DATE April 17, 2009

TO Trinity River Corridor Project Committee Members:
David A. Neumann (Chairman)  
Mayor Pro Tem Dr. Elba Garcia (Vice-Chair)  
Deputy Mayor Pro Tem Dwaine Caraway  
Carolyn R. Davis  
Linda Koop  
Pauline Medrano  
Mitchell Rasansky  
Steve Salazar

SUBJECT Oak Cliff Gateway Land Use Opportunity Plan Amendment Authorization

As part of the implementation process for the Trinity River Corridor Comprehensive Land Use Plan, the City Plan Commission created an ad hoc committee to work with the community to develop zoning recommendations. In this case, the Oak Cliff Gateway Land Use Opportunity Plan adopted in 2005 (Attachment A) called for continued residential development along the Lancaster and Ewing corridors, with the focus of mixed use development located along the river’s edge. In 2007, City Council initiated a zoning case (Attachment B) directing staff to evaluate existing zoning regulations with the adopted vision for the area to determine what zoning changes were necessary to facilitate the type of development desired. Given that much of the existing zoning in the Oak Cliff Gateway complied with the adopted plan, staff’s initial recommendation regarding the zoning change was to only change a small portion of the area evaluated (Attachment C). The ad hoc committee hosted a series of meetings in September, October, and November of 2008 to discuss this proposed zoning change.

Input from that series of meetings revealed a strong community sentiment to revise the adopted Oak Cliff Gateway Land Use Opportunity Plan, looking at the entire area to place a greater focus on mixed-use development and encourage a more walkable district. The adopted plan did not reflect the vision of the community or the best potential for this area’s redevelopment. As a result, staff began the process to revise the plan for the area.

The City also established a new Neighborhood Investment Program (NIP) target area for the Marsalis corridor in 2008 (Attachment D), which overlaps a portion of the Oak Cliff Gateway. Since the NIP is an effective tool to address a number of the planning issues that the community raised during the community meetings in the fall of 2008, staff from the Trinity River Corridor Project worked with the Housing Department to incorporate the new NIP area into the Oak Cliff Gateway planning process. The result was an expanded study area which included the zoning authorized hearing boundary and the Marsalis NIP area (both shown on Attachment E).

In January and February of 2009, community meetings focused on seeking input to clearly define the vision for the neighborhood with the goal of outlining necessary amendments to the Oak Cliff Gateway Land Use Opportunity Plan. Since the community vision was so divergent from the existing adopted plan and zoning must be done in accordance with an adopted comprehensive plan, these amendments are

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necessary in order to move forward with a future recommendation for zoning changes that reflect the long-term vision for the area.

At the conclusion of the series of planning meetings, groups of stakeholders requested that three additional areas be included in the plan (Attachment E). Given that the planning process for the Oak Cliff Gateway was substantially complete, staff recommendation was to only include the small area along I-30. This area impacted relatively few property owners and parcels, and the existing industrial zoning of that area would not be compatible with the long term vision for the immediate area as articulated during the planning process. After hearing testimony at their last meeting, the CPC Committee recommended including two of the three areas highlighted on Attachment E in the planning study. Stakeholders advocating for the areas' inclusion, felt the existing study area boundaries arbitrarily divided the neighborhood and left a gap between the area and other ongoing planning studies. Testimony given at the CPC Committee meeting voiced concerns over adding property into the study area at the end of the process, without detailed input into the plan recommendations for that area.

In order for the planning process to move forward, Council action is required to officially initiate necessary amendments to the adopted plan, and define the boundaries of the planning study. If Council includes areas outside what was discussed during the January and February community meetings, staff recommends that a similar planning process be conducted for the additional properties.

Staff is requesting a committee recommendation on the boundaries of the planning study and direction to place the authorization hearing to initiate the plan amendment on the May 27 Council agenda. This plan amendment follows the same process outlined in the Code for city-Initiated zoning cases, and requires that City Council initiate the plan amendment at a public hearing. This initial public hearing is only to authorize the plan amendment. A future public hearing will be scheduled following any additional public input process, City Plan Commission action on the revised land use opportunity plan, and future Trinity River Committee briefing regarding the plan amendments.

Jill A. Jordan, P.E.
Assistant City Manager

THE TRINITY
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Attachments

C: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Ramón F. Míguez, P.E., Assistant City Manager
A. C. González, Assistant City Manager
Forest E. Turner, Interim Assistant City Manager
David K. Cook, Chief Financial Officer

Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge
Helena Stevens-Thompson, Assistant to the City Manager
Frank Librio, Director, Public Information Office

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Land Use Opportunity Plan

Oak Cliff Gateway

Area 14

Land Uses:
- Residential - Neighborhood Infill
- Residential - Multi-Family
- Mixed Use
- Mixed Use - High Density
- Retail - Community
- Church / School / Civic
- Industrial - Light
- Park / Open Space
- Existing Highways / Major Roads
- Top of Existing Levees
- Trinity Parkway

Balanced Vision Plan:
- Lakes / River
- Recreational Areas
- Terrace Boulevard

Attachment A: Oak Cliff Gateway

Land Use Opportunity Plan
Legend
- Requested, but not a recommended addition by CPC Committee
- Recommended addition by CPC Committee
- Authorized Hearing Area
- Marsalis NIP

Attachment E:
Proposed Expansion to the Planning Boundaries

Trinity River Corridor Project
Date: April 17, 2009