

**FILE NUMBER:** Z178-113(AR)

**DATE FILED:** December 18, 2017

**LOCATION:** Generally bounded by North Plymouth Road, Atlantic Street, and North Hampton Road

**COUNCIL DISTRICT:** 1

**MAPSCO:** 43Z and 44W

**SIZE OF REQUEST:** Approx. 76 acres

**CENSUS TRACT:** 44.00

**REQUEST:** An application to amend an established conservation district on property zoned Conservation District No. 20, the Stevens Park Conservation District.

**SUMMARY:** The purpose of this request is to amend certain regulations in the conservation district which were developed based on neighborhood input and staff analysis over a series of neighborhood meetings. The requested amendments are to provide for the flexibility, clarification, and relocation of some existing regulations including accessory structures, nonconforming structures, driveways, building height, tree mitigation, retaining walls, setbacks, remodels and additions, new main structures, and architectural standards.

**CPC RECOMMENDATION:** Approval, subject to the revised architectural survey and conditions.

**STAFF RECOMMENDATION:** Approval, subject to the revised architectural survey and conditions.

**BACKGROUND INFORMATION AND PROCESS:**

- On September 28, 2011, the City Council passed ordinance No. 28407 which established the Stevens Park Conservation District. This district is divided into three subareas, Subareas A, B, and C.
- On April 8, 2015, the City Council passed ordinance No. 29702 which amended the process for the establishment and amendments to conservation districts to allow for a more clear and transparent process which encourages property owner participation.
- On May 16, 2016, a neighborhood committee comprised of 10 property owners within the Stevens Park Conservation District submitted a request for pre-application meetings to begin the process for amending regulations in the established conservation district.
- On July 11, 2016 and September 12, 2016, staff held pre-application meetings to inform property owners of the conservation district amendment process, discuss issues with the existing conservation district ordinance, and establish a list of development standards the neighborhood wanted to consider amending. 37 people attended the July 11th meeting and 14 people attended the September 12th meeting.
- On October 25, 2016, following the two pre-application meetings, staff provided the neighborhood committee with petitions listing the development standards the neighborhood wanted to consider amending. The neighborhood committee was tasked with gathering signed petitions of at least 58% of property owners within the Stevens Park Conservation District in order to bring forward an application to amend regulations in the established conservation district.
- On December 18, 2017, the neighborhood committee submitted 128 petitions which were verified by staff and met the criteria, which enabled the neighborhood committee to bring forward a complete application.
- On February 22, March 13, and March 27, 2018 staff held post-application neighborhood meetings to discuss and develop proposed amendments based on the petition language listing the development standards to be addressed. During each neighborhood meeting, staff presented information and facilitated discussion on each topic to solicit feedback from the meeting attendees on the preferred intent of any amendments. 28 people attended the February 22nd meeting, 21 people attended the March 13th meeting, and nine people attended the March 27th meeting.
- On June 19, 2018, staff held the final neighborhood meeting to present and review the proposed amendments that had been developed, in detail, based on

neighborhood input and staff analysis during the prior neighborhood meetings. 18 people attended the June 19th meeting.

- On July 19, 2018, the City Plan Commission voted to recommend approval of the proposed amendments, subject to the architectural survey and conditions.

**Zoning History:** There has been one zoning case and one Board of Adjustment case in the vicinity within the last five years.

1. **Z134-291:** On April 8, 2015, the City Council denied an application for a zoning change from a R-7.5(A) Single Family District to a Planned Development District for residential uses.
2. **BDA145-041:** On April 21, 2015, the Board of Adjustment Panel A granted a variance of 6' 6" to the front yard setback regulations at 1036 N Oak Cliff Boulevard.

**Thoroughfares/Streets:**

Thoroughfare/Street	Function	Existing Dimension and ROW
N. Hampton Road	Principal Arterial	6 lane divided, 100' ROW
N. Plymouth Road	Local Street	2 lane undivided, Variable width ROW
Atlantic Street	Local Street	2 lane undivided, Variable width ROW

**Comprehensive Plan:**

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning meets the following goals and objectives of the comprehensive plan:

**LAND USE ELEMENT**

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**ECONOMIC ELEMENT**

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas’ quality of life.

**URBAN DESIGN**

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city’s significant districts, linkages and areas.

**Other Plans:**

Subarea C (Plymouth Park) is included within the Davis Garden TIF District. The proposed amendments do not impact Subarea C.

**Surrounding Land Use:**

	<b>Existing Zoning</b>	<b>Land Use</b>
<b>Site</b>	CD No. 20	Single family, Church, Public Park
<b>North</b>	MF-2(A) and PD 714	Multi-Family, Gen Merchandise or Food Store < 3500 sq. ft., Office, Pawn Shop, Auto Service Center
<b>East</b>	TH-1(A), R-7.5(A), and SUP 235	Single family, Golf Course
<b>South</b>	R-7.5(A) and SUP 235	Golf Course
<b>West</b>	R-7.5(A), RR, and PD 714	Golf Course, Office, Gen Merchandise or Food Store < 3500 sq. ft., Personal Service

**NEIGHBORHOOD INPUT & STAFF ANALYSIS:**

**General Overview:**

This is the first time the revised process, approved by Council in April of 2015, for amending an established conservation district has been implemented. It proved to be successful because of the clear and transparent process which garnered neighborhood support and input throughout the process.

Two meetings, specifically pre-application meetings, were held by the department in the neighborhood prior to any petitions being circulated by the neighborhood committee. The pre-application meetings assisted the neighborhood committee by informing property owners about the process for amending the CD regulations, the existing regulations, the determination of eligibility, and the options for amending. The pre-application meetings

allowed for the discussion (specifically at the first pre-application meeting) of the development and architectural standards the neighborhood committee and the community were interested in amending. While not the final detailed architectural and development standards, these initial standards were included on the petitions to give property owners (who will be signing the petition in support of amending the CD ordinance) an idea of which regulations would be discussed in detail later during the post-application neighborhood meetings. The petitions were circulated by the neighborhood committee and once collected were submitted to the department, setting in motion the post-application neighborhood meetings. During the three post-application meetings the intent and details of the amendments to the architectural and developments standards listed on the petitions were hammered out and agreement was reached by the neighborhood. In addition, the department held a final neighborhood meeting 30 days prior to the CPC hearing to review the proposed ordinance in detail with the neighborhood.

The purpose of the amendments is to provide flexibility, clarification, and reorganization to some of the existing regulations while retaining the development and architectural standards to continue to conserve the unique characteristics of the Stevens Park neighborhood. The amendments were developed through a series of neighborhood meetings to gain consensus on changes based on the petition language and staff analysis. All items listed on the petition were discussed, however, through the course of the discussions not all items were recommended to be amended.

The district is divided into three subareas, Subareas A, B, and C. Subarea A contains the vast majority of the single family properties within the district along with a church property. Subarea B contains the single family properties fronting N. Plymouth Road along the southeast side of the district. Subarea B contains some varying regulations from Subarea A due to the lot size in this subarea generally being larger than the properties in Subarea A. Subarea C contains Annie Stevens Park, a public park within the district.

Stevens Park CD has a variety of significant architectural styles, including Art Deco, Colonial Revival, French Eclectic, Georgian, Mid-Century Modern, Minimal Traditional, Monterey Colonial, Spanish Eclectic, Texas Regional, and Tudor. The majority of the homes were built between 1920 and 1940. No two homes in the district are alike. Many of the homes have influences from several architectural styles and designs that are a mix and influence of the different styles of the late 1920's and 1930's.

Conservation Districts are intended to conserve the architectural and physical characteristics of a neighborhood and preserve, to the greatest extent possible, a neighborhood's existing sense of place.

**Petition:**

Below is the petition language established by the neighborhood at the pre-application neighborhood meetings for regulations to be potentially amended.

- 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

### **Development Standards:**

Following are the development standards discussed, developed, and detailed throughout the neighborhood meetings.

#### Accessory Structures

Proposed amendments include a revised definition of accessory structures for clarification. The regulations for accessory structures in Subarea A and Subarea B are proposed to match each other to clarify the accessory structure matches the architectural style of the main structure if visible from the street and has a floor area of 100 square feet or more. This provision is intended to ensure large accessory structures which are visible from the street match the architectural style of the main structure which is an important feature of the aesthetic characteristics of the neighborhood.

#### Nonconforming Structures

Regulations for nonconforming accessory structures and retaining walls were relocated for clarification. The nonconforming accessory structures language is proposed to apply to all Subareas instead of just Subarea B and includes revised language for clarification. Additionally, a provision for “documented assurance” was added to apply to nonconforming structures meaning that a nonconforming structure may be rebuilt as outlined in the ordinance with evidence, or proof of the original or existing appearance of the nonconforming structure.

#### Driveways

Proposed amendments include increasing the driveway width from 12 feet, as currently allowed, to 14 feet in Subarea A to match the driveway width in Subarea B, which is 14 feet, for consistency between the two subareas.

#### Building Height

The measurement of height is proposed to be different between Subarea A and Subarea B. Subarea A height measurement is proposed to remain as currently defined but

relocated in the ordinance language to differentiate between Subarea A and Subarea B. Subarea A existing height measurement is from the grade to the highest peak of the structure, or to the top of a flat structure with a maximum height of 32 feet for structures with sloped roofs and 24 feet for structures with flat roofs. Subarea B residents expressed a desire to have height in Subarea B be measured the same as an R-7.5(A) District which is measured from grade to the midpoint of the lowest eave and the highest ridge for a structure with a gable, hip, or gambrel roof with the maximum structure height to be 30 feet, matching the R-7.5(A) base regulations.

#### Tree Mitigation

Property owners expressed a desire to retain the tree mitigation requirements in Subarea A but allow realistic tree mitigation methods of compliance. The proposed amendments add language which gives a property owner the ability to utilize alternative methods of compliance as outlined in Article X for tree mitigation requirements if the tree mitigation site cannot reasonably plant replacement trees on site.

#### Retaining Walls

Proposed amendments include the addition of “similar and compatible materials” for the construction of retaining walls within the district for added flexibility. Additionally, provisions were added that only retaining walls which are visible from the street are subject to the revised regulations. The regulations for retaining walls in Subarea A and Subarea B were revised to encompass the same language for consistency.

#### Setbacks

Currently, in Subarea A, front yard setbacks are more restrictive for new main structures than existing main structures to encourage the retention of existing main structures and are intended to stay that way. However, the proposed amendments include revising the minimum front yard setback for a new main structure in Subarea A to be the average of the two contiguous lots along the blockface which provides some flexibility for new main structures while preserving the intent of the original regulations and removing the onerous and expensive process of surveying the entire blockface to determine the front yard setback. Proposed amendments to setbacks in Subarea B include the clarification and consistency of the front, side, and rear yard setback regulations in Subarea A. Additionally, setbacks for accessory structures in Subarea A were added for the clarification and consistency of the setbacks for accessory structures regulations in Subarea B.

#### Remodel

Proposed amendments include a revised definition of “remodel” for clarification between accessory structures and main structures and to clarify that remodeling applies to the exterior appearance of a structure.

#### New Main Structure

Proposed amendments include a revised definition of “new main structure” for clarification on the wording of what constitutes a new main structure.



## **Architectural Standards:**

Following are the architectural standards discussed, developed, and detailed throughout the neighborhood meetings.

### Architectural Survey

Property owners within the Stevens Park Conservation District notified staff of potential errors in the architectural survey from the original ordinance. Staff verified the architectural style for the properties in question and assigned the appropriate architectural style as a part of the amendments to the ordinance. The architectural survey is found in Exhibit C of the ordinance.

### Architectural Styles for New Main Structures

The neighborhood proposed to clarify that new main structures are not required to be built in the same architectural style as the structure being replaced for added flexibility of the architectural style of a new main structure. All new main structures are still required to be built in one of the architectural styles listed in the ordinance. Additionally, some architecturally significant features in each style were reviewed and amended for added flexibility, clarification, and relocation. The proposed features to be amended include roof form, porch requirements, and architecturally significant features for some architectural styles.

### Windows

For each architectural style, the requirements for the types of allowable windows was expanded to provide for added flexibility while retaining an appropriate window type for each architectural style. Provisions were added to require a profile for applicable windows to maintain the typical window characteristics of each architectural style. Additionally, provisions were added to allow replacement windows that are “typical or look typical” of the style and period of the applicable architectural style within the conservation district and that windows may be replaced “in-kind,” meaning that a window can be replaced with similar materials and exterior appearance as the existing window.

### Similar Architectural Materials

For each architectural style, the requirements for materials was expanded to allow similar materials to the existing allowable materials to provide added flexibility. Additionally, provisions were added to allow appropriate materials for remodeling that are consistent with the architectural style within the conservation district.

### Materials for Architectural Styles

Each architectural style was reviewed and provisions were added for acceptable similar materials. Some architectural styles prohibited certain materials that are substandard. Example: vinyl siding

**CPC ACTION**

July 19, 2018

**Motion:** It was moved to recommend **approval** of an amendment to an established conservation district, subject to the architectural survey and revised conditions (as briefed) on property zoned Conservation District No. 20, the Stevens Park Conservation District, in an area generally bounded by Plymouth Road, Atlantic Street, and Hampton Road.

Maker: Carpenter  
Second: Houston  
Result: Carried: 13 to 0

For: 13 - Rieves, Houston, Davis, Shidid, Carpenter,  
Mack, Jung, Housewright, Schultz, Peadon,  
Murphy, Ridley, Tarpley

Against: 0  
Absent: 0  
Vacancy: 1 - District 8  
Conflict: 1 - West

**Notices:** Area: 200 Mailed: 226  
**Replies:** For: 42 Against: 1

**Speakers** For: Dodie Bulter, 1016 N. Oak Cliff Blvd., Dallas, TX, 75208  
FOR (Did not speak): J. E. Mustin, 1103 N. Plymouth Rd., Dallas, TX, 75208  
Michelle Touchet, 1909 Old Orchard Dr., Dallas, TX, 75208  
Carole Somers-Clark, 1131 N. Plymouth Rd., Dallas, TX, 75208  
Ronald Somers-Clark, 1131 N. Plymouth Rd., Dallas, TX, 75208  
John Cox, 1033 N. Plymouth Rd., Dallas, TX, 75208  
Against: None

EXHIBIT B  
STEVENS PARK CONSERVATION DISTRICT REGULATIONS

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(a) Interpretations and definitions.

- (1) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A of the Dallas City Code, as amended.
- (2) Unless otherwise stated, the definitions in Chapter 51A of the Dallas City Code, as amended, apply to this ordinance. In this ordinance:
  - (A) **ACCESSORY STRUCTURES** 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, work shops, storage buildings, pool houses, habitable structures, and carports.
  - (B) **ART DECO** means Art Deco architectural style as shown in Exhibit C.
  - (C) **COLONIAL REVIVAL** means American Colonial Revival architectural style as shown in Exhibit C.
  - (D) **CIRCULAR DRIVEWAY** means a non-permeable or permeable surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, that has two curb cuts onto the same street or perpendicular streets.
  - (E) **COMPATIBLE** means harmonious with or able to exist without conflict.
  - (F) **CORNER LOT** means a lot that has frontage on two intersecting streets.
  - (G) **CORNERSIDE LOT LINE** means the side lot line of a corner lot that abuts a side street.
  - (H) **CORNERSIDE YARD** means a side yard that abuts a street.
  - (I) **DISTRICT** means the Stevens Park Conservation District.

- (J) DOCUMENTED ASSURANCE means an architectural drawing or photograph delineating the original or existing appearance of the structure.
- (K) EXISTING means a main structure that existed on August 24, 2011.
- (L) FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- (M) FRENCH ECLECTIC means French Eclectic architectural style as shown in Exhibit C.
- (N) FRONT FACADE means the main structure elevation facing the front yard.
- (O) GEORGIAN means Georgian architectural style as shown in Exhibit C.
- (P) ~~HEIGHT means the vertical distance measured from the grade to the highest peak of the structure, or top of the flat structure.~~
- (Q) IN-KIND REPLACEMENT means to replace the existing materials on a structure with the same material type, design, dimension, texture, detailing, and exterior appearance
- (R) LARGE CANOPY TREE means a tree that normally:
  - (i) reaches a height of 30 feet or more upon maturity; and
  - (ii) bears crown foliage no lower than six feet above ground upon maturity.
- (S) LOT COVERAGE means the total square footage of ground surface covered by a roofed structure, including an accessory building more than 200 square feet in area, breezeway, covered deck, covered patio, covered porch, garage, or main structure, measured to the outside faces of the exterior walls or to the omitted wall lines, whichever produces the larger area, but excluding the following:
  - (i) Window box 12 inches or less deep.
  - (ii) Bay window 12 inches or less deep.
  - (iii) Building eaves 36 inches or less deep.
  - (iv) Private balconies (not accessible to the public).
- (T) MAIN STRUCTURE means the building on a lot intended for occupancy as the main use.
- (U) MID-CENTURY MODERN means Mid-Century Modern architectural style as shown in Exhibit C.

- (V) MINIMAL TRADITIONAL means Minimal Traditional architectural style as shown in Exhibit C.
- (W) MONTEREY COLONIAL means Monterey Colonial architectural style as shown in Exhibit C.
- (X) NEW MAIN STRUCTURE means a main structure built after August 24, 2011 that does not incorporate the front facade and at least the front 50 percent of each of the side facades of an existing main structure.
- (Y) REAR YARD means:
  - (i) for lots that are not corner lots, that portion of the lot between two side lot lines that does not abut a street and that extends across the width of the lot between the rear setback line and the rear lot line.
  - (ii) for corner lots, that portion of the lot between the interior side lot line and the cornerside lot line that extends across the width of the lot, between a rear set back line and the rear lot line.
- (Z) REMODEL means
  - (i) for accessory structures, alterations, improvements, or repairs that change the exterior appearance of the accessory structure or replace materials of the accessory structure with other materials.
  - (ii) ~~In the case of a~~ for main structures, ~~remodel means~~ alterations, improvements, or repairs that change the exterior appearance of the front facade and wrap around of a main structure or replace materials of the front facade and wrap around of a main structure with other materials to an extent less than what would constitute a new main structure.
- (AA) RETAINING WALL means a wall that is greater than two feet in height and is used to prevent the erosion of land.
- (BB) SIDE FACADE means the main structure elevation facing a side yard.
- (CC) SPANISH ECLECTIC means Spanish Eclectic architectural style as shown in Exhibit C.
- (DD) TEXAS REGIONAL means Texas Regional architectural style as shown in Exhibit C.
- (EE) TUDOR means Tudor architectural style as shown in Exhibit C.
- (FF) WRAP-AROUND means that portion of a each side facade of a main structure as measured from the corner of the front facade to a point 25 feet

behind the corner of the front facade, excluding the front porch.

(GG) **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.

- (3) This district is considered to be a residential zoning district.
- (b) Conceptual plan. The Stevens Parks 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.
- (c) Creation of subareas. This district is divided into three subareas, Subareas A, B, and C. Property descriptions of Subareas A, B, and C are attached to and made a part of this ordinance as Exhibit A. A map showing the subarea boundaries is attached to and made a part of this ordinance as Exhibit D.
- (d) Nonconforming structures.
  - (1) Except as provided in this section, Section 51A-4.704(c) of the Dallas City Code, “Nonconforming Structures,” applies.
  - (2) Except as provided in this section, if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.
  - (3) If a nonconforming driveway is destroyed by the intentional act of the owner or the owner’s agent, the driveway may be rebuilt if it is not enlarged.
  - (4) If a nonconforming retaining wall is destroyed by the intentional act of the owner or the owner’s agent, the retaining wall may be rebuilt if it is not enlarged, is rebuilt in the same location, with the same style and materials as the retaining wall being demolished.
  - (5) ~~In Subarea B, If a nonconforming accessory structure or retaining wall is destroyed~~ by the intentional act of the owner or the owner’s agent and if it is not being enlarged by height or structure footprint, the accessory structure ~~or retaining wall~~ may be rebuilt in the same location, with ~~a similar style~~ the same style, materials, and roof slope as the structure being demolished,
  - (6) ~~In Subarea B, B~~efore an accessory structure or retaining wall is demolished with intent to rebuild, a permit for the new accessory structure or retaining wall must be obtained.
  - (7) The property owner must provide documented assurance of the original or existing structure as related to the previous degree of nonconformity.
- (e) Development standards for Subarea A.

- (1) In general.
  - (A) Except as provided in this Exhibit B, the development standards for the R-7.5(A) Single Family District apply.
  - (B) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division SIA-4.400 of the Dallas City Code. If there is a conflict between this Exhibit B and Division 51A-4.400 of the Dallas City Code, this Exhibit B controls.
- (2) Accessory structures.
  - (A) Location. Accessory structures, ~~including detached garages, pergolas, arbors, and carports,~~ must be located ~~to the side or rear of the main structure~~ and ~~must be~~ at least two feet behind the front facade of the main structure, excluding the front porch.
  - (B) Style and materials. ~~Except as provided in Section (d)(5),~~ The color, style, design, and materials of accessory structures that are visible from the street must be compatible with the color, architectural style, design, and materials of the main structure.
  - (C) 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 structure or be compatible with the architectural style of the main structure.
  - (D) Applicability. The requirements in Paragraphs (B) and (C) apply to accessory structures that are visible from the street and have a floor area of 100 square feet or more.
- (3) Driveways.
  - (A) Driveways in front of the main structure may not exceed ~~42~~ 14 feet in width.
  - (B) Parking is not allowed between the main structure and the street except on circular driveways and driveways.
- (4) Fences. Chain link fences are not allowed in the front yard or in front of a main structure.
- (5) Height.
  - (A) In Subarea A, height means the vertical distance measured from the grade to the highest peak of the structure, or top of the flat structure.
  - (B) Maximum structure height for structures with sloped roofs is 32 feet to the peak.



(C) Maximum structure height for structures with a flat roof is 24 feet.

(6) Landscaping.

(A) In general.

- (i) Except as provided in this subsection, Article X, “Landscape and Tree Preservation Regulations,” for single family uses apply.
- (ii) The landscape and tree preservation regulations in this Exhibit B must be read together with the landscape and tree preservation regulations in Article X of the Dallas City Code. If there is a conflict between this Exhibit B and Article X of the Dallas City Code, this Exhibit B controls.
- (iii) Artificial or synthetic grasses or artificial ground cover is not allowed in front of the main structure.

(B) Tree mitigation.

- (i) This paragraph applies only to new construction and only in the parkway and the front and side yards.
- (ii) A tree removal application must be approved by the building official before removal of or serious injury to a protected tree.
- (iii) If a tree removal application is approved, replacement trees must be planted in accordance with the following requirements:
  - 1. The total caliper of replacement trees must meet or exceed half the caliper of the protected trees that were removed or seriously injured.
  - 2. Replacement trees must have a minimum caliper of three inches.
  - 3. At least one of the replacement trees must be a large canopy tree.
- (iv) If the building official approves a tree removal application because the protected tree is diseased, unworthy of preservation, or has a short life expectancy, no replacement tree is required.
- (v) If the building official determines that, due to inhospitable soil conditions or inadequate space, it would be impracticable or imprudent for the responsible party to plant a replacement tree on the lot where the protected tree was removed or seriously injured (the “tree removal property”), the responsible party shall comply

with the provisions stated in SEC. 51A-10.135 for alternative methods of compliance with tree replacement requirements.

- (vi) The board of adjustment may grant a special exception to the tree replacement requirement in Provision (e)(6)(B)(iii) using the standard in Section 51A-10.110.
- (7) Lot coverage.
  - (A) Maximum lot coverage for a lot with a new main structure is 30 percent, except that lot coverage is 35 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. The purpose of this provision is to provide an incentive for large porches on new main structures.
  - (B) Maximum lot coverage for a lot with an existing structure is 40 percent. The purpose of this provision is to provide an incentive for the retention of existing main structures.
- (8) Paint and colors. Florescent colors are not allowed.
- (9) Retaining walls. ~~Except as provided in Section (d)(4),~~ Retaining walls located in front of a main structure or visible from the street must be constructed of materials that are compatible with the materials and color of the main structure or compatible with the style of retaining walls within the Stevens Park Conservation District. Retaining walls may be constructed of natural stone, materials that look like natural stone, brick, materials that look like brick, reinforced concrete, or a combination of these materials. Retaining walls may be clad in wood or a living wall.
- (10) Setbacks.
  - (A) In general. Except for fences, ~~and~~ retaining walls, and as provided in this subsection, setbacks must be open and unobstructed by any structure.
  - (B) Front yard.
    - (i) For existing main structures, the minimum front yard setback is 25 feet.
    - (ii) For new main structures, the minimum front yard setback is the average of the two contiguous lots along the blockface.
    - (iii) For new main structures on corner lots, the minimum front yard setback is the average of the two closest lots along the blockface.
    - (iv) For new main structures on lots adjacent to the property at 1931 Marydale Road, the minimum front yard setback is the average of the two closest lots along the blockface not including the property

at 1931 Marydale Road.

- (v) The purpose of provisions (e)(H10)(B) ~~(i)~~ and (ii) is to provide an incentive for the retention of existing main structures.

(C) Side yard.

- (i) For main structures, the minimum side yard setback is five feet on one side, 10 feet on the other side.
- (ii) Side and rear additions to an existing main structure that do not increase the structure's height may maintain the existing side yard setback.

(D) Rear yard. For main structures, the minimum rear yard setback is 10 feet.

(E) Accessory structures.

- (i) For accessory structures more than 16 feet in height, measured at the highest point of the structure, minimum setbacks must comply with the setback regulations for main structures.
- (ii) For accessory structures 16 feet in height or less, measured at the highest point of the structure, no minimum side and or rear yard setbacks are required.
- (iii) Accessory structures may not overhang on adjacent property.

(11) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.

(12) Uses. The following main uses are the only main uses permitted:

- Church.
- Handicapped group dwelling units. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Local utilities. *[SUP may be required See Section 51A-4.212(4)(B).]*
- Single family.

(f) Development standards for Subarea B.

(1) In general.

- (A) Except as provided in this Exhibit B, the development standards for the R-

7.5(A) Single Family District apply.

- (B) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division SIA-4.400 of the Dallas City Code. If there is a conflict between this Exhibit B and Division SIA-4.400 of the Dallas City Code, this Exhibit B controls.

(2) Accessory structures.

(A) Location.

- (i) Accessory structures must be located at least two feet behind the front facade of the main structure, excluding the front porch.
- (ii) Accessory structures may be attached to the main structure by an unenclosed covered walkway or breezeway. Unenclosed covered walkways or breezeways must be located at least two feet behind the front facade of the main structure, excluding the front porch.

(B) Style and Materials. Except as provided in Section (d)(5), the color, style, design, and materials, and roof slope of accessory structures that are visible from the street must be compatible with the color, architectural style, design, and materials, and roof slope of the main structure.

- (i) ~~Except as provided in Section (d)(4) and this paragraph, accessory structures must have similar materials, including roofing materials, roof pitch, foundation fascia, and fenestration as the main structure. For purposes of this provision, similar materials does not mean identical materials, pattern, quality, shape, or other characteristics. For example, cementitious siding materials such as Hardi plank or Hardi board may be used instead of wood.~~
- (ii) ~~Except as provided in Section (d)(4), the property owner has the burden of proving that the proposed materials, roof pitch, foundation fascia, and fenestration are similar to the main structure.~~

(C) 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 structure or be compatible with the architectural style of the main structure.

(D) Applicability. The requirements in this Paragraphs (B) and (C) do not apply to accessory structures that are visible from the street and have with a floor area of 200 100 square feet or less more.

(3) Driveways.

- (A) Driveways in front of the main structure may not exceed 14 feet in width.

- (B) Driveway materials must be concrete, brick, stone, stone pavers, or a combination of these materials. Gravel driveways are prohibited.
- (C) Parking is not allowed between the main structure and the street except on circular driveways and driveways.
- (4) Fences. Chain link fences are not allowed in the front yard or in front of a main structure.
- (5) Height.
  - (A) In Subarea B, height means the vertical distance measured from grade to:
    - (i) for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure;
    - (ii) for a structure with a dome roof, the midpoint of the vertical dimension of the dome; and
    - (iii) for any other structure, the highest point of the structure.
  - (B) Maximum structure height is 30 feet.
- (6) Lot coverage.
  - (A) Maximum lot coverage for a lot with a new main structure is 40 percent, except that lot coverage is 45 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. The purpose of this provision is to provide an incentive for large porches on new main structures.
  - (B) Maximum lot coverage for a lot with an existing structure is 45 percent. The purpose of this provision is to provide an incentive for the retention of existing main structures.
- (7) Paint and colors. Florescent colors are not allowed.
- (8) Retaining walls. ~~Except as provided in Section (d)(4), R~~retaining walls located in front of the main structure or visible from the street must be constructed of ~~natural stone, brick, reinforced concrete~~ materials that ~~resemble stone or brick, or a combination of these materials~~ are compatible with the materials and color of the main structure or compatible with the style of retaining walls within the Stevens Park Conservation District. Retaining walls may be constructed of natural stone, materials that look like natural stone, brick, materials that look like brick, reinforced concrete, or a combination of these materials. Retaining walls may be clad in wood or a living wall.

(9) Setbacks.

(A) In general. Except for fences, retaining walls, and as provided in this subsection, setbacks must be open and unobstructed by any structure.

(B) Front yard. For main structures, the Mminimum front yard setback is 25 feet.

(C) Side yard.

(i) For main structures, the Mminimum side yard setback is five feet.

(ii) Side and rear additions to an existing main structure that do not increase the structure's height may maintain the existing side yard setback.

(D) Rear yard. For main structures, the Mminimum rear yard setback is 10 feet.

(E) Accessory structures.

(i) For accessory structures more than 26 feet in height, measured at the highest point of the structure, minimum setbacks must comply with the setback regulations for main structures.

(ii) For accessory structures 26 feet in height or less, measured at the highest point of the structure, no minimum side and or rear yard setbacks are required.

(iii) Accessory structures may not overhang on adjacent property.

(10) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.

(11) Uses. The following main uses are the only main uses permitted:

-- Church.

-- Handicapped group dwelling units. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met.]*

-- Local utilities. *[SUP may be required See Section 51A-4.212(4)(B).]*

-- Single family.

(g) Development standards for Subarea C.

(1) In general. Except as provided in this section, the development standards for the R-7.5(A) Single Family District apply.

- (2) Uses. The following main uses are the only main uses permitted:
  - Local utilities. *[SUP may be required See Section 51A-4.212(4)(B).]*
  - Park.
  
- (h) Architectural standards for Subareas A and B.
  - (1) Remodels and additions.
    - (A) If a main structure is remodeled, the remodeling of the front facade and wrap-around must comply with the standards for its architectural style.
    - (B) If an addition is added to a main structure on the front facade and wrap-around, it must comply with the standards for its architectural style.
  
  - (2) New main structures. The front facade and wrap-around of a new main structure may only be built in the Art Deco, Colonial Revival, French Eclectic, Georgian, Mid-Century Modern, Minimal Traditional, Monterey Colonial, Spanish Eclectic, Texas Regional, or Tudor architectural style in compliance with the architectural standards. New main structures are not required to be built in the same architectural style as the structure being replaced.
  
  - (3) Art Deco.
    - (A) Applicability.
      - (i) Existing main structures that are Art Deco are identified in Exhibit C.
      - (ii) New main structures that are built in the Art Deco architectural style must comply with the standards in this subsection.
      - (iii) Art Deco structures that are remodeled or that are added on to must comply with the applicable architectural standards.
  
    - (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Art Deco architectural style must incorporate the following architectural feature:
      - (i) Asymmetrical front facade.
  
    - (C) Front porches.
      - (i) No front porch is required.
      - (ii) If a front porch is constructed, it must be a small portico.
  
    - (D) Building Materials.

- (i) Structures must be clad in stucco, materials that look like stucco, concrete block, materials that look like concrete block, or brick laid with smooth mortar joints to appear monolithic.
  - (ii) Any materials used for remodeling must be appropriate to the Art Deco style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.
- (E) Roof form. Structures must have a flat or low-pitched roof hidden behind a ledge or parapet.
- (F) Windows.
  - (i) Structures must have single-light windows, single-light casement windows, or multi-light casement windows with optional distinctive-shaped accent windows such as round, hexagonal, or glass block.
  - (ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.
  - (iii) Windows must be typical or look typical of the style and period of Art Deco structures within the Stevens Park Conservation District.
  - (iv) Windows that pre-date August 22, 2018 may be replaced in-kind.
- (4) Colonial Revival.
  - (A) Applicability.
    - (i) Existing main structures that are Colonial Revival are identified in Exhibit C.
    - (ii) New main structures that are built in the Colonial Revival architectural style must comply with the standards in this subsection.
    - (iii) Colonial Revival structures that are remodeled or that are added on to must comply with the applicable architectural standards.
  - (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Colonial Revival architectural style must incorporate the following architectural features:
    - (i) Symmetrical front facade.
    - (ii) One and one-half or two-story box with optional one-story, ~~flat roof~~ appendages.



- (C) Building Materials.
  - (i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, wood clapboard, siding, materials that look like wood clapboard siding, or a combination of these materials. Vinyl siding is not permitted.
  - (ii) Any materials used for remodeling must be appropriate to the Colonial Revival style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.
- (D) Front porches. A new main structure must have an accentuated front door with an entry porch, a decorative crown and pilasters, or a full-width porch.
- (E) Roof form.
  - (i) Side-gabled roof with a slope between 25 and 45 degrees with optional dormers.
  - (ii) If provided, one-story appendages must have a flat roof or side-gabled roof with a slope between 25 and 45 degrees.
- (F) Windows.
  - (i) Windows must be symmetrically balanced, located on both sides of a centered door.
  - (ii) Windows must ~~have~~ be single-hung or double-hung sashes, typically with six-over-six divided-panes ~~windows~~.
  - (iii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.
  - (iv) Windows must be typical or look typical of the style and period of Colonial Revival structures within the Stevens Park Conservation District.
  - (v) Windows that pre-date August 22, 2018 may be replaced in-kind.
- (5) French Eclectic.
  - (A) Applicability.
    - (i) Existing main structures that are French Eclectic are identified in Exhibit C.
    - (ii) New main structures that are built in the French Eclectic architectural style must comply with the standards in this subsection.

- (iii) French Eclectic structures that are remodeled or that are added on to must comply with the applicable architectural standards.
- (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the French Eclectic architectural style must incorporate the following architectural features:
- (i) Symmetrical or asymmetrical front facade.
  - (ii) One and one-half or two-story block with optional one-story appendages. An additional half-story ~~third-story~~ block is permitted within a mansard roof.
  - (iii) Optional e~~Entry~~ turret feature.
  - (iv) Predominant massive chimney ~~on front roofline~~.
- (C) Building Materials.
- (i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, stucco, materials that look like stucco, or a combination of these materials
  - (ii) Any materials used for remodeling must be appropriate to the French Eclectic style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.
- (D) Porch.
- (i) No front porch is required.
  - (ii) Courtyards are permitted in the front and side yard.
- (E) Roof form. Structures may have tall, steeply-pitched hipped or mansard roofs with flared eaves at the roof-wall junction.
- (F) Windows.
- (i) Structures must have multi-light casement windows, single-hung windows with multi-light sashes, or double-hung windows with multi-light sashes ~~with true divided panes~~.
  - (ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.
  - (iii) Windows must be typical or look typical of the style and period of French Eclectic structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(6) Georgian.

(A) Applicability.

- (i) Existing main structures that are Georgian are identified in Exhibit C.
- (ii) New main structures that are built in the Georgian architectural style must comply with the standards in this subsection.
- (iii) Georgian structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Georgian architectural style must incorporate the following architectural features:

- (i) Two story with simple side gable.
- (ii) Symmetrical front facade with centered entry door.

(C) Building Materials.

- (i) Structures must be clad in brick or materials that look like brick with optional decorative stone quoins at corners.
- (ii) Any materials used for remodeling must be appropriate to the Georgian style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Front porches. Optional front porch or pediment may be added.

(E) Roof form. Structures may have a side-gabled roof with a slope between 25 and 45 degrees.

(F) Windows.

- (i) Structures must have double-hung sashes ~~with true divided panes,~~ typically with nine-over-nine or six-over-six divided-panes.
- (ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.
- (iii) Windows must be typical or look typical of the style and period of Georgian structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(7) Mid-Century Modern.

(A) Applicability.

- (i) Existing main structures that are Mid-Century Modern are identified in Exhibit C.
- (ii) New main structures that are built in the Mid-Century Modern architectural style must comply with the standards in this subsection.
- (iii) Mid-Century Modern structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Mid-Century Modern architectural style must incorporate the following architectural features:

- (i) One story or split level ~~with hipped or side-gabled roof.~~
- (ii) Asymmetrical front facade.

(C) Building Materials.

- (i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, wood siding, materials that look like wood siding, or a combination of these materials. Vinyl siding is not permitted.
- (ii) Any materials used for remodeling must be appropriate to the Mid-Century Modern style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches.

- (i) Structures may have a front entry feature with narrow porch supports that could be either steel posts or decorative wrought iron.
- (ii) Porch supports or columns must be typical of the Mid-Century Modern style within the Stevens Park Conservation District.

(E) Roofs form. Structures may have a flat, low-pitched, or slanted ~~side-gabled or hipped~~ roofs with broad overhangs.

(F) Windows.

- (i) Structures must have ribbon, grouped, plate glass, awning windows,

hopper windows, or a combination of these window types.

- (ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.
- (iii) Windows must be typical or look typical of the style and period of Mid-Century Modern structures within the Stevens Park Conservation District.
- (iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(8) Minimal Traditional.

(A) Applicability.

- (i) Existing main structures that are Minimal Traditional are identified in Exhibit C.
- (ii) New main structures that are built in the Minimal Traditional architectural style must comply with the standards in this subsection.
- (iii) Minimal Traditional structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Minimal Traditional architectural style must incorporate the following architectural features:

- (i) One story or one and one-half story ~~with front-facing or side-gabled roof.~~
- (ii) Symmetrical or asymmetrical front facade.

(C) Building Materials.

- (i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, wood siding, materials that look like wood siding, or a combination of these materials. Vinyl siding is not permitted.
- (ii) Any materials used for remodeling must be appropriate to the Minimal Traditional style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches.

- (i) Structures may have a front entry feature with narrow porch supports that could be either steel posts or decorative wrought iron.
  - (ii) Porch supports or columns must be typical of the Minimal Traditional style within the Stevens Park Conservation District.
- (E) Roofs form. Structures may have low-pitched gabled roofs with shallow or no overhangs.
- (F) Windows.
  - (i) Structures must have double-hung sashes ~~with true divided panes~~, typically with one-over-one or six-over-six divided-pane windows.
  - (ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.
  - (iii) Windows must be typical or look typical of the style and period of Minimal Traditional structures within the Stevens Park Conservation District.
  - (iv) Windows that pre-date August 22, 2018 may be replaced in-kind.
- (9) Monterey Colonial.
  - (A) Applicability.
    - (i) Existing main structures that are Monterey Colonial are identified in Exhibit C.
    - (ii) New main structures that are built in the Monterey Colonial architectural style must comply with the standards in this subsection.
    - (iii) Monterey Colonial structures that are remodeled or that are added on to must comply with the applicable architectural standards.
  - (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Monterey Colonial architectural style must incorporate the following architectural features:
    - (i) Two stories ~~with front facing or side gabled roof.~~
    - (ii) Asymmetrical front facade with a cantilevered second-story balcony covered by the principal roof.
  - (C) Building Materials.

- (i) Structures must be clad in brick, materials that look like brick, stucco, materials that look like stucco, wood siding, materials that look like wood siding, or a combination of these materials, with the second story typically a different material than the first story. Vinyl siding is not permitted.
- (ii) Any materials used for remodeling must be appropriate to the Monterey Colonial style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.
- (D) Porches. Porches are not required.
- (E) Roofs form. Structures may have low-pitched gabled or hipped roofs with composition shingle, wood, or tile materials.
- (F) Roof materials.
  - (i) Structures must have Spanish tile, materials that look like Spanish tile, wood shingle, materials that look like wood shingle, or composition shingle, or materials that look like composition shingle roofs.
  - (ii) Any roofing materials used for remodeling must be appropriate to the Monterey Colonial style within the Stevens Park Conservation District.
- (G) Windows.
  - (i) Structures must have casement windows, ~~or~~ single-hung sashes, or double-hung sashes with ~~true divided panes~~ divided-pane windows.
  - (ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.
  - (iii) Windows must be typical or look typical of the style and period of Monterey Colonial structures within the Stevens Park Conservation District.
  - (iv) Windows that pre-date August 22, 2018 may be replaced in-kind.
- (10) Spanish Eclectic.
  - (A) Applicability.
    - (i) Existing main structures that are Spanish Eclectic are identified in Exhibit C.

- (ii) New main structures that are built in the Spanish Eclectic architectural style must comply with the standards in this subsection.
  - (iii) Spanish Eclectic structures that are remodeled or that are added on to must comply with the applicable architectural standards.
- (B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Spanish Eclectic architectural style must incorporate the following architectural features:
- (i) Two stories with projecting gable-wing or L-shaped design with front-projecting wing.
  - (ii) ~~Floor plan layout according to solar orientation and predominant breezes.~~
  - (iii) Asymmetrical facade.
- (C) Building Materials.
- (i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, stucco, materials that look like stucco, or a combination of these materials.
  - (ii) Any materials used for remodeling must be appropriate to the Spanish Eclectic style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.
- (D) Porches. A front entry porch may have a small pent roof with second floor sleeping porches or one-story side porches.
- (E) Roofs form. Structures ~~may~~ must have low-pitched gabled, flat, or hipped ~~roofs hip standing seam or wood shingle roofs.~~
- (F) Roof materials.
- (i) Structures must have Spanish tile, materials that look like Spanish tile, wood shingle, materials that look like wood shingle, or composition shingle, or materials that look like composition shingle roofs.
  - (ii) Any roofing materials used for remodeling must be appropriate to the Spanish Eclectic style within the Stevens Park Conservation District.
- (G) Windows.
- (i) Structures must have double-hung sashes ~~with true divided panes,~~



typically with six-over-six divided-pane windows.

- (ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.
- (iii) Windows must be typical or look typical of the style and period of Spanish Eclectic structures within the Stevens Park Conservation District.
- (iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(11) Texas Regional.

(A) Applicability.

- (i) Existing main structures that are Texas Regional are identified in Exhibit C.
- (ii) New main structures that are built in the Texas Regional architectural style must comply with the standards in this subsection.
- (iii) Texas Regional structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Texas Regional architectural style must incorporate the following architectural features:

- (i) Two stories with projecting gable-wing or L-shaped design with front-projecting wing.
- (ii) ~~Floor plan layout according to solar orientation and predominant breezes.~~
- (iii) Asymmetrical facade.

(C) Building Materials.

- (i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, stucco, materials that look like stucco, or a combination of these materials.
- (ii) Any materials used for remodeling must be appropriate to the Texas Regional style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches. A front entry porch may have a small pent roof with second floor sleeping porches or one-story side porches.

- (E) Roofs form. Structures may have low-pitched gabled, hipped, or shed roof. ~~hip standing seam or wood shingle roofs.~~
- (F) Roof materials.
  - (i) Structures must have wood shingle, materials that look like wood shingle, composition shingle, ~~materials that look like composition shingle,~~ or metal roofs.
  - (ii) Any roofing materials used for remodeling must be appropriate to the Texas Regional style within the Stevens Park Conservation District.
- (G) Windows.
  - (i) Structures must have single-hung or double-hung sashes ~~with true divided panes~~, typically with six-over-six divided-pane windows.
  - (ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.
  - (iii) Windows must be typical or look typical of the style and period of Texas Regional structures within the Stevens Park Conservation District.
  - (iv) Windows that pre-date August 22, 2018 may be replaced in-kind.
- (12) Tudor.
  - (A) Applicability.
    - (i) Existing main structures that are Tudor are identified in Exhibit C.
    - (ii) New main structures that are built in the Tudor architectural style must comply with the standards in this subsection.
    - (iii) Tudor structures that are remodeled or that are added on to must comply with the applicable architectural standards.
  - (B) Architectural features.
    - (i) ~~Subarea A and C.~~ The following architectural features must be maintained or duplicated. New main structures built in the Tudor architectural style must incorporate the following architectural features:
      - (aa) Symmetrical or asymmetrical front facade.

(bb) At least one front-facing gable.

(cc) ~~A massive Tudor style chimney with optional stone accents.~~

(ii) ~~Subarea B. The following architectural features must be maintained or duplicated. New main structures built in the Tudor architectural style must incorporate the following architectural features:~~

~~(aa) Symmetrical or asymmetrical front facade.~~

~~(bb) At least one front-facing gable.~~

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, and stucco, or materials that look like stucco, with wood half timbering or a combination of these materials.

(ii) Any materials used for remodeling must be appropriate to the Tudor style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches. Structures may have a front entry feature with either a covered or uncovered front door and an arcaded side porch with arched openings.

(E) Roofs form. Structures must have a roof that is cross-gabled and steeply pitched with a roof slope of at least 45 degrees but no more than 70 degrees.

(F) Windows.

(i) Structures must have some tall, narrow windows, commonly in multiple groups with ~~true divided~~ multi-pane sashes glazing or art glass.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Tudor structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(i) Architectural standards for Subarea C. No architectural standards apply.

(j) Procedures.

(1) Review form applications.

- (A) Except as provided in this subsection, a review form application must be submitted to the Director for any work covered by the standards in this ordinance.
  - (B) A work review form is not required for painting.
- (2) Work requiring a building permit.
- (A) 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.
  - (B) 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.
  - (C) 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 the 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 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.
- (3) Work not requiring a building permit.
- (A) 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.
  - (B) 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.
  - (C) 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.

(4) Appeals.

- (A) An applicant may appeal any decision made by the Director to the board of adjustment by filing a written appeal with the Director within 10 days after notice is given to the applicant of the Director's decision.
- (B) 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.
- (C) The board of adjustment shall hold a public hearing on all appeals.
- (D) In considering the appeal, the sole issue before the board of adjustment shall be whether the Director erred in the decision, and the board shall consider the same standards that were required to be considered by the Director.
- (E) Appeals to the board of adjustment are the final administrative remedy.

Exhibit C – Architectural Survey

2015 W Colorado

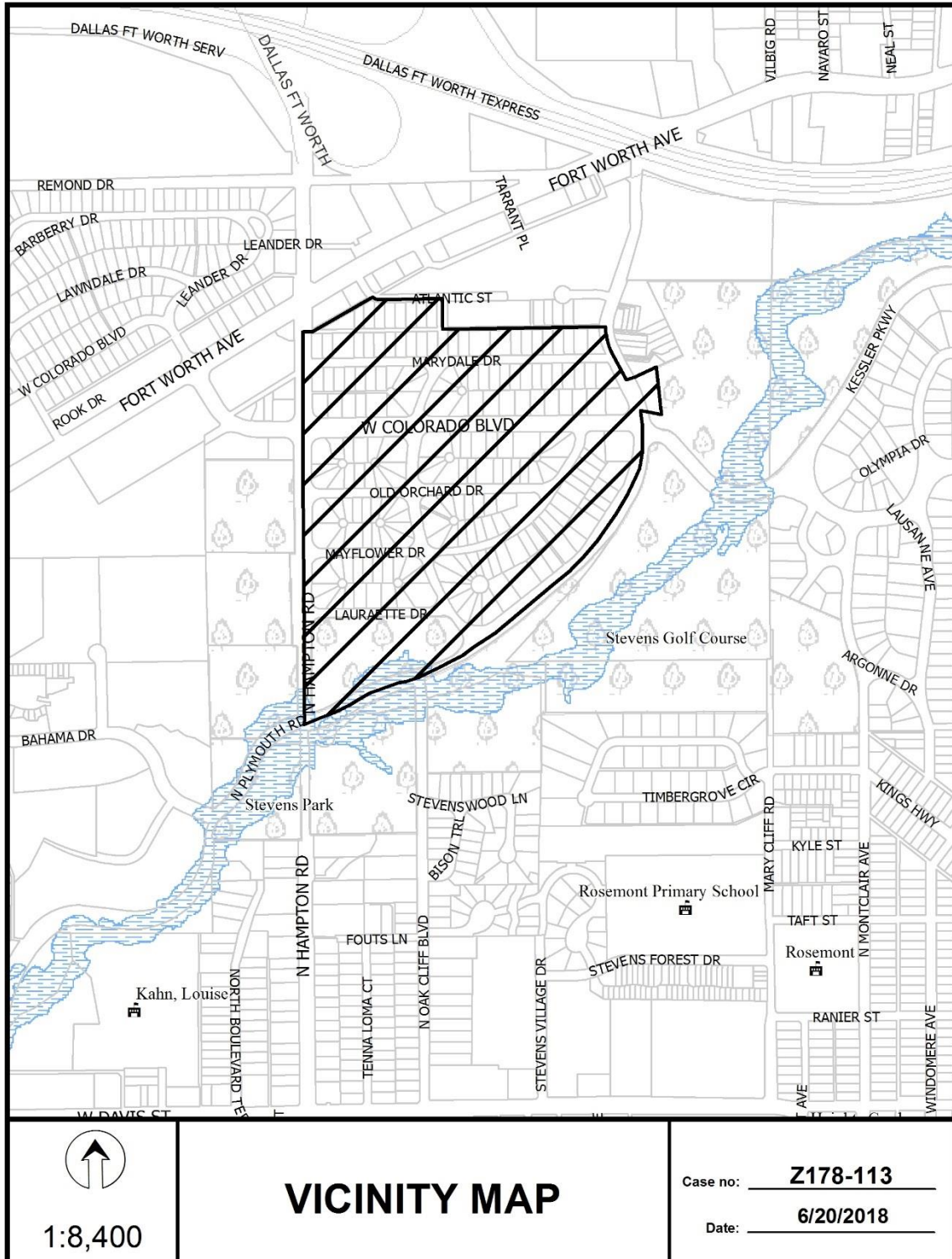
~~Art Deco~~

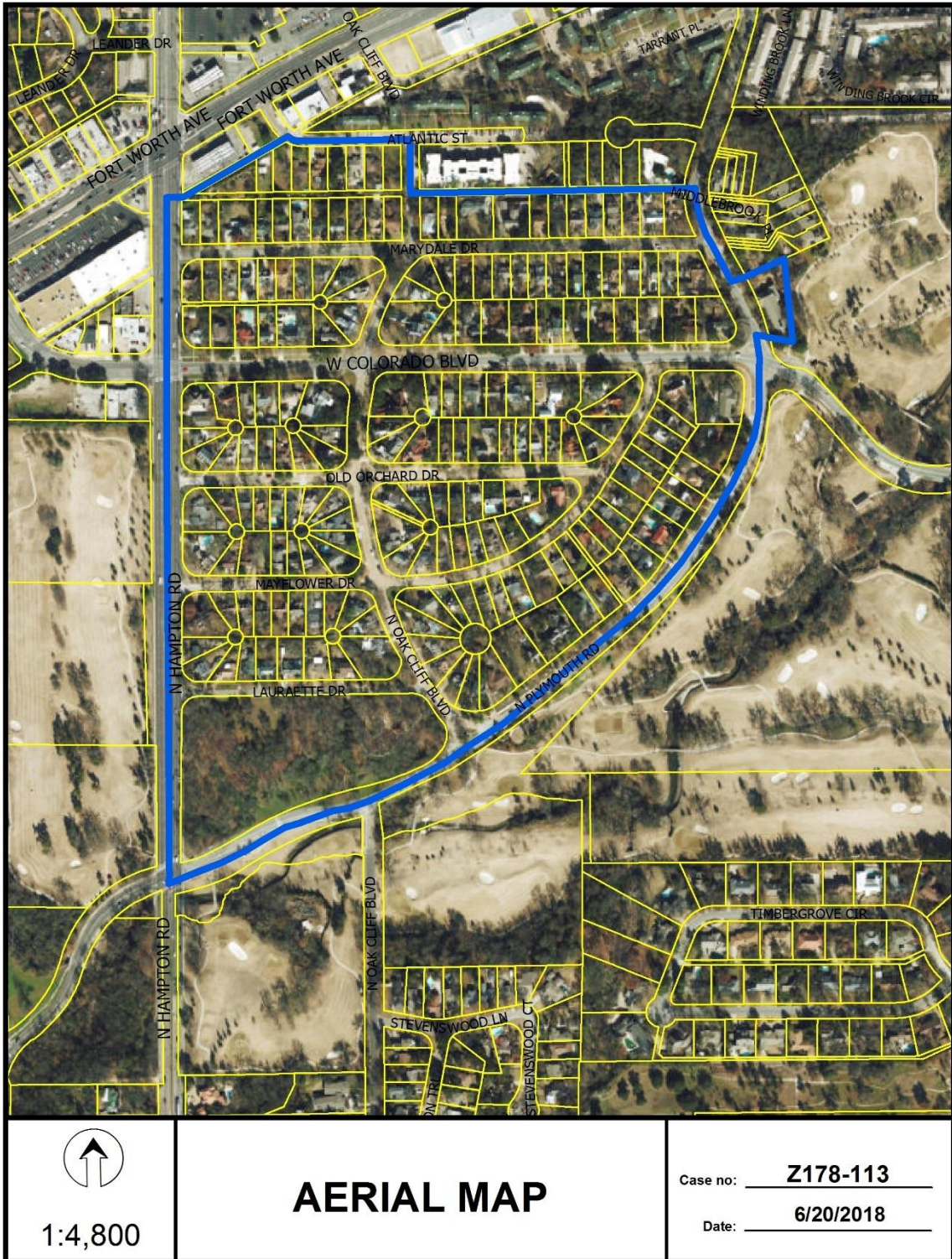
Colonial Revival

1803 Marydale

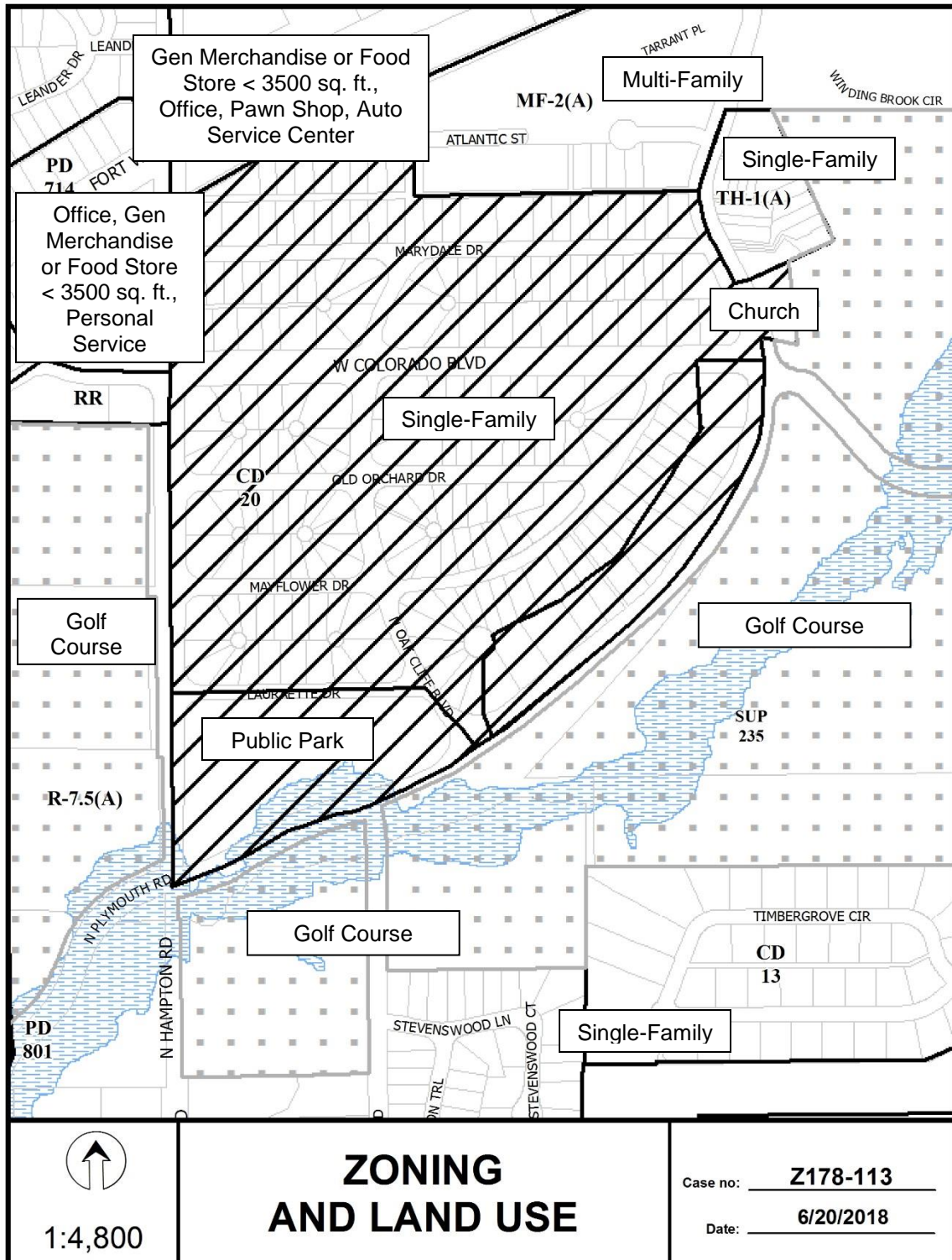
~~Texas Regional (modified)~~

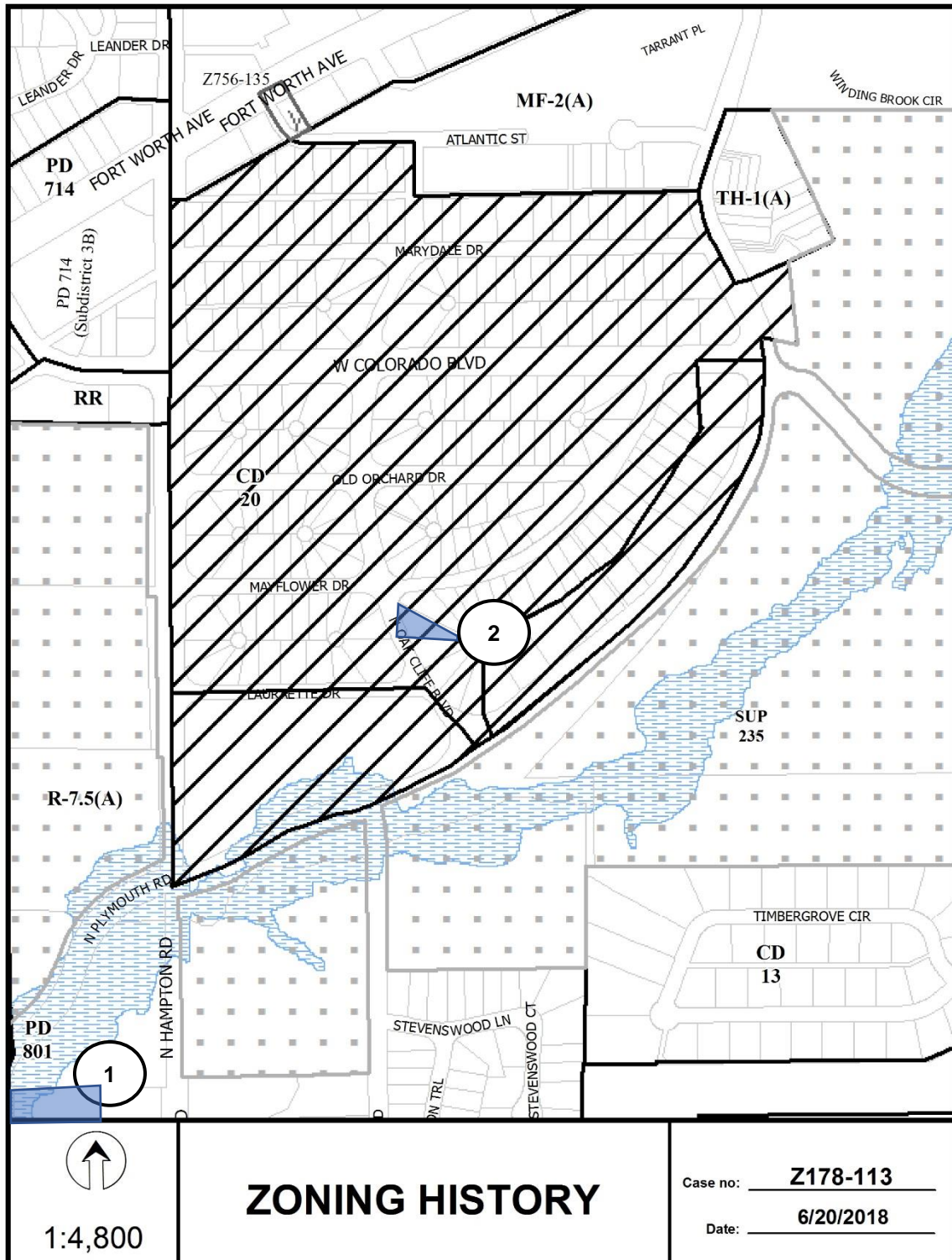
Minimal Traditional







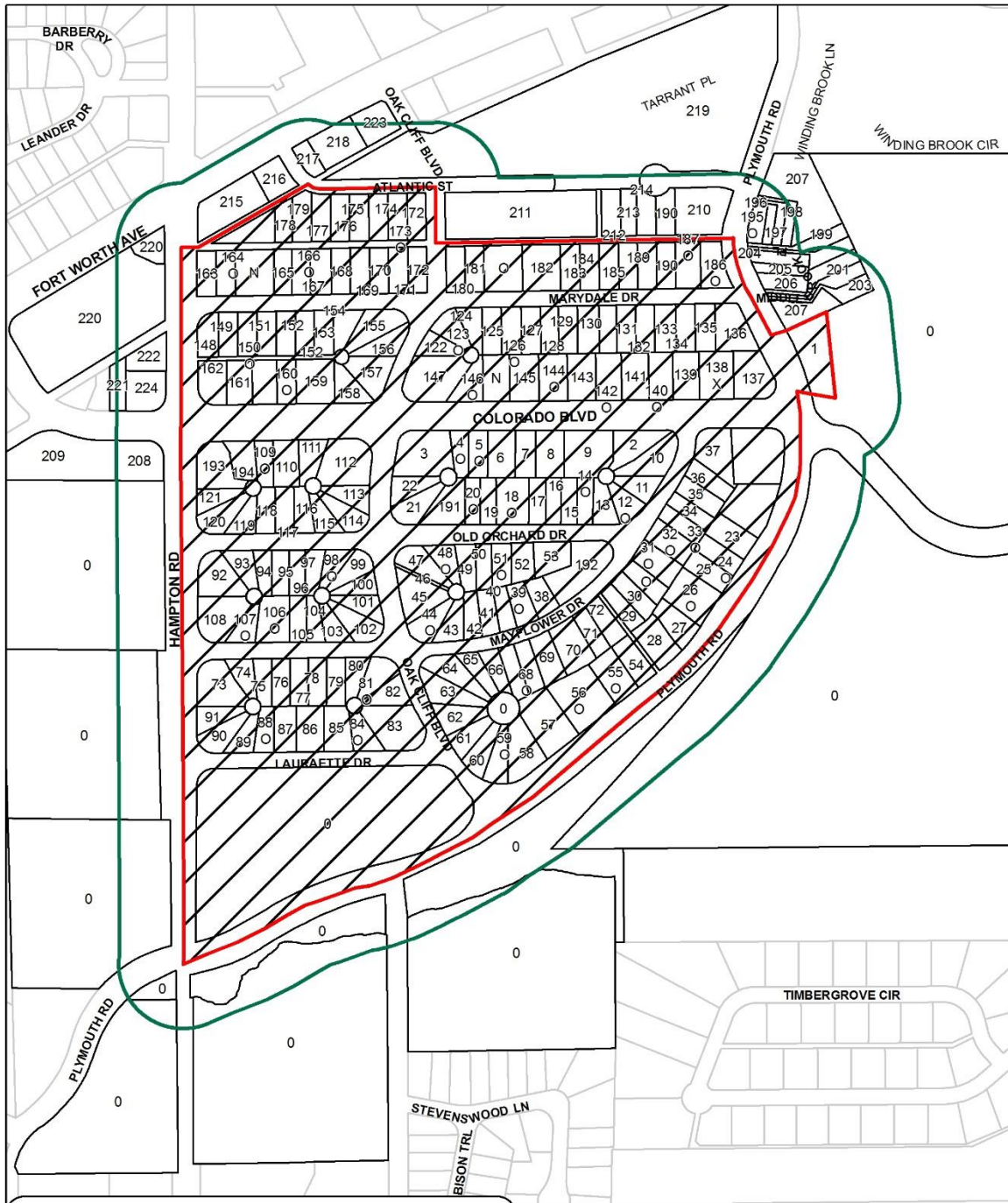




# ZONING HISTORY

Case no: Z178-113  
Date: 6/20/2018

### CPC Responses



<u>226</u>	Property Owners Notified (261 parcels)
<u>42</u>	Replies in Favor (42 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>200'</u>	Area of Notification
<u>7/19/2018</u>	Date

**Z178-113**  
**CPC**



1:4,800

07/18/2018

***Reply List of Property Owners******Z178-113******226 Property Owners Notified******42 Property Owners in Favor******1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	1200 N PLYMOUTH RD	PEIRSON WILLIAM & CHRIS
	2	1908 W COLORADO BLVD	LOPEZ CHRYSTN KAY DAVILA &
	3	1950 W COLORADO BLVD	FURNESS GREGORY R & AIMEE M
O	4	1944 W COLORADO BLVD	EDWARDS MARK D
O	5	1940 W COLORADO BLVD	NUTTALL MICHAEL A &
	6	1936 W COLORADO BLVD	MARTINEZ RAMONA &
	7	1932 W COLORADO BLVD	GONZALEZ FERNANDO & CRYSTAL M
	8	1928 W COLORADO BLVD	TEBBETTS TERRY B
	9	1920 W COLORADO BLVD	SKLAR FREDERICK H
	10	1805 MAYFLOWER DR	THOMPSON DAVID P &
	11	1815 MAYFLOWER DR	HALLER AMY
O	12	1901 OLD ORCHARD DR	CALVO MARY & STEVE
	13	1905 OLD ORCHARD DR	BEATHARD KATHLEEN
O	14	1909 OLD ORCHARD DR	MCLAUGHLIN KASSANDRA G &
	15	1913 OLD ORCHARD DR	WATKINS KAREN R &
	16	1917 OLD ORCHARD DR	KING JAKE & VICTORIA
	17	1921 OLD ORCHARD DR	ROCKBITER CORPORATION
O	18	1929 OLD ORCHARD DR	JORDAN THOMAS P
	19	1933 OLD ORCHARD DR	PAUL JEFFERY
O	20	1937 OLD ORCHARD DR	PULLEN THOMAS E
	21	1949 OLD ORCHARD DR	ALLEN J C &
	22	1134 N OAK CLIFF BLVD	VARNEY LAUREL LYN
	23	1139 N PLYMOUTH RD	GAUDET MICHAEL JR &
O	24	1131 N PLYMOUTH RD	SOMERSCLARK RONALD LEE & CAROLE
	25	1127 N PLYMOUTH RD	GILLES STEPHEN J
O	26	1117 N PLYMOUTH RD	HECK DAVID A & KIMBERLY K

07/18/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1111 N PLYMOUTH RD	TUCK CHRISTOPHER
	28	1103 N PLYMOUTH RD	MUSTIN JOHN E & GAY H
	29	1846 MAYFLOWER DR	VALLEY AUTOMOTIVE INC
	30	1842 MAYFLOWER DR	ATIYEH ENTERPRISES LTD PS
O	31	1826 MAYFLOWER DR	CARLISLE KEITH E
O	32	1824 MAYFLOWER DR	MEADOR WILSON &
O	33	1822 MAYFLOWER DR	BURGHER SHARON M
	34	1818 MAYFLOWER DR	JUNCKER BRIAN &
	35	1814 MAYFLOWER DR	ROBBEN EDWARD & JOANNA
	36	1810 MAYFLOWER DR	KELLY MEREDITH LYNN
	37	1818 W COLORADO BLVD	SALERNO BRIAN R
	38	1917 MAYFLOWER DR	FULLWOOD MARGARET MEBANE
O	39	1921 MAYFLOWER DR	NICHOLSON BRENT J &
	40	1925 MAYFLOWER DR	FITE COY M
	41	1929 MAYFLOWER DR	RACINE MARIE L A &
	42	1933 MAYFLOWER DR	DEBERGH SERENA C & JOHN R
	43	1939 MAYFLOWER DR	HERRINGTON JEFFREY WAYNE
O	44	1943 MAYFLOWER DR	GOREE GREGORY KYLE
	45	1110 N OAK CLIFF BLVD	NASH FREDORIC B & SANDRA
	46	1112 N OAK CLIFF BLVD	WILLSON ROBERT RILEY & NANCY
	47	1940 OLD ORCHARD DR	WILLSON ROBERT RILEY &
O	48	1936 OLD ORCHARD DR	PITTENGER DAVID F & MICHELE G
	49	1930 OLD ORCHARD DR	BARK BENNETT &
	50	1926 OLD ORCHARD DR	MOORE DEAVON L
O	51	1922 OLD ORCHARD DR	HERMANN LAWRENCE W
	52	1918 OLD ORCHARD DR	BLACK SCOTT
	53	1914 OLD ORCHARD DR	HOUSE KAYLI ANNE &
	54	1047 N PLYMOUTH RD	PICKETT ROGER A &
O	55	1043 N PLYMOUTH RD	ELLIS JOHN MARK &
O	56	1033 N PLYMOUTH RD	COX JOHN C &
	57	1023 N PLYMOUTH RD	SNODGRASS GLORIA

07/18/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1015 N PLYMOUTH RD	WRIGHT WILLIAM A &
O	59	1004 N OAK CLIFF BLVD	FORD NEAL P & KAYCE L
	60	1008 N OAK CLIFF BLVD	PAULEIT NICHOLAS H
	61	1016 N OAK CLIFF BLVD	BUTLER JOHN & DODIE
	62	1024 N OAK CLIFF BLVD	BUCA STEFAN &
	63	1036 N OAK CLIFF BLVD	CRANDALL MICHAEL J &
	64	1940 MAYFLOWER DR	PEARSON DANIEL B III &
	65	1934 MAYFLOWER DR	DILLARD CLARA D
	66	1930 MAYFLOWER DR	COPELAND KELLEY MCCARTER
	67	1926 MAYFLOWER DR	DRISCOLL WILLIAM J &
O	68	1922 MAYFLOWER DR	YEARGAN ALBERT
	69	1918 MAYFLOWER DR	LEE AMY & ROBERT
	70	1910 MAYFLOWER DR	REAGAN ROBERT L & DIANA
	71	1906 MAYFLOWER DR	BAILEY JORDAN &
	72	1902 MAYFLOWER DR	KENNEDY LINDA LEE
	73	2040 MAYFLOWER DR	GREEN J MICHAEL
	74	2036 MAYFLOWER DR	BRADLEY JAMES
	75	2030 MAYFLOWER DR	DWYER KELLY O
	76	2026 MAYFLOWER DR	WHITNAH KEITH
	77	2022 MAYFLOWER DR	PEIRSON ESTHER H EST OF
	78	2018 MAYFLOWER DR	AYERS CHARLES MONROE &
	79	2014 MAYFLOWER DR	SENOUR ALISHA H
	80	2010 MAYFLOWER DR	CARPENTER FAMILY REVOCALBE LIVING TRUST
O	81	2000 MAYFLOWER DR	KULSTAD ERIK B & CHRISTINE E
	82	1039 N OAK CLIFF BLVD	WHITTINGTON EMILY J
	83	1025 N OAK CLIFF BLVD	WHITE EMMA
O	84	2009 LAURAETTE DR	ARGY MICHAEL
	85	2017 LAURAETTE DR	1539 ROUNDTABLE ASSOCIATES LLC
	86	2023 LAURAETTE DR	BAILEY CHARLES M JR
	87	2031 LAURAETTE DR	LEAL MARIO &
O	88	2035 LAURAETTE DR	RUEFFER CHAD NELSON & TRACIE LYNN

07/18/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2041 LAURAETTE DR	RUSSELL BETH E
	90	2045 LAURAETTE DR	FISCHER GLENN & KAREN REVOCABLE TRUST
	91	1032 N HAMPTON RD	VANDERMOLEN BRIAN
	92	2036 OLD ORCHARD DR	PICKEL JOHN MATTHEW
	93	2030 OLD ORCHARD DR	BACA MARIKA E
	94	2024 OLD ORCHARD DR	BUCKER ROBERT A
	95	2020 OLD ORCHARD DR	BEDIMO ROGER
	96	2016 OLD ORCHARD DR	BLUM ELLEN
	97	2012 OLD ORCHARD DR	NORWOOD JOAN EVELYN
O	98	2006 OLD ORCHARD DR	BURNS TIMOTHY PAUL
	99	2000 OLD ORCHARD DR	MILNER VALERIE &
	100	1117 N OAK CLIFF BLVD	COLLORA SHELLEY & STEVEN
	101	1111 N OAK CLIFF BLVD	LAMAR LEIGH A
	102	2007 MAYFLOWER DR	ASOLATI MASSIMO
	103	2011 MAYFLOWER DR	BREWER JANET LEE
	104	2015 MAYFLOWER DR	GRIFFITTS J E EST OF
	105	2021 MAYFLOWER DR	BICK KAREN H
O	106	2029 MAYFLOWER DR	PATTERSON JANE L &
O	107	2037 MAYFLOWER DR	WARREN KATHRYN H & JAMES H
	108	2041 MAYFLOWER DR	JUMPER RUSSELL
O	109	2022 W COLORADO BLVD	LYLE ALEXANDER DOUGLAS
	110	2016 W COLORADO BLVD	WILL CLARK B & DONNA G
	111	2012 W COLORADO BLVD	HALBROOK KOBY DALE &
	112	2000 W COLORADO BLVD	SLOVACEK FRANK JOHN III &
	113	1135 N OAK CLIFF BLVD	NIROOMAND FARHAD TRUSTEE
	114	2003 OLD ORCHARD DR	SILVA PHILLIP EDWARD & REBEKAH SILVA
	115	2011 OLD ORCHARD DR	HUMPHREYS JERRY D
	116	2015 OLD ORCHARD DR	CAVALIER LINDA &
	117	2019 OLD ORCHARD DR	MCCORMACK DAVID E JR & TALLY P
	118	2023 OLD ORCHARD DR	RAMIREZ ALLISON G & SCOTT A
	119	2029 OLD ORCHARD DR	KENNEDY DONNEL L

07/18/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2033 OLD ORCHARD DR	VILLARREAL JUAN CARLOS &
	121	1132 N HAMPTON RD	MINOR LINDSAY ADKINS &
	122	1212 N OAK CLIFF BLVD	WICK KYLE P & STEPHANIE L
O	123	1938 MARYDALE DR	WALL DIANNE L &
	124	1934 MARYDALE DR	HANSEN CARMEN KAY
	125	1930 MARYDALE DR	MOCKINGBIRD TRUST
O	126	1926 MARYDALE DR	M & S FAMILY TRUST
	127	1920 MARYDALE DR	MOORE KEITH W & KATHLEEN C
	128	1914 MARYDALE DR	BERLIN AMY A
	129	1910 MARYDALE DR	ADINOFF BRYON &
	130	1906 MARYDALE DR	MAYNARD BRIAN T &
	131	1826 MARYDALE DR	HELWIG JULIE K
	132	1822 MARYDALE DR	STEWART ANNETTE
	133	1818 MARYDALE DR	STEGER ROBERT W
	134	1814 MARYDALE DR	CASAREZ ACIDALIA & FERNANDO
	135	1808 MARYDALE DR	NAVARRO KEVIN W & LAURIE L
	136	1800 MARYDALE DR	SCHMIDT RODNEY J & ELOISE HAJEK
	137	1803 W COLORADO BLVD	ROBERTS CONNIE SUE & NEIL SMITH
X	138	1817 W COLORADO BLVD	STELLMAKER MICHELLE B
	139	1823 W COLORADO BLVD	MADRID GREG JR
O	140	1903 W COLORADO BLVD	SEWELL BRAD WILLIAM &
	141	1909 W COLORADO BLVD	LOLLAR BRADLEY K & NAN D
O	142	1915 W COLORADO BLVD	FREYDBERG CHERYL
	143	1921 W COLORADO BLVD	SNOOK RUSSELL & ERICA
O	144	1935 W COLORADO BLVD	RYBARSKI JOSEPH & CAROL
	145	1939 W COLORADO BLVD	SAMPLE TRAVIS
O	146	1951 W COLORADO BLVD	KERR LYNN R
	147	1957 W COLORADO BLVD	VRANA DENNIS RAY &
	148	2050 MARYDALE DR	GARZA ELIZABETH ANN &
	149	2046 MARYDALE DR	LUPTON JAMES MATTHEW & COURTNEY ANN
O	150	2044 MARYDALE DR	LAXSON THOMAS LEE &



07/18/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	2042 MARYDALE DR	CREEL SYBLE
	152	2030 MARYDALE DR	SEPULVEDA MERITH
	153	2020 MARYDALE DR	POOL ELLEN M
	154	2014 MARYDALE DR	WEINSTEIN LARRY
	155	2006 MARYDALE DR	TALMAGE & NAOMI LIVING
	156	1215 N OAK CLIFF BLVD	FORD HULEN
	157	1207 N OAK CLIFF BLVD	HOWARD SUSAN G &
	158	2007 W COLORADO BLVD	TREVINO MANUEL E &
	159	2015 W COLORADO BLVD	CHEEK CELINA
O	160	2023 W COLORADO BLVD	DELOACHE RICHARD F
	161	2031 W COLORADO BLVD	DOWD MALINDA M &
	162	2041 W COLORADO BLVD	WEST COLORADO COMPANY
	163	2053 MARYDALE DR	RUELAS MANUEL
O	164	2051 MARYDALE DR	HAUS & STARK LLC
	165	2037 MARYDALE DR	MADRID GREG & DIANE
O	166	2031 MARYDALE DR	WATSON JENNIFER K
	167	2027 MARYDALE DR	HUPERT MARK J
	168	2023 MARYDALE DR	SMITH BRIAN PAUL
	169	2015 MARYDALE DR	WIGGINS RONALD ALAN &
	170	2011 MARYDALE DR	COX ALICE LYNN
	171	2007 MARYDALE DR	SCHOONOVER CARL J
	172	2003 MARYDALE DR	SHINN GEORGE L
O	173	2006 ATLANTIC ST	MORGAN BILLIE JEAN
	174	2012 ATLANTIC ST	MADRID GREGORIO JR &
	175	2018 ATLANTIC ST	ATLANTIC HOUSE LLC
	176	2022 ATLANTIC ST	ATLANTIC ENTERPRISE
	177	2026 ATLANTIC ST	CHABOLLA DEBRA ANN &
	178	2034 ATLANTIC ST	MADRID GREG & DIANE
	179	2030 ATLANTIC ST	CHABOLLA DEBRA ANN
	180	1943 MARYDALE DR	GOODEN CASEY & ERIN
	181	1937 MARYDALE DR	GUY MARGARET B

07/18/2018

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	1921 MARYDALE DR	SPENCE GARY JR & ALICIA
	183	1911 MARYDALE DR	SIMMONS CHRISTINE SUMMER & JASON PAUL
	184	1907 MARYDALE DR	MCVEY MICHAEL K &
	185	1903 MARYDALE DR	SNOW ANDREW F & JENNIFER GADD
O	186	1803 MARYDALE DR	MELTON JASON E &
O	187	1811 MARYDALE DR	BROWN MARTIN L JR & LAURA
	188	1827 MARYDALE DR	PETTINEO DAVID RICHARD &
	189	1823 MARYDALE DR	DIPPERY LORI &
	190	1817 MARYDALE DR	HAWKINS CINDY A.
	191	1941 OLD ORCHARD DR	SPENCE DAVID & CYNTHIA
	192	1903 MAYFLOWER DR	ALLISON MICHAEL G
	193	1138 N HAMPTON RD	HERNANDEZ RAUL
	194	2028 W COLORADO BLVD	CARPENTER DAVID S &
O	195	1224 MIDDLEBROOK PL	BURNS CELINA H
	196	1222 MIDDLEBROOK PL	SHUBERT LLOYD J JR
	197	1220 MIDDLEBROOK PL	MEEKS RANDALL S
	198	1218 MIDDLEBROOK PL	HENDRIX BILLY J &
	199	1210 MIDDLEBROOK PL	MCCASKELL NANCY C &
	200	1208 MIDDLEBROOK PL	HAUTEMAN J GORDAN
	201	1206 MIDDLEBROOK PL	NASH JERRY C &
	202	1204 MIDDLEBROOK PL	CHANDLER MILDRED E
	203	1202 MIDDLEBROOK PL	PARTLETON ALFRED W
	204	1211 MIDDLEBROOK PL	THOMPSON TOYA D
	205	1209 MIDDLEBROOK PL	KLEMOW STEVEN R &
	206	1207 MIDDLEBROOK PL	RIVAS FAUSTINO & DORA
	207	1 MIDDLEBROOK PL	MIDDLEBROOK PL HOMEOWNER
	208	2100 W COLORADO BLVD	C & H REAL ESTATE PS ETAL
	209	2100 W COLORADO BLVD	CALABRIA JAMES THOMAS
	210	1812 ATLANTIC ST	DEMAREST SYLVIA M
	211	1930 ATLANTIC ST	DWELLINGS AT KESSLER PARK LP THE
	212	1828 ATLANTIC ST	SNOW ANDREW F & JENNIFER G

07/18/2018

	<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
		213	1826 ATLANTIC ST	PETTINEO DAVID R &
		214	1822 ATLANTIC ST	DIPPREY GARY E & LORI A
		215	2052 FORT WORTH AVE	7 ELEVEN INC
		216	2036 FORT WORTH AVE	7 ELEVEN INC
		217	2028 FORT WORTH AVE	MADRID INVESTMENTS
		218	2010 FORT WORTH AVE	THIRD COAST FINANCIAL
		219	1305 N PLYMOUTH RD	CPIF INVESTORS VM LP
		220	2102 FORT WORTH AVE	CENTRO NP HOLDINGS 12 SPEC LLC
		221	2111 W COLORADO BLVD	ARTELL CORPORATION
		222	1221 N HAMPTON RD	SPECIALTY INVESTMENTS CORPORATION
		223	2000 FORT WORTH AVE	SANTOS JUAN J
		224	1205 N HAMPTON RD	RODRIGUEZ ROSARIO PADILLO
	O	225	1931 MARYDALE	MCMAHON SEAN P &
	O	226	1838 MAYFLOWER	BUCHANAN WALTER