

Protecting What Makes Our Neighborhood **Special**

Hampton Hills was developed in 1925 as a community of Tudor, minimal traditional, craftsman bungalow and ranch style homes. We're working with the City of Dallas to secure a Conservation District designation — to protect our character, our trees, and the value of our homes.

Why It Matters

Act Before It's Too Late

As Oak Cliff becomes one of Dallas's most sought-after neighborhoods, developers have taken notice. Without a Conservation District, any home in Hampton Hills can be demolished and replaced with a structure that has nothing to do with who we are. Once a demolition permit is pulled, there's no going back.

Protect Home Values

When non-contextual construction takes hold, original homes begin to look less desirable and property values can revert toward lot value only. A CD protects your investment.

Preserve Neighborhood Character

Hampton Hill's cohesive streetscape — its modest scale, mature trees, and graceful lines — is irreplaceable once it's gone.

Resident-Driven Standards

Unlike a historic district, a Conservation District's standards are tailor-made by the residents themselves. You decide what matters most to protect.

Sensible, Not Restrictive

A CD is not a historic district or an HOA. It does not govern paint colors, interior remodeling, or landscaping. It regulates exterior architecture and scale on new construction.

A Tool, not a Straitjacket

Dozens of Dallas homeowners successfully remodel, expand, and modernize their homes within Conservation Districts every year. Compatible change is always welcome — incompatible construction is not.

We'd Join a Proven Framework

Conservation Districts have existed in the City of Dallas since 1988, primarily in East Dallas and Oak Cliff. There are currently at least 17 Conservation Districts established and in effect across Dallas. Hampton Hills would become the newest member of a family of protected neighborhoods, including Kessler Park, King's Highway, and Stevens Park.

UNDERSTANDING THE TOOL

What Is a Conservation District

A Conservation District is a city zoning overlay that protects a neighborhood's distinctive physical character — without the restrictions of a historic district.

A Conservation District (CD) is a zoning tool used by the City of Dallas to help communities protect certain characteristics of their neighborhoods. Conservation Districts have existed in Dallas since 1988 and are concentrated primarily in East Dallas and Oak Cliff — Hampton Hills' own backyard.

What a CD Protects

Each Conservation District is different, because each one is crafted by its own residents. In general, a CD can regulate things like:

- Architectural style and compatibility of new construction with the surrounding neighborhood
- Building height and scale relative to lot size
- Setbacks and the house-to-lot ratio
- Demolition standards, requiring review before an original home can be torn down

What a CD Does Not Do

A CD is *not* a historic district. It does not freeze a neighborhood in amber or require expensive reviews for routine maintenance. Specifically:

- It does not govern interior remodeling of any kind
- It does not tell you what color to paint your brick
- It does not restrict landscaping choices
- It does not prevent additions or renovations that are contextually compatible

Existing homes can and do get updated, expanded, and modernized within Conservation Districts all across Dallas. The focus is on **new construction and substantial exterior remodels** — ensuring they fit the neighborhood, not overwhelm it.

How It's Different from a Historic District

Historic districts in Dallas carry more restrictive review processes and are intended to preserve places of historic or cultural significance. A Conservation District, by contrast, is forward-looking — it's about defining the character we want to protect and guiding future growth to be compatible with it. It is a gentler, more flexible tool.

Existing Dallas Conservation Districts

Hampton Hills would join a well-established family of protected neighborhoods. Here are the Conservation Districts currently established in Dallas:

- C.D. #1 – King's Highway
- C.D. #2 – Lakewood
- C.D. #3 – Page Avenue
- C.D. #4 – Greiner Area
- C.D. #6 – Hollywood/Santa Monica
- C.D. #7 – Bishop/8th
- C.D. #8 – North Cliff
- C.D. #9 – M Streets (Greenland Hills)
- C.D. #10 – Greenway Parks
- C.D. #11 – M Streets East
- C.D. #12 – Belmont Addition
- C.D. #13 – Kessler Park
- C.D. #14 – Edgemont Park
- C.D. #15 – Vickery Place
- C.D. #16 – Rawlins
- C.D. #17 – Northern Hills
- C.D. #20 – Stevens Park (in process)

Note: C.D. numbers reflect the City of Dallas numbering system; not all numbers are currently active.

How much will it cost?

First, the City will review our proposal for a conservation district. Then, it will be required to have 58% of the neighborhood owners vote YES for the CD for the City to accept our proposal, and the fee is **\$2,000**. (If we can obtain 75% of our neighbors voting YES, there is no cost.)

There will also be a cost for signs and flyers to inform the neighborhood of the process, meetings and final petition.

Please donate to HHNA and specify your contribution is for the Conservation District.

Need more information or want to find out about the next meeting?

Visit - <https://www.hamptonhillsdallas.com/CD>

or

Email - hhconservationdistrict@gmail.com

District Process

How a neighborhood becomes a Conservation District in the City of Dallas — and where Hampton Hills is in that journey.

The City of Dallas has a formal process for establishing a Conservation District, governed by Section 51A-4.505 of the Dallas Development Code. The process typically takes 12–18 months from initial authorization through City Council adoption. Here's how it works — and where we are.

STEP 1 · COMPLETE

Eligibility Study & Determination

The City of Dallas Department of Planning & Development reviews a proposed area to determine whether it qualifies for a Conservation District — assessing architectural character, cohesion, and the presence of distinctive physical attributes worth protecting. Hampton Hills has been determined eligible.

STEP 2 · COMPLETE

Neighborhood Committee Formation

A Neighborhood Committee — representing owners of at least 10 properties within the proposed district — must be established to lead the process. The Hampton Hills Conservation District Committee has been formed and has been actively working for over three years. The members are: Bonnie Taylor, Selena Glasscock, Cameron Bayles, Lynette Massey-Stinnet, Morgan Millican, Tad Heimbürger, Mary Maddox, Greg Walker, Shana Fields, and Jenna Wilson.

STEP 3 · IN PROGRESS

Pre-Application Community Meetings **WE ARE HERE**

Before a formal application is submitted, the City requires community input meetings. We are currently waiting for Fall 2026 dates from the City Staff to schedule these meetings to gather neighbor input on what standards matter most to Hampton Hills. Your participation shapes the standards we'll adopt.

STEP 4 · UPCOMING

Develop Draft Standards

Based on community input, the Committee will develop a draft set of development and architectural standards tailored to Hampton Hills. These standards will define what is and isn't allowed for new construction and substantial exterior remodels.

STEP 5 · UPCOMING

Petition Drive (58% Threshold)

To formally apply, the Committee must gather signed petitions from property owners representing at least 58% of the land area (excluding streets and alleys) *or* 58% of the lots within the proposed district. This is a critical milestone — broad neighbor support is essential.

STEP 6 · UPCOMING

Formal Application to City of Dallas

The Committee submits a formal application to the Department of Planning & Development, including the signed petitions and proposed standards. City planning staff will review the application and prepare a report.

STEP 7 · UPCOMING

City Plan Commission Hearing

The City Plan Commission holds a public hearing and considers the application. Neighbors may speak in favor or opposition. If the CPC recommends approval, the matter moves to City Council.

STEP 8 · UPCOMING

City Council Vote

The Dallas City Council holds a public hearing and votes on the Conservation District ordinance. All property owners within the proposed district receive written notice before this hearing. A successful Council vote officially establishes the Conservation District.

The process is governed by Dallas Development Code §51A-4.505. For questions about where we are or how to get involved, [contact the Committee](#).

Conservation District Submittal Requirements

[https://dallascityhall.com/departments/sustainabledevelopment/planning/DCH%20Documents/conservation%20districts/CD Work Review Application and Checklist.pdf](https://dallascityhall.com/departments/sustainabledevelopment/planning/DCH%20Documents/conservation%20districts/CD_Work_Review_Application_and_Checklist.pdf)