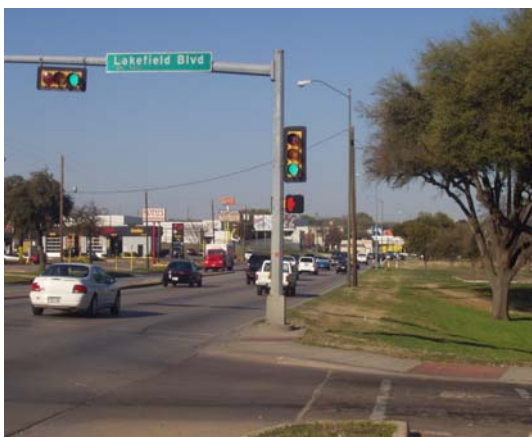


Bachman Lake/West Northwest Highway Needs Assessment Study

December, 2005



City of Dallas
Department of Development Services
Long Range Planning Division



December 14, 2005

WHEREAS, on June 23, 2004, by Resolution No. 04-2182, the City Council directed the Department of Development Services to review needs and opportunities for the Bachman Lake/W. Northwest Highway Needs Assessment Study; and

WHEREAS, a 7-member volunteer Steering Committee was established to work with City staff and other stakeholders to address the pros and cons of development activity in the Bachman Lake/W. Northwest Highway area; and

WHEREAS, the Steering Committee, in conjunction with City staff, held 9 steering committee meetings and 2 community meetings to develop and present study findings, secure input from area residents, business and property owners, and stakeholders; and

WHEREAS, the City Plan Commission on November 3, 2005, was briefed on the study; and

WHEREAS, the City Council finds that the Bachman Lake/W. Northwest Highway Needs Assessment Study will serve as a planning tool to guide future growth in the area and help address community issues on a city-wide basis; Now Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Bachman Lake/W. Northwest Highway Needs Assessment Study is hereby adopted as the general needs assessment report and guide to benefit the citizens of the area.

SECTION 2. That the City Council directs the City Manager to proceed with implementation of the recommendations in the Bachman Lake/W. Northwest Highway Needs Assessment Study.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

DEC 14 2005

Stanley Gey
City Secretary

APPROVED *J. M. [Signature]* HEAD OF DEPARTMENT APPROVED *[Signature]* CITY CONTROLLER APPROVED *[Signature]* CITY MANAGER



Acknowledgements

The efforts of developing a community vision require the insight and advice of many individuals. The following people worked diligently to create a viable, inclusive plan for the Bachman Lake/West NW Highway area.

City Council

Steve Salazar – District 6

Angela Hunt – District 14

Steering Committee

Sharon L. Boyd-Wallingford, Area Resident

Tim Dickey – Area Resident

John Lozano, Esq. – Area Business Owner

Bridget A. Moreno, Esq. – Area Resident

Matthew S. Murphy – Area Resident

Roxann Staff – Area Business Owner

Gary Turner – Area Resident

Outside Agencies

Texas Alcoholic Beverage Commission

Michael Gardner, Agent – Enforcement Division, Region 2

Special Thanks

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1.0 Executive Summary

The Bachman Lake/West Northwest Highway Needs Assessment Study is a citizen-based study to review and address opportunities for improving the quality of development to more closely meet the current needs of the business and residential communities. The specific study area is generally located along West Northwest Highway between I-35 (western boundary) and Mixon Drive (eastern boundary).

Summary of Findings and Issues

1. Between 1990 and 2000, total population within the study area increased by 114.7% (7,736 people). During the same period, the population of people of Hispanic or Latino ethnicity grew by 273.3% (9,658 people).
2. Between 1990 and 2000, there was a net decrease of 333 housing units, or 7.4%. However, there was a significant increase of occupied housing units during the same period. In 1990, the ratio of occupied to vacant units in the study area was approximately 1.6:1. By the 2000 Census, 95% of the study area housing units were occupied.
3. Crime statistics from the City of Dallas Police Department between 1994 and 2004 indicate that the study area has a higher crime rate than the Vickery Meadow and Buckner/Bruton areas of Dallas, identified in the study as similar in composition. Between 1994 and 2004, the study area's overall criminal activity equaled 1.7% of the City's total criminal activity. This percentage is higher than within the Vickery Meadow (1.6%) and Buckner/Bruton areas (1.0%) during the same period.
4. Code enforcement sweeps within the study area have identified violations of illegally-operating businesses and aesthetic issues (such as graffiti and high weeds). Monthly night inspections with the City's weekend Premise Abatement Team continue both within the study area and entire city.
5. Steering committee members have raised concern about the use of area billiard halls as de-facto bars. Furthermore, the steering committee is concerned about adequate TABC regulation of existing restaurants that are licensed to serve liquor that appear to be operating as a bar (minimal or no apparent serving/sale of food).
6. According to the City of Dallas Office of Economic Development, the study area could benefit from a Tax Increment Finance District (TIF).
7. The proposed DART Bachman light rail station will likely have a dramatic impact on the study area. The station's proximity to the



study area's commercial and multi-family housing, as well as Bachman Lake Park, should enhance the study area's development potential in anticipation of it opening for service in 2010.

Recommendations

The Steering Committee's four key issues (Crime, Code and Certificate of Occupancy Violations, existing Zoning Ordinance classifications, and Urban Design/Area Identity) are supported by the research and findings of this report. The following specific recommendations for action have been identified:

Crime

1. Establish a Local Community Prosecutor Office

The utility of having a community prosecutor working closely with street, sanitation, code compliance, fire, police and other city personnel to address and resolve study area criminal activity is an essential tool in addressing area criminal activity.

2. Evaluation of Texas Alcoholic Beverage Commission (TABC) Enforcement

a. **Establish a Rountable Discussion or Task Force** with the Dallas Police Department, Code Compliance, Health Department, City Attorney and the TABC to consider the use of TABC statutes and regulations as a DPD officer enforcement tool (enforcement procedures, coordination of information).

b. Review liquor licensing within the City of Dallas

- i. **Explore ways to obtain the TABC "75% rule" data.**
The city should encourage the TABC to perform periodic audits of liquor sales data to ensure compliance with the 75% rule. The city should also encourage the TABC to share data with the city.
- ii. **Establish a follow-up process concerning the DPD Vice Squad's violator list, currently sent monthly to the TABC.** Given the effort undertaken to generate and distribute the DPD's TABC violator list each



month, it should not be simply passed on from one government agency to another without a follow-up procedure.

- iii. **Spas, Massage Parlors and Personal Service uses that may provide illegal sexual activity.** The 2005 State of Texas legislative session has passed legislation to help municipalities regulate area massage parlors, spas, and related bathhouses. Currently, this legislation is being actively enforced by the City Attorney's Office and the Dallas Police Department. The Steering Committee recommends the City of Dallas continue to support this type of legislation.

Code and Certificate of Occupancy (CO) Violations

1. Affidavit requirement for certain Certificate of Occupancy requests

The Steering Committee requests a City of Dallas requirement that better identifies the CO applicants for Personal Service and Commercial Amusement Inside uses. City staff recommends that applicants for Personal Service Uses and Commercial Amusement Inside CO's submit an affidavit with the application that sets forth details for their proposed business. This will help ensure that businesses do not misrepresent what type of business will be operated at the establishment; i.e. an unlicensed massage parlor or illegal sexually-oriented business. The City Attorney's office is currently reviewing the procedure for such an affidavit process.

2. Enforcement

As the Code Compliance office increases staffing levels, Steering Committee members request additional code enforcement manpower within the study area.

3. Community Education

Currently, the Bachman Lake area has an active neighborhood association that cooperates with the DPD concerning crime watch efforts, including community meetings where DPD officials interact with area residents and business owners. However, there appears to be a need for some form of community education to



directly inform residents and business owners of their responsibility concerning codes and civil and penal code compliance issues.

Existing Zoning Ordinance Classifications

1. SUP for Billiard Halls

Consider amending the development code to require an SUP for billiard halls in CR and CS zoning districts. The intent is to provide a direct means for neighborhoods to have input on the issuance of billiard hall CO's in CR and CS zoning districts. Members of the Steering Committee consider Billiard Halls are de-facto bars and need to be more closely reviewed by the area residents in which they are proposed and located.

Urban Design/Area Identity

1. Implement 1999 Design Study Recommendations

The recommendations found within the 1999 Northwest Highway Urban Design Study promote neighborhoods, open space and a positive commercial identity. Having a desirable area with Bachman Lake-identifying gateway and "topper" signs, landscaping, pedestrian-friendly linkages and supporting economic development are all recommendations from the 1999 Study that the Steering Committee supports.

2. Evaluate creation of a TIF district within the Bachman Lake area

Funding urban design improvements within the study area will require local initiative. The Steering Committee acknowledges the City's on-going effort to focus spending on core infrastructure projects. A Tax Increment Financing District (TIF) program would provide a much-needed neighborhood-based funding mechanism to help implement many of the concepts and projects within the 1999 Design Study.



2.0 Project Overview

The Bachman Lake/West Northwest Highway Needs Assessment Study is a citizen-driven study to review and address opportunities for improving the quality of development to meet the current needs of the business and residential communities. A primary intent of the study was to develop recommendations that may be applicable for the entire City of Dallas, ensuring that the Bachman Lake concerns and issues are not transferred to other Dallas neighborhoods.

Background

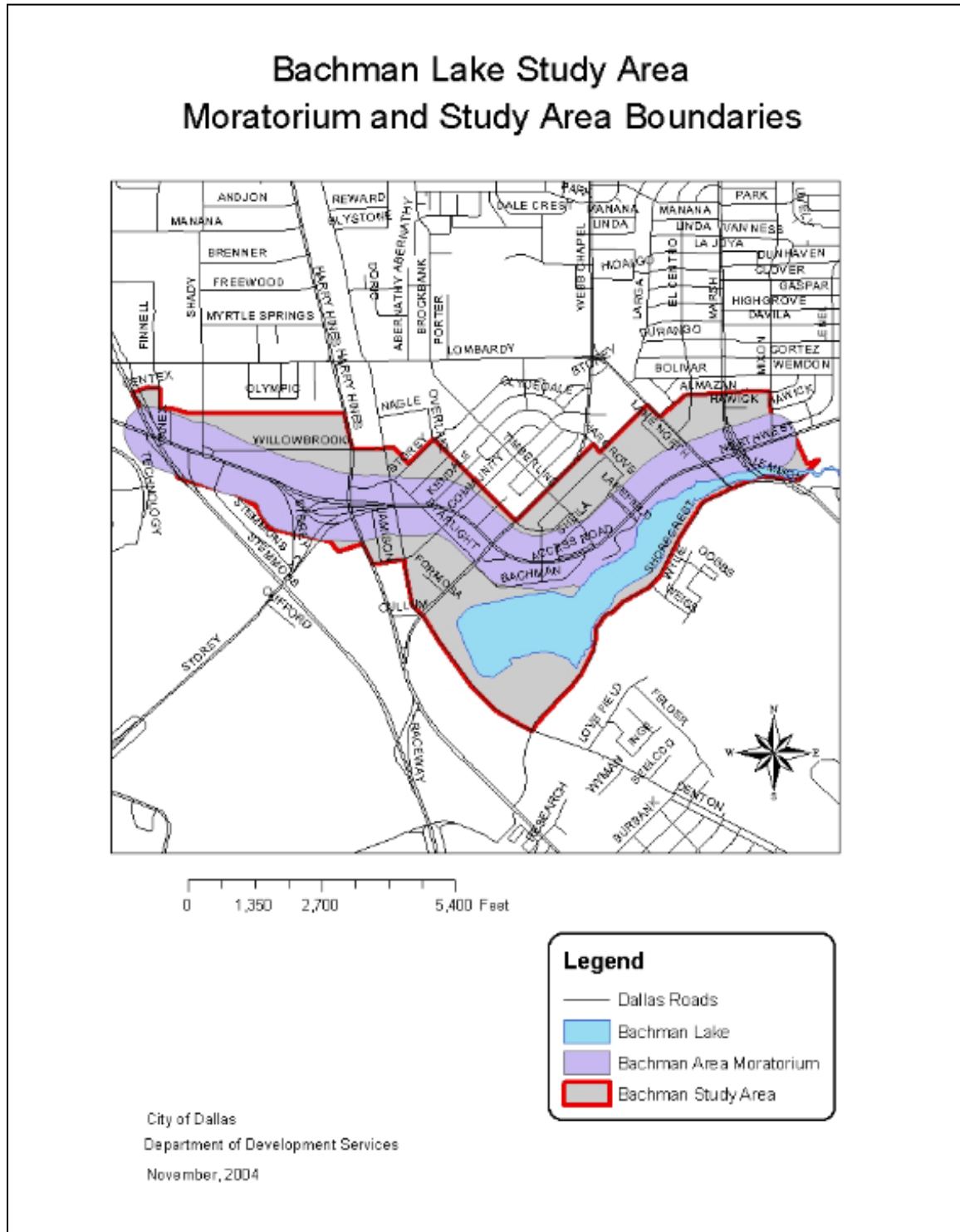
The specific Study Area is generally located along West Northwest Highway between I-35 (western boundary) and Mixon Drive (eastern boundary). The Dallas City Council adopted Resolution No. 04-2182 on June 23, 2004 establishing a moratorium on the acceptance of applications for building permits or certificates of occupancy for “non-residential” properties within 500 feet of the north or south right-of-way line of West Northwest Highway from Stemmons Freeway/I-35 to Mixon Drive. Subsequent extensions of the moratorium have occurred on October 13, 2004 (Resolution No. 04-2965 – extending the moratorium until February 18, 2005), on February 9, 2005 (Resolution No. 05-0574 – extending the moratorium until July 19, 2005) and on June 8, 2005 (Resolution No. 05-1783).

The moratorium was enacted to allow the City Manager to perform appropriate land use, zoning and urban design analyses, to call or conduct all necessary hearings, evaluate alternatives, and prepare recommendations for the City Council regarding proper zoning of properties along the West Northwest Highway corridor.

Map 2.1 shows the Bachman Lake Study Area moratorium and Study Area boundaries.



Map 2.1 Project Boundaries



The Bachman Lake area was the location of a variety of sexually-oriented businesses. Given that situation, the Bachman Lake/West Northwest Highway Study Area (Study Area) has been the subject of increased code and police enforcement activity during the past 5 years. While most of the sexually-oriented businesses have been removed from the Study Area, there are still concerns about on-going criminal activity, violations of city zoning regulations and questions about the accuracy of certificates of occupancy of some Study Area businesses.

Previous Reports of Note

Northwest Highway Area Revitalization/Neighborhood Improvement Study – February 1992

The Northwest Highway Revitalization/ Neighborhood Improvement Study (1992 Study) was the first major City effort to define and direct land use/zoning, crime and code violation issues within the Bachman Lake area over the past 15 years. The current 2005 Study Area utilized the same general boundary as the 1992 Study's boundary.

Under the direction of the City Manager's Office, the 1992 Study was primarily initiated to develop revitalization and improvement strategies for the Northwest Highway area. City staff and area residents helped identify issues and areas of concern.

In summary, the 1992 Study focused on four prevailing issues that play a significant role in the Northwest Highway Study Area. Following is a summary of these issues and recommended actions:

1. Issue: High crime and its effect on the area's quality of life.

Actions to be taken:

- a. Initiate police programs;
 - i. Work with the Bachman Business Association to help deal with traffic problems associated with Bachman Lake Park
 - ii. Initiate a local bike patrol unit.
 - iii. Initiate a "neighborhood policing" program
 - iv. Create several new police beats within the vicinity that will result in two-man squads (assigned beats were covered by one person at the time of the report).



- v. Develop educational programs to present to the community through literature and public service announcements.
 - b. Organize Neighborhood Crime Watch programs with designated liaisons between the community and the Police Department.
- 2. Issue: High number of code violations in the area.

Actions to be taken:

- a. Initiate code enforcement sweeps of addresses with high numbers of code violations.
 - b. On-going code compliance will include;
 - i. Staff responds to complaints that are reported by citizens to the City of Dallas Action Center.
 - ii. Staff proactively looks for code violations on a daily basis.
 - iii. Staff implements educational programs through a variety of ways, including;
 - 1. Presentations at public meetings
 - 2. Distribution of informative literature
 - c. Create neighborhood postcard code violation notices to be distributed throughout the area to all people violating the code.
 - d. Create neighborhood clean-up campaigns with the assistance of the Department of Street and Sanitation Services.
- 3. Issue: Address long-term land use/zoning issues.

Actions to be taken:

- a. Ensure that all sexually-oriented businesses are properly licensed as required under the City's Sexually Oriented Business Ordinance.
 - b. Redevelop in the western area of the study area, generally bounded by Starlight Drive, Webb Chapel Extension, Denton Drive and Community Drive, with moderate density office or commercial land uses as the existing apartments redevelop. MU-1 zoning was encouraged by planning staff.
 - c. The proposed neighborhood association staff should become educated and organized concerning planning and zoning issues. Use of a "Zoning/Land Use Study Notification List" was



recommended to ensure that long range planning efforts have been prepared in the best interest of the community.

- d. Evaluate the needs of a "Special Provision Sign District" for the study area. A neighborhood association could work with planning staff on the possibility of forming a "Special Provision Sign District" which would address any problems or concerns associated with signs in the area.
4. Issue: Address the number of vacant businesses in the Study Area. Concentrate economic development efforts to retain existing businesses and encourage new business development.

Actions to be taken:

- a. Organize an area business association to collectively identify and address concerns of area businesses.
- b. Develop through the organized efforts of a business association, a business recruitment strategy to attract new businesses to the vacant retail/commercial properties on Northwest Highway.
- c. Hire a consultant to conduct a Public Improvement District (PID) feasibility study.
- d. Organize a business security program similar to the Jefferson Area Association (JAA) program.

Northwest Highway Urban Design Study – Summer 1999

In December, 1997, the Dallas City Council approved the Department of Planning and Development's work plan to develop a neighborhood vision for Northwest Highway.

The Northwest Highway Urban Design Study (1999 Study) identified a vision that links neighborhoods to open space, provides a positive commercial identity and builds on the potential for redevelopment in the area. While existing land use and zoning relationships were reviewed and incorporated as a component of the plan, land use recommendations were not made a part of the study. The boundary of the 1999 Study generally follows the boundary of the 2005 Study Area.



In summary, the 1999 Study provided the following recommendations:

1. Create a visual sense of continuity and place by diminishing the effects of competing architectural and signage styles.
 - a. Develop a typical streetscape design from Harry Hines Blvd. to Mixon Lane that provides a consistent design theme throughout the area.
2. Improve and promote positive area identification.
 - a. Use the association of Bachman Lake versus Northwest Highway as the area's main feature and rename community to "Bachman Lake".
 - b. Install Bachman Lake "topper" signs on all cross streets to identify neighborhood.
 - c. Use Bachman Lake instead of Northwest Highway on all gateway, business and promotional material. Example: Stemmons/Bachman Lake Business Association.
3. Connect the natural environment with the commercial areas by enhancing the relationship between Bachman Lake Park and adjacent urban areas.
 - a. Install landscaping on north side of Northwest Highway and medians to match tree species of Bachman Lake Park.
 - b. All street trees along Northwest Highway to compliment species within Bachman Lake Park.
4. Enhance the sense of arrival and departure.
 - a. Improve the intersection of Shady Trail with community signage, sidewalks and landscaping.
 - b. Develop a gateway from the west using the Denton Drive Bridge area over Northwest Highway.
 - c. Develop a gateway from the east at the Marsh Lane Bridge overpass.
5. Enhance linkages between various land uses and subdistricts.
 - a. Study the possibility of a pedestrian bridge to overpass Northwest Highway.
 - b. Develop a pedestrian friendly loop between Bachman Lake Park, commercial and residential areas.
6. Promote and support economic development and economic revitalization.
 - a. Coordinate interagency improvement efforts including TxDOT, DART, City of Dallas Economic Development and the Bachman Lake Park Foundation as established.
 - b. Provide greater access to the business core.
 - c. Facilitate the formation of a joint business owners' association for the area.



- d. Work with local business organizations, including the North Dallas, and Greater Dallas Asian American Chambers of Commerce to share information and develop area-wide economic objectives.
- e. Develop financial mechanisms to support improvements.
- 7. Improve public transportation to the area.
 - a. Make recommendations to DART and the City of Dallas, regarding preferred station location, and alignment for the proposed light rail train north to Carrollton/Farmers Branch.
- 8. Develop a neighborhood level framework for maintenance as well as monitoring and promoting improvements.
- 9. Significantly improve the delivery of City services to the Bachman Lake community.
 - a. Establish crime reduction goals with the Northwest District Chief of Police and work together to meet objectives.
 - b. Report and work monthly with the Northwest Service Coordination Team to identify and respond to code compliance, streets and maintenance issues and to work closer with City staff from major departments.

Public Participation

The Bachman Lake/West Northwest Highway Needs Assessment Study derived its identified issues based upon active local public participation. A 7-member steering committee, appointed by Councilmember Steve Salazar, worked with staff from the City of Dallas Development Services Department, Long-Range Planning Division to identify and seek solutions to issues and concerns within the Study Area.

Two community meetings, on January 10, 2005 and May 9, 2005 were held to provide direct public input from Study Area residents and business stakeholders.

Eight Bachman Lake Steering Committee meetings were held between October 19, 2004 and June 13, 2005 to determine and define specific issues to be addressed by the Needs Assessment Study. The Steering Committee developed the following four (4) key issues to be addressed:

- 1. Crime
 - a. General Security – issues of people loitering and homeless people approaching area workers and customers for money.
 - b. Drugs – drug sales in neighborhoods and possibly commercial properties
 - c. Gang Activity and Gang Violence



- d. Auto Theft/Auto Break-ins
- e. Prostitution
- 2. Code Violations and Certificate of Occupancy (CO) Violations
 - a. Problems of Massage Parlors and Spas where illegal sexual activity has occurred.
 - b. CO violations regarding the TABC "75%" rule.
- 3. Code Amendment
 - a. Review the existing definitions within the City's Zoning Ordinance with regard to classifications of;
 - i. Restaurants
 - ii. Bars
 - iii. Billiard Halls
 - iv. Spas
 - v. Massage Parlors
- 4. Urban Design/Area Identity
 - a. Improve the Study Area's aesthetics with landscaping, signage and lighting projects.
 - b. Review and re-address the 1999 NW Highway Design Study.

3.0 Existing Conditions

Land Use and Zoning

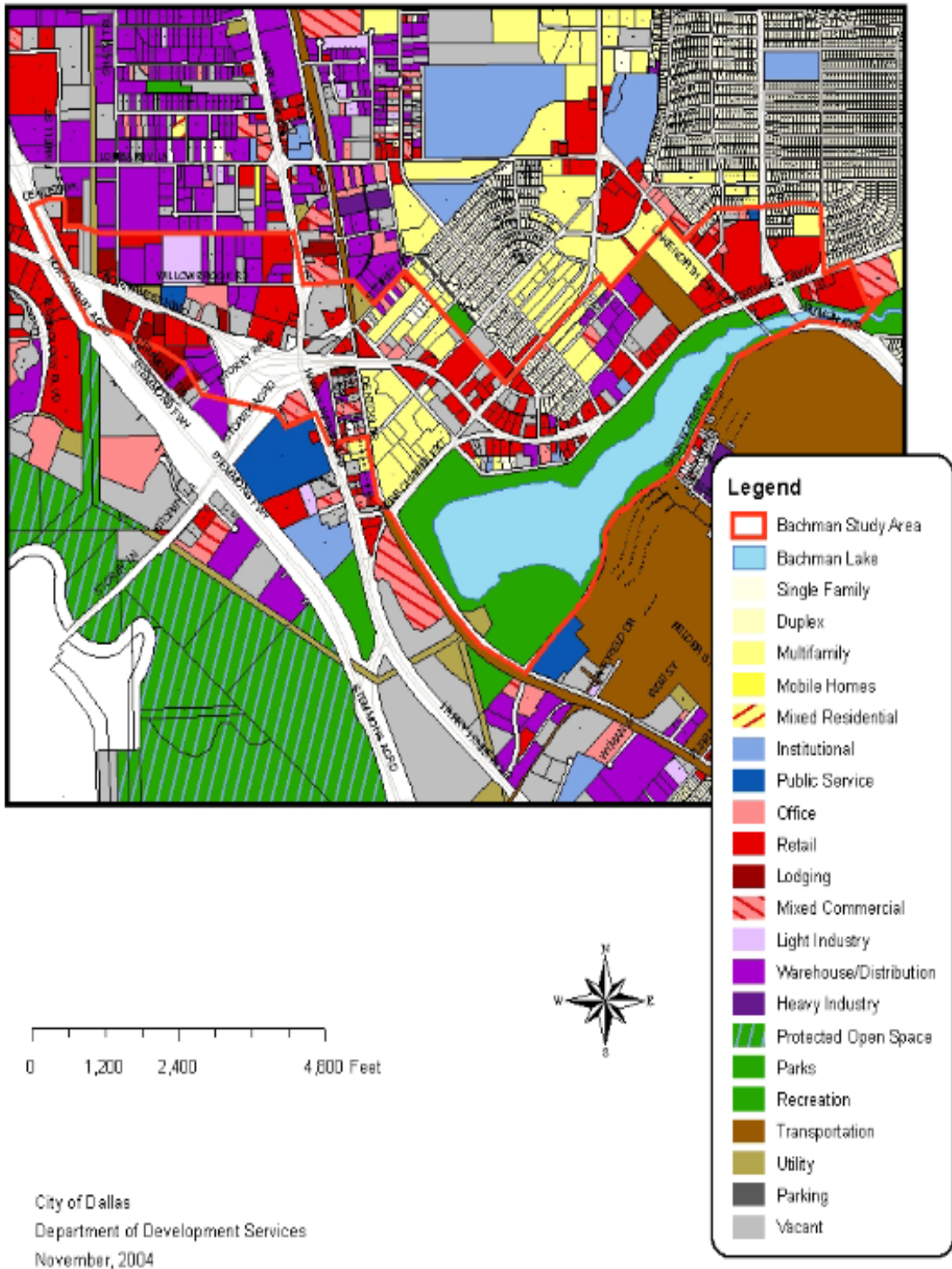
The study area is located approximately seven miles northwest of Downtown Dallas. Map 3.1 presents the study area's existing land use pattern.

Retail/commercial uses prevail along Northwest Highway and are mostly one lot in size. Concentrations of multifamily, industrial and single family residential are also scattered within the study area. Also, there are a few office and institutional uses within the study area.



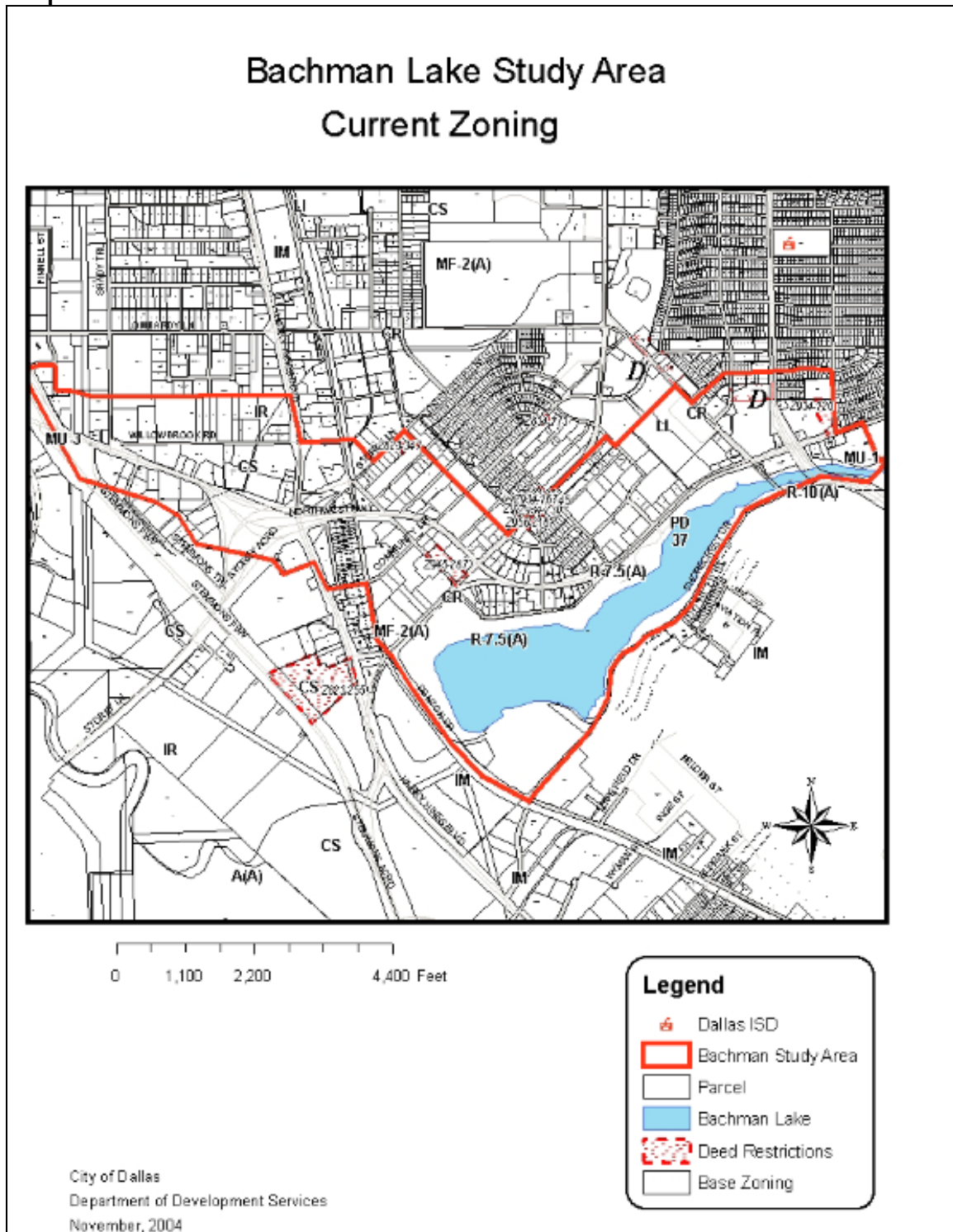
Map 3.1

Bachman Lake Study Area Existing Land Use



Current zoning within the study area is presented in Map 3.2.

Map 3.2



The study area's predominant zoning classification is CR Community Retail, which accommodates the existing land use and development patterns.

Industrial zoning is the next dominant category. PD 37 is located in the central section of the study area, allowing mainly industrial uses. IR Industrial Research is zoned within the study area's northwestern section.

There is a concentration of MF-2 and MU-3 zoning in the western portion of the study area (mainly within the Webb Chapel Extension/NW Highway/Denton Drive "triangle"). There are also R-7.5(A) zoned parcels in the central study area, north of Bachman Lake.

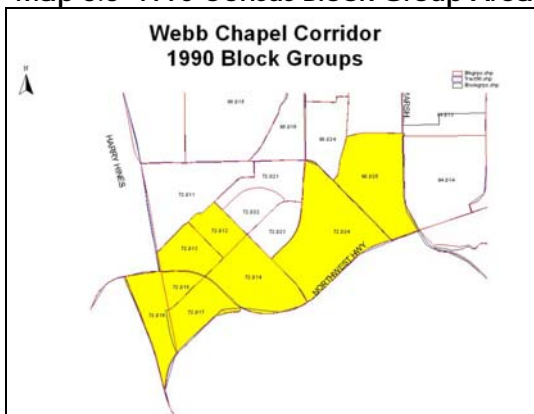
The study area is in a wet area, allowing the sale of alcohol upon meeting required City code and State statutory requirements.

A listing of the study area's zoning classifications, with their respective permitted uses, is detailed in Appendix A.

Demographics-At-A-Glance

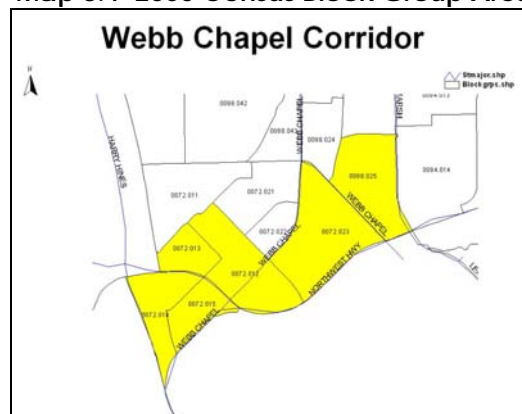
Demographics collected for the Bachman Lake Needs Assessment Study include data from the 1990 and 2000 U.S. Census. Specifically, 1990 Census demographic data was derived from eight census tract block groups: 72.012, 72.013, 72.014, 72.015, 72.016, 72.017, 72.014 and 98.025. Demographic data obtained from the 2000 Census was extracted from six census tract block groups: 72.012, 72.013, 72.014, 72.015, 72.023 and 98.025.

Map 3.3 1990 Census Block Group Area



City of Dallas Housing Dept. 2005

Map 3.4 2000 Census Block Group Area



City of Dallas Housing Dept. 2005



Due to the size of some of the census tracts, data presented will be beyond the boundaries of the study area. However, the intent of gaining a better understanding of the study area was deemed sufficient to allow for this discrepancy. A full listing of study area demographic tables is located in Appendix B.

Population

As a community's most valuable asset, people are the key element that allows an area to function as a livable, viable community. Using population by ethnicity, Table 3.1 presents 1990 and 2000 Census population data for the study area.

Table 3.1 Population by Ethnicity

Year 1990		Total Population	White	Black	Hispanic origin:	Asian or Pacific Islander	Other race
Study Area	Total	6,744	1,237	1,870	3,534	57	46
	Percent	100.0%	18.0%	20.2%	60.4%	0.6%	0.8%
City of Dallas	Total	1,006,877	479,980	290,882	210,240	20,615	5,160
	Percent	100.0%	47.7%	28.9%	20.9%	2.0%	0.5%
Year 2000		Total Population	White	Black	Hispanic or Latino:	Asian or Pacific Islander	Other race
Study Area	Total	14,480	542	618	13,192	49	79
	Percent	100.0%	4.2%	4.2%	90.6%	0.4%	0.7%
City of Dallas	Total	1,188,580	410,777	304,824	422,587	31,626	18,766
	Percent	100.0%	34.6%	25.6%	35.6%	2.6%	1.6%

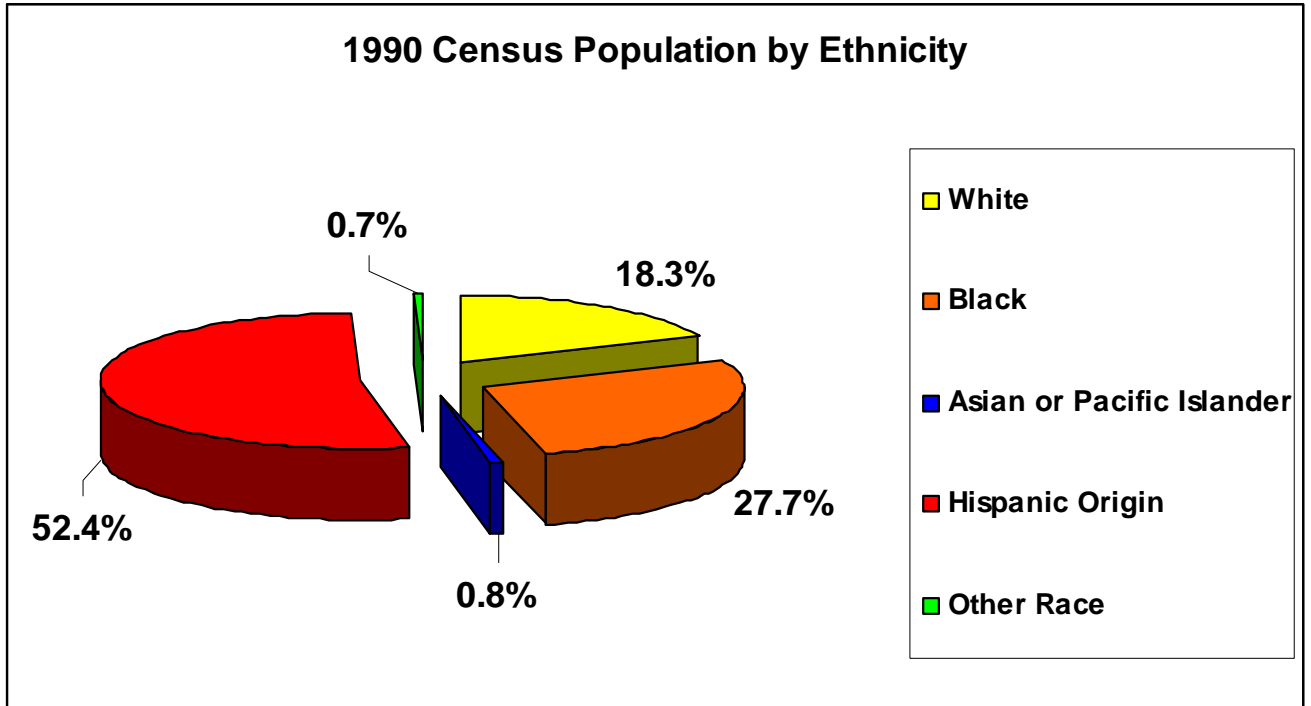
Source: 1990, 2000 U.S. Census SF1

Between 1990 and 2000, total population within the study area increased by 114.7% (7,736 people). During the same period, the population of people of Hispanic or Latino ethnicity grew by 273.3% (9,658 people). This result is due to a both an increase in the area's Hispanic/Latino population and decline in the area's white and black population during the same 1990 to 2000 period. Specifically, between 1990 and 2000 the area's white population declined by 695 people, while the area's black population declined by 1,252 people.

Pie chart Graphics 3.1 and 3.2 present the 1990 and 2000 Census population by ethnicity for the study area.

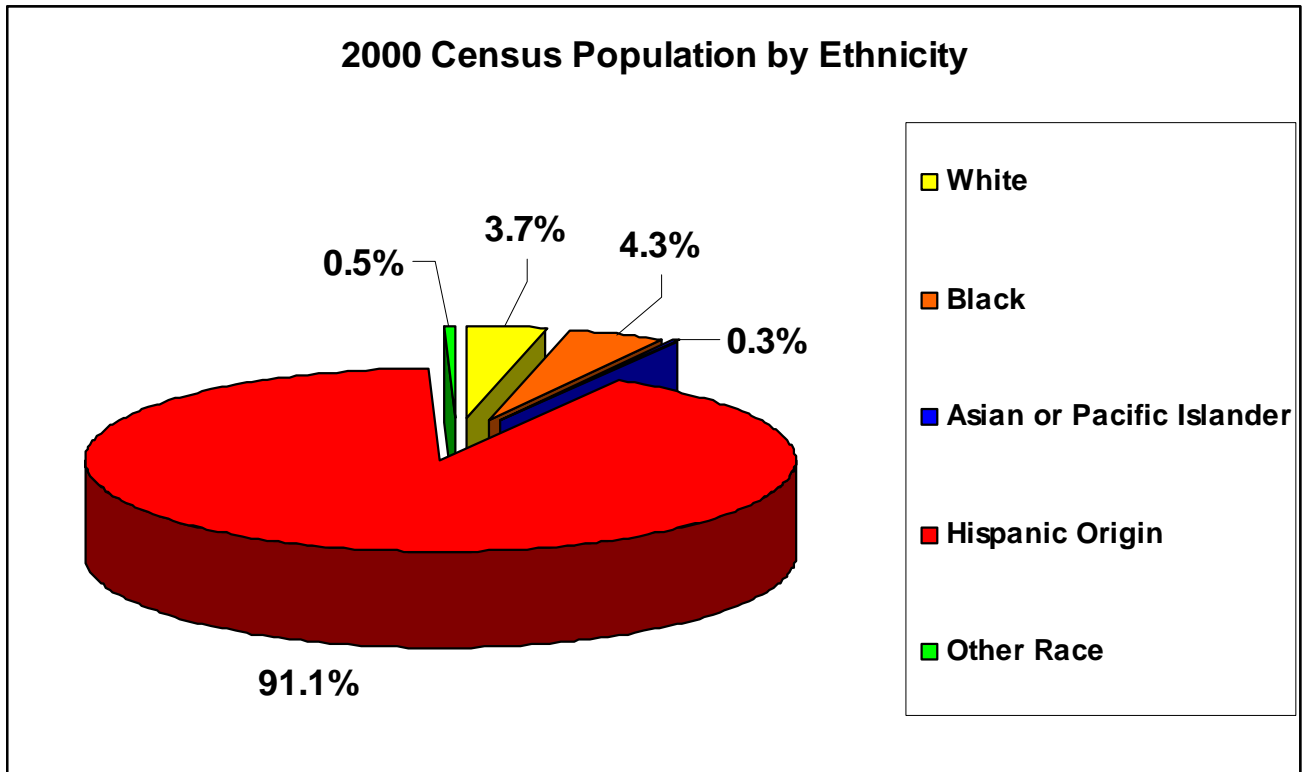


Graphic 3.1



Source: 1990 U.S. Census SF1

Graphic 3.2



Source: 2000 U.S. Census SF1



Age Composition

The needs and lifestyles of individuals differ among age groups. The demands for goods and services, as well as public or institutional programs, also change with each age group. Table 3.2 shows the composition of the study area's population by age group for 1990 and 2000.

Table 3.2 Population by Age Group

Year 1990		Under 5 years	5 to 17 years	18 to 24 years	25 to 54 years	55 to 64 years	65 to 79 years	80 years and over	Total
Study Area	Total	713	916	1,304	3,391	220	161	39	6,744
	Percent	10.6%	13.6%	19.3%	50.3%	3.3%	2.4%	0.6%	
City of Dallas	Total	81,138	170,240	119,121	466,553	71,934	75,542	22,349	1,006,877
	Percent	8.1%	16.9%	11.8%	46.4%	7.1%	7.5%	2.2%	
Year 2000		Under 5 years	5 to 17 years	18 to 24 years	25 to 54 years	55 to 64 years	65 to 79 years	80 years and over	Total
Study Area	Total	1,851	2,679	2,850	6,607	308	159	26	14,480
	Percent	12.8%	18.5%	19.7%	45.6%	2.1%	1.1%	0.2%	
City of Dallas	Total	98,785	216,791	140,620	552,533	77,550	75,289	27,012	1,188,580
	Percent	8.3%	18.3%	11.8%	46.5%	6.5%	6.3%	2.3%	

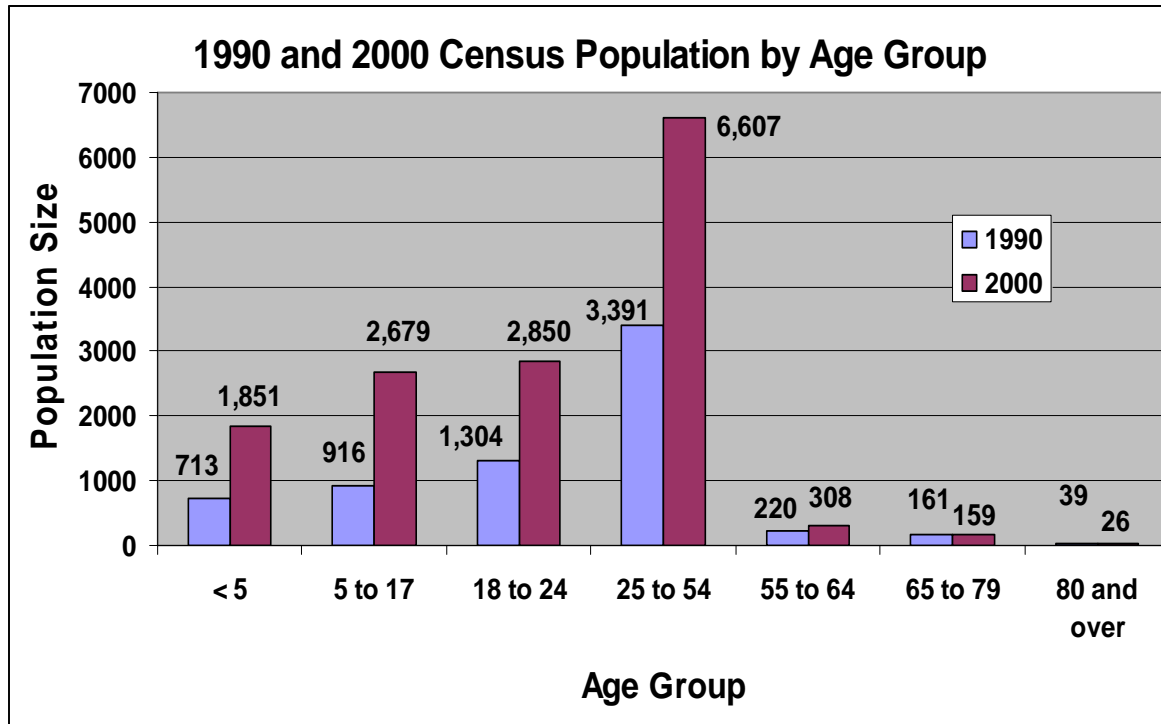
Source: 1990, 2000 U.S. Census SF1

Summarizing Table 3.2, the study area has experienced generally consistent proportional changes in each age group between 1990 and 2000, even with the dramatic overall increase in population. The only statistically-different changes of note are in the 5% increase in population for ages 5 to 17 years between 1990 and 2000 and the proportional 5% decrease in population for ages 25 to 54 years during the same timeframe.

Graphic 3.3 presents the study area's population by age group using a bar chart.



Graphic 3.3



Source: 1990, 2000 U.S. Census SF1

Housing Units and Occupancy Status

Table 3.3 presents the study area's housing unit and occupancy status data. Between 1990 and 2000, there was a net decrease of 333 housing units, or 7.4%. However, there was a significant increase of occupied housing units during the same period. In 1990, the ratio of occupied to vacant units in the study area was approximately 1.6:1. By the 2000 Census, 95% of the study area housing units were occupied. Citywide, there was a increase of 18,517 housing units, or 4.0%, between 1990 and 2000. Of note, citywide owner to renter occupied unit percentages remain basically unchanged from 1990 to 2000.



Table 3.3 Housing Units and Occupancy Status

Year 1990		Total Units	Occupied Units	Vacant Units	Owner-Occupied Units	Renter-Occupied Units
Study Area	Total	4,491	2,777	1,714	219	2,558
	Percent		63.3%	36.7%	24.9%	75.1%
City of Dallas	Total	465,600	402,060	63,540	177,305	224,755
	Percent		86.4%	13.6%	44.1%	55.9%
Year 2000		Total Units	Occupied Units	Vacant Units	Owner-Occupied Units	Renter-Occupied Units
Study Area	Total	4,158	3,974	184	317	3,657
	Percent		95.4%	4.6%	12.4%	87.6%
City of Dallas	Total	484,117	451,833	32,284	195,335	256,498
	Percent		93.3%	6.7%	43.2%	56.8%

Source: 1990, 2000 U.S. Census SF1

However, the Year 2000 increase in occupied units was gained by 1,099 units being used as renter-occupied housing. This is a 43% increase of rental housing units within the study area between 1990 and 2000. Having a large percentage of rental-occupied units within the study area indicates a less-stable housing stock, and possibly lower long-term community commitment (due to a lack of long-term investment of home-owner equity).

During the same period, 98 additional housing units were identified as owner-occupied within the study area. This represents a 45% increase in owner-occupied housing units between 1990 and 2000.

Educational Attainment

The level of formal education of a population is one of the factors that define the ability of an individual to be productive and contribute to the quality of life in their community. Table 3.4 lists the educational attainment of the study area residents and the City of Dallas in 1990 and 2000.



Table 3.4 Educational Attainment (25 Years and Over)

Year 1990	Less than 9th grade	9th to 12th grade, no diploma	High school graduate (includes equivalency)	Some college, no degree	Associate degree	Bachelor's degree	Graduate or professional degree
Study Area							
Total	853	844	1,007	889	141	313	99
Percent	20.6%	20.4%	24.3%	21.4%	3.4%	7.5%	2.4%
City of Dallas							
Total	79,006	91,211	138,930	127,922	30,171	117,898	55,989
Percent	12.3%	14.2%	21.7%	20.0%	4.7%	18.4%	8.7%
Year 2000							
Study Area							
Total	3,831	1,854	750	397	67	183	124
Percent	53.2%	25.7%	10.4%	5.5%	0.9%	2.5%	1.7%
City of Dallas							
Total	110,317	107,102	144,323	138,820	30,596	132,675	70,329
Percent	15.1%	14.6%	19.7%	18.9%	4.2%	18.1%	9.5%

Source: 1990, 2000 U.S. Census SF3

Educational levels decreased in the study area between 1990 and 2000, with a significant increase in the population with less than a 9th grade education. Between 1990 and 2000, the projected number of high school students who did not earn their diploma increased by approximately 5%. Table 3.4 indicates that the study area's education attainment levels in 1990 and 2000 are consistently lower than the City of Dallas as a whole.

Employment and Household Income

Employment characteristics and household income are important measures of the economic well-being of the study area, helping to determine the number of potential retail consumers available within the immediate area for market capture. Table 3.5 provides a summary of the study area and City of Dallas employment status based on 1990 and 2000 US Census data.



Table 3.5 Employment Status (Persons 16 Years or Older)

Year 1990	Total	In labor force	In Armed Forces	Civilian	Employed	Unemployed	Not in labor force	Unemployment Rate
Study Area								
Total	5,178	4,449	0	3,984	3,984	465	729	
Percent		85.9%	0.0%	76.9%	76.9%	9.0%	14.1%	10.3%
City of Dallas								
Total	781,186	553,505	1,202	552,303	511,202	41,101	227,681	
Percent		70.9%	0.2%	70.7%	65.4%	5.3%	29.1%	7.4%
Year 2000								
Study Area								
Total	10,339	7,170	0	7,170	6,693	477	3,169	
Percent		69.3%	0.0%	69.3%	64.7%	4.6%	30.7%	6.7%
City of Dallas								
Total	904,860	588,623	238	588,385	549,191	39,194	316,237	
Percent		65.1%	0.0%	65.0%	60.7%	4.3%	34.9%	6.7%

Source: 1990, 2000 U.S. Census SF3 (Study Area data derived from Block Group data)

Employment data presented in Table 3.5 indicates the study area had a increase in people 16 years or older not in the labor force of 16.6% from 1990 to 2000. This may be due to an increase of younger people ages 5-17 in the study area who are just beginning to enter the workforce (See Table 3.2). The rate of unemployment has decreased between 1990 and 2000 from 10.3% to 6.7%, meeting the city-wide average of 6.7% in 2000.



Table 3.6 Median Household Income (Income in 1989, 1999)

Study Area Median HH Income (1989)	City of Dallas Median HH Income (1989)	Difference between Study Area and City of Dallas Median HH Income (1989)	Study Area 1989 Median HH Income, Adjusted For Inflation to 1999 Dollars*	Study Area Adjusted for Inflation 1989 – 1999 Change
\$22,286	\$27,489	-\$5,203 (-23.3%)	\$29,942	-\$2,929 (-10.8%)
Study Area Median HH Income (1999)	City of Dallas Median HH Income (1999)	Difference between Study Area and City of Dallas Median HH Income (1999)	City of Dallas 1989 Median HH Income, Adjusted For Inflation to 1999 Dollars*	City of Dallas Adjusted for Inflation 1989 – 1999 Change
\$27,013	\$37,628	-\$10,615 (-39.3%)	\$36,933	\$695 (+1.8%)

*This estimate is based on the following formula: 1999 Price = 1989 Price x (1999 CPI/1989 CPI)

Source: 1990, 2000 U.S. Census SF3 and U.S. Federal Reserve, 2005

Table 3.6 projects the median household incomes for the study area and City of Dallas. Estimates from the U.S. Census are from 1989 and 1999 dollars. Adjustments for inflation using Consumer Price Index (CPI) estimates from the U.S. Federal Reserve are also provided to offer true comparable median household income levels between 1989 and 1999.

4.0 Findings

Crime Statistics

Criminal activity within an area is another measure of a community's overall quality of life. The impact of murder, robbery, alcohol and drug-related activity has an immediate, negative effect upon the study area's ability to offer a safe, stable environment for its many honest, law-abiding residents and businesses.

1994-2004 crime statistics within the study area, collected from the Dallas Police Department, are presented in Table C.1, Appendix C. Tables 4.1 and 4.2 provide a summary of the data found in Table C.1, Appendix C.



Table 4.1 Criminal Activity – Study Area (1994-2004)

	Murder	Rape	Business Robbery	Individual Robbery	Aggravated Assault	Business Burglary
Total Activity 1994-2004	65	134	182	1,884	1,998	848
Average Year Activity 1994-2004	6	12	17	171	182	77
Average as a Percent of City 1994-2004	2.6%	1.8%	1.4%	3.1%	2.2%	1.3%
Average Yearly Change 1994-2004	-40.7%	-22.6%	-7.8%	-2.9%	-2.6%	-4.7%

Source: City of Dallas Police Department, 2005

According to the summary of data presented in Tables 4.1 and 4.2, there is a statistical drop in most recorded Dallas Police Department (DPD) criminal activity within the study area. However, the relatively small 1.3 square mile area of the study area versus the overall 342.4 square mile area of the City of Dallas represents approximately 0.4% of the City’s land area yet is accountable for 1.7% of the City’s accounted criminal activity.

Table 4.2 Criminal Activity – Study Area (1994-2004)

	Residential Burglary	BMV-Related	Theft	Auto Theft	Total Criminal Activity
Total Activity 1994-2004	1,691	4,283	2,970	4,577	18,632
Average Year Activity 1994-2004	154	389	270	416	1,694
Average as a Percent of City 1994-2004	1.2%	1.7%	1.0%	2.5%	1.7%
Average Yearly Change 1994-2004	-8.9%	0.4%	-1.8%	-2.3%	-0.7%

Source: City of Dallas Police Department, 2005

Reviewing the averages as a percentage of the City of Dallas as a whole, the study area’s murders account for 2.6% all city murders on average between 1994 and 2004. Using the same averages, the study area’s individual robbery rate was 3.1% of all city individual robberies between 1994 and 2004. Aggravated assault and auto theft average 1994-2000 rates, at 2.2% and 2.5% respectively, also account for relatively high percentages of all comparable city criminal activity.

Comparable Area Data Review

The Steering Committee, with staff support, determined that the Vickery Meadow area and the Buckner/Bruton commercial area were



comparable areas based on research done during the 2005 ForwardDallas comprehensive planning effort. Vickery Meadow in particular has comparable multifamily housing and retail, while Buckner/Bruton was determined to have comparable retail revitalization challenges.

Tables 4.3 and 4.4 provide selected criminal activity data from the study area, the Vickery Meadow area and the Buckner/Bruton commercial area. A complete record of comparable area data is available in Table C2, Appendix C.

**Table 4.3 Murder and Individual Robbery - Criminal Activity
Study Area, Vickery Meadow and Buckner/Bruton (1994-2004)**

	<u>Murder</u> Study Area	<u>Murder</u> Vickery Meadow	<u>Murder</u> Buckner/ Bruton	<u>Individual Robbery</u> Study Area	<u>Individual Robbery</u> Vickery Meadow	<u>Individual Robbery</u> Buckner/ Bruton
Total Activity 1994-2004	65	53	20	1,884	1,838	576
Average Year Activity 1994-2004	6	5	2	171	167	52
Average as a Percent of City 1994-2004	2.6%	2.1%	0.8%	3.1%	3.0%	1.0%
Average Yearly Change 1994-2004	-40.7%	-46.3%	-5.3%	-2.9%	4.7%	-5.5%

Source: City of Dallas Police Department, 2005

Vickery Meadow data was derived from an area equal to approximately 1.6 square miles. Buckner/Bruton data was derived from an area equal to approximately 0.7 square miles.

**Table 4.4 Business Burglary and Residential Burglary - Criminal Activity
Study Area, Vickery Meadow and Buckner/Bruton (1994-2004)**

	<u>Business Burglary</u> Study Area	<u>Business Burglary</u> Vickery Meadow	<u>Business Burglary</u> Buckner/ Bruton	<u>Resident. Burglary</u> Study Area	<u>Resident. Burglary</u> Vickery Meadow	<u>Resident. Burglary</u> Buckner/ Bruton
Total Activity 1994-2004	848	432	664	1,691	3,495	1,280
Average Year Activity 1994-2004	77	39	60	154	318	116
Average as a Percent of City 1994-2004	1.3%	0.7%	1.1%	1.2%	2.5%	0.9%
Average Yearly Change 1994-2004	-4.7%	-6.6%	-6.0%	-8.9%	-1.8%	-3.4%

Source: City of Dallas Police Department, 2005



Findings from Tables 4.3 and 4.4 indicate that the study area appears to have had higher crime than the Vickery Meadow and Buckner/Bruton areas. The most notable difference to this finding is the higher rate of residential burglaries in Vickery Meadow than in the study area. However, overall 1994-2004 criminal activity within the study area equals 1.7% of the City's total criminal activity. This percentage is higher than within the Vickery Meadow (1.6%) and Buckner/Bruton areas (1.0) during the same period.

On-going Concerns about Crime and Gang Activity

The Bachman Lake Steering Committee has concerns regarding crime and gang-related activity within the study area. According to the Dallas Police Department Northwest Dallas station, gang-related activity is growing within the Bachman Lake/Northwest Dallas region.

According to a January 25th, 2005 Dallas Morning News article, the gang problem that Dallas thought it had conquered a decade ago is again on the rise. This is primarily because arrested gang members have served time and are returning to the streets. The article noted that "Dallas police reported an 83 percent increase in gang-related arrests last year and identified more than 5,000 gang members who belonged to dozens of documented gangs.

The Dallas Police Department formed a 60-member anti-gang strike force in 1993, which produced several big arrests and a resulting decline of gang activity within the city. However, the gang unit has slowly been downsized over the past ten years. Due to the recently-renewed gang activity the Dallas Police Department has added four officers to the anti-gang strike force in 2004, bringing the total to 26 members.

Reports of gang-related incidents in the Dallas Independent School District further support the concern held by the Bachman Lake Steering Committee. According to Texas Education Agency records, gang-related incidents within district schools have steadily increased, up from 92 in 2000-01 to 245 last school year. That number is much higher than other large Texas school districts, including Houston.

Steering Committee members who reside and work within the study area have all reported incidents involving individual and gang-related activity, including initiation rights involving the firing of machine guns, home burglaries, drive-by shootings and domestic violence in residential areas. Staff from the Planning Department met with officers from the Northwest Operations Division. There was agreement that crime is a problem in the study area, with an underlying challenge from neighborhood gang



activity and the high density multifamily complexes. Manpower concerns were shared, not only for more police officers but more Code Compliance officers. Bachman Lake is a “hot spot” for the DPD due in part to its high density and transient population, as well as the challenging problem of ethnic/cultural barriers between City of Dallas representatives (DPD, Code Compliance) and area residents. The Northwest Operations Division staff also recommended educating the study area residents regarding basic city civil and land use codes with the goal that residents better understand the residential rules and regulations that the City of Dallas expects of its citizens.

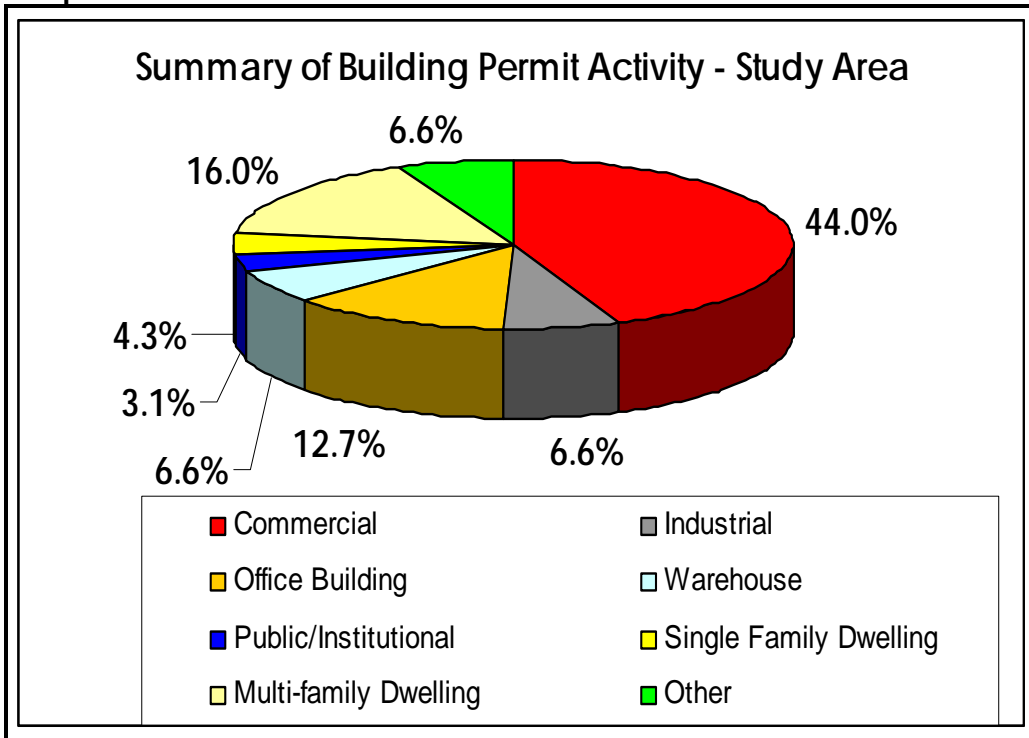
The Steering Committee agrees that criminal and gang activity within the Bachman Lake/Northwest Dallas area needs to be more thoroughly addressed immediately to ensure that the neighborhood can regain a safe, peaceful and cohesive reputation.

Building Permit Data

To better understand the general development activity in the Bachman Lake/West NW Highway area. Staff collected and reviewed building permit data. A complete summary of building permit data within the study area is available in Appendix D, Table D.1.



Graphic 4.1



Source: City of Dallas Building Inspection Division, 2005

Graphic 4.1 provides a summary of the major building permit activity within the study area between 1992 and 2004. Commercial activity, which included data for alcohol beverage establishments, equaled 44.0% of building permit activity between 1992 and 2004.

Merging single-family housing (4.3%) and multi-family (16.0%) permit activity, the total residential permit activity equaled 20.3% of all area building permit activity during the same period. The next largest activity was office building permits (12.7%), following equally by industrial, warehouse and other (general) building permits. Public/institutional building permits (including parks and recreation facilities and schools) equaled 3.1% of 1992 to 2004 building permit activity.

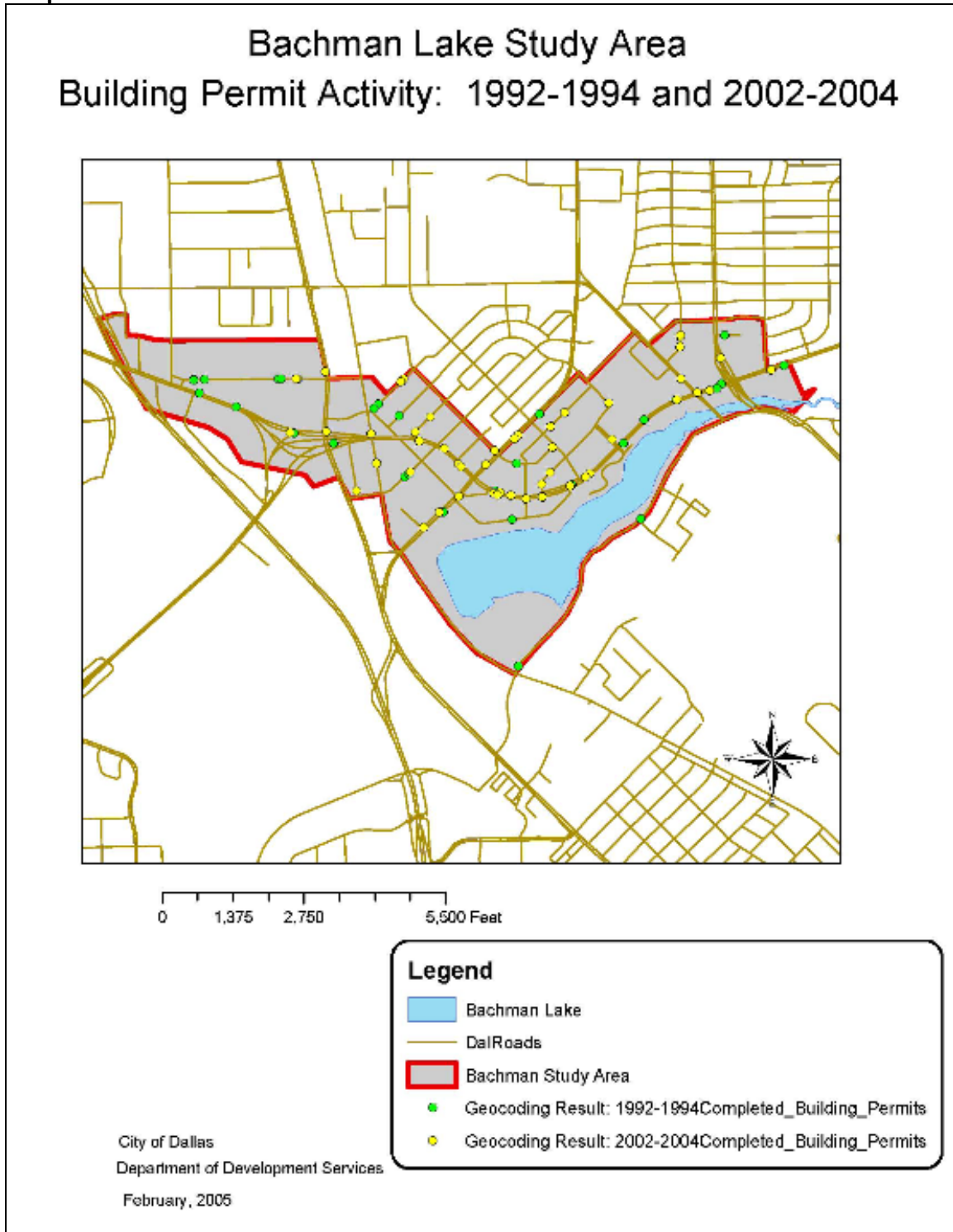
Approximately 393 building permits from 1992 to 2004 were issued by the City of Dallas' Building Inspection Division:

- 62 permits (15.8% of all permits) were issued for new construction within the study area, which mainly involved accessory structures (separate from the main structure) such as garages and porches.
- 328 permits (83.5% of all permits) were issued for remodeling/alterations and additions to existing main structure within the study area, which included such activities as painting, re-roofing and interior remodeling.



Map 4.1 illustrates building permit activity within the study area for the years 1992-1994 (in green) and 2002-2004 (in yellow).

Map 4.1



The western edge of the study area experienced little building permit activity between 2002 and 2004. According to the Building Inspection office, most permit activity within the study area involves remodeling/alterations. However, there has been some new commercial construction occurring along the study area's NW Highway corridor within the past year, including a restaurant, bank and new shopping center.

Code Compliance and Certificates of Occupancy

The City of Dallas' Code Compliance Department enforces city codes in an effort to prevent and abate nuisances on private property such as open and dangerous buildings, illegal dumping, graffiti, junk motor vehicles and other related problems.

Within the study area, there are approximately 146 businesses operating. These businesses consist of the following categories:

- 118 commercial businesses
 - 15 Auto-related commercial businesses
 - 24 Restaurant commercial businesses
 - 10 Bar/Lounge commercial businesses
- 28 industrial businesses (mainly warehouse/distribution – storage)

There are 418 Certificates of Occupancy (CO) on record with the City of Dallas as of February, 2005. The high number of COs are because some businesses with CO's are no longer operating, while multiple businesses are operating at the same address. According to Building Inspection records, there are seven major categories of uses operating in and immediately adjacent to the study area. In addition to these which are listed below, there is one CO identified as Adult Cabaret (2828 West NW Highway) and four as Industrial. The seven major CO uses are noted below:

Table 4.5 Study Area Major Certificate of Occupancy Uses

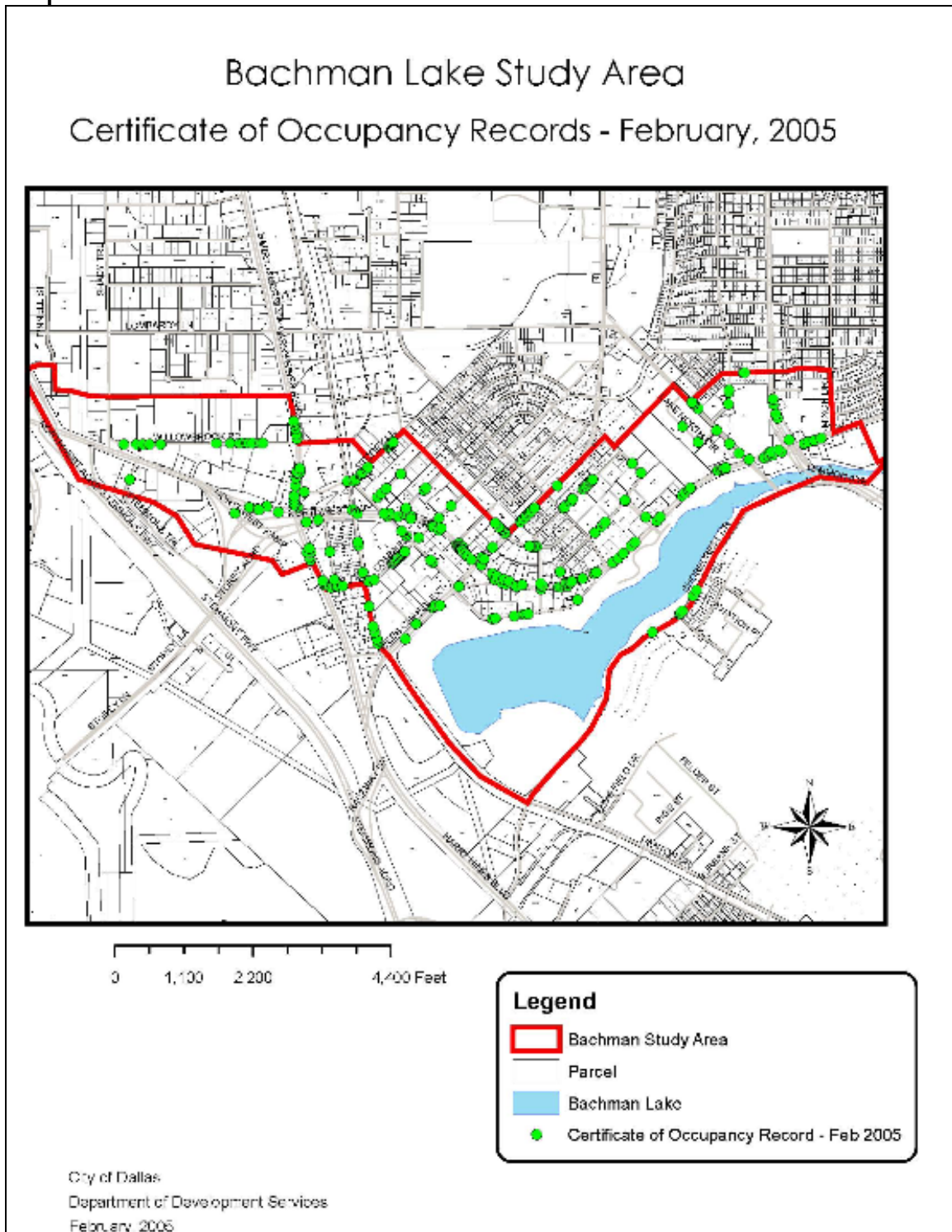
Certificate of Occupancy Use	Issued CO's
Alcoholic Beverage Establishments	15
Auto-related	24
Warehouse/Storage	48
Office	41
Liquor Store	36
Restaurant	42
General Merchandise >3,500 sq. ft.	41

Source: City of Dallas Code Compliance Department, 2005



Map 4.2 identifies by location the February, 2005 CO data within the study area.

Map 4.2



A major inspection sweep of the study area by Code Compliance was conducted between April and October, 2003. The goal of the sweep was to check for compliance with city codes and ensure that business COs were present and accurate. The resulting findings identified three illegally-operating alcoholic beverage establishments (ABE) and dance halls. The city's weekend Premise Abatement Team provided follow-up enforcement with monthly night inspections at area bars and clubs through 2005.

The 2003 inspection sweep also identified and aimed to address the following activities;

- Violation of single-family residential zoning regulations:
 - 2 unauthorized automobile repair operations.
 - Result: Operations were shut down.
- European Crossroads (study area retail center):
 - Illegally-operating bus terminal
 - Result: Operation was shut down
 - 3 illegally-operating Dance Halls and ABE's
 - Result: Issue was sent to the City Attorney's office for review and investigation.
- Vagrants/Homeless Persons/Panhandlers are creating a public nuisance throughout the Bachman Lake area.
 - Result: An on-going Dallas Police Department (DPD) enforcement issue.
- Graffiti and high weeds throughout the Bachman Lake area.
 - Result: Graffiti activity monitored by staff.
 - Result: Weed notices issued to property owners by certified mail.
 - Result: Both graffiti and high weeds handled by city's Mow and Clean Crews if not properly maintained by the property owners after notification compliance dates have passed.

On-going Steering Committee Concerns regarding Code Compliance and CO's

The Bachman Lake Steering Committee members have indicated that code compliance and CO's need improved monitoring and enforcement.

The Bachman Lake Steering Committee and City staff from Code Compliance and Long Range Planning met to discuss options to improve code and CO enforcement tools not only within the study area but throughout the City of Dallas. The goal would be to ensure that code



compliance and CO issues that currently impact the study area are not moved to other areas of the City. The results of these discussions are utilized within the recommendation section (Section 5.0) of this report.

One major concern of Steering Committee members is the use of billiard halls as de-facto bars. Currently, area records indicate that there are two billiard halls operating within the study area (El Centauro and Champion's Billiards). While both have CO's allowing for billiard hall operations, allowed sale of liquor on the premise at both establishments give them the appearance and function of a bar. The 2003 enforcement sweep monitored both El Centauro and Champion's monthly. An additional code compliance investigation of the two businesses in May 2005 confirmed both were in compliance with the city code.

Also, reports from both Steering Committee members and the Dallas Police Department indicate there have been issues of intoxicated patrons of Lago Mexico leaving the restaurant up to 6 am in the morning. According to the restaurant manager, Lago Mexico serves "near beer", a non-alcohol drink. Dallas Police have received several calls over a period of a few weeks for drunk and disorderly conduct.

The Steering Committee is also concerned about the multifamily occupancy rates. Large groups (6 or more people) of people appear to be renting 1 and 2 bedroom apartment units. It is acknowledged that the City of Dallas has limitations concerning the enforcement of who may occupy units based on age, ethnicity, disability or relationship. However, the Steering Committee recommends increased review and enforcement of occupancy levels at the apartment complexes to ensure that issues of over-crowding do not lead to other, more disruptive activity, such as domestic crime/violence, undesirable loitering and late-night parties and noise.

Related 2005 State of Texas Legislation

During the 2005 State of Texas legislative session, bills were introduced in the State House to address two criminal activities that impact the study area; Burglary of a Motor Vehicle (BMV) and Licensing and Regulation of Massage Therapy and Massage Establishments and certain services related to massage. The BMV bill, as proposed, would have upgraded any BMV criminal activity from a Class-A misdemeanor to a state jail felony. However, the legislation did not pass both houses.

The Massage Therapy and Establishments bill (H.B. 2696) did pass both the Texas State House and Senate. This bill requires the following from area Massage Establishments:



- Employees must be 18 years or older
- Employees must be U.S. citizens or legal permanent residents with a valid work permit
- The establishments must comply with state licensing laws, including use of licensed massage therapists.

The bill allows the City of Dallas to close such establishments if they do not have legitimate licenses to operate. If the city documents that an establishment isn't complying with state licensing laws, the City Attorney's office can undertake court injunctions against the business for illegal operation. Currently, only the State of Texas' Health and Human Services Department can inspect establishments for such licensing documentation.

Dallas Development Code Concerns

The Steering Committee believes that the City Development Code does not have the appropriate language to address the four key issues identified that should be addressed both within the study area and within the City of Dallas as a whole. Furthermore, there is consensus within the Steering Committee to resolve the Bachman Lake-identified four key issues through a city-wide initiative, so the issues are not simply passed on to other neighborhoods within the City of Dallas.

At the heart of each Steering Committee meeting held was frustration not only in code compliance but the underlying Development Code language regarding the following issues:

- Restaurants
- Bars
- Billiard Halls
- Spas
- Massage Parlors
- Local businesses which serve alcohol, front as unlicensed bars or nightclubs, and/or provide illegal sexual activities.
- Urban Design/Area issues
 - Signage
 - Housing Occupancy
 - The ability to provide open space/playgrounds within existing apartment complexes in the study area.

The Bachman Lake Steering Committee recommends specific City action to further review and resolve these issues.



Previous Efforts concerning Amending Restaurant Definitions

The City of Dallas' Current Planning Department, City Attorney's office and the Zoning Ordinance Advisory Committee (ZOAC) previously reviewed and presented a proposal to amend "the definition of restaurant use and related amendments to enhance regulation/implementation of said use" in 2004.

Currently, the Dallas Development Code defines restaurant without drive-in or drive-through service as: *an establishment principally for the sale and consumption of food on the premises. The sale and service of alcoholic beverages in conjunction with the operation of this use is allowed generally, but may be subject to additional regulation "if the use is located in a liquor control overlay district (Sec. 51A-4.503)."* The City requires a signed affidavit that the alcohol sales in conjunction with the restaurant use will not exceed 75% of the gross sales before issuing a certificate of occupancy.

ZOAC and city staff concluded that it is difficult for the City of Dallas to track whether the alcohol sales at an establishment with such an affidavit actually is meeting the 75% limitation rule. TABC, due to staffing issues, can only audit establishments with alcohol licenses once a year at best. Therefore, when residents and neighborhoods complain about any negative issue concerning the "less than 75%" licensed restaurants, the conclusion was that the issue is either a code enforcement or police enforcement issue.

Economic Development

The study area's northwest Dallas location, adjacent to Love Field and along the West Northwest Highway corridor, is a key indicator of its significant potential for economic development. As noted earlier, new businesses are being established in the area.

The City of Dallas' Office of Economic Development (OED) has three key economic programs that can help the study area take advantage of the full spectrum of city economic-oriented programs and services:

1. Area Redevelopment

This program uses Tax Increment Financing Districts (TIFs) and Public Improvement Districts (PIDs) to enhance infrastructure and services for neighborhoods primarily in and around downtown. These financial contributions are used to make development projects financially



feasible, to enhance basic infrastructure and services, and to encourage developers to invest in these neighborhoods. The result is increased property values for residential and commercial properties alike.

Tax Increment Finance Districts (TIFs) are used to finance new public improvements in designated areas. The goal is to stimulate new private investment and thereby increase real estate values. Any increase in tax revenues (caused by new development and higher property values) is paid into a special TIF fund to finance improvements for public roadways, utilities, streetscapes, and lighting. These funds may also be used for public parking, environmental abatements, demolitions, and facade purchases in special circumstances. The City of Dallas currently has twelve TIF Districts.

Public Improvement Districts (PIDs) are special assessment areas created at the request of the property owners in the district. These owners pay a supplemental assessment with their taxes, which the PID uses for services above and beyond existing city services. The assessment allows each PID to have its own work program which may consist of eligible activities such as marketing the area, providing additional security, landscaping and lighting, cleaning the streets within the district, and providing cultural and recreational improvements. The City of Dallas has five PIDs.

Establishing a Bachman Lake TIF or PID district would require the creation of an area feasibility study. The responsibility for undertaking a feasibility study for a TIF or PID district would require direct involvement of Bachman Lake area property owners. Also, a TIF district would need direct involvement of a local non-profit organization or business/developer partnership. The OED can advise and assist with the study, but it would not create the study.

2. Business Development

The Business Development Program assists business and industry leaders to identify investment and growth opportunities in Dallas. The program's goal is to create and retain jobs for city residents while enhancing the city's tax base by fostering a diverse and thriving local economy. To encourage new and expanding firms to operate in Dallas, the division



oversees the city's Public/Private Partnership Program. In accordance to City Council policy, this program provides business incentives in the form of tax incentives, infrastructure cost participation, development fee rebates, and right of way abandonment rebates/credits.

Brownfield Program The Brownfield Program is dedicated to revitalization of abandoned, idled or underused commercial and industrial properties with real or perceived environmental contamination. The U.S. Environmental Protection Agency and the City of Dallas have established a partnership to assist developers and business and property owners who are interested in revitalizing brownfield sites. The Program provides assistance with redevelopment by coordinating the Brownfields Forum, a quarterly stakeholder meeting; conducting problem-solving meetings among developers, regulators (state and federal), and city development and permit staff; and providing Phase I Environmental Site Assessments for selected eligible properties.

Public-Private Partnership Dallas has an impressive public/private partnership program to attract corporate relocations and expansions. Tax abatements, infrastructure cost participation, development fee rebates and freeport tax exemption are examples of how the City of Dallas can participate in reducing costs for investors. The levels of incentives vary with the location, size and economic impact of the project, and whether the project is located in an Enterprise Zone.

3. Small Business Initiatives

This program works with entrepreneurs and small businesses to foster economic development in the City of Dallas. The program also supports the community's seven Business Assistance Centers (funded by Community Development Block Grants), which improve the quality of life for residents of target communities by offering job training, counseling and technical assistance.

Small Business Assistance The Office of Economic Development offers assistance to small businesses. The Small Business Assistance program was created to help current and potential business owners access local resources, and help them get their businesses off the ground. Entrepreneurs can obtain referrals to appropriate technical



assistance providers, lending institutions and other small business programs.

After a quick review by OED staff, the Bachman Lake study area would best benefit from a Tax Increment Finance District (TIF). Establishing a Bachman Lake TIF district would require the creation of an area feasibility study. The responsibility for undertaking a feasibility study for a TIF district would require direct involvement of Bachman Lake area property owners and a local non-profit organization or business/developer partnership. The OED can advise and assist with the study, but it would not create the study.

Infrastructure and Public Amenities

Infrastructure and public amenities are inter-related components that further define the quality of life of the study area. Quality infrastructure ensures that goods and services, water, electricity and other utilities are delivered in a safe and reliable manner. Public amenities, if done effectively, enhance an area as a destination, a place to see and be seen, and a neighborhood with character instead of simply a point on a map.

Upon review, the core transportation, water and wastewater infrastructure within the study area is in good repair. While areas throughout need some repair of existing sidewalks, curbs and gutters, the underlying infrastructure has been generally identified as good by the city's Street Services, Water Utilities, and Public Works and Transportation departments.

Police Service

Police service for the study area is provided by the Northwest Operation District, located just outside the study area at 9801 Harry Hines Boulevard. The Northwest Division encompasses many diverse neighborhoods, including Bachman Lake. A large portion of the Division is made up of commercial enterprises. The World Trade Center, Market Center, Design District, the Infomart, the Asian Trade District and more than 75 hotels and motels are located in the Northwest Division. According to DPD records:

- The Northwest Operations Division covers 46.6 square miles. The Division is made up of thirty-six "beats".
- Approximately 270,000 people live and or work in the Northwest Operations Division.



The city-wide **SAFE Unit**, operating out of DPD headquarters, has provided some support to the Northwest Operational District as cases present themselves. SAFE Unit procedures identify criminal nuisance cases through the following:

- Complaints
- Referrals
- Reviews of special use permit and zoning requests

Cases are assigned to an investigator to determine if there is a statutory basis for a criminal nuisance complaint based on the following activities:

1. Drug trafficking and consumption of drugs
2. Prostitution (manifesting, promotion and compelling)
3. Illegal gambling (promotion and communicating)
4. Criminal gang activity (combination and/or street gang)
5. Random gunfire
6. Commercial obscenity (manufacture, distribution, exhibition)
7. Commercial dancing (sexually explicit)

If the complaint meets requirements, the owner meets at the SAFE Team's officer hearing room for a formal notification (which is videotaped). In response, the owner can sign an accord to make reparations or changes. To ensure compliance to the accord, the property is monitored by the SAFE Team. If the owner does not comply, SAFE Team will take next appropriate steps, which include the following options:

1. Give extension
2. File criminal charges
3. Seek property forfeiture

Critical factors for SAFE Team action include explicit policy-related guidelines that must be developed to meet abatement standards of both criminal and civil law. Also, some level of autonomy is needed for the SAFE Team because of the legal and operational characteristics of abatement. According to SAFE Team staff, selective enforcement of nuisance and related code compliance violations is neither operationally nor politically viable - a "zero tolerance" policy is strongly recommended.

Because the processes deals with seizure and control of property and the SAFE Team has a degree of autonomy, a series of checks and balances is provided to ensure accountability and control. While it may not be feasible for every agency, the DPD SAFE Team has found that an



invaluable checks and balances tool is having in-house attorneys whose responsibilities are exclusively dedicated to the SAFE Team.

As of Spring 2005 there are SAFE Unit cases active within the study area. While there are currently active SAFE cases within the study area, there is a strong desire by the Steering Committee to further investigate additional properties and neighborhood gang-related activities with the help of the SAFE team or other, police-backed resources.

Fire Service

Study area fire service is provided by two fire stations:

- Fire Station Number 43 (4844 Lombardy Lane) was built in 1958. This one story, three bay station contains 8,648 square feet and provides emergency protection to northwest Dallas. While the station serves a residential area, the majority of calls are for small businesses and night clubs located in an area known as "the strip" along Harry Hines Blvd.
- Fire Station Number 35 (3822 Walnut Hill Lane) was built in 1953 to serve the western portion of North Dallas. It has 2 full bays and 1 half bay and contains 5,034 square feet. While the area is largely residential, the district also includes businesses and shopping malls.

Community Prosecutor – City Attorney's Office

Currently, the study area is not serviced by a City of Dallas Community Prosecutor. A Community Prosecutor helps to address quality of life problems such as code violations, noise violations, prostitution, alcohol offenses, and transient crimes at a more local, neighborhood level. Also, the community prosecutor works directly with police officers, other government agencies and community members in targeted areas to solve quality of life problems.

Community prosecutors attempt to address neighborhood crime issues using the following actions:

1. Listen to community members' public safety concerns and take those concerns to the courthouse.
2. Participate in neighborhood meetings that address crime and quality of life issues.
3. Serve as a prosecutorial resource to police officers, city departments, and community members.
4. Develop and implement innovative strategies to educate the public about the criminal justice system and to prevent crimes.



Each targeted Community Prosecutor neighborhood has an A.C.T.I.O.N. team. A.C.T.I.O.N. stands for “ **All Coming Together In Our Neighborhood**”. Each team meets once a month. Together, they decide, develop and implement strategies within their power as citizens to improve the quality of life in their neighborhood. Community prosecutors assist by providing and organizing city, state or federal resources needed to accomplish their goals.

Texas Alcoholic Beverage Commission

The Texas Alcoholic Beverage Commission (TABC) is the designated state agency that supervises and regulates all phases of the alcohol beverage industry. The TABC has five regions of operation within Texas. The City of Dallas is located in TABC Region Two and serves as the TABC’s regional office.

Interaction between the City of Dallas and the TABC occurs through the city’s Code Enforcement office, Department of Environmental and Health Services and the Dallas Police Department.

Of note, the Dallas Chief of Police office provides the Dallas area TABC office with a monthly list of Dallas establishments with TABC licenses that have had a violation identified by the DPD Vice Squad. According to the TABC, every report is received by agents and some TABC cases are initiated from the reports. However, the TABC only receives the reports that have Bar or Night Club listed by location type, and it is felt that there are a few reports that are not routed to them because they were not entered under the correct address or location type. The TABC indicates that one problem with the reports that they receive is that sometimes there is very little information in the report. Specifically, the problem is there may be a possible violation but the agent reading the report may not have enough information to file the adopted case against the permit. When this happens, the TABC attempts to gain more information but it is sometimes unavailable. TABC staff note that the DPD have always been cooperative when requesting any available information.

Department of Environmental and Health Services

The Department of Environmental and Health Services is the City’s public health agency. One of its many duties is to provide food safety programs, such as food inspection and protection. Food establishment permits are distributed from this department as part of its role in city food protection. Food establishment permits are required for restaurants, bars, grocery stores, mobile food units, temporary food events and schools. To obtain a permit to operate a food establishment, the following are needed: (1)



valid photo identification, (2) sales tax permit, and (3) a \$350 application fee plus an additional \$50 fee if plans are submitted for review.

According to department food inspection scores, there have been only approximately a dozen food service establishments that required follow-up inspection (rated “failing inspection”) over the past two years. Such establishments require follow-up inspection within 10 days or closure, based upon inspector review.



Streets

Streets within the study area are in generally good repair. Street conditions are measured on a scale of A-E + U. Table 4.6 provides the street condition classification and percent of study area roads in each classification as follows:

Table 4.6 Study Area Street Conditions

Street Condition Classification	Definition	% of Study Area Streets in Classification
A	Good – good riding surface, no noticeable wear or obvious defects.	14.0%
B	Acceptable – good riding surface, but has some minor surface defects and wear indications. Some good cut or patch repair may exist.	47.6%
C	Fair – Slightly rough riding surface, edges beginning to break down, some gutter/street misalignments, small areas of spalling, cracks, and cut repairs beginning to require attention.	25.2%
D	Poor – Uncomfortable and/or badly worn riding surface, extensive spalling, cracks, paving failures, poor patches, and/or cut repairs, edge breakdown, and gutter/street misalignment.	10.5%
E	Unacceptable – Very rough and/or uneven riding surface areas in bad conditions, many unsatisfactory patches and cut repairs.	2.8% (E & U Combined)
U	Poor Repairs – Conditions caused by utility cut repair. Street otherwise in “C” or better condition (less than 1% exists in the study area)	

Source: City of Dallas Street Services Department, 2005


Area pedestrian crossings are generally in good repair. According to the City of Dallas Public Works and Transportation department, current funding for transportation improvements under the “Interagency Coordination Projects under Design or Construction” under the 1997-2003 TEA-3 federal transportation bill include improvements to intersections noted on Map 4.3 (red circles). The federal TEA-3 is the third iteration of the transportation vision established by Congress in 1991 with the Intermodal Surface Transportation Efficiency Act (ISTEA) and renewed in 1998 through the Transportation Equity Act for the 21st Century (TEA-21). TEA-3 utilizes a 6 year funding cycle, which currently has been extended 3 times, each extension consisting of a 6-month timeframe.



It is anticipated that the upcoming TEA-3 bill will have new project/enhancement call-for-proposals by early 2006. A proposed pedestrian bridge over West NW Highway at Timberline Street in the 1999 Urban Design Study was submitted in the 1997-2003 federal transportation funding cycle but was rejected in a “last call” for projects in 2001, according to the City’s Transportation office.

Map 4.3 Current Study Area Interagency Coordination Projects Under Design or Construction – March, 2005



NOTE: Improvements to study area intersections highlighted with a red dot = 
 Source: City of Dallas Public Works and Transportation Dept., 2005

Water/Wastewater

The Dallas Water Utility Department provides water and wastewater services. New water and wastewater utility fees and connections are provided based on the impact of the development in accordance with Chapter 49 of the Dallas Development Code.

According to the Dallas Water Utility Department, there are approximately 27.5 miles of water and wastewater mains within the study area. Approximately 66% of the mains were built before 1960 and will need to be considered part of any future area infrastructure improvement program. The mains will likely need to be replaced and/or upgraded, based upon the anticipated demands of future development (especially commercial). Currently, there are eight water and wastewater projects in

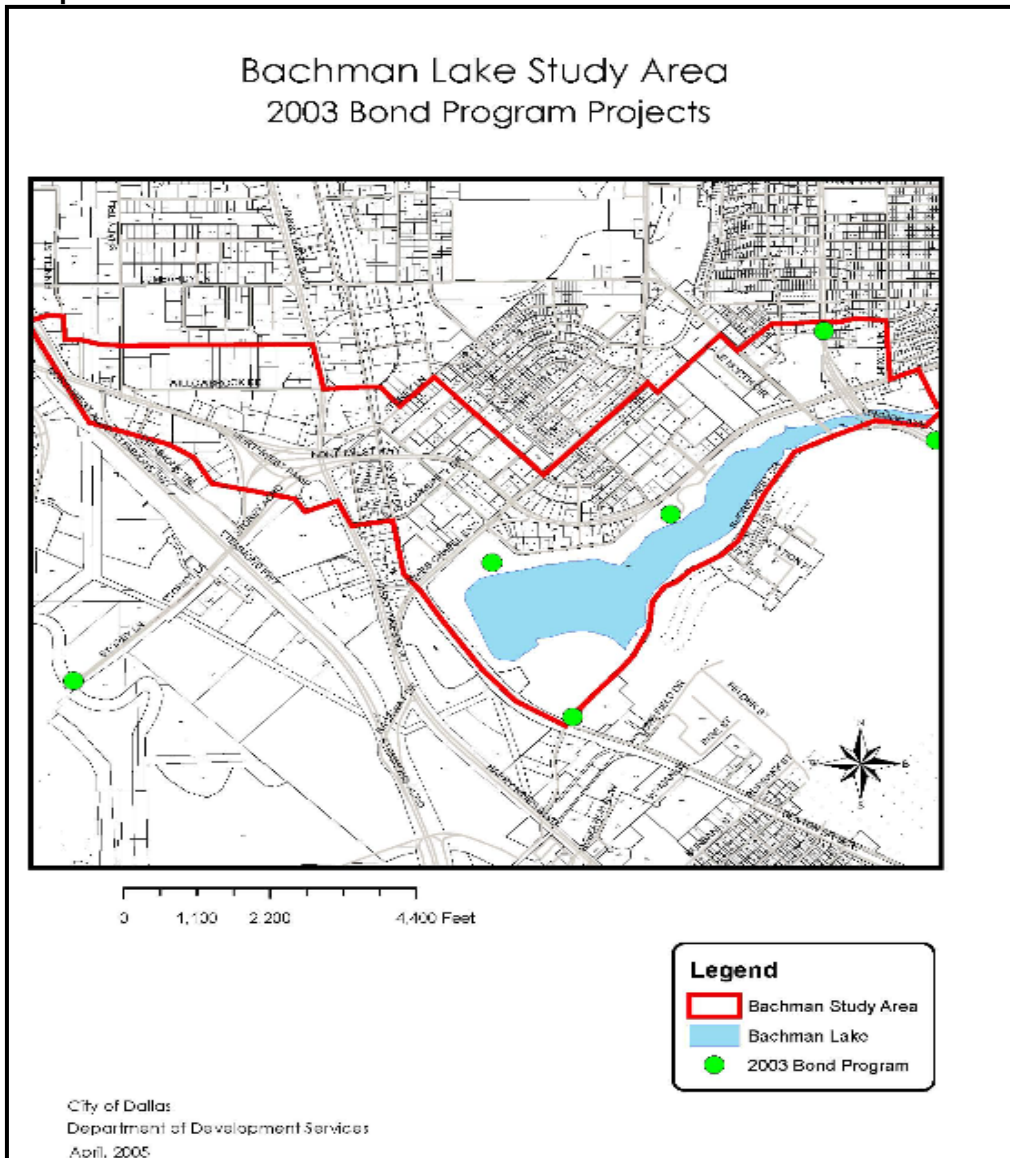


design or underway within the study area. Appendix G present maps showing the water and wastewater lines within the study area.

2003 Bond Projects

2003 Bond proposal projects are highlighted in Map 4.4. The projects (noted with a green dot) are either completed or underway as of Spring, 2005. The four projects within the study area are noted in detail below:

Map 4.4



1. **Northwest Service Center – Phase II**
City Service and Maintenance Facility – 2630 Shorecrest
2. **Bachman Lake Recreation Center**



Citywide Park and Recreation Facility Improvement – 2750 Bachman Drive

3. **Bachman Lake Park**

Neighborhood and Community Park Facility – West NW Highway

4. **Walnut Hill Branch Library**

Library Facilities (new 18,000 sq. ft. replacement branch) – 9495 Marsh

Parks and Open Space

The main open space within the study area is Bachman Lake Park. Bachman Lake Park has been classified as a historic park site (a park that is over fifty years old and having potential historic significance) and is considered a major community core asset.

Bachman Lake Park is an invaluable land resource that extends and connects the natural environment with the commercial and residential land uses of the study area.

According to the City of Dallas' Park and Recreation Department, the community believes that this natural resource has not received enough attention, given its physical size and citizen use. The August, 2002 Dallas Parks and Recreation Renaissance Plan identified this concern with a Capital Implementation Plan that identified the need for improvements in Bachman Lake Park's Hike/Bike/Walk Trails, Playgrounds, Recreation Center and open spaces. It also reviewed the need for an outdoor pool within the park area, preferably at the Bachman Recreation Center.

The 2003 Bond Program, as noted earlier, has two projects directly tied to these proposed improvements. A new outdoor playground for children has been designed and constructed using money donated by the Rotary Club of Dallas. 2003 Bond funds were used to build a trailway to connect the playground to the existing lakeside trailway. The second 2003 Bond project will involve upgrades to Bachman Park's existing lakeside trailway. Currently in design phase, the funds for the lakeside trail upgrades will equal \$400,000 and will involve approximately 1/3 of the entire trail path.

Bachman Lake was dredged in 2002, helping to improve the lake's water quality by removing weeds and slurry. Currently, the lake is used by the Dallas Rowing Club, which maintains a boathouse on Shorecrest Drive. The Dallas Rowing Club holds weekly training sessions and two regattas annually; the Spring regatta in May and the Bachman Lake Autumn Sculling Tour (Blast) in October.



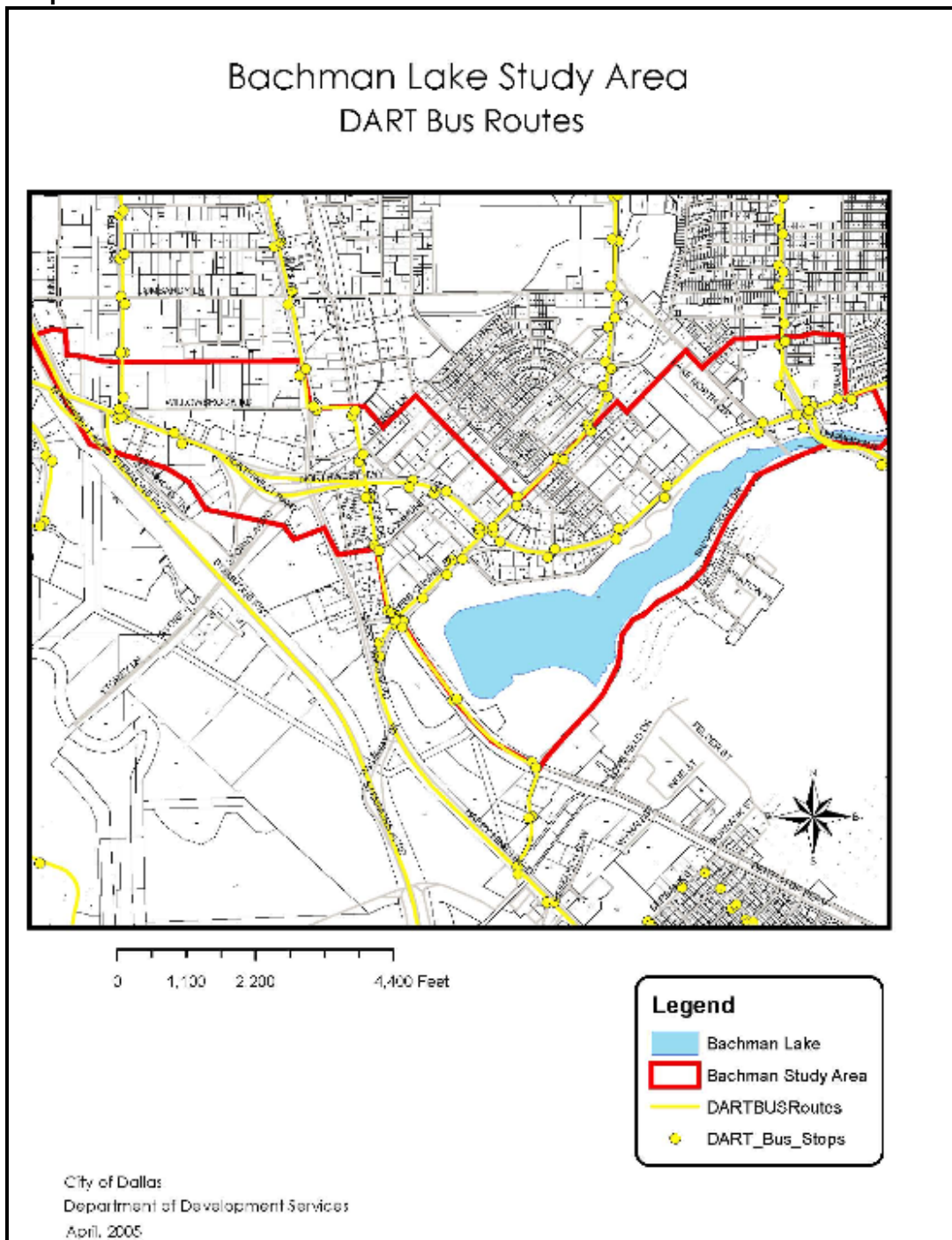
DART

Dallas Area Rapid Transit (DART) is a regional transit agency providing mass transit service in Dallas and 12 surrounding cities. Created in 1983, DART is funded by a voter-approved one cent local sales tax, federal funding, investment income, short and long-term bond financing and fare revenue. DART bus lines that service the study area are; #44, #51, #185 and #428.

Study area DART bus routes and bus stops are identified on Map 4.5



Map 4.5



The proposed DART Northwest Light Rail Corridor is currently under final design. As currently planned, the Northwest Corridor will pass through the southwestern Bachman Lake area and include a light rail transit station. The line will use an existing railroad easement along the western side of Denton Drive.

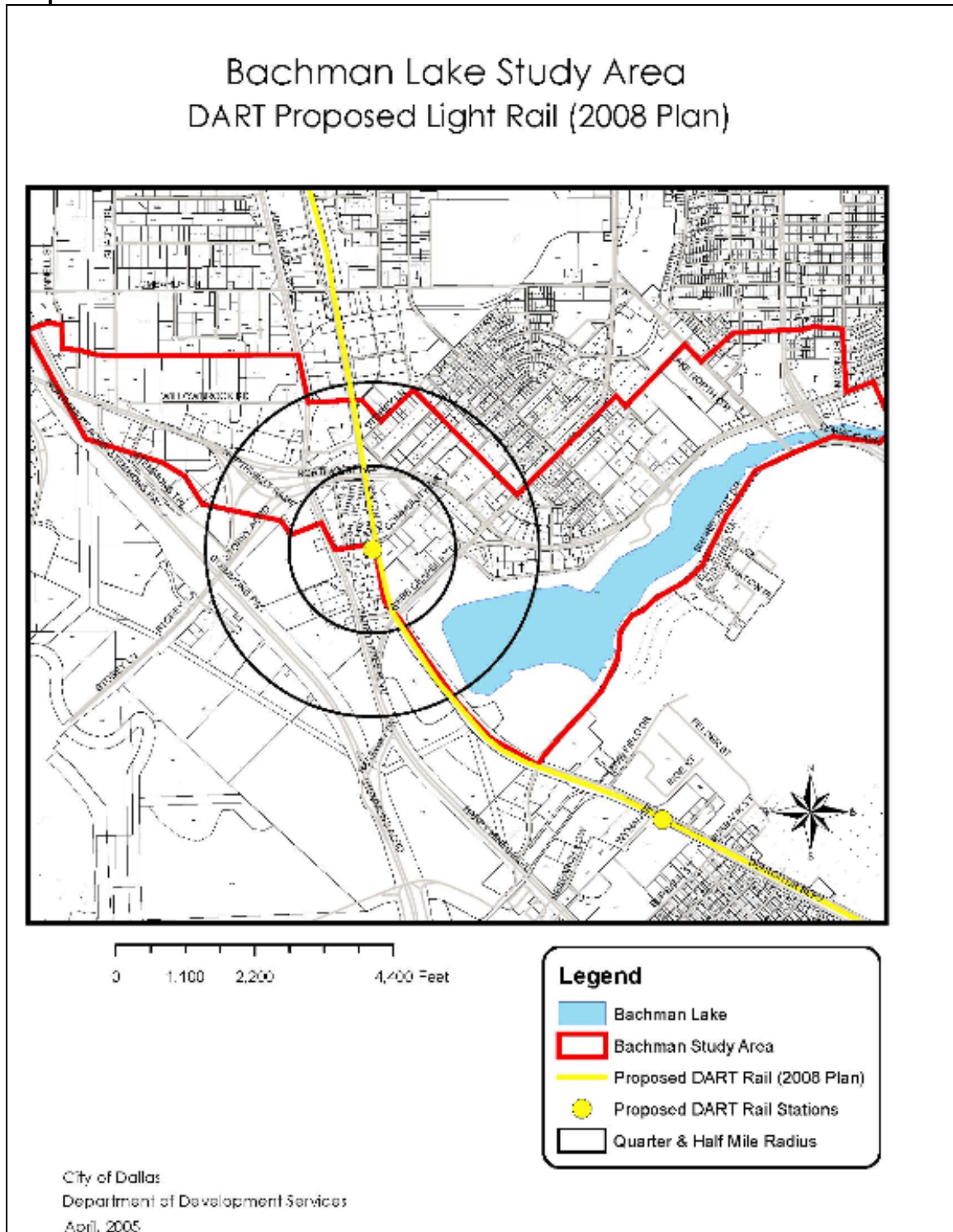


Located south of Community Drive between Harry Hines Boulevard and Denton Drive, the proposed Bachman station will be at-grade, with bus transfer, bike storage and park and ride facilities. The City of Dallas also has proposed expanding and improving Community Drive using part of its 2003 Bond Program funds in order to offer better access to the station and surrounding neighborhoods. Community Drive upgrades will include street widening, new sidewalks, curbing and installation of a new traffic signal at Harry Hines/Community Drive.

Map 4.6 presents the proposed Northwest Corridor line and Bachman Lake station location.



Map 4.6

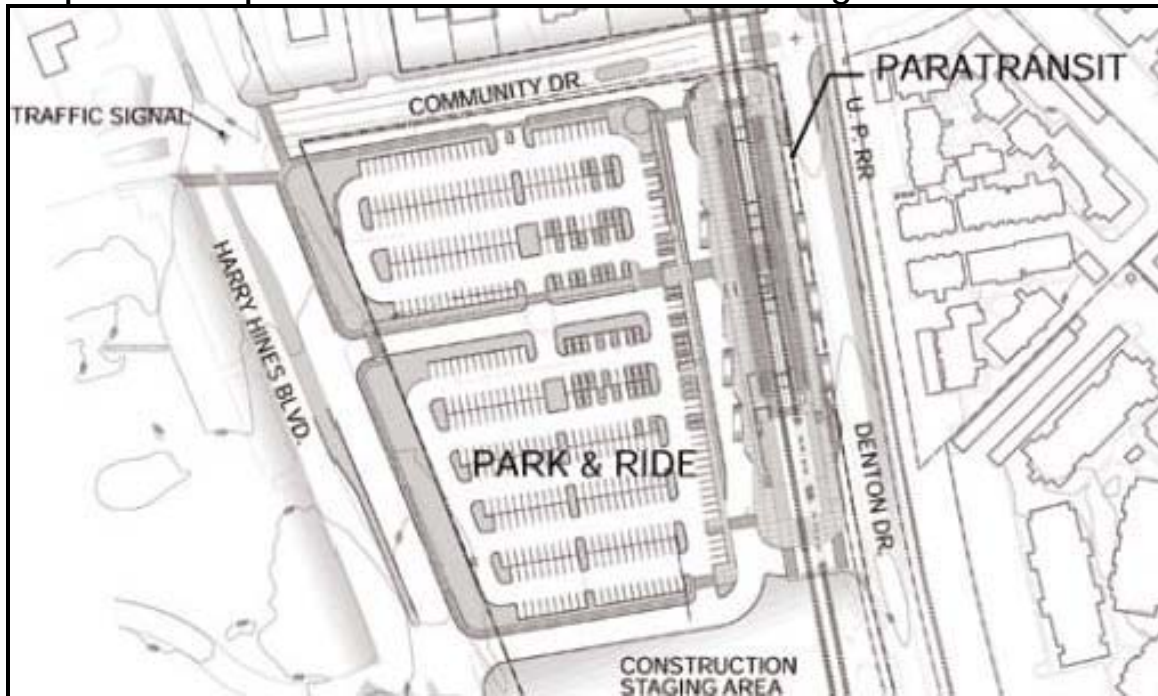


A quarter-mile and half-mile radius is imposed on Map 4.6. Used as a measure, the radius is a generally-accepted area that people are willing to walk if urban amenities like sidewalks and pedestrian-friendly



buildings are within the radius area. Graphic 4.2 provides a site plan for the Bachman Light Rail Transit station.

Graphic 4.2 Proposed Bachman Station – Northwest Light Rail Corridor Line



Source: Dallas Area Rapid Transit, 2005

According to DART, it appears there will be significant development opportunities within this station area after the station opens for service (currently proposed in 2009 or 2010). The addition of an Irving/DFW line, using the Bachman Lake station as a point of transfer from the Northwest Corridor line, is currently under review by DART and other governmental agencies. A western line to Irving/DFW will further expand the importance and impact of Bachman Lake station as a major destination point within the study area.



Concluding Analysis of Findings

Reviewing the study's findings, key issues become apparent;

1. Based on 1990 and 2000 census data, the study area's population is growing, especially among people of Hispanic and Latino ethnicity.
2. Housing unit development was stagnant between 1990 and 2000; however, there has been growth in occupancy within existing housing units indicating increased unit demand during the same period.
3. Educational attainment and median household income was in decline between 1990 and 2000. During the same period, the study area's population employment status increased by 16.6%.
4. Crime statistics from the City of Dallas Police Department between 1994 and 2004 indicate that the study area has a higher crime rate than generally similar areas such as the Vickery Meadow and Buckner/Bruton areas of Dallas. Overall yearly criminal activity between 1994 and 2004 showed no significant statistical change (-0.7% yearly decline overall) for this area.
5. Of 393 study area building permits issued from 1992 to 2004, 75% (295 permits) were issued for remodeling/alterations. Approximately 44% (173 permits) of the study area issued permits were issued for commercial properties.
6. Code enforcement sweeps within the study area have identified violations of businesses without proper CO's and aesthetic issues (such as graffiti and high weeds). Monthly night inspections with the City's weekend Premise Abatement Team continue both within the study area and entire city.
7. Steering committee members have raised concern about the use of area billiard halls as de-facto bars. The steering committee further is concerned about adequate TABC regulation of existing restaurants that are licensed to serve liquor but appear to be operating as a bar (minimal or no apparent serving/sale of food).
8. According to the City of Dallas Economic Development Department, the study area could benefit from a Tax Increment Finance District (TIF).
9. The proposed DART Bachman light rail station will likely have a dramatic impact on the study area. The station's proximity to the study area's commercial and multi-family housing, as well as Bachman Lake Park, should enhance the study area's development potential after it opens for service.



5.0 Recommendations

An essential requirement concerning any improvement of the study area involves a clear line of communication and cooperative working relationship between City of Dallas departments, study area business's and neighborhood associations, DART, and any other active, interested community organizations. The study area benefits from effective neighborhood and business associations, which provide strong representation of local citizen concerns and desires.

Partnerships between such diverse groups take work, given the different dynamics of each group. However, the benefits from such partnerships are vital in properly ensuring coordination and continuity of any development or redevelopment effort within the Bachman Lake study area. Without such a cooperative relationship, the implementation of the recommendations will be difficult.

Four prevailing issues or areas of concern have been identified by the Steering Committee; (1) Crime, (2) Code and CO Violations, (3) existing Zoning Ordinance classifications, and (4) Urban Design/Area Identity. Each issue plays a significant role regarding current and future community conditions within the study area.

Crime

High crime and its effect on the area's quality of life was identified by the Steering Committee, DPD Northwest Operations Division staff, study area residents and city staff as an essential issue to be addressed. Statistics provided by the DPD indicate the study area has a serious, on-going issue with residential and property-related burglary, as well as individual assault and robbery crime.

Recommendations to address Study Area Crime

1. Establish a Local Community Prosecutor Office

Given the crime statistics presented and accompanying increase in DPD-reported gang-related activities, the Dallas City Attorney's Office should reassess establishing a local Bachman Lake Community Prosecutor office. A centralized, concentrated neighborhood effort to address both low-level crime prevention



and existing “quality of life” crimes, such as dilapidated housing and graffiti, is clearly needed within the Bachman Lake area. The utility of having a community prosecutor working closely every day with street, sanitation, code compliance, fire, police and other city personnel to address and resolve study area criminal activity is an essential tool in addressing such criminal activity.

2. Evaluation of TABC Enforcement

Criminal activity and alcohol consumption are a common thread. For example, fights which take place outside bars and billiard halls in the study area have escalated to more violent stabbings or shootings. DPD staff have stated that they desire additional law enforcement tools to address such situations.

One answer may rest within existing TABC Statute Rules and Penalties concerning Health, Safety and Welfare Violations (See Appendix E for a full listing of TABC Health, Safety and Welfare Violation Rules and Penalties). Currently, TABC statutes are enforced mainly by TABC agents. However, Texas state statutes can be enforced by any City of Dallas Police officer. This means TABC Health, Safety and Welfare Violation statutes can be applied by DPD officers on-call when acts such as drug sales, sexual acts, gambling, and after-hours illegal alcohol sales occur. Violations applied using TABC penalties range from a warning to immediate TABC license cancellation.

At present, they are not extensively used as an enforcement tool by DPD officers in the field. According to interviews with DPD personnel, this is due to concerns with overlapping enforcement with TABC agents and other legal issues.

- A. Establish a “Roundtable Discussion” or task force with the DPD, Code Compliance, Health Department, City Attorney and TABC offices to consider the use of TABC statutes as a DPD officer enforcement tool. The discussion can help facilitate a specific enforcement procedure agreeable between the City of Dallas and TABC to help ensure that there are no enforcement gaps or overlapping effort.
- B. Review the process of liquor licensing done by the TABC within the City of Dallas. The Steering Committee supports review of the following ideas:



- i. Explore ways to obtain the TABC “75% rule” data. The city should encourage the TABC to perform periodic audits of liquor sales data to ensure compliance with the 75% rule. The city should also encourage the TABC to share data with the city.
- ii. Establish a follow-up process concerning the DPD Vice Squad’s violator list, currently sent monthly to the TABC.

3. Spas, Massage Parlors and Personal Service uses that may provide illegal sexual activity

As noted earlier, the 2005 State of Texas legislative session has passed legislation to help municipalities regulate more closely area massage parlors, spas and related bathhouses.

Currently, this legislation is being actively enforced by the City Attorney’s office in conjunction with the Dallas Police Department. The Steering Committee recommends the City of Dallas continue to support this type of legislation

Code and CO Violations

The Steering Committee acknowledges the challenge of addressing Code and CO violations within the study area and city-wide. However, code enforcement remains a major concern by Steering Committee members, as well as DPD staff from the Northwest Operations Division office at Bachman Lake.

Code enforcement concerning area businesses that promote prostitution and other criminal activity continues to be at the heart of Steering Committee code enforcement complaints. Problems persist with the presence of spas, “bathhouses” and massage parlors, as well as nude dance bars, along nearby Harry Hines Boulevard and their impact on the surrounding areas.



Recommendations to address Code and CO Violations

1. Affidavit requirement for certain Certificate of Occupancy requests

The Steering Committee requests a City of Dallas requirement that better identifies the CO applicants for Personal Service and Commercial Amusement Inside uses. City staff recommends that applicants for Personal Service Uses and Commercial Amusement Inside CO's submit an affidavit with the application that sets forth details for their proposed business. This will help ensure that businesses do not misrepresent what type of business will be operated at the establishment; i.e. an unlicensed massage parlor or illegal sexually-oriented business. The City Attorney's office is currently reviewing the procedure for such an affidavit process.

2. Enforcement

Noted earlier, there has been an effort by the Code Compliance office to monitor code and CO violations in the study area through use of enforcement sweeps and on-going monitoring of problem properties. Continuation of code sweeps within the study area is highly recommended by the Steering Committee.

Also, local Code Compliance personnel should continue to closely monitor and help administer Urban Rehabilitation Standards Board (URSB) demolition lists for problem properties. URSB problem properties are under community receivership and/or need to be demolished because they are a substandard structure. If such substandard structures exist, Steering Committee members recommend that the study area's City Councilmember and area neighborhood associations be notified. According to the Code Compliance office records, there are currently no recorded URSB-identified substandard structures within the study area identified for demolition.

As the Code Compliance office increases staffing levels, Steering Committee members request additional code enforcement manpower within the study area. Also, if a Community Prosecutor is assigned to the area, enforcement efforts will most likely increase based upon previous Community Prosecutor efforts.



3. Community Education

There is a need for community education concerning city code compliance issues. While the Code Compliance Department enforces City Codes to prevent and abate nuisances on private property, the department is only as effective as citizen awareness. Often, citizens are not fully aware of their personal responsibility concerning property maintenance, building permits, open and dangerous buildings, illegal dumping, weeded lots, graffiti, junk motor vehicles and other problems.

Educating study area residents and business owners about Code Compliance's 311 violation line is perhaps the best community resource for direct citizen code enforcement participation. Some of the most common violations reported via the 311 line are high weeds, litter, substandard structure and junk motor vehicles; aesthetic issues which have immediate and lasting impacts upon the character and integrity of study area neighborhoods. According to the Code Compliance office, most 311 cases are resolved within 60 to 90 days; however, some severe cases may require significantly more time to achieve compliance because of the right to due process. Some violations result in citations to be heard before municipal court, referrals to citizen review boards, and other actions by the City of Dallas.

Additional educational resources for code compliance and CO violations may include direct involvement of neighborhood and business associations through use of postcard code violation notices. As recommended in the 1992 NW Highway Area Revitalization/ Neighborhood Improvement Study, such postcard code violation notices would be distributed to all area properties and individuals who are violating the city code. The Steering Committee recommends that the city review and promote the use of postcard code violation notices. This effort would involve direct coordination with the Code Compliance office, perhaps utilizing the 311 violation line as part of a confirmation process of post card distribution to area properties. While labor-intensive, the study area has a very active and large group of neighborhood activists who desire to make the area better by supporting improved code compliance.



Existing Zoning Ordinance Classifications

Based upon discussions since October, 2004, the Steering Committee has consistently raised concern and frustration regarding certain study area businesses. Some study area restaurants and billiard halls are believed by Steering Committee members to serve alcohol without an appropriate TABC liquor license and/or do not have an appropriate late hours permit. Other businesses are believed to provide illegal gambling and/or illegal sexual activity.

Recommendations to address Existing Zoning Ordinance Classifications

1. SUP for Billiard Halls

It is evident from the 2004 ZOAC and city staff review of restaurant and bar zoning ordinance classifications that amending the definition of restaurant uses is an ineffective and counter-productive process. However, the Steering Committee recommends further review of the difference of Billiard Halls and Bars, as well as the on-going issue of late-night bars. Members of the Bachman Lake Steering Committee members view billiard halls are simply bars when any alcohol service is provided.

Steering Committee members recommend consideration of amending the city code language to require an SUP for billiard halls. Specifically, consider amending the development code to require an SUP for billiard halls in CR and CS zoning districts. The intent is to provide a direct means for neighborhoods to have input on the issuance of billiard hall CO's in CR and CS zoning districts. Members of the Steering Committee consider Billiard Halls are de-facto bars and need to be more closely reviewed by the area residents in which they are proposed and located.

Urban Design/Area Identity

While the Bachman Lake Needs Assessment Study is mainly a review of crime and code issues, there has also been a desire within the Bachman Lake community to create an aesthetic environment that functions efficiently, vibrantly and specifically for people within the area.



Recommendations to address Urban Design/Area Identity

1. Implement 1999 Design Study Recommendations

In 1999, the Northwest Highway Urban Design Study undertook a strategic planning, stakeholder-based approach where the area community was asked to identify a unified vision for Bachman Lake. The overall objectives in the 1999 Design Study are summarized by the following;

- Create a vibrant, aesthetic environment.
- Provide a physical, community vision to guide and support redevelopment efforts.
- Initiate and implement a consensus process within the Bachman Lake community.
- Influence the quality of private improvements and intensity of commitment to the neighborhood, property owners, merchants, investors and agencies.
- Focus and coordinate proposed infrastructure improvements as they relate to the community's vision.
- Develop a public/private partnership to continue the implementation of the community's vision as defined in the study.

The Steering Committee supports these overall objectives yet remain concerned about the lack of appropriate implementation of them over the past few years. The benefit of enacting the recommendations found within the 1999 study is to influence the quality of private improvements and commitment to the Bachman Lake area by property owners, merchants and investors. Having a desirable area with Bachman Lake-identifying gateway and "topper" signs, landscaping, pedestrian-friendly linkages and supporting economic development are all recommendations from the 1999 Study that the Steering Committee supports.

2. Evaluate creation of a TIF district within the Bachman Lake area

Funding any urban design improvements within the study area will require local initiative. The Steering Committee acknowledges the City's on-going effort to focus spending on core infrastructure projects.



A Tax Increment Financing District (TIF) program could provide a much-needed neighborhood funding mechanism. A TIF can provide a focused, localized funding mechanism to help encourage new private investment in the area that is compatible with the 1999 Design Study.

3. Pedestrian Bridge Across West NW Highway at Bachman Lake Park

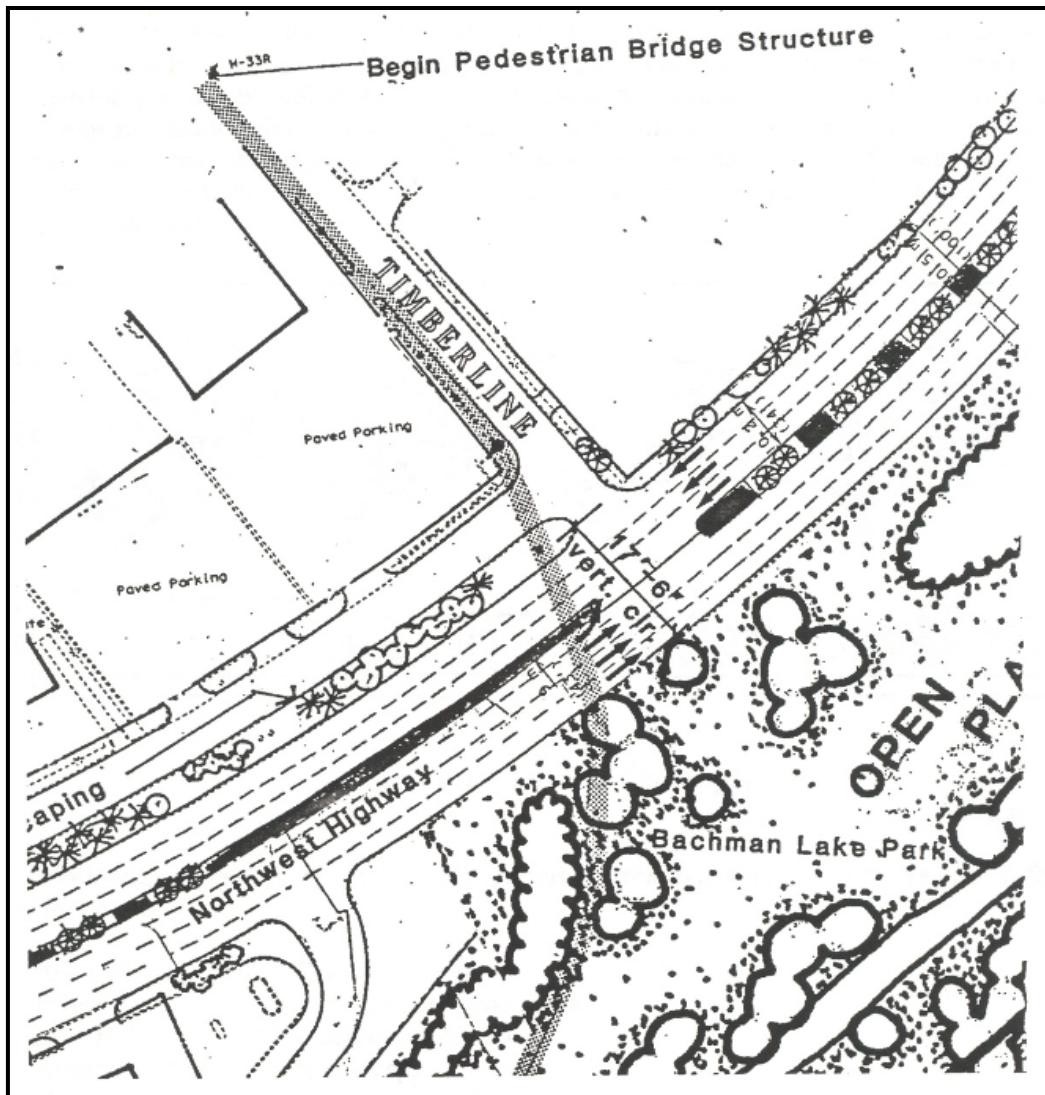
A specific recommendation within the 1999 Urban Design Study needs special consideration. The construction of a pedestrian bridge over Northwest Highway in the vicinity of Timberline Street (See Graphic 5.1 and Appendix F) would help address concerns about neighborhood residents crossing Northwest Highway to access Bachman Park, as well as provide north/south connections to employment and mass transit.

In 1999, the proposed pedestrian bridge was submitted for TEA-21 funding consideration (as a pedestrian, multi-modal project). However, due to its late inclusion and competition from other, longer-standing City and regional projects, the proposed pedestrian bridge did not secure federal funding.

The Steering Committee recommends the City of Dallas to once again submit the pedestrian bridge for federal funding when the new cycle of federal TEA-based project/enhancement call-for-proposals requests occur in 2006. City staff from Long-range Planning will be able to assist the Public Works and Transportation office concerning this important proposal.



Graphic 5.1 Pedestrian Bridge (Proposed)



Source: City of Dallas, Northwest Highway Urban Design Study, 1999

6.0 Implementation

A principal goal of this study is to be used as a tool for change within the Bachman Lake area. Similarly, the study is also to be used as a resource in the application for funding efforts and support for the community's related implementation efforts.

The following implementation plan outlines financial mechanisms and sources that can be considered to support the recommendations in the Bachman Lake Needs Assessment Study. However, the implementation plan does not offer any monetary commitments from any of the identified



potential funding sources. Potential financing mechanisms include the following resources;

- Federal Programs
- State Programs
- County Funds
- City Funds
- Grants from Non-governmental Organizations and Civic Organizations
- Funding Support by Corporations
- Funding Support from Local Businesses
- Collections/Fund Raising
- Improvement District
- Build/Improve and Operation Transfers (Lease Programs)
- User Fees
- Concessions



Implementation Plan

Project: Bachman Lake Needs Assessment Study		Estimated Cost to City	Funding Source	Priority	Lead Department	
Type	Location					
Physical Improvements						
1	1999 Design Study Recommendations	Study Area	\$3,673,900	- Multiple Public and Private Sources (See 1999 Urban Design Study for details)	Low - High	Public Works and Transportation
2	Pedestrian Bridge	NW Highway at Timberline Street	\$1,055,000	- Surface Transportation Program (STP) funds, TEA-21 (or related program) - Federal Transit Admin. (FTA) Livable Communities Initiative - Community Development Block Grants (CDBG) - Improvement District (if enacted) - Fundraising	High	Public Works and Transportation
Other Recommendations						
1	Community Prosecutor	Study Area	\$80-90,000 (estimate)	- City Funds - TIF Funding - Federal Grant Sources	High	City Attorney Office
2	TABC Review	City-wide scope	Operating Funds	- City Funds	High	Current Planning
3	Code Review	City-wide scope	Operating Funds	- City Funds	High	Current Planning
4	TIF	Study Area	\$4-6,000 (estimate)	- Private Funds (Initiative Effort)	Medium	Economic Development
5	CO Affidavit	City-wide scope	Operating Funds	- City Funds	High	Building Inspection
6	Community Education	City-wide scope	\$2-5,000 (estimate)	- City Funds	Medium	Building Inspection

TBD – To Be Determined. Each recommendation has specific details that need to be determined in more detail.

N/A – Not Applicable



Appendix A

Bachman Lake Needs Assessment Study Area Zoning Classifications

CS Purpose. To provide for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development.

Main uses permitted.

- | | |
|---|---|
| (A) Agricultural uses. | (H) Recreation uses. |
| (B) Commercial and business service uses. | (I) Residential uses. |
| (C) Industrial uses. | --College dormitory, fraternity, or sorority house. |
| (D) Institutional and community service uses. | (J) Retail and personal service uses. |
| (E) Lodging uses. | (K) Transportation uses. |
| (F) Miscellaneous uses. | (L) Utility and public service uses. |
| (G) Office uses. | (M) Wholesale, distribution, and storage uses. |

CR Purpose. To provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities.

Main uses permitted.

- | | |
|---|---|
| (A) Agricultural uses. | (C) Industrial uses. |
| (B) Commercial and business service uses. | (D) Institutional and community service uses. |



Appendix A

Bachman Lake Needs Assessment Study Area Zoning Classifications

- | | |
|---------------------------------------|--|
| (F) Miscellaneous uses. | (K) Transportation uses. |
| (G) Office uses. | (L) Utility and public service uses. |
| (H) Recreation uses. | (M) Wholesale, distribution, and storage use |
| (I) Residential uses. | |
| (J) Retail and personal service uses. | |

IR Purpose. To provide for research and development, light industrial, office, and supporting commercial uses in an industrial research park setting. This district is not intended to be located in areas of low and medium density residential development.

Main uses permitted.

- | | |
|---|--|
| (A) Agricultural uses. | (G) Office uses. |
| (B) Commercial and business service uses. | (H) Recreation uses. |
| (C) Industrial uses. | (J) Retail and personal service uses. |
| (D) Institutional and community service uses. | (K) Transportation uses. |
| (E) Lodging uses. | (L) Utility and public service uses. |
| (F) Miscellaneous uses. | (M) Wholesale, distribution, and storage uses. |



Appendix A

Bachman Lake Needs Assessment Study Area Zoning Classifications

LI Purpose. To provide for light industrial office, research and development, and commercial uses in an industrial park setting. This district is designed to be located in areas appropriate for industrial development which may be adjacent to residential communities.

Main uses permitted.

- | | |
|---|--|
| (A) Agricultural uses. | (G) Office uses. |
| (B) Commercial and business service uses. | (H) Recreation uses. |
| (C) Industrial uses. | (J) Retail and personal service uses. |
| (D) Institutional and community service uses. | (K) Transportation uses. |
| (E) Lodging uses. | (L) Utility and public service uses. |
| (F) Miscellaneous uses. | (M) Wholesale, distribution, and storage uses. |

MU-3 Purpose. To provide for the development of high density retail, office, hotel, and/or multifamily residential uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel.

Main uses permitted.

- | | |
|---|---|
| (A) Agricultural uses. | (D) Institutional and community service uses. |
| (B) Commercial and business service uses. | (E) Lodging uses. |
| (C) Industrial uses. | |



Appendix A

Bachman Lake Needs Assessment Study Area Zoning Classifications

- (F) Miscellaneous use
- (G) Office uses.
- (H) Recreation uses.
- (I) Residential uses.
- (J) Retail and personal service uses.
- (K) Transportation uses.
- (L) Utility and public service uses.
- (M) Wholesale, distribution, and storage uses.

MF-2(A) Purpose. The MF-2(A) and MF-2(SAH) districts are composed mainly of areas containing mixtures of single family, duplex, and multifamily dwellings and certain uniformly developed multifamily dwelling sections. These districts are medium density districts and are located in certain areas close into the center of the city and at various outlying locations. The area regulations are designed to protect the residential character and to prevent the overcrowding of the land by providing minimum standards for building spacing, yards, off-street parking, and coverage. All commercial and office uses are prohibited. It is anticipated that additional areas may be designated in the MF-2(A) or MF-2(SAH) district from time to time in the future where the change is appropriate and access and utility services can reasonably accommodate these medium density dwellings. Additionally, the MF-2(SAH) district is created to encourage the provision of affordable housing.

Main uses permitted.

- (A) Agricultural uses.
- (B) Industrial uses.
- (C) Institutional and community service uses.
- (D) Lodging uses.



Appendix A

Bachman Lake Needs Assessment Study Area Zoning Classifications

- (E) Miscellaneous uses.
- (F) Recreation uses.
- (G) Residential uses.
- (H) Transportation uses.
- (I) Utility and public service uses.
- (J) Wholesale, distribution, and storage uses.

R-7.5(A) Purpose. This district comprises a major portion of the existing single family dwelling development of the city and is considered to be the proper zoning classification for large areas of the undeveloped land remaining in the city appropriate for single family dwelling use. This district is intended to be composed of single family dwellings together with public and private schools, churches, and public parks essential to create basic neighborhood units. Limited portions of these neighborhood units may consist of denser residential zoning classifications which are shown on the zoning district map or which later may be created by amendments to the map.

Main uses permitted.

- (A) Agricultural uses.
- (B) Industrial uses.
- (C) Institutional and community service uses.
- (D) Miscellaneous uses.
- (E) Recreation uses.
- (F) Residential uses.
- (G) Transportation uses.
- (H) Utility and public service uses.



Appendix A

Bachman Lake Needs Assessment Study Area Zoning Classifications

R-10(A) Purpose. Single family residential development has taken place on intermediate sized lots in portions of the city in recent years. In order to protect and encourage the continued development of intermediate density with single family residences in appropriate areas of the city, the R-10(A) district is provided. In addition to single family residences, it is intended that churches, public and private schools, and public parks necessary to serve and complement the intermediate density development be permitted. The areas placed in the R-10(A) district are generally limited in area and are not intended to be subject to major alteration by future amendment except where changed conditions might justify the action or where minor adjustments in the boundary of a district may be appropriate to secure a reasonable development of the land.

Main uses permitted.

- (A) Agricultural uses.
- (B) Industrial uses.
- (C) Institutional and community service uses.
- (D) Miscellaneous uses.
- (E) Recreation uses.
- (F) Residential uses.
- (G) Transportation uses.
- (H) Utility and public service use



Appendix A

Bachman Lake Needs Assessment Study Area Zoning Classifications

PD 37 Purpose. Providing a new development option for specific proposed uses or improvements.

Main uses permitted.

Tract I:

(A) All uses permitted in Industrial-1

Tract II:

(A) All uses permitted in Industrial-1, except that no outside or open storage, display or sales shall be permitted within a 215 foot deep strip of properties fronting along Northwest Highway as indicated on the approved Development Plan, and that caretakers quarters shall be permitted within Lot 8-A in City Block J/5775. Auto or motorcycle display, sales and service (outside) uses are allowed within Tracts IIA and IIB.

Tract IIC:

(A) All uses permitted in any other tract of PD 37

(B) Vehicle auction and storage use (SUP required)

- a. A "vehicle auction and storage use" is defined as a facility for the auction of vehicles including the storage of inoperable vehicles for a period not to exceed 14 calendar days.
- b. For purposes of this definition, "vehicles" include automobiles, trucks, boats and other conveyances.
- c. Visual screening is required as shown on the approved Development Plan for a vehicle auction and storage use.



Appendix B

Bachman Lake Needs Assessment Study Area Demographic Overview Tables

Table B.1 Population by Ethnicity

Year 1990	Total Population	White	Black	American Indian, Eskimo, or Aleut	Asian or Pacific Islander	Other race	Hispanic origin:		
	6744	1237	1870	18	57	28	3534		
	100.0%	18.0%	20.2%	0.3%	0.6%	0.5%	60.4%		

Year 2000	Total Population	White alone	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some other race alone	Two or more races	Hispanic or Latino:
	14480	542	618	24	49	0	19	36	13192
	100.0%	4.2%	4.2%	0.2%	0.4%	0.0%	0.2%	0.3%	90.6%

Source: 1990, 2000 U.S. Census SF1

Table B.2 Population by Age Group

Year 1990	Under 5 years	5 to 17 years	18 to 24 years	25 to 54 years	55 to 64 years	65 to 79 years	80 years and over	Total
	713	916	1304	3391	220	161	39	6744
	10.6%	13.6%	19.3%	50.3%	3.3%	2.4%	0.6%	

Year 2000	Under 5 years	5 to 17 years	18 to 24 years	25 to 54 years	55 to 64 years	65 to 79 years	80 years and over	Total
	1851	2679	2850	6607	308	159	26	14480
	12.8%	18.5%	19.7%	45.6%	2.1%	1.1%	0.2%	

Source: 1990, 2000 U.S. Census SF1



Appendix B

Bachman Lake Needs Assessment Study Area Demographic Overview Tables

Table B.3 Housing Units and Occupancy Status

Year	Total Units	Occupied Units	Vacant Units	Owner-Occupied Units	Renter-Occupied Units
1990	4491	2777	1714	219	2558
		63.3%	36.7%	24.9%	75.1%
Year	Total Units	Occupied Units	Vacant Units	Owner-Occupied Units	Renter-Occupied Units
2000	4158	3974	184	317	3657
		95.4%	4.6%	12.4%	87.6%

Source: 1990, 2000 U.S. Census SF1

Table B.4 Educational Attainment

Year	Less than 9th grade	9th to 12th grade, no diploma	High school graduate (includes equivalency)	Some college, no degree	Associate degree	Bachelor's degree	Graduate or professional degree
1990	853	844	1007	889	141	313	99
	20.6%	20.4%	24.3%	21.4%	3.4%	7.5%	2.4%
Year	Less than 9th grade	9th to 12th grade, no diploma	High school graduate (includes equivalency)	Some college, no degree	Associate degree	Bachelor's degree	Graduate or professional degree
2000	3,831	1,854	750	397	67	183	124
	53.2%	25.7%	10.4%	5.5%	0.9%	2.5%	1.7%

Source: 1990, 2000 U.S. Census SF3



Appendix B

Bachman Lake Needs Assessment Study Area Demographic Overview Tables

Table B.5 Employment Status (Persons 16 Years or Older)

Year	Total Male Female	In labor force:	In Armed Forces	Civilian:	Employed	Unemployed	Not in labor force	Unemployment Rate
1990	5178	4449	0	3984	3984	465	729	
		85.9%	0.0%	76.9%	76.9%	9.0%	14.1%	10.3%
2000	10,339	7,170	0	7,170	6,693	477	3,169	
		69.3%	0.0%	69.3%	64.7%	4.6%	30.7%	6.7%

Source: 1990, 2000 U.S. Census SF3

Table B.6 Median Household Income

Year 1990	1990 Median Household Income <u>Adjusted For Inflation to 2000 Dollars</u>
\$22,286	\$30,457
Year 2000	1990 - 2000 Change
\$27,013	-\$3,444 (-12.7%)

Source: 1990, 2000 U.S. Census SF3 and U.S. Federal Reserve, 2005



Appendix C

Table C.1 Crime Statistics - Bachman Lake Study Area

	Murder	Rape	Business Robbery	Individual Robbery	Aggravated Assault	Business Burglary
1994	10	13	12	160	180	67
% Area of City Total	3.4%	1.3%	1.0%	2.7%	2.1%	1.3%
1995	7	16	20	109	243	39
% Area of City Total	2.5%	1.9%	2.1%	2.2%	2.7%	0.9%
% Change 94-95	-42.9%	18.8%	40.0%	-46.8%	25.9%	-71.8%
1996	5	12	13	114	206	51
% Area of City Total	2.3%	1.6%	1.4%	2.2%	2.2%	0.9%
% Change 95-96	-40.0%	-33.3%	-53.8%	4.4%	-18.0%	23.5%
1997	10	7	7	137	184	64
% Area of City Total	4.7%	0.9%	0.7%	3.0%	2.2%	1.2%
% Change 96-97	50.0%	-71.4%	-85.7%	16.8%	-12.0%	20.3%
1998	8	15	11	181	190	49
% Area of City Total	3.6%	2.2%	1.3%	4.0%	2.3%	0.9%
% Change 97-98	-25.0%	53.3%	36.4%	24.3%	3.2%	-30.6%
1999	2	9	11	134	165	66
% Area of City Total	1.5%	1.8%	1.4%	3.5%	2.6%	1.4%
% Change 98-99	-300.0%	-66.7%	0.0%	-35.1%	-15.2%	25.8%
2000	5	19	35	190	162	127
% Area of City Total	2.2%	3.0%	2.9%	3.3%	2.0%	2.1%
% Change 99-00	60.0%	52.6%	68.6%	29.5%	-1.9%	48.0%
2001	4	14	25	223	141	73
% Area of City Total	1.9%	2.3%	1.8%	3.6%	1.8%	1.2%
% Change 00-01	-25.0%	-35.7%	-40.0%	14.8%	-14.9%	-74.0%
2002	2	17	17	222	189	113
% Area of City Total	1.0%	2.6%	1.3%	3.3%	2.3%	1.7%
% Change 01-02	-100.0%	17.6%	-47.1%	-0.5%	25.4%	35.4%
2003	8	6	14	248	183	111
% Area of City Total	3.5%	1.0%	1.0%	3.8%	2.3%	1.6%
% Change 02-03	75.0%	-183.3%	-21.4%	10.5%	-3.3%	-1.8%
2004	4	6	17	166	155	88
% Area of City Total	1.6%	1.0%	1.2%	2.7%	2.0%	1.2%
% Change 03-04	-100.0%	0.0%	17.6%	-49.4%	-18.1%	-26.1%

Source: City of Dallas Police Department, 2005



Appendix C

Table C.2 Crime Statistics - Bachman Lake Study Area

	Residential Burglary	BMV-Related	Theft	Auto Theft	Total Activity
1994	183	312	328	450	1715
% Area of City Total	1.4%	1.4%	1.2%	2.5%	1.7%
1995	107	408	253	391	1593
% Area of City Total	0.9%	2.0%	0.9%	2.3%	1.6%
% Change 94-95	-71.0%	23.5%	-29.6%	-15.1%	-7.7%
1996	125	468	254	482	1730
% Area of City Total	1.0%	2.2%	0.9%	2.8%	1.7%
% Change 95-96	14.4%	12.8%	0.4%	18.9%	7.9%
1997	183	413	263	479	1747
% Area of City Total	1.5%	1.9%	0.9%	2.7%	1.7%
% Change 96-97	31.7%	-13.3%	3.4%	-0.6%	1.0%
1998	175	325	275	403	1632
% Area of City Total	1.5%	1.7%	1.0%	2.6%	1.8%
% Change 97-98	-4.6%	-27.1%	4.4%	-18.9%	-7.0%
1999	163	408	271	378	1607
% Area of City Total	1.7%	2.3%	1.2%	2.9%	2.0%
% Change 98-99	-7.4%	20.3%	-1.5%	-6.6%	-1.6%
2000	226	342	248	423	1777
% Area of City Total	1.6%	1.5%	0.9%	2.3%	1.7%
% Change 99-00	27.9%	-19.3%	-9.3%	10.6%	9.6%
2001	98	341	255	440	1614
% Area of City Total	0.8%	1.5%	1.0%	2.5%	1.6%
% Change 00-01	-130.6%	-0.3%	2.7%	3.9%	-10.1%
2002	136	464	259	395	1814
% Area of City Total	1.0%	1.6%	0.9%	2.1%	1.6%
% Change 01-02	27.9%	26.5%	1.5%	-11.4%	11.0%
2003	138	413	283	363	1767
% Area of City Total	0.9%	1.4%	1.0%	2.1%	1.5%
% Change 02-03	1.4%	-12.3%	8.5%	-8.8%	-2.7%
2004	157	389	281	373	1636
% Area of City Total	1.0%	1.4%	1.0%	2.3%	1.5%
% Change 03-04	12.1%	-6.2%	-0.7%	2.7%	-8.0%

Source: City of Dallas Police Department, 2005



Appendix C

**Table C.3 Crime Statistics - Bachman Lake Study Area
Summary of Data**

	Murder	Rape	Business Robbery	Individual Robbery	Aggravated Assault	Business Burglary
Total 1994-2000	65	134	182	1884	1998	848
Average % of Overall City Activity	2.6%	1.8%	1.4%	3.1%	2.2%	1.3%
% Change 94-04	-40.7%	-22.6%	-7.8%	-2.9%	-2.6%	-4.7%

Source: City of Dallas Police Department, 2005

**Table C.4 Crime Statistics - Buckner/Bruton Commercial Area
Summary of Data**

	Murder	Rape	Business Robbery	Individual Robbery	Aggravated Assault	Business Burglary
Total 1994-2000	20	28	284	576	688	664
Average % of Overall City Activity	2	3	26	52	63	60
% Change 94-04	0.8%	0.4%	2.2%	1.0%	0.8%	1.1%

Source: City of Dallas Police Department, 2005

**Table C.5 Crime Statistics - Vickery Meadow Area
Summary of Data**

	Murder	Rape	Business Robbery	Individual Robbery	Aggravated Assault	Business Burglary
Total 1994-2000	53	161	160	1838	1628	432
Average % of Overall City Activity	5	15	15	167	148	39
% Change 94-04	2.1%	2.0%	1.3%	3.0%	1.8%	0.7%

Source: City of Dallas Police Department, 2005



Appendix C

**Table C.6 Crime Statistics - Bachman Lake Study Area
Summary of Data**

	Residential Burglary	BMV- Related	Theft	Auto Theft	Total Activity
Total 1994-2000	1691	4283	2970	4577	18632
Yearly Average	154	389	270	416	1694
Average % of Overall City Activity	1.2%	1.7%	1.0%	2.5%	1.7%
% Change 94-04	-8.9%	0.4%	-1.8%	-2.3%	-0.7%

Source: City of Dallas Police Department, 2005

**Table C.7 Crime Statistics - Buckner/Bruton Commercial Area
Summary of Data**

	Residential Burglary	BMV- Related	Theft	Auto Theft	Total Activity
Total 1994-2000	1280	1810	4240	1889	11482
Yearly Average	116	165	385	172	1044
Average % of Overall City Activity	0.9%	0.7%	1.4%	1.0%	1.0%
% Change 94-04	-3.4%	2.4%	-7.6%	-2.7%	-2.5%

Source: City of Dallas Police Department, 2005

**Table C.8 Crime Statistics - Vickery Meadow Area
Summary of Data**

	Residential Burglary	BMV- Related	Theft	Auto Theft	Total Activity
Total 1994-2000	3495	3926	3402	2871	17966
Yearly Average	318	357	309	261	1633
Average % of Overall City Activity	2.5%	1.5%	1.1%	1.5%	1.6%
% Change 94-04	-1.8%	0.9%	-1.5%	0.7%	0.7%

Source: City of Dallas Police Department, 2005



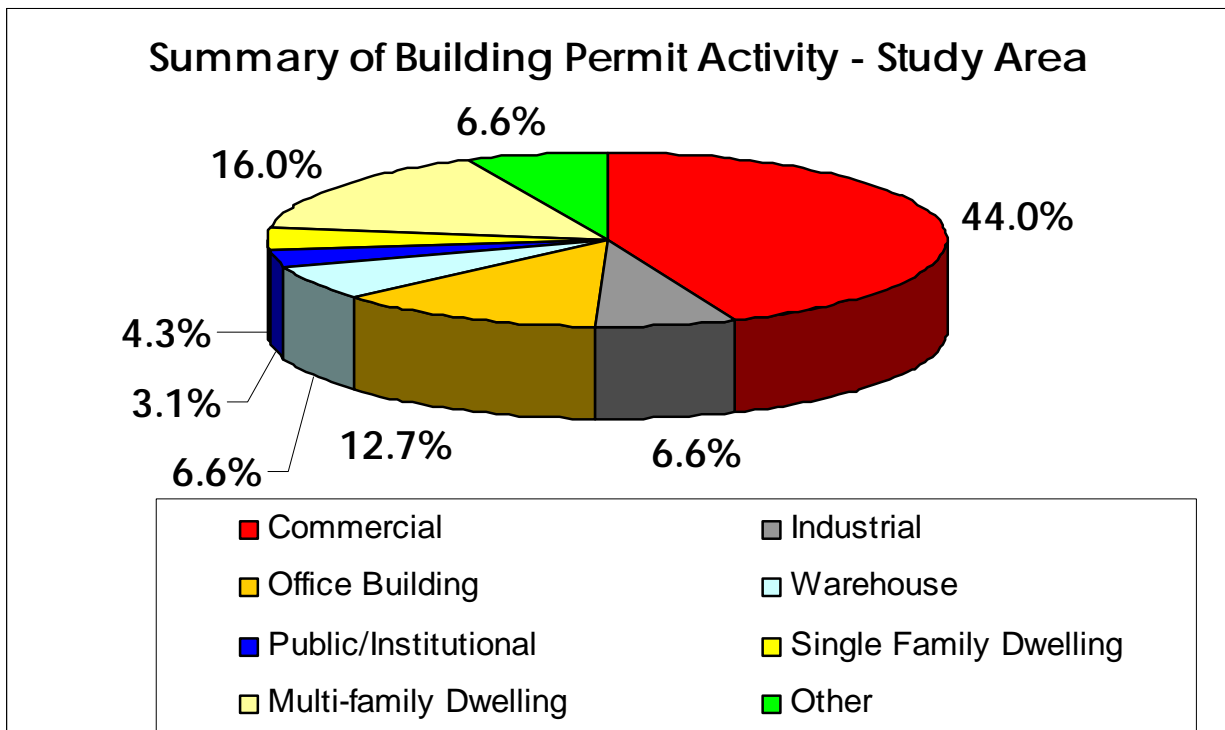
Appendix D

Bachman Lake Needs Assessment Study Area Building Permit Data

Table D.1 Building Permit Activity Data – Study Area

Land Use Description	Number of Building Permits
Commercial	173
Industrial	26
Office Building	50
Warehouse	26
Public/Institutional	12
Single Family Dwelling	17
Multi-family Dwelling	63
Other	26
Total	393

Source: City of Dallas Building Inspection Division, 2005



Source: City of Dallas Building Inspection Division, 2005



Appendix E

Bachman Lake Needs Assessment Study Area
Table F.1 Texas Alcohol and Beverage Commission
Health, Safety and Welfare Violation Rules and Penalties

NOTE: Any person responsible for assessing a penalty for a violation may deviate from the standard penalty chart if aggravating or mitigating circumstances are involved.

Description	1st Violation	2nd Violation	3rd Violation
Employing a minor to sell, serve, prepare or otherwise handle alcoholic beverages.	5 - 7 days	10 - 12 days	30 days – Cancel License
Permit a minor to possess or consume an alcoholic beverage.	7 - 15 days	10 – 90 days Per S.Sec. 106.13	60 days – Cancel License
Sale of an alcoholic beverage to a minor.	7 – 20 days	10 – 90 days Per S.Sec. 106.13	
Conducting business in a way that allows a simple breach of the peace with no serious bodily injury or deadly weapon involved.	10 – 15 days	15 – 20 days	30 days – Cancel License
Conduction business in a way that allows an aggravated breach of the peace with a serious bodily injury or involving a deadly weapon.	45 days – Cancel License	60 days – Cancel License	Cancel License
Failure to report breach of peace.	Warning – 5 days	7 – 10 days	25 days – Cancel License
Possession of narcotics by a licensee or permittee.	21 days – Cancel License	45 days – Cancel License	Cancel License
Possession of narcotics by an employee or agent of a licensee or permittee.	Cancel License		

Source: Texas Alcoholic Beverage Commission, January 2004



Appendix E

Bachman Lake Needs Assessment Study Area

**Table F.1 Texas Alcohol and Beverage Commission
Health, Safety and Welfare Violation Rules and Penalties (Continued)**

Description	1 st Violation	2 nd Violation	3 rd Violation
The sale, delivery or permitting the sale or delivery of narcotics by an employee or agent of a licensee or permittee.	30 days – Cancel License	60 days – Cancel License	Cancel License
The sale, delivery or possession of any equipment used or designed for the administering of a narcotic substance by the license or permit holder.	15 – 20 days	25 – 30 days	30 days – Cancel License
The sale, delivery or possession of any equipment used or designed for the administering of a narcotic by the employee of any license or permit holder.	10 – 15 days	20 – 25 days	30 days – Cancel License
The sale or service of an alcoholic beverage to an intoxicated person.	10 – 15 days	15 – 30 days	30 days – Cancel License
The license or permit holder or any employee being intoxicated on a licensed premises.	10 – 15 days	15 – 30 days	30 days – Cancel License
Permitting public lewdness, sexual contact or obscene acts on a licensed premises, or the exposure of a person or permitting a person to expose his or her person.	10 days	15 – 20 days	30 days – Cancel License
Creating excessive noise or having unsanitary conditions at a licensed premises.	Warning – 3 days	5 – 7 days	15 days – Cancel License

Source: Texas Alcoholic Beverage Commission, January 2004



Appendix E

Bachman Lake Needs Assessment Study Area

**Table F.1 Texas Alcohol and Beverage Commission
Health, Safety and Welfare Violation Rules and Penalties (Continued)**

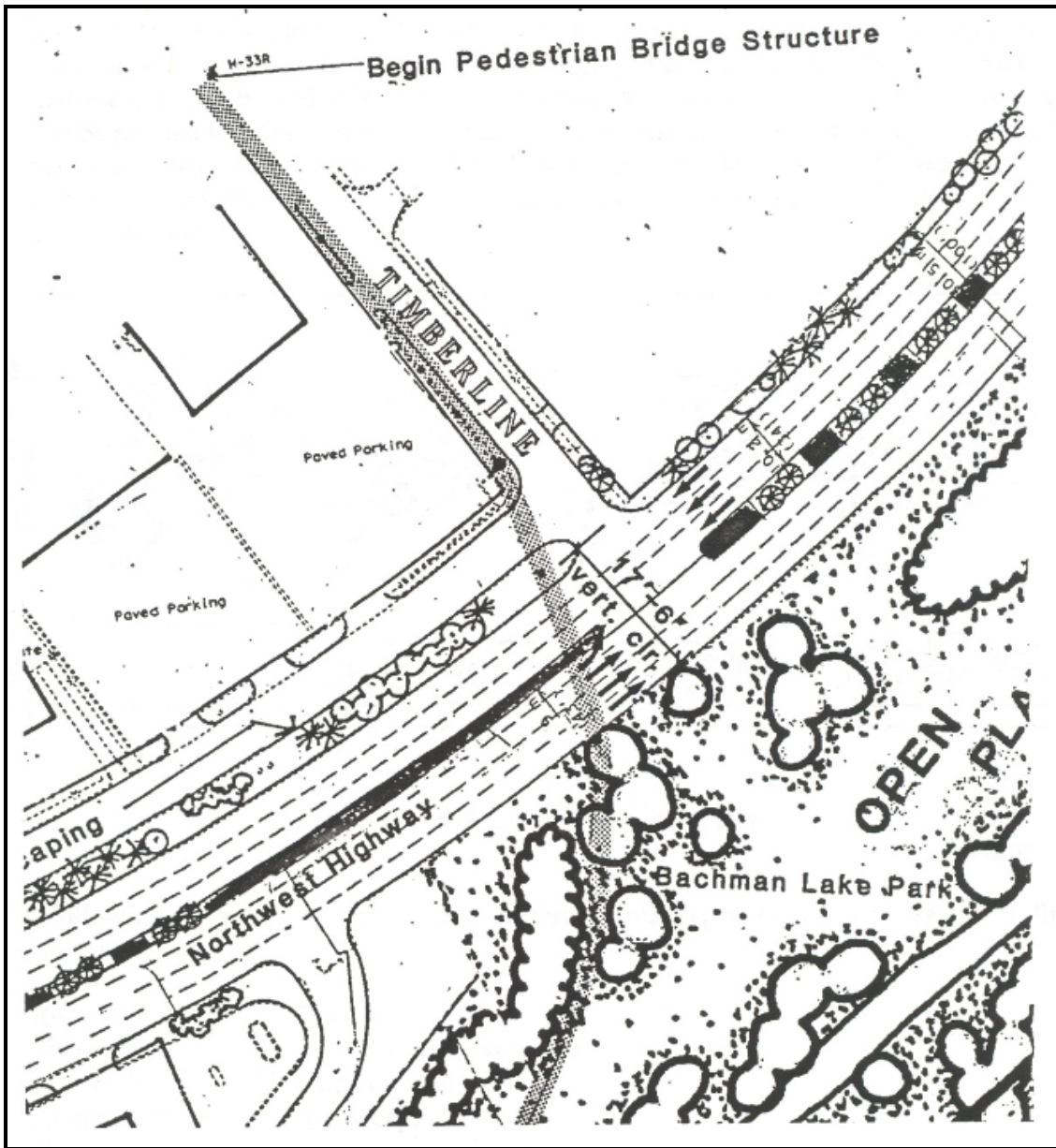
Description	1 st Violation	2 nd Violation	3 rd Violation
Consumption or permitted consumption of an alcoholic beverage during prohibited hours on a licensed premises.	5 days	7 – 10 days	25 days – Cancel License
Rudely displaying or permitting a person to rudely display a weapon in a retail establishment.	7 days	20 – 30 days	60 days – Cancel License

Source: Texas Alcoholic Beverage Commission, January 2004



Appendix F

Bachman Lake Needs Assessment Study Area
Graphic F.1 1999 Bachman Lake Urban Design Study
Pedestrian Bridge (Proposed)

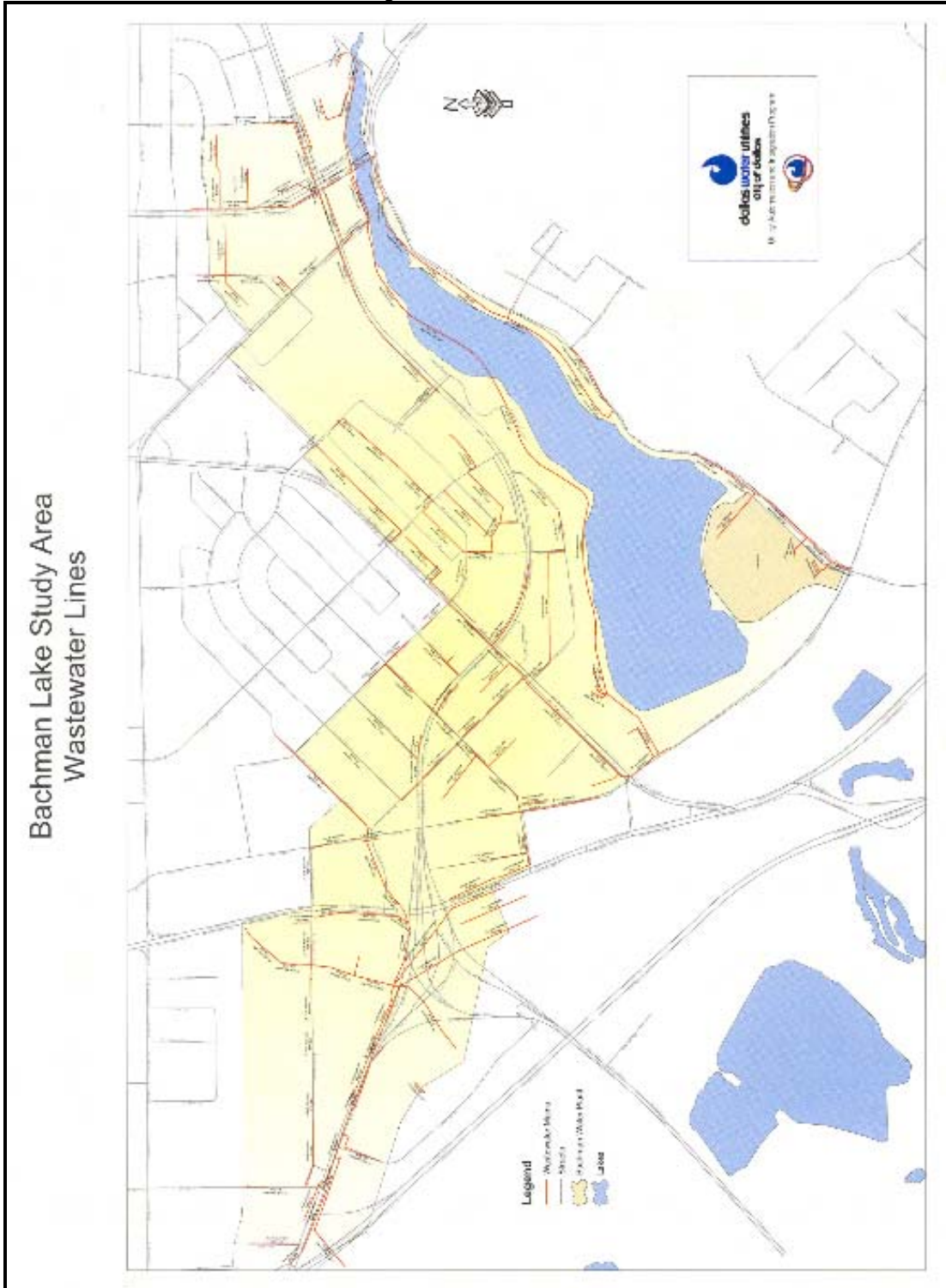


Source: 1999 Bachman Lake Urban Design Study, City of Dallas, 1999



Appendix G

Bachman Lake Needs Assessment Study Area Map G.1 Dallas Water Utilities Study Area Wastewater Lines



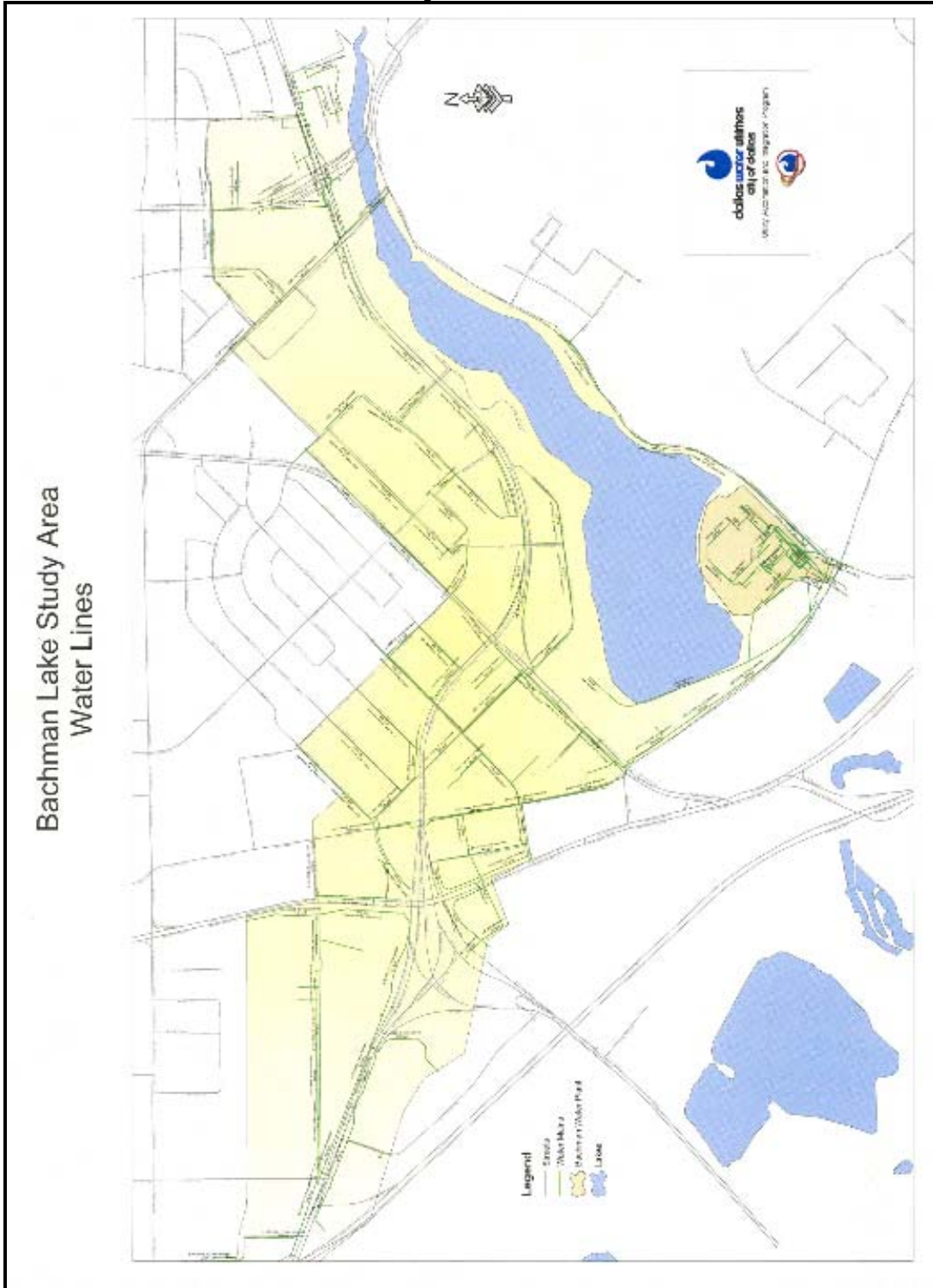
Source: City of Dallas Water Utilities, 2005



Appendix G

Bachman Lake Needs Assessment Study Area

Map G.2 Dallas Water Utilities Study Area Water Lines



Source: City of Dallas Water Utilities, 2005



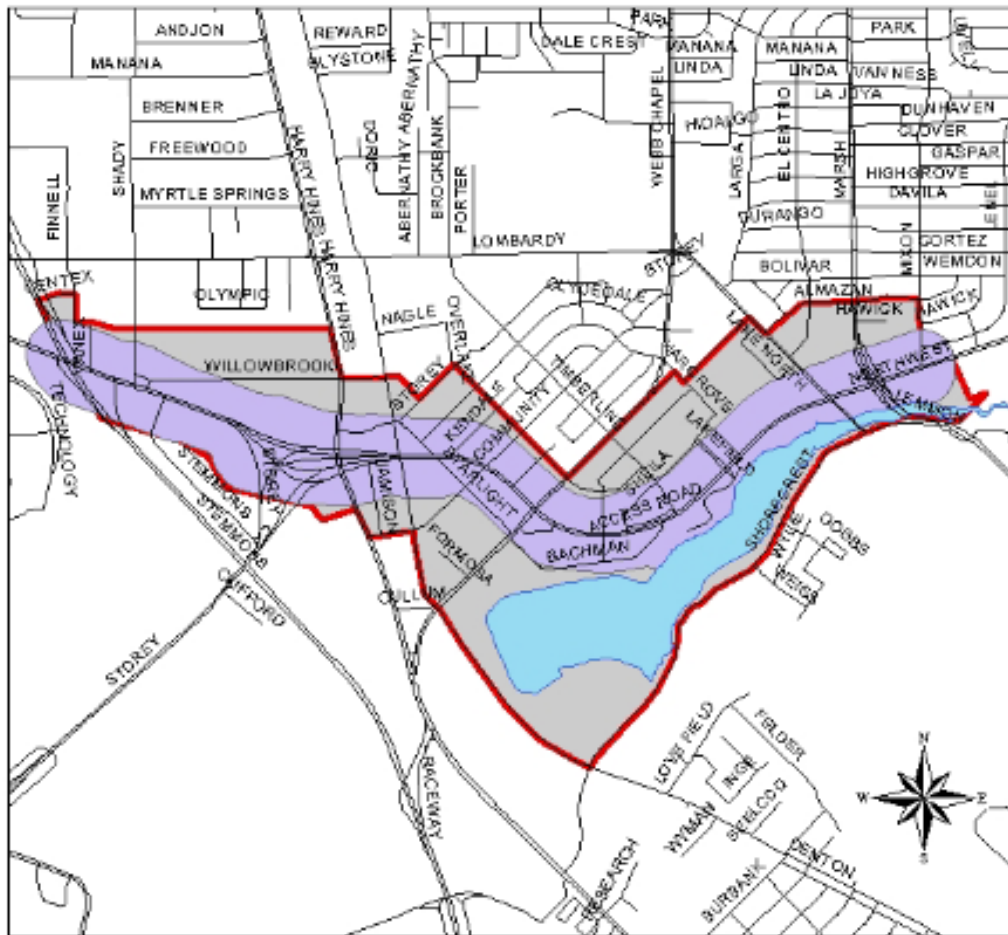
Appendix H

Bachman Lake Needs Assessment Study Area Maps Presented in the Study

The following pages present maps used within this study. The intent is to provide pages that can be removed and used for copying.



Bachman Lake Study Area Moratorium and Study Area Boundaries



0 1,350 2,700 5,400 Feet

Legend

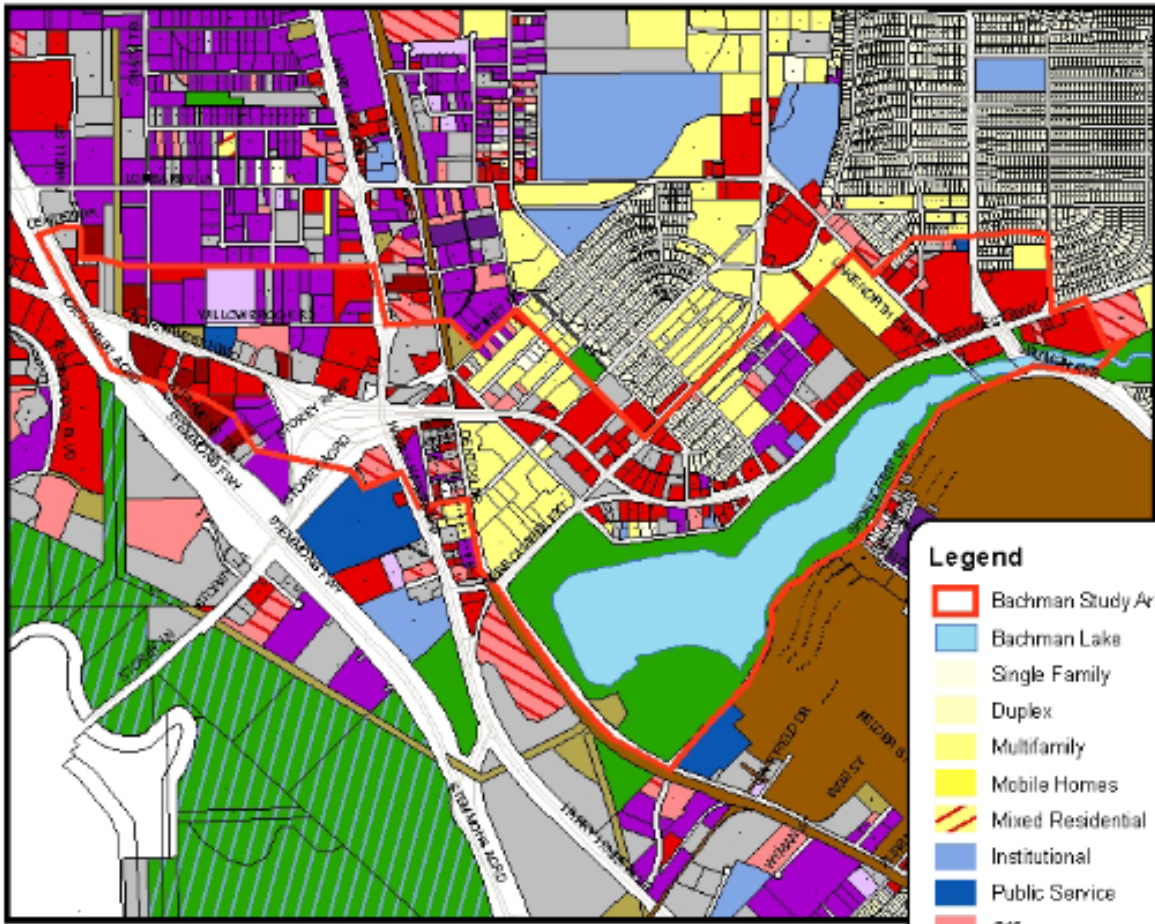
-  Dallas Roads
-  Bachman Lake
-  Bachman Area Moratorium
-  Bachman Study Area

City of Dallas
Department of Development Services
November, 2004

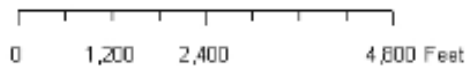


Bachman Lake Study Area

Existing Land Use



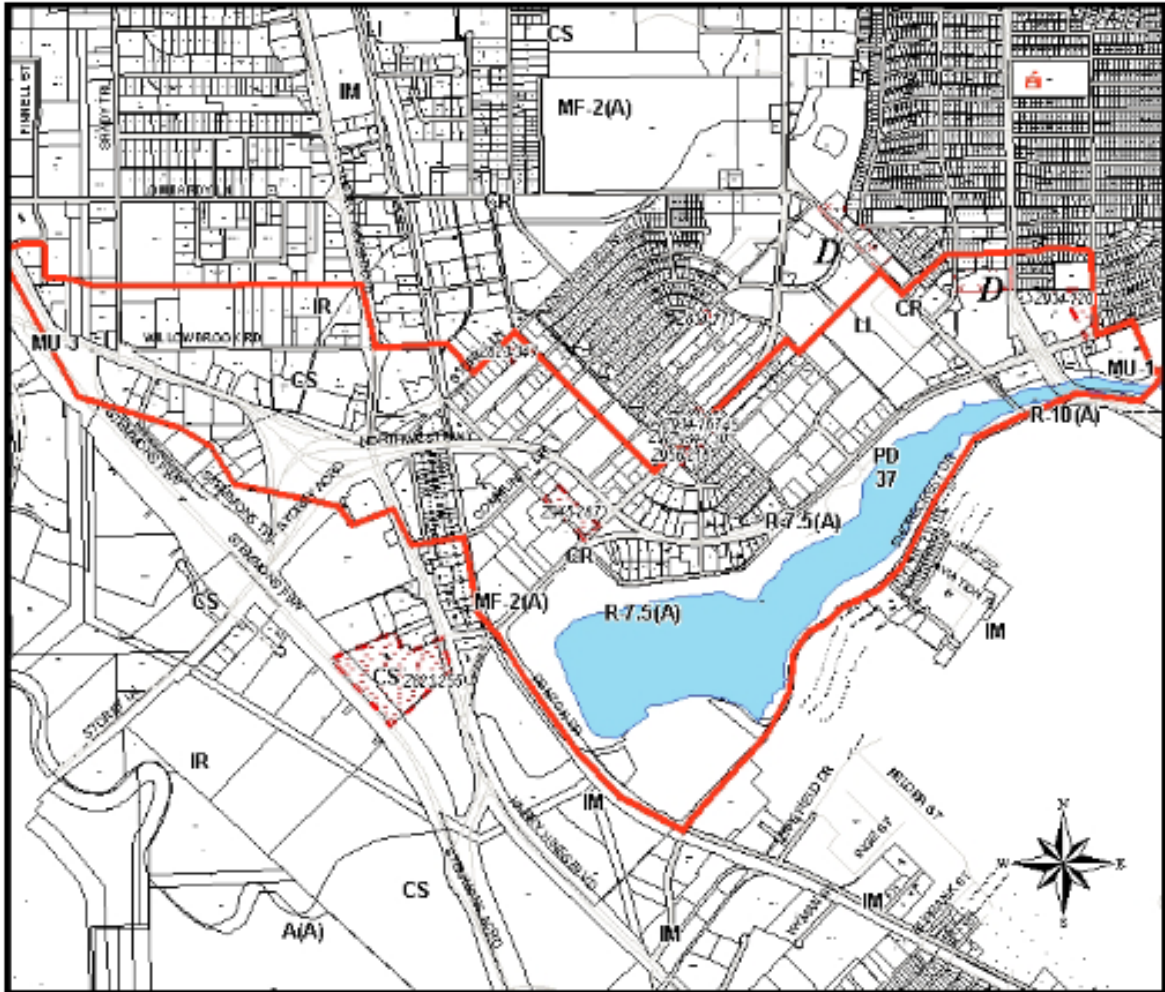
- Legend**
- Bachman Study Area
 - Bachman Lake
 - Single Family
 - Duplex
 - Multifamily
 - Mobile Homes
 - Mixed Residential
 - Institutional
 - Public Service
 - Office
 - Retail
 - Lodging
 - Mixed Commercial
 - Light Industry
 - Warehouse/Distribution
 - Heavy Industry
 - Protected Open Space
 - Parks
 - Recreation
 - Transportation
 - Utility
 - Parking
 - Vacant



City of Dallas
 Department of Development Services
 November, 2004



Bachman Lake Study Area Current Zoning



0 1,100 2,200 4,400 Feet

Legend

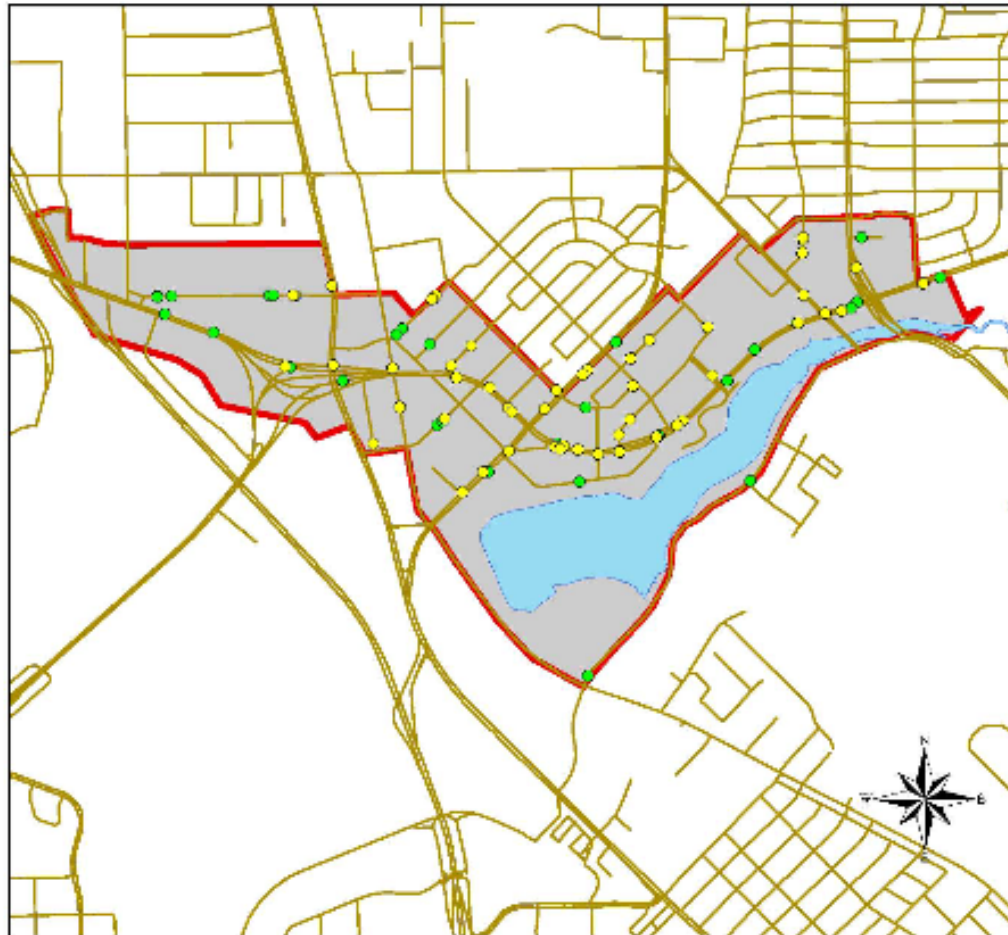
- Dallas ISD
- Bachman Study Area
- Parcel
- Bachman Lake
- Deed Restrictions
- Base Zoning

City of Dallas
Department of Development Services
November, 2004



Bachman Lake Study Area

Building Permit Activity: 1992-1994 and 2002-2004



0 1,375 2,750 5,500 Feet

Legend

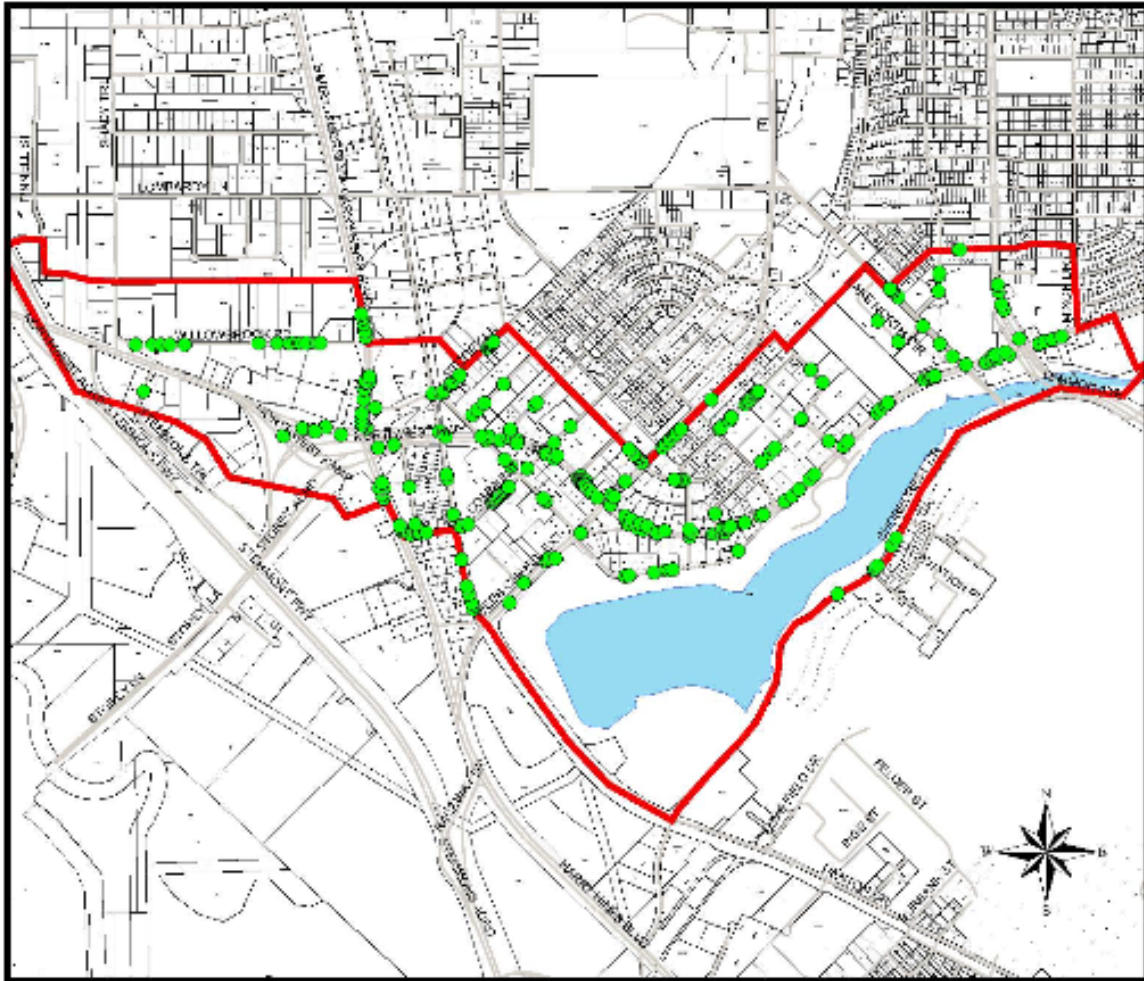
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-  DalRoads
-  Bachman Study Area
-  Geocoding Result: 1992-1994Completed_Building_Permits
-  Geocoding Result: 2002-2004Completed_Building_Permits

City of Dallas
Department of Development Services
February, 2005







Bachman Lake Study Area

Certificate of Occupancy Records - February, 2005



0 1,100 2,200 4,400 Feet

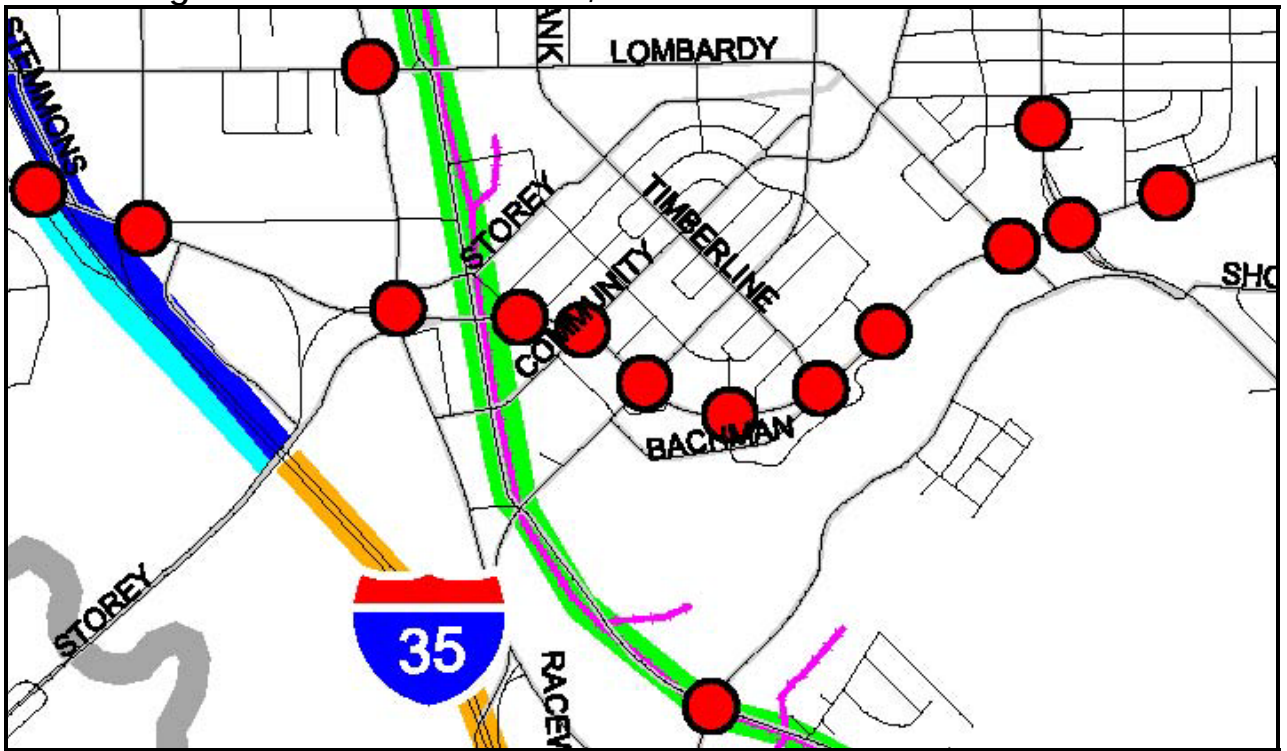
Legend

-  Bachman Study Area
-  Parcel
-  Bachman Lake
-  Certificate of Occupancy Record - Feb 2005

City of Dallas
Department of Development Services
February 2005

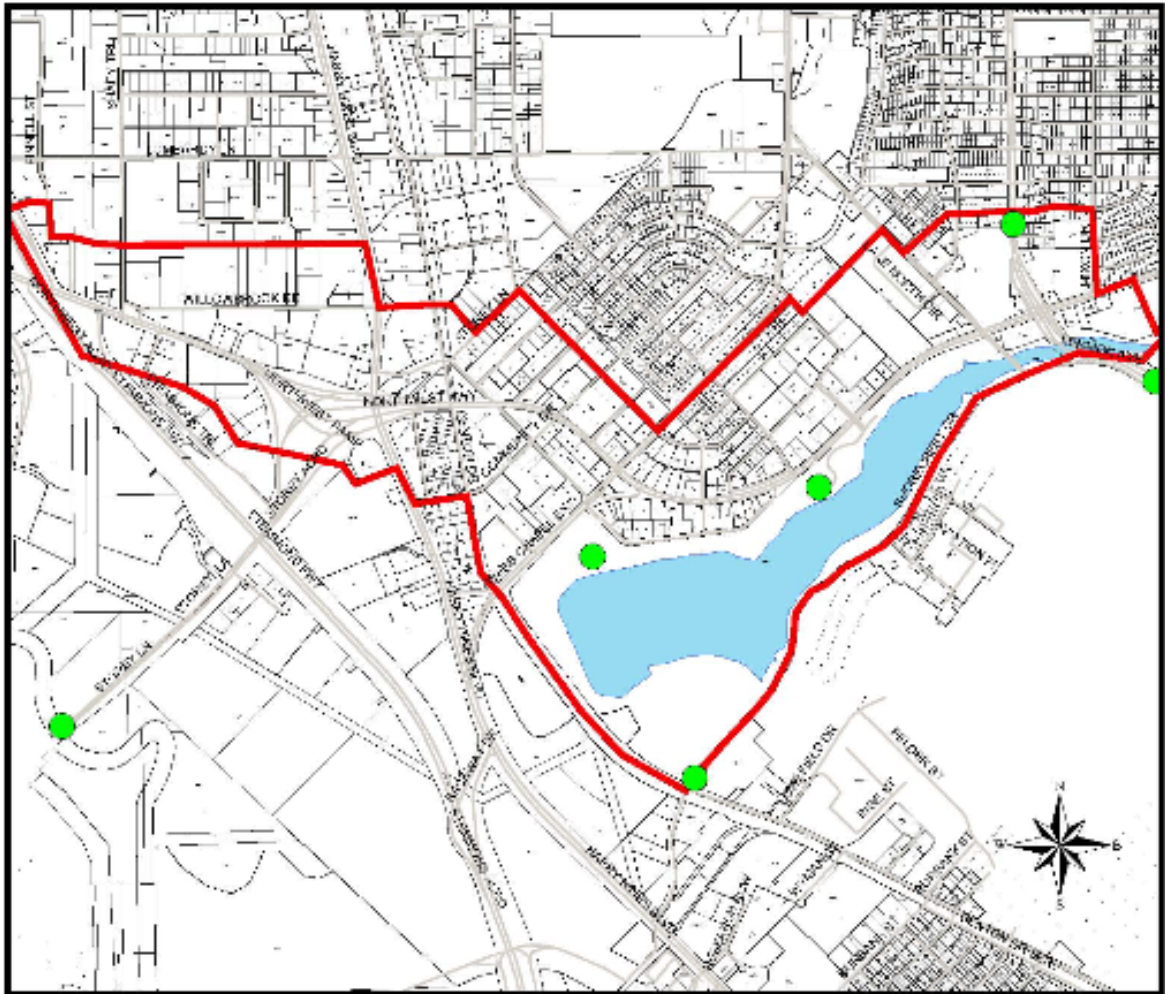


Current Study Area Interagency Coordination Projects
Under Design or Construction – March, 2005






NOTE: Improvements to study area intersections highlighted with a red dot = ●
Source: City of Dallas Public Works and Transportation Dept., 2005

Bachman Lake Study Area 2003 Bond Program Projects



0 1,100 2,200 4,400 Feet

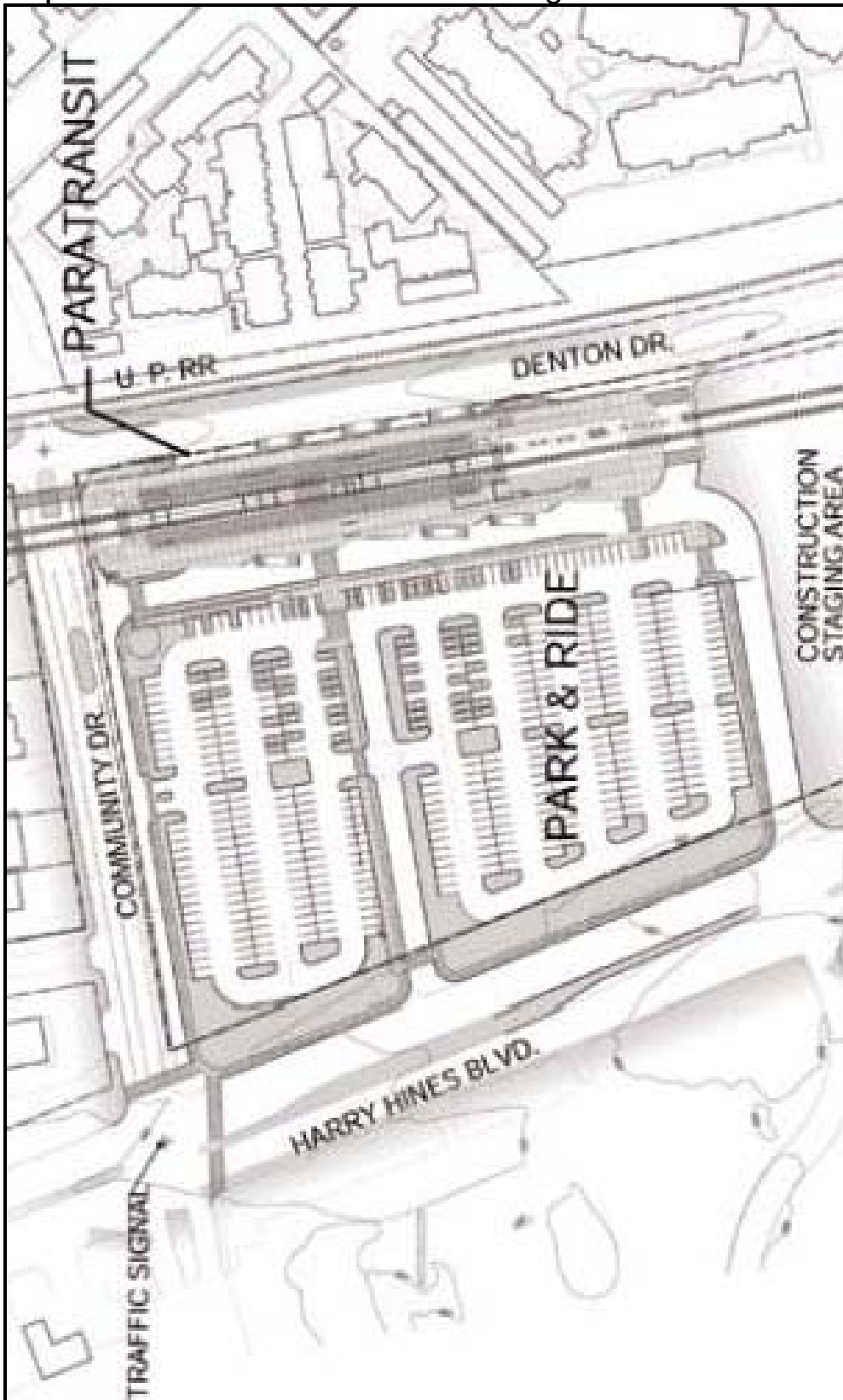
Legend

-  Bachman Study Area
-  Bachman Lake
-  2003 Bond Program

City of Dallas
Department of Development Services
April, 2005



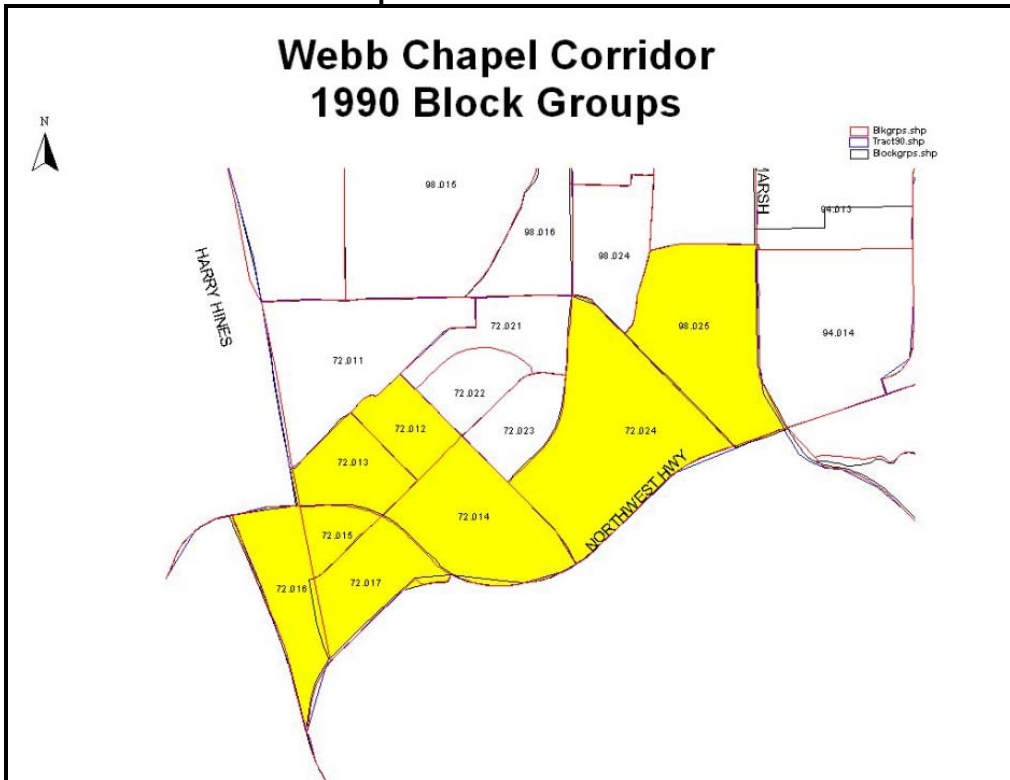
Proposed Bachman Station – Northwest Light Rail Corridor Line



Source: Dallas Area Rapid Transit, 2005

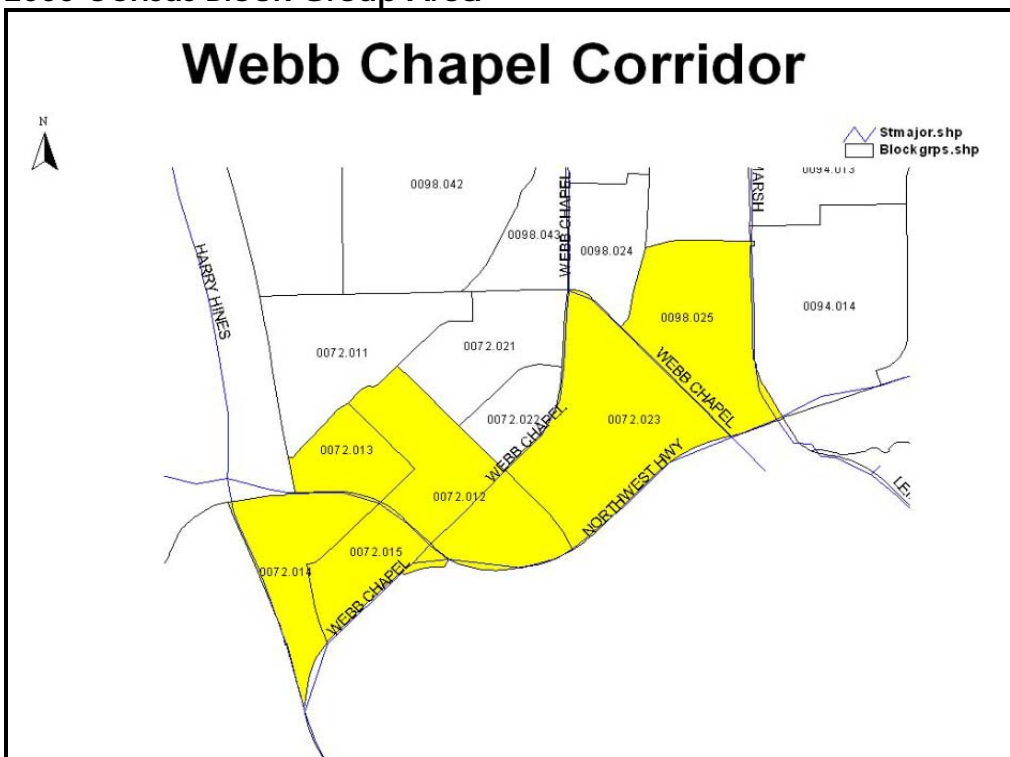


1990 Census Block Group Area



City of Dallas Housing Department, 2005

2000 Census Block Group Area



City of Dallas Housing Department, 2005

