

Rezoning of the Trinity Corridor

City Council Briefing
January 17, 2007



Purpose

- Update Council on the implementation process for the Trinity River Corridor Comprehensive Land Use Plan (CLU Plan)
- Provide background information on upcoming January 24th agenda items
- Outline the next steps in the process

Background

- CLU Plan adopted by City Council in March 2005
- Trinity River Corridor Planning & Development Group created in July 2006
 - Facilitates implementation of CLU Plan
 - Fosters and attracts quality development to enhance neighborhoods and create attractive destinations within the Corridor
 - Ensures a comprehensive approach to development within the Corridor

Background

- City Council was briefed on the Planning & Development Group's functions and service priorities on August 28, 2006
- Trinity River Committee was briefed on September 19, October 16 (joint meeting with CPC), and November 20, 2006
 - Authorized hearing process
 - CLU Plan implementation and the selection of initial land use opportunity areas
 - Initial community meeting for upcoming authorized hearings
- City Plan Commission created a Trinity River Corridor Ad Hoc Committee to work with the community and develop zoning recommendations

Process: Land Use Opportunity Areas

Study Areas and Prototype Sites

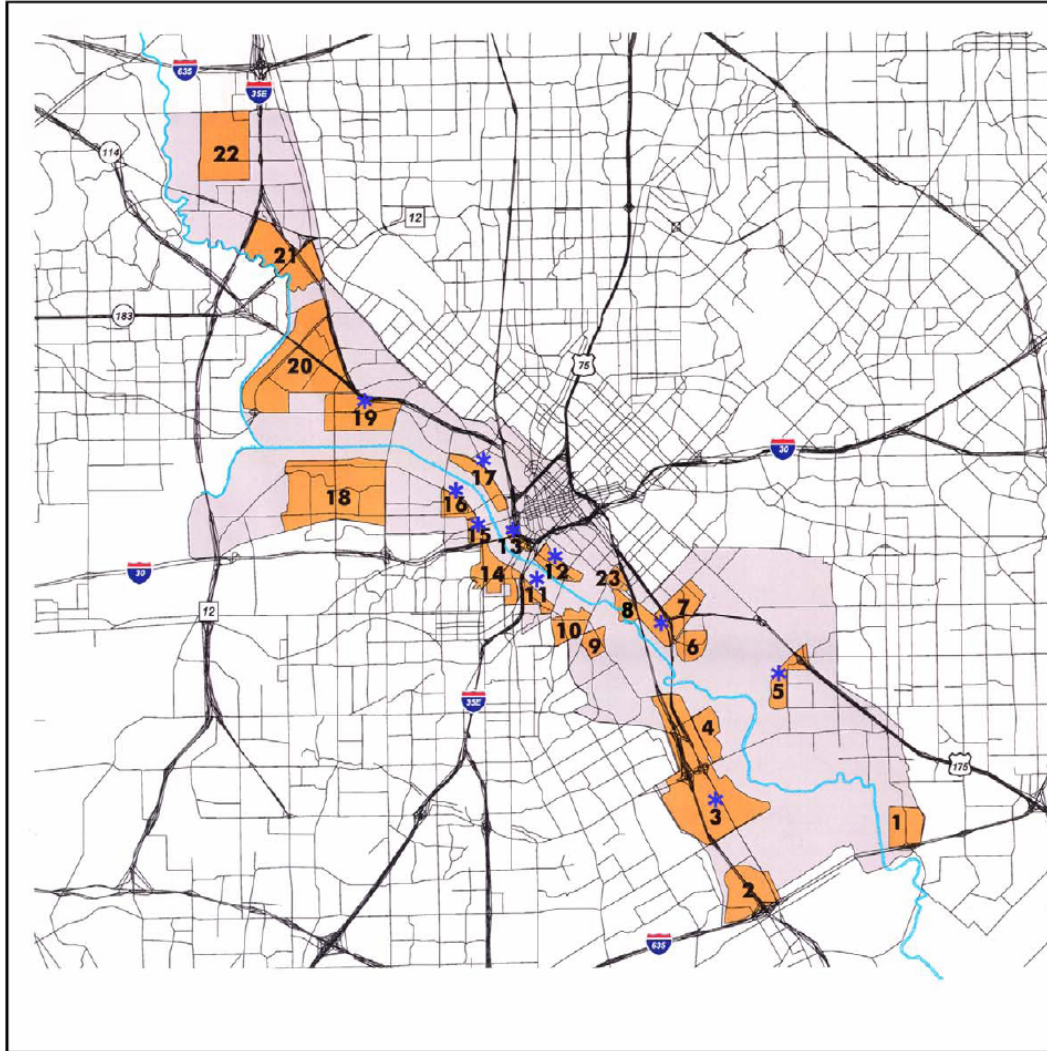
Study Area # - Study Area Name

- 1 - I-20 Dowdy Ferry
- 2 - Southern Gateway
- 3 - Southward Industrial
- 4 - Joppa
- 5 - Pemberton Hill
- 6 - Rochester Park
- 7 - Ideal Neighborhood
- 8 - South Lamar
- 9 - Cadillac Heights
- 10 - Skyline Heights
- 11 - Tenth Street Bottoms
- 12 - Cedars West
- 13 - Mixmaster Riverfront
- 14 - Oak Cliff Gateway
- 15 - West Commerce Riverside
- 16 - La Bajada / Los Altos
- 17 - Old Trinity Industrial
- 18 - Westmoreland Heights / Lake West
- 19 - Commonwealth / Trinity Parkway
- 20 - Irving Blvd. / Regal Row
- 21 - Stemmons Crossroads
- 22 - Luna Road / Walnut Hill
- 23 - Forest Heights Neighborhood

Study Area # - Prototype Site Name

- * - Location of Prototype Site
- 3 - I-45 Industrial Park
- 5 - Lake June Station
- 7 - Lamar Center
- 11 - 8th & Corinth
- 12 - Cedars Village
- 13 - Reunion Place
- 15 - Trinity Landing
- 16 - Woodall Rodgers Intercept
- 17 - Old Trinity Industrial
- 19 - Inwood Campus

July 2005
 TRINITY RIVER CORRIDOR COMPREHENSIVE LAND USE PLAN
 with Economic Analysis and Implementation Strategy



Process: Selection Considerations

- Policy Direction
 - Vision objectives and priorities
- Anticipated Growth and Change
 - Employment growth
 - Household growth
- Development Pressure
 - Zoning change requests
 - Building permits
 - Certificates of Occupancy
- Coordination and Strategic Considerations
 - Project timing
 - Other initiatives

FY 2006-2007 Work Plan

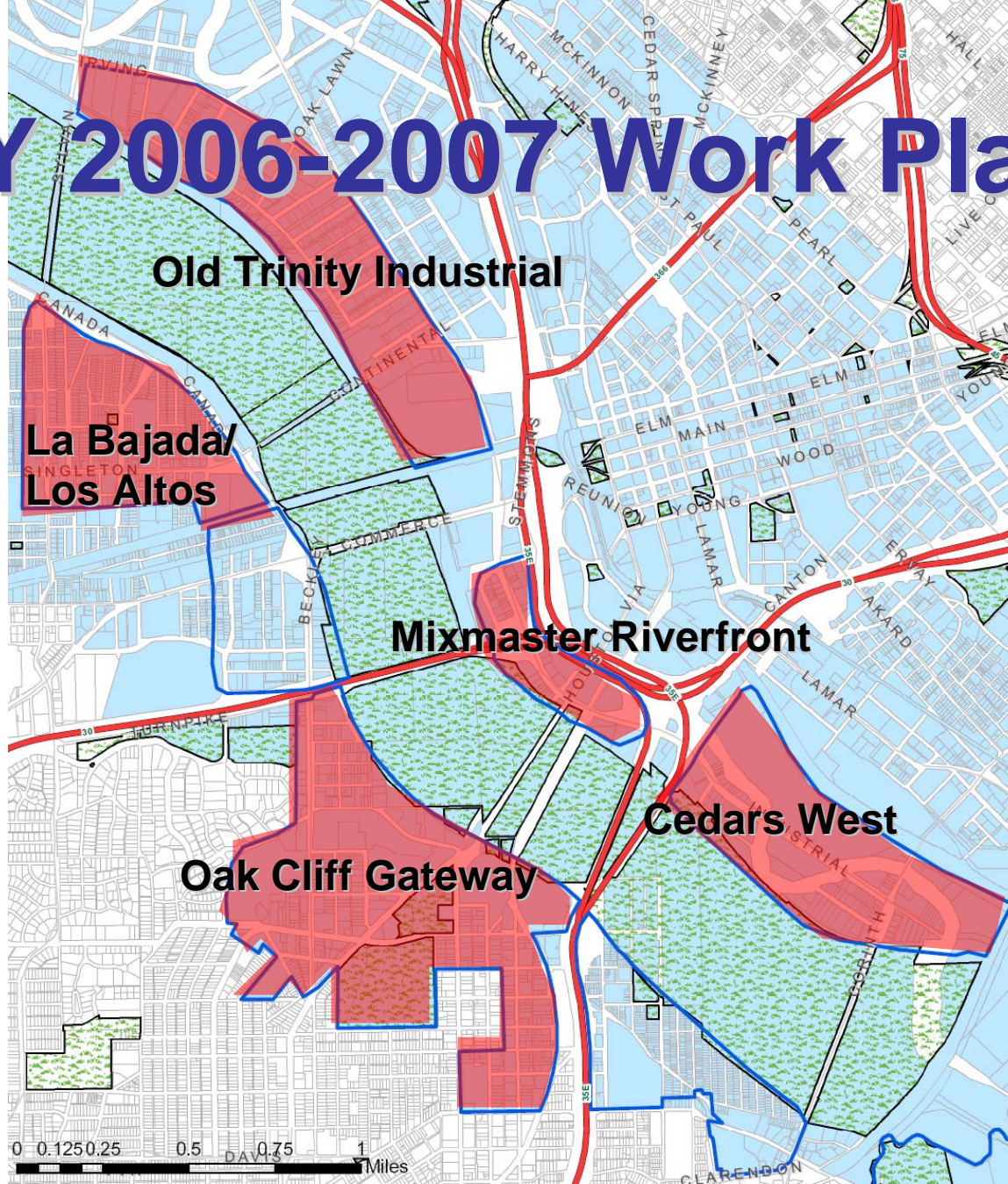
Conduct Review and Rezoning:

- Mixmaster Riverfront
- Cedars West
- Old Trinity Industrial
- La Bajada/Los Altos
- Oak Cliff Gateway

Initiate Review and Work:

- South Lamar
- West Commerce Riverside

FY 2006-2007 Work Plan



FY 06-07 Phasing Plan

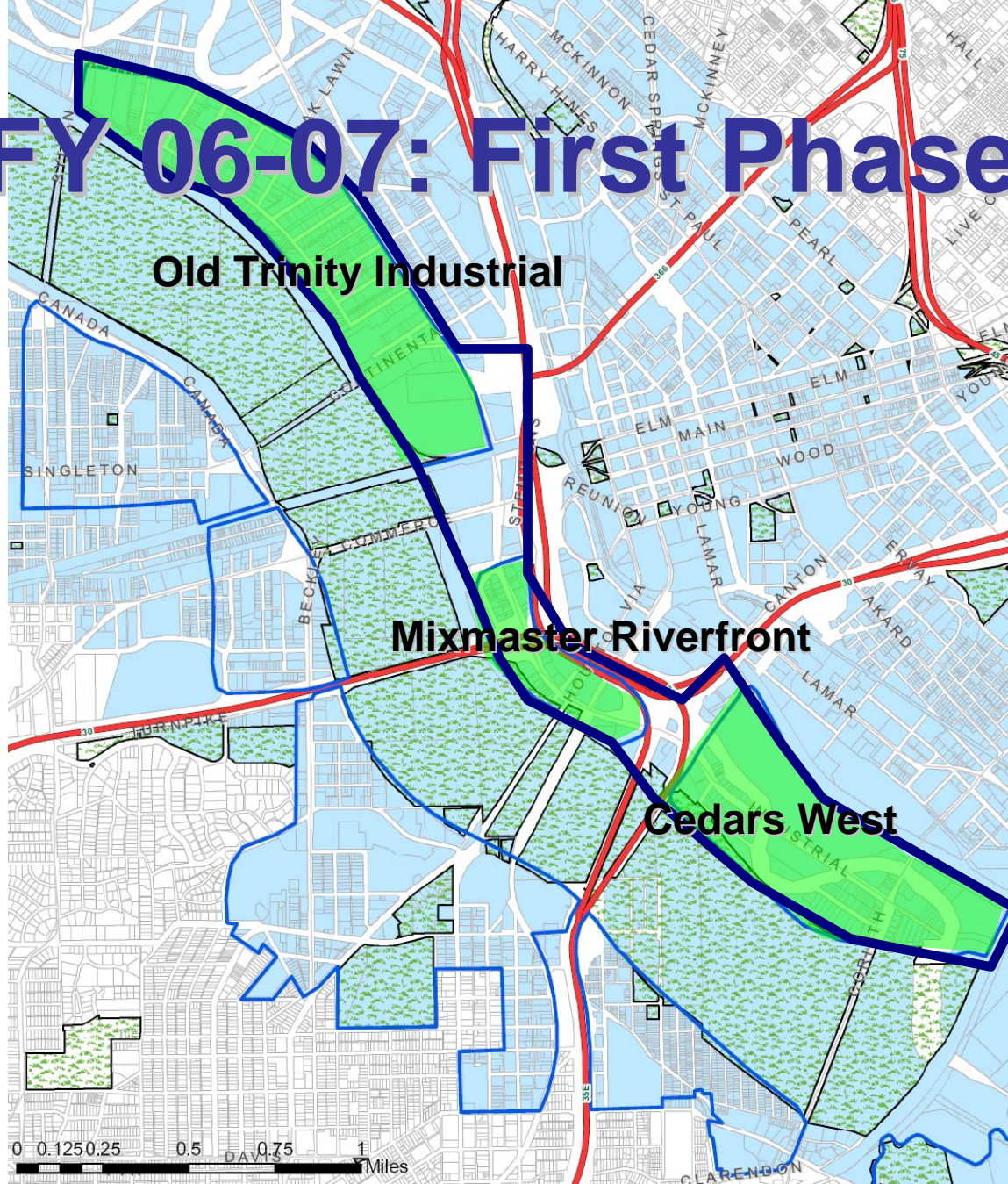
First Phase:

- Initiated meetings in December
- Areas linked by Industrial Boulevard
 - Mixmaster Riverfront
 - Cedars West
 - Old Trinity Industrial

Second Phase:

- Initiating meetings in February
- Areas
 - La Bajada/Los Altos
 - Oak Cliff Gateway

FY 06-07: First Phase



First Community Meeting

- CPC Ad Hoc Committee held their first community meeting on December 4, 2006
- Notification flyers sent to 500 property owners along with early notification list for the area
- Approximately 70 people attended

First Community Meeting

- Kick-off meeting:
 - Reviewed CLU Plan recommendations for the area
 - Discussed Industrial Boulevard renaming and the phasing of rezoning these priority areas throughout the remainder of the fiscal year
 - Outlined review and rezoning process
 - Collected contact information for periodic updates

Zoning Considerations

- Areas south of Continental are primarily zoned for industrial and commercial uses
 - Desired mixed use redevelopment in these areas is limited by existing zoning
 - Zoning changes are necessary
- Design District is zoned Planned Development District 621, which was recently amended
 - Staff will analyze whether additional changes are necessary or if existing zoning adequately addresses CLU Plan recommendations
 - Scope of necessary amendments to PD 621, if any, will need to be defined prior to proceeding
 - Strategies to enhance connectivity
- In areas where zoning changes are necessary, transitioning of uses will need to be considered for any nonconforming uses

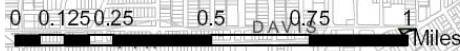
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Zoning Review

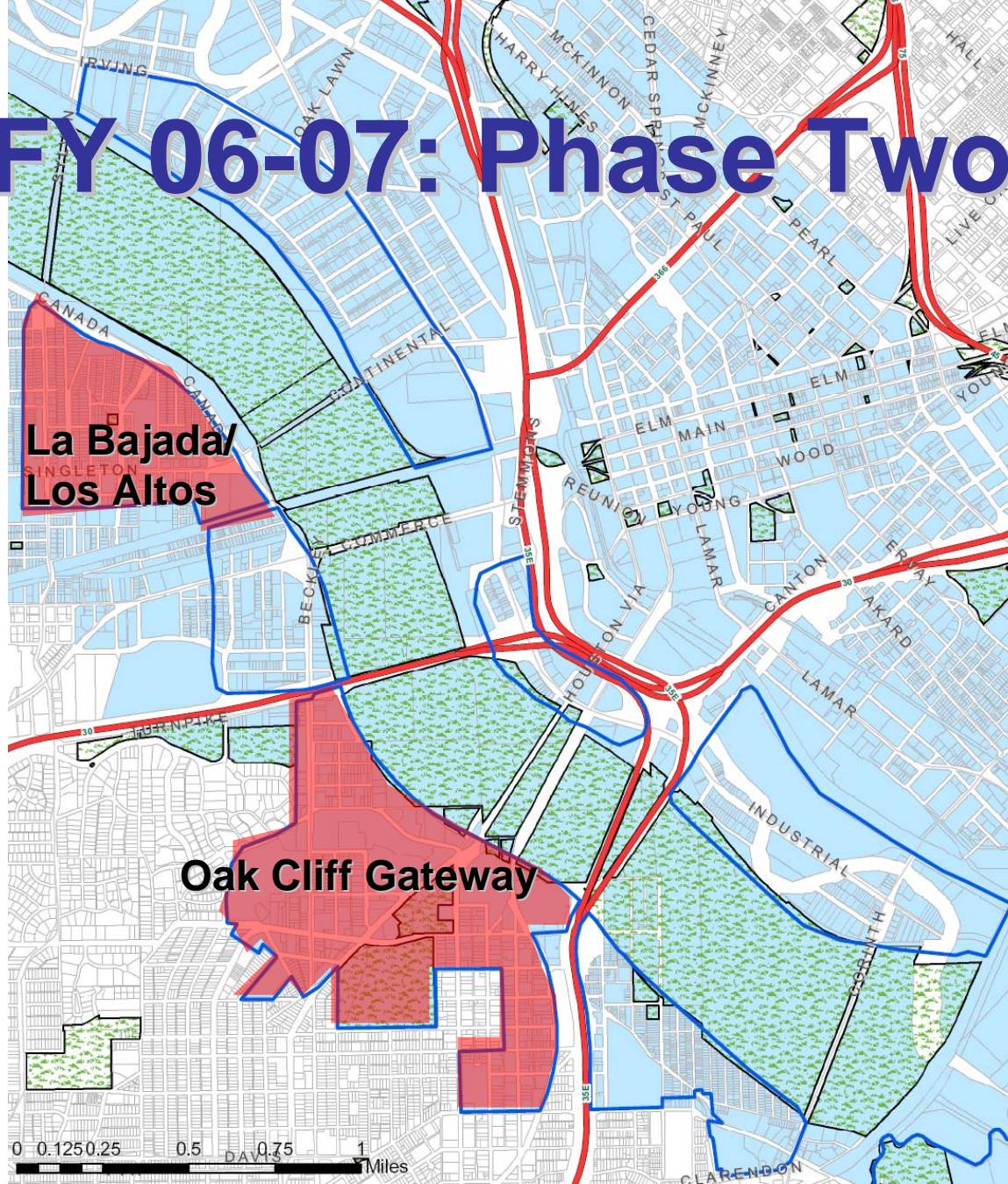
Zoning Study Area 3

Zoning Study Area 1

Zoning Study Area 2



FY 06-07: Phase Two



FY 06-07: Phase Two

- Initial community meetings scheduled for February to outline CLU Plan recommendations and review process
- Public hearings authorized by City Council in March



Anticipated Outcomes

- Zoning in compliance with the CLU Plan, with an emphasis on urban design considerations such as building form, protection of view corridors, signage issues and pedestrian orientation
- Infrastructure strategy
 - Coordinate land use and transportation
 - Connectivity, including trails and open space
 - Road network improvements identified in the CLU Plan
 - Ensure sufficient capacity of water, wastewater and other utilities
- Encourage development and activities that will draw people back to the corridor again and again

Zoning Approach

- The CLU Plan not only specifies desired uses for the Corridor, but strongly recommends specific building forms
- The plan also outlines urban design considerations such as building massing and orientation, height ranges, and calls for a hierarchy of streetscape standards to create a quality environment for all users

Urban Form

Mixed Use – High Density Module

Primary & Civic Land Uses



Mixed Use B – 25%



Residential-Urban 5 – 25%



Mixed Use-High Rise – 15%



Office-Urban – 10%



Retail-Urban – 10%

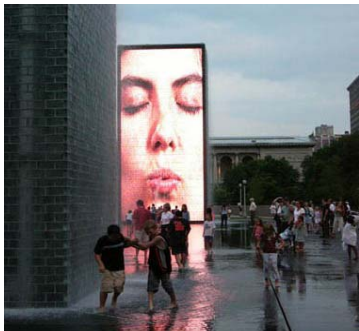


Residential-Townhouse – 5%



Civic – 10%

Optional Land Uses



Park & Open Space



Residential Urban 10 – 5%

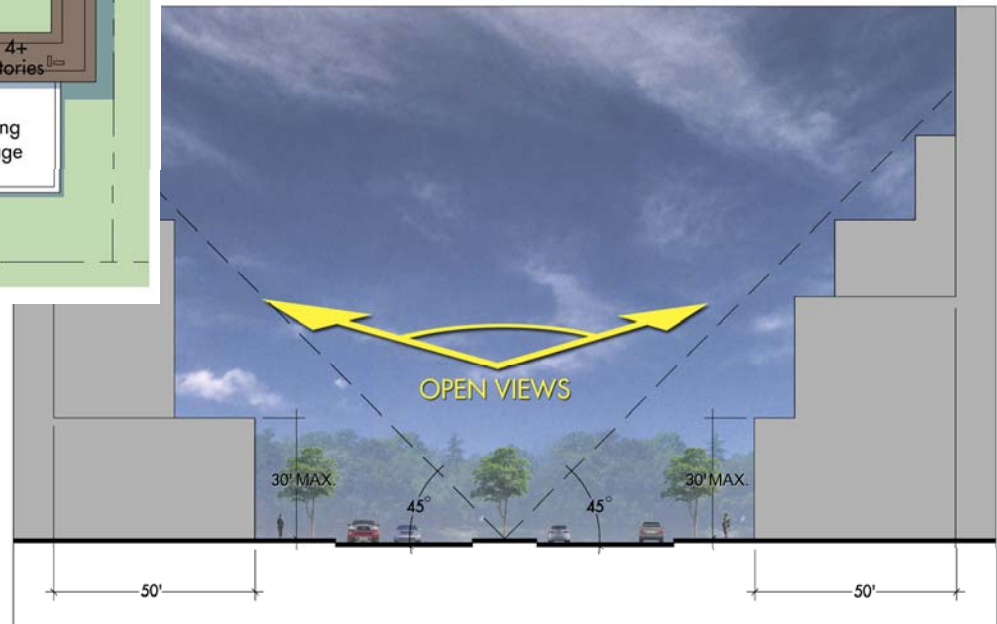
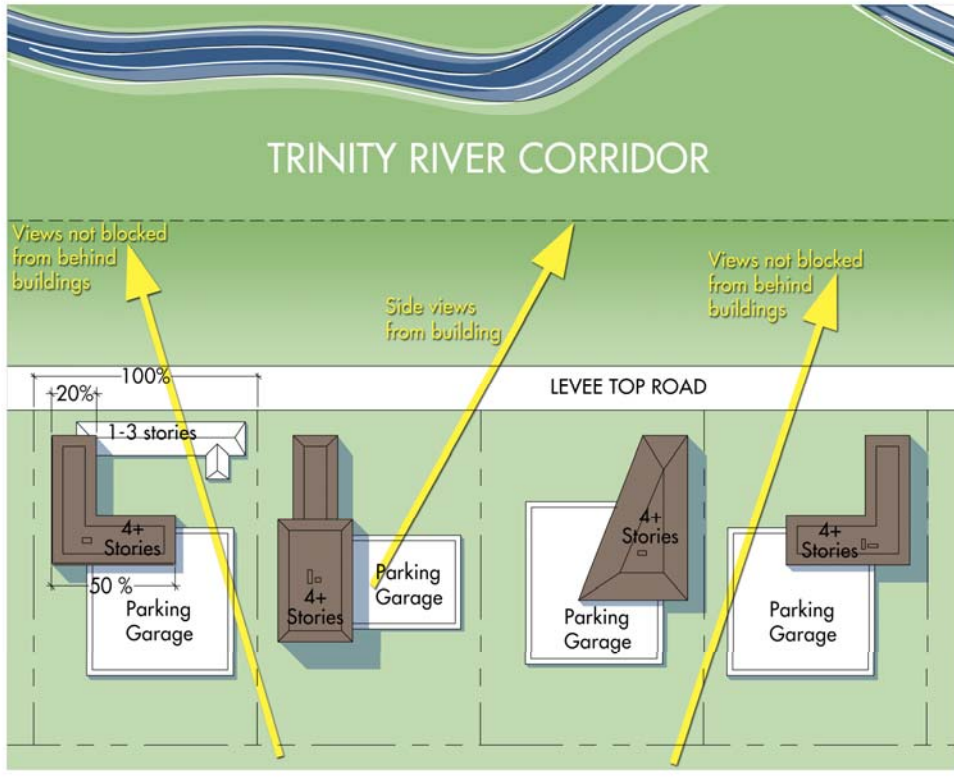


Residential-Single Family Urban – 10%



Entertainment – 5%

Urban Form



Traditional Use Based Regulations

MU-3 Mixed Use District



Zoning Approach

- In areas where zoning changes are necessary, regulations should emphasize urban form
- Form-based regulations address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks
- Future Council briefing on Form-based Codes

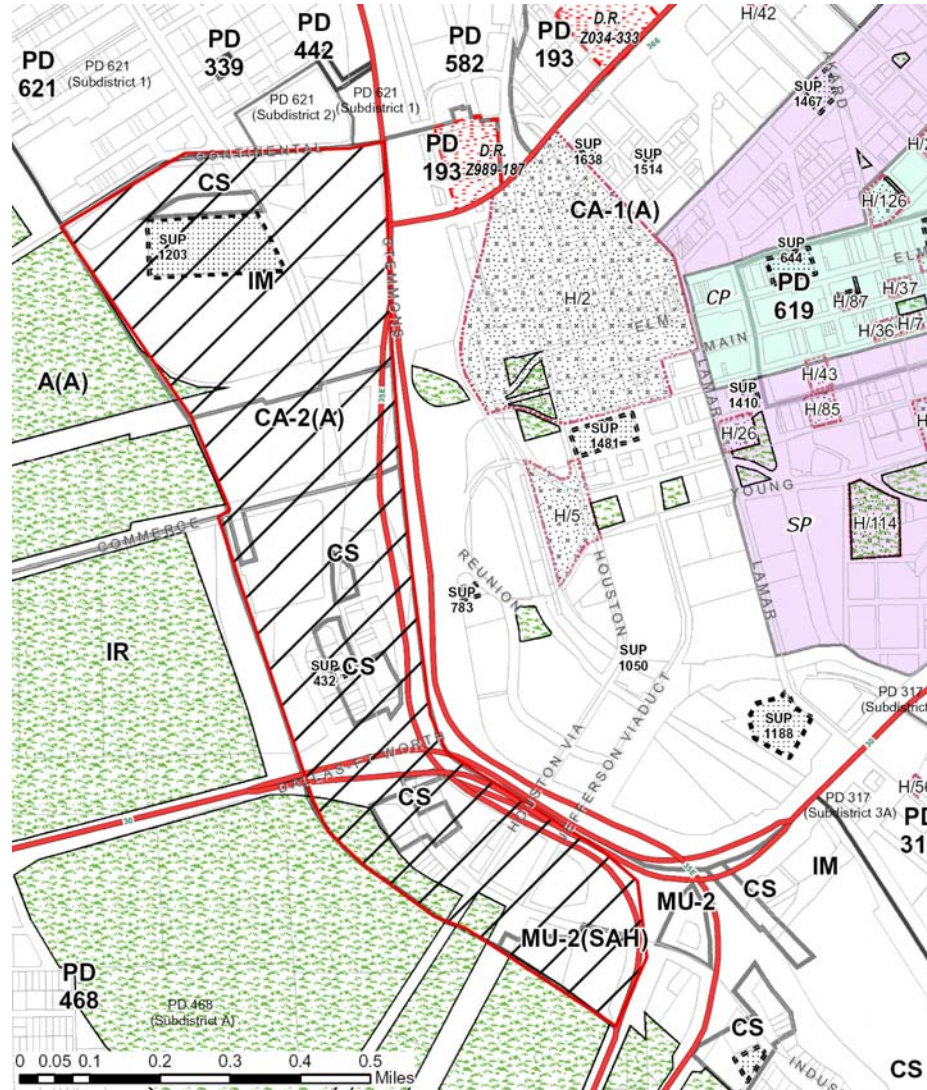
January 24th Agenda Items

- The Dallas Development Code gives CPC and Council the authority to initiate zoning changes to consider proper zoning
- TRC is the lead in directing this endeavor and establishing priorities for implementing the CLU Plan

January 24th Agenda Items

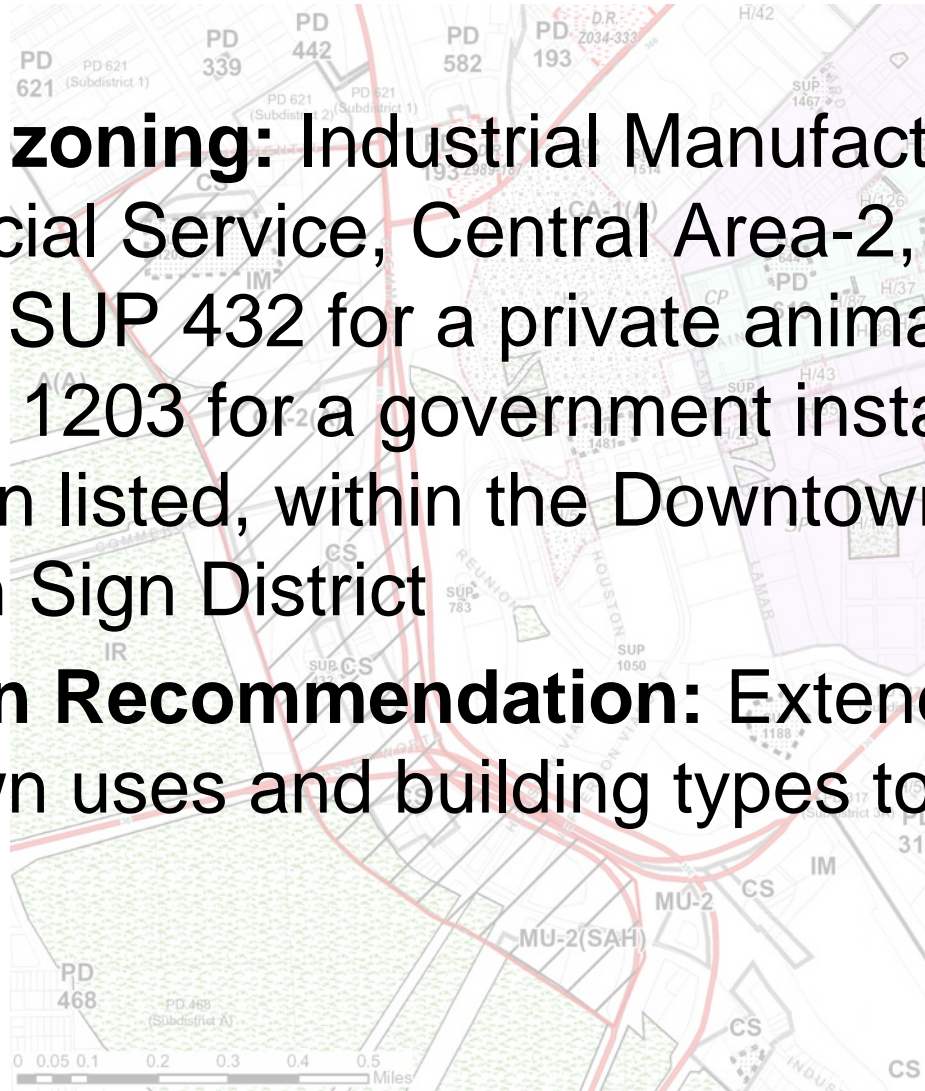
- Public hearings
- Council approval indicates an application for zoning change and creates zoning cases for Zoning Study Areas 1 and 2
 - Action on January 24th does not change the zoning of any property
 - Directs staff to review and make recommendations for any necessary zoning changes to implement the CLU Plan in those areas
 - Any recommended zoning changes will have public hearings at CPC and Council

Zoning Study Area 1



Zoning Study Area 1

- **Existing zoning:** Industrial Manufacturing, Commercial Service, Central Area-2, Mixed Use-2 (SAH), SUP 432 for a private animal pound, and SUP 1203 for a government installation other than listed, within the Downtown Special Provision Sign District
- **CLU Plan Recommendation:** Extend Downtown uses and building types to the river

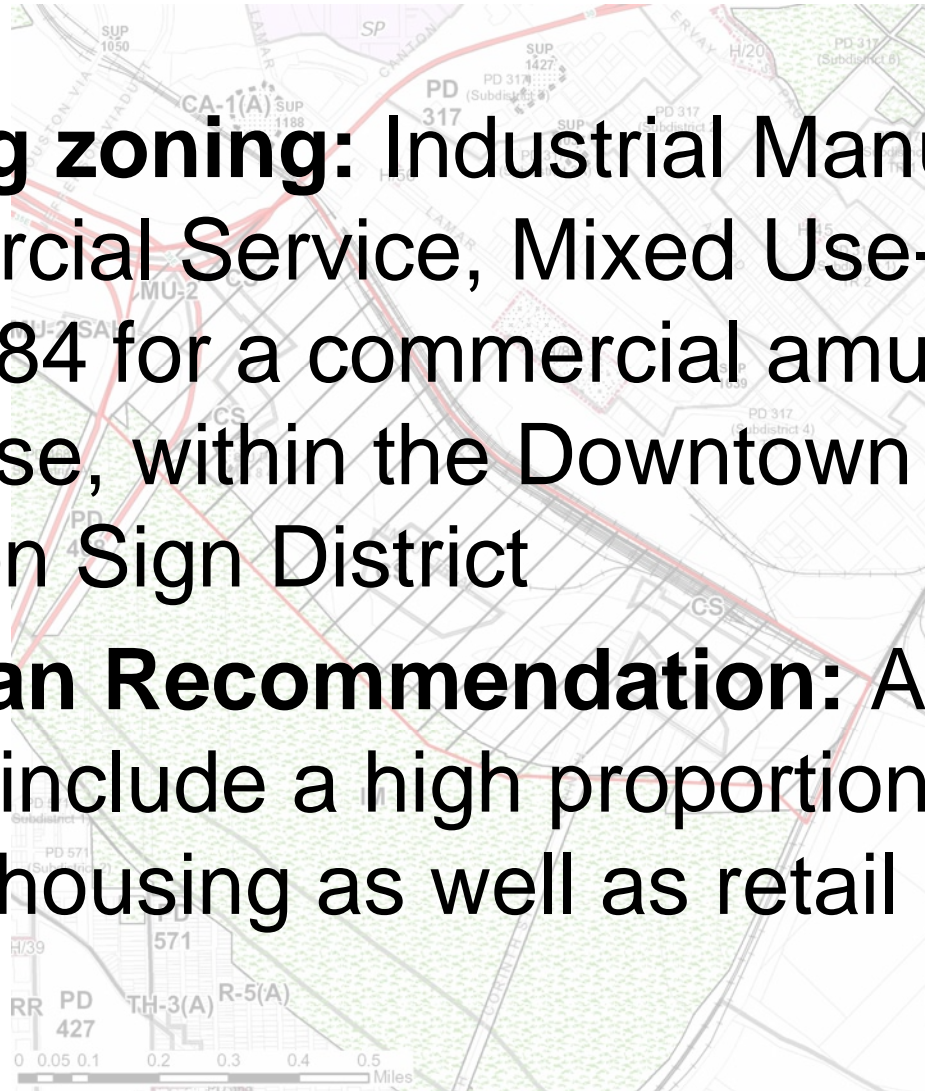


Zoning Study Area 2



Zoning Study Area 2

- **Existing zoning:** Industrial Manufacturing, Commercial Service, Mixed Use-2, and SUP 1484 for a commercial amusement inside use, within the Downtown Special Provision Sign District
- **CLU Plan Recommendation:** A mix of uses to include a high proportion of higher density housing as well as retail uses



Next Steps

- January/February 2007: If Council authorizes the hearings, staff will develop and provide a recommendation for zoning changes to CPC Ad Hoc Committee for review
- February/March 2007: CPC Ad Hoc Committee will solicit public feedback in a second community meeting and develop a recommendation to CPC
- March/April 2007: CPC will hold a public hearing on each study area
- April/May 2007: TRC will review recommendations and make a recommendation to City Council
- April/May 2007: City Council will hold a public hearing on each study area
- This process will be repeated for each land use opportunity area in the CLU Plan