

FILE NUMBER: Z212-315(TAB)

DATE FILED: April 12, 2022

LOCATION: An area generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west.

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 114.183 acres **CENSUS TRACT:** 48113000100 and 48113008000

REQUEST: A City Plan Commission authorized hearing to consider a change to the zoning classification from R-7.5(A) single-family zoning district and R-10(A) single-family zoning district to Tract IV of the Lakewood Conservation District No. 2 being a tract of land consisting of portions of City Blocks C/2818, E/2829, L/2840, A/4416, 4418, 4417, H/2823, F/2805, D/2805, K/2025, L/2840 and all of City Blocks D/2819, F/2834, B/4416, B/4415, K/2839, J/2838, G/2835, I/2837, H/2836, E/2820, G/2823, J/2825, V/2804, K/2825.

SUMMARY: The purpose of this request is to expand the Lakewood Conservation District boundaries, creating a new subarea - Tract IV, with expanded development and architectural criteria based on neighborhood input and staff analysis over a series of seventeen neighborhood meetings.

STAFF RECOMMENDATION: Approval, subject to conditions.

CPC RECOMMENDATION: Approval, subject to conditions.

Website: <https://bit.ly/LakewoodExpansion>

Proposed Ordinance: <https://bit.ly/lakewoodexpansionccdraft>

PURPOSE OF A CONSERVATION DISTRICT:

According to Dallas City Code SEC. 51A-4.505 (b)(4), Conservation Districts are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. The purpose of a Conservation District is to:

- Protect the physical attributes of an area or neighborhood
- Promote development or redevelopment that is compatible with an existing area or neighborhood
- Promote economic revitalization
- Enhance the livability of the city
- Ensure harmonious, orderly, and efficient growth

BACKGROUND INFORMATION AND PROCESS:

Dallas City Code SEC. 51A-4.505 (d), as amended by City Council on 04-08-2015 per Ord. 29702, defines the process for establishing a new Conservation District. City staff and the Neighborhood Committee carried out the process described below:

- In April 2020, an inquiry was made to city staff to request information on expanding the Lakewood Conservation District
- In November 2021, city staff met with the neighborhood committee to discuss the potential of conservation district expansion.
- In December 2021, the neighborhood committee submitted a draft Determination of Eligibility (DoE), which staff determined was incomplete.
- On January 6, 2022, a second meeting was held between city staff and the neighborhood committee to discuss issues with the draft DoE.
- On February 22, 2022, the Neighborhood Committee submitted a completed Determination of Eligibility to City staff.
- On April 12, 2022, City staff confirmed the Determination of Eligibility.
- On April 15, 2022 City staff sent a confirmation letter to notify the neighborhood committee of the Determination of Eligibility's acceptance.
- On April 28, 2022, petitions containing potential standards the neighborhood wished to discuss were provided by City staff to the Neighborhood Committee for collection of property owner signatures.
- On May 23, 2022 City staff held a meeting with the neighborhood to discuss the expansion process as well as development and architectural standards that were included on the petition for discussion. (*See full petition language within staff Case Report below.*)
- On June 27, 2022, City staff received 189 signed petitions from the Neighborhood Committee for verification.
- On July 26, 2022 City staff verified signatures on petitions representing 68% of properties within the proposed boundary and accepted the application for a zoning change.

- Between August 31, 2022 and March 8, 2023, a series of fifteen neighborhood meetings were held to discuss topics included on the petition and receive feedback from neighborhood residents regarding potential development and architectural standards. Notification letters were sent to property owners at least ten days in advance of the initial meeting. *(See full meeting schedule in Table 1, page 10.)*
- On January 22, 2024 City staff posted the draft ordinance on the Planning and Urban Design Conservation District website for public review and comment.
- On February 6 and February 13, 2024, two neighborhood meetings were held to review the draft ordinance. During the course of this review several revisions were requested.
- February 16 to March 15, 2024 - City staff posted a survey on the Planning and Urban Design Conservation District website for public comment to obtain a full scope of requested revisions.
- On September 13, 2024 City staff posted a revised draft ordinance on the Planning and Development Conservation District website for public review and comment.
- On October 29, a final neighborhood meeting was held to review the revised draft ordinance. The proposed ordinance in this report is substantively the same as the public draft which was presented to the neighborhood at these meetings with only minor changes to correct formatting, typographical errors, and a few inconsistencies in language.
- In general, the proposed addition of Tract IV to the existing CD-2 ordinance includes provisions for developmental standards intended to encourage the retention of the existing residential development pattern and the form and massing of new additions and structures. In addition, the proposed architectural standards will promote compatible architectural design of both new construction and remodeling of existing structures

Zoning History: There have been no zoning change requests in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Westlake Avenue	Local Street	-
Lakewood Boulevard	Local Street	-
Lakeshore Drive	Local Street	-
Tokalon Drive	Local Street	-
Avalon Avenue	Local Street	-
Hideaway Drive	Local Street	-

West Shore Drive	Local Street	-
Winstead Drive	Local Street	-
Delrose Drive	Local Street	-
West Lawther Drive	Local Street	-
Crownrich Lane	Local Street	-
Heath Street	Local Street	-
Pickens Street	Local Street	-
Copperfield Lane	Local Street	-
Brendenwood Drive	Local Street	-
Wendover Road	Local Street	-

Traffic Analysis:

The Transportation Development Services Division of the Transportation Department reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Engineering staff will continue review of properties at permitting to enforce compliance of all city standards and regulations.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	H/127 Historic Overlay District, R-10(A) Single Family District 10,000 square feet, R-7.5(A) Single Family District 7,500 square feet	Clifford D Hutsell House Dallas Historic Landmark, Single family
North	R-7.5(A) Single family district 7,500 square feet; H/119 and H/137 Historic Overlay Districts; PD-964 Planned Development District Lakewood Elementary School; NSO 4 Vanderbilt/Marquita;	Single family; Dallas Historic Landmark Bromberg/Patterson House; Dallas Historic Landmark Stanley Marcus House; school; NSO-Neighborhood Stabilization Overlay;
East	R-1ac(A) Single family district, 1 acre; H/35 Historic District Overlay	Single family, Dallas Historic Landmark White Rock Pump Station
South	R-7.5(A) Single family district 7,500 square feet; R-10(A) Single family district 10,000 square feet; PD-517 Lakewood Country Club Planned Development District; MF-2(A); MF-3(A) PD-898 White Rock YMCA	Single family; Multi-family, recreations centers

<p>West</p>	<p>R-7.5(A) Single family district 7,500 square feet, Conservation District 2 Lakewood; PD-952 Lakehill Preparatory School; MF-1(A); PD-281 Planned Development District North Abrams/Lakewood Center Special Purpose District</p>	<p>Single family, school, Multi-family; commercial</p>
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STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! 2.0 Comprehensive Plan*, adopted by City Council in September 2024, outlines several goals and policies which can serve as a framework for assisting in evaluating the proposed Conservation District expansion. The proposal is consistent with the following goals and policies of the comprehensive plan:

HOUSING CHOICE AND ACCESS

GOAL: Equitably increase attainable housing options throughout the city, particularly near job centers and transit-oriented locations, to meet the diverse housing needs of all people in Dallas.

Objective C: Align land use policy & process with housing strategies, plans, and programs.

Objective D: Protect and preserve existing neighborhoods.

IMPLEMENTATION:

Objective 13: Prioritize the preservation and planning of neighborhoods identified most at risk of displacement through city-initiated rezoning efforts including conservation districts, neighborhood stabilization overlays, historic districts, and other yet-to-be established tools.

COMMUNITY & URBAN DESIGN

GOAL: Adopt and implement context-sensitive design and development guidance to help shape Dallas’ streets, sidewalks, buildings, and open spaces, ensuring functional, safe, sustainable, and vibrant spaces that not only reflect but also enhance Dallas’ distinct places and diverse communities.

Objective C: Strengthen the sense of place and community identity for all Dallas neighborhoods.

PLACETYPES

Community Residential

ForwardDallas recognizes that it is imperative to maintain, stabilize, and revitalize existing neighborhoods. It calls for support of efforts to improve and stabilize neighborhoods.

CR A-4: Changes to areas within Community Residential neighborhoods should look to add housing in a way that is gentle, equitable, incremental, and sensitive to the existing context, while doing so in a manner that strengthens these neighborhoods and incorporates inclusive community engagement efforts. Incompatible multiplex, townhome, duplex, triplex, and apartment development should be located outside of existing single-family neighborhoods.

CR B-3: Industrial uses should not be within nor adjacent to this placetype.

CR B-4: Placetypes adjacent to this placetype should match the low-rise scale of this placetype at or along the adjacency before rising to mid or high rise.

Green and Open Space

Goal 6: Plant parkways and private yards with shade trees to expand the urban forest and improve neighborhood character.

Goal 7: Front and rear yards serve as private open spaces. Application can vary, but it should be generally consistent throughout this placetype.

Streetscape and Parking

Goal 12: When feasible, place surface parking at the rear or interior of the lot to enhance the pedestrian experience.

Building Form and Character

Goal 15: New development should be context-sensitive, and building scale, height and massing should complement existing buildings.

Goal 16: Attention should be given to building height, orientation, architectural style, and setback to ensure new structures fit into existing neighborhood context.

Goal 19: Front yards are semi-private and may include front stoops and porches that contribute to a neighborhood's character

Goal 21: Front, side, and rear setbacks vary in size across neighborhoods but are generally consistent within an individual neighborhood.

Historic and Cultural Preservation Strategy

The *City of Dallas Historic and Cultural Preservation Strategy*, adopted by City Council in April 2024, also outlines several goals and policies which can serve as a framework for assisting in evaluating the proposed Conservation District. The proposal is consistent with the following goals and policies of the preservation plan:

Goal 1: Preserve Dallas' diverse history in ways that contribute to our cultural and economic future.

Objective 1.3 Make Dallas' diverse history visible throughout the City.

Goal 2: Empower residents to preserve the places that are important to them.

Objective 2.1 Engage residents and businesses across Dallas to identify and proactively protect culturally significant places.

Land Use Compatibility:

The current land use of the area covered by the proposed conservation district is single-family, which is compatible with the existing surrounding land uses:

- To the North: Historic Landmarks, neighborhood stabilization district (NSO), school, single-family
- To the South: single-family, multi-family, commercial centers, and recreation centers
- To the East: White Rock Lake, Historic Landmark
- To the West: single-family, multi-family, and commercial centers

The proposed development standards will encourage the retention of the existing residential development pattern in terms of yard, space, and lot regulations and the form and massing of new additions and structures. In addition, the proposed architectural standards will promote compatible architectural design of both new construction and remodeling of existing structures. The architectural standards focus on the front half of structure while allowing for more flexibility in design on the rear of the structure.

Conservation Districts:

A Conservation District (CD) is a zoning tool used to designate an area within a neighborhood with a distinct physical character. While similar to historic districts in that they are both forms of preservation, Historic Districts try to preserve historic integrity and materials from a particular time, often referred to as a period of significance, whereas CDs are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes. They are often seen as complementary branches of preservation.

CDs have existed in the city of Dallas since 1988. The process for establishing a Conservation District is initiated by the residents themselves with procedural assistance from City Staff throughout the designation process. Once a district ordinance has been codified by City Council, property owners are required to submit Conservation District Work Reviews (CDWR) for various scopes of work, including exterior work on the lot that may not necessarily require permits. The CDWR application is a separate process from the permit application and is reviewed by City Staff.

Determination of Eligibility

The Lakewood proposed CD area meets the criteria set forth in Dallas City Code - SEC. 51A-4.505 (d)(1)(C):

- (i) The area contains at least one blockface.
- (ii) The area is either "stable" or "stabilizing" as defined in this section.
- (iii) The area is compact and contiguous with boundary lines drawn to the logical edges of the area or subdivision, as indicated by a creek, street, subdivision line, utility easement, zoning boundary line, or other boundary.
- (iv) At least 75 percent of the lots are developed with main buildings that are at least 25 years old.
- (v) The area has physical attributes that include recognizable architectural style(s).

Historical, Architectural, and Cultural Attributes of Lakewood

The expansion area (Tract IV) is sandwiched between the existing Lakewood Conservation District (CD-2) and White Rock Lake. Indicative of development patterns seen throughout Old East Dallas, the proposed expansion serves to reinforce the City of Dallas' Historic and Cultural Preservation Strategic Plan and the Forward Dallas 2.0 Plan. The surrounding area includes several historic Landmark properties including the Stanley Marcus House and the Bromberg/Patterson House. Interior to the district is the Clifford D. Hutsell House, a historic landmark which celebrates one of the architects instrumental to the development of Old East Dallas. Additionally, the surrounding area includes six (6) Conservation Districts – including the already established Lakewood CD, and five (5) Historic Districts. The neighborhood maintains many of the original structures and historic architecture.

Of the 274 total houses in the area 23 are identified as Colonial Revival; 18 are French Eclectic; 5 are Neo-classical; 44 are Spanish Revival/Eclectic; 74 are Tudor, 23 are Minimal Traditional; 13 are Contemporary; 5 are Mid-Century Modern; 6 are Monterey; 24 are Ranch; 33 are variations of New Traditional; 5 are American Vernacular; and 1 vacant lot. 87 of the houses are considered "Significant," in that they were designed by a noted architect or developer.

In the proposed Tract IV, according to the 2021 DCAD data submitted in the Determination of Eligibility, the average age of the homes is 85 years old (1935), with the following breakdown shown below:

- From 1924 – 1929, 66 houses were built.
- From 1930 – 1939, 81 houses were built.
- From 1940 – 1949, 50 houses were built.
- From 1950 – 1959, 28 houses were built.
- From 1960 – present, 44 houses have been built.
- Since 2011, 13 houses have been demolished for new construction

Similar to the existing Lakewood Conservation District and nearby Swiss Avenue Historic District, the houses in the expansion area demonstrate the unique architectural mastery of noted local architects and developers. With an impressive number of architectural styles, this neighborhood's influence made a significant impact on the development and character of other Dallas neighborhoods, and even other cities, as they often attempted to replicate the craftsmanship and artistry evidenced throughout the area.

Community Input:

Application Process

In August of 2020, an inquiry was made to the city to request information on expanding the Lakewood Conservation District. In November and December 2021, city staff met with the Neighborhood Committee virtually, due to Covid-19 meeting restrictions, to discuss the Determination of Eligibility requirements and needed revisions to the documentation. In February 2022, the Neighborhood Committee submitted a revised Determination of Eligibility Request. City staff notified the Neighborhood Committee on April 15, 2022 that the Determination of Eligibility was complete and had been accepted. On April 28, 2022, petitions were requested by and provided to the neighborhood committee. A meeting was held for all property owners in the existing CD-2 and proposed expansion area on May 23, 2022 to discuss the petition and expansion process. The petitions were circulated by the neighborhood committee and on June 27, 2022 City staff verified signatures on 68% of the total petitions collected within the proposed area.

Neighborhood Meetings

After validation of the submitted petitions, City staff convened a series of fifteen community meetings with neighborhood residents to discuss the developmental and architectural standards that had been circulated on the petitions. The meetings were held at the Samuell L. Grand Recreation Center which is within a short driving distance of the neighborhood. Prior to these initial Post-Application neighborhood meetings, a notification letter was distributed to owners of all lots within the proposed boundaries. Based upon input received at these meetings, a draft ordinance was then presented at two draft review meetings. Feedback is typically collected at meetings but providing additional comment via phone and email were also available. After these draft meetings, a digital survey was also created to garner feedback in more detail and used to make several revisions and clarifications within the draft. A final draft review meeting was held on October 29th, 2024.

Table 1 highlights the topics included on the petition that were discussed with the neighborhood to solicit their feedback regarding potential development and architectural standards.

Table 1: Lakewood Post-Application Meeting Schedule

Mtg.	Date	Topics Discussed
1	August 31, 2022	Process, schedule, driveways/curbing,
2	September 14	Driveways and curbing, sidewalks, front yard coverage, uses and parking, density, lot coverage
3	September 26	Lot size, slope/drainage
4	October 12	Building height & stories, Floor Area Ratio
5	October 26	Floor Area Ratio, setbacks-main
6	November 9	Setbacks-main, setbacks-accessory
7	November 16	Setbacks-accessory, accessory structures, solar, waterfall steps
8	November 30	Solar, waterfall steps, fences and walls
9	December 7	Contributing architectural styles (new construction standards, remodel/addition standards, areas of regulation)
10	December 14	Contributing architectural styles (new construction standards, remodel/addition standards, areas of regulation), demolition
11	January 4, 2023	Demolition, paint
12	January 18	Landscape (tree preservation), demolition
13	February 13	Roofing materials, windows
14	March 1	Porches, chimneys, work reviews
15	March 8	Porches, chimneys, work reviews, recaps
16	February 6, 2024	Ordinance Draft #1 Review Meeting 1
17	February 13	Ordinance Draft #1 Review Meeting 2
18	October 29	Ordinance Draft #2 Revisions Review Meeting

All Power-Point presentations and audio recordings were made available to attendees on the Conservation District webpage.

During initial meetings with the neighborhood, residents expressed the following common themes in early discussions.

- Preserve architectural characteristics – Several significant architectural styles
- Avoid incompatible form and massing which towers over adjacent lots
- Retain the “feel” of the neighborhood – Development pattern
- Allow for flexibility and individuality
- Do not retroactively apply the ordinance to make people remove what currently exists

City staff incorporated a variety of methods to solicit input and feedback from neighborhood residents.

Meeting Discussions – City staff presented information explaining developmental and architectural standards circulated on the petition and collected feedback from neighborhood participants regarding each topic. The input received from residents was provided back to participants at each subsequent meeting in the form of a “recap” of each topic presented to ensure that City staff captured the neighborhood sentiment.

Comment Sheets – Each meeting participant was provided a comment sheet at every meeting. Comment sheets included an area where participants could express their responses to each topic that had been presented during the meeting as well as a blank page to provide any additional comments.

Observation / Reporting – In addition, residents were asked to observe the conditions of certain developmental and architectural features in their neighborhood. Residents noted each of these conditions and reported back their findings, expressing which elements and features they would like to preserve. Several residents provided copies of land surveys for their property to assist in establishing an understanding of existing conditions of the setbacks of existing structures.

Contact Information – City staff contact information was provided at each meeting, and participants were encouraged to reach out with any questions or additional comments.

Feedback Survey – City Staff provided a survey in which all property owners could submit any feedback and make suggestions on the content of the Draft Ordinance.

PETITION:

Below is the petition language introduced by the neighborhood committee for consideration during the post application meetings.

The development standards for the R-7.5(A) and R-10(A) Single Family District apply except for the following Development Standards the neighborhood would like to discuss regulating:

Accessory Structures - proposed regulations may include:

- Location and materials.
- Provisions for remodels or additions to non-conforming structures.

Building & Structure Height - proposed regulations may include:

- Modifying how height is measured.
- Establishing the maximum allowed height for structures, including accessory structures and additions.

Demolition - proposed regulations may include:

- Applicability to structures.
- Provisions for existing non-contributing structures.

Density - proposed regulations may include:

- Consideration of maximum number of dwelling units.

Drainage – proposed regulations may include:

- Establishing restrictions on lot-to-lot drainage.

Driveways, Curbs, Sidewalks, and Steps - proposed regulations may include:

- Materials, width, and lot coverage.
- Provisions for removal of existing rolling or waterfall steps.
- Provisions for existing non-conforming structures.

Fences & Walls - proposed regulations may include:

- Location, height, and materials.

Floor Area Ratio

Landscaping or Other Natural Features - proposed regulations may include:

- Materials and allowable percentage of front yard coverage for impervious surfaces and hardscaping.
- Provisions for tree preservation.

Lot Coverage – proposed regulations may include:

- Maximum lot coverage.

Lot Size – proposed regulations may include:

- Minimum width.

Paint – proposed regulations may include:

- Provisions for painting stone and brick.
- Number of colors allowed.
- Consideration of restriction of certain colors.

Off-street Parking - proposed regulations may include:

- Minimum parking standards per dwelling unit.

Permitted Uses - proposed regulations may include:

- Single family.
- Provisions for existing non-conforming uses.

Setbacks - proposed regulations may include:

- Modifying front, side, and rear setback requirements, including accessory structures.
- Provisions for existing non-conforming structures.

Slope – proposed regulations may include:

- Provisions for modifications to the existing slope of a lot.

Solar Energy Systems – proposed regulations may include:

- Location and type.

Stories - proposed regulations may include:

- Maximum stories.
- Provisions for non-conforming structures.

Architectural Standards the Neighborhood Would Like to Discuss Regulating:

Accessory Structures - proposed regulations may include:

- Style and materials.
- Roof slope.
- Replacement or Remodeling of existing accessory structures - clarifying the architectural styles, materials, size, and applicability.

Architectural Styles - proposed regulations may include:

- Defining the architectural styles allowed.
- Standards for remodels and additions.
- Standards for new construction.
- Provisions for existing non-contributing structures.

Building Elevations - proposed regulations may include:

- Minimum architectural features required.
- Standards for new construction.
- Standards for remodels and additions.
- Provisions for existing non-contributing structures.

Building materials - proposed regulations may include:

- Material types.
- Applicability and placement of certain allowed materials.
- Provisions for existing non-contributing structures.

Chimneys - proposed regulations may include:

- Materials, form, & placement based on architectural style.

Porch Styles - proposed regulations may include:

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- Materials, architectural standards, and placement.
- Standards for enclosures.
- Provisions for remodels or additions to existing structures.

Roof Form and Pitch - proposed regulations may include:

- Provisions for remodels or additions to existing structures.

Roofing Materials - proposed regulations may include:

- Provisions for remodels or additions to existing structures.

Windows - proposed regulations may include:

- Placement, architectural standards, and materials.
- Provisions for remodels or additions to existing structures.

Work Reviews - proposed regulations may include:

- Language to detail the requirements for a work review by the City.

PROPOSED CD-2 TRACT IV KEY ELEMENTS:

The proposed Lakewood Conservation District ordinance expansion for Tract IV is broken down into two sections, developmental and architectural standards. The standards that are found in each of the sections highlighted below are the result of the discussions with neighbors about each of the specific areas of regulation and how they help determine the character of the area.

The proposed development standards are applied to the entire lot, addressing items covered under current zoning like yard, lot, and space provisions, but are further expanded to incorporate regulations on some building materials and improvements that are indicative of the surrounding neighborhood. The proposed regulations for setbacks, lot coverage and building height are intended to respect this pattern, but still allow for compatible development.

Development Standards (Select Examples)

- Setbacks – Revised setbacks are recommended to maintain the alignment of the front of houses when new construction is proposed on a lot by taking the average front yard setback of the houses on adjacent lots. Original Houses and Contributing homes are deemed conforming to the front yard setback even if they sit in front of the adjacent houses. Side yard setbacks are based on the size of the lot and are comparable to the current zoning.
- Lot Coverage – Discussion of the massing of homes led to recommendations for a five percent reduction in allowable lot coverage (40 percent) for new construction to maintain the more modest footprint of most houses in the area, while incentivizing retention of the existing, mostly original, houses by allowing them a greater lot coverage allowance of 45 percent.

- Height – The maximum height is calculated from the average grade to the highest point of the roof and is dependent on the size of the lot. Lots under 10,000 square feet have a maximum height of 30 feet, while lots that are 10,000 or more square feet are allowed up to 35 feet. In addition, a height looming provision will apply to all main structures that are over 24 feet in height to push massing toward the interior of the lot.
- Demolition – Houses identified as one of the five Contributing styles that were constructed prior to 1961 and those identified as Significant for their association with a prominent architect or builder, are protected from demolition. Demolition requires documentation of areas that do not meet the minimum property standards outlined by Section 27-11 and costs associated with bringing the property up to standard. These costs must be greater than 80 percent of the improvements on the lot according to DCAD.
- Landscaping – Article X of the Dallas Development Code will apply to the front yard and mature trees that measure over 15 inches in diameter, requiring an arborist review before removal.
- Other Areas Addressed – Accessory structure location and appearance, fences, driveways, and impervious surface in the front yard.

Architectural Standards

The proposed architectural standards are designed to promote the compatible architectural design of both new construction and remodeling of existing structures. The architectural standards focus on the front half of structure while allowing for more flexibility in design on the rear of the structure. Illustrations and examples of architectural features have been provided in the Conceptual Plan.

- Purpose and Statement of Intent – A statement of intent is provided to give homeowners and City staff guidance on how to use various available resources to apply architectural standards. The unique architecture found in Tract IV may be used to justify a design element for new construction or remodeling along with documentation from *A Field Guide to American Houses* by Virginia McAlester (et.al.) or other publications accepted by the director as a recognized resource. This approach will allow for more flexibility in design when compared to more prescriptive ordinances that focus only on the immediate area.
- Contributing Styles – The proposed architectural standards guide improvements to existing structures and construction of new structures to conform to the Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, or Neoclassical styles that are prevalent in the development of the neighborhood.
- Required Architectural Features – The proposed standards would protect certain architectural features that are typical of each of the Contributing architectural styles and require new construction to incorporate a minimum number of these typical architectural features. New construction that is built in one of the Contributing styles would be required to incorporate six features from lists that have between 17 to 20 defining features for each style.

- Supporting Houses – Any home not identified as either New Traditional or one of the five Contributing styles are considered Supporting Houses. Main structures identified as Supporting will have minimal standards pertaining to roof type and pitch, window type, and materials to ensure that they remain compatible with the existing character of the area. Supporting Houses may also choose to remodel in one of the Contributing styles.

CONCLUSIONS:

The Lakewood neighborhood should be supported in their effort to expand CD-2 and become the new Tract IV for the following reasons:

- Result of neighborhood-initiated process – The proposed ordinance is the result of a **neighborhood initiated** and guided process for establishing a Conservation District set forth by **City Council**.
- Fulfills the purpose of a Conservation District – The proposed Conservation District is consistent with the **purpose** as presented in Dallas City Code (SEC. 51A-4.505 (b)(4) CONSERVATION DISTRICTS).
- Meets the eligibility criteria – The proposed area meets the **Determination of Eligibility** criteria as set forth in Dallas City Code.
- Consistent with the ForwardDallas 2.0 Comprehensive Plan – The proposed ordinance is **consistent** with the Goals and Policies laid out in the Forward Dallas 2.0 Comprehensive Plan.
- Contains largely intact examples of early 20th century architecture - The proposed development and architectural standards will help to conserve the **distinctive character of the neighborhood** by protecting or enhancing its physical attributes.
- Conservation Districts provide an appropriate regulatory structure – The proposed Conservation District is an **appropriate regulatory instrument** to accomplish the goals of the City of Dallas and this neighborhood.

Based on a study of the architectural styles for Lakewood, the area qualifies for Conservation District designation.

Conservation District designation for the area would help protect its physical and cultural identity and attributes by:

- Providing a range of architectural and development standards consistent with the style and period of the neighborhood and its structures.
- Encouraging redevelopment of noncontributing structures to contributing standards while maintaining the architectural styles found in the neighborhood.
- Providing City assistance in protecting the physical and salient design features of the area that could not otherwise be addressed in standard zoning regulations (by providing a system of review for monitoring area improvements).

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- Conserving a part of Dallas' architectural heritage from an important era in the city's development.

**NOVEMBER 21, 2024
CPC Action**

Motion: It was moved to recommend **approval** to change the zoning classification from R-7.5(A) single-family zoning district and R-10(A) single-family zoning district to Tract IV of the Lakewood Conservation District No. 2, subject to staff's recommended conditions including a provision prohibiting solar panels on the front of the home and with the following areas removed from the Lakewood Conservation District expansion area: 1) City Block K/2825 ½ along the north line of Lakeshore Drive between Wendover Road and Copperfield Lane; 2) the area west of West Shore Drive and south of the north portion City Block F/2821 fronting Lakeshore Drive and south of the north portion of City Block E/2820 fronting Lakewood Boulevard; 3) the lots fronting either side of Westlake Drive east of West Shore Drive; 4) the area southeast of Lakewood Boulevard and northeast of Heath Street; 5) the area along the southeast line of Tokalon Drive; northeast of Winsted Drive, in an area generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west.

Note: Commissioner Kingston offered a Friendly amendment to remove the provision that would prohibit solar panels on the front of the home. Commissioner Sleeper, maker of the motion, accepted the Friendly amendment.

Maker: Sleeper
Second: Kingston
Result: Carried: 12 to 0

For: 12 - Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Haqq, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Chernock, Housewright
Vacancy: 1- District 11

Note: Vice-chair Rubin offered a Friendly amendment to remove "New construction in those lots must be in one of the five contributing styles.", in Section 4d. In Section 5d, after the phrase, "All new construction." insert the following, "On a lot occupied by a contributing structure on November 20, 2024." Commissioner Sleeper, maker of the original motion and Commissioner Kingston, seconder, did not accepted the Friendly amendment.

Unfriendly Amendment: It was moved to strike the second sentence “New construction in those lots must be in one of the five contributing styles.” in Section 4d; and in Section 5d, after the phrase, “All new construction,” insert the following: “On a lot occupied by a contributing structure on November 20, 2024.”

Maker: Rubin
Second: Shidid
Result: Failed: 3 to 9

For: 3 - Forsyth, Shidid, Rubin

Against: 9 - Hampton, Herbert, Carpenter, Wheeler-Reagan,
Blair, Sleeper, Haqq, Hall, Kingston

Absent: 2 - Chernock, Housewright

Vacancy: 1- District 11

Notices: Area: 200 Mailed: 468
Replies: For: 133 Against: 129

Speakers: For: Summer Loveland, 7031 Lakewood Blvd., Dallas, TX, 75214
Lindsay Pope, 6861 Lakewood Blvd., Dallas, TX, 75214
Mark Beasley, 7026 Lakewood Blvd., Dallas, TX, 75214
John Perry, 7210 Lakewood Blvd., Dallas, TX, 75214
Stan Cowan, 7023 Tokalon, Dallas, TX, 75214
Robin McCaffrey, 6910 Norway, Dallas, TX, 75230
Sarah Blanchard, 7026 Tokalon, Dallas, TX, 75214
Lisa Marie Gala, 5835 Morningside, Dallas, TX, 75248
Otto Marquez, 7011 Lakewood Blvd., Dallas, TX, 75214
Norman Alston, 506 Monte Vista, Dallas, TX, 75223
Shawna Heffler, 6919 Coronado, Dallas, TX, 75214
Arthur D. Harvey, 7031 Westlake, Dallas, TX, 75214
Marcus Taylor, 6410 Blanch Cir., Dallas, TX, 75214
Karen Eubank, 11407 West Ricks Cir., Dallas, TX, 75230
Chris Kurzner, 6936 Lakeshore Blvd., Dallas, TX, 75214
Tam Pham, 1914 Skillman, Dallas, TX, 75206
Lisa Moreno, 6915 Lakewood Blvd., Dallas, TX, 75214
Wolford McCue, 75119 Lakeshore Dr., Dallas, TX, 75214
Temple Shipley, 6526 Lakewood, Dallas, TX, 75214
Laura Braasch, 7003 Lakewood Blvd., Dallas, TX, 75214
Anne Willis Brown, 7327 Lakewood Blvd., Dallas, TX, 75214
Kim Edge, 7011 Lakewood Blvd., Dallas, TX, 75214
Michelle Walker, 1841 Shelmire Dr., Dallas, TX, 75224
Cynthia Timms, 7008 Lakewood Dr., Dallas, TX, 75214
Jim Anderson, 4706 Swiss Ave., Dallas, TX, 75204
Willis Winters, NW 6th, Mineral Wells, TX, 76067
Dave Loveland, 7031 Lakewood Dr., Dallas, TX, 75214

Chris McNeill, 7102 Lakewood Blvd., Dallas, TX, 75214
For (Did not speak): Scott Deatherage, 6718 Avalon, Dallas, TX, 75214
Charlotte Walters, 7227 Tokalon Dr., Dallas, TX, 75214
John Wilder, 8140 Walnut Hill, Dallas, TX, 75231
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Marcel Quimby, 3200 Main, Dallas, Tx, 75226
Margaret Cervin, 6802 Avalon Ave., Dallas, TX, 75214
Against: Kathleen Erdman, 2431 Hideaway Dr., Dallas, TX, 75214
Rob Richmond, 6904 Tokalon Dr., Dallas, TX, 75214
Stephen Hutto, 6855 Lakewood Blvd., Dallas, TX, 75214
Eric Johnson, 6849 Lakewood Blvd., Dallas, TX, 75214
Samantha Crispin, 6859 Tokalon Dr., Dallas, TX, 75214
Charles Secker, 6914 Tokalon Dr., Dallas, TX, 75214
Jennifer Wiley Black, 2432 Hideaway Dr., Dallas, TX, 75214
Allison Moore, 6955 Lakeshore Dr., Dallas, TX, 75214
John Jackson, 7010 Delrose Dr., Dallas, TX, 75214
Roxan Staff, 6964 Tokalon Dr., Dallas, TX 75214
Garrett Johnson, 6849 Lakewood Dr., Dallas, TX, 75214
Jeff Prudhomme, 7019 Westlake Ave., Dallas, TX, 75214
Ann King, 6865 Lakeshore Blvd., Dallas, TX, 75214
Chris King, 6865 Lakeshore Blvd., Dallas, TX, 75214
Mike Starcher, 6865 Tokalon Dr., Dallas, TX, 75214
Ashley Martin, 7031 Lakeshore Dr., Dallas, TX, 75214
Randy Jesberg, 6957 Tokalon Dr., Dallas, TX, 75214
Julie Broberg, 6945 Tokalon Dr., Dallas, TX, 75214
Susan Hughes, 7330 Lakewood Blvd., Dallas, TX, 75214
Brad Broberg, 6945 Tokalon Dr., Dallas, TX, 75214
Randy Staff, 6964 Tokalon Dr., Dallas, TX, 75214
Anthony Adams, 6870 Tokalon Dr., Dallas, TX, 75214
Against (Did not speak): Kenneth Townsley, 6901 Westlake Ave., Dallas, TX, 75214
Chris Black, 2432 Hideaway Dr., Dallas, TX, 75214
Christopher J. Gilker, 7303 Tokalon Dr., Dallas, TX, 75214
Rick Triplett, 7131 Tokalon Dr., Dallas, TX, 75214

TRACT IV DRAFT ORDINANCE

EXHIBIT B

TRACT IV LAKEWOOD CONSERVATION DISTRICT REGULATIONS

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(1) Interpretations and definitions.

- (a) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A, as amended.
- (b) Unless otherwise stated, the definitions in Chapter 51A, as amended, apply to this ordinance. In this ordinance:
 - (1) **ACCESSORY STRUCTURE** means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building, and is used for a permitted purpose, including but not limited to garages, pergolas, arbors, workshops, storage buildings, pool houses, carports, and habitable structures.
 - (2) **ADJACENT LOT** means a lot that is contiguous to another lot that fronts on the same street.
 - (3) **ARCHITECTURAL DESIGN FEATURES** and **BUILDING ELEMENTS** mean chimneys; roof style, slope, and overhang; materials; window style; vent style; balconies; towers; wing walls; eave overhangs; window sashes; front porches; crowns; pilasters; and other exterior architectural features.
 - (4) **ATTIC STORY** means the space between the existing ceiling framing of the topmost story and the underside of the roof framing.
 - (5) **CIRCULAR DRIVEWAY** means an impervious surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, and that has two curb cuts onto the same street or intersecting streets.
 - (6) **COMPATIBLE** means consistent with the architectural design features found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
 - (7) **CONTRIBUTING** means a structure listed as Spanish Eclectic/Revival, French Eclectic, Neoclassical, Tudor, or Colonial Revival. See Exhibit C for property list by address.
 - (8) **CORNER LOT** means a lot that has frontage on two intersecting streets.
 - (9) **CORNERSIDE FACADE** means a main building facade facing a side street.
 - (10) **CORNERSIDE YARD** means a side yard that abuts a street.
 - (11) **CORNICE** means any molded projection which crowns or finishes the part to which it is affixed.

- (12) DOCUMENTED ASSURANCE means an architectural drawing, survey, or photograph delineating the original or existing appearance, height, or footprint of the structure.
- (13) DORMER is a structure projecting above a sloping roof, usually housing a vertical window or vent. Dormers are not part of the main roof structure, but are framed separately, with no shared roof ridge or eave.
- (14) ELL is a secondary wing or extension of a building at right angles to its principal dimension.
- (15) ENTABLATURE means an elaborate horizontal band and molding supported by columns, or any similar construction that crowns a wall, window, or doorway.
- (16) FRONT FACADE means a building elevation facing the street on which the property is legally addressed.
- (17) FRONT YARD means the portion of a lot which abuts a street and extends across the width of the lot between the street and a main building and lines parallel to and extending outward from the front facade of a main building. REQUIRED FRONT YARD means the portion of the front yard between the street and the setback line.
- (18) HALF TIMBERING a treatment to mimic historic exposed heavy timber framing. See Exhibit C for examples.
- (19) HARDSCAPE means any non-plant landscape materials such as boulders, cobbles, decorative concrete, gravel, pavers, or stones.
- (20) HEIGHT, for any structure with a roof, means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of the roof structure, regardless of its style or form.
- (21) IMPERVIOUS SURFACE means any paved surface, such as asphalt, bricks, concrete, gravel, stone, or tile, or any structure, such as accessory buildings, driveways, or walkways.
- (22) INTERIOR LOT means a lot bounded by a street on one side only.
- (23) MAIN BLOCK means the largest massing of the street facade of a main building.
- (24) MAIN BUILDING means the building on a lot intended for occupancy by the main use.
- (25) MAJOR MODIFICATION means any remodeling that impacts 25 percent of the surface area or greater (using wall and window/door area affected) of front facade by altering or obscuring existing materials.

- (26) MATURE TREE is any species of tree identified as being a minimum of 15 caliper inches or more when measured at 4.5 feet above grade on the uphill slope of the lot.
- (27) ORIGINAL HOUSE means a main building existing within the district before January 1, 1961.
- (28) PARKWAY means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (29) PEDIMENT means a triangular gable, usually having a horizontal cornice, with raked cornices on each side, surmounting or crowning a portico or another major division of a facade, end wall, or colonnade.
- (30) REAR YARD means:
 - (A) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
 - (B) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.
- (31) RECONSTRUCTION means the act of rebuilding a structure or architectural feature in the same form and detailing as it had been previously.
- (32) REMODEL means improvements or repairs that change the appearance of the main building or replace materials of the main building with another material.
- (33) RETAINING WALL means a wall used to hold or retain the soil behind it and to prevent the erosion of land.
- (34) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.
- (35) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."
- (36) SIGNIFICANT HOUSE means a structure that is associated with a noted architect or builder as listed in Exhibit C.
- (37) STREET FACADE means any part of a building that faces a public street.

- (38) STRUCTURE means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
 - (39) SUPPORTING HOUSE means a main building not listed as one of the five contributing styles in Exhibit C classified as Spanish Revival/Eclectic, French Eclectic, Neoclassical, Tudor, or Colonial Revival.
 - (40) VERGEBOARD means a board which hangs from the projecting end of a roof, covering the gables.
 - (41) WALL DORMER a dormer whose face is integral with the face of the wall below, breaking the line at the cornice of a building.
 - (42) WRAP-AROUND means the area to the midpoint of the structure measured from the furthest front wall or omitted wall line (porch) of the structure to the furthest rear wall or omitted wall line of the structure. The result shall be a straight line through the structure.
 - (43) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.
- (2) Illustrations. The TRACT IV Illustrations are attached to and made part of this ordinance as Exhibit C. If there is a conflict between the district regulations and Exhibit C (Illustrations), the district regulations control.
- (3) Nonconforming structures.
- (a) Except as provided in this section, Section 51A-4.704(c), “Nonconforming Structures,” applies.
 - (b) Except as provided in this section, a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to the yard, lot, space, and architectural standard regulations.
 - (c) Except as provided in this subsection, the right to rebuild a nonconforming structure ceases if the structure is destroyed by the intentional act of the owner or the owner’s agent.
 - (d) Except as provided in this subsection, if the degree of nonconformity as to yard, lot, and space regulations or architectural standards is voluntarily reduced, all rights to the previous degree of nonconformity are lost:
 - (1) If the property owner provides the director with documented assurance, the portion of the structure may be renovated, remodeled, repaired, or rebuilt

within the original or previously nonconforming building footprint and height:

- (A) with materials and features shown in the documented assurance;
 - (B) in compliance with the development standards and architectural standards in this district; or
 - (C) any combination of Subparagraphs (A) and (B); and
 - (D) must not increase the degree of nonconformity of the structure.
- (2) For portions of the structure without documented assurance regarding materials and features, the architectural standards apply.
- (4) Development standards.
- (a) In general.
 - (1) Development Standards. Except as provided in this Exhibit B, the development standards of the R-7.5(A) Single Family District apply.
 - (2) Applicability. Except as provided in the architectural standards for specific styles, the following development standards apply to the entire lot.
 - (3) Yard, Lot, Space. The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this Exhibit B and Division 51A-4.400, this Exhibit B controls.
 - (b) Building characteristics.
 - (1) Dormers.
 - (A) Dormers on a street-facing facade may not exceed six feet in width.
 - (B) Dormers must be typical in form, size, and proportions for the architectural style of the structure.
 - (2) Front porches and enclosures.
 - (A) Porch enclosures must have a minimum of 75 percent transparent glass or screen.
 - (B) Infill materials must match the existing materials in color, texture, dimension, and coursing.

- (C) Porte-cocheres may not be enclosed.
- (3) Windows and doors. This subsection applies to windows and doors on the front facade and the wrap-around:
 - (A) Windows must be typical of the architectural style.
 - (B) Only transparent, stained, or leaded glass is allowed in windows and doors, except that bathroom windows located on side facades may be frosted, translucent, or opaque.
 - (C) Metal window frames must be painted or factory finished.
 - (D) Window sash, muntins, and mullions must project a minimum of one-quarter inch above the exterior glass surface.
 - (E) Window screens, storm windows, screen doors, and storm doors are permitted.
- (c) Building materials.
 - (1) Except as provided in this subsection, the first story of main buildings must be brick, stone, or a combination of both.
 - (2) Wood, materials that look like wood, cast stone, wrought iron, or stucco with half-timbering may be applied in a manner and location typical of Original Houses in the district.
 - (3) Vinyl and aluminum siding are prohibited.
 - (4) On a front facade and within the wrap-around, all materials and their application must be typical of the period and architectural style, or be compatible with original main buildings designated the same architectural style in the district.
- (d) Demolition.
 - (1) Original Houses (built before 1961) identified as Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, and Neoclassical, or identified as a Significant House in Exhibit C may be demolished only if the cost of bringing the house into compliance with Section 27-11, "Minimum Property Standards; Responsibility of Owner," of the Dallas City Code using materials similar to the original materials is greater than 80

percent of the value of Improvements according to the Dallas Central Appraisal District (DCAD).

- (A) Applicant shall demonstrate the need for demolition by providing:
 - (i) Building Inspection report
 - (ii) Engineer's report
 - (iii) Itemized list of required repairs, broken down into labor and material costs
- (2) All structures not covered under paragraph 1 of this section may be demolished. New construction on those lots must be in one of the five Contributing styles.
- (e) Fences and retaining walls.
 - (1) Except as provided in this section fences and walls, excluding retaining walls, are not allowed in a front yard. For purposes of this subsection, "front yard" means that area between the front facade and street, excluding porches, as illustrated in Exhibit C.
 - (2) Courtyard walls surrounding the primary front entrance that are four feet in height or less may project into the front yard a maximum of five feet.
 - (3) Fences must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches.
 - (4) Fences and walls in a side yard may not exceed six feet in height.
 - (5) Fences and walls in a rear yard may not exceed eight feet in height.
 - (6) Fences and walls in a cornerside yard may not exceed eight feet in height.
 - (7) Retaining walls may not exceed six inches above any soil being retained.
 - (8) Fences may be made of brick that matches the main structure, stone, wood, wrought iron or materials that look like wrought iron, or a combination of these materials. Chain link is prohibited.
- (f) Garages, carports, and accessory structures.
 - (1) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the color, architectural style, design, materials, of the main building.

(2) Roof slope. If a structure is visible from the street, the slope of the roof must either match the roof slope of the main building, be compatible with the architectural style of the main building, or have a 5/12 or 6/12 pitch compatible with the roof slope of original garages.

(3) Setbacks.

(A) For structures 24-feet in height and under located in the rear third of a lot:

(i) the minimum side yard setback is one foot.

(ii) no minimum rear yard setback,

(iii) all eaves and overhangs must be located within the confines of the lot.

(B) For structures over 24-feet in height located in the rear third of a lot:

(i) the minimum required side yard is five feet.

(ii) the minimum required rear yard is five feet.

(C) For structures on corner lots, the accessory structure may not be closer to the cornerside yard lot line than the main building.

(4) Attached garages.

(A) Garages are prohibited on the front facade and within the wrap-around.

(B) Garage doors may not face the front street.

(g) Height.

(1) Except as provided in this subsection, for structures on lots smaller than 10,000 square feet, maximum structure height is 30 feet. For structures on lots 10,000 square feet or greater, maximum height is 35 feet.

(2) If any portion of an existing structure's roof ridge exceeds the maximum height in paragraph (1), the lower portion of the structure's roof ridge may

be raised to the height of the taller portion of the roof ridge. See Exhibit C for illustrations.

(h) Height looming.

- (1) This subsection is not to be interpreted as an overall setback for the structure, but that the highest point of a building element (wall, parapet, dormer, etc.) may not be taller than three times its distance from a side property line.
- (2) This subsection only applies to the main building. This subsection does not apply to chimneys or to a structure that is 24 feet in height or less.
- (3) Height looming is measured from the ground level at the side property line. See Exhibit C for illustrations.
- (4) The maximum height of any portion of the structure may not be greater than three times its distance from the ground level of the side property line.
- (5) No portion of a building or structure greater than 24 feet in height may be located above the *height looming slope* (as illustrated in Exhibit C) which extends vertically and is calculated by multiplying the distance from a side property line by three. This creates a diagonal line that slopes back proportionately from the side yard property line by one foot in horizontal distance for every three feet in vertical distance. For example, a 27-foot tall structure set back six feet from the side yard line may not exceed 18 feet in height at that distance above the ground level at the side property line, and the highest point of the roof ridge must be set back at least nine feet.

(i) Impervious surface.

- (1) Impervious materials. No more than 35 percent of the front yard may be paved or hardscaped.
- (2) Driveways, curbing, and parking.
 - (A) A driveway from the front street must be between eight and 12 feet wide.
 - (B) An interior lot may have driveway access from the front street and rear alley.

- (C) A corner lot may have driveway access from the rear alley and either the front street or a side street, but not all three.
 - (i) Side street access driveways may not exceed 20 feet in width within the cornerside yard setback.
- (D) Any new front entry driveway must extend at least 20 feet beyond the front yard setback.
- (E) Driveways must be constructed of brick, brush finished concrete, stone, pavers, permeable pavers, or similar materials.
 - (i) Gravel is an allowable material only when used between ribbons in ribbon driveways.
- (F) Circular and ribbon driveways are allowed.
- (3) Walkways.
 - (A) Walkways must be constructed of brush finished concrete, brick, pavers, stone, or a similar material. Gravel and asphalt are prohibited.
 - (B) Walkways must be continuous with no separation. (See Exhibit C)
- (j) Landscaping.
 - (1) In general. Except as provided in this subsection, landscaping must be provided in accordance with Article X.
 - (2) Tree mitigation. This section applies only to trees located in the front yard or parkway.
 - (A) Except as provided in this subsection, the Article X Tree Conservation regulations, Division 51A-10.130 of the Dallas City Code, for the protection and replacement of trees apply to the front yard of lots with single-family uses.
 - (B) A mature tree in the front yard of a lot with a single family use is deemed to be protected.
 - (C) The tree mitigation regulations in this Exhibit B must be read together with the Article X tree conservation regulation. If there is a conflict between this Exhibit B and Article X of the Dallas City Code, Exhibit B controls.

- (D) A tree removal application must be approved by the building official before removal or serious injury to a Mature tree.
 - (E) Tree replacement for a Mature tree removed in the front yard of a lot with a single family use must be replaced according to Division 51A-10.130 requirements.
 - (F) The exception for unrestricted zones with building permits for construction of a single family or duplex dwelling does not apply for the front yard of the lot to the front property line.
 - (G) Defenses to prosecution in Division 51A-10.130 apply to Mature trees in front yards on lots with single family uses. In addition, the provision of professionally-assessed direct evidence identifying substantial damage to an existing structure originating from a Mature tree shall be a consideration by the director for the removal of a Mature tree under Section 51A-10.140(b)(6).
- (k) Lot coverage.
- (1) For lots with main buildings that existed as of (date of City Council approval) the maximum lot coverage is 45 percent.
 - (2) For lots where a new main building is constructed after (date of City Council approval) the maximum lot coverage is 40 percent.
- (l) Paint and colors.
- (1) A building facade may not be painted with more than one body color and can only have a maximum of three trim colors.
 - (2) Certain colors prohibited. Fluorescent and metallic colors, and the use of black as a main body color is prohibited on the exterior of any structure in this district.
- (m) Setbacks. Except as provided in this paragraph, setbacks must be open and unobstructed and shall be measured to the first portion of any structure that exceeds six inches above the grade except those architectural features called out in Sec. 51A-4.401, 4.402, and 4.403, as amended.
- (1) Front yard.
- (A) Except as provided in this paragraph, all Original Houses or Contributing homes are deemed to be conforming as to front yard setbacks. If an Original House or Contributing home is demolished,

new construction must meet the minimum front yard setbacks in Paragraph (B).

- (B) For new construction and additions, the minimum front yard is equal to the average of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed more than 10 feet further back than the average. See Exhibit C for illustrations.

(2) Side yard.

(A) Except as provided in this paragraph, for lots smaller than 10,000 square feet, the minimum side yard setback is five feet.

(B) Except as provided in this paragraph, for lots 10,000 square feet or greater, the minimum side yard setback is six feet.

(3) Rear yard.

(A) Minimum rear yard is 10 feet.

(n) Signs. Signs must comply with the provisions for non-business zoning districts in Article VII.

(o) Slope and drainage.

(1) Lot-to-lot drainage is not allowed.

(2) The slope existing on (date of City Council approval) of a lot must be maintained. This provision does not prevent minor grading as necessary to allow construction, prevent lot-to-lot drainage, or match the slope of contiguous lots.

(3) For purposes of this subsection, “slope” means any change in elevation from the front lot line to the rear lot line or from a side lot line to the other side lot line.

~~————— (p) Solar panels.~~

~~————— (1) Solar panels are prohibited on a front facade roof that faces the street on which the property is addressed.~~

~~————— (2) Solar panels are allowed on 100 percent of an accessory structure roof.~~

- (q) Stories. Except as provided in this subsection, the maximum number of stories above grade is two. Attic stories (as illustrated in Exhibit C) that include habitable space are allowed above both one- and two-story houses.

(5) Architectural standards.

- (a) Statement of intent. The purpose of the architectural standards is to allow the application of architectural elements and materials in such a way that allows the continuation of flexibility of design by referencing those elements as outlined in this section through documentation. Any use of a referenced architectural element must be in a manner similar to the example provided for consideration. This is in recognition of the unique/varied design of many of the original homes within Tract IV.
- (b) Accepted sources for regulation of architectural standards. Except as provided in this subsection, architectural standards are established through consideration of original, contributing architectural styles and housing stock within this district, in conjunction with images and descriptions derived from *A Field Guide to American Houses* by Virginia Savage McAlester, (et. al.), or other publications approved by the director.
- (c) Purpose statement: Inclusion of *A Field Guide to American Houses* is to provide descriptions and pictorial examples of architectural forms, styles, and features that may be utilized during construction and remodeling.
- (d) New construction. All new construction must be built in compliance with architectural standards of one of the five Contributing styles: Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical. The architectural standards apply to the front facade and wrap around.
- (e) Remodeling of Contributing structures.
 - (1) The architectural standards for remodeling apply only to the front facade and wrap around.
 - (2) If a structure of a contributing style is remodeled, the remodeling must be compatible with the standards for its architectural style for that element of the structure being remodeled.
 - (A) The following architectural design features must be maintained or replicated. These architectural design features may be relocated within the front facade or wrap-around.

- (i) Balustrades

- (ii) Chimneys
 - (iii) Dormers
 - (iv) Exterior stained and leaded glass
 - (v) Front porches or porticos with columns
 - (vi) Porte cocheres
 - (vii) Roof eaves
 - (viii) Turrets and towers
 - (ix) Window and door openings
- (B) Materials. Any remodeling must match the original materials in type, size, profile, color, coursing, texture, mortaring, and joint detailing.
- (C) Documented assurance. As an alternative to compliance with a Contributing or Significant House's designated style, the property owner may provide the director with documented assurance that the proposed work will reconstruct or replicate the original or existing architectural style and materials of the structure on any additions or remodeling.
- (f) Reconstruction. Structures completely or partially destroyed, other than by the intentional act of the owner or the owner's agent, may be reconstructed in the original architectural style or a contributing architectural style.
- (g) Architectural standards for Tudor. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Roof.
 - (A) Except as provided in this paragraph, Tudor structures must have a side-gabled, cross-gabled, or front facing gable with intersecting hip, with a roof pitch between 12/12 and 20/12, or match existing roof pitch. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, behind a crenelated portico parapet, a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 12 inches.

- (C) Tudor structures must have at least one front facing gable (not including gabled dormers or wall dormers), but not more than four front facing gables.
 - (D) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
 - (E) Copper roofing accents are allowed.
 - (F) Any flat or low pitch (under 2/12 pitch) roof not visible from a street because it is behind a pitched roof may use modified bitumen, TPO membrane, or EPDM membrane.
- (2) Windows and doors.
- (A) Windows must be casement, single or double hung.
 - (B) Fixed windows are only permitted for stained or leaded glass windows.
 - (C) Windows must have multiple lights.
 - (D) Windows and doors must be typical of the Tudor style of the structure.
- (3) Chimneys. A minimum of one external brick chimney that is at least six feet wide at its base is required within the wrap-around.
- (4) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Dominant (largest) asymmetrical front facing gable
 - (B) Bay or oriel window on front facade
 - (C) Patterned (decorative) brick or stone utilized between half-timbering on front facade (basket weave, herringbone, etc.)
 - (D) Decorative chimney on front facade (pattern brick panels, statue ledge, stone accents, stepped levels, multiple flues)

- (E) Stone or cast stone accents on multiple window and door openings on the front facade
 - (F) Uncovered front raised patio, at least 25 percent of the front facade width, with or without a balustrade or railing
 - (G) Groupings of three or more stained or leaded glass windows on first-story of front facade
 - (H) Porch with heavy timber posts and brackets completely within wrap-around
 - (I) Nested gables
 - (K) Open air front porch supported by multiple arches. This may include Tudor style, round, or segmental arches
 - (L) Half-timbering in gable or on second story
 - (M) Decorative vergeboard
 - (N) Decorative cast stone (turned or twisted) columns
 - (O) Copper accent on projecting bay roof
 - (P) Jerkinhead or clipped gable (minimum of two)
 - (Q) Arched front doorway
 - (R) Wrought iron accents (railings, Juliet balcony, strap hinges)
 - (S) Subordinate (not largest) asymmetrical street facing gable
 - (T) Curved, meandering front walkway leading to the front door
- (h) Architectural Standards for Spanish Revival/Eclectic. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Front arches. A minimum of one opening on a street facing facade must have an arch.
 - (2) Porches and courtyards. Entry courtyard walls must be between three feet and six feet in height measured from grade outside courtyard.
 - (3) Roof.

- (A) Except as provided in this paragraph, Spanish Revival/Eclectic structures must have a cross-gabled, side-gabled, or combination hipped and gabled roof with a roof pitch between 4/12 and 7/12, or match existing roof pitch. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from a street, for example, behind a parapet, a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 18 inches.
 - (C) The only roofing materials allowed are:
 - (i) Terra cotta tile in Spanish, mission, or barrel style; or
 - (ii) Materials that look like Spanish, mission, or barrel style tile in:
 - (a) Metal
 - (b) Concrete
 - (c) Plastic composite
 - (d) Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs. (See Exhibit C.)
 - (iii) Any flat or low pitch (under 2/12 pitch) roof not visible from a street because it is behind a pitched roof may use modified bitumen, TPO membrane, or EPDM membrane.
 - (D) Material colors must be compatible with Original Houses in the district.
- (4) Windows and doors.
- (A) Windows must be focal, casement, single-hung or double-hung.
 - (B) Fixed windows are only permitted for stained or leaded glass windows.
 - (C) Decorative iron window grilles are permitted.
 - (D) Windows and doors must be typical of the Spanish Revival style of the structure.

- (5) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Tower, partial turret, or bell tower
 - (B) Spanish, barrel, or mission style terra cotta roofing
 - (C) Entry courtyard with walls (walls must be between three feet and six feet in height measured from grade outside courtyard)
 - (D) Arcaded front porch utilizing three or more arches
 - (E) Cantilevered upper-level balcony under roof with railing
 - (F) Open air exterior staircase leading to second story
 - (G) Large focal window or parabolic arch on front facade
 - (H) Two or more stained or leaded glass windows on front facade
 - (I) Elaborate chimney tops with small tile roof within 15 feet of a street facade
 - (J) Two or more arched windows or doors on street facades
 - (K) Brick or tile gable vents
 - (L) Decorative cast stone (turned or twisted) columns
 - (M) Multicolored tile roofing
 - (N) Arched wood front door
 - (O) Wrought iron accents
 - (P) Multicolor tile accents on front facade (excluding porch floor or porch stair riser)
 - (Q) Front projecting ell or wing
 - (R) Balconette or Juliet balcony

- (S) Turned or carved wood posts on porch or balcony within wrap-around
- (T) Cloth awnings with spiked wrought iron finials
- (i) Architectural standards for French Eclectic. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
 - (1) Roof.
 - (A) Except as provided in this paragraph, French Eclectic structures must have a steeply pitched (between 10/12 and 20/12 pitch) hipped roof with a ridgeline that parallels the front of the house. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from a street, for example, behind a parapet, a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 12 inches.
 - (C) Dominant front facing gables that are part of the main roof are prohibited.
 - (D) Front and street facing gabled roof forms are allowed on dormers, over one-story porches, entryways, or porticos, and must be subordinate to the main roof structure.
 - (E) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, and composition shingles. Roofing material colors must be compatible with Original Houses in the district.
 - (2) Windows and doors.
 - (A) Windows must be casement, single-hung, or double-hung.
 - (B) Fixed windows are only allowed for transom and stained or leaded glass windows.
 - (C) Windows must have multiple lights.
 - (D) Windows and doors must be typical of the French Eclectic style of the structure.
 - (3) Chimneys. One external chimney located within the front facade or wrap-around is required.

- (4) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
- (A) Wall dormers on front facade
 - (B) Tower/turret or crenelated portico on front facade
 - (C) Open terraces or balconies with stone or cast stone balustrades
 - (D) Two symmetrical external brick chimneys (one on each side of the house)
 - (E) Tile, slate, or wood shingle roof
 - (F) Massive (minimum six feet wide) chimney on the front facade
 - (G) Quoins at wall corners
 - (H) Stone/cast stone accents
 - (I) Leaded or stained-glass window on the front facade
 - (J) Pedimented, crowned, or arched windows on the front facade
 - (K) Round or oval window on front facade
 - (L) Flared eaves
 - (M) Symmetrically balanced fenestration
 - (N) Dentils at cornice
 - (O) Half-timbering
 - (P) Balconette or Juliet balcony
 - (Q) Decorative pediment over the main entry door
 - (R) Solid wood door with speakeasy opening and strap hinges
 - (S) Arched wood front door
- (j) Architectural standards for Colonial Revival. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.

- (1) Porches. A front porch or portico finished floor must be raised a minimum of 12 inches above grade.
- (2) Roof.
 - (A) Except as provided in this paragraph, Colonial Revival structures must have a side-gabled, cross-gable, hipped, or gambrel roof with a low to moderate roof pitch between 5/12 and 12/12. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, a flat portico roof, or behind a roof ridge, or the highest point of a main roof.
 - (B) The maximum roof eave overhang allowed is 18 inches.
 - (C) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
 - (D) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
- (3) Windows and doors.
 - (A) Windows must have multiple light upper sashes.
 - (B) Muntins and mullions must be expressed.
 - (C) Windows and doors must be typical of the Colonial Revival style of the structure.
- (4) Chimneys. All chimneys must be constructed of masonry.
- (5) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:
 - (A) 1-story recessed wing
 - (B) Gabled center bay
 - (C) Symmetrical fenestration pattern on main block of house
 - (D) Quoins at wall corners

- (E) 1-story, centered portico
 - (F) Symmetrical dormers
 - (G) Sidelights on both sides of front door
 - (H) Fan light or transom over front entrance
 - (I) Bay window on front facade
 - (J) External chimney centered on side gable
 - (K) Dentil cornice
 - (L) Rooftop balustrade on portico
 - (M) Straight walkway leading to main entrance
 - (N) Soldier course or cast stone lintels
 - (O) Round shaft classical columns
 - (P) Dentil cornice on portico
 - (Q) Cast stone accents
 - (R) Copper accent roof on bay window
 - (S) Decorative round, oval, or bullseye window on front facade
- (k) Architectural standards for Neoclassical. The architectural standards for new construction and remodeling apply only to the front facade and wrap around.
- (1) Form. Main block of structure must be symmetrical with centered front door.
 - (2) Porch. A full height (2-story) entry portico or full width porch is required.
 - (3) Roofs.
 - (A) Except as provided in this paragraph, roofs must be hipped or side gabled with a roof pitch between 5/12 and 12/12. Flat or low pitch (under 2/12 pitch) roofs are allowed if they are not visible from the street, for example, a flat porch roof, or behind a roof ridge, or the highest point of a main roof.

- (B) The maximum roof eave overhang allowed is 24 inches.
- (C) Portico and porch roofs may be nearly flat.
- (D) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
- (E) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, slate, materials that look like slate, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.

(4) Windows and doors.

- (A) Windows must have multiple lights and equally divided sash.
- (B) Windows must be rectangular with single- or double-hung sashes.
- (C) Fixed windows are only permitted for stained or leaded glass sidelight and transom windows.
- (D) Windows must be symmetrically balanced on front facade.
- (E) Front door must have either a transom window, sidelights, or both transom and sidelights.
- (F) Windows and doors must be typical of the Neoclassical style of the structure.

(5) Chimney.

- (A) A chimney is required.
- (B) Chimneys are prohibited on a front facade.

(6) Required architectural features. In remodeling the following architectural features must be maintained or duplicated. Plans for new main building construction or a major modification must include a minimum of six features, all called out and identified on the drawing sheets, from the following list:

- (A) Large symmetrical brick chimneys on main block of house
- (B) Recessed subordinate wing
- (C) Doric, Ionic, or Corinthian columns on front porch or portico

- (D) Front door surround with full width transom window and/or decorative pediment above
 - (E) Small gabled dormers with windows or decorative vents on main block
 - (F) Sidelights on each side of front door
 - (G) Dentils and/or modillions under eaves
 - (H) Roofline balustrade on either a portico or full width front porch
 - (I) Pedimented front gable with entablature
 - (J) Greek key detail
 - (K) Quoins at wall corners

 - (M) Full height (two-story) entry porch or portico on front facade
 - (N) Cast stone window lintels
 - (O) Leaded glass on front facade
 - (P) Fluted columns
 - (Q) Round or oval window in front gable
- (1) Architectural standards for New Traditional. The architectural standards for remodeling apply only to the front facade and wrap around.
- (1) Structures identified as New Traditional may remodel in the existing style of architecture to include windows, materials, roof material and roof pitch to be compatible to the main building.
 - (2) Structures identified as New Traditional Tudor/Spanish Revival/French Eclectic/Colonial Revival/Neoclassical may remodel using the standards for the Contributing architectural style it models after.
 - (3) Any remodeling of architectural features listed under the designated Contributing classification must be retained, but additional features from that style can be added without having to meet the required six architectural features. For example, a New Traditional Tudor with half-timbering in the

gables, the remodel cannot remove that feature from the front facade or wrap around, but elements like brick pattern or iron details may be added.

- (m) Architectural standards for all other Supporting Houses. The architectural standards for remodeling apply only to the front facade and wrap around.
- (1) If a Supporting House is remodeled, the remodeling must comply with the standards of this section; or
 - (2) A Supporting House may be remodeled in one of the 5 contributing styles (Tudor, Spanish Revival/Eclectic, French Eclectic, Colonial Revival, Neoclassical) for that element of the structure being remodeled.
 - (3) Materials. Metal cladding of any type is prohibited on a front facade.
 - (4) Roof.
 - (A) Except as provided in this section, structures must have a gable or hipped roof, with roof pitch between 4/12 and 12/12 or match the documented existing roof pitch of the main structure.
 - (B) Roof eaves must not exceed two feet.
 - (C) Except as provided in paragraph (A) flat and shed style roofs are allowed for entry porch roofs only.
 - (D) The only roofing materials allowed are: wood shingles, material that looks like wood shingles, tile, materials that look like tile, slate, materials that look like slate, standing seam metal, or composition shingles. Roofing material colors must be compatible with Original Houses in the district.
 - (E) Any flat or low pitch (under 2/12 pitch) may use modified bitumen, TPO membrane, or EPDM membrane.
 - (5) Windows.
 - (A) Individual window units must be taller than they are wide on the front facade.
 - (B) Except as provided in this paragraph, all windows on a front facade must be:
 - (i) single or double-hung 1-over-1;

- (ii) single or double-hung with divided light upper sash;
- (iii) single or double-hung with divided light upper and lower sash;
- (iv) divided light casement;
- (v) divided light fixed/non-operable;
- (vi) stained or leaded glass; or
- (vii) match or be compatible with existing windows in place at passage of this ordinance

(C) Fixed plate glass windows are permitted only when utilized immediately between two operable windows.

(6) Procedures.

(a) Work reviews.

- (1) Work review applications. A work review application must be submitted to the director for any work regulated by the standards contained in this ordinance.
- (2) Responsibility of applicant. It is the responsibility of the applicant to provide examples from the district or accepted sources for justification of any element called into question during review.
- (3) Work requiring a building permit.
 - (A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer the review form application to the director to determine whether the new construction or remodeling meets the standards of this ordinance. The review of the review form application by the director must be completed within 30 days after submission of a complete review form application.
 - (B) If the director determines that the work complies with the standards of this ordinance, the director shall approve the review form application, and forward it to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.
 - (C) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the

specific requirements to be met before issuance of a building permit, deny the review form application, and forward it to the building official, who shall deny the building permit. The director shall give written notice to the applicant stating the reasons for denial of the review form application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address shown on the review form application.

(4) Work not requiring a building permit.

- (A) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the director to determine whether the work meets the standards of this ordinance. The director shall make this determination within 10 days after submission of a complete application.
- (B) If the director determines that the work complies with the standards of this ordinance, the director shall approve the review form application and give written notice to the applicant.
- (C) If the director determines that the work does not comply with the standards of this ordinance, the director shall state in writing the specific requirements to be met before an approval can be granted. The director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. Notice to the applicant must be sent to the address shown on the review form application.

(b) Appeals.

- (1) An applicant may appeal any decision made by the director to the board of adjustment by filing written appeal with the director within 20 days after notice is given to the applicant of the director's decision. See Section 51A-4.703, "Board of Adjustment Hearing Procedures."
- (2) The board of adjustment shall hold a public hearing on all appeals.
 - (A) The Director shall send written notice of the public hearing on the appeal to the applicant and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the

United States mail to the property owners as evidenced by the last approved city tax roll.

- (B) In considering the appeal, the sole issue before the board of adjustment is whether the director erred in the decision. The board of adjustment shall consider the same standards that were required to be considered by the director.
- (C) Appeal to the board of adjustment is the final administrative remedy.

EXHIBIT "C"

LAKESWOOD CONSERVATION DISTRICT

Tract IV

ILLUSTRATIONS

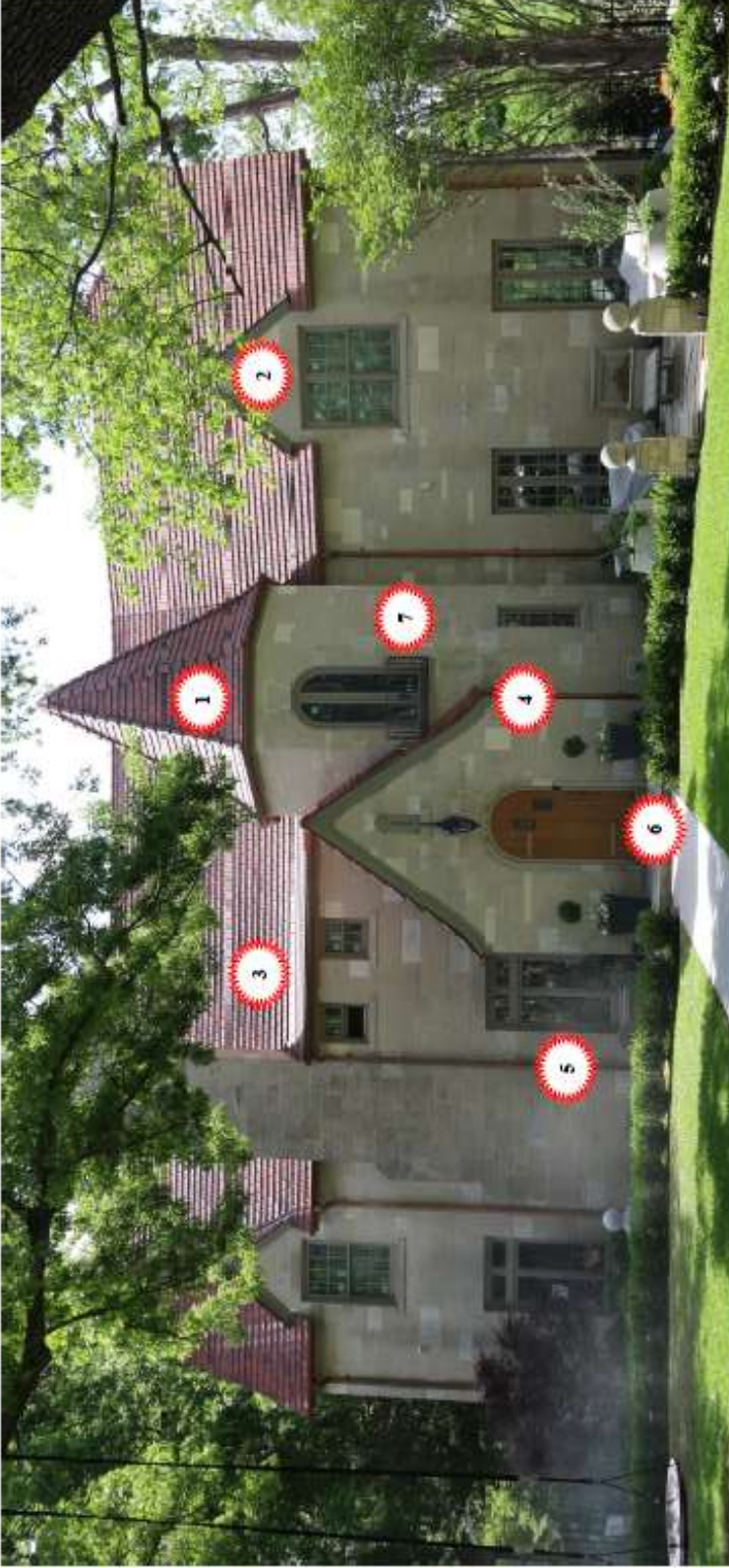
A GUIDE FOR THE
DEVELOPMENT STANDARDS
AND
ARCHITECTURAL STANDARDS



Spanish Revival/Eclectic

- 1) Parabolic arched focal window
- 2) Round tower
- 3) Spanish tile roof (multicolor)
- 4) Courtyard with low wall
- 5) Cantilevered balcony with railing
- 6) Staircase (open air)
- 7) Decorative tile accents (multicolor) on facade
- 8) Wrought iron accents
- 9) Tile gable vents
- 10) Elaborated chimney top
- 11) Front projecting ell/wing

EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE



French Eclectic

- 1) Tower on facade
- 2) Wall dormers
- 3) Tile roof
- 4) Flared eaves
- 5) Leaded windows
- 6) Solid wood door with strap hinges
- 7) Balconet (Juliet balcony)

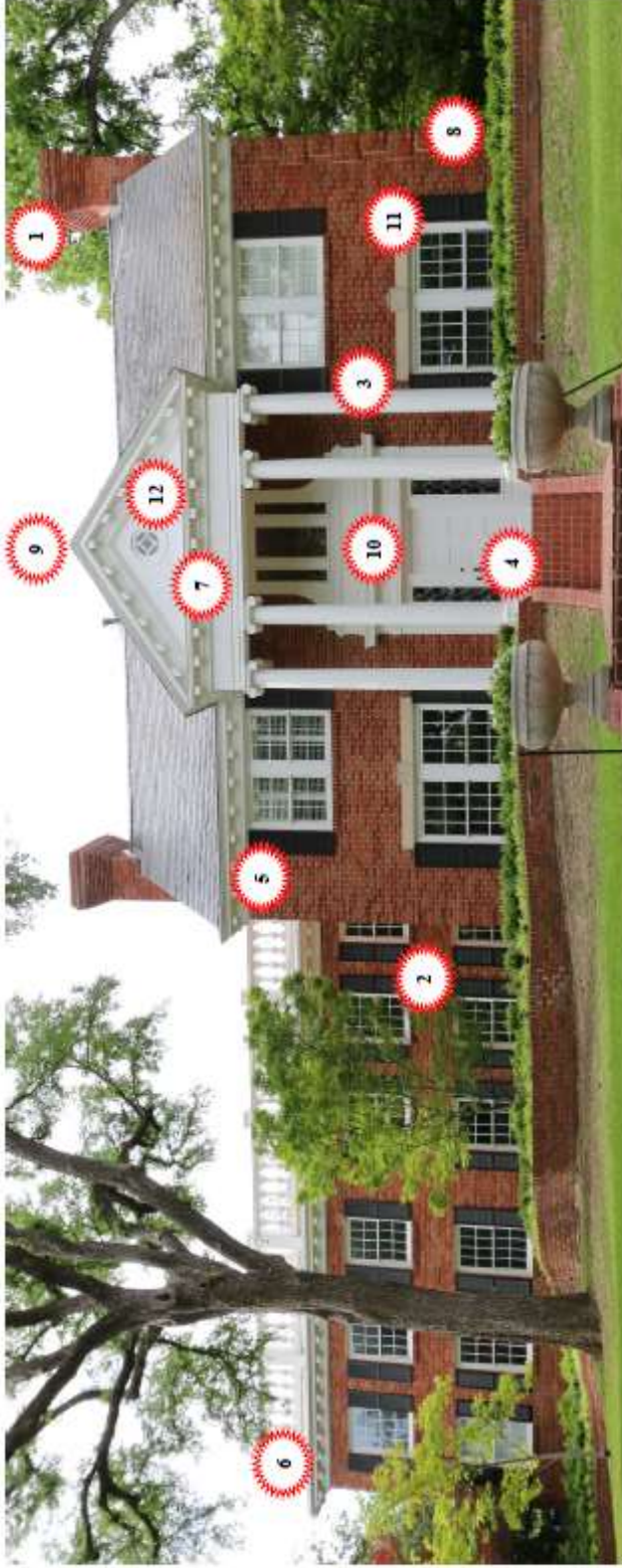
EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE



Tudor— 2 story

- 1) Crenellation or battlements
- 2) Patterned decorative brick between half-timbering
- 3) Decorative chimney on front facade
- 4) Groupings of stained or leaded glass windows
- 5) Half-timbering on second story or in gable
- 6) Decorative vergeboard
- 7) Stone or cast stone accents on multiple window or door openings
- 8) Arched front doorway

EXHIBIT C. EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE



Neoclassical

- 1) Large, symmetrical brick chimneys on main block of building
- 2) Recessed subordinate wing
- 3) Ionic or Corinthian columns of front porch or portico
- 4) Sidelights at front door
- 5) Dentils or modillions under eaves
- 6) Roofline balustrade
- 7) Pedimented front gable with entablature
- 8) Quoins at wall corners
- 9) Symmetrical main block
- 10) Full height entry porch
- 11) Cast stone lintels
- 12) Round or oval window in front gable

EXHIBIT C: EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE



Colonial Revival

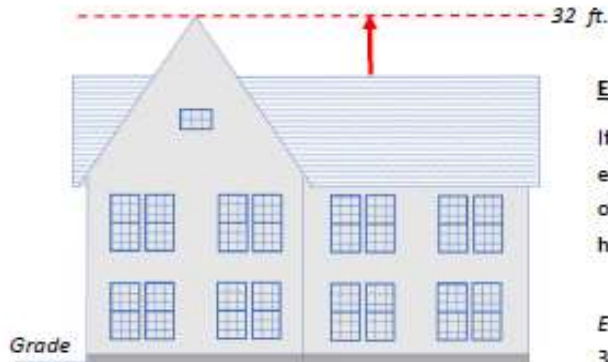
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|-------------------------------------|--|
| 1) One-story wing | 6) Dentil cornice |
| 2) Symmetrical fenestration pattern | 7) Rooftop balustrade on portico |
| 3) One-story centered portico | 8) Straight walkway leading to main entrance |
| 4) Sidelights at front door | 9) Soldier course or cast stone lintels |
| 5) Transom over front door | |

EXHIBIT C. EXAMPLE ARCHITECTURAL FEATURES BY ARCHITECTURAL STYLE

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Height - For any structure with a roof, height means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of any roof structure, regardless of its style or form.

for structures on lots smaller than 10,000 square feet, maximum structure height is 30 feet. For structures on lots 10,000 square feet or greater, maximum height is 35 feet.



Existing Height Provision

If any portion of an existing structure's roof ridge exceeds the maximum height, the lower portion of the structure's roof ridge may be raised to the height of the taller portion of the roof ridge.

Example: For a structure with a maximum height of 30 feet, if a portion of that existing structure is 32 ft in height, the roof ridge may be raised to 32 ft.

Stories

The maximum number of stories above grade is two. Attic stories (as illustrated) that include habitable space are allowed above both one- and two-story houses

Attic Story means the space between the existing ceiling framing of the topmost story and the underside of the roof framing.

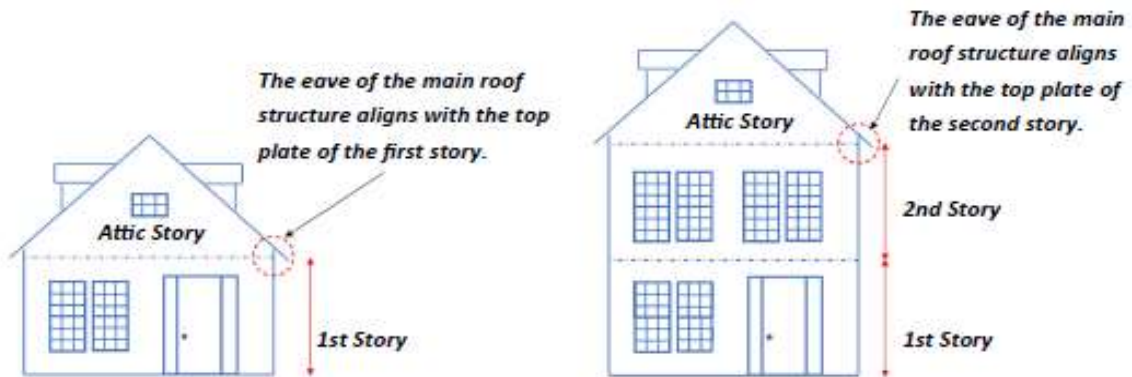


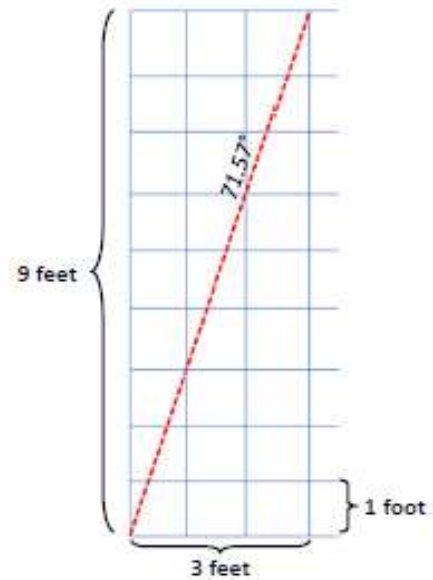
Illustration: One-story house and two-story house with attic story above.

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Height Looming Explanation

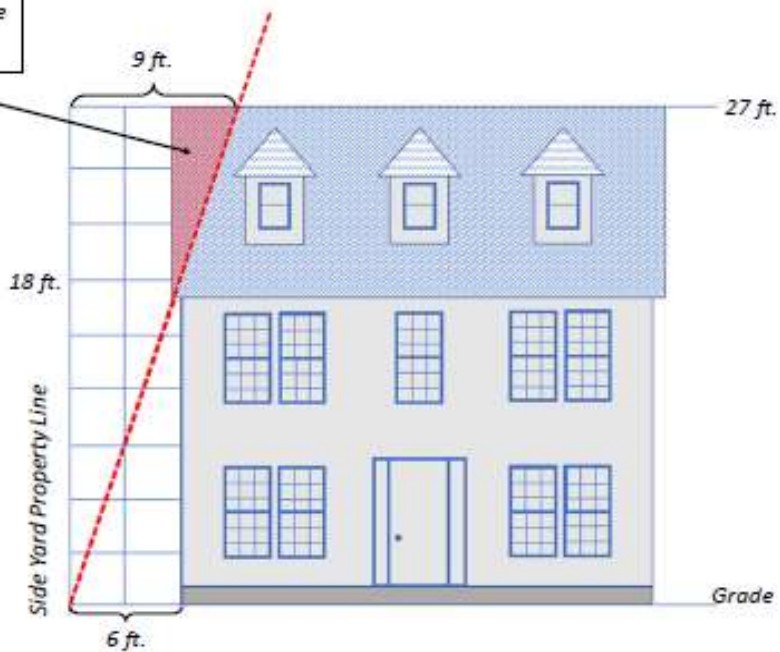
Height Looming is not to be interpreted as an overall setback for the structure. The highest point of a building element (wall, parapet, dormer, etc.) may not be taller than three times its distance from a side property line.

No portion of a building or structure greater than 24 feet in height may be located above the *height looming slope* (as illustrated) which extends vertically and is calculated by multiplying the distance from a side property line by three. This creates a diagonal line that slopes back proportionately from the side yard property line by one foot in horizontal distance for every three feet in vertical distance.



No portion of a building or structure may be located above the height looming slope.

The maximum height of any portion of a main structure may not be greater than three times its distance from the ground level of the side property line, with the height looming being measured from the ground level at the side property line.



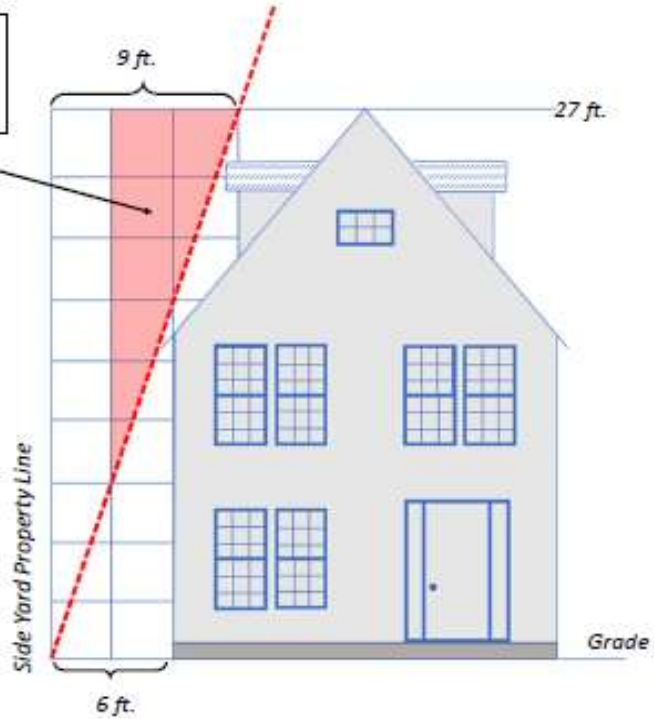
Example: A 27-foot tall structure set back six feet from the side yard line may not exceed 18 feet in height at that distance above the ground level at the side property line, and the highest point of the roof ridge must be set back at least nine feet. Chimneys are not subject to this height looming provision.

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Height Looming Explanation (continued)

No portion of a building or structure may be located above the height looming slope

The maximum height of any portion of a main structure may not be greater than three times its distance from the ground level of the side property line, with the height looming being measured from the ground level at the side property line.



Example: This 27-foot tall structure complies with the ordinance because no portion of the structure is above or within the area of the height looming slope.

Height Looming only applies to main buildings and does not apply to a structure that is 24-feet in height or lower.



Example: Height Looming does not apply.

Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Front Yard Setback

For new construction and additions, the minimum front yard is equal to the average of the adjacent lots as determined by a state licensed architect, land surveyor, or engineer. The maximum setback may not exceed more than ten feet further back than the average.

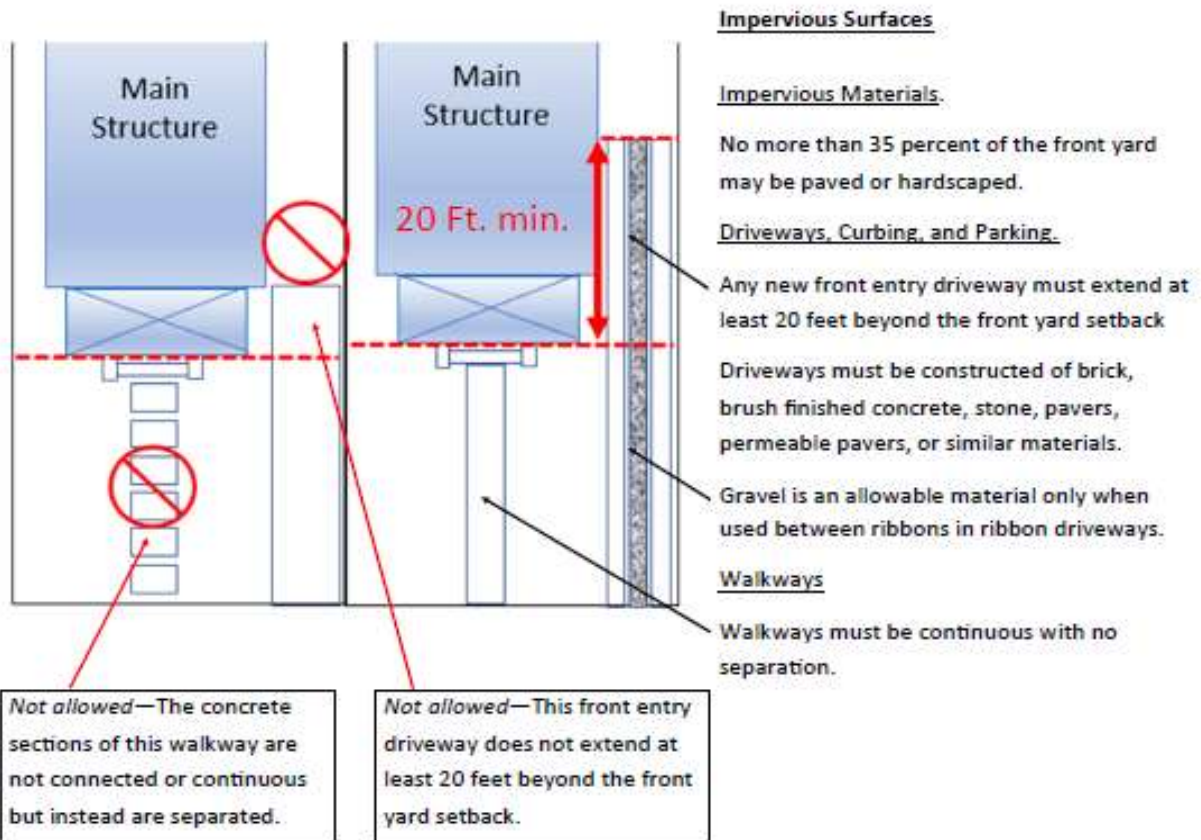
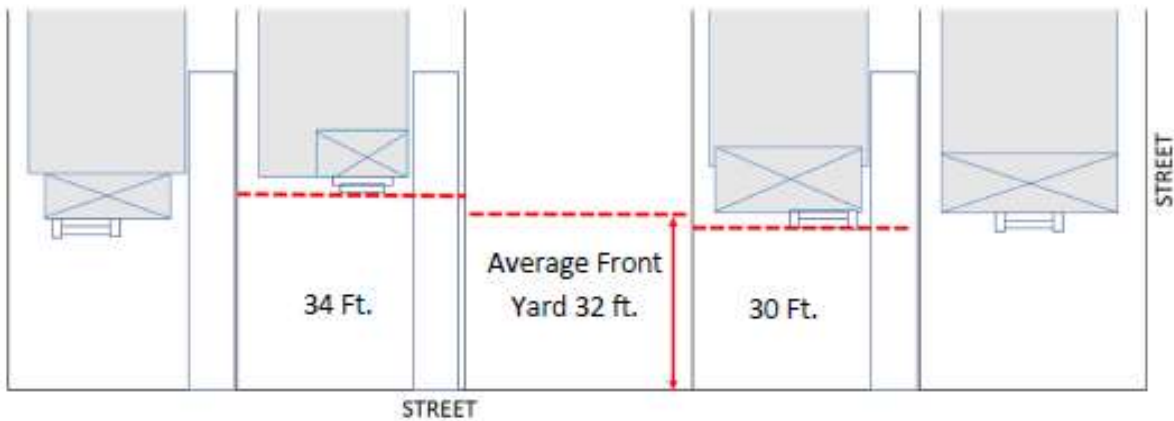


Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Fences

Location

- Fences and walls, excluding retaining walls, are not allowed in a front yard. For purposes of this subsection, "front yard" means that area between the front facade and street, excluding porches.
- Courtyard walls surrounding the primary front entrance that are four feet in height or less may project into the front yard a maximum of five feet.
- Fences must be set back a minimum of five feet from the corner of the front facade of a main building nearest the side property line, excluding porches.

Height

- Fences in the side yard must not exceed six feet.
- Fences in the rear yard must not exceed eight feet.
- Fences in a cornerside yard must not exceed eight feet.
- Retaining walls may not exceed six inches above any soil being retained.

Materials

- Fences may be made of brick that matches the main structure, stone, wood, wrought iron or materials that look like wrought iron, or a combination of these materials.
- Chain link is prohibited.

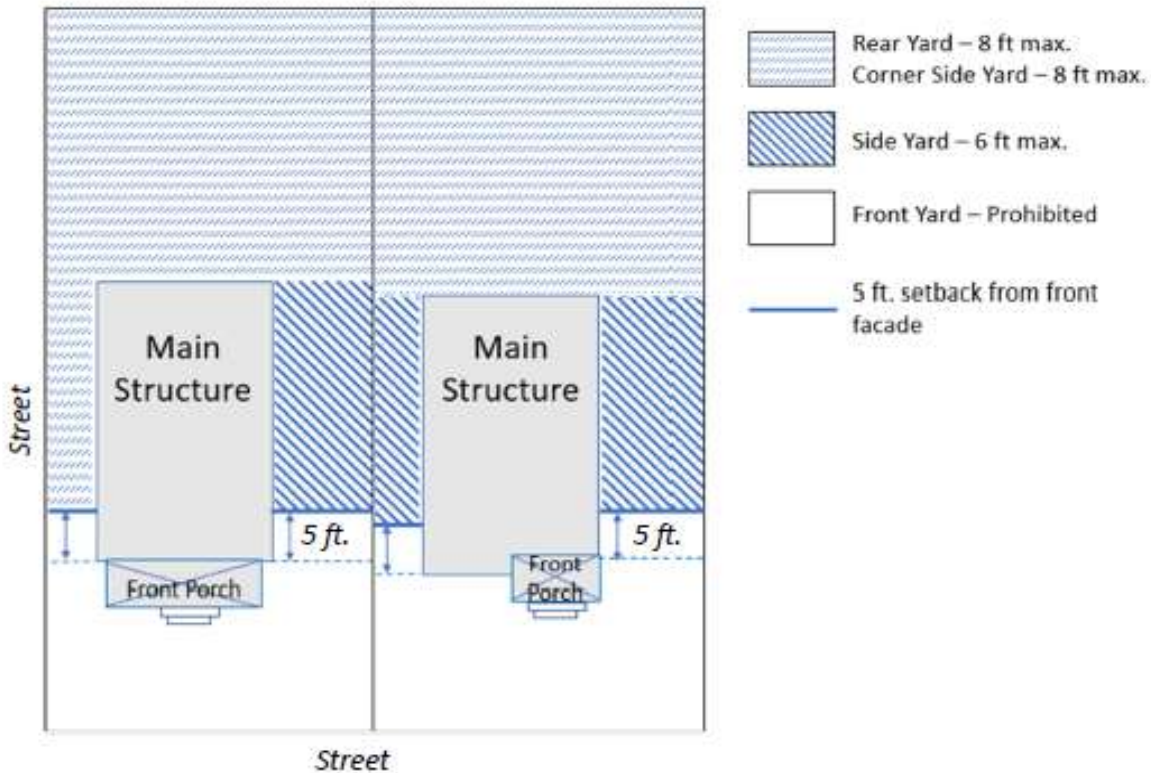


Exhibit C: Illustrations for Lakewood Conservation District - Tract IV

Roof Materials for Spanish Revival / Eclectic

Only the following roofing materials are allowed on structures in the Spanish Revival/Eclectic architectural style within the wrap-around.

- i. Terra cotta tile in Spanish, mission, or barrel style; or
- ii. Materials that look like Spanish, mission, or barrel style tile in:
 - a. Metal
 - b. Concrete
 - c. Plastic composite
 - d. Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs.



Example: Roof materials that look like Spanish, mission, or barrel style tile in metal, concrete, or plastic composite.



Example: Composition shingles in a color palette of original Spanish tile roofs with terra cotta hips, ridge caps, and rake tiles applied to mimic original tile roofs.

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
6834	Lakeshore Dr	Ranch	1945
6840	Lakeshore Dr	Minimal Traditional	1950
6848	Lakeshore Dr	Minimal Traditional	1947
6856	Lakeshore Dr	New Traditional -Spanish Revival/Eclectic	2023
7000	Lakeshore Dr	French Eclectic	1936
7001	Lakeshore Dr	Tudor	1927
7007	Lakeshore Dr	Tudor	1930
7008	Lakeshore Dr	New Traditional-Tudor	1952
7009	Lakeshore Dr	Tudor	1928
7012	Lakeshore Dr	French Eclectic	1936
7015	Lakeshore Dr	Tudor	1929
7016	Lakeshore Dr	Tudor	1930
7017	Lakeshore Dr	Tudor	1929
7021	Lakeshore Dr	New Traditional-Tudor	1929
7022	Lakeshore Dr	Tudor	1952
7025	Lakeshore Dr	Tudor	1928
7028	Lakeshore Dr	French Eclectic	1935
7031	Lakeshore Dr	Colonial Revival	1940
7034	Lakeshore Dr	Tudor	1931
7035	Lakeshore Dr	French Eclectic	1936
7038	Lakeshore Dr	Minimal Traditional	1935
7039	Lakeshore Dr	Spanish Revival/Eclectic	1936
7100	Lakeshore Dr	Tudor	1928
7103	Lakeshore Dr	Colonial Revival	1986
7107	Lakeshore Dr	Tudor	1935
7110	Lakeshore Dr	Colonial Revival	1948
7115	Lakeshore Dr	Colonial Revival	1935
7119	Lakeshore Dr	Ranch	1950
7123	Lakeshore Dr	Ranch	1949
6861	Lakewood Blvd	Tudor	1928
6903	Lakewood Blvd	Minimal Traditional	1954
6906	Lakewood Blvd	French Eclectic	1941
6907	Lakewood Blvd	Tudor	1927
6909	Lakewood Blvd	French Eclectic	1935
6910	Lakewood Blvd	Spanish Revival/Eclectic	1926
6911	Lakewood Blvd	Tudor	1926
6913	Lakewood Blvd	Colonial Revival	1935
6915	Lakewood Blvd	Tudor	1925
6920	Lakewood Blvd	French Eclectic	1926
6921	Lakewood Blvd	Tudor	1929
6926	Lakewood Blvd	Colonial Revival	1938
6930	Lakewood Blvd	Tudor	1925
6931	Lakewood Blvd	Spanish Revival/Eclectic	1964
6936	Lakewood Blvd	New Traditional - Colonial Revival	1987
6940	Lakewood Blvd	Tudor	1926
6941	Lakewood Blvd	Spanish Revival/Eclectic	1936
6944	Lakewood Blvd	Contemporary	2017
6949	Lakewood Blvd	New Traditional-Tudor	2021
6952	Lakewood Blvd	Tudor	1926

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
6955	Lakewood Blvd	Spanish Revival/Eclectic	1965
6956	Lakewood Blvd	Colonial Revival	1946
6961	Lakewood Blvd	Colonial Revival	1969
6969	Lakewood Blvd	Spanish Revival/Eclectic	1936
7002	Lakewood Blvd	New Traditional-Spanish Revival/Eclectic	2011
7003	Lakewood Blvd	Monterey	1935
7006	Lakewood Blvd	Spanish Revival/Eclectic	1930
7007	Lakewood Blvd	Tudor	1927
7010	Lakewood Blvd	Tudor	1926
7011	Lakewood Blvd	Spanish Revival/Eclectic	1929
7012	Lakewood Blvd	Tudor	1925
7015	Lakewood Blvd	French Eclectic	1936
7018	Lakewood Blvd	Tudor	1930
7019	Lakewood Blvd	Spanish Revival/Eclectic	1928
7022	Lakewood Blvd	Tudor	1936
7023	Lakewood Blvd	Spanish Revival/Eclectic	1930
7026	Lakewood Blvd	Spanish Revival/Eclectic	1936
7027	Lakewood Blvd	Spanish Revival/Eclectic	1937
7030	Lakewood Blvd	Tudor	1925
7031	Lakewood Blvd	Spanish Revival/Eclectic	1926
7034	Lakewood Blvd	Tudor	1929
7035	Lakewood Blvd	Spanish Revival/Eclectic	1930
7038	Lakewood Blvd	Spanish Revival/Eclectic	1930
7102	Lakewood Blvd	Monterey	1930
7103	Lakewood Blvd	Spanish Revival/Eclectic	1928
7106	Lakewood Blvd	Spanish Revival/Eclectic	1925
7107	Lakewood Blvd	Spanish Revival/Eclectic	1930
7110	Lakewood Blvd	Colonial Revival	1989
7111	Lakewood Blvd	Spanish Revival/Eclectic	1928
7114	Lakewood Blvd	Tudor	1930
7117	Lakewood Blvd	Tudor	1926
7118	Lakewood Blvd	Spanish Revival/Eclectic	1930
7122	Lakewood Blvd	Contemporary	2022
7203	Lakewood Blvd	Spanish Revival/Eclectic	1931
7207	Lakewood Blvd	Spanish Revival/Eclectic	1931
7209	Lakewood Blvd	Colonial Revival	1939
7215	Lakewood Blvd	New Traditional-Colonial Revival	1938
7223	Lakewood Blvd	Colonial Revival	1939
7227	Lakewood Blvd	Colonial Revival	1939
7231	Lakewood Blvd	Minimal Traditional	1945
7235	Lakewood Blvd	Colonial Revival	1939
7239	Lakewood Blvd	Monterey	1941
7303	Lakewood Blvd	Spanish Revival/Eclectic	1937
7307	Lakewood Blvd	Tudor	1936
7311	Lakewood Blvd	Spanish Revival/Eclectic	1937
7315	Lakewood Blvd	Spanish Revival/Eclectic	1937
7319	Lakewood Blvd	Spanish Revival/Eclectic	1935
7323	Lakewood Blvd	Spanish Revival/Eclectic	1937
7327	Lakewood Blvd	Spanish Revival/Eclectic	1936

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

Address	Street Name	Architectural Style	Year Built
7331	Lakewood Blvd	Spanish Revival/Eclectic	1937
7335	Lakewood Blvd	Spanish Revival/Eclectic	1937
7339	Lakewood Blvd	Tudor	1950
7003	Tokalon Dr	Vacant Lot	n/a
7004	Tokalon Dr	Ranch	1953
7007	Tokalon Dr	Ranch	1954
7010	Tokalon Dr	Tudor	1930
7011	Tokalon Dr	Ranch	1955
7015	Tokalon Dr	New Traditional-Spanish Revival/Eclectic	1987
7019	Tokalon Dr	Spanish Revival/Eclectic	1930
7022	Tokalon Dr	New Traditional-Tudor	2024
7023	Tokalon Dr	Spanish Revival/Eclectic	1929
7026	Tokalon Dr	Tudor	1925
7027	Tokalon Dr	Tudor	1929
7030	Tokalon Dr	French Eclectic	1941
7031	Tokalon Dr	Spanish Revival/Eclectic	1945
7040	Tokalon Dr	French Eclectic	1928
7041	Tokalon Dr	Tudor	1928
7044	Tokalon Dr	French Eclectic	1924
7047	Tokalon Dr	Spanish Revival/Eclectic	1928
7048	Tokalon Dr	Tudor	1935
7131	Tokalon Dr	Ranch	1950
2716	West Shore Dr	Ranch	1946
6901	Westlake Ave	New Traditional-Tudor	1989
6902	Westlake Ave	Tudor	1925
6903	Westlake Ave	Tudor	1929
6906	Westlake Ave	Tudor	1926
6907	Westlake Ave	Tudor	1927
6911	Westlake Ave	Spanish Revival/Eclectic	1927
6912	Westlake Ave	Tudor	1928
6914	Westlake Ave	Tudor	1928
6917	Westlake Ave	Tudor	1927
6918	Westlake Ave	Tudor	1936
6919	Westlake Ave	Minimal Traditional	1938
6921	Westlake Ave	Tudor	1927
6922	Westlake Ave	Tudor	1934
6925	Westlake Ave	Tudor	1927
6926	Westlake Ave	Tudor	1926
6930	Westlake Ave	Tudor	1927
6933	Westlake Ave	Tudor	1934
6934	Westlake Ave	Tudor	1925
6937	Westlake Ave	New Traditional-Tudor	2019
6938	Westlake Ave	Tudor	1927
6941	Westlake Ave	Tudor	1949
6942	Westlake Ave	Tudor	1926
6945	Westlake Ave	Contemporary	1941
6946	Westlake Ave	Tudor	1927
6950	Westlake Ave	Tudor	1927
6953	Westlake Ave	Minimal Traditional	1947

LIST OF ARCHITECTURAL STYLES
BY ADDRESS

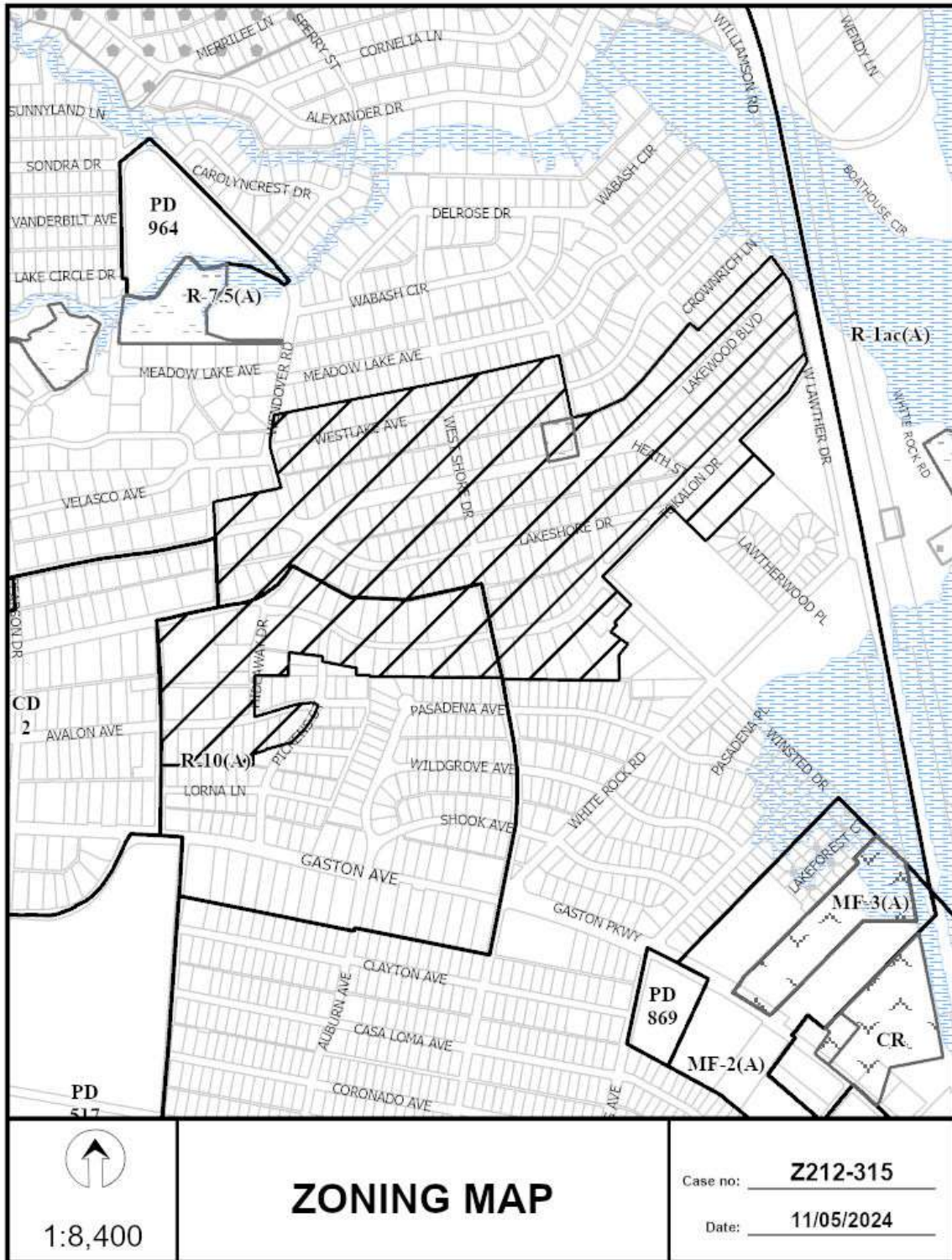
Address	Street Name	Architectural Style	Year Built
6954	Westlake Ave	Tudor	1927
6957	Westlake Ave	Ranch	1941
6960	Westlake Ave	Tudor	1927
6964	Westlake Ave	New Traditional-Colonial Revival	1985

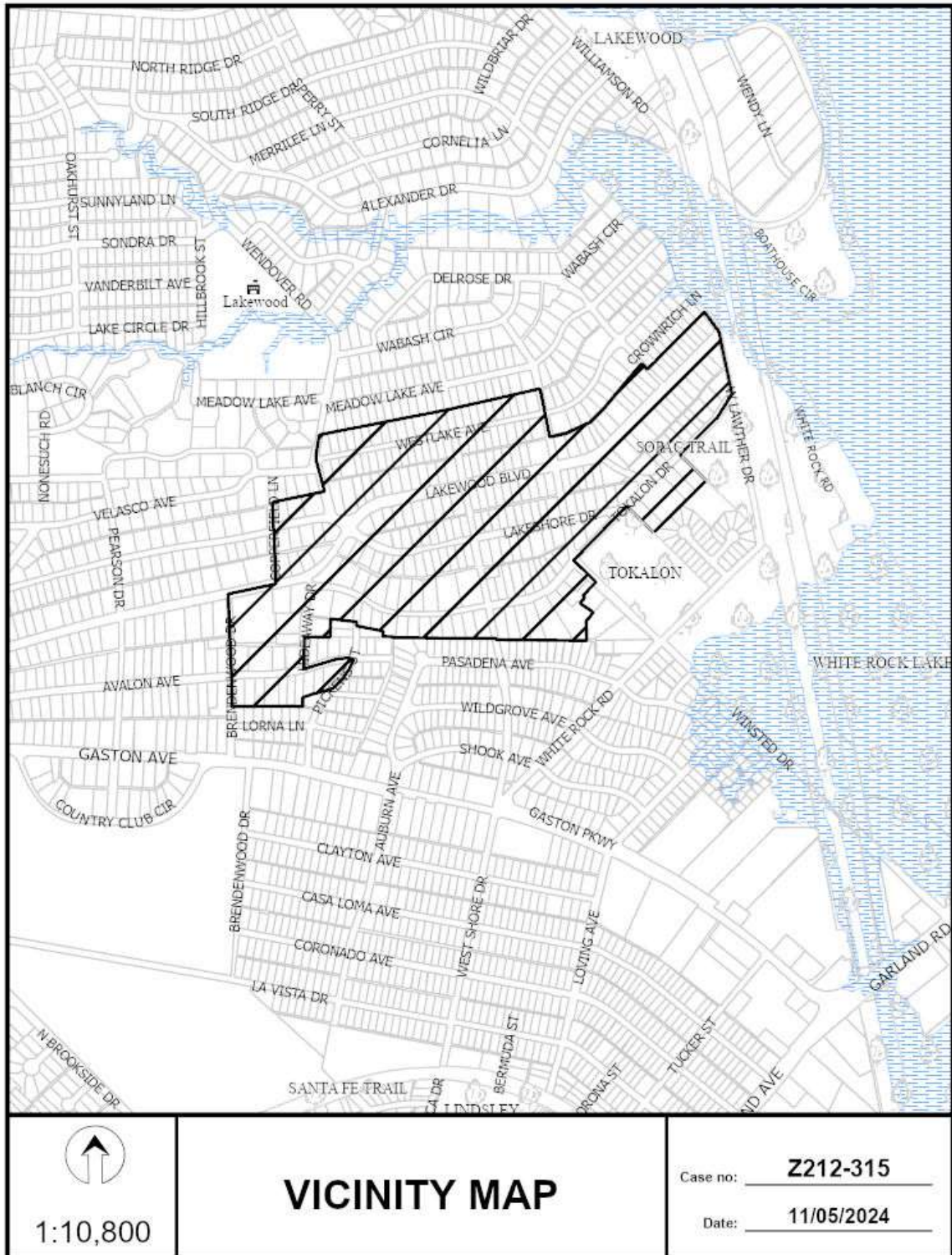
LIST OF SIGNIFICANT HOUSES
BY ADDRESS

ADDRESS	ARCHITECT	YEAR OF CONSTRUCTION
7000 Lakeshore	Dines & Kraft	1936
7039 Lakeshore	Hutsell	1935
6861 Lakewood	B. Hill	1928
6907 Lakewood	B. Hill	1927
6910 Lakewood	B. Hill	1926
6915 Lakewood	B. Hill	1925
6920 Lakewood	Dines & Kraft	1926
6930 Lakewood	B. Hill	1925
6952 Lakewood	Dines & Kraft	1926
6969 Lakewood	Hutsell	1937
7003 Lakewood	Hutsell	1931
7007 Lakewood	Hutsell	1938
7011 Lakewood	Hutsell	1929
7015 Lakewood	Hutsell	1931
7019 Lakewood	Hutsell	1928
7022 Lakewood	Hutsell	1931
7023 Lakewood	Hutsell	1930
7026 Lakewood	Hutsell	1928
7027 Lakewood	Hutsell	1931
7031 Lakewood	Hutsell	1926
7034 Lakewood	Hutsell	1929
7035 Lakewood	Hutsell	1930
7038 Lakewood	Hutsell	1930
7102 Lakewood	Hutsell	1930
7103 Lakewood	Hutsell	1928
7106 Lakewood	Hutsell	1926
7107 Lakewood	Hutsell	1931
7111 Lakewood	Hutsell	1930
7114 Lakewood	Hutsell	1930
7118 Lakewood	Hutsell	1931
7203 Lakewood	Hutsell	1931
7207 Lakewood	Hutsell	1930
7303 Lakewood	Hutsell	1937
7307 Lakewood	Hutsell	1936
7311 Lakewood	Hutsell	1937
7315 Lakewood	Hutsell	1936
7319 Lakewood	Hutsell	1936
7323 Lakewood	Hutsell	1937
7327 Lakewood	Hutsell	1936
7331 Lakewood	Hutsell	1937
7335 Lakewood	Hutsell	1937
7019 Tokalon	Hutsell	1931
7023 Tokalon	Hutsell	1929

LIST OF SIGNIFICANT HOUSES
BY ADDRESS

ADDRESS	ARCHITECT	YEAR OF CONSTRUCTION
7027 Tokalon	Hutsell	1929
7030 Tokalon	V.E. Shanklin	1929
7031 Tokalon	Hutsell	1931
7040 Tokalon	Dahl	1928
7047 Tokalon	Hutsell	1930
2716 West Shore	Hutsell	1946
6903 Westlake	Dines & Kraft	1929
6906 Westlake	B. Hill	1926
6918 Westlake	Dines & Kraft	1936
6925 Westlake	Dines & Kraft	1927
6957 Westlake	Dilbeck	1941





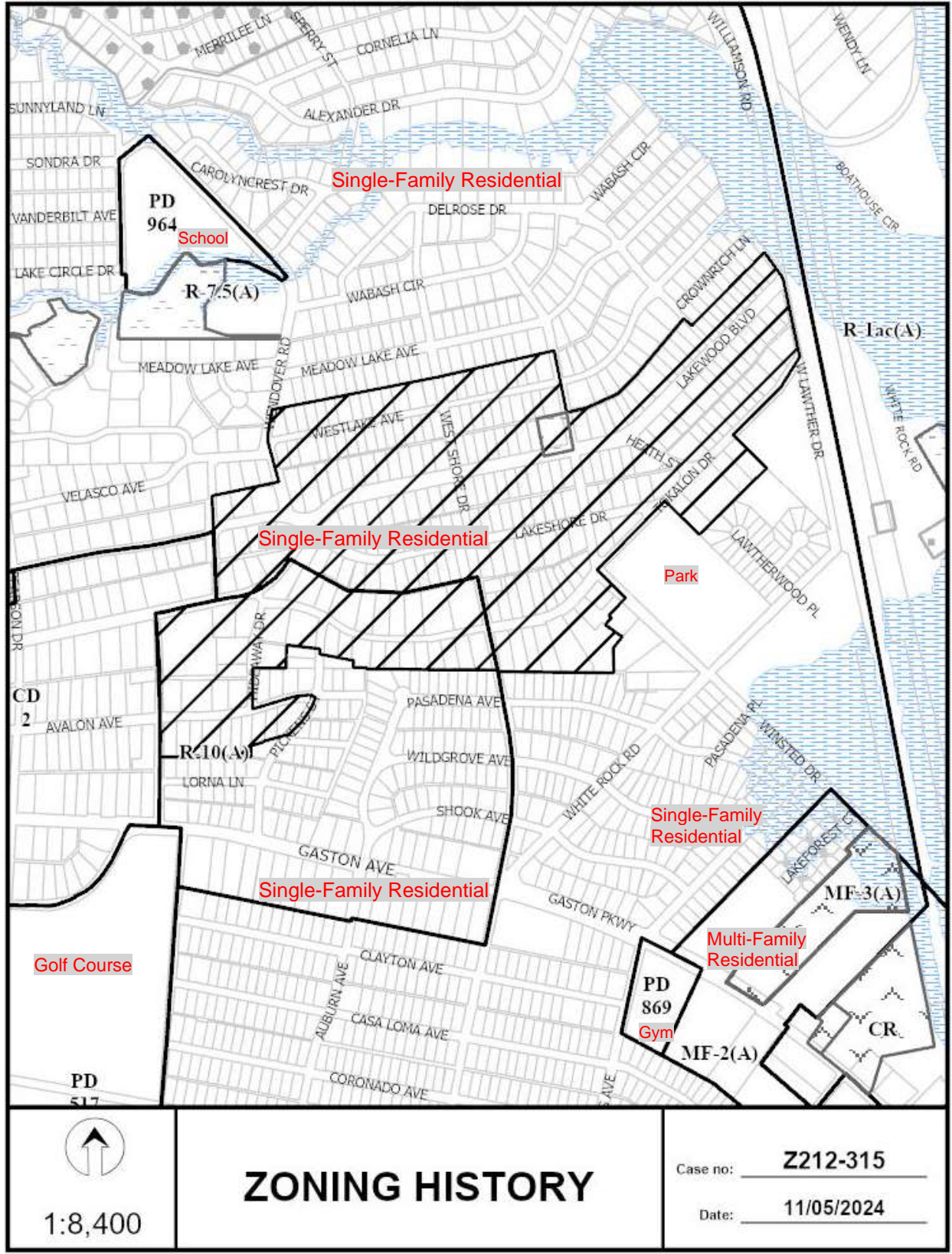


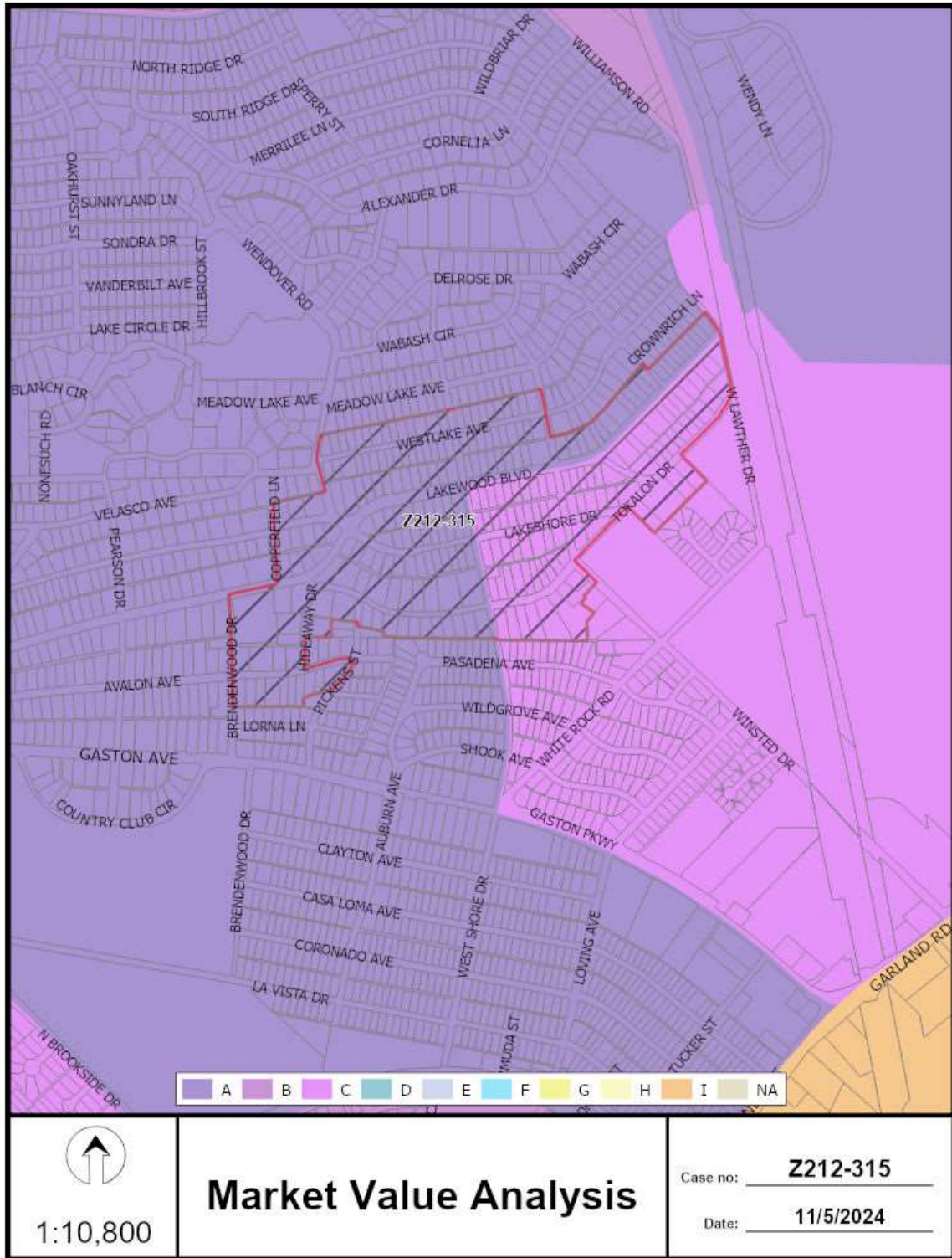
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AERIAL MAP

Case no: Z212-315

Date: 11/05/2024







11/05/2024

Notification List of Property Owners***Z212-315******458 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6800 LAKEWOOD BLVD	DAVIS MICHAEL B & HOLLY S
2	6838 AVALON AVE	BAKER TODD
3	6827 AVALON AVE	FENLAW JAY A & EMILY M
4	6820 AVALON AVE	HOLMES JOHN B & JEANETTE S
5	6808 AVALON AVE	BARTON REVOCABLE TRUST
6	6819 AVALON AVE	CREWS KEVIN T & CHRISTINA S
7	6828 AVALON AVE	SHERSTAD MATTHEW
8	6814 AVALON AVE	FITZSIMMONS A GERALDINE REV TRUST
9	6837 AVALON AVE	CARLTON BRIAN
10	6807 AVALON AVE	SKIPWITH WALTER E ET AL
11	6802 AVALON AVE	CERVIN MARGARET EUGENIA
12	6858 AVALON AVE	JOHNSTON RICHARD D &
13	6850 AVALON AVE	COX BARTON & MEGAN
14	6844 AVALON AVE	REGAN JOHN D &
15	6832 AVALON AVE	KESSLER JOAN C & GARY S
16	6957 WESTLAKE AVE	MOUNTS ROBERT MILLIKEN
17	6953 WESTLAKE AVE	BATTLE CHRISTY WILLIAMS
18	6941 WESTLAKE AVE	SMITH RYAN R & KAMILIA
19	6937 WESTLAKE AVE	FORREST BENJAMIN &
20	6933 WESTLAKE AVE	Taxpayer at
21	6921 WESTLAKE AVE	GORSUCH JASON R & LINDSEY T
22	6925 WESTLAKE AVE	WALLACE DAVID BOWEN &
23	6919 WESTLAKE AVE	BLAIR LARRY & JANET L
24	6917 WESTLAKE AVE	CASEY HOWARD KIRKMAN JR &
25	6911 WESTLAKE AVE	SCHREINER JENNIFER J & KARCH A
26	6907 WESTLAKE AVE	RIDDLE CHRISTY CATHLEEN

11/05/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6903 WESTLAKE AVE	MOZELEWSKI RACHAEL VICTORIA &
28	6901 WESTLAKE AVE	TOWNSLEY KENNETH W &
29	6969 LAKEWOOD BLVD	HALL MARK ALAN &
30	6961 LAKEWOOD BLVD	SWART WILLIAM E &
31	6960 WESTLAKE AVE	ROSCOPF CHARLES JR &
32	6954 WESTLAKE AVE	DUTTON K GEORGE
33	6955 LAKEWOOD BLVD	PORTERA JOSEPH CHARLES &
34	6949 LAKEWOOD BLVD	SUBA CHRISTOPHER &
35	6950 WESTLAKE AVE	TURLINGTON JEAN &
36	6946 WESTLAKE AVE	BEEBY WILLIAM J &
37	6942 WESTLAKE AVE	WORRELL CHRISTY ANN
38	6941 LAKEWOOD BLVD	JOHNSON ROBERT CARL &
39	6938 WESTLAKE AVE	WAUSON RODNEY & JAMIE
40	6931 LAKEWOOD BLVD	PAUL MARK
41	6921 LAKEWOOD BLVD	MCMURPHY MATTHEW A &
42	6934 WESTLAKE AVE	GOLD KIMBERLY JANE
43	6930 WESTLAKE AVE	MACKINNON DOUGLAS P &
44	6915 LAKEWOOD BLVD	MORENO JOHN & LISA
45	6913 LAKEWOOD BLVD	WENDEL GEORGE &
46	6911 LAKEWOOD BLVD	VALEK TIMOTHY R & RENEE
47	6909 LAKEWOOD BLVD	COLEMAN JEFFREY H &
48	6907 LAKEWOOD BLVD	PRICE ELIZABETH M & JASON R
49	6903 LAKEWOOD BLVD	ELLIOTT JAMES R III
50	6926 WESTLAKE AVE	LARKIN BENJAMIN J & EMILY S
51	6922 WESTLAKE AVE	WALKER JESSICA
52	6918 WESTLAKE AVE	PARRISH ANN C
53	6914 WESTLAKE AVE	MACDADE III WILLIAM H &
54	6912 WESTLAKE AVE	SPAETH KEVIN J & STEFANIE D
55	6902 WESTLAKE AVE	MANNING LELAND KENNETH &
56	6906 WESTLAKE AVE	LEHNER ANTHONY D & MARY E
57	6956 LAKEWOOD BLVD	MADDOX MICHAEL & CAITLIN

11/05/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6955 LAKESHORE DR	MOORE RICHARD G & ALISON
59	6957 LAKESHORE DR	COURTWRIGHT GREGORY S &
60	6952 LAKEWOOD BLVD	BUSH DAVID REMINGTON
61	6951 LAKESHORE DR	MCCONNELL JANE DEAN
62	6944 LAKEWOOD BLVD	OMALLEY JUSTIN & ASHLEY
63	6940 LAKEWOOD BLVD	PAYNE GERALD G JR
64	6941 LAKESHORE DR	WALDREP JORDAN C & JAMIE L
65	6936 LAKEWOOD BLVD	BEARDEN DIANA JOSEPH
66	6930 LAKEWOOD BLVD	TEASTER MICHAEL DALE &
67	6935 LAKESHORE DR	RUGGERI ANTHONY JOSEPH
68	6933 LAKESHORE DR	MILBANK ROBERT JR
69	6926 LAKEWOOD BLVD	DAVIS CHRISTIE CAROL FORD
70	6920 LAKEWOOD BLVD	BAKER PITTS TOMMYE
71	6925 LAKESHORE DR	PETERSON NICHOLAS A & CATHERINE E
72	6915 LAKESHORE DR	WHITE DAVID J & MARITA F
73	6910 LAKEWOOD BLVD	AWESOMETOWN LIVING TRUST
74	6839 LAKEWOOD BLVD	BANKLER CHRISTOPHER & AMY
75	6834 LAKESHORE DR	COLLINS DAVID E
76	6855 LAKEWOOD BLVD	HUTTO STEPHEN D & AMANDA
77	6862 BURWOOD LN	JOHNSON ERIC W
78	6843 LAKEWOOD BLVD	MEADOW LAKE TRUST THE
79	6861 LAKEWOOD BLVD	POPE ZACHARY & LINDSAY
80	6856 LAKESHORE DR	RILEY JESSICA RAE
81	6848 LAKESHORE DR	CARDENAS GREGORY ALLEN &
82	6840 LAKESHORE DR	ADDISION FREDERICK W III
83	6960 LAKESHORE DR	STANFORD DONALD G &
84	6957 TOKALON DR	JESBERG GEOFFREY R &
85	6956 LAKESHORE DR	ELMER FRANK Z &
86	6952 LAKESHORE DR	GUENVEUR WILLIAM & MARY
87	6948 LAKESHORE DR	MICHEL HAROLD &
88	6945 TOKALON DR	BROBERG BRADLEY D &

11/05/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6944 LAKESHORE DR	MCGUIRK CHRISTOPHER &
90	6935 TOKALON DR	GARNER JOHN &
91	6936 LAKESHORE DR	KURZNER CHRISTOPHER &
92	6940 LAKESHORE DR	REYNOLDS CRAIG S &
93	6927 TOKALON DR	KRAUS FAMILY TRUST
94	6932 LAKESHORE DR	ROBERTS SETH M & AMY O
95	6921 TOKALON DR	BAKER DELMAR DAVID III
96	6915 TOKALON DR	KOHN JAMES S & GWEN L
97	6909 TOKALON DR	RUDNICKI KONRAD H & CAROLINE B
98	6922 LAKESHORE DR	PAREL STEPHEN M &
99	6926 LAKESHORE DR	SUKKAR RICHARD A JR &
100	6916 LAKESHORE DR	CAZALAS PAUL & ERIN W
101	6912 LAKESHORE DR	PRICE TARA GAIL & JEFFREY LEE
102	6875 TOKALON DR	MCMILLAN MORGAN C &
103	6865 TOKALON DR	STARCHER JENNY A
104	6859 TOKALON DR	CRISPIN SAMANTHA H &
105	6968 TOKALON DR	FARLEY FAMILY TRUST
106	6964 TOKALON DR	STAFF JAMES R & ROXAN S
107	6960 TOKALON DR	SATTERWHITE BRANDON N &
108	6950 TOKALON DR	GORMAN DAVID MATTHEW &
109	6942 TOKALON DR	STAPLETON THOMAS DALE
110	6934 TOKALON DR	HARLOW DAN
111	6926 TOKALON DR	FUGATE BYPASS TRUST
112	6918 TOKALON DR	MALONE SIMMONE T
113	6914 TOKALON DR	SECKER FAMILY LIVING TRUST THE
114	6910 TOKALON DR	VITALE RICHARD H
115	6904 TOKALON DR	RICHMOND ROBERT H
116	6870 TOKALON DR	ADAMS ANTHONY A & CARRIE L
117	6858 TOKALON DR	CARTER CLAYTON
118	2432 HIDEAWAY DR	BLACK CHRISTOPHER WILLIAM &
119	6832 LAKEWOOD BLVD	MARTIN STEPHEN W & ASHLEY V

11/05/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6840 LAKEWOOD BLVD	WALKER CINDY & RUDOLPH STEPHEN GEOFFRAY
121	2431 HIDEAWAY DR	ERDMAN KATHLEEN B
122	2425 HIDEAWAY DR	MORRIS ALLEN R EST OF
123	6865 LAKESHORE DR	KING CHRISTOPHER KEVIN &
124	6855 LAKESHORE DR	GUNNING THOMAS C III &
125	6847 LAKESHORE DR	MAY BETTY BILLINGS LIFE ESTATE
126	7003 WESTLAKE AVE	WILLIAMS LARRY J &
127	7015 WESTLAKE AVE	7015 WESTLAKE LLC
128	7019 WESTLAKE AVE	PRUDHOMME JEFFREY TODD
129	7023 WESTLAKE AVE	BREEDLOVE JOHN
130	7047 WESTLAKE AVE	VOLNEY JOHN D & LORI W
131	7011 WESTLAKE AVE	KAZMIERSKI KENNETH E & ANGELA
132	7039 WESTLAKE AVE	COLEMAN ROBERT W & JUDITH
133	7007 WESTLAKE AVE	LINCOLNSHIRE TRUST THE
134	7031 WESTLAKE AVE	HARVEY ARTHUR D &
135	7027 WESTLAKE AVE	CARTON PETER J JR & SUSAN D
136	7022 WESTLAKE AVE	AGUILERA TODD ANTHONY &
137	7026 WESTLAKE AVE	ACREE DAVID B &
138	7018 WESTLAKE AVE	SISSELL ASHLEY GUIDRY &
139	7014 WESTLAKE AVE	BREEDLOVE JOHN H
140	7002 WESTLAKE AVE	DELANGEL CESAR RAFAEL RAMIREZ &
141	7032 WESTLAKE AVE	CARDINAL REVOCABLE LIVING TRUST
142	7028 WESTLAKE AVE	7028 WESTLAKE LLC
143	7040 WESTLAKE AVE	PARKS DOROTHY RAVEN
144	7010 WESTLAKE AVE	MCCABE ASHLEY V & OWEN T
145	7006 WESTLAKE AVE	SANSONE BRYAN &
146	7003 LAKEWOOD BLVD	BRAASCH ANNA L &
147	7007 LAKEWOOD BLVD	VAUGHN RONALD & LINDA J
148	7011 LAKEWOOD BLVD	MARQUEZ OTTO J
149	7015 LAKEWOOD BLVD	GINSBORG JEANNE L 2020
150	7019 LAKEWOOD BLVD	HATCHETT NATALIE &

11/05/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	7023 LAKEWOOD BLVD	BUCHGRABER MARKUS & KAITLIN E
152	7027 LAKEWOOD BLVD	MCCOMBS STEVE H
153	7031 LAKEWOOD BLVD	LOVELAND DAVID W &
154	7035 LAKEWOOD BLVD	LERMA PEDRO JR &
155	7002 LAKEWOOD BLVD	WELCH TERRY BRENT &
156	7006 LAKEWOOD BLVD	LISEMBY GREGORY W &
157	7010 LAKEWOOD BLVD	MOSELEY CHRISTOPHER T &
158	7012 LAKEWOOD BLVD	BUFKIN EMMA DORIS B
159	7018 LAKEWOOD BLVD	PARKS SCOTT THOMAS &
160	7022 LAKEWOOD BLVD	SCROPPO ALEXANDER C
161	7026 LAKEWOOD BLVD	BEASLEY MARK V & LINDA A
162	7030 LAKEWOOD BLVD	KENNEDY TERRI REVOCABLE TRUST
163	7034 LAKEWOOD BLVD	JACOBSON CLIFTON S
164	7038 LAKEWOOD BLVD	COX AMANDA MCDANIEL &
165	7039 LAKESHORE DR	KRAFT ERIC L & AMY K
166	7035 LAKESHORE DR	COFFIN KENNETH G &
167	7031 LAKESHORE DR	MARTIN STEPHEN W II & ASHLEY V
168	7025 LAKESHORE DR	WALKER ERIC D & ANGELA FIELDS
169	7021 LAKESHORE DR	EVANS JOSEPH & ELIZABETH
170	7017 LAKESHORE DR	MOORE DONALD C & CATHY G
171	7015 LAKESHORE DR	EARLY ANN
172	7009 LAKESHORE DR	PIERCE GREGORY W &
173	7007 LAKESHORE DR	WEBSTER AL T & BEVERLY E
174	7001 LAKESHORE DR	Taxpayer at
175	2716 WEST SHORE DR	SIFERT TODD
176	7000 LAKESHORE DR	SMITH DARRELL
177	7008 LAKESHORE DR	TIMMS CYNTHIA & EDWARD G
178	7012 LAKESHORE DR	THARP JASON & KELLI
179	7016 LAKESHORE DR	IRSCH CHARLES &
180	7022 LAKESHORE DR	CHEEK JEFFREY M & ELIZABETH
181	7028 LAKESHORE DR	TRENT MATTHEW J & LORI E

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	7034 LAKESHORE DR	MICHAEL E GUZIEJKA 2011 GIFT TRUST THE
183	7038 LAKESHORE DR	MALA DENO
184	7047 TOKALON DR	MCEACHERN REVOCABLE
185	7041 TOKALON DR	BOWMAN ALFRED W ETAL
186	7031 TOKALON DR	REED MICHAEL J &
187	7031 TOKALON DR	ENSERCH CORP
188	7027 TOKALON DR	BAKER JON A & LAURA J
189	7023 TOKALON DR	COWAN STAN R &
190	7011 TOKALON DR	CANELAKES ALEXANDRIA
191	7007 TOKALON DR	DAMERAU FAMILY LIVING
192	7003 TOKALON DR	CHAVEZ CHARLES RAY
193	7100 LAKESHORE DR	SAWYER KAREN & BRANDON
194	7110 LAKESHORE DR	KIDD ROBERT E JR & GINA W
195	7102 LAKEWOOD BLVD	MCNEILL CHRISTOPHER MILLS
196	7106 LAKEWOOD BLVD	DEFT CHEVRON REV TRUST
197	7110 LAKEWOOD BLVD	CONNER TERRY W
198	7114 LAKEWOOD BLVD	Taxpayer at
199	7118 LAKEWOOD BLVD	MURPHY JANISE BROWN
200	7122 LAKEWOOD BLVD	MCELROY TRAVIS &
201	6 HEATH ST	WHITE JOHN T
202	7131 TOKALON DR	TRIPLETT RICHARD N
203	7123 LAKESHORE DR	PATRAGREENE JESSICA ERINN LA &
204	7119 LAKESHORE DR	MCCUE WOLFORD & CHERYL K
205	7115 LAKESHORE DR	PADILLA MARLON D &
206	7107 LAKESHORE DR	GONZALEZ JUAN F
207	7202 LAKEWOOD BLVD	GIAMELLO ANTHONY
208	7210 LAKEWOOD BLVD	PERRY JOHN & CAROL C
209	7214 LAKEWOOD BLVD	BROWN ELI
210	7226 LAKEWOOD BLVD	CORREA PEDRO & JENNIFER
211	7234 LAKEWOOD BLVD	MILLER DAVID S
212	7237 TOKALON DR	SPRADLIN STEPHEN LEE &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	7231 TOKALON DR	FINE LAUREN CORTELL &
214	7227 TOKALON DR	Taxpayer at
215	7221 TOKALON DR	ORDONEZSANCHEZ JOSE CAMILO
216	7215 TOKALON DR	BORUFF ROBERT E TR
217	7211 TOKALON DR	HENRY SARAH CORINA
218	7205 TOKALON DR	CHAMBERS SUE ELLEN
219	7103 LAKEWOOD BLVD	YOUNG JOHN D III &
220	7107 LAKEWOOD BLVD	STUART JOHN L IV
221	7111 LAKEWOOD BLVD	GALVIN PAUL E ETAL
222	7117 LAKEWOOD BLVD	SLOAN ROBERT SIDNEY III
223	7203 LAKEWOOD BLVD	OAKLAWN RENTALS LLC
224	7207 LAKEWOOD BLVD	BLUM ROSA EST OF
225	7209 LAKEWOOD BLVD	PITTS & ROGERS REVOCABLE LIVING
226	7215 LAKEWOOD BLVD	LAMONT JEFFREY & ASHLEY GWYN
227	7223 LAKEWOOD BLVD	STABENOW JASON & STACEY
228	7227 LAKEWOOD BLVD	VOWINKLE ELIZABETH A & RYAN
229	7231 LAKEWOOD BLVD	HARRIS STEVEN A &
230	7235 LAKEWOOD BLVD	VELA JASON & MELISSA JO
231	7239 LAKEWOOD BLVD	SCARBROUGH WILLIAM D &
232	7303 LAKEWOOD BLVD	NICHOLS DOUGLAS R &
233	7307 LAKEWOOD BLVD	WHITCOMB JASON & ANA
234	7311 LAKEWOOD BLVD	KASPAR JOHN
235	7315 LAKEWOOD BLVD	CULP LAURA J
236	7319 LAKEWOOD BLVD	GOLDEN NAN L
237	7323 LAKEWOOD BLVD	PARKER JANE HARVEY
238	7327 LAKEWOOD BLVD	WILLISBROWN ANN HILLARY
239	7335 LAKEWOOD BLVD	FAIREY JEFF T
240	7331 LAKEWOOD BLVD	HUTSELL Q2 LLC
241	7339 LAKEWOOD BLVD	WOODWARD ANNETTE
242	7302 LAKEWOOD BLVD	MCDANIEL WILLIAM & ALLISON
243	7330 LAKEWOOD BLVD	HUGHES TIMOTHY S & SUSAN NIXON

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	7320 LAKEWOOD BLVD	BEGLEY KEEGAN A & VALERIE ANN
245	7316 LAKEWOOD BLVD	FITZGERALD LAUREL &
246	7326 LAKEWOOD BLVD	HOLDEN LAURA A & STEVEN E
247	7310 LAKEWOOD BLVD	HAGLIN PRESTON J & DONNA K
248	7303 TOKALON DR	GILKER CHRISTOPHER J &
249	7307 TOKALON DR	HERMANWATSON TRUST
250	7004 TOKALON DR	MASON DANA L
251	7048 TOKALON DR	PINKSTON SAMUEL &
252	7010 TOKALON DR	RICCIO ANTHONY I & CHRISTINA A
253	7022 TOKALON DR	SCHULZ TOM W
254	7026 TOKALON DR	BLANCHARD SARAH &
255	7030 TOKALON DR	DOLSON JED A &
256	7040 TOKALON DR	WHITFILL JOHN M
257	7134 TOKALON DR	KADANE EDWARD G II
258	7206 TOKALON DR	COHN JULIE &
259	7220 TOKALON DR	NORTON DAVID T & MARTHA B
260	7148 TOKALON DR	LUBY JOSEPH O II & WENDY E
261	6945 WESTLAKE AVE	STECHER JACK ALFRED & KAREN FLISS STECHER
262	6964 WESTLAKE AVE	JOHNS WADE BULLARD
263	6906 LAKEWOOD BLVD	COLLINS JOHN & EMILY
264	6949 LAKESHORE DR	YOST HARVEY D III
265	6945 LAKESHORE DR	PUTMAN JOHN MICHAEL
266	6902 LAKESHORE DR	NIEMYSKI FAMILY TRUST
267	6908 LAKESHORE DR	THEISEN ALETHIA MARTIN
268	7019 TOKALON DR	CHAPPELEAR BONNIE &
269	7015 TOKALON DR	SCHOELLKOPF WILSON W & LYMDE J
270	7103 LAKESHORE DR	GASPARI REVOCABLE TRUST
271	7238 LAKEWOOD BLVD	SCHMIDT DOUGLAS R &
272	7242 LAKEWOOD BLVD	DEGEYTER BROCK MICHAEL &
273	7218 LAKEWOOD BLVD	DAVIS ERIC D & SHEA
274	7243 TOKALON DR	MACHANNAFORD JUAN C &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	7317 TOKALON DR	GUFFEY CHARLOTTE
276	7044 TOKALON DR	BEVERS JOSEPH III
277	6748 AVALON AVE	GOGA REVOCABLE TRUST
278	6752 AVALON AVE	FREEMAN CHRIS & BLIS
279	6758 AVALON AVE	COURTWRIGHT JEFFRY T &
280	6757 GASTON AVE	GUAJARDO DONNA
281	6751 GASTON AVE	KLEIN ERIC & CLAIRE
282	2301 BRENDENWOOD DR	QUIMBY AUSTIN & EMILY
283	6748 LAKEWOOD BLVD	LAKESWOOD TRUST THE
284	6759 AVALON AVE	SULLIVAN JOSEPH W &
285	2417 BRENDENWOOD DR	MEREDITH MATTHEW CHARLES &
286	6753 AVALON AVE	LITTLE LOUIE E JR &
287	6745 AVALON AVE	CRUME CARTER L & NANCY L
288	6803 LAKEWOOD BLVD	JACKSON WILLIAM K
289	6729 LAKEWOOD BLVD	CARLSON DAVID
290	6725 LAKEWOOD BLVD	ZAJICEK HUBERT & SARA
291	6815 LAKEWOOD BLVD	HORTON TONY L
292	6804 LORNA LN	LASSITER ROBERT CALEN &
293	6840 LORNA LN	SNELLGROVE SIMON
294	6834 LORNA LN	BARFIELD BLAKE D & JESSICA M
295	6830 LORNA LN	MEYER DANIEL J &
296	6826 LORNA LN	EVERT ELISABETH A
297	6818 LORNA LN	LEAKE SAM S & ASHLEY
298	6814 LORNA LN	BARION PERNILLE J
299	6805 LORNA LN	CAMERON CHRISTOPHER M &
300	6811 LORNA LN	BARNICOAT SUSAN B
301	6815 LORNA LN	SKIPWORTH LIVING TRUST
302	6819 LORNA LN	CROPPER CAROLYN
303	6827 LORNA LN	GARD JOHN &
304	6831 LORNA LN	WITMEYER ROBERT JOHN &
305	6835 LORNA LN	RHYNE TAYLOR &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	6843 LORNA LN	GREGORY JOSHUA ALAN &
307	2343 PICKENS ST	M & H SMITH FAMILY TRUST
308	6847 AVALON AVE	WHEATLEY JAMES LYNN &
309	6851 AVALON AVE	HEARD CHARLES R EST OF
310	6859 AVALON AVE	BAUM MICHAEL L & CHRISTELL M
311	6867 AVALON AVE	MCDONALD JOHN P
312	6846 LORNA LN	DALISE MATTHEW D
313	6851 LORNA LN	RUBIO SHANNON
314	6857 LORNA LN	KNOCK THOMAS J & SELLERS GEORGE D
315	6865 LORNA LN	OATMAN TRENT & MADISON WALKER
316	6872 BURWOOD LN	ELLIS THOMAS G III & DEBBIE M
317	6866 BURWOOD LN	MILLER SAMUEL JOHN &
318	6858 BURWOOD LN	ANASTOPOULOS PETER &
319	6863 BURWOOD LN	DYKE GARY &
320	6869 BURWOOD LN	RAY IAN G
321	6879 BURWOOD LN	JOHNSON ALEEN
322	6883 BURWOOD LN	WALKUP JAMES O &
323	6890 AVALON AVE	GRAYBILL ANDREW R &
324	6882 AVALON AVE	MAAS ERIC & SHERYL
325	6878 AVALON AVE	INGRAM KELLY
326	6874 AVALON AVE	CARUSO TODD M & EMILY E
327	6875 AVALON AVE	MCMULLEN COREY ALAN &
328	6879 AVALON AVE	BROOKS JILL BUFFINGTON
329	6891 AVALON AVE	HOFFMAN DAVID & CORINNE
330	2519 AUBURN AVE	RIVERA ROY & NORMA C
331	2525 AUBURN AVE	BOZARTH JOEL J
332	2527 AUBURN AVE	NEUWELT SIMONE A
333	2531 AUBURN AVE	JONES GEORGE R JR
334	6903 PASADENA AVE	YOUNG JIM B
335	6907 PASADENA AVE	PRIETO DANIEL BRANDON &
336	6911 PASADENA AVE	ANTHONY JOHN ROSS &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	6915 PASADENA AVE	NEELY EDWIN S & SUZANNE R
338	6919 PASADENA AVE	SHOPE GARY
339	6923 PASADENA AVE	GARRETT BRECK &
340	6927 PASADENA AVE	FAGUNDES ARMANDO & DANIELA Z
341	6931 PASADENA AVE	SMITH WYATT &
342	6935 PASADENA AVE	FLAHERTY PHILIP & SONIA
343	6939 PASADENA AVE	LANIER ROBERT A & DAYO N
344	7002 PASADENA AVE	PENSON LIVING TRUST
345	7006 PASADENA AVE	BRICKER RYAN E & JAMIE L
346	7010 PASADENA AVE	GOODGION BRYAN & LINDSEY HERNDON
347	7001 PASADENA AVE	HILDEBRAND BRETT WILLIAM &
348	7007 PASADENA AVE	CALLAHAN DANIEL LEE
349	7011 PASADENA AVE	HAAS CHRISTOPHER M
350	7015 PASADENA AVE	CHERONES ALEXANDER W &
351	7019 PASADENA AVE	CHAGAN ANAND & POONAM A DAHYA
352	7023 PASADENA AVE	MCCUTCHAN ROBERT D &
353	7027 PASADENA AVE	NINOS PAMELA FIERRO
354	7031 PASADENA AVE	GERBER ROBERT & TRACY
355	7035 PASADENA AVE	BARNARD CLARK & CARRIE
356	7039 PASADENA AVE	NIXON CHARLES T & HELEN
357	7043 PASADENA AVE	STRAUB THOMAS BRADLEY
358	7047 PASADENA AVE	WILLIAMS DAWSON M &
359	7051 PASADENA AVE	GILBREATH ROBERT B &
360	7055 PASADENA AVE	PILLIGRATH RALF
361	6942 MEADOW LAKE AVE	STEPHAN MARK P &
362	6938 MEADOW LAKE AVE	HUMPHREYS RANDY GLYNN II &
363	6934 MEADOW LAKE AVE	BARGINEAR CINDY
364	6930 MEADOW LAKE AVE	RAGAN ADAM COREY &
365	6926 MEADOW LAKE AVE	MESTRE JOSEPH BROOK &
366	6922 MEADOW LAKE AVE	MAYMIR JAVIER A &
367	6918 MEADOW LAKE AVE	MOATES CAMERON C & MEGAN M

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	6914 MEADOW LAKE AVE	SMITH SCOTT
369	6910 MEADOW LAKE AVE	COLLINS SCOTT &
370	6908 MEADOW LAKE AVE	WHITE BRANDON & ASHLEY
371	6906 MEADOW LAKE AVE	ADROVIC ARMIN &
372	6904 MEADOW LAKE AVE	JOSEPHANKIS CHRISTIANA &
373	6902 MEADOW LAKE AVE	CLAYTON CARISA M
374	6900 MEADOW LAKE AVE	FARMER WILLIAM JAMES &
375	2426 PICKENS ST	CORTEZ NATHAN G
376	2425 PICKENS ST	GSM REVOCABLE TRUST
377	2429 PICKENS ST	PRIEST CHAD E &
378	6854 WESTLAKE AVE	ANTHONY JAMES L &
379	6862 WESTLAKE AVE	COULTER ERNEST C
380	6868 WESTLAKE AVE	VAUGHN GRACE E
381	2923 WENDOVER RD	MARTIN LINDA R
382	7000 MEADOW LAKE AVE	MITCHELL HARVEY R &
383	7008 MEADOW LAKE AVE	HOLT JORDAN & DOLLY
384	7014 MEADOW LAKE AVE	MCFADDEN RUSSELL N & KELLY P
385	7018 MEADOW LAKE AVE	MOSELEY ROBERT G &
386	7022 MEADOW LAKE AVE	WAN JASON MAX HERITAGE TRUST
387	7028 MEADOW LAKE AVE	GAINES CARLY J &
388	7032 MEADOW LAKE AVE	OWENS JEB J & MARIA V
389	7038 MEADOW LAKE AVE	STRONG BRADLEY DAVID & LILY HSU
390	7048 MEADOW LAKE AVE	HILKMANN DIRK H &
391	7103 WESTLAKE AVE	MACY MARK A
392	7109 WESTLAKE AVE	ECKIAN PHILIP M &
393	7115 WESTLAKE AVE	WATSON COLIN & KERRI
394	7121 WESTLAKE AVE	BENNETT MICHAEL R
395	7129 WESTLAKE AVE	GLENN GAVIN & MARY
396	7102 MEADOW LAKE AVE	HANSEN ERIK WILLIAM &
397	7106 MEADOW LAKE AVE	PETROL WALTER MATTHEW
398	7200 WESTLAKE AVE	DIX ROBERT M & JENNIFER DAWN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	7214 WESTLAKE AVE	MCDANIEL KATHLEEN SUE
400	7218 WESTLAKE AVE	JOUBRAN BREEANNA KATHLEEN &
401	7224 WESTLAKE AVE	TAYLOR LISA L
402	7230 WESTLAKE AVE	CONSIDINE CAROL
403	7236 WESTLAKE AVE	KRITZ STACIE & KENNETH
404	7244 WESTLAKE AVE	MYERS JAMES &
405	7144 WESTLAKE AVE	EVANS ADAM & CHRISTY
406	7140 WESTLAKE AVE	CORCORAN RONALD J JR &
407	7134 WESTLAKE AVE	HERRMANN CHRIS &
408	7128 WESTLAKE AVE	BLACK EVAN R & XIMENEZ ELISA C
409	7124 WESTLAKE AVE	GRIFFITHS BARRY E & DONNA J W
410	7118 WESTLAKE AVE	BOB & BRETT MORELL LIVING TRUST
411	7110 WESTLAKE AVE	KOHL DAVID JOHN &
412	7114 WESTLAKE AVE	HUBER RICHARD G & JERILYNN B
413	7102 WESTLAKE AVE	MONTGOMERY JAMES B & NANCY T
414	6820 MEADOW LAKE CIR	MAINZER GREGORY A & EMILY R
415	6826 MEADOW LAKE CIR	THIAGARAJAH MAHESH C &
416	6840 MEADOW LAKE AVE	KULOVITZ TAYLOR & SISSY LANE
417	6832 MEADOW LAKE AVE	LUECKE MARION LU EST OF
418	6865 WESTLAKE AVE	ASHMORE FRANK JOSEPH
419	6859 WESTLAKE AVE	LYLE SHARON E & MARK D MUTSCHINK
420	6830 LAKESHORE DR	RINGWALD JEFFREY CRAIG
421	6818 LAKESHORE DR	GOVERNALE STEPHEN J & ALLISON
422	6826 LAKESHORE DR	MURRAY MICHAEL J &
423	6841 LAKESHORE DR	SAK LAKESHORE TRUST
424	6848 VELASCO AVE	JOHNSON WILLIAM E & NANCY M
425	6838 VELASCO AVE	GARSBANE SAMUEL C &
426	807 WHITEROCK RD	ONCOR ELECRCIC DELIVERY COMPANY
427	7304 CROWNRICH LN	MCRBERTS NOEL HUNT III
428	7304 CROWNRICH LN	MCRBERTS NOEL HUNT III
429	7308 CROWNRICH LN	CONSTANCE DOZIER

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	7308 CROWNRICH LN	CONSTANCE DOZIER
431	7312 CROWNRICH LN	RASHETA TARA & DAK
432	7312 CROWNRICH LN	RASHETA TARA & DAK
433	7318 CROWNRICH LN	FEHR MICHAEL &
434	7318 CROWNRICH LN	FEHR MICHAEL &
435	7324 CROWNRICH LN	MILLS RUSSELL W
436	7324 CROWNRICH LN	MILLS RUSSELL W
437	7328 CROWNRICH LN	CHRETIEN ASHLEY VINCENT &
438	7328 CROWNRICH LN	CHRETIEN ASHLEY VINCENT &
439	7334 CROWNRICH LN	ELEUTHEROS LIVING TRUST
440	7334 CROWNRICH LN	ELEUTHEROS LIVING TRUST
441	7338 CROWNRICH LN	ALLEN BENIMAN J &
442	7338 CROWNRICH LN	ALLEN BENIMAN J &
443	7344 CROWNRICH LN	HANSEN ALICE CAROLYN
444	7344 CROWNRICH LN	HANSEN ALICE CAROLYN
445	2631 WHITE ROCK RD	FRASER RONALD W &
446	2531 WINSTED DR	KIDD KYLE E & MARY N
447	9 NO NAME ST	LAWTHERWOOD HOMEOWNERS
448	2845 LAWTHERWOOD PL	LAWTHERWOOD 1926 LLC
449	2851 LAWTHERWOOD PL	HACKEDORN & ABOUSSIE FAMILY LIVING TRUST THE
450	2857 LAWTHERWOOD PL	LEPOW SAM &
451	2863 LAWTHERWOOD PL	BOWDEN CULLEN & KATE
452	2862 LAWTHERWOOD PL	JONES NATHANIEL G & AMANDA J
453	2856 LAWTHERWOOD PL	CHAPMAN BRAD & JENNIFER
454	2850 LAWTHERWOOD PL	PEGASUS CONSTRUCTION
455	2844 LAWTHERWOOD PL	OLLENDIKE ERIK & JENNIFER
456	2631 WHITEROCK RD	HAFNER RICHARD J &
457	2515 WINSTED DR	HAFNER RICHARD J &
458	401 S BUCKNER BLVD	DART