

# WELCOME | BIENVENIDO

DOWNTOWN ELMWOOD AND TYLER-VERNON  
STATION AREA  
COMMUNITY VISIONING MEETING

ÁREA DE LA ESTACIÓN TYLER-VERNON Y CENTRO DE  
ELMWOOD  
REUNIONES DE VISIÓN COMUNITARIA

MAY 4, 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.*

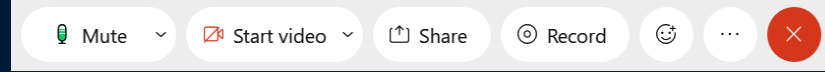
- |  |  |                      |
|--|--|----------------------|
| I. Area Plan Overview   <i>Descripción general del plan de área</i>      |  | 10 Minutes / minutos |
| II. Focus Area Overview   <i>Descripción general del área de enfoque</i> |  | 10 Minutes / minutos |
| III. Gives Us Your Input   <i>Danos tu opinion</i>                       |  | 40 Minutes / minutos |
| IV. Q+A   <i>Preguntas</i>   |  | 10 Minutes / minutos |
| V. Next Steps   <i>Proximos Pasos</i>                                    |  | 5 Minutes / minutos  |

# 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



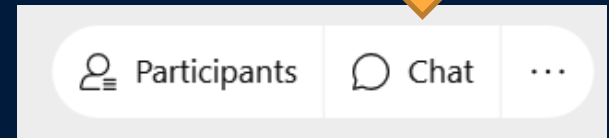
Please mute your microphone here. Make sure the icon has a red line through it, indicating you are muted

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..*

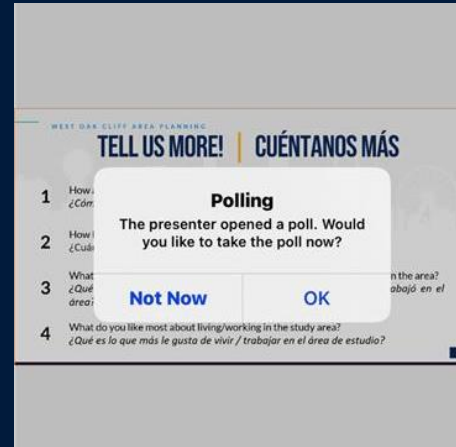


# GETTING STARTED

## 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.

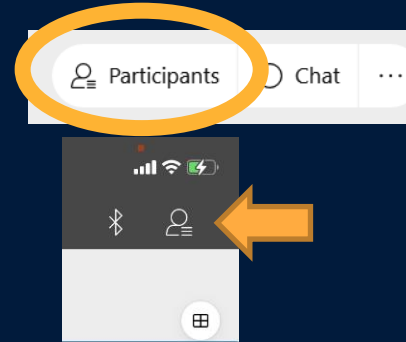
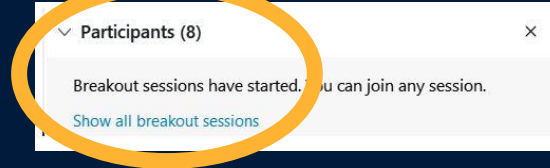
## INSTRUCCIONES

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

1

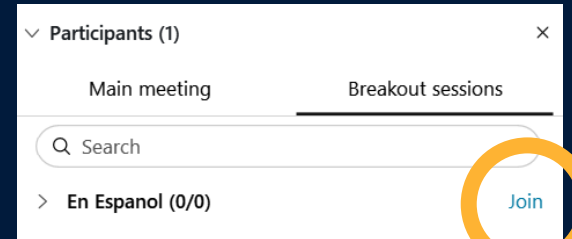
2

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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DOWNTOWN ELMWOOD + TYLER-VERNON STATION AREA

# 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

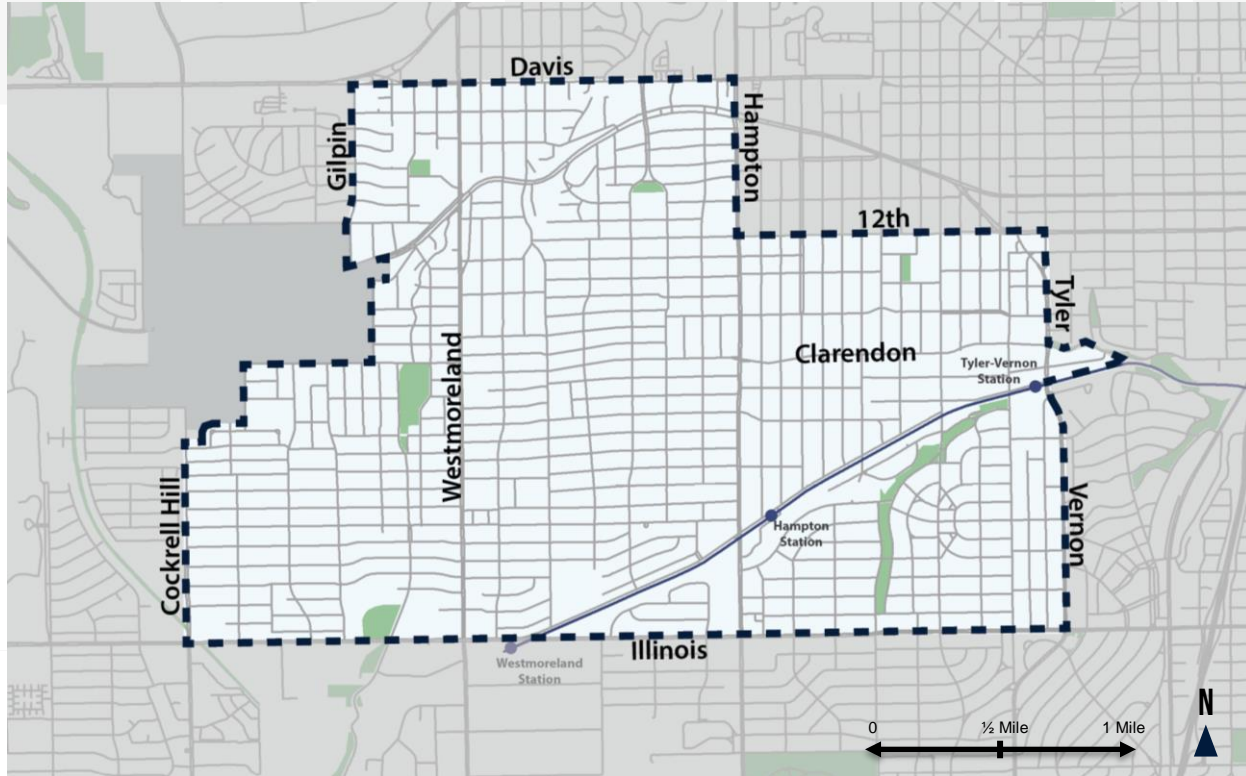
Kristen Hensley

Elena Stephens

Yolanda Alameda

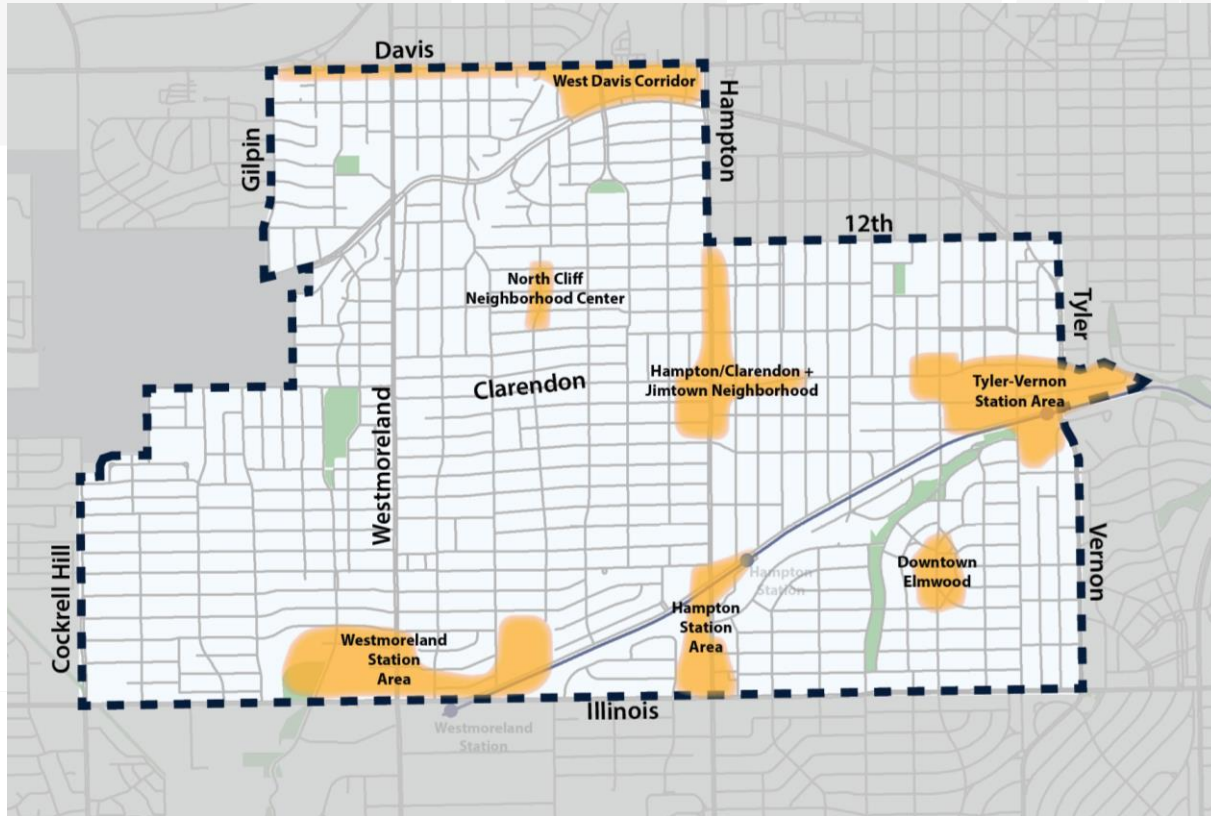
\* Taskforce Chair

# WEST OAK CLIFF AREA STUDY AREA

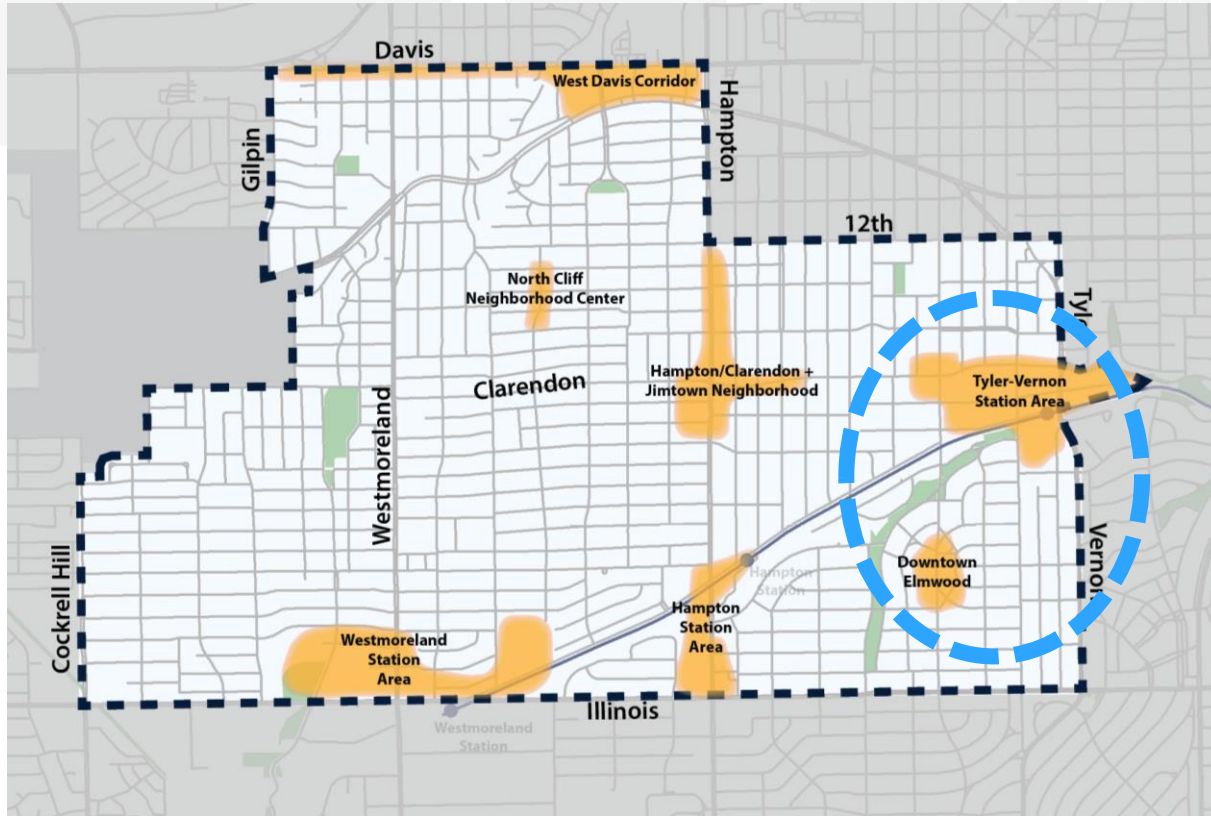




# FOCUS AREAS

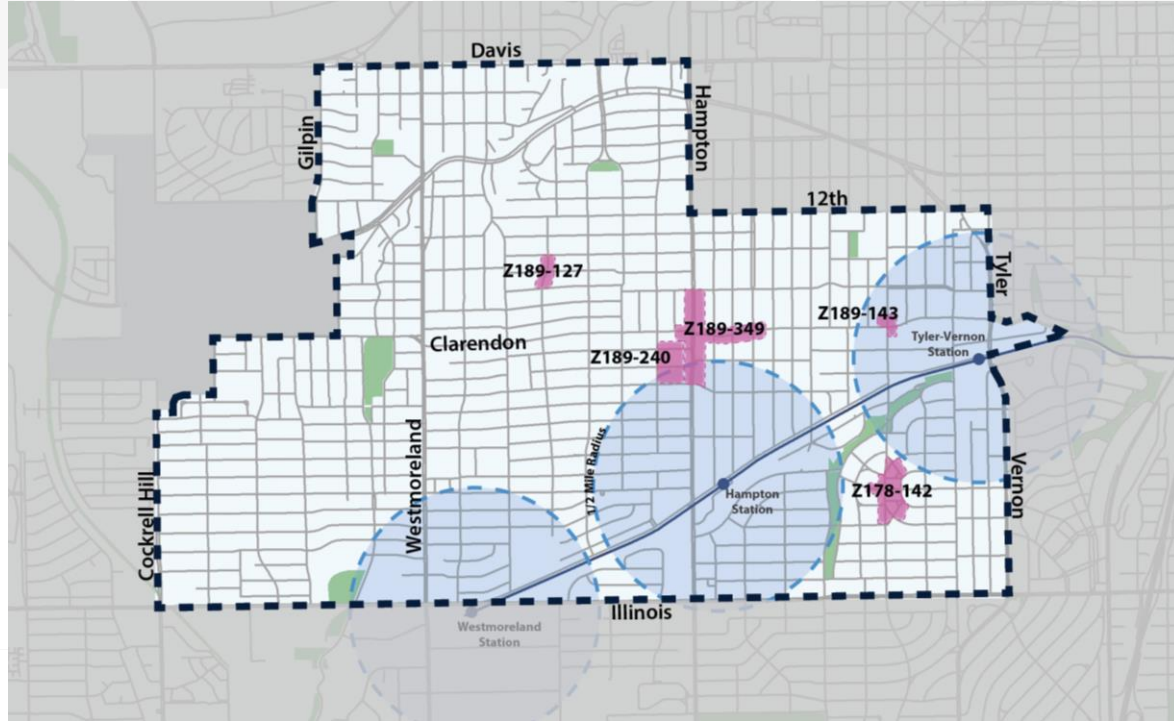


# FOCUS AREAS



# 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?





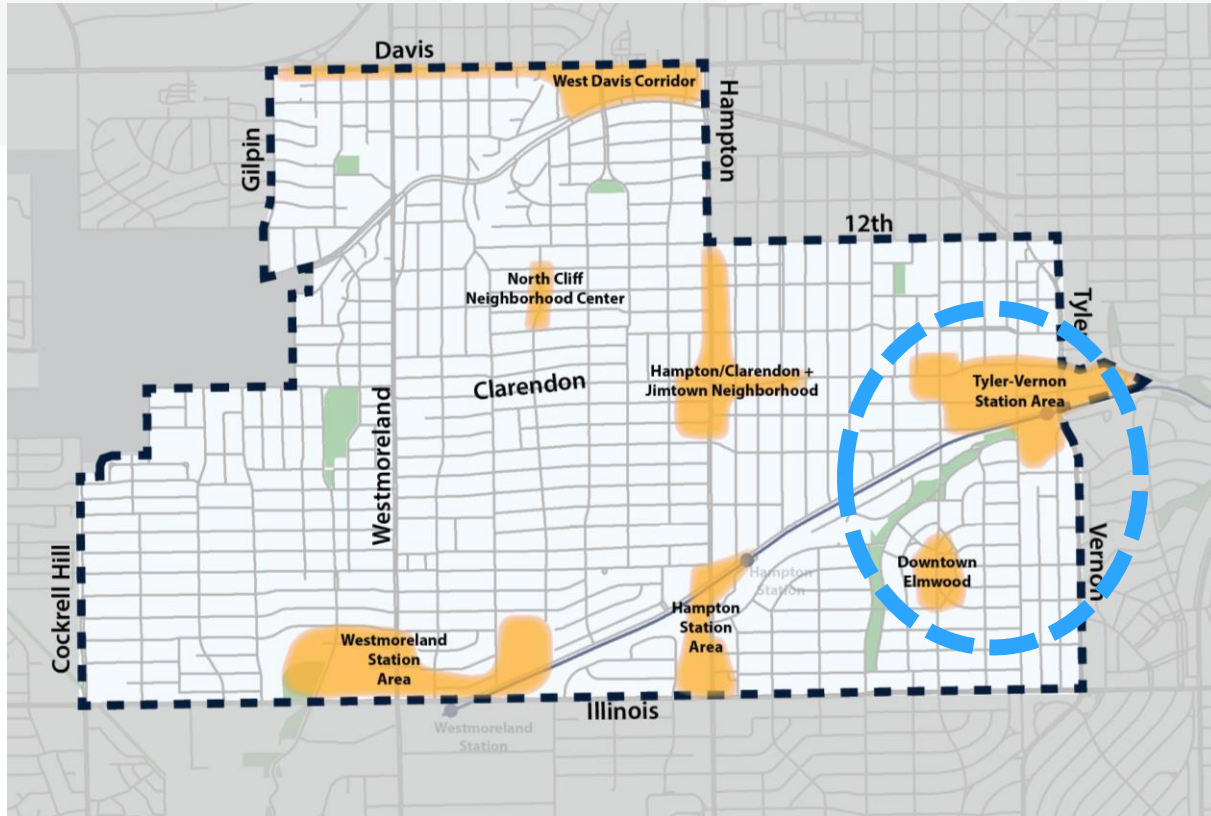
WEST OAK CLIFF AREA PLAN

# FOCUS AREA OVERVIEW

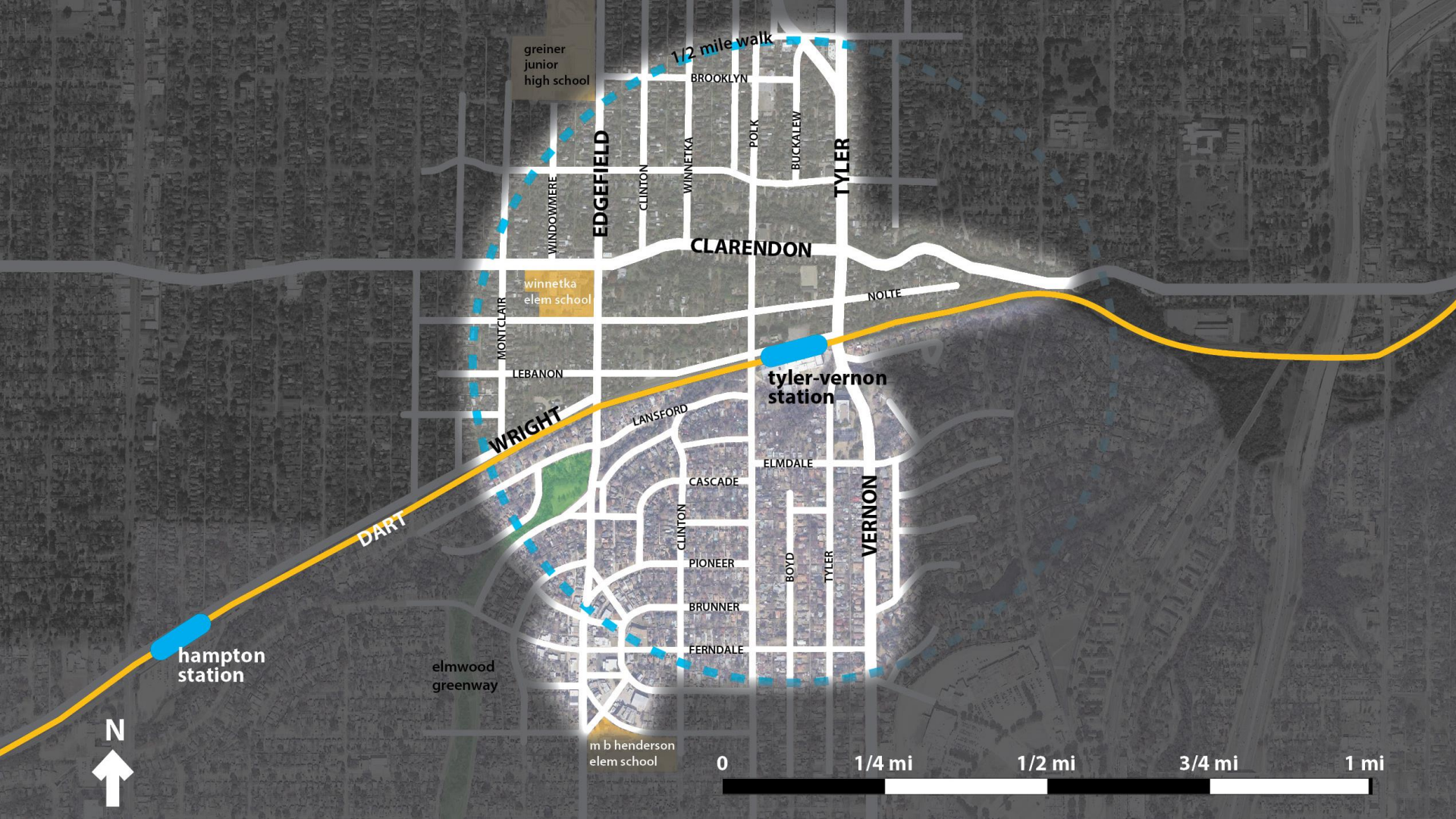
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DOWNTOWN ELMWOOD + TYLER-VERNON STATION AREA

# FOCUS AREAS







greiner junior high school

1/2 mile walk

BROOKLYN

WINDOWMERE

EDGEFIELD

CLINTON

WINNETKA

POLK

BUCKALEW

TYLER

CLARENDON

winnetka elem school

MONTCLAIR

LEBANON

NOLTE

tyler-vernon station

WRIGHT

LANSFORD

DART

ELMDALE

CLINTON

CASCADE

ELMDALE

VERNON

CLINTON

PIONEER

BOYD

TYLER

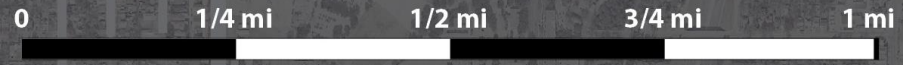
BRUNNER

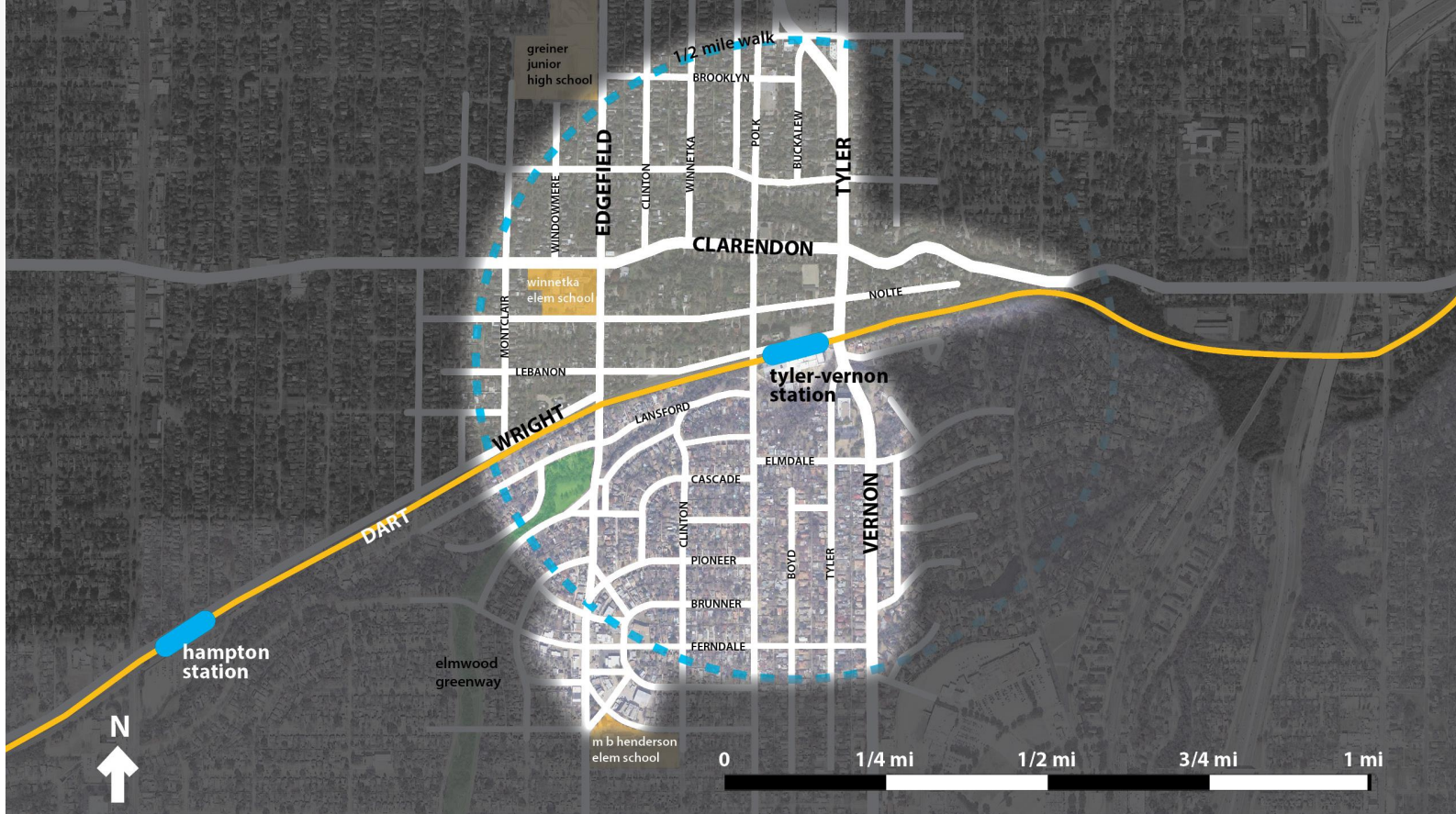
FERNDALE

hampton station

elmwood greenway

m b henderson elem school

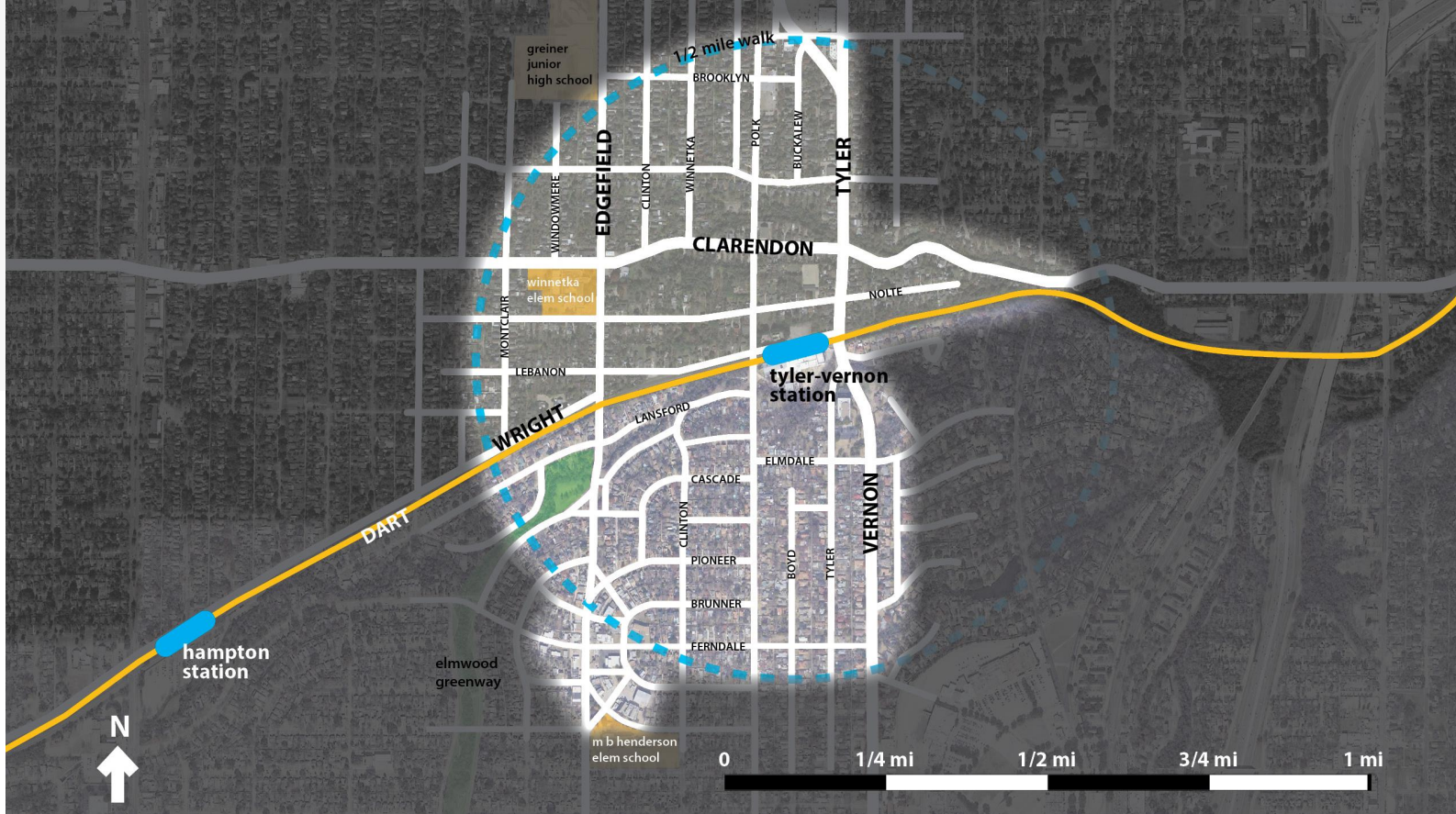




What do you like about this area?



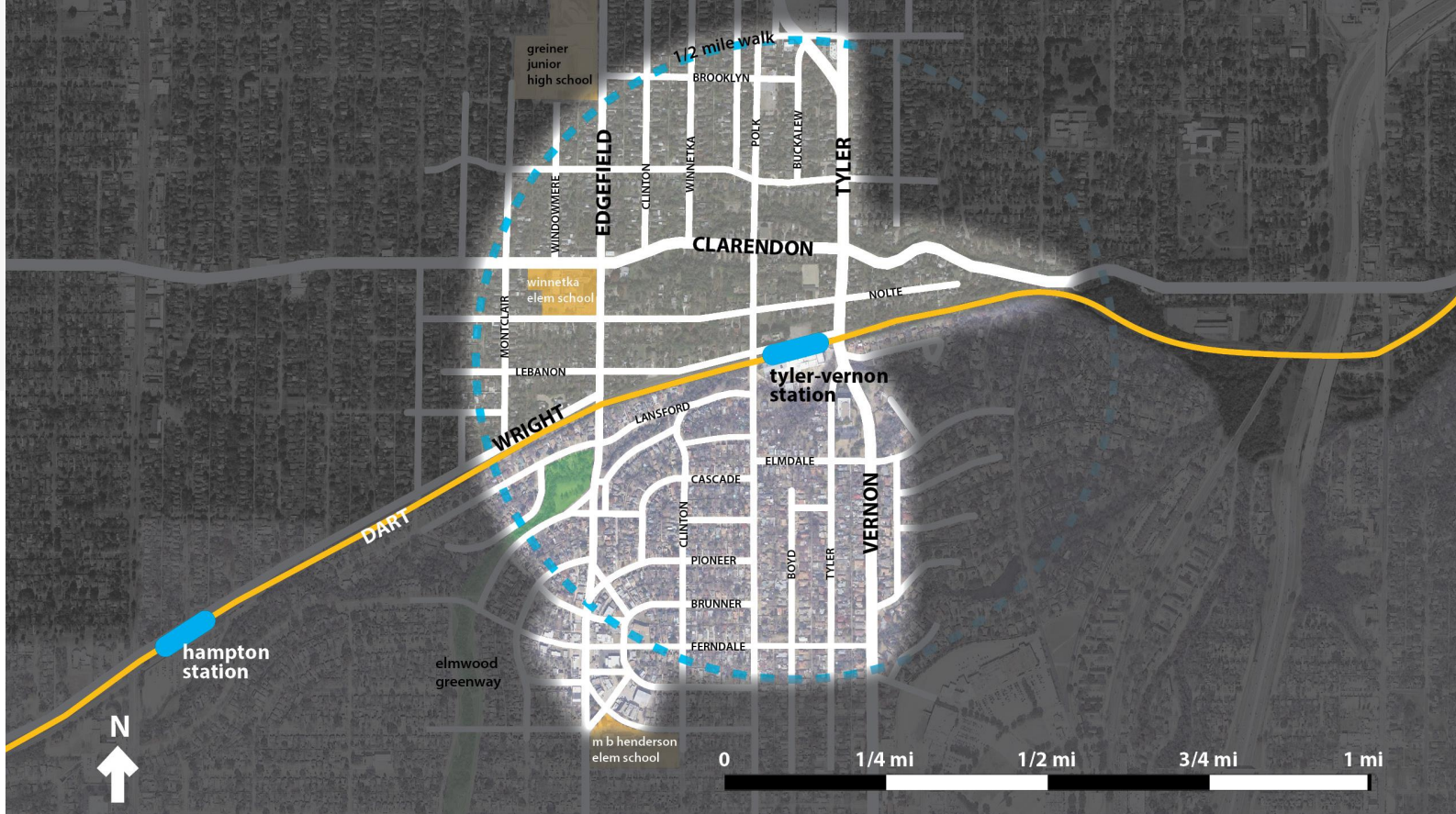
What would you change about this area?



Where would you like to see pedestrian improvements?



Where would you like to see improvements for biking?



Are there places you currently see issues with existing land uses?



Are there places you would like to see new land uses?



WEST OAK CLIFF AREA PLAN

# POTENTIAL RESIDENTIAL LAND USES

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DOWNTOWN ELMWOOD + TYLER-VERNON STATION AREA

# SINGLE-FAMILY RESIDENTIAL

A FREE-STANDING RESIDENTIAL BUILDING CONTAINING ONLY ONE RESIDENTIAL UNIT



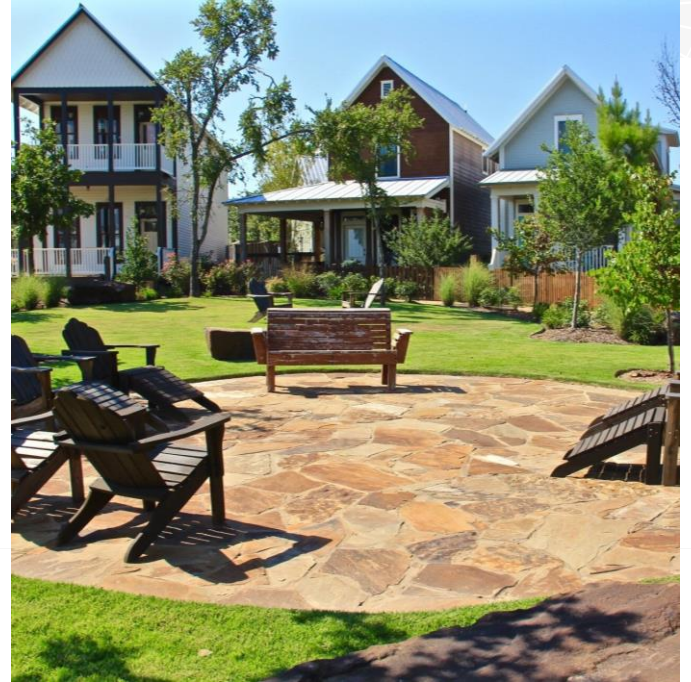
# ACCESSORY DWELLING UNITS

A SMALL, INDEPENDENT RESIDENTIAL DWELLING UNIT LOCATED ON A LOT WITH A SINGLE-FAMILY DWELLING UNIT. ALSO KNOWN AS GRANNY FLATS AND GARAGE APARTMENTS.



# SMALL LOT SINGLE-FAMILY / COTTAGE HOMES

SINGLE DWELLING UNIT BUILDINGS LOCATED ON SMALL OR NARROW LOTS, OFTEN WITH SHARED GREEN SPACE AND AMENITIES WITH ADJACENT UNITS.





# DUPLEXES

A SINGLE BUILDING CONTAINING TWO, INDEPENDENT DWELLING UNITS.



# TRIPLEXES / QUADPLEXES

A SINGLE BUILDING CONTAINING THREE OR FOUR INDEPENDENT DWELLING UNITS.



# TOWNHOUSES

**MULTI-FLOOR (2-3 STORIES) HOMES THAT SHARE ONE OR TWO WALLS WITH ADJACENT PROPERTIES BUT HAVE THEIR OWN PRIVATE ENTRANCES.**



# SMALLER MULTIFAMILY

A SINGLE BUILDING CONTAINING BETWEEN 5 AND 10 INDEPENDENT DWELLING UNITS LOCATED ON SMALL LOTS COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD. INCLUDES APARTMENTS AND CONDOS.



# LARGER MULTIFAMILY

A SINGLE BUILDING CONTAINING MORE THAN 10 RESIDENTIAL UNITS. INCLUDES APARTMENTS AND CONDOS.





WEST OAK CLIFF AREA PLAN

# POTENTIAL OTHER LAND USES

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DOWNTOWN ELMWOOD + TYLER-VERNON STATION AREA

# COMMUNITY / CIVIC USES

VARIOUS PUBLIC AND PRIVATELY-OWNED SHARED SPACES, INCLUDING PARKS, LIBRARIES, COMMUNITY AND RECREATION CENTERS, AND CHURCHES.



# WALKABLE NEIGHBORHOOD RETAIL

SMALL-SCALE SHOPS AND BUSINESSES, OFTEN WITH THE BUILDING LOCATED ADJACENT TO THE SIDEWALK, WITH PARKING LOCATED ON-STREET OR IN THE REAR.





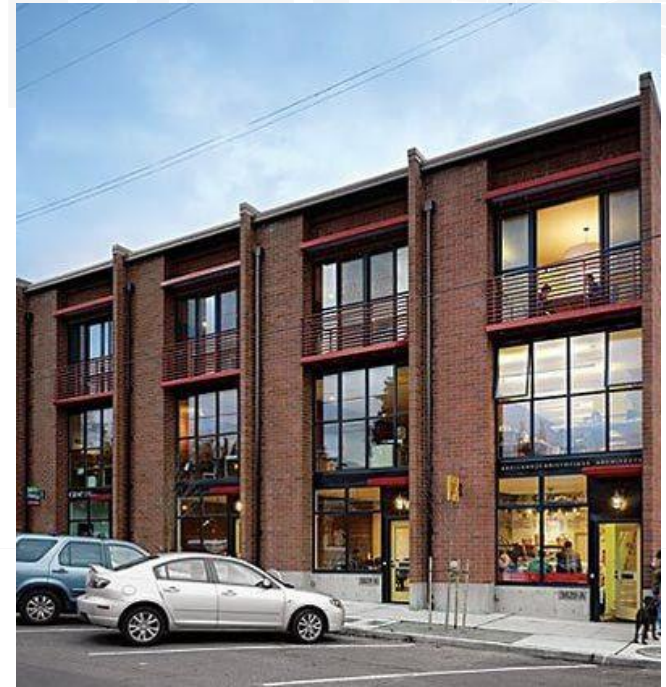
# SUBURBAN COMMERCIAL

TYPICALLY LARGER-FORMAT SHOPS, BUSINESSES, OR SHOPPING CENTERS, OFTEN WITH PARKING LOCATED IN FRONT OF THE BUILDING. INCLUDES USES SUCH AS FAST-FOOD AND DRIVE-THRU BANKS.



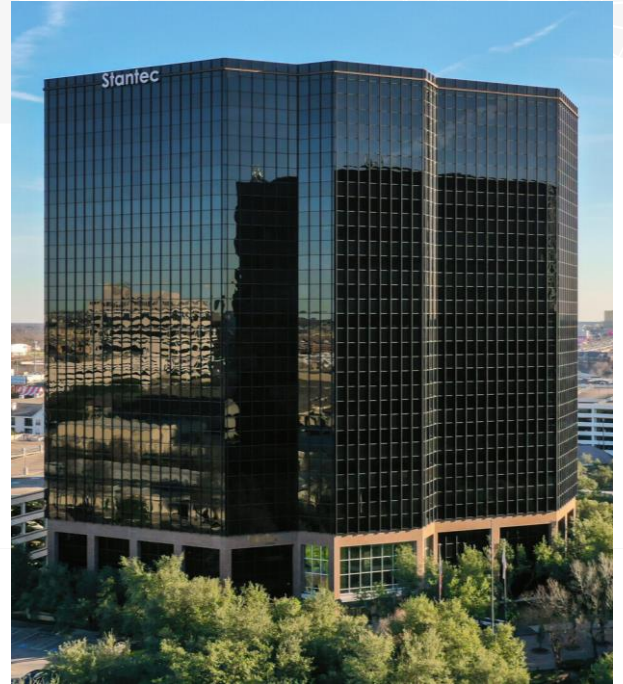
# SMALL SCALE MIXED-USE/ LIVE-WORK

1-3 STORY SMALL BUSINESSES, OFTEN ADJACENT TO WALKABLE RETAIL OR COMMERCIAL SPACES WHICH CONTAIN RESIDENTIAL USES, TYPICALLY IN THE REAR OR ABOVE THE COMMERCIAL SPACE.



# OFFICE

MULTI-STORY OFFICE BUILDINGS, OFTEN PARKED WITH LARGE, SURFACE PARKING OR PARKING GARAGES





WEST OAK CLIFF AREA PLAN

# REPORT OUT | REPORTANDO

DOWNTOWN ELMWOOD + TYLER-VERNON STATION AREA



WEST OAK CLIFF AREA PLAN

# POLLING QUESTIONS | PREGUNTAS DE LA ENCUESTA

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DOWNTOWN ELMWOOD + TYLER-VERNON STATION AREA

# HOW DO YOU EXPERIENCE THIS AREA?

## ¿CÓMO VIVE ESTA ZONA?

- 1** Do you live in or around this area?  
*¿Vives en esta zona o en sus alrededores?*
- 2** Do you work in or around this area?  
*¿Trabaja en esta área o sus alrededores?*
- 3** Do you own property in this area?  
*¿Tiene una propiedad en esta área?*
- 4** Do you frequently visit the area?  
*¿Visita la zona con frecuencia?*
- 5** How do you travel to this area?  
*¿Cómo viajas a esta zona?*



## What are you most interested in seeing in Downtown Elmwood?

- A. Preservation and celebration of older, historic buildings
- B. Preservation and creation of new open space and natural areas
- C. Creating a mixed-use district where I can live and easily access neighborhood retail
- D. Creating a district that is more compatible with adjacent single-family residential areas
- E. I want the area to remain the same as it is today

## ¿Qué es lo que más le interesa ver en el centro de Elmwood?

- A. *Conservación y celebración de edificios históricos más antiguos*
- B. *Conservación y creación de nuevos espacios abiertos y áreas naturales*
- C. *Crear un distrito de uso mixto donde pueda vivir y acceder fácilmente al comercio minorista del vecindario.*
- D. *Crear un distrito que sea más compatible con las viviendas unifamiliares adyacentes. áreas residenciales*
- E. *Quiero que el área permanezca igual a como es hoy*

## What are you most interested in seeing in the Tyler-Vernon Station Area?

- A. Preservation and celebration of older, historic buildings
- B. Preservation and creation of new open space and natural areas
- C. Creating a mixed-use district where I can live and easily access neighborhood retail
- D. Creating a district that is more compatible with adjacent single-family residential areas
- E. I want the area to remain the same as it is today

## ¿Qué es lo que más le interesa ver en Área de la estación Tyler-Vernon?

- A. *Conservación y celebración de edificios históricos más antiguos*
- B. *Conservación y creación de nuevos espacios abiertos y áreas naturales*
- C. *Crear un distrito de uso mixto donde pueda vivir y acceder fácilmente al comercio minorista del vecindario.*
- D. *Crear un distrito que sea más compatible con las viviendas unifamiliares adyacentes. áreas residenciales*
- E. *Quiero que el área permanezca igual a como es hoy*



Which of the following residential uses would you like to see in the Tyler-Vernon Station Area (*select all that apply*)?

*¿Cuál de los siguientes usos residenciales le gustaría ver en esta área? (seleccione todas las que correspondan)?*

- A. Single-Family Homes (*Residencial unifamiliar*)
- B. Accessory Dwelling Units/ Carriage Houses (*Viviendas accesorias*)
- C. Small lot single-family homes (*Casa unifamiliar en pequeño lote/ Casita de campo*)
- D. Duplexes (*Dúplex*)
- E. Triplex/Quadplex (*Casa Triplex/cuádruplex*)
- F. Townhomes (*Casas adosadas*)
- G. Smaller Multifamily Buildings (less than 10 Units) (*Multifamiliar más pequeño*)
- H. Larger Multifamily Buildings (More than 10 Units) (*Multifamiliar más grande*)



Which of the following residential uses would you like to see in Downtown Elmwood? *(select all that apply)?*

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¿Cuál de los siguientes usos residenciales le gustaría ver en esta área? *(seleccione todas las que correspondan)?*

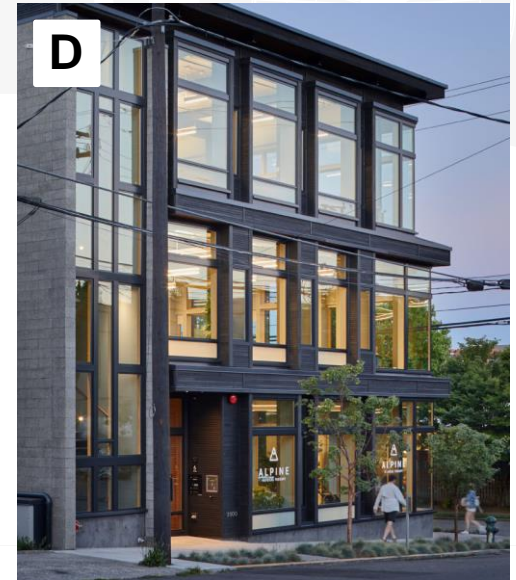
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- H. Larger Multifamily Buildings (More than 10 Units) *(Multifamiliar más grande)*



What other types of uses would you like to see in the Tyler-Vernon Station Area? (select all that apply)

¿Qué otro tipo de usos le gustaría ver en esta área? (seleccione todas las que correspondan)

- A. Walkable neighborhood retail (Comercio en vecindario transitable)
- B. Suburban-style retail (Comercio suburbana)
- C. Large office buildings (Oficina)
- D. Small mixed-use and live-work units (Pequeño uso mixto / trabajo en vivo)
- E. Community uses (open space, community centers, etc) (Usos comunitarios/cívicos)

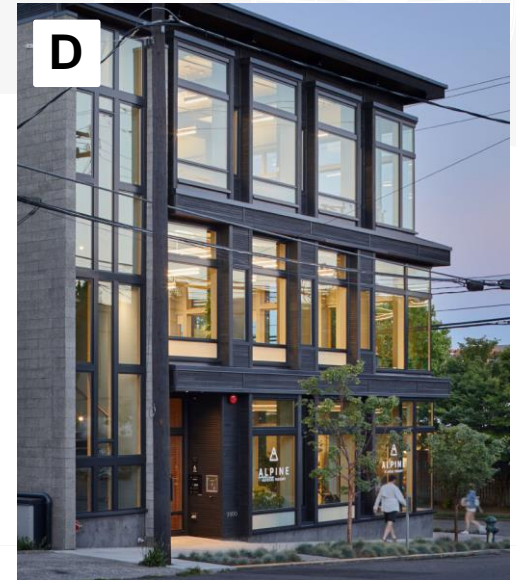


What other types of uses would you like to see in Downtown Elmwood (select all that apply) ?

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¿Qué otro tipo de usos le gustaría ver en esta área? (seleccione todas las que correspondan)

- A. Walkable neighborhood retail (Comercio en vecindario transitable)
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WEST OAK CLIFF AREA PLAN

# NEXT STEPS | PRÓXIMOS PASOS

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DOWNTOWN ELMWOOD + TYLER-VERNON STATION AREA

# OUR SURVEY

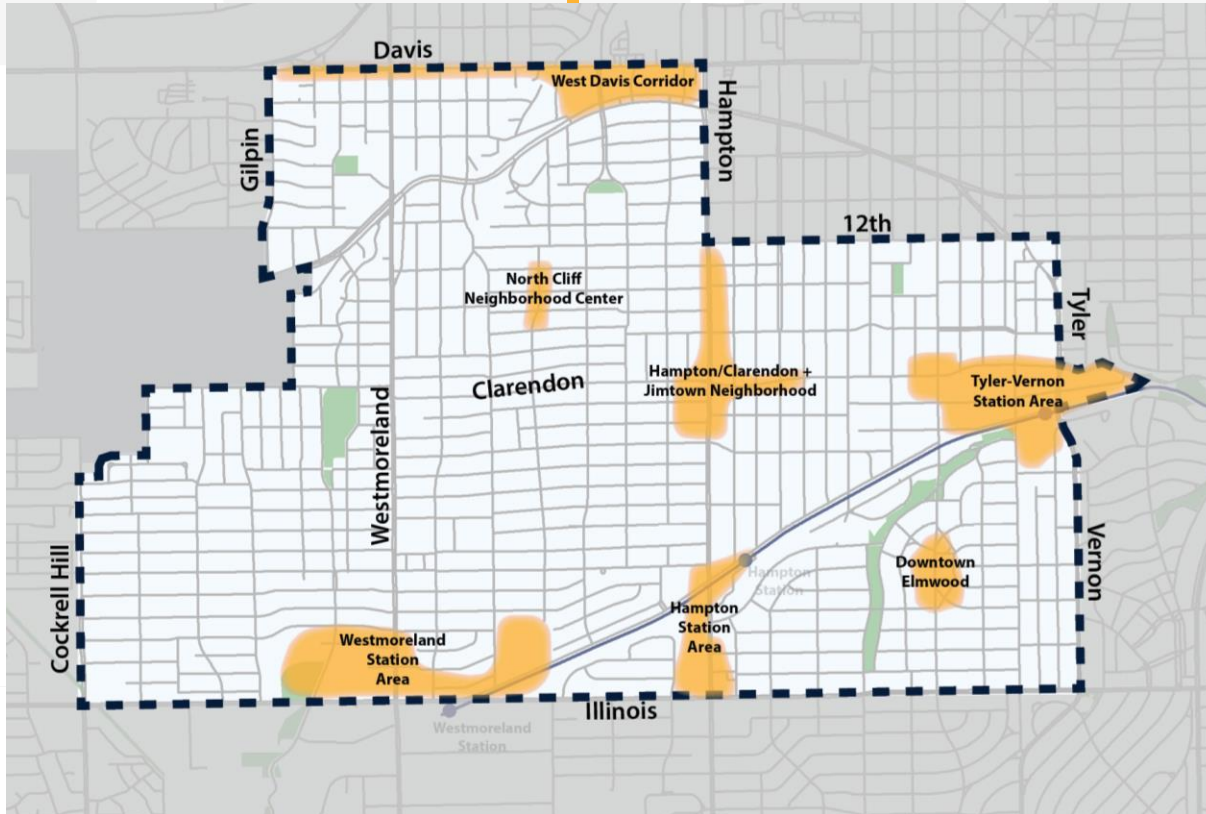
# ENCUESTA



- 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

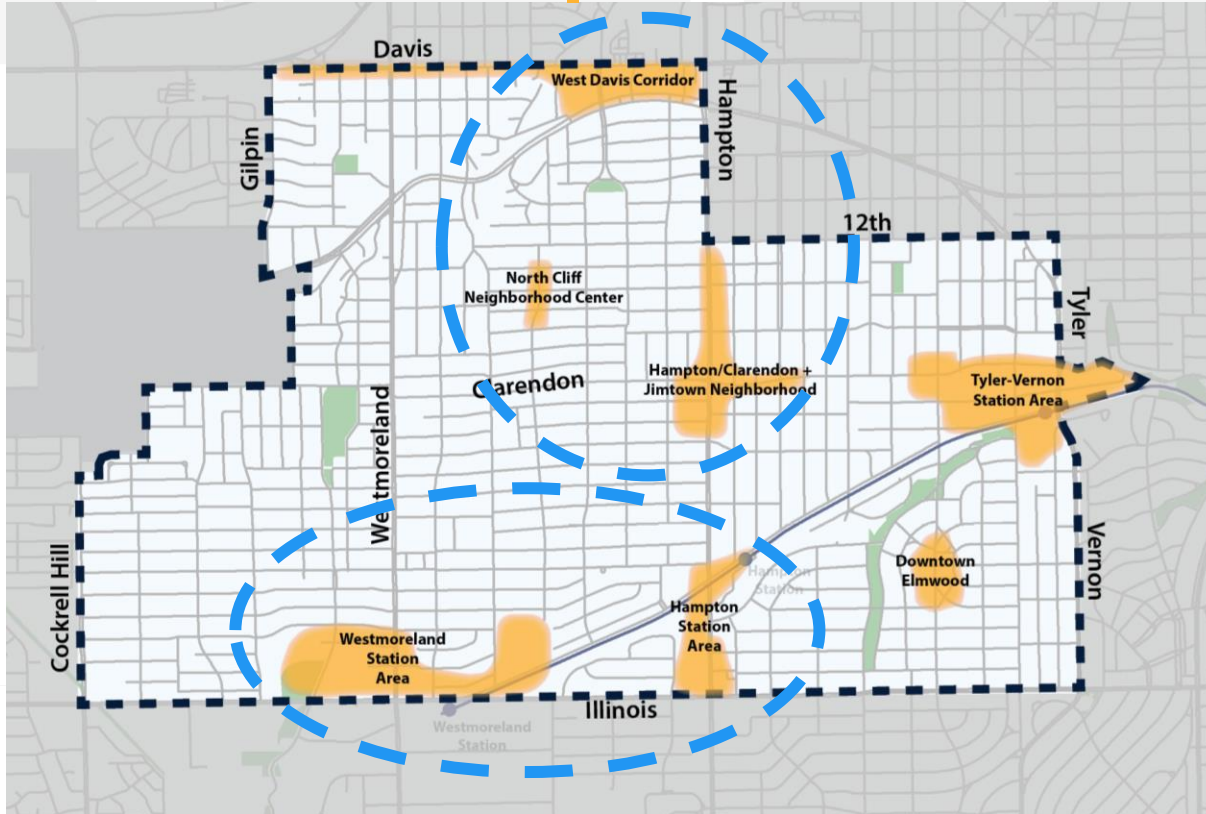
Tyler-Vernon Station Area

Downtown Elmwood

Hampton Station Area

Westmoreland Station Area

# 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

Hampton Station Area

Westmoreland Station Area



# UPCOMING MEETINGS | PRÓXIMAS REUNIONES

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

**Q+A**

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DOWNTOWN ELMWOOD + TYLER-VERNON STATION AREA

# 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.*

# 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/  
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

