

CD No. 12 - Belmont Addition Conservation District Amendments Post-Application Neighborhood Meeting No. 1

April 6, 2021

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Sustainable Development and Construction
City of Dallas



CD No. 12 - Belmont Addition

Conservation District Amendments

Post-Application Neighborhood Meeting No. 1

Staff Contact

Steven Doss, AICP

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Project Webpage

bit.ly/BelmontAddn

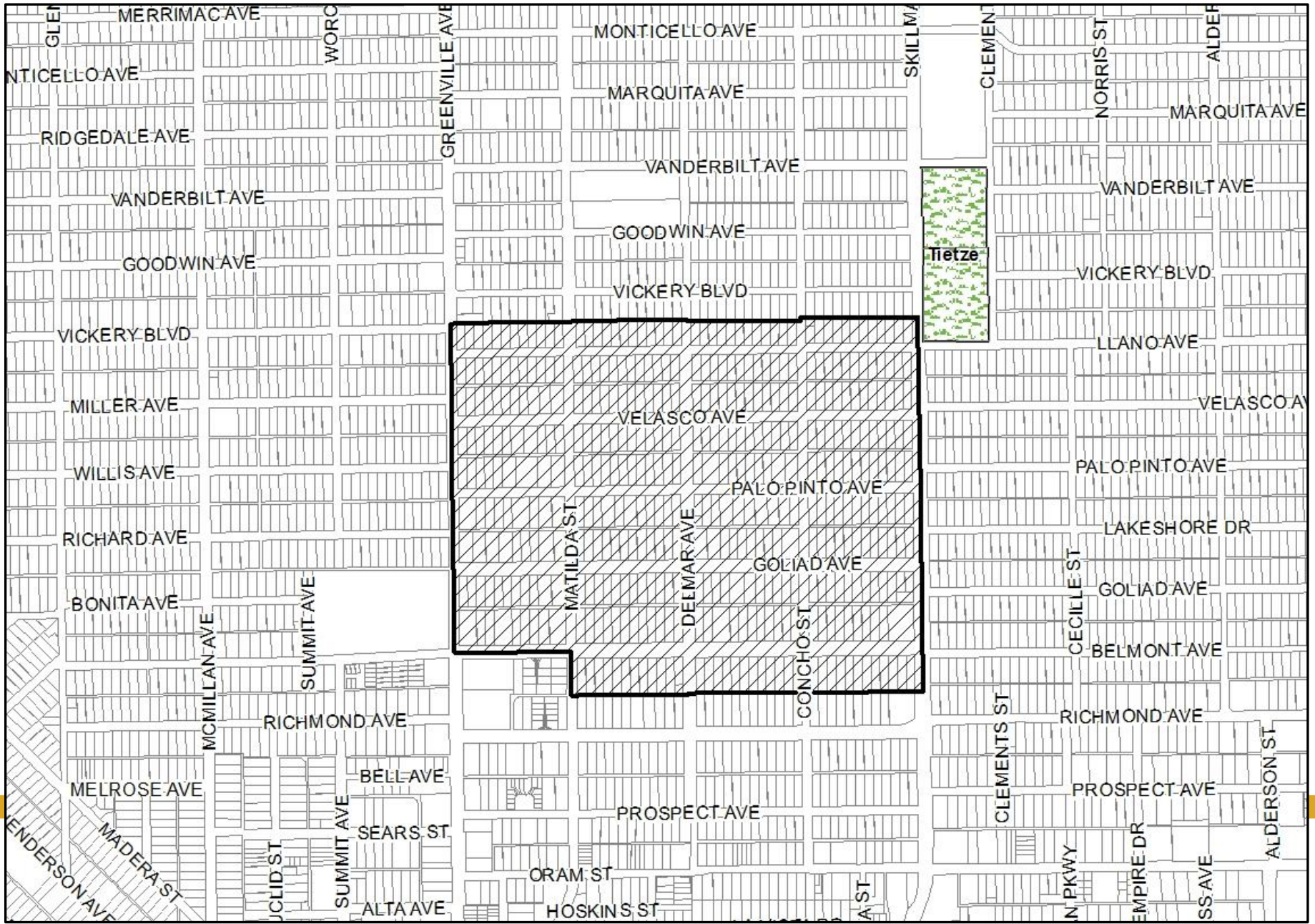
Agenda

- CD No. 12 background
- Overview of process
- Discussion
 - Driveway access / location
 - Fence height / location
- Next Steps

To speak during discussion:

Type “Speak – your name
and address” in the chat
box

CD No. 12 Boundaries



Purpose of This Meeting

- This meeting is the 1st Post-Application Neighborhood Meeting to discuss the CD amendment process and the development and architectural standards the neighborhood may want to amend, based on the petition.



CD No. 12 Background

- Belmont Addition Conservation District (CD No. 12)
- Adopted by City Council on March 24, 2004
- Established to conserve the Belmont Addition neighborhood and to protect and enhance significant architectural features and cultural attributes



CD No. 12 Previous Amendments

- 1/12/2005 – Originating ordinance was corrected to reflect for new front yard measurements. Exhibit C was replaced with these new measurements.
- 1/9/2019 – Amended density regulations to allow for Accessory Dwelling Units.

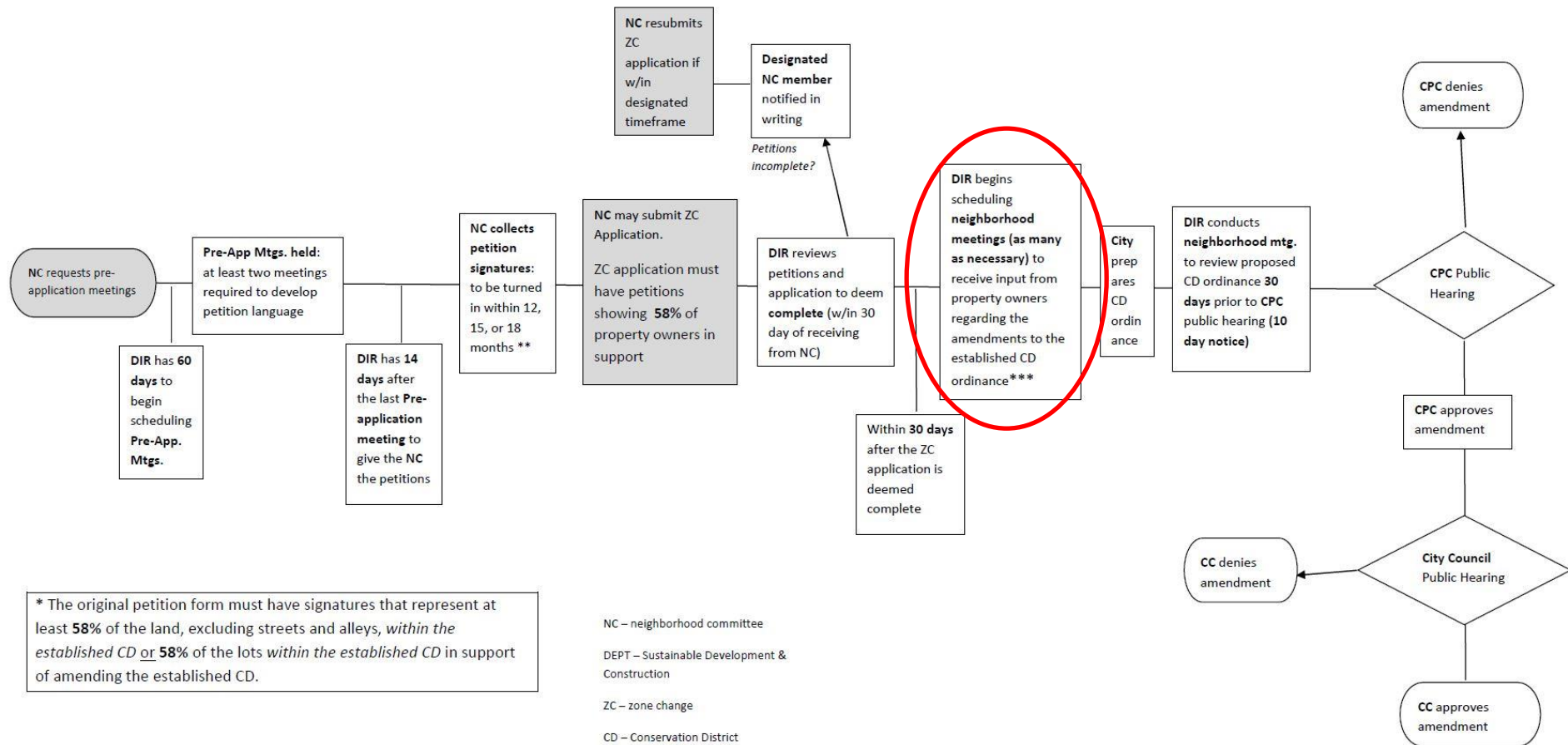


Meeting Schedule

- Post-Application Neighborhood Meeting #1 – April 6
 - Process, schedule, driveways, and fences
- Post-Application Neighborhood Meeting #2 – April 20
 - Front yard setbacks, nonconforming structures, and work review
- Post-Application Neighborhood Meeting #3 – May 4
 - Craftsman style standards
- Post-Application Neighborhood Meeting #4 – May 18
 - If needed
- Final Post-Application Neighborhood Meeting – TBD
 - Ordinance Review
- CPC – TBD
- CC – TBD



CD Amendment Flow Chart



* The original petition form must have signatures that represent at least **58%** of the land, excluding streets and alleys, *within the established CD* or **58%** of the lots *within the established CD* in support of amending the established CD.

** Timeframe for petitions to be dated depends on size of proposed CD.

- ≤200 lots = **12** months
- >201 ≤ 500 lots = **15** months
- > 500 lots = **18** months

- NC – neighborhood committee
- DEPT – Sustainable Development & Construction
- ZC – zone change
- CD – Conservation District
- CPC – City Plan Commission
- CC – City Council
- DIR - Director

*** Number of meetings to be determined.

**Amending regulations in an established Conservation District
Process Flowchart**

Process for amending a CD

- ✓ On January 10, 2019 the neighborhood committee submitted a request for Pre-Application Meetings which initiated the process to potentially amend regulations in CD No. 12.
- ✓ City holds at least two 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 amending or adding to the conservation district. Focus is on broad categories.
- ✓ March 20, 2019 – 1st Pre-Application Meeting held
- ✓ July 23, 2019 – 2nd Pre-Application Meeting held



Process for amending a CD

- ✓• The City drafts the petition language with input received from the neighborhood committee and property owners at the pre-application meetings.
- ✓• Purpose of the petition is to determine the broad categories the neighborhood may want to amend.



Process for amending a CD

- ✓ • The City provides Neighborhood Committee with original petition forms within 14 days after the last Pre-Application Meeting.
 - Neighborhood Committee has 15 months to obtain the necessary percentage of signatures.
 - Signed original petition forms in support of amending the CD must comprise at least 58% of the land or 58% of the lots in the existing CD.
- ✓ • 76% of petitions returned to City and verified



Process for amending a CD

YOU
ARE
HERE

- City staff holds Post-Application Neighborhood Meetings to discuss and develop detailed regulations in each of the categories listed in the petition.
- At the conclusion of these meetings, City staff prepares ordinance
- City holds additional Neighborhood Meeting to review draft ordinance language. (Meeting notices mailed 2 weeks prior to meeting)
- City Plan Commission public hearing and recommendation
- City Council public hearing and decision



CD No. 12 Regulations:

- Development Standards:
 - Use
 - Accessory uses
 - Setbacks
 - Density
 - Floor area ratio
 - Height
 - Lot coverage
 - Lot size
 - Stories
 - Off-street parking
 - Landscaping
- Accessory structures
- Drainage
- Driveways and curbing
- Fences
- Front facades
- Foundations
- Porches
- Retaining walls
- Roofing materials
- Slope
- Steps
- Walkways
- Windows



CD No. 12 Regulations:

- Architectural standards:
 - New Construction
 - Remodeling
 - Architectural styles
 - Colonial Revival, Craftsman, Prairie, and Tudor
 - Architectural features
 - Front porches
 - Materials
 - Roofs
 - Windows



Topics for Discussion:

- Driveway Access:
 - Modifying the requirements for driveway access and location
- Fences:
 - Modifying the requirements for fence height and location
- Front Yard Setback:
 - Modifying the requirements for front yard setbacks
- Nonconforming Structures:
 - Clarifying language to ensure nonconforming structures can be repaired, remodeled, and replaced



Topics for Discussion (con't):

- Work Review Procedures:
 - Clarifying language to detail the requirements for a work review.
- Craftsman Style Architectural & Development Standards
 - Modifying the second story restrictions on Craftsman style structures
 - Modifying architectural standards for new construction and remodeling to promote the conservation of Craftsman style structures



Procedure

To speak during the discussion portions of tonight's meeting:

- Type “**Speak**” followed by your **name** and **address**
 - *Example:* Speak - Steven Doss, 1500 Marilla St.
- A staff member will keep track and call on each speaker in order
- Before your comments, state your name and address for the record
- Call in attendees: staff will call out the first 6 digits of your phone number, you will be unmuted and if you would like to speak give your name and address



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box**

To: All Panelists

The screenshot displays the Cisco Webex Events interface. At the top, there is a menu bar with options: Cisco Webex Events, Event Info, Hide Menu Bar, File, Edit, View, Audio & Video, Participant, Event, and Help. The main area shows two participant cards: Steven Doss (Me) and Mike King (Host). A chat window is open on the right, showing a dropdown menu with 'All Panelists' selected and a text input field containing 'Speak - Steven Doss 1500 Marilla St'. At the bottom, there is a control bar with buttons for Unmute, Play Audio Broadcast, Share, and a red close button. On the far right of the control bar are buttons for Participants and Chat. A red arrow points from the 'To: All Panelists' text box to the dropdown menu in the chat window.



Petition Topic – Driveway Access

Modifying the requirements for driveway access and location

Current Regulations

- An interior lot may have driveway access from either the front street or alley, but not both. A corner lot may have driveway access from either the front street or a side street, but not both.



Discussion

- An interior lot may have driveway access from either the front street or alley, but not both.
- A corner lot may have driveway access from either the front street or a side street, but not both.

To speak:

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Recap



Petition Topic - Fences

Modifying the requirements for fence height and location

Current Regulations

- Fences are not allowed in the front yard.
- Fences in the side yard must be set back at least five feet from the main plane of the front façade.
- Fences in side yards may not exceed six feet in height.
- Fences in corner side yards abutting Greenville Avenue, Matilda Street, or Skillman Street may not exceed nine feet in height.
- Fences in rear yards may not exceed nine feet in height.



Discussion

- Fences are not allowed in the front yard.
- Fences in the side yard must be set back at least five feet from the main plane of the front façade.
- Fences in side yards may not exceed six feet in height.
- Fences in corner side yards abutting Greenville Avenue, Matilda Street, or Skillman Street may not exceed nine feet in height.
- Fences in rear yards may not exceed nine feet in height.

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Recap



Next Steps

- Post-Application Neighborhood Meeting #2: April 20
- Neighborhood Meeting 3: May 4
- Neighborhood Meeting 4 (if needed): May 18
- Final Neighborhood Meeting to review ordinance: Date TBD
- City Planning Commission Meeting: Date TBD
- City Council Public Hearing: Date TBD

Email Reminder
with meeting link



Next Steps

- Post-Application Neighborhood Meeting #2: April 20
- Neighborhood Meeting #3: May 4
- Neighborhood Meeting #4 (if needed): May 18
- **Final Neighborhood Meeting to review ordinance: Date TBD**
- City Planning Commission Meeting: Date TBD
- City Council Meeting: Date TBD

Notice mailed 2 weeks prior to meeting



Next Steps

- Post-Application Neighborhood Meeting #2: April 20
 - Neighborhood Meeting #3: May 4
 - Neighborhood Meeting #4: May 18
 - Final Neighborhood Meeting: May 18
Date TBD
 - City Plan Commission Public Hearing: Date TBD
 - City Council Public Hearing: Date TBD
- Notice mailed 10 days prior to meeting
- Ordinance: [unclear]



Next Steps

- Post-Application Neighborhood Meeting #2: April 20
- Neighborhood Meeting #3: May 4
- Neighborhood Meeting #4: May 18
- Final Neighborhood Meeting: May 18
Date TBD
- City Plan Commission Public Hearing: Date TBD
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Notice mailed 2 weeks prior to meeting



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Next Meeting April 20, 5:30pm

- Introduction & Recap
- Discussion
 - Front Yard Setbacks
 - Nonconforming Structures
 - Work Review
- Next Steps

