

Conservation District Ordinance Approved with DHL Recommended Amendments

July 24, 2014

The City Planning Commission and Dallas residents stayed at the Horseshoe last night until 8pm to hash out the details of the Conservation District Ordinance which will soon go to City Council for a vote. DHL, [Preservation Dallas](#) and the [Old Oak Cliff Conservation League](#) presented a unified front, along with several residents of various Conservation Districts. After much discussion, the CPC voted as follows:

1. Signature Percentages: a neighborhood will be required to obtain 51% of the property owners to sign a petition indicating an interest in exploring the possibility of the neighborhood becoming a CD. 8 of 13 voted to reduce the signatures recommended by the Zoning Ordinance Committee (ZOC).

2. Timelines for neighborhoods:

- neighborhoods with less than 200 properties will have 12 months to obtain signatures
- neighborhoods with less than 500 properties will have 15 months to obtain signatures
- neighborhoods with more than 500 properties will have 18 months to obtain signatures
- 8 or 13 voted to increase the timelines for neighborhoods.

3. Petition to include a predetermined list of changes: CPC, in a 7 to 6 vote, decided to leave this provision as ZOC recommended it, meaning that the “neighborhood committee” of 10 people will determine in advance what zoning changes would be considered by the neighborhood as a whole and include that list on the petition. Once the list is included on the petition, the neighborhood will have no flexibility to change the items based on feedback at the public meetings.

4. Provisions That Allow for Removal of a Property from a CD: Staff made substantial changes to this provision and it was left as-is.

Next, the revised ordinance will go to Council. As soon as we learn when, we'll let you know. We had about 20 residents attend yesterday (and we were there until about 8 pm). We will need people at the Council hearing too! DHL very much appreciates the support of Preservation Dallas and OOCCL in this joint effort to protect Dallas' neighborhoods.