

ORDINANCE NO. \_\_\_\_\_

An ordinance amending the zoning ordinances of the City of Dallas, as amended, by changing the zoning classification on the following described property, to wit:

An area bounded by the centerlines of University Boulevard on the north, the Dallas North Tollway on the east, Mockingbird Lane on the south, and Inwood Road on the west, and containing approximately 156 acres of land;

establishing Conservation District No. 10 (the Greenway Parks Conservation District); providing procedures and regulations for this conservation district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council of the City of Dallas find that the property described in Section 1 of this ordinance is an area of cultural and architectural importance and significance to the citizens of the city; and

WHEREAS, the city plan commission and the city council, in accordance with the provisions of the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this conservation district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. Approval of the conceptual plan. That the conceptual plan for the Greenway Parks Conservation District, attached to this ordinance as Exhibit B, is approved.

SECTION 2. Creation of the conservation district. That the zoning ordinances of the City of Dallas, as amended, are amended by establishing Conservation District No. 10 (the Greenway Parks Conservation District) on the following described property, to wit:

An area bounded by the centerlines of University Boulevard on the north, the Dallas North Tollway on the east, Mockingbird Lane on the south, and Inwood Road on the west, and containing approximately 156 acres of land.

SECTION 3. Purpose. That this conservation district is established to conserve the Greenway Parks neighborhood and to protect and enhance its significant architectural and cultural attributes. The conservation district regulations are attached to this ordinance as Exhibit A. The conservation district regulations ensure that new construction, renovation, and remodeling are done in a manner that is compatible with the conservation district.

SECTION 4. Zoning district maps. That the director of the department of development services shall correct Zoning District Map Nos. H-7 and G-7 in the offices of the city secretary, the building official, and the department of development services, to reflect the changes in zoning made by this ordinance.

SECTION 5. Penalty clause. That a person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$2,000.

SECTION 6. Saving clause. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. Severability clause. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 8. Effective date. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

MADELEINE B. JOHNSON, City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

**EXHIBIT A**

**GREENWAY PARKS CONSERVATION DISTRICT REGULATIONS**

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(a) Interpretations and definitions.

(1) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A, as amended.

(2) Unless otherwise stated, the definitions in Chapter 51A, as amended, apply to this ordinance. In this ordinance:

(A) CORNER LOT means a lot that has frontage on two intersecting streets.

(B) CORNERSIDE FACADE means a main building facade on a corner lot facing a side street.

\_\_\_\_\_ (C) \_\_\_\_\_ CORNERSIDE YARD means a side yard that abuts a street.

(D) DIRECTOR means the director of the department of development services or the director's representative.

(E) EASEMENT means those open space areas shown in Exhibit B. An EASEMENT LOT is a lot that contains a portion of an easement. An EASEMENT SETBACK is the area between the easement and any required setback from the easement.

(F) FACADE means any separate face of a building.

(G) FLOOR AREA means the total square footage of floor space in a main building, accessory building, or covered structure, including the floor space of gazebos, pool houses, screened porches, and areas used for off-street parking, measured to the outside faces of the exterior walls or to the omitted wall lines, whichever produces the larger area, but excluding the following:

(i) Area between an omitted wall line and the structural wall when the area is used solely for foot traffic or landscaping.

(ii) Area of a private balcony that is not accessible to the public and does not provide a means of ingress or egress.

(iii) Area of a breezeway or an unenclosed stairway located within the first three stories, excluding any basement, of a residential use.

(H) FLOOR AREA RATIO means the ratio of floor area to lot area. (Note: A 1:1 FAR is stated as “1.0,” 2:1 is stated as “2.0,” 2.5:1 is stated as “2.5,” etc.)

(I) FRONT FACADE means a main building facade facing a street other than a side street. If the side street is the only street frontage, the main building facade facing the side street will be treated as the front facade.

(J) FRONT YARD means the portion of a lot that abuts a street and extends across the width of the lot between the street and a main building and lines parallel to and extending outward from the plane of the front facade of a main building.

(K) HEIGHT means the vertical distance measured from grade to:

(i) for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure;

(ii) for a structure with a dome roof, the midpoint of the vertical dimension of the dome; and

(iii) for any other structure, the highest point of the structure.

(L) LOT COVERAGE means the percentage of lot area covered by a roof or other structure, except that roof eaves up to 24 inches and other ordinary building projections up to 12 inches are excluded.

(M) MAIN BUILDING means the building on a lot intended for occupancy by the main use.

(N) NONCONFORMING STRUCTURE means a structure that does not conform to the regulations (other than the use regulations) of Chapter 51A or this ordinance, as amended, but that was lawfully constructed under the regulations in force at the time of construction.

(O) REAR FACADE means a main building facade facing a rear lot line.

(P) REAR LOT LINE means a lot line adjacent to a parkway, walkway, or easement.

(Q) REAR YARD means:

(i) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the plane of the rear facade of a main building and the rear lot line; and

(ii) on a corner lot, the portion of the lot bounded by the interior side lot line, a line extending outward from the plane of the rear facade of the main building, a line extending outward from the plane of the cornerside facade, and the rear lot line.

(R) SIDE LOT LINE means any lot line not adjacent to a street or a parkway, easement, or walkway, except that on a corner lot the lot line adjacent to a side street is a side lot line.

(S) SIDE STREET means East Greenway Boulevard, West Greenway Boulevard, Greenway Boulevard, Inwood Road, or the Dallas North Tollway.

(T) SIDE YARD means any portion of a lot not occupied by a main building that is not a front or rear yard. The term "side yard" includes "cornerside yard."

(U) PARKWAY means those rights-of-ways shown as parkways in Exhibit B. A PARKWAY LOT is a lot that abuts a parkway. A PARKWAY SETBACK is the area between the parkway and any required setback.

(V) WALKWAY means those rights-of-ways shown as walkways in Exhibit B. A WALKWAY LOT is a lot that abuts a walkway. A WALKWAY SETBACK is the area between the walkway and any required setback.

(b) Conceptual plan. The Greenway Parks Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit B. In the event of a conflict between Exhibit A, the Greenway Parks Conservation District Regulations, and Exhibit B, the conceptual plan, Exhibit A controls.

(c) Creation of a building site. The building official shall not issue a certificate of occupancy or a building permit until:

(1) a building site has been established under Section 51A-4.601, “Creation of a Building Site”; or

(2) the development standards of a lot or parcel can be determined from property lines described in deed records.

(d) Nonconforming structures (Commonly referred to as “grandfathering of structures”).

(1) Except as provided in Subsection (2) below, a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the development standards.

(2) The right to rebuild a nonconforming structure ceases if the structure 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.

(e) Development standards.

(1) In general. Except as otherwise provided in this section, the development standards of the R-10(A) Single Family District apply to this district.

(2) Use. The only main use allowed is single family. Accessory uses to single family uses, such as garages, service quarters, and home offices, are also allowed.

(3) Density. The number of dwelling units on a lot may not be increased.

(4) Lot area. The minimum lot area is 10,000 square feet. A lot with an area smaller than 10,000 square feet that was lawfully established under the regulations in force at the time of its creation may be used for single family main and accessory uses if permitted by all zoning regulations applicable to the property other than lot area regulations.

(5) Lot width. The minimum lot width is 70 feet.

(6) Lot coverage. The maximum lot coverage is 45 percent.



(7) Floor area ratio. The intent of this subsection is to encourage the retention of original single family buildings. The maximum floor area ratio for lots containing original single family buildings is 0.55. The maximum floor area ratio for all other lots, including lots with new construction, is 0.50. The term “original single family building” means any single family main building that existed on May 28, 2003. An original single family building shall be considered “new construction” if an expansion results in more than 30 percent of the total exterior surface of the building being removed or obscured. The term “total exterior surface” includes all exterior walls but excludes the roof.

(8) Height.

(A) In general. Unless further limited in Paragraph (B), “Height looming,” the maximum structure height is 30 feet.

(B) Height looming. The height of any structure may not exceed three times its distance from the ground level of the side property line, with the height being measured from the ground level at the side property line. For example, a structure set back six feet from the side yard line may not exceed 18 feet in height above the ground level at the side property line. Chimneys are not subject to this height looming provision. See Exhibit B for illustrations.

(9) Stories. No maximum number of stories.

(10) Front yard setback. The minimum front yard setback on parkway lots is 47 feet, measured from the back of the curb. The minimum front yard setback on walkway lots and easement lots is 40 feet, measured from the back of the curb.

(11) Side yard setback. Except as otherwise provided, the minimum side yard setback is six feet, measured from the property line. The minimum side yard setback on cornerside yards on East Greenway Boulevard, West Greenway Boulevard, and Greenway Boulevard is 20 feet, measured from the property line.

(12) Parkway, walkway, and easement setbacks. The following setbacks apply to lots adjacent to parkways, walkways, and easements:

(A) Parkway setback. The minimum parkway setback is 25 feet, measured from the nearest edge of the sidewalk in the adjacent parkway.

(B) Walkway setback. The minimum walkway setback is six feet, measured from the property line adjacent to the walkway.

(C) Easement setback. The minimum easement setback is six feet, measured from the property line adjacent to the easement.

(13) Fences.

(A) Fences are not allowed within the front yard setback.

(B) Fences are allowed in cornerside yards abutting Inwood Road or the North Dallas Tollway if they do not exceed seven feet in height and are not made of chain link or wire.

(C) Fences in interior side yards may not exceed seven feet in height.

(D) Except as otherwise provided in this paragraph, fences in cornerside yards on East Greenway Boulevard, West Greenway Boulevard, and Greenway Boulevard may not exceed five feet in height, must be set back at least 20 feet from the back of the curb, and may not be made of chain link, wire, or wood. Fences in cornerside yards on East Greenway Boulevard and West Greenway Boulevard between Drane Drive and West University Boulevard must be set back at least 12 feet from the back of the curb, and may not be made of chain link or wire.

(E) Fences within a parkway setback must be at least 70 percent open, may not exceed five feet in height, may not extend beyond the front facade of the main building, and may not be made of chain link, wire, or wood.

(F) Fences on walkway lots or easement lots may not exceed seven feet in height.

(G) The landscaping between any fence and the sidewalk must be maintained so as to leave a clearance of seven feet above the sidewalk.

(14) Parkways, walkways and easements.

(A) Personal property, personal landscaping, and privately owned structures are not permitted within parkways, walkways, and easements, except that irrigation systems are permitted within parkways, walkways, and easements.

(B) Air conditioning (HVAC) and pool equipment that are visible from a parkway must be screened from view from a parkway.

(15) Driveways.

(A) Driveway entrances must be from the east-west street that the lot faces.

(B) Except as provided in Section (f), “Development standards for triangular lots,” driveway entrances are not allowed on parkways, walkways, easements, East Greenway Boulevard, West Greenway Boulevard, or Greenway Boulevard.

(C) Driveways are not permitted within the parkway setback.

(f) Development standards for triangular lots. The development standards in Section (e), “Development standards,” are modified for Lot 11, Block I/4937 and Lot 18, Block 4948, as follows:

(1) Front yard setback. The minimum front yard setback from East Greenway Boulevard, West Greenway Boulevard, and Greenway Boulevard is 30 feet, measured from the back of the curb.

(2) Side yard setback. The minimum side yard setback is six feet, measured from the property line.

(3) Parkway setback. The minimum parkway setback is 25 feet, measured from the nearest edge of the sidewalk in the parkway.

(4) Driveways. Driveway entrances are allowed on East Greenway Boulevard, West Greenway Boulevard, and Greenway Boulevard if they otherwise comply with the driveway regulations in Subsection (e)(15), “Driveways.”

(g) Architectural standards.

(1) Roofing materials. Wood shingles may not be used as roofing materials.

(2) Siding materials. Vinyl, aluminum, E.F.I.S. (Exterior Insulated Finish System), and plywood may not be used as siding materials.

(3) Accessory structures. Accessory structures must match the main building in design and materials.

(h) Procedures.

(1) Review form applications. A review form application must be submitted to the Director for any work covered by the standards contained in this ordinance. Within 10 days after submission of a review form application, the Director shall notify the applicant of any additional documentation required.

(2) Work requiring a building permit.

(A) Upon receipt of a complete review form application for work requiring a building permit, the building official shall refer the review form application to the Director to determine whether the work meets the standards of this ordinance. The Director shall make this determination within 30 days after submission of a complete application.

(B) If the Director determines that the work complies with the standards of this ordinance, the Director shall approve the review form application and send it back to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.

(C) If the Director determines that the work does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before issuance of a building permit, and send it back to the building official, who shall deny the building permit. The Director shall give written notice to the applicant stating the reasons for the denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the review form application.

(3) Work not requiring a building permit.

(A) Upon receipt of a complete review form application for work not requiring a building permit, the building official shall refer the review form application to the Director to determine whether the work meets the standards of this ordinance. The Director shall make this determination within 10 days after submission of a complete application.

(B) If the Director determines that the work complies with the standards of this ordinance, the Director shall approve the review form application and give written notice to the applicant.

(C) If the Director determines that the work does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before an approval can be granted. The Director shall give written notice to the applicant stating the reasons for the denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail.

The notice to the applicant must be sent to the address given on the review form application.

(4) Appeals.

(A) An applicant may appeal any decision made by the Director to the board of adjustment by filing a written appeal with the Director within 10 days after notice is given to the applicant of the Director's decision.

(B) The Director shall send written notice of the appeal to the applicant, the neighborhood association, and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the appeal is made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.

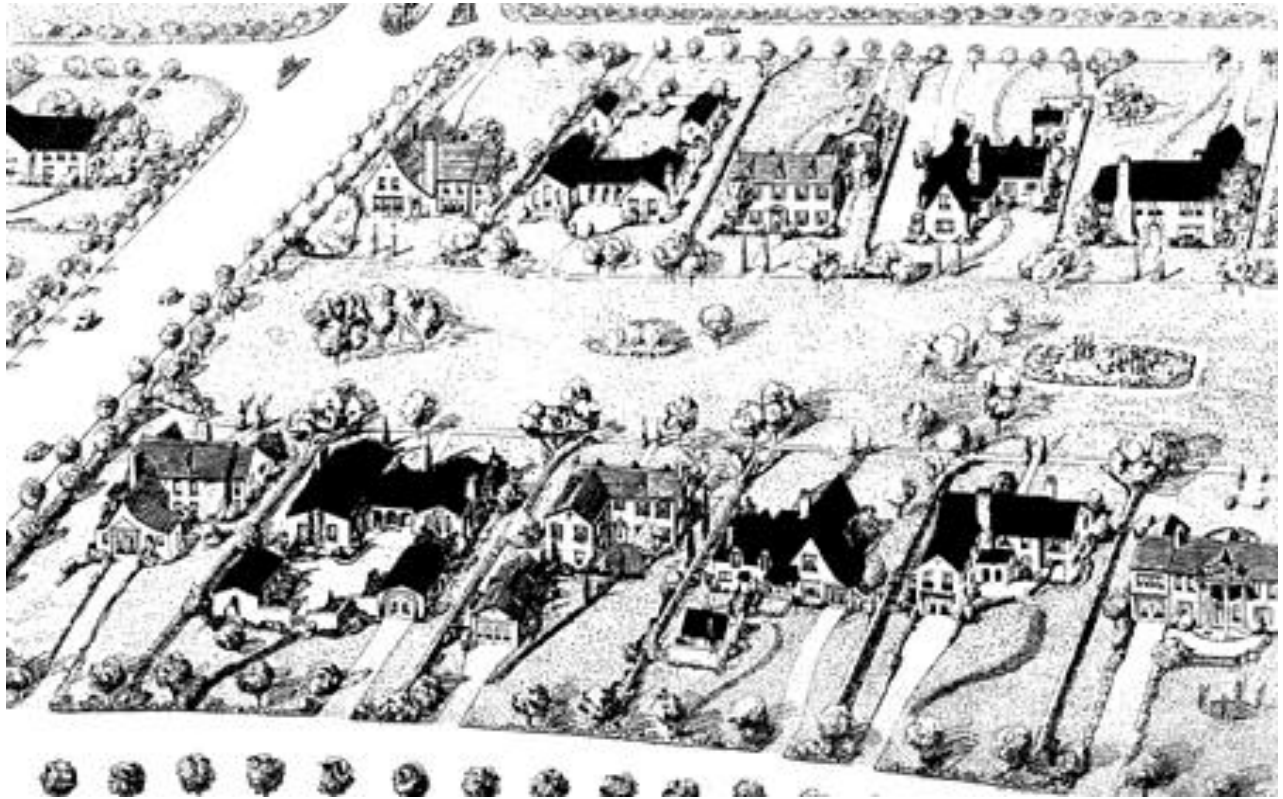
(C) The board of adjustment shall hold a public hearing on all appeals.

(D) In considering the appeal, the sole issue before the board of adjustment is whether the Director erred in the decision. The board of adjustment shall consider the same standards that were required to be considered by the Director.

(E) Appeals to the board of adjustment are the final administrative remedy.

# EXHIBIT B

## CONSERVATION DISTRICT No. 10



### **GREENWAY PARKS**

#### CONSERVATION DISTRICT CONCEPTUAL PLAN

May 28, 2003

## ACKNOWLEDGEMENTS

### DALLAS CITY COUNCIL

MAYOR,  
LAURA MILLER

MAYOR PRO TEM,  
DONALD HILL, DISTRICT 5

DEPUTY MAYOR PRO TEM,  
JOHN LOZA, DISTRICT 2

DR. ELBA GARCIA, DISTRICT 1  
MARK HOUSEWRIGHT, DISTRICT 3  
MAXINE THORTON-REESE, DISTRICT 4  
ED OAKLEY, DISTRICT 6  
LEO V. CHANEY, DISTRICT 7  
JAMES L. FANTROY, DISTRICT 8  
MARY POSS, DISTRICT 9  
ALAN WALNE, DISTRICT 10  
LOIS FINKLEMAN, DISTRICT 11  
SANDY GREYSON, DISTRICT 12  
MITCHELL RASANSKY, DISTRICT 13  
VELETTA FORSYTHE LILL, DISTRICT 14

### CITY PLAN COMMISSION

CHAIR, BRUCE WILKE, DISTRICT 11  
MICHAEL MENDOZA, DISTRICT 1  
LAWRENCE WHEAT, DISTRICT 2  
LINDA WISE, DISTRICT 3  
WANDA J. SMITH, DISTRICT 4  
ANGELA MARSHALL, DISTRICT 6  
CAROL BRANDON, DISTRICT 8  
BILL CUNNINGHAM, DISTRICT 9  
WILLIAM AVERY, DISTRICT 10  
ILENE PERKETT, DISTRICT 12  
CAROL SCOTT, DISTRICT 13  
NEIL EMMONS, DISTRICT 14  
RICHARD GARZA, DISTRICT 15

### GREENWAY PARKS HOMEOWNERS ASSOCIATION CONSERVATION DISTRICT STUDY COMMITTEE

JOHN ADAMS  
SHERRY BARTHOLOW  
MITCH BELL  
JEAN CRAVER  
MAC & CATHY DAVIS  
JENNIFER & PETER FLYNN  
MARY JO & BART FORBES  
WALTER 'HAP' & LORRAINE GOODMAN  
LANAY HARTMANN  
JOHN MULLEN III  
FRANK ROLFE  
MOLLY VAN ORT

### ADDITIONAL TECHNICAL COMMITTEE MEMBERS

NEIL ANDERSON  
DAN BARNETT  
DAVID BENNERS  
JIM CLARK  
CAROLE HOGG  
RONNIE HOLMAN  
KAY LUNCEFORD  
CHIP NORTHRUP  
MARK ROBERTSON  
MICHAEL SINGER  
ROB HARTMANN

### CITY OF DALLAS

#### DEPARTMENT OF DEVELOPMENT SERVICES

JIM WOOD, INTERIM DIRECTOR  
SHERELL J. COCKRELL, ASSISTANT DIRECTOR

LEIF SANDBERG, MANAGER  
JACK GUERRA, CHIEF PLANNER  
NATHANIEL BARNETT, SENIOR PLANNER

#### CITY ATTORNEY'S OFFICE

JOHN ROGERS, ASSISTANT CITY ATTORNEY

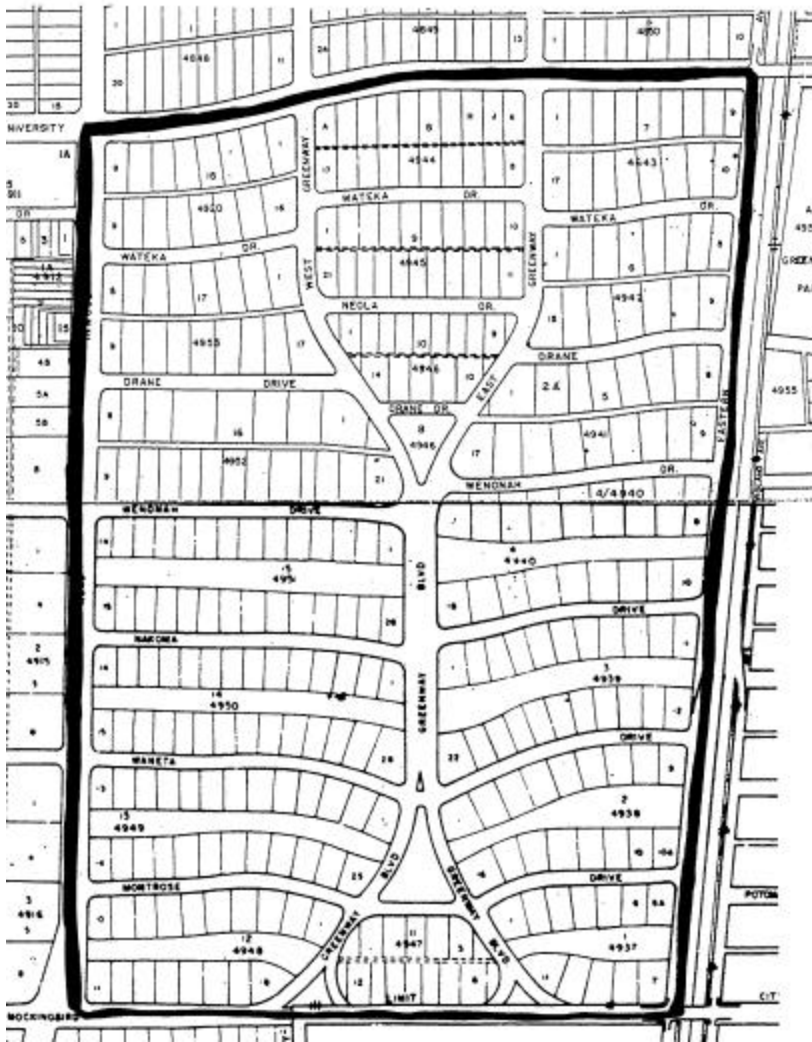
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## 1.0 INTRODUCTION

The Greenway Parks neighborhood is located to the west of the Dallas North Tollway approximately 4 miles north of downtown Dallas. Bounded by University Boulevard to the north, the Dallas North Tollway to the east, Mockingbird Lane to the south and Inwood Drive to the west, this neighborhood has almost 300 households.



Greenway Parks was designed by noted architect David Williams in 1927 and incorporates the British town planning principles of the Garden City movement. This movement espoused open air and greenways for neighborhoods within a city.

The houses along the large greenway parks face both the street and the greenway. The greenways are used by residents for neighborhood events and for recreation.

The architecture includes seven decades of estate-type houses designed by architects, including O'Neil Ford,

Charles Dilbeck, Fouché & Cheek, Howard Meyer, Bud Oglesby and others. It was recognized in 2002 as one of Texas' Best Places in the "In Search of Texas' Best Places" created by the Texas Society of Architects.

## **2.0 ZONING AND LAND USE**

Prior to the adoption of this Conservation District No. 10, the area was zoned R-10(A). It continues to be developed for single family residential uses. At the time of adoption of this Conservation District, two lots were vacant.

## **3.0 NEIGHBORHOOD APPLICATION**

Members of the neighborhood have realized the value of their neighborhood's built environment, and that new construction did not fit as structures were being built to maximum permitted sizes. Demolitions and over-sized new construction were changing the look of the neighborhood. Also, deed restrictions of the homeowners association were not being enforced, changing the feel of the neighborhood that was originally intended by the architect David Williams.

R-10(A) zoning does not include development standards specific to this neighborhood and the conservation district would allow residents to address site characteristics of the neighborhood.

Therefore, the neighborhood began collecting petitions in February 2001 and then submitted an application for a conservation district in the Fall of 2001 with 73% of the owners indicating support for the feasibility study. The purpose of the proposed conservation district is to incorporate the homeowners association's standards and characteristics of the built environment into a conservation ordinance in order to ensure that new construction in the neighborhood is compatible.

Once the application was submitted, the City Plan Commission authorized a public hearing on October 17, 2001 and directed staff to begin the community planning process.

#### **4.0 PLANNING PROCESS BACKGROUND**

The city staff facilitated five community meetings. Property owners were notified for each meeting, including those 200 feet outside of the study area.

The neighborhood addressed several concerns most important to the majority of the neighborhood such as height, massing, and fencing. A technical committee comprised of members of the neighborhood was formed to research and discuss each of these items. In accordance with the city staff, a set of guidelines for the neighborhood was developed. After several committee meetings and thorough discussion, a draft of the recommended standards was proposed and presented to the neighborhood. Residents were encouraged to make comments regarding the committee’s findings and vote in support of or opposition to the draft standards. At the end of each meeting, the question was asked “are you still interested in pursuing a conservation district?” The answer was consistently “Yes.”

During the community meetings everyone was given the opportunity to make comments either verbally or written. Citizens were able to provide written comments on comment sheets that were distributed during each meeting. Comment sheets were either received at the meeting, or mailed or faxed to the Planning Department. The email addresses and phone numbers of city staff members conducting the study were made available to allow residents to voice their opinions. The community meetings for the Greenway Parks neighborhood took place on the following dates:

<b>Date</b>	<b>Meeting Objective</b>	<b>Attendance</b>
February 26, 2002	Overview of a conservation district	20
April 8, 2002	Standards to be applied to the area	120
May 20, 2002	Site / architectural standards	75
August – September	Technical committee meetings	(varied)
September 30, 2002	Technical committee’s findings presented	55
October 21, 2002	Review of all standards/final endorsement	Approx. 70
November 18, 2002	Council Member Lill input meeting	Approx. 70
November 25, 2002	14 Member Neighborhood Committee Mtg.	14

May 28, 2003

February 25, 2003	Council Member Lill/Nore Winter Mtg.	Approx. 60
April 10, 2003	City Plan Commission Public Hearing	Approx. 20
May 14, 2003	City Council Public Hearing	Approx. 50

## **5.0 STAFF RECOMMENDATION**

Based on the Department of Development Services' analysis of the built environment and five community meetings plus additional public forums, staff recommends that the neighborhood should become a conservation district based on the following criteria specified in the enabling ordinance:

- The proposed neighborhood contains numerous blockfaces with contributing and significant structures of architectural value. The area contains significant architectural and cultural attributes. The neighborhood contains one of the strongest collections of estate revival, moderne and Texas moderne architectural styles. The neighborhood layout is extremely rare in the southwest United States as it follows British Garden City Movement principles.
- The zoning and land use patterns are consistent as the land is completely zoned R-10(A) and is single family.
- The neighborhood is stable and has a distinctive atmosphere and character which can be conserved by creation of conservation district development standards.
- There has been strong property owner support demonstrated for the proposal to become a conservation district. At the end of every meeting approximately 85% of the group expressed support for becoming a conservation district and to continue with the planning process.

## 6.0 CONCEPT PLAN – PROPOSED DEVELOPMENT & ARCHITECTURAL STANDARDS

Based on the Department of Planning and Development’s analysis of the built environment and citizen input during the five community meetings and other public forums, staff recommends the following site development standards to serve as a basis for the conservation district ordinance.

<b>DEVELOPMENT STANDARDS</b>	
Lot area	Minimum 10,000 square feet (Some lots may be smaller: please refer to ordinance: “Creation of a Building Site”).
Lot width	Minimum 70 feet
Lot coverage	Maximum 45% (see Section 11, Figure 5, and Section 13, Figure 7)
Floor Area Ratio	0.55 square feet of covered building space- to-1 square foot of lot area for lots with original buildings; 0.50 FAR for lots with new construction. (In this district, FAR includes the area used for off-street parking.) (See Section 12, Figure 6)
Height	30 feet maximum
Height Looming	The height of any structure may not exceed three times its distance from the ground level of the side property line, with the height being measured from the ground level at the side property line. For example, a structure set back six feet from the side yard line may not exceed 18 feet in height above the ground level at the side property line. Chimneys are not subject to this height looming provision. (See Section 8, Figure 2)
Front yard setback	47 feet for the parkway lots, otherwise 40 feet from back of the street curb
Side yard setback	6 feet minimum, 20’ minimum for corner lots on Greenway Boulevard
Other setbacks	Parkway setback: 25 feet; Walkway setback: 6 feet; Easement setback: 6 feet.
Fences	<ul style="list-style-type: none"> <li>• Fences are not allowed within the front yard setback.</li> <li>• Fences are allowed in cornerside yards abutting Inwood Road or the North Dallas Tollway if they do not exceed seven feet in height and are not made of chain link or wire.</li> <li>• Fences in interior side yards may not exceed seven feet in height.</li> <li>• Fences in corner side yards on East Greenway Boulevard, West Greenway Boulevard, and Greenway Boulevard may not exceed five feet in height, must be set back at least 20 feet from the back of the curb, and may not be made of chain link, wire, or wood. Fences in corner side yards on East Greenway Boulevard and West Greenway Boulevard between Drane Drive and West University Boulevard must be set back at least 12 feet from the back of the curb, and may not be made of chain link or wire.</li> <li>• Fences within a parkway setback must be at least 70 percent open, may not exceed five feet in height, and may not be made of chain link, wire, or wood.</li> </ul>

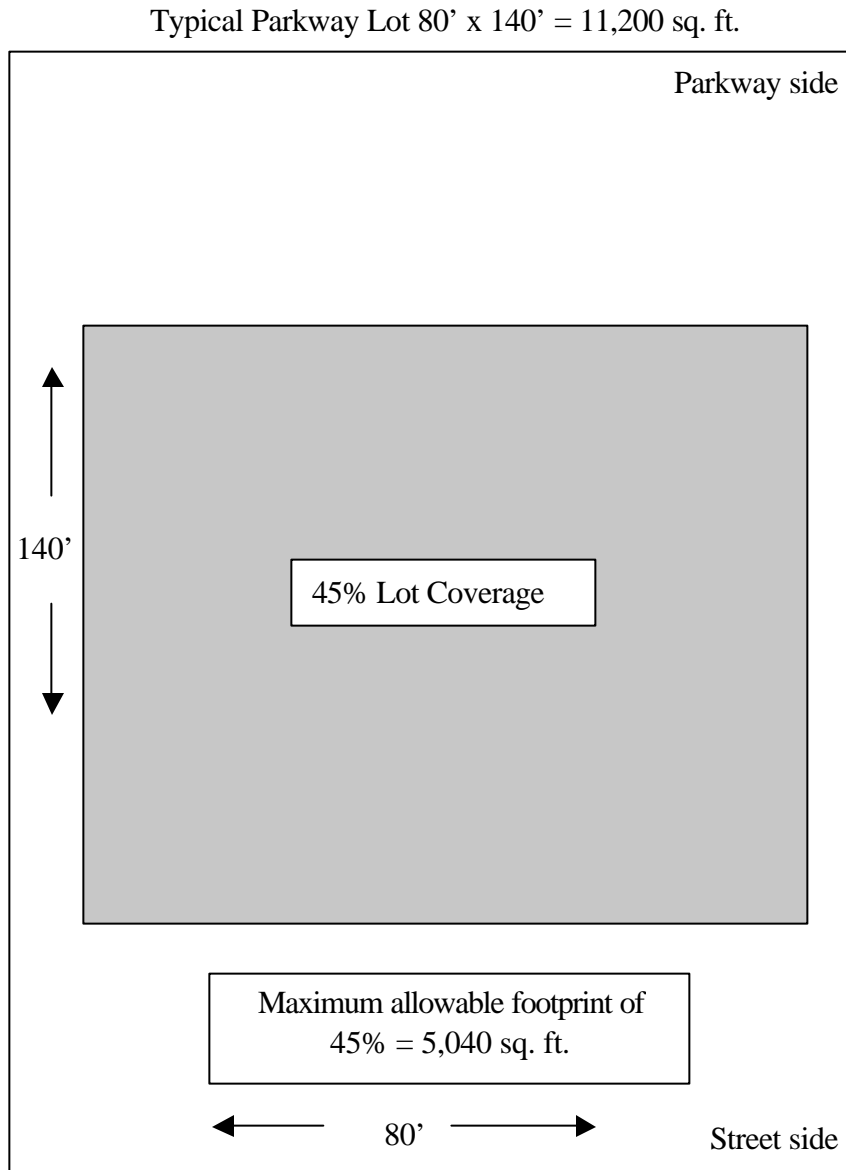
	<ul style="list-style-type: none"> <li>• Fences on walkway lots or easement lots may not exceed seven feet in height.</li> <li>• The landscaping between any fence and the sidewalk must be maintained so as to leave a clearance of seven feet above the sidewalk.</li> </ul>
Parkways, walkway / easements	No personal property is allowed on parkways, walkways and easements. Air conditioning compressors, other HVAC equipment and pool equipment must be screened from parkways.
Driveways	Must be located on the east/west street on which the lot faces. Not permitted on parkways, walkways, easements or Greenway Boulevards.
<b>ARCH STANDARDS</b>	
Roofing Materials	Wood shingles are not allowed.
Siding Material	Vinyl, aluminum, E.I.F.S. (Exterior Insulated Finish System), and plywood may not be used as siding.
Garages/Assessory Structures	Same materials/design as main structure.

## 7.0 LOT COVERAGE

Figure 1

### Lot Coverage Analysis

The lot coverage standard is 45% in order to be compatible with the typical development of the neighborhood.



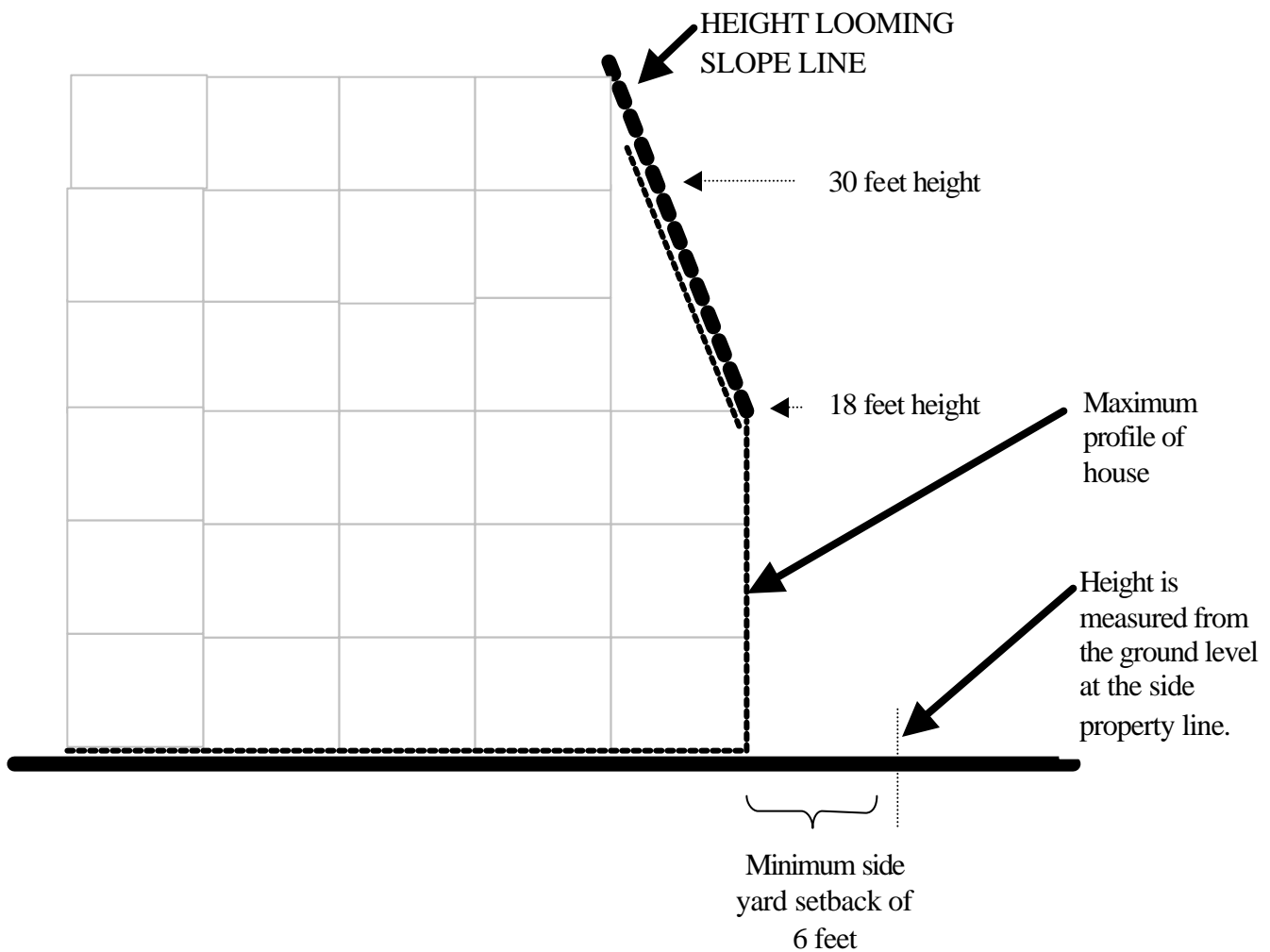
## 8.0 HEIGHT LOOMING

Figure 2

### Height Looming Standard Diagram

The height of any structure may not exceed three times its distance from the ground level of the side property line, with the height being measured from the ground level at the side property line. For example, a structure set back six feet from the side yard line may not exceed 18 feet in height above the ground level at the side property line. Chimneys are not subject to this height looming provision.

The maximum height is 30 feet (i) for a structure with a gable, hip, or gambrel roof, measured at the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure; (ii) for a structure with a dome roof, the midpoint of the vertical dimension of the dome; (iii) for any other structure, the highest point of the structure.





## 9.0 FENCES

Figure 3

### Fence Openness Examples

Fences along the parkway – shown are 0% openness, 50% openness and 70% openness.



0% percent open fence



50% percent open fence

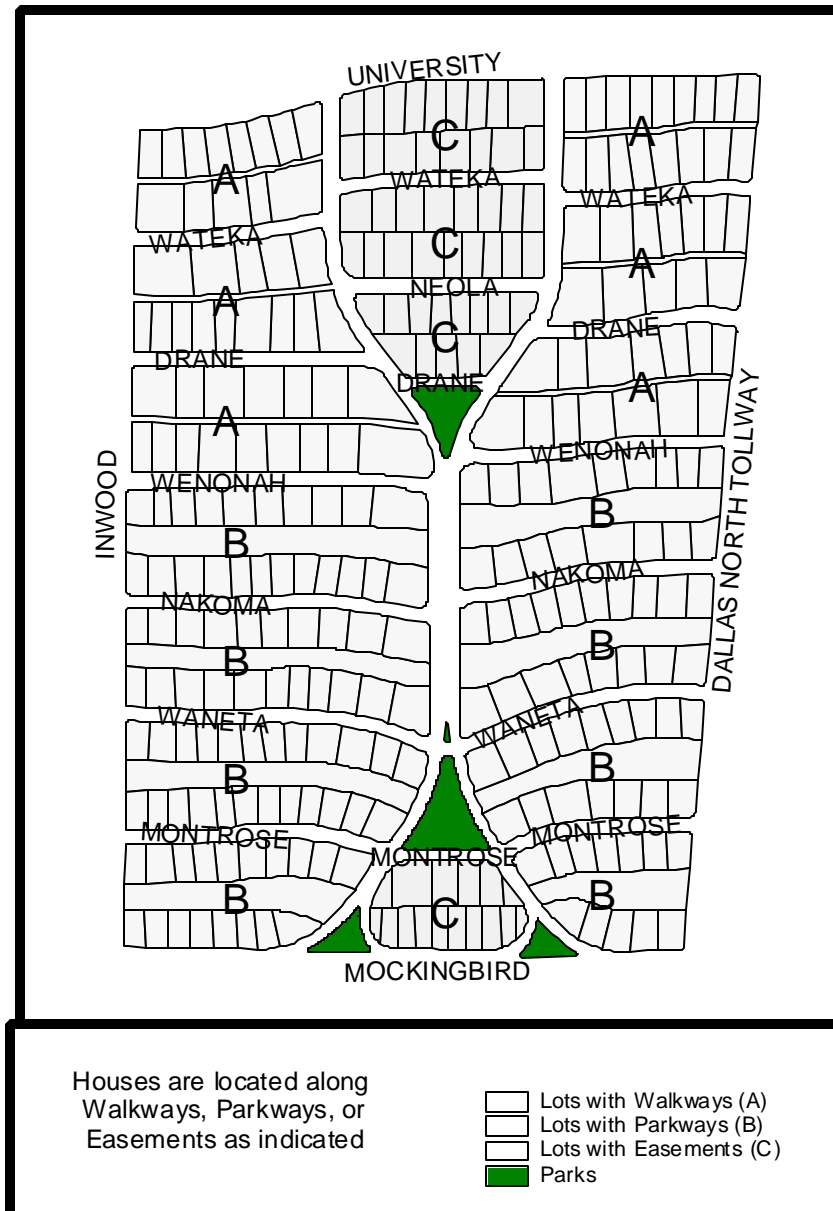


70% percent open fence

# 10.0 PARKWAYS, EASEMENTS AND WALKWAYS

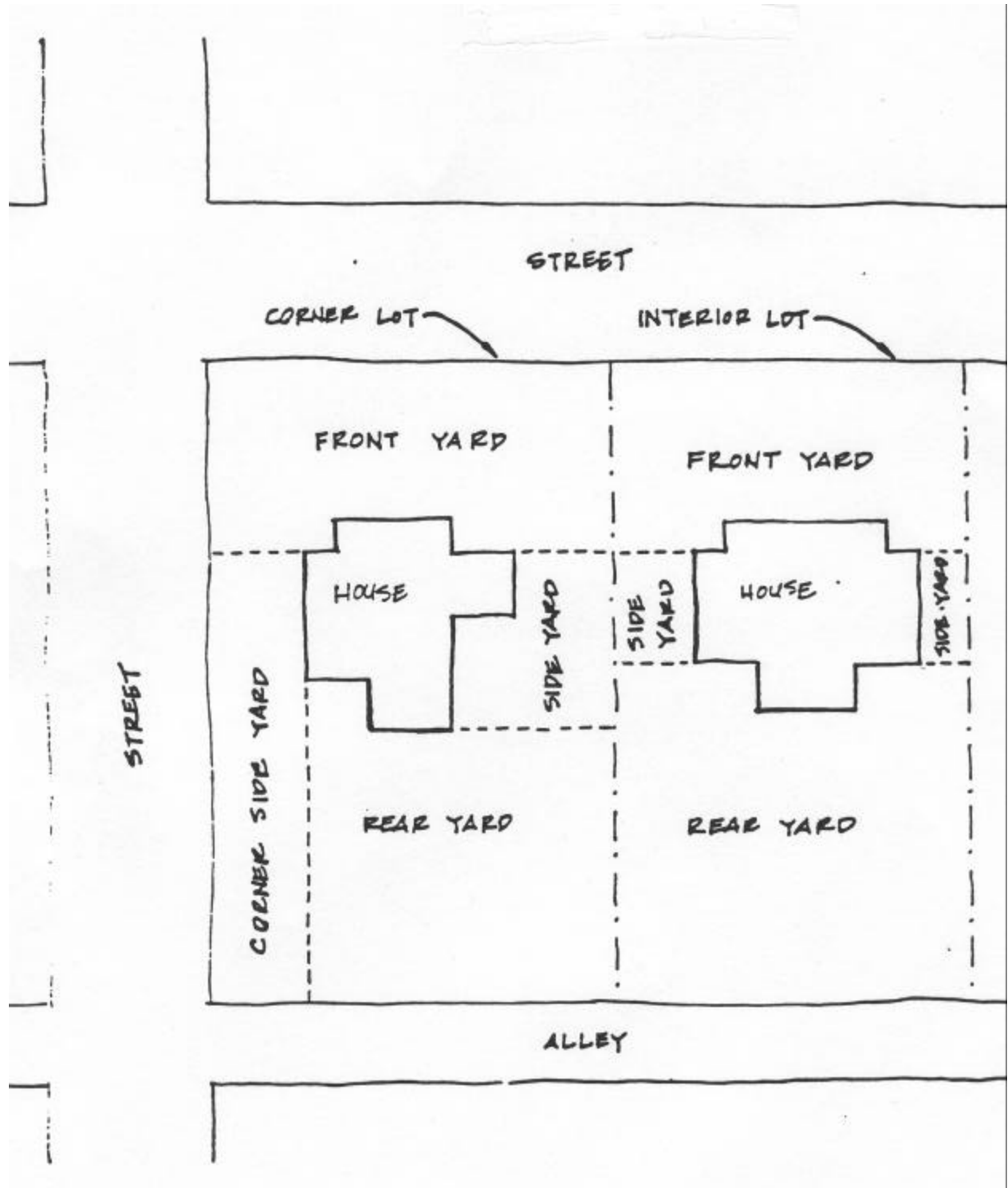
Figure 4

## GREENWAY PARKS AREA DESIGNATIONS



# 11.0 YARD AND LOT ILLUSTRATION

## Figure 5



**12.0 FLOOR AREA RATIO EXAMPLES**

**Figure 6**

**FLOOR AREA RATIO**

**EXAMPLES FOR GREENWAY PARKS CONSERVATION DISTRICT**

<b>COUNTS AS FAR</b>	<b>DOES NOT COUNT AS FAR</b>
<b>Main house</b>	<b>Driveway</b>
<b>Garage *</b>	<b>Sidewalk</b>
<b>Carport *</b>	<b>Private balcony</b> (not accessible to the public)
<b>Porte Cochere</b>	<b>Breezeway</b> (for a residential use)
<b>Covered areas used for off-street parking *</b>	<b>Unenclosed stairway</b> (for a residential use)
<b>Gazebos</b>	<b>Patio</b> ( <u>un</u> covered)
<b>Pool houses</b>	<b>Pool</b>
<b>Screened porches</b>	<b>Pool deck</b>
<b>Patio (covered)</b>	<b>Deck</b>
<b>Tool shed</b>	<b>Planting beds</b>
<b>Accessory Buildings (“Out buildings”)</b>	<b>Tennis court</b>
<b>Servants quarters</b>	<b>Game/sport court</b>
<b>Storage buildings</b>	

\* = differs from city-wide definition of floor area ratio

**13.0 LOT COVERAGE EXAMPLES**

**Figure 7**

**LOT COVERAGE**

**EXAMPLES FOR GREENWAY PARKS CONSERVATION DISTRICT**

<b>COUNTS AS LOT COVERAGE</b>	<b>DOES NOT COUNT AS LOT COVERAGE</b>
<b>Main house</b>	<b>Driveway</b>
<b>Garage</b>	<b>Sidewalk</b>
<b>Carport</b>	<b>Window box</b> (less than 12" deep)
<b>Porte Cochere</b>	<b>Bay window</b> (less than 12" deep)
<b>Covered areas used for off-street parking</b>	<b>Building eaves</b> (less than 24" deep)
<b>Gazebos</b>	<b>Pool</b>
<b>Pool houses</b>	<b>Pool deck</b>
<b>Screened porches</b>	<b>Tennis court</b>
<b>Breezeway</b> (for a residential use)	<b>Game/sport court</b>
<b>Patio (covered)</b>	
<b>Tool shed</b>	
<b>Accessory Buildings ("Out buildings")</b>	
<b>Servants quarters</b>	
<b>Storage buildings</b>	