

CD No. 12 - Belmont Addition Conservation District Amendments Neighborhood Meeting No. 3

May 4, 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. 3

Staff Contact

Steven Doss, AICP

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214-671-8058

Project Webpage

bit.ly/BelmontAddn

To speak during discussion:

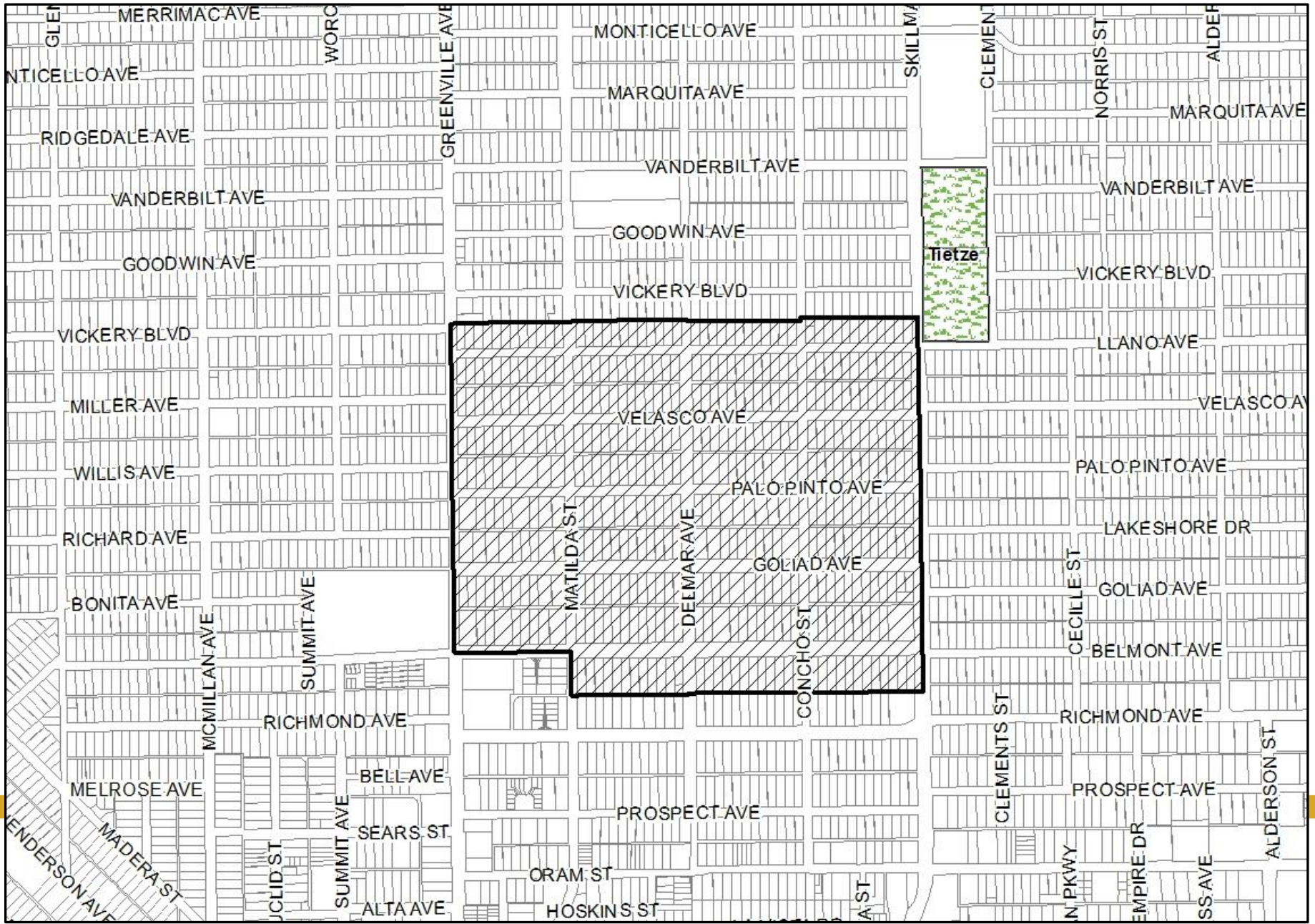
Type "Speak – your name and address" in the **chat box**

Agenda

- Introduction & Recap
- Discussion
 - Recap – Corner Driveways
 - Recap – Fences
 - Front Yard Setbacks
 - Nonconforming structures
 - Work Review
- Next Steps



CD No. 12 Boundaries



Purpose of This Meeting

- This meeting is the 3rd 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

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 bottom control bar includes buttons for Unmute, Play Audio Broadcast, Share, and a red close button. On the right side, the 'Participants (1)' panel is open, showing a search bar and a list of participants. The 'Attendee: 2 (0 displayed)' section is expanded, and a blue link labeled 'View all attendees...' is visible. A red arrow points from the 'Participants' button in the bottom control bar to the 'View all attendees...' link. Another red arrow points from the 'View all attendees...' link to the 'Participants (1)' panel header.



Petition Topic – Driveway Access

Modifying the requirements for driveway access and location

Current Regulations

- . . . 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.



Recap - Driveways

What we heard last time (4/20/21):

- 47 participants throughout the evening, including virtual and call-in attendees
- No clear general agreement on the corner driveway access item, so we will revisit this topic at a later meeting.



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 - Fences

What we heard last time (4/20/21):

- Support for allowing fences taller than six feet in height in side yards.
- Support for allowing fences taller than six feet in height in corner side yards on Delmar Avenue and Concho Street.
- Support for maintaining the five-foot setback from the front façade.



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:

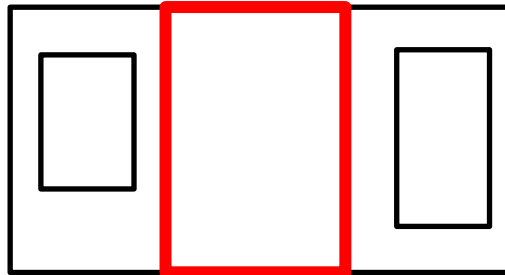
Type “Speak – your name and address” in the **chat box**



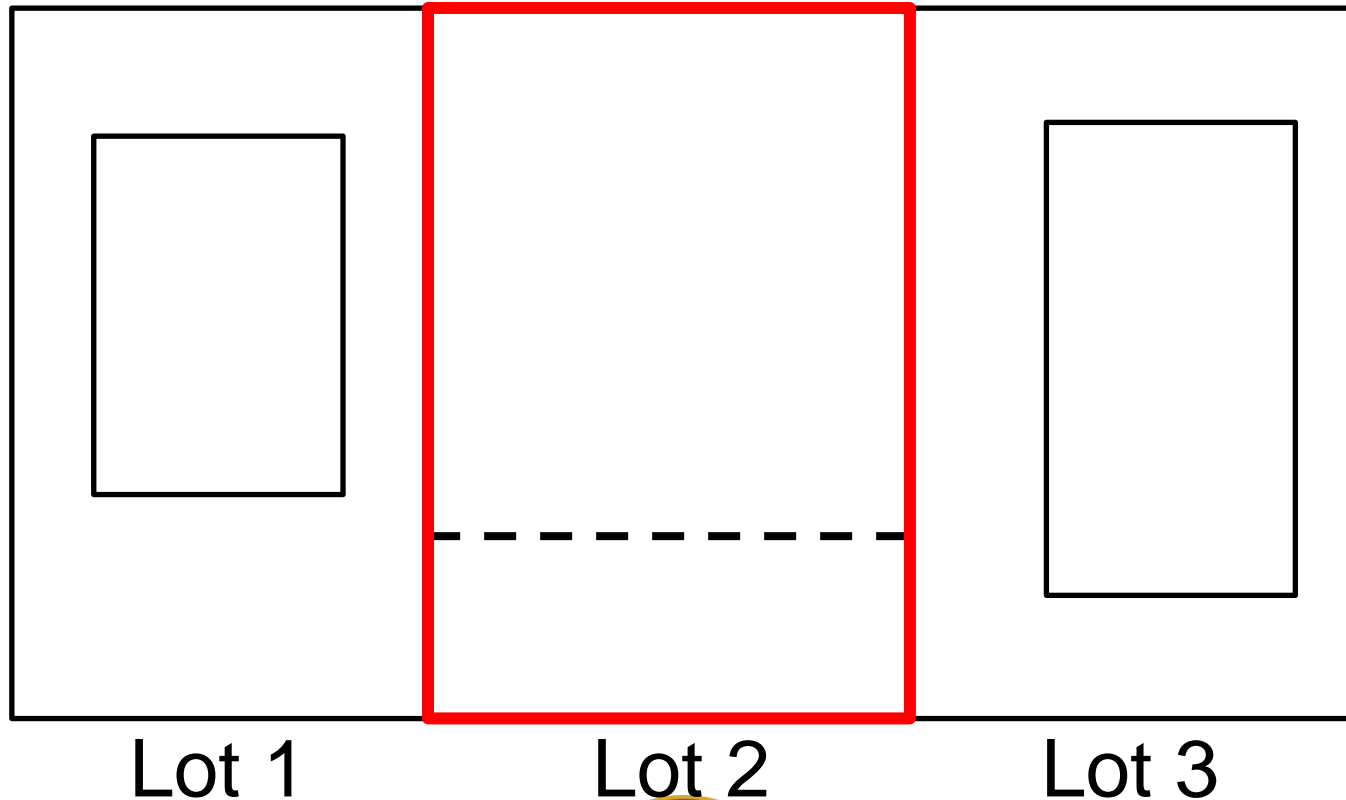
Potential Options

New Build / Demo & Rebuild

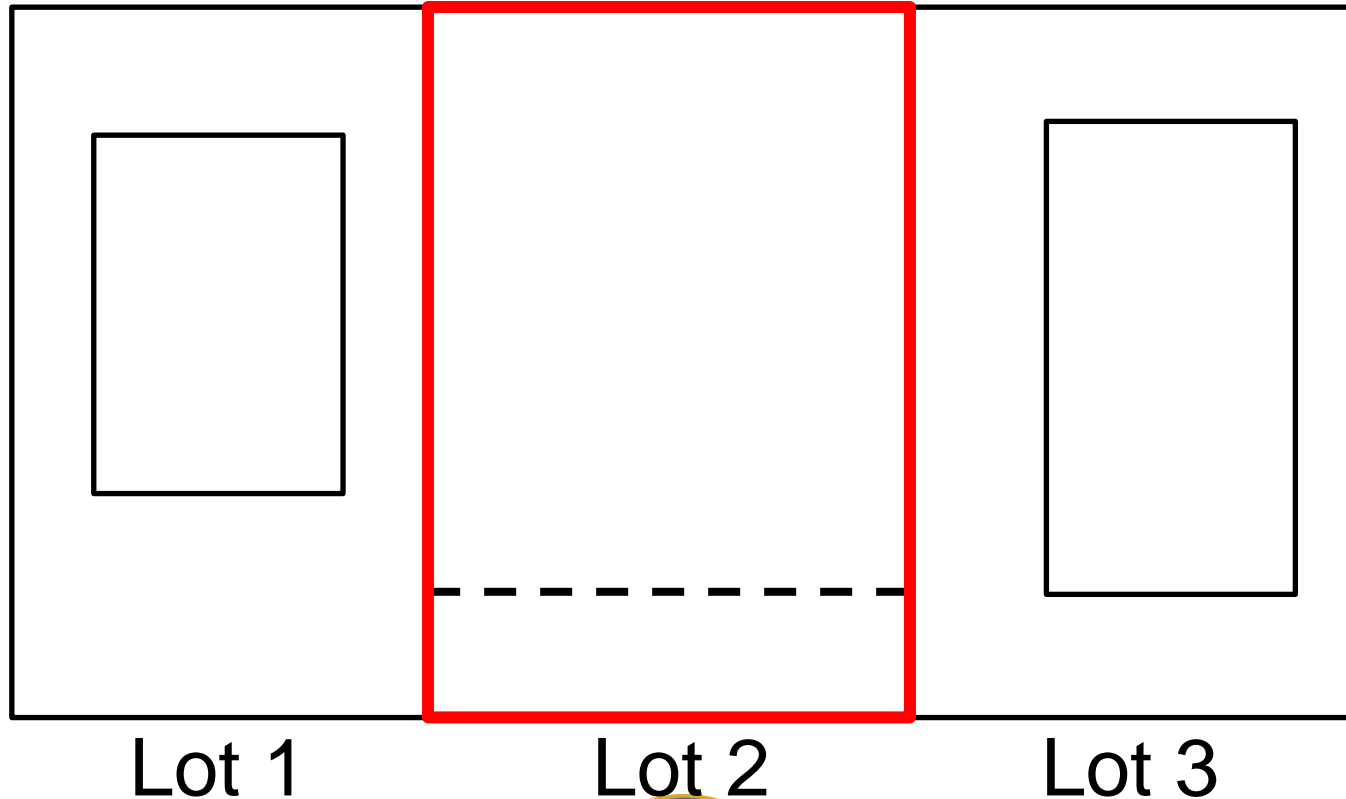
- Option A: Front yard setback is the average of the two adjacent structures.
- Option B: Front yard setback is the lesser of the two adjacent structures.



New Build / Demo & Rebuild Option A: Average of Adjacent Structures



New Build / Demo & Rebuild Option B: Lesser of Adjacent Structures



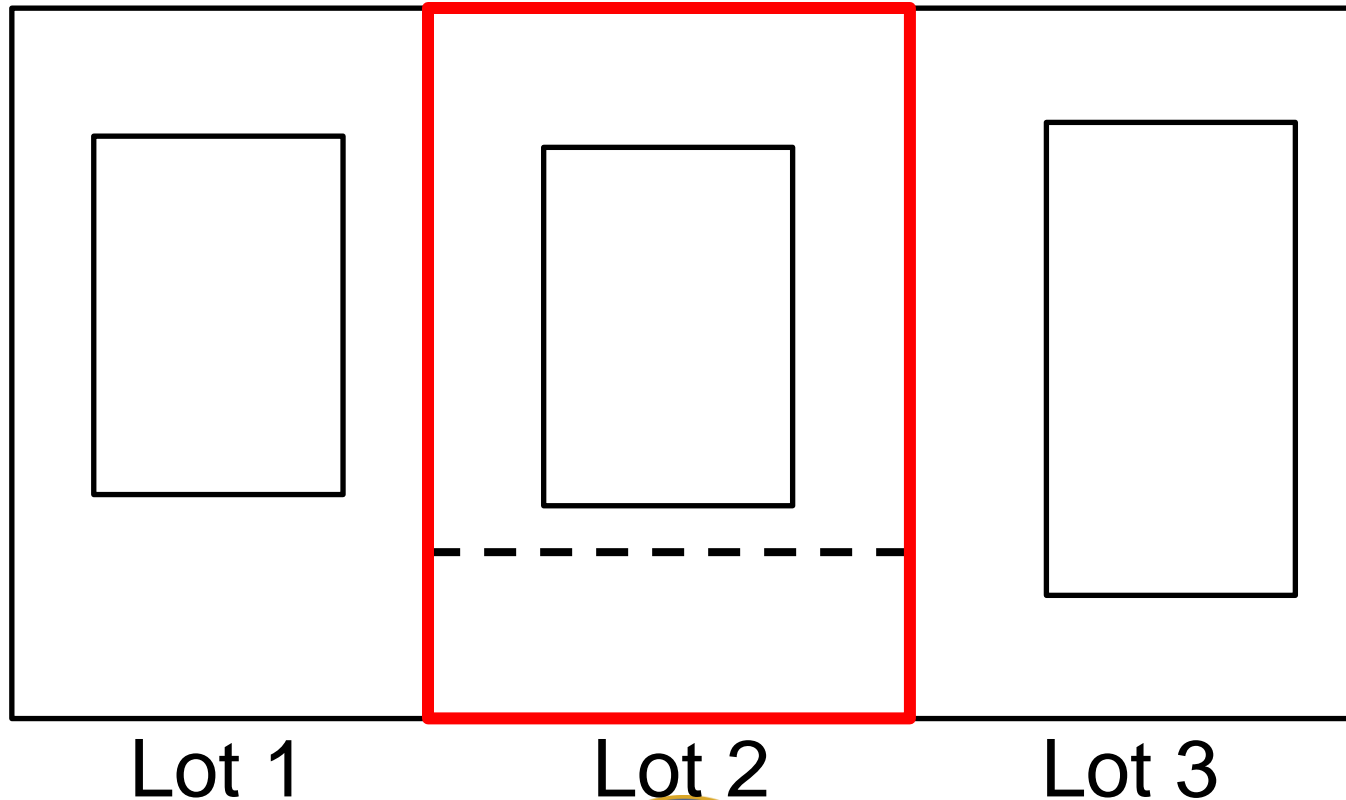
Potential Options

Remodel / Addition

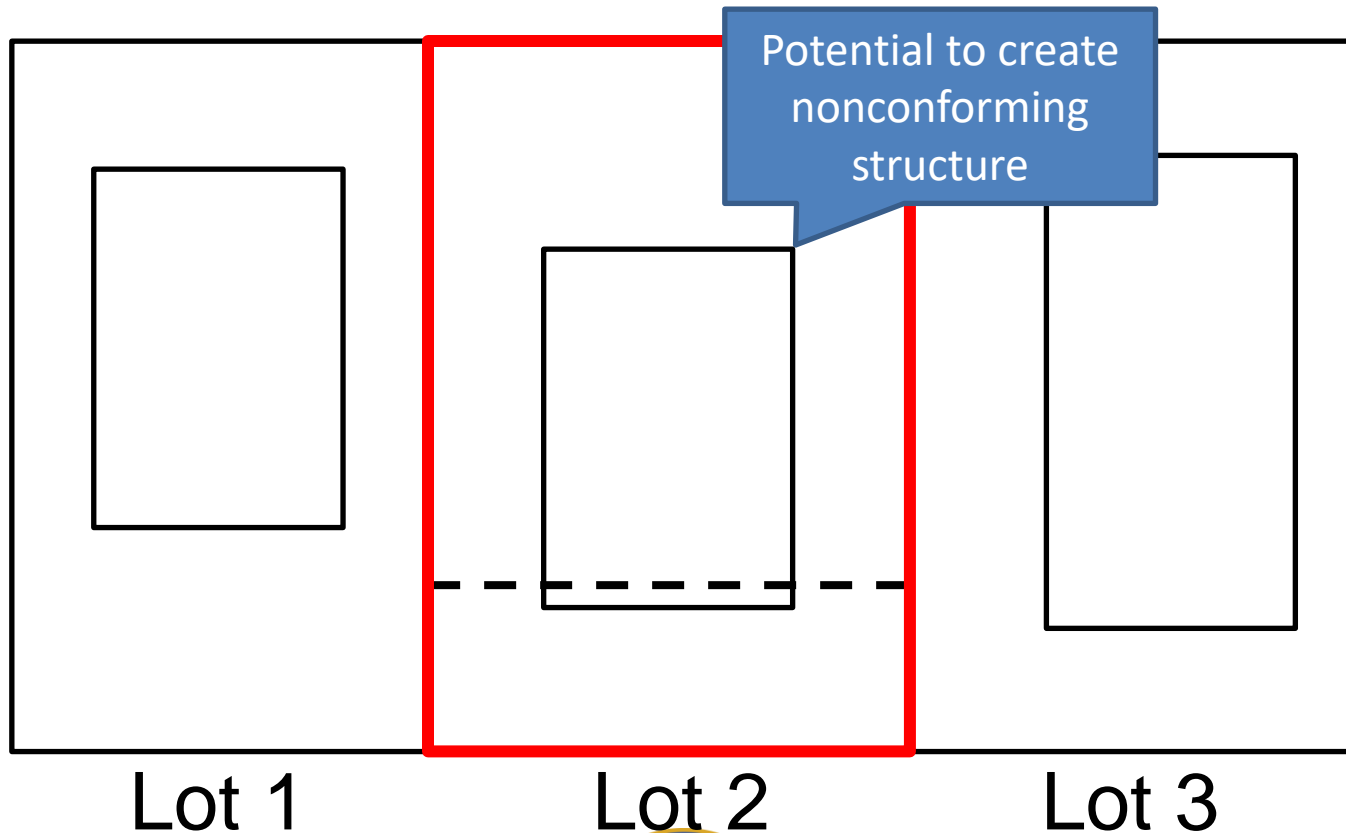
- Option A: Front yard setback is the average of the two adjacent structures and existing structure on the lot.
- Option B: Front yard setback is the lesser of the two adjacent structures and existing structure on the lot.



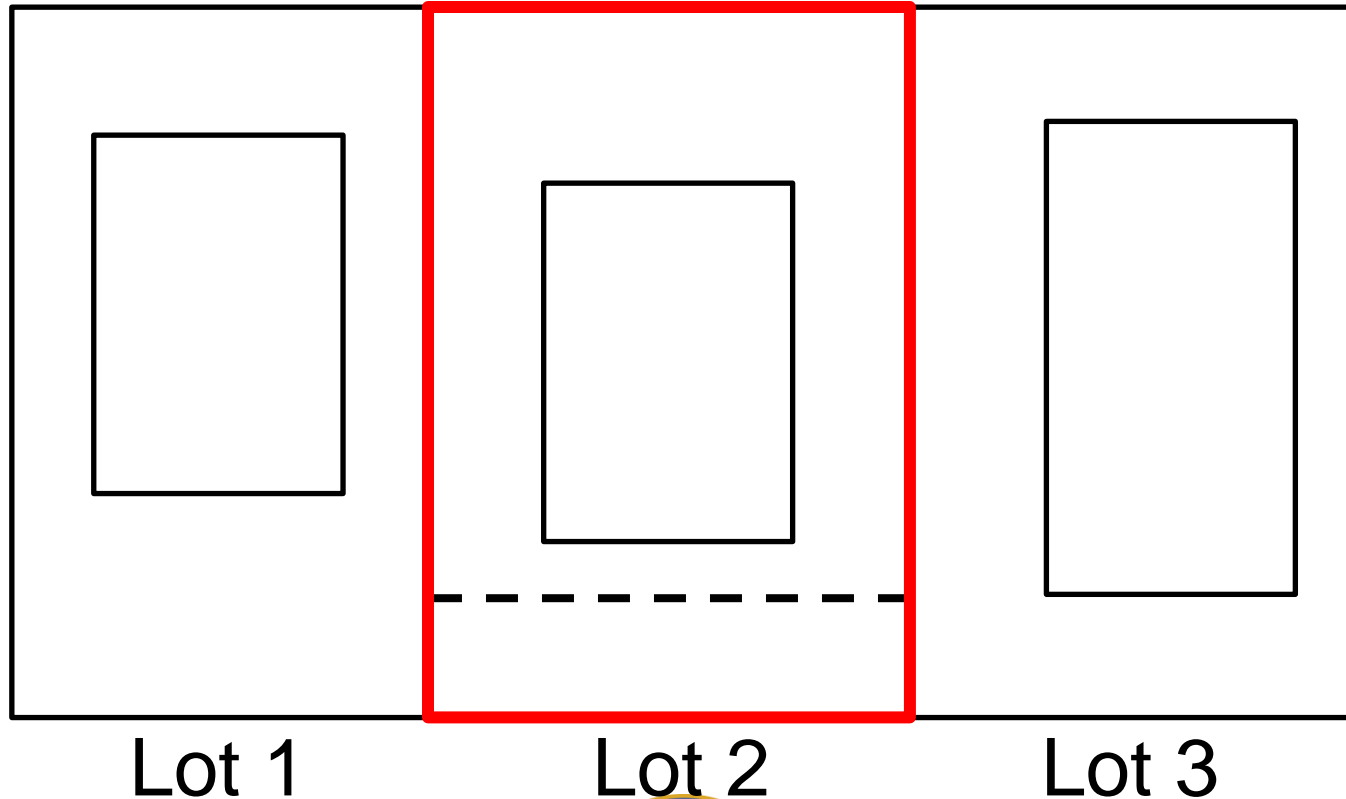
Remodel / Addition Option A: Average of Structures



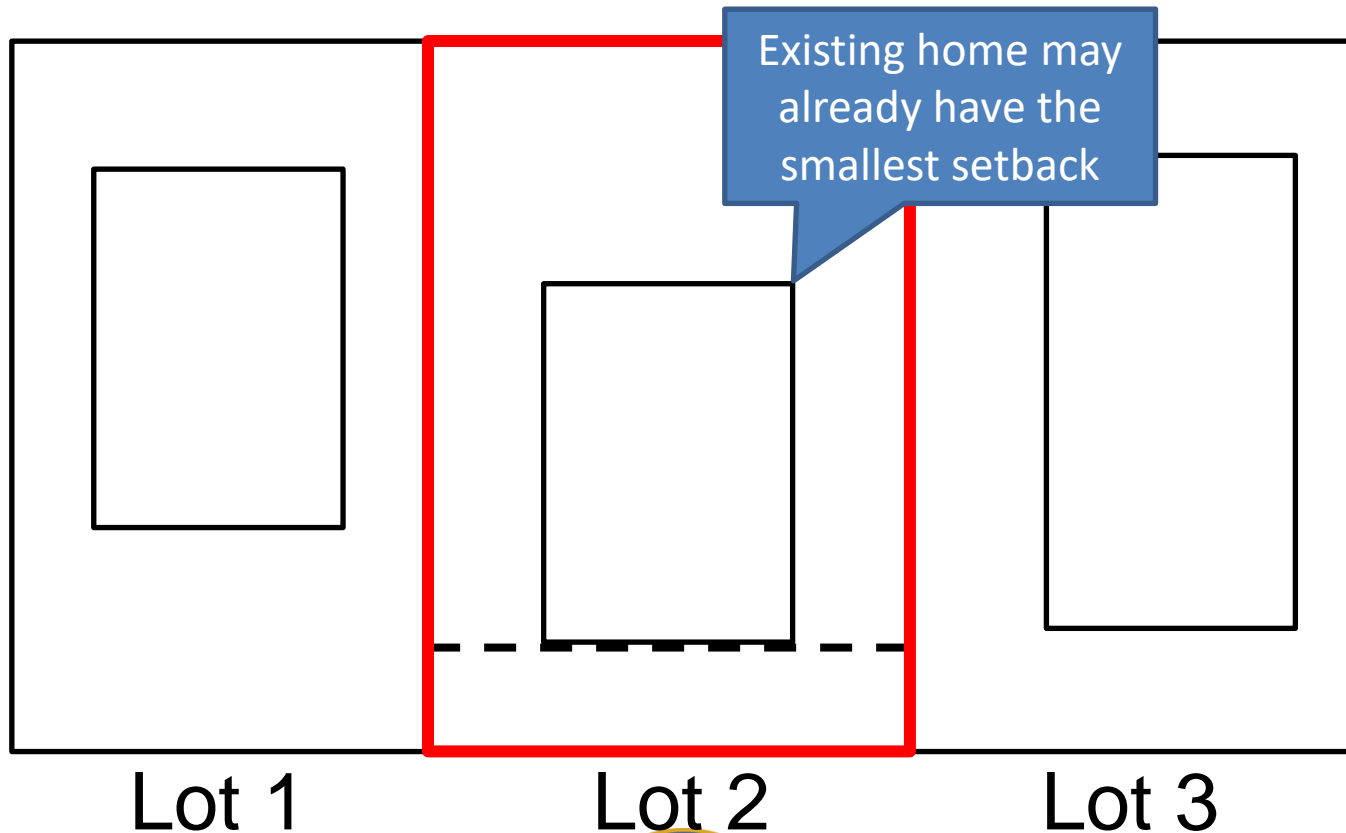
Remodel / Addition Option A: Average of Structures



Remodel / Addition Option B: Lesser of Structures



Remodel / Addition Option B: Lesser of Structures



Recap



Petition Topic – Nonconforming Structures

Clarifying language to ensure nonconforming structures can be repaired, remodeled, and replaced

Current Regulations

- Refers to Chapter 51(A):
 - May renovate, remodel, repair, rebuild, or enlarge a nonconforming structure so long as the structure does not become more nonconforming
 - May not rebuild a nonconforming structure if it is “destroyed by the intentional act of the owner or the owner’s agent.”
- “if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.”



Potential Options

In order to repair, remodel, or replace a nonconforming structure, owner may submit documented assurance to the Director that establishes the degree of nonconformity. Work may be done within that area, but cannot “increase the degree of nonconformity.”

- Documented Assurance: Survey, photograph, or other evidence that shows the nonconformity.



Discussion

- May renovate, remodel, repair, rebuild, or enlarge a nonconforming structure so long as the structure does not become more nonconforming
- May not rebuild a nonconforming structure if it is “destroyed by the intentional act of the owner or the owner’s agent.”

To speak:

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Recap



Petition Topic – Work Review

Clarifying language to detail the requirements for a work review.

Current Regulations

- Work review required for “any exterior alteration of a front façade or wrap-around and for new construction.”
- Required regardless of whether or not the work requires a building permit.



Potential Options

“A work review application must be submitted to the Director for any work covered by the standards contained in this ordinance.”



Discussion

- Work review required for “any exterior alteration of a front façade or wrap-around and for new construction.”
- Required regardless of whether or not the work requires a building permit.

To speak:

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



Recap



Next Steps

- 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 Court: Date TBD

Email Reminder
with meeting link



Next Steps

- 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 Court **Notice mailed 2 weeks
prior to meeting** D



Next Steps

- Neighborhood Meeting #4: May 18
- Neighborhood Meeting #5: June 1
- Final Neighborhood Meeting: June 15
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 #4: May 18
- Neighborhood Meeting #5: June 1
- Final Neighborhood Meeting: New 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 #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



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Conservation District Amendments

Post-Application Neighborhood Meeting No. 3

Staff Contact

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Project Webpage

bit.ly/BelmontAddn

Next Meeting May 18, 5:30pm

- Introduction & Recap
- Discussion
 - Front Yard Setbacks
 - Nonconforming Structures (if needed)
 - Work Review (if needed)
 - Craftsman Style Features
- Next Steps

