

PETITION FORM

AMENDING REGULATIONS IN AN ESTABLISHED CD

CITY OF DALLAS

Attention Property Owner:

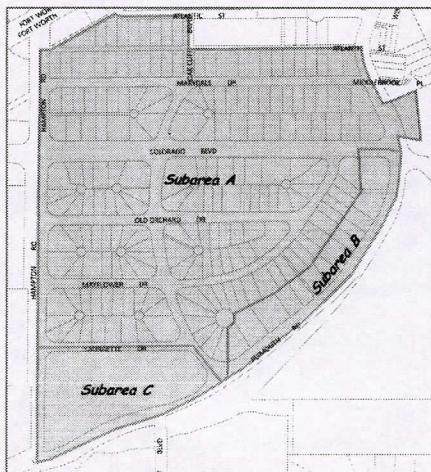
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~~DALLAS, TEXAS~~

~~1954 MAYFLOWER DR DALLAS, TEXAS 75208-3113~~

A **Conservation District (CD)** is a zoning district that preserves an area’s physical attributes by providing additional development and architectural regulations. Each Conservation District is tailor-made to a neighborhood and what it wants to conserve. The Conservation District regulations are the zoning for the area and all new work within the area must comply with the Conservation District regulations. An application to amend an established CD must include the dated signatures of property owners that represent at least 58 percent of the land, excluding streets and alleys, or 58 percent of the lots within the established CD.

Property owners in your area are interested in amending some of the regulations in the **Stevens Park Conservation District** (Ordinance No. 28407, adopted September 28, 2011). Pursuant to the requirements in Section 51A-4.505 (f), two pre-application meetings were held (July 11, 2016 and September 12, 2016, respectively). Notice for each of the pre-application meetings was sent to all property owners in the conservation district.



Stevens Park CD Area

Development & Architectural Standards a Conservation District May Regulate:

- | | |
|--------------------------------|----------------------|
| Accessory Structures | Architectural Styles |
| Building and Structure Height | Building Elevations |
| Density | Building Materials |
| Fences and Walls | Chimneys |
| Floor Area Ratio | Porch Styles |
| Lot Coverage | Roof Form or Pitch |
| Lot size | Roofing Materials |
| Off-street Parking and Loading | Windows |
| Permitted Uses | Setbacks |
| Stories | |

Next Steps:

- **Neighborhood Committee** obtains petition signatures (meeting required thresholds) and submits application (including fees, if applicable) to amend the Stevens Parks Conservation District
- **Director** verifies the original petition forms and determines if application is complete.
- If the application is complete, a **public hearing** to amend the a CD is initiated
- A number of **public meetings** will be held to receive input from property owners regarding the content of the amendments with notice to all property owners
- At least 30 days before the **City Plan Commission** public hearing, a neighborhood meeting is held to review the proposed CD ordinance
- Reply forms that allow a property owner to indicate their support or opposition are mailed to each property owner before the City Plan Commission public hearing
- If the City Plan Commission recommends approval, **reply forms** that allow a property owner to indicate their support or opposition are mailed to each property owner prior to the City Council public hearing.
- **City Council** holds a public hearing