



CITY OF DALLAS

**Joint Meeting with the City Plan Commission Trinity River Corridor Ad Hoc
Committee and the Urban Design Advisory Committee***

Tuesday, August 12, 2008

City Hall, Room 6ES

5:30 p.m.

AGENDA

- (I) Approval of Minutes**
- (II) Public Input Process for the Oak Cliff Gateway and La Bajada/Los Altos
Study Areas**
David Whitley, Chief Planner
Trinity River Corridor Planning & Development
- (III) Other Matters**
- (IV) Adjourn**

* A quorum of the City Plan Commission might be present

Memorandum



CITY OF DALLAS

DATE August 6, 2008

TO CPC Trinity River Corridor Ad Hoc Committee and Urban Design Advisory Committee Members

SUBJECT **APPROVAL OF MINUTES**

Attached for your review is the Meeting Record from the City Plan Commission Trinity River Corridor Ad Hoc Committee and Urban Design Advisory Committee meeting held on July 8, 2008.

Please let me know if you have any questions or need additional information.

A handwritten signature in black ink, appearing to read 'Paul M. Lehner'.

Paul Lehner, Director of Planning & Development
Trinity River Corridor Project

Attachment

CPC Trinity River Corridor Ad Hoc Committee Meeting

Meeting Record

Meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting Trinity River Corridor Project Office at 214-671-9500.

Meeting Date: 07/08/2008

Meeting Start time: 5:36 p.m.

Committee Members Present:

Neil Emmons
Michael Davis
Ann Bagley
Robert Ekblad
Tom Lueder
James Prothro
Robert Weiss

Staff Present:

David Whitley
Santiago Abasolo
Tammy Palomino

John Lozano
Kevin Crayton
Virginia McAlester
Lauren Odell
Judy Pollock
Linda Tycher

CPC Members Present:
Joe Alcantar

Committee Members Absent:

Guests:

Mark Bryant
Marcus Wood

AGENDA:

1. Approval of Minutes

Action Taken/Committee Recommendation(s):

It was moved to approve the minutes of the June 24, 2008 meeting, subject to corrections.

Motion made by: Pollock

Motion seconded by: Tycher

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

2. Cedars West Study Area

Presenter: Santiago Abasolo, Senior Planner

Information Only: X

Action Taken/Committee Recommendation(s):

It was moved to amend the regulating plan to reflect the new road edges for the new highway configuration north of Cadiz.

Motion made by: Lueder

Motion seconded by: Alcantar

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

It was moved to follow staff recommendation regarding amendments to the height map.

Motion made by: McCallestar

Motion seconded by: Weiss

Item passed unanimously: X

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

3. Other Matters

4. Adjourn

Meeting Adjourned: 7:02 p.m.

Neil Emmons, Chair

Memorandum



CITY OF DALLAS

DATE August 7, 2008

TO CPC Trinity River Corridor Ad Hoc Committee and Urban Design Advisory Committee Members

SUBJECT **Public input process for the Oak Cliff Gateway and La Bajada/Los Altos Study areas**

Attached is a briefing for the August 12, 2008, committee meeting regarding a revised public input process for upcoming zoning study areas.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read "Paul M. Lehner". The signature is fluid and cursive, with a large loop at the beginning.

Paul Lehner, Director of Planning & Development
Trinity River Corridor Project

Attachment

Public Input Process

Trinity River Corridor Ad Hoc Committee and
Urban Design Advisory Committee
August 12, 2008



THE TRINITY
DALLAS

Purpose



- Seek Committee input and feedback on staff recommended changes to the public input process for the Oak Cliff Gateway and La Bajada/Los Altos Study Areas



Background



- Corridor-wide policy decisions were discussed and debated as part of the Mixmaster Riverfront zoning case
 - Content of the code
 - Administrative issues
 - Approach to nonconforming uses
 - Environmental performance standards
- Future study areas will focus primarily on issues specific to each area
 - Streets
 - Height
 - District boundaries
- Additional regulations will follow template established by initial zoning cases
- Upcoming study areas have single family adjacencies and sensitive transitions



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Process Objectives



- Increase community participation
 - Engage and involve stakeholders in a collaborative manner
 - Ensure community issues are identified and vetted
- Define a more efficient process



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Process Approach

- Move from a “draft as we go” approach to an analysis and debate of a set of staff recommended conditions
- Have a series of workshops in the community to increase participation
- Dates, place and times for the entire series of meetings will be mailed to property owners
- All meeting information will be posted on our website [www.trinityrivercorridor.org]
- Comments may also be submitted via email prior to the meetings to be part of the meeting record



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Process Outline

- For Oak Cliff and La Bajada:
 - First community meeting: Education
 - Provide background data, information on the Trinity project, CLU Plan recommendations, Trinity Special Purpose District
 - Broad overview of the recommendation and its components [copies of the proposed code will be available at this time], and
 - Outline the process for input to Ad Hoc and UDAC during the series of workshops
 - Second community meeting: Input on the regulating plan
 - The proposed height map
 - The street hierarchy, cross sections and pedestrian amenities
 - District boundaries and transitions to adjacent neighborhoods



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Process Outline

- For Oak Cliff and La Bajada, cont'd:
 - Third community meeting: Input on form district regulations
 - Input on site layout, building standards, uses
 - Fourth and final community meeting: Discussion of unresolved issues and questions and committee recommendation.
 - Discussion on issues not covered in previous meeting
 - Committee's recommended changes to staff's conditions



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Process Outline

- Staff will draft revised ordinance to report Ad Hoc/UDAC recommendation to the Plan Commission
- Future study areas beyond Oak Cliff and La Bajada will also have an initial community prior to opening the zoning case



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Key Questions

- Overall thoughts on the revised process and approach
- Timing of meetings
- Input on meeting objectives for each community meeting
- Suggested revisions to staff recommended process



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Questions and Comments



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