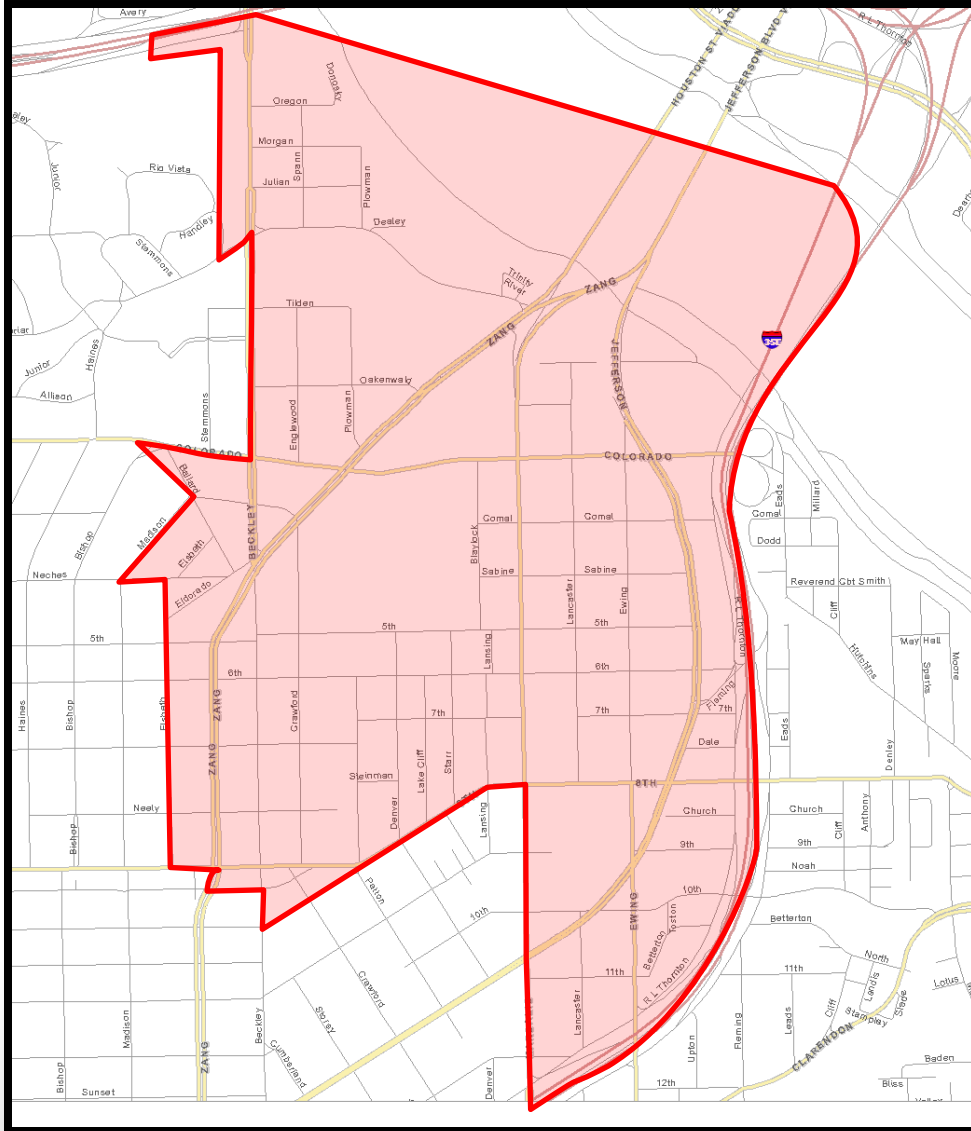


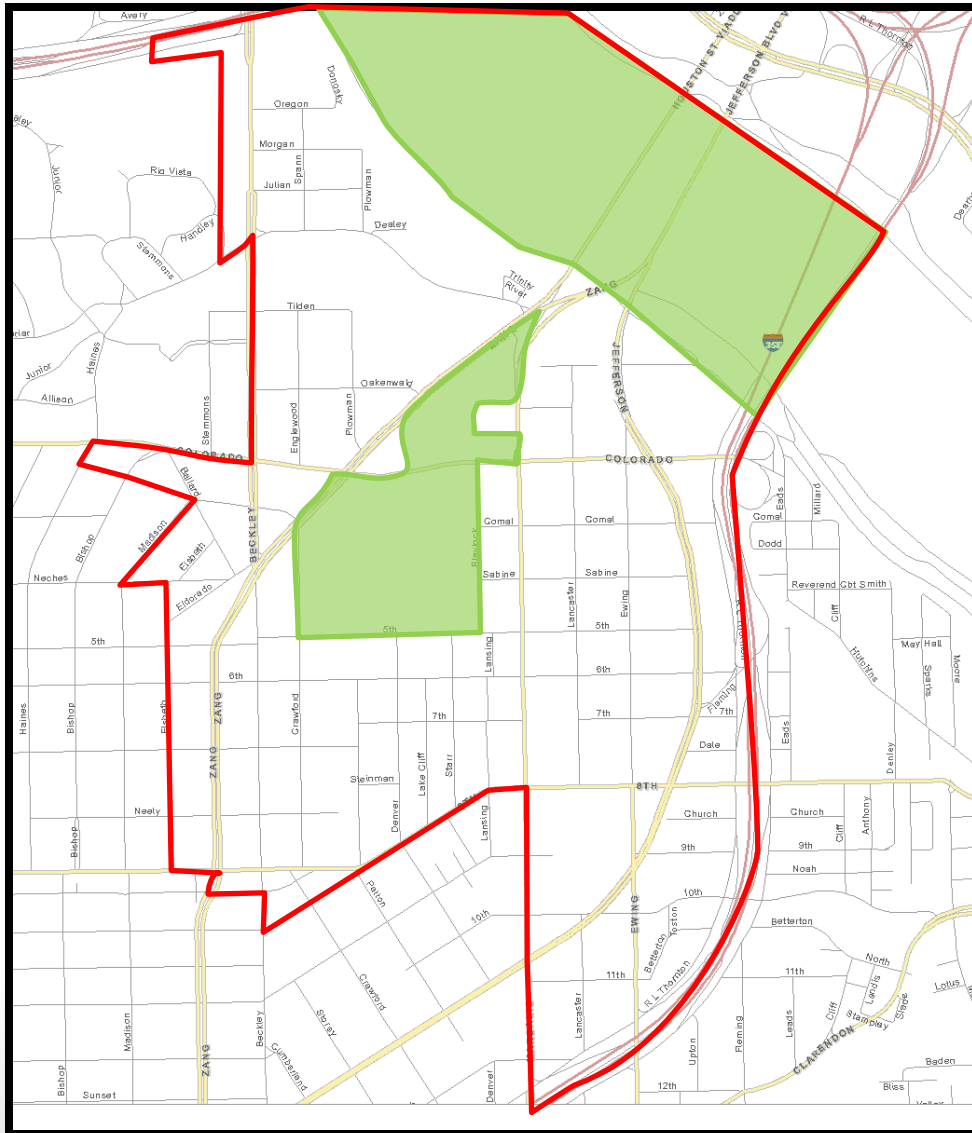
Oak Cliff Gateway Special Purpose Area



Community Meeting
February 4, 2014
6:00 pm
Hitt Auditorium

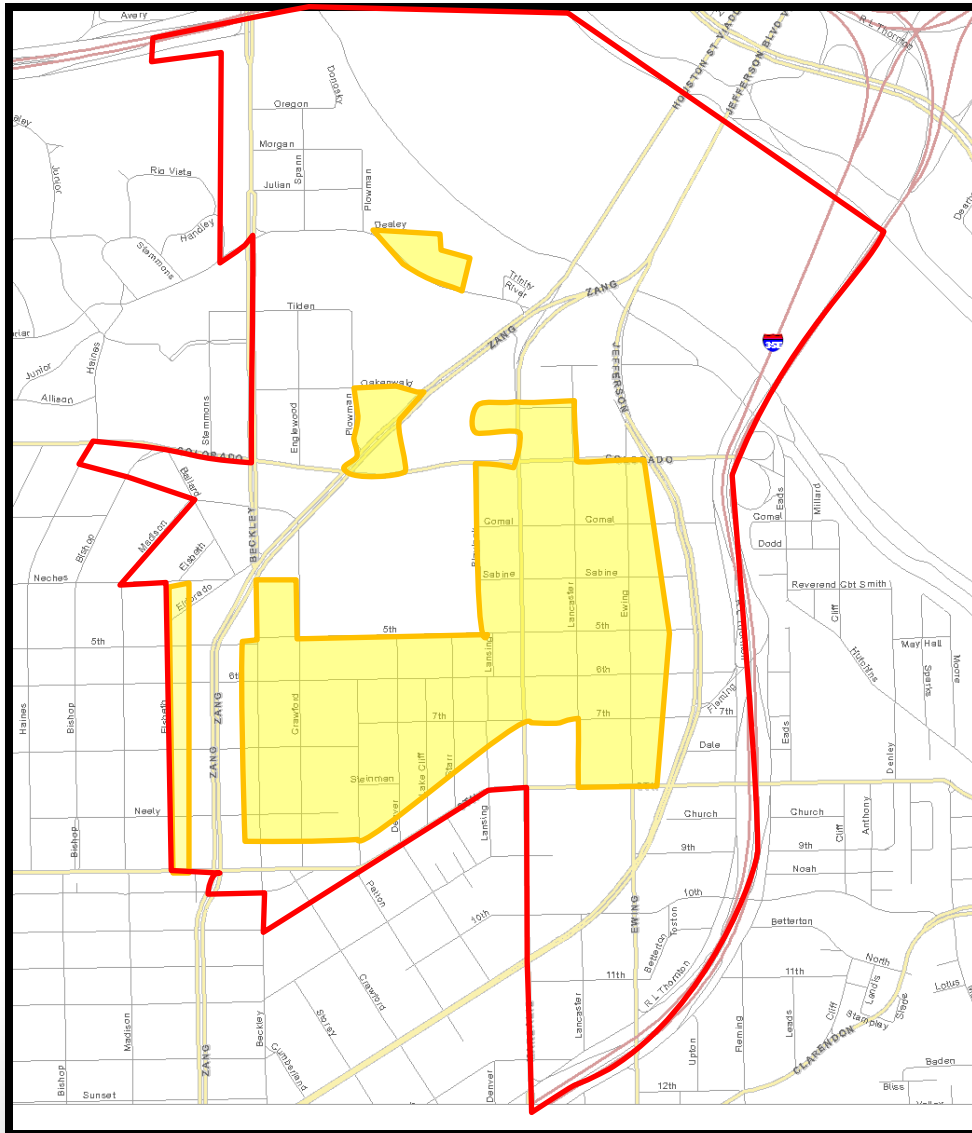
Existing Zoning

Existing Open Space



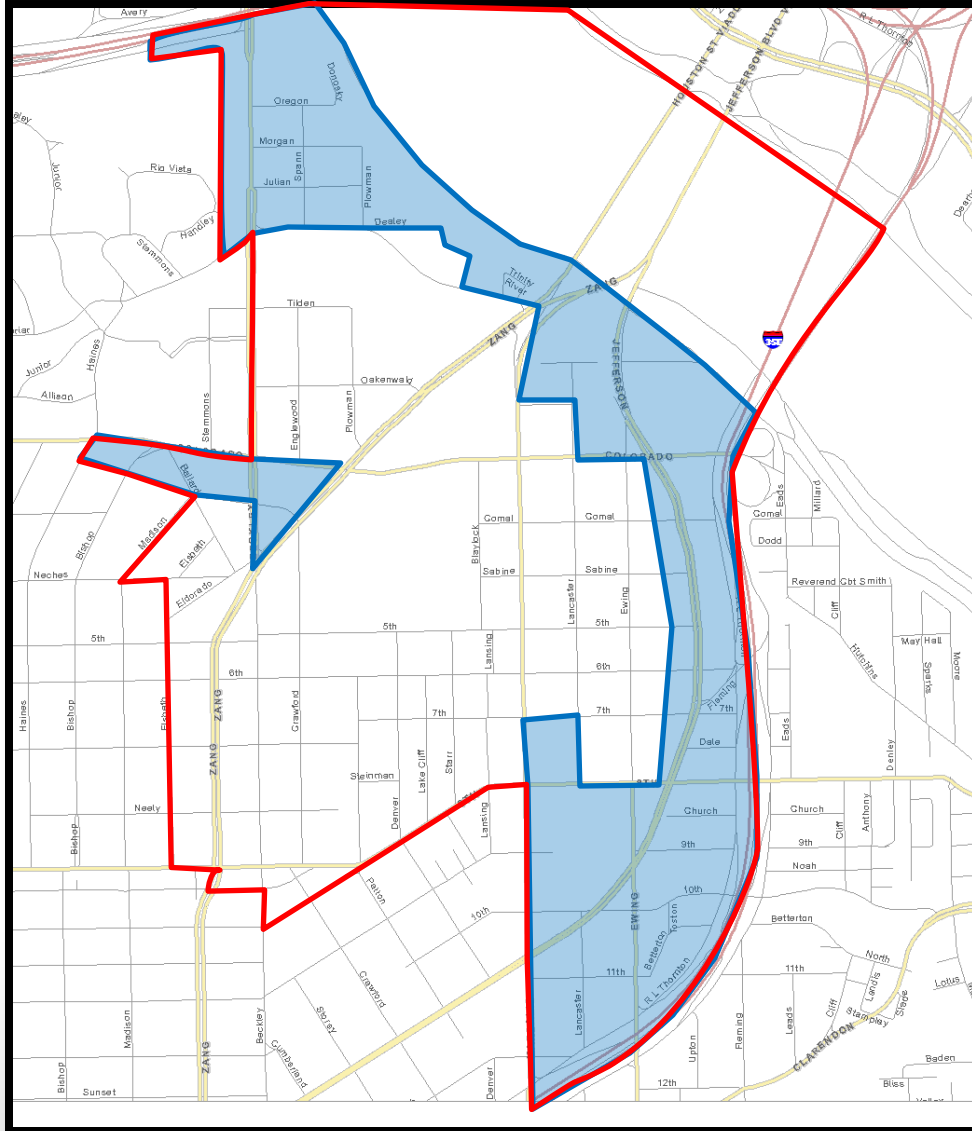
- Lake Cliff Park - constructed in 1888
- Trinity River Corridor

Existing Residential Zoning



- Includes a variety of single-family and multi-family dwellings
- Buffers residential homes from office and commercial uses
- Allows community parks, churches, and schools

Existing Industrial & Commercial Zoning



- Allows for a variety of office, retail, industrial, medical, auto service

History of Oak Cliff Gateway

- March 9, 2005, City adopted Trinity River Corridor Comprehensive Land Use Plan
 - Recommendation, from 16 joint community meetings, was to follow a form-based zoning approach
 - One of the 23 areas within Trinity River Corridor Comprehensive Land Use Plan
- March 22, 2007, the City Plan Commission authorized a hearing to consider proper zoning for Oak Cliff Gateway
- December 9, 2009, City Council approved amendment to the Oak Cliff Gateway Study Area
- 2011-2012 - Community driven Steering Committee worked on proposed zoning changes
- September 12, 2013, City Plan Commission expanded Oak Cliff Gateway Authorized Hearing

Form-Based Zoning

- Predictable physical outcomes;
- Buildings, elements, and streetscape define and shape the public space;
- Promote pedestrian-friendly blocks and an interconnected street network;
- Ensure high-quality public spaces defined by a variety of building types and uses.

Opportunities

- Trolley
- Bike plan
- Pedestrian amenities
- Streetscape development
- Hospital expansion
- Trinity River

These are a few examples of what the Oak Cliff Gateway Plan needs to consider and plan for.

Oak Cliff Gateway Steering Committee recommendations

- Implemented a modified form-base zoning
- Subdivided area into five sections
 - Residential (2) – low and medium density
 - Mixed-Use
 - East Kessler
 - Neighborhood Services, non-residential
- Established building requirements, height restrictions, setbacks, parking, and open space requirements
- Removed existing uses & introduced new uses

Issues to Discuss with Steering Committee

- Form-based zoning vs. traditional zoning
- Protecting single family / residential
- Protect historic resources
- Establish streetscape & pedestrian amenities
- Parking, signs, other specific regulations
- TOD opportunities
- Non-conforming uses & structures
- Others identified through community meeting and steering committee

Timeline.....

- 1. Community Meeting (February 4th, 2014)***
2. Steering Committee Meetings (approx. 8-10)
- 3. Community Meeting to reveal proposed changes*
4. City Plan Commission Public Hearing/Briefing
5. City Council Public Hearing

City of Dallas

Department of Sustainable Development and Construction

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