5-27-26

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following described property:

BEING all of City Blocks 7/4809, 5/4808, 3/4807, 2/4806, 3/4725 ½, 4/4725, and a portion of City Blocks 6/4726 and 1/4724 generally bounded by Remond Drive to the north, Hampton Road to the east, the alley located west of Walter Drive between City Blocks 7/4809 and 5/4808 with City Blocks 1/6166 and 3/6166 on the west; and a portion of Colorado Boulevard between City Blocks 7/4809 and 1/6167 along with the alley located south of Colorado Boulevard splitting City Block 6/4726 and a portion of City Block 1/4724 to the south; and containing approximately 39.70 acres, from an R-7.5(A) Single Family District to Conservation District No. 22 (the Stevens Park Village Conservation District); approving the conceptual plan for this conservation district; providing a purpose statement; providing regulations and procedures for this conservation district; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council of the City of Dallas find that the property described in Section 1 of this ordinance is an area of cultural and architectural importance and significance to the citizens of the city; and

WHEREAS, the city plan commission and the city council, in accordance with the provisions of the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this conservation district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. Creation of the conservation district. That the zoning classification is changed from an R-7.5(A) Single Family District to Conservation District No. 22 (the Stevens Park Village Conservation District) on the property described in Exhibit A, attached to and made a part of this ordinance.

SECTION 2. Approval of the conceptual plan. That the conceptual plan for the Stevens Park Village Conservation District, attached to and made a part of this ordinance as Exhibit C, is approved.

SECTION 3. Purpose. That this conservation district is established to conserve the Stevens Park Village neighborhood and to protect and enhance its significant architectural and cultural attributes. The conservation district regulations ensure that new construction, renovation, and remodeling are done in a manner that is compatible with the architectural and cultural attributes of the conservation district. The conservation district regulations are attached to and made a part of this ordinance as Exhibit B.

SECTION 4. Centerlines of streets. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets or alleys.

SECTION 5. Compliance required. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 6. Penalty clause. That a person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed $2,000.

SECTION 7. Saving clause. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. Severability clause. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 9. Effective date. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

BERTRAM A. VANDENBERG, Interim City Attorney

By_____
Assistant City Attorney

Passed_____

EXHIBIT A

STEVENS PARK VILLAGE CONSERVATION DISTRICT
LEGAL DESCRIPTION

BEING the following City Blocks and Lots within the Stevens Park Village, an Addition to the City of Dallas, Dallas County, Texas, being more particularly described as follows:

All City Blocks 7/4809, 5/4808, 3/4807, 2/4806, 3/4725 ½, 4/4725, and a portion of City Blocks 6/4726 and 1/4724 generally bounded by Remond Drive to the North; Hampton Road to the East; the alley located west of Walter Drive between City Blocks 7/4809 and 5/4808 with City Blocks 1/6166 and 3/6166 on the West; and a portion of West Colorado Boulevard between City Blocks 7/4809 and 1/6167 along with the alley located south of West Colorado Boulevard splitting City Block 6/4726 and a portion of City Block 1/4724 to the South; and containing approximately 1,729,562.293 square feet or 39.70 acres more or less.

EXHIBIT B

STEVENS PARK VILLAGE CONSERVATION DISTRICT REGULATIONS

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(1) Interpretations and definitions.

(a) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A, as amended.

(b) Unless otherwise stated, the definitions in Chapter 51A, as amended, apply to this ordinance. In this ordinance:

(1) ACCESSORY STRUCTURE means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building and is used for a permitted purpose, including but not limited to garages, pergolas, arbors, workshops, storage buildings, pool houses, carports, and habitable structures.

(3) ADDITIONAL DWELLING UNIT means an additional dwelling unit, accessory to the main unit, located on a building site with single family use.

(4) ARCHITECTURAL DESIGN FEATURES means a distinctive architectural attribute or aspect of a building that includes chimneys; roof style, slope, and overhang; materials; window style; vent style; eave overhangs; window sashes; front porches; and other exterior architectural features.

(5) COMPATIBLE means consistent with the architecture and architectural design features found within the district, including architectural style, scale, massing, setbacks, colors, and materials.

(6) CORNER LOT means a lot that has frontage on two intersecting streets.

(7) CORNERSIDE FACADE means the side of a main building on a corner lot which faces the side street.

(8) CORNERSIDE YARD means a side yard that abuts a street.

(9) DIVIDED LITE WINDOW means a window assembly in which muntins or grilles create the visual effect of multiple lites within a sash, either by physically separating individual panes or by simulating that division through either an applied or internal grille system.

(10) DOCUMENTED ASSURANCE means an architectural drawing, survey, or photograph delineating the original or existing appearance, height, or footprint of the structure.

(11) DORMER means a structure projecting above a sloping roof, usually housing a vertical window or vent. Dormers are not part of the roof structure, but are framed separately, with no shared roof ridge or eave.

(12) FENCE means a structure or hedgerow that provides a physical barrier.

(13) FRONT FACADE means the building elevation located within the wrap-around, facing the street on which the property is legally addressed.

(14) FRONT YARD means the portion of a lot that abuts a street and extends across the width of the lot between the street and a main building and lines parallel to and extending outward from the front facade of a main building. REQUIRED FRONT YARD means the portion of the front yard between the property lines and the front yard setback line.

(15) HABITABLE SPACE means a conditioned space occupied by one or more persons for living, sleeping, eating, or cooking.

(16) HEIGHT, for any structure with a roof, means the vertical distance measured from the finished floor to the peak of any roof structure, regardless of its style or form.

(17) INTERIOR LOT means a lot bounded by a street on one side only.

(18) MAJOR THOROUGHFARE means Remond Drive and Hampton Road.

(19) MINOR STREET means Barberry Drive and Leander Drive.

(20) ONE-AND-ONE-HALF STORIES means a building where any habitable space immediately above the first story is entirely contained within the main sloping roof structure, except for dormers utilized for natural light. A half-story may not share or rise above ridgelines with the original roof plane. (See illustration 12 and example in Exhibit C)

(21) ORIGINAL MAIN BUILDING means a main building existing within the district prior to codification of this ordinance.

(22) PLATE GLASS means a large sheet of glass with no frames, bars, or patterns inside.

(23) REAR YARD means:

on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lot lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and

on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.

(24) REMODEL means improvements or repairs that change the appearance of the main building or replace materials of the main building with another material.

(25) RETAINING WALL means a wall used to prevent the erosion of land.

(26) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.

(27) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."

(28) STOOP means a platform or small porch, usually up several steps, at the entrance to a house.

(29) TERRACE means a raised (above grade) paved area or platform next to a building.

(30) WRAP-AROUND means that portion of a side facade of a main structure 25 feet behind the corner of the front facade, including the front porch. Measurement begins at the furthest proposed front wall or omitted wall line (porch) of the main building. The result is a straight line through the building as shown in illustration 06 of Exhibit C.

(31) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.

(2) Conceptual plan. The Stevens Park Village Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit C. If there is a conflict between Exhibit B (the district regulations) and Exhibit C (the conceptual plan), Exhibit B controls.

(3) Nonconforming structures.

(a) Except as provided in this section, Section 51A-4.704(c), "Nonconforming Structures," applies.

(b) Except as provided in this section, if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.

(c) Except as provided in this section, a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, space, and architectural standard regulations.

(d) Except as provided in this section, the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner's agent.

(e) Except as provided in this section, if the degree of nonconformity as to yard, lot, and space regulations or architectural standards is voluntarily reduced, all rights to the previous degree of nonconformity are lost.

(1) If the property owner provides the director with documented assurance, the portion of the structure may be renovated, remodeled, repaired, or rebuilt within the original or previously nonconforming building footprint and height:

(A) with materials and features shown in the documented assurance;

(B) in compliance with the development standards and architectural standards in this district; or

(C) any combination of (A) or (B).

(2) Renovating, remodeling, repairing, or rebuilding a structure must not increase the degree of nonconformity of the structure.

(3) For portions of the structure without documented assurance regarding materials and features or the height or footprint of the structure, the yard, lot, space and architectural standards apply.

(4) Development standards.

(a) In general.

(1) Except as provided in the architectural standards for specific styles, the development standards apply to the entire lot.

(2) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this Exhibit B and Division 51A-4.400, this Exhibit B controls.

(b) Accessory structures and garages.

(1) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the color, architectural style, design, and materials of the main building or original main buildings in the district.

(2) Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main building or be compatible with the architectural style of the main building. Flat roofs are permitted on either attached or detached pergolas and carports.

(3) Setbacks.

(A) For structures 15 feet or less in height:

(i) No minimum side yard in the rear 30 percent of the lot. Outside of the rear 30 percent of the lot, the side yard setback for the main building applies.

(ii) Minimum rear yard is three feet.

(iii) All eaves and overhangs must be located within the confines of the lot.

(B) For structures over 15 feet in height:

(i) Minimum side yard is three feet in the rear 30 percent of the lot. Outside of the rear 30 percent of the lot, the side yard setback for the main building applies.

(ii) Minimum required rear yard is five feet.

(C) For structures on corner lots, an accessory structure may not be closer to the cornerside lot line than the main building.

(c) Building site.

(1) Floor area ratio. No maximum floor area ratio.

(2) Lot coverage. Maximum lot coverage is 40 percent. Above ground parking structures are included in lot coverage calculations, surface parking lots underground parking structures are not.

(3) Lot size. Minimum lot size is 7,500 square feet.

(4) Setbacks.

(A) In general. Except as provided in this subsection, setbacks must be open and unobstructed and must be measured to the first portion of any structure that exceeds six inches above grade except those architectural features called out in Sections 51A-4.401, 51A-4.402, and 51A-4.403, as amended.

(B) Front yard.

(i) Except as provided in this section, all original main buildings are deemed to be conforming as to front yard setbacks. If an original main building is demolished, the new construction must meet the minimum front yard setback in subparagraph (ii).

(ii) Except as provided in subparagraph (iii), minimum front yard is 30 feet.

(iii) For all lots on the south sides of Colorado Boulevard and Leander Drive, minimum front yard is 25 feet. (See illustration 10 in Exhibit C)

(iv) Except as provided in this section, the required front yard must be open and unobstructed and must be measured to the front facade of the main building including porches. Front porch steps less than five feet in width and handrails are allowed within the front yard setback but may not extend more than four feet into the required front yard.

(C) Side yard.

(i) For interior lots, minimum side yard for main buildings is 10 feet on the driveway side and five feet on the other side.

(ii) For irregularly shaped lots, minimum side yard for main buildings is five feet on both sides. (See identified lots in illustration 11 in Exhibit C)

(iii) Vertical or horizontal additions to houses may maintain or continue the existing side yard setback. For example, if an original house has a four-foot side yard setback, a second-story addition or rear addition may also have a four-foot side yard setback.

(D) Rear yard.

(i) Except as provided in this paragraph, minimum rear yard for a main building is 20 feet.

(ii) Minimum rear yard for lots having a depth of 130 feet or less along the shortest side-yard property line is 10 feet.

(E) Double frontage lots. If a lot runs from one street to another and has double frontage, the portion of the lot fronting a major thoroughfare is governed by the rear yard regulations, and the portion of the lot fronting on a minor street is governed by the front yard regulations.

(d) Density.

(1) Except as provided in this exhibit, the number of dwelling units on a lot may not be increased.

(2) Except as provided in this exhibit, an additional dwelling unit is allowed in accordance with the requirements for an accessory dwelling unit overlay in Section 51A-4.510(c), as amended.

(e) Fences and walls.

(1) Fences.

(A) Location.

(i) Fences are prohibited in a front yard.

(ii) Fences in a side yard must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches. (See illustration 07 in Exhibit C)

(B) Height.

(i) Fences may not exceed six feet in height in the area in front of the midpoint of each side property line. The intent of this provision is to establish an area where the fence height may increase to a greater height that is the same for adjacent property owners. (See illustration 07 in Exhibit C)

(ii) Except as provided in this paragraph, fences may not exceed eight feet in height in the area from the midpoint of the side property line to the rear property line.

(iii) Fences along the rear property line may not exceed nine feet in height. A five-foot fence return at the rear is also allowed up to nine feet in height. (See illustration 07 in Exhibit C)

(C) Materials.

(i) Fences may be constructed with brick, stone, wood, wrought iron (or other metal similar in appearance), chain link, or a combination of these materials.

(ii) Concrete, concrete block, and fabricated metal panel (such as sheet metal and corrugated metal) are prohibited as fence materials.

(2) Retaining walls. Retaining walls may not exceed six inches above the soil being retained.

(f) Height. Maximum structure height is 26 feet from finished floor.

(g) Parking.

(1) Except as provided in this subsection, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(2) One space per dwelling unit is required.

(h) Stories.

(1) Except as provided in this subsection, maximum number of stories above grade is two. Basements are not counted as a story. A second story must be behind the midpoint of the main building. Midpoint is calculated from the furthest proposed front wall line or omitted wall line of the building (like a porch) to the furthest proposed rear wall line or omitted wall line of the second story of the building. Does not include one-story rear porches or garages. The result is a straight line through the building as shown in Exhibit C.

(2) The front of a main building through the wrap-around must have the exterior appearance of a one-story or one-and-one-half story house. In general, the eaves of the main roof structure containing the half story living space must align with the top plate of the first story. A half-story may only be expressed in a gable. (See illustration 12 in Exhibit C)

(i) Uses.

(1) Main uses.

(a) Except as provided in this paragraph, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following use is permitted subject to the following restrictions:

-- single family *[additional dwelling unit permitted by right, no deed restriction needed.]*

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(5) Architectural standards for the front facade and within the wrap-around.

(a) Building materials. The following standards apply to the front facade and within the wrap-around.

(1) All building materials and their application must be typical of the period and architectural style or be compatible with original main buildings designated with the same architectural style in the district.

(2) Cladding on a main building must be:

(i) Standard dimension brick in color blends of red/brown/orange or white/buff/blond are permitted.

(ii) Austin stone or materials that look like Austin stone.

(iii) Wood or materials that look like wood lap siding.

(3) Vinyl and metal siding are prohibited.

(b) Front porches and enclosures.

(1) Front porches (stoops, raised patios/terraces) must comply with applicable architectural standards. Front porches must be typical of the district.

(2) A minimum of two front porch steps (with two risers) are required. (See illustration 15 in Exhibit C.)

(3) Front porches, stoops, and raised patios/terraces must have a minimum depth of four feet.

(4) Front porches and stoop floors must be constructed of concrete.

(5) Porch supports or columns may be constructed of wood, wrought iron, brick, stone, or a combination of these materials.

(6) Front porches may not be enclosed. Infill, glass, and screening are prohibited.

(7) Porch roofs must have a minimum 2/12 roof pitch.

(c) Roofs.

(1) Roofs must comply with the applicable architectural standards.

(2) Any flat or low pitch (roofs under 2/12 pitch) may use modified bitumen, thermoplastic polyolefin membrane (TPO), or ethylene propylene diene terpolymer membrane (EPDM).

(3) Compatible materials include standard shingles and standing seam metal, with any metal roofing in warm or muted earth tones such as brown, gray, weathered wood, or bronze/copper that will patina. Standing seam and shingle-like metal or solar products are allowed if non-reflective, while corrugated and R-panel metal are prohibited.

(d) Windows and doors.

(1) Windows and doors must comply with the applicable architectural standards.

(2) The following applies to windows and doors on the front facade and the wrap-around:

(A) Window and door openings must be typical of the style and period of the district.

(B) All windows must fit the wall opening. Infill surrounding windows is prohibited.

(C) Only transparent, stained, or leaded glass is allowed in windows and doors, except that bathroom windows located on side facades may be frosted, translucent, or opaque.

(D) Plate glass windows in original main buildings may be retained or replaced in-kind, utilizing documented assurance.

(E) Divided lite windows are required. Grilles-between-the-glass (GBG) are permitted.

(F) Window screens, storm windows, screen doors, and storm doors are permitted.

(6) Architectural standards for remodeling and additions for main buildings.

(a) Applicability. The architectural standards for remodeling apply only to the front facade and wrap-around.

(b) Remodeling and additions. If a main building is remodeled, the remodeling must be compatible with the standards for its architectural style for that element of the structure being remodeled. See Exhibit C for a list of architectural styles.

(c) Materials. Any remodeling must match the original materials in type, size, profile, color, coursing, texture, mortaring, and joint detailing.

(7) Architectural standards for new construction after (Date of Adoption).

(a) Applicability. The architectural standards for new construction apply only to the front facade and wrap-around.

(b) Architectural style. The front facade and wrap-around of new construction must be built in the Minimal Traditional or Ranch style in compliance with the architectural standards for that style. (See examples in Exhibit C)

(8) Architectural standards for Minimal Traditional style buildings. The architectural standards for remodeling apply only to the front facade and wrap-around.

(a) Additions. Two-story additions are only allowed on the rear 50 percent of the main structure.

(b) Front porches. Main buildings must have one of the following: porch, portico, raised patio/terrace, or stoop.

(c) Roof.

(1) Minimal Traditional structures must have a gable and wing, cross-gabled, side-gabled, or hipped roof with low to moderate roof slope between 4/12 and 10/12 degrees or may match existing roof pitch. Porch roofs may be lowered to a 2/12 pitch.

(2) The maximum roof overhang is 12 inches.

(3) Dormers are prohibited on a front facade.

(d) Windows.

(1) Front facade window openings must be maintained.

(2) Windows must have divided lites. Minimal Traditional window glazing configurations found in Exhibit C are encouraged.

(e) Design features for new construction. Three of the following design features are required to be integrated into the front facade of new construction.

(1) Chimney located within the wrap-around, constructed of stone or brick to match main structure.

(2) Bullseye windows.

(3) Decorative patterned brick or stone accents.

(4) Large floor-length window.

(5) Corner windows with the appearance of divided lites.

(6) A paired or ganged window unit.

(7) Gable vent in a circle, hexagonal, or octagonal shape.

(8) Brick quoining.

(9) Bay window.

(10) Gabled front-projecting wing or ell.

(11) Nested gables.

(9) Architectural standards for Ranch style buildings. The architectural standards for remodeling apply only to the front facade and wrap-around.

(a) Stories. Structures must be one story on the front facade.

(b) Additions. Two-story additions are only allowed on the rear 50 percent of the main structure.

(c) Front porches.

(1) Porch supports or columns must be typical of the Ranch style.

(2) Integrated roof entry feature required.

(d) Roof.

(1) Roof form may be hipped, cross-hipped, side-gabled, or cross-gabled.

(2) Roof pitch must be between 4/12 and 7/12 degrees, or may match existing roof pitch.

(3) Roof must have an overhang between 12 inches and 36 inches.

(e) Windows.

(1) Front facade window openings must be maintained.

(2) No fixed plate glass window may be wider than it is tall on a front facade. This is to encourage division of wide horizontal openings in a manner typical of the Ranch style.

(f) Design features for new construction. Three of the following design features are required to be integrated into the front facade of new construction.

(1) Long, low, masonry planters with a minimum height of 24 inches.

(2) Decorative wrought iron (such as columns, trellis, decorative window bars, railings).

(3) Corner window.

(4) Gable with accent siding.

(5) Picture window.

(6) Three windows of varying sizes.

(7) Broad interior chimney.

(8) Front entry sidelite.

(10) Architectural standards for contemporary style buildings. The architectural standards for remodeling apply only to the front facade and wrap-around.

(1) Roof. Structures may have a flat, low-pitched, or shed roof, with a roof slope between 0/12 and 5/12 or match the existing structure.

(2) Windows. Window openings on a front facade must be maintained.

(11) Procedures.

(a) Review form applications. A review form application must be submitted to the director for any work covered by the standards contained in this ordinance.

(b) Responsibility of applicant. It is the responsibility of the applicant to provide examples from the district for justification of any element called into question during review.

(c) Work requiring a building permit.

(1) Upon receipt of a review form application for work requiring a building permit, the building official shall refer it to the director to determine whether the work meets the standards of this ordinance. The director shall make this determination within 30 days after submission of a complete application.

(2) If the director determines that the work complies with the standards of this ordinance, the director shall approve the application and send it back to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.

(3) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before issuance of a building permit and send it back to the building official, who shall deny the building permit. The director shall give written notice to the applicant stating the reasons for the denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(d) Work not requiring a building permit.

(1) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the director to determine whether

the work meets the standards of this ordinance. The director shall make this determination within 10 days after submission of a complete application.

(2) If the director determines that the work complies with the standards of this ordinance, the director shall approve the application and give written notice to the applicant.

(3) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before an approval can be granted. The director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(e) Appeals.

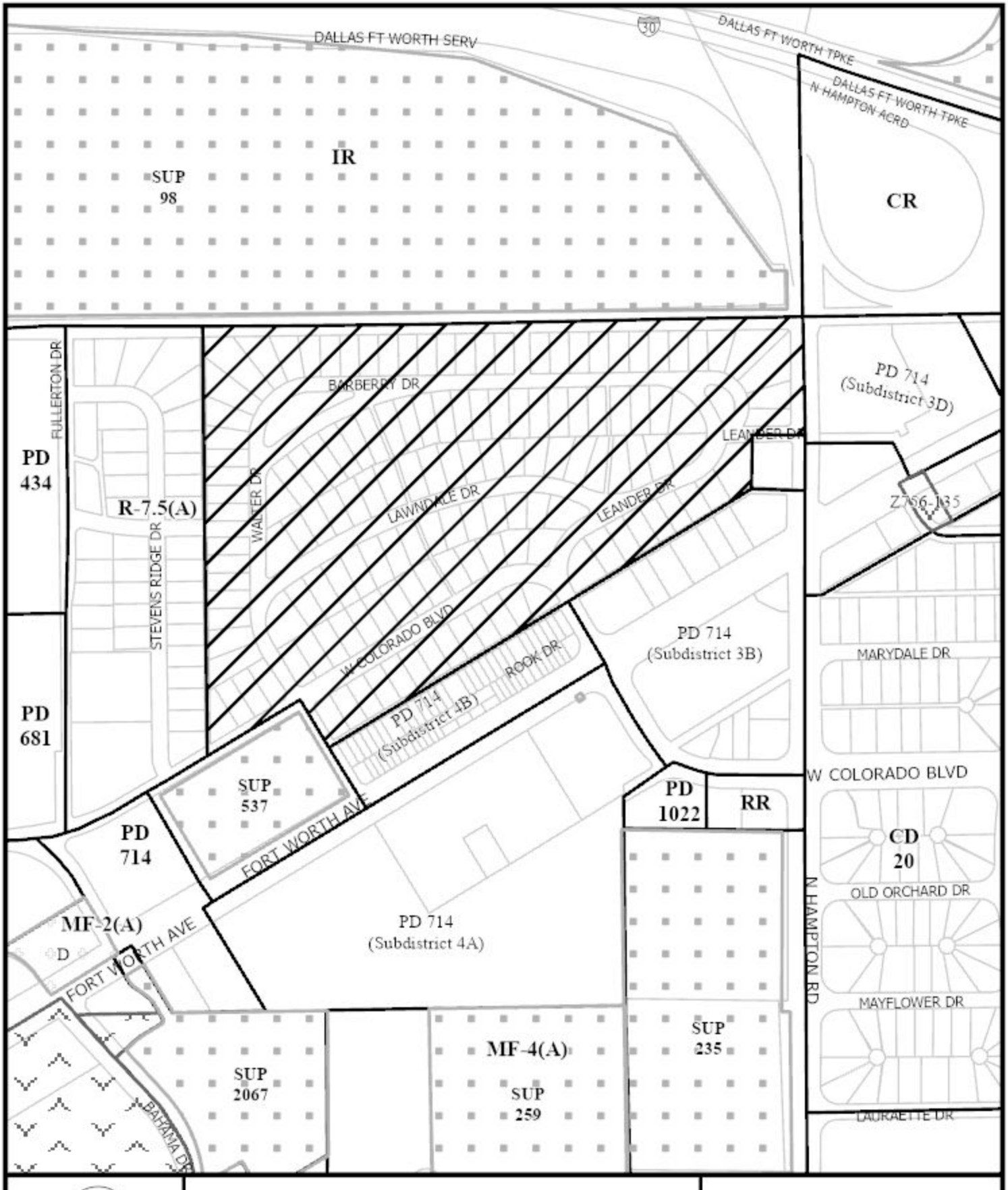
(1) An applicant may appeal any decision made by the director to the board of adjustment by filing a written appeal with the director within 20 days after notice is given to the applicant of the director's decision.

(2) The director shall send written notice of the appeal to the applicant, the neighborhood association, and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.

(3) The board of adjustment shall hold a public hearing on all appeals.

(4) In considering the appeal, the sole issue before the board of adjustment is whether the director erred in the decision and the board of adjustment shall consider the same standards that were required to be considered by the director.

(5) Appeals to the board of adjustment are the final administrative remedy.



1:4,800

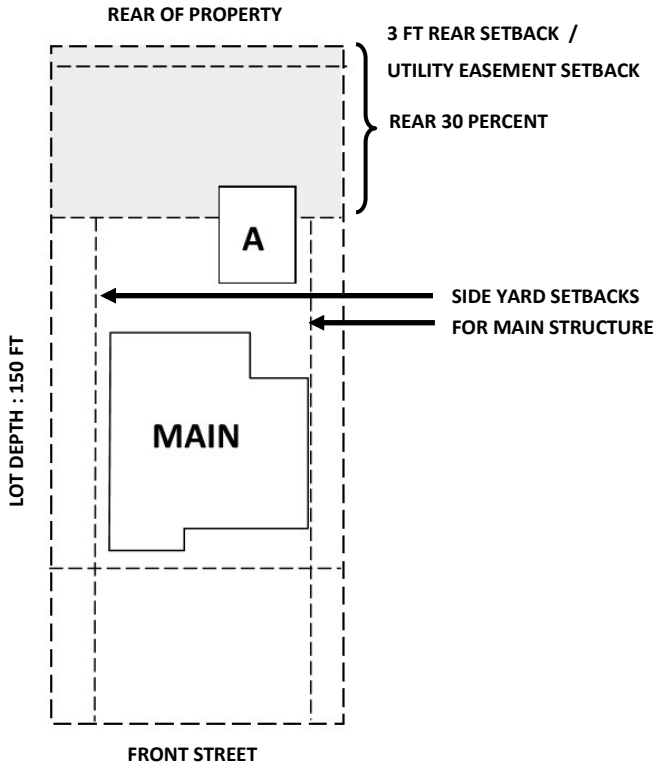
ZONING MAP

Case no: Z-26-000086

Date: 05/04/2026

EXHIBIT C : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 01



HOW TO CALCULATE REAR 30 PERCENT OF THE LOT

LOT DEPTH: 150 FT

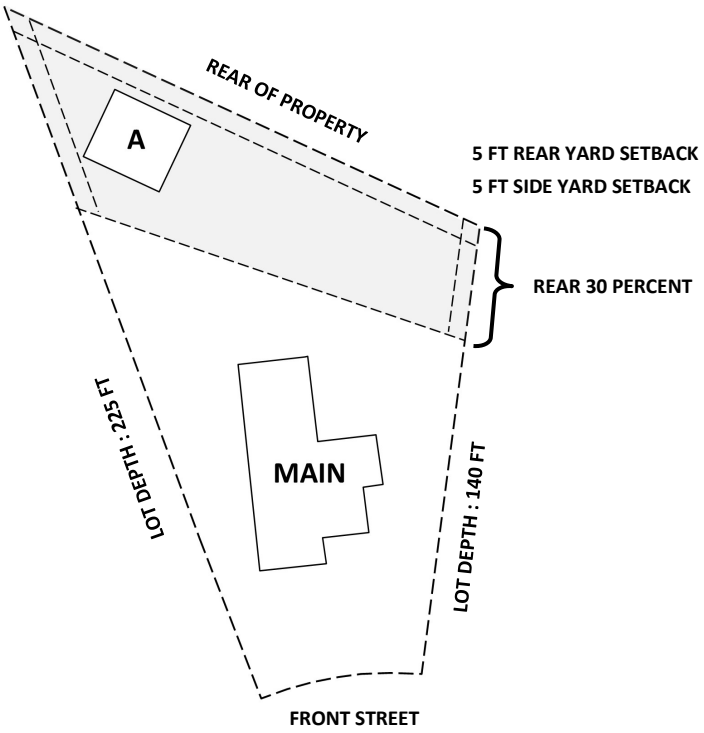
(LOT DEPTH X 0.3 = REAR 30 PERCENT OF LOT)

REAR 30 PERCENT OF THE LOT: 45 FT

OUTSIDE OF REAR 30 PERCENT

IF AN ACCESSORY STRUCTURE IS OUTSIDE OF THE REAR 30 PERCENT OF THE LOT, THEN ACCESSORY STRUCTURE MUST MEET SIDE YARD SETBACKS OF THE MAIN STRUCTURE.

Illustration 02



HOW TO CALCULATE REAR 30 PERCENT OF THE LOT

LOT DEPTH: 140 FT AND 225 FT

(LOT DEPTH X 0.3 = REAR 30 PERCENT OF LOT)

REAR 30 PERCENT OF THE LOT: 42 FT AND 67.5 FT

WITHIN THE REAR 30 PERCENT

IF AN ACCESSORY STRUCTURE IS WITHIN THE REAR 30 PERCENT OF THE LOT , THEN THE SETBACKS DEPEND ON THE HEIGHT OF THE PROPOSED ACCESSORY STRUCTURE.

NOTE: ILLUSTRATION ABOVE SHOWS AN ACCESSORY STRUCTURE OVER 15 FT IN HEIGHT, AS A RESULT 5 FT SIDE AND REAR YARD SETBACK APPLY.

Illustration 03





BUILDING MATERIAL AND ROOF STYLE OF ACCESSORY STRUCTURES TO BE COMPATIBLE WITH THE MAIN STRUCTURE IF VISIBLE FROM THE STREET.

EXHIBIT C : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 04

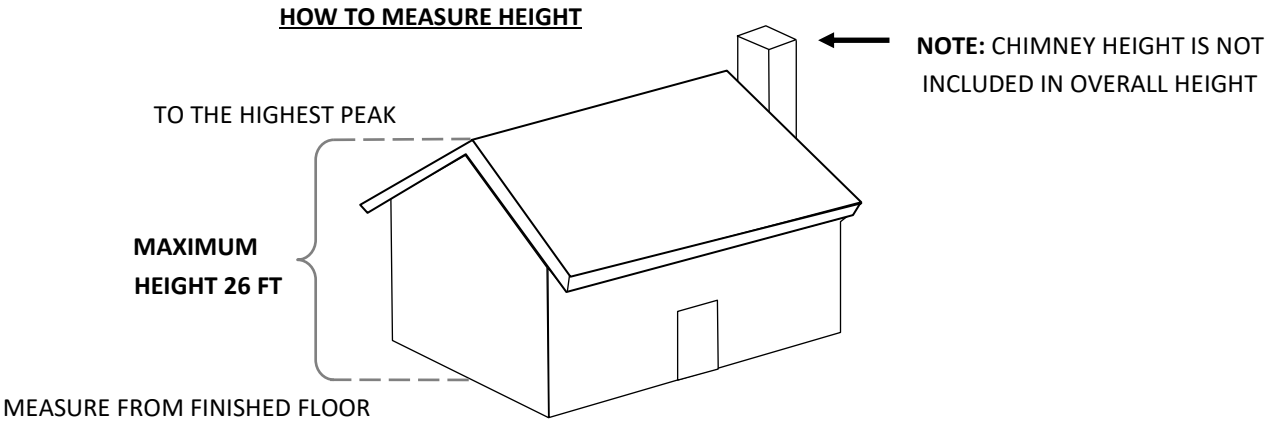


Illustration 05

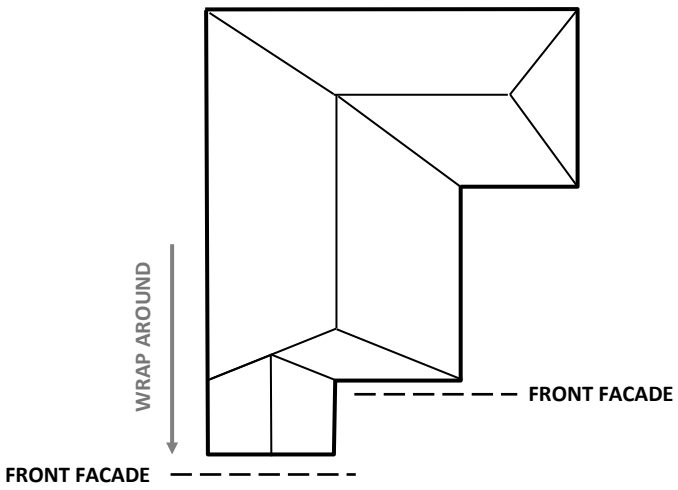


Illustration 06

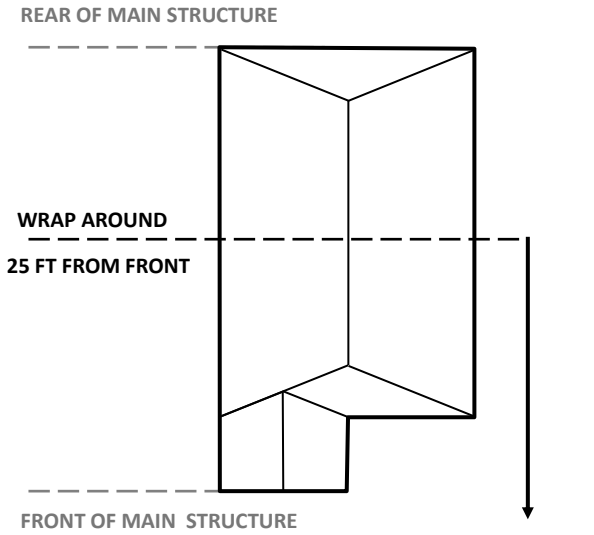
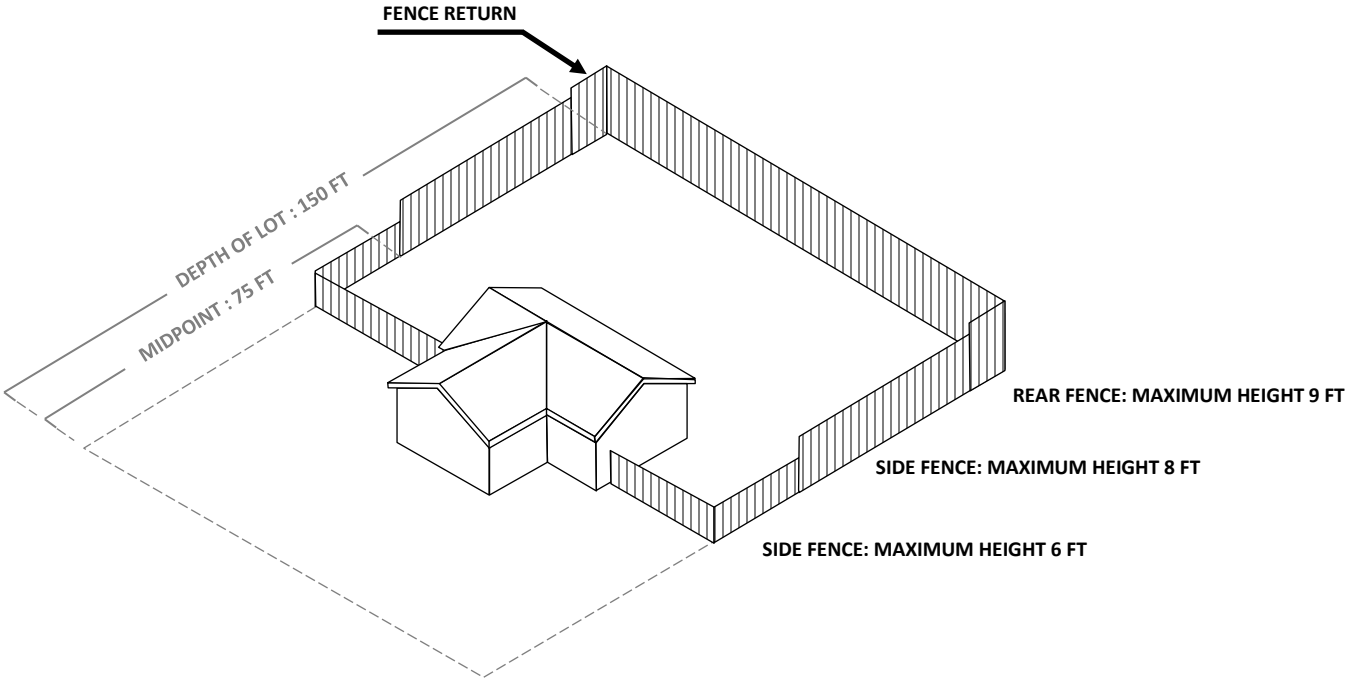


EXHIBIT C : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 07



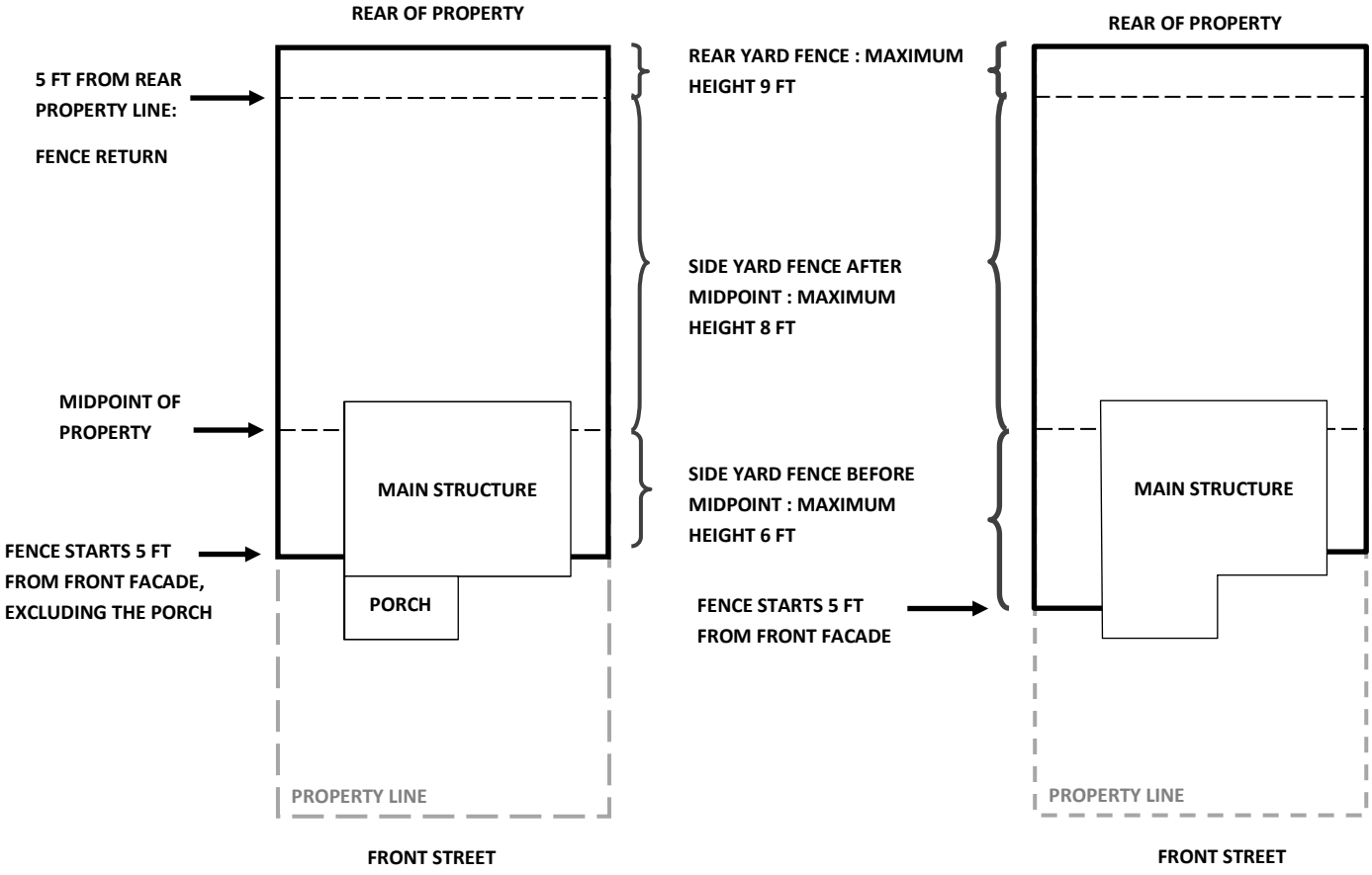


EXHIBIT C : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 08

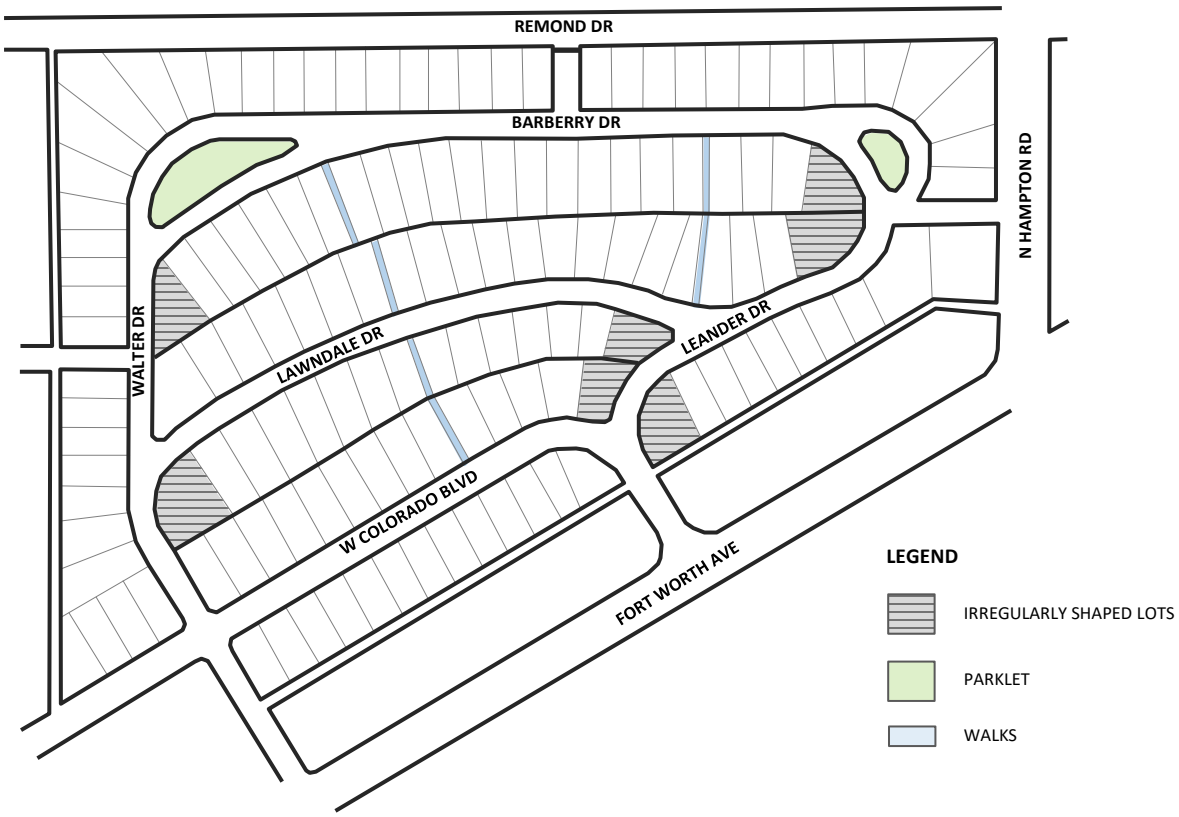
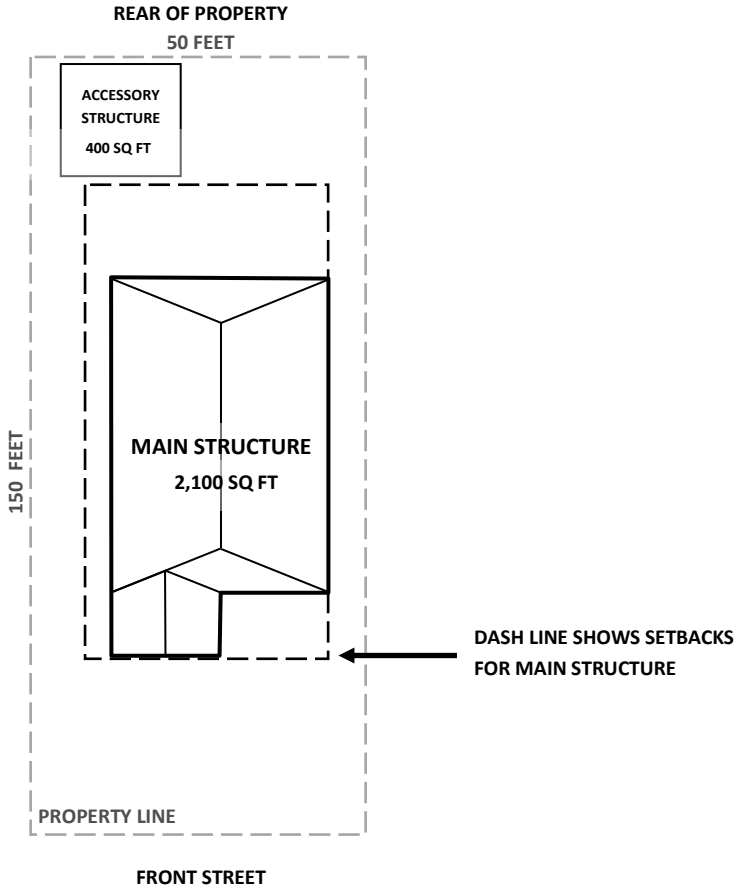


Illustration 09



LOT COVERAGE : INCLUDES MAIN STRUCTURE, ACCESSORY STRUCTURES, CARPORTS, GARAGES, COVERED PORCHES, AND ANY STRUCTURE WITH A SOLID ROOF.

MAXIMUM LOT COVERAGE : 40 PERCENT

HOW TO CALCULATE LOT COVERAGE

LOT SIZE : 50 FT X 150 FT = 7,500 SQ FT

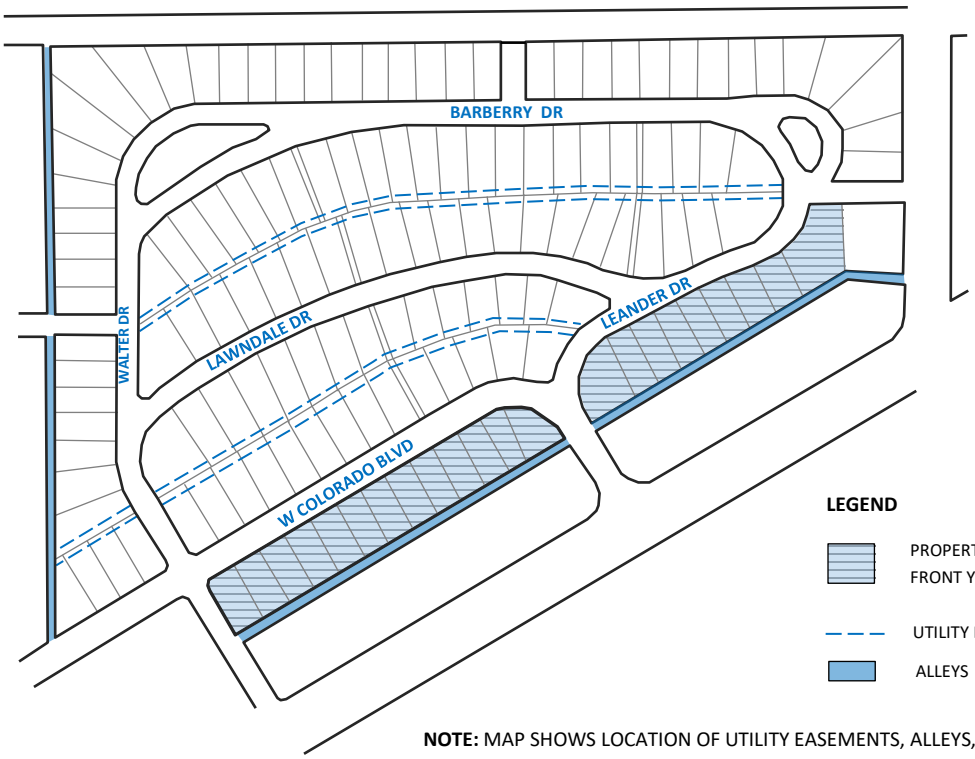
40 PERCENT LOT COVERAGE : 3,000 SQ FT

PROPOSED LOT COVERAGE : 2,500 SQ FT

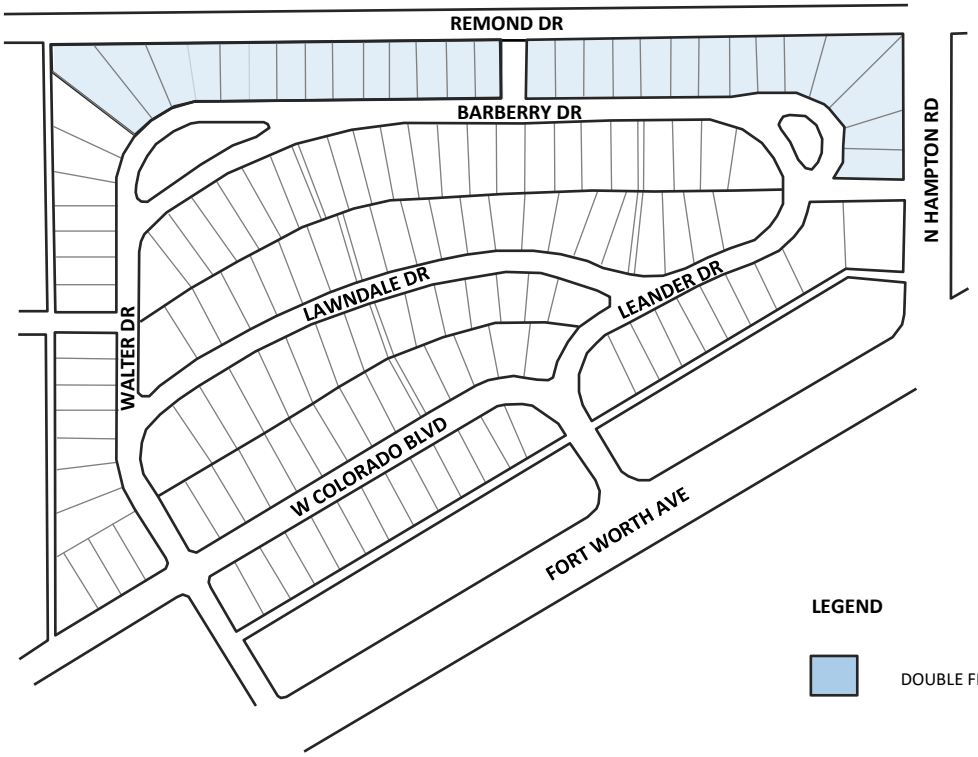
THIS PROPERTY CAN BUILD AN ADDITIONAL 500 SQ FT BEFORE IT REACHES MAXIMUM LOT COVERAGE

EXHIBIT C : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 10



NOTE: MAP SHOWS LOCATION OF UTILITY EASEMENTS, ALLEYS, HIGHLIGHTS PROPERTIES WITH 25 FT FRONT YARD SETBACKS, AND IDENTIFYING FRONT STREETS



MAJOR THOROUGHFARES: N HAMPTON RD AND REMOND DR

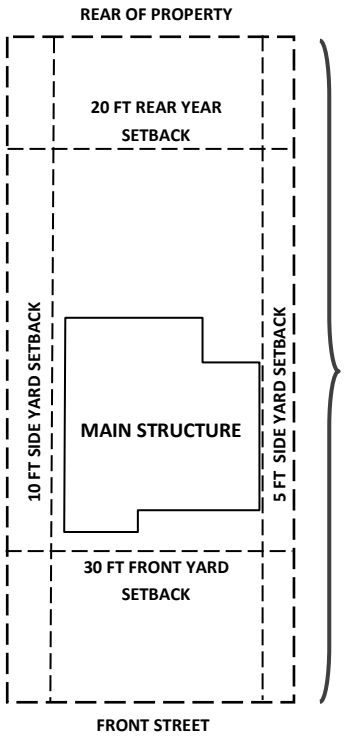
MINOR STREETS : BARBERRY DR, LEANDER DR, LAWNDALE DR, W COLORADO BLVD, AND WALTER DR

NOTE: FOR DOUBLE FRONTAGE LOTS—MINOR STREETS ESTABLISH THE FRONT YARD AND THE MAJOR THOROUGHFARES ESTABLISH THE REAR YARD.

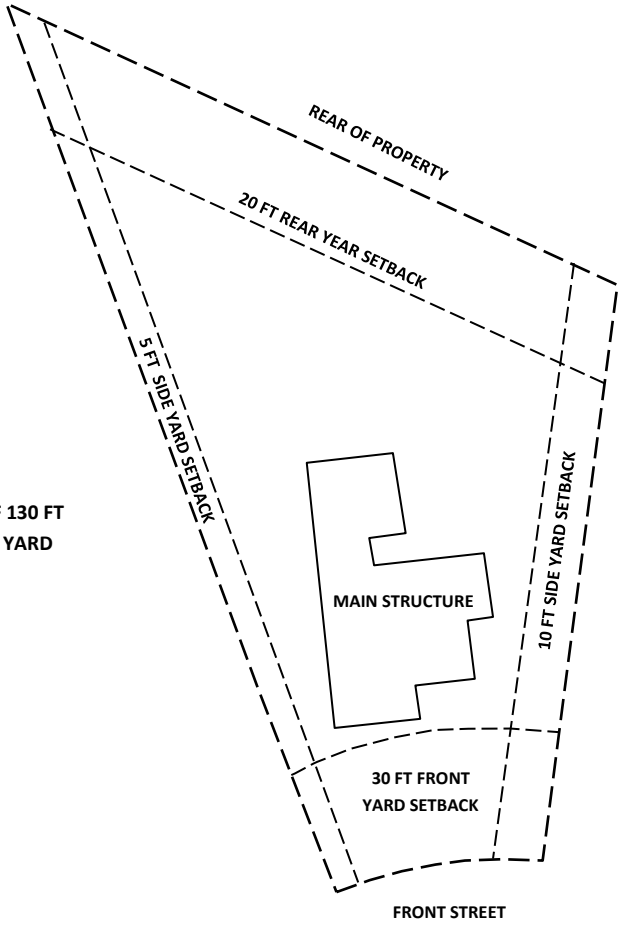
EXHIBIT C : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 11

REGULAR SHAPED LOT : SETBACKS



IF A LOT HAS A DEPTH OF 130 FT OR LESS, THEN THE REAR YARD SETBACK IS 10 FT.



IRREGULARLY SHAPED LOT : SETBACKS

2112 Barberry Dr

2336 Barberry Dr

2202 Lawndale Dr

2336 Lawndale Dr

2115 Leander Dr

2146 Leander Dr

2203 W Colorado Blvd

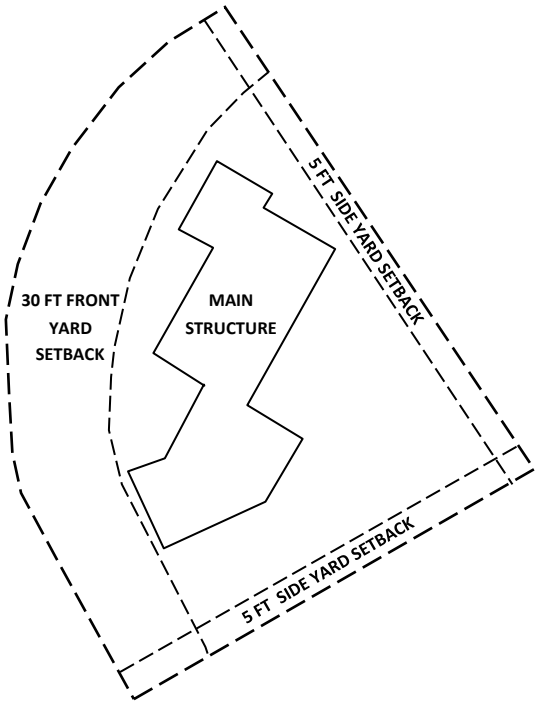
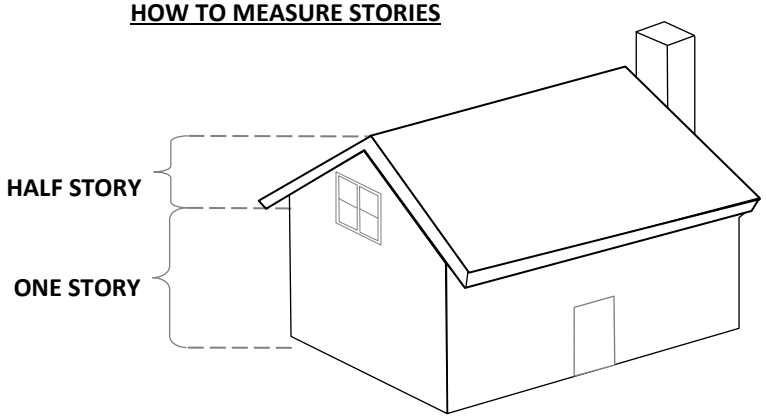


EXHIBIT C : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 12

HOW TO MEASURE STORIES



NOTE: THE EAVE OF THE MAIN ROOF STRUCTURE ALIGNS WITH THE TOP PLATE OF THE FIRST FLOOR

Illustration 13

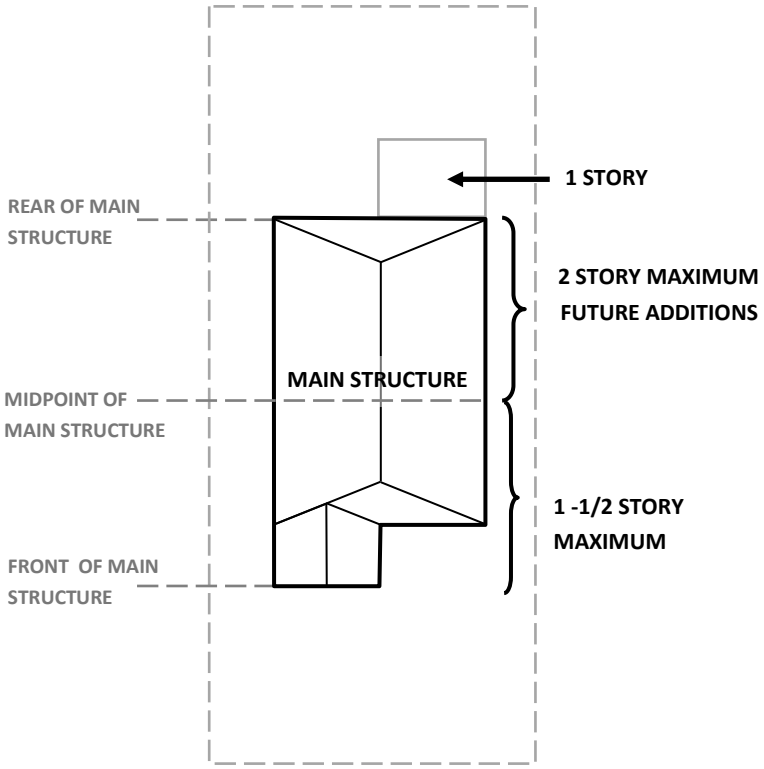
EXAMPLES OF A ONE—AND ONE HALF STORY



EXAMPLES OF A REAR TWO –STORY POP UP ADDITION



NOTE : THE FRONT OF THE MAIN STRUCTURE MUST MAINTAIN A ONE STORY OR ONE-AND-ONE HALF STORY APPEARANCE.



NOTE : A SECOND STORY MUST BE BEHIND THE MIDPOINT OF THE MAIN BUILDING.

MIDPOINT IS CALCULATED FROM THE FURTHEST PROPOSED FRONT WALL LINE OR OMITTED WALL LINE OF THE BUILDING (LIKE A PORCH) TO THE FURTHEST PROPOSED REAR WALL LINE OR OMITTED WALL LINE OF THE SECOND STORY OF THE BUILDING. DOES NOT INCLUDE ATTACHED ONE-STORY REAR PORCHES OR GARAGES.

EXHIBIT C : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 14 : CHIMNEYS













EXHIBIT C : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 15 : PORCH STYLES










EXHIBIT C : CONCEPTUAL PLAN - ILLUSTRATIONS

Illustration 16 : WINDOWS










Stevens Park Village						
Address		Built	Style			
2103	Barberry Drive	1949	Minimal Traditional		**TOTALS:**	
2107	Barberry Drive	1941	Minimal Traditional		Minimal Traditional	130
2111	Barberry Drive	1941	Minimal Traditional		Ranch	8
2112	Barberry Drive	1941	Minimal Traditional		Contemporary	3
2115	Barberry Drive	1941	Minimal Traditional			141
2118	Barberry Drive	1941	Minimal Traditional			
2119	Barberry Drive	1941	Minimal Traditional			
2122	Barberry Drive	1941	Minimal Traditional			
2123	Barberry Drive	1941	Minimal Traditional			
2127	Barberry Drive	1941	Minimal Traditional			
2128	Barberry Drive	1941	Minimal Traditional			
2133	Barberry Drive	1941	Minimal Traditional			
2134	Barberry Drive	1941	Minimal Traditional			
2137	Barberry Drive	1942	Minimal Traditional			
2138	Barberry Drive	1941	Ranch			
2141	Barberry Drive	1941	Minimal Traditional			
2142	Barberry Drive	1941	Minimal Traditional			
2145	Barberry Drive	1942	Minimal Traditional			
2148	Barberry Drive	1941	Minimal Traditional			
2151	Barberry Drive	1941	Minimal Traditional			
2152	Barberry Drive	1941	Minimal Traditional			
2155	Barberry Drive	1941	Minimal Traditional			
2159	Barberry Drive	1949	Minimal Traditional			
2202	Barberry Drive	1945	Minimal Traditional			
2203	Barberry Drive	1941	Minimal Traditional			
2206	Barberry Drive	1941	Minimal Traditional			
2207	Barberry Drive	1941	Minimal Traditional			
2211	Barberry Drive	1941	Minimal Traditional			
2212	Barberry Drive	1942	Minimal Traditional			
2218	Barberry Drive	1845	Minimal Traditional			
2219	Barberry Drive	1941	Minimal Traditional			
2222	Barberry Drive	1945	Minimal Traditional			
2223	Barberry Drive	1945	Minimal Traditional			
2226	Barberry Drive	1945	Minimal Traditional			
2227	Barberry Drive	1941	Minimal Traditional			
2302	Barberry Drive	1942	Minimal Traditional			
2303	Barberry Drive	1947	Minimal Traditional			
2307	Barberry Drive	1941	Minimal Traditional			
2308	Barberry Drive	1942	Minimal Traditional			
2311	Barberry Drive	1941	Minimal Traditional			
2314	Barberry Drive	1948	Minimal Traditional			
2317	Barberry Drive	1947	Minimal Traditional			

2318	Barberry Drive	1941	Minimal Traditional			
2321	Barberry Drive	1942	Minimal Traditional			
2322	Barberry Drive	1942	Minimal Traditional			
2323	Barberry Drive	1942	Minimal Traditional			
2326	Barberry Drive	1941	Minimal Traditional			
2329	Barberry Drive	1941	Minimal Traditional			
2330	Barberry Drive	1941	Minimal Traditional			
2333	Barberry Drive	1942	Minimal Traditional			
2336	Barberry Drive	1941	Minimal Traditional			
2202	Colorado Boulevard	1941	Minimal Traditional			
2203	Colorado Boulevard	1951	Minimal Traditional			
2208	Colorado Boulevard	1940	Minimal Traditional			
2209	Colorado Boulevard	1941	Minimal Traditional			
2214	Colorado Boulevard	1940	Minimal Traditional			
2215	Colorado Boulevard	1941	Minimal Traditional			
2219	Colorado Boulevard	1940	Minimal Traditional			
2220	Colorado Boulevard	1946	Ranch			
2223	Colorado Boulevard	1941	Minimal Traditional			
2226	Colorado Boulevard	1941	Minimal Traditional			
2229	Colorado Boulevard	1940	Minimal Traditional			
2230	Colorado Boulevard	1941	Minimal Traditional			
2234	Colorado Boulevard	1941	Minimal Traditional			
2235	Colorado Boulevard	1941	Minimal Traditional			
2241	Colorado Boulevard	1941	Minimal Traditional			
2302	Colorado Boulevard	1950	Minimal Traditional			
2303	Colorado Boulevard	1941	Minimal Traditional			
2307	Colorado Boulevard	1940	Minimal Traditional			
2308	Colorado Boulevard	1941	Minimal Traditional			
2309	Colorado Boulevard	1940	Minimal Traditional			
2314	Colorado Boulevard	1941	Minimal Traditional			
2315	Colorado Boulevard	1941	Minimal Traditional			
2318	Colorado Boulevard	1940	Minimal Traditional			
2322	Colorado Boulevard	1950	Minimal Traditional			
2323	Colorado Boulevard	1941	Minimal Traditional			
2328	Colorado Boulevard	1941	Minimal Traditional			
2329	Colorado Boulevard	1941	Minimal Traditional			
2403	Colorado Boulevard	1950	Minimal Traditional			
2407	Colorado Boulevard	1950	Ranch			
2411	Colorado Boulevard	1949	Minimal Traditional			
2419	Colorado Boulevard	1949	Minimal Traditional			
2202	Lawndale Drive	1941	Ranch			
2203	Lawndale Drive	1941	Minimal Traditional			
2209	Lawndale Drive	1941	Minimal Traditional			
2214	Lawndale Drive	1941	Minimal Traditional			
2215	Lawndale Drive	1941	Minimal Traditional			

2218	Lawndale Drive	1941	Minimal Traditional			
2219	Lawndale Drive	1941	Minimal Traditional			
2225	Lawndale Drive	1941	Minimal Traditional			
2226	Lawndale Drive	1941	Minimal Traditional			
2229	Lawndale Drive	1941	Minimal Traditional			
2230	Lawndale Drive	1941	Minimal Traditional			
2234	Lawndale Drive	1941	Minimal Traditional			
2235	Lawndale Drive	1941	Minimal Traditional			
2239	Lawndale Drive	1941	Minimal Traditional			
2240	Lawndale Drive	1941	Minimal Traditional			
2243	Lawndale Drive	1941	Minimal Traditional			
2249	Lawndale Drive	1941	Minimal Traditional			
2302	Lawndale Drive	1941	Minimal Traditional			
2303	Lawndale Drive	1941	Minimal Traditional			
2306	Lawndale Drive	1941	Minimal Traditional			
2307	Lawndale Drive	1941	Minimal Traditional			
2311	Lawndale Drive	1941	Minimal Traditional			
2314	Lawndale Drive	1941	Minimal Traditional			
2318	Lawndale Drive	1941	Minimal Traditional			
2319	Lawndale Drive	1941	Minimal Traditional			
2323	Lawndale Drive	1941	Minimal Traditional			
2324	Lawndale Drive	1941	Minimal Traditional			
2328	Lawndale Drive	1941	Minimal Traditional			
2329	Lawndale Drive	1941	Minimal Traditional			
2332	Lawndale Drive	1941	Minimal Traditional			
2333	Lawndale Drive	1941	Minimal Traditional			
2336	Lawndale Drive	1941	Minimal Traditional			
2108	Leander Drive	1941	Minimal Traditional			
2112	Leander Drive	1941	Minimal Traditional			
2115	Leander Drive	1941	Minimal Traditional			
2116	Leander Drive	1940	Minimal Traditional			
2121	Leander Drive	1941	Ranch			
2122	Leander Drive	1945	Minimal Traditional			
2126	Leander Drive	1941	Minimal Traditional			
2127	Leander Drive	1941	Minimal Traditional			
2131	Leander Drive	1941	Minimal Traditional			
2132	Leander Drive	1946	Minimal Traditional			
2136	Leander Drive	1948	Minimal Traditional			
2142	Leander Drive	1941	Minimal Traditional			
2146	Leander Drive	1941	Minimal Traditional			
1215	Walter Drive	1949	Ranch			
1219	Walter Drive	1949	Ranch			
1223	Walter Drive	1954	Ranch			
1227	Walter Drive	1941	Minimal Traditional			
1231	Walter Drive	1941	Minimal Traditional			

1235	Walter Drive	1941	Minimal Traditional			
1241	Walter Drive	1980s	Contemporary			
1303	Walter Drive	1942	Minimal Traditional			
1307	Walter Drive	1941	Minimal Traditional			
1311	Walter Drive	1986	Contemporary			
1317	Walter Drive	1942	Minimal Traditional			
1321	Walter Drive	1942	Minimal Traditional			
1327	Walter Drive	1942	Minimal Traditional			
1331	Walter Drive	1953	Contemporary			