

West Oak Cliff Area Plan

Public Meeting

Chat

June 7, 2021

17:58:54 From Daniel Church\_2 to Everyone:

Good evening everyone. We will be getting started just after 6pm

18:02:20 From Elena Stephens to Everyone:

Hi neighbors! I will have to leave about 6:50 for another ZOOM...but I wanted to see and hear citizen input!

18:04:18 From Christine Hopkins to Everyone:

¡Hola Elena!

18:04:38 From Elena Stephens to Everyone:

Hola Christine!

18:16:04 From Yolanda Alameda to Everyone:

Jim town and Elmwood, those cases are in the Queue anyway, is that correct?

18:16:41 From Yolanda Alameda to Everyone:

That is a question for CM West

18:18:33 From Enrique MacGregor to Everyone:

Jimtown and elmwood are in the queue

18:18:39 From Chad to Everyone:

Yolanda, yes, that is correct. Due to the new priority ranking system, cases that are in areas without area plans receive lower priority, so it's entirely possible that they will continue to be lower in the queue as new cases are filed (that are in areas WITH area plans)

18:22:24 From Yolanda Alameda to Everyone:

there ar currently boards plans, correct. they are all in progress, correct?

18:22:48 From Aiah to Everyone:

Are there any retail chains that have shared serious interest in our zone?

18:23:20 From Enrique MacGregor to Everyone:

Aiah do you mean grocery stores?

18:23:25 From Yolanda Alameda to Everyone:

there ar currently no area plans, correct. they are all in progress, correct?

18:23:47 From Daniel Church\_2 to Everyone:

the city has many already adopted area plans.

18:23:59 From Daniel Church\_2 to Everyone:

<https://dallascityhall.com/departments/pnv/Pages/Area-Plans.aspx>

18:24:20 From Aiah to Everyone:

Enrique, not just grocers.

18:25:04 From Rosa to Everyone:

how does cm choose who to appoint?

18:25:06 From Yolanda Alameda to Everyone:

got it thanks Daniel

18:25:12 From Enrique MacGregor to Everyone:

OK... I don't know if chains have expressed interest. CM might. But my 2 cents is... wouldn't it be better to encourage locally-owned businesses?

18:25:35 From Paul Carden to Everyone:

Aiah/Enrique, I can speak to that a bit as I work in the industry. Yes, several, from entertainment to drive-thru's

18:26:02 From Yolanda Alameda to Everyone:

Rosa, i understand that it's NEIGHBORHOOD associations and others

18:26:35 From Aiah to Everyone:

I agree with you. I wanted to see if there was any queued up. Thank you Paul.

18:27:12 From Enrique MacGregor to Everyone:

Oh no, I hope not drive-throughs!

18:27:34 From Enrique MacGregor to Everyone:

They get in the way of walkable neighborhoods

18:28:45 From Paul Carden to Everyone:

Drive throughs are the number one interest in the area among regional and national tenants, particularly on the Hampton Rd corridor.

18:29:07 From Enrique MacGregor to Everyone:

That's good to know. Thanks Paul

18:30:11 From Enrique MacGregor to Everyone:

If I were king I would only allow drivethroughs in the suburbs

18:30:35 From Rosa to Everyone:

more drive thrus is that smart when the area residents already have many health issues and poor health insurance

18:30:44 From Paul Carden to Everyone:

Rosa,

18:31:44 From Paul Carden to Everyone:

Rosa, The zoning allows it, in fact, I have heard a couple of instances where would be tenants are trying to open a drive-thru before a plan is set because they fear losing the ability to do drive-thrus like they can today

18:31:47 From Yolanda Alameda to Everyone:

I wanted to say CMWest,that PaulCardens roll out plan is reasonable and puts Elwood in the first phase, it could be modified to include Jim

town and still leave time for unrepresented areas to get informed and organized

18:32:20 From Daniel Church\_2 to Everyone:

One moment internet issues

18:32:43 From Chad to Everyone:

Thank you for the feedback, Yolanda

18:33:16 From Aiah to Everyone:

Paul can you talk in the meantime?

18:33:36 From Hany to Everyone:

Paul, what is a regional and national tenant?

18:34:32 From Paul Carden to Everyone:

Regional - Operates in just part of the country or just certain metros (HEB)

National - Operates in the majority of the country (Starbucks)

18:36:46 From Paul Carden to Everyone:

Aiah, I can, feel free to ask me a question

18:37:23 From Yolanda Alameda to Everyone:

CMWest, Rosa has a question about how someone gets on the task force. I'd like to add to that, are you willing to expand the Taskforce as areas organize? we already have 2 new associations.

18:39:48 From Hany to Everyone:

Ok thank you, Paul. Tenants (companies) are interested in their drive thru in the Hampton corridor. Not necessarily residents, correct?

18:39:49 From Elena Stephens to Everyone:

I hope so Yolanda--more representation will give us a better plan!

18:39:57 From Rosa to Everyone:

+1 yolanda

18:40:26 From Aiah to Paul Carden(Direct Message):

Can you expound on what drive thru and types of entertainment may come to our region?

18:40:37 From Benj Pocta to Everyone:

I'm with Rosa and Yolanda.

18:41:01 From Rosa to Everyone:

it just doesn't seem fair that areas that don't have neighborhood association don't get a say so . I mean those areas will be very impacted

18:41:34 From Aiah to Paul Carden(Direct Message):

I didn't want to crowd the timeline.

18:41:37 From Elena Stephens to Everyone:

I do think the city is interested in developing a plan that is truly inclusive of neighborhood residents' wishes.

18:41:49 From Chad to Everyone:

100% agree and support adding neighbors who are willing to represent unrepresented areas. This is what it's all about.

18:41:50 From Paul Carden to Everyone:

Hany,

Correct. It's entirely led by landlords and tenants, all of whom are responding to the existing zoning and what it says they can and can't do.

18:42:13 From Monique to Everyone:

Thanks Elena. That is correct!

18:43:17 From Chad to Everyone:

And as new neighborhoods organize, yes, they should be added. The currently existing neighborhood representatives were nominated by their respective associations - I would ask that the new neighborhood associations go through the same nomination process (which is as simple as sending me or staff an email with the contact and their neighborhood)

18:43:34 From Kay Helzer to Everyone:

Does "Single family" allow developers to build housing similar to those with the density at Tyler and Davis?

18:43:51 From Christine Hopkins to Everyone:

There is a Hampton Taskforce Chad created led by Becky Moffet who I am certain would oppose more drive thrus on Hampton - they should be looped in and informed

18:44:01 From Rosa to Everyone:

how do areas without neighborhood association get represented?

18:44:03 From Paul Carden to Aiah(Direct Message):

No worries. I can only say so much without breaking non-disclosure, but I know of at least two drive-thrus being worked on for Hampton Rd. As movies pick up, dont' be surprised if Wyneewood tries to get a new movie theatre. Their last deal fell through due to COVID.

18:44:43 From Aiah to Paul Carden(Direct Message):

Cool

18:44:44 From Enrique MacGregor to Everyone:

Kay -North or South of Davis?

18:44:54 From Chad to Everyone:

Rosa, we're here tonight to talk about phasing out this area plan so that more work can be done in those areas to help build associations.

18:45:11 From Yolanda Alameda to Everyone:

Chad, I can help to connect the new associations with your staff. Would you suggest that individuals in unrepresented areas contact you directly, or can the coalition help in some way?

18:45:37 From Kay Helzer to Everyone:

The multi family just north of Davis where the new townhomes have been built?

18:46:18 From Hany to Everyone:

Is there a source to read about the 5 hearings and what is included in it and what is on the table?

18:46:19 From Monique to Everyone:

At-large representation is always important for example Organizations like Heritage Oak Cliff represents several neighborhoods

18:46:47 From Enrique MacGregor to Everyone:

Kay, that's part of what's called a Planned District. It was the result of an authorized Hearing created 10 years ago. The intention was to have higher density in that area.

18:46:58 From Aiah to Paul Carden(Direct Message):

Has funding from the American Rescue Plan earmarked for our region yet? Have funds been promised to this plan?

18:47:17 From Kay Helzer to Everyone:

Thank you for the information.

18:47:43 From Chad to Everyone:

I know that staff has been in touch with Jennifer Rangel and the Coalition about enhancing the outreach to unrepresented areas. Tonight (at the end of the presentation) and moving forward, all of us should continue to brainstorm. And yes, to Monique's point, Heritage OC plays a role in stepping in for the interests of areas when they are not represented. But we do need to continue to reach out to try to help neighborhoods organize when they are interested in doing so.

18:47:45 From Christine Hopkins to Everyone:

Enrique- does that area Kay is talking have multifamily zoning built into the area plan for that area? do you know what the specific zoning is?

18:47:48 From Enrique MacGregor to Everyone:

Any, those 5 authorized hearings are essentially in the shelf until staff gets to them which soiled be several years ... or never... unless they are part of an area plan

18:48:19 From Christine Hopkins to Everyone:

Enrique - sorry I meant, the PDD not area plan for that Tyler/Davis area

18:48:21 From Paul Carden to Aiah(Direct Message):

That would be more of a city staff question. I am a volunteer with Heritage Oak Cliff (Chair of Neighborhood Development). My day job is in commercial real estate and shopping centers. This is how I know a lot of what's coming and how to counter it should a neighborhood wish to do so.

18:48:26 From Enrique MacGregor to Everyone:

Christine, going by memory, it's PD 830 Subdistrict 6. Yes I can look up the specific zoning.

18:48:42 From Enrique MacGregor to Everyone:

Do you need it tonight?

18:49:53 From Yolanda Alameda to Everyone:

@Monique, @Chad and @Paul, I know from experience that Heritage OC is not in a position to speak for underrepresented areas. I know Paul is very interested in doing more of that, but to date, they have not been doing outreach.

18:50:11 From Kay Helzer to Everyone:

Not this evening for me but I would like to know that specific zoning. We need to watch for too much of that. It's not proper housing for families. kkhelzer@yahoo.com

18:50:16 From Enrique MacGregor to Everyone:

It would be a good idea for anyone interested i to look at PD 830... only to give you an idea of what a PD looks like when it's all done.

18:50:43 From Christine Hopkins to Everyone:

So this is the PDD -it is like a foreign language to me,  
<https://dallascityhall.com/departments/sustainabledevelopment/DCH%20documents/pdf/PD830.Ord.27944.pdf>

18:51:48 From Enrique MacGregor to Everyone:

Also yet... PD 468 (Lake Cliff Gateway)

18:51:51 From Monique to Everyone:

We are not suggesting that HO represent unrepresented areas. Just that they are an example of at-large representation.

18:52:22 From Enrique MacGregor to Everyone:

And familiarize yourself with a document called Article XIII (Form Based Districts). It will give you an idea of the types of designs that suit different areas

18:52:29 From Hany to Everyone:

Enrique/Monica: Is there a source to read about the 5 hearings and what is included in it and what is on the table?

18:52:38 From Christine Hopkins to Everyone:

Kay - the PDD Enrique is talking about PDD 830, for Subdistrict 6 it seems to allow all of these types of housing: "duplex, handicapped group dwelling units, multifamily, retirement housing, and single family"

18:53:13 From Kay Helzer to Everyone:

Thanks Christine

18:53:18 From Hany to Everyone:

Sorry! Monique\*

18:53:47 From Enrique MacGregor to Everyone:

Any I replied to your question earlier but misspelled your name.

18:54:15 From Christine Hopkins to Everyone:

& Kay - it's pretty interesting that no side yards, no rear yards, and only 10 feet of a front yard is required in that Davis Corridor area but 0 front yard if right on Davis street

18:54:16 From Enrique MacGregor to Everyone:

Christine... yes the language is very technical.

18:54:43 From Monique to Everyone:

No problem. it's Monica in Espanol

18:55:29 From Christine Hopkins to Everyone:

& Kay - here is probably the really scary part in that Davis Corridor area - for density, there is NO maximum number of dwelling units, and for lot size, no minimum lot size - so it can be as dense as the developer wants to build, HOW CRAZY!!!

18:55:39 From Kay Helzer to Everyone:

I'm not fond of the not yards, little or no set back, etc. Just not family friendly. Not totally opposed but needs to be in selective zones.

18:56:37 From Enrique MacGregor to Everyone:

Autocorrect keeps changing Hany to Any

18:56:40 From Monique to Everyone:

Thank you for your specific preferences

18:56:55 From Enrique MacGregor to Everyone:

Kay I agree. That's where the neighbors input comes in

18:57:19 From Christine Hopkins to Everyone:

Hany - here is a link to the Authorized Hearings that are in cue across the City >  
[https://dallascityhall.com/departments/sustainabledevelopment/planning/DCH%20Documents/authorized%20hearings/Master\\_Prioritization%20List%20by%20PRIORITIZATION\\_01.04.2021\\_posted.pdf](https://dallascityhall.com/departments/sustainabledevelopment/planning/DCH%20Documents/authorized%20hearings/Master_Prioritization%20List%20by%20PRIORITIZATION_01.04.2021_posted.pdf)

18:57:27 From Hany to Everyone:

Thanks, Enrique. So, those 5 hearings just kicked off the plan. But, essentially everything is on the table?

18:57:39 From Hany to Everyone:

Thanks, Christine!

18:57:58 From Enrique MacGregor to Everyone:

PD 468 was very good about creating diverse housing within the area. Meaning different price points so that you have more of a community contained within itself.

18:58:05 From Yolanda Alameda to Everyone:

@Daniel, sorry, is that a result of the surveys?

18:58:23 From Enrique MacGregor to Everyone:

You are correct Hany

18:58:38 From Daniel Church\_2 to Everyone:

Yes this is a summary of what we heard from the first survey

18:58:57 From Christine Hopkins to Everyone:

Hany - yes, that is right - also the fact that there are 3 DART stations and the City wants to increase density around the DART is another reason for kicking off the Area Plan. The Community definitely needs to pay attention to the parts of the plan around the DART stations.

18:59:22 From Yolanda Alameda to Everyone:

thank you @Christine

18:59:54 From Kay Helzer to Everyone:

Good to know. We have to protect some lower price points with housing that is family friendly. A mix of diverse housing would provide a more meaningful community

19:00:13 From Paul Carden to Everyone:

Christine,

Sometimes some of those restrictions (or lack of) are counterintuitive. For example:

No minimum lot size - Allows small scale development to be viable instead of being forced to consolidate and do large developments, making it more likely new development is comparable to existing development

No maximum number of dwelling units - Encourages affordability by not penalizing a developer for building smaller, more efficient (affordable units)

Other rules like height limits keep developments from going too far out of bounds.

19:00:48 From Enrique MacGregor to Everyone:

DART stations can be a huge asset to a community. Think about ways to get the most benefit out of that asset for the neighborhood/neighbor's prosperity

19:01:27 From Christine Hopkins to Everyone:

Paul - so how do average community members know what type of requirements to advocate for if they don't want more of those Tyler/Davis townhomes or over-priced "luxury" townhome or "luxury" apartments?

19:03:13 From Yolanda Alameda to Everyone:

Great job @Joe Yanez!!!!

19:04:20 From Paul Carden to Everyone:

Christine - Truthfully the community doesn't need to know the exact wording to encourage that, they just need to provide feedback to the city and CM. Staff can work out the technical language of how to achieve the communities goals.

But no one will know the community wants if the community doesn't speak up or isn't heard, which is why these meetings are so critical.

19:05:02 From Yolanda Alameda to Everyone:

West Davis Corridor has NO representation

19:05:26 From Aiah to Everyone:

What is the initial residential plan for the development of West Davis corridor (Davis@Plymouth)? Is there a plan to rehouse/relocate the current residents?

19:05:51 From Hany to Everyone:

No representation in North Cliff either

19:05:58 From Daniel Church\_2 to Everyone:

Barbara Barbee represents Beverly Hills on the Task Force.

19:06:09 From Benj Pocta to Everyone:

Was it the apartment complex with the Chad West banner on Plymouth?

19:06:15 From Christine Hopkins to Everyone:

Paul - The community should have enough knowledge to know if the City is adopting what the community wants or not. Some of us are very interested in the details and want to monitor to make sure there aren't big loopholes and that the Community's feedback is actually implemented

19:06:25 From Paul Carden to Everyone:

Outside of a small pocket, everything west of Westmoreland needs more input or organization.

19:06:56 From Benj Pocta to Everyone:

Yeah, I'm in North Cliff, trying to figure out if there is a neighborhood association.

19:07:20 From Hany to Everyone:

Hi Benj, we met yesterday. I'll reach out

19:07:48 From Yolanda Alameda to Everyone:

Enrique you are breaking up

19:07:53 From Daniel Church\_2 to Everyone:

There is no plan currently for West Davis. This process is intended to hear from you what you want on West Davis and the otehr focus areas.

19:07:54 From Paul Carden to Everyone:

Christine - To do that we need to find and educate, local community experts, so that they will know what to look for. Fortunately, Oak Cliff has a lot of experience with PDs and I can share some good examples PDs to learn what to do (and maybe what not to do).

19:08:27 From Christine Hopkins to Everyone:

That would be great Paul

19:08:42 From Yolanda Alameda to Everyone:

@Benj - Liz Provost is on this chat, she lives where you do and trying to find out how to revive the North Cliff NA - message me 214.94806088 and I'll put you in contact

19:08:54 From Yolanda Alameda to Everyone:

Paul Carden, any word on the North Cliff contact?

19:09:11 From Kay Helzer to Everyone:

More information on these PD's would be good.

19:09:27 From Yolanda Alameda to Everyone:

Cool Hany, I know you talked with Liz

19:09:37 From Paul Carden to Everyone:

Reach out to Mike Matthew in North Cliff

19:09:46 From Paul Carden to Everyone:

Matthews\*

19:09:54 From Yolanda Alameda to Everyone:

Thank you Paul

19:10:10 From Paul Carden to Yolanda Alameda(Direct Message):

mm76116@aol.com

19:10:32 From Paul Carden to Yolanda Alameda(Direct Message):

Please copy myself and Susan Lee on the email.

19:12:47 From Monique to Everyone:

PUD staff is happy to assist neighborhoods who have even a few people who are interested in forming a neighborhood association. Email me: Monique.ward@dallascityhall.com Thanks

19:15:11 From Hany to Everyone:

Thank you Monique. I think you will see some some emails from North Cliff Residents

19:16:02 From Monique to Everyone:

Okay great!

19:16:03 From Christine Hopkins to Everyone:

Yes, and the West Oak Cliff Coalition also wants to help neighborhoods without representation get formed up and organized - Yolanda Alameda has already helped 2 new neighborhood associations get started

19:16:05 From Cynthia to Everyone:

I think moving in phases is a good idea if it allows more time for residents to get informed

19:16:10 From Daniel Church\_2 to Everyone:

<https://dallascityhall.mysocialpinpoint.com/west-oak-cliff-area-plan>

19:17:06 From Christine Hopkins to Everyone:

The City knows Christine, Yolanda, Liz, and the West Oak Cliff Coalition is in favor of breaking down the scale so neighborhoods can really focus on visioning what they want for their neighborhood.

19:19:28 From Christine Hopkins to Everyone:

& as Cynthia says so we can focus on getting more residents informed and involved - planning and zoning doesn't sound very sexy but neighbors need to get out the word to other neighbors how important this is - it will affect what we see, hear, smell in our neighborhoods, whether we can afford to keep living in our neighborhoods, and how future generations grow up in Oak Cliff.

19:20:42 From Monique to Everyone:

joe.yanez@dallascityhall.com

19:20:45 From Aiah to Everyone:

Will there be more public signs advertising the West Oak Cliff Area Planning process to increase engagement? Specifically in the targeted areas?

19:21:02 From joe.yanez to Everyone:

joe.yanez@dallascityhall.com

19:21:05 From Yolanda Alameda to Everyone:

I wish we could get a little love for all the work we have done to engage community :)

19:21:52 From Kay Helzer to Everyone:

Thanks for walking the blocks the other day. The flyer on my door made me attend yesterday's meeting!

19:21:59 From Mark to Everyone:

Rayo Planning did a fantastic job explaining what zoning is all about this past Sunday. Would like to see them more involved.

19:22:04 From Yolanda Alameda to Everyone:

THank you Kay!

19:22:11 From Yolanda Alameda to Everyone:

Thank you Mark!

19:22:56 From Monique to Everyone:

Thanks neighborhood leaders for distributing hundreds of flyers and posting more signs to inform your neighbors.

19:23:24 From Yolanda Alameda to Everyone:

2200 flyers delivered to each and every door

19:24:00 From Anisah to Everyone:

Thank you @yolanda :) that's how I found out about these meetings!

19:24:00 From Paul Carden to Everyone:

Yolanda - Absolutely incredible effort

19:24:05 From Monique to Everyone:

That's a ton of effort!!!

19:24:12 From Benj Pocta to Everyone:

When is the meeting pertaining to the buildings on Pierce between Catherine and Brooklyn?

19:24:24 From Officer Wohlwend to Everyone:

If anyone has any police related questions, concerns, or looking to start a community crime watch meeting. Feel free to reach out to me via email. zachary.wohlwend@dallascityhall.com

Also, if you have any community events going on in your neighborhood send me an email. The Neighborhood Police Unit would love to come. Thanks.

19:24:31 From Yolanda Alameda to Everyone:

Benj great question, those are awesome

19:25:01 From Benj Pocta to Everyone:

I'll be there.

19:25:19 From Yolanda Alameda to Everyone:

@officer Wohlwend, is Brian Martinez no longer the contact?

19:25:20 From Kay Helzer to Everyone:

I will be there too. That's right by me.

19:25:25 From Benj Pocta to Everyone:

I have heard these buildings called "abandoned," what does this mean? No owner?

19:27:47 From Christine Hopkins to Everyone:

How detailed will the Area Plan get? I am worried about the DART stations in particular. If we say we're okay with some mixed use that is walkable, community-oriented local businesses & smaller footprints, can that detail get built into the plan or are we risk massive ugly chain retail by even saying we'd consider mixed use?

19:30:18 From Officer Wohlwend to Everyone:

Officer Brian Martinez is no longer with the Southwest NPO unit. He now works at our Police Headquarters downtown. myself and Officer Ruben Lozano will be the main points of contact for SW NPO unit currently. His email is [Ruben.Lozano@dallascityhall.com](mailto:Ruben.Lozano@dallascityhall.com).

19:30:52 From Paul Carden to Everyone:

Daniel I can elaborate on the retail if you don't mind.

19:32:13 From Yolanda Alameda to Everyone:

Thank you Officer Wohlwend, that is VERY important information, I will forward information to you and Officer Lozano about 2 upcoming meetings. I think it would be helpful if you would send this to your NA contacts, because we have always relied on Brian.

19:34:55 From Aiah to Everyone:

Is current zoning classifications available on the site?

19:34:57 From Kay Helzer to Everyone:

Thank you for the information.

19:35:25 From Aiah to Everyone:

Thank you for everyones time

19:36:01 From Yolanda Alameda to Everyone:

Daniel, you only mentioned city led area plans

19:36:14 From Roger to Everyone:

Thank you for the great information and to City staff and elected/appointed officials for all the work.

19:36:15 From Andreea Udrea to Everyone:

I can add a link to the public-facing interactive GIS map with the zoning layers

19:36:21 From Yolanda Alameda to Everyone:

Will there no longer be reference to other options for area plans?

19:36:24 From Daniel Church\_2 to Everyone:

<https://gis.dallascityhall.com/zoningweb/>

19:36:29 From Aiah to Everyone:

Thanks

19:36:32 From Andreea Udrea to Everyone:

<https://gis.dallascityhall.com/zoningweb/>

19:36:58 From Yolanda Alameda to Everyone:

Neighborhood led plans

19:37:48 From Yolanda Alameda to Everyone:

your breaking up

19:39:45 From Yolanda Alameda to Everyone:

Thank you Peer, Follow Up: will there be any follow up with CPC about authorized hearings and steering committees after the failure of the Tyler Station Authorized Hearing?

19:43:12 From Yolanda Alameda to Everyone:

LAST Follow Up - are there any authorized hearings that will come before CPC before that process is articulated?

19:44:35 From Yolanda Alameda to Everyone:

Thank you everyone.

19:45:36 From Hany to Everyone:

Thanks everyone

19:45:58 From Benj Pocta to Everyone:

Thanks, looking forward to the next meeting.

19:45:59 From Peer to Everyone:

Thank you everyone for asking good questions and contributing to the conversation.