


# Little Forest Hills Third Community Meeting Conservation District Study

White Rock United Methodist Church  
March 27, 2007  
7:00pm



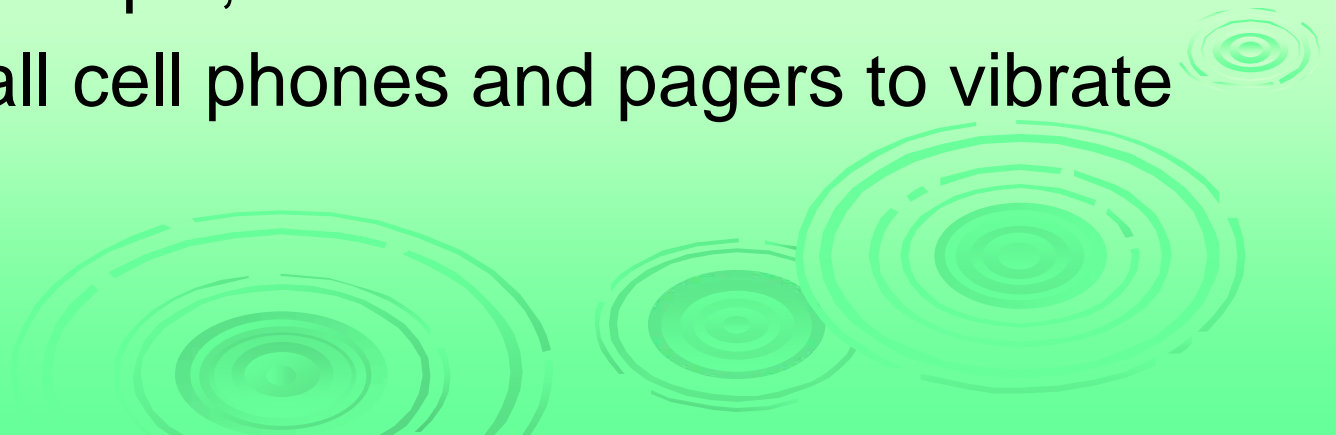
# Purpose of this Meeting



- Continue the discussion to determine what are important features that the neighborhood wants to protect, preserve and prohibit within the neighborhood.

# 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

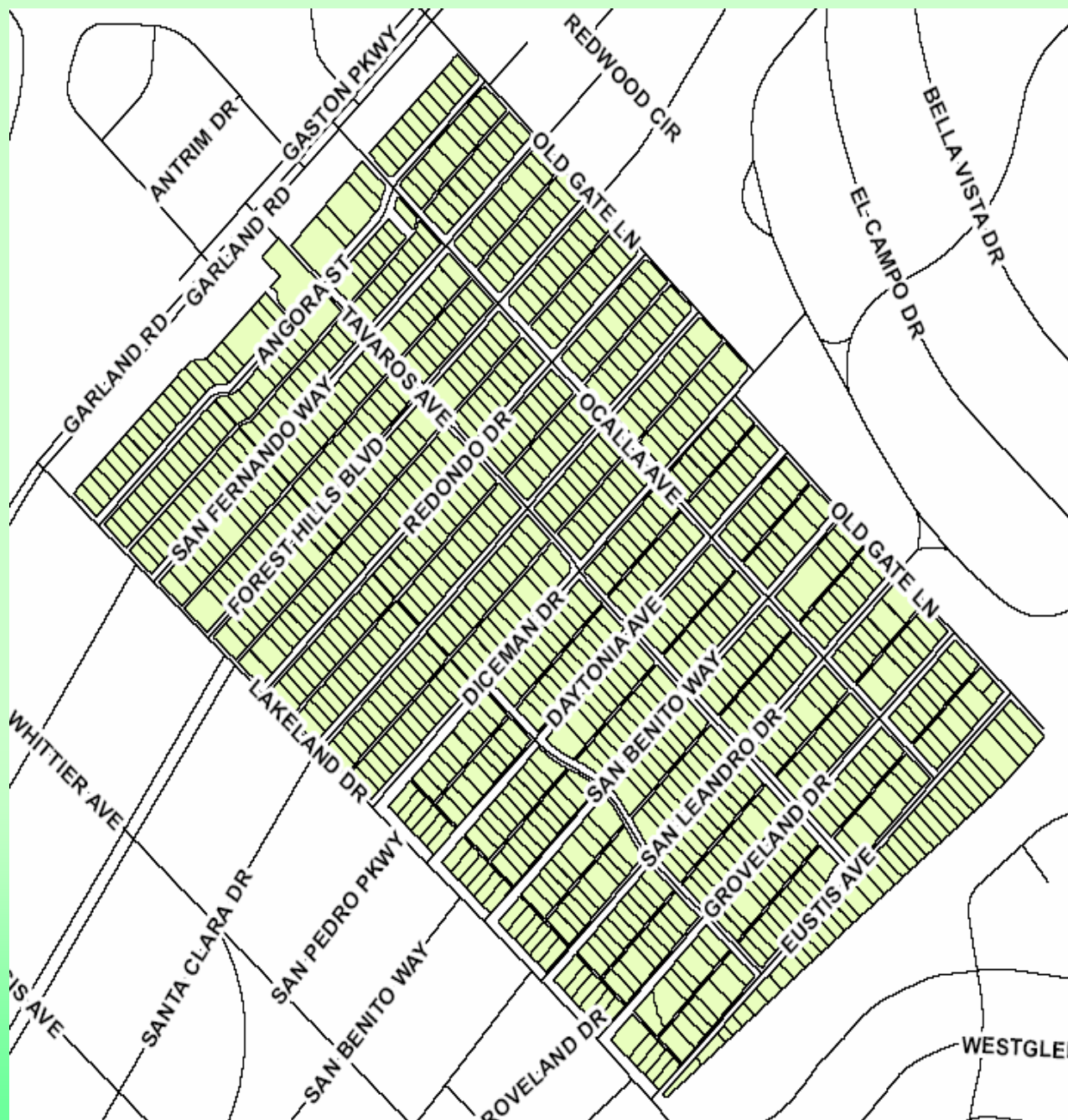


# Application submitted

- 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
- 63 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

# Steps in the Conservation District Study Process





# Steps in the CD Process

- Step 1 – Initiation
- Step 2- Feasibility Study and Determination of Eligibility
- Step 3 – Community Meetings
- Step 4 – CD Ordinance and Conceptual Plan
- Step 5 - Public Hearings



# **What are Important Characteristics of the Neighborhood?**

What does the neighborhood want to conserve?



# Purpose of Tonight's Discussion

- At the December meeting, staff overviewed what could be included in a conservation district ordinance.
- In February, the neighborhood discussed what are important characteristics of the neighborhood and what residents *would* want to preserve, protect and prohibit in order to *maintain* the character of the neighborhood.
- Tonight is a continuation of those discussions
- Tonight is a discussion not a presentation!

# Next Step

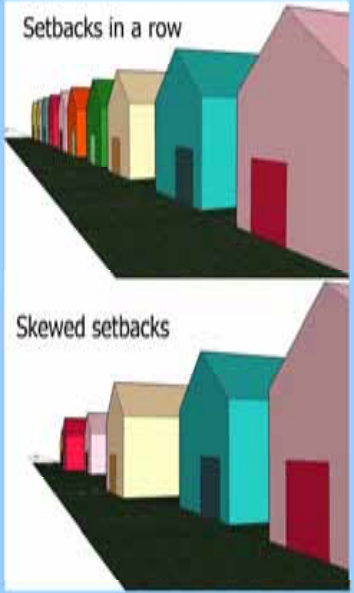
- At tonight's meeting, staff will present the current suggestions that have been made by the neighborhood for options on the preferences survey
- Tonight is a continued discussion from the February meeting and a 'last chance' to put items on the preferences surveys

## 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.





# Next Step

- Immediately after tonight's meeting, all property owners will be mailed a copy of the preferences survey that can be returned to the city
- At the following community meeting, staff will present the results. Staff will note where there was general consensus and areas where additional discussion is needed

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Proposed Little Forest Hills Conservation District


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## Front Yard Setbacks


At the Community Meetings, the neighborhood discussed the importance of maintaining the large front yard setbacks.

Options (please check one):

- ☐ 25' for all structures (existing zoning / default)
- ☐ Determined by the average of the blockface
- ☐ Determined by the average of the two adjacent houses (the closest home on either side)
- ☐ Determined by the average of the four adjacent houses (the closest two homes on either side)
- ☐ Determine an average setback for the entire district
- ☐ More Discussion Needed / Other Suggestion



Various Setbacks on a Street




Common Setback on a Street

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## Side Yard Setbacks

Options (please check one):

- ☐ 5' on both sides (existing zoning / default)
- ☐ 10' on one side and 5' on the other
- ☐ 10' on both sides
- ☐ More Discussion Needed / Other Suggestion



5' setbacks on both sides




10' and 5' setbacks on both

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## Rear Yard Setbacks

Options (please check one):

- ☐ 5' (existing zoning / default)
- ☐ 10'
- ☐ More Discussion Needed / Other Suggestion



5' Rear Yard Setback



20' Rear Yard Setback

Department of Development Services 1500 Hanifa, Room 501N Dallas, TX 75201  
 Phone: 214-670-3052 Fax: 214-670-0728

# Characteristics

Is this significant to maintain the character of your neighborhood?

- Lot Coverage
- Setbacks
- Height
- Stories
- Floor Area Ratio
- Lot Size
- Building Materials

- Accessory Structures
- Fences, Walls, and Retaining Walls
- Landscaping
- Driveways, Parking
- Impervious Surface
- Architectural Style
- Roof Materials and Form

From this list, the neighborhood can discuss what is important to protect in order to maintain the sense of character in the district.

# Characteristics

Is this significant to maintain the character of your neighborhood?

- Density
- Structure Width
- Land Uses
- Demolition
- Non-Conforming Uses
- Glass Types
- Sidewalks
- Front Yard & Parkway
- Fences, Walls, and Retaining Walls
- Screening
- Paving
- Doors and Windows
- Porch Enclosures
- Wrought Iron and Metal Elements

**Other items not mentioned in February that can be included**

# Characteristics

Is this significant to maintain the character of your neighborhood?

<b>The Existing Zoning Regulations for Residential Structures</b> (for the majority of the LFH boundary)	
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

Is this significant to maintain the character of your neighborhood?



- **Lot Coverage**

- **Existing Zoning:**

- 45 percent

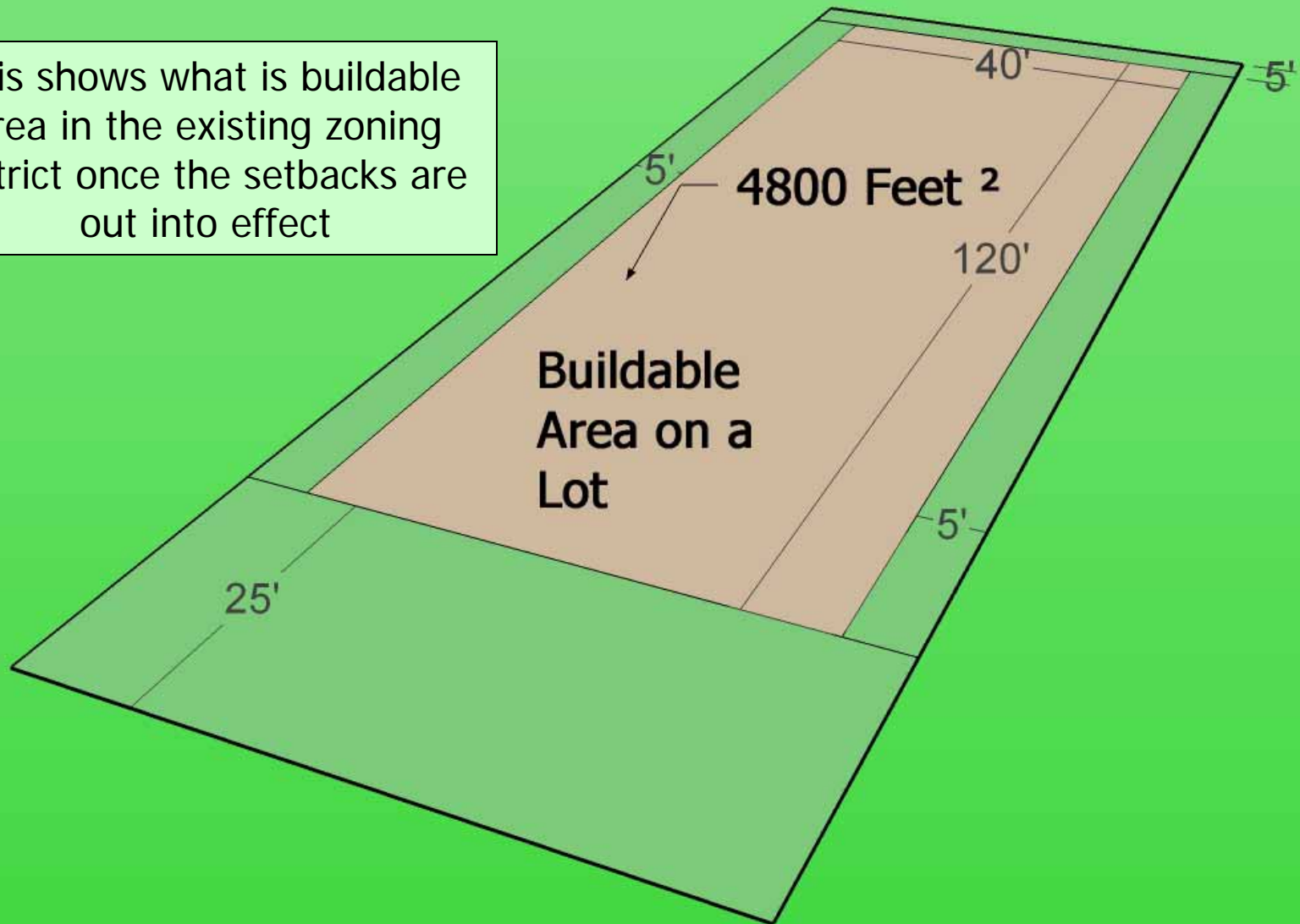
- **Current Suggestions:**

- 45 percent lot coverage (default)
    - 20 percent lot coverage
    - 22 percent lot coverage
    - 25 percent lot coverage
    - 30 percent lot coverage
    - 35 percent for two story homes and 40 percent for 1 story homes

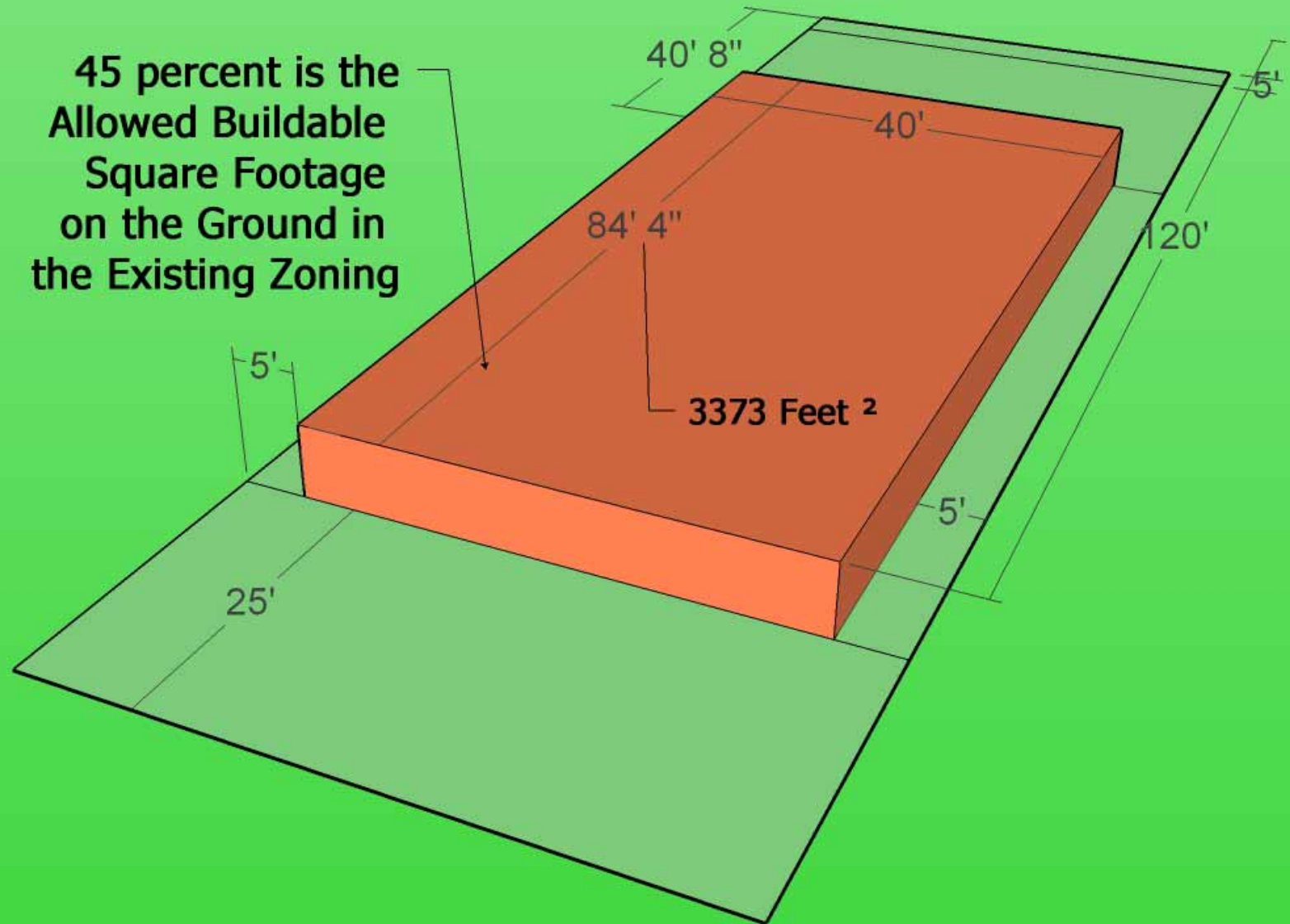
Existing Lot Coverage	Number of Homes
Less than 10%	180
10 – 19%	722
20 – 29%	43
30% +	3

# Buildable Area

This shows what is buildable area in the existing zoning district once the setbacks are out into effect

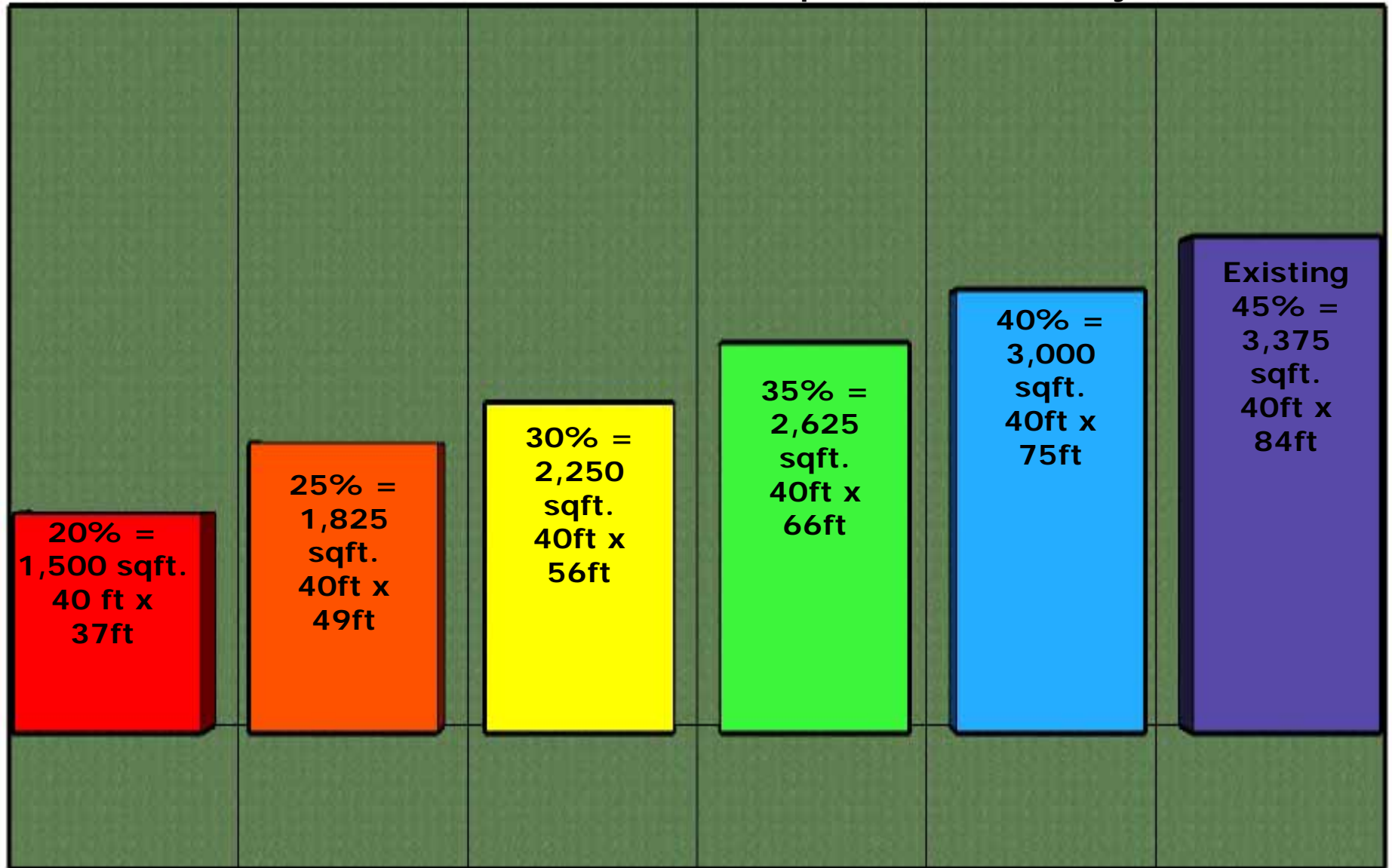


45 percent is the  
Allowed Buildable  
Square Footage  
on the Ground in  
the Existing Zoning



Lot Coverage is the square footage on the ground. It is NOT the total square footage of the house.

\*\* These measurements are based on 7,500 sqft. lots with 5' side yard setbacks





# Proposed Little Forest Hills Conservation District District Boundary



# Characteristics

Is this significant to maintain the character of your neighborhood?

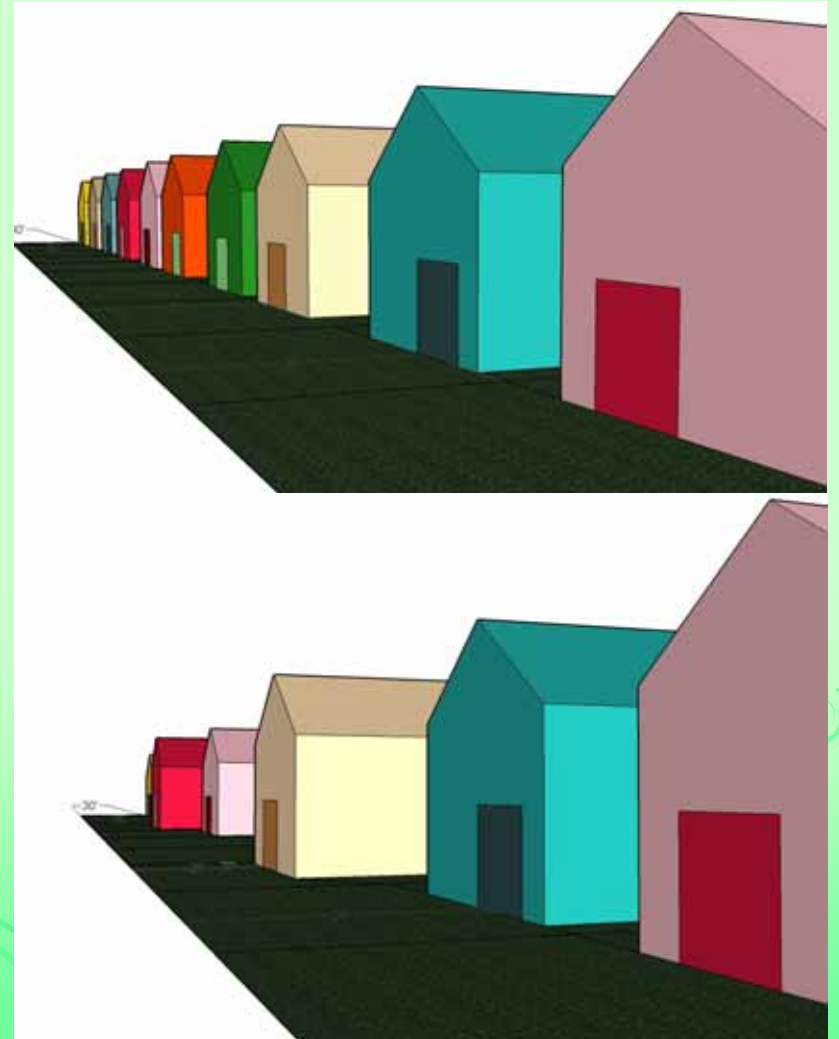
- **Front Yard Setbacks**

- **Existing Zoning:**

- 25 feet

- **Current Suggestions:**

- 25' for all structures (default)
    - Determined by the average of the blockface
    - Determined by the average of the two adjacent houses (the closest home on either side)
    - Determined by the average of the four adjacent houses (the closest two homes on either side)
    - Determine an average setback for the entire district



# Characteristics

Is this significant to maintain the character of your neighborhood?



- **Side Yard Setbacks**

- **Existing Zoning:**

- 5 feet

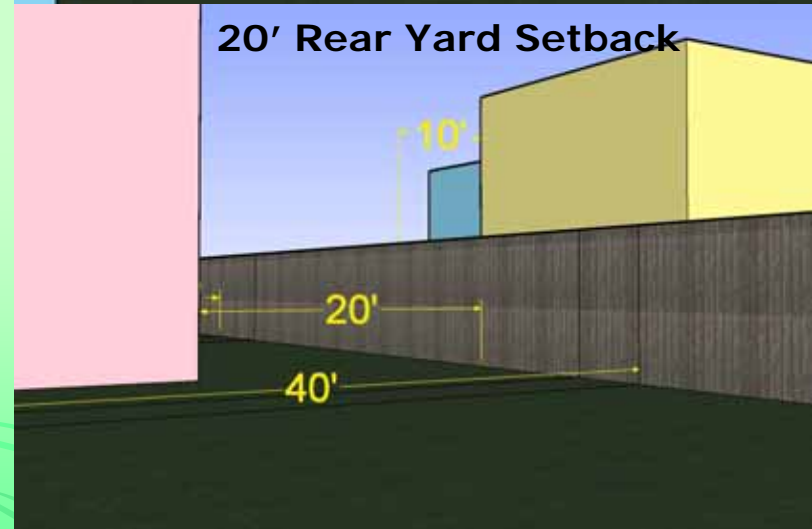
- **Current Suggestions:**

- 5' on both sides (default)
- 10' on one side and 5' on the other
- 10' on both sides

# Characteristics

Is this significant to maintain the character of your neighborhood?

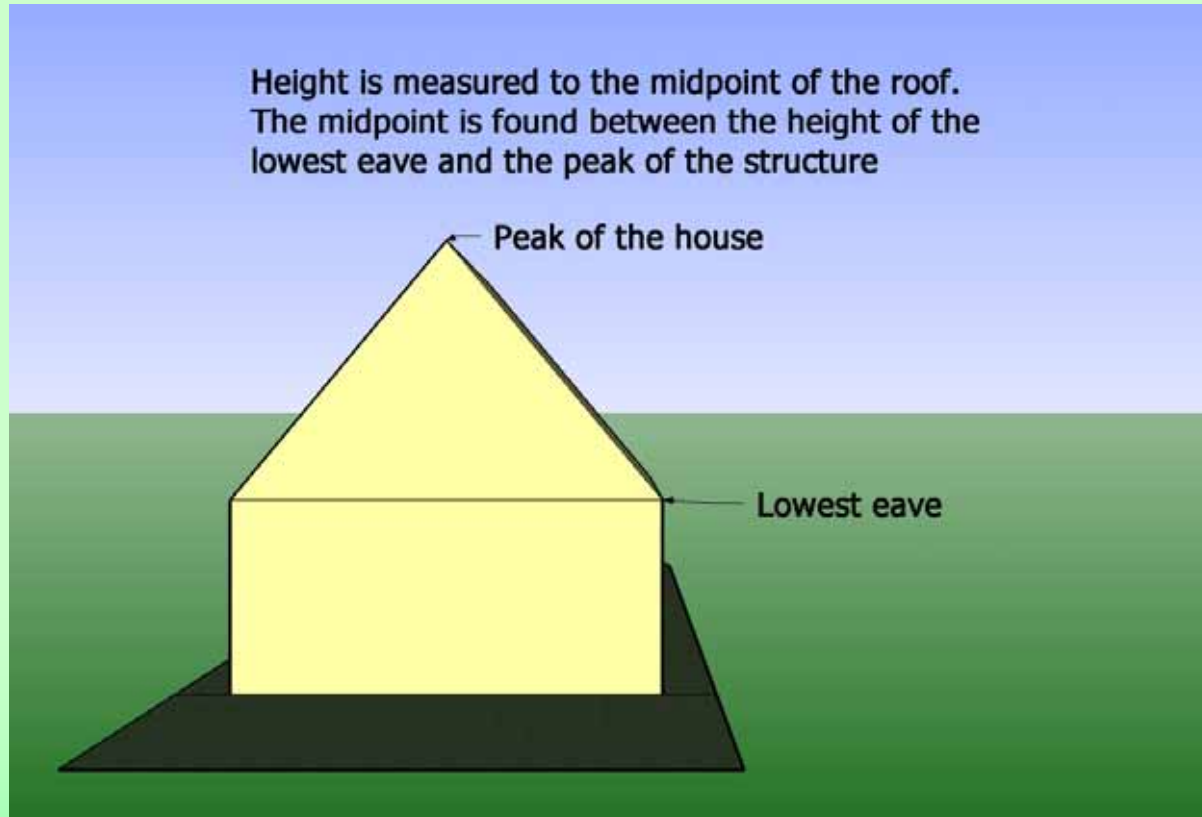
- **Rear Yard Setbacks**
  - **Existing Zoning:**
    - 5 feet
  - **Current Suggestions:**
    - 5' (default)
    - 10'





# Characteristics

What items will help maintain the character of your neighborhood?

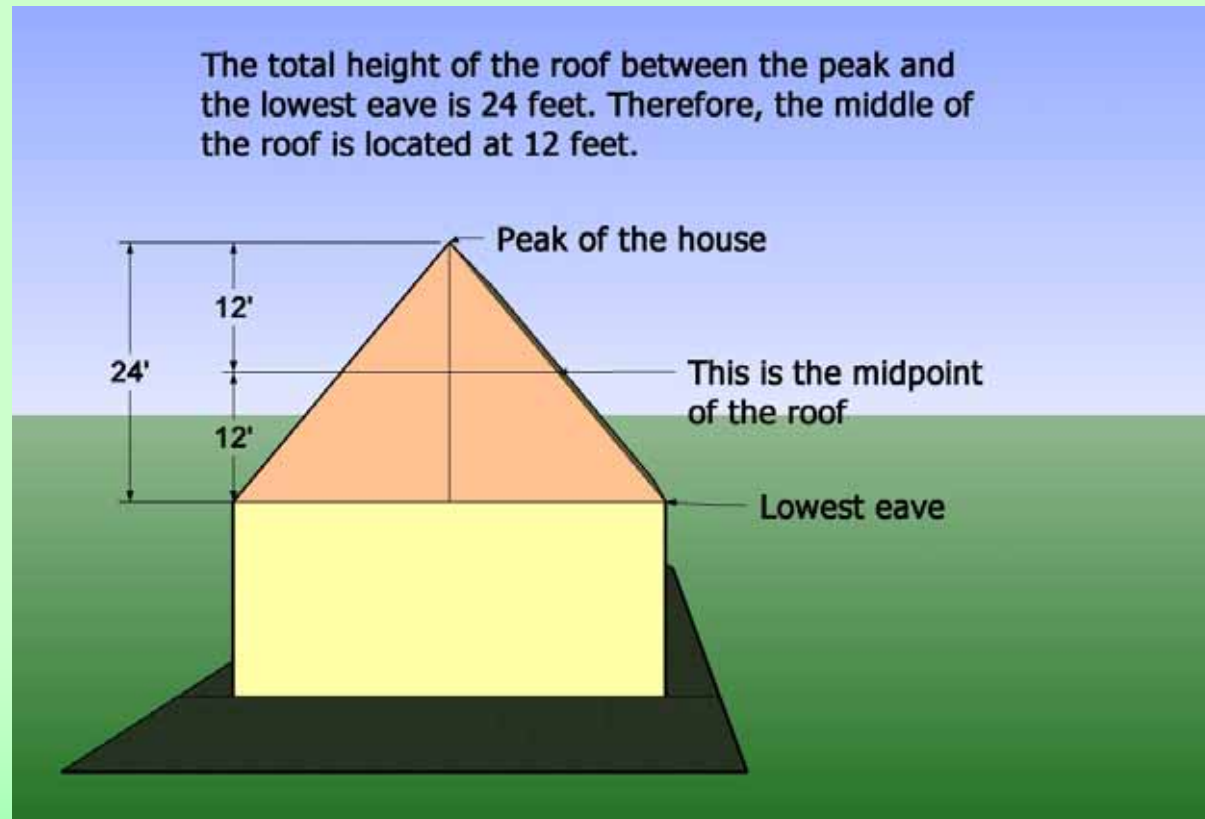


## Height

- 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?

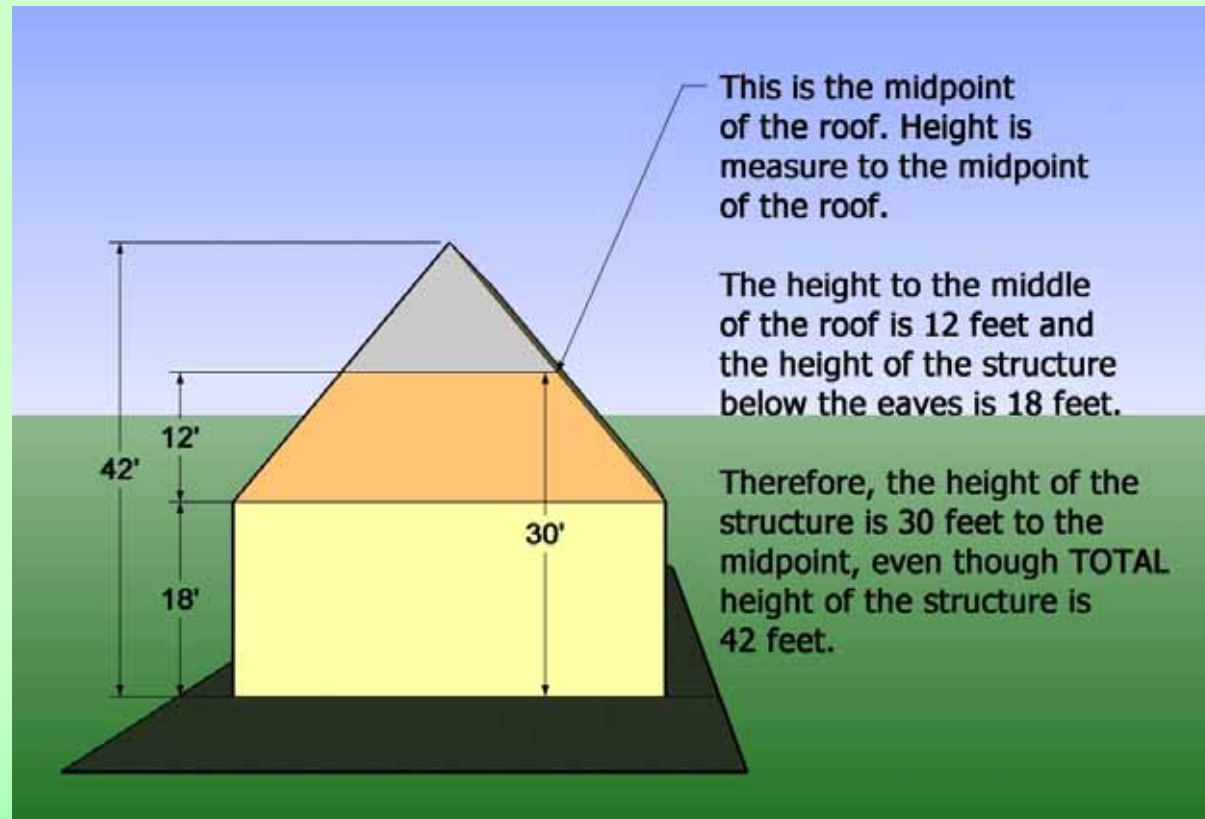


## Height

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

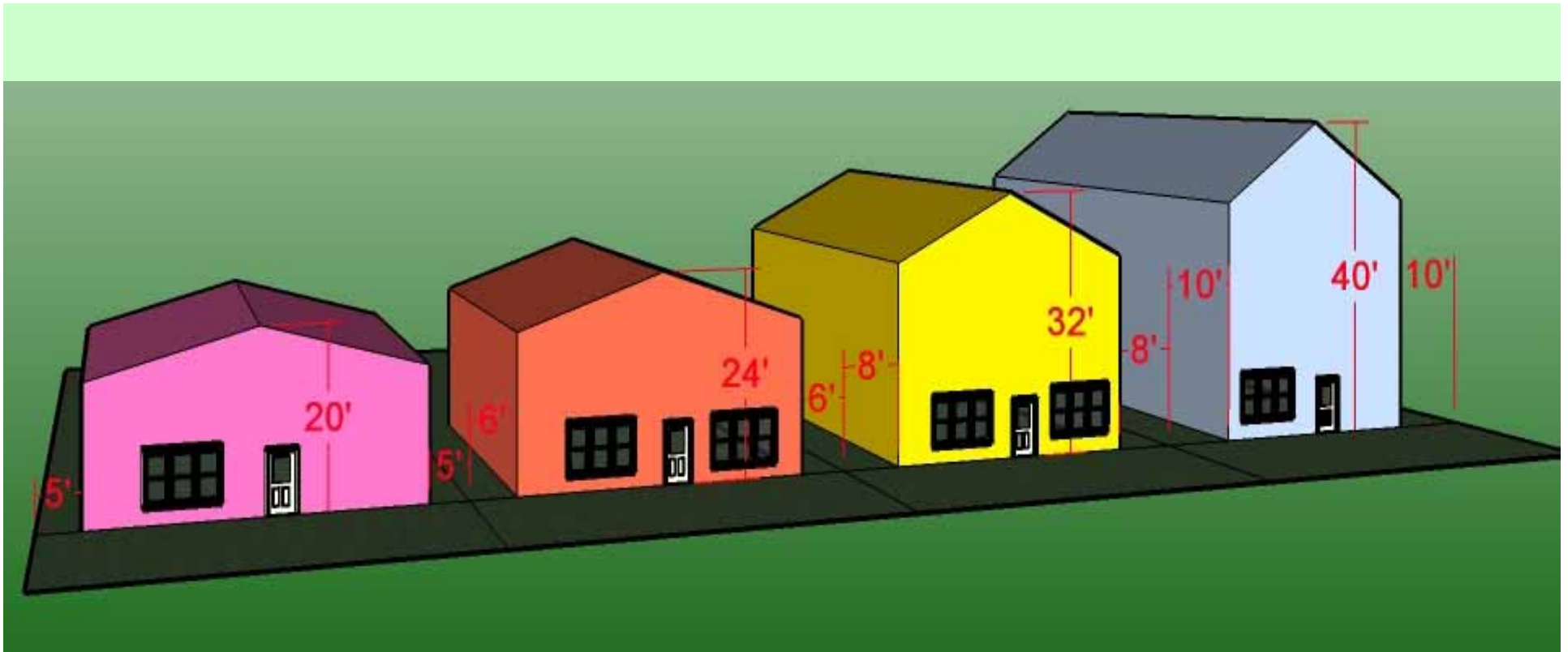
# Characteristics

What items will help maintain the character of your neighborhood?



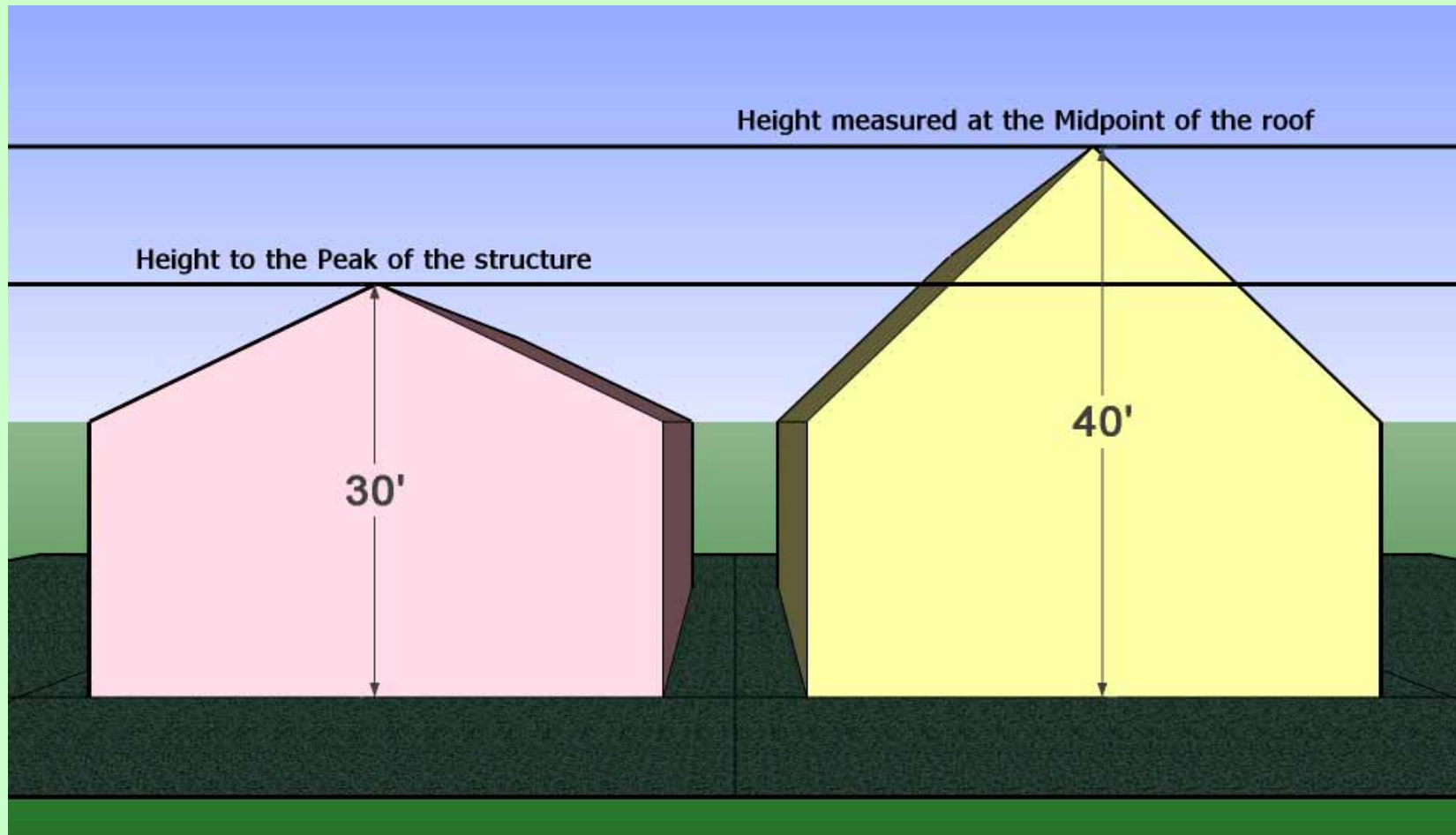
## Height

- 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



- **Height**
  - **Existing Zoning:**
    - 30 feet to the midpoint of the roof

# Characteristics

Is this significant to maintain the character of your neighborhood?

- **Height**

- **Current Suggestions:**

- Maximum height is 30 feet measured to the midpoint of the roof (default)
    - Measure height to the peak of the structure
    - Continue to measure height to the midpoint of the roof (existing)
  - Max height of 24 feet
  - Max height of 30 feet
  - Max height of 35 feet
  - Max height of 40 feet
  - Implement a height plane ratio





# Characteristics

Is this significant to maintain the character of your neighborhood?

- **Number of Stories**

- **Existing Zoning:**

- Not regulated (default)

- **Current Suggestions:**

- Maximum 1.5 stories
    - Maximum 2 stories
    - The second story must be set back 30 feet from the main plane of the house
    - The second story must be set back **HOW MANY FEET** from the main plane of the house
    - A second or 1/2 story may only be 50 percent the square footage of the first story



# 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	$1,500 / 10,000 = .15$ FAR
Accessory Structure	500*	10,000	$500 / 10,000 = .05$ FAR
			<b>Total Lot FAR = .20</b>
Main House	7,500 *	20,000	$7,500 / 20,000 = .375$ FAR
Accessory Structure	2,000 *	20,000	$2,000 / 20,000 = .1$ FAR
			<b>Total Lot FAR = .475</b>
** 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?

- **Floor Area Ratio (FAR)**

- **Existing Zoning:**

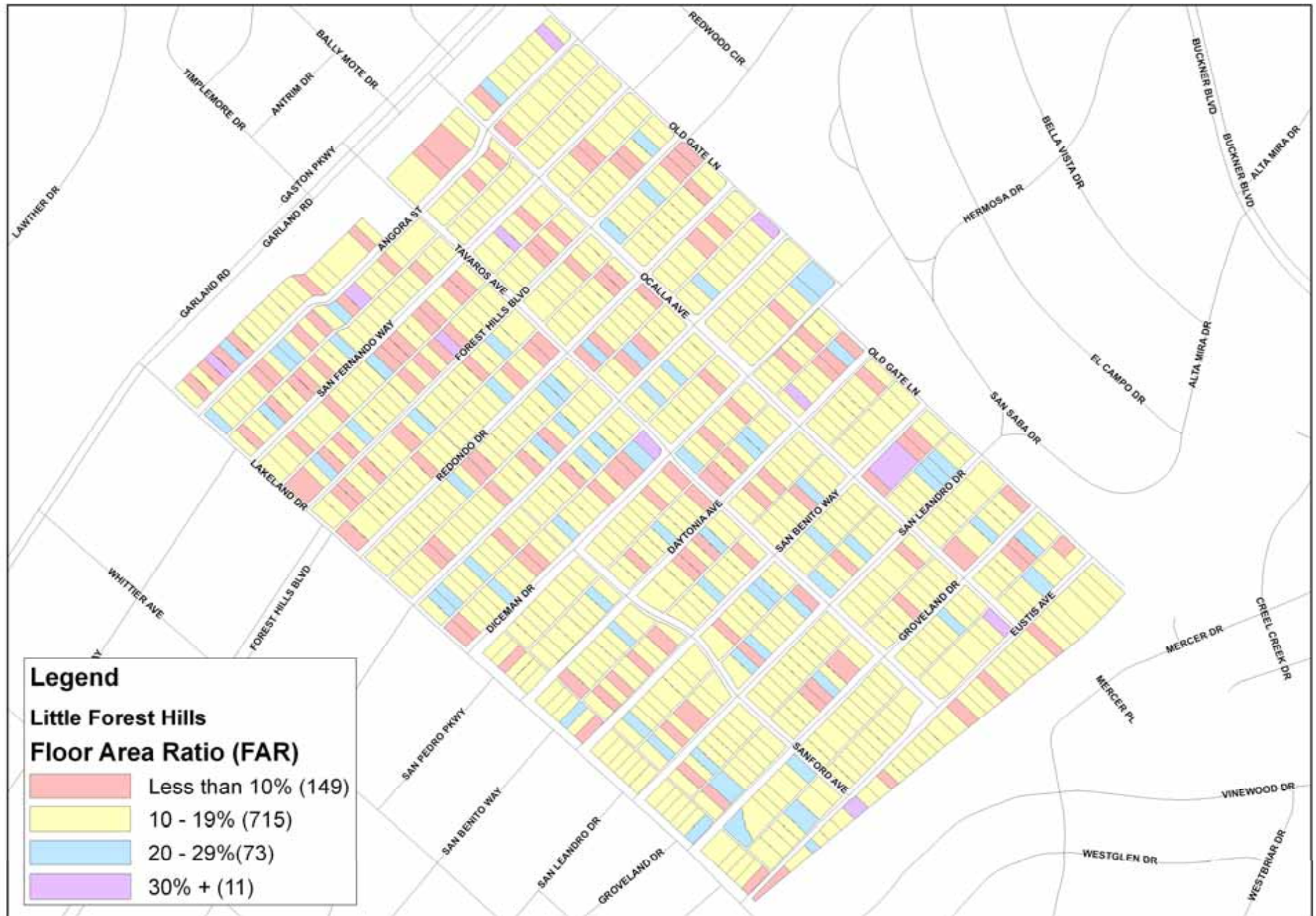
- Not regulated (default)

- **Current Suggestions:**

- Maximum 1.5 stories
- .2 (1,500 total sqft. on a 7,500 sqft. lot)
- .3 (2,250 total sqft. on a 7,500 sqft. lot)
- .35 (2,625 total sqft. on a 7,500 sqft lot)
- .45 (3,375 total sqft. on a 7,500 sqft. lot)
- FAR is 1.5 times the approved lot coverage
- FAR is 2 times the approved lot coverage

Existing FAR	Number of Homes
Less than 10%	149
10 – 19%	715
20 – 29%	72
30% +	11

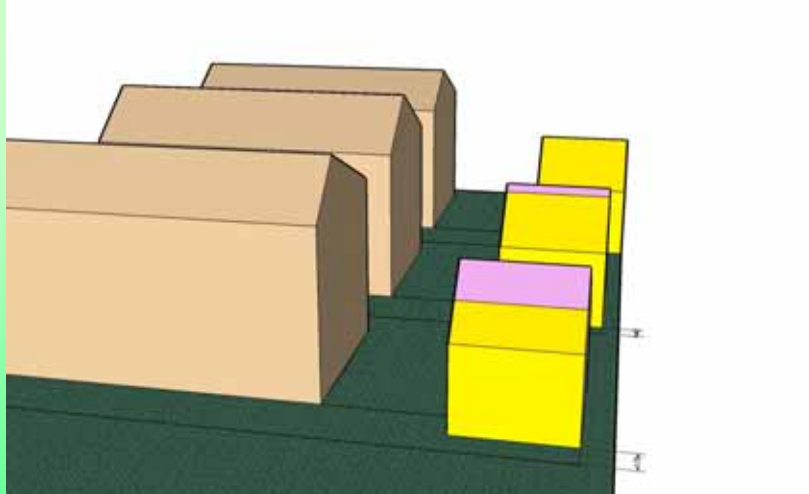
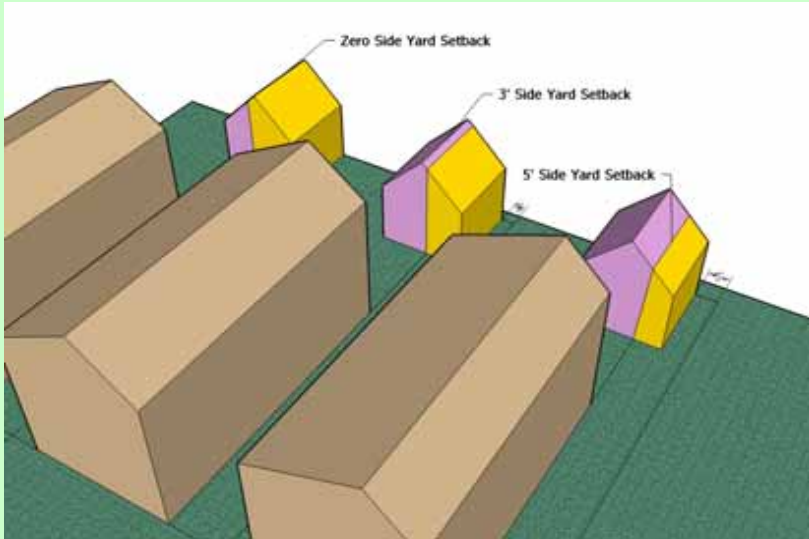
# Proposed Little Forest Hills Conservation District District Boundary





# Characteristics

Is this significant to maintain the character of your neighborhood?



- **Accessory Structures**
  - **Existing Zoning:**
    - 5 ft rear and side yard setbacks
    - May not be more floors than the main structure
    - Must be compatible in style and materials

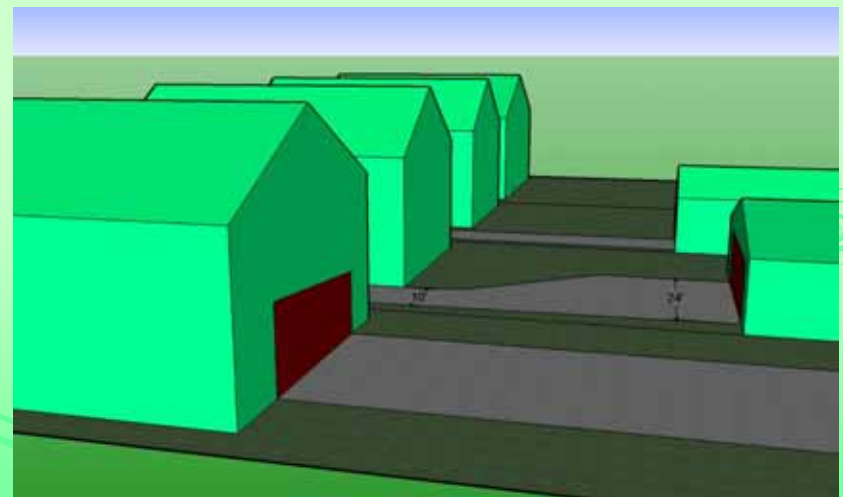
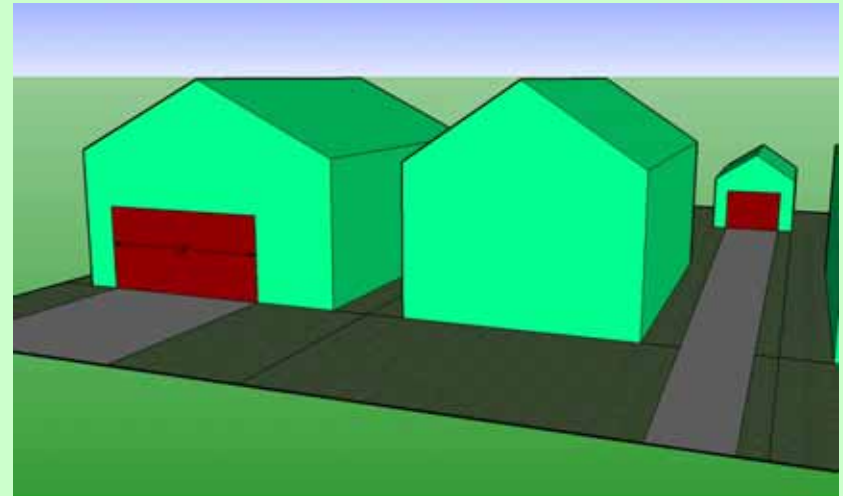


# Characteristics

Is this significant to maintain the character of your neighborhood?

## Accessory Structures

- **Current Suggestions:**
  - **Types of Garages**
    - May be attached to the main structure
    - May be attached to the front façade of the main structure
    - May be detached
    - May only be detached



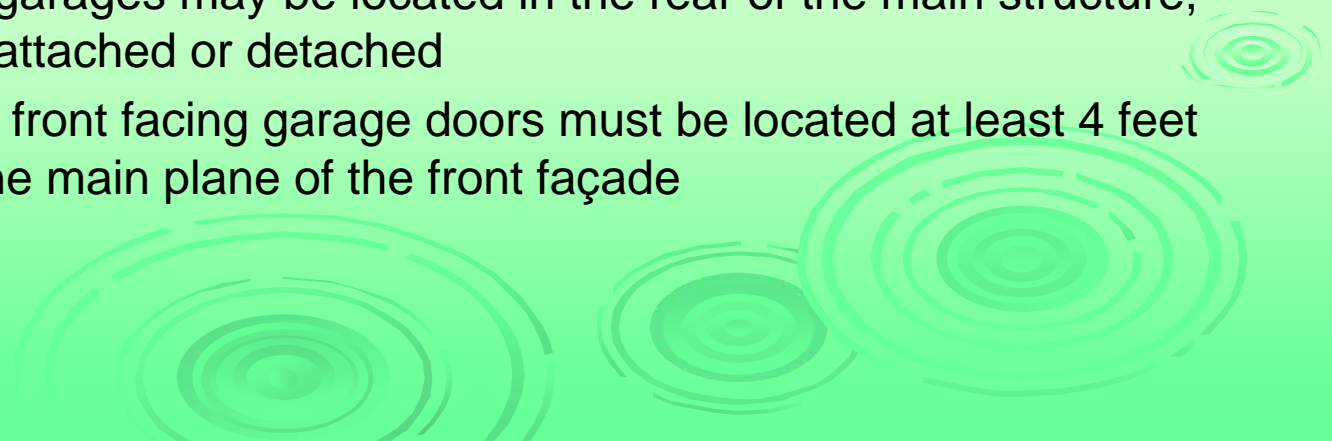
# Characteristics

Is this significant to maintain the character of your neighborhood?

## Accessory Structures

- **Current Suggestions:**

- **Location:**

- Detached garages must be located in the rear 30 percent of the lot
      - Detached garages must be located to the rear of the main structure
      - May be attached or detached but must be located in the rear yard
      - Only one single garage door may be attached front façade of the house.
      - Prohibit two car front facing garages
      - Two car garages may be located in the rear of the main structure, whether attached or detached
      - Attached front facing garage doors must be located at least 4 feet behind the main plane of the front façade
- 

# Characteristics

Is this significant to maintain the character of your neighborhood?

## Accessory Structures

- **Current Suggestions:**
  - **Style:**
    - The color, style, design, and materials of a detached accessory structures that are visible from the street must be compatible with the main structure
    - If a detached accessory structure is visible from the street, the slope of the roof must be compatible with either the roof slope of the main structure or the roof slope of original garages
  - **Height**
    - Accessory structures should be no more than 20 feet high
    - Accessory structures should be no more than 30 feet high



# Characteristics

Is this significant to maintain the character of your neighborhood?

## Accessory Structures

- **Current Suggestions:**
  - **Side yard Setback:**
    - 5 foot side yard setback
  - **Rear yard setbacks:**
    - 5 foot rear yard setback
  - **Style:**
    - The color, style, design, and materials of garages that are visible from the street must be compatible with the main structure.
    - 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.
    - Existing garages that are not located to the rear of the main structure may be repaired or maintained, but may not be enlarged or replaced.

# 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

Allowed Prohibited

- |                          |                          |                                |
|--------------------------|--------------------------|--------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Aluminum                       |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick                          |
| <input type="checkbox"/> | <input type="checkbox"/> | EIFS                           |
| <input type="checkbox"/> | <input type="checkbox"/> | Hardiplank / Cement Fiberboard |
| <input type="checkbox"/> | <input type="checkbox"/> | Plywood                        |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone                          |
| <input type="checkbox"/> | <input type="checkbox"/> | Stucco                         |
| <input type="checkbox"/> | <input type="checkbox"/> | Wood                           |
| <input type="checkbox"/> | <input type="checkbox"/> | Wood shingles                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Vinyl                          |
|                          | <input type="checkbox"/> | Other: _____                   |

No Materials regulation  
(default)





# Characteristics

Is this significant to maintain the character of your neighborhood?

- Landscaping
  - **Existing Zoning:**
    - Does not apply to lots smaller than two acres that contain a single family use
    - Replacement of Removed or Seriously Injured Trees
    - The total caliper of replacement must be equal or exceed the total caliper of the protected trees removed or seriously injured
    - List of approved replacement trees (51A-10.134)



# Characteristics

Is this significant to maintain the character of your neighborhood?

- **Landscaping**

- **Current Suggestions:**

- No landscaping regulations (default)
- Write regulations for when removing a tree is appropriate
- Protect trees with a caliper (diameter) greater than 10 inches
- Protect all trees in the front and side yards
- If a tree is removed, a replacement tree must be planted with the same caliper of the original tree
- If a tree is removed, a replacement tree must be planted with half the caliper of the original tree
- Apply the existing City of Dallas tree preservation regulations to the conservation district. City of Dallas says that the total caliper of replacement must be equal or exceed the total caliper of the protected trees removed or seriously injured. There is also a list of approved replacement trees (51A-10.134)



# Characteristics

Is this significant to maintain the character of your neighborhood?

- **Impervious Surface & Paving**

- **Existing Zoning:**

- Not regulated (default)

- **Current Suggestions:**

- Driveway width in the front yard may not exceed 10 feet
    - Driveway width in the front yard may not exceed 10 feet
    - Driveway width in the front yard may not exceed 24 feet
    - Driveway width in the rear or side yards may not exceed 24 feet
    - Driveway access may be from the front yard, side yard or alley
    - No more than 30 percent of the front yard may be paved or hardscaped (any paved surface, such as asphalt, bricks, concrete, gravel, stone, or tile)
    - Driveways may be constructed of gravel, paverstone, or porous concrete materials
    - At least 50 percent of the front yard must be covered with living plant materials
    - Require at least two on site parking spaces per residence

## Various Driveway Configurations





# Characteristics

Is this significant to maintain the character of your neighborhood?



- **Roof Materials and Form**
  - **Existing Zoning:**
    - Not regulated (default)
  - **Current Suggestions:**
    - Prohibit flat roofs as the main roof for the main and accessory structures
    - Main structures should have a gable, side gable, cross gable, hipped, gambrel roof form as the predominant roof form
    - Roofs should have a pitch between 15 and 45 degrees (typical to minimal traditional architectural style)

# Characteristics

Is this significant to maintain the character of your neighborhood?

- **Architecture**

- **Current Suggestions:**

- None (default)
    - New construction must be built in one of the contributing architectural styles present in the neighborhood (Minimal traditional, world war era cottages, bungalows, frame, and masonry revival)
    - Articulate specific regulations for the types of architecture and what is appropriate (bungalow structures should have several of the following characteristics ... )  
... (if selected, these criteria would be discussed more at a future meeting)



# Characteristics

Is this significant to maintain the character of your neighborhood?

- **Architecture**

- **Current Suggestions:**

- None (default)
- Additions must be compatible (definition: does not detract from) with the existing structure
- Any portion of an addition to a house that is visible from the front street or a side street must be compatible with the architectural style of the house
- Additions that are visible from the street must be clad in the materials compatible with the architectural style of the house





# Characteristics

Is this significant to maintain the character of your neighborhood?

- **Architecture**

- **Current Suggestions:**

- None (default)
    - New construction must be built in one of the contributing architectural styles present in the neighborhood (Minimal traditional, world war era cottages, bungalows, frame, and masonry revival)
    - Articulate specific regulations for the types of architecture and what is appropriate (bungalow structures should have several of the following characteristics ... )  
... (if selected, these criteria would be discussed more at a future meeting)



# Characteristics

Is this significant to maintain the character of your neighborhood?

- **Lot Information**

- **Existing Zoning:**

- Minimum lot size is 7,500 sq. ft. (default)

- **Current Suggestions:**

- Minimum lot size is 7,500 sq. ft.
    - Lots may be subdivided or combined
    - Lots may not be subdivided or combined
    - Prohibit lot to lot drainage
    - The original slope of the lot must be maintained





# 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.**

