

**City of Dallas - Department of Development Services
Kessler Neighbors United-Community Meeting
May 24, 2004 beginning at 6:30pm
Kessler Park United Methodist Church**

AGENDA

Purpose of the meeting:

To determine from survey results which development standards should be addressed with regards to conservation in the neighborhood

Ground rules

- Only one person speaks at a time; limit remarks to 2 minutes
- No idea is a bad idea
- Focus on the topic; avoid side conversations
- Please set all cell phones and pagers to vibrate

Presentation

Survey Results

Nathaniel Barnett, Senior Planner, Dept. of Development Services

Discussion of the Neighborhood

Sample Process for consideration of a Conservation District:

Meeting 1 – Community meeting

Review of what has taken place thus far

Open discussion of thoughts and ideas with property owners

Meeting 2 – Community meeting

Review survey results, discuss what should be conserved in the area

Open discussion amongst property owners for their ideas

Meeting 3 – Community meeting

Begin drafting the development standards to be incorporated into the proposed ordinance

Discuss with community their ideas and concerns

Meeting 4 – Community meeting

Continue drafting development standards for proposed ordinance

Meeting 5 – Community meeting

Continue drafting development standards for proposed ordinance

Meeting 6 – Community meeting

Finalize development standards

Listen to property owners concerns and ideas

Gain acceptance of proposed ordinance

Meeting 7 – Public hearing

City Plan Commission

Meeting 8 – Public hearing

City Council

Next meeting – June 28, 2004 (Time and place to be determined)

CONTACT INFORMATION

Should you have any questions or concerns, please feel free to contact the planner.

NATHANIEL BARNETT

Senior Planner

Department of Development Services

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FAX: 214-670-0728

EMAIL: nbarnet@ci.dallas.tx.us

ADDRESS: City of Dallas c/o Nathaniel Barnett
1500 Marilla, Room 5CN
Dallas, Texas 75201

To find information about other conservation districts on the city's website, go to:
www.dallascityhall.com/city_departments/department_of_development_services/long-range_planning/conservation_districts

OTHER RELATED SITES:

Property information:

www.dallascad.org

Appraised values of properties

For **Building permit** information, contact Building Inspection:

Phone: 214-948-4480

Address: Oak Cliff Municipal Center (OCMC)
320 E. Jefferson
Dallas, Texas 75203

Neighborhood Representative Contacts:

Jan Doherty

214-943-7133

jan_Doherty@hotmail.com

Jerry Sanchez

214-946-2534

jsanchez@bracepatt.com

Kessler Neighbors United Proposed Conservation District Survey Results

May 24, 2004
6:30pm
Community Meeting 2

Survey Results

- 1292 surveys sent to property owners in and within 200' around the study area
- 16% response (almost all from inside study area)
- 203 total surveys received
 - 156 (77%) – proceed with the study
 - 47 (23%) – keep basic zoning

Survey results (continued)

- 13 development standards addressed
- Results will help reach consensus on what will be placed in a draft ordinance

Architecture style should be regulated for:

- 234 responses received*
 - 114 (49%) all new construction
 - 102 (44%) when replacing a contributing structure
 - 18 (7%) no regulation (existing)

*many people voted for both of the first two

Building and roofing materials should be regulated for:

- 168 responses received
 - 60 (36%) main house and accessory structures
 - 19 (11%) main house
 - 68 (40%) any portion of structure visible from street
 - 21 (13%) no regulation (existing)

Floor Area Ratio should:

- 152 responses received
 - 111 (73%) be implemented
 - 41 (27%) not be regulated (existing)

Garages must be located:

- 153 responses received
 - 11 (7%) in the rear and detached from the main structure
 - 87 (57%) in the rear, detached or attached is permitted
 - 55 (36%) no regulation (existing)

Demolition standard should be implemented for:

- 145 responses received
 - 79 (55%) all structures
 - 47 (32%) structures of a particular style
 - 19 (13%) no regulation (existing)

Driveways should be regulated with regards to:

- 151 responses received
 - 69 (46%) location (side, front circular, etc.) and materials
 - 21 (14%) location only
 - 11 (7%) materials only
 - 50 (33%) no regulation (existing)

Fences should be regulated with regards to:

- 151 responses received
 - 74 (49%) height, location, and materials
 - 11 (7%) height and materials only
 - 66 (44%) height and location only (existing)

Front yard coverage should allow:

- 154 responses received
 - 26 (17%) 50% coverage with non-plant life materials (rocks, concrete, wood chips, etc.)
 - 86 (56%) 30% coverage with non-plant life material
 - 42 (27%) no regulation (existing)

Paint colors:

- 160 responses received
 - 83 (52%) certain colors should not be allowed
 - 20 (13%) painting of brick/stone should not be allowed
 - 57 (35%) no regulation (existing)

Height maximum for new houses should be:

- 135 responses received
 - 33 (24%) total height of 30 feet
 - 10 (7%) total height of 25 feet
 - 92 (69%) 30 feet as measured to the mid-point of the ridge and the eave (existing)

Lot coverage should be:

- 141 responses received
 - 22 (16%) less than 45%
 - 119 (84%) 45% (existing)

Front yard setbacks should be:

- 153 responses received
 - 40 (26%) average of existing setbacks on the street
 - 76 (50%) a set minimum feet for each block
 - 37 (24%) 25 feet minimum (existing)

Rear and side yard setbacks should be:

- 147 responses received
 - 31 (21%) greater than 5 feet minimum
 - 116 (79%) 5 feet minimum (existing)

Survey results

- Items with a majority (10 total)
 - Architecture styles
 - Floor Area Ratio for homes
 - Garages located in the rear, detached or attached
 - Demolition standard for all structures
 - Front yard coverage of 30%

Survey results (cont.)

- Items with a majority
 - Certain paint colors not being allowed
 - Height of new houses 30 feet as measured by the city (existing)
 - Lot coverage 45% (existing)
 - Front yard setback being a set minimum per block
 - Rear/side setbacks 5 feet min. (existing)

Survey results (cont.)

- Standards without majority (3)
 - Regulation of building and roofing materials
 - Driveway regulation
 - Fence regulation

Reasons for establishing standards

- The city code already addresses site standards for areas with basic zoning
- Basic zoning applies to areas with similar lot sizes
- These do not include regulations for architecture or design standards
- Following are examples of what can occur when specific guidelines are not in place:



Base Zoning

- For this area, R-7.5(A) in the base zoning
- The same standards apply to all areas in the city where the majority lot sizes are at least 7500 square feet
- Guidelines exist for minimum front, rear and side-yard setbacks, and lot size
- Guidelines exist for maximum height, lot coverage, front yard fences and side and rear yard fences

Reasons for developing standards as a Conservation District

- Tailor existing standards to be comparable with the neighborhood
- Ensure new construction blends in with the area
- Provide guidelines to ensure neighborhood remains stable in the future

Next Steps

- Begin discussing standards
- Vote on standards discussed
- Incorporate standards into a draft ordinance

Discussion and voting process

- Information and descriptions of the standards will be presented
- Each standard will be discussed in the meetings
- After discussion is complete, a vote will be taken
- If one selection has over 50%, that will serve as the recommended standard for the proposed ordinance
- If no selection has a majority, the top two will be voted on and the one with the majority will serve as the recommended standard

Discussion and voting process (continued)

- If a standard has a close vote, we shall discuss the item again, presenting more information if necessary
- Then another vote will be taken with the standard that has most votes serving as recommended standard for the proposed ordinance

Front yard coverage

- Currently, all of front yard can be covered with concrete
- In this area, most lawns have between 70 – 85% of the yard covered with plant life (grass, shrubbery, trees, etc.)
- Survey results show that majority would like to limit non-plant life coverage of the front yard to 30%

Front yard coverage

- Possible non-plant life front yard coverage items include:
 - Circular drives
 - Walkways
 - Rock gardens
 - Wooden decks
- It does not include sidewalk or driveway on side of the house

Front yard coverage

Discussion and questions

Vote

- Front yard coverage should be:
 - 30% maximum coverage of non-plant life
 - 50% maximum coverage of non-plant life
 - No maximum coverage of non-plant life

City of Dallas
Department of Development Services Community Meeting
Kessler Neighbors United
Comment Sheet
May 24, 2004, 6:30 – 8:00pm
Kessler Park United Methodist Park

Name: _____

Address: _____

If you have additional comments you wish to make or were not able to make comments during the meeting, we would appreciate your comments in writing. Please return this sheet to one of the planners at the meeting or you may mail or fax this form to the address below.

Comments:

*Mail comments to:
Department of Development Services
Attn: Nathaniel Barnett
1500 Marilla, Room 5CN
Dallas, Texas 75201
Or fax to 214-670-0728*