

# Memorandum



CITY OF DALLAS

DATE April 3, 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 has empanelled an ad hoc committee to work with the community and develop zoning recommendations. The ad hoc committee hosted a series of meetings in September, October, and November of 2008 to discuss proposed zoning changes in the Oak Cliff Gateway area. The existing adopted Oak Cliff Gateway Land Use Opportunity Plan for this area calls for continued residential development along the Lancaster and Ewing corridors, with the focus of mixed use development located along the river's edge. Input from the meetings revealed a strong community sentiment to revise the adopted Oak Cliff Gateway Land Use Opportunity Plan, to place a greater focus on mixed-use development and encourage a more walkable district. In January and February of 2009, community meetings focused on seeking input to clearly define the vision for the neighborhood and outline necessary amendments to the Oak Cliff Gateway Land Use Opportunity Plan. Following these meetings, the ad hoc committee made recommendations regarding revised boundaries for the Oak Cliff Gateway Land Use Opportunity Plan. The proposed area for the Oak Cliff Gateway is generally bounded by I-30 to the north, the Trinity River to the northeast, R.L. Thornton Freeway to the east, Eighth Street and Davis Street to the south, and Marsalis Avenue and Beckley Avenue to the west.

In June of 2006, City Council adopted the forwardDallas! Comprehensive Plan, which incorporated the Trinity River Corridor Comprehensive Land Use Plan. Section 51A-1.108 of the Dallas Development Code requires that amendments to the vision, policy plan, area plans, and programmatic plans be authorized by City Council utilizing the same authorization process for city-initiated zoning cases. This process requires that City Council initiate the plan amendment at a public hearing.

Staff is requesting action from the committee that directs that the authorization hearing be placed on the April 22, 2009 City Council agenda.

This is not a hearing on the amendment for the Oak Cliff Gateway Land Use Opportunity Plan at this time. The anticipated City Council public hearing date on the proposed plan amendment is June 10, 2009.



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



**THE TRINITY**  
DALLAS

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

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 Libro, Director, Public Information Office