



NOTICE OF NEIGHBORHOOD MEETING STEVENS PARK CONSERVATION DISTRICT

CITY OF DALLAS

The next step in the proposal to amend the Stevens Park Conservation District (CD No. 20) begins in February. Sustainable Development and Construction staff verified the petitions submitted by the Neighborhood Committee to begin a series of neighborhood meetings.

The purpose of the neighborhood meetings is to develop the specific details for the development standards your neighborhood chose for consideration. The development standards to be discussed during the neighborhood meetings are listed on the other side of this page.

You are receiving this meeting notice because you own property in the Stevens Park Conservation District. It is in your best interest to attend the meetings as you may be affected by future amendments.

Stevens Park CD Area



Meeting Information:

Date: Thursday, February 22, 2018
Time: 7:00 p.m. to 8:30 p.m.
Location: Turner House
401 N Rosemont Ave
Dallas, TX 75208

We encourage everyone to attend the neighborhood meetings. If you are unable to attend the meetings, please contact Andrew Ruegg at 214-671-7931 or andrew.ruegg@dallascityhall.com or check the webpage for information on each meeting. Staff will maintain the meeting schedule and information for each meeting under the section "Stevens Park CD Amendment" on our website:

<http://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Conservation-Districts.aspx>

Si desea información en español, favor de llamar a Mary Williams al 214-670-4209.

Development Standards for consideration per the petition signed by 59% of property owners

REVISED: 10/25/2016

- Height - proposed amendments may include:
 - Modifying how height is measured
 - Height of Structures in Subarea B - establishing the maximum allowed height for structures.
- Accessory Structures - proposed amendments may include:
 - Revising the definition of accessory structure to include, "pool houses".
 - Existing Nonconforming Accessory Structures - applying the language for nonconforming accessory structures in Subarea B to Subarea A; and permitting use of similar architectural materials
 - New Accessory Structures - adding language (to Subareas A and B) that new accessory structures must be built in the architectural style applicable to the main structure on the lot; and permitting use of similar architectural materials.
 - Small Accessory Structures - exempting small accessory structures from compliance with the architectural styles
 - Subarea A - establishing setbacks for accessory structures greater than 16 feet in height, less than 16 feet in height; and establishing rules for accessory structures that are nonconforming as to setbacks
 - Subarea B - amending the side and rear yard setbacks, height, and how height is measured
 - Replacement or Remodel of Accessory Structures - clarifying the architectural styles permitted for a replacement or remodeled accessory structure; establishing the permitted size of rebuilt nonconforming accessory structures;
- Wrap-Around and Front Facade - proposed amendments may include:
 - Reducing the depth of the wrap-around
 - Revising the definition of New Main Structure to mean a main structure that does not incorporate an existing structure's "Wrap-around" and "Front façade."
 - Revising the definition of Remodel to apply to a change to a main structure's "Wrap-around" and "Front façade;" and the exterior of other structures
- Similar Architectural Materials - proposed amendments may include, defining similar architectural materials to mean similar in terms of physical appearance and function and not material composition
- Setbacks for Main Structures - proposed amendments may include:
 - Front Yard Setback Subarea A - making the front yard setback consistent for both existing and new main structures
 - Side Yard Setback Subarea A - modify the language to address additions or remodels to existing main structures with nonconforming side yard setbacks
 - Setbacks for Main Structures (Subarea B) - modifying the language to address additions or remodels to existing main structures with nonconforming side yard setbacks
- Permitted Uses - proposed amendments may include:
 - Modifying the permitted uses in Subareas A and B
- Architectural Styles - for new main structures - proposed amendments may include:
 - Clarifying required architectural styles for new main structures
 - Modifying the roof form and material requirements, the porch requirement, and the architectural features requirement for some architectural styles.
- Materials for architectural Styles - proposed amendments may include:
 - Clarifying the use of "similar materials" and amending the allowable materials for some architectural styles in Subareas A and B
 - Modifying the requirements for replacement windows and clarifying that similar architectural materials can be used for replacement windows
- Architectural Survey - proposed amendments may include: correcting errors in the architectural survey in the CD ordinance
- Driveways - proposed amendments may include: increasing the maximum driveway width in Subarea A and B
- Lot Coverage - proposed amendments may include: clarifying the maximum lot coverage for a lot with a new main structure in Subarea A is 35% and in Subarea B is 45%.
- Retaining Walls - proposed amendments may include clarifying the materials that may be used to construct retaining walls; and permitting use of similar materials
- Tree Mitigation - proposed amendments may include clarifying the size and number of trees that may replace protected trees

Neighborhood Committee Members

John Cox	Walter Buchanan	Jill Juncker	Carole Somers-Clark	Dodie Butler
Katherine McMahon	Amy Lambert Lee	Kenda North	John Eric Mustin	Mike Gaudet