



# Preserve Character Conserve **LAKWOOD**

## Lakewood Conservation District Expansion

We all moved to Lakewood because we fell in love with the charm of the neighborhood...the distinct architecture, mature trees, the overall neighborhood feel. Now, we are at risk of losing the heritage and distinctiveness of our neighborhood. We must take action if we are going to preserve the character of Lakewood, as our oldest homes approach their Centennial.

Your neighbors are working with the City of Dallas on enlarging the Lakewood Conservation District boundaries. The original Lakewood Conservation District, formed in 1988, covers only a portion of Lakewood and hundreds of the original homes are not protected, including yours and your neighbors'. The current Conservation District starts at Abrams and ends at Brendenwood or Copperfield. If you are receiving this, your home is in the proposed expansion area.

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A neighbor volunteer will be coming to your door in the next few weeks to provide more information and request your signature in support of a petition.

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We need signatures of 58% of the neighbors, agreeing to hold neighborhood meetings with the City to discuss a potential ordinance. By signing the petition, you are not agreeing to any particular regulations...you are only agreeing that the City should move forward with gathering more feedback from neighbors.

The goal is not to stop new construction or remodels, but simply to ensure that projects blend in with the original neighborhood character and prevent architecture which diminishes the historic importance and value of our neighborhood. We have all seen this happening, and construction has ramped up in recent months. If we are going to preserve the character of our beloved area of Lakewood, we must act now, before it is too late. Let's save the charming, unique feel of our neighborhood for the next century!

Email [LWCDinfo@gmail.com](mailto:LWCDinfo@gmail.com) to be added to our distribution list for updates.



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## Frequently Asked Questions

**1. What is a Conservation District (CD)?**

A conservation district is a change in zoning that preserves an area's distinctive character through architectural guidelines, development standards & zoning provisions such as setbacks & height. Unlike historic district designation, which can be very restrictive, conservation district ordinances are specific to the neighborhood & what is special about that area for conservation purposes.

**2. Where is the existing Lakewood CD & where is the proposed expansion area?**

The existing CD starts at Abrams & does not extend past Brendenwood or Copperfield. It is proposed that the CD be extended down Lakewood & Lakeshore to Lawther, include all blocks of Tokalon, the 6900-7000 blocks of Westlake, & the 6800 block of Avalon between Brendenwood & Hideaway on the north & to Pickens on the south.

**3. What are the benefits of extending the existing Lakewood CD?**

The primary benefit is preserving architectural characteristics of the neighborhood & preventing the furthering of architecture which diminishes the historic importance & value of the neighborhood. New homes can be built to fit in with the character of our neighborhood.

**4. Am I signing off on a particular set of regulations by signing the petition?**

No. By signing the petition, you are simply asking the City to consider expansion of the Lakewood CD. Before an ordinance is drafted, we must demonstrate that there are enough neighbors ( $\geq 58\%$ ) who are interested. There will be several opportunities to comment on a proposed ordinance at public meetings & by reply forms to the City.

**5. How will an expanded CD affect current homeowners?**

Existing homes are not required to make any changes. If a homeowner applies with the City for approval of construction or remodel, the standards set forth in the CD ordinance should be followed in addition to standard City zoning rules.

**6. Are we against new houses being built in the neighborhood?**

No. Builders can be sensitive to the area's architectural character & create homes that compliment, rather than detract from, our neighborhood's charm.

**7. Who decides what is in the ordinance?**

We as a neighborhood decide what is important to us. The City will schedule meetings & notice of meetings will be given to all homeowners. The City will also send reply forms to neighbors to voice opinions on proposed standards.

**8. Will an expanded CD change my property value?**

A CD can protect property value. Our area is attractive to buyers because of the character, so maintenance of that unique character is of great value.

**9. Do I have to pay dues to maintain a CD?**

No. This is not a homeowners' association in any way, shape, or form. This is a zoning designation by the City to protect our neighborhood. There are no dues, no homeowners' board, nor any fees.

**10. What is the process for expanding the Lakewood CD?**

- a. A petition must be signed by  $\geq 58\%$  of the area in favor of neighborhood discussions with the City
- b. The City holds public meetings for all neighbors to attend
- c. The City works with all neighbors to draft an ordinance based on feedback in public meetings & provides reply forms requesting feedback from all homeowners
- d. The City Plan Commission & City Council must approve an ordinance