Anna HONG

A SELLER'S GUIDE · EAST DALLAS

Selling in a conservation *district*

M STREETS · M STREETS EAST · BELMONT · VICKERY PLACE

What the City of Dallas reviews, what to check before you list, and who to call.

Anna Hong · REALTOR® · TX License #818303

eXp REALTY

Your house has a second set of rules.

The M Streets, M Streets East, Belmont and Vickery Place are City of Dallas conservation districts. Each one is a zoning district with its own written standards for how houses look from the street.

Those standards reach past new construction. In the M Streets, the city requires a review form for any work its standards cover. The neighborhood association lists windows, doors, roofs, fences, driveways, porch changes and exterior paint, and says approval is needed even when the work meets the guidelines.

That matters when you sell, for three reasons:

- **The Texas seller's disclosure form doesn't ask about conservation districts.** It does ask about alterations made without necessary permits and about notices of ordinance violations.
- **Violations can be fined.** In the M Streets, each day of a violation is a separate offense, with a fine of up to $2,000.
- **Reviews add time.** The ordinances allow up to 30 days for work that needs a building permit and 10 days for work that doesn't. The city currently estimates 3–5 business days.

This guide walks through how to check your house, what each district reviews, and what to gather before your home goes on the market.

> This guide shares public information from the City of Dallas and the Texas Real Estate Commission. It is not legal advice. For questions about your property, contact the City of Dallas Conservation District staff or a real estate attorney.

Sources: Ord. 25116 (CD 9); mstreets.org; TREC form 55-1; City of Dallas Conservation Districts page.

STEP 1

Is your home inside a district?

Check by address, not by neighborhood name. District lines follow specific streets and alleys.

NEIGHBORHOOD	DISTRICT	ORDINANCE	ESTABLISHED
M Streets (Greenland Hills)	CD No. 9	25116, amended by 28946	2002 (amended 2013)
M Streets East (includes the Greenville Crest area)	CD No. 11	25474, amended by 32107	2004 (amended 2022)
Belmont Addition	CD No. 12	25530	2004
Vickery Place	CD No. 15	26391, 26549, 26744	2006 (expanded 2007)

Where the lines run

- **M Streets (CD 9):** the alley between McCommas and Longview to the north, Greenville Ave to the east, the alley between Vanderbilt and Goodwin to the south, US-75 to the west.
- **M Streets East (CD 11):** lots on both sides of McCommas to the north, Skillman to the east, lots on both sides of Vanderbilt to the south, Greenville Ave to the west.
- **Belmont (CD 12):** lots on both sides of Llano to the north, Skillman to the east, lots on both sides of Belmont Ave to the south (except the south side of the 5700 block between Greenville and Matilda), Greenville Ave to the west.
- **Vickery Place (CD 15):** both sides of Goodwin Ave to the north, Greenville Ave to the east, both sides of Richard Ave to the south, Homer St and part of US-75 to the west.

Check your address in two minutes. Scan to open the City of Dallas Map Hub. Choose the **Conservation Districts** tab and search your address.

Sources: City of Dallas conservation district pages and ordinances 25116, 28946, 25474, 32107, 25530, 26391, 26549, 26744; City of Dallas Zoning Resources. Greenville Crest isn't named in a city ordinance; its commonly used boundaries match CD 11.

What each district reviews

Highlights only. The standards depend on your house's original style.

M Streets · CD 9

- New houses must be High Tudor: side-gabled roof at 45–70°, brick or stone, a front chimney, an arched front porch.
- Tudor remodels match the original brick and stone and keep listed features (chimneys, dormers, leaded glass, porches, window and door openings).
- Lot coverage up to 45%; height up to 30 ft.
- No front-yard fences. One straight brushed-concrete driveway; no circular drives.
- Front windows taller than wide, with expressed muntins; no window AC units on the front.
- Original waterfall steps stay.
- A High Tudor may be demolished only if code repairs would cost more than 80% of its appraisal district value.

M Streets East · CD 11

- Separate standards for Colonial Revival, Craftsman, Minimal Traditional, Prairie, Spanish Eclectic and Tudor houses.
- A review form is required for any exterior change to a front facade or wrap-around, and for new construction.
- A contributing house may be demolished only under the same 80%-of-appraised-value test.

Belmont · CD 12

- New houses in Colonial Revival, Craftsman, Prairie or Tudor style, or the lot's original style (1945 or earlier).
- Lot coverage up to 40% (45% for original houses); height up to 30 ft; Tudors up to 1½ stories.
- No front-yard fences; side fences up to 6 ft, rear up to 9 ft.
- Porches at least 8 ft deep. Front windows suit the house's style; non-wood frames must look like wood.
- Original rolling or waterfall steps and the lot's slope are kept.
- New construction needs two engineer-sealed grading plans.

Sources: Ord. 25116 and 28946 (CD 9), Ord. 32107 (CD 11), Ord. 25530 (CD 12); City of Dallas CD Work Review checklist (rev. 2023).

Vickery Place · CD 15

The style standards apply to the front facade and the "wrap-around," the first 25 feet of each side behind the front corner. A review form goes to the city for any work the standards cover.

- New houses: Craftsman, Prairie or Tudor. Remodels follow the standards for the house's own style.
- Height up to 30 ft. Craftsman and Prairie up to 2 stories; Tudor 1½ in front and 2 in the rear.
- Lot coverage 45% for original houses (built by 1939), 40% for others.
- Front setback matches the block's average; sides 10 ft east, 5 ft west; rear 20 ft.
- Porches at least 6 ft deep and may not be enclosed.
- New construction needs two engineer-sealed grading plans.
- No picture windows; vinyl windows are allowed.
- No corrugated or standing-seam metal or tar-and-gravel roofs on the front and wrap-around. Solar panels and satellite dishes go on the rear half of the roof.
- Main houses raised at least 12 inches; waterfall steps kept, in concrete; the lot's slope kept.
- Garages at the rear. No circular drives, gravel, asphalt or exposed aggregate. Front yards at most 30% hard surface; no paved parkway.
- No front fences (a hedgerow counts as a fence); side up to 6 ft, rear up to 9 ft.

Across all four districts

- A Conservation District Work Review is required in addition to any building permit review.
- Decisions can be appealed to the Board of Adjustment. In Vickery Place, the appeal is filed within 10 days of the decision.

Sources: Ord. 26391 Exhibit B, Ord. 26549 and 26744 (CD 15); Ord. 25116, 32107, 25530; City of Dallas CD Work Review checklist (rev. 2023); Introduction to Conservation Districts, City of Dallas.

STEP 3

The before-you-list check

Do this a few months before you plan to list, so there's time to sort out anything that needs a city review.

- [ ] **List every exterior change since you bought the house:** windows, doors, roof, fence, driveway, porch, steps, paint, additions, garage.
- [ ] **Find the paperwork.** Search your address for permits on DallasNow (aca-prod.accela.com/DALLASTX), and for older records in the Dallas Public Research Archives (edms-public.dallas.gov/publicaccess).
- [ ] **Collect your own copies** of any Conservation District approvals, contractor invoices and window specs (brand and series).
- [ ] **Compare each change with your district's standards** for your house's style.
- [ ] **If something was done without a review,** talk with a real estate attorney first about your options and your disclosures.
- [ ] **Planning work before you sell?** Paint, windows and fences may need a review too. Build the review time into your schedule.

Review time in the ordinances

Up to 30 days for work that needs a building permit. Up to 10 days for work that doesn't. Counted from a complete application.

Current city estimate

The city's page currently shows an estimated wait of 3–5 business days for plans review. Applications go through ProjectDox (plansubmittal.dallascityhall.com).

Sources: Ord. 25116, 32107, 25530, 26391; City of Dallas Conservation Districts page; City of Dallas Development Services guide.

STEP 4

What the seller's disclosure asks

The Texas Real Estate Commission's Seller's Disclosure Notice (TREC No. 55-1) has **no question about historic or conservation district status.** Three items are easy to misread or overlook:

ON THE FORM	WHAT TO KNOW
"Conservation district"	This item refers to **groundwater** conservation districts, not the City of Dallas conservation districts.
Alterations or repairs made without necessary permits or not in compliance with building codes	Your permit and approval records from Step 3 help you answer accurately.
Notices of violations of deed restrictions or governmental ordinances	If you've received a city notice about your property, keep a copy and show it to your attorney.

How these items apply to your house is a legal question. Ask a real estate attorney.

WHO TO CALL

City of Dallas · Planning & Development, Conservation Districts

(214) 948-4458 · pud@dallas.gov
Dallas City Hall, 1500 Marilla St, Room 5BN, Dallas, TX 75201
dallascityhall.com/departments/pnv/Pages/Conservation-Districts.aspx

Sources: TREC Seller's Disclosure Notice, form 55-1 (trec.texas.gov); confirm the current form version before you complete it. City of Dallas Conservation Districts page.

THE LOCAL NUMBERS

Last year in these four neighborhoods

111

homes sold for $900,000 or more

98.3%

of original list price, at the median

32

sold above their original list price

Source: NTREIS MLS, closed residential sales of $900,000+ from Oct 31, 2025 to Oct 31, 2026, in the Vickery Place, Greenland Hills, Belmont and Greenville Crest subdivisions. Pulled Oct 31, 2026. MLS subdivision names don't match district lines exactly. Information deemed reliable but not guaranteed.

ABOUT ME



Anna Hong

REALTOR® with eXp Realty. Anna markets homes with a plan you can see before you sign: real photography, open houses hosted as events, and an update every Friday from launch to close.

Most recent listing: a Colleyville home listed at $1.25M, under contract in 19 days.

BOOK A 20-MINUTE PRE-LISTING WALKTHROUGH

214-789-4014 · anna@annasellsdallas.com