

**City of Dallas Department of Development Services
Community Meeting
Vickery Place Neighborhood
September 12, 2005 beginning at 7:00pm
Vickery Towers
AGENDA**

Purpose of the meeting:

To determine and discuss aspects of the neighborhood and whether a conservation district is appropriate for the area

Ground rules

- Only one person speaks at a time; limit remarks to 2 minutes
- No idea is a bad idea
- Focus on the topic; avoid side conversations
- Please set all cell phones and pagers to vibrate

Presentations

Zoning Tools

Neighborhood Characteristics

Nathaniel Barnett, Senior Planner, Dept. of Development Services

Discussion of the Neighborhood

Sample Process for consideration of a Conservation District:

Meeting 1 – Community meeting

- Review of what has taken place thus far
- Open discussion of thoughts and ideas with property owners

Meeting 2 – Community meeting

- Determine what characteristics would be conserved in the area
- Begin drafting the development standards to be incorporated into the proposed ordinance
- Discuss with community ideas and concerns

Meeting 3 – Community meeting

- Determine what characteristics would be conserved in the area
- Continue drafting the development standards to be incorporated into the proposed ordinance
- Discuss with community ideas and concerns

Meeting 4 – Community meeting

- Begin concluding discussions
- Continue drafting the development standards to be incorporated into the proposed ordinance
- Discuss with community ideas and concerns

Meeting 5 – Community meeting

- Finalize development standards
- Listen to property owners concerns and ideas
- Gain acceptance of proposed ordinance

Meeting 6 – Public hearing

City Plan Commission

Meeting 7 – Public hearing

City Council

Next meeting – (Date, time and place to be determined)

CONTACT INFORMATION

Should you have any questions or concerns, please feel free to contact the planner.

NATHANIEL BARNETT

Senior Planner

Department of Development Services

PHONE: 214-670-1497

FAX: 214-670-0728

EMAIL: nbarnet@ci.dallas.tx.us

ADDRESS: City of Dallas c/o Nathaniel Barnett
1500 Marilla, Room 5CN
Dallas, Texas 75201

You may also find general information on the city's website:

www.dallascityhall.com

Once there, select "*city departments*", then "*department of development services*"

OTHER RELATED SITES:

Property information:

www.dallascad.org

For **Building permit** information, contact Building Inspection:

Phone: 214-948-4480

Address: Oak Cliff Municipal Center (OCMC)
320 E. Jefferson
Dallas, Texas 75203

COMPARISON MATRIX OF SITE STANDARDS FOR SINGLE-FAMILY ZONING

	Item	R-5 (A)	R-7.5 (A)	R-10 (A)	R-13 (A)	R-16 (A)	R-1/2 ac (A)	R-1 ac (A)
1	Height	30 ft. max.	30 ft max.	30 ft. max.	30 ft. max.	30 ft. max.	36 ft. max.	36 ft. max.
2	Front setback	20 ft. min.	25 ft min.	30 ft. min.	30 ft. min.	35 ft. min.	40 ft. min.	40 ft. min
3	Side setback	5 ft. min.	5 ft min.	6 ft. min.	8 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
4	Rear setback	5 ft. min.	5 ft min.	6 ft. min.	8 ft. min	10 ft. min.	10 ft. min	10 ft. min.
5	Front yard fences	4 ft max.	4 ft max.	4 ft max.	4 ft max.	4 ft max.	4 ft max.	4 ft max.
6	Side and rear yard fences	9 ft max.	9 ft max.	9 ft max.	9 ft max.	9 ft max.	9 ft max.	9 ft max.
7	Lot coverage	45%	45%	45%	45%	40%	40%	40%
8	Lot size	5000 sq. ft. min.	7500 sq. ft. min.	10,000 sq. ft. min.	13,000 sq. ft. min.	16,000 sq. ft. min.	½ acre min.	1 acre min.
9	Stories	No max.	No max.	No max.	No max.	No max.	No max.	No max.

* Fencing information is found in 51A-4.602; all other information found in 51A-4.410 of Dallas Development Code

City of Dallas
Department of Development Services Community Meeting
Vickery Place
Comment Sheet
September 12, 2005 7:00pm
Vickery Towers

Name: _____

Address: _____

If you have additional comments you wish to make or were not able to make comments during the meeting, we would appreciate your comments in writing. Please return this sheet to one of the planners at the meeting or you may mail or fax this form to the address below.

Comments:

Mail comments to:
Department of Development Services
Attn: Nathaniel Barnett
1500 Marilla, Room 5CN
Dallas, Texas 75201
Or fax to 214-670-0728