

DHL Opposes Proposed Changes to Conservation Districts

March 23, 2014



March 18, 2014

Proposed Changes to the Dallas Development Conservation Districts

of Dallas City Planning Commission:

Writing on behalf of the Dallas Homeowners League and other neighborhood associations, including several conservation districts, we urge you to vote to reject the proposed changes to the Dallas Development Code regarding Conservation Districts ("CDs") proposed by the Zoning Ordinance Committee ("ZOC") and send the matter back to :

In the fall of 2013, City Staff and the Zoning Ordinance Committee ("ZOC") began discussing changes to the Dallas Development Code regarding Conservation Districts ("CD") in the City of Dallas. DHL has been following these ZOC meetings and the proposed changes and does not support them as written. These changes substantially alter the method in which a neighborhood applies to become a CD. Highlights of the proposed changes include:

1. Neighborhood Committee of 10: Creation of a neighborhood committee of 10 people, who will meet with City Staff and create a list of zoning changes to be made with the CD (e.g., height restrictions, architectural standards, lot usage, etc.). The Neighborhood Committee will have 2 public meetings lead by City Staff. At the conclusion of these meetings, the neighborhood is expected to have a list of changes it wants to accomplish with the CD.
2. Change to Petition Format: Following these meetings, Staff will create a petition for the Neighborhood Committee to get signed by property owners. The form of the petition will change substantially. Under the current law, the petition is a one-sentence statement by the owner stating he/she is interested in pursuing his/her neighborhood becoming a CD. From there, public meetings are held where the specific changes to be DHL Opposes Proposed Changes to Conservation Districts <http://dallashomeownersleague.org/2014/03/23/dhl-opposes-proposed-ch...> 1 of 3 6/1/2015 6:07 PM made by the CD are discussed. The proposed new petition form, attached here: New Petition Form, will be multiple pages outlining the changes identified by the Neighborhood Committee of 10.
3. Change to Time to Get Petition Signed and Percentage of Signatures Required: Under the proposed changes, the neighborhood will have 6 months to get the petitions signed by 66% to 75% of the neighborhood. Under the current law, there is no time limit for the neighborhood to get a petition signed. Under the current law, only 50% of the owners are required. ZOC is recommending 66% but City Staff wants 75%.
4. Fee Waiver: Under the current law, there is no provision for waiver of the application fee, though Staff customarily waives it if a neighborhood have 75% of the owners signing the petition. Under the proposed changes, ZOC is recommending fee waiver for 75% and City Staff wants 85%.

The Dallas City Plan Commission will vote on these proposed changes on April 17, 2014. If CPC passes them, they will go to City Council. If the Council passes them, they are the new law in Dallas. DHL will ask CPC to send these proposed changes back to ZOC for further discussion and modifications. DHL encourages neighborhoods to send their own comments as well. To send comments to the CPC, contact the CPC Secretary, Yolanda Hernandez at yolanda.hernandez@dallascityhall.com