



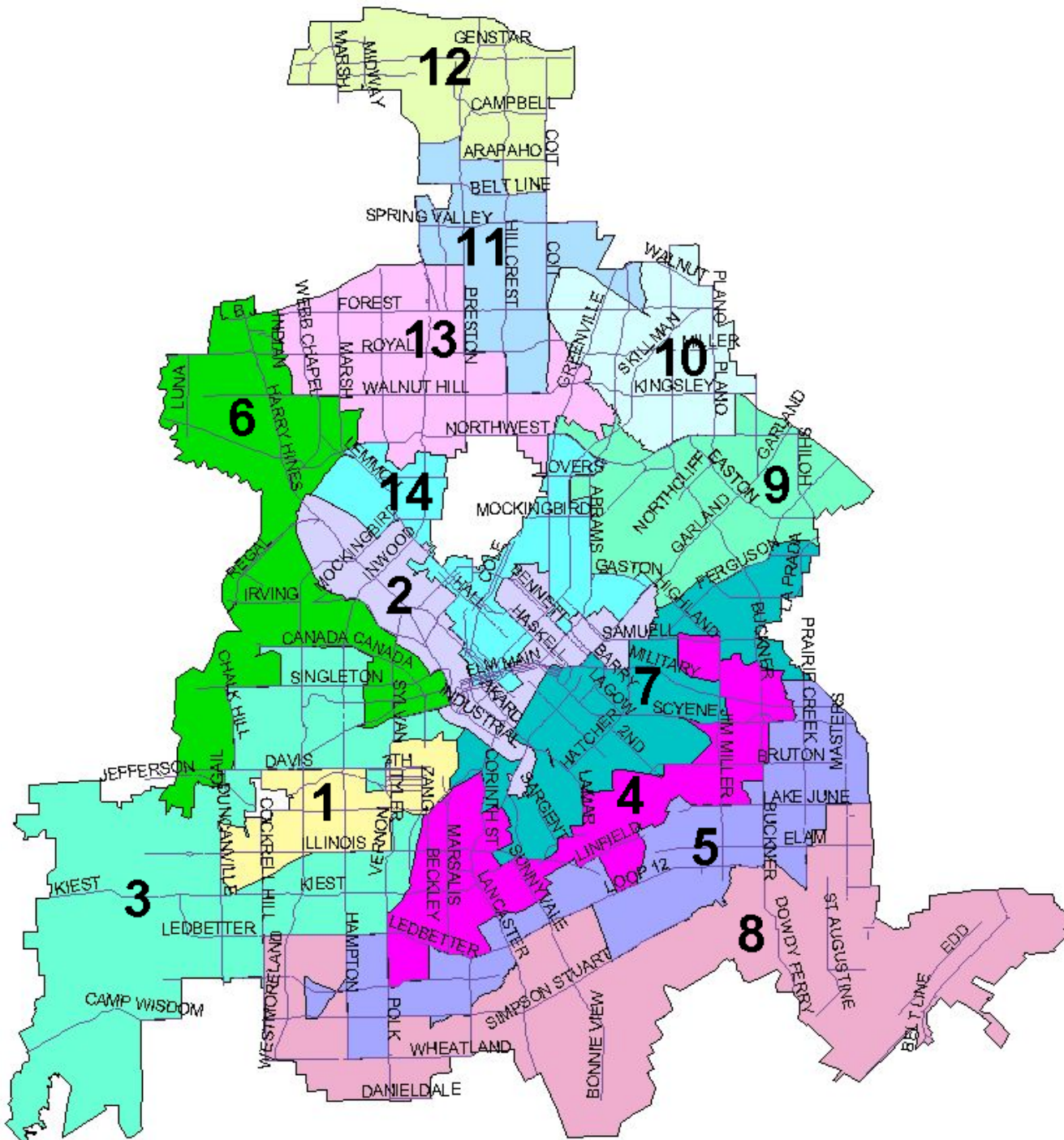
# District 3

“Bringing Neighbors Together to Solve Problems”

**Councilman Dave Neumann**

2010-2011

City Council Retreat







# “Bringing Neighbors Together to Solve Problems”

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## D3 Focus

### **□ Reinforce and support citizen leadership**

- Strong relationships with Homeowners Associations, Neighborhood Associations, and Crime Watch Groups.

## D3 Neighborhood Organizations

**Beckleywood– Patrick Hobbs**

**Frank Bracken – Cedar Vista**

**Samuel Lozano – Cockrell Hill & Redbird**

**Mary Truhill – Country Creek Condos**

**Timothy Herfel – East Kessler**

**Elva Friesenhahn – El Tivoli Place**

**Larry Nelson – Encino Homeowners Association**

**Ed Meyer – Fox Hollow Homeowners Association**

**James Boyd – Greenleaf Village**

**Matthew Little – Harbor Glen**

**Jennifer Wichmann – Hideaway Valley**

**Jane Gaines – Highlands of Kessler**

**Fredrick Scott – Hunters Bend Association**

**Rich Childs – Kessler Neighbors United**

**George Gragsone, Jr. – Kiest Forest Estates**

**Brenda Spencer-Robertson – Kimball Neighborhood**

**Joseph Johnson – Kimball Square**

**Paul Zubiato – Kings Highway Conservations District**

**Marcus Evans – Kingsbridge Crossing Resident  
Council**

**Dorothy McCary – Ledbetter Gardens**

**Ellen Taft – Mount Vista II Homeowners Association**

**Tony Nuncio – Oak Park Estates Neighborhood Association**

**Michael Amonett – Old Oak Cliff Conservation League**

**Dodie Butler – Stevens Park Estates**

**Mark Mynatt – Stevens Park Village Homeowners Association**

**Bob Watchorn – Summit Lawn Neighborhood Association**

**Larry Brookins – Summit Park Homeowners Association**

**Linda Stevenson – Sunset Acres Residents Association**

**Don Raines, Jr. – Trinity Town Homes**

**Frank Valtierra – Vista Real Neighborhood Association**

**Rachel Thompson – Wedglea Manor**

**Marty Martin – Wedglea Place Condos**

**Daniel Duke – Wedglea Creek Garden Homes**

**Dan Patton – Wedglea Creek Condos**

**Mariam Andersen – West Kessler**

**Pat Stephens – Westmoreland Heights**

**Maria Castillo – Mabel Meshack**

**Marce Tebbe – Windridge Estates**

**Kyle Ward – Winnetka Heights**

**Edna Pemberton – Woods/Sugarberry**

**Marilyn Cox – Wynnewood Heights**

**Lynn Sulander – Wynnewood North**

**Virginia Claver – Wooded Beck Court**

# “Bringing Neighbors Together to Solve Problems”

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## D3 Focus

### **☐ Reinforce and support citizen leadership**

- Strong relationships with Homeowners Associations, Neighborhood Associations, and Crime Watch Groups.
- Improve communication to/from/with neighbors, neighborhoods, and developers on proposed zoning cases.

For example.....

- Meet quarterly with all D3 Neighborhood Organization Presidents.
- Meet quarterly with all D3 Appointees.
- Created and empowered Cliff Manor Task Force

### **☐ Code Compliance**

- More targeted response to Code Compliance trends: animals....animals....animals.





# City of Dallas Code Accountability Report Card September 2010



Manager: Paul Ramon  
Assistant Manager: Charles Trammel

(For the period of 09/01/10 through 09/30/10)

## Community Code: (4) Southwest

Sept '10 Southwest SR Volume  
Improvement Rating

C-

| 4th Qtr FY 09 - 10 |         |          |                 |
|--------------------|---------|----------|-----------------|
| July '10           | Aug '10 | Sept '10 | Overall Average |
| C+                 | C-      | C-       | C               |

| Grading Table  |       |
|----------------|-------|
| % Change       | Grade |
| -27.5% & Below | A+    |
| -25.0%         | A     |
| -22.5%         | A-    |
| -20.0%         | B+    |
| -17.5%         | B     |
| -16.0%         | B-    |
| -12.5%         | C+    |
| -10.0%         | C     |
| -7.5%          | C-    |
| -5.0%          | D+    |
| -2.5%          | D     |
| 0.0%           | D-    |
| +2.5 plus      | F     |

| Service Delivery Grade (Each 3% of overall)                                    |                |                |          |       |
|--|----------------|----------------|----------|-------|
| Service Delivery Indicators  | Sept 09 Actual | Sept 10 Actual | % Change | Grade |
| <b>Reduction of Top 10 frequent Cases (Acceptable reduction target is 10%)</b> |                |                |          |       |
| High Weeds   | 163            | 178            | 9%       | F     |
| Animals both Loose and Loose/Aggressive  | 471            | 462            | -2%      | D     |
| Litter   | 88             | 70             | -20%     | A-    |
| Obstruction Alley/Sidewalk/Street  |                | 47             | -25%     | A+    |
| Parking Unapproved Surfaces  |                | 43             | -16%     | B     |
| Junk Motor Vehicle   |                |                | -16%     | B     |
| Signs  |                |                | -56%     | A+    |
| Animal Confined  |                |                | 7%       | F     |
| Animal Sick/Injured  |                |                | 17%      | F     |
| Bulky Trash  |                |                | -41%     | A+    |

64%  
Animal Related  
Citizen  
Concerns



| Community Code Conduct   |  | Grade |
|--|--|-------|
| <b>Service Request Audit - 69%</b><br>The Audit of Southwest has shown:<br>* 87% of sampled requests contained all required information<br>* 88% of sampled requests had all activities completed<br>* 58% of sampled requests had details to prove customer contact was made<br>* 96% of sampled requests had all photos and documents attached<br>* 99% of sampled requests were closed within their Service Level Agreement |  | B-    |

| Service Requests Created by Inspectors (30% of overall)           |                |              |                |       |
|---|----------------|--------------|----------------|-------|
| Service Delivery Indicators                                       | Sept 09 Actual | FY 10 Target | Sept 10 Actual | Grade |
| Percentage of service requests created by inspectors in the field | 45%            | 55%          | 29%            | F     |

**District Highlights (Comments)**

The Southwest Community Code District trended well in September with the exception of High Weed and Animal related cases. These negative trends will be address by continued sweeps with Animal Services and Nuisance Abatement in the Southwest area.

The level of proactive work performed by the Code Compliance Staff came in below target with 29% of Service Requests received created by staff in the field rather than the public. The target was 55%.

The Quality of Service performed by Code Compliance Staff scored well overall, but there is room for improvement in the areas of proving customer contact. Code Compliance Management will work closely with their staff to ensure that staff working these cases take the proper time to fully document when customer contact is made by request.

| Southwest Stats  |               |
|--|---------------|
| <small>(Volume numbers include 311 and inspector created Service Requests)</small> |               |
| <b>FY2009-2010</b>   |               |
| Total Volume:  | 6,620         |
| Most Common SR:  | Loose Animals |
| <b>FY2008-2009</b>   |               |
| Total Volume:  | 5,241         |
| Most Common SR:  | Loose Animals |

# “Bringing Neighbors Together to Solve Problems”

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## D3 Focus

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- Improve communication to/from/with neighbors, neighborhoods, and developers on proposed zoning cases.
- Meet quarterly with all D3 Neighborhood Organization Presidents.
- Meet quarterly with all D3 Appointees.
- Created and empowered Cliff Manor Task Force

### **□ Code Compliance**

- More targeted response to Code Compliance trends: animals....animals....animals.
- “More Proactive, Less Reactive”

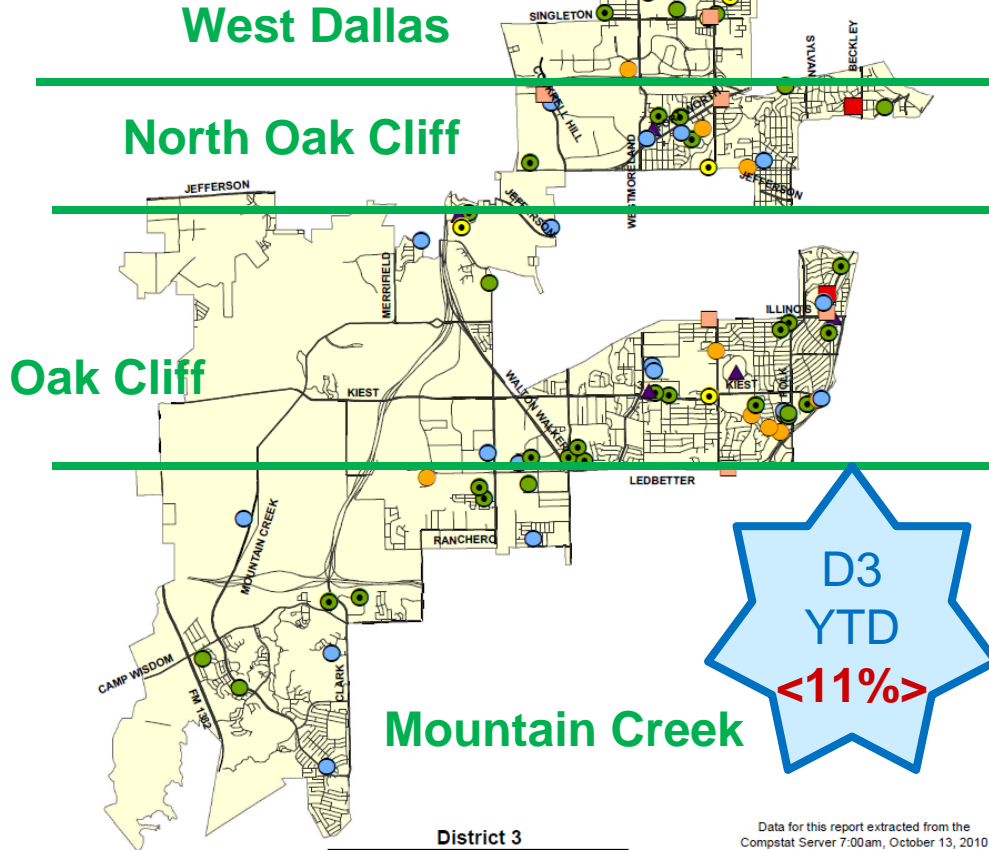
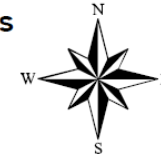
### **□ Crime Prevention**

- Protect the 11% reduction in crime from previous year.
- Strengthen DPD Beat Officer Patrols





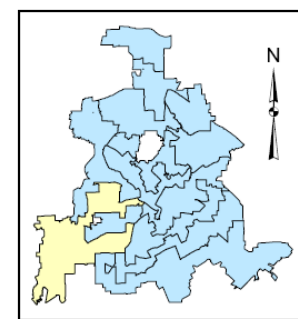
# City Council District Three and Part One Crimes For October 6 - 12, 2010



- Part One Crimes  
Council District 3
- AGG ASSAULT
  - BURGLARY-BUSINESS
  - BURGLARY-RESIDENCE
  - ▲ MURDER
  - OTHER THEFTS
  - ◆ RAPE
  - ▲ ROBBERY-BUSINESS
  - ▲ ROBBERY-INDIVIDUAL
  - THEFT/BMV
  - THEFT/SHOPLIFT
  - UUMV
  - CDS

| Offense            | Count     |
|--------------------|-----------|
| AGG ASSAULT        | 4         |
| BURGLARY-BUSINESS  | 5         |
| BURGLARY-RESIDENCE | 27        |
| MURDER             | 0         |
| OTHER THEFTS       | 11        |
| OTHER/SHOPLIFTS    | 10        |
| RAPE               | 0         |
| ROBBERY-BUSINESS   | 0         |
| ROBBERY-INDIVIDUAL | 5         |
| THEFT/BMV          | 23        |
| UUMV               | 11        |
| <b>Total</b>       | <b>96</b> |

Data for this report extracted from the  
Comstat Server 7:00am, October 13, 2010



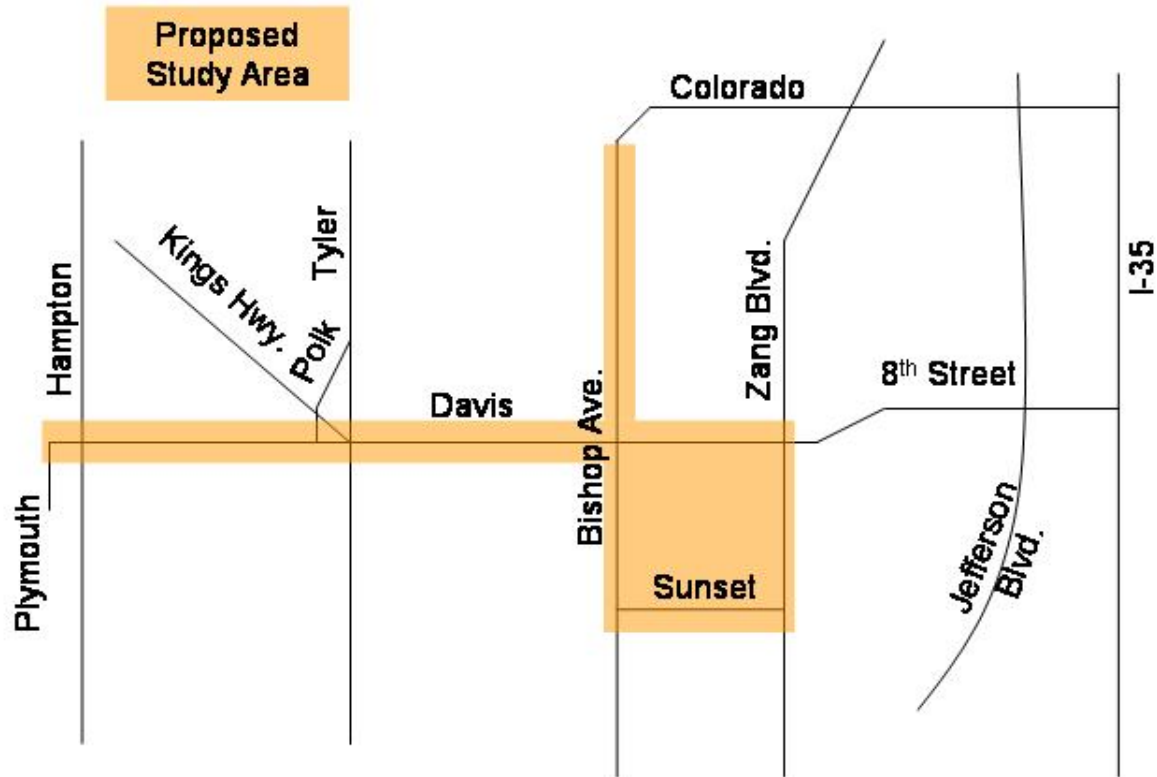
# “Bringing Neighbors Together to Solve Problems”

## **D3 Economic Development Opportunities**

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- Davis/Bishop Corridor: Activate with recently approved zoning.

# Davis/Bishop Corridor



# “Bringing Neighbors Together to Solve Problems”

## **D3 Economic Development Opportunities**

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# Oak Cliff Gateway

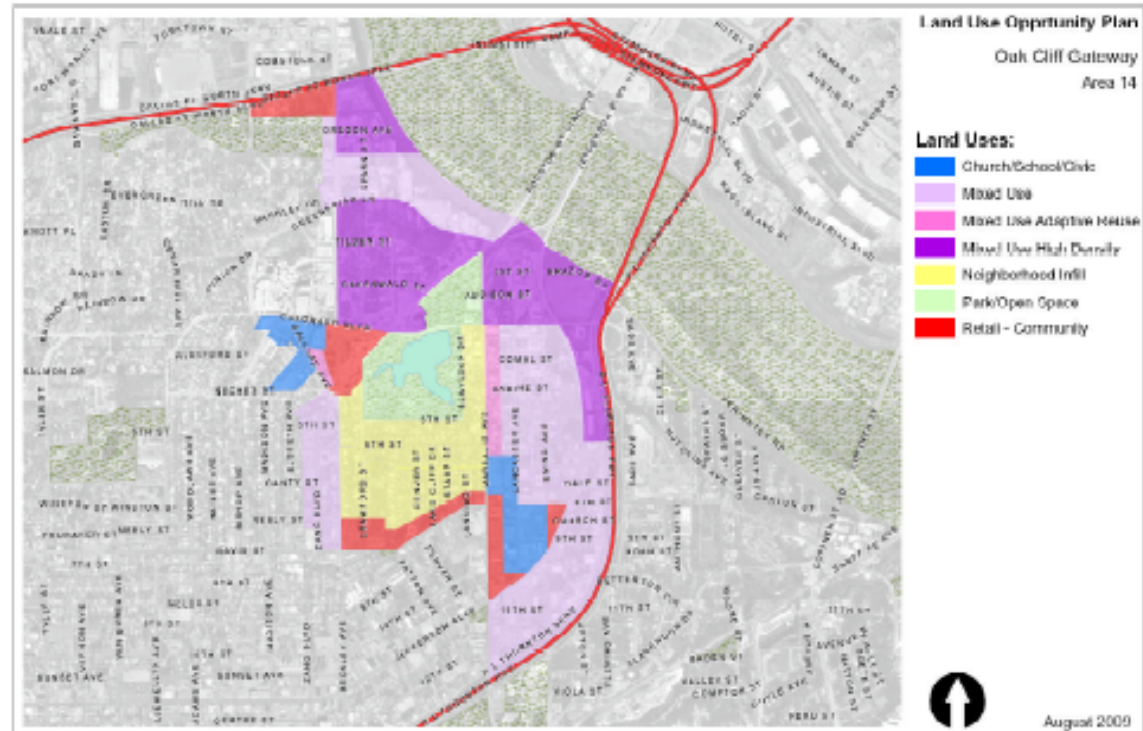
## 5. Trinity Corridor District Plans

### Study Area 14: Oak Cliff Gateway

Revised: [Date]  
Adopted by Ordinance: [Ordinance number]

The Oak Cliff Gateway Study Area connects Oak Cliff to the Trinity River. In general, it is bounded on the east by Interstate 35 and on the west by the Beckley Avenue and Zang Boulevard corridors. The study area's boundaries are generally consistent with the areas of previously-designated Planned Development Districts, a Tax Increment Financing District, a Neighborhood Improvement Program area, and adjacent land use plan boundaries. Methodist Medical Center is an important public facility and a major employer that anchors the western edge of the study area and continues to be a major draw for services in the area. Lake Cliff Park is centrally located within the study area and, with Oak Cliff Founders Park, provides open space that connects almost to the Trinity River today. The area includes single family neighborhoods, multi-family residential housing, retail and industrial uses. Its riverfront edge, from IH-30 to IH-35, overlooks parts of both lakes and the river; it will have among the best views in the city of downtown and the signature bridges.

This area can build on the historic character of the Oak Cliff community and its proximity to major Trinity River assets. The Land Use Opportunity Plan for the Oak Cliff Gateway envisions a walkable, mixed use community surrounding a core residential area around Lake Cliff Park. Mixed use areas should be carefully designed to concentrate activity near important intersections, gateways, and corridors. Stakeholders from this area expressed the desire for development of a multi-modal, pedestrian-friendly community; access trolley and mass transit services to connect downtown to Methodist Hospital and key parts of north Oak Cliff, such as the Bishop Arts District to the west; and maintaining and enhancing the unique character of north Oak Cliff. The area is envisioned as an urban community that ranges from single family uses to medium- and high-density mixed uses. Transitions between these uses are particularly important in areas such as along Beckley north of Methodist Hospital and the Marvallis and Zang corridors. The area along Marvallis also has the potential for a vibrant corridor connecting into downtown that takes advantage of the adaptive reuse of historic structures and transitions to higher intensity uses to the east toward Interstate 35.





# “Bringing Neighbors Together to Solve Problems”

## **D3 Economic Development Opportunities**

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- Davis/Bishop Corridor: Activate with recently approved zoning.
- Oak Cliff Gateway: Initiate Citizen Led Rezoning to achieve Comprehensive Plan
- Oak Cliff Streetcar: Successful implementation of streetcar line from Downtown to Bishop Arts

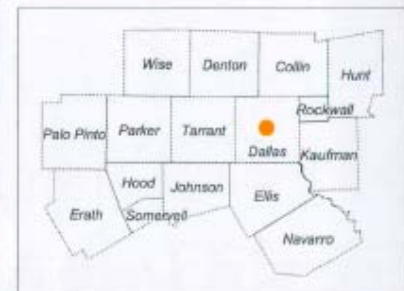
# Regional Connections Dallas County State of Texas ARRA TIGER Application

Project Location

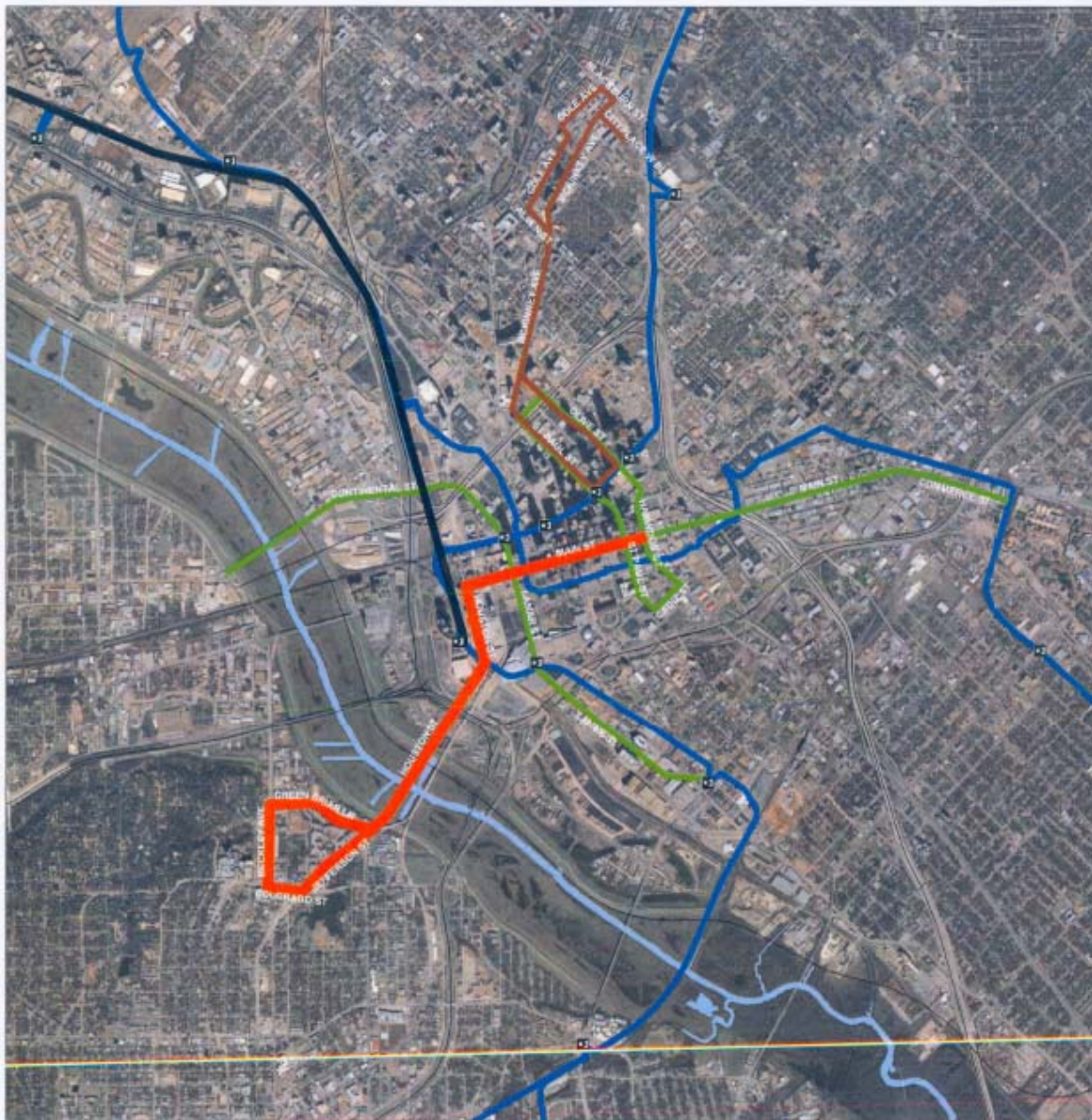
## Legend

-  TIGER Recommended Project
-  Proposed City of Dallas Streetcar Line
-  Trinity Railway Express
-  Year 2019 Passenger Rail Stations
-  Year 2019 Passenger Rail Lines
-  McKinney Ave Streetcar Line
-  Year 2030 Freeway Network
-  Other Highways
-  Trinity River

## Location Map



North Central Texas  
Council of Governments  
Transportation Department



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- The Canyon in Oak Cliff: Spur development with frontage road and mixed use investment.





CONCEPTUAL SITE PLAN

03/16/2010



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- Mountain Creek Business Park: Introduce retail adjacent to I20.





# MOUNTAIN CREEK

Business Park



## Mountain Creek Business Park Overview

Project Size - 450 acres

Total Buildout

- 4.6 million square feet of distribution space
- 800,000 square feet of office space
- 371,000 square feet of hotel and retail space

Tenant Base

- Costco Distribution Center
- Strategic Partners, Inc.
- Jack in the Box Distribution Center
- Sta-Rite Distribution
- American Leather Manufacturing & Distribution Center

Transportation

- Access to intermodal rail operations
- Excellent freeway infrastructure including Loop 12, I-35 and I-45

Labor Base - Mountain Creek is located in south west Dallas

- 45% of the southern sector population lives in the south west area

Educational Profile for southern sector

- 80% have an associate's degree or less
- 50% of this population lives in the south west area
- 20% have a bachelor's degree or better
- 60% of this population lives in the south west area



**COURTLAND**  
DEVELOPMENT

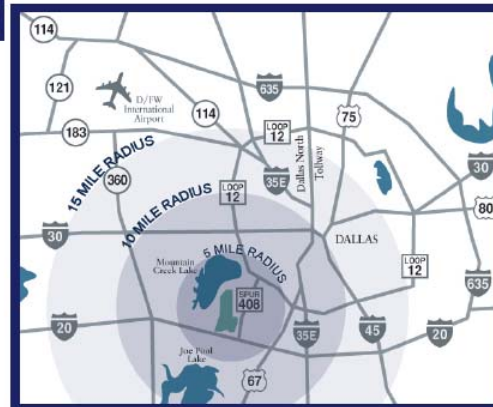
CONTACT

Lisa Brinser, DEVELOPMENT MANAGER

LBRINSER@COURTLANDDEV.COM

214/370-6100

WWW.COURTLANDDEV.COM



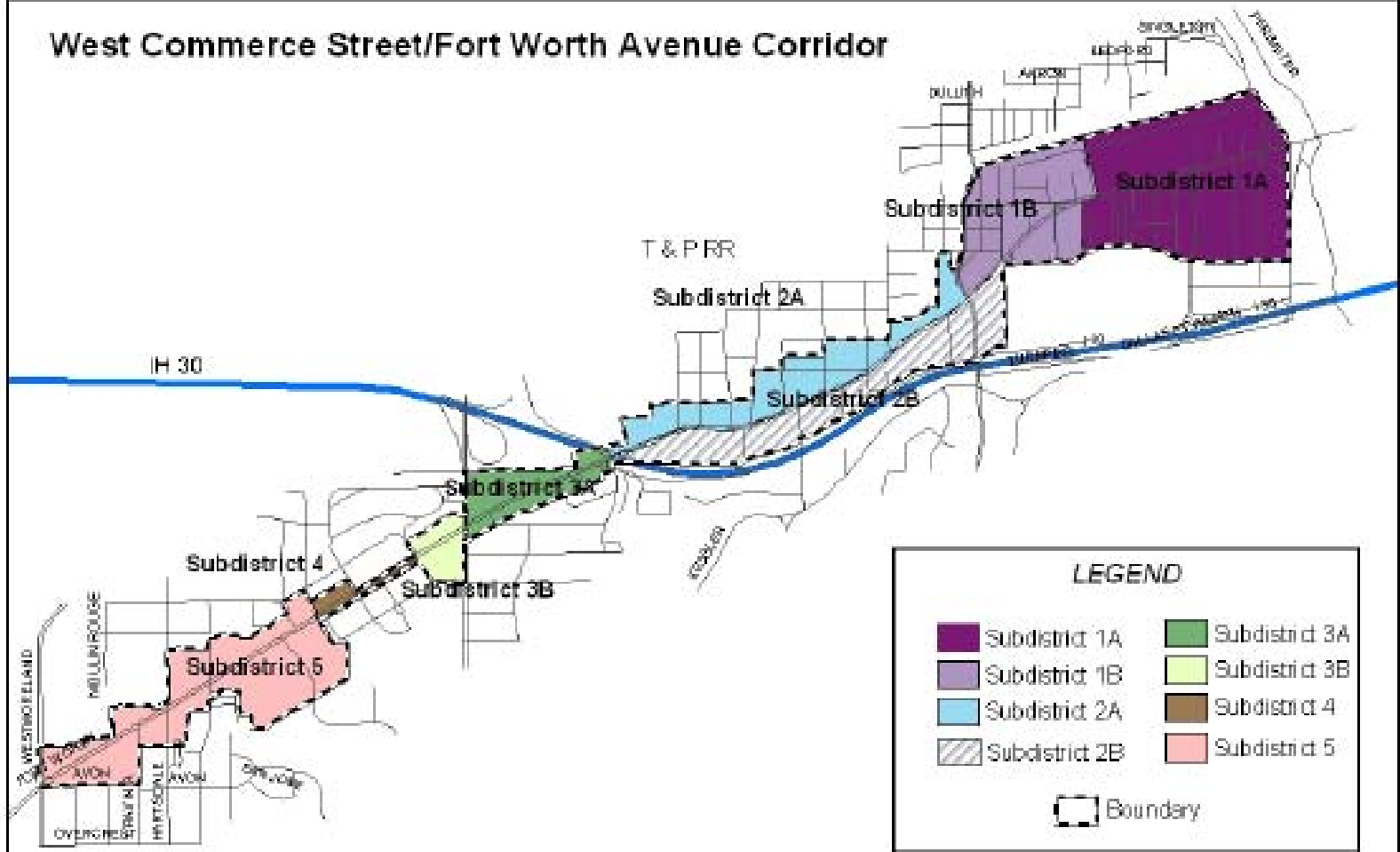
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- Fort Worth Avenue Corridor

# West Commerce Street/Fort Worth Avenue Corridor



City of Dallas  
 Development Services Department  
 Long Range Planning Division  
 Winter 2005



Zoning Case #Z023-192 (CG)

# “Bringing Neighbors Together to Solve Problems”

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- Wynnewood Village Shopping Center
- Hampton/Illinois Shopping Center



# D3 Economic Development

- ✓ Davis/Bishop Corridor
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- ✓ Oak Cliff Streetcar – Downtown to Bishop Arts
- ✓ The Canyon in Oak Cliff
- ✓ Wynnewood Village Shopping Center
- ✓ Mountain Creek Business Park
- ✓ Hampton/Illinois Shopping Center
- ✓ Fort Worth Avenue Corridor

*Fort Worth Avenue Corridor*

*Davis/Bishop Corridor*

*Oak Cliff Gateway*

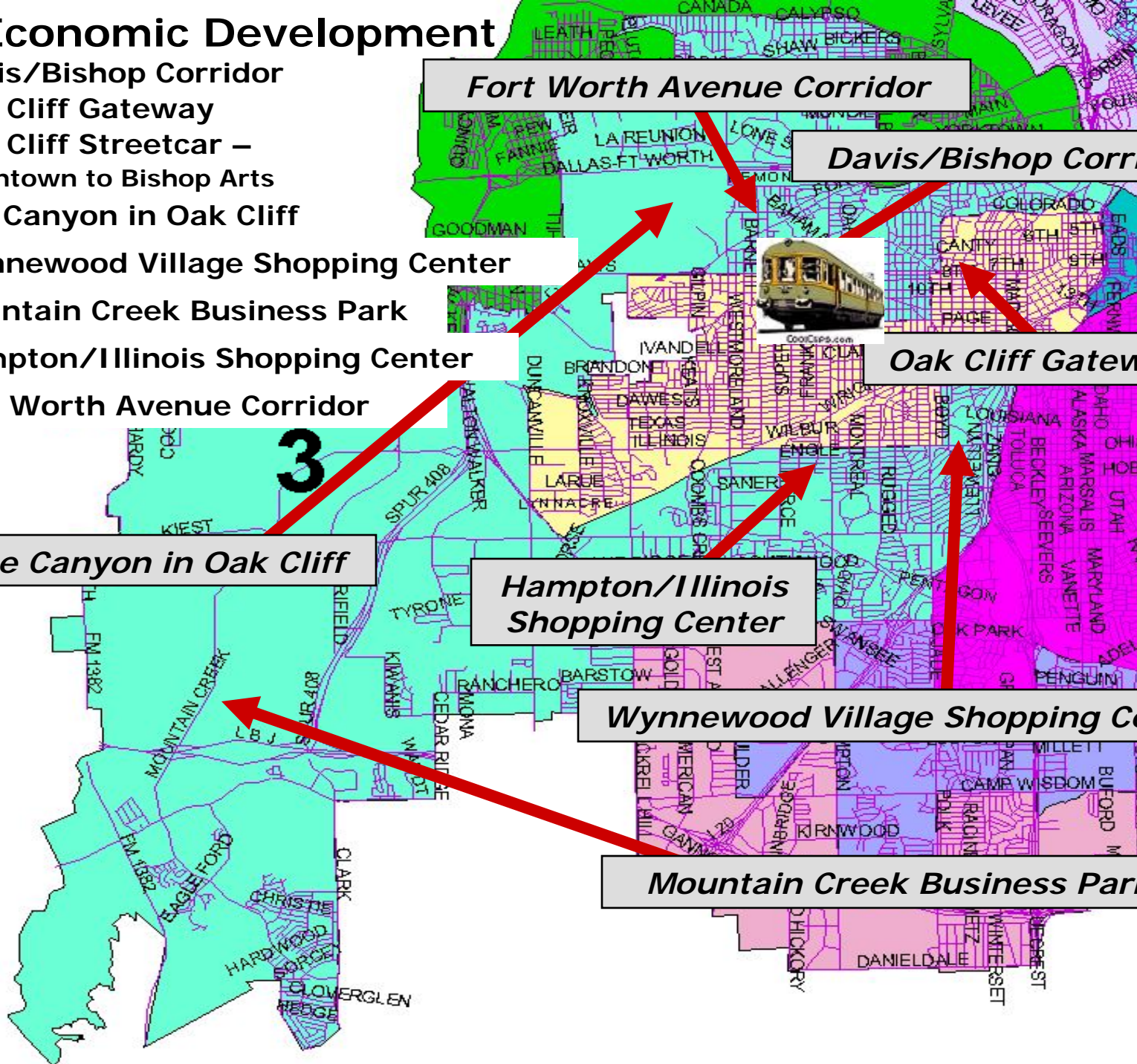


*The Canyon in Oak Cliff*

*Hampton/Illinois Shopping Center*

*Wynnewood Village Shopping Center*

*Mountain Creek Business Park*







# District 3

“Bringing Neighbors Together to Solve Problems”

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- **Neighborhoods**
  - **Code Compliance**
  - **Crime Prevention**
  - **Economic Development**
- 

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