



Legislation Text

File #: 20-2603, Version: 1

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: January 27, 2021
COUNCIL DISTRICT(S): 14
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

A resolution adopting the Dallas Arts District Connect Plan on property generally bounded by North St. Paul Street on the west, Woodall Rodgers on the north, North Central Expressway on the east, and San Jacinto Street on the south – Financing: No cost consideration to the City

BACKGROUND

In early 2016, The Dallas Arts District, through its Infrastructure Committee and with support from City staff, began public outreach on a process to draft a plan to guide the future of development in the Arts District. This plan was intended to replace the “Sasaki Plan” (named after the firm that wrote it), that was originally adopted by the City of Dallas in 1982. The Sasaki Plan was unique in that it was directly referenced in the area zoning, Planned Development District No. 145 (PD 145), and contained specific language that was intended to be addressed through the development permitting process.

The new Dallas Arts District Connect Plan is intended to guide any designer, decision maker, or developer proposing changes in the Arts District and thus ensure that any such proposal supports the Arts District's goals. However, while it is intended to provide a future development vision and to serve as a development policy guide for the area, this plan will no longer be directly referenced in the area zoning or play a role in the approval process for development permits.

The Dallas Arts District Connect Plan was developed within the context of the Downtown 360 Plan, adopted by Dallas City Council in 2017, which identified the Arts District as a catalytic development area. The content of the plan is consistent with the 360 Plan and provides more detailed guidance for the Arts District. The Plan was also developed concurrently with City Plan Commission authorized amendments to Planned Development District No. 145, Planned Development District No. 708, and CA-1(A) Central Area District 1. This has helped ensure that the zoning changes were consistent with the new area plan vision and to address concerns about the role of the original Sasaki Plan in the development permitting process.

The City Plan Commission's Urban Design Advisory Committee (UDAC) was briefed on the Connect Plan in June 2017 and October 2020 and received interim updates on the Plan's development. City Staff worked with the Dallas Arts District to help guide plan concepts and ensure zoning recommendations were in conformance with the Plan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 22, 2020, a public hearing was held at which the City Plan Commission recommended approval of the adoption of The Dallas Arts District Connect Plan.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached