

Elm Thicket Authorized Hearing

Steering Committee Meeting II

January 25, 2021

Nathan Warren
Senior Planner
Sustainable Development and
Construction



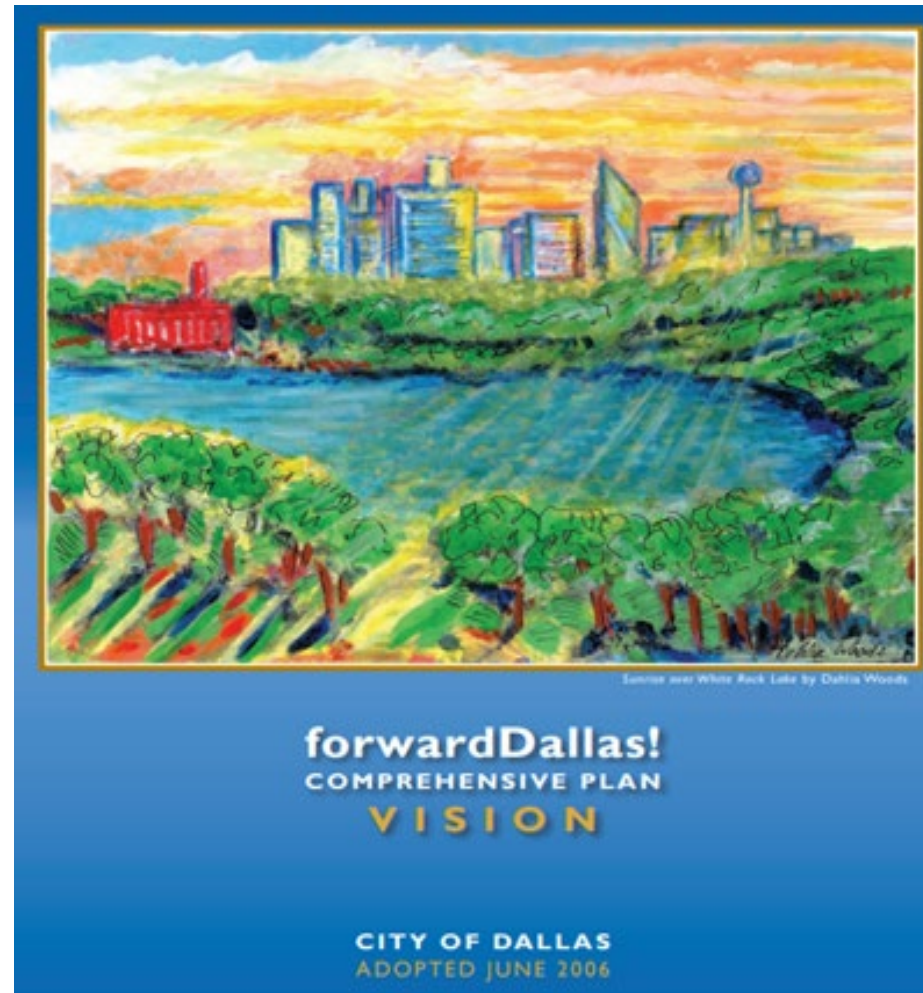
Agenda

- I. Welcome and Recap**
- II. Area Plans**
- III. Existing/Current Zoning**
- IV. Discussion**
- V. Next Steps**
 - **Next Meeting:**
 - **Monday, February 8, 2021**



forward Dallas!

- Dallas City Council adopted forwardDallas! Comprehensive Plan June 2006
- forwardDallas! is the city-led, citywide comprehensive plan driven by direct citizen involvement
- forwardDallas! envisions the Dallas residents want to live and do business



forward Dallas!

- The Neighborhood Element of the Policy Plan identifies goals with policy and implementation measures that aim to achieve the identified goals
- The two identified goals are:
 - Promote Vibrant and Viable Neighborhoods
 - Preservation of Historic and Cultural Assets



Neighborhood Revitalization Plan

- Established on October 7, 2015
- Six Strategic Goals for Dallas
 1. Create a Collective Impact Framework
 2. Alleviate Poverty
 3. Fight Blight
 4. Attract and Retain the Middle Class
 5. Expand Homeownership
 6. Enhance Rental Options



Strategic Neighborhood Action Plan

Elm Thicket/Northpark

- Finalized on July 1, 2017
- Neighborhood Concerns:
 1. Need for stronger code enforcement
 2. Rapid increase in property value
 3. Infrastructure needs
 4. Absentee landlords of single family rental homes
 5. Lack of parks and open space



Strategic Neighborhood Action Plan

Elm Thicket/Northpark

- Neighborhood Priorities:
 1. Managing neighborhood change (displacement prevention, maintaining diversity, concerns over new development)
 2. Improving physical conditions of the neighborhood (home repair, code enforcement, infrastructure)
 3. Improving of rental properties
 4. Improving safety
 5. New social programs for the elderly and youth



Feedback

- Become a first in Dallas (ECO-Friendly Neighborhood: Solar, Smart Irrigation, Reduced Water Consumption, Improved Water Quality)
- No backyard parking lots
- Similar building styles (traditional vs modern)
- Elm Thicket section duplexes that look like homes instead of townhomes, or allow for Brownstones
- Maintained homes
- Elm Thicket (part of the neighborhood) should require all new builds or remodels to plant one American Elm in the front yard



Feedback

- Sod and no fake turf grass
- Polk Elementary paint update and new fencing
- Polk Recreation painted
- No more parking lots allowed
- No more churches allowed
- Improved alleyways in Elm Thicket (require trash pick-up in alleyways)
- More transparency from the Councilman's Office
- Improved bulk trash pick up



Feedback

- Better police response
- Outreach to seniors
- Consistency in zoning
- More services to seniors
- More services to youth
- Investment in community development
- Stop the building of oversized houses in the neighborhood
- New houses should be the same height as existing houses

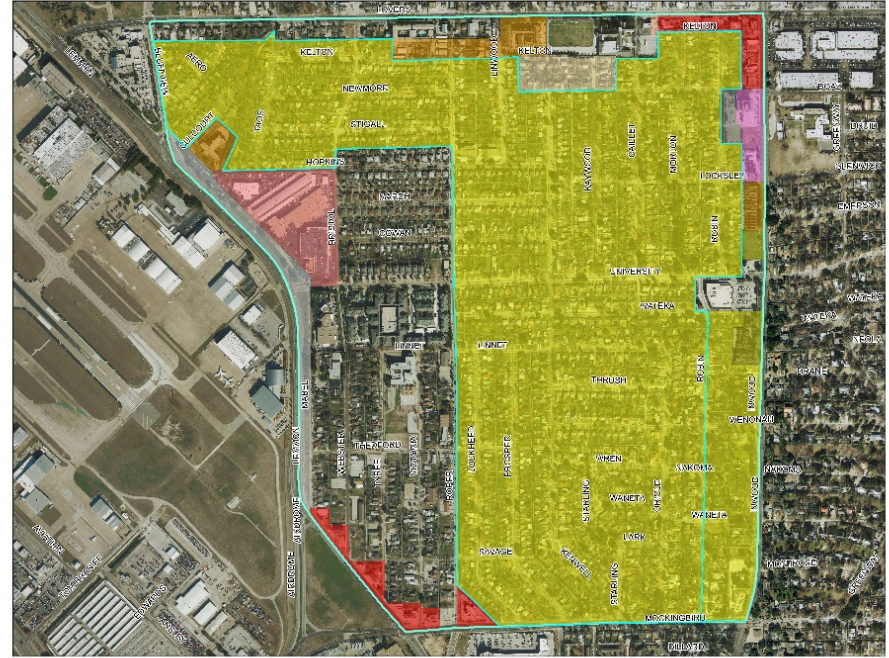
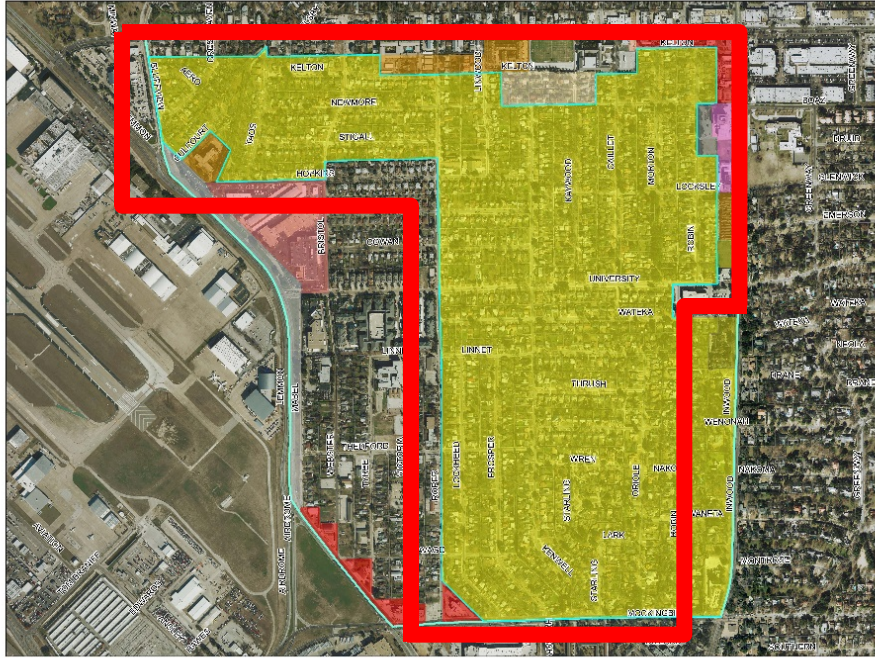


Feedback

- A clear zoning map for the neighborhood so that residential and duplex lots are not scattered in a haphazard manner
- More options available for affordable housing
- Slow or stop the rapidly increasing land/market values that are making it difficult for elderly residents to stay in their homes
- New homes should reflect the architecture of existing homes
- Tree-planting program



Existing Zoning – R-7.5(A)



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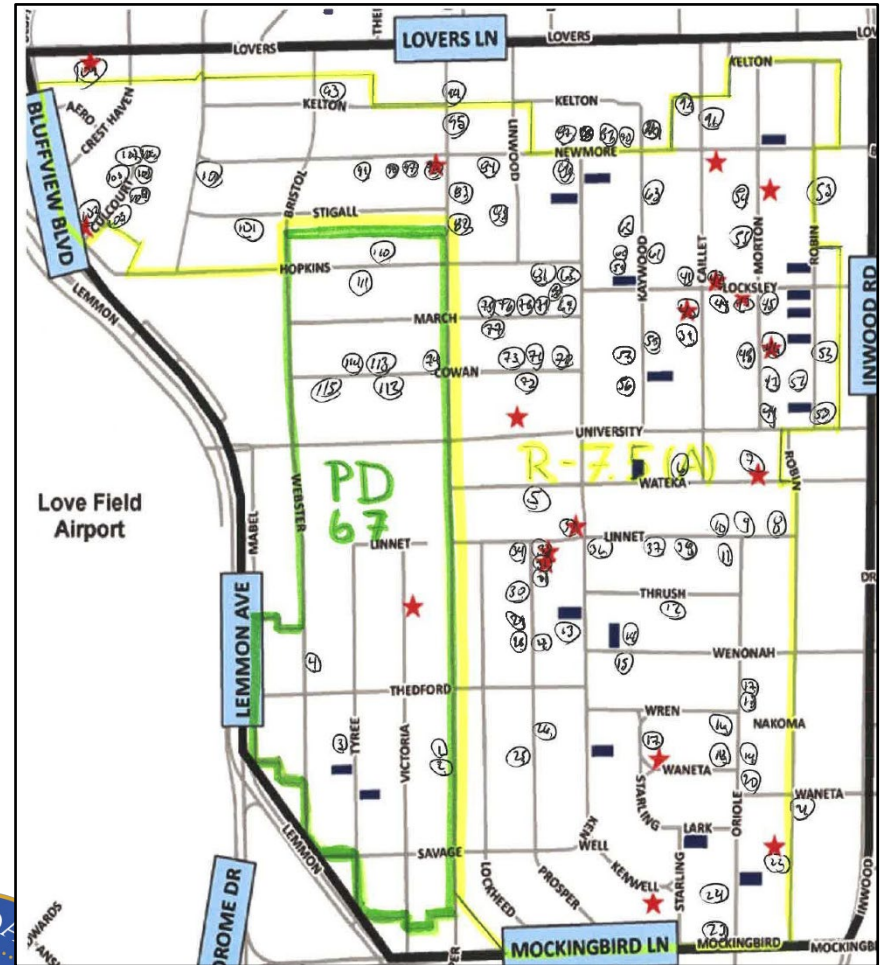
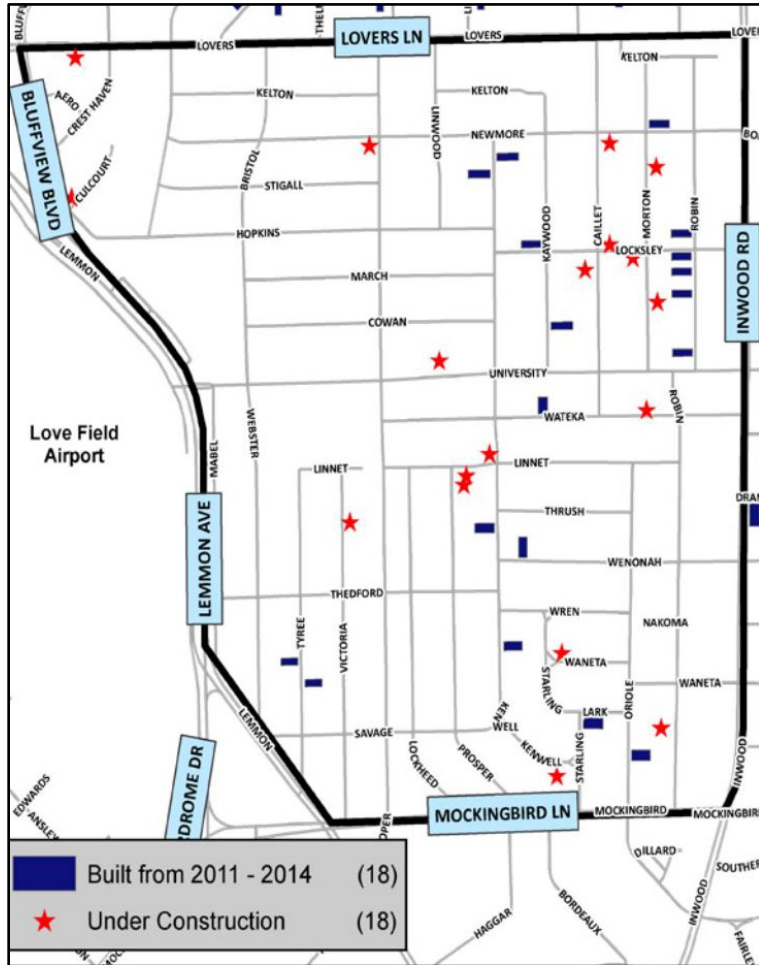
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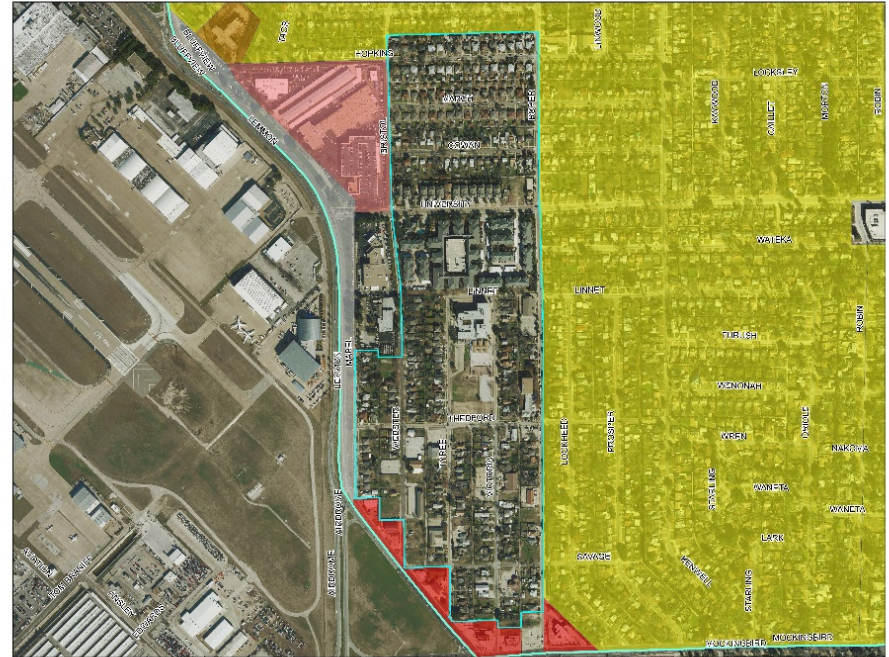
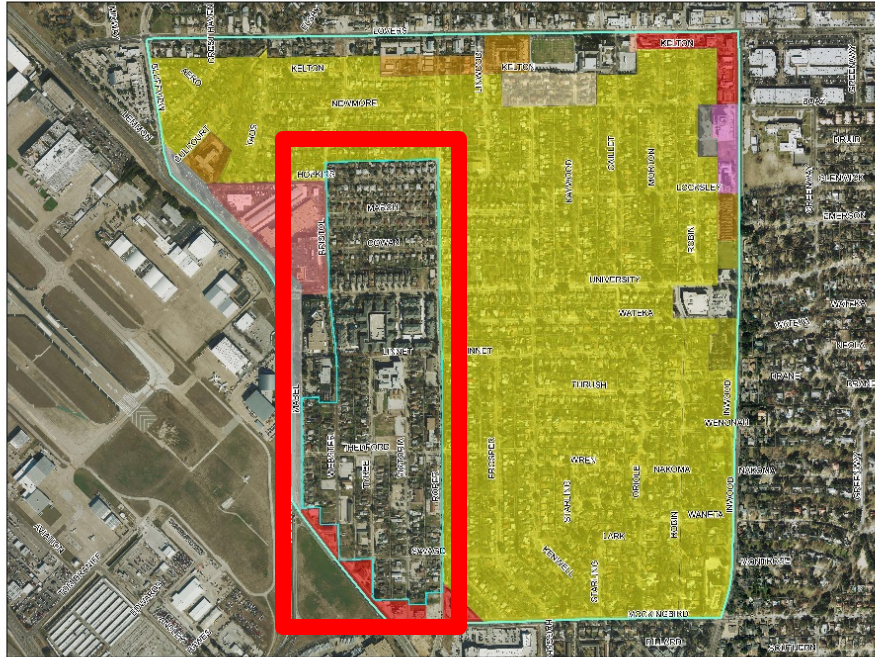
Existing Zoning – R-7.5(A)



Redevelopment



Existing Zoning – PD-67



Existing Zoning – PD-67



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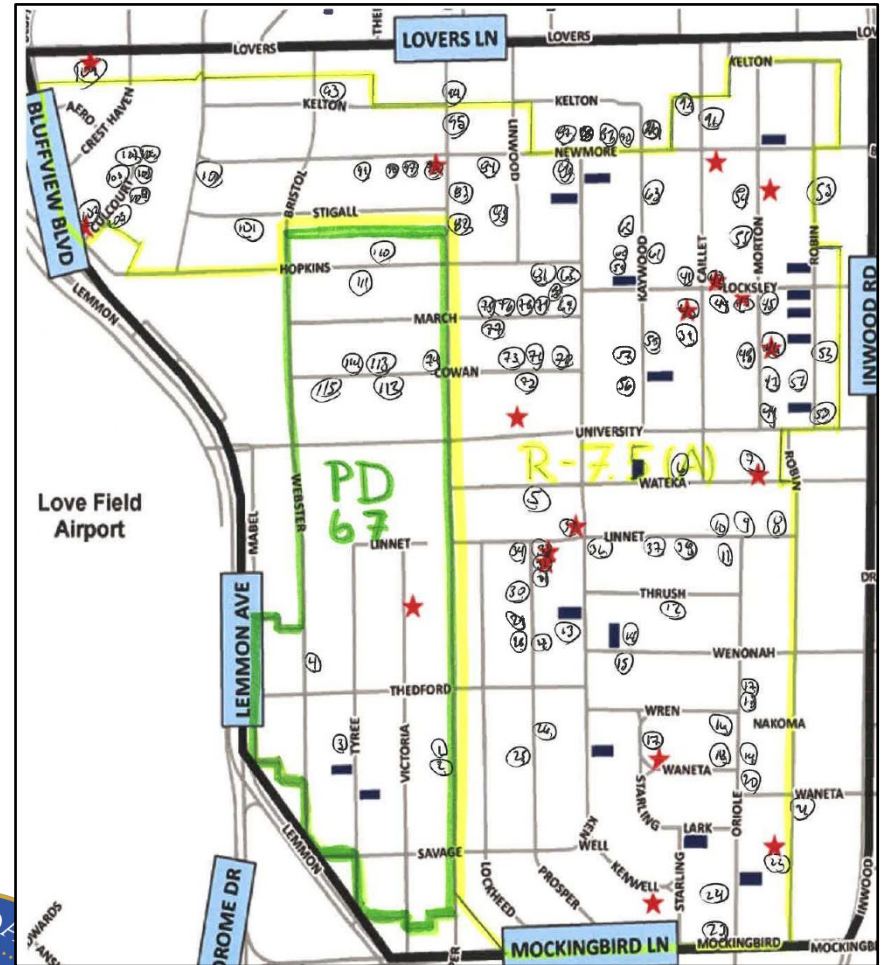
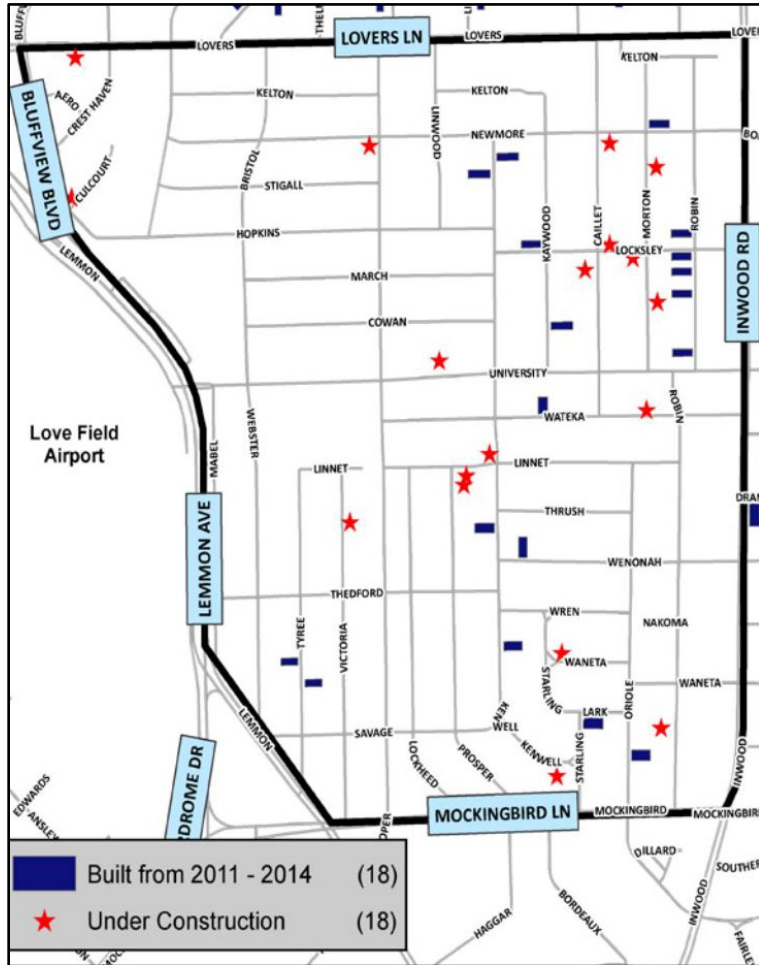
Existing Zoning – PD-67



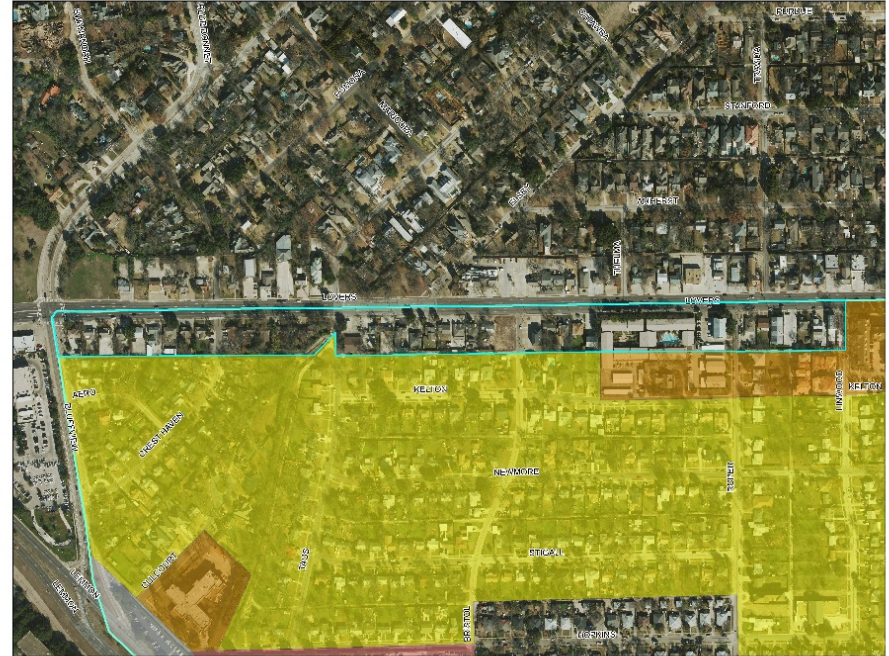
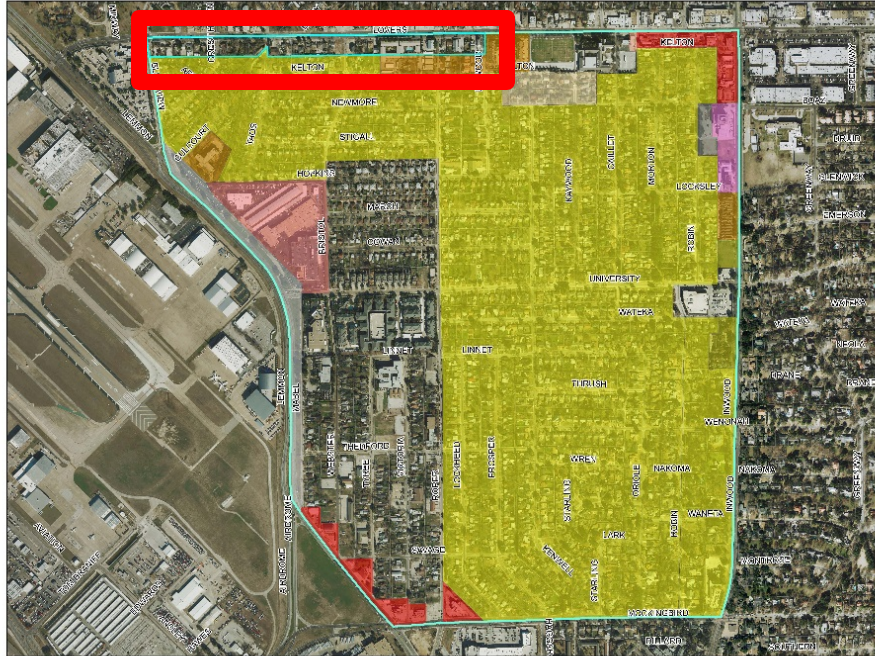
Existing Zoning – PD-67



Redevelopment



Existing Zoning – PD-326



Existing Zoning – PD-326



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Existing Zoning – PD-326



Existing Zoning – PD-326



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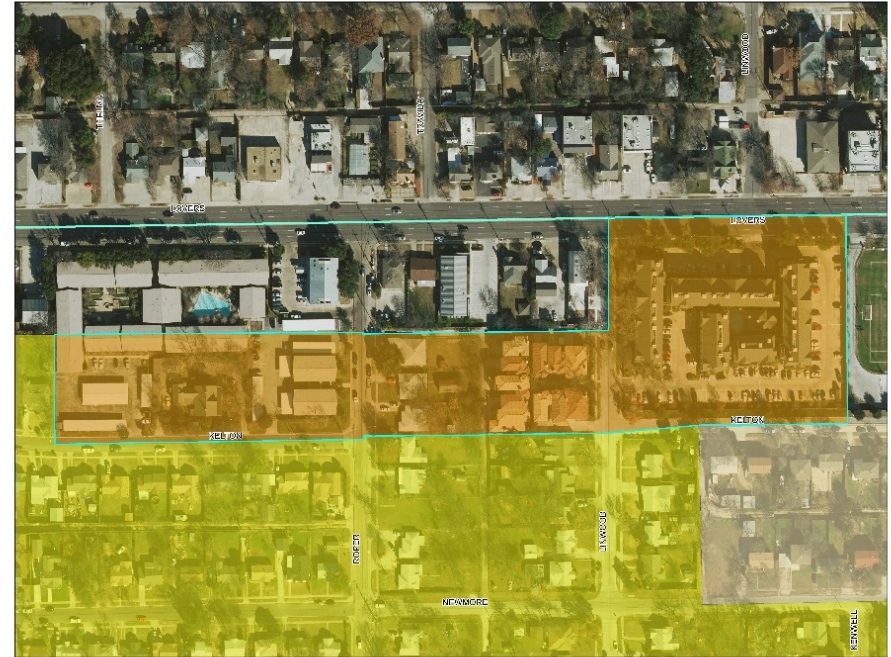
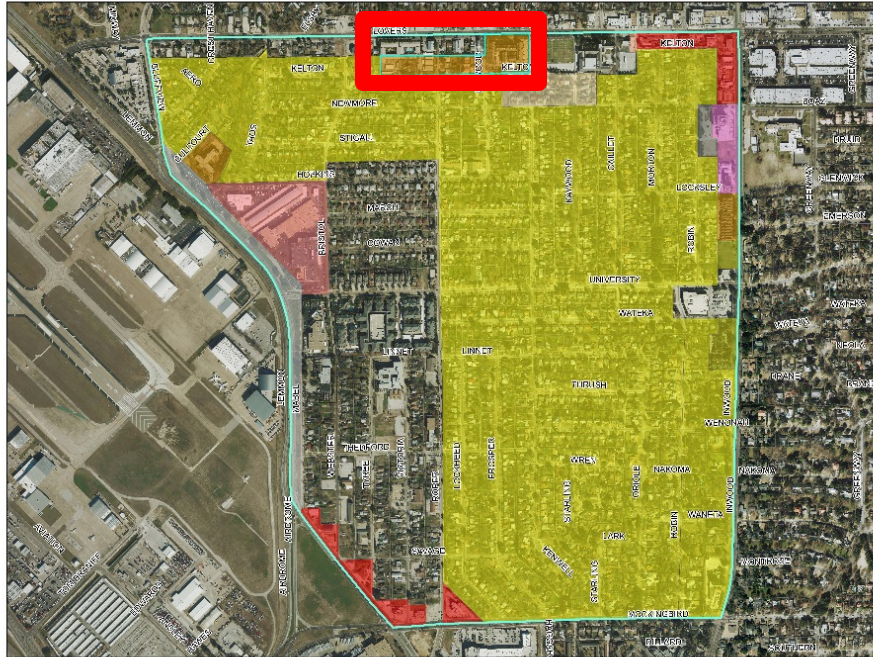
Existing Zoning – PD-326



Existing Zoning – PD-326



Existing Zoning – MF-2(A)



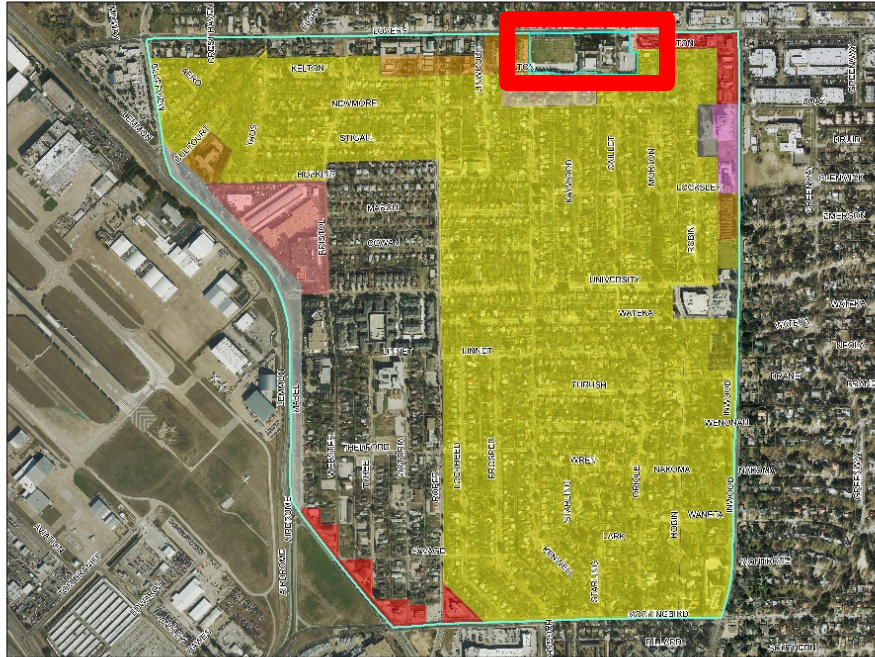
Existing Zoning – MF-2(A)



Existing Zoning – MF-2(A)



Existing Zoning – PD-771



Existing Zoning – PD-771



Existing Zoning – PD-771



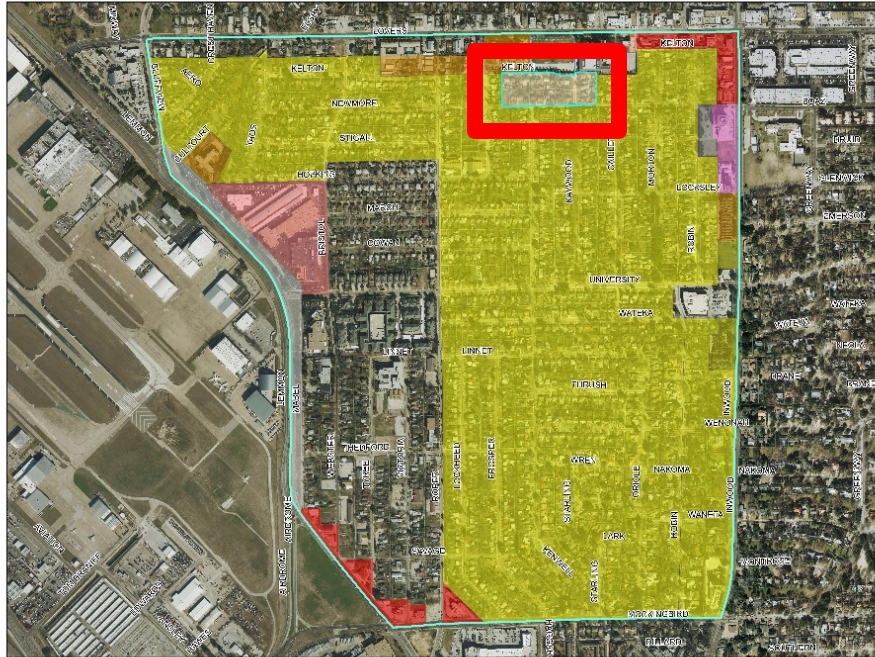
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Existing Zoning – PD-771



Existing Zoning – D(A)



Existing Zoning – D(A)



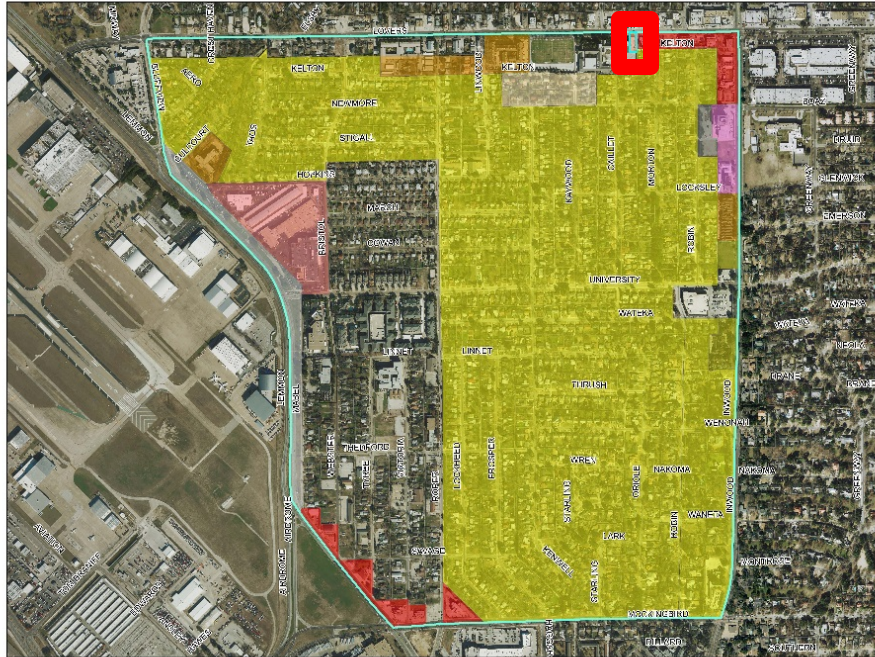
Existing Zoning – D(A)



Existing Zoning – D(A)



Existing Zoning – MC-1



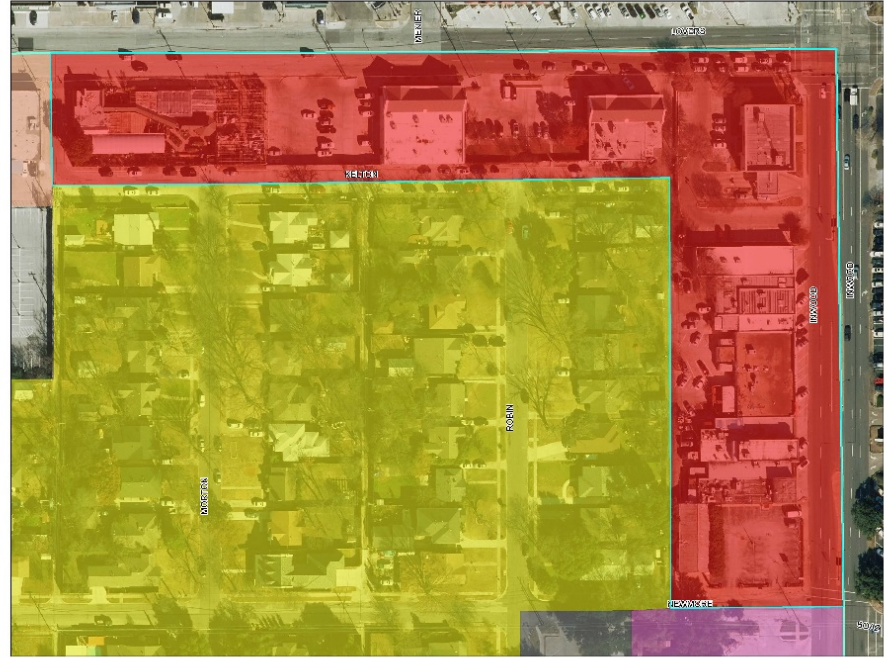
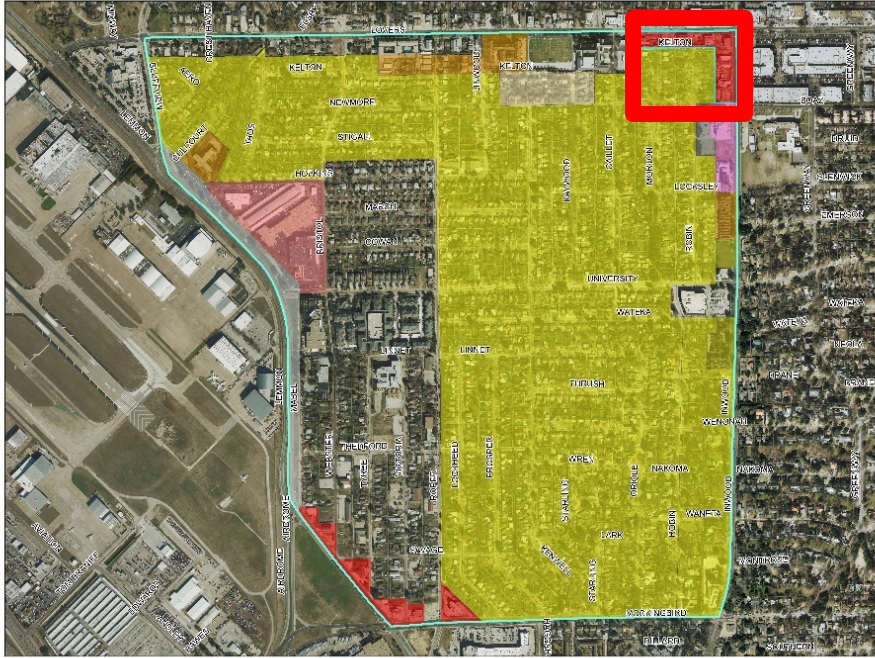
Existing Zoning – MC-1



Existing Zoning – MC-1



Existing Zoning – CR



Existing Zoning – CR



Existing Zoning – CR



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Existing Zoning – CR



Existing Zoning – CR



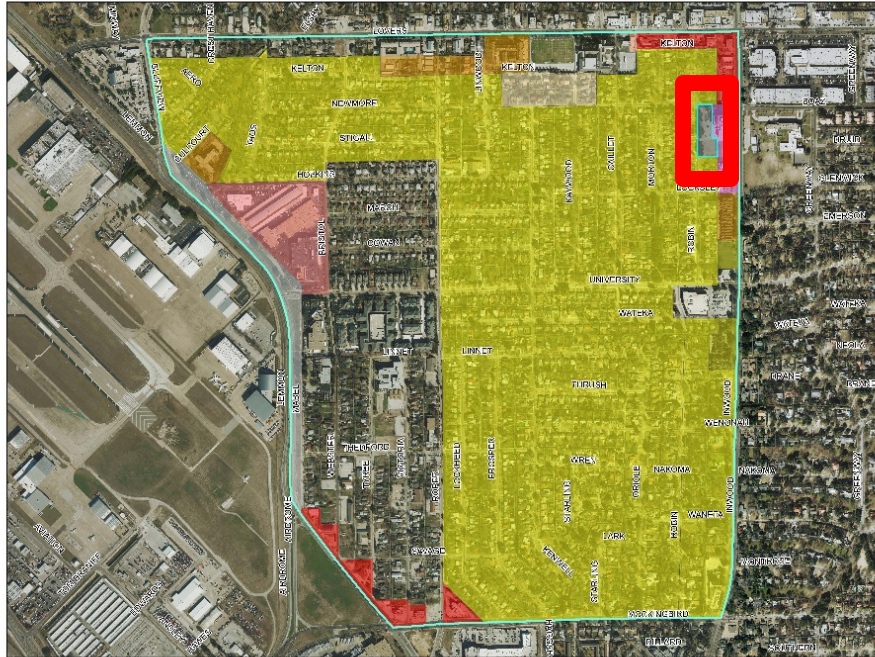
Existing Zoning – CR



Existing Zoning – CR



Existing Zoning – P(A)



Existing Zoning – P(A)



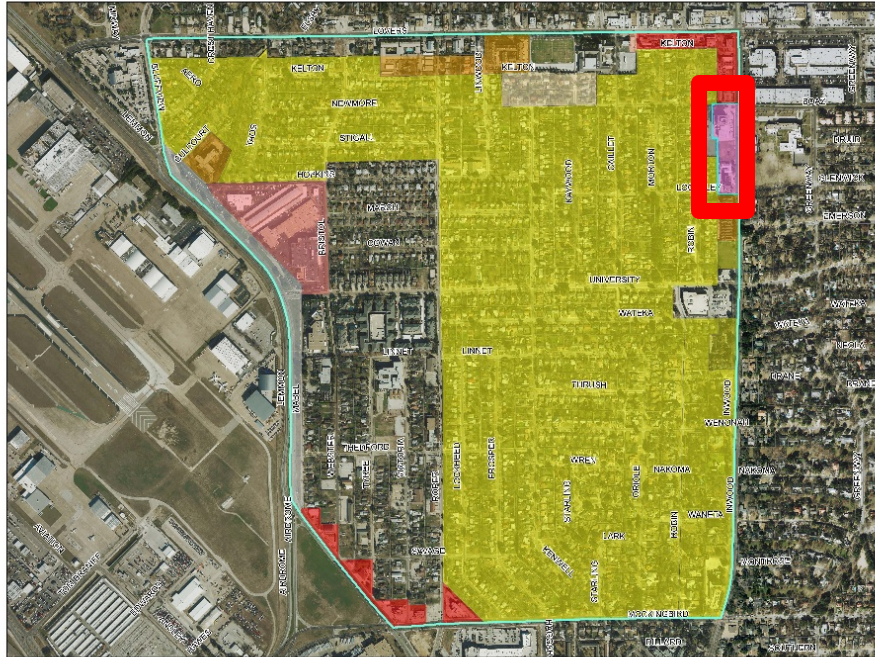
Existing Zoning – P(A)



Existing Zoning – P(A)



Existing Zoning – LO-1



Existing Zoning – LO-1



Existing Zoning – LO-1



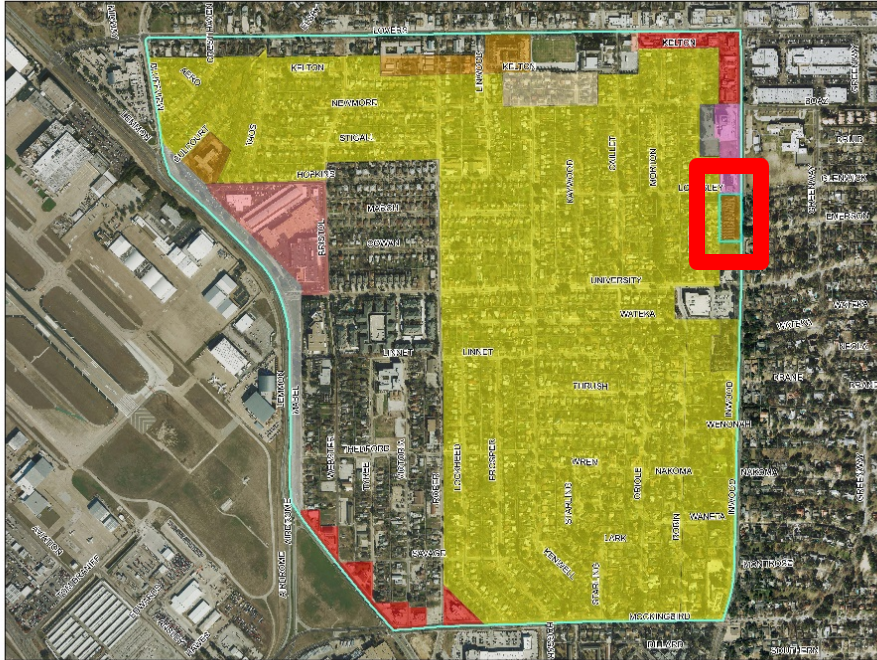
Existing Zoning – LO-1



Existing Zoning – LO-1



Existing Zoning – MF-2(A)



Existing Zoning – MF-2(A)



Existing Zoning – MF-2(A)



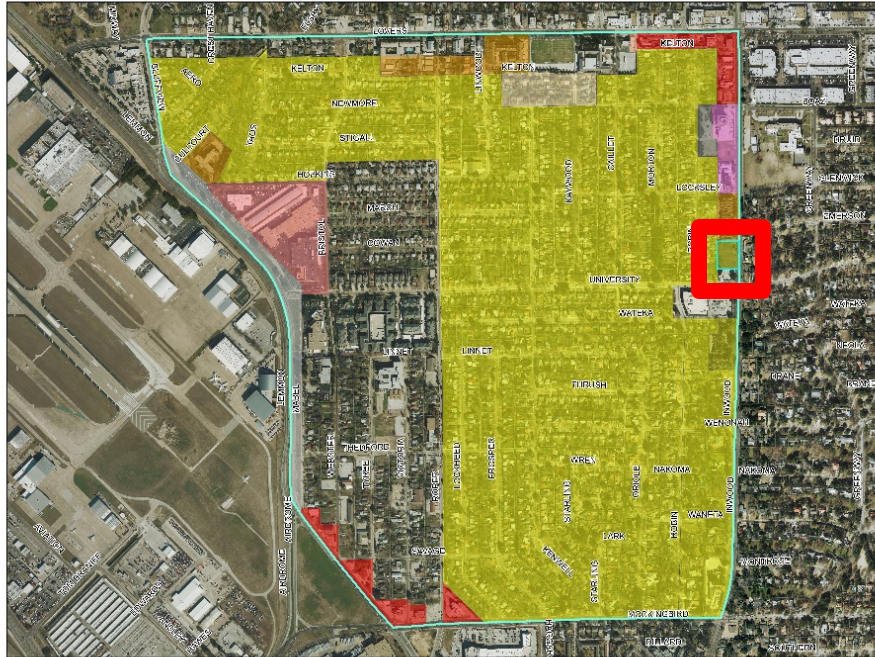
Existing Zoning – MF-2(A)



Existing Zoning – MF-2(A)



Existing Zoning – TH-3(A)



Existing Zoning – TH-3(A)



Existing Zoning – TH-3(A)



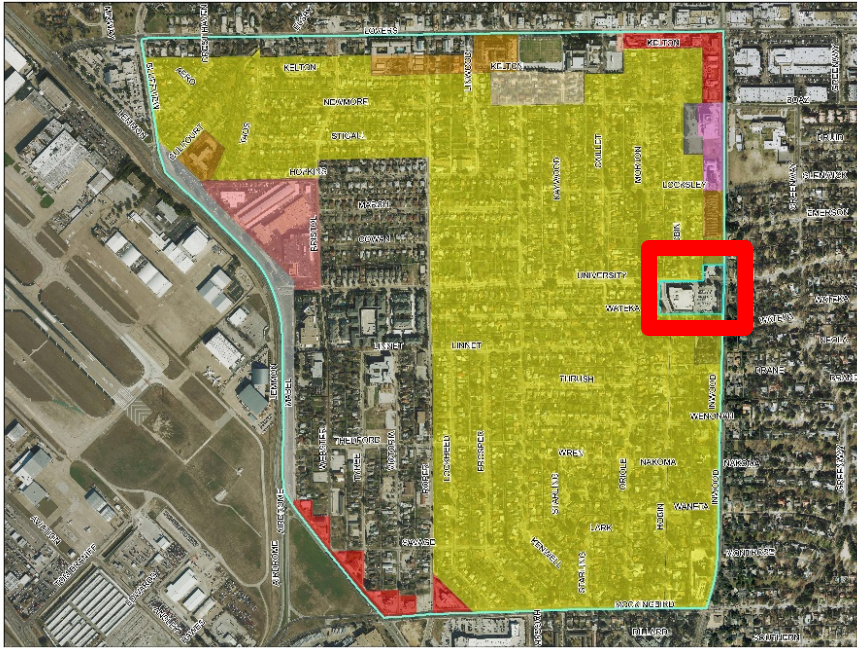
Existing Zoning – TH-3(A)



Existing Zoning – TH-3(A)



Existing Zoning – PD-814



Existing Zoning – PD-814



Existing Zoning – PD-814



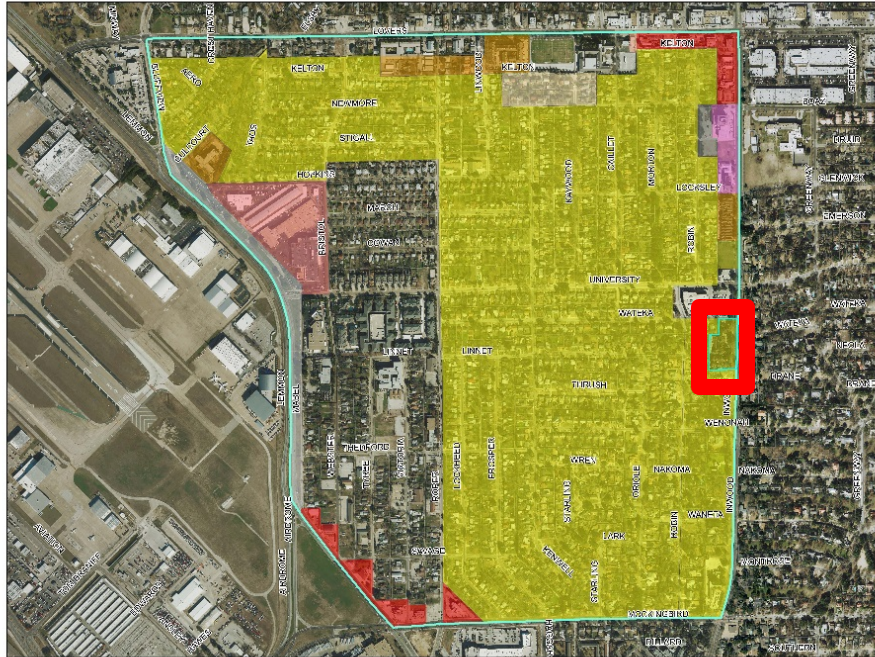
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Existing Zoning – PD-814



Existing Zoning – TH-2(A)



Existing Zoning – TH-2(A)



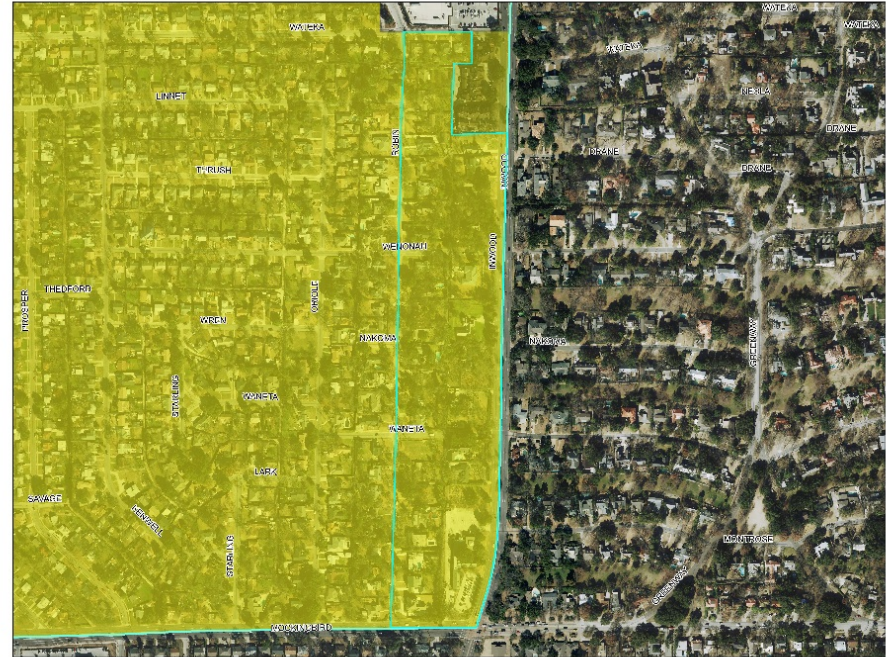
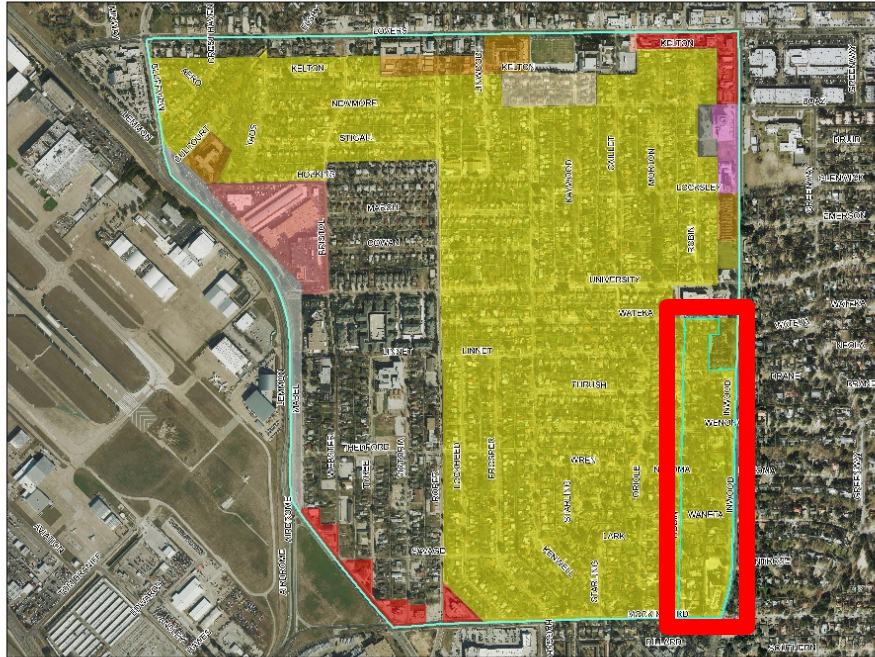
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Existing Zoning – TH-2(A)



Existing Zoning – R-10(A)



Existing Zoning – R-10(A)



Existing Zoning – R-10(A)



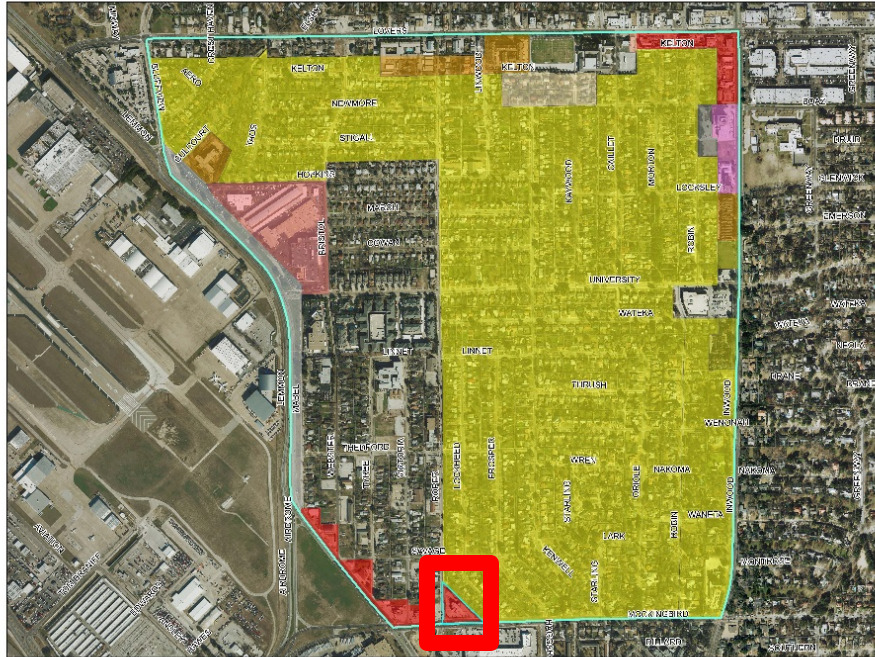
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Existing Zoning – R-10(A)



Existing Zoning - CR



Existing Zoning - CR



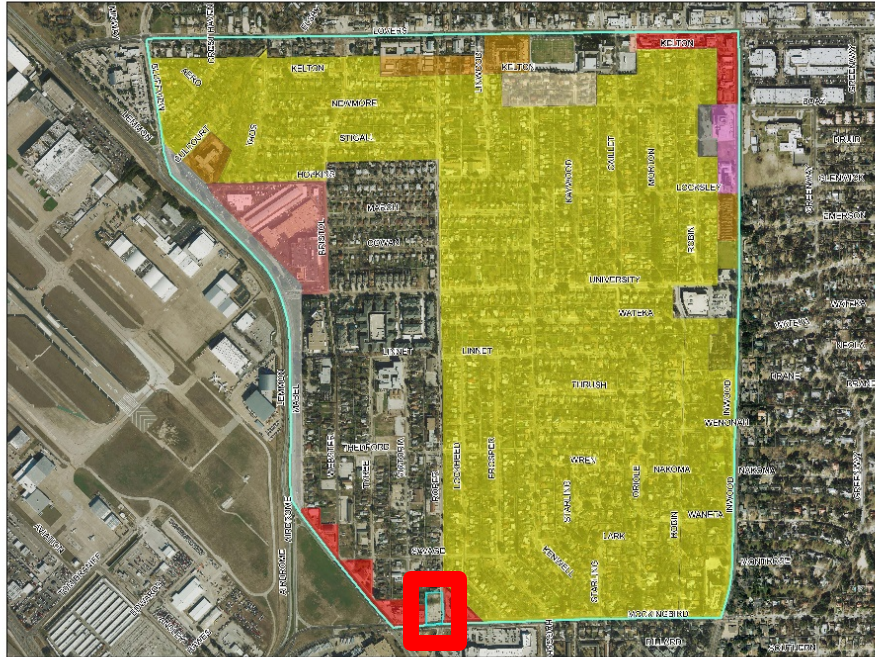
Existing Zoning - CR



Existing Zoning - CR



Existing Zoning – PD-947



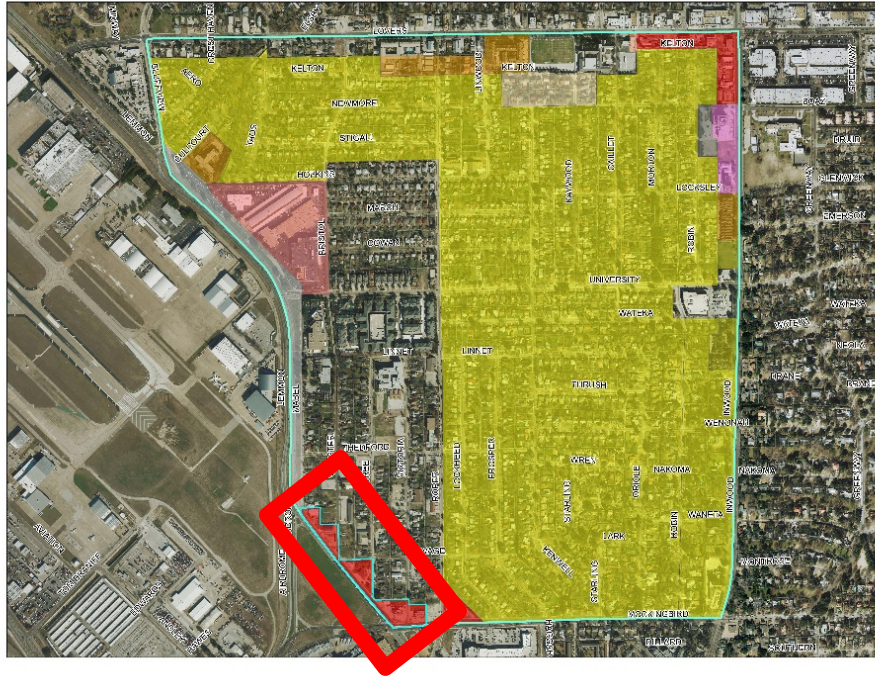
Existing Zoning – PD-947



Existing Zoning – PD-947



Existing Zoning – CR



Existing Zoning – CR



Existing Zoning – CR



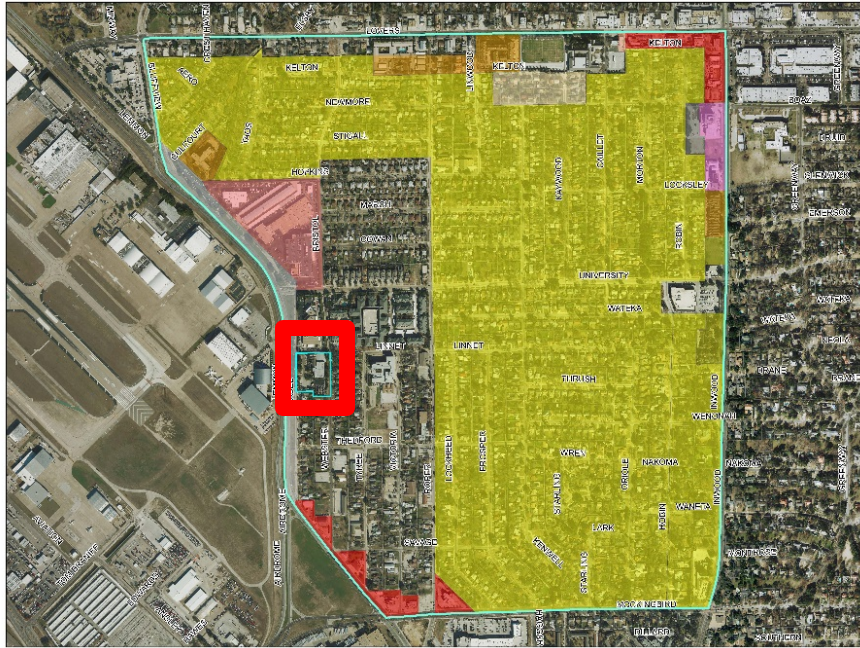
Existing Zoning – CR



Existing Zoning – CR



Existing Zoning – PD-659



Existing Zoning – PD-659



Existing Zoning – PD-659



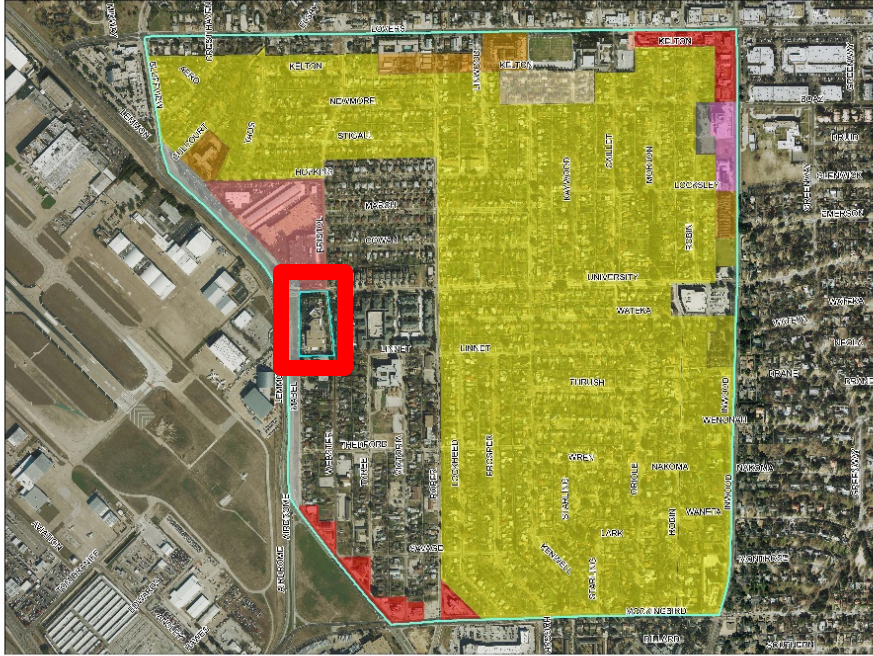
Existing Zoning – PD-659



Existing Zoning – PD-659



Existing Zoning – PD-515



Existing Zoning – PD-515



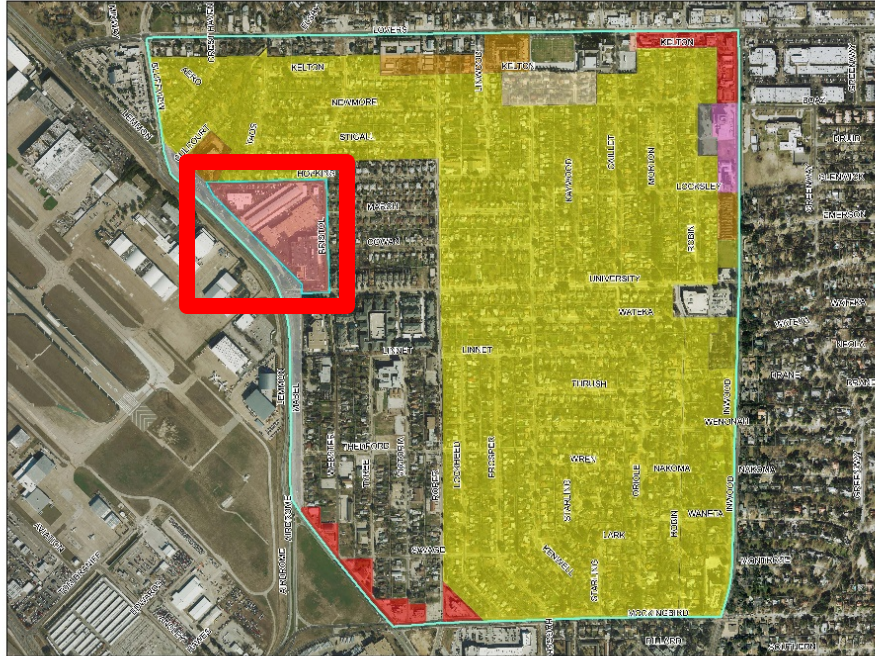
Existing Zoning – PD-515



Existing Zoning – PD-515



Existing Zoning – CS



Existing Zoning – CS



Existing Zoning – CS



Existing Zoning – CS



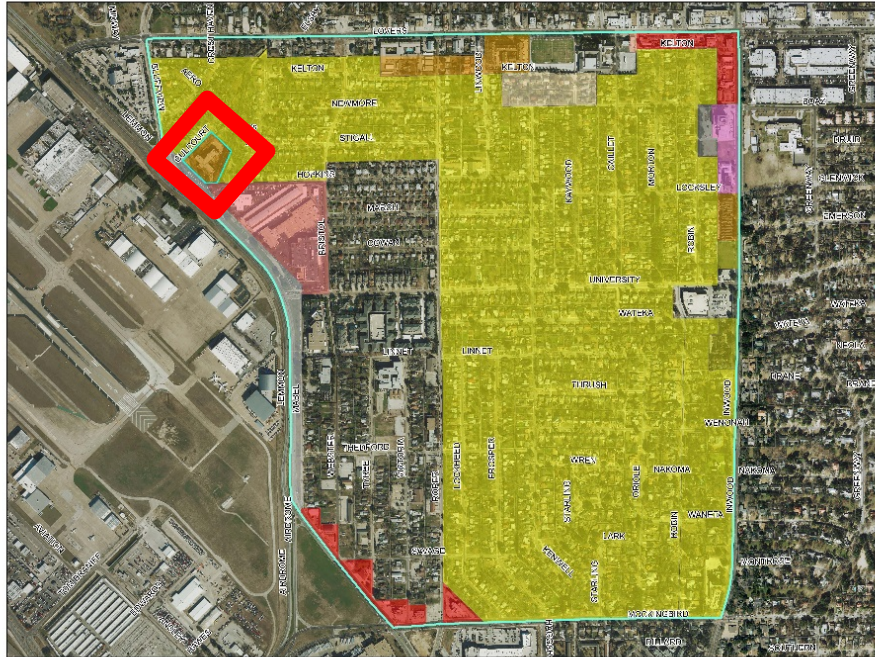
Existing Zoning – CS



Existing Zoning – CS



Existing Zoning – MF-2(A)



Existing Zoning – MF-2(A)



Existing Zoning – MF-2(A)



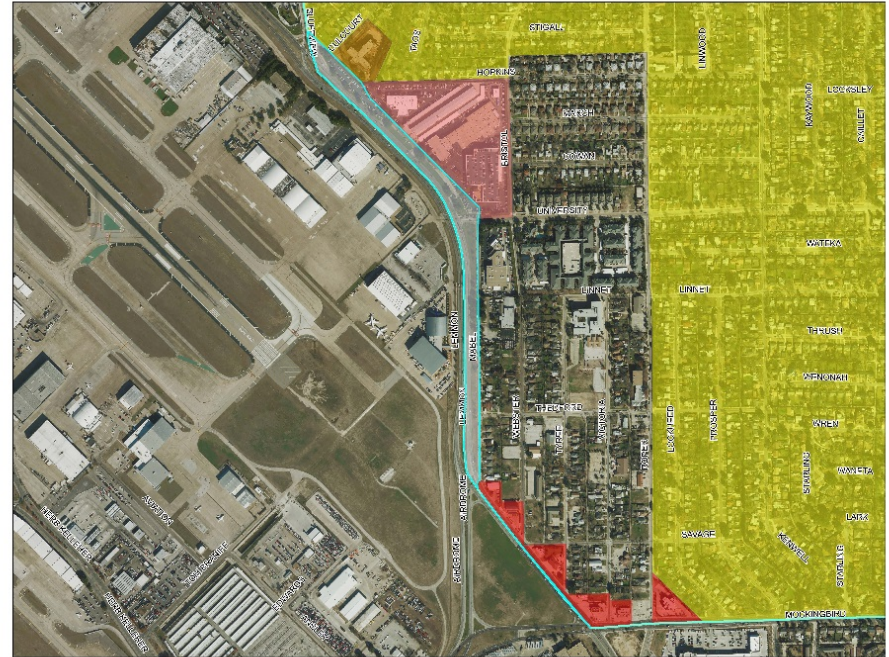
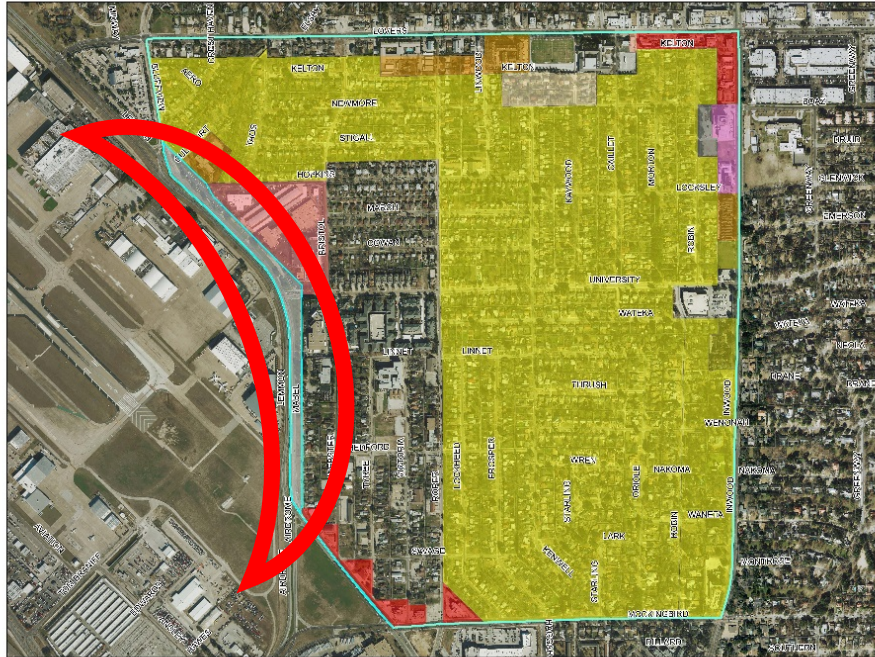
Existing Zoning – MF-2(A)



Existing Zoning – MF-2(A)



Existing Zoning - IR



Existing Zoning - IR



Existing Zoning - IR



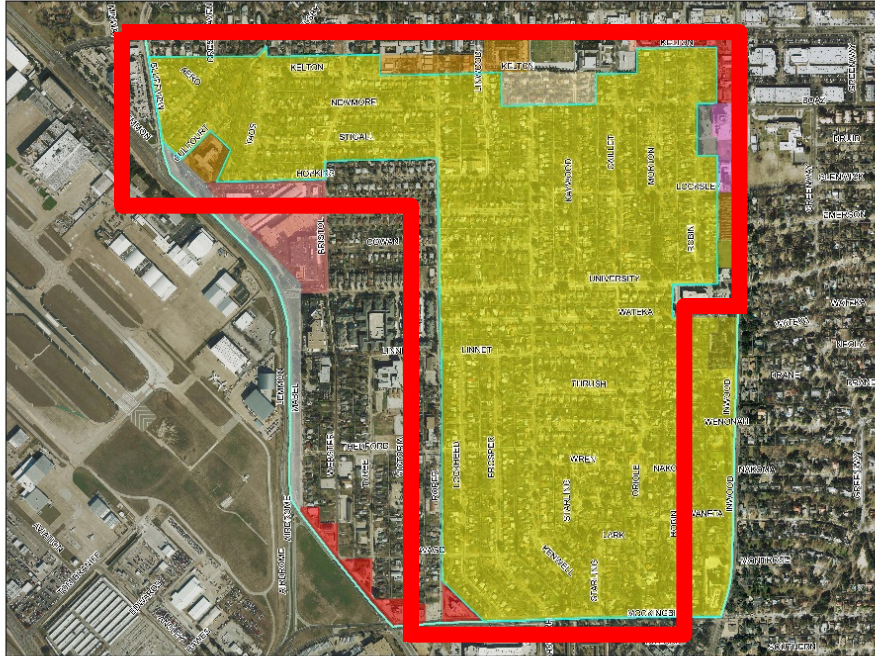
Existing Zoning - IR



Existing Zoning - IR



Discussion – R-7.5(A)



- Concerns within this zoning designation



Next Steps

- Next meeting:
 - February 8, 2021
 - 6:00 pm – 7:30 pm



Elm Thicket Authorized Hearing

Steering Committee Meeting II



Additional questions:

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