

# **CD-2 - Lakewood**

## **Conservation District Expansion**

### **Post-Application Neighborhood Meeting No. 8**

**November 30, 2022**

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**Trevor Brown, Chief Planner**  
**Melissa Parent, Senior Planner**  
**Scott Bellen, Senior Planner**  
**Planning & Urban Design**  
**City of Dallas**



# CD-2 - Lakewood

## Conservation District Expansion

### Post-Application Neighborhood Meeting No. 7

#### Staff Contact

Trevor Brown

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#### Project Webpage

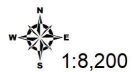
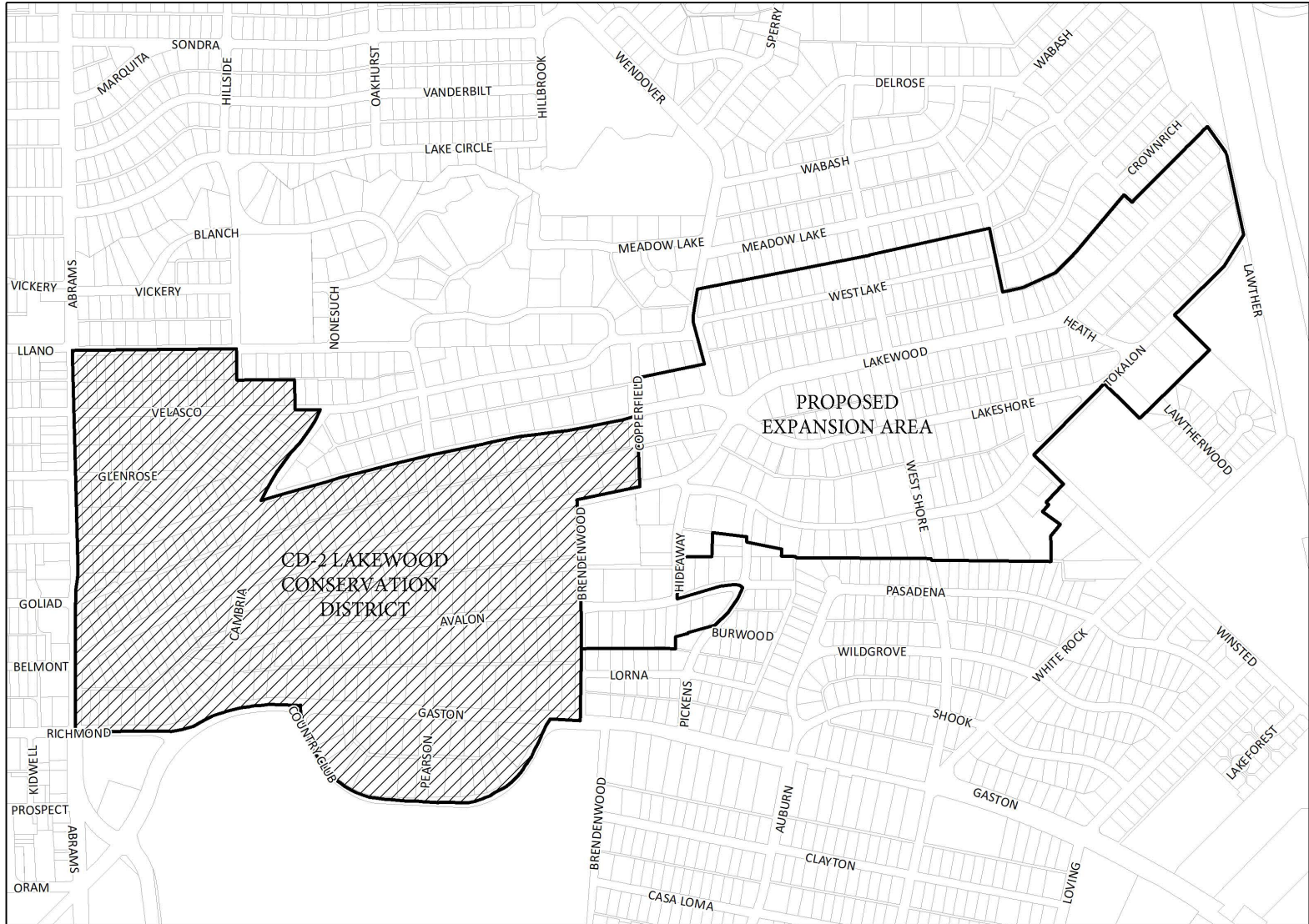
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#### Agenda

- Introduction & Recap
- Overview of process
- Discussion
  - Recap – Setbacks – Accessory
  - Recap – Accessory Structures
  - Solar
  - Waterfall Steps
  - Fences and Walls
  - Paint
  - Roofing Materials
  - Windows
- Next Steps



# CD-2 Boundaries & Expansion Area



**CD-2 Lakewood Conservation District and Proposed Expansion Area**

# Purpose of This Meeting

- This meeting is the 8th Post-Application Neighborhood Meeting to discuss the CD expansion process and the development and architectural standards the neighborhood may want to amend, based on the petition.
- Discussion
  - Recap – Setbacks – Accessory
  - Recap – Accessory Structures
  - Solar
  - Waterfall Steps
  - Fences and Walls
  - Paint
  - Roofing Materials
  - Windows



# Meeting Schedule

- ✓ Post-Application Neighborhood Meeting #1 – August 31
  - Process, schedule, driveways and curbing
- ✓ Post-Application Neighborhood Meeting #2 – September 14
  - Driveways and curbing, sidewalks, front yard coverage, uses and parking, density, lot coverage
- ✓ Post-Application Neighborhood Meeting #3 – September 26
  - Lot size, slope/drainage
- ✓ Post-Application Neighborhood Meeting #4 – October 12
  - Building height & stories, Floor Area Ratio
- ✓ Post-Application Neighborhood Meeting #5 – October 26
  - Floor Area Ratio, setbacks-main
- ✓ Post-Application Neighborhood Meeting #6 – November 9
  - Setbacks-main, setbacks-accessory



# Meeting Schedule

- ✓ Post-Application Neighborhood Meeting #7 – November 16
  - Setbacks-accessory, accessory structures, solar, waterfall steps
- Post-Application Neighborhood Meeting #8 – November 30
  - Solar, waterfall steps, fences and walls, roofing materials, paint, windows
- Post-Application Neighborhood Meeting #9 – December 7
  - Demolition, porches, contributing architectural styles, new construction standards, remodel/addition standards, areas of regulation, work reviews
- Post-Application Neighborhood Meeting #10 – December 14
  - Architectural styles – Minimal Traditional, Colonial Revival
- Post-Application Neighborhood Meeting #11 – January 4
  - Architectural styles – Spanish Eclectic, French Eclectic
- Post-Application Neighborhood Meeting #12 – January 18
  - Architectural styles – Tudor, Neoclassical, Non-Contributing



# Meeting Schedule (cont.)

- Final Post-Application Neighborhood Meeting – TBD
  - Ordinance Review (30-60 days after last meeting)
- City Plan Commission – TBD
- City Council – TBD





# CD-2 Regulations:

- Development Standards:
  - Use
  - Lot size
  - Accessory uses
  - Setbacks
  - Lot coverage
  - Height
- Landscaping Provisions:
  - Fences and walls
  - Driveways and curbing
  - Sidewalks
  - Front yard coverage
  - Berms
- Architectural Provisions:
  - Regulation of Architectural Styles
  - Garages and accessory structures
  - Street facade width
  - Roofs
  - Glass
  - Enclosures
  - Screen and storm doors and windows
  - Color





# CD-2 Regulations (cont.):

- Review Procedures:
  - Building permit review
  - Work not requiring a building permit





# Topics for Discussion:

- **Accessory Structures:**
  - Location and materials
  - Provisions for remodels or additions to non-conforming structures
- **Building Height:**
  - Modifying how height is measured
  - Establishing a maximum allowed height for structures, including accessory structures and additions
- **Demolition:**
  - Applicability to structures
  - Provisions for existing non-contributing structures
- **Density:**
  - Consideration of maximum number of dwelling units



# Topics for Discussion (cont.):

- Drainage:
  - Establishing restrictions on lot-to-lot drainage
- Driveways, Curbs, Sidewalks, and Steps
  - Materials, width, and lot coverage
  - Provisions for removal of existing rolling or waterfall steps
  - Provisions for existing non-conforming structures
- Fences and Walls
  - Location, height, and materials
- Floor Area Ratio



# Topics for Discussion (cont.):

- Landscaping or Other Natural Features:
  - Materials and allowable percentage of front yard coverage for impervious surfaces and hardscaping
  - Provisions for tree preservation
- Lot Coverage
  - Maximum lot coverage
- Lot size
  - Minimum width
- Paint
  - Provisions for painting stone and brick
  - Consideration of restriction of certain colors
  - Number of colors allowed



# Topics for Discussion (cont.):

- Off-Street Parking and Loading Requirements:
  - Minimum parking standards per dwelling unit
- Permitted Uses
  - Single family
  - Provisions for existing non-conforming uses
- Setbacks
  - Modifying front, side, and rear setback requirements, including accessory structures
  - Provisions for existing non-conforming structures
- Slope
  - Provisions for modifications to the existing slope of a lot



# Topics for Discussion (cont.):

- Solar Energy Systems:
  - Location and type
- Stories
  - Maximum stories
  - Provisions for non-conforming structures



# Topics for Discussion (cont.):

- **Accessory Structures:**
  - Style and materials
  - Roof slope
  - Replacement or remodeling of existing accessory structures
  - Clarifying the architectural styles, materials, size, and applicability
- **Architectural Styles:**
  - Defining the architectural styles allowed
  - Standards for remodels and additions
  - Standards for new construction
  - Provisions for existing non-contributing structures
- **Building Elevations:**
  - Minimum number of architectural features required
  - Standards for remodels and additions
  - Standards for new construction
  - Provisions for existing non-contributing structures



# Topics for Discussion (cont.):

- Building Materials:
  - Material types
  - Applicability and placement of certain allowed materials
  - Provisions for existing non-contributing structures
- Chimneys:
  - Materials, form, and placement based on architectural style
- Porch Styles:
  - Materials, architectural style, and placement
  - Standards for enclosures
  - Provisions for remodels or additions to existing structures
- Roof Form and Pitch:
  - Provisions for remodels or additions to existing structures





# Topics for Discussion (cont.):

- Roofing Materials:
  - Provisions for remodels or additions to existing structures
- Windows:
  - Placement, architectural standards, and materials
  - Provisions for remodels or additions to existing structures
- Work Reviews:
  - Language to detail the requirements for a work review by the City



# Sec. 51A-4.505 Conservation Districts

- (b) Findings and purpose.
- (1) State law authorizes the city of Dallas to regulate the construction, alteration, reconstruction, or razing of buildings and other structures in "designated places and areas of historic, cultural, or architectural importance and significance."
- (2) Conservation districts are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes.
- (3) Conservation districts are distinguished from historic overlay districts, which preserve historic residential or commercial places; neighborhood stabilization overlay districts, which preserve single family neighborhoods by imposing neighborhood- specific yard, lot, and space regulations that reflect the existing character of the neighborhood; and planned development districts, which provide flexibility in planning and construction while protecting contiguous land uses and significant features.
- (4) 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.



# Procedure

To speak during the discussion portions of tonight's meeting:

- Please raise your hand and wait to be recognized before you begin speaking
- Before your comments, **state your name and address** for the record
- All comments must be related to the topic being discussed at that time
- Provide input to inform City Staff to work toward an approach to accomplish your desired objective of maintaining the character of the neighborhood.



# Petition Topic – Setbacks (Accessory)

Modifying side and rear setback requirements for accessory structures

Provisions for existing non-conforming structures

## Existing Regulations CD-2

- (A) All garage and accessory structures are exempt from side and rear yard setback requirements and may extend along the entire distance of the rear lot line provided that:
  - (i) no portion of the garage or accessory structure extends into the front half of the area between the rear lot line and the primary rear facade of the main structure; and
  - (ii) the second floor of any such structure does not extend along the width of the lot for a distance greater than:
    - (aa) 40 feet; or
    - (bb) 60 percent of the length of the rear lot line.
- (B) All eaves and overhangs of all accessory structures must be located within the confines of a lot.



# Petition Topic – Setbacks (Accessory) (Cont.)

## Existing Regulations CD-2 (Cont.)

- (C) Any new construction of a wall of a building located less than three feet from an adjacent lot is required to meet a one-hour fire rating as described by the Dallas Building Code, as amended. These walls are not permitted to have window or door openings.
- (D) Any construction of a wall of a building located less than three feet from a street or alley must meet the provisions of the Dallas Building Code, as amended.
- (E) No side yard setback is required for:
  - (i) a new or existing one-story porte-cochere; or
  - (ii) an existing porte-cochere with more than one story; provided that the stormwater runoff from the roof of the porte-cochere is not directed onto an adjacent lot. New additions to a porte-cochere above the first story must meet minimum side yard requirements.
- (7)(b) Garages and accessory structures must be located at the rear of the main structure.



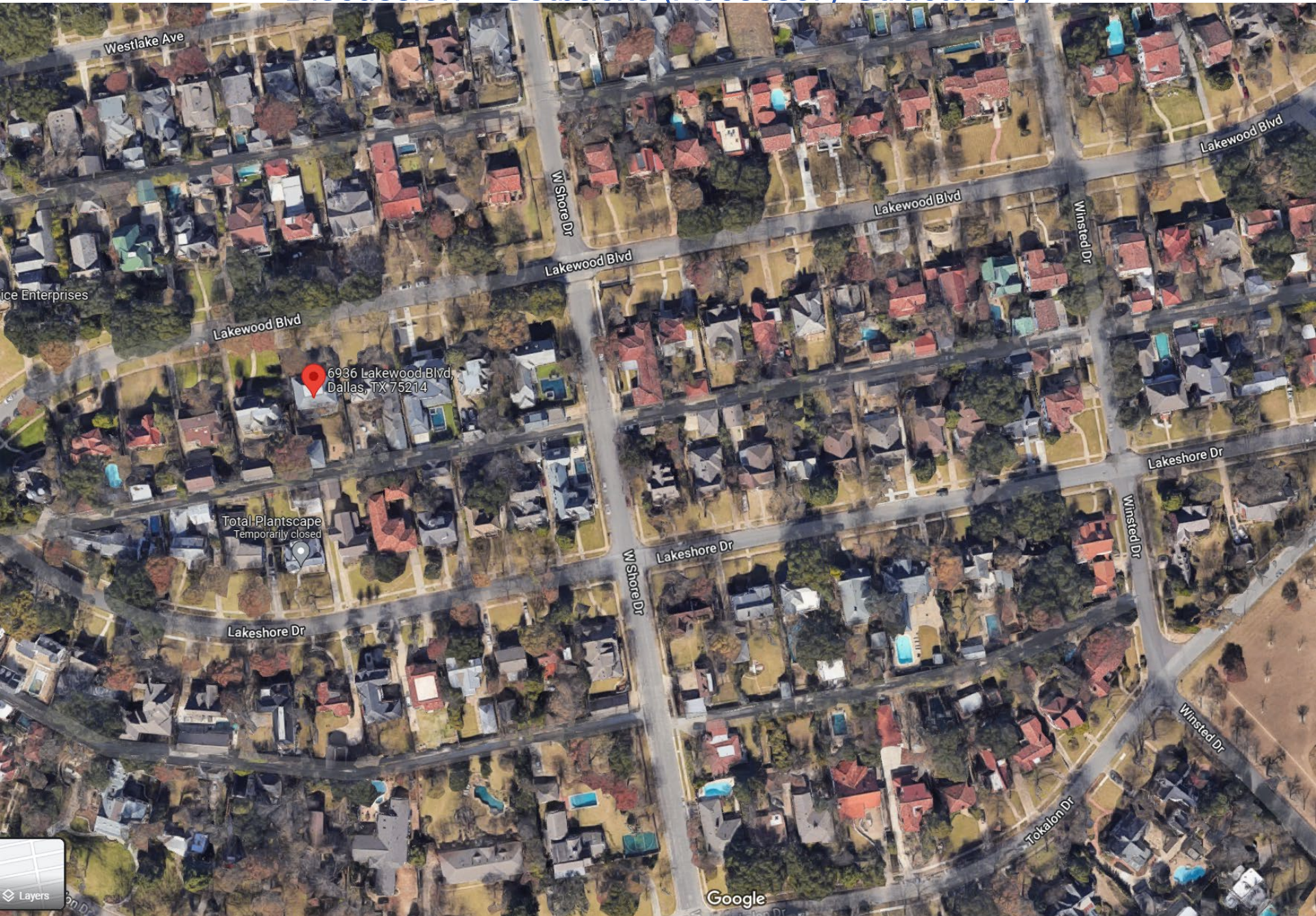
# Petition Topic – Setbacks (Accessory) (Cont.)

## Existing Regulations R-7.5(A) and R-10(A)

- Side yard setback for accessory structures
  - In a residential district, a person need not provide a side yard setback for a structure accessory to a residential use, including a generator, if the structure:
    - (A) does not exceed 15 feet in height; and
    - (B) is located in the rear 30 percent of the lot.
- Rear yard setback for accessory structures
  - In a residential district, a person need not provide a full rear yard setback for a structure accessory to a residential use, including a generator, if the structure does not exceed 15 feet in height. Where the rear yard is adjacent to an alley, a three-foot setback must be provided. Where the rear yard is not adjacent to an alley, no setback is required.



# Discussion – Setbacks (Accessory Structures)



# Recap – Setbacks (Accessory)

- Desire to keep historic development pattern for garages and carports
- Taller accessory structures will require greater setbacks so they do not adversely affect neighboring lots

## Language for Consideration

- Location – Garages and carports must be located in the rear 30 percent of the lot. On corner lots, accessory structures may not be located closer to the cornerside lot line than the main structure. Any accessory structure other than a garage and carport that is constructed outside of the rear 30 percent of the lot may not be built within the required side yard of the main structure.





# Recap – Setbacks (Accessory)

## Language for Consideration

- Side yard setback –
  - (i) All accessory structures under 24 feet in height must have a minimum one-foot side yard setback.
  - (ii) All accessory structures over 24 feet in height must have a minimum five-foot side yard setback
- Rear yard setback –
  - (i) All accessory structures under 24 feet in height are exempt from rear yard setback requirements, but all eaves and overhangs must be located within the confines of the lot.
  - (ii) All accessory structure over 24 feet in height must have a five-foot rear yard setback.
- Reconstruction of existing accessory structures –
  - Reconstruction of an existing non-conforming accessory structure is allowed if it is built back within the same footprint as the existing and a height equal to or lesser than the structure that it replaces. Any new construction outside of the area of the footprint of the existing structure must meet all applicable setbacks.



# Petition Topic – Accessory Structures

Provisions for style, materials, roof slope

Consider remodeling or replacement of existing accessory structures

## Existing Regulations CD-2

- Garages and accessory structures
  - Garages and accessory structures may be constructed of any legal building material and in any architectural style. New construction of a roof on a garage or an accessory structure must consist of a hipped, side gabled, gambrel, mansard, or cross gable roof form.

## Existing Dallas Development Code 51A-4.209(6)(E)

- (ff) Accessory structures must have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the main building. "Compatible" as used in this provision means similar in application, color, materials, pattern, quality, shape, size, slope, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility. This provision does not apply to accessory structures with a floor area of 200 square feet or less.



# Discussion – Accessory Structures

- Any style or same style of house?
- Materials
- Roof slope
- When to regulate architecture, if at all
  - Visible from street?



# Recap – Accessory Structures

- Desire to have the design of accessory structures match the roof pitch of the main structure or original garages, and any facade visible from a street must be compatible with the architectural style of the main structure.

## Language for Consideration

- Style and materials – The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the main structure. Composition shingles are acceptable if the roof material is different from the main structure.
- Roof pitch – If an accessory structure is visible from the street, the pitch of the roof must either match the roof pitch of the main structure or comply with the architectural standard for roofs for the style of the main structure. One story garages may have a roof pitch compatible with original garages, between a 4/12 (18 degree) pitch and 6/12 (26 degree) pitch, if the roof standard for the architectural style of the main structure is greater.



# Petition Topic – Solar

Consideration for location and type of solar panels

## Existing Regulations CD-2

- None

Existing Dallas Development Code

- None



# Discussion – Solar

- Are you concerned with location of solar panels?
- If so, how would you like to approach their location and appearance?
- New technology considerations



# Discussion – Solar



## Vickery Place

- Solar panels and satellite dishes must be located on the rear 50 percent of the roof.



# Petition Topic – Waterfall Steps

Consideration for provisions related to the removal of existing waterfall steps

## Existing Regulations CD-2

- None

## Existing Dallas Development Code

- None





# Discussion – Waterfall Steps



- Are you concerned with retention of original waterfall steps?
- If so, how would you like to approach their materials and appearance?
- Standard language
  - Original rolling or waterfall steps leading from the sidewalk to the house must be retained. Where the original rolling or waterfall steps have been removed, they should be replaced to match the original.



# Discussion – Waterfall Steps



# Petition Topic – Fences & Walls

Consideration for location, height, and materials

## Existing Regulations CD-2

- Fences and walls are prohibited in the front yard except for: (1) balustrades; (2) porch rails; (3) hand rails; and (4) retaining walls with heights lower than six inches above grade.

## Existing Dallas Development Code

- (a) Fence standards. Unless otherwise specifically provided for in this chapter, fences must be constructed and maintained in accordance with the following regulations.
  - (1) In this subsection:
    - (A) FENCE PANEL means the portion of a fence located between the posts or columns.
    - (B) RETAINING WALL means a wall designed to hold in place earthen or similar materials and to prevent the material from sliding away or eroding.
  - (2) A person shall not erect or maintain a fence in a required yard more than nine feet above grade. In all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard, except when the required front yard is governed by the side or rear yard regulations pursuant to Section 51A-4.401.
  - (3) In single family districts, a fence panel with a surface area that is less than 50 percent open may not be located less than five feet from the front lot line. This paragraph does not apply to retaining walls.



# Petition Topic – Fences & Walls

Existing Dallas Development Code (continued, only applicable to single family)

- (9) Except as provided in this subsection, the following fence materials are prohibited:
  - (A) Sheet metal;
  - (B) Corrugated metal;
  - (C) Fiberglass panels;
  - (D) Plywood;
  - (E) Plastic materials other than preformed fence pickets and fence panels with a minimum thickness of seven-eighths of an inch;
  - (F) Barbed wire and razor ribbon (concertina wire) in residential districts other than an A(A) Agricultural District; and
  - (G) Barbed wire and razor ribbon (concertina wire) in nonresidential districts unless the barbed wire or razor ribbon (concertina wire) is six feet or more above grade and does not project beyond the property line.



# Discussion – Fences & Walls

- What types of fences do you have in the neighborhood?
- Consider where fences are located:
  - Are fences in the front yard typical? Are you okay with fences in the front yard?
  - Are fences set back from the front facade of buildings or are they flush with the front of the house?
- What materials do you want to allow or prohibit?
  - Wood, iron/aluminum, chain link, brick, stone, concrete block
- How tall do you want fences to be in certain locations?
  - Front yard, side yard, rear yard, cornerside yard



# Discussion – Fences & Walls



# Discussion – Fences & Walls



# Discussion – Fences & Walls

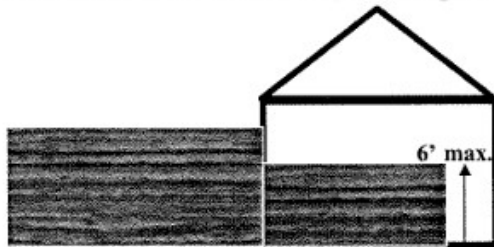




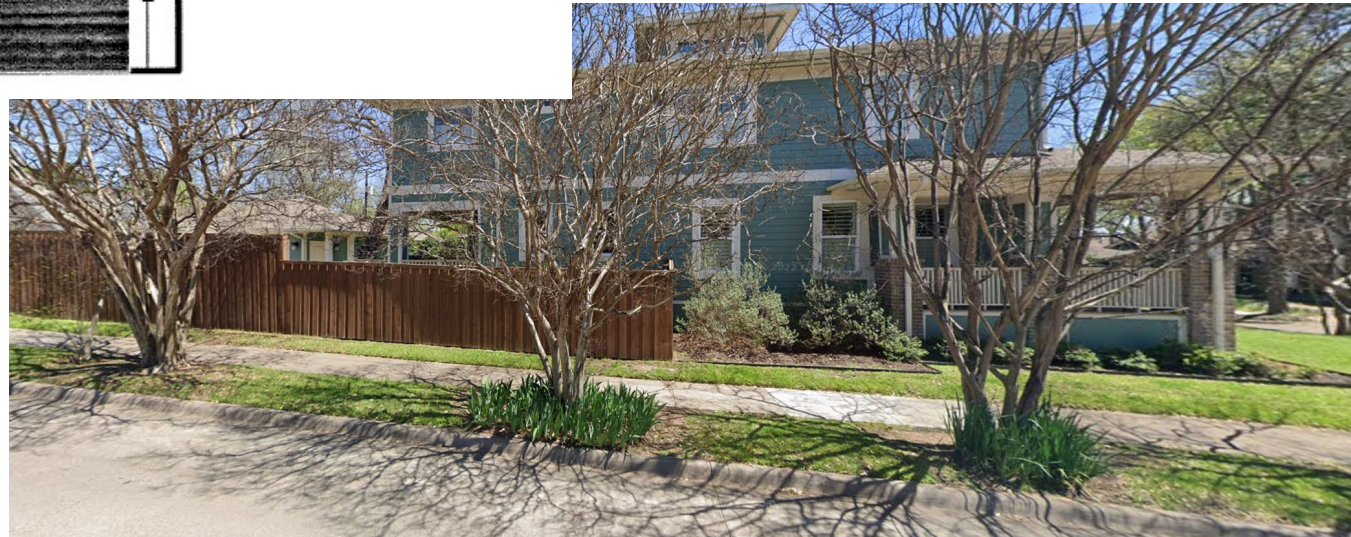
# Discussion – Fences & Walls

## 6. Side yard fences

Fences in the side yard would have to start at least 5 feet from the main plane of the house. This would not include porches. Fences in the side yard, which is the area from the front of the house to the back plane of the house, would be allowed to be a maximum of 6 feet tall (*example 3*). This would allow more light, air and space to exist between houses as opposed to a taller fence that could actually touch the eaves of neighboring houses making it difficult for a homeowner to paint, repair or even access the side of their home. It would also be more difficult to grow grass or plants due to the area not being able to get any sunlight. Materials allowed for the fence would be chain link, wood or wood-like material, and wrought iron or similar material.



Example 3



# Petition Topic – Paint

Consideration of restrictions of certain colors

Provisions for painting of brick and stone

Consideration of number of colors allowed

## Existing Regulations CD-2

- Color: A building facade facing a cornerside or front yard may not be painted with more than one body color and two trim colors. Fluorescent colors and the use of black as a body color on a structure are prohibited.

Existing Dallas Development Code

- None



# Discussion – Paint

- Do you want to regulate paint?
- What are you most concerned with when it comes to paint? Colors? Schemes? Painting of certain materials?
- Do you want to add provisions for the painting of previously unpainted brick and stone?



# Discussion – Paint



# Petition Topic – Roofing Materials

Provisions for remodels or additions to existing structures

## Existing Regulations CD-2

- The following roof surfacing materials are prohibited for new construction or remodeling in this district:
  - Standing seam metal, Bermuda style metal, batten seam metal, flat seam metal, corrugated plastic or asbestos, mineral aggregate, skylights
- Roof color may consist of any non-fluorescent color

## Existing Dallas Development Code

- None



# Discussion – Roofing Materials

- What type of roofing materials are utilized already?
- Are there any materials you don't want in the district?
- Substitute or imitation materials that have the appearance of original materials
  - Example: metal roof that imitates clay barrel tile roof, or composite slate that mimics original slate.



# Petition Topic – Windows

Consideration of placement, architectural standards, and materials

Provisions for remodels or additions to existing structures

## Existing Regulations CD-2

- Only transparent, translucent, or stained glass is permitted in a window opening facing a front yard or cornerside yard. Reflective, mirrored, or opaque glass is prohibited except that a bathroom window facing a street may consist of opaque glass.
- Unless a structure is scheduled for complete demolition, stained and leaded glass may only be removed from a contributing structure on a temporary basis for replacement with comparable stained or leaded glass or for repair and maintenance. It is a defense to prosecution under this provision that the stained or leaded glass was removed by vandalism or act of God. New materials used in reglazing stained and leaded glass must reproduce the appearance of original glass.
- Screen and storm doors are allowed are allowed in this district...[but] must be finished with a non-fluorescent color, and may not consist of clear anodized or unfinished aluminum.

Existing Dallas Development Code

- None



# Discussion – Windows

- Anything in general about windows that want for all properties outside of those standards that will be style specific?
- Consider special provisions for existing stained or leaded glass.
- Materials – wood, vinyl, metal
- Type of glass - transparent, tinted, mirrored, opaque
- Operability





# Discussion – Windows

## Grilles



\*Colors shown may not be accurate representations



# Next Steps

- Neighborhood Meeting #9: December 7
- Neighborhood Meeting #10: December 14
- Neighborhood Meeting #11: January 4
- Neighborhood Meeting #12: January 18
- Final Neighborhood Meeting to review ordinance:  
Date TBD
- City Plan Commission Public Hearing: Date TBD  
(notified 10 days before)
- City Council Public Hearing: Date TBD (notified 14  
days before)



# CD-2 - Lakewood

## Conservation District Expansion

### Post-Application Neighborhood Meeting No. 8

#### Staff Contact

Trevor Brown

trevor.brown@dallas.gov

214-670-4193

#### Project Webpage

<https://bit.ly/LakewoodExpansion>

#### Next Meeting December 7, 6:00 pm

- Introduction and Recap
- Discussion
  - Demolition, porches, contributing architectural styles, new construction standards, remodel/addition standards, areas of regulation, work reviews
- Next Steps



# Thank You!

