# HPHA DECLARATIONS OF COVENANTS & RESTRICTIONS UPDATES

07/11/2024

Board Meeting

# Existing Restrictions

- *Single-Family Use*
  - *Servant's quarters allowed (for bona fide servants ONLY)*

- *Homes are limited to two stories in height*

- *Minimum square footage*
  - *1,250 ft² for single-story homes*
  - *1,500 ft² for two-story homes*

- *Maximum lot coverage of 2,677 ft² (~33.5% of lot area)*
  - *For all buildings and improvements (not defined)*

- *No buildings are allowed beyond platted setbacks*

# Existing Conditions
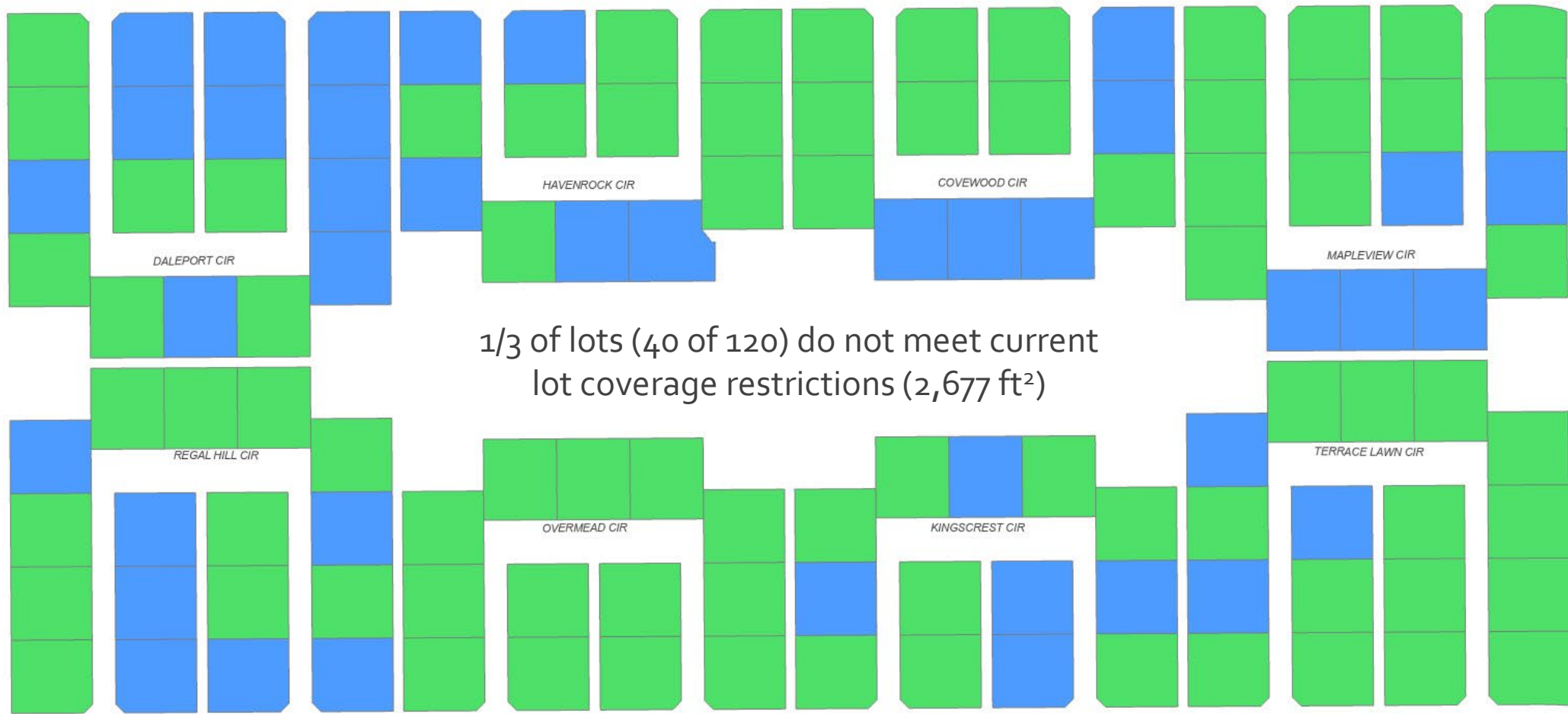


1/3 of lots (40 of 120) do not meet current lot coverage restrictions (2,677 ft$^2$)
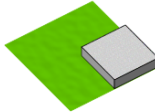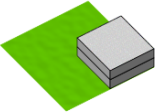
# Major Proposed Changes
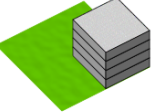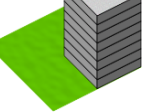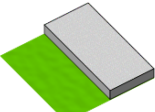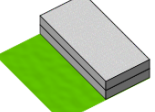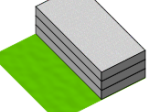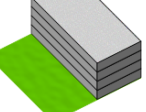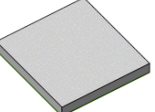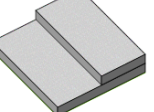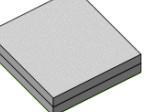
- Adopt maximum roof height of 30 ft
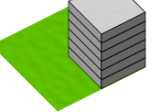
- Adopt maximum lot coverage of 50% (3,995 ft$^2$) for all structures and improvements
  o Maximum lot coverage for structures (homes, garages, & outbuildings) is 40% (3,196 ft$^2$)
  o Define improvements to include:
    ▪ Porches
    ▪ Patios
    ▪ Driveways
    ▪ Walkways
    ▪ Pools
    ▪ Water features

# Existing Conditions



99.2% of lots (119 of 120) meet proposed lot coverage restrictions (3,196 ft$^2$)
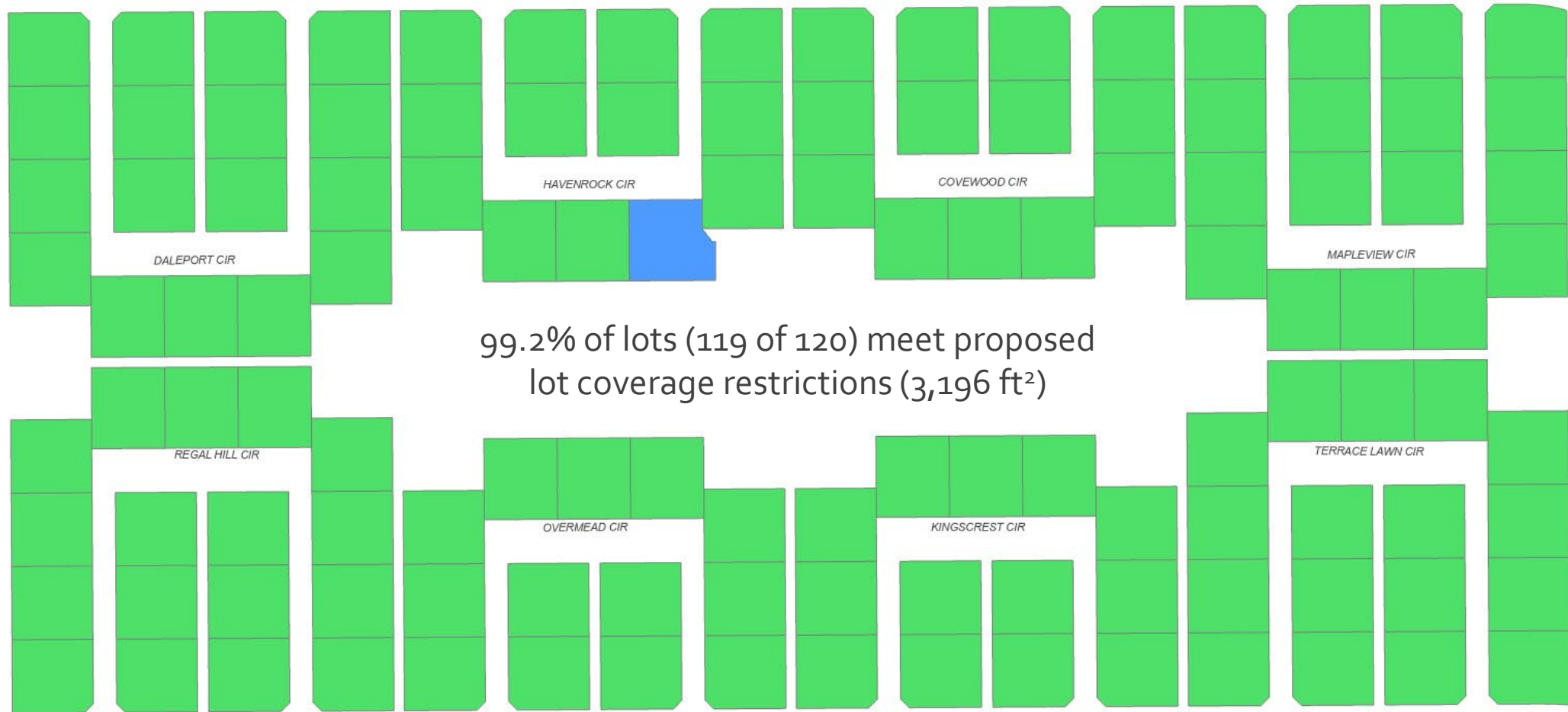
# Major Proposed Changes

- Adopt floor area ratio (FAR) of 0.5 (50%) for properties
  - FAR measures the relationship between a building's usable floor area and the area of the lot on which the building stands
  - Maximum area (all floors) of combined homes, garages, and outbuildings at 3,995 ft²

| FAR / FSI / BCR | 0.25 / 25% | 0.5 / 50% | 1 / 100% | 1.5 / 150% | 2 / 200% |
|---|---|---|---|---|---|
| 25% | | | | | |
| 50% | not possible | | | | |
| 100% | not possible | not possible | | | |

# Additional Proposed Changes

- Explicitly state garage conversions are allowed

- Update language for setbacks to reference zoning restrictions

- Add requirement that properties experiencing long-term construction be kept clean and orderly to minimize negative impacts to neighbors
  - If contractors cannot adhere to this, a temporary 6-ft privacy fence should be erected

- Add requirement that contractors abide by construction restrictions specified in the City of Dallas Development Code

- Limit incompatible scale by discouraging shed or flat roofs on two-story houses
  - No more than 50% of roof on front façade can be shed or flat style
  - Encourage gable or hip roof forms, which are most common in the neighborhood