

South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 10

March 6, 2023

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Project Webpage

https://bit.ly/S_Winnetka_CD

Agenda

- Recap
 - Windows
 - Porches
 - Architectural styles – Craftsman, Transitional Bungalow
- Discussion
 - Work Reviews
- Next Steps

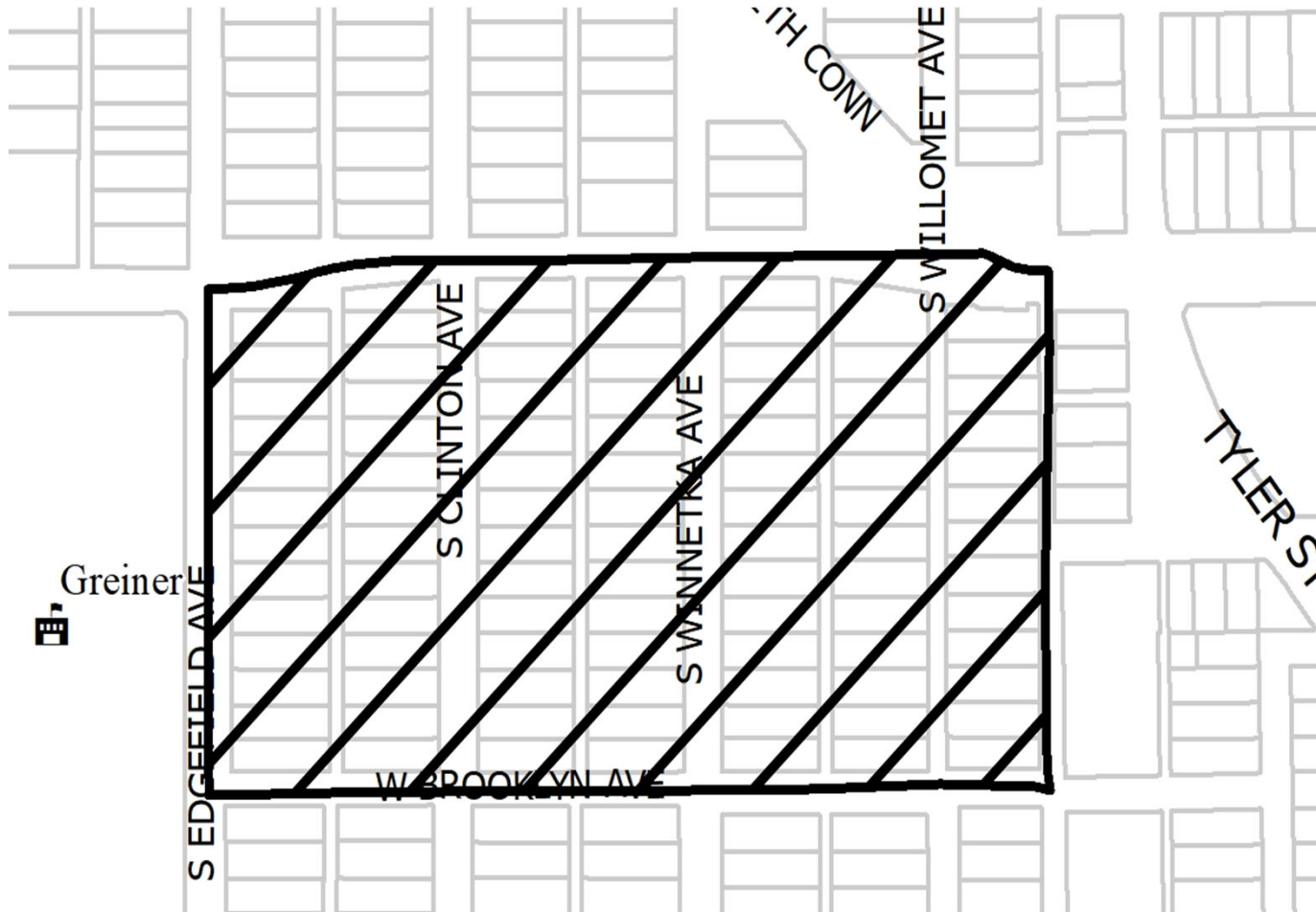


Purpose of a Conservation District

- Intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes
- Protect the physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city
- Ensure harmonious, orderly, and efficient growth



CD Proposed Boundaries



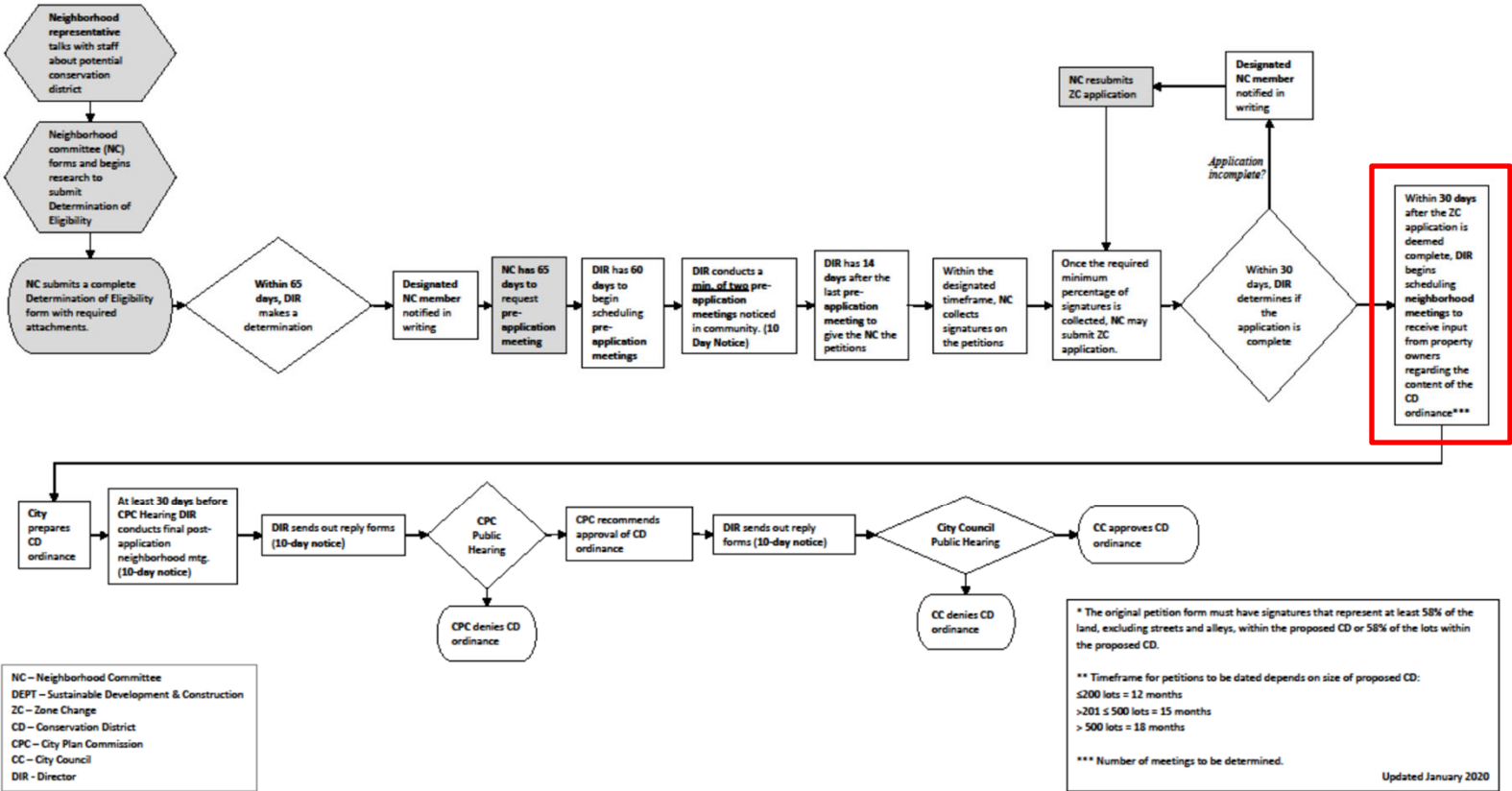
Purpose of This Meeting

- This meeting is the 8th Post-Application Neighborhood Meeting to discuss the CD creation process.
- Develop the specific details for the development standards and architectural standards your neighborhood chose for consideration.
- Agenda
 - Recap
 - Windows
 - Porches
 - Architectural styles – Craftsman, Transitional Bungalow
 - Discussion
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CD Creation Flow Chart

General Process to Adopt a New Conservation District



Process for establishing a CD

- Neighborhood committee submits a pre-application form (complete).
- City holds pre-application meetings with property owners to discuss and establish a list of categories of development and architectural standards the property owners are interested in establishing for a new conservation district.
- The neighborhood committee meets with property owners to ensure awareness of the process and active participation throughout the neighborhood.
 - Emphasis on consensus among all property owners in neighborhood.
- Neighborhood committee and property owners convey additional comments on categories and elements.



Process for establishing a CD

- City holds additional pre-application meetings with property owners to develop and finalize categories of standards for the proposed CD
 - These categories form the basis of CD establishment petition.
- The City drafts petition language with input received from the neighborhood committee and property owners at these pre-application meetings.
- The city provides neighborhood committee with petitions.
 - Neighborhood committee will have 12 months to obtain the necessary percentage of signatures and submit them to the City. 58% of the land or 58% of the lots is required
- Staff verifies the signatures and petitions.



Process for establishing a CD

- Once petitions are verified, neighborhood committee submits zoning change application with appropriate fees, if necessary.
 - Fee waived if petitions are signed by a minimum of 75% of property owners
- This application is the beginning of the zoning change process.
- The City begins scheduling neighborhood meetings as needed to work out proposed detailed regulations in each of the categories
 - Multiple meetings held
 - Neighborhood committee works to ensure all voices are heard and everyone is aware of process
- At the conclusion of the series of meetings, City prepares ordinance
- City holds neighborhood meeting to review draft language
- City Plan Commission public hearing and recommendation
- City Council public hearing and decision

YOU
ARE
HERE



Background

- August 2019 – first inquiry into a CD
- July 2020 – Determination of Eligibility for pre-application
- August 20, 2020 - Neighborhood committee (10 property owners) submitted a request for pre-application meetings to begin the process of potentially creating a new Conservation District.



Background

- November 9, 2020 - 1st Pre-application Meeting.
- July 19, 2021 - 2nd Pre-application Meeting
- July 29, 2021 - Petitions provided to Neighborhood Committee for collection of property owner signatures.
- July 29, 2022 – 71 petitions were submitted by the Neighborhood Committee for verification.
- August 29, 2022 - Planning & Urban Design staff verified 76% of the petitions.



Meeting Schedule

- Post-Application Neighborhood Meeting #1 – September 29
 - Process, schedule, driveways/curbing, front walk, front yard impervious coverage, lot size.
- Post-Application Neighborhood Meeting #2 – October 17
 - Lot size, use and parking, density, lot coverage, building height & stories, Floor Area Ratio
- Post-Application Neighborhood Meeting #3 – November 1 (Tuesday)
 - Overall goals, building height & stories, paint, solar
- Post-Application Neighborhood Meeting #4 – November 14
 - Recap of overall goals, building height & stories, Floor Area Ratio, paint, solar
- Post-Application Neighborhood Meeting #5 – December 5
 - Setbacks-main, setbacks-accessory, accessory structures
- Post-Application Neighborhood Meeting #6 – January 9
 - Foundations, steps, fences, retaining walls, demolition



Meeting Schedule

- Post-Application Neighborhood Meeting #7 – January 24
 - Garage Location/Entrance, Fences / Retaining Walls, Demolition
- Post-Application Neighborhood Meeting #8 – February 6
 - Demolition, Architectural styles – Contributing and Non-Contributing, Contributing architectural styles, new construction standards, remodel/addition standards
 - Building Elevations/Materials, Roofing materials, Roof Form/Pitch, chimneys, dormers
- Post-Application Neighborhood Meeting #9 – February 21
 - Windows, porches
 - Architectural styles – Craftsman, Transitional Bungalow
- Post-Application Neighborhood Meeting #10 – March 6
 - Work Reviews



Meeting Schedule (cont.)

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



Topics for Discussion:

- Accessory Structures - proposed regulations may include:
 - Location.
- Building & Structure Height - proposed regulations may include:
 - Modifying how height is measured.
 - Establishing the maximum allowed height for structures, including accessory structures.
- Building Width - proposed regulations may include:
 - Minimum building width.
- Density - proposed regulations may include:
 - Considering maximum density.



Topics for Discussion (cont.):

- Driveways, Curbs, and Sidewalks - proposed regulations may include:
 - Locations, access points, materials, dimensions, and types.
 - Provisions for non-conforming driveways and walks.
- Fences & Walls - proposed regulations may include:
 - Location, height, style & materials.
- Foundations - proposed regulations may include:
 - Foundation types, materials, height, and appearance.
 - Provisions for remodels or additions to existing structures.
- Lot Coverage



Topics for Discussion (cont.):

- Off-street Parking - proposed regulations may include:
 - Minimum parking standards per dwelling unit.
- Permitted Uses - proposed regulations may include:
 - Single family
- Setbacks - proposed regulations may include:
 - Modifying front, side, and rear setback requirements.
 - Provisions for non-conforming contributing structures.
- Stories - proposed regulations may include:
 - Maximum stories allowed.
 - Provisions for non-conforming contributing structures



Topics for Discussion (cont.):

- Accessory Structures - proposed regulations may include:
 - Style and materials.
 - Roof slope.
 - Replacement or Remodeling of existing accessory structures - clarifying the architectural styles, materials, size, and applicability.
- Architectural Styles - proposed regulations may include:
 - Defining the architectural styles allowed.
 - Standards for remodels and additions.
 - Standards for new construction.
 - Provisions for existing non-contributing structures.



Topics for Discussion (cont.):

- Building Elevations - proposed regulations may include:
 - Minimum architectural features required.
 - Standards for new construction.
 - Standards for remodels and additions.
 - Provisions for existing non-contributing structures.
- Building Materials - proposed regulations may include:
 - Material types.
 - Applicability and placement of certain allowed materials.
 - Provisions for existing non-contributing structures.



Topics for Discussion (cont.):

- Chimneys - proposed regulations may include:
 - Materials, form, & placement.
- Demolition - proposed regulations may include:
 - Applicability to contributing structures.
 - Provisions for existing non-contributing structures.
- Dormers - proposed regulations may include:
 - Dormer size, location, and styles.
 - Provisions for remodels or additions to non-contributing structures.



Topics for Discussion (cont.):

- Garage Location and Entrance - proposed regulations may include:
 - Garage and garage door placement.
 - Provisions for remodels or additions to non-conforming structures.
- Impervious Surfaces and Hardscaping - proposed regulations may include:
 - Materials and allowable percentage of front yard coverage.



Topics for Discussion (cont.):

- Porch Styles - proposed regulations may include:
 - Styles, materials, placement, size, and detailing.
 - Standards for enclosures.
 - Provisions for remodels or additions to existing structures.
- Roof Form and Pitch - proposed regulations may include:
 - Provisions for remodels or additions to existing structures.
- Roofing Materials - proposed regulations may include:
 - Provisions for remodels or additions to existing structures.



Topics for Discussion (cont.):

- Solar Energy Systems and Components - proposed regulations may include:
 - Locations and type.
 - Provisions for remodels or additions to existing non-contributing structures.
- Steps - proposed regulations may include:
 - Location, style, materials & dimensions.
- Windows - proposed regulations may include:
 - Placement, architectural standards, materials, and types.
 - Provisions for remodels or additions to existing structures.



Topics for Discussion (cont.):

- Work Reviews - proposed regulations may include:
 - Language to detail the requirements for a work review.



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.
- **Write name and address on comment sheets.**



Recap: Guiding Principles for CD

For what ideas has agreement been reached?

- Status Quo Insufficient - Current City of Dallas Code will allow development that is incompatible with the existing character of the neighborhood.
- Preserve Character - The neighborhood has expressed a desire to preserve its character.
- Standards Required - Some degree of additional standards will be necessary to maintain the characteristics of the neighborhood and meet the desire of the residents.
- Conservation District - We are meeting to develop the specific details for the development standards and architectural standards your neighborhood chose for consideration.



Recap: Common Themes Expressed

- Preserve architectural characteristics –
Craftsman homes
- Avoid McMansions –
Incompatible form and massing
- Retain the “feel” of the neighborhood –
Development pattern
- Allow for flexibility and individuality
- Allow for two-story homes
- Don't make people remove what currently exists



Recap: Building Elevations/Materials

What we heard:

- Provisions for existing non-contributing structures.
 - Allow for additions to the existing structure to match existing materials, but if entire structure is remodeled it should be done using materials typically found on contributing houses.
- For all structures:
 - Wood siding and trim must be painted rather than stained. Wood doors may be stained.
 - Fixed shutters should be prohibited



Recap: Porches

What we heard:

- Porches should be required, but they should be allowed to reflect the differences found in the neighborhood.
- Porch columns should be typical of the neighborhood.
- Front porches should not be enclosed but should be allowed to be screened if they retain the porch features and do not obstruct the porch columns. (Open air, no A/C)
- Front porches on new construction or remodels should be a minimum of 6 feet deep and at least half the width of the full front façade.
- No wrought iron columns on new construction.



Recap: Windows

What we heard:

- Windows should be typical of what is found on original houses in the neighborhood.
- Allow for insulated and vinyl/metal clad windows, but they should look original.
- Window sills and casing are important features. Windows should have relief.
- Allow for one over one, multi-light over one, evenly divided sash.
- Prohibit mirrored, opaque, plate glass, and factory-mulled windows. Permit opaque windows in bathrooms.



Recap: Craftsman



Recap: Craftsman

What we heard:

- Houses should retain the character of the neighborhood.
- Staff presented examples: low pitch roof, exposed rafters, brackets, decorative cut on rafter tails, dentil moulding, adornment on gable windows, windows trimmed with molding at top of casing, windows in gables, bump out of bay window on side of structure, low railings at height of base of window sills, nested gables, most will not have full width porch.



Recap: Transitional Bungalow



Recap: Transitional Bungalow

What we heard:

- Houses should retain the character of the neighborhood.
- Staff presented examples: Hipped roof, classical round columns, centered dormers, gabled and hipped dormers, vents in dormers, boxed eaves, full width or undercut porch, sloped skirt or water table, paneled porch columns, door with side lights, bump out of bay window on side of structure, cross-gables with closed pediment.



Petition Topic: Work Reviews

Proposed regulations may include:

- Consider language to detail the requirements for a work review.

Existing Regulations – Dallas Development Code

- NONE.

Conservation Districts

- All Conservation Districts require a Work Review for any exterior work regulated by the ordinance.



Discussion: Work Reviews

- Consider adopting existing language from other CD ordinance that requires a work review to be submitted for any work regulated by the standards contained in the ordinance.
- **Example Language:**

Procedures.

(1) Work review applications. A work review application must be submitted to the director for any work regulated by the standards contained in this ordinance.



Discussion: Work Reviews

➤ Example Language:

(2) Work requiring a building permit.

(A) Upon receipt of a 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 new construction or remodeling meets the standards of this ordinance. The review of the review form application by the director must be completed within 30 days after submission of a complete review form application.

(B) If the director determines that the new construction or remodeling complies with the standards of this ordinance, the director shall approve the review form application, and forward it 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 new construction or remodeling 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, deny the review form application, and forward it to the building official, who shall deny the building permit. The director shall give written notice to the applicant stating the reasons for denial of the review form application. 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 shown on the review form application.



Discussion: Work Reviews

➤ Example Language:

(3) Work not requiring a building permit.

(A) For work not requiring a building permit, **the applicant must submit a review form application.** The director shall determine whether the proposed new construction or remodeling meets the standards of this ordinance. The review of the review form application by the director must be completed within 10 days after submission of the review form application.

(B) If the director determines that the new construction or remodeling 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 new construction or remodeling 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 denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. Notice to the applicant must be sent to the address shown on the review form application.



Discussion: Work Reviews

➤ Example Language:

(4) Appeals.

(A) An applicant may appeal any decision made by the director to the board of adjustment. See Section 51A-4.703, "Board of Adjustment Hearing Procedures."

(B) 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 chief planning officer.

(C) Appeal to the board of adjustment is the final administrative remedy.



Next Steps

- Final Neighborhood Meeting to review ordinance:
Date TBD (notified 10 days before)
- City Plan Commission Public Hearing: Date TBD
(notified 10 days before)
 - Residents respond to written notice using reply form
 - Residents may attend public hearing
- City Council Public Hearing: Date TBD (notified 10 days before)
 - Residents respond to written notice using reply form
 - Residents may attend public hearing



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Next Meeting –

Date and Location: TBD

- Review DRAFT Ordinance

Following Steps: (Dates TBD)

- City Plan Commission Meeting
- City Council Meeting



Thank You!

