

Downtown Elmwood Authorized Hearing

Audiencia Autorizada del Centro de Elmwood

Community Meeting

Reunión Comunitaria

DATE: March 15, 2023 (15 de marzo de 2023)

TIME: 6:00PM

LOCATION: Wax Space

1300 S. Polk Street, Suite 295

Dallas TX 75224

Presented by (Presentado por): Erica Greene

Planning and Urban Design (Planificación y Diseño Urbano)



Agenda

- Introduction (Introducción)
- Background (Antecedentes)
- Location (Ubicación)
- Existing Zoning and Land Use (Zonificación y Uso del Suelo Existentes)
- Authorized Hearing Process (Proceso de Audiencia Autorizada)
- Next Steps (Sigüientes Pasos)



Background – Downtown Elmwood History (Antecedentes) (Historia del Centro de Elmwood)



Map of Elmwood Subdivision, circa 1930s

Source: Elmwood NA

- In 1924, the Elmwood neighborhood is platted atop Lindsley Waters' dairy farm, which was established in 1907.
- Elmwood Parkway was established in 1945.
- Margaret B Henderson Elementary was founded in Elmwood in 1929.
- En 1924, el vecindario de Elmwood se ubica sobre la granja lechera de Lindsley Waters, que se estableció en 1907.
- Se establece Elmwood Parkway en 1945.
- Margaret B. Henderson Elementary fue fundada en Elmwood en 1929.



Historic streetcar and bus lines in West Oak Cliff circa 1950



Background

Antecedentes

- On November 9, 2017, the City Plan Commission initiated a zoning case to determine proper zoning for an area generally along both sides of Edgefield Avenue from Tennessee Avenue to the alley south of Newport Avenue, both sides of Balboa Drive between Pioneer Drive and Berkley Avenue, both sides of Ferndale Avenue from the alley east of Tennessee Avenue to the alley east of Balboa Drive, both sides of Brunner Avenue between Balboa Drive and Edgefield Drive, and both sides of Newport Avenue between Balboa Drive and Edgefield Drive, and containing approximately 14 acres.
- El 9 de noviembre de 2017, la Comisión de Planificación de la Ciudad inició un caso de zonificación para determinar la zonificación adecuada para un área generalmente a lo largo de ambos lados de Edgefield Avenue desde Tennessee Avenue hasta el callejón al sur de Newport Avenue, ambos lados de Balboa Drive entre Pioneer Drive y Berkley Avenue, ambos lados de Ferndale Avenue desde el callejón al este de Tennessee Avenue hasta el callejón al este de Balboa Drive, ambos lados de Brunner Avenue entre Balboa Drive y Edgefield Drive, y ambos lados de Newport Avenue entre Balboa Drive y Edgefield Drive, y que contiene aproximadamente 14 hectáreas.



Background– Area Plan (Antecedentes) – (Planes del área)

- **WOCAP** - adopted October 2022

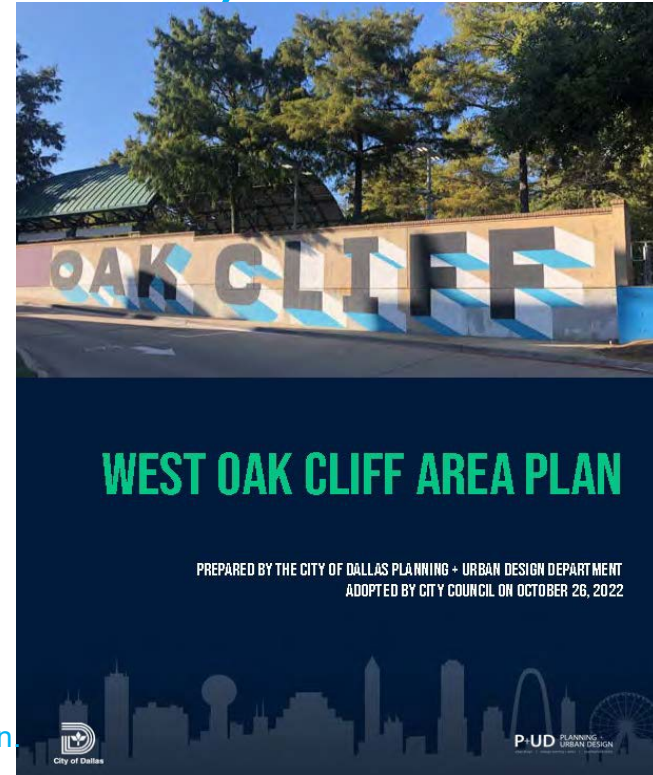
- **Planning Goals**

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

- **WOCAP** - adoptado en octubre de 2022

- **Metas de Planificación**

- Proteger los vecindarios unifamiliares existentes.
- Preservar las áreas naturales y ampliar los parques y senderos públicos.
- Preservar los edificios históricos fomentando la renovación y la reutilización.
- Mejorar el acceso al transporte a través de un mejor diseño de calles y un desarrollo adecuado alrededor de las estaciones del tren ligero DART.
- Estimular la apertura de negocios que sean compatibles con los vecindarios adyacentes.
- Retener a los residentes actuales y atraer nuevos residentes fomentando lo nuevo y económico.
- Crear centros vecinales transitables que brinden una variedad de oportunidades laborales, culturales, comerciales y de vivienda.



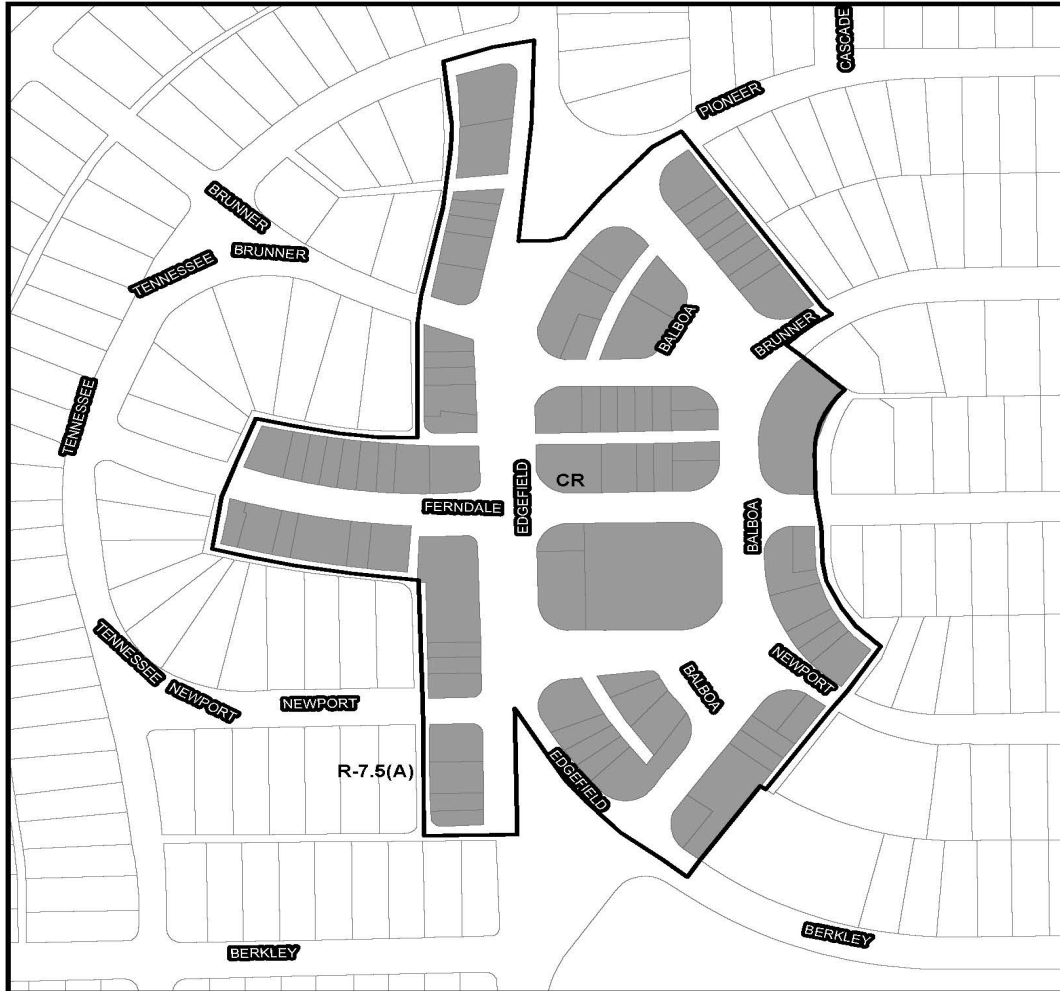
Background – WOCAP

Antecedentes – WOCAP

Downtown Elmwood

Goal	Action	Timeframe	Lead Agency/ Support	Funding/ Sources
Land Use and Development				
1.A	Consider amending the existing CR zoning to allow for mixed-use development. New zoning should consider a form-based district that will result in a walkable urban form such as activated facades and wide sidewalks while also ensuring appropriate setbacks and proximity slopes to adjacent single-family uses. Development should be limited to the existing height limit of 54' (as allowed in CR zoning). Permitted residential uses should include small multifamily developments (12 units or smaller) and townhomes.	1-2 Years	Planning and Urban Design	No Funding Needed
1.B	Consider amending the existing CR zoning to permit restaurants to sell alcohol near schools and churches (by special use permit) to enable easier establishment of restaurant uses.	1-2 Years	Planning and Urban Design	No Funding Needed
1.C	As a way to ensure affordability of future multifamily development, explore inclusion of the mixed-income density bonus to allow for additional density with the provision for setting aside dedicated affordable units.	1-2 Years	Planning and Urban Design	No Funding Needed
1.D	Consider amending the zoning to ensure future land uses provide pedestrian-oriented design through public realm design and building placement, utilizing design standards to enhance pedestrian mobility by minimizing curb cuts, parking locations, and hazardous vehicular-pedestrian conflict points. Additionally, consider the prohibition of new drive-thru restaurants and drive-thru banks through future zoning change.	1-2 Years	Planning and Urban Design	No Funding Needed
1.E	In conjunction with citywide parking code reform, consider parking code reductions for new structures, greater parking reductions for legacy commercial structures, shared parking use agreements with surrounding properties and permitting adjacent on-street parking to count towards parking requirements to enable easier redevelopment of legacy commercial buildings.	1-2 Years	Planning and Urban Design	No Funding Needed
Transportation and Infrastructure				
2.A	Explore public realm, street, and intersection redesign of Edgefield, Ferndale, Balboa, Brunner, Newport, Berkley, Pioneer Drive in Downtown Elmwood to improve pedestrian safety, fix unsafe vehicular movements, improve property access, and create community green space opportunities	3-5 Years	Transportation, Bond Office	\$\$\$; Future Bond Package*
2.B	Create a Safe Routes to School plan for Margaret B Henderson identifying improvements that will help make it easier and more comfortable for students to walk and bicycle to school.	3-5 Years	Transportation	Funding will be sought through NCTCOG grants
2.C	Explore opportunities to provide a new traffic signal or traffic control devices along Edgefield in Downtown Elmwood to help calm traffic speeds and enhance the pedestrian nature of these roadways.	2-3 Years	Transportation	Funding source to be determined
Parks and Open Space				
3.A	Taking advantage of excess city right-of-way and adjacent private property, work to create a series of small public plazas and parks in Downtown Elmwood.	3-5 Years	Park+Recreation Bond Office	\$\$; Future Bond Package*

Location Ubicación

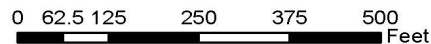


**Authorized Hearing
Area**
(Área de la Audiencia
Autorizada)

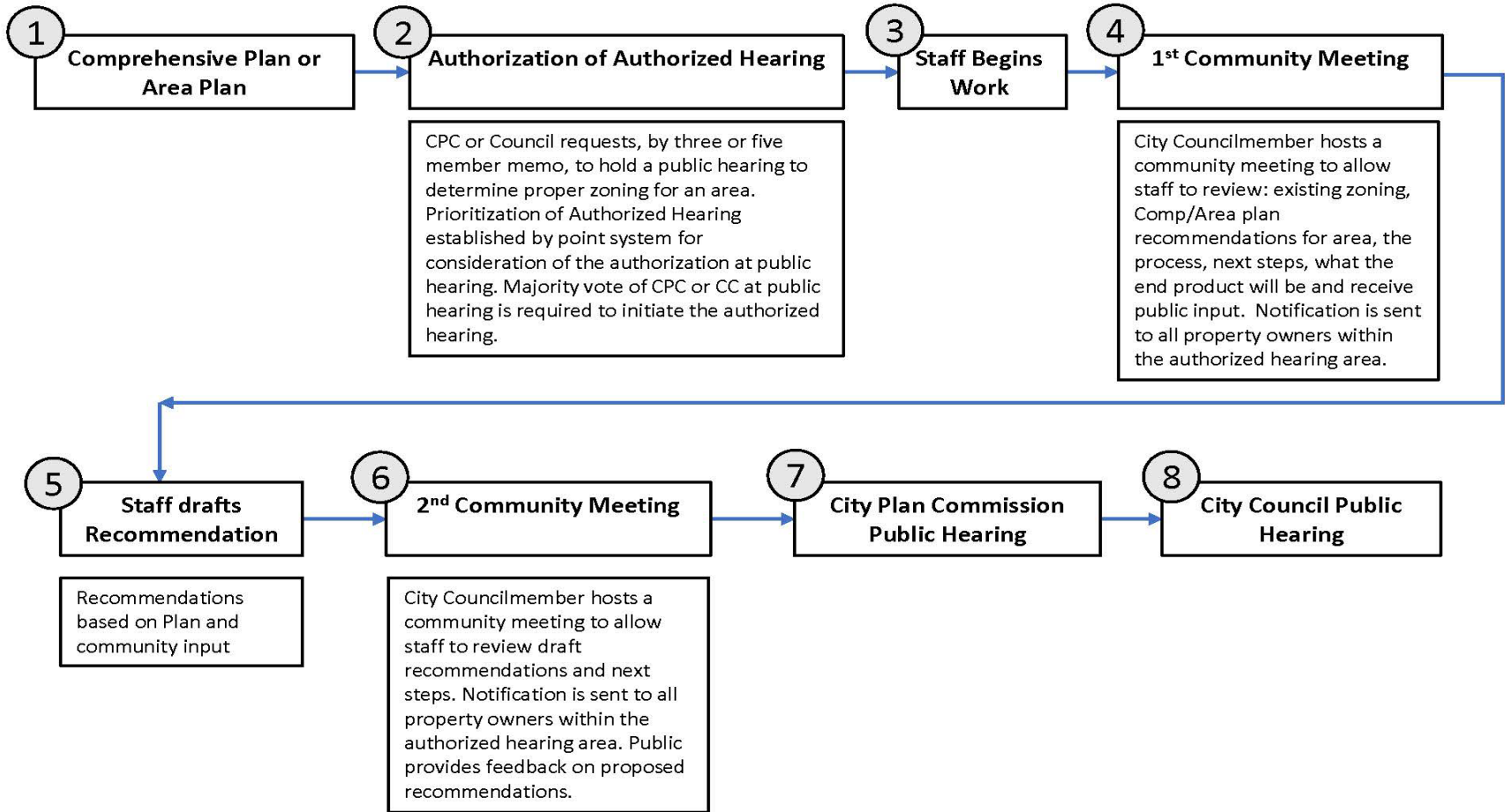
Authorized Hearing Area



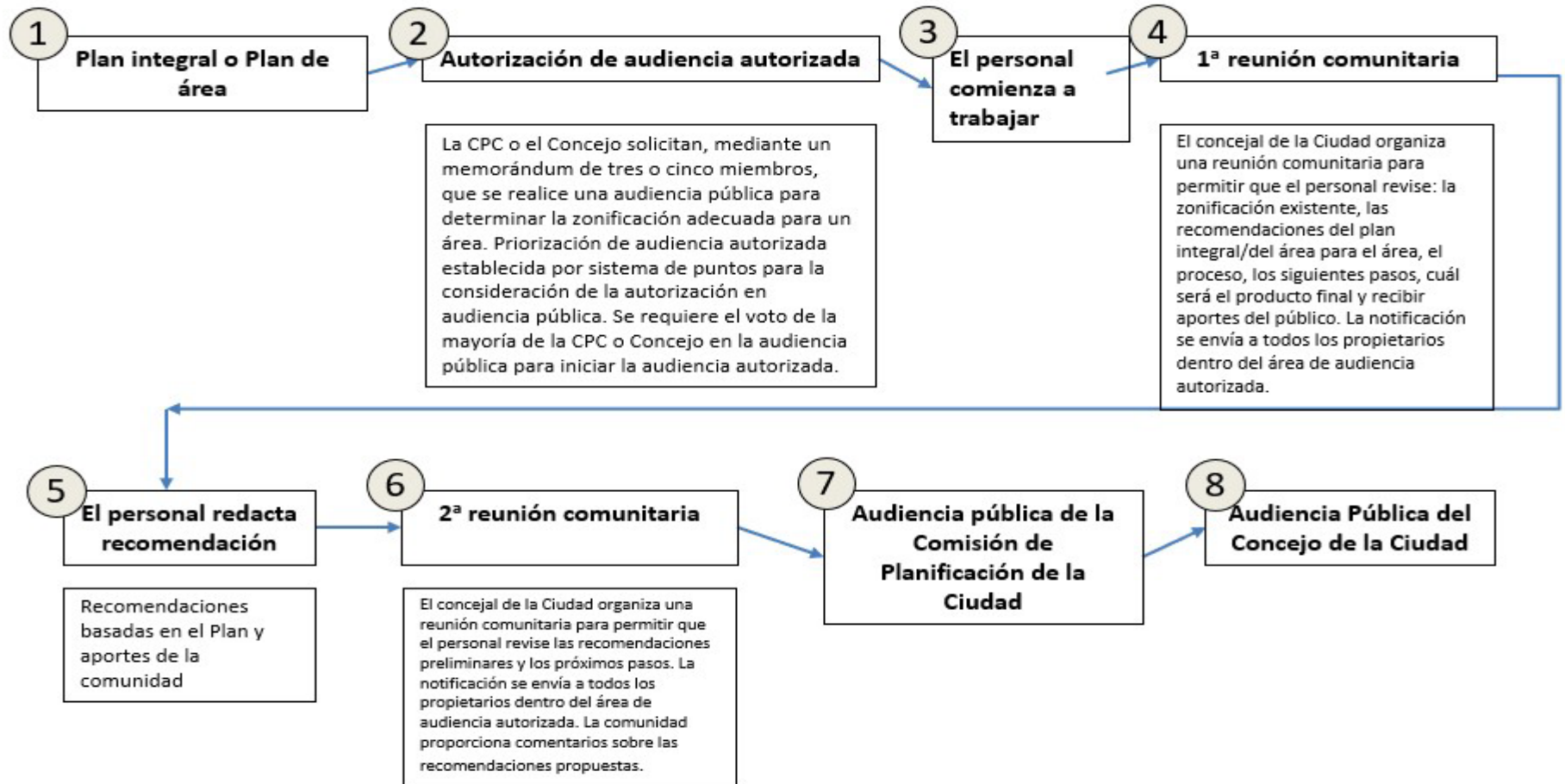
-  Zoning
-  Parcels in Authorized Hearing Area
-  Parcels



Authorized Hearing Process

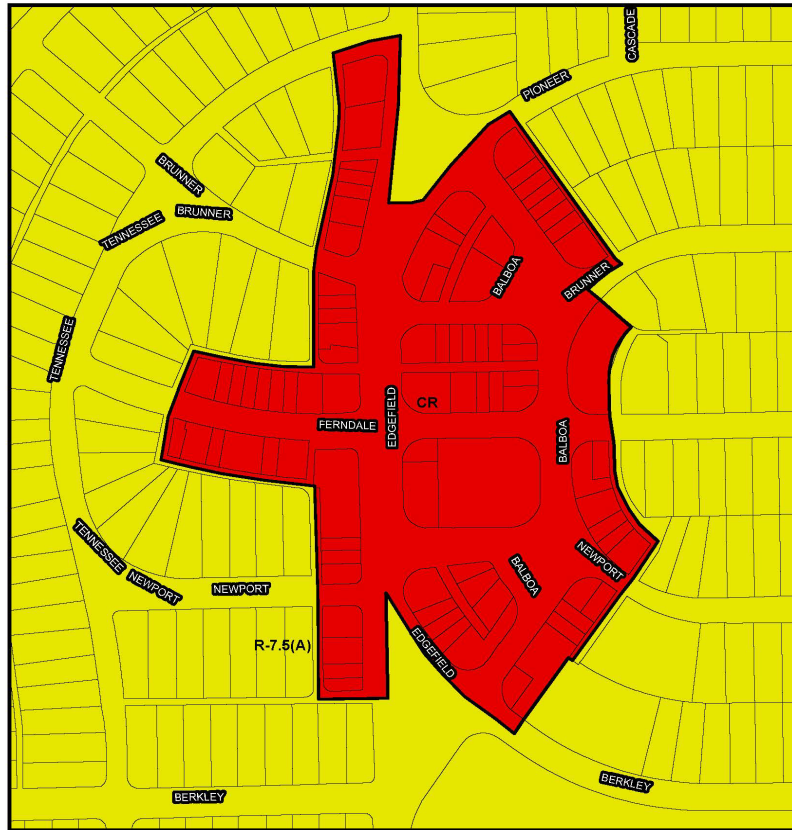


Proceso de Audiencia Autorizada

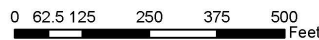
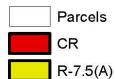


Existing Zoning and Land Use

Zonificación y Uso del Suelo Existentes



Authorized Hearing Area



- **Downtown Elmwood** area of request is comprised of approximately 14 acres and consists of 1 base zoning district.
- **Community Retail District (CR)** Generally this district includes community servicing retail, personal service, and office uses.
- **Existing uses**
 - Restaurant
 - School
 - Offices
 - Car wash
 - Liquor Store
- El área de solicitud del **Centro de Elmwood** comprende aproximadamente 14 acres y consta de 1 distrito de zonificación base.
- **Distrito Minorista Comunitario (CR, por sus siglas en inglés)** En general, este distrito incluye servicios minoristas comunitarios, servicios personales y usos de oficinas.
- **Usos existentes**
 - Restaurantes
 - Escuelas
 - Oficinas
 - Lavado de autos
 - Licorerías



Existing Zoning and Land Uses

Zonificación y Uso del Suelo Existentes



Existing Zoning and Land Uses

Zonificación y Uso del Suelo Existentes



Existing Zoning and Land Uses

Zonificación y Uso del Suelo Existentes



Next Steps (Siguientes pasos)

- Second community meeting to review the proposal.
Segunda reunión comunitaria para revisar la propuesta.

- City Plan Commission public hearing to determine whether to recommend the proposed changes to the City Council .

Audiencia pública de la Comisión de Planificación de la Ciudad para determinar si se deben recomendar los cambios propuestos al Concejo de la Ciudad.

- City Council public hearing to determine whether or not to approve the proposed zoning changes.

Audiencia pública del Concejo de la Ciudad para determinar si se aprueban o no los cambios de zonificación propuestos.



Next Steps (Siguientes Pasos)

- Throughout the process, updates will be on the City's website (A lo largo del proceso, las actualizaciones estarán disponibles en la página de la Ciudad):

<https://dallascityhall.com/departments/pnv/Pages/DowntownElmwood.aspx>



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Additional questions (Preguntas adicionales)

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