



Kessler Plaza News

November 16, 2002
Volume 4, Issue 11

The Newsletter of the Kessler Plaza Neighborhood Association

Next Neighborhood Meeting:
Tuesday, November 19, 7 p.m.
Jefferson Blvd. Church of Christ

West Davis Plan Commissioned Representative to Speak at November 19 Meeting

The City of Dallas Plan Commission recently commissioned a study of the West Davis Street area. The primary focus of this study was to find solutions to the zoning, land use, code compliance, and urban design issues facing the West Davis Street area. The goal is to create a vision for future development in the area, a foundation for amending the zoning, and a policy guide for future city actions.

A representative from the plan commission will discuss this proposed plan at the November meeting of the Kessler Plaza Neighborhood Association.

Following are excerpts of the Executive Summary presented to the Plan Commission.

Summary of Issues and Findings

Land Use and Zoning

1. Throughout the study area, uses incompatible with residential neighborhoods are operating right next to single family homes. These uses are legal with regard to the zoning, but are nonetheless incompatible.

2. Some of these incompatible uses exist only because the current zoning allows them with a Residential Adjacency Review (RAR). There is insufficient review to ensure that residential uses are protected and buffered from these uses. RAR in its current form contributes to the problems of West Davis Street.

3. Beyond RAR, Dallas' zoning code is

problematic. First, the current retail zoning categories allow such a wide variety of uses that it is difficult to protect residential uses. Many uses such as gas stations or private clubs are allowed immediately adjacent to residences. Second, the current zoning boundaries are poorly located. In one case, an entire block of what was once residential is now zoned CR, allowing many uses unfriendly to residential. Alternately, there are areas along West Davis where the lots and zoning lines are only 60 feet deep. This means new development is highly unlikely to occur, as there is no room for parking or

See **West Davis**
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November Yard of the Month Selected



Congratulations to 2618 Marvin Ave. for being selected Yard of the Month for November.

This beautiful yard in the middle of our neighborhood made a great showing this month! This yard is full of

seasonal color as well as a wonderfully maintained lawn. Stop by to see this beautiful yard and congratulate these neighbors for taking such pride in their lawn and neighborhood!

When you see beautiful yards throughout the neighborhood, remember to contact Roman at 214.339.5679 or roman.smith@sbc.com to share your picks for Yard of the Month.



President's Corner

By JOHN CRAMER

Please note that Tuesday, November 19 is the last neighborhood meeting for 2002. Please stay tuned to upcoming newsletters for 2003 meeting notices. The next meeting will probably be in late January 2003.

The 2003 Officer Elections will be held at the November meeting. Following is a list of nominees:

- John Cramer for President
- Emily Glidewell for Vice President
- James Dickey for Treasurer
- Secretary...Vacant

Committee Chairs will be appointed or reaffirmed by 2003 Officers. Thus far all existing Committee Chairs have indicated remaining in their current positions.

For those of you that attended the last

meeting, you know all the static's on the Sunset Reservoir and Pump Station. Special thanks to Charles Stringer, Program Manager for Dallas Water Utilities who was our guest speaker for the meeting. For those that were not present, did you know that our little pump station, after construction, will be a 65 million-gallon per day capacity pump station? Interesting huh?! Also, the existing water reservoirs will receive rehabilitation and construction of a water storage overflow basin. The existing pump station building will also be rehabilitated to be used as a storage area. Plus, a new sidewalk will be constructed along side Alden Avenue to complete a full walk around Moss Park. This will reduce major expenses from the master plan of Moss Park. The drawings below outline the new pump station.

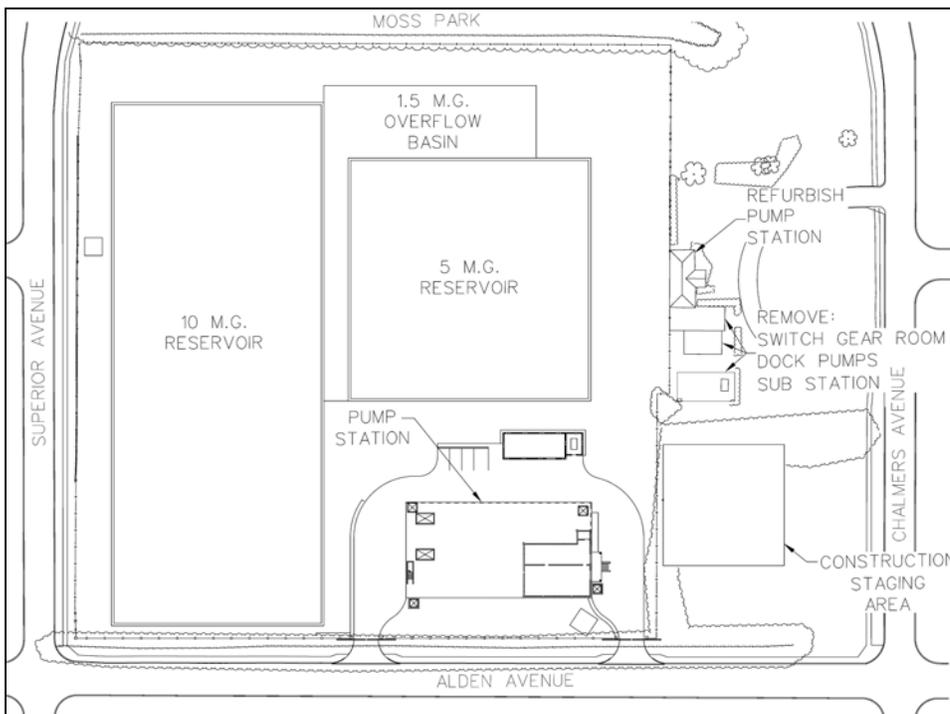
Attention residents that live on Alco Avenue...we need you!!!! For several years Alco had two very dedicated block captains, but unfortunately they have moved out West to California. We need block captains for the 2400, 2500, and 2600 blocks of Alco. For the last several months many gracious volunteers have assisted the neighborhood in delivering the newsletters. Well, unless someone can assist us or step up to the plate, Alco Avenue will not be getting newsletters any longer effective January 2003.

Please help out and volunteer your time to keep Alco Avenue informed of important news throughout the neighborhood, community, and city. Contact me to sign up. It takes one hour a month and will be changing to one hour either every other month or quarterly, depending on the elections at this month's meeting.

While we have all come to love the new improved monthly newsletters and monthly meetings, it is time to decide on how often we want to continue with them. There are three options up for vote at our next meeting: monthly, every other month or quarterly. Please attend and cast your vote. Ballots will be waiting!

Finally, I would like to thank everyone for his or her continued support of our neighborhood and community. I wish everyone a safe and happy Thanksgiving holiday.

John



The map above illustrates the proposed location for the new pump station and sidewalk as part of the renovation of the Sunset Pump Station at Moss Park.



Plan for West Davis Commissioned

Continued from Page 1

a new building.

Finally, there is no logical progression in the current Retail or MU mixed use zoning categories. No zoning category except for Urban Corridors allows grocery stores and sit down restaurants while prohibiting uses such as auto service centers and private clubs. Using Urban Corridors would make all the uses non-conforming, though, which makes current zoning categories difficult to apply.

Code Compliance

4. Too many businesses in operation along West Davis Street have serious code violations, such as no Certificate of Occupancy. Code Compliance has issued citations for these violations, but the businesses are still in operation and have not changed their way of doing business. Without effective means of ensuring compliance, West Davis will never manage to improve.

Urban Design

5. Most development along West Davis was built before Dallas' landscape ordinance was adopted. The maintenance of West Davis Street itself, a State highway, has been neglected, and though improvements are in the pipeline, they are geared to safety and will not improve the image of the street. Public monies and investment will be required to stimulate a change in the urban design of West Davis Street.

Economic Development

6. There are many entrepreneurs starting businesses along West Davis Street. These businesses are also often located in areas where their visibility is limited, inhibiting their growth. Improved code enforcement and building inspection, together with targeted small business assistance programs, will help improve the business environment on West Davis Street.

Summary of Recommendations

Land Use and Zoning

1. Adopt the future land use plan as shown in the accompanying maps to be used as a guide for future zoning change requests.
2. Authorize a Public Hearing to determine the proper zoning throughout the West Davis study area, which may include the creation of a Planned Development District (PD).
3. Initiate a code amendment to modify Residential Adjacency Review (RAR). The primary goal of this code amendment will be to update the uses allowed under RAR to ensure that no residential neighborhood will have to suffer from noise, air, ground, water, or any other type of pollution from a retail use.
4. Initiate a code amendment to modify the MU mixed use zoning categories. The goal of this code amendment will be to make sure that only those retail and office uses compatible with residential are allowed here.

Code Enforcement

5. Undertake a detailed sweep of the West Davis Street study area every three months to ensure all businesses are complying with current city code.

Urban Design

6. Within the next five years, involve the community in the creation of an urban design plan, find funding for the improvements, and recruit a community development corporation (CDC), neighborhood or business organization to take the lead on implementing this plan together with the City of Dallas.

Economic Development

7. Develop and offer an economic stimulus package for the West Davis Corridor.
8. Continue to offer low-income homeowners low interest loans and other tools to improve their homes.

Block Captains

Following are the block captains for the neighborhood.

Alco Ave. (2400 and 2500/2600 blocks): Russ

Alco Ave. (2700 block): John and Roman, 214.339.5679

Alden Ave.(North side 2500 block): Daniel, 214.339.5733

Alden Ave.(South side of 2500 and 2600 blocks): Aurelio and Brenda, 214.770.8998

Alden Ave. (2700 block): Don and Janie, 214.337.1064

Cavender St.: James (interim), 214.339.3160

Duval Dr.: Don and Janie, 214.337.1064

Hampton Rd.: Jennifer, 214.333.8333

Jefferson Blvd. (2700/2800 blocks): Laura and Rhonda, 214.330.3676

Marvin Ave. (North side): Nola Rae, 214.330.0557

Marvin Ave. (South side): Wade, 214.467.3400

Sunset Ave. (2400 block): Jennifer, 214.333.8333

Sunset Ave. (2500/2600 block): Dolores, 214.337.8252

Sunset Ave. (2700 block): James, 214.339.3160

Wentworth St.: John, 214.331.5449

West Tenth St. (2400 block): Sally and Dori, 214.333.9520

West Tenth St. (2500/2600 blocks): Emily, 214.339.3433

West Tenth St. (2700 block): John and Roman, 214.339.5679



Kessler Plaza Neighborhood Association

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Newsorthy Notables

Meeting date changed. The next Kessler Plaza Neighborhood Association will be held Tuesday, November 19, 2002 at 7:00 p.m. at the Jefferson Boulevard Church of Christ. This is a week earlier than normal. Remember to bring your Campbell's Soup labels and/or donations to the meeting. These are given to the church in appreciation for use of their facility. . . . **Neighborhood voters** continued their record turnout in the November general elections. Over 45% of registered voters in Precinct 4430 (which includes Kessler Plaza) voted in the recent election. This compares to just 37% of registered voters in Dallas County and 36% of voters statewide. . . . **Lowe's** is coming to Pinnacle Park! The Dallas City Council has approved a zoning change to allow a new Lowe's Home Improvement Center to be built at Pinnacle Park. . . . **Bishop Arts Conservasion District** approved. The Dallas City Council recently approved the creation of the Bishop Arts Conservation District.

Calendar of Events

November 19 (Tuesday) – Kessler Plaza Neighborhood Association meeting
7:00 p.m. Jefferson Boulevard Church of Christ
Election of association officers for 2003
Special Guest: Representative from the Plan Commission will discuss the proposed plan for West Davis St.

November 28 (Thursday) – Thanksgiving

December 5 (Thursday) – First day brush and bulky trash to be placed curbside

December 8 (Saturday) – Fort Worth Avenue Development Group fundraising brunch at The Land Company in the Design District.

December 9-13 – Brush and bulky trash pickup for Kessler Plaza

January 9 (Thursday) – First day brush and bulky trash to be placed curbside

January 13-18 – Brush and bulky trash pickup for Kessler Plaza

January 28 (Tuesday) – Kessler Plaza Neighborhood Association meeting
7:00 p.m. Jefferson Boulevard Church of Christ

About Kessler Plaza

Kessler Plaza is bounded on the North by W. Jefferson Blvd., the South by 12th St., the East by Hampton Rd., and the West by Cavender St. The neighborhood association meets the last Tuesday of each month at the Jefferson Boulevard Church of Christ. Meetings begin at 7:00 p.m. For additional information visit www.kesslerplaza.com

**KESSLER PLAZA RESIDENT
DALLAS, TX 75211**