

Since 1911
Vickery Place Neighborhood

Support A Conservation District

June 1, 2006 Update

We are one step closer to becoming a Conservation District!

On June 1 2006, the City Plan Commission voted almost unanimously for the proposed Conservation District zoning change, which will now be forwarded onto City Council.

'Thank You' to all who have participated in the process thus far--together we can decide the look of future development in Vickery Place. The following compromises were made to the proposed ordinance to achieve a higher level of consensus:

Remember, standards apply only to new home construction or major exterior remodeling.

- *40% lot coverage - to be more consistent with adjacent Conservation Districts.*
- *Porte Cochere setback - a one-story porte cochere may be built to the side property line (fire code must be met); a two-story porte cochere still has a 5' setback.*
- *Prairie style - reduced required. porch width from a full or wrap around porch to a minimum of 75% of front façade.*
- *Craftsman style - additional column types allowed & revised window cluster requirement.*

How will a Conservation District benefit Vickery Place?

- * **Preserve the distinctive character of our neighborhood, ensuring new homes blend with existing homes.**
- * **Maintain the scale and spacing of homes, allowing for natural light and green space. Prevent new homes from towering over neighboring homes.**
- * **Protect and enhance the early 20th century architectural features of our homes.**
- * **Stabilize our neighborhood and add value to our homes. Property values in nearby conservation districts have continually increased.**
- * **Increase neighborhood pride due to this recognition as a unique and special place.**

For more information on the Vickery Place Conservation District, visit www.vpna.org ~ Conservation Info link, email info@vpna.org (leave contact info), or call Nathaniel Barnett, Senior Planner, City of Dallas Dept of Development Services, 214-670-1497.

(para Español vea el reverso)