

# WEST OAK CLIFF

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AREA PLAN

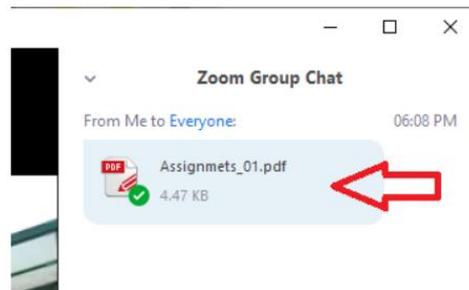
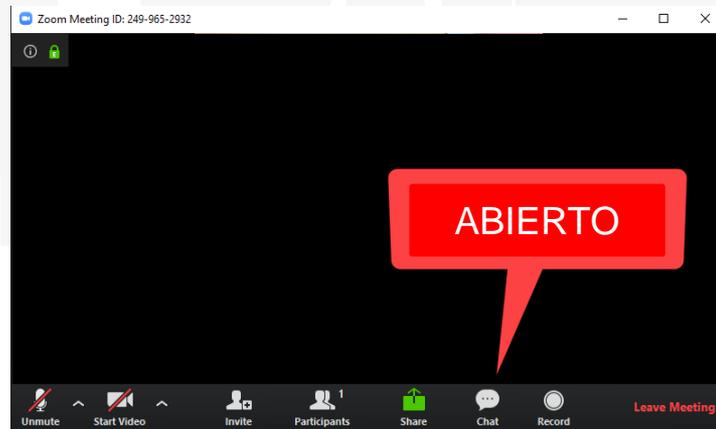
## COMMUNITY MEETING

NOVEMBER 19, 2020



# PRESENTACIÓN EN ESPAÑOL

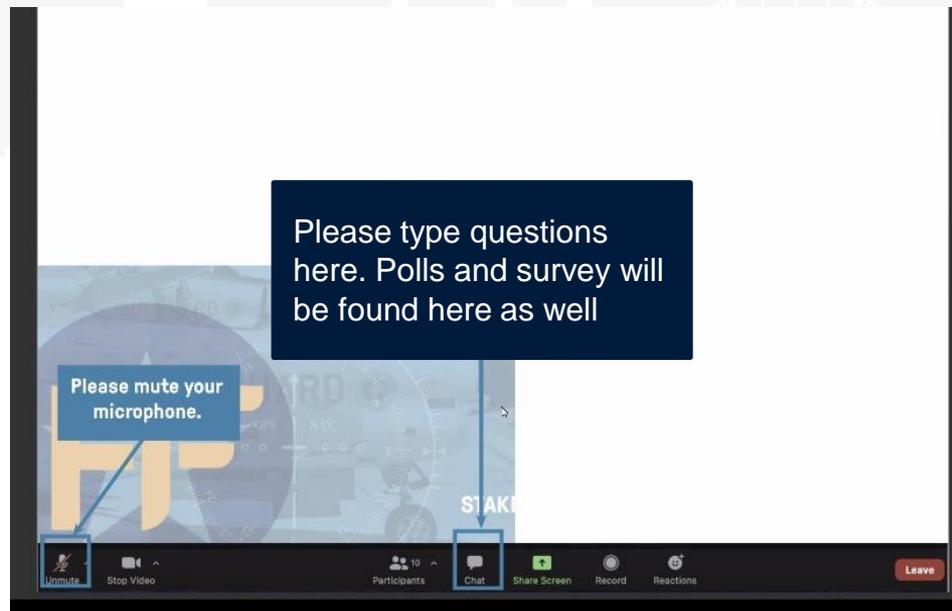
- Si desea una versión en español de esta presentación, se ha publicado una versión en PDF en el chat y se puede descargar para su referencia.
- Aunque no tendremos traducción completa para esta reunión, por favor envíenos un mensaje y avísenos si desea una reunión en español y la organizaremos. Por favor envíe un correo electrónico a [monique.ward@dallascityhall.com](mailto:monique.ward@dallascityhall.com)
- Haga preguntas en el chat en español. Tenemos traductores disponibles



la presentación  
está aquí

# GETTING STARTED

- Please keep your microphone muted.
- Ask questions via the chat function.
- **Polling:** We will conduct a poll of the planning goals midway through the presentation. The poll will be shared via the Chat at the appropriate time.
- **Survey:** We will share a survey at the end of the meeting that we encourage folks to complete and share with your neighbors.



# AGENDA

- **Introductions / Introducciones** 15 Minutes / *Minutos*
- **Area Planning Overview / Resumen de Planificación de Area** 10 Minutes / *Minutos*
- **Study Area Analysis / Análisis del Area de Estudio** 10 Minutes / *Minutos*
- **Planning Goals / Objetivos de Planificacion** 20 Minutes / *Minutos*
- **Questions / Preguntas** 30 Minutes / *Minutos*
- **Next Steps / Próximos Pasos** 5 Minutes / *Minutos*

# INTRODUCTIONS

Councilmember Chad West  
Plan Commissioner Enrique Macgregor

## City Staff

Peer Chacko – Director of Planning and Urban Design  
Daniel Church – Service Area Planning Manager  
Monique Ward – Service Area Engagement Manager  
Sam Oviedo – Outreach Specialist  
Ashley Guevara – Outreach Specialist  
Brian Martinez – Dallas Police Department  
Dennis Broadnax – Code Compliance

## Planning Taskforce

Mike Anglin*	Bob Stimson
Greg Gerbig	Rebecca Acuna
Tre Black	Alicia Quintans
Mary Lou Paras	Nick Dean
Joshua Ramsey	Michael Nazerian
Mark Register	Bennett Bark
Barbara Barbee	Kristen Hensley
Elena Stephens	

\* Taskforce Chair



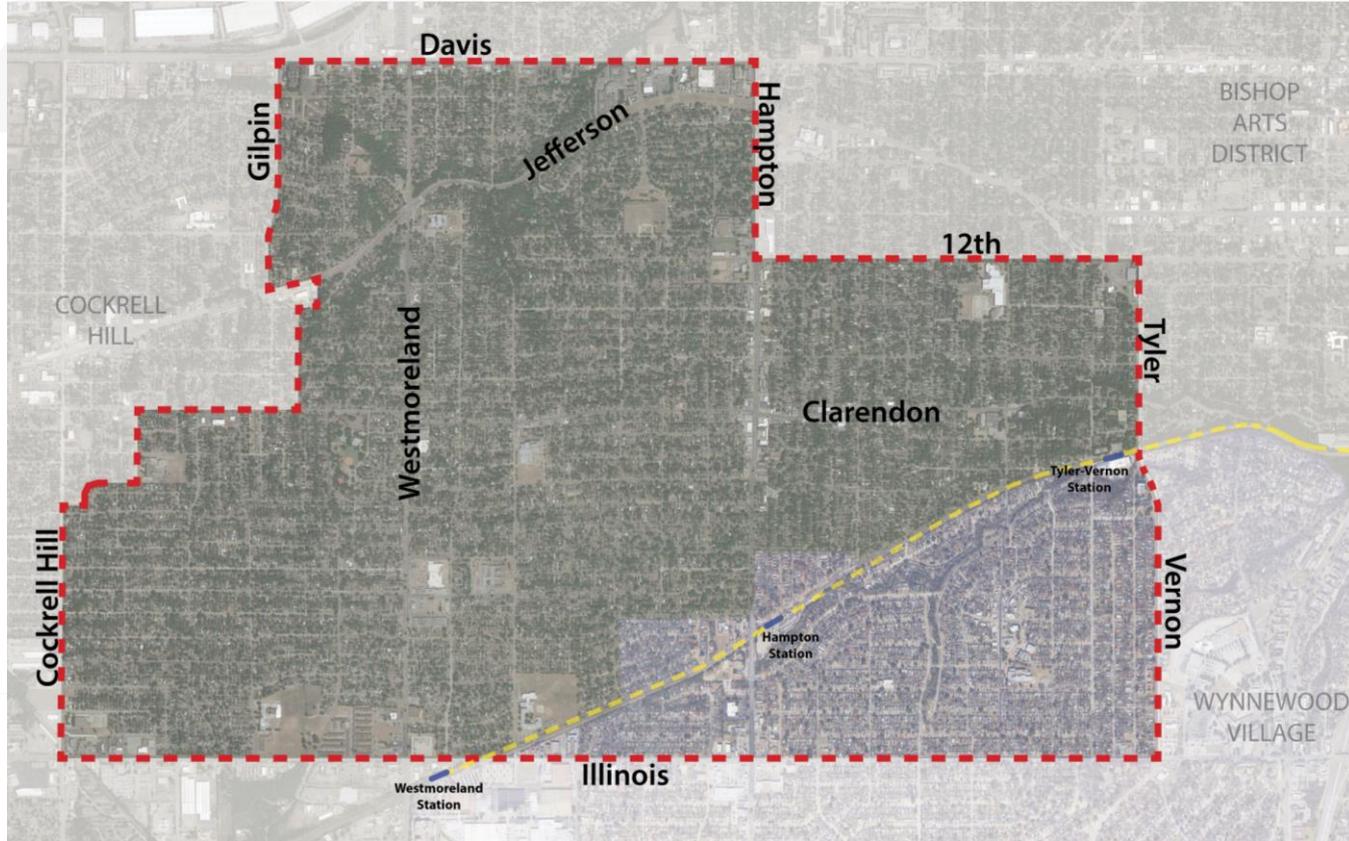
WEST OAK CLIFF AREA PLAN

# AREA PLANNING OVERVIEW

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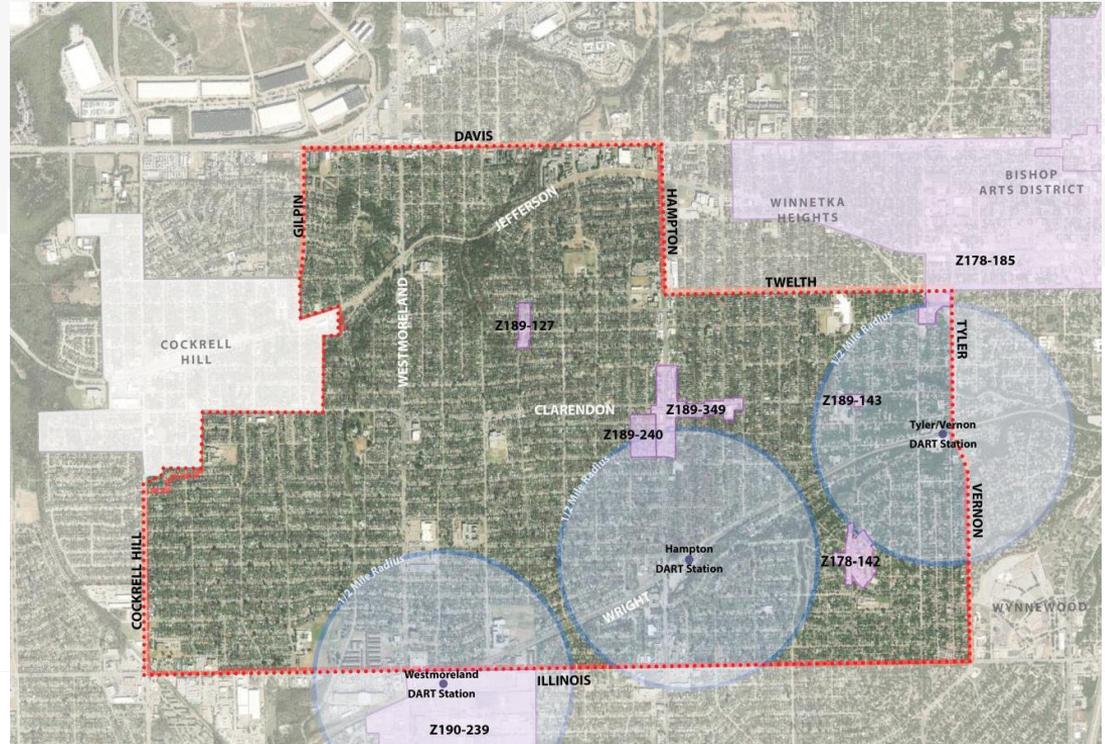
COMMUNITY MEETING

# WEST OAK CLIFF AREA PLANNING STUDY AREA



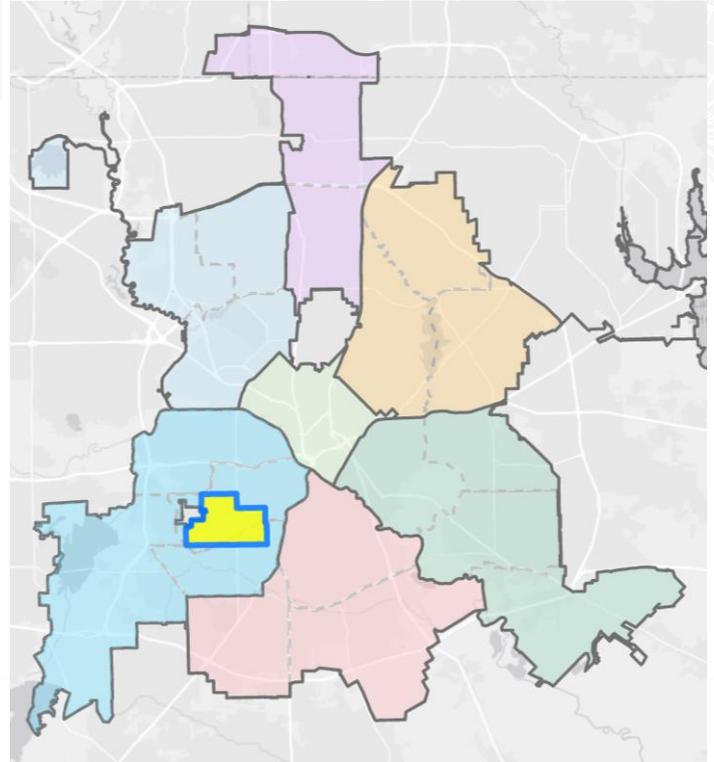
# INITIAL IMPETUS

- 6 authorized hearings for rezoning are currently on the City's waiting list.
- Citywide Transit-oriented development initiative – 3 existing DART stations in the West Oak Cliff area.



# ROLE OF AREA PLANNING

- Establish a detailed land development vision to inform and support proactive initiatives prioritized through the citywide plan.
- Define a coordinate implementation program of City actions to advance the land development vision.
- Coordinate with citywide policies and actions to enable consistent incorporation into the Citywide plan.



# COMPREHENSIVE LAND USE PLAN UPDATE

- ForwardDallas adopted in 2006.
- Forward Dallas update will focus on land use and land development.
- The update will provide the City tools for evaluating growth.
- The update will also provide ways for the City to better plan at different scales.
- Area plans, including the West Oak Cliff Area Plan, will help provide a detailed land development vision for this area of the City.



# WHAT IS YOUR ROLE?

## Community Role

- Actively participate in Area Planning Community Meetings
- Provide feedback on identified and/or additional goals and priorities
- Help spread the word to other neighbors to obtain more input
- Participate in ongoing planning efforts to improve your neighborhood

## Taskforce Role

- Provide guidance and assist with community engagement and outreach
- Provide guidance on scope and priorities for the plan
- Provide input/feedback throughout the plan development process

## City Staff Role

- Facilitate task force meetings and public engagement
- Draft plan guided by community/task force priorities
- Provide data/resources
- Support plan adoption process

# DESIRED OUTCOMES / PRODUCTS

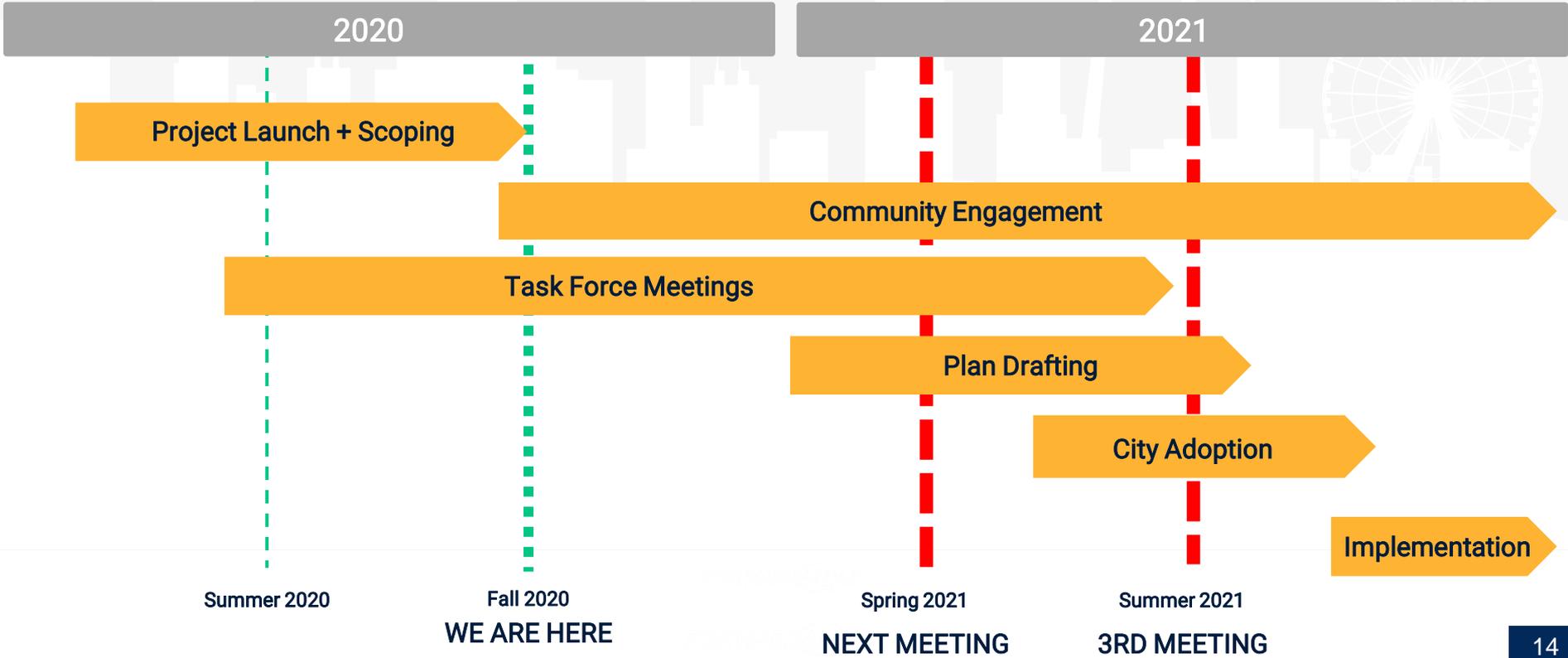
- Land development vision for the study area to be integrated into the comprehensive plan update.
- This visioning and engagement will inform rezoning process for areas already slated for rezoning (authorized hearings)
- Visioning around streets and infrastructure can help inform roadway changes and future capital improvements.
- Help identify other priorities directly related to land development.



# AREA PLANNING PROCESS



# AREA PLANNING PROCESS





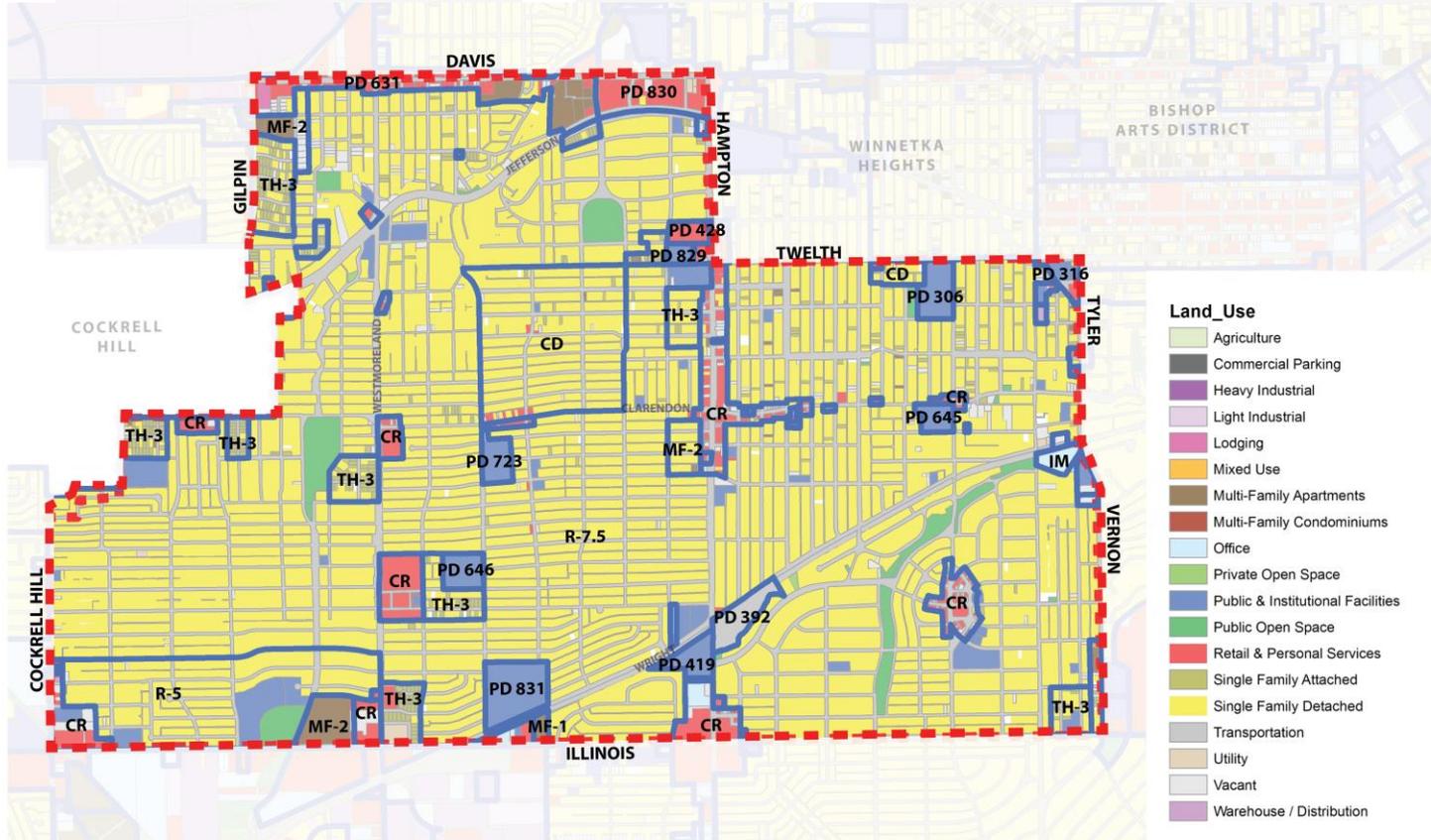
WEST OAK CLIFF AREA PLAN

# INITIAL ANALYSIS

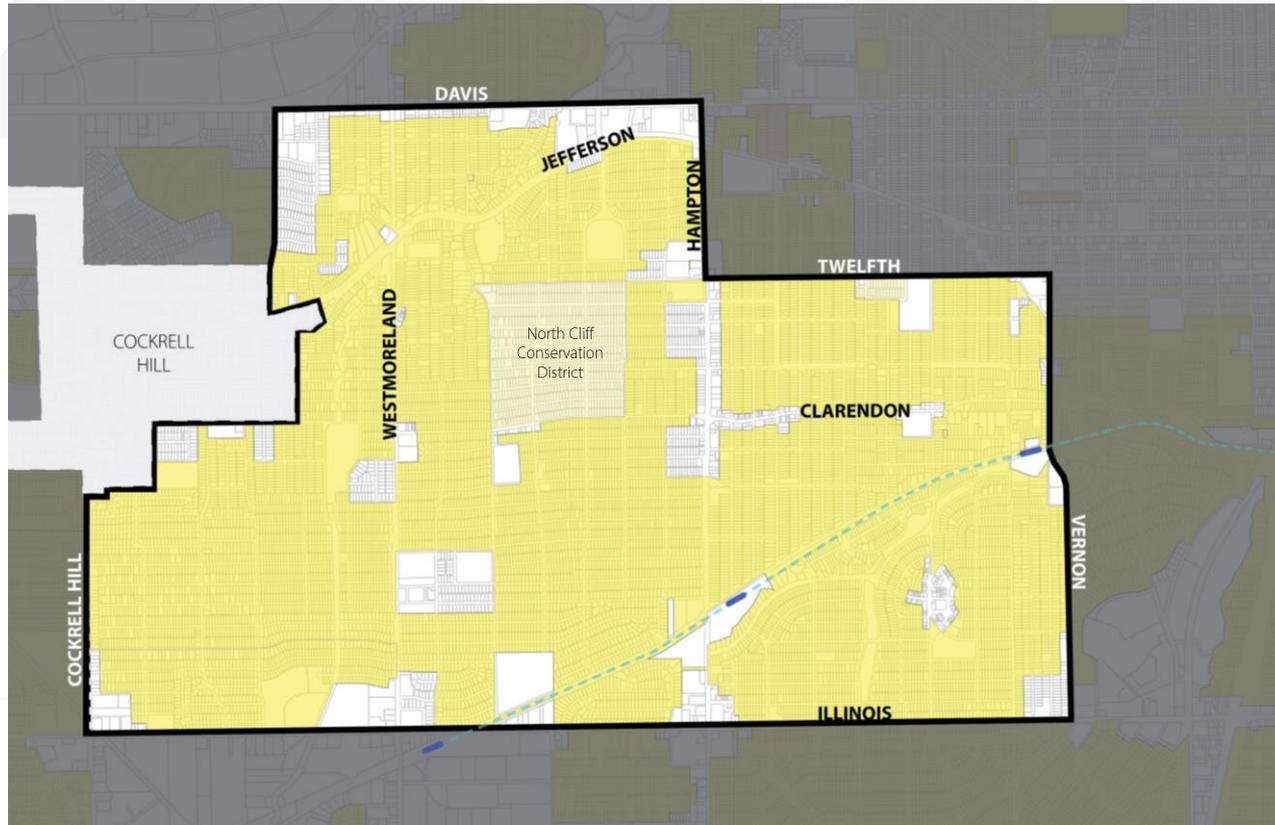
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COMMUNITY MEETING

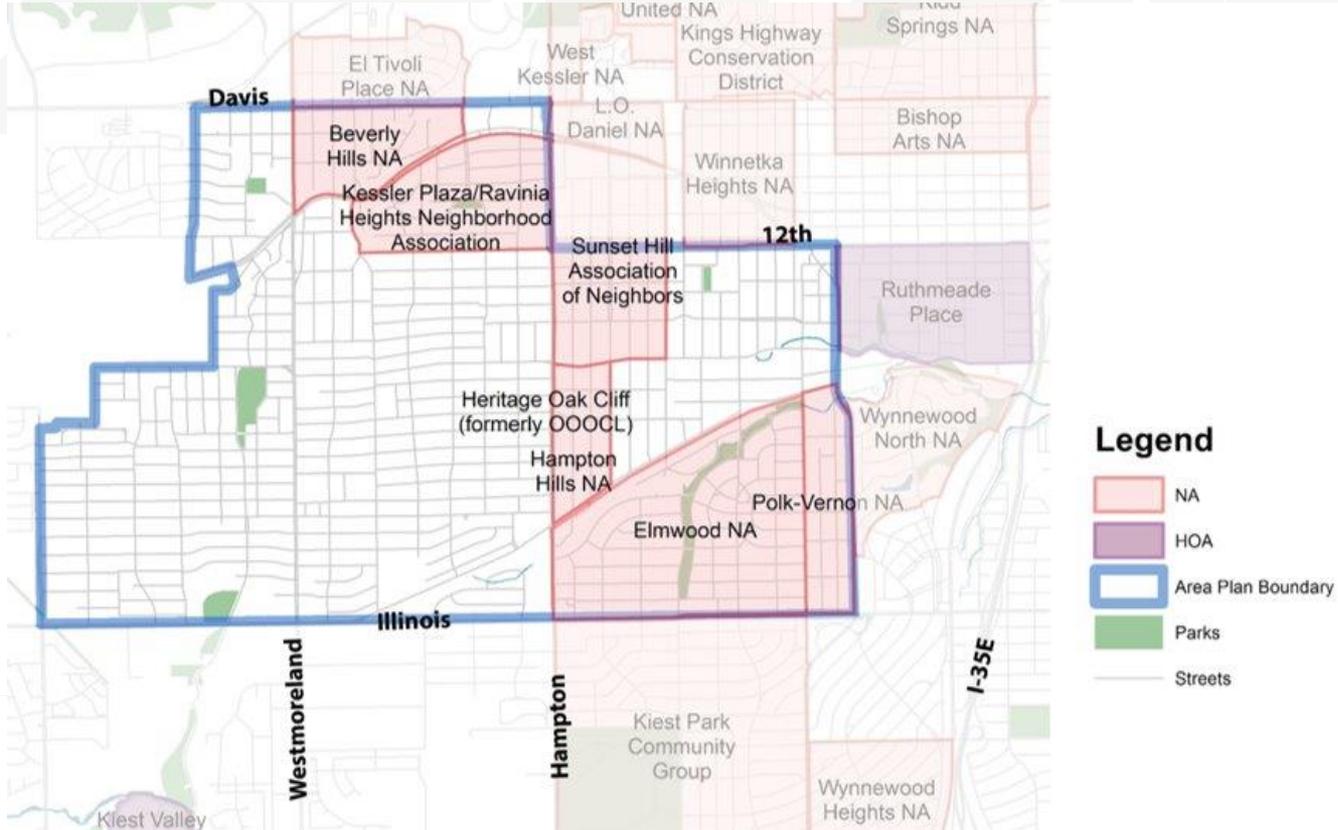
# EXISTING LAND USE AND ZONING



# EXISTING SINGLE-FAMILY ZONING



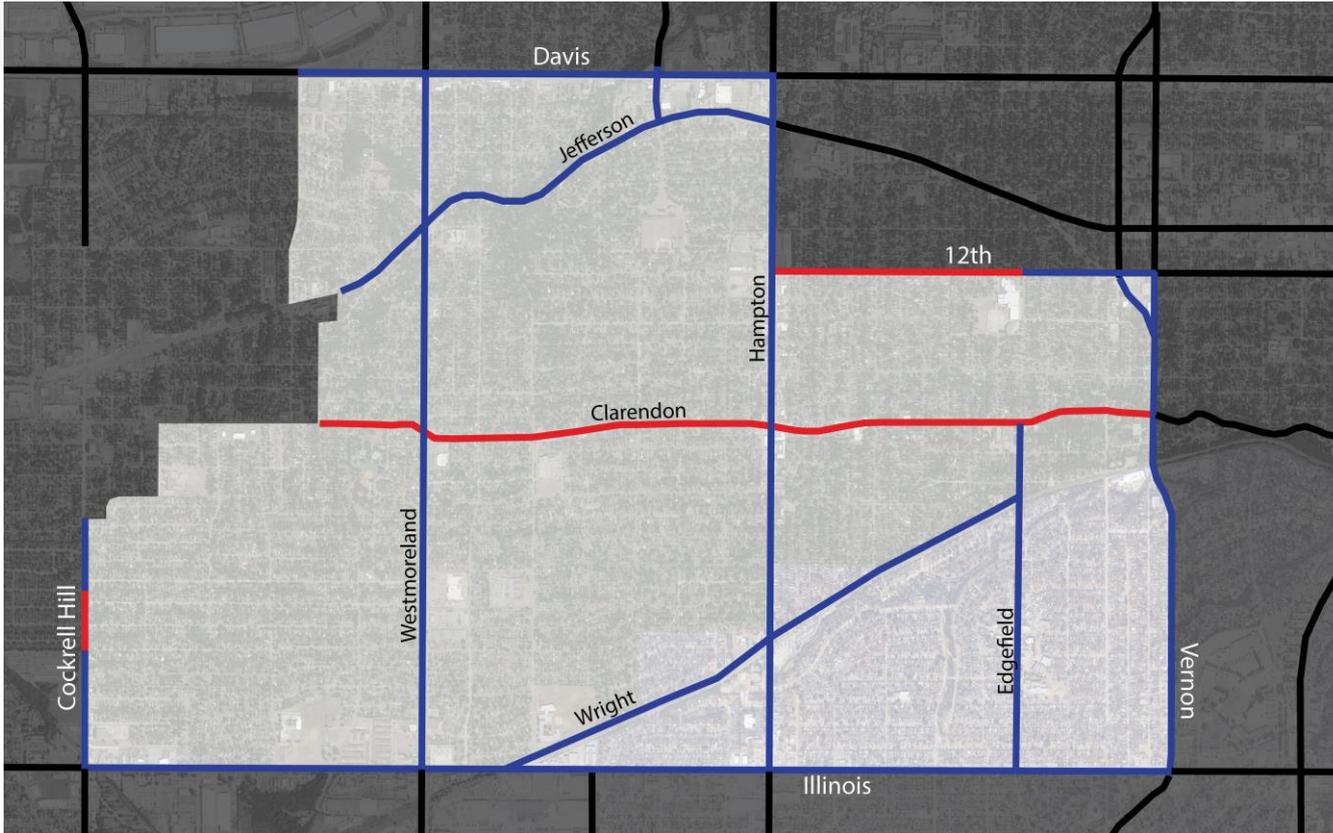
# IDENTIFIED NEIGHBORHOOD ORGANIZATIONS



# EXISTING NON SINGLE-FAMILY RESIDENTIAL ZONING



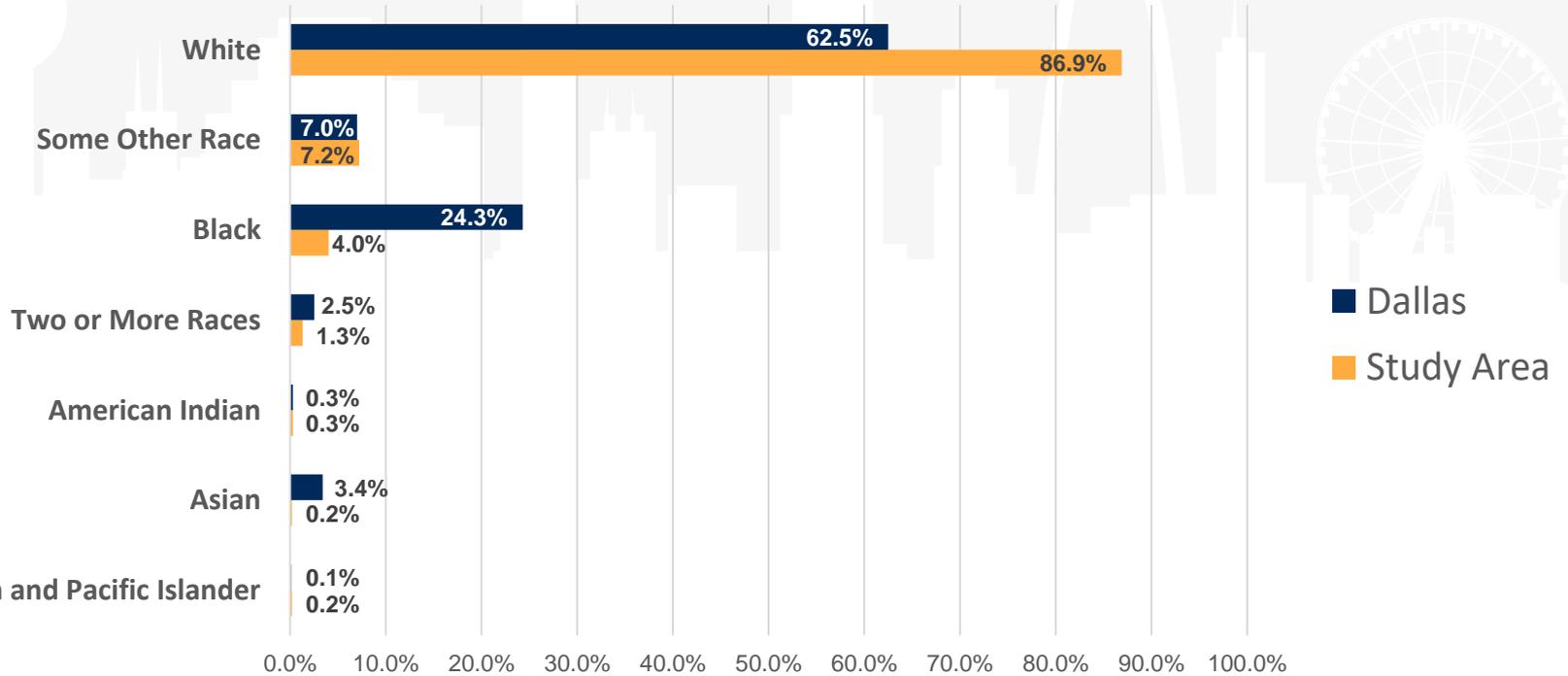
# THOROUGHFARE PLAN



 Locations where current road is constructed to Thoroughfare Plan

 Locations where current road does not match Thoroughfare Plan

# DEMOGRAPHICS: ETHNICITY AND RACE



- 87.2% identify as Hispanic/Latinx in West Oak Cliff study area
- 41.7% identify as Hispanic/Latinx in Dallas

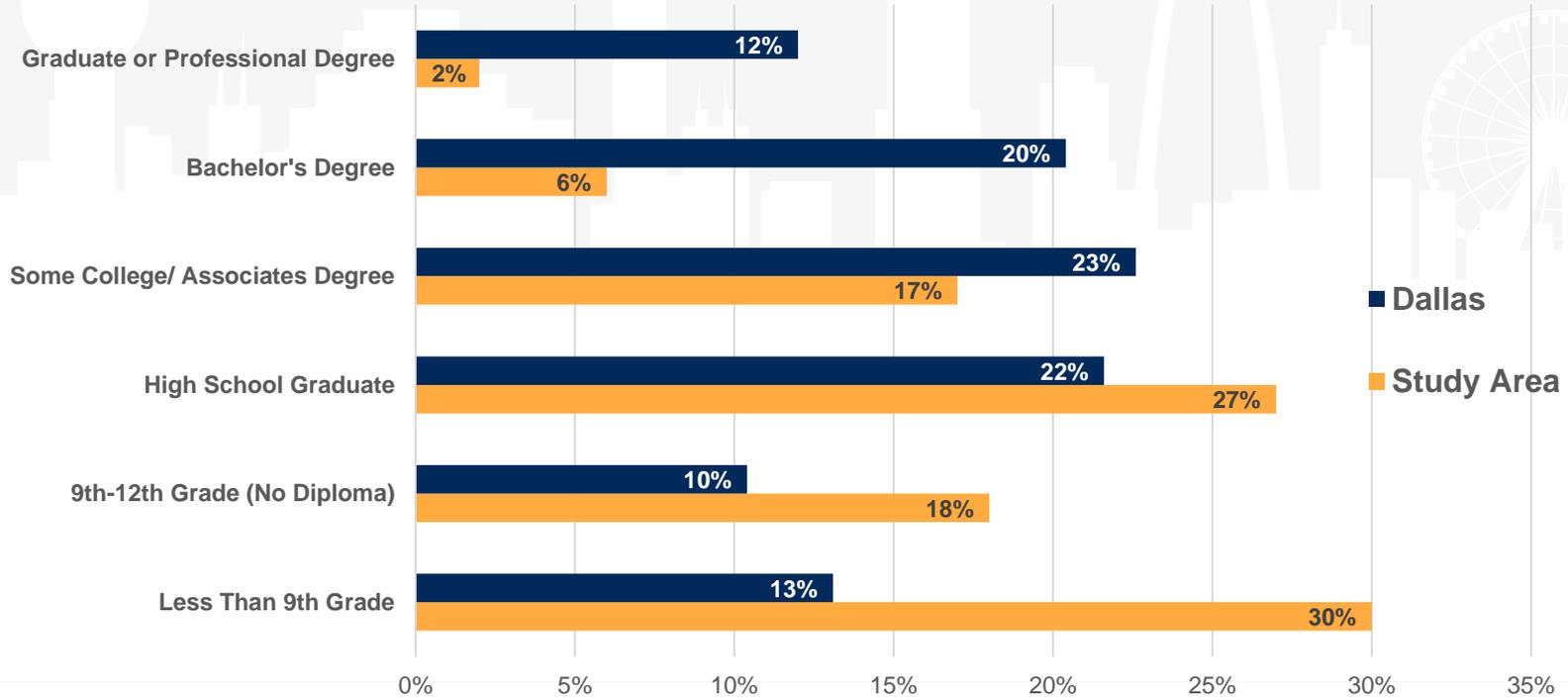
# DEMOGRAPHICS: AGE

	Study Area	Dallas
<b>Ages 0-17</b>	30.4%	25.4%
<b>Ages 18-24</b>	11.1%	10.0%
<b>Ages 25-34</b>	14.5%	18.5%
<b>Ages 35-44</b>	11.5%	13.8%
<b>Ages 45-54</b>	13.4%	11.9%
<b>Ages 55-64</b>	10.4%	10.2%
<b>Ages 65-74</b>	5.6%	6.0%
<b>Ages 75+</b>	3.2%	4.1%

Source: US Census Bureau, American Community Survey 5-Year Estimate, 2018

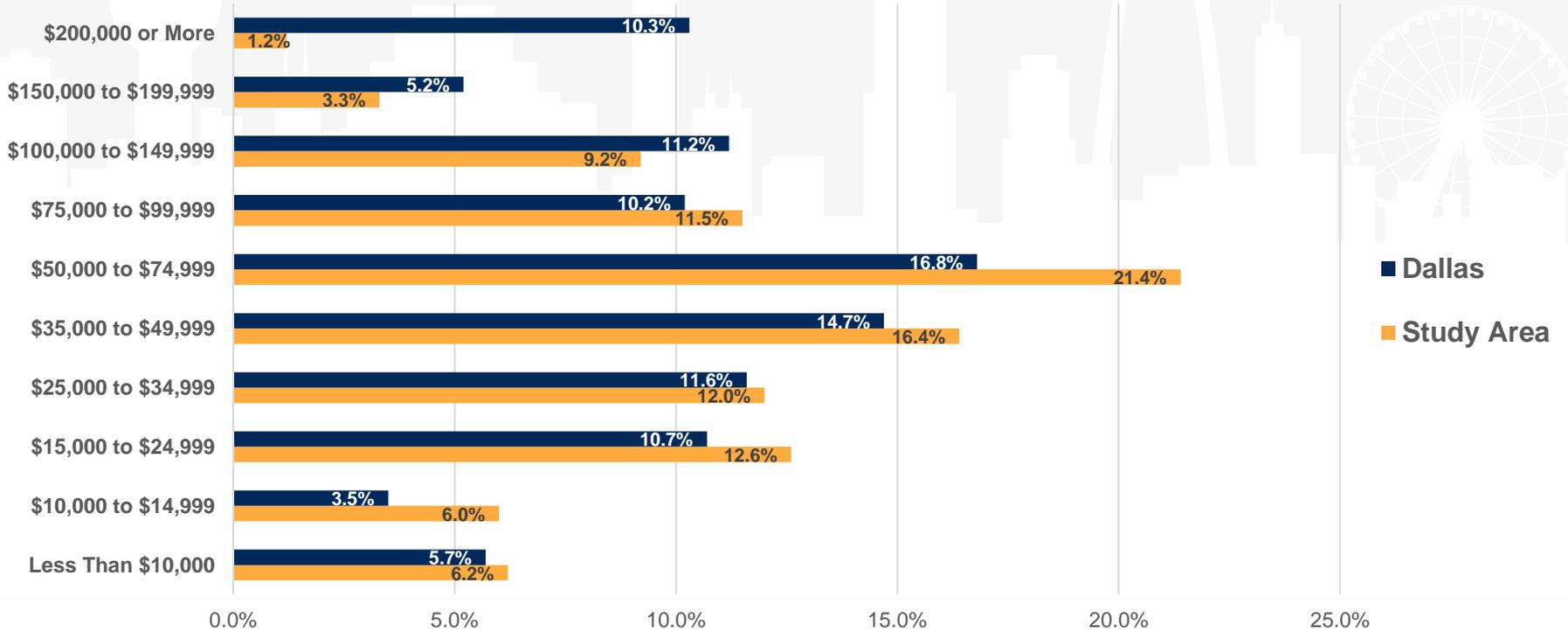
- Study area has a much larger young population than rest of city

# DEMOGRAPHICS: EDUCATION



- Study area has much lower educational attainment than rest of City

# DEMOGRAPHICS: INCOME



- Study area has a large and stable middle class but also has larger population living in poverty



WEST OAK CLIFF AREA PLAN

# PLANNING GOALS

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COMMUNITY MEETING

# INITIAL OPPORTUNITIES AND CHALLENGES



## Opportunities:

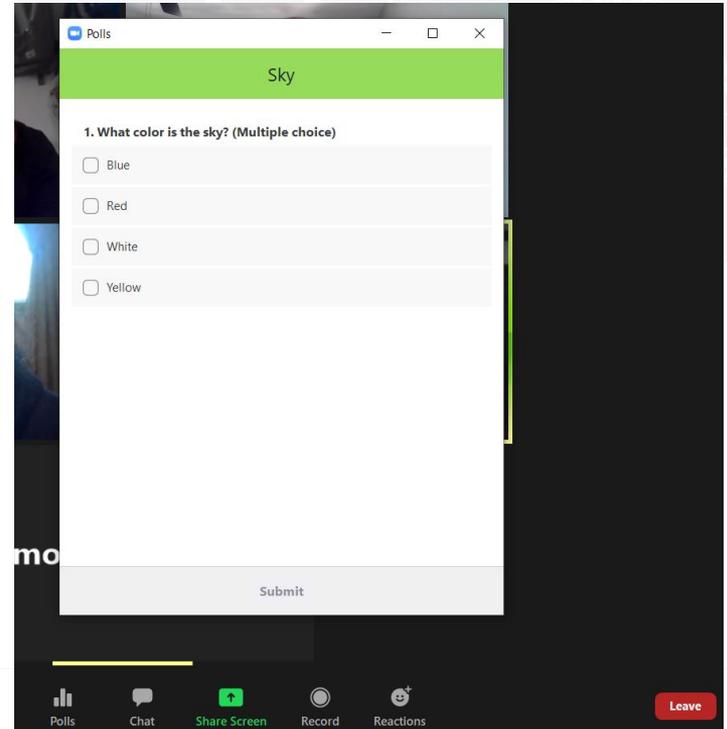
- Young population
- Strong public transit access
- Publicly-owned land near DART stations
- Commercial corridors ripe for redevelopment

## Challenges:

- Low transit usage and poor multimodal connectivity
- Weak residential housing markets in large portions of area
- Limited public open space

# GIVE US YOUR THOUGHTS!

- We will present 7 Initial Planning Goals
- After we present the goals, we will ask for your feedback on each.
- A poll will pop up in a window on your screen
- Please tell us if it the goal is a priority to you:  
Yes (Si), No, or Don't Know (No Se)



# INITIAL PLANNING GOALS

Protect existing single-family neighborhoods



# INITIAL PLANNING GOALS

Retain current residents and attract new residents by encouraging new and affordable housing choices.



# INITIAL PLANNING GOALS

Create walkable neighborhood centers that provide a variety of work, cultural, shopping, and living opportunities.



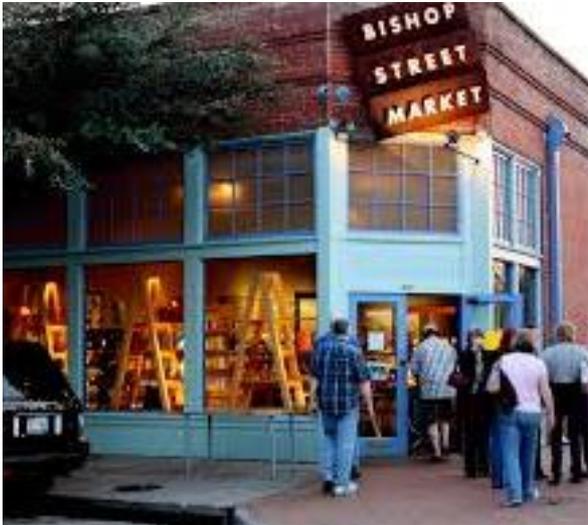
# INITIAL PLANNING GOALS

Encourage businesses that are compatible with surrounding neighborhoods



# INITIAL PLANNING GOALS

Preserve historic buildings by encouraging renovation and reuse.



# INITIAL PLANNING GOALS

Improve transportation access through better street design and suitable development around DART light-rail stations.



# INITIAL PLANNING GOALS

Preserve natural areas and expand public parks and trails.



# INITIAL PLANNING GOALS

1. Protect existing single-family neighborhoods.
2. Retain current residents and attract new residents by encouraging new and affordable housing choices.
3. Create walkable neighborhood centers that provide a variety of work, cultural, shopping and living opportunities.
4. Encourage businesses that are compatible with surrounding neighborhoods.
5. Preserve historic buildings by encouraging renovation and reuse.
6. Improve transportation access through better street design and suitable development around DART light-rail stations.
7. Preserve natural areas and expand public parks and trails.

# INITIAL PLANNING GOALS

What other goals would you like to see?

# HELP US SPREAD THE WORD!

Please complete the following SurveyMonkey survey (links in the chat):

English: <https://www.surveymonkey.com/r/LFQ2HT6>

Spanish: <https://www.surveymonkey.com/r/LNRQVZX>

Share the survey with your neighbors!

Keep up to date via our website at:

<https://dallascityhall.com/departments/pnv/Pages/West-Oak-Cliff-Area-Planning.aspx>

# QUESTIONS? PREGUNTAS?

- We will take time to answer any questions you might have. Please type questions into the chat, and we will read them along and answer them in English and Spanish.
- *Nos tomaremos el tiempo para responder cualquier pregunta que pueda tener. Escriba preguntas en el chat, las leeremos y las responderemos en inglés y español.*



WEST OAK CLIFF AREA PLAN

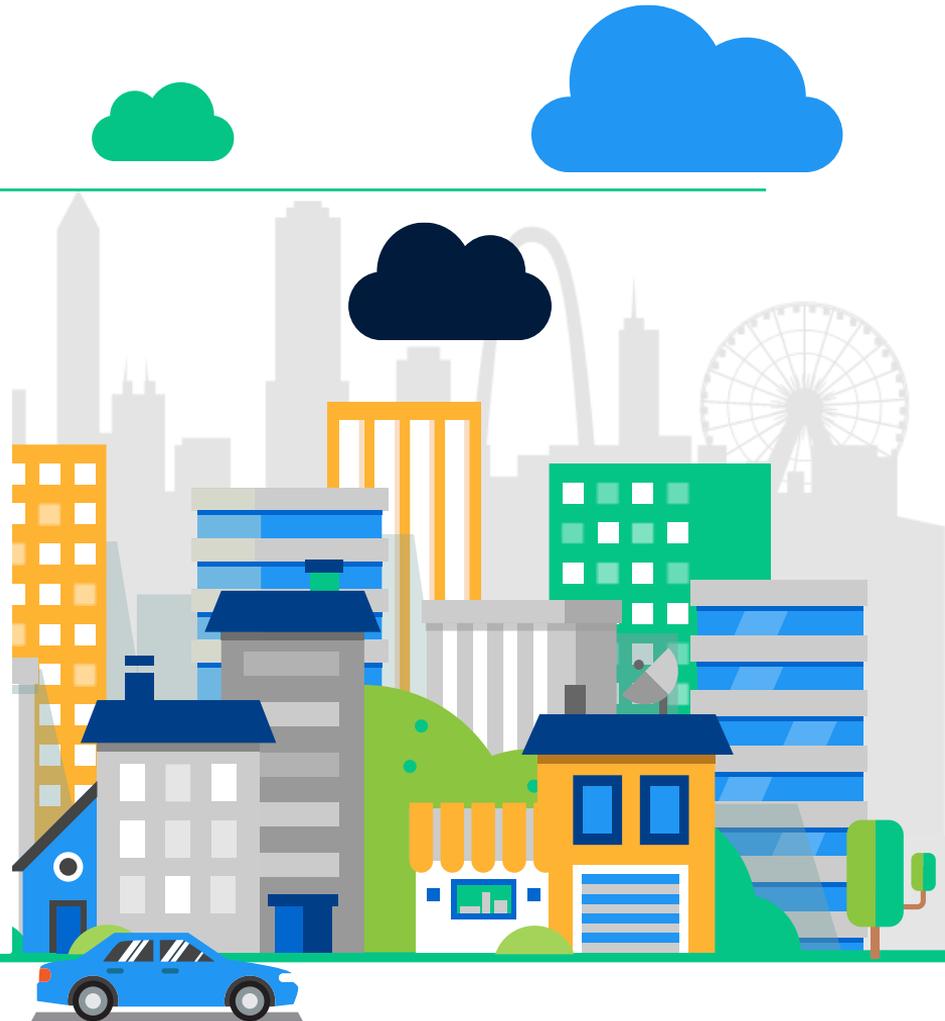
# NEXT STEPS

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COMMUNITY MEETING

# HOW CAN YOU HELP?

1. Complete the survey (link in chat)
2. Share survey with neighbors and neighborhood leaders
3. Participate in future meetings
4. For special focus meetings and meetings in Spanish, please email us: [monique.ward@dallascityhall.com](mailto:monique.ward@dallascityhall.com)



# UPCOMING MEETINGS

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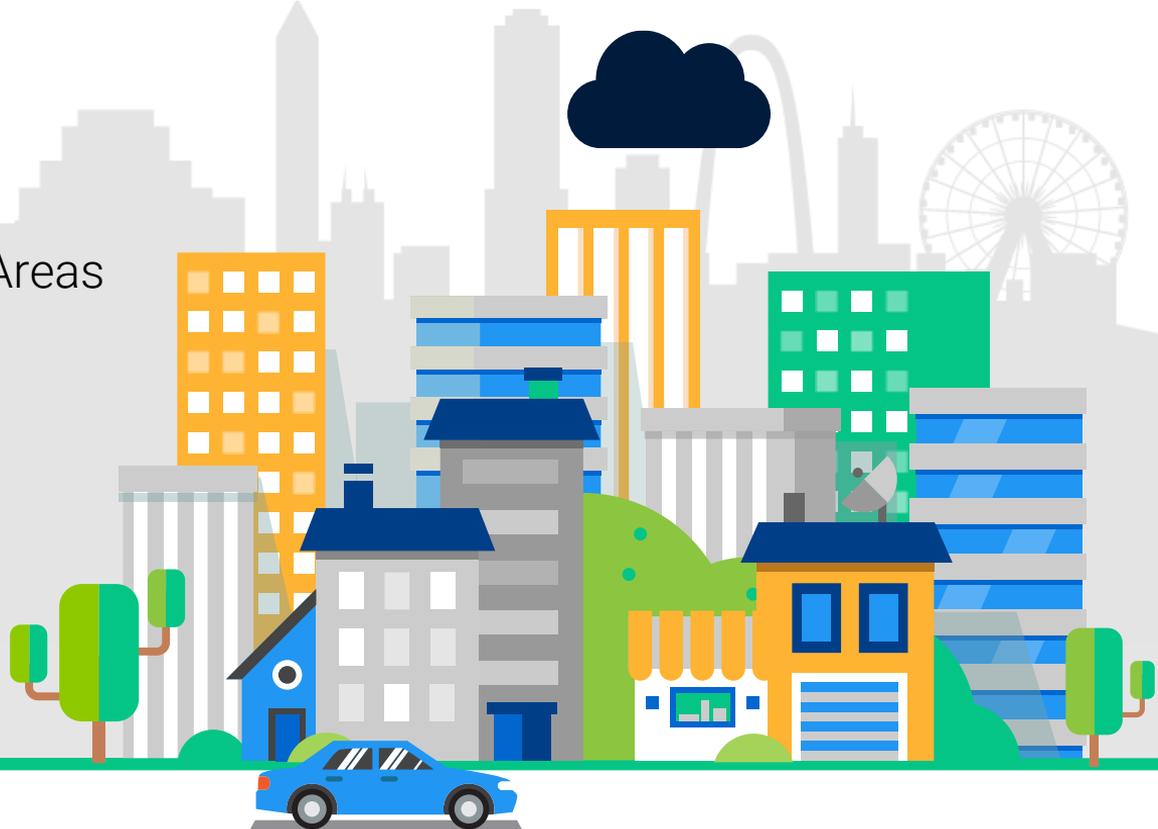


## Next Meeting

Review Concepts and Focus Areas  
Spring 2021

## Third Meeting

Present Draft Area Plan  
Summer 2021



# CITY SERVICE AREA REPRESENTATIVES

## Dallas Police Department

Brian Martinez

Southwest NPO Coordinator

[Brian.Martinez@dallascityhall.com](mailto:Brian.Martinez@dallascityhall.com)

214-670-6795

## Code Compliance

Dennis Broadnax

Neighborhood Code Representative

[Dennis.broadnax@dallascityhall.com](mailto:Dennis.broadnax@dallascityhall.com)

469-515-0341

For specific neighborhood issues and concerns, Contact **311**

By Phone

Simply call 3-1-1 when inside Dallas' city limits or call (214) 670-3111 from any location.

Online

Visit - <https://dallascrm.force.com/public/servicetypes> OR

Access your phone's app store, locate and download the **OurDallas** mobile app

# GET IN TOUCH!

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Service Area Planning Manager

Monique Ward

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Service Area Engagement Manager



# WEST OAK CLIFF AREA PLAN

