



Legislation Text

File #: 22-2293, Version: 1

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: October 26, 2022
COUNCIL DISTRICT(S): 1
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding The West Oak Cliff Area Plan on property generally bounded by West Davis Street, Hampton Road, West 12th Street, Tyler Street, Vernon Avenue, Illinois Avenue on the south, Cockrell Hill Road, and Gilpin Road on the west; and, at the close of the public hearing an ordinance adopting The West Oak Cliff Area Plan - Financing: No cost consideration to the City

BACKGROUND

In 2019, the City of Dallas changed the authorized hearing process (City initiated rezoning) from being “first come-first serve” to being score-based. One highly-scoring criteria is having an adopted area plan. As a result, in early 2020, District 1 Councilmember Chad West partnered with the City of Dallas’ Planning and Urban Design (P+UD) Department to launch an area plan to help advance five previously filed authorized hearings scattered throughout West Oak Cliff. These authorized hearings will not advance until after an area plan is completed for the area.

- Z178-142: Downtown Elmwood, Filed: 11.9.2017
- Z189-127: North Cliff Neighborhood Center (Pierce/Catherine), Filed: 11.1.2018
- Z189-143: CR Area at Edgefield/Clarendon, Filed: 11.15.2018
- Z189-240: Jimtown MF-2 Area, Filed: 4.4.2019
- Z189-349: Hampton/Clarendon, Filed: 9.5.2019
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In addition to informing the five authorized hearings, the West Oak Cliff Area Plan (WOCAP/the Area Plan) aimed to develop a strategy to mitigate the impact of projected growth and development pressure encroaching on the area due to the continued and significant growth in the nearby Bishop Arts District. Additionally, the Area Plan would inform future land uses around the three Dallas Area Rapid Transit (DART) light-rail stations located within plan boundaries, as recommended by previously adopted City of Dallas policy (2020 Comprehensive Environmental and Climate Action Plan [CECAP] and 2021 Strategic Mobility Plan). In addition to these main items, all area plans strive to:

- Establish a land development vision for the study area to be integrated into the citywide comprehensive plan update (ForwardDallas).
- Facilitate a vision and engagement foundation to help inform future rezoning processes for areas already authorized for a zoning review (five previously filed authorized hearings)
- Create a framework for street and park infrastructure improvements to help inform potential roadway changes and future capital improvements.
- Help identify other priorities directly related to land development.

At the outset of the planning process, a 16-member Councilmember appointed taskforce of local residents and stakeholders to serve as a steering committee and guide for the planning process as well as serving as a conduit between neighborhood groups and the City. Over the course of the 26-month planning process, the taskforce met 16 times and helped inform engagement, strategy, and plan drafting. Input from the community was synthesized by city staff, and draft recommendations were presented to the taskforce. The taskforce worked to modify recommendations until there was consensus by the entire group on the content outlined in the Area Plan.

In addition to the taskforce, city staff worked collaboratively with multiple city departments (including Transportation, Public Works, Park & Recreation, the Library, the Small Business Center, Office of Economic Development, Housing and Neighborhood Revitalization, Code Compliance, Police, Communications, the Office of Equity and Inclusion, Historic Preservation, and the Office of Arts and Culture) as well as multiple agencies and non-profits, including DART, Dallas Independent School District, the Trust for Public Land, to ensure alignment with ongoing work each was conducting in the area. Additionally, input collected through engagement was shared with each department or agency and worked through collaboratively to determine achievable recommendations that could be advanced to address community ideas and concerns. These recommendations were presented to the Area Plan taskforce and endorsed by that group as well.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached