

Support A Conservation District

September 2005 Update

Vickery Place is changing. Change can be positive as long as we preserve the history and charm that make up the fabric of our neighborhood.

We all enjoy the "neighborhood feel" of our area; the canopy of trees lining the streets, quaint homes with front porches, green space, sidewalks for kids to ride their bikes or neighbors to walk their dog, boutique shops and restaurants within walking distance, and even the neighborhood bar where everyone knows your name.

But, as witnessed in surrounding neighborhoods and now Vickery Place, speculative or incremental building has triggered a transformation of our neighborhood, changing the distinctive atmosphere and stylistic stamp of Vickery Place.

What can we do to influence the look of future development within Vickery Place?

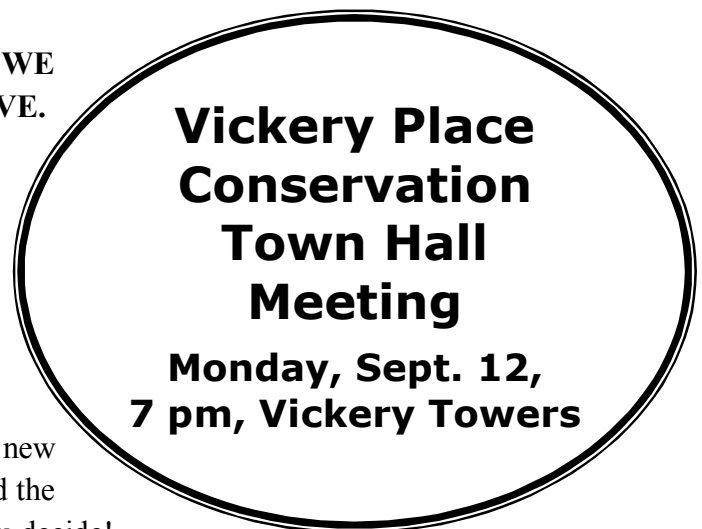
- We can have Vickery Place declared a "Conservation District" by the City of Dallas as agreed upon by the neighborhood.

What is a Conservation District?

- A Conservation District is a change in zoning that preserves an area's distinctive atmosphere or character through architectural guidelines, development standards, and special zoning provisions including land uses and setbacks.

WE DECIDE WHAT WE WANT TO CONSERVE.

The CD ordinance can be as rigorous as preserving specific elements such as wood framed windows, or it can simply define the setbacks and height for new construction; you attend the public meetings and you decide!



What are the benefits of becoming a Conservation District?

- The primary benefit is to increase the value of our homes AND our neighborhood in **preserving the beauty and history of the neighborhood**, and to ensure future development will compliment the character of our neighborhood, which dates back to 1911!

How will this affect current homeowners?

- The Conservation District requirements would only kick in if you make changes to the parts of your property that are visible from the street. **Again, we as a neighborhood can make the ordinance as strict or as lenient as we want.**

What steps have been taken so far to become a conservation district?

- A petition in favor of the City conducting a conservation feasibility study of Vickery Place has been signed by 75% of property owners (in the proposed area) and presented to the City of Dallas Department of Planning & Development.
- The Conservation District application for Vickery Place was submitted to the City of Dallas Department of Planning & Development, in the spring of 2004.
- At a hearing on August 18, 2005, the City Plan Commission voted unanimously to approve the Vickery Place request to move forward in the Conservation District process assisted by the City staff.

What happens next?

- The City of Dallas will conduct a feasibility study of our neighborhood, reviewing existing architectural styles, streetscapes, and the cultural/historic significance.
- City Planning Department staff will conduct a series of Town Hall meetings and work with us to draft an ordinance. We will collectively meet with them and discuss what we want to conserve. The whole neighborhood will vote. The Plan Commission and City Council then have to approve the ordinance, which would change the zoning and make Vickery Place a Conservation District.

**Vickery Place Conservation
Town Hall Meeting
Monday, September 12
7 pm
Vickery Towers
(corner of Belmont & Greenville)**

Come learn more and be a part of the process. Look for future flyers and the VPNA newsletter for dates of upcoming meetings, or check out the website www.vpna.org for more information. Together we can decide the look of future development in Vickery Place.

~ Vickery Place Conservation Committee
info@vpna.org

To ensure the character of our neighborhood, we could do the following:

❖ **Architectural requirements**

(so new houses fit in with the built environment)

❖ **Front Setback requirements**

(to prevent houses from “sticking out” and blocking a safety line of vision)

❖ **Side Setbacks requirements**

(to maintain a reasonable distance between houses)

❖ **Height limitations**

(so new houses do not dwarf older ones)

These are just possibilities. Remember: the conservation requirements are **whatever we want them to be. WE DECIDE.**

**Join us in
protecting our
neighborhood
and conserving a
part of Dallas'
history.**