

BISHOP/DAVIS LAND USE AND ZONING STUDY

Final Report

February 19, 2009



GFF Planning

Purpose of the Study

In the summer of 2004, several North Oak Cliff stakeholders met to consider how to proactively influence the changes they saw coming to their community. Rising gasoline prices and the increasing popularity of urban lifestyles were combining to cause the neighborhood to be quite the hot spot for new residents and new businesses. These leaders recognized that land use transitions were inevitable and were best addressed through a study which would provide recommendations for zoning regulations and urban design guidelines to foster a desirable future result.

In addition, the stakeholders desired to leverage the success of the Bishop Arts District to spread new investment along the Davis Street Corridor and up Bishop Avenue toward Methodist Hospital.

This initial Bishop-Davis stakeholder group reached out to a larger group of additional property owners to raise money to fund this study. And the City Council Members representing the area, Mayor Pro Tem Dr. Elba Garcia and Council Member Dave Neumann, each appointed six “delegates” to sit on a Steering Committee to establish goals and objectives for the work and to serve as a vehicle for outreach to the larger constituency.

Background

Bishop Avenue from Davis Street to Colorado Boulevard is a grand avenue with a generous 100-foot right-of-way, which served originally as the route for a streetcar line through the historic Miller-Stemmons Addition, now known as the Kidd Springs Neighborhood. Bishop was originally platted in 50-foot wide single-family residential lots, and indeed, some of these original turn of the century homes still exist. But due to the former presence of the streetcar, the wide-open character of the landscape and the growth of Methodist Hospital, the avenue has evolved to include a mix of multi-family apartments, small office buildings and boarding houses. There is no consistent urban design character, with the exception of the discipline of the 25-foot front yard setbacks. The avenue is an interruption in the fabric of Kidd Springs, both in terms of land use and urban design. It has the potential, however, to be a “highlight” of north Oak Cliff and would serve as an important linkage from the Davis Corridor and the Bishop Arts District to Methodist Hospital, the Trinity Corridor and Downtown Dallas.

Many of the structures and much of the zoning that exist today on Davis Street from Plymouth Road to Zang Boulevard date from a time when Davis Street carried the “U.S.-Highway 80” designation and was largely used as a major thoroughfare from Dallas to the Mid-Cities and Fort Worth. As time progressed, buildings have deteriorated and adaptive re uses have come into play or they have been demolished and replaced with the used car lots permitted under the current zoning. Typically the properties are owned by disparate entities, and therefore little to no coordination of efforts for re vitalization has occurred. The result is that the corridor has current uses that are not compatible with the rather stable surrounding neighborhoods. For example, it is not unusual to see a car repair shop next to a hair stylist next to a warehouse next to a vacant building next to a small office. This pattern has no continuity and offers little incentive for investors to come in and make it better because there is no apparent vision for what the area should become.

The study area boundaries were suggested by the consulting team and ratified by the Steering Committee. The rationale was to include all properties fronting on the two street corridors themselves, as well as (generally) all contiguous properties zoned for commercial, multi-family, or duplex uses, extending south to the boundary of the Jefferson Avenue Planned Development District. With the exception of a portion of Dallas Land and Loan (Garden District West) zoned R-5 and a one block ribbon of the Kidd Springs PD north of Davis and west of Cedar Hill, no single family detached zoning was included with the study area boundaries.

Steering Committee Members

Rick Garza (Chairman)	Kings Highway Homeowner
Paul Maute (Vice-Chairman)	Winnetka Heights Homeowner
Butch Boss	Winnetka Heights Homeowner
David Cooper	West Kessler Homeowner
Amanda Cross	Bishop Arts Property Owner
Art Garcia	East Kessler Homeowner; Bishop/Davis Property Owner
Val Haskell	Kings Highway Homeowner
Jack Keene	Kidd Springs Homeowner
Jim Lake	Bishop Arts Property Owner
Michael Mendoza	Lake Cliff Homeowner
Michael Nazarian	Garden District Property Owner
Lauren Odell	David Corridor Property Owner

Existing Conditions



- Vacant residential lots / Vacant commercial land and buildings
- Lack of investment...un-restored buildings
- Signs of vandalism and blight
- Poor parking distribution
- Unfriendly streetscapes
- Limited housing choices
- Sign ordinance violations
- Diminished City services due to loss of tax base
- Existing commercial service and multi-family zoning does not support neighborhood vision



