

# CD No. 12 - Belmont Addition Conservation District Amendments Neighborhood Meeting No. 2

April 20, 2021

---

---

Steven Doss, AICP, Senior Planner  
Bill Hersch, Chief Planner  
Sustainable Development and Construction  
City of Dallas



# CD No. 12 - Belmont Addition

## Conservation District Amendments

### Post-Application Neighborhood Meeting No. 2

#### Staff Contact

Steven Doss, AICP

[steven.doss@dallascityhall.com](mailto:steven.doss@dallascityhall.com)

214-671-8058

#### Project Webpage

[bit.ly/BelmontAddn](http://bit.ly/BelmontAddn)

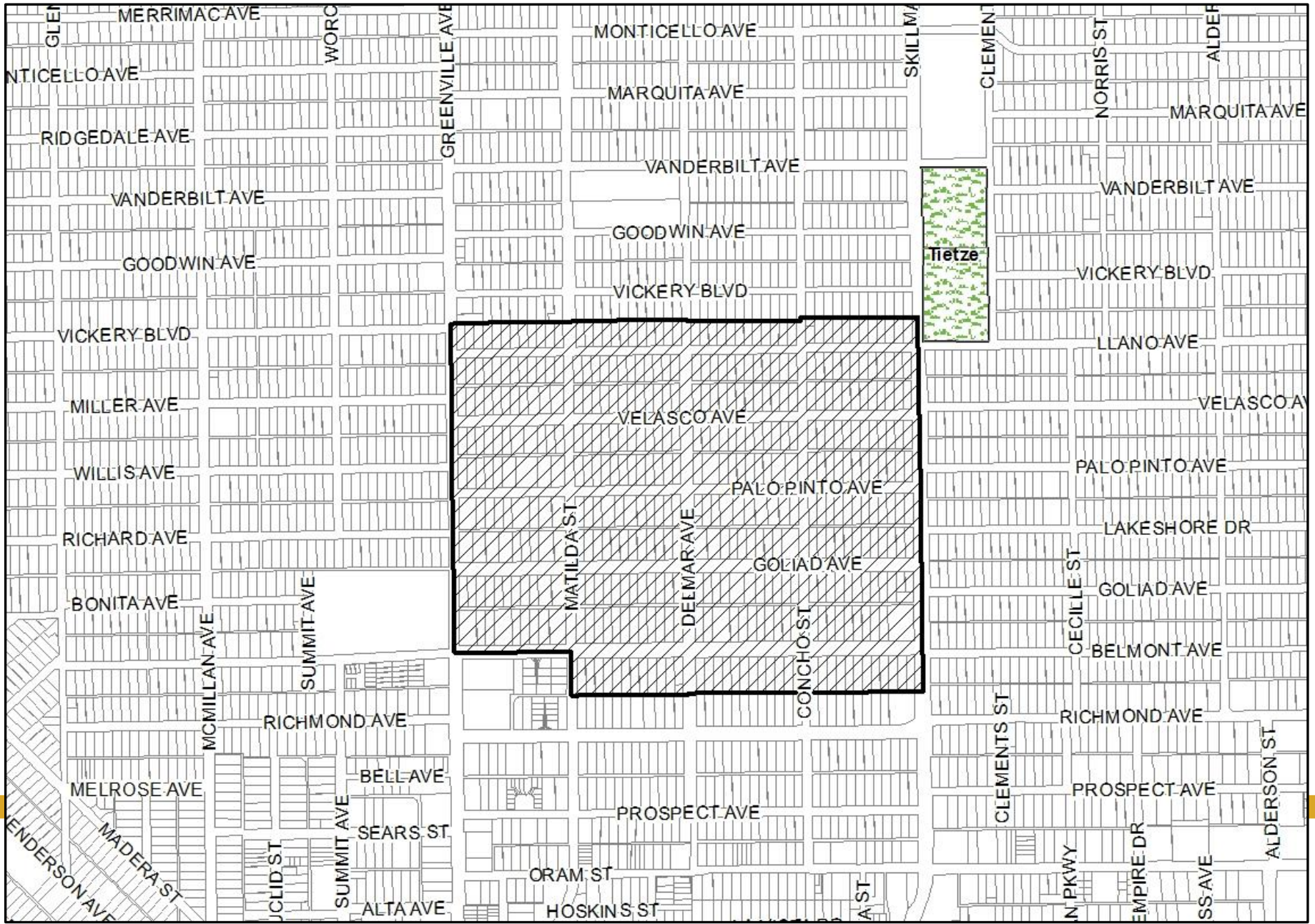
#### Agenda

- Introduction & Recap
- Discussion
  - Recap - Driveways
  - Fence Height & Location
  - Front Yard Setbacks
- 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 2<sup>nd</sup> Post-Application Neighborhood Meeting to discuss the development and architectural standards the neighborhood may want to amend, based on the petition.



# Tentative Schedule

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



# 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



# 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





**To speak during discussion:  
Type “Speak – your name  
and address” in the **chat  
box****

Cisco Webex Events | Event Info | Hide Menu Bar ^  
File Edit View Audio & Video Participant Event Help

Steven Doss  
Me

Mike King  
Host

Unmute | Play Audio Broadcast | Share | ... | X

Connected | - | □ | ×

Chat

To: All Panelists

Speak - Steven Doss 1500 Marilla St

Participants | Chat

**To: Host**





**To view all attendees:**  
**1. Open Participants tab**

**To view all attendees:**  
**2. Click View all attendees**

The screenshot displays the Cisco Webex Events interface. The main content area shows a video feed of Steven Doss (Me) and Mike King (Host). The top navigation bar includes 'Cisco Webex Events', 'Event Info', and 'Hide Menu Bar'. The bottom control bar contains 'Unmute', 'Play Audio Broadcast', 'Share', and a red 'X' button. On the right side, the 'Participants (1)' panel is open, showing a search bar, a list of participants including 'Dan Jakubiak' and 'Panelist 1', and a link labeled 'View all attendees...'. A red arrow points from the 'View all attendees...' link in the Participants panel to the 'Participants' button in the bottom control bar.



# 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.



# Recap - Driveways

## What we heard last time (4/6/21):

- 89 participants throughout the evening, including virtual and call-in attendees
- Support for allowing interior lots to have driveway access from both the front and rear.
- Mechanism to prevent direct connection through a lot from street to alley.



# Discussion

- A corner lot may have driveway access from either the front street or a side street, but not both.
- Because there is no language discussing alley access on corner lots, it is allowed. Allowing front and side access on corner lots would mean three access points allowed to lot.

## To speak:

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



# 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.
  - Corner side yards on other streets are limited to 6 feet.
- Fences in rear yards may not exceed nine feet in height.

## **To speak:**

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



# Recap





# Petition Topic – Front Yard Setback

Modifying the requirements for front yard setbacks

## Current Regulations

- Minimum front yard is the average of the front yard of the contributing main structures on the block face as listed in Exhibit B.
  - Exhibit B is a list of front yard setbacks and average for each block face.



# Discussion

- Minimum front yard is the average of the front yard of the contributing main structures on the block face as listed in Exhibit B.
  - Exhibit B is a list of front yard setbacks and average for each block face.

## **To speak:**

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



# Recap



# Next Steps

- Neighborhood Meeting #3: May 4
- Neighborhood Meeting #4: May 18
- Neighborhood Meeting #5: June 1
- 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

- Neighborhood Meeting #3: May 4
- Neighborhood Meeting #4: May 18
- Neighborhood Meeting #5: June 1
- **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

- Neighborhood Meeting #3: May 4
- Neighborhood Meeting #4: May 19
- Neighborhood Meeting #5: May 26
- Final Neighborhood Meeting to review ordinance:  
Date TBD
- **City Plan Commission Public Hearing: Date TBD**
- City Council Public Hearing: Date TBD

Notice mailed 10 days  
prior to meeting



# Next Steps

- Neighborhood Meeting #3: May 4
- Neighborhood Meeting #4: May 19
- Neighborhood Meeting #5: May 26
- Final Neighborhood Meeting to review ordinance:  
Date TBD
- City Plan Commission Public Hearing: Date TBD
- **City Council Public Hearing: Date TBD**

Notice mailed 2 weeks  
prior to meeting





# Next Steps

- Neighborhood Meeting #3: May 4
- Neighborhood Meeting #4: May 18
- Neighborhood Meeting #5: June 1
- Final Neighborhood Meeting to review ordinance:  
Date TBD
- City Plan Commission Public Hearing: Date TBD
- City Council Public Hearing: Date TBD



# CD No. 12 - Belmont Addition

## Conservation District Amendments

### Post-Application Neighborhood Meeting No. 2

#### Staff Contact

Steven Doss, AICP

[steven.doss@dallascityhall.com](mailto:steven.doss@dallascityhall.com)

214-671-8058

#### Project Webpage

[bit.ly/BelmontAddn](http://bit.ly/BelmontAddn)

#### Next Meeting May 4, 5:30pm

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

