



## NOTICE OF NEIGHBORHOOD MEETING LAKEWOOD CONSERVATION DISTRICT EXPANSION

CITY OF DALLAS

The next step in the proposal to expand the Lakewood Conservation District (CD No. 2) begins on August 31. Planning & Urban Design 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 expansion area of the Lakewood Conservation District. It is in your best interest to attend the meetings as you may be affected by future amendments.



CD-2 Lakewood Conservation District and Proposed Expansion Area

### **Meeting Information:**

**Date:** Wednesday, August 31, 2022

**Time:** 6:00 p.m. to 7:30 p.m.

**Location:** Samuell Grand  
Recreation Center  
6200 E. Grand Avenue  
Dallas, TX 75223

We encourage everyone to attend the neighborhood meetings. If you are unable to attend the meetings, please contact Trevor Brown at 214-948-4417 or [trevor.brown@dallas.gov](mailto:trevor.brown@dallas.gov) (include your address and topic of concern in the Subject line) or check the webpage for information on each meeting. Staff will maintain the full meeting schedule and information for each meeting under the section "Lakewood Expansion" on our website:

<https://dallascityhall.com/departments/pnv/Pages/Conservation-Districts.aspx>

**Development Standards for consideration per the petition signed by 68% of property owners**

**THE DEVELOPMENT STANDARDS FOR THE R-7.5(A) AND R-10(A) SINGLE FAMILY DISTRICTS WOULD APPLY EXCEPT FOR THE FOLLOWING DEVELOPMENT STANDARDS THE NEIGHBORHOOD WOULD LIKE TO DISCUSS REGULATING:**

- Accessory Structures - proposed regulations may include:
  - Location and materials.
  - Provisions for remodels or additions to non-conforming structures.
- Building and Structure Height - proposed regulations may include:
  - Modifying how height is measured.
  - Establishing a maximum allowed height for structures, including accessory structures and additions.
- Demolition – proposed regulations may include:
  - Applicability to structures.
  - Provisions for existing non-contributing structures.
- Density - proposed regulations may include:
  - Consideration of maximum number of dwelling units.
- Drainage – proposed regulations may include:
  - Establishing restrictions on lot-to-lot drainage.
- Driveways, Curbs, Sidewalks and Steps - proposed regulations may include:
  - Materials, width, and lot coverage.
  - Provisions for removal of existing rolling or waterfall steps.
  - Provisions for existing non-conforming structures.
- Fences & Walls - proposed regulations may include:
  - Location, height, and materials.
- Floor Area Ratio
- Landscaping or Other Natural Features – proposed regulations may include:
  - Materials and allowable percentage of front yard coverage for impervious surfaces and hardscaping.
  - Provisions for tree preservation.
- Lot Coverage – proposed regulations may include:
  - Maximum lot coverage.
- Lot Size– proposed regulations may include:
  - Minimum width.
- Paint – proposed regulations may include:
  - Provisions for painting stone and brick.
  - Number of colors allowed.
  - Consideration of restriction of certain colors.
- Off-Street Parking and Loading Requirements - proposed regulations may include:
  - Minimum parking standards per dwelling unit.
- Permitted Uses - proposed regulations may include:
  - Single family
  - Provisions for existing non-conforming uses.
- Setbacks - proposed regulations may include:
  - Modifying front, side, and rear setback requirements, including accessory structures.

- Provisions for existing non-conforming structures.
- Slope - proposed regulations may include:
  - Provisions for modifications to the existing slope of a lot.
- Solar Energy Systems – proposed regulations may include:
  - Location and type.
- Stories - proposed regulations may include:
  - Maximum stories.
  - Provisions for non-conforming 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 based on architectural style.
- Porch Styles - proposed regulations may include:
  - Materials, architectural standards, and placement.
  - 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.
- Windows - proposed regulations may include:
  - Placement, architectural standards, and materials.
  - Provisions for remodels or additions to existing structures.
- Work Reviews - proposed regulations may include:
  - Language to detail the requirements for a work review by the City.

