

# WELCOME | BIENVENIDO

WEST OAK CLIFF AREA PLAN  
COMMUNITY VISIONING MEETING  
APRIL 27, 2021

PLANIFICACIÓN DEL ÁREA DE WEST OAK CLIFF  
REUNIONES DE VISIÓN COMUNITARIA  
ABRIL 27, 2021



# AGENDA

## Why Are We Here? *Propósito*



To learn more about how you want to see this area of Oak Cliff grow and improve into the future.

*Para obtener más información sobre cómo desea que esta área de Oak Cliff crezca y mejore en el futuro.*

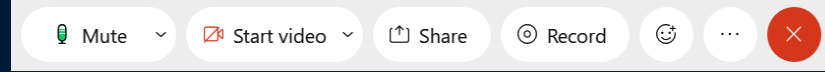
- |  |  |                            |
|--|--|----------------------------|
| I. Overview / <i>Información general</i>               |  | 10 Minutes/ <i>Minutos</i> |
| II. What We've Heard / <i>Lo que hemos escuchado</i>   |  | 10 Minutes/ <i>Minutos</i> |
| III. Tell Us More! / <i>Cuéntanos más</i>              |  | 30 Minutes/ <i>Minutos</i> |
| IV. Report Out / <i>Informar</i>                       |  | 10 Minutes/ <i>Minutos</i> |
| V. Polling Questions / <i>Preguntas de la Encuesta</i> |  | 10 Minutes/ <i>Minutos</i> |
| VI. Next Steps/ <i>Próximos Pasos</i>                  |  | 10 Minutes/ <i>Minutos</i> |
| VII. Q&A / <i>Preguntas</i>                            |  | 10 Minutes/ <i>Minutos</i> |

# GETTING STARTED

## EMPEZANDO

- Please keep your microphone muted.
  - Ask questions via the chat function.
  - If you are unable to use chat, you may speak aloud, but please keep your comments brief out of respect of others.
- 
- **Mantenga su micrófono en silencio.**
  - Haga preguntas a través de la función de chat
  - Si no puede usar el chat, puede hablar en voz alta, pero mantenga sus comentarios breves por respeto a los demás.

1



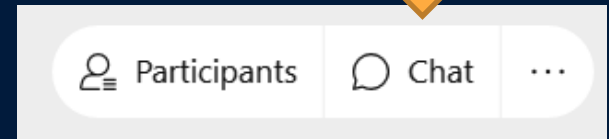
Please mute your microphone here. Make sure the icon has a red line through it, indicating you are muted

Silencie su micrófono aquí. Asegúrese de que el icono tenga una línea roja que lo atraviese, lo que indica que está silenciado

2

Please type questions and comments here.

*Escriba sus preguntas y comentarios aquí..*

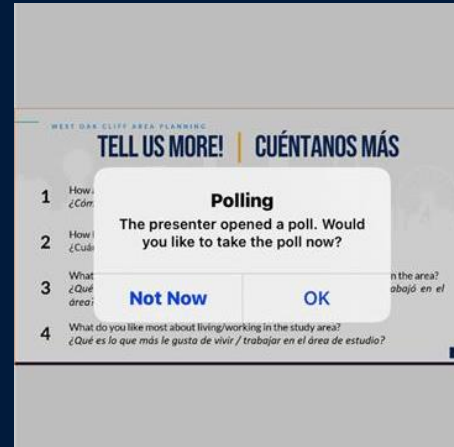


# GETTING STARTED

## EMPEZANDO

- Please be respectful with your comments and of other's comments.
- **Polling:** We will conduct polling questions throughout the meeting. Polls should appear automatically on your screen.
- *Sea respetuoso con sus comentarios y con los comentarios de los demás.*
- *Encuestas: Realizaremos preguntas durante toda la reunión. Las encuestas deberían aparecer automáticamente en su pantalla.*

3



*Polling questions will pop up on your screen, similar to what is shown above*



*Aparecerán preguntas de sondeo en su pantalla, similar a lo que se muestra arriba*

# WEST OAK CLIFF

## AREA PLAN

# POR ESPAÑOL



## INSTRUCTIONS

1 To attend the English meeting, remain in the "room" you are currently in.

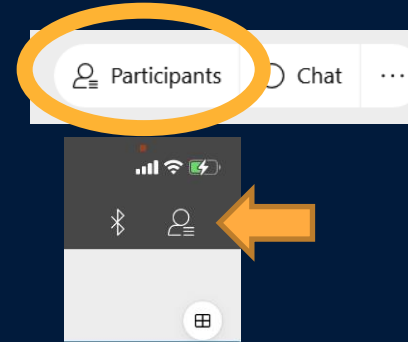
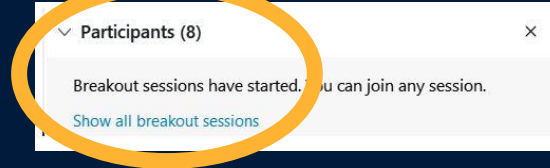
## INSTRUCCIONES

*Para asistir a la reunión en español, diríjase a la "Sala para grupos pequeños" en español.*

1

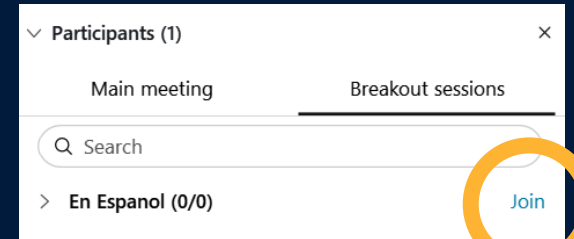
2

Para ingresar a la sala de grupos, haga clic en participantes.



3

Luego seleccione "Unirse" para "En Español"





WEST OAK CLIFF AREA PLAN

# AREA PLANNING OVERVIEW

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COMMUNITY MEETING

# INTRODUCTIONS

## City Officials

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

Joe Yanez – 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

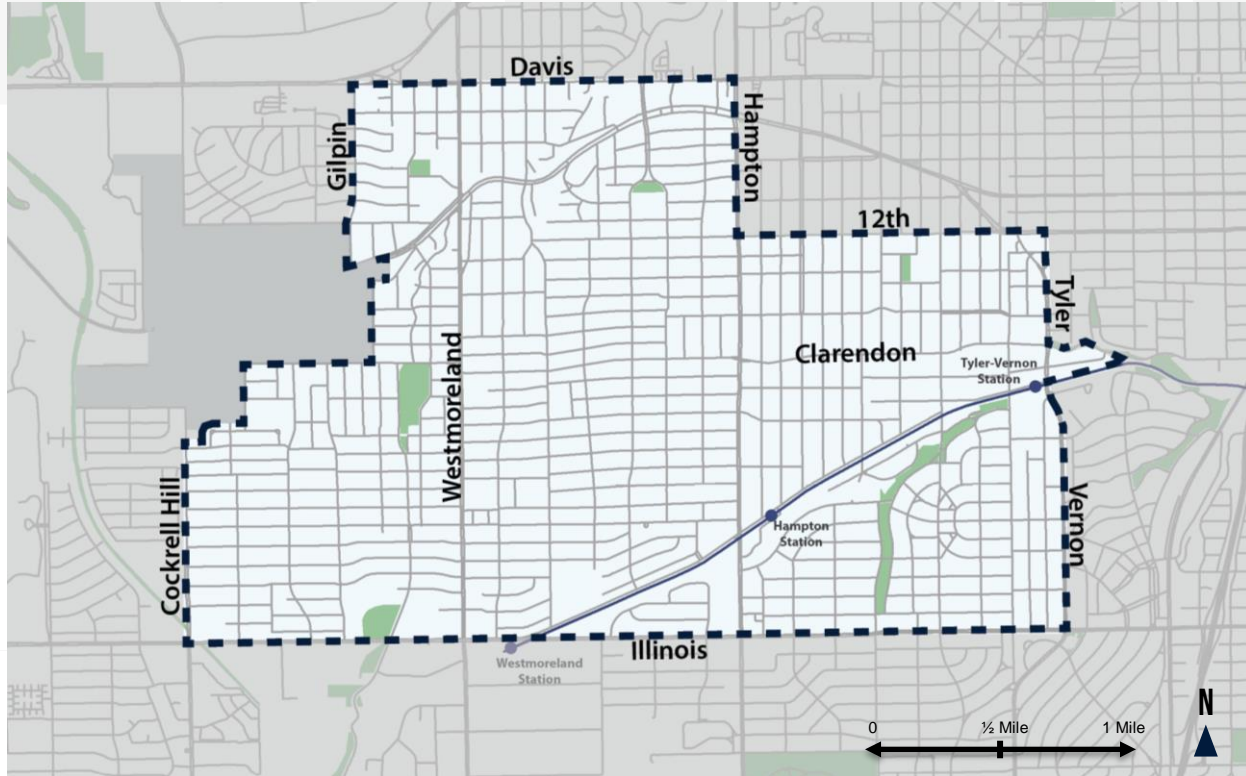
Barbara Barbee

Kristen Hensley

Elena Stephens

\* Taskforce Chair

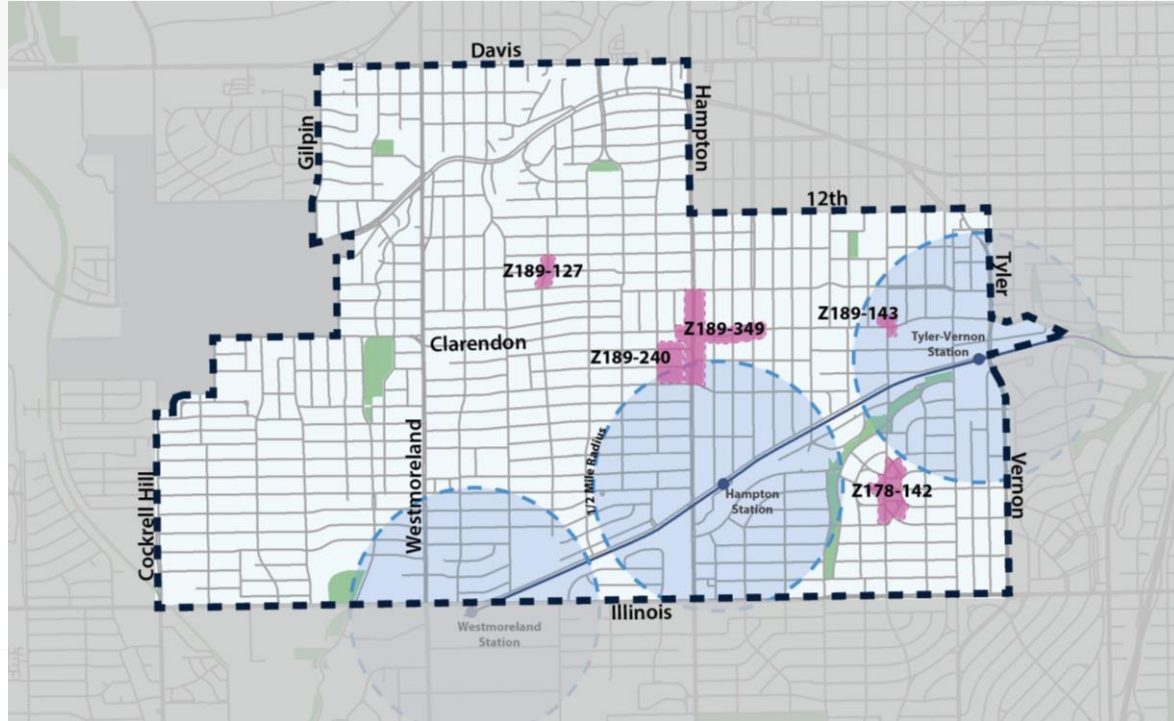
# WHERE IS THE WEST OAK CLIFF AREA STUDY AREA?





# WHY ARE WE PLANNING?

- **5 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.
- **Growth will happen** in Dallas and this study area in the coming decades, but planning for that growth can help minimize its impact on existing communities



# WHAT IS THE GOAL?



Establish a **land development vision** for the study area to be integrated into the comprehensive plan update.



Visioning and engagement to help **inform rezoning process** for areas already slated for rezoning (authorized hearings)



Creating a framework for **street and infrastructure improvements** to help inform roadway changes and future capital improvements.



Help identify **other priorities** directly related to land development.

# INITIAL PLANNING GOALS



Protect existing single-family neighborhoods.



Preserve natural areas and expand public parks and trails.



Preserve historic buildings by encouraging renovation and reuse.



Encourage businesses that are compatible with surrounding neighborhoods.



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

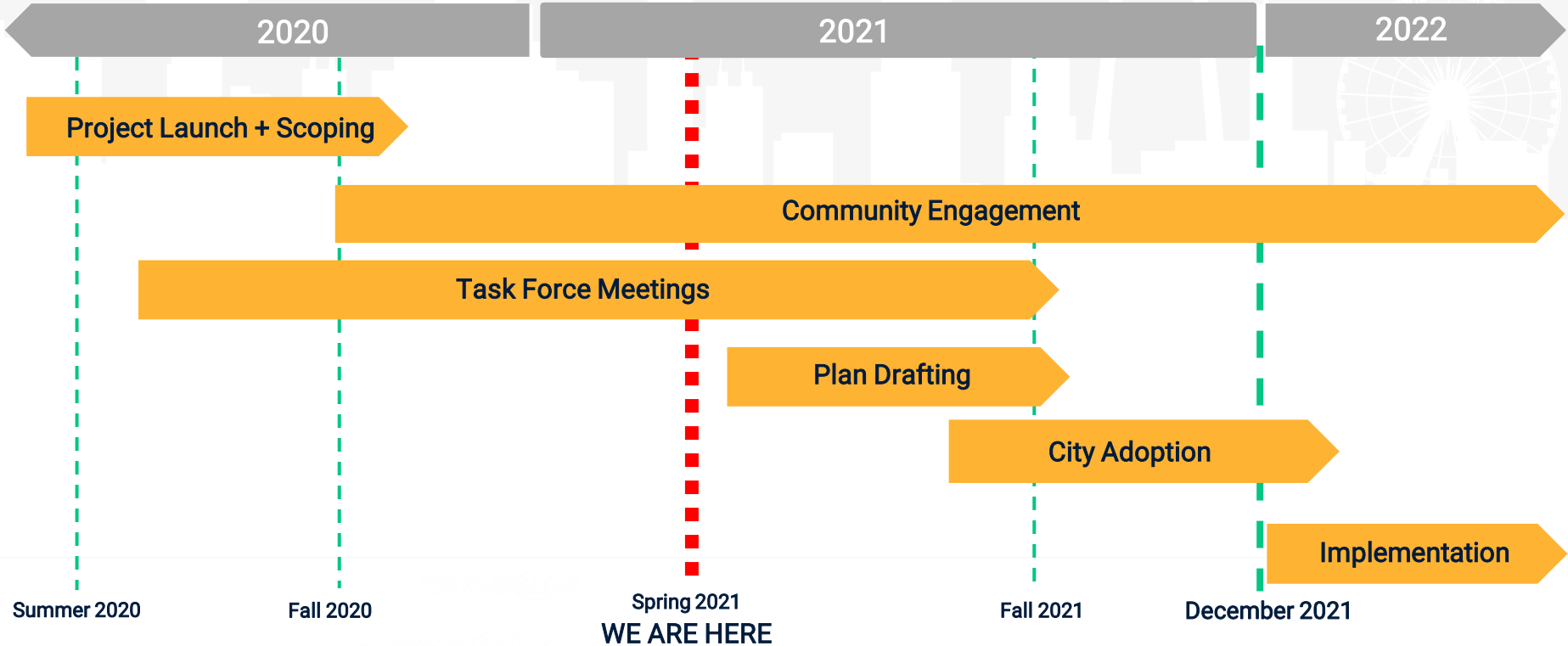


Retain current residents and attract new residents by encouraging new and affordable housing choices.



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

# WHEN WILL THIS PROCESS BE COMPLETE?





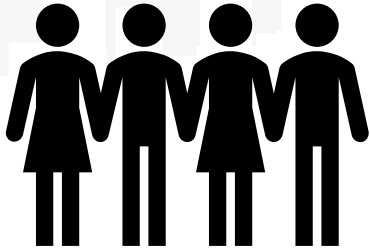
WEST OAK CLIFF AREA PLAN

# POTENTIAL AREA GROWTH

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COMMUNITY MEETING

# CURRENT CONDITIONS: 2021



EST. = **43,905**

Current Study  
Area Population\*



EST. = **11,554**

Current Study  
Households\*\*



**3,494**

Current Study  
Area Employment\*\*\*

\* Estimated from 2019 ACS + 2010 Census  
\*\* Estimated from 2018 ACS  
\*\*\* Estimated from 2019 Reference USA Data

# FUTURE GROWTH

- The Metroplex is expected to add nearly 4 million new residents by 2045 (growing from 7.4 Million in 2019 to 11.2 Million in 2045)
- Dallas is expected to add up to 400,000 residents and 800,000 jobs by 2045
- An equitable distribution of some of the citywide growth can enable each part of the city to get a “fair share” of growth and opportunities for neighborhood revitalization.
- Growth brings change but if we plan for it, it can also bring access to jobs, services and amenities.
- The Area Plan’s goal is to determine how should we channel future growth pressures in a way that is sensitive to neighborhood character and that maximizes local community benefits.



WEST OAK CLIFF AREA PLAN

# COMMUNITY FEEDBACK

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COMMUNITY MEETING



# ONLINE SURVEY FEEDBACK

**140** **TOTAL**  
**RESPONSES\***

**133 IN ENGLISH**  
**7 IN SPANISH**

**\*AS OF 8AM ON 4.26.2021**

# ONLINE SURVEY FEEDBACK

90%

LIVE IN AREA

30%

WORK IN AREA

80%

OWN PROPERTY  
IN AREA

HIGHEST RATED  
PLANNING PRIORITIES

1. PROTECT EXISTING SINGLE-FAMILY NEIGHBORHOODS
2. CREATE WALKABLE NEIGHBORHOOD CENTERS
3. PRESERVE/ENHANCE NATURAL AREAS + OPEN SPACE



# SUMMARY OF FOCUS



## Land Use + Development

- Preserve single-family neighborhoods but allow new housing in appropriate locations
- Ensure important historic structures are able to find new life through potential zoning changes
- Ensure new commercial and mixed-use development is compatible with neighborhoods
- Provide new mixed-use, neighborhood-centered developments around DART stations



## Transportation + Infrastructure

- Improvements needed to sidewalks, especially around schools, parks, and DART stations.
- Desire for new bike lanes, road diets/traffic calming, and pedestrian improvements on retail corridors
- Improved bus and multimodal transportation options around area, especially near DART stations
- Concerns about public safety on streets, particularly related to street racing and lighting



## Parks + Open Space

- Desire for improved open space connections and new trails
- Desire for new open spaces in areas currently lacking green space
- Desire to preserve existing tree canopy and enhance natural assets



## Community Development

- Desire for focusing on local, neighborhood-focused retail + development
- Concerns about lack of housing and retail affordability, potential gentrification, and displacement due to development pressures and new development
- Desire for tools and policies that allow existing residents to remain in place



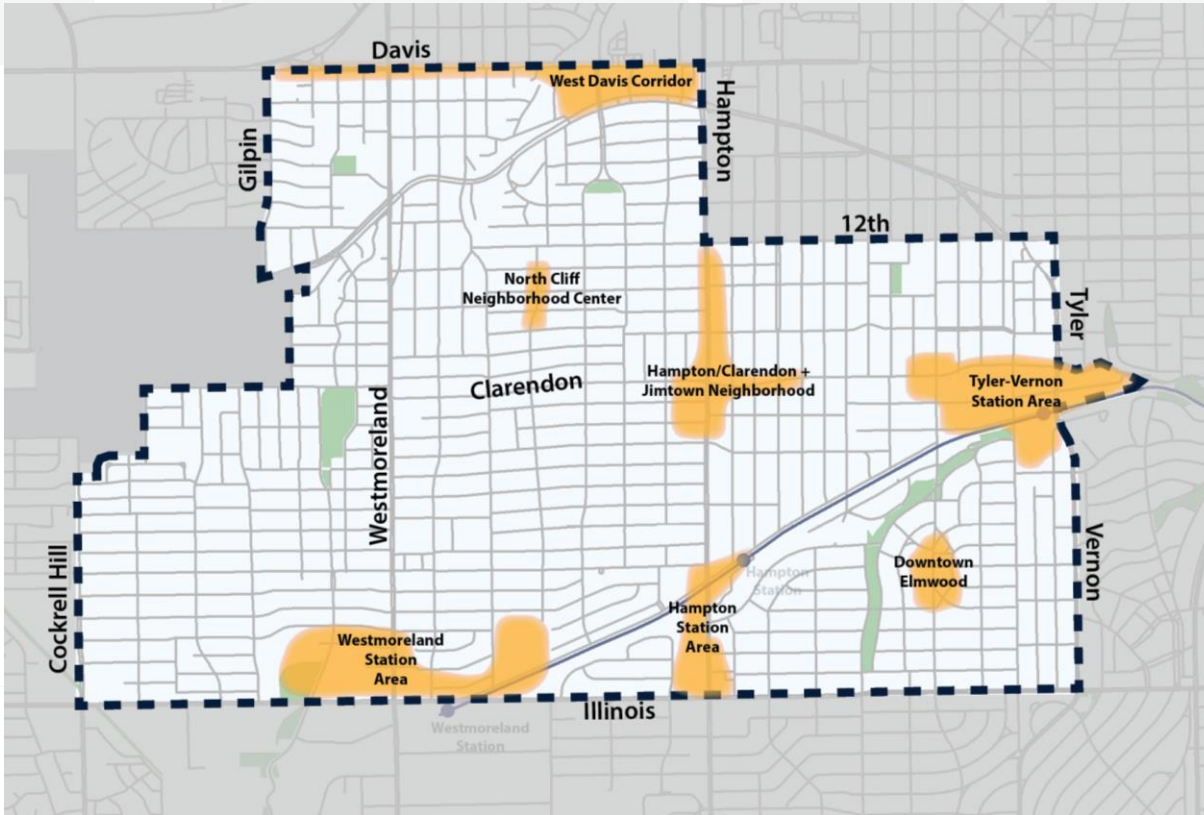
WEST OAK CLIFF AREA PLAN

# LAND USE + DEVELOPMENT

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COMMUNITY MEETING

# FOCUS AREAS



West Davis Corridor

North Cliff Neighborhood Center

Hampton/Clarendon Intersection and the Jimtown Neighborhood

Tyler-Vernon Station Area

Downtown Elmwood

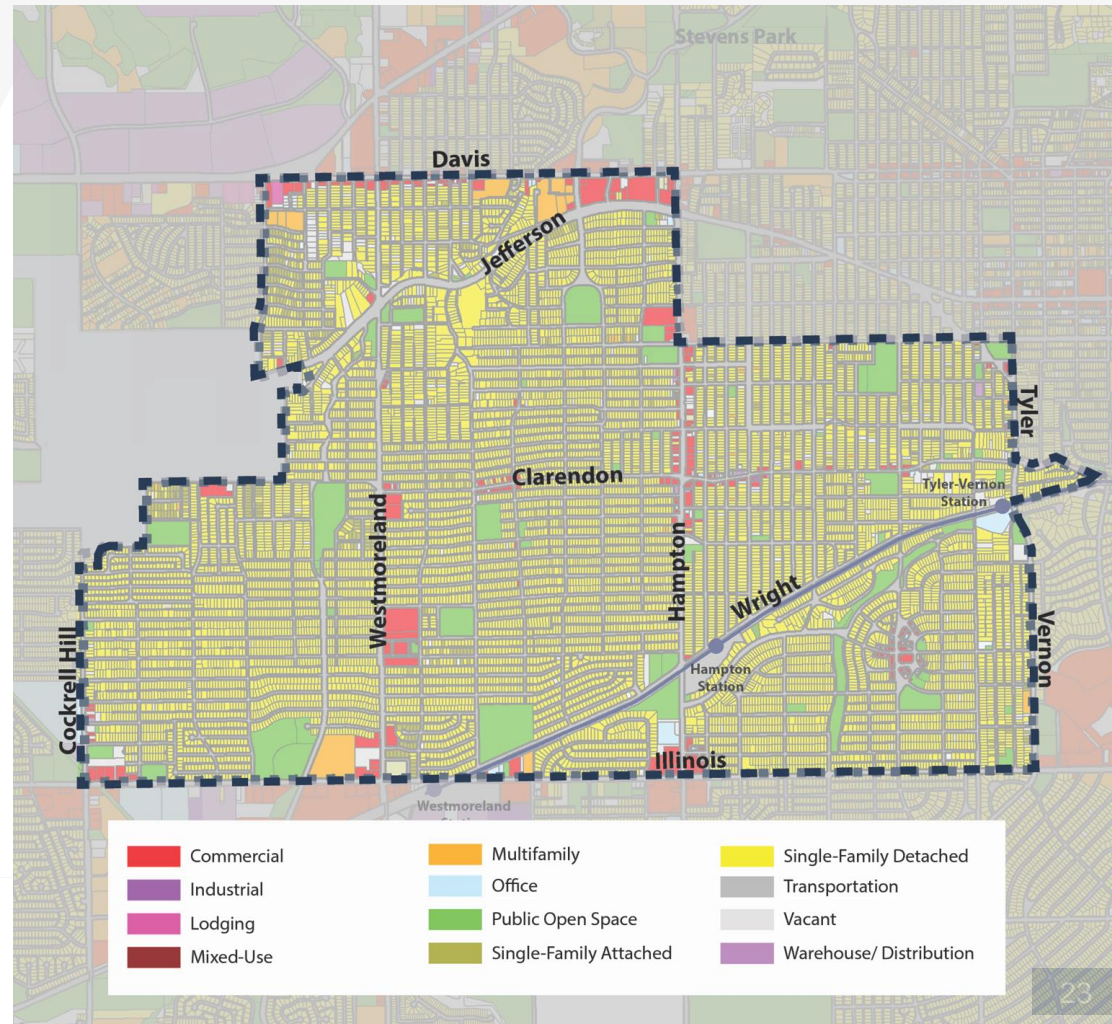
Hampton Station Area

Westmoreland Station Area



## Land Use + Development

- Are there locations where you have concerns about existing land uses/ types of development?
- Are there specific locations where you would like to see new types of land uses in the area? What types and where?
- Are there areas that are stable that you would like to remain the same?





WEST OAK CLIFF AREA PLAN

# TRANSPORTATION + INFRASTRUCTURE

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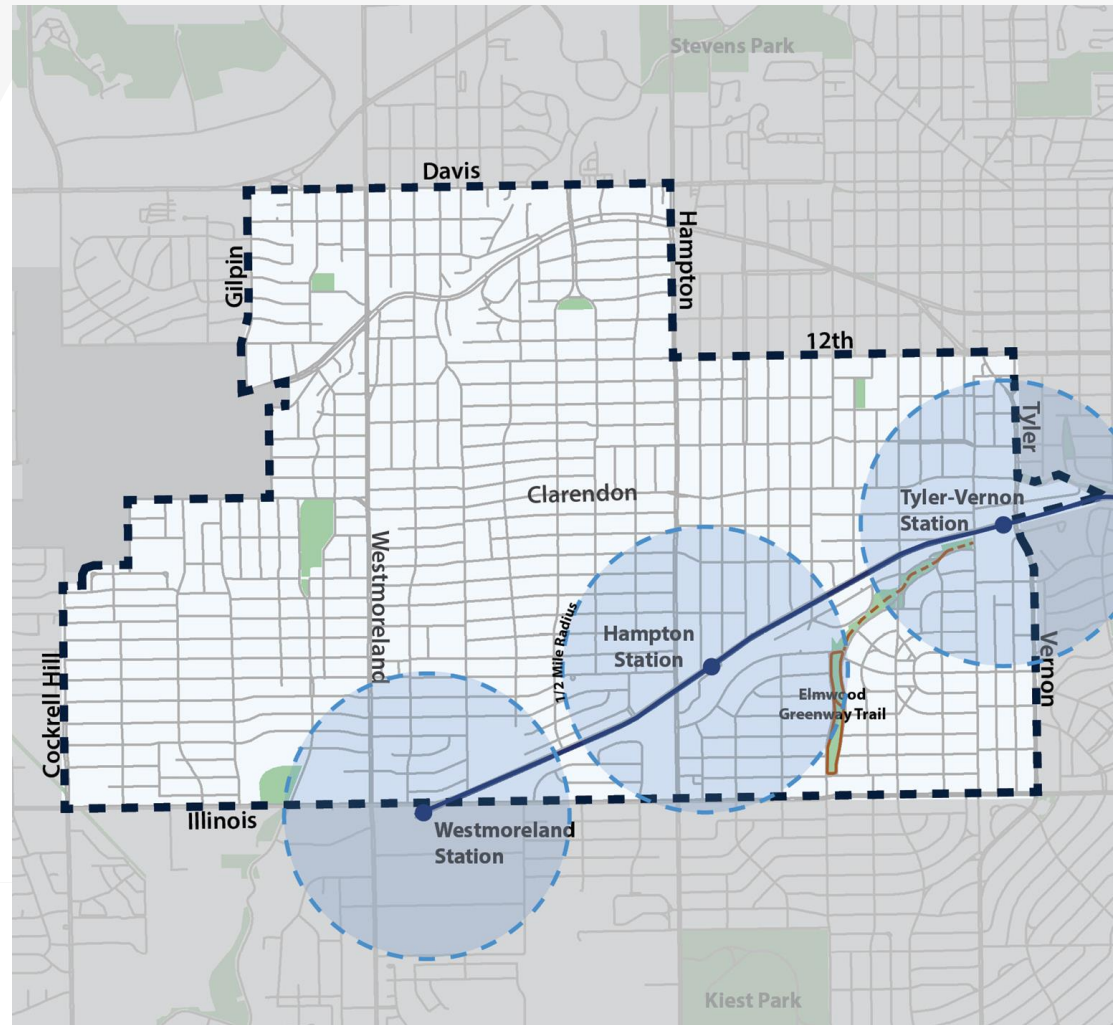
COMMUNITY MEETING





# Transportation + Infrastructure

- What street improvements would make walking and biking more enjoyable?
- Are there specific areas where walking and biking does not feel safe?

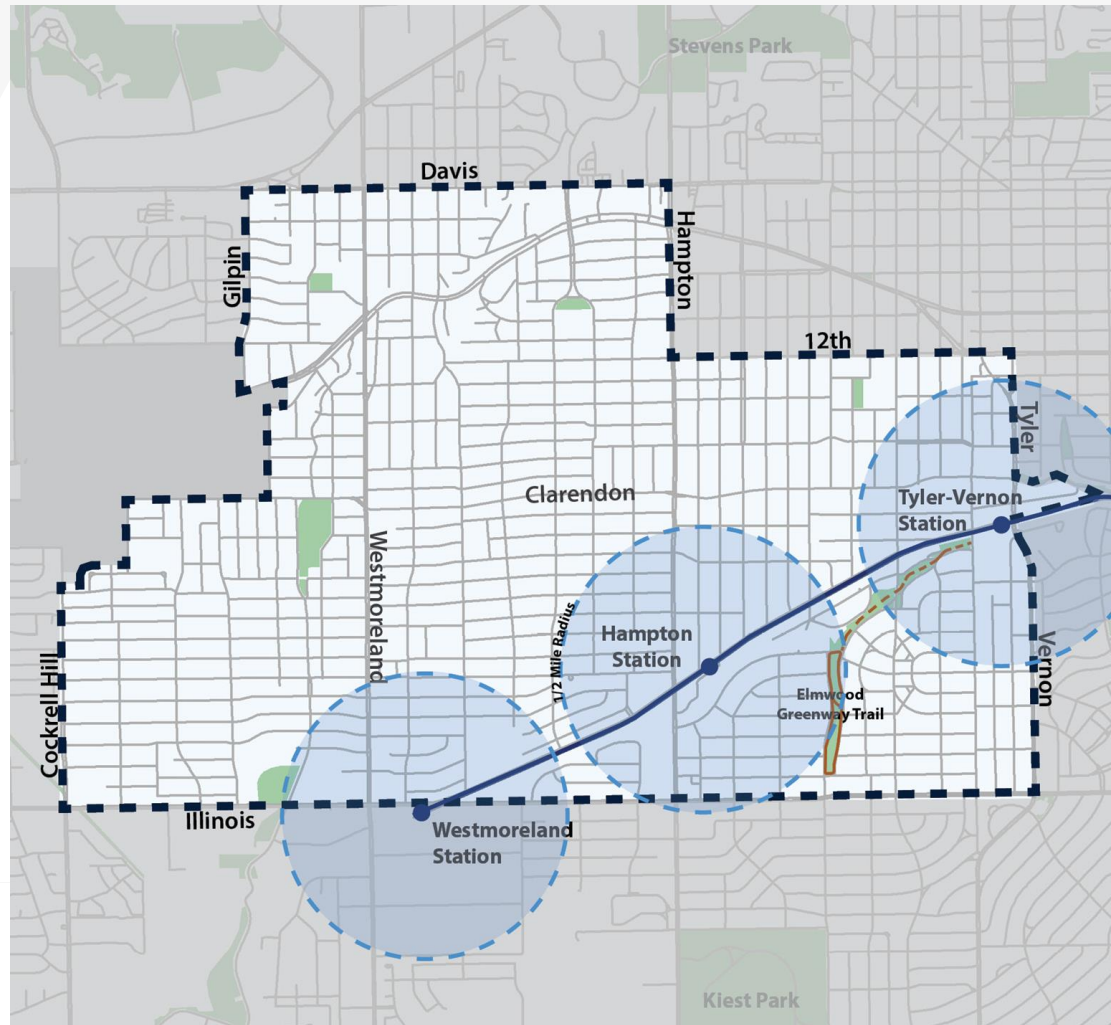




# Transportation + Infrastructure

What street would you most like to see **bike lanes** on?

What street would you most like to see **better, wider sidewalks**?





WEST OAK CLIFF AREA PLAN

# OPEN SPACE

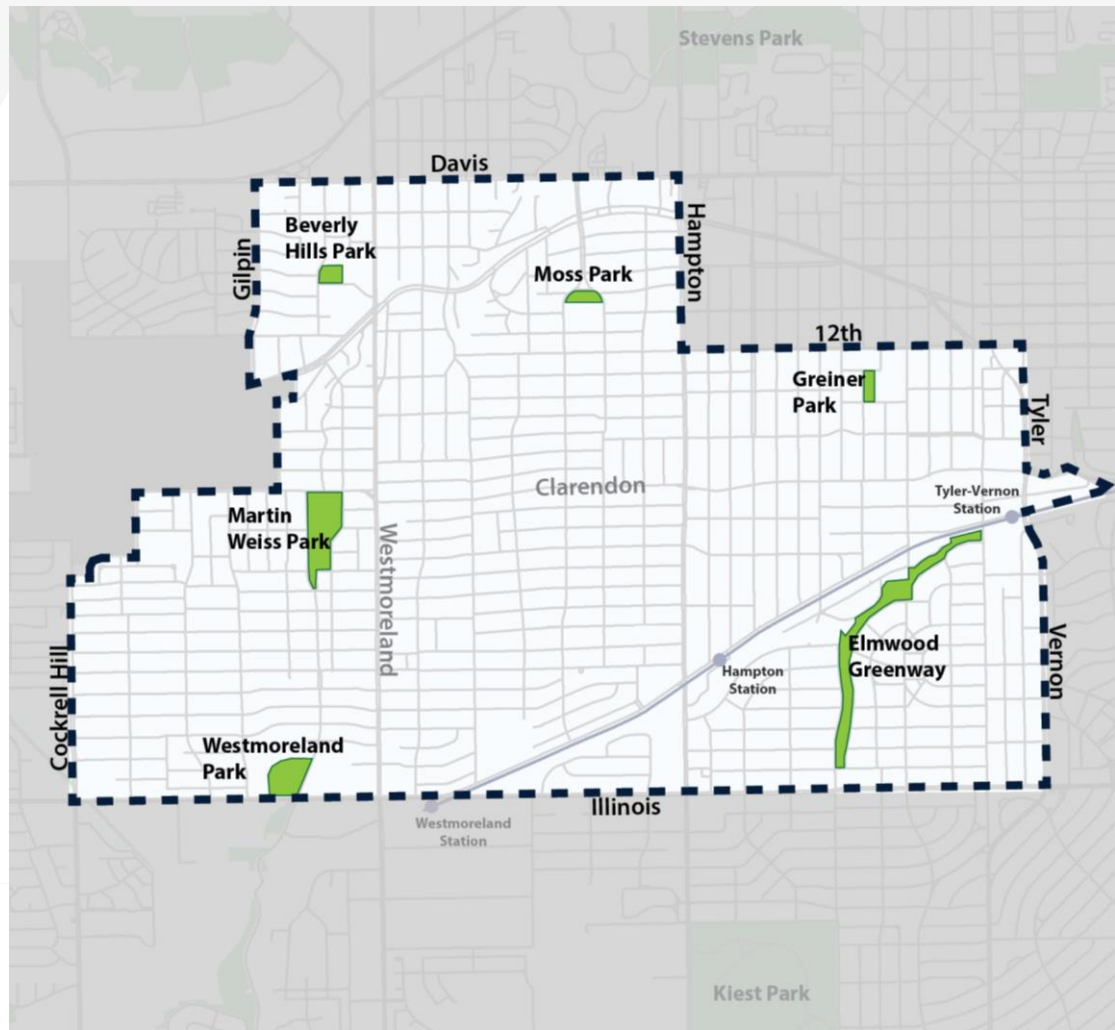
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COMMUNITY MEETING



## Parks + Open Space

- What would encourage you to use the neighborhood's parks and open spaces more?
- Are there specific areas you would like to see more open space or new trails? Where and what types of uses?
- Are there any improvements you would like to see in accessing existing parks or open space?





WEST OAK CLIFF AREA PLAN

# COMMUNITY DEVELOPMENT

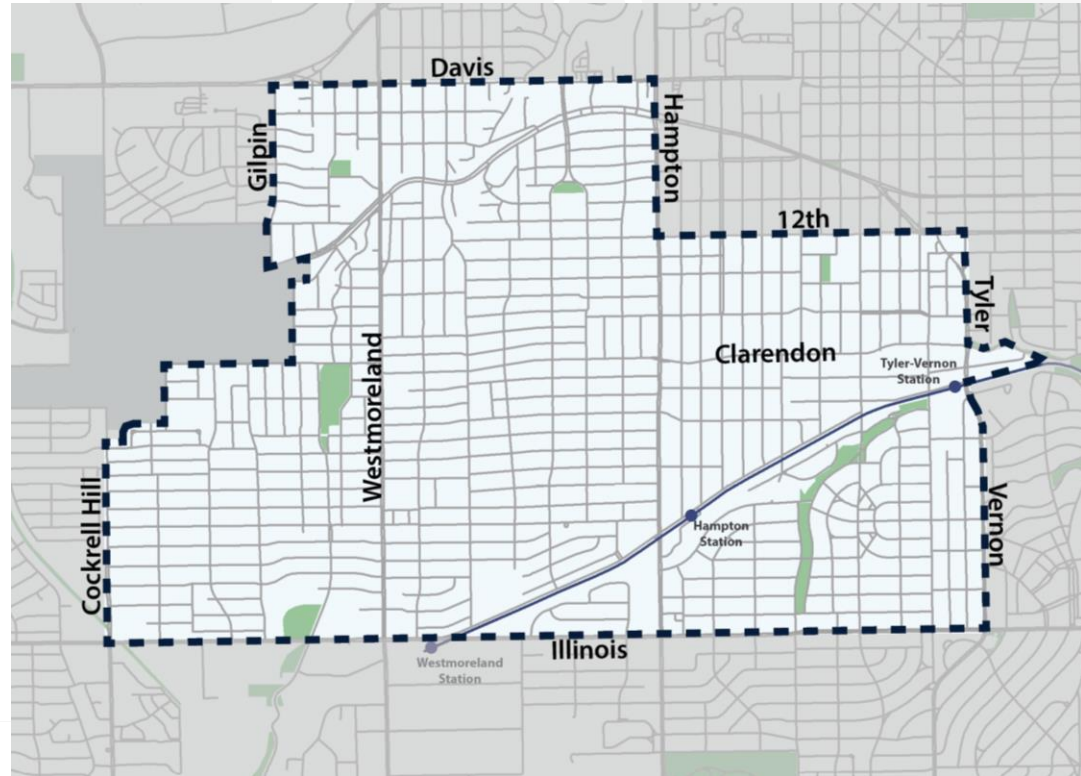
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COMMUNITY MEETING



# Community Development

- Where do you feel safe? Where are locations you feel unsafe?
- What do you like about recent changes in the area? What are you most concerned about?
- What do you see as the best future for your neighborhood?





WEST OAK CLIFF AREA PLAN

# REPORT OUT | REPORTANDO

COMMUNITY MEETING



WEST OAK CLIFF AREA PLAN

# POLLING QUESTIONS | PREGUNTAS DE LA ENCUESTA

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COMMUNITY MEETING



# TELL US MORE! | CUÉNTANOS MÁS

- 1** How are you connected to the planning area?  
*¿Cómo está conectado con el área de planificación?*
- 2** How long have you lived or worked in the area, if applicable?  
*¿Cuánto tiempo ha vivido o trabajado en el área, si es aplicable?*
- 3** What changes have you seen in the area during your time living/working in the area?  
*¿Qué cambios ha visto en el área durante el tiempo que vivió o trabajó en el área?*
- 4** What do you like most about living/working in the study area?  
*¿Qué es lo que más le gusta de vivir / trabajar en el área de estudio?*



## Land Use + Development

What **types of land uses** would you **LIKE** to see in and around West Oak Cliff?  
(select all that apply)

- a. Basic goods and services *(examples include barber shops, coffee shops, clothing stores, dry cleaners)*
- b. Restaurants
- c. Childcare options
- d. Community and senior centers
- e. Recreation centers/ libraries
- f. Grocery stores and pharmacies
- g. Nearby offices *(examples include dentist, doctors, accountants)*
- h. Industrial/ Warehouses
- i. Gas Stations and Auto Repair Uses
- j. Parks/ Open Space
- k. Other (Please write in chat)

¿Qué tipos de usos de la tierra le **GUSTARÍA** ver en West Oak Cliff y sus alrededores? (*seleccione todas las que correspondan*)

- a. Bienes y servicios básicos *(como peluquerías, tiendas de ropa, tintorerías)*
- b. Restaurantes
- c. Opciones de cuidado infantil
- d. Centros comunitarios y para personas mayores
- e. Centros de recreación / bibliotecas
- f. Supermercados y farmacias
- g. Oficinas cercanas *(como dentistas, médicos, contables)*
- h. Industrial / Almacenes
- i. Estaciones de servicio y usos de reparación de automóviles
- j. Parques / Espacio Abierto
- k. Otro (Por favor escriba en el chat)



## Land Use + Development

What **types of land uses** would you **NOT LIKE** to see in and around West Oak Cliff?  
(select all that apply)

- a. Basic goods and services *(examples include barber shops, coffee shops, clothing stores, dry cleaners)*
- b. Restaurants
- c. Childcare options
- d. Community and senior centers
- e. Recreation centers/ libraries
- f. Grocery stores and pharmacies
- g. Nearby offices *(examples include dentist, doctors, accountants)*
- h. Industrial/ Warehouses
- i. Gas Stations and Auto Repair Uses
- j. Parks/ Open Space
- k. Other (Please write in chat)

¿Qué tipos de usos de la tierra **NO LE GUSTARÍA** ver en West Oak Cliff y sus alrededores? (*seleccione todas las que correspondan*)

- a. Bienes y servicios básicos *(como peluquerías, tiendas de ropa, tintorerías)*
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- j. Parques / Espacio Abierto
- k. Otro (Por favor escriba en el chat)



## Transportation + Infrastructure

### How do you travel to work?

#### ¿Como viajas al trabajo?

- Drive alone (*Conducir solo*)
- Carpool in car (*Compartir carro*)
- Transit (*Tránsito*)
- Bike (*Bicicleta*)
- Walking (*Caminando*)
- I am unemployed/retired/work at home (*Estoy desempleado / jubilado / trabajo en casa*)

### How do you travel to daily needs (shopping, entertainment, etc)?

#### ¿Cómo viajas a las necesidades diarias?

- Drive alone (*Conducir solo*)
- Carpool in car (*Compartir carro*)
- Transit (*Tránsito*)
- Bike (*Bicicleta*)
- Walking (*Caminando*)

### How often do you walk in the study area?

#### ¿Con qué frecuencia camina en el área de estudio?

- Daily (*Diario*)
- Almost every day (*Casi todos los días*)
- Once per week (*Una vez por semana*)
- A few times per month (*Algunas veces al mes*)
- Never (*Nunca*)

### How often do you bike in the study area?

#### ¿Con qué frecuencia andas en bicicleta en el área de estudio?

- Daily (*Diario*)
- Almost every day (*Casi todos los días*)
- Once per week (*Una vez por semana*)
- A few times per month (*Algunas veces al mes*)
- Never (*Nunca*)



## Parks + Open Space

Do you wish there were more open spaces and parks in this area?

*¿Le gustaría que hubiera más espacios abiertos y parques en esta área?*

- a. Yes (Sí)
- b. No

Do you actively use any of the parks or trails in the West Oak Cliff area?

*¿Utiliza activamente alguno de los parques o senderos en el área de West Oak Cliff?*

- a. Daily (Diario)
- b. Almost every day (Casi todos los días)
- c. Once per week (Una vez por semana)
- d. A few times per month (Algunas veces al mes)
- e. Never (Nunca)

What type of park or open space would you **most** like to see in your neighborhood? (*select one*)

*¿En qué tipo de parque o espacio abierto le gustaría ver más en tu barrio? (Seleccione uno)*



A: Trails (Caminos)



B: Playgrounds (Patios de recreo)



C: Sports Fields (Campos deportivos)



D: Small Parks (Pequeños parques)



## Community Development

Are you concerned about recent changes in the West Oak Cliff area?

*¿Le preocupan los cambios recientes en el área de West Oak Cliff?*

- a. Yes / Sí
- b. No

Are you concerned about public safety in the area?

*¿Le preocupa la seguridad pública en la zona?*

- a. Yes / Sí
- b. No





WEST OAK CLIFF AREA PLAN

# NEXT STEPS | PRÓXIMOS PASOS

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COMMUNITY MEETING

# OUR SURVEY

# ENCUESTA

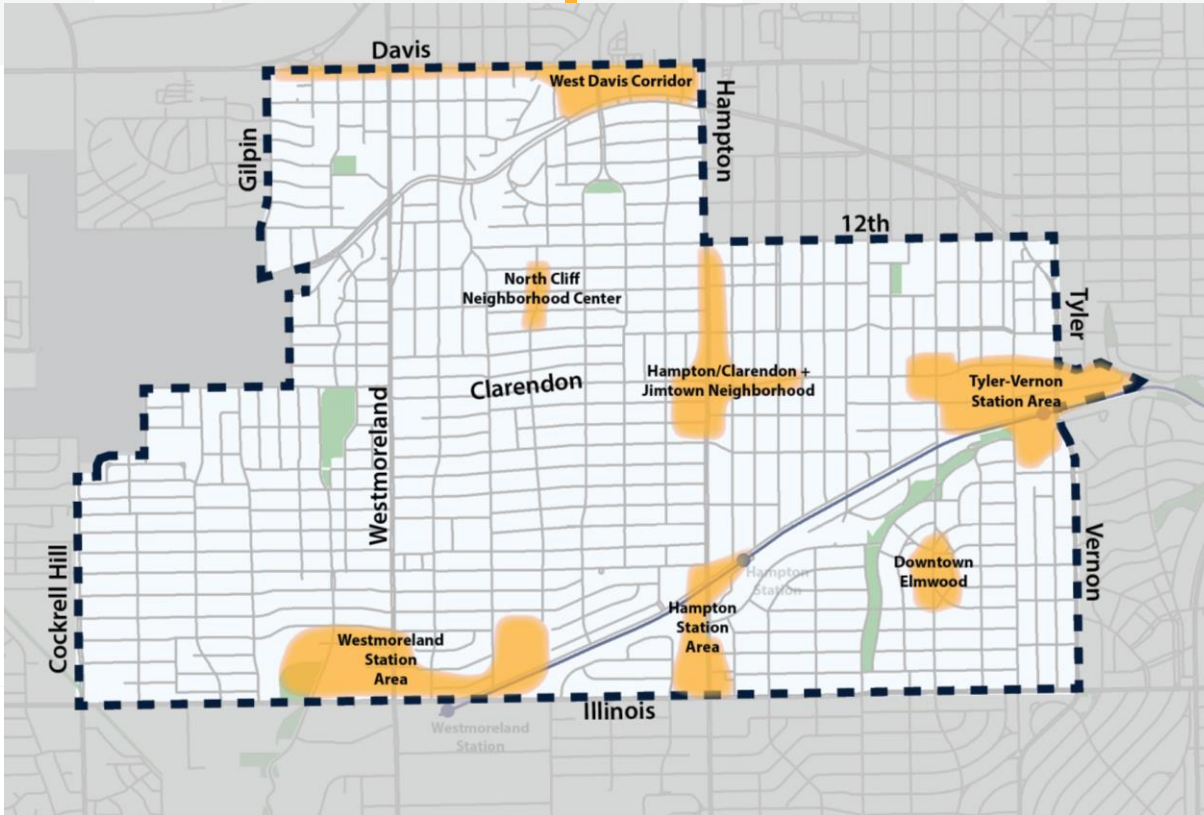


- Provide us more feedback on our engagement website!
- <http://bit.ly/WOCAPEngagement>
- Additionally, we will have paper copies of the survey available at Martin Weiss Recreation Center
- Available May 1 – July 31<sup>st</sup>
- Please follow the instruction on the survey to return your responses to us.

- ¡Envíenos más comentarios en nuestro sitio web de participación!
- <http://bit.ly/WOCAPEngagement>
- Además, tendremos copias de la encuesta disponibles en Martin Weiss Recreation Center.
- Disponible Mayo 1 – Julio 31
- Siga las instrucciones de la encuesta para enviarnos sus respuestas.



# FOCUS AREAS | ÁREAS DE ENFOQUE



West Davis Corridor

North Cliff Neighborhood Center

Hampton/Clarendon Intersection and the Jintown Neighborhood

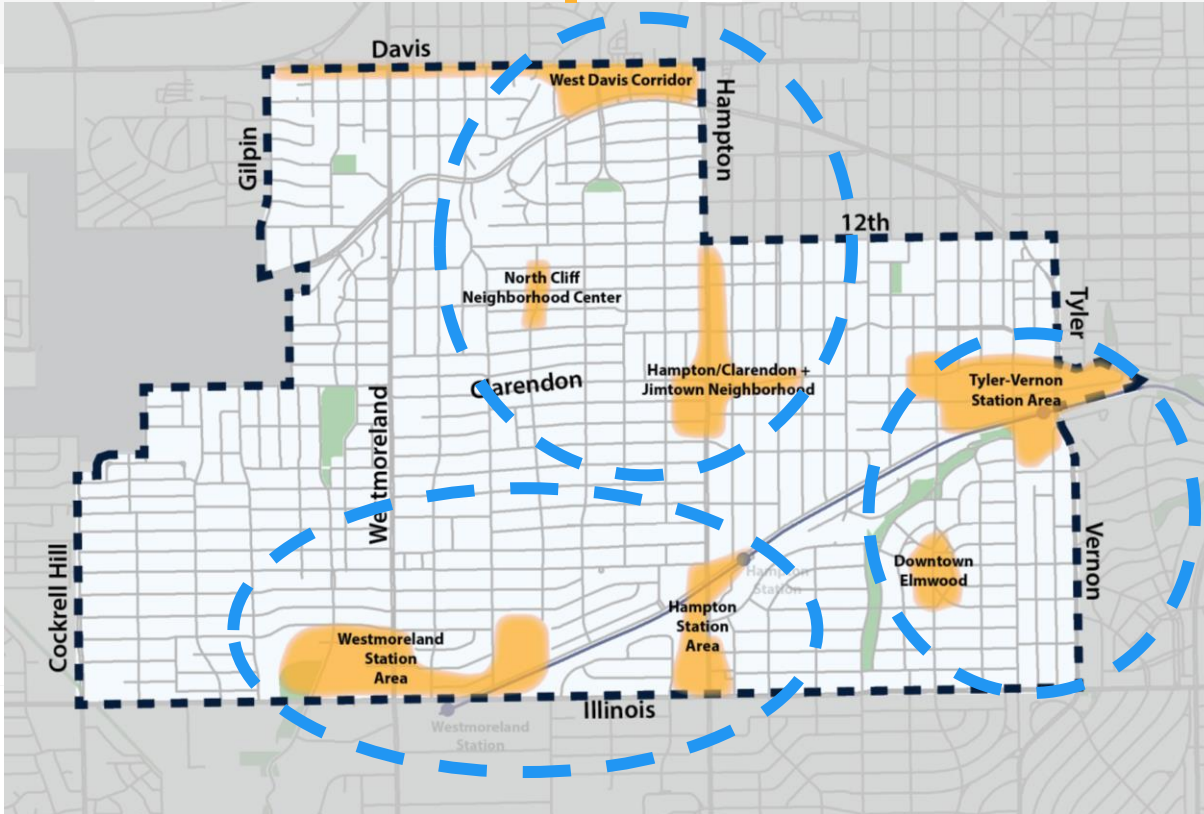
Tyler-Vernon Station Area

Downtown Elmwood

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Westmoreland Station Area

# FOCUS AREAS | ÁREAS DE ENFOQUE



West Davis Corridor

North Cliff Neighborhood Center

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Tyler-Vernon Station Area

Downtown Elmwood

Hampton Station Area

Westmoreland Station Area

# UPCOMING MEETINGS | PRÓXIMAS REUNIONES

Downtown Elmwood and Tyler-Vernon Area

May 4th

Hampton/Clarendon/Jimtown + North Cliff + West Davis

May 10th

Westmoreland and Hampton Station Areas

May 11th

*\* All Meetings 5:30-7pm on Webex. Links can be found online at:*

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



WEST OAK CLIFF AREA PLAN

# QUESTIONS | PREGUNTAS

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COMMUNITY MEETING

# QUESTIONS?

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.

# PREGUNTAS?

*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.*

# CITY SERVICE AREA REPRESENTATIVES

## REPRESENTANTES DEL ÁREA DE SERVICIO DE LA CIUDAD

### 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/  
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

# HAVE MORE TO SAY?

1

Complete Our Survey  
*Complete nuestra encuesta*

- <http://bit.ly/WOCAPEngagement>

OR

- Pick up a copy of the survey at the Martin Weiss Recreation Center
- *Obtenga una copia impresa de la encuesta en Martin Weiss Recreation Center*

# ¿TIENES MÁS QUE DECIR?

2

Talk to Us  
*Háblanos*

Daniel Church  
[daniel.church@dallascityhall.com](mailto:daniel.church@dallascityhall.com)  
214.671.5149  
Service Area Planning Manager

Monique Ward  
[monique.ward@dallascityhall.com](mailto:monique.ward@dallascityhall.com)  
214.671.9564  
Service Area Engagement Manager



# WEST OAK CLIFF AREA PLAN

