

Lakewood Conservation District #2 Expansion Pre-Application Meeting

May 23, 2022



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Purpose of This Meeting

- This meeting is the pre-application meeting to discuss the CD expansion process and the potential new regulations for the expanded area of CD #2.
- Purpose of this meeting is to:
 - Inform property owners about what a CD is and the process to expand an existing conservation district, including next steps.
 - Discuss the list of development and architectural standards the proposed expanded area of the Lakewood CD has included on the petition.



What is a Conservation District?

- A CD is formed to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes.
- It is a change in zoning.
- The purpose of a CD is to:
 - (A) protect the physical attributes of an area or neighborhood;
 - (B) promote development or redevelopment that is compatible with an existing area or neighborhood;
 - (C) promote economic revitalization;
 - (D) enhance the livability of the city; and
 - (E) ensure harmonious, orderly, and efficient growth.



Conservation District Review

- A review would be required for any work contained in the standards of the ordinance
- Applies only to the exterior of any structure or to the lot itself
- The type of documentation required for CD reviews varies for different types of projects
- The CD review and permit review are two separate reviews
- Not all CD reviews will require a permit



General CD Background

- The process for expanding conservation districts was amended in 2015 to:
 - Ensure communication
 - Encourage participation from all property owners within the proposed expanded area of a CD
 - Neighborhood driven process



Existing CD #2 Background

- Adopted by City Council on July 12th, 1988
- Currently consists of three separate tracts
- Established to conserve the Lakewood neighborhood and to protect and enhance significant architectural and physical attributes



CD #2 Proposed Expansion Background

- On February 24, 2022, a Neighborhood Committee (NC) submitted a complete Determination of Eligibility to begin the process of expanding the existing Lakewood CD
- On April 15, 2022, the Director approved the Determination of Eligibility.
- On April 15, 2022, the NC submitted a request for petitions to begin the process of expanding the existing Lakewood CD.
- On April 28, 2022, petitions were provided to the NC.



CD #2 Existing and Proposed Boundaries



CD-2 Lakewood Conservation District and Proposed Expansion Area



Process for Expanding a CD – Determination of Eligibility

- NC is formed at least 10 individual property owners from the proposed expanded boundaries of the CD.
- NC submits a complete Determination of Eligibility to City staff.
- City staff has up to 65 days to approve the Determination of Eligibility.
- Once the Determination of Eligibility is approved by City staff, the NC may request petitions.



Process for Expanding a CD - Petitions

- The City provides neighborhood committee with petitions within 14 days after the Determination of Eligibility is approved.
 - Neighborhood committee will have 60 days to obtain the necessary percentage of signatures and submit an application.
 - Signed petitions in support of amending the CD must comprise of 58% of the land or 58% of the lots in the existing CD.



Process for Expanding a CD - Petitions

- Purpose of petition:
 - Determine the broad categories the neighborhood must and may want to regulate.
- If the petition and application requirements are met, *then* the City and the neighborhood begin to talk through and codify the details of what the neighborhood would like to amend.



Petition Language

- Petition language is broad enough to allow for discussion of details yet focused enough to allow owners to understand what is under discussion.
- Example - Fences
 - Too broad: *Fences* – (no detail about what is under discussion)
 - Too narrow: *Fences - proposed regulations may include adjustments to the allowed height of fences in corner-side yards abutting Greenville Avenue to 10 feet.*
 - Just right: *Fences - proposed regulations may include allowable fence height and location.*



Process for Expanding a CD - Petitions

- Neighborhood committee distributes, collects, and submits completed petitions for City staff to verify.
- Once petitions are verified, neighborhood committee can submit an application with appropriate fees, if necessary.
- After application is submitted and verified, City staff will schedule neighborhood meetings for the post-application process.



Process for Expanding a CD

- Post-application process:
- The City schedules neighborhood meetings to develop proposed detailed regulations in each of the categories from the petition
 - Multiple meetings held
 - Neighborhood committee works to ensure all voices are heard and everyone is aware of process
 - Regulations are drafted based on input received during the meetings

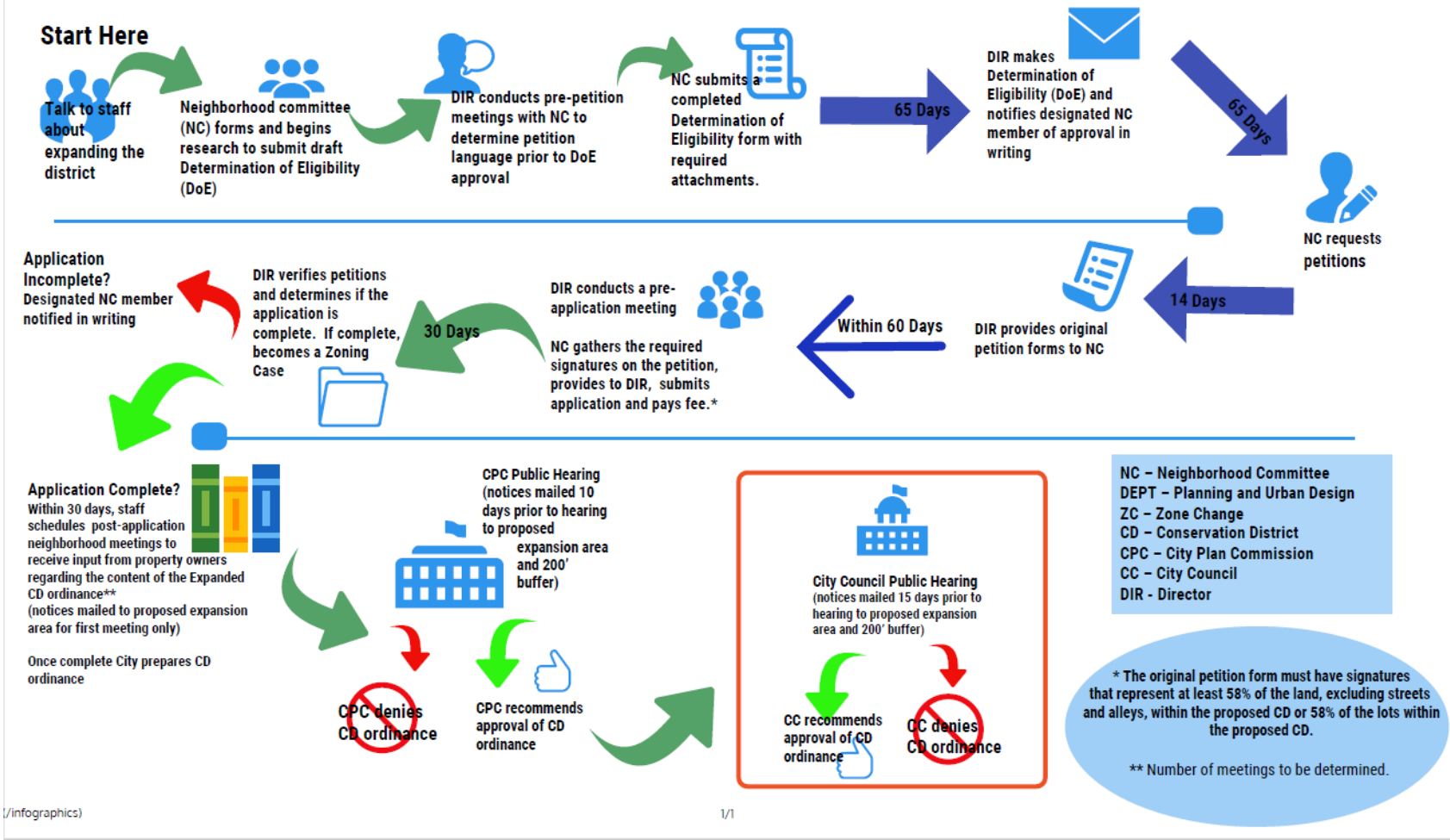


Process for Expanding a CD

- At the conclusion of the post-application meetings, City prepares ordinance
- City holds additional neighborhood meeting to review draft language
- City Plan Commission public hearing and recommendation
- City Council public hearing and decision



General Process to Expand a Conservation District



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CD #2 categories that must be regulated

- Development Standards:

- accessory structures.
- building and structure height;
- density;
- fences and walls;
- floor area ratio;
- lot coverage;
- lot size;
- off-street parking and loading requirements;
- permitted uses;
- setbacks; and
- stories.

- Architectural Standards:

- architectural styles;
- building elevations;
- building materials;
- chimneys;
- porch styles;
- roof form or pitch;
- roofing materials; and
- windows.



CD #2 Categories that may be regulated

- Developmental and Architectural standards:
 - building relocation;
 - building width;
 - demolition;
 - driveways, curbs, and sidewalks;
 - foundations;
 - garage location and entrance;
 - impervious surfaces;
 - landscaping or other natural features;
 - massing;
 - paint colors;
 - solar energy systems and the components;
 - steps; or
 - window and dormer size and location.



Next Steps

- NC to submit petitions and application to expand the established CD (form provided by the City).
- NC to provide the City with the required application fee.
- NC to submit the gathered petitions for staff verification as part of the application (30 days for verification by the City to notify the NC of acceptance).
- Within 30 days of signature verification and acceptance of the complete application, the City will schedule the first of several post-application meetings to discuss the specific regulations associated with the broad categories that are listed on the petitions.



Questions?



CD-2 Lakewood Conservation District and Proposed Expansion Area



CD #2 Lakewood Conservation District Proposed Expansion Pre-Application Meeting

May 23, 2022

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<https://dallascityhall.com/departments/pnv/Pages/Conservation-Districts.aspx>

