

Stevens Park Conservation District

Neighborhood Meeting

February 22, 2018

7:00 p.m.

Turner House

401 N Rosemont Ave

Andrew Ruegg

Senior Planner

Sustainable Development &

Construction

Current Planning



City of Dallas

Background



- Stevens Park Conservation District (CD #20)
- Adopted by City Council on September 28, 2011
- Zoning that preserves an area's physical attributes by providing additional development and architectural regulations



Process and timeline

- A neighborhood committee (10 property owners) submitted a request for pre-application meetings to begin the process of potentially amending regulations in the Stevens Park Conservation District (CD).
- Sustainable Development & Construction Department held two pre-application meetings on July 11, 2016 and September 12, 2016 to inform property owners of the process, discuss issues with the CD ordinance, and establish a list of Development Standards the neighborhood would consider amending.
- Note: The process for creating and amending conservation districts was amended in 2015 to encourage more property owner participation.



Process and timeline

- Following the two pre-application meetings, staff provided the neighborhood committee with petitions containing language about development standards the neighborhood would like to potentially amend
- Neighborhood committee was tasked with gathering signed petitions of at least 58% of residents in the Stevens Park CD to start an application to potentially amend the CD
- Staff received petitions on 12/18/2017 and verified petitions met the criteria for bringing forward a complete application



Purpose of this Meeting

- First of several neighborhood meetings to discuss potentially amending development standards as listed on the petition and to gain consensus on revisions (if any)
- Tonight's meeting will focus on the following topics from the petition language:
 - Architectural Survey
 - Similar Architectural Materials
 - Materials for Architectural styles
 - Height
 - Permitted Uses
- Additional neighborhood meetings will focus on the other topics from the petition language not covered in tonight's meeting



Process and timeline

- Once all topics from the petition language have been discussed and consensus has been reached, staff will prepare an ordinance reflecting the proposed changes
- Staff will hold a final neighborhood meeting to review the proposed ordinance amending the CD
 - Staff will schedule additional meetings as needed
- The CD amendment request is then scheduled for public hearings for approval/denial
 - City Plan Commission (CPC)
 - City Council



Architectural Survey

- Amendments may include: correcting errors in the architectural survey in the CD ordinance
- Existing architectural survey (Exhibit C) lists each address in the CD with the associated architectural style: Art Deco, Colonial Revival, French Eclectic, Georgian, Mid-Century Modern, Minimal Traditional, Monterey Colonial, Spanish Eclectic, Texas Regional, and Tudor



Similar Architectural Materials

- Amendments may include, defining similar architectural materials to mean similar in terms of physical appearance and function and not material composition
- Existing requirements: for each architectural style, structures must be clad in the materials listed
 - Example for Colonial Revival architectural style: structures must be clad in brick, stone, clapboard, siding, or a combination of these materials



Materials for Architectural Styles

- Amendments may include:
 - Clarifying the use of “similar materials” and amending the allowable materials for some architectural styles in Subareas A and B
 - Modifying the requirements for replacement windows and clarifying that similar architectural materials can be used for replacement windows



Materials for Architectural Styles

- Amendments may include:
 - **Clarifying the use of “similar materials” and amending the allowable materials for some architectural styles in Subareas A and B**
- Discussion item: add steel and glass to allowable materials for Mid-Century Modern architectural style
- Existing materials for Mid-Century Modern are brick, stone, wood siding, or a combination of these materials



Mid-Century Modern

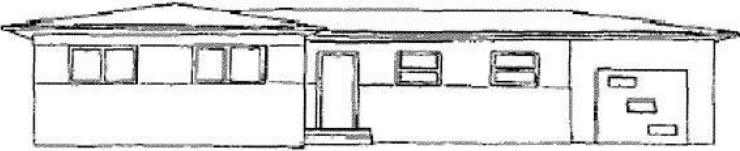


Illustration courtesy of [A Field Guide to American Houses](#). May not be reused by others without permission.



Illustration courtesy of [A Field Guide to American Houses](#). May not be reused by others without permission.

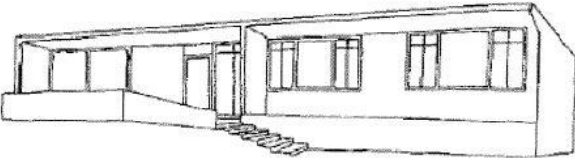


Illustration courtesy of [A Field Guide to American Houses](#). May not be reused by others without permission.



Materials for Architectural Styles

- Amendments may include:
 - **Clarifying the use of “similar materials” and amending the allowable materials for some architectural styles in Subareas A and B**
- Discussion item: add adobe to allowable materials for Spanish Eclectic architectural style
- Existing materials for Spanish Eclectic are brick, stone, stucco, or a combination of these materials



Spanish Eclectic



Illustration courtesy of A Field Guide to American Houses, May not be reused by others without permission.



Materials for Architectural Styles

- Amendments may include:
 - **Clarifying the use of “similar materials” and amending the allowable materials for some architectural styles in Subareas A and B**
- Discussion item: clarify definition to allowable materials for Tudor architectural style and add to definition that gables may be wood
- Existing materials for Tudor are brick, stone, **and** stucco with wood half timbering or a combination of these materials



Tudor



Illustration courtesy of [A Field Guide to American Houses](#), may not be reused by others without permission.



Materials for Architectural Styles

- Amendments may include:
 - **Modifying the requirements for replacement windows and clarifying that similar architectural materials can be used for replacement windows**
- Existing requirements: for each architectural style, windows must include specific design elements and types of glass
 - Example for Monterey Colonial architectural style: structures must have casement windows or double-hung sashes with true divided panes



Height

- Amendments may include:
 - Modifying how height is measured
 - Height of Structures in Subarea B – establishing the maximum allowed height for structures

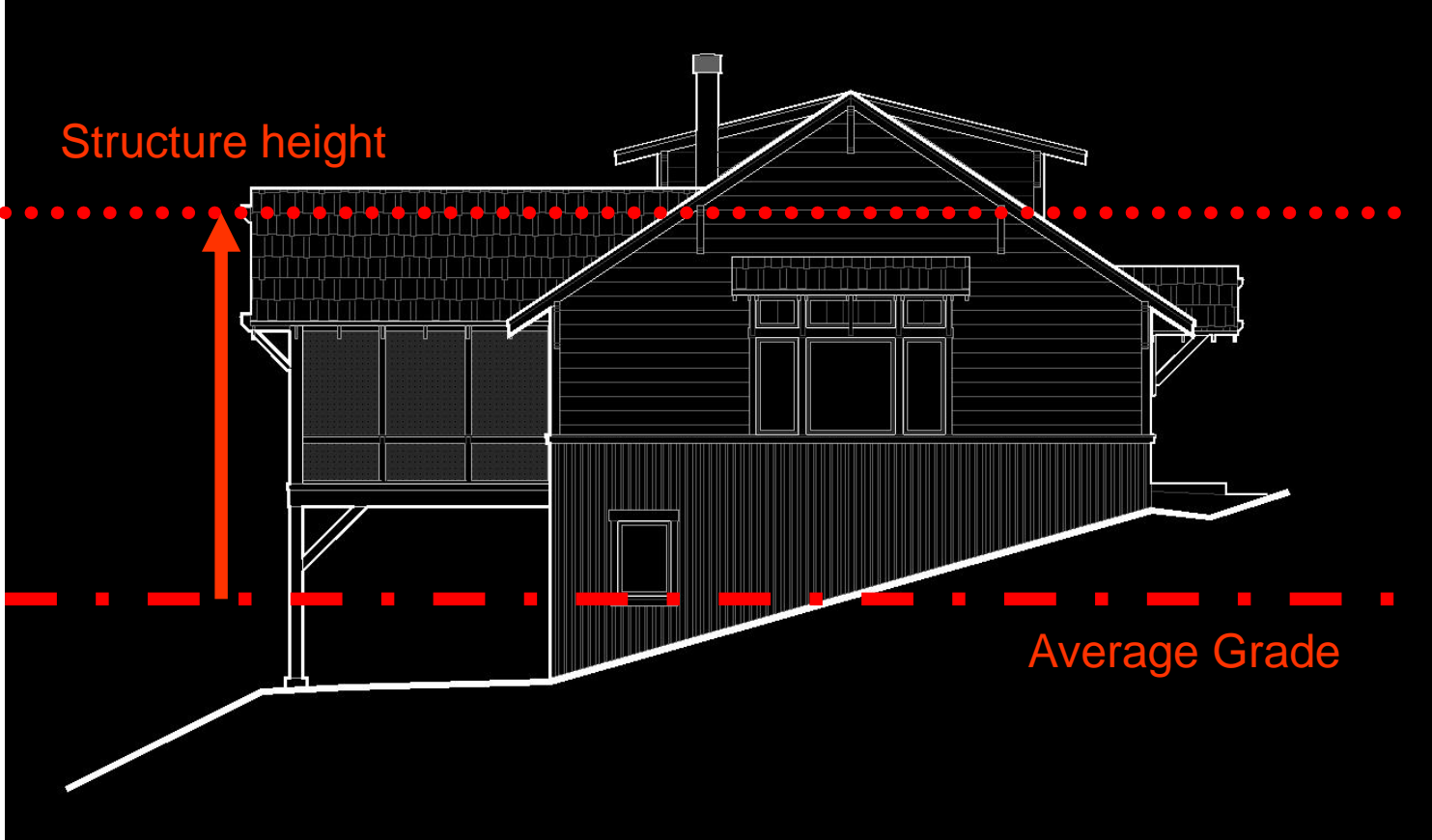


Height

- Amendments may include:
 - **Modifying how height is measured**
- Existing definition: the vertical distance measured from grade to the highest peak of the structure, or top of the flat structure
 - Maximum height for structures with sloped roofs is 32 feet to the peak
 - Maximum height for structures with a flat roof is 24 feet
- CH 51(A) height is measured from average grade to the midpoint of the lowest eave and highest ridge of a structure



Height



Height

- Amendments may include:
 - **Height of Structures in Subarea B** – establishing the maximum allowed height for structures
- Existing requirements in Subarea B: height refers back to the R-7.5(A) Single Family District standards – Maximum height is 30 feet
- Discussion item: some structures may be existing nonconforming over 30 feet



Permitted Uses

- Amendments may include:
 - Modifying the permitted uses in Subareas A and B
- Existing uses allowed in Subarea A and Subarea B: church, handicap group dwelling units (SUP may be required), local utilities (SUP may be required), and single family



Next steps

- Meeting #2
 - Architectural Styles – for new main structures
 - Setbacks for Main Structures
 - Wrap-Around and Front Facade
 - Lot Coverage
- Meeting #3
 - Accessory Structures
 - Retaining Walls
 - Driveways
 - Tree Mitigation
- Final neighborhood meeting (additional meetings as needed)
 - Review draft ordinance
- Public hearing process (CPC & City Council)



Questions?

Andrew Ruegg

Senior Planner

andrew.ruegg@dallascityhall.com

214-671-7931

Neighborhood Committee Members

John Cox	Walter Buchanan	Jill Juncker	Carole Somers-Clark	Dodie Butler
Katherine McMahon	Amy Lambert Lee	Kenda North	John Eric Mustin	Mike Gaudet

City of Dallas Conservation District website:

<http://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Conservation-Districts.aspx>

