

Proposed Conservation District Neighborhood Committee Meeting

February 7, 2020



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Purpose of This Meeting

- In August, 2021, a citizen requested information concerning the establishment of a new Conservation District, the proposed Glen Oaks Conservation District
- This meeting is a information session for the newly formed Neighborhood Committee (NC)
- The purpose of this meeting is to:
 - Discuss the Determination of Eligibility (DoE) Request, conservation districts in general, and the steps and associated time limits in the process for establishment
 - Discuss the general list of development and architectural standards the neighborhood would like to protect and regulate
 - Note: The process for creating and amending conservation districts was amended in 2015 to encourage more property owner participation.



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

- Initial request - A neighborhood committee began a first attempt to start the process to establish a CD.
 - August 2021 – first inquiry into a CD and supporting documents provided to proposed NC member
 - August 2021 – Virtual meeting held with NC member to broadly discuss the process for CD establishment
 - December 2021 – NC formed
 - January 2022 – Draft DoE submitted to the Director for review

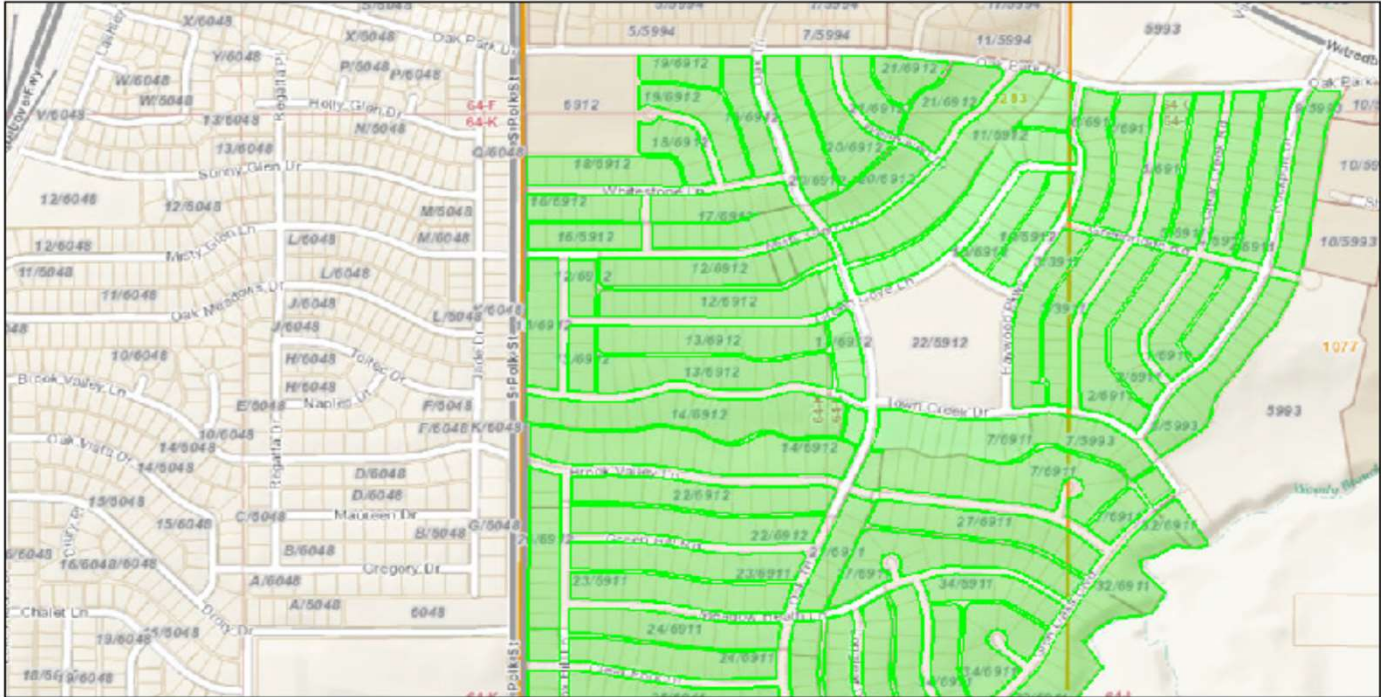


Proposed CD Boundary

Glen Oaks

DCAD ID: 4DSK04

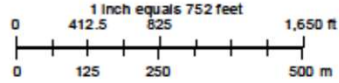
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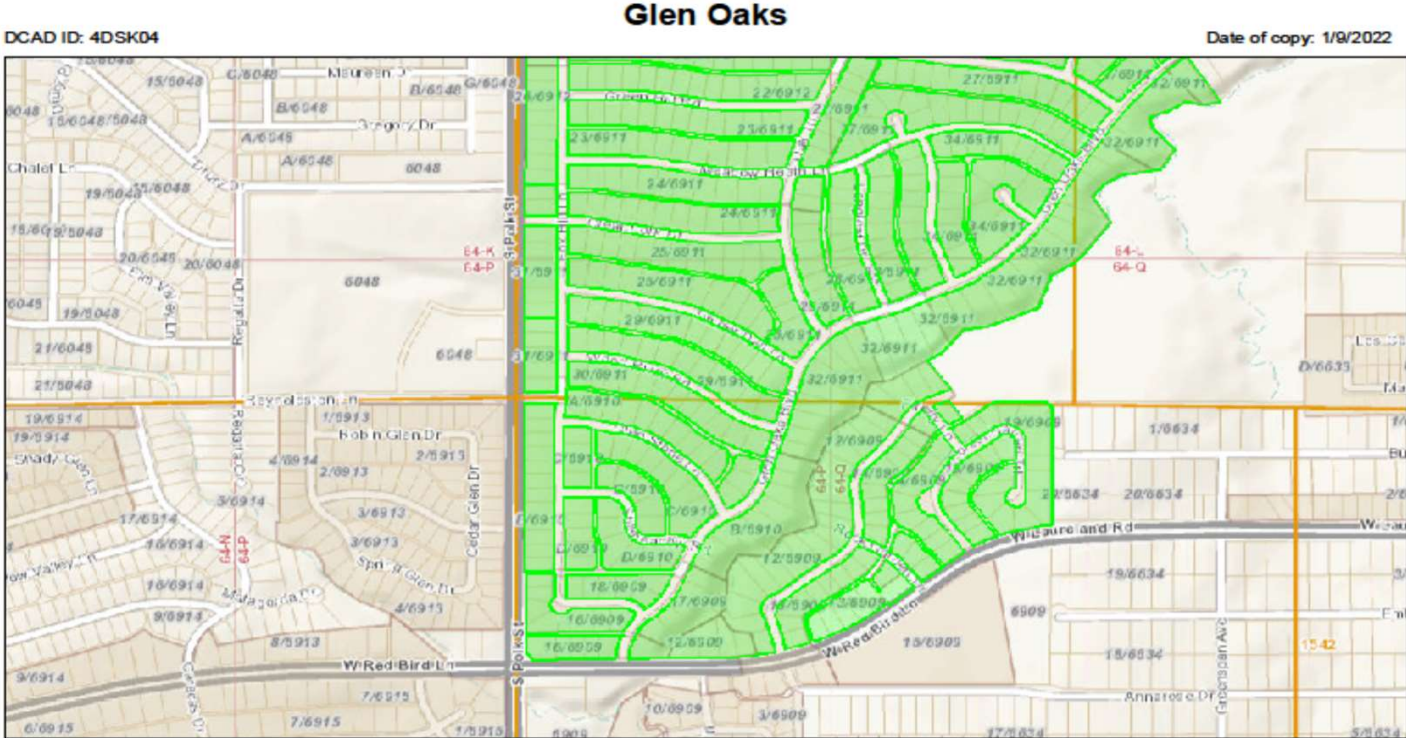
Dallas Central Appraisal District
 2948 N Stemmons Freeway
 Dallas, TX 76247-8196
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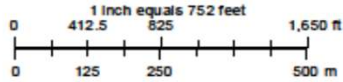
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Process for establishing a CD

- Neighborhood committee submits a DoE to the Director.
- The Director makes a determination of eligibility within 65 days after a completed DoE is submitted.
- Once approved, the boundaries of the proposed CD may not be altered except through an authorized hearing with City Council.



Process for establishing a CD

- The NC must submit a request for pre-application meetings within 65 days after the Director has determined the area to be eligible for a CD (form provided by the Department). The Director must schedule the meetings within 60 days of receiving a complete pre-application meeting request.
- The request for pre-application meetings is not an application for a CD. At least two pre-application meetings must be held.
- The purpose of the meetings is to inform both NC and citizens within the boundaries of the proposed CD about the DoE, purpose, and CD ordinance process.
- The pre-application meetings will also discuss and establish a list of categories of development and architectural standards the property owners are interested regulating 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 within 14 days of the last pre-application meeting
 - Neighborhood committee will have 15 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. If over 500 lots, the NC has 18 months to collect all signatures.
- 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



Conservation Districts Must Regulate:

- Development Standards:
 - Accessory structures
 - Building & structure height
 - Density
 - Fences & walls
 - Floor area ratio
 - Lot coverage
 - Lot size
 - Off-street parking
 - Permitted uses
 - Setbacks
 - Stories
- Architectural standards:
 - Architectural styles
 - Building elevations
 - Building materials
 - Chimneys
 - Porch styles
 - Roof form or pitch
 - Roofing materials
 - Windows



Conservation Districts May Also Regulate:

- Building relocation
- Building width
- Demolition
- Driveways, curbs, and sidewalks
- Foundations
- Garage location and entrance
- Impervious surfaces
- Landscaping or other natural features
- Massing
- Paint colors
- Solar energy systems and the components
- Steps
- Window and dormer size and location
- Additional development and architectural standards, as desired



Specifics for this district

- The neighborhood committee is concerned that without a Conservation District they may face substantial inappropriate redevelopment and encroachment into their neighborhood.
- In their conservation district application, the neighborhood committee noted that their main goals were to:
 - protect architectural styles
 - single-family land uses
 - regulate height of structures
 - regulate number of stories
 - ensure compatible construction materials are used.
- All of these things could be regulated to maintain the appearance and atmosphere of the neighborhood.



Petition Language

- Purpose of petition
 - Determine what the neighborhood wants to regulate and preserve
 - Capture the elements under discussion in preparation for longer and more detailed discussions as part of the zoning change process.
- If the petition is successful, *then* the city and the neighborhood begin to talk through the details of what the neighborhood would like to regulate and preserve.
- Meetings held as often as needed to gather input.



Petition Language

- Petition wording must be broad enough to allow for discussion of details, yet narrow enough to allow owners to understand what is under discussion.
- Example - fences
 - Too broad: *Fences* – (no detail about what is under discussion)
 - Too narrow: *Fences - proposed regulations may include adjustments to the allowed height of fences in corner-side yards abutting Inwood Road and fence openness for side yard fences located within parkway setbacks.*
 - Just right: *Fences - proposed regulations may include allowed height, percent of open surface area, location*



Next Steps

- NC to provide minimal changes to the text of the DoE and full list of each main structure, date of construction, and architectural style (or subtype).
- Additional feedback should be conveyed to city staff
- Once DoE has been approved, request pre-application meetings



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<https://dallascityhall.com/departments/pnv/Pages/Conservation-Districts.aspx>

