

# **CD No. 12 - Belmont Addition Conservation District Amendments Neighborhood Meeting No. 4**

**May 18, 2021**

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**Steven Doss, AICP, Senior Planner  
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Sustainable Development and Construction  
City of Dallas**



# CD No. 12 - Belmont Addition

## Conservation District Amendments

### Post-Application Neighborhood Meeting No. 4

#### Staff Contact

Steven Doss, AICP

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214-671-8058

#### Project Webpage

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

#### **To speak during discussion:**

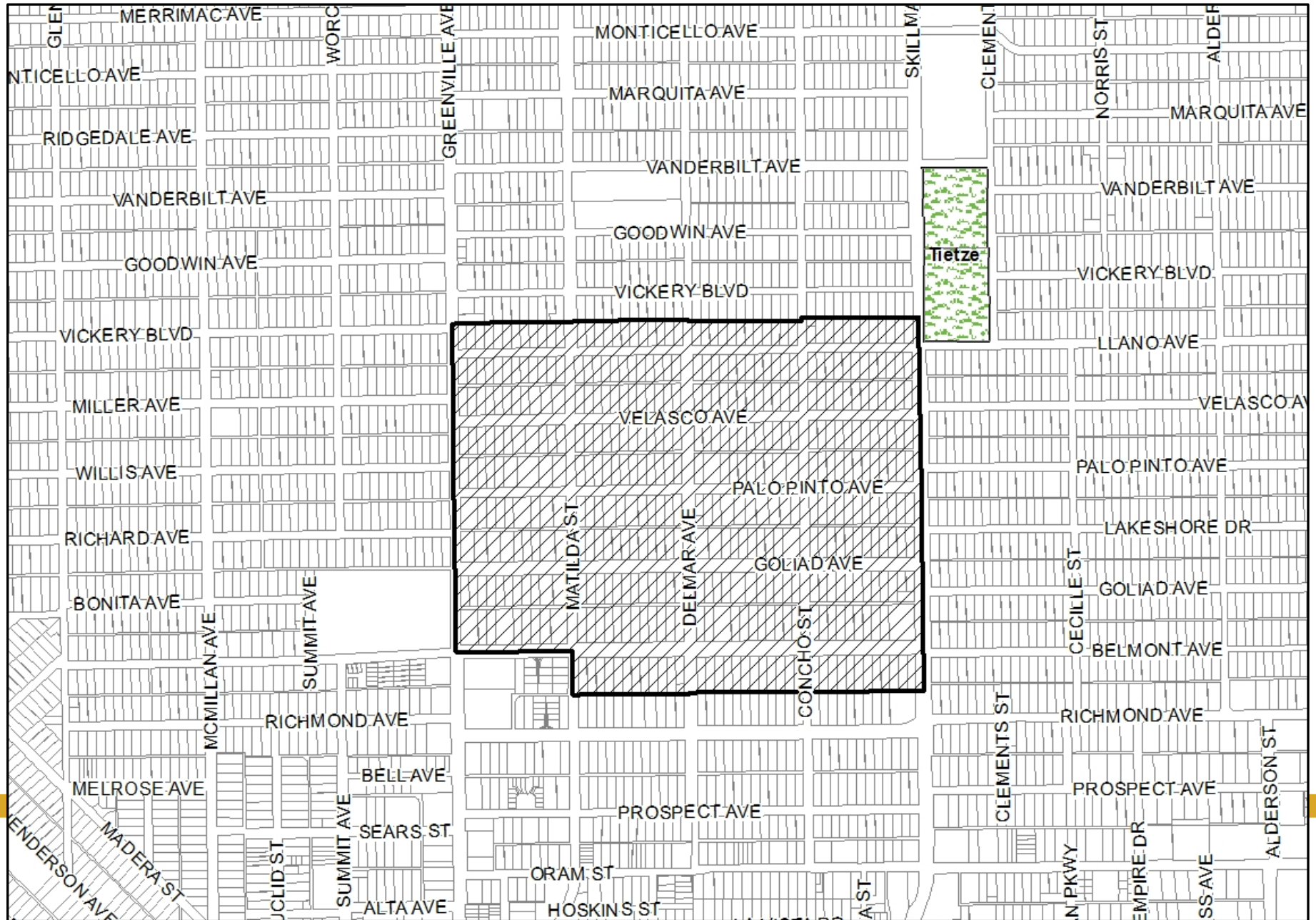
Type "Speak – your name and address" in the **chat box**

#### Agenda

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



# CD No. 12 Boundaries



# Purpose of This Meeting

- This meeting is the 4<sup>th</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
  - Driveways and fences
- ✓ • Post-Application Neighborhood Meeting #3 – May 4
  - Front yard setbacks and nonconforming structures
- Post-Application Neighborhood Meeting #4 – May 18
  - Work review and recap of previous items
- Post-Application Neighborhood Meeting #5 – June 1
  - Craftsman style standards
- 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



# 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





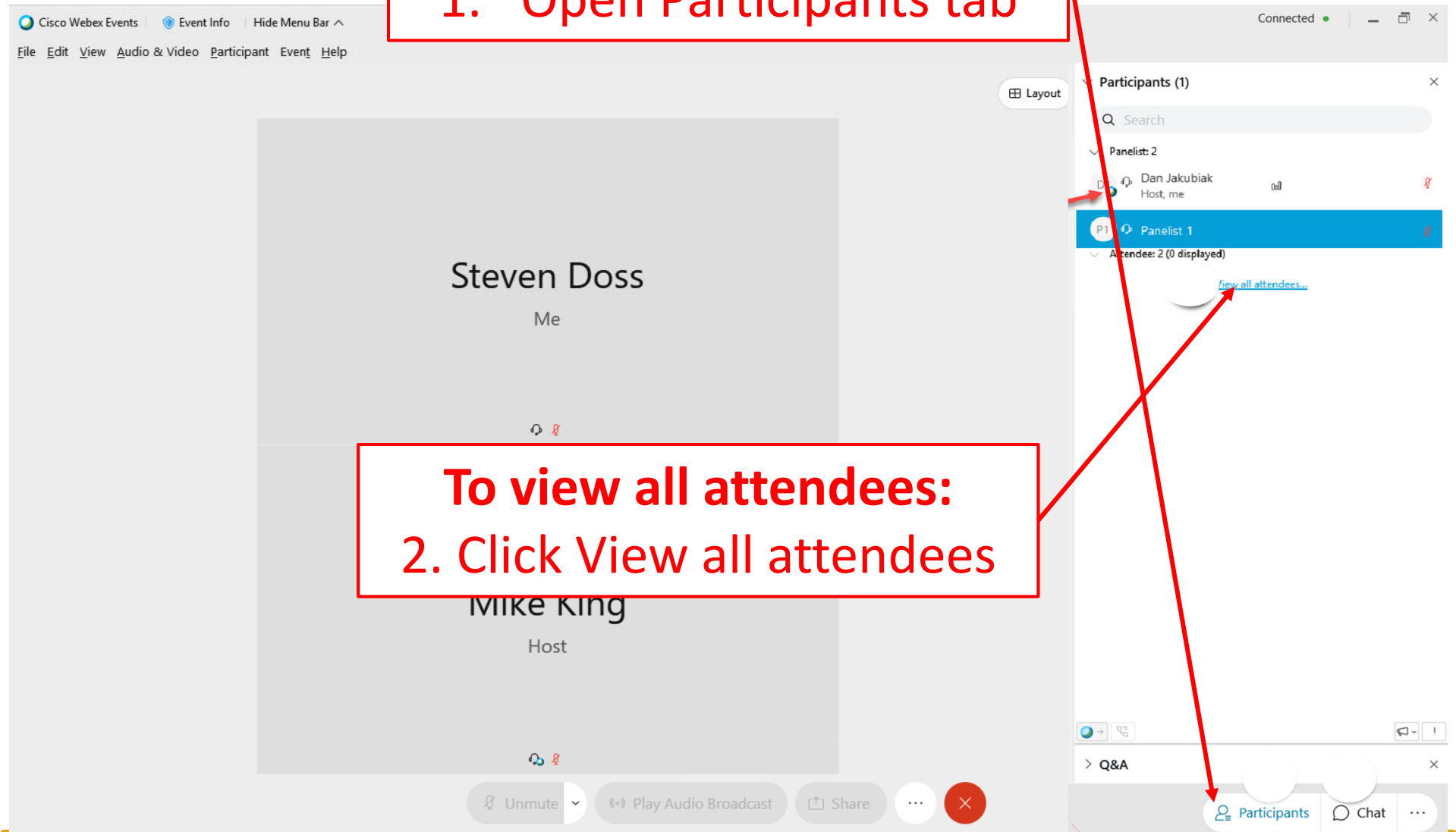
**To speak during discussion:  
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and address” in the **chat  
box****

The screenshot shows the Cisco Webex Events interface. At the top, there is a menu bar with "Cisco Webex Events", "Event Info", and "Hide Menu Bar". Below the menu bar, there are tabs for "File", "Edit", "View", "Audio & Video", "Participant", "Event", and "Help". The main content area is divided into two sections. The top section shows "Steven Doss" with "Me" below it. The bottom section shows "Mike King" with "Host" below it. At the bottom of the interface, there is a control bar with buttons for "Unmute", "Play Audio Broadcast", "Share", and a red "X" button. On the right side, there is a "Chat" window. The chat window has a "To:" dropdown menu set to "All Panelists". The text "Speak - Steven Doss 1500 Marilla St" is typed into the chat input field. A red box with the text "To: Host" and a red arrow points to the "To:" dropdown menu in the chat window.

**To: Host**



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



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



# Recap – Nonconforming Structures

## What we heard last time (5/4/21):

- Agreement on use of “Documented Assurance” (DA) to establish existing nonconformity and allow for reconstruction within that nonconformity
- Allow for rebuild only within existing footprint and height as established by DA
- Documented Assurance: Survey, photograph, drawing, or other evidence that shows the nonconformity.



# 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.



# Recap – Front yard setbacks

## What we heard last time (5/4/21):

- General support for keeping front yard setback as listed in Exhibit B

## What we need tonight:

- Discussion needed regarding consistency and accuracy of measurements listed in Exhibit B



# Recap – Front yard setbacks

- There are inconsistencies between the Ordinance and Conceptual Plan.
- Blockface averages listed in Appendix C of Exhibit B are incorrect in 15 of the 39 blockfaces, some as much as seven feet.
- Some blockface averages were calculated with noncontributing homes included.
- Appendix C does not include measurements for every contributing or original home.



# Discussion

- Does the neighborhood want to remeasure?
  - Would require front yard surveys of all homes in CD 12, can use preexisting surveys if the home is still there
  - Surveys used to establish new setback per blockface
- Use contributing, original, or some other metric?
- Additional Option: Average of two adjacent lots

## **To speak:**

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



# 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**





# 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.



# Discussion – Work Review

- Current language requires review of certain work that **is not** regulated by the ordinance (Ex. mailbox location, lighting, etc).
- “A work review application must be submitted to the Director for any work covered by the standards contained in this ordinance.”

## **To speak:**

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



# Recap



# Next Steps

- Neighborhood Meeting #5: June 1
- Neighborhood Meeting #6: June 15
- 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 #5: June 1
- Neighborhood Meeting #6: June 15
- **Final Neighborhood Meeting to review ordinance:  
Date TBD**
- City Plan Commission Public Hearing: Date TBD
- City Court **Notice mailed 2 weeks  
prior to meeting** Date TBD



# Next Steps

- Neighborhood Meeting #5: June 1
- Neighborhood Meeting #6: June 15
- Final Neighborhood Meeting: June 22  
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 #5: June 1
- Neighborhood Meeting #6: June 15
- Final Neighborhood Meeting: June 22  
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 #5: June 1
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## Next Meeting June 1, 5:30pm

- Introduction & Recap
- Discussion
  - Recap - Work Review
  - Craftsman Style Features
  - Craftsman Style Second Floor Regulations
- Next Steps

