

Proposed Conservation District Pre-Application Meeting No. 1

September 11, 2025



**Melissa Parent
Senior Planner, Conservation Team
Planning & Development Department
City of Dallas**



Agenda

I. Introduction

II. Background of Request

III. Process for Establishing a Conservation District

IV. Next steps

V. Community Discussion





KIDD SPRINGS

On August 26, 2025, a neighborhood committee submitted a request for pre-application meetings to begin the process of creating a new Conservation District.

Summary

Council District:

1

Year of Adoption:

Ongoing

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 customized to a neighborhood and what the residents want 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.

All upcoming meetings to be held at:

North Oak Cliff Library Auditorium

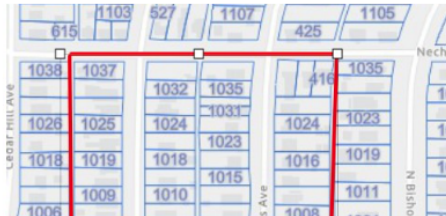
302 W 10th Street

Dallas, TX 75211

6 - 7:30 p.m.

PRE-APPLICATION	MEETING AUDIO	PRESENTATION MATERIAL
Thursday, September 11, 2025		
Wednesday, October 1, 2025		

Proposed Kidd Springs Boundaries



[Kidd Springs Page](#)

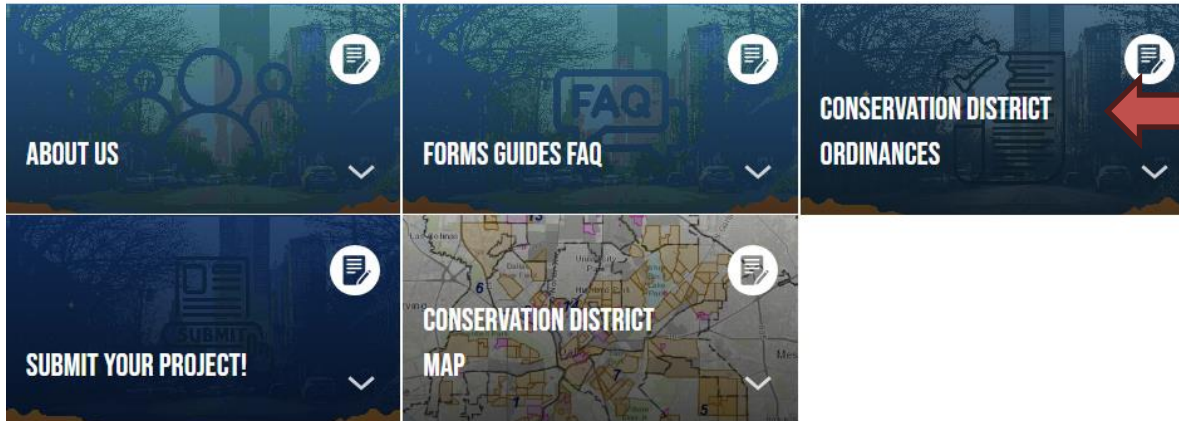
<https://bit.ly/cdkidsprings>

[Main CD page:](#)

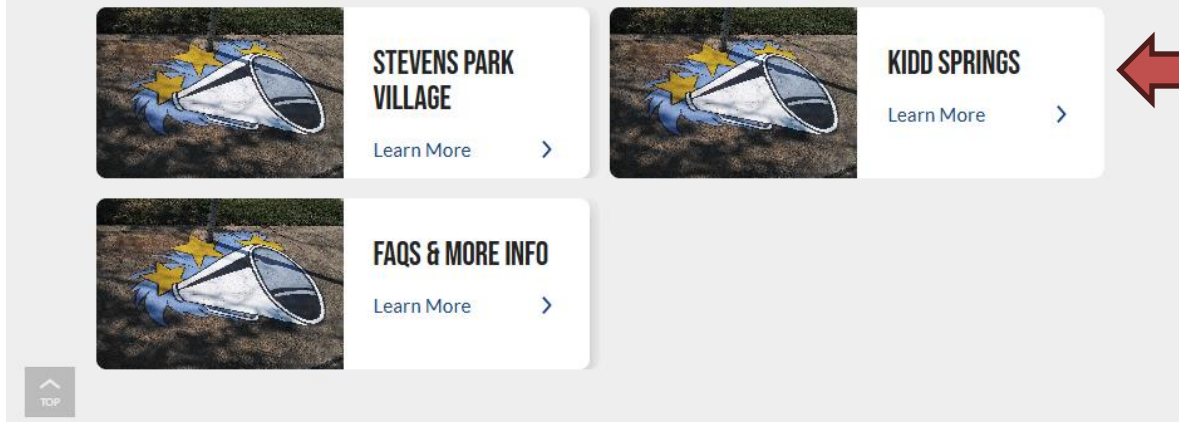
<https://bit.ly/dallascd>



CONSERVATION RESOURCES



LEARN MORE ABOUT CONSERVATION DISTRICTS IN PROCESS



[Kidd Springs Page](https://bit.ly/cdkiddsprings)
<https://bit.ly/cdkiddsprings>

[Main CD page:](https://bit.ly/dallascd)
<https://bit.ly/dallascd>



Purpose of This Meeting

- On August 26, 2025, a neighborhood committee (12 property owners) submitted a request for pre-application meetings to begin the process of potentially establishing a conservation district in your neighborhood.
- This meeting is the first of two pre-application meetings to talk about this potential conservation district.
- The purpose of this meeting is to:
 - Inform property owners about the request, conservation districts, and the steps in the process.
 - Discuss and establish a 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.
- 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.

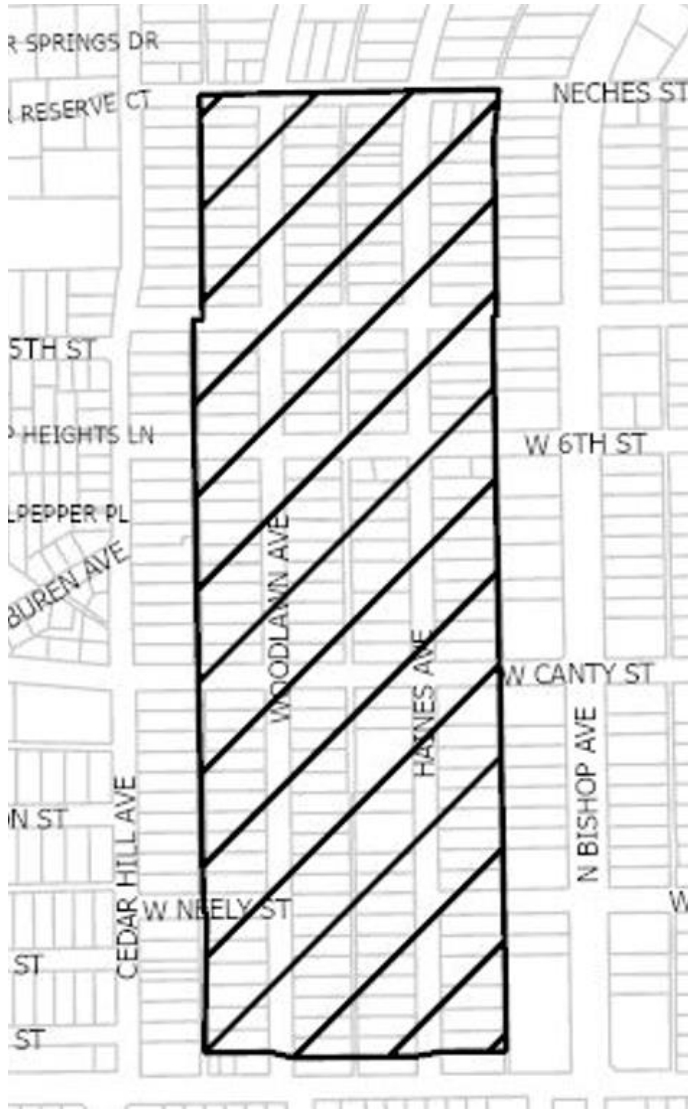


Background

- Initial request - A neighborhood committee initiated the process to establish a CD.
 - June 2022 – first inquiry into a CD
 - August 2023 – engagement with City about process and submitting Determination of Eligibility
 - August 22, 2025 – Determination of Eligibility for pre-application approved
 - August 26, 2025 – first request for pre-application meeting
 - September 11, 2025 – first pre-application meeting



Proposed CD Boundary



Neighborhood Committee Members

- Susan Evans-Wickberg
- Peter Abrahamsen
- Carl Busbey
- Greg Feiser
- Lindsay Haroon
- James Harrington
- Mari Hidalgo
- Shamus McInerney
- Kim Morgan
- John Norris
- Chip Norton
- Dan Wickberg
- April Coover



PD

PD160, Tract 1b

- Front Yard setback
- Side yard setback
- Minimum lot size
- Minimum lot width
- Density
- All other codes defer to R7.5A
- No architectural component

Conservation

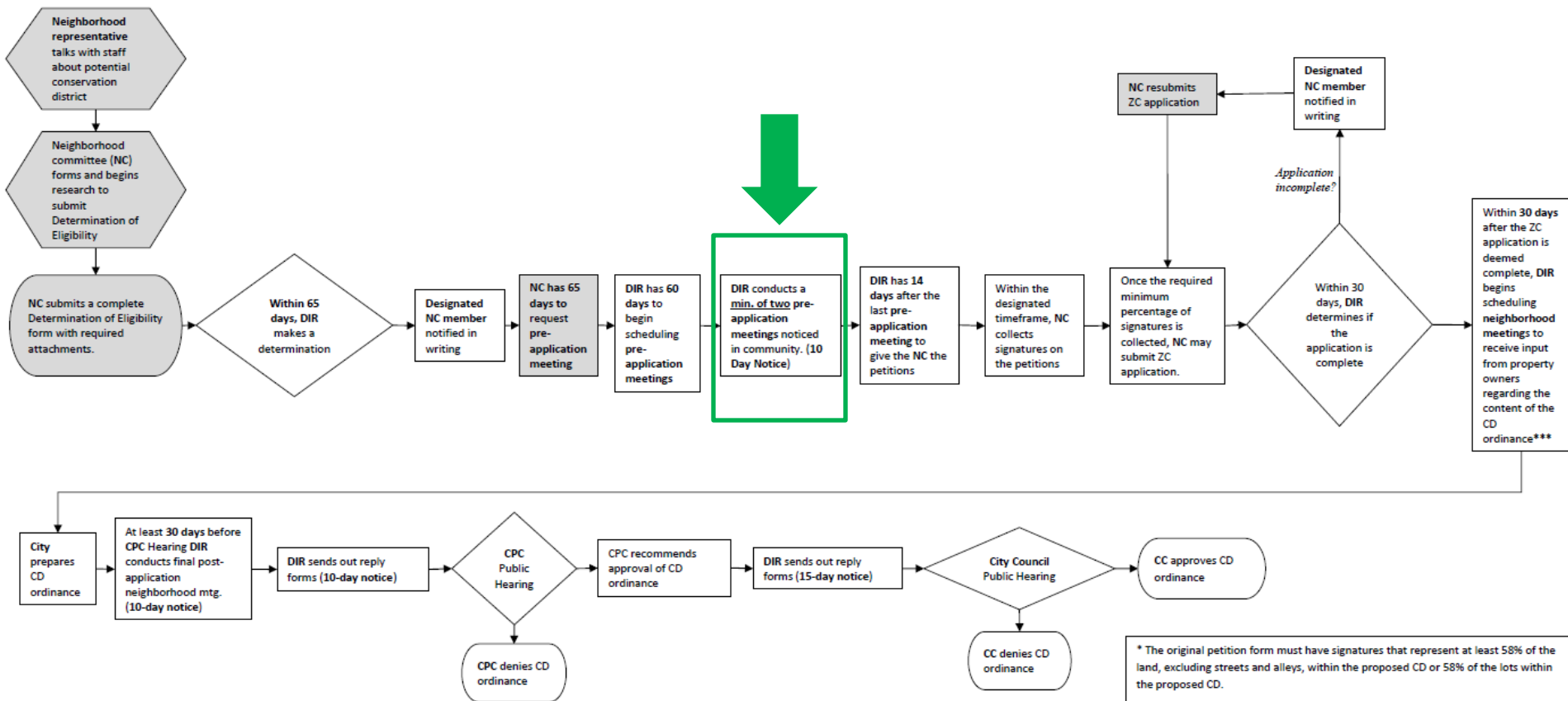
- Front Yard setback
- Side yard setback
- Rear yard setback
- Structure height/stories
- Lot Coverage
- Fencing
- Minimum lot size
- Parking
- Permitted uses
- Density
- Landscaping
- Architectural component – specifics are negotiable, but typically include regulations for roof form/pitch, porches, chimneys, and windows

Historic

- Front Yard setback
- Side yard setback
- Rear yard setback
- Structure height/stories
- Lot Coverage
- Parking & Driveways
- Screening/Fencing
- Minimum lot size
- Minimum lot width
- Density
- Landscaping
- Preservation Criteria (includes REQUIRED architectural standards – chimneys, awnings, columns, glass, materials, outdoor lighting, etc)
- All other codes defer to R7.5A



General Process to Adopt a New Conservation District



* The original petition form must have signatures that represent at least 58% of the land, excluding streets and alleys, within the proposed CD or 58% of the lots within the proposed CD.

** Timeframe for petitions to be dated depends on size of proposed CD:
 ≤200 lots = 12 months
 >201 ≤ 500 lots = 15 months
 > 500 lots = 18 months

*** Number of meetings to be determined.

Updated January 2020



NC – Neighborhood Committee
 DEPT – Sustainable Development & Construction
 ZC – Zone Change
 CD – Conservation District
 CPC – City Plan Commission
 CC – City Council
 DIR – Director

Process for establishing a CD

- Neighborhood committee submitted a Determination of Eligibility and pre-application form (complete).
- City holds pre-application meetings with property owners to discuss and establish a list of categories of development and architectural standards the property owners are interested establishing 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

- After the final pre-application meeting, the neighborhood committee will finalize the petition items and request petitions.
- The city provides neighborhood committee with petitions.
 - Neighborhood committee will have **12 months** to obtain the necessary percentage of signatures and submit them to the City. 58% of the land area or 58% of the lots is required.
- 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



Considerations Specific for this area

- The neighborhood committee is concerned that without a Conservation District the neighborhood may face substantial inappropriate redevelopment and encroachment.
- In the discussion with the neighborhood committee about wanting Conservation District status the main goals were to:
 - Protect architectural styles
 - Ensure compatibility of materials used in remodeling and new construction
 - Expanding upon development criteria included in the existing PD, missing pieces affecting height & massing
- All of these things could be regulated to maintain the appearance and characteristics of the neighborhood.



Considerations Specific for this area (cont.)

- Architectural styles:
 - A variety of styles in the homes exist in this district.
 - What styles of architecture would be allowed for new construction?
 - Would existing structures be required to be remodeled or added on to in their existing styles?
- Architectural characteristics:
 - There are several architectural styles found within the proposed boundaries including Craftsman, Victorian, Neoclassical, Colonial Revival, and Prairie.
 - What are the characteristics of the styles that should be maintained?
 - Characteristics could include the building materials, roof form and pitch for all styles, window types, etc.





A Tale of 2 Cities (2019 vs Now)

← Regulated by PD-468

→ Protected by Lake Cliff Historic District Ordinance





Polk & Sunset 2012 vs NOW





Development at Ft. Worth Ave & Colorado, 2008 vs 2016 vs NOW



Just outside of
Bishop Arts CD

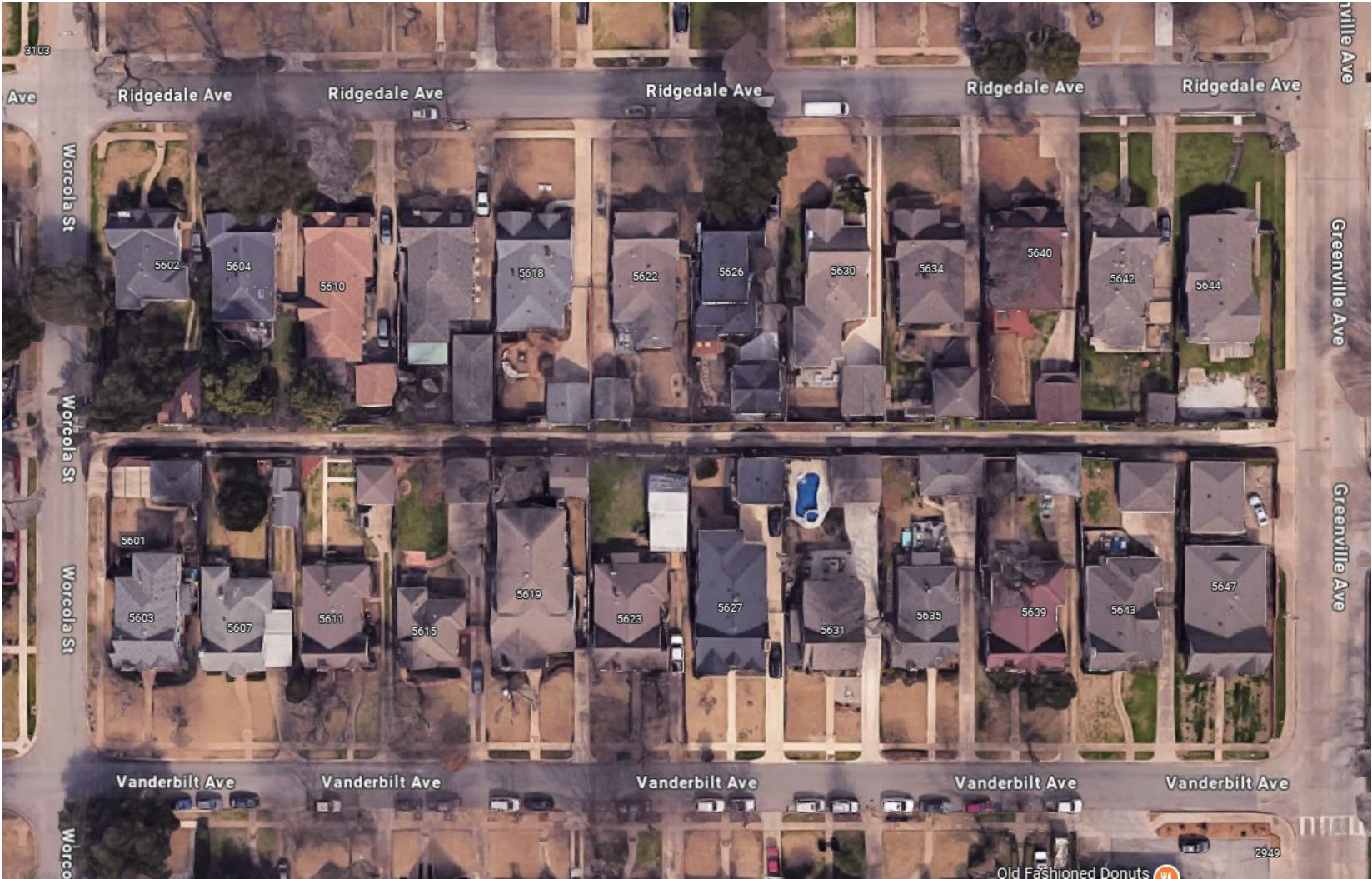
2012



2025



Vickery Place (CD-15)



Kidd Springs



Kidd Springs



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.*

The development standards for the R-7.5(A) Single Family District apply except for the following Development Standards the neighborhood would like to discuss regulating:

- Accessory Structures - proposed regulations may include:
 - Location.
- Building & Structure Height - proposed regulations may include:
 - Modifying how height is measured.
 - Establishing the maximum allowed height for structures, including accessory structures.
- Building Width - proposed regulations may include:
 - Minimum building width.
- Density - proposed regulations may include:
 - Considering maximum density.
- Driveways, Curbs, and Sidewalks - proposed regulations may include:
 - Locations, access points, materials, dimensions, and types.
 - Provisions for non-conforming driveways and walks.
- Fences & Walls - proposed regulations may include:
 - Location, height, style & materials.
- Foundations - proposed regulations may include:
 - Foundation types, materials, height, and appearance.
 - Provisions for remodels or additions to existing structures.
- Lot Coverage
- Off-street Parking - proposed regulations may include:
 - Minimum parking standards per dwelling unit.
- Permitted Uses - proposed regulations may include:
 - Single family
- Setbacks - proposed regulations may include:
 - Modifying front, side, and rear setback requirements.
 - Provisions for non-conforming contributing structures.
- Stories - proposed regulations may include:
 - Maximum stories allowed.
 - Provisions for non-conforming contributing structures

Architectural Standards the Neighborhood Would Like to Discuss Regulating:

- Accessory Structures - proposed regulations may include:
 - Style and materials.
 - Roof slope.
 - Replacement or Remodeling of existing accessory structures - clarifying the architectural styles, materials, size, and applicability.
- Architectural Styles - proposed regulations may include:
 - Defining the architectural styles allowed.
 - Standards for remodels and additions.
 - Standards for new construction.
 - Provisions for existing non-contributing structures.
- Building Elevations - proposed regulations may include:

- Minimum architectural features required.
- Standards for new construction.
- Standards for remodels and additions.
- Provisions for existing non-contributing structures.
- Building materials - proposed regulations may include:
 - Material types.
 - Applicability and placement of certain allowed materials.
 - Provisions for existing non-contributing structures.
- Chimneys - proposed regulations may include:
 - Materials, form, & placement.
- Demolition - proposed regulations may include:
 - Applicability to contributing structures.
 - Provisions for existing non-contributing structures.
- Dormers - proposed regulations may include:
 - Dormer size, location, and styles.
 - Provisions for remodels or additions to non-contributing structures.
- Garage Location and Entrance - proposed regulations may include:
 - Garage and garage door placement.
 - Provisions for remodels or additions to non-conforming structures.
- Impervious Surfaces and Hardscaping - proposed regulations may include:
 - Materials and allowable percentage of front yard coverage.
- Porch Styles - proposed regulations may include:
 - Styles, materials, placement, size, and detailing.
 - Standards for enclosures.
 - Provisions for remodels or additions to existing structures.
- Roof Form and Pitch - proposed regulations may include:
 - Provisions for remodels or additions to existing structures.
- Roofing Materials - proposed regulations may include:
 - Provisions for remodels or additions to existing structures.
- Solar Energy Systems and Components - proposed regulations may include:
 - Locations and type.
 - Provisions for remodels or additions to existing non-contributing structures.
- Steps - proposed regulations may include:
 - Location, style, materials & dimensions.
- Windows - proposed regulations may include:
 - Placement, architectural standards, materials, and types.
 - Provisions for remodels or additions to existing structures.
- Work Reviews - proposed regulations may include:
 - Language to detail the requirements for a work review.





PETITION FORM
ESTABLISHING A CONSERVATION DISTRICT (CD)

CITY OF DALLAS

Attention Property Owner:

MORA SEBASTIAN & CECILIA MORA
421 HOLLYWOOD AVE
DALLAS, TEXAS 75208-5637

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 customized 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 establish a new 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 proposed CD.

Property owners in your area are interested in establishing a conservation district on property as shown on the map above. Pursuant to the requirements in Section 51A-4.505(d), two pre-application meetings were held (November 9, 2020 and July 19, 2021). Notice for each of the pre-application meetings was sent to all property owners in the conservation district.



Development & Architectural Standards a Conservation District May Regulate: Accessory Structures; Architectural Styles; Building and Structure Height; Building Elevations; Building Materials; Building relocation; Building Width; Chimneys; Demolition; Density; Dormers; Driveways, Curbs, and Sidewalks; Fences and Walls; Floor Area Ratio; Foundations; Garage Location and Entrance; Impervious Surfaces and Hardscaping; Landscaping and other natural features; Lot Coverage; Lot Size; Massing; Off-street Parking; Paint Colors; Permitted Uses; Porch Styles; Roof Form and Pitch; Roofing Materials; Setbacks; Solar Energy Systems and Components; Steps; Stories; Windows and Dormer Size and Location; Work Reviews

Next Steps:

- **Neighborhood Committee** obtains petition signatures (at least 58%) within 12 months (July 29, 2021) and submits application (including fees, if applicable) to establish the South Winnetka Heights Conservation District.
- Staff verifies the original petition forms and determines if application is complete.
- If the application is complete, a public hearing to establish the CD is initiated.
- **Examples of post-application neighborhood meetings** will be held to receive input from property owners regarding the details of the regulations, with notice sent to all property owners in the CD.
- At least 30 days before the **City Plan Commission public hearing**, the final **post-application neighborhood meeting** is held to review the proposed CD ordinance.
- Notices and 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 of the proposed regulations, prior to the **City Council public hearing**, notices and reply forms that allow a property owner to indicate their support or opposition are mailed to each property owner.
- **City Council** holds a public hearing.

Sustainable Development and Construction - 1500 Marilla Street, 5BN Dallas, TX 75201

Petition Example

The development standards for the R-7.5(A) Single Family District apply except for the following Development Standards the neighborhood would like to discuss regulating:

- **Accessory Structures** - proposed regulations may include:
 - Location.
- **Building & Structure Height** - proposed regulations may include:
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 - Establishing the maximum allowed height for structures, including accessory structures.
- **Building Width** - proposed regulations may include:
 - Minimum building width.
- **Density** - proposed regulations may include:
 - Considering maximum density.
- **Driveways, Curbs, and Sidewalks** - proposed regulations may include:
 - Locations, access points, materials, dimensions, and types.
 - Provisions for non-conforming driveways and walks.
- **Fences & Walls** - proposed regulations may include:
 - Location, height, style & materials.
- **Foundations** - proposed regulations may include:
 - Foundation types, materials, height, and appearance.
 - Provisions for remodels or additions to existing structures.
- **Lot Coverage** - proposed regulations may include:
 - Minimum parking standards per dwelling unit.
- **Permitted Uses** - proposed regulations may include:
 - Single family.
- **Setbacks** - proposed regulations may include:
 - Modifying front, side, and rear setback requirements.
 - Provisions for non-conforming contributing structures.
- **Stories** - proposed regulations may include:
 - Maximum stories allowed.
 - Provisions for non-conforming contributing structures.
- **Architectural Standards the Neighborhood Would Like to Discuss Regulating:**
 - **Accessory Structures** - proposed regulations may include:
 - Style and materials.
 - Replacement or Remodeling of existing accessory structures - clarifying the architectural styles, materials, size, and applicability.
 - **Architectural Styles** - proposed regulations may include:
 - Defining the architectural styles allowed.
 - Standards for remodels and additions.
 - Standards for new construction.
 - Provisions for existing non-contributing structures.
 - **Building Elevations** - proposed regulations may include:
 - Minimum architectural features required.
 - Standards for new construction.
 - Standards for remodels and additions.
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 - Material types.
 - Applicability and placement of certain allowed materials.
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 - **Porch Styles** - proposed regulations may include:
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 - **Roofing Materials** - proposed regulations may include:
 - Provisions for remodels or additions to existing structures.
 - **Solar Energy Systems and Components** - proposed regulations may include:
 - Locations and type.
 - Provisions for remodels or additions to existing non-contributing structures.
 - **Steps** - proposed regulations may include:
 - Location, style, materials & dimensions.
 - **Windows** - proposed regulations may include:
 - Placement, architectural standards, materials, and types.
 - Provisions for remodels or additions to existing structures.
 - **Work Reviews** - proposed regulations may include:
 - Language to detail the requirements for a work review.

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Additional resources:

- Current R-7.5(A) development regulations for your neighborhood can be found at the following link: https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-28030
- Current and past meeting materials for the proposed South Winnetka Heights Conservation District amendment process can be found at the following link: https://bit.ly/S_Winnetka_CD

By signing this form, I support initiating a process that may result in a zoning change on my property. Specifically, any changes to R-7.5(A) regulations are limited to the categories of development standards the neighborhood would like to discuss amending and are shown on the previous page.

I understand that:

- I will have several opportunities to review and comment on the proposed Conservation District ordinance at post-application neighborhood meetings, public hearings, and by reply form.
- I will have the opportunity to speak at post-application neighborhood meetings and at all City Plan Commission and City Council public hearings. Additionally, reply forms will be mailed prior to the City Plan Commission and City Council public hearings so I may indicate my support or opposition to the amended Conservation District ordinance; and
- I may attend and show my support or opposition to the proposed amendments to the Conservation District ordinance at the City Plan Commission and City Council public hearings.

Property address	Owner name	Property owner signature	Printed name	Date
608 S WILLOMET AVE	MORA SEBASTIAN & CECILIA MORA			

Sustainable Development and Construction - 1500 Marilla Street, 5BN Dallas, TX 75201

Neighborhood Committee will have to return the original petition form with wet signature of property owner



Next Steps

- Neighborhood committee and property owners should meet to discuss proposed categories to create regulations.
- Additional feedback should be conveyed to city staff.
- The city will schedule at least one more pre-application meeting (more if necessary) to confirm categories in which standards will be created.
- After the last pre-application meeting, the city will provide the designated neighborhood committee member with the petition forms.
- The neighborhood committee will have 12 months to obtain signatures from property owners that represent at least 58% of the lots or 58% of the land mass (excluding streets) within the CD.
- If petition is successful, zoning change can be initiated.



Questions?



<https://bit.ly/cdkiddsprings>

Next pre-application meeting October 1



Proposed Conservation District Pre-Application Meeting No. 1

September 11, 2025

Staff Contacts:

Melissa Parent

melissa.parent@dallas.gov

214-671-5070

Mike Flowers

michael.flowers@dallas.gov

214-671-6725

Marisol Martinez

Marisol.martinez@dallas.gov

214-671-8058

Meeting materials can be found at <https://bit.ly/cdkiddsprings>

