

South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 7

January 24, 2023

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



South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 7

Staff Contact

Trevor Brown

trevor.brown@dallas.gov

214-670-4193

Project Webpage

https://bit.ly/S_Winnetka_CD

Agenda

- Recap
 - FAR / 2nd story setbacks
 - Foundations and Steps
 - Accessory Structures Setbacks
- Discussion
 - Garage Location / Entrances
 - Fences / Retaining Walls
 - Demolition
 - Architectural styles – Contributing and Non-Contributing, new construction standards, remodel/addition standards
- Next Steps

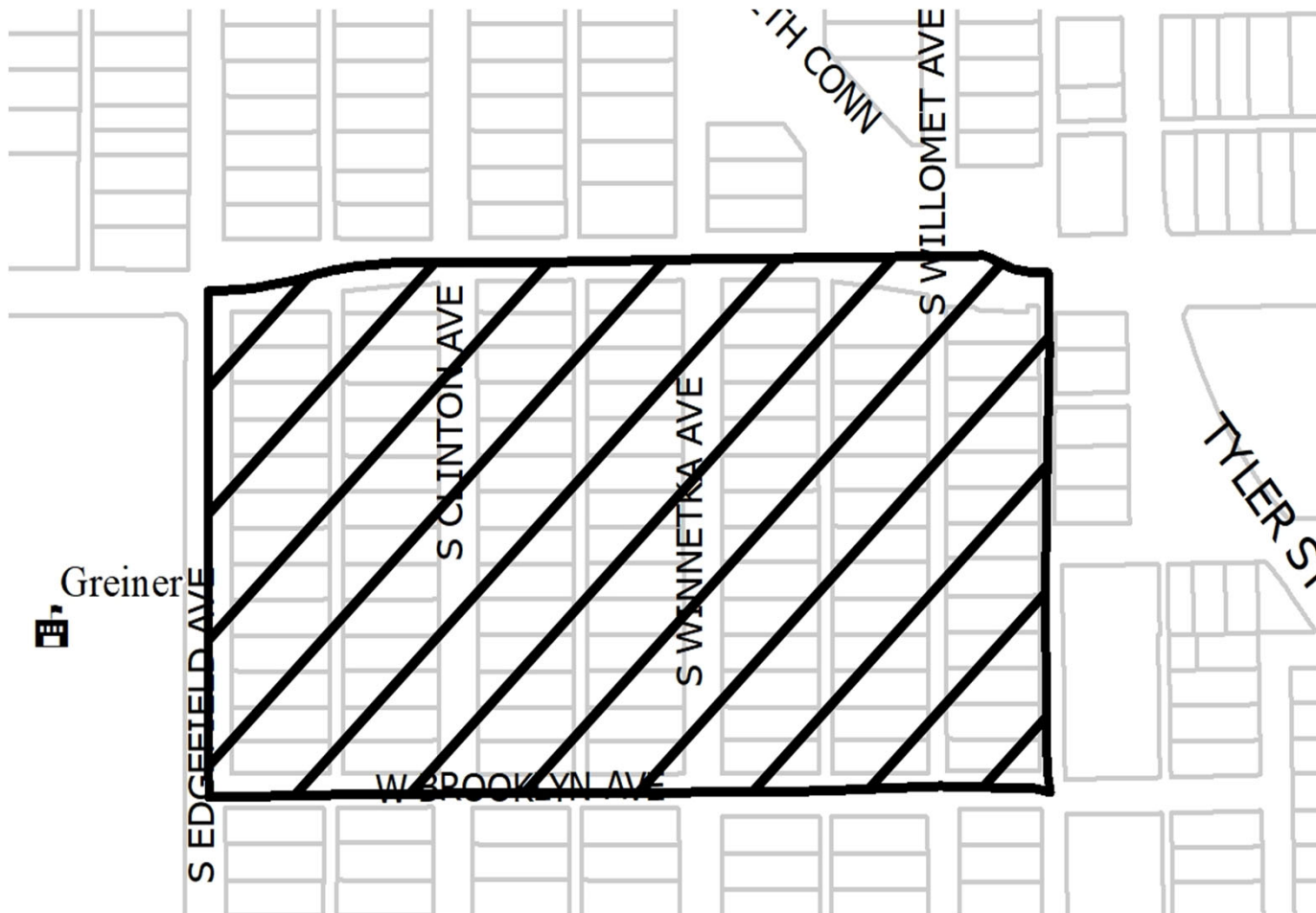


Purpose of a Conservation District

- 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



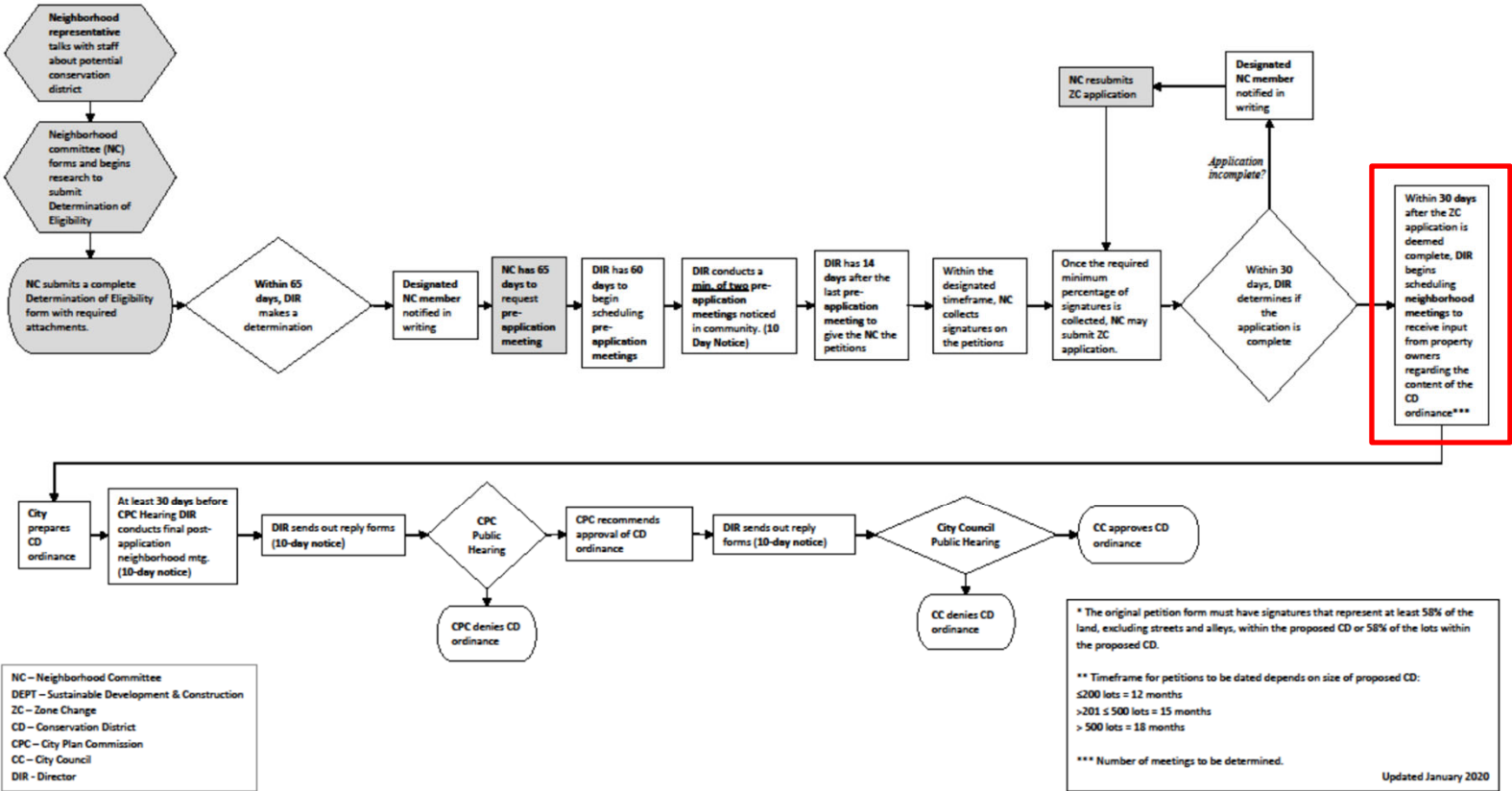
Purpose of This Meeting

- This meeting is the 7th 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
 - FAR / 2nd story setbacks
 - Foundations and Steps
 - Accessory Structures Setbacks
 - Discussion
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 - Next Steps



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



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
 - Architectural styles – Contributing and Non-Contributing, Contributing architectural styles, new construction standards, remodel/addition standards
- Post-Application Neighborhood Meeting #8 – February 6
 - Building Elevations/Materials, Roofing materials, Roof Form/Pitch, windows, porches, chimneys, dormers
- Post-Application Neighborhood Meeting #9 – February 21
 - Architectural styles – Craftsman, Transitional Bungalow
- Post-Application Neighborhood Meeting #10 – March 6
 - Work reviews
- Post-Application Neighborhood Meeting #11 – TBD
 - If needed
- Post-Application Neighborhood Meeting #12 – TBD
 - If needed



Meeting Schedule (cont.)

- Final Post-Application Neighborhood Meeting – 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.):

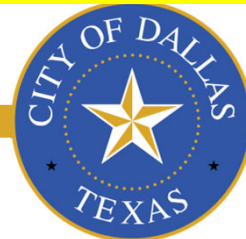
- Work Reviews - proposed regulations may include:
 - Language to detail the requirements for a work review.



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: Floor Area Ratio

What we heard at the last meeting

- Consider application of FAR on second story to *encourage compatible size of new construction and additions*.
- Maintain the appearance/look of one-story houses from the street.

Items for Consideration

- How do we minimize the impact of 2nd story in a neighborhood of 95% one-story structures?
- Which is more intrusive/incompatible: Size, Appearance, Looming?
- Use setbacks only or combination of FAR and setbacks?
- The floor area of the second story shall be limited to 30-40% of the floor area of the first story. **OR – Rear 40% of main structure.**
- The second story shall be set back 25-30 ft from the wall plane of the front porch columns. **OR – Rear 40% of main structure.**
- The second story shall be set back a minimum of 2 feet from the wall plane of the side walls of the main structure.



Recap: Floor Area Ratio

Setback Example 30% Floor Area Ratio:

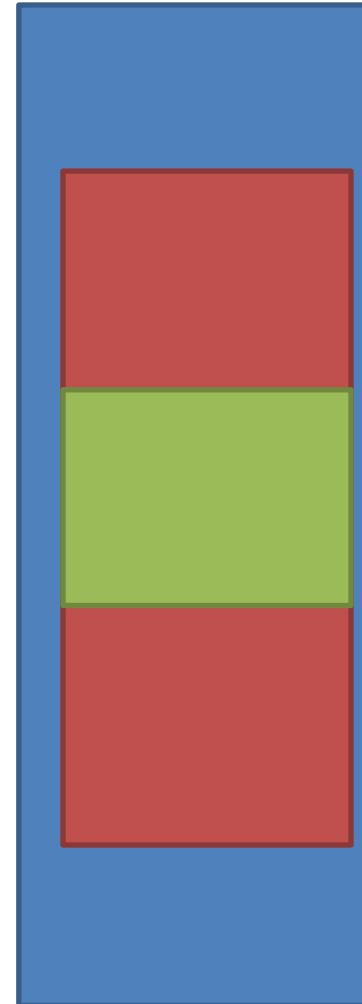
If only restriction is proposed setbacks
– 50' x 150' lot

Structure - 35' x 95' = 3,325 SF
footprint

44.3% Lot Coverage

30% FAR of 1st Story = 998 SF

2 Story Structure – 4,323 SF (includes
porches)



****NOT TO SCALE**



Recap: Floor Area Ratio

Setback Example 60% Second Story Setback (2' inset):

If only restriction is proposed setbacks – 50' x 150' lot

Structure - 35' x 95' = 3,325 SF footprint

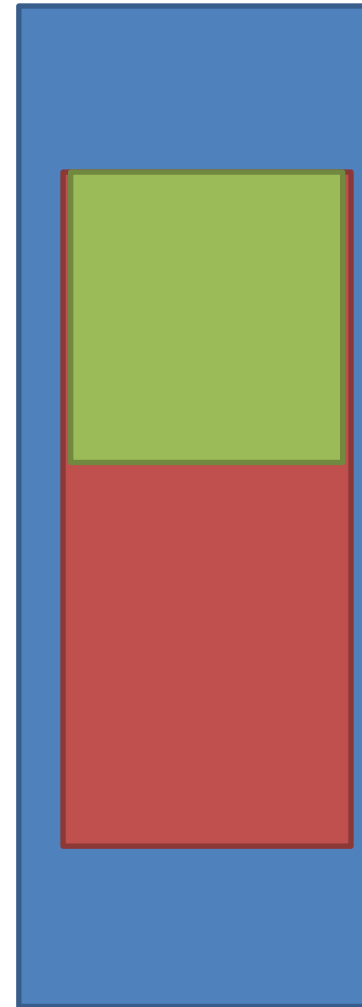
44.3% Lot Coverage

Example One

1st Story – 3,325 SF
(includes porches)

2nd Story – 1,178 SF

2 Story Structure – 4,503 SF
(includes porches)



****NOT TO SCALE**



Recap: Floor Area Ratio

Setback Example 60% Second Story Setback (2' inset):

If only restriction is proposed setbacks – 50' x 150' lot

Structure - 35' x 45' = 1,575 SF footprint

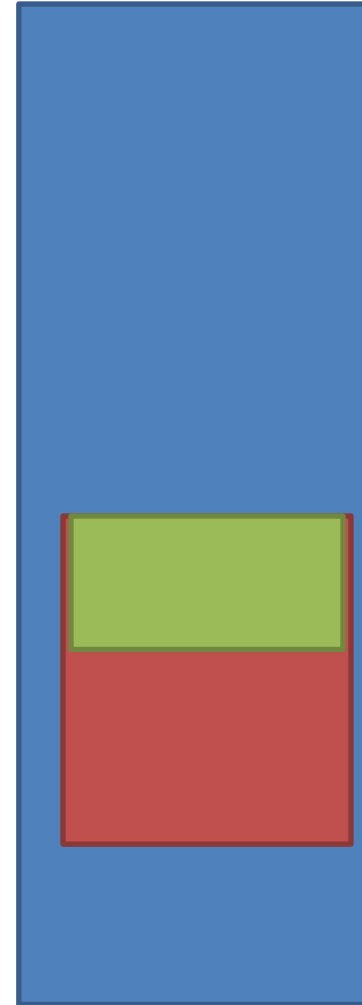
21% Lot Coverage

Example Two

1st Story – 1,575 SF
(includes porches)

2nd Story – 558 SF

2 Story Structure – 2,133 SF
(includes porches)



****NOT TO SCALE**



Petition Topic: Foundations

Proposed regulations may include:

- Foundation types, materials, height, and appearance.
- Provisions for remodels or additions to existing structures.

Existing Regulations - R-7.5(A)

- None.



Recap: Foundations

What we heard at the last meeting:

- Porch steps are an important characteristic of the neighborhood.
- Require pier and beam.
- Minimum height of Finished Floor Level: 18-30”
- Skirting materials: Consideration for termite resistant materials at grade. (i.e. fiber cement or other materials that have the appearance of wood siding.)



Petition Topic: Steps

Proposed regulations may include:

- Location, style, materials & dimensions.



Recap – Steps

What we heard at the last meeting:

- Original waterfall steps shall be retained.
- New construction must keep existing waterfall steps or replace to match dimensions, materials and appearance.
- New construction must provide porch steps to height of porch decking made of concrete or wood in a manner that is typical of original houses.



Recap: Setbacks – Accessory Structures

Language for Consideration

Rear Yard Setback

- The minimum rear yard setback for accessory structures 15 feet in height is three feet.
- Structures over 15 feet in height have a minimum five-foot rear yard setback.
- All accessory structures must be to the rear of the primary structure.
- On corner side lots accessory structure may not be closer to the side street than the main structure.

Nonconforming 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 at a height equal to or lesser than the structure that it replaces. Any new construction outside of the area of the footprint and envelope of the existing structure must meet all applicable setbacks.



Petition Topic – Garage Location and Entrance

Proposed regulations may include:

- Garage and garage door placement.
- Provisions for remodels or additions to non-conforming structures.

Existing Regulations - R-7.5(A)

Section 51(A)-4.301(a)(9) of the Dallas Development Code states that a parking space must be at least 20 feet from the right-of-way line adjacent to a street or alley if the space is located in enclosed structure and if the space faces upon or can be entered directly from a street or alley.



Discussion – Garage Location and Entrance



Discussion – Garage Location and Entrance



Petition Topic: Fences and Walls

Consideration for location, height, style and materials

Existing Regulations – 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.



Petition Topic: Fences and Walls (cont.)

Consideration for location, height, style and materials

Existing Regulations – Dallas Development Code

- (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 and Walls (cont.)

Consideration for location, height, style and materials

Existing Regulations – 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;



Petition Topic: Fences and Walls (cont.)

Consideration for location, height, style and materials

Existing Regulations – Dallas Development Code

(continued, only applicable to single family)

- (9) Except as provided in this subsection, the following fence materials are prohibited:
 - (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 and 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, corner side yard



Discussion – Fences and Walls

➤ Location – Front Yard



Discussion – Fences and Walls

➤ Location – Interior Lots



Discussion – Fences and Walls

- Location
 - Solid fences set back from front façade?
 - Allowed in front yard?
- Height –
 - Different heights for front, side and rear yards?
- Style
 - Board-on-board, picket, wrought-iron, chain link, panel
- Materials
 - Concrete, Wood, Brick, Stone, Metal, Corrugated Metal



Petition Topic: Demolition

- Consideration of applicability to structures
- Provisions for existing non-contributing structures

Existing Regulations – Dallas Development Code

- NONE.

Other Conservation District Regulations: (Example)

- Houses may be demolished only if the cost of bringing the house into compliance with all applicable building codes and zoning requirements is greater than 80 percent of the house's value (excluding land) according to the Dallas Central Appraisal District.



Discussion – Demolition

- Do you want to incorporate demolition language in ordinance?
- A demolition provision could be used to preserve certain types of architectural styles or classifications by only allowing them to be razed if certain criteria are met.
- Possible considerations include style of architecture and/or date of construction.
- Do you wish to define demolition for purposes of remodels and additions to existing structures?



Petition Topic: 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.

Existing Regulations – Dallas Development Code

- NONE.



Discussion: Architectural Styles

- What are the prominent architectural styles in your neighborhood?
- What architectural styles contribute to your neighborhood?
- What is the most important area of houses where architectural standards should apply for remodels and additions?
- What architectural standards should be put in place for new construction?
 - What do you want new construction to look like?
- Should remodeling existing non-contributing structures be held to architectural standards?
 - Do you want non-conforming structures to be more like your houses? (If they choose to remodel)



Discussion: Architectural Styles



Discussion: Architectural Styles



Discussion: Architectural Styles



Next Steps

- Neighborhood Meeting #8: February 6
- Neighborhood Meeting #9: February 21**
(Tuesday)
- Neighborhood Meeting #10: March 6
- Neighborhood Meeting #11-12: If needed
- 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)



****Tuesday Meeting ****

South Winnetka Heights Proposed Conservation District

Post-Application Neighborhood Meeting No. 7

Staff Contact

Trevor Brown

trevor.brown@dallas.gov

214-670-4193

Project Webpage

https://bit.ly/S_Winnetka_CD

Next Meeting February 6, 6:00 pm

**** Arts Mission Oak Cliff ****

410 S. Windomere Avenue

- Recap
- Discussion
 - Building Elevations/Materials, Roofing materials, Roof Form/Pitch, windows, porches, chimneys, dormers
- Next Steps



Thank You!

