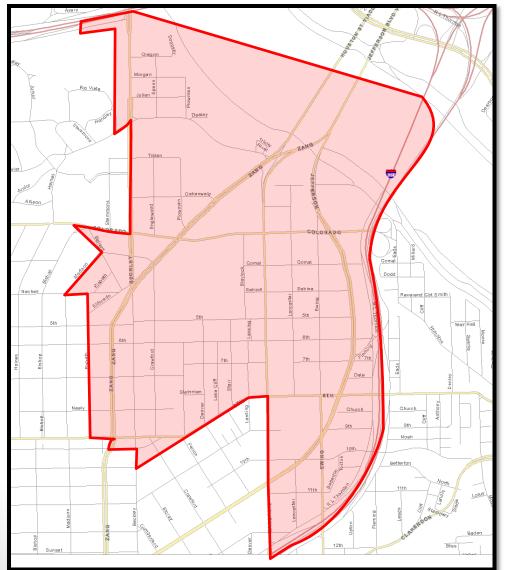
## Oak Cliff Gateway Special Purpose Area

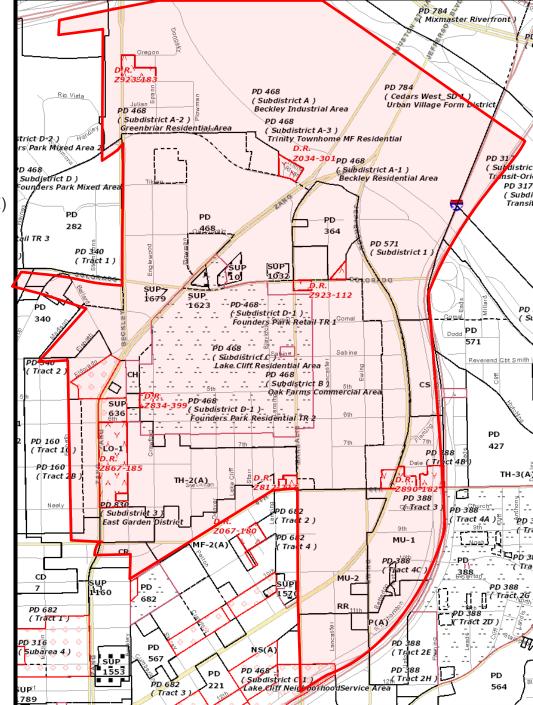


#### Community Meeting February 4, 2014 6:00 pm Hitt Auditorium

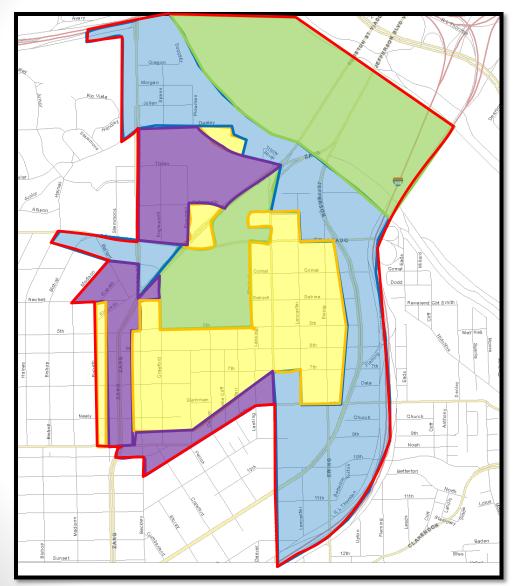
## **Existing Zoning**

## **Existing Zoning**

- PD 160 (Tract 1C & 2B) mixture of residential & commercial
- PD 340 (Tract 1 & 2) high density residential & commercial
- PD 364 (Track 1, 2, & 3) commercial
- PD 468 (Subdistrict A, A1, A2, B, C, C1, D, D1, D2, E)
  mixture of residential & commercial
- PD 571 (Tract 1 & 2) mixture of residential & commercial
- R-5 Single Family District, low density
- MF-2 Multifamily District, med density
- TH-2 Townhouse District, med density
- CH Clustered Housing District
- MU-1 Mixed-Use District, low density
- MU-2 Mixed-Using District, med density
- CR Commercial Retail District
- CS Commercial Service District
- LO-1 Neighborhood Office District
- IR Industrial/Research District
- P(A) Parking District
- SUPs allows additional uses for specific properties
- DR (Deed Restrictions) limits land use for specific properties
- Historic District Lake Cliff



#### **Overall Existing Zoning**



Open Space

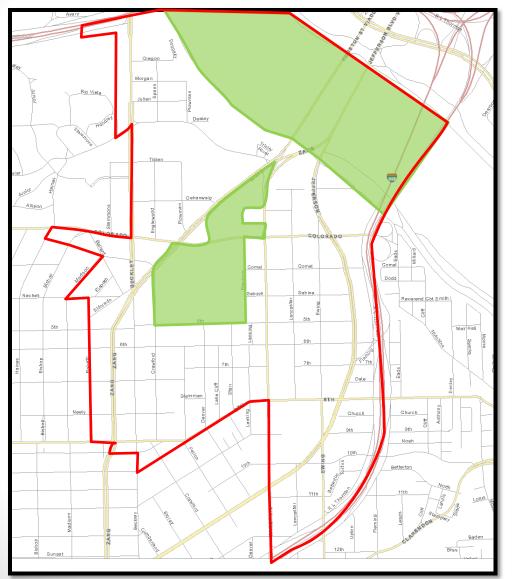
Residential



Industrial & Commercial

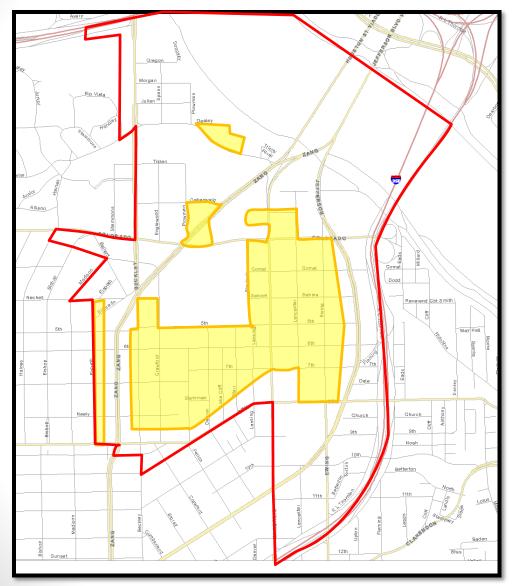
Office/Retail/Mixed-Use

#### **Existing Open Space**



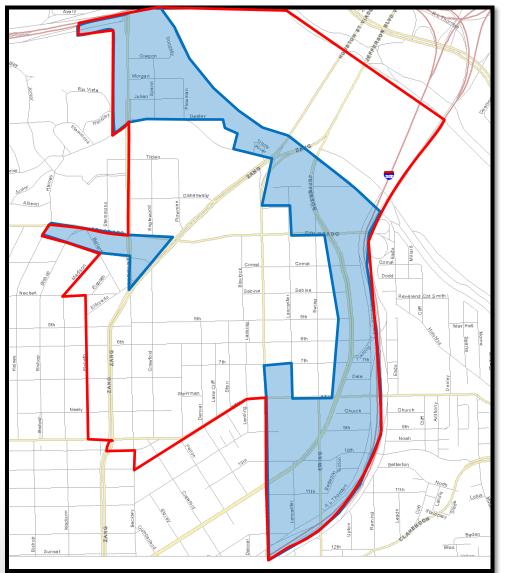
- •Lake Cliff Park constructed in 1888
- •Trinity River Corridor

#### **Existing Residential Zoning**



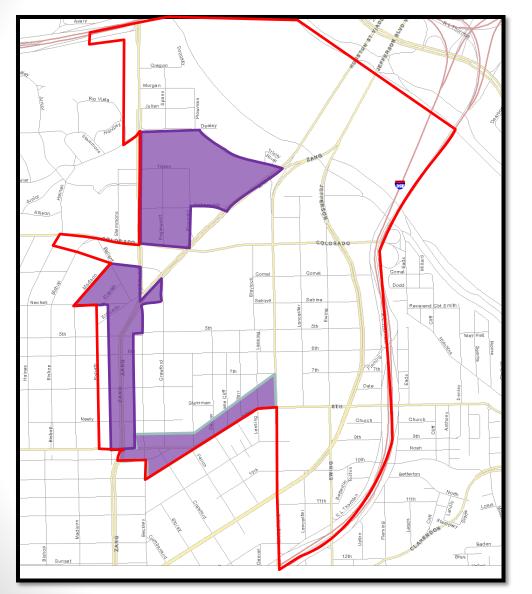
- Includes a variety of single-family and multifamily dwellings
- Buffers residential homes from office and commercial uses
- Allows community parks, churches, and schools

# **Existing Industrial & Commercial Zoning**



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

### **Office/Retail/Mixed-Use Zoning**



- Mid-High density office and multifamily residential or limited retail uses
- Provide for the development and protection of medium density residential dwellings and low density office uses.

## History of Oak Cliff Gateway

- <u>March 9, 2005</u>, 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
- <u>March 22, 2007</u>, the City Plan Commission authorized a hearing to consider proper zoning for Oak Cliff Gateway
- <u>December 9, 2009</u>, City Council approved amendment to the Oak Cliff Gateway Study Area
- <u>2011-2012</u> Community driven Steering Committee worked on proposed zoning changes
- <u>September 12, 2013</u>, 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 4<sup>th</sup>, 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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