

# Neighborhood Stabilization Overlay JOPPA Neighborhood

## Community Meeting

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March 29, 2022

6:00PM

Shady Grove Primitive Baptist Church

Presented by: Erica Greene  
Planning & Urban Design



# Neighborhood Stabilization Overlay JOPPA Neighborhood

- AGENDA
  - Introductions
  - What is a Neighborhood Stabilization Overlay
  - Overview of Process
  - Next Steps
  - Questions



# JOPPA HISTORY

- One of the only remaining intact Freedman's Towns
- In 1948 the South-Central Civic League was organized to fight for community programs and services.
- Joppa Objectives
  - To get better bus services.
  - To get traffic signs for our schools.
  - To get better mail services.
  - Annexation to the city of Dallas
  - To get better sanitation for our community,
  - To get fire plugs for our safety
  - To get water for our community
- Joppa was annexed into Dallas on October 3, 1955.



# What Is Forward Dallas

- A comprehensive plan from 2006 that serves as a guiding policy document for decision makers and sets a clear vision for the community
- A unified version for future land use
- Integrates existing City plans
- Outlines specific goals, strategies and actions and established priorities
- Rooted in community input about priorities and needs



# What are we focusing on?

- Neighborhood Committee has expressed they want to stabilize and preserve the Joppa neighborhood.
- Neighborhood Committee has expressed interest in focusing on:
  - Front yard setback
  - Height

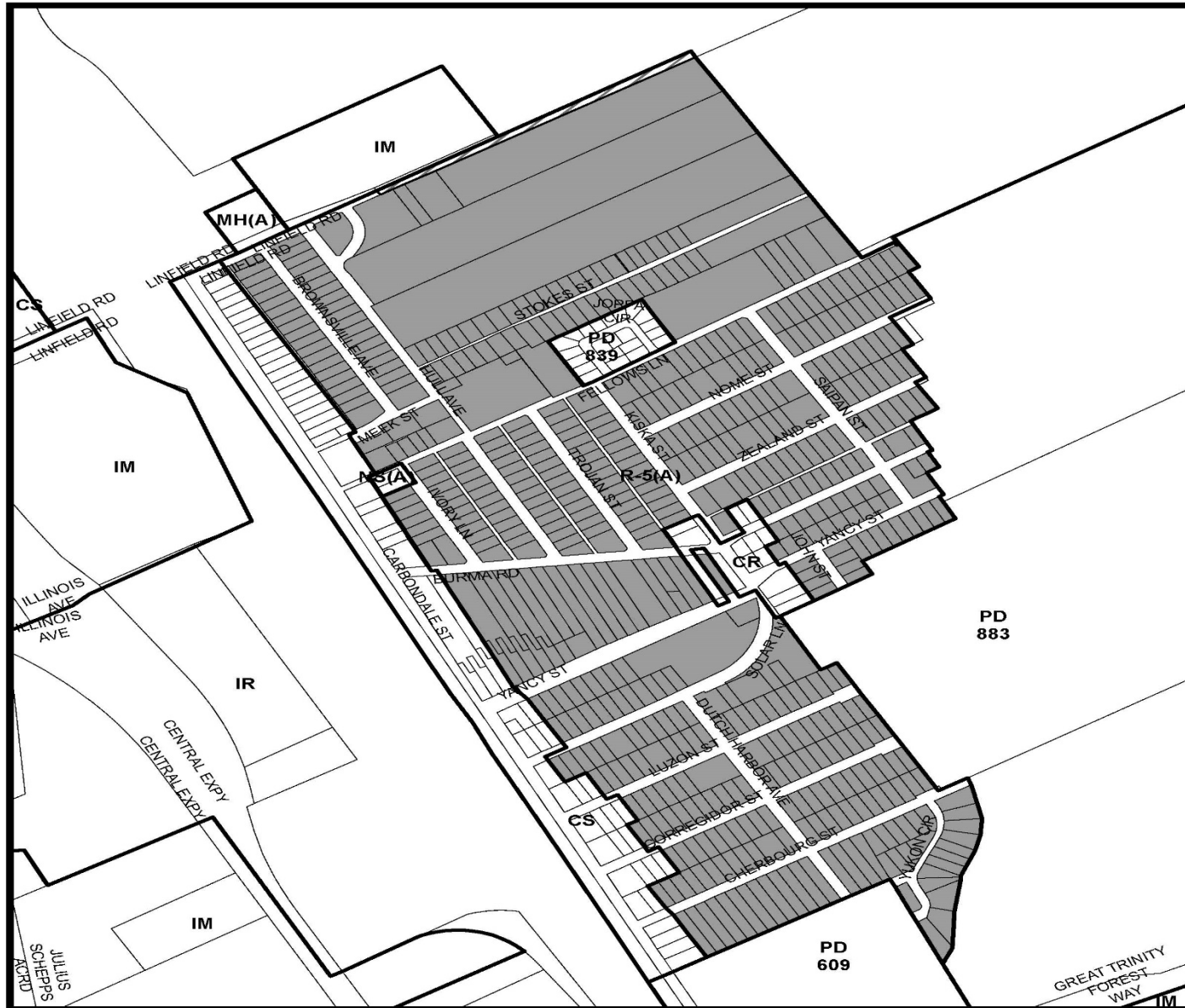


# What is a Neighborhood Stabilization Overlay (NSO)?

- An overlay allows certain regulations to be made more restrictive than the base zoning.
- The existing or base zoning remains on the property.
- An NSO protects a neighborhood from new structures built that are incompatible with existing scale of the neighborhood.
- Does not regulate materials or architectural style.

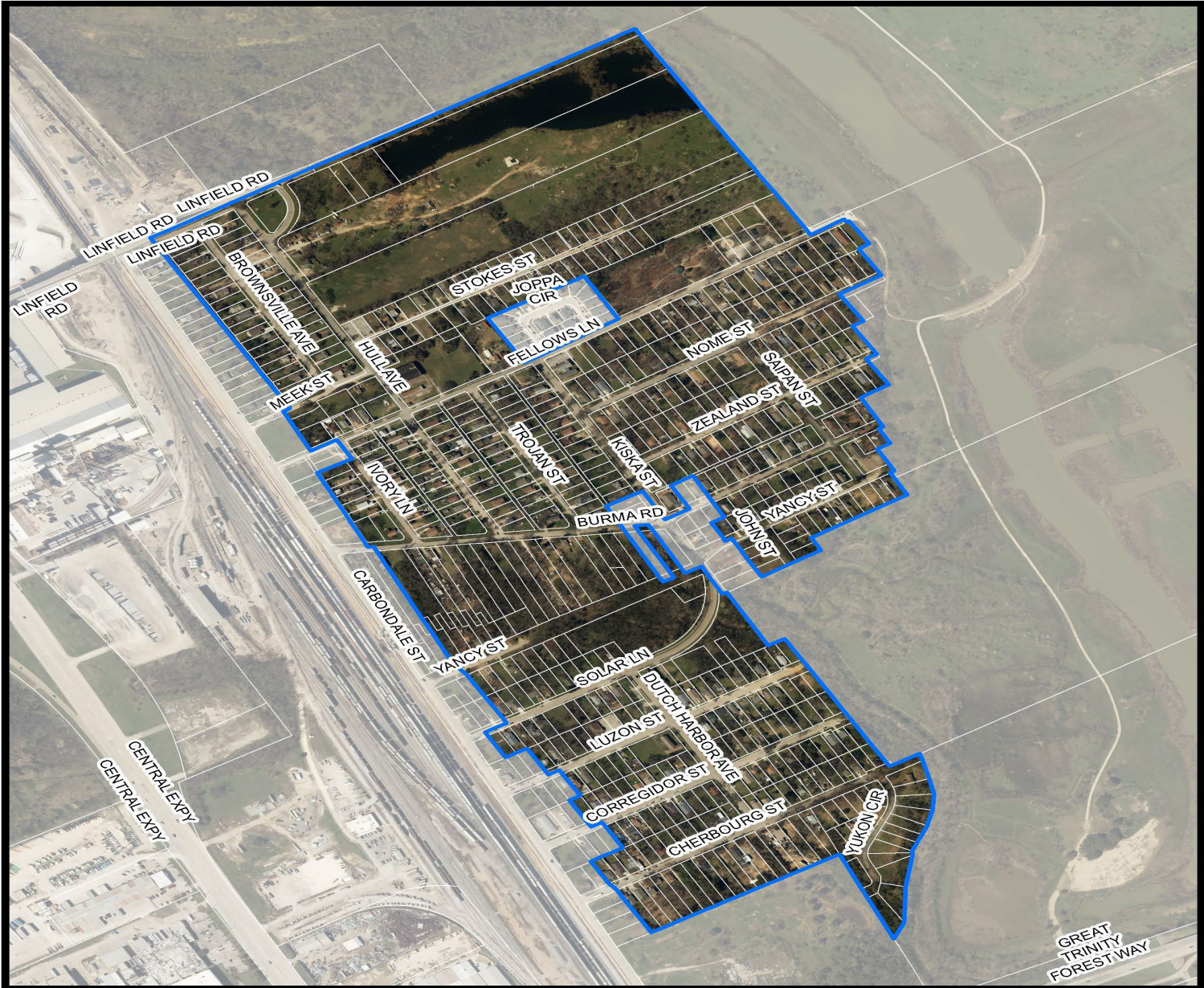


# NSO Area for JOPPA





# NSO Area for JOPPA





# What regulations can be made more restrictive?

- Front yard setbacks
- Side yard setbacks
- Height
- Garage connection, location and access

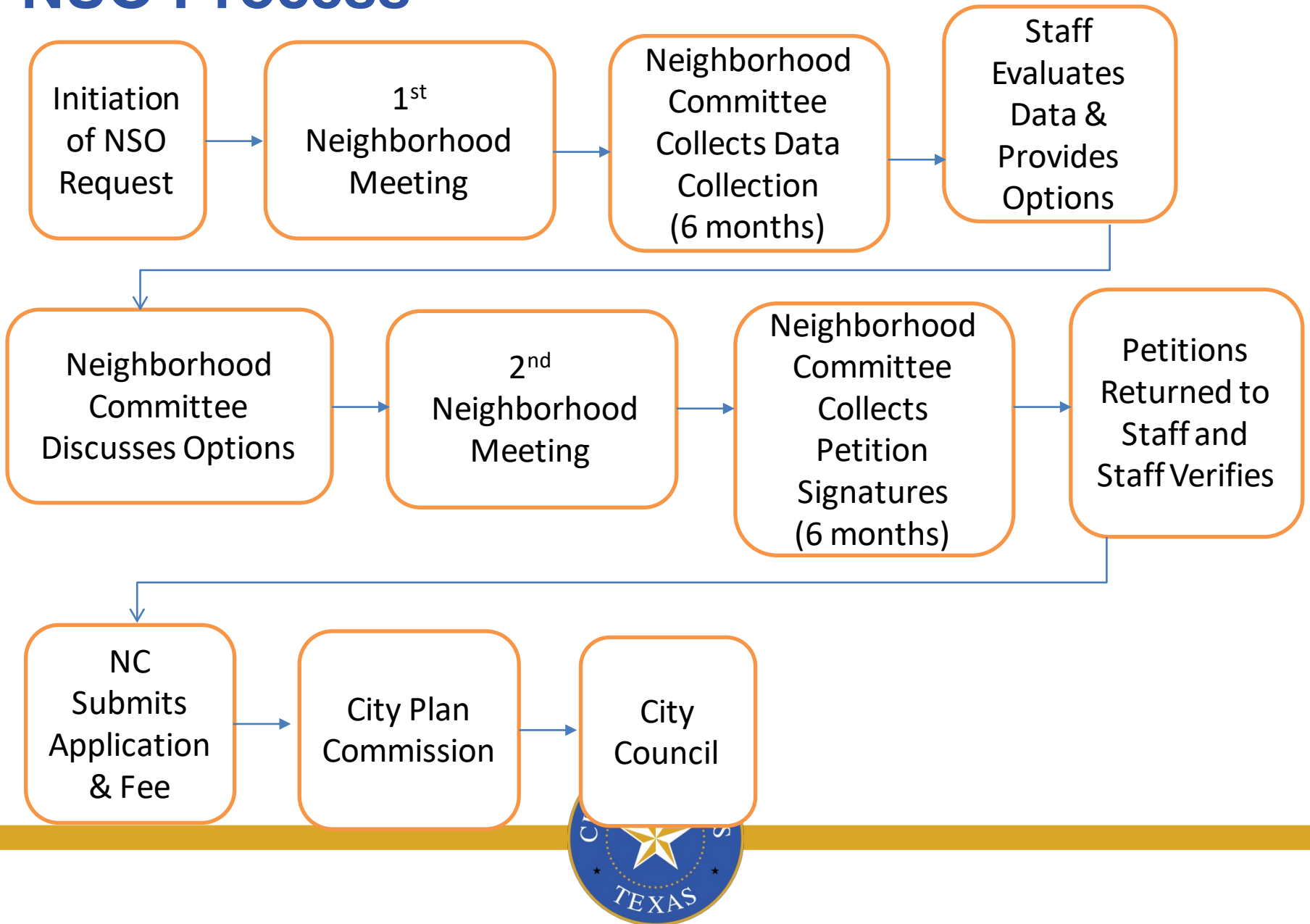


# What are the current regulations in R-7.5(A)?

- Front yard setbacks – minimum 25 feet
- Side yard setbacks– 5 feet minimum
- Height – maximum 30 feet
- Garage connection, location and access – not regulated in this base zoning



# NSO Process



## ✓ Initiation of NSO Request

- Representatives from the neighborhood submit to the Planning and Urban Design Department:
  - A form signed by the owners of at least 10 properties within the area
  - A map of the area to be considered
- Those who sign the form become the *Neighborhood Committee*.







# ✓ Staff Preliminary Review

- After a committee form is received, staff:
  - Reviews proposed boundaries to ensure compliance with ordinance requirements
  - Conducts preliminary review of area, including site visit and a review of existing zoning and land use studies
  - Communicates with the Neighborhood Committee to explain roles & responsibilities



## ✓ 1<sup>st</sup> Neighborhood Meeting

- Staff provides overview of the process
- Property owners have the opportunity to ask questions about the process
- Staff provides a data collection spreadsheet to the Neighborhood Committee.



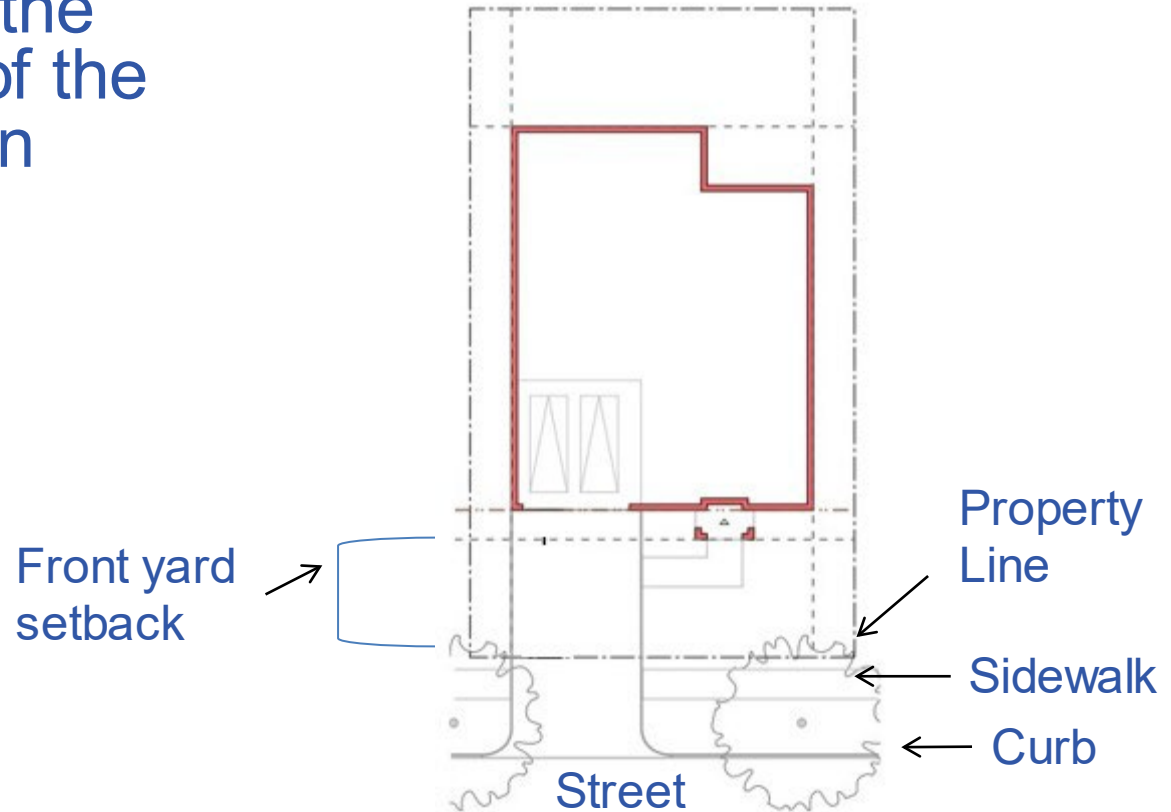
# Committee Data Collection

- Neighborhood Committee is charged with collecting data on each property:
  - Front yard setback
  - Height
  - 6 months to complete



# Front Yard Setback Data Collection

Neighborhood Committee will be instructed by staff on how to measure the existing conditions of the front yard setback on each lot.



# Height Data Collection

- Neighborhood Committee will also measure and record the building height on each lot. The height is considered the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure.



**Height is a horizontal plane measured  $\frac{1}{2}$  way between peak and eave.**

For height to be regulated beyond base zoning, the petition must be signed by more than 60% of property owners.





# Staff Verifies Data & Determines Medians

- Neighborhood Committee turns in data collection spreadsheets.
- Staff verifies data.
- Staff determines medians by arranging each set of measurements in numerical order and then selects the one in the middle.



# Example of a Median

## Front Yard Setback Data

- House 1 = 45 feet
- House 2 = 52 feet
- House 3 = 42 feet
- House 4 = 40 feet
- House 5 = 50 feet
- House 6 = 47 feet
- House 7 = 44 feet

Then, put in a list, in order from greatest to smallest

52

50

47

**45 This is the median because it is exactly in the middle**

44

42

40



# Development of Proposed Overlay Regulations

- Proposed overlay regulations must be between the current zoning regulation and existing median in the neighborhood.
- Staff & the Neighborhood Committee use medians to develop proposed regulations.



# 2<sup>nd</sup> Neighborhood Meeting

- Staff outlines the proposed regulations.
- Staff provides a petition for every property in the proposal area to the Neighborhood Committee.
- Property owners have the opportunity to ask questions about the petition and the proposed regulations of the overlay.
- Neighborhood Committee collects signatures on the petitions.



# Petition Signatures

- The neighborhood committee has 6 months to collect signed petitions and submit them to staff
- Time frame is based on the number of properties in the proposed NSO:
  - Fewer than 50 single family structures = 3 months
  - 50 or more single family structures = 6 months



CITY OF DALLAS  
 PROPOSED NEIGHBORHOOD STABILIZATION OVERLAY  
 PETITION FOR PROPERTY OWNER SIGNATURES  
 LA BAJADA NEIGHBORHOOD

0000067192600000  
 [Redacted]

**A. Attention Property Owner:**

1. General information about the Neighborhood Stabilization Overlay program may be found online at: [www.dallascityhall.com/development\\_services/neighborhood\\_overlay.html](http://www.dallascityhall.com/development_services/neighborhood_overlay.html).
2. Please review the proposed regulations before signing the petition. If you have any questions concerning these regulations, contact the Development Services Department at the number listed on the back of this form.

**B. Proposed Regulations:**

*The following proposed regulations were selected by the neighborhood committee:*

Regulation	Existing Zoning R-5(A)	Median House	Proposed NSO Regulations
Height (measured to midpoint of roof)*	30 feet	13 feet	27 feet
Garage access	Not regulated	Not measured	None
Garage location	Not regulated	Not measured	None
Garage connection	Not regulated	Not measured	None
Front setback	Not measured	Not measured	None
Corner side yard setback	Not measured	Not measured	None
Interior side yard setback (Left side from street)	Not measured	Not measured	None
Interior side yard setback (Right side from street)	Not measured	Not measured	None

\*Height regulations may be included only if a minimum of 60 percent of the properties in your neighborhood indicate support.

**By signing this petition, you are indicating SUPPORT for the Neighborhood Stabilization Overlay application with the proposed NSO regulations listed above.**

Property address	Owner name	Property owner signature	Printed name	Date
[Redacted]	[Redacted]			





# Petition Submittal

- Once the committee has signatures from owners of more than 50% of the properties (60% if the committee proposes to regulate height), the committee submits the following:
  - Signed petitions
  - Application & Fee (no fee if 75% or more support the requested NSO)
- Staff then verifies petitions and schedules the NSO request for City Plan Commission
- Upon submittal of petitions and fees, the request becomes a zoning case



# City Plan Commission

- Property owners are mailed a notice at least 10 days prior to CPC hearing with a reply form and a link to the draft ordinance
- Reply form allows owners to indicate support of, or opposition to, the proposed NSO
- Responses are summarized and comments distributed to planning commissioners at the public hearings



# City Planning Commission Action

- CPC recommendation:
  - Approval: Request scheduled for City Council hearing
  - Denial: Request is not considered by Council and two-year waiting period applies for all properties within the request area
  - Staff notifies Neighborhood Committee of CPC action and date of Council hearing, if CPC recommendation is approval



# City Council Public Hearing

- Property owners mailed a notice at least 15 days prior to the City Council hearing with a reply form and a link to the draft ordinance.
- Council takes final action on the NSO request.
- Staff sends to the neighborhood committee a letter indicating the final Council action and a copy of the final ordinance.



# Next Steps

- Neighborhood Committee collects property measurements
  - Front Yard Setback
  - Height



# Questions



# STAY INVOLVED

1

Check our website  
*Visite nuestro sitio web*



[DALLASCITYHALL.COM/FORWARDDALLAS](http://DALLASCITYHALL.COM/FORWARDDALLAS)

2

Sign up to be notified  
*Regístrese para ser notificado*



3

Open Call  
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[PUD@DALLASCITYHALL.COM](mailto:PUD@DALLASCITYHALL.COM)



4

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# Neighborhood Stabilization Overlay: JOPPA

## Community Meeting

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Additional questions:

Erica Greene, Senior Planner

[erica.greene@dallascityhall.com](mailto:erica.greene@dallascityhall.com)

214-671-7930

[https://dallascityhall.com/departments/pnv/Pages/NSO\\_Joppa.aspx](https://dallascityhall.com/departments/pnv/Pages/NSO_Joppa.aspx)

