

District 10 Land Use Plan

Advisory Committee Meeting – March 10, 2004

Committee Members present:

Shawn Holyoak

Greg Lyons

Antoinette Murray

Tim O’Ferrall

Mary Doman

Lewis McMahan

Susan Morgan

Bill Hendrix

Mark Williamson

Terri Woods

Joe Geer

Jack Stout

Chick Canfield

Pauline Dixon

Michael Miles

Also present was Mike Cothorn of Presidio Realty, in attendance as an observer.

Meeting Notes

Following up on a request for information regarding library locations, the meeting began by informing the committee that the Forest Green Branch library will not be relocated as indicated at the last meeting. Staff then began a presentation on land use and land use issues in District 10.

Land Use

Land Use Explanation

The presentation began with a discussion and explanation of the different types of land uses the City of Dallas uses. These uses are the legal definitions used to issue building permits and Certificates of Occupancy, and are important to understand as these land uses form the basis of all zoning in the City of Dallas as well.

Land Use Analysis Approach

Staff then explained the proposed approach for determining which areas of District 10 would be the focus of the Land Use Plan. District 10 is a large area, and looking closely at every single part of it would require inordinate amounts of time. In order to reduce the time spent on the study, and to focus specifically on the areas that need the committee’s attention, staff proposed certain areas of focus for the study.

The committee generally agreed with both the approach and the focus areas proposed by staff, but also felt that there needed to be a better explanation for why the areas chosen for focus were selected. Committee members offered many ideas for criteria to use in selecting the areas. After much discussion, the decision

was made that staff would compile all the suggestions and come up with a proposal for criteria. This proposal will be sent to committee members, who will review it and provide comments and further suggestions to staff. The final criteria for selecting areas of focus will be presented at the following committee meeting. The final areas of focus will be selected over the next several months, and will be presented to the community at the public meeting currently planned for June.

Analysis

Staff then quickly led the committee through the results of the land use analysis done for the area. Based on the preliminary areas of focus recommended by staff, these areas were divided into three distinct types: residential, industrial, and multifamily/retail.

The residential areas appeared to need some stabilization, with some incompatible uses eliminated from the neighborhoods, and home repair and improvement programs offered to help homeowners maintain and improve their property.

The industrial area is concentrated northeast of I-635 against the border with Garland. This area seems to have potential as an industrial area, as its vacancy rates are similar or better than other industrial areas in the metroplex. Additionally, any land use changes recommended for the area would need to take into account the fact that Garland plans on using this as an industrial area as well for the foreseeable future. Nonetheless, the fact that sexually oriented businesses can locate in this area may be a factor in making a recommendation for land use change in this area.

Finally, the multifamily/retail area is concentrated around the Skillman/Audelia/I-635 intersection, both north and south of LBJ, and continues south along Skillman. This area is the main area for both multifamily and retail, and as such, affects the rest of District 10. In a separate retail analysis, staff determined that there is sufficient demand in District 10 and the immediate area outside of District 10 to support the amount of retail zoning in the area. The challenge facing District 10 is that the areas zoned for retail are not configured correctly to attract the merchants that can take advantage of the retail demand in the area. Taken together with multifamily that often needs improvement or redevelopment, this area around the Skillman/Audelia/I-635 intersection probably needs substantial revision.

Potential Major Changes

Staff made two major suggestions to try and connect the issues that have been highlighted in past meetings to the land use analysis done for this meeting. These two are potential land use changes that will be considered in the recommendations phase of the plan. The first is to make the Skillman/Audelia/I-635 intersection the "heart" of District 10 and the Lake Highlands area. The substantial revisions expected in this area offer an opportunity to radically alter this area and make it a vibrant and distinctive center for northeast Dallas. The second is a recommendation to move the future Kingsley station from the south side of Kingsley and the east side of the rail line, to the north side of Kingsley and the west side of the rail line. This provides better access for commuters from Skillman, while offering a better chance for development to take advantage of the station.

Final Comments

The proposed schedule for the next several months was discussed. Zoning analysis and education will take place over the next two months, with some zoning related issues (i.e. design, landscaping, lighting, TIF's, PID's)) included or perhaps separated into the meeting for June. Additionally, the first public meeting is planned for the summer. The committee suggested that June was the best month to hold a public meeting, as it was least likely to interfere with vacation plans. Staff will therefore plan on holding a public meeting toward the end of June.

The committee will hold its next meeting on April 14, 2004, at 3 pm, at the Lake Highlands Recreation Center.