

Since 1911
Vickery Place Neighborhood

Support A Conservation District

January 2006 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.

Please join us for this important meeting. Come learn more and be a part of the Vickery Place Conservation District process. This is the third in a series of town hall meetings, conducted by the City of Dallas Planning Department. Through these meetings we, as a neighborhood, will develop our conservation ordinance, tailoring it to our needs.

**Vickery Place
Conservation
Meeting
Monday, Jan. 30,
7:00 pm
Vickery Towers**

Since the last community meeting, City staff have been in the neighborhood analyzing the area and taking measurements of the built environment (front/side setbacks & height of homes), to give us a better understanding of the prevailing standards. At the January 30th meeting, we will review their findings as we begin to hone our proposed Conservation District ordinance.

Together we can decide the look of future development in Vickery Place.



The blocks in the current proposed conservation district include 5300 & 5400 Goodwin and Willis, 5300, 5400, 5500 & 5600 Vickery and Richard, 5300, 5400 & 5500 Miller. If you have questions, concerns or would like a ‘Support A Conservation District’ yard sign, please plan to attend the upcoming meeting. Or email info@vpna.org or call Beth 214 821-0831.

*** SEE OTHER SIDE FOR SURVEY RESULTS**

Here are the results of the mailed out survey and the hand vote taken at the last Conservation Community meeting. These results will help us determine which standards and their specifics we would like to incorporate into our conservation ordinance.

SITE STANDARDS FOR VICKERY PLACE

	Standard	R-7.5 (A)	Staff suggestions	Potential standard (votes by property owners) S=Survey, HV=Hand Vote at meeting
1	Height	30 ft max.	30 ft. max to the ridge	Height to the ridge - (S) 16, (HV) 38 Height to the mid-point - (S) 7, (HV) 8 Height less than 30' to ridge - (HV) 12
2	Front setback	25 ft min.	35 ft min.	35' minimum - (S) 19, (HV) 10 Average FY setback of block - (S) 11, (HV) 34 25' minimum (existing today) - (S) 4, (HV) 5
3	Side setback	5 ft min.	5/10 ft min.	5' /10' on one side or the other - (HV) 46 5' setback on both sides (existing) - (HV) 9
4	Rear setback	5 ft min.	No change	Keep the same
5	Fences			Regulate height, location, materials - (S) 20, (HV) 46 Regulate height and location - (S) 13, (HV) 12 Regulate height and materials only - (S) 1
6	Front yard fences	4 ft max.	No FY fences	No FY fences - (HV) 46 For FY fences - (HV) 7
7	Side and rear yard fences	9 ft max.	No change	9' height max. (existing) - (HV) 34 Less than 9' height max. - (HV) 22
8	Lot coverage	45%	40%	Less than 45% - (S) 25, (HV) 39 45% (existing) - (S) 8, (HV) 11
9	Lot size	7500 sq. ft. min.	No change	7500 sq. ft. minimum - (HV) 48
10	Stories	No max.	1 to 2 depending on style	1 ½ - 2 stories - (S) 30 (HV) 45 No regulation - (S) 4

Standards not presently regulated by the City Code

	Standard	Staff suggestions	Potential standard
1	Architectural Style	A style in the area	Regulating Architecture Style - (S) 34, (HV) 43 No regulation (existing) - (S) 0
2	Building Materials	Regulate for front façade and 25' along the sides	Any portion visible from street - (S) 20, (HV) 33 Entire house/accessory structure - (S) 12, (HV) 10 No regulation - (S) 0, (HV) 8
3	Garage location	Rear of the main structure attached or detached	In the rear - (S) 24, (HV) 45 In the rear and detached - (S) 8, (HV) 3 No regulation (existing) - (S) 2, (HV) 6
4	Remodeling	Style of the existing structure	Keep with existing style - (HV) 42 Style original to the neighborhood - (S) 34 No regulation (existing) - (S) 0, (HV) 0
5	Driveways	No circular drives	Location and materials - (S) 16, (HV) 19 Location only - (S) 14, (HV) 18 No regulation (existing) - (S) 3, (HV) 7
6	Front yard coverage	30% non-plant life	30% impervious surface - (HV) 32 50% impervious surface - (HV) 5 No regulation (existing) - (HV) 4
7	Front porches	Minimum of 25% of front facade	Require front porch - (HV) 41

Additional standards suggestions at the meeting

All brick chimney	Size of accessory structure	Grading/drainage
Wood windows	Majestic trees	Demolition standard
Pitch of roof	No flat roofs	No more turrets