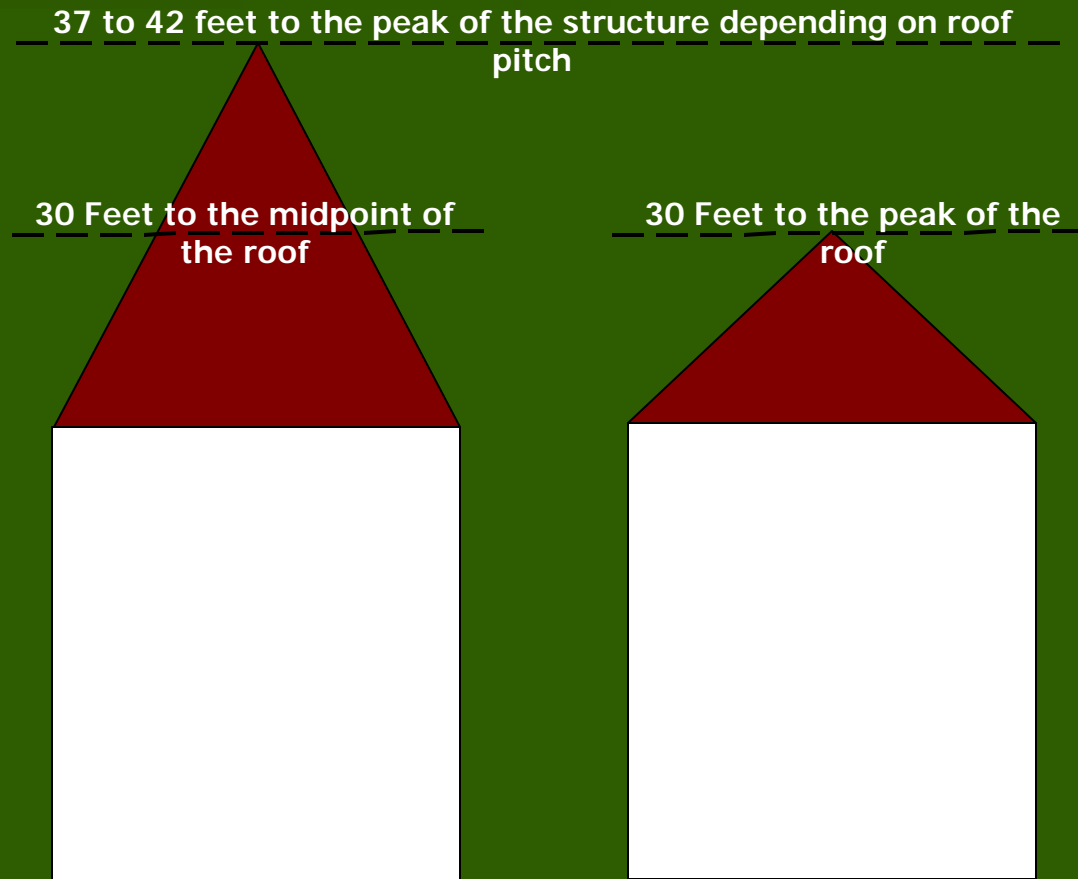
Is this significant to maintain the character of your neighborhood?

■ Height

- City of Dallas zoning measures height to the midpoint of the roof rather than the peak of the structure.
- Many times that means houses can be up to 37 or 42 feet high.

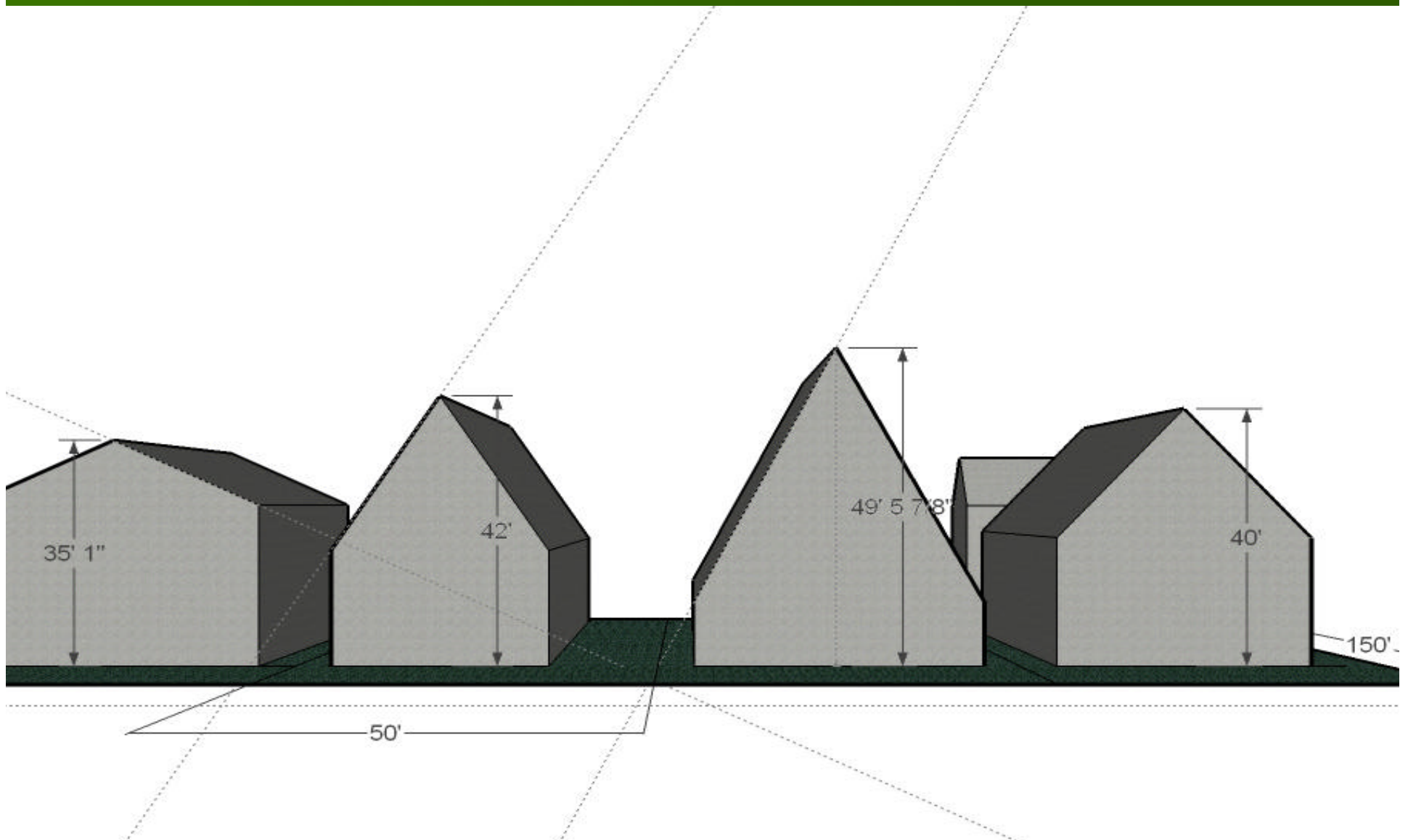
■ Stories

- 81% of the structures in the district are one story.



Characteristics

Is this significant to maintain the character of your neighborhood?



Characteristics

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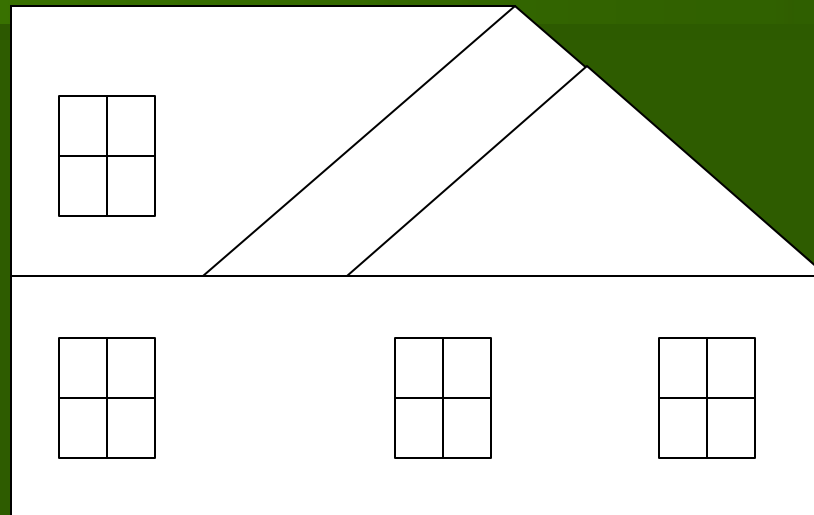


■ Height

- The above two houses are neighbors on Forest Hills Boulevard

Characteristics

Is this significant to maintain the character of your neighborhood?



■ Stories

- The above is an example of where a rear addition has been added to the house that still maintains the one story appearance in the front.

Characteristics

Is this significant to maintain the character of your neighborhood?

■ Floor Area Ratio

- FAR regulations are intended to allow the construction of houses that are sized in proportion to the lots on which they are built, while reasonably accommodating the demands of today's housing market.
- FAR is the ratio of floor area of structures on a lot to the total lot area.

Example	Square feet	Lot square feet	FAR
Main House	1,500*	10,000	$1,500 / 10,000 = .15 \text{ FAR}$
Accessory Structure	500*	10,000	$500 / 10,000 = .05 \text{ FAR}$
			Total Lot FAR = .20
Main House	7,500 *	20,000	$7,500 / 20,000 = .375 \text{ FAR}$
Accessory Structure	2,000 *	20,000	$2,000 / 20,000 = .1 \text{ FAR}$
			Total Lot FAR = .475
** FAR includes the <u>total</u> square footage of the house, whereas lot coverage JUST regulates what is on the ground.			

Characteristics

Is this significant to maintain the character of your neighborhood?

■ Accessory Structures

- About 60% of the garages in the district are detached and located in the rear yard.
- Height
- Materials
- Garage Placement – attached or detached
- Visibility from the street



Characteristics

Is this significant to maintain the character of your neighborhood?

Material	Number	Percent
Frame	389	43.9%
Asbestos Shingles	229	25.8%
Aluminum	135	15.2%
Brick Veneer	57	6.4%
Vinyl	25	2.8%
Weatherboard	14	1.6%
Stone Veneer	9	1.0%
Comp Roll	6	0.7%
Stucco	6	0.7%
Concrete Block	4	0.5%
Permastone	4	0.5%
Wood Shingles	4	0.5%
Masonite	2	0.2%
Box and Batten	1	0.1%
Fiberboard	1	0.1%
Solid Masonry	1	0.1%

■ Building Materials

- There is a wide variety of building materials in the district
- The most predominant materials are Frame, Asbestos Shingles, and Aluminum Siding



Characteristics

Is this significant to maintain the character of your neighborhood?

- Land Use
- Density
- Lot Width
- Lot Slope
- Structure Width



Characteristics

Is this significant to maintain the character of your neighborhood?



- Sidewalks
- Front Yard & Parkway
- Paving
- Driveways and Parking

Characteristics

Is this significant to maintain the character of your neighborhood?



- Fences, Walls, and Retaining Walls
- Landscaping
- Glass Types
- Wrought Iron and Metal Elements

Characteristics

Is this significant to maintain the character of your neighborhood?

- Doors and Windows
- Roof Materials and Style
- Porch Enclosures
- Architecture
- Demolition



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.

Ground Rules for Discussion

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