

Stevens Park Conservation District

Neighborhood Meeting

March 27, 2018

7:00 p.m.

Turner House

401 N Rosemont Ave

Andrew Ruegg

Senior Planner

Sustainable Development &

Construction

Current Planning



City of Dallas

Background



- Stevens Park Conservation District (CD #20)
- Adopted by City Council on September 28, 2011
- Zoning that preserves an area's physical attributes by providing additional development and architectural regulations



Purpose of this Meeting

- Previous neighborhood meetings covered the following topics from the petition language:

Meeting #1

- Architectural Survey
- Similar Architectural Materials
- Materials for Architectural styles
- Height
- Permitted Uses

Meeting #2

- Architectural Styles – for new main structures
- Wrap-Around and Front Facade (Wrap-Around depth)



Purpose of this Meeting

- Tonight's meeting is the third of several neighborhood meetings to discuss potentially amending development standards as listed on the petition and to gain consensus on revisions (if any)
- Tonight's neighborhood meeting will cover the following topics from the petition language:
 - Wrap-Around and Front Facade (as related to definition of New Main Structure and Remodel)
 - Lot Coverage
 - Setbacks for Main Structures
 - Accessory Structures
 - Retaining Walls
 - Driveways
 - Tree Mitigation



Meeting #3 Discussion items



Wrap-Around and Front Facade

- Amendments may include:
 - Revising the definition of New Main Structure to mean a main structure that does not incorporate an existing structure's "Wrap-around" and "Front facade"
 - Revising the definition of Remodel to apply to a change to a main structure's "Wrap-around" and Front facade;" and the exterior of other structures



Wrap-Around and Front Facade

- Amendments may include:
 - Revising the definition of New Main Structure to mean a main structure that does not incorporate an existing structure's "Wrap-around" and "Front facade"
- Existing definition: NEW MAIN STRUCTURE means a main structure built after August 24, 2011 that does not incorporate the front facade and at least 50 percent of the side facade of an existing main structure
- **Discussion item:** modify definition of New Main Structure (25 feet for wrap around **or** 50 percent of side facade)



Wrap-Around and Front Facade

- Amendments may include:
 - Revising the definition of Remodel to apply to a change to a main structure's "Wrap-around" and Front facade;" and the exterior of other structures
- Existing definition: REMODEL means alterations, improvements, or repairs that change the appearance of the structure or replace materials of the structure with other materials. In the case of a main structure, remodel means alterations, improvements, or repairs that change the appearance of the main structure or replace materials of the main structure with other materials to an extent less than what would constitute a new main structure
- **Discussion item:** clarify alterations, improvements, or repairs to exterior appearance of front facade and wrap around



Lot Coverage

- Amendments may include:
 - Clarifying the maximum lot coverage for a lot with a new main structure in Subarea A is 35% and in Subarea B is 45%
- Existing requirements in Subarea A:
 - Maximum lot coverage for a new main structure is 30% except that lot coverage is 35% if the front porch of the new main structure has a minimum depth of six feet and is at least 25% of the width of the front facade. Incentive for large porches on new main structure
 - Maximum lot coverage for existing structure is 40%. The purpose of this provision is to provide an incentive for the retention of existing main structures
- **Staff recommendation:** no change



Lot Coverage

- Amendments may include:
 - Clarifying the maximum lot coverage for a lot with a new main structure in Subarea A is 35% and in Subarea B is 45%
- Existing requirements in Subarea B:
 - Maximum lot coverage for a new main structure is 40% except that lot coverage is 45% if the front porch of the new main structure has a minimum depth of six feet and is at least 25% of the width of the front facade. Incentive for large porches on new main structure
 - Maximum lot coverage for existing structure is 45%. The purpose of this provision is to provide an incentive for the retention of existing main structures
- **Staff recommendation:** no change

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Setbacks for Main Structures

- Amendments may include:
 - Front Yard Setback Subarea A – making the front yard setback consistent for both existing and new main structures
 - Side Yard Setback Subarea A – modify the language to address additions or remodels to existing main structures with nonconforming side yard setbacks
 - Setbacks for Main Structures (Subarea B) – modifying the language to address additions or remodels to existing main structures with nonconforming side yard setbacks



Setbacks for Main Structures

- Amendments may include:
 - Front Yard Setback Subarea A – making the front yard setback consistent for both existing and new main structures
- Existing regulations:
 - For existing main structures, the minimum front yard setback is 25 feet
 - For new main structures, the minimum front yard setback is the average of the blockface
 - The purpose of above provisions is to provide an incentive for the retention of existing main structures



Setbacks for Main Structures

- Amendments may include:
 - Side Yard Setback Subarea A – modify the language to address additions or remodels to existing main structures with nonconforming side yard setbacks
- Existing regulations:
 - For main structures, the minimum side yard setback is five feet on one side, 10 feet on the other side
 - **Side and rear additions to an existing main structure that do not increase the structure's height may maintain the existing side yard setback**
- **Discussion item:** proposal to keep one side at 10 foot setback and the other side the lesser of the distance between an existing main structure and the property line and 5 feet to address nonconforming side yard setbacks
- **Staff recommendation:** no change



Setbacks for Main Structures

- Amendments may include:
 - Setbacks for Main Structures (Subarea B) – modifying the language to address additions or remodels to existing main structures with nonconforming side yard setbacks
- Existing regulations:
 - Minimum front yard setback is 25 feet
 - Minimum side yard setback is 5 feet
- **Discussion item:** proposal to modify side yard setback as the lesser of the distance between an existing main structure and the property line and 5 feet to address nonconforming side yard setbacks
- **Staff recommendation:** no change



Accessory Structures

- Amendments may include:
 - Revising the definition of accessory structures to include, “pool houses.”
 - Existing Nonconforming Accessory Structures – applying the language for nonconforming accessory structures in Subarea B to Subarea A; and permitting use of similar architectural materials
 - New Accessory Structures – adding language (to Subareas A and B) that new accessory structures must be built in the architectural style applicable to the main structure on the lot; and permitting use of similar architectural materials
 - Small Accessory Structures – exempting small accessory structures from compliance with the architectural styles
 - Subarea A – establishing setbacks for accessory structures greater than 16 feet in height, less than 16 feet in height; and establishing rules for accessory structures that are nonconforming as to setbacks
 - Subarea B – amending the side and rear yard setbacks, height, and how height is measured
 - Replacement or Remodel of Accessory Structures – clarifying the architectural styles permitted for a replacement or remodeled accessory structure; establishing the permitted size of rebuilt nonconforming accessory structures



Accessory Structures

- Amendments may include:
 - Revising the definition of accessory structures to include, “pool houses.”
- Existing definition: **ACCESSORY STRUCTURES** means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building and is used for a permitted purpose, including garages, pergolas, arbors, work shops, storage buildings, habitable structures, and carports
- **Discussion item:** add pool houses to definition
- **Staff recommendation:** revise definition to read “including but not limited to” or similar language



Accessory Structures

- Amendments may include:
 - Existing Nonconforming Accessory Structures – applying the language for nonconforming accessory structures in Subarea B to Subarea A; and permitting use of similar architectural materials
- Existing regulations: In Subarea B, if a nonconforming accessory structure is destroyed by the intentional act of the owner and if it is not being enlarged, the accessory structure may be rebuilt in the same location, with a similar style, materials, and roof slope as the structure being demolished
- **Discussion item:** add nonconforming statement to apply to Subarea A and allow for similar architectural materials



Accessory Structures

- Amendments may include:
 - New Accessory Structures – adding language (to Subareas A and B) that new accessory structures must be built in the architectural style applicable to the main structure on the lot; and permitting use of similar architectural materials
- Existing regulations:
 - Subarea A – The color, style, design, and materials of accessory structures that are visible from the street must be compatible with the color, style, design, and materials of the main structure and must match or be compatible with the roof slope of the main structure
 - Subarea B – Accessory structures must have similar materials, including roofing materials, roof pitch, foundation fascia, and fenestration as the main structure.
- **Discussion item:** clarify that accessory structures must be built in the architectural style applicable to the main structure and allow for similar materials



Accessory Structures

- Amendments may include:
 - Small Accessory Structures – exempting small accessory structures from compliance with the architectural styles
- Existing regulations:
 - Subarea A – all accessory structures must meet style and materials requirements if visible from the street
 - Subarea B – Material requirements do not apply to accessory structures with a floor area of 200 square feet or less
- **Discussion item:** Exempting small accessory structures from style and materials regulations with floor area of 150 square feet or less in Subarea A
- **Staff recommendation:** Apply style and materials requirement to accessory structures 100 square feet or more if visible from street



Accessory Structures

- Amendments may include:
 - Subarea A – establishing setbacks for accessory structures greater than 16 feet in height, less than 16 feet in height; and establishing rules for accessory structures that are nonconforming as to setbacks
- Existing regulations: Subarea A – accessory structures must comply with the setback regulations for main structures
- **Discussion item:** establish setbacks for existing accessory structures greater than 16 feet in height as the lesser of five feet and the existing side yard distance between the structure and the property line for the side yard and the lesser of ten feet and the existing rear yard distance between the structure and the property line for the rear yard
- **Discussion item:** For accessory structures 16 feet in height or less, no minimum side or rear yard setbacks are required
 - **Staff recommendation:** Accessory structure may not overhang on adjacent property
- **Discussion item:** Burden of property owner to provide evidence of existing accessory structures over 16 feet in height as related to setbacks for nonconformity



Accessory Structures

- Amendments may include:
 - Subarea B – amending the side and rear yard setbacks, height, and how height is measured
- Existing regulations: Subarea B – Accessory structures more than 26 feet in height, measured at the highest point of the structure, minimum setbacks must comply with the setback regulations for main structures. Structures 26 feet in height or less, no minimum side and rear yard setbacks are required
- **Discussion item:** Amend/clarify existing regulations?
 - **Staff note:** CH. 51A does not allow the height of an accessory structure to exceed the height of the main



Accessory Structures

- Amendments may include:
 - Replacement or Remodel of Accessory Structures – clarifying the architectural styles permitted for a replacement or remodeled accessory structure; establishing the permitted size of rebuilt nonconforming accessory structures
- Existing regulations: In Subarea B, if a nonconforming accessory structure is destroyed by the intentional act of the owner and if it is not being enlarged, the accessory structure may be rebuilt in the same location, with a similar style, materials, and roof slope as the structure being demolished
- **Discussion item:** clarify architectural style and permitted size of rebuilt nonconforming structures
 - **Staff recommendation:** may be rebuilt if the structure is not being enlarged



Retaining Walls

- Amendments may include:
 - Clarifying the materials that may be used to construct retaining walls; and permitting use of similar materials
- Existing regulations:
 - Subarea A – retaining walls must be constructed of materials that are compatible with the materials and color of the main structure
 - Subarea B – retaining walls located in front of the main structure must be constructed of natural stone, brick, reinforced concrete materials that resemble stone or brick, or a combination of these materials
- **Discussion item:** match materials requirement from Subarea B to Subarea A
 - add wood and steel as acceptable materials
 - add requirements that retaining wall must be clad with a living wall, stucco, or similar materials
- **Staff recommendation:** do not add wood as acceptable material



Driveways

- Amendments may include:
 - Increasing the maximum driveway width in Subarea A and B
- Existing regulations:
 - Subarea A – Driveways in front of main structure may not exceed 12 feet in width
 - Subarea B – Driveways in front of main structure may not exceed 14 feet in width
- **Discussion item:** Increase driveway width in both Subareas to 18 feet and add nonconforming statement



Tree Mitigation

- Amendments may include:
 - Clarifying the size and number of trees that may replace protected trees
- Existing regulations:
 - Subarea A – Tree mitigation applies to new construction for the front and side yards and parkway
 - Total caliper of replacement trees must meet or exceed half the caliper of the protected trees that were removed or seriously injured
 - Replacement trees must have a minimum caliper of three inches
- Subarea B – Reverts back to Article X
- **Discussion item:** Clarify tree replacement requirement



Next steps

- Meeting #4 (If necessary) to review and/or complete all petition items (April 10, 2018 – 7:00 PM at Turner House)
- Final neighborhood meeting (additional meetings as needed)
 - Review draft ordinance
- Public hearing process (CPC & City Council)



Questions?

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Neighborhood Committee Members

John Cox	Walter Buchanan	Jill Juncker	Carole Somers-Clark	Dodie Butler
Katherine McMahon	Amy Lambert Lee	Kenda North	John Eric Mustin	Mike Gaudet

City of Dallas Conservation District website:

<http://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Conservation-Districts.aspx>

