



CITY OF DALLAS

## PROPOSED ZONING CHANGE NEIGHBORHOOD MEETINGS TO PRESENT A DRAFT ORDINANCE FOR THE EXPANSION OF THE LAKEWOOD CONSERVATION DISTRICT (CD 2)

### Attention Property Owner:

Please be aware of two upcoming neighborhood meetings to review a **proposed DRAFT** Conservation District zoning ordinance to expand the existing CD 2 Lakewood Conservation District. Participation of all property owners is critical to receive your comments on this proposed zoning change before it is presented to the City Plan Commission and City Council for approval. Please review the DRAFT ordinance at the website listed below and come prepared with your questions.

The current regulations for existing properties within CD 2 Lakewood Conservation District (Tracts I, II, and III) **are not being considered** for revision. **Only properties within the proposed expansion area** (Tract IV) are being considered for the zoning change to a conservation district.

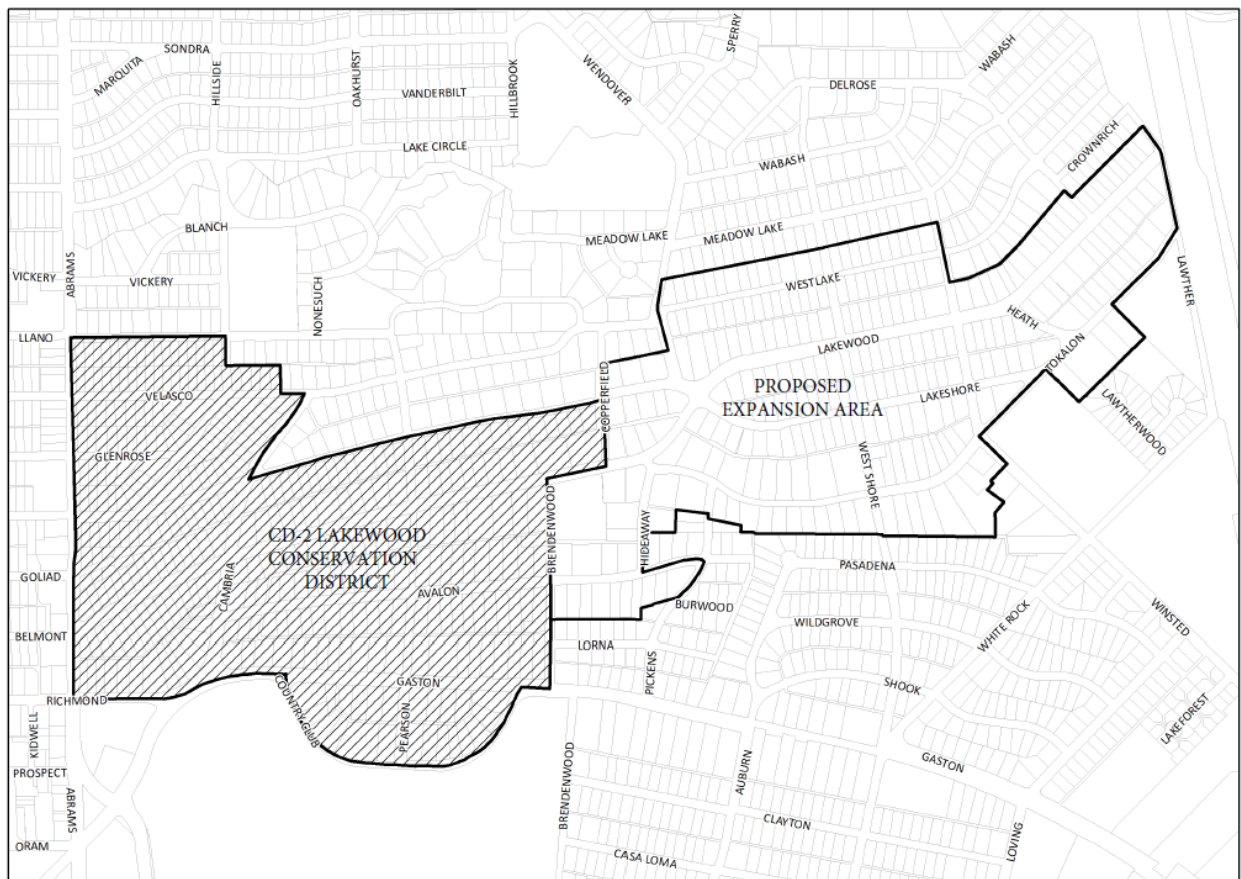
Dates: Tuesday – February 6 and 13  
Location: The Filter Building - 2810 White Rock Rd, Dallas, TX 75214  
Time: 6:00-7:30 p.m.  
Topic: Lakewood Conservation District proposed expansion – DRAFT Ordinance Review  
Proposed Zoning: The DRAFT ordinance and past meeting materials and information can be found at the following link: <https://bit.ly/LakewoodExpansion>  
Current Zoning: Current R-7.5(A) and R-10(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](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-28030)

Property owners in your neighborhood are interested in **expanding the Lakewood Conservation District** on property as shown on the map on the opposite page. A series of fifteen neighborhood meetings were held between August 15, 2022 and March 8, 2023 to discuss and receive community feedback regarding certain development and architectural standards that could help to conserve the physical attributes and character of the neighborhood. Based upon input received at those fifteen community meetings, the proposed DRAFT Conservation District ordinance for the Lakewood Conservation District – Tract IV is now available on the Conservation District website for review and comment.

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.

These two **neighborhood meetings** on February 6 and 13 are being held to review and receive comments on the proposed CD ordinance for the expansion area. After these two meetings, notices and reply forms that allow a property owner to indicate their support or opposition will be mailed to each property owner before a **City Plan Commission public hearing** (date to be announced). If the City Plan Commission recommends approval of the proposed Conservation District, prior to a **City Council public hearing**, notices and reply forms that allow a property owner to indicate their support or opposition will be mailed to each property owner. The **City Council** will then hold a **public hearing** to consider the proposed expansion of the Lakewood Conservation District.



MAP: Existing CD-2 Lakewood Conservation District (Tracts I, II, and III) and Proposed Expansion Area (Tract IV)

Please visit our website at <https://bit.ly/LakewoodExpansion> for additional information regarding this process. We hope to see you in February. In the meantime or if you are not able to attend, you may direct questions or provide comments to Trevor Brown at [Trevor.Brown@dallas.gov](mailto:Trevor.Brown@dallas.gov) and Melissa Parent at [Melissa.Parent@dallas.gov](mailto:Melissa.Parent@dallas.gov).