

South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 12

January 23, 2024

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Planning & Urban Design
City of Dallas**



South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 11

Staff Contacts

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Agenda

- Presentation of DRAFT ordinance
- Discussion
- Next Steps
 - City Plan Commission –
March 7 or 21 (Tentative)
 - City Council – April 24 or May
8 (Tentative)

Project Webpage

https://bit.ly/S_Winnetka_CD



Purpose of This Meeting

- This meeting is the 12th Post-Application Neighborhood Meeting to discuss the DRAFT of the proposed Conservation District Ordinance for South Winnetka Heights.



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



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 Meetings
 - Ten meetings held between September 29, 2022 and March 6, 2023
- DRAFT Ordinance Review - Neighborhood Meetings
 - January 16, 2024
 - ★ • January 23, 2024
- City Plan Commission – March 7 or 21 (Tentative dates)
- City Council – April 24 or May 8 (Tentative dates)



Recap: Guiding Principles for DRAFT

What did we hear from you?

- 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 restrict what currently exists



Recap: DRAFT Review

What did we hear from you last week?

- Building Materials – We received several questions regarding proposed regulations for building materials.
- Additional Dwelling Units – We received several requests for additional information regarding Additional Dwelling Units.



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.**

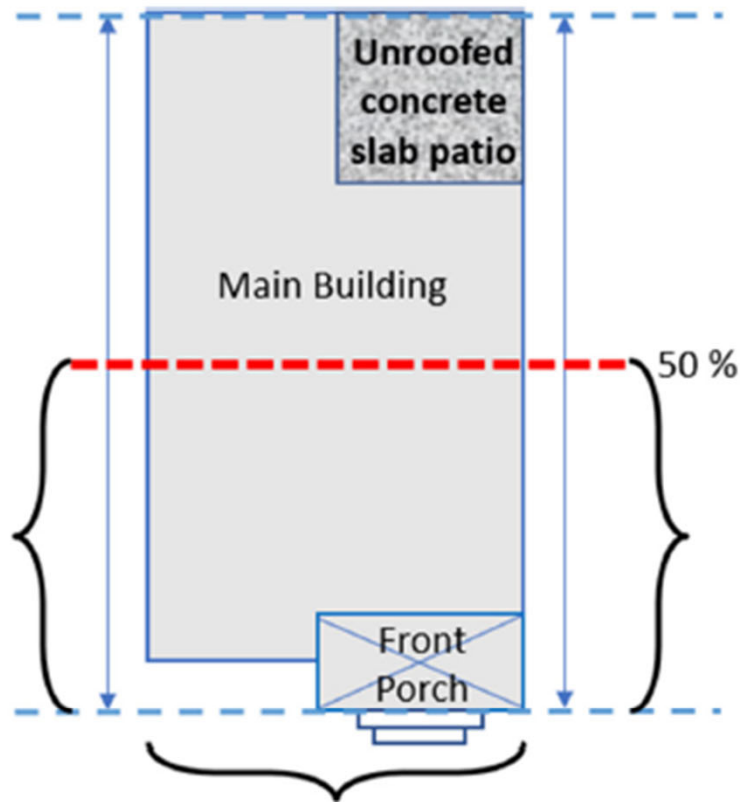


DRAFT Ordinance Organization Overview

- Ordinance (Exhibit B):
 - Developmental Regulations
 - Architectural Regulations
 - Craftsman
 - Transitional Bungalow
- Conceptual Plan (Exhibit C):
 - Written Section (Introduction, Purpose, etc.)
 - Appendix A - Contributing Architectural Styles Examples
 - Appendix B - Development Standards - Illustrations
 - Appendix C - List of Property Addresses and Architectural Styles
 - Appendix D - Map of Conservation District



Wrap-Around — The wrap-around means the area to the midpoint of the main building measured from the furthest front wall or omitted wall line (porch) of the building to the furthest rear wall or omitted wall line of the structure. The result shall be a straight line through the building.



Solar panels may only be located on the rear 50 percent of the roof of a main building.

The *second story* must be behind the mid-point of the main building.

The *architectural standards* for new construction and remodeling apply only to the front facade and wrap around.

The front of the house up to the mid-point must have the exterior appearance of a *one-story* or *one-and-one-half story*.

Illustration showing the front facade, midpoint and wrap-around of an example main building.

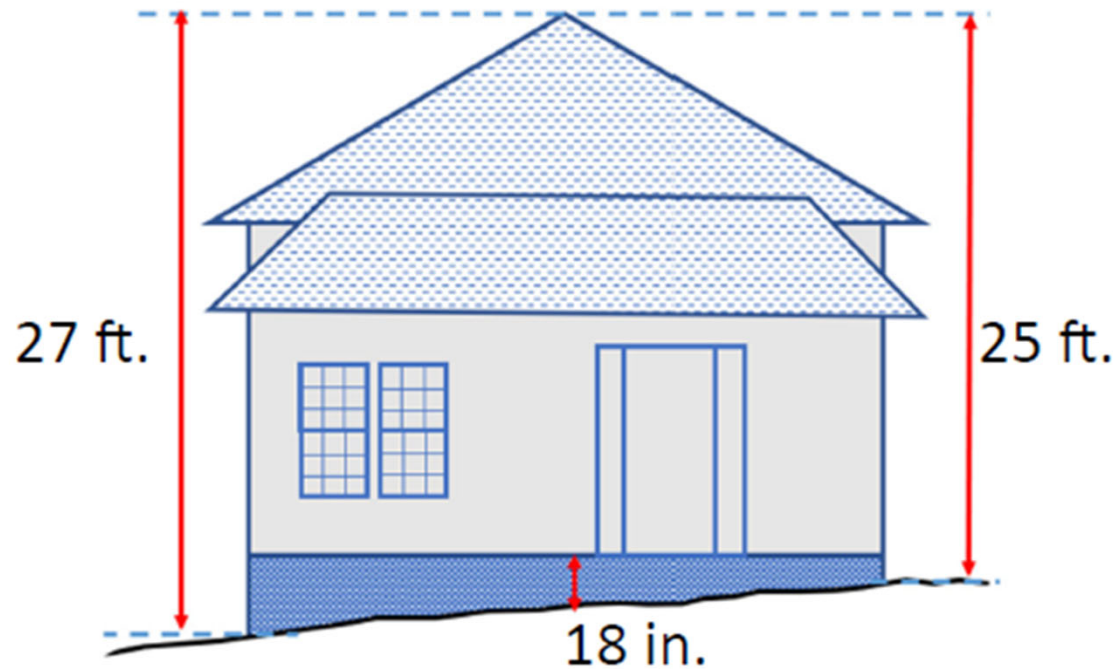




Example: House with the second story located behind the mid-point of the main building.



Height — For any structure with a roof, means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of any roof structure, regardless of its style or form.



Foundations

(1) Foundations on new main buildings must be of pier and beam construction.

(2) Finished floor height must be a minimum of 18 inches above the average grade of the two front corners of the main building to allow for a minimum of two front porch steps.

Example— If the height measured from the lowest corner is 27 feet, and the height measured from the highest corner is 25 feet, the height from average grade will be 26 feet.



Stories — Except as provided in this subsection, the maximum number of stories is two. Basements are not counted as a story. The second story must be behind the mid-point of the main building.

(1) The front of the house up to the mid-point must have the exterior appearance of a one-story or one-and-one-half story house. A half-story may only be expressed in a front facing main gable or a front facing dormer. Roofs may have dormers and gables.

(2) Second story roofs must be hipped or gabled and conform to the architectural standards for its designated style.

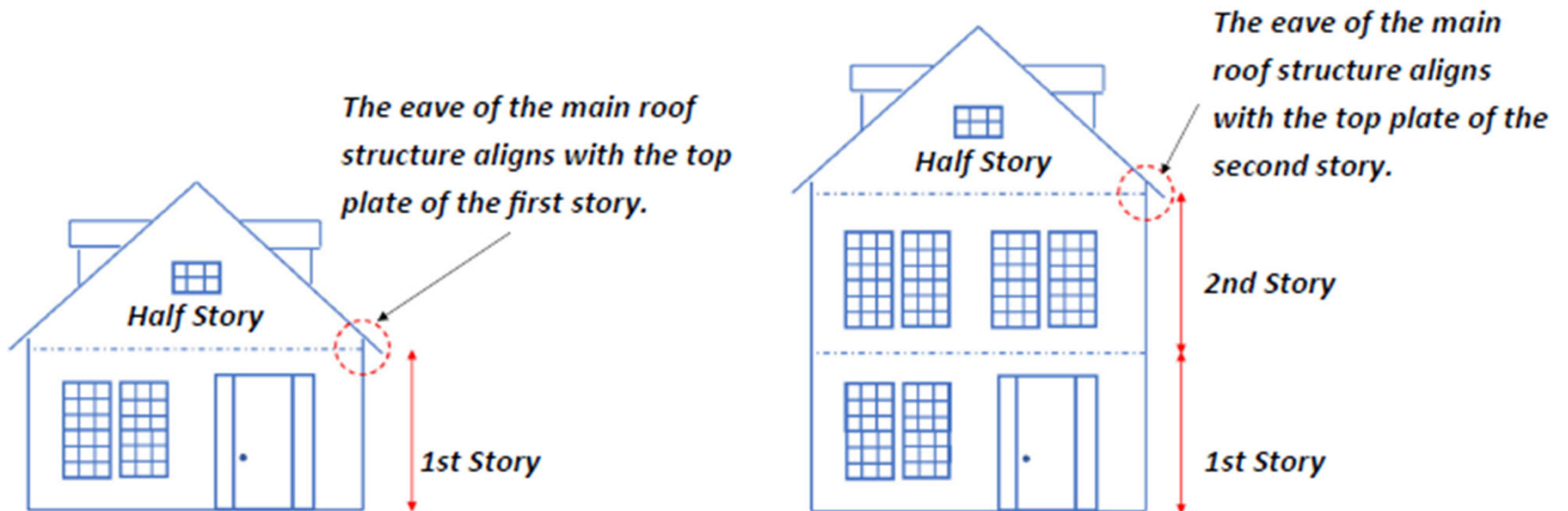
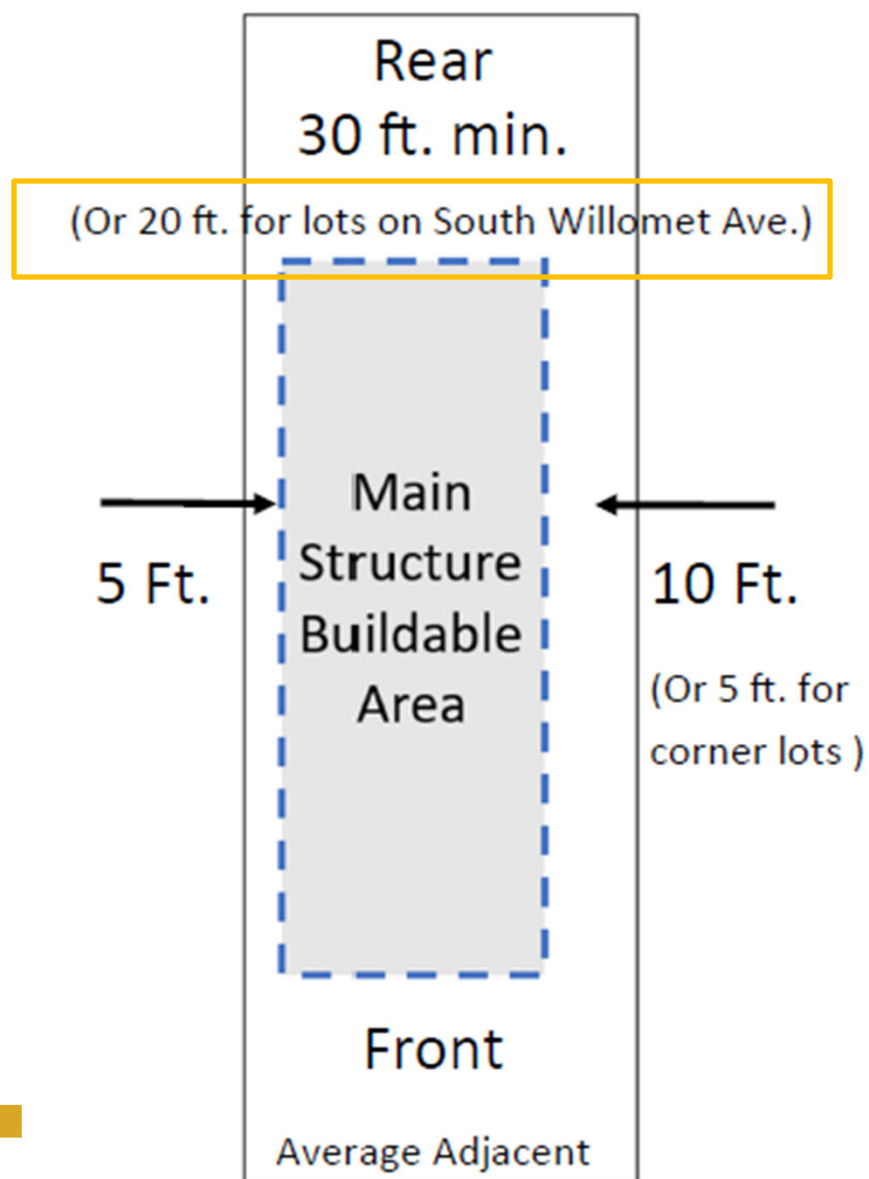


Illustration: One-and-one-half-story house and two-and-one-half story house.





Lot coverage

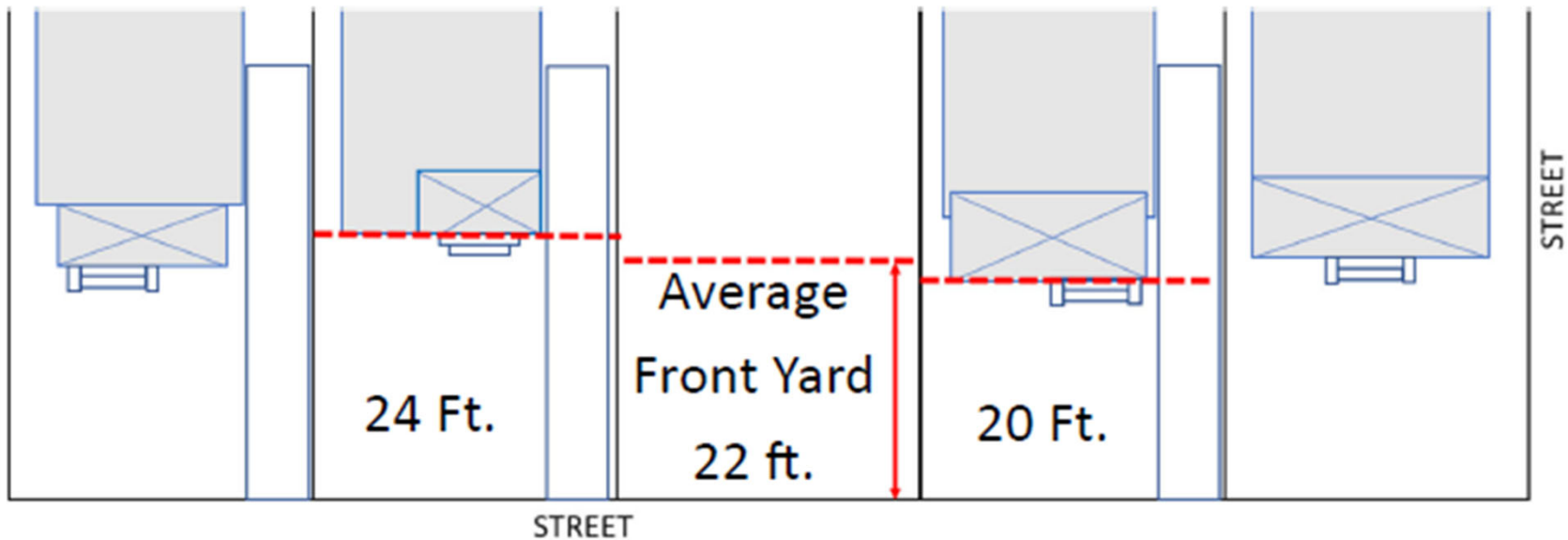
- Maximum lot coverage for Existing structures is 45 percent.
- Maximum lot coverage for new construction is 40 percent.

Side yard setback

- For interior lots, the minimum side yard for main buildings is 10 feet on the driveway side and 5 feet on the other side.
- For corner lots, the minimum side yard setback is 5 feet on both sides.

Rear yard setback

- The minimum rear yard for main buildings is 30 feet.
- The minimum rear yard for main buildings is 20 feet for properties fronting the east side of South Willomet Avenue.



Front yard setback

- The minimum front yard setback is equal to the average of the adjacent properties as determined by a licensed land surveyor, architect, or engineer. The maximum setback may not be more than one foot further back than the average.
- The required front yard must be open and unobstructed and shall be measured to the front facade of the building including porches. Front porch steps and wing walls and handrails are allowed within the front yard setback but may not extend more than four feet into the front yard setback.



Setbacks – Primary Structure

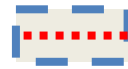
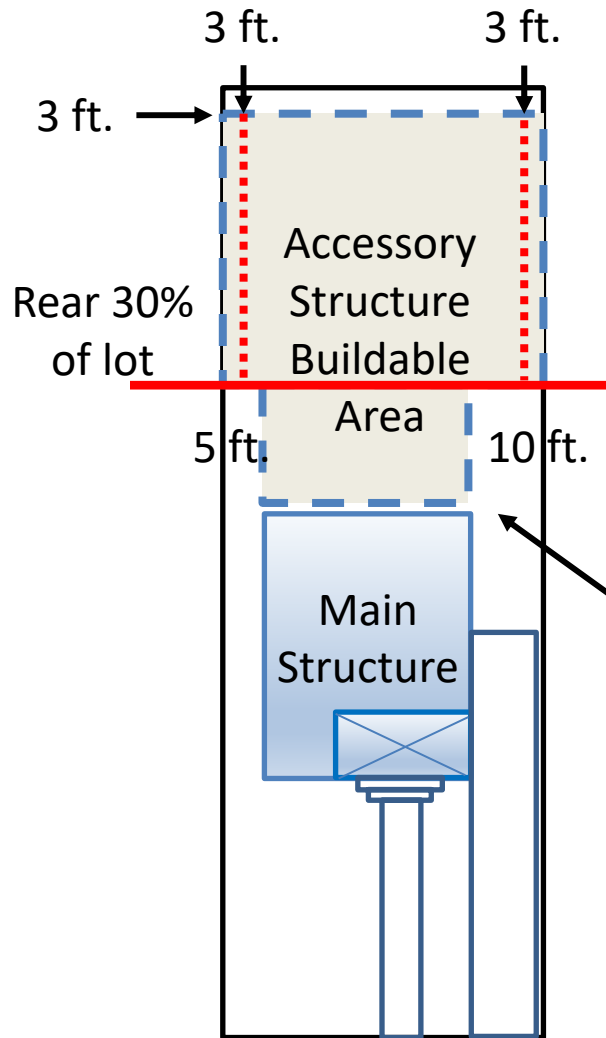


Consistent front yard setbacks in South Winnetka Heights

* NOTE: Measurements are estimates and reflect distance from sidewalk to roofline.



Accessory Structure Setbacks



Accessory Structure Buildable Area

Rear Yard Setback = 3 ft. min.

Side Yard Setback in Rear 30%

Height \leq 15ft. = None

..... Height > 15ft. = 3 ft. min.

Side Yard Setback outside of Rear 30%

5 ft. and 10 ft. min.

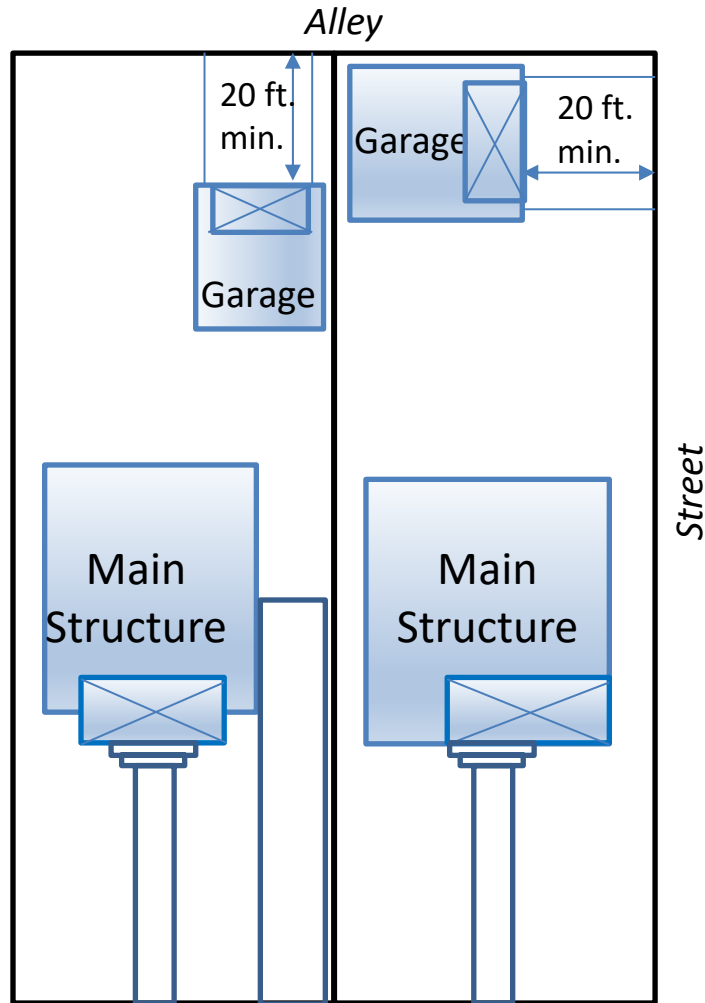
(5 ft. and 5 ft. for corner lots)

Accessory structures must be located behind the rear-most façade of a main building

Ordinance reference: (4)(s)(4)



Garage Access



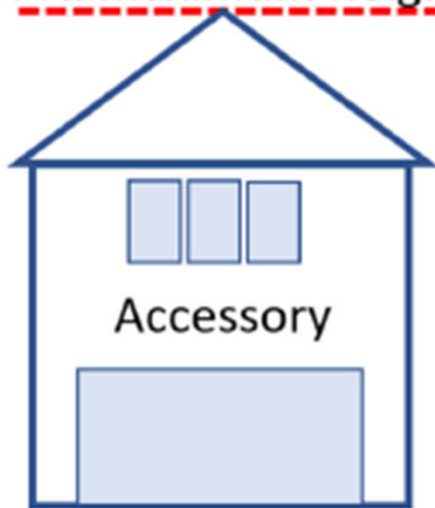
For garages with vehicular access directly from a side street or alley, the minimum setback is 20 feet to the garage door.



Accessory Structure Height

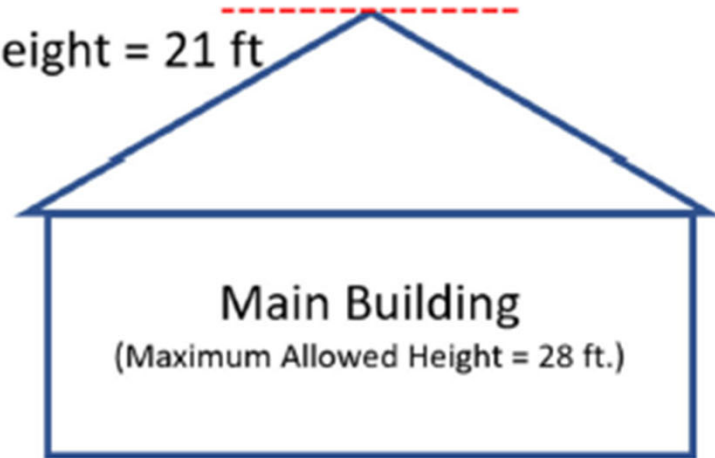
Height — The maximum height of an accessory structure is 24 feet. An accessory structure may exceed the height of the main building that is under 24 feet .

24 ft. maximum height

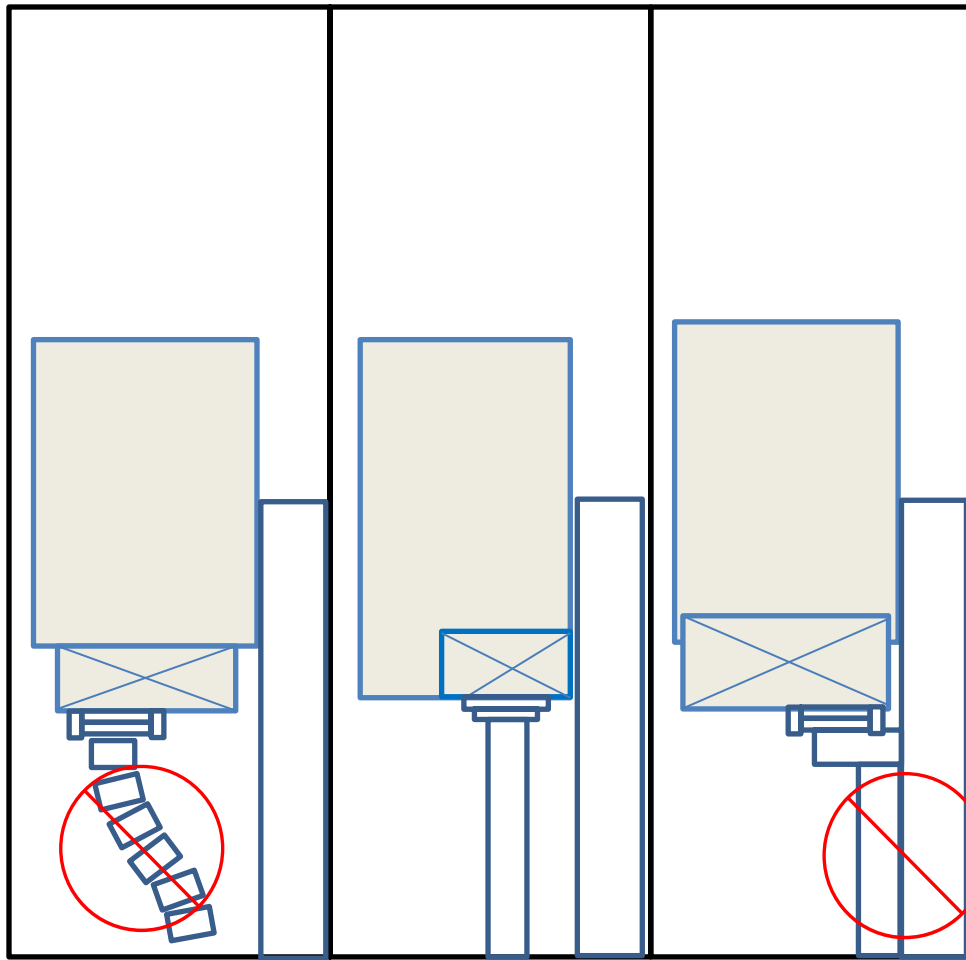


Example:

Existing Height = 21 ft



Walkways



CORRECT!

- Walkways must be constructed of brush finished concrete, brick, stone, or a similar material. Gravel and asphalt are prohibited.
- Tinted or colored concrete is prohibited except to match an existing walkway.
- Brick, stone, or paver color must be compatible with materials typically found on Original houses within the district.
- Walkways must be straight and continuous with no separation and be centered on the front porch steps.
- A minimum of one foot of separation must be provided between the driveway and walkway if the two are running parallel to one another.



Driveways

Impervious Surfaces - No more than 30 percent of the front yard may be paved or hardscaped.

Waterfall Steps

Original rolling or waterfall steps leading from the sidewalk to the main structure should be retained. Where original rolling or waterfall steps are damaged and must be replaced, the replacement must match the original rolling or waterfall steps.



Fences

Location

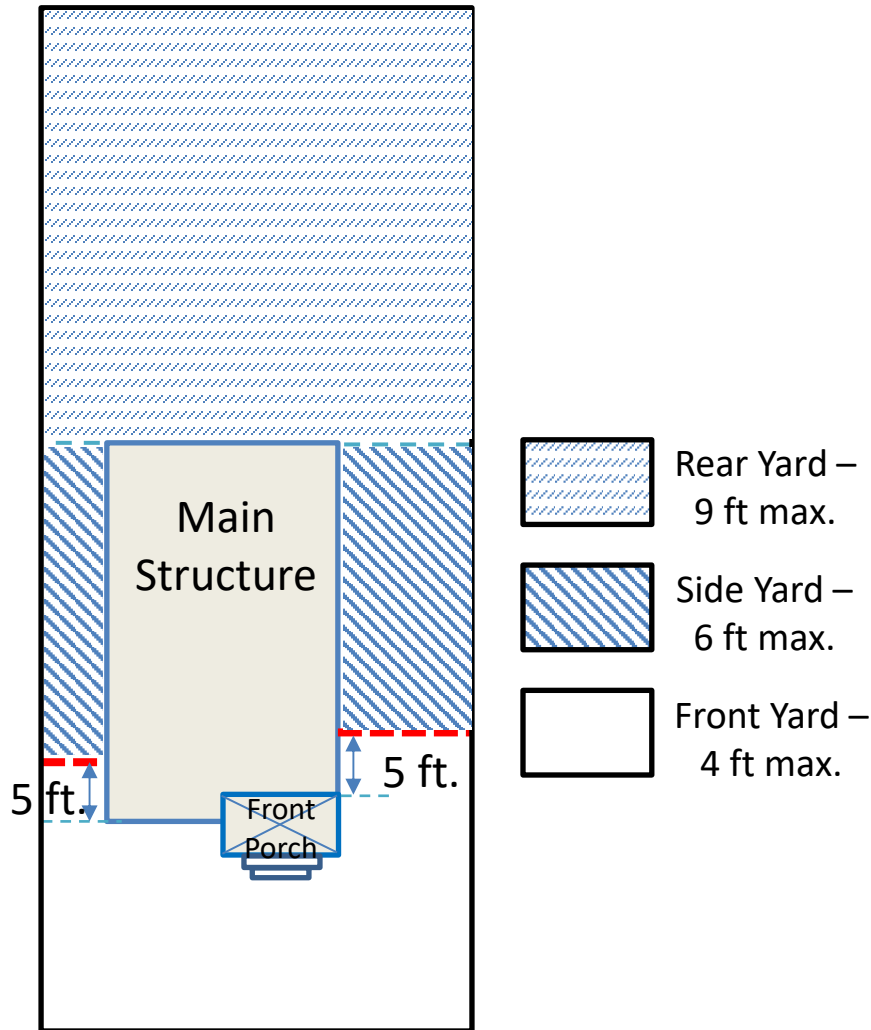
- The surface area of all fence panels located in front of the main structure must be a minimum of 50% open.
- Fences must be set back a minimum of 5 feet from the corner of the front facade of a main building nearest the side property line, excluding porches

Height

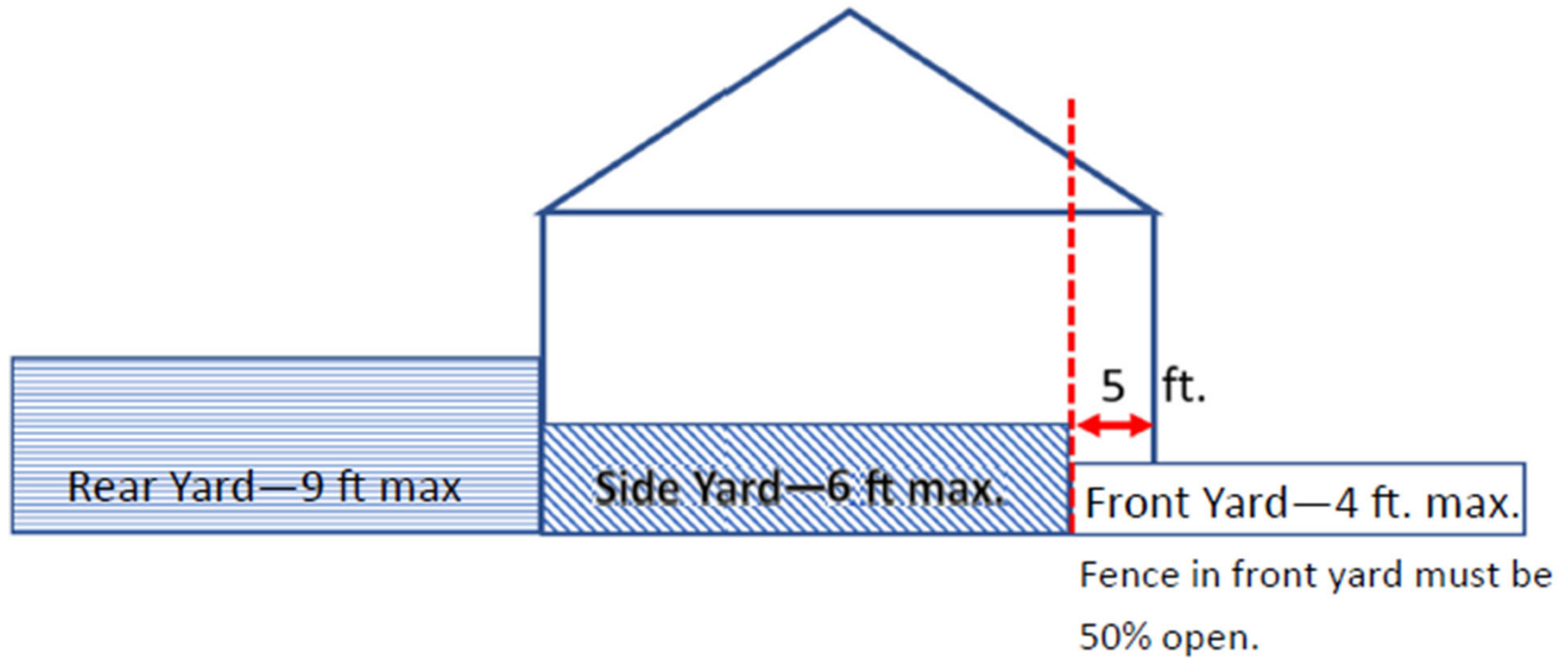
- Fences in the front yard must not exceed four feet in height.
- Fences in the side yard must not exceed six feet.
- Fences in the rear yard must not exceed nine feet.

Materials

- Fences may be constructed with wood, wrought iron (or other metal similar in appearance), wrought iron with brick columns, or chain link.
- Stone, concrete block, and metal panel or sheet metal are prohibited as fence materials.

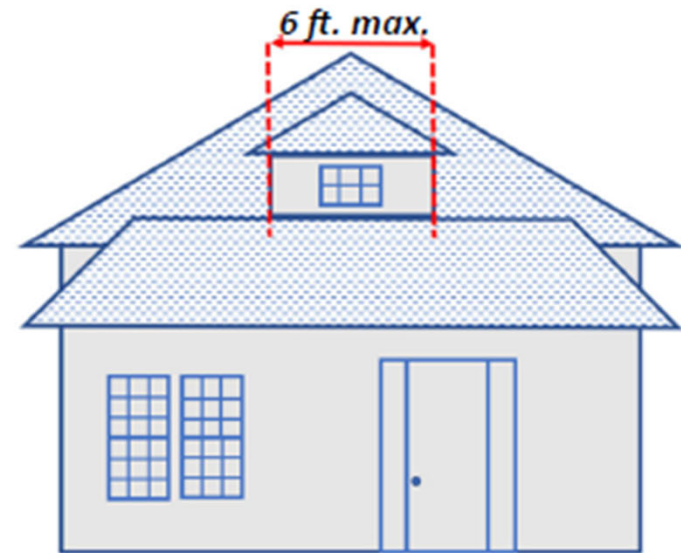
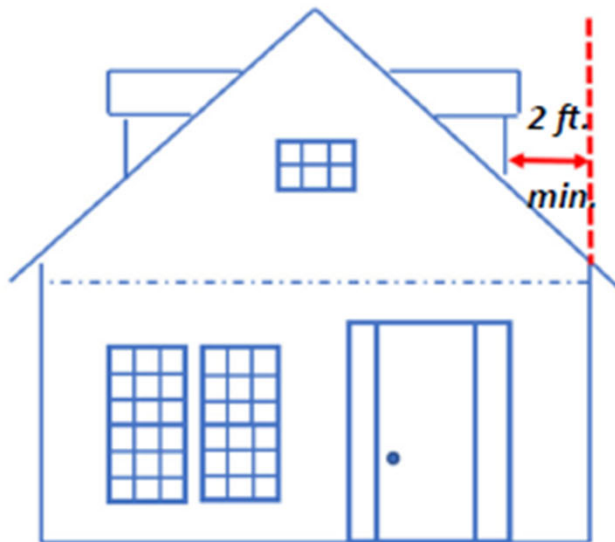


Fences



Dormers

Dormers located within the wrap around may not exceed six feet in width excluding eaves.



Dormers facing a side yard must be set back a minimum of two feet from the exterior wall of the story below.



Building Materials

The following standards apply to the front facade and within the wrap-around.

- All materials and their application must be typical of the period and architectural style or be compatible with original main buildings designated the same architectural style in the district.
- Cladding on a main building must be wood or materials that look like wood.
- Vinyl and metal siding are prohibited.
- Roofs. Metal roofs are prohibited.



Building Materials (cont.)

- The following materials may be applied in a manner and location typical of Original houses in the district:
 - Stucco with half-timbering and wood shakes may only be applied in gables.
 - Brick and overhanging concrete caps may be used in front porch column bases and wing walls (or cheek walls) of front porch steps.



Building Materials (cont.)

- Except as provided in this section, wrought iron and metals resembling wrought iron are recognized as legitimate architectural and decorative elements in the district.
 - (i) Wrought iron and metal fences must be typical of the style and period of the main building.
 - (ii) Wrought iron and decorative metal columns and trims on main buildings and accessory structures are permitted. Wrought iron and metal decorative elements must be:
 - (aa) typical of the style and period of original main buildings; and
 - (bb) reviewed and approved by the director when proposed for use on a structure or as part of other architectural elements to be used on a structure.
 - (iii) Metal security bars are not permitted as porch enclosures or on front facade openings.



Building Materials



Examples: Gables with Wood Shake Shingles and Stucco with half-timbering.



Examples: Craftsman style homes with HALF TIMBERING, a treatment to mimic historic exposed heavy timber framing.



Architectural Style – Craftsman



Architectural Style – Craftsman

The following architectural features must be maintained or duplicated.

New construction structures that are built in the Craftsman style must incorporate five of ten features.

Architectural Features

- Wing walls (or cheek wall) on front porch steps.
- Decorative roof beams or brackets under gables.
- Windows with divided light upper sash.
- Decorative rafter tails.
- Dentil molding.
- Battered or sloped skirting.
- Nested gables.
- Square or tapered columns on a brick base with concrete cap.
- Wood balustrade on the front porch.
- Window or louvered vent centered in front gable.



Architectural Style – Craftsman



Examples: Wing walls (or cheek wall) on front porch steps.



Examples: Decorative roof beams or brackets under gables.



Architectural Style – Craftsman



Example: Windows with divided light upper sash.



Examples: Decorative rafter tails.



Examples: Dentil molding.



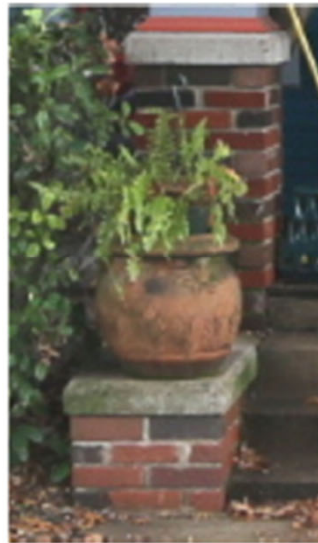
Example: Battered or sloped skirting.



Architectural Style – Craftsman



Examples: Nested gables.



Examples: Square or tapered columns on a brick base with concrete cap.



Architectural Style – Craftsman



Examples: Wood balustrade on the front porch.

Example: Window or louvered vent centered in front gable.



Architectural Style – Craftsman



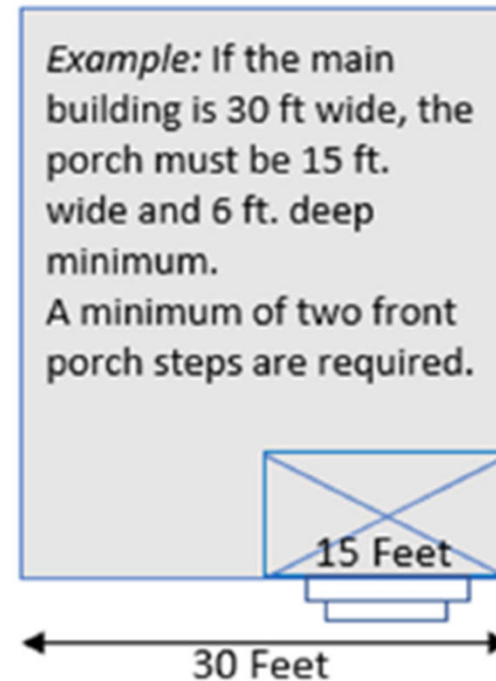
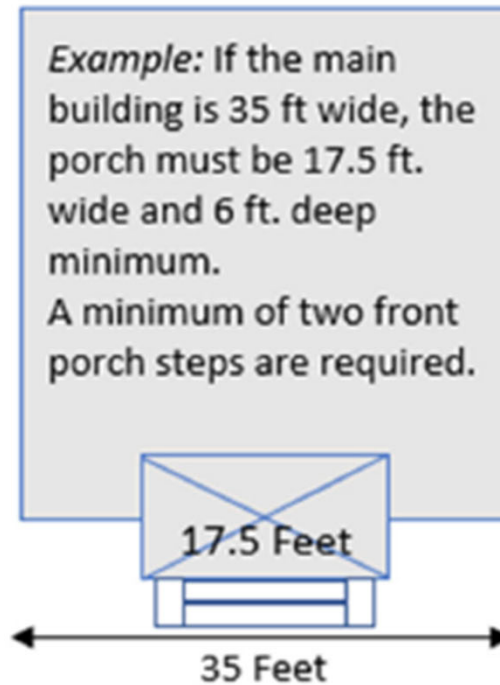
Examples: Typical column design and proportions for the Craftsman style.



Examples: Minimum 8-inch header beam.

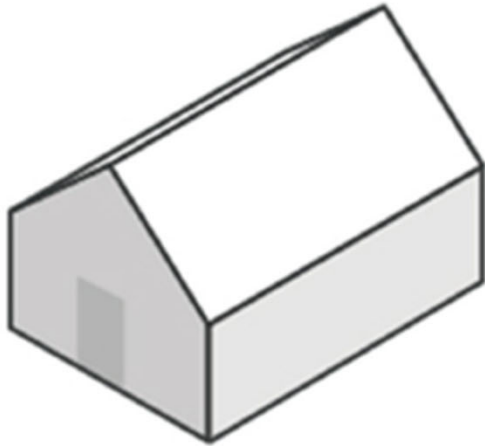
Architectural Style – Craftsman

A front porch is required along a minimum of 50 percent of the front facade.

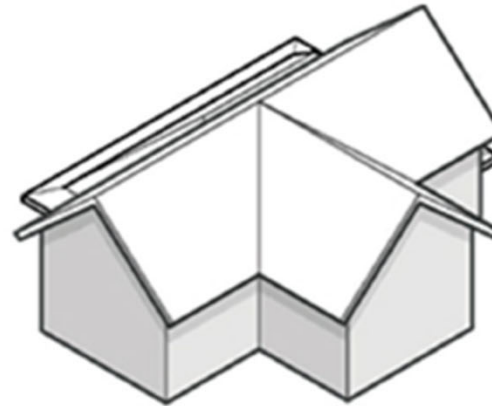


Architectural Style – Craftsman

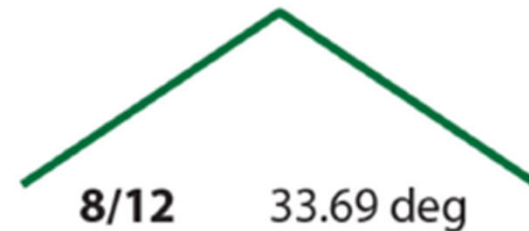
Roofs



Example: Front Gabled Roof



Example: Cross Gabled Roof



Examples: Diagrams showing minimum 4/12 and maximum 8/12 roof pitches.



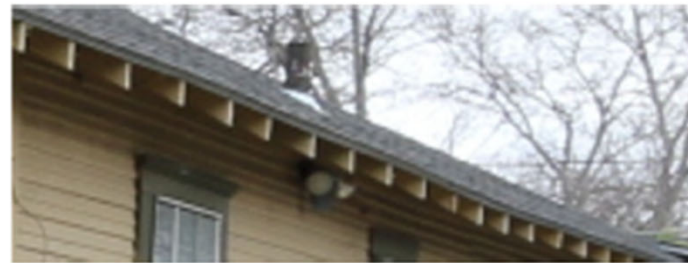
Architectural Style – Craftsman



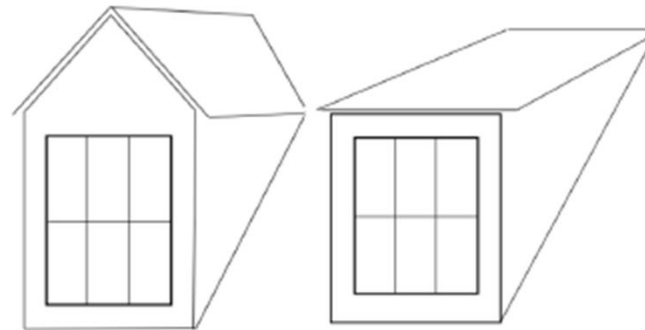
Example: Roof eave must be a minimum of 24 inches.



Example: Gabled dormer with louvred vent window.



Examples: Exposed rafter tails



Gabled dormer

Shed dormer



Architectural Style – Craftsman



Example: 1-over-1 window.



Example: Ganged window separated by a minimum five-inch vertical wood mullion.



Examples: Divided light windows in gable.



Architectural Style – Transitional Bungalow



Architectural Style – Transitional Bungalow

The following architectural features must be maintained or duplicated.

New construction structures that are built in the Transitional Bungalow style must incorporate four of eight features, one of which must be a feature marked with an asterisk.

Architectural Features

- ❖ Recessed gable above the front porch.*
- ❖ Centered, hipped dormer with window or louvered vent.*
- Wing walls (or cheek wall) on front porch steps.
- Front door with sidelights.
- Off-centered front door.
- Projecting bay (canted or box), between 8-12 feet wide, on a side elevation
- Dentil molding.
- Battered or sloped skirting.



Architectural Style – Transitional Bungalow



Examples: Recessed gable above the front porch.



Examples: Centered, hipped dormer with louvered vent.

Architectural Style – Transitional Bungalow



Examples: Dentil molding.



Example: Battered or sloped skirting.



Examples: Wing walls (or cheek wall) on front porch steps.



Architectural Style – Transitional Bungalow



Example: Front door with side lights.



Example: Off-centered front door.



Examples: Projecting bay on side elevation.



Architectural Style – Transitional Bungalow



Examples: Typical column design and proportions for the Transitional Bungalow style.



Architectural Style – Transitional Bungalow

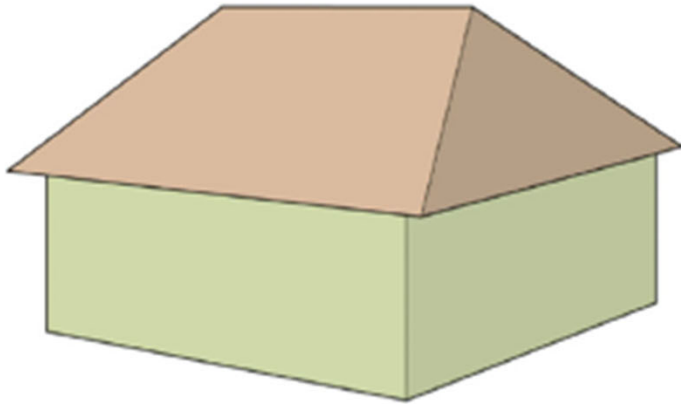


Examples: Wood balustrade on the front porch.



Examples: Minimum 8-inch header beam.

Architectural Style – Transitional Bungalow



Example: Hipped main roof



Separate porches may have 3/12



Examples: Diagrams showing minimum 5/12 and maximum 9/12 roof pitches for main roof.



Architectural Style – Transitional Bungalow



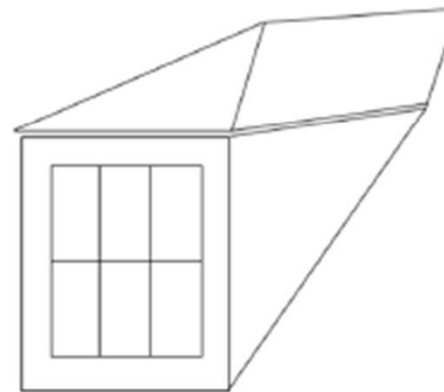
Example: Roof eave must be a minimum of 18 inches.



Example: Hipped dormer with louvred vent.



Examples: Boxed roof eaves



Hipped dormer



Gabled dormer

Architectural Style – Transitional Bungalow



Examples: 1-over-1 and 6-over-6 windows.



Example: Paired window separated by a minimum five-inch vertical wood mullion.



Examples: Divided light windows in gable.



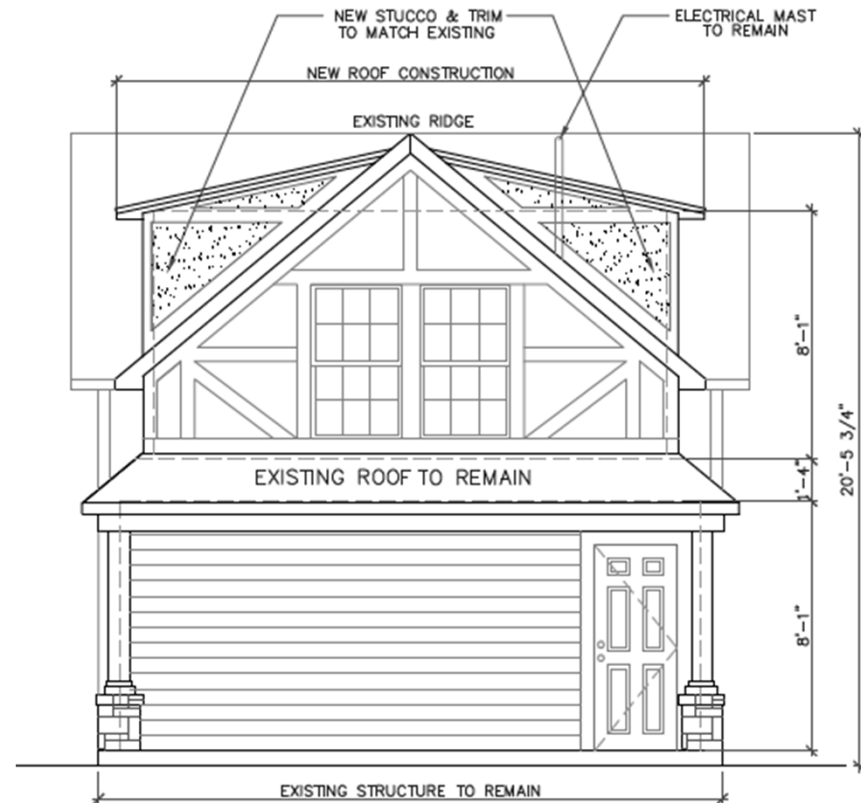
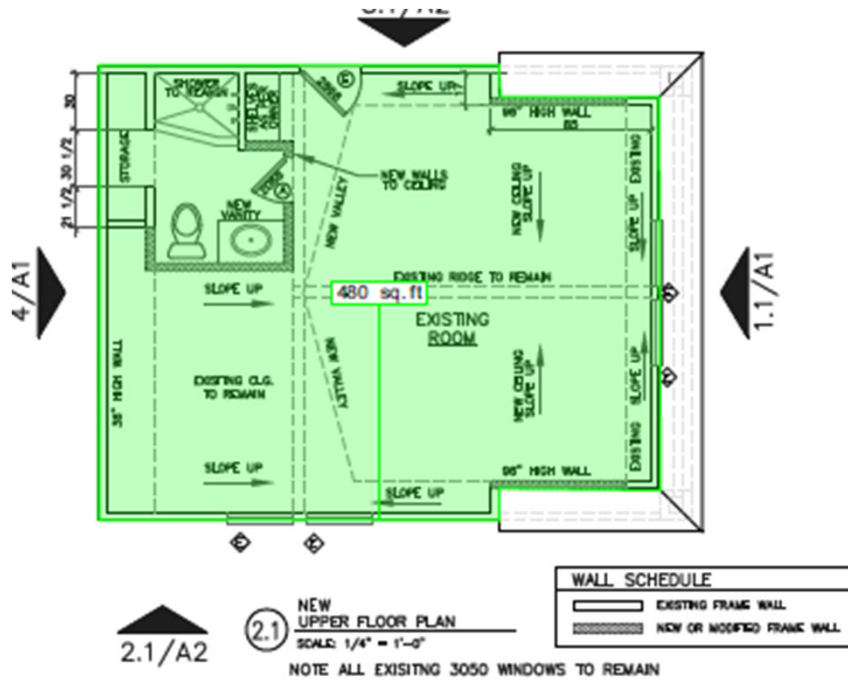
Density – Existing Regulations

Dallas Development Code allows single family use (one dwelling unit on a lot) for R7.5(A) lots.

The Board of Adjustment may grant special exception to allow Additional Dwelling Unit (not rentable) or Accessory Dwelling Unit (rentable) as long as the dwelling unit will not adversely affect neighboring properties and deed restrict the use.

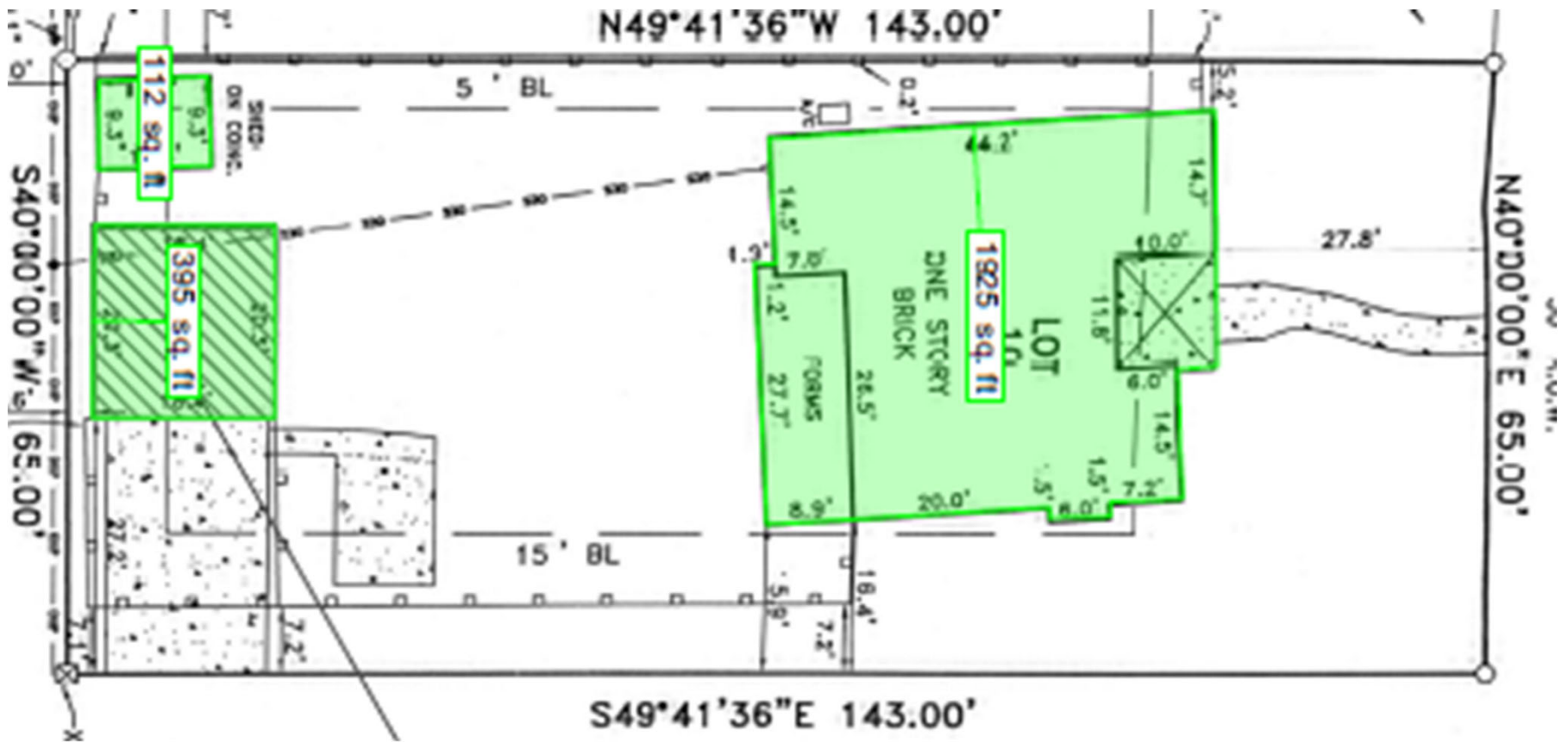


Density – Existing Regulations R-7.5A



480 SF Living Area: No Kitchen
 Main Structure > 1940 SF (25%)
 Main Structure > 20'6" Ht.





Density – DRAFT Regulations

- Accessory dwelling units can be added by getting a special exception from the Board of Adjustment.
 - This conforms with the current Dallas Development Code for lots in R7.5(A) zoning.



Density – DRAFT Regulations

Density.

- (1) Except as provided in this subsection, the maximum number of dwelling units is one per lot.
- (2) The Board of Adjustment may grant a special exception to authorize an additional dwelling unit on a lot when, in opinion of the board, the additional dwelling unit will not:
 - (A) Be used as rental accommodations; or
 - (B) Adversely affect neighboring properties.
- (3) In granting a special exception under Paragraph (2), the board shall require the applicant to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations.
- (4) Except for the foundation, a dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.
- (5) One additional parking space is required for an additional dwelling unit.

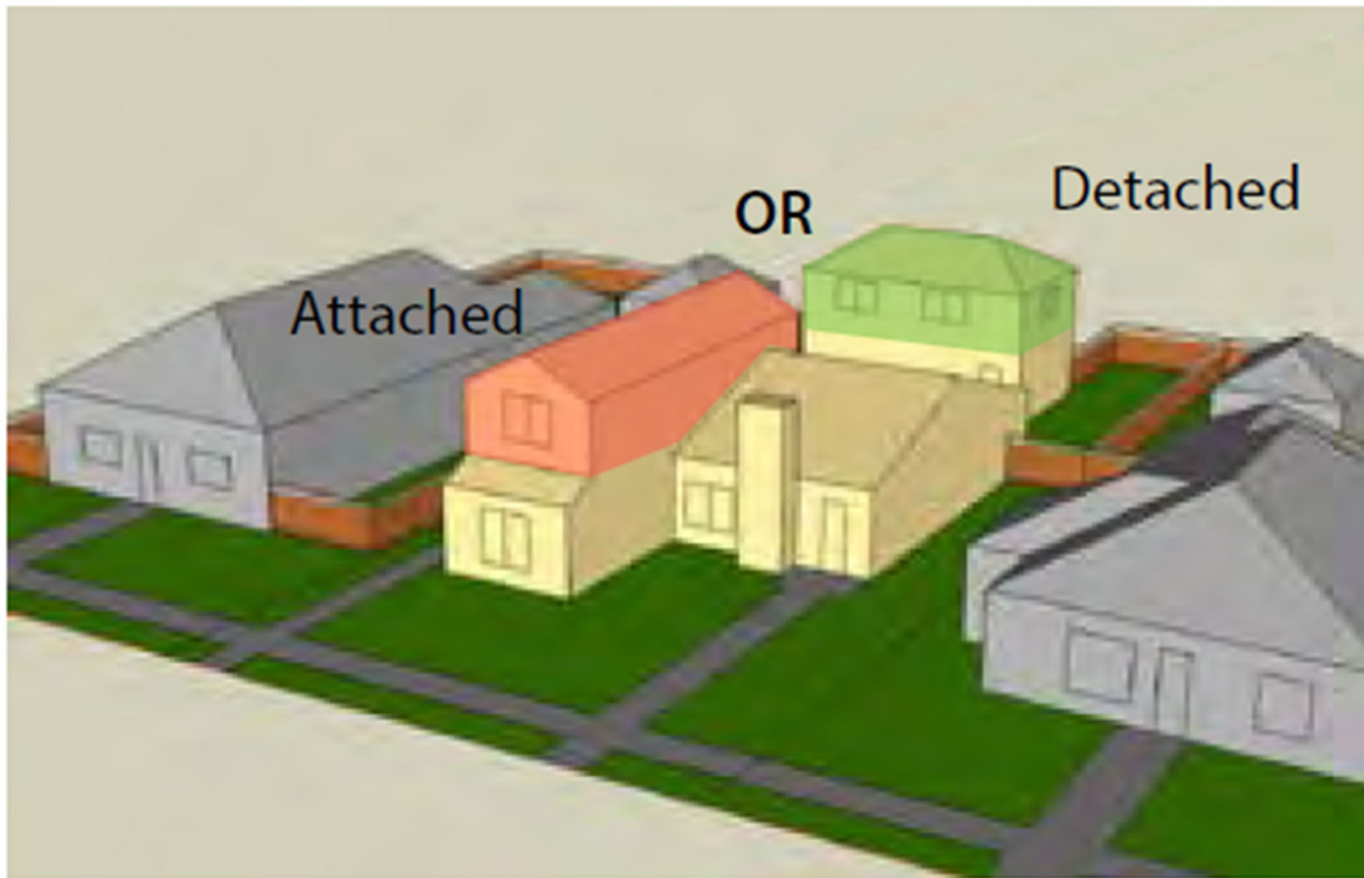


Density: Discussion

- **ACCESSORY STRUCTURE** means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building and is used for a permitted purpose, including but not limited to garages, pergolas, arbors, workshops, storage buildings, pool houses, carports, and habitable structures.
- **ACCESSORY DWELLING UNIT (ADU)** means a rentable additional dwelling unit, subordinate to the main unit, located on a building site with a single-family use.
- **ADDITIONAL DWELLING UNIT** means a non-rentable additional dwelling unit, accessory to the main unit, located on a building site with single family use.



Density: Discussion



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