

# **CD No. 12 - Belmont Addition Conservation District Amendments Neighborhood Meeting No. 5**

**June 1, 2021**

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**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. 5

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

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

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



# Tentative Schedule

- ✓• Post-Application Neighborhood Meeting #1 – April 6
- ✓• Post-Application Neighborhood Meeting #2 – April 20
- ✓• Post-Application Neighborhood Meeting #3 – May 4
- ✓• Post-Application Neighborhood Meeting #4 – May 18
  - Front yard setbacks and nonconforming structures
- Post-Application Neighborhood Meeting #5 – June 1
  - Front yard setbacks, nonconforming structures, work review
- Post-Application Neighborhood Meeting #6 – June 15
  - Craftsman style standards
- Final Post-Application Neighborhood Meeting – TBD
  - Ordinance Review
- CPC – TBD
- CC – TBD



# 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

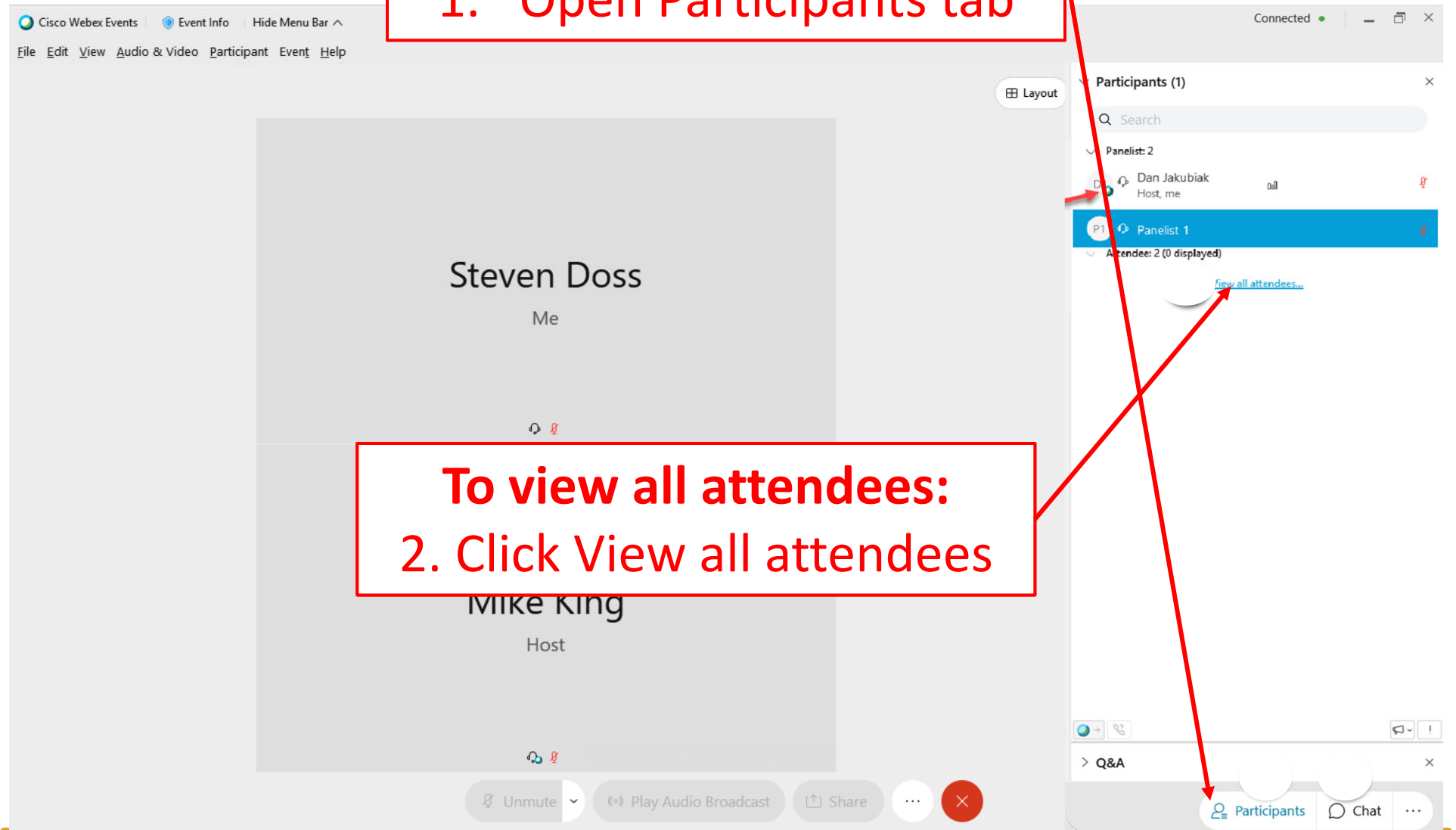


**To speak during discussion:  
Type “Speak – your name  
and address” in the **chat  
box****

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 two participant cards: "Steven Doss" (Me) and "Mike King" (Host). At the bottom, there is a control bar with "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" and a text input field containing the text "Speak - Steven Doss 1500 Marilla St". A red box with the text "To: Host" and a red arrow points to the "To:" dropdown menu.



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



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



# Recap

## Last meeting's discussion (5/18/21):

- Documented Assurance
  - Addresses nonconforming elements to allow for rebuild within existing footprint and height as established by documentation.
- Front Yard Setbacks
  - Remeasure and use average of blockface, or
  - All original homes to be conforming as to front yard setback
    - Non-original homes and new construction use current blockface front yard setback as listed in Exhibit B

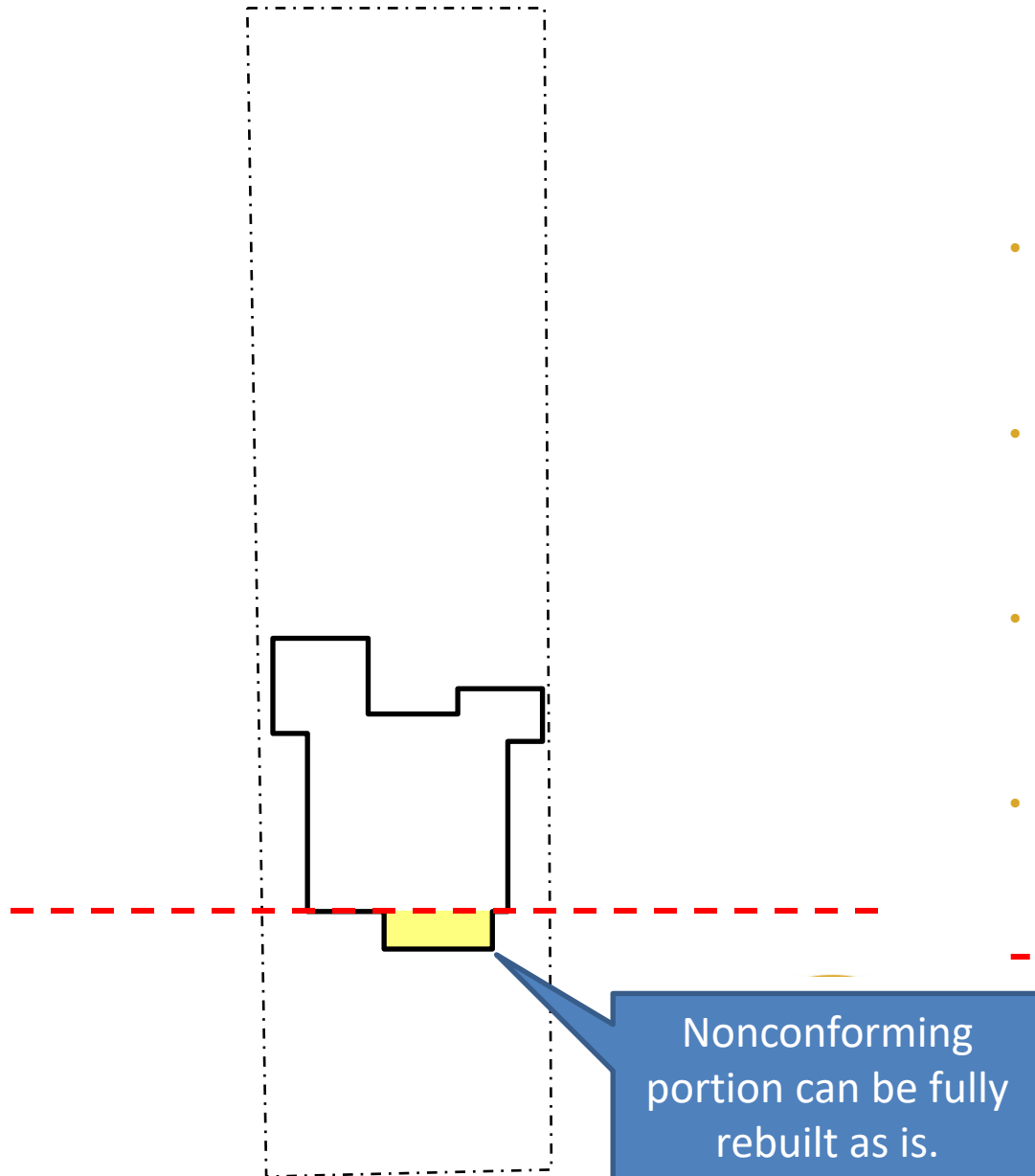


# Option

## Documented Assurance

- This hypothetical example shows a front porch that extends into the front yard setback, making the porch nonconforming.
- With Documented Assurance, the nonconforming porch can be completely removed and replaced within its existing footprint and height.
- Documented Assurance can be in the form of a: Survey, photograph, drawing, or other evidence that shows the nonconformity.
- Any item required for documented assurance would already be required for a Conservation District Work Review.

--- Current Setback

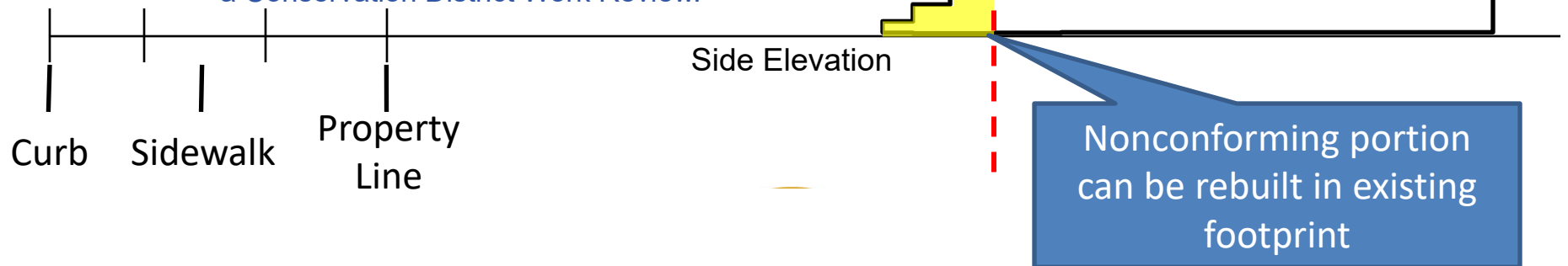




# Option

## Documented Assurance

- This hypothetical example shows a front porch that extends into the front yard setback, making the porch nonconforming.
- With Documented Assurance, the nonconforming porch can be completely removed and replaced within its existing footprint and height.
- Documented Assurance can be in the form of a: survey, photograph, drawing, or other evidence that shows the nonconformity.
- Any item required for documented assurance would already be required for a Conservation District Work Review.

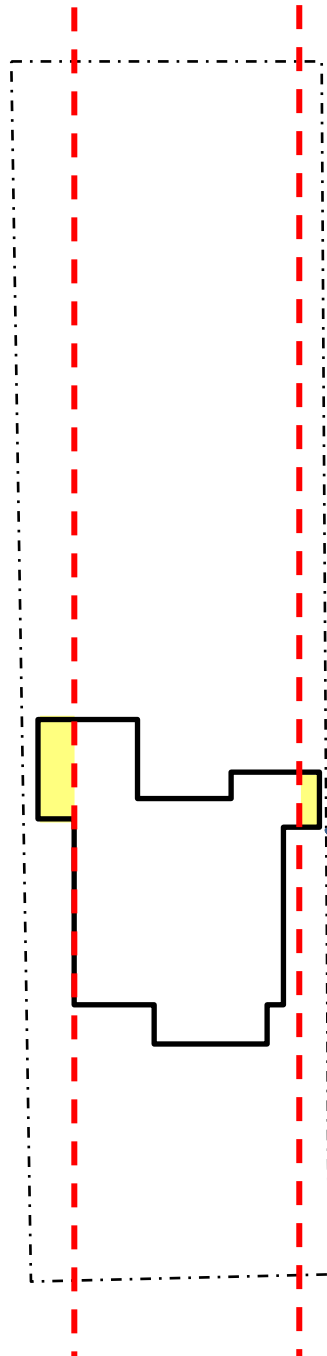


# Option

## Documented Assurance

- This hypothetical example shows portions of the home that extends into the side yard setback on both sides, making those portions nonconforming.
- With Documented Assurance, the nonconforming portions can be completely removed and replaced within their existing footprints and height.

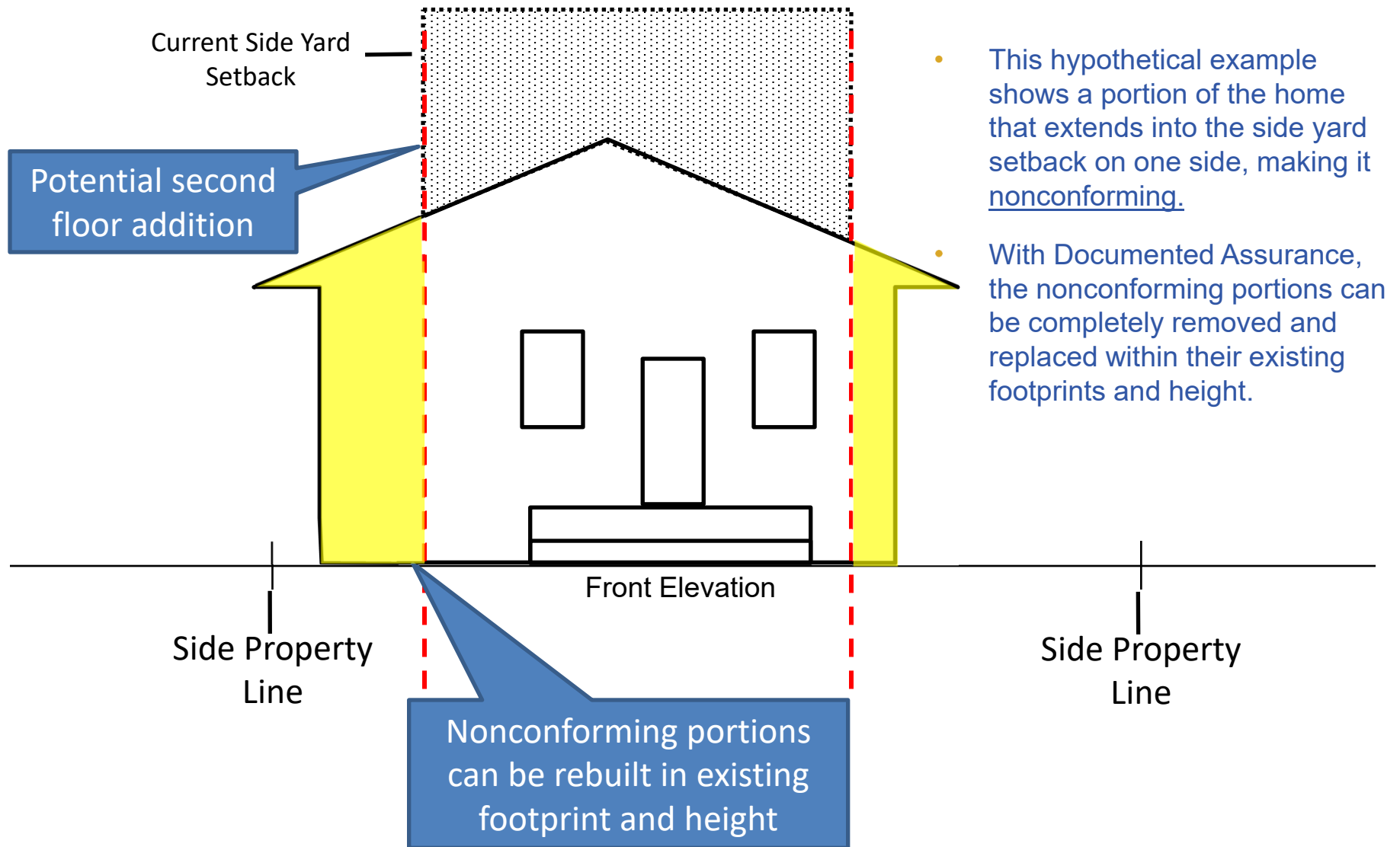
- - - Current Setback



Nonconforming portions can be fully rebuilt "as is".

# Option

## Documented Assurance

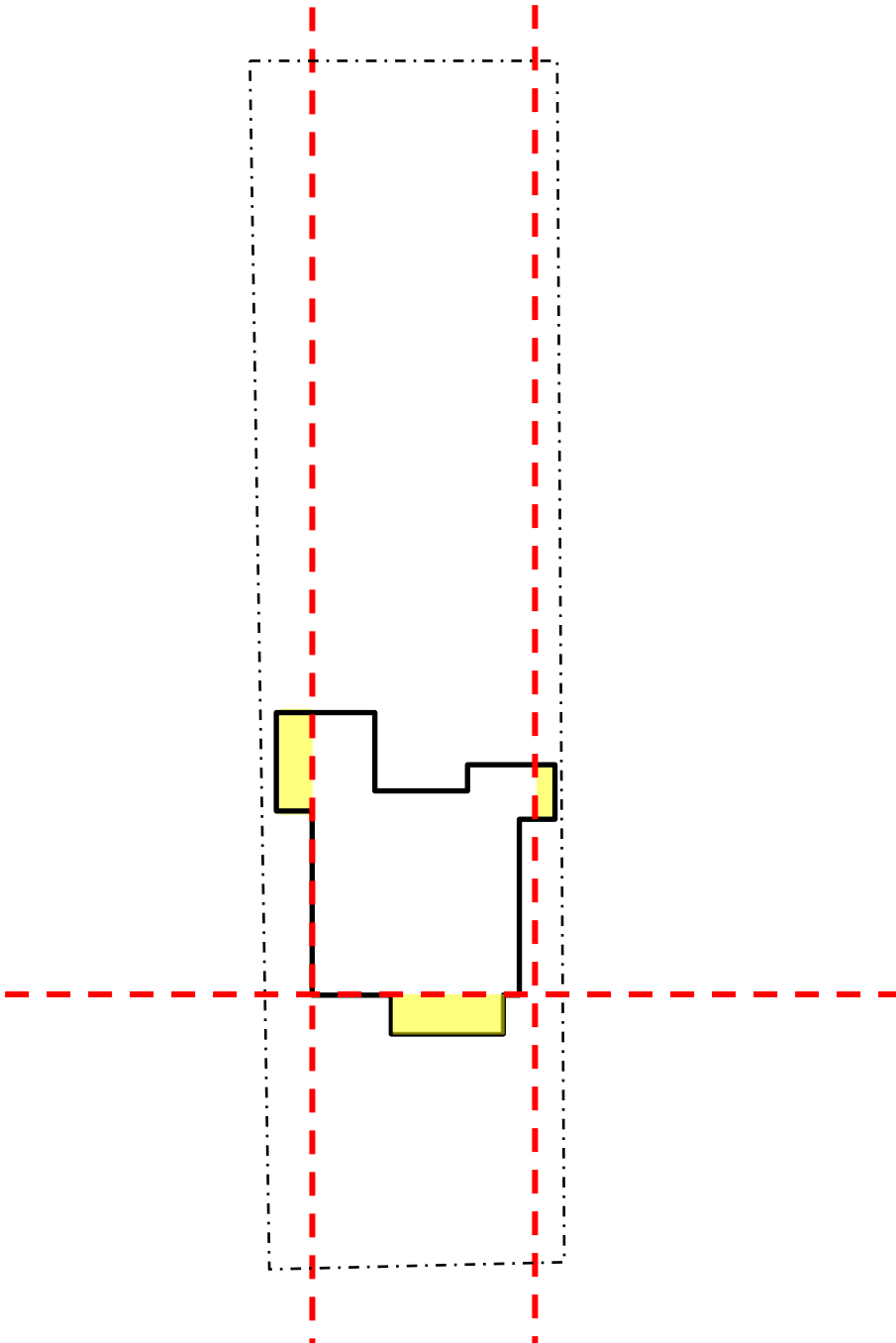


# Option

## Documented Assurance

- This hypothetical combined example shows the areas that can be completely removed and rebuilt within the same footprint and height with Documented Assurance.
- **Under current regulations, the highlighted portions can be repaired and maintained.**

--- Current Setback

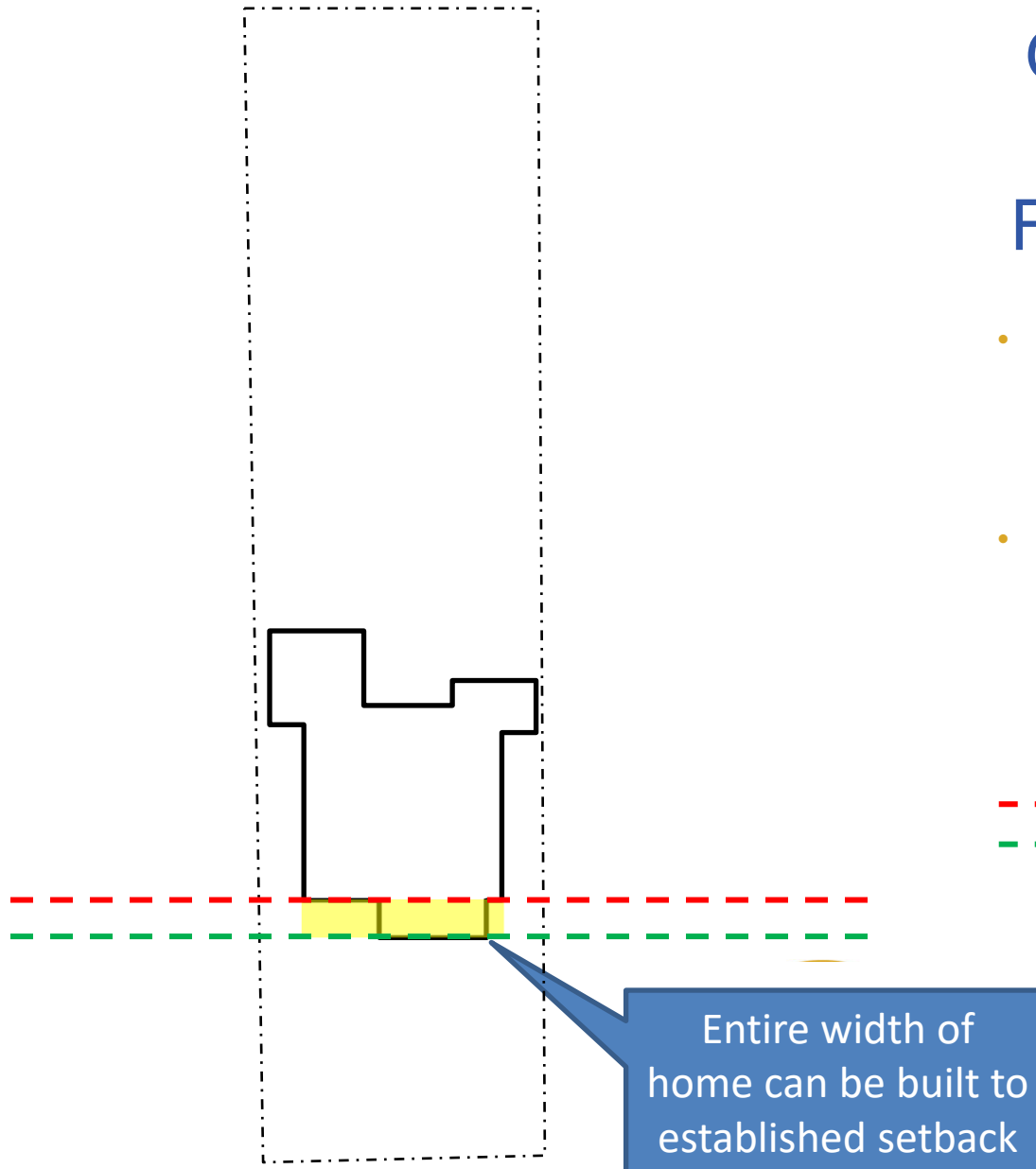


# Option

## Original Homes are Conforming as to Front Yard Setbacks

- This hypothetical example shows a front porch that extends into the front yard setback, making the porch nonconforming.
- If all original homes are considered conforming as to front yard setbacks, the entire width of the home can be built to the green established setback, and up to the maximum height as set by the district regulations.

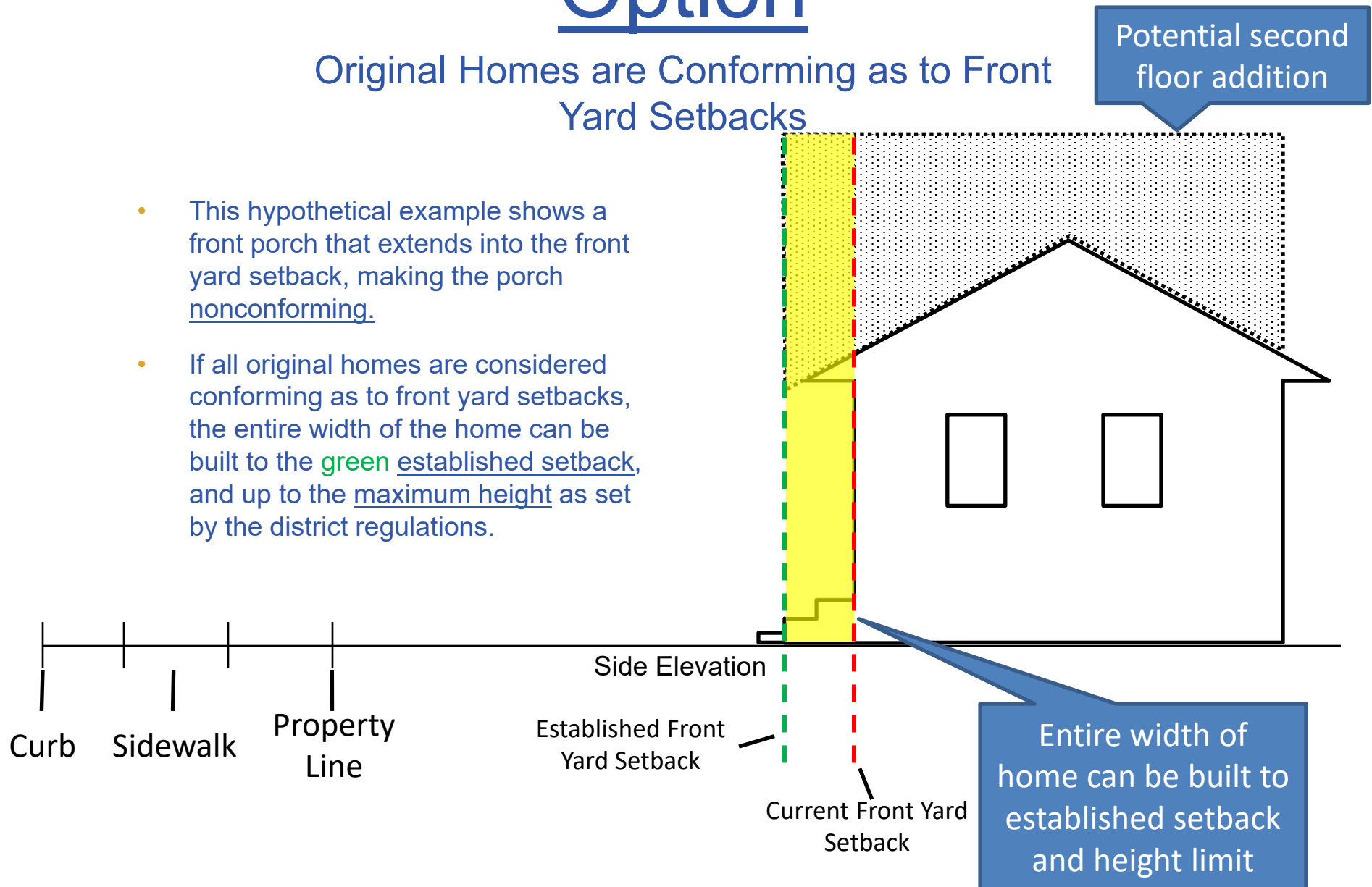
- - - Current Setback
- - - Established Setback



# Option

## Original Homes are Conforming as to Front Yard Setbacks

- This hypothetical example shows a front porch that extends into the front yard setback, making the porch nonconforming.
- If all original homes are considered conforming as to front yard setbacks, the entire width of the home can be built to the **green** established setback, and up to the maximum height as set by the district regulations.



# Discussion

## Front Yard Setbacks

- Front yard setbacks remain as listed in Exhibit B and documented assurance is applied to allow for the complete removal and replacement of nonconforming elements in front yards
- All original homes to be conforming as to front yard setback
  - Non-original homes and new construction use current blockface front yard setback as listed in Exhibit B
- Remeasure and use average of blockface

### **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).

## Option

- “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



# Comparison - Addition

Conservation District Work Review	Building Permit Review
Elevation drawings of all sides where work will take place	Elevation drawings of all sides where work will take place
Site plan	Site plan
Copy of the stamped survey for the lot	Copy of the stamped survey for the lot
Elevation drawings of proposed foundation and wall	Elevation drawings of proposed foundation and wall
Foundation plan	Foundation plan
Floor plans	Floor plans
Roof plans	Roof plans
Door/Window Schedule	Door/Window Schedule
N/A	Engineering documents
N/A	Certified County Plat
N/A	Green Building Program Review documents
N/A	Residential Infill Grading Waiver
N/A	Framing plans
N/A	Landscape plan
Photographs of the original/Existing condition of the house	N/A



# Comparison - Remodel

Conservation District Work Review	Building Permit Review
Floor plans	Floor plans
Door/window locations and sizes	Door/window locations and sizes
N/A	Engineering documents
Survey or site plan (if exterior work is taking place). All lot lines and improvements must be shown	Survey or site plan (if exterior work is taking place). All lot lines and improvements must be shown
Material specifications	Material specifications
Exterior elevation drawings of area of work	Exterior elevation drawings of area of work (may not be required depending on project type)
Roof type and materials	Roof type and materials
Column location and style (appearance)	Column location and Engineering
Foundation plan	Foundation plan and Engineering
Paint colors (if applicable)	N/A
Photographs of the original/Existing condition of the house	N/A
Window and door appearance and specifications	N/A



# Recap



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## Next Meeting June 15, 5:30pm

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



# Next Steps

- Neighborhood Meeting #6: June 15
- Neighborhood Meeting #7: June 29
- Final Neighborhood Meeting to review ordinance:  
Date TBD
- City Plan Commission Public Hearing: Date TBD
- City Council Public Hearing: Date TBD

