



FORWARD*DALLAS*

COMPREHENSIVE LAND USE PLAN UPDATE

DISTRICT 7 PRESENTATION

SOUTH DALLAS FAIR PARK AREA PLAN

4/27/2023



FORWARD*DALLAS*

WELCOME/INTRODUCTIONS BIENVENIDOS/INTRODUCCIONES



PLANNING + URBAN DESIGN

- **Mission:**
 - Advance livability, economic vibrancy, sustainability, and equity throughout Dallas
- **Services:**
 - Current Planning
 - Area Planning
 - Long Range Planning
 - Neighborhood Capacity Building

- **Misión:**
 - *Avance en la habitabilidad, la vitalidad económica, la sostenibilidad y la equidad en todo Dallas*
- **Servicios:**
 - *Planificación actual*
 - *Planificación del área*
 - *Planificación a largo plazo*
 - *Desarrollo de capacidades vecinales*



SURVEY / ENCUESTA

- Age Edad
- Race/Ethnicity Raza/Etnia
- Zip Code Código postal

<https://www.surveymonkey.com/r/fdattendeeinfo>





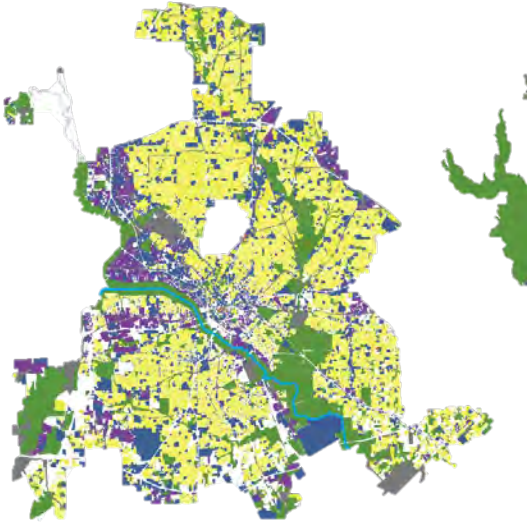
AGENDA

- **Announcements of Departments**
- **South Dallas Area Plan Updates**
- **Forward Dallas Placetypes Presentation**
- **Did we get it right? -Placetype Map Exercise & Discussion**
- **Stay Connected with Forward Dallas**



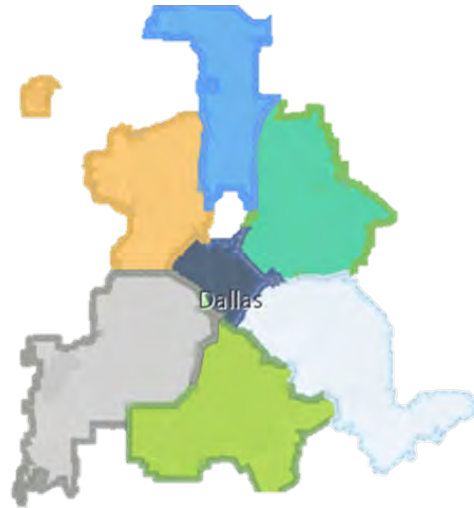


PLANNING SCALES



CITYWIDE

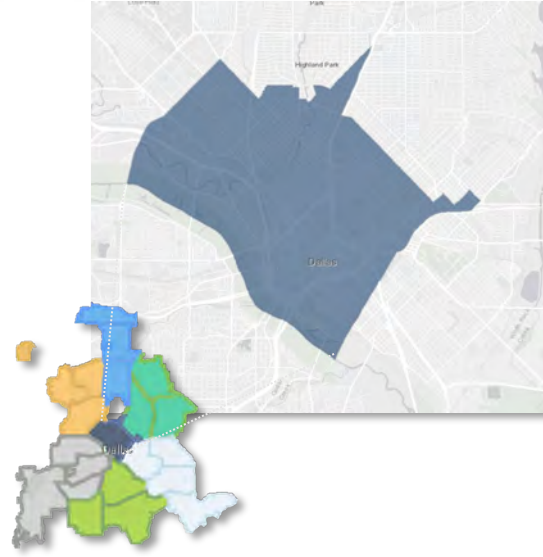
- ROLE**
- Historical Urban Development
 - Existing Land Use
 - Future Land Use



PLANNING DISTRICTS

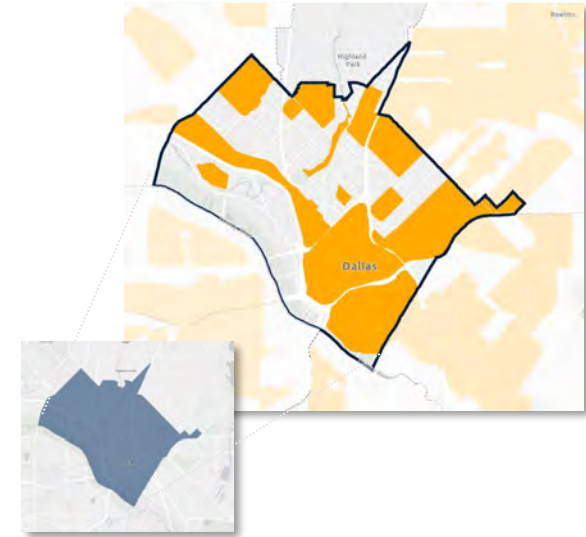
- Planning Staff Coordination
- Services Delivery

CITY-INITIATED PLANNING



SUB DISTRICTS / AREAS

- Infrastructure Priorities
- Future Land Use & Zoning
- Area Planning



NEIGHBORHOODS

- Cultural Building Blocks
- Neighborhood Organizations
- Neighborhood Planning
- Tactical / Grassroots

NEIGHBORHOOD PLANNING

GUIDING PRINCIPLES



Land Use



Housing



Eco Dev



Infrastructure



History/
Culture



Wellbeing

This plan will be a guide for:

- **Implementation:** this plan will lead to action and sustainable impact
- **Balanced Development:** between growth and land values for current property owners
- **The Citywide Vision:** SD/FP will be incorporated into the broader ForwardDallas vision
- **Residents and Businesses:** the community will be informed about City initiatives impacting SD/FP
- **Resources:** this plan will help identify and leverage public and private funding

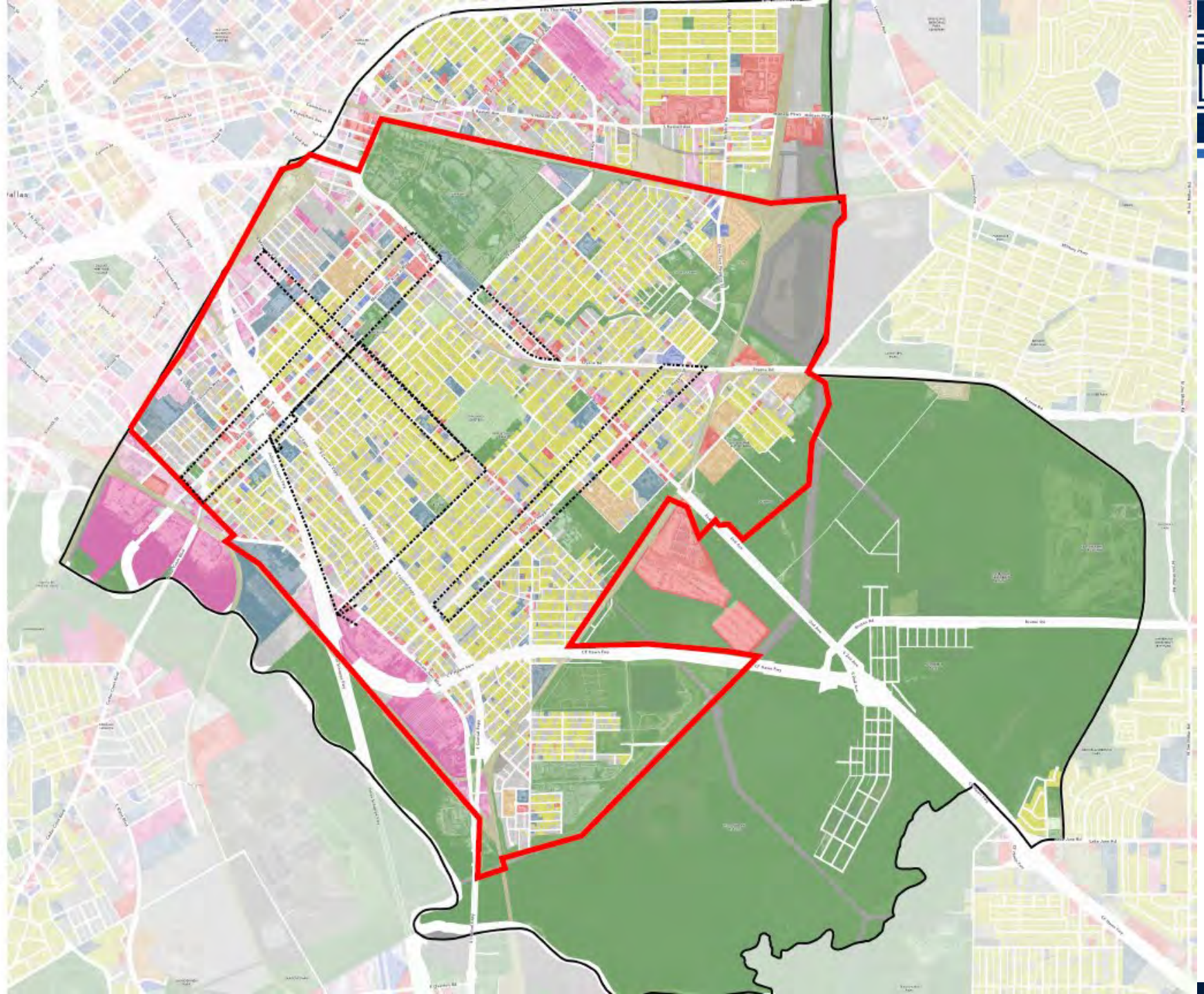
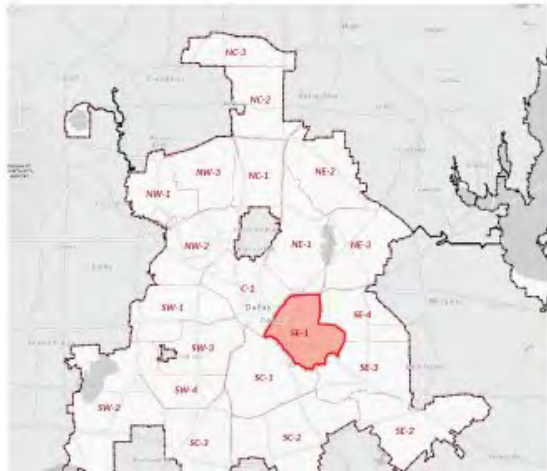
▭ PD 595 Boundary

▭ Focus Areas

▭ Planning Service District

Existing Land Use

- ▭ Agriculture
- ▭ Single Family Detached
- ▭ Single Family Attached
- ▭ Multi-Family Apartments
- ▭ Multi-Family Condominiums
- ▭ Mixed Use
- ▭ Retail & Personal Services
- ▭ Commercial Parking
- ▭ Lodging
- ▭ Office
- ▭ Public & Institutional Facilities
- ▭ Light Industrial
- ▭ Heavy Industrial
- ▭ Warehouse / Distribution
- ▭ Private Open Space
- ▭ Public Open Space
- ▭ Transportation
- ▭ Utility
- ▭ Vacant





SOUTH DALLAS FAIR PARK AREA PLAN UPDATES

- **Wrapping up all of our Department Meetings**
- **Public Draft of Plan Available June 2023**
- **PD 595 Authorized Hearing Timeline**
 - **Forward Dallas Approved, SDFP Area Plan Approved & Adopted September**
 - **Authorized Hearing January 2024**





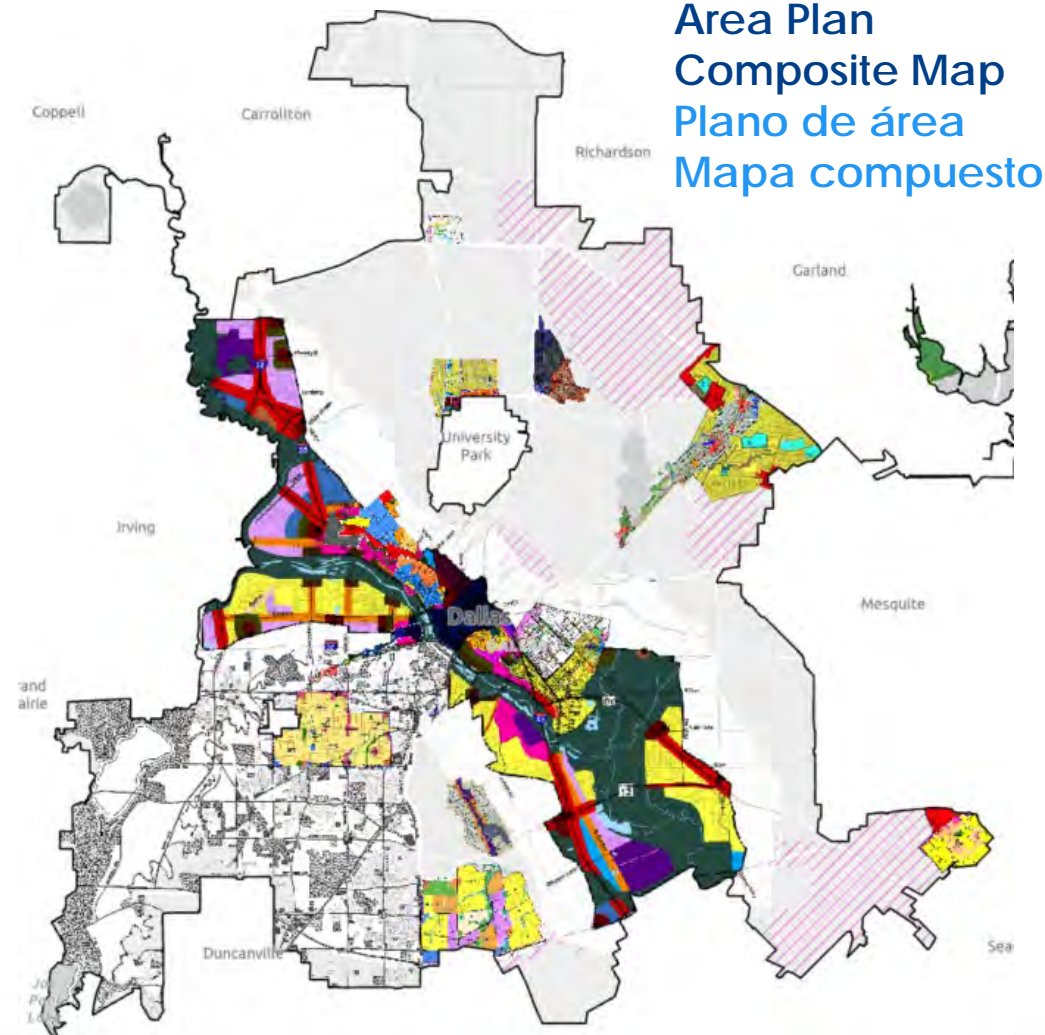
Why Update the Plan?

¿Por qué actualizar el plan?



GUIDANCE **ORIENTACIÓN**

- Guide Future Development
Guía del desarrollo futuro
- Predictability
Predictabilidad
- Implementation
Implementación



Timeline Cronología



Fall 2021

Ongoing Engagement / Compromiso Continuo

Fall 2023

We Are Here / Estamos Aquí

1

2

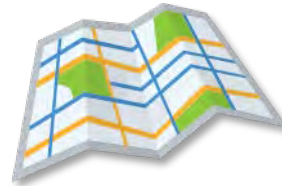
3

4

5

6

7



Project
Initiation &
Existing
Conditions

Initial
Community
Engagement

Land Use
Visioning

Preliminary
Placetype
Map Review

Placetype
Testing

Draft Plan
Review

CLUP, CPC +
CC Public
Hearings

Inicio del
proyecto y
condiciones
existentes

Participación
inicial de la
comunidad

Visión del
uso de la
tierra

Revisión
preliminar del
mapa de tipo
de lugar

Desarrollo de
escenarios

Revisión del
borrador del
plan

Audiencias
públicas
con CLUP,
CPC + CC





Land Use Policy Themes

Temas de la Política de Uso de la Tierra

1



Environmental
Justice

Justicia
Ambiental

2



Housing
Accessibility

Accesibilidad
de la vivienda

3



Economic
Development &
Revitalization

Desarrollo
Económico y
Revitalización

4



Urban
Design

Diseño
Urbano

5



TOD and
Connectivity

TOD y
Conectividad

6



Rural &
Agricultural
Greenfield Areas

Áreas verdes
rurales y
agrícolas



Land Use

Uso de la tierra



EXISTING LAND USE USO DE LA TIERRA EXISTENTE

- Provides a Snapshot of current & primary activities
- Each land parcel has a specific use

- Instantánea de las actividades actuales y primarias
- Cada parcela tiene un uso específico



FUTURE LAND USE FUTURO USO DE LA TIERRA

- Represents ideal primary activities of land
- Embodies desired character
- Each land parcel has a specific use

- Representa las actividades primarias ideales de la tierra
- Encarna el carácter deseado
- Cada parcela tiene un uso específico



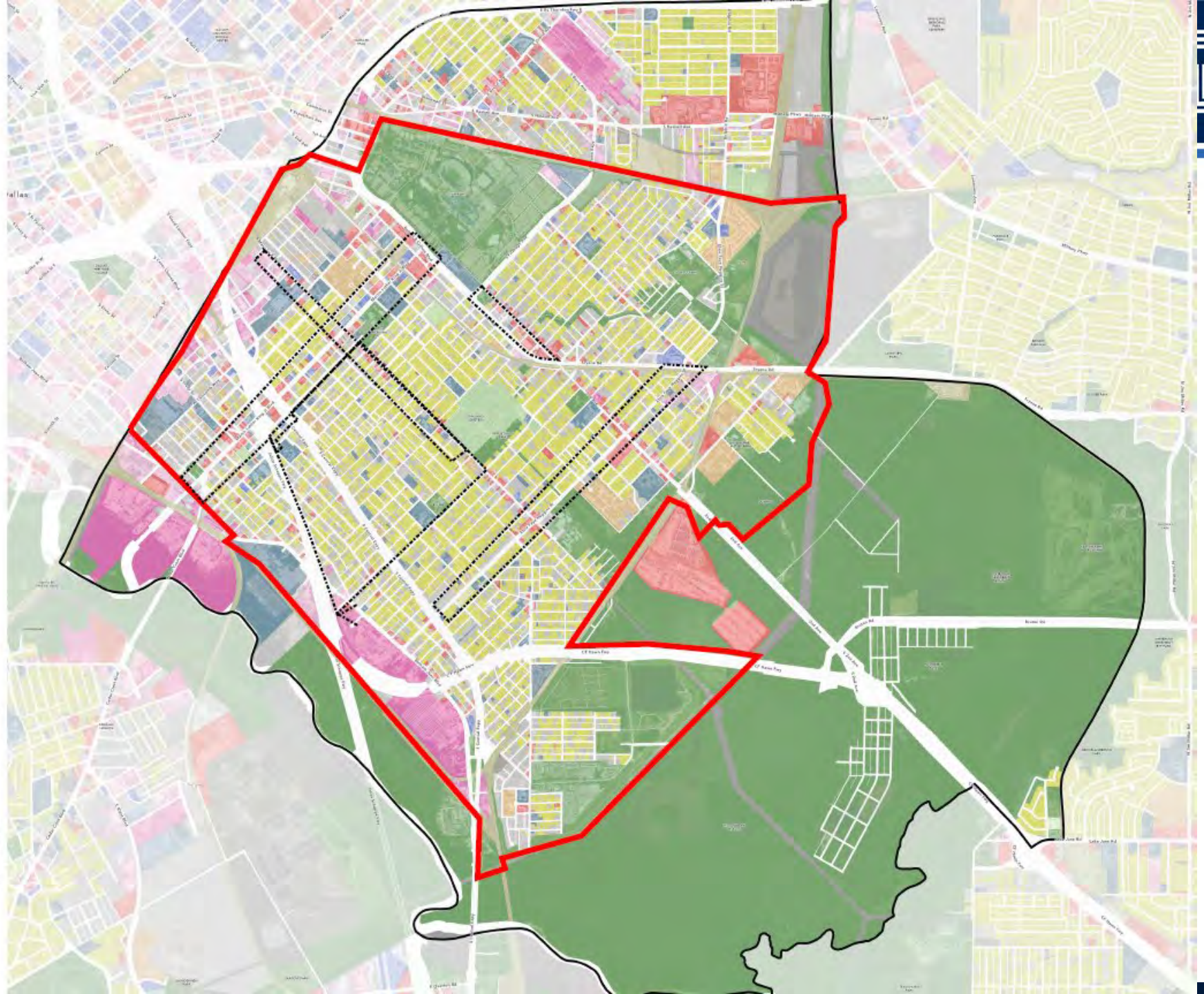
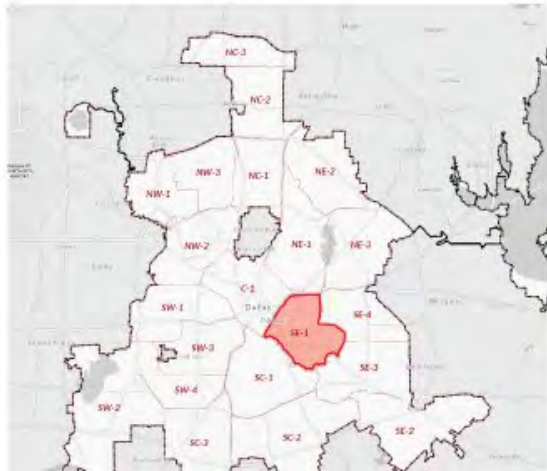
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What is a Placetype?

¿Qué es un tipo de lugar ?

A **placetype** represents a holistic, bigger-picture vision for a community or place that incorporates a desired mix of land uses, design, function, and intensity.

Un tipo de lugar representa una visión holística a mayor escala para una comunidad o lugar que incorpora una combinación deseada de usos de la tierra, diseño, función, y intensidad.





What is a Placetype?

¿Qué es un tipo de lugar ?



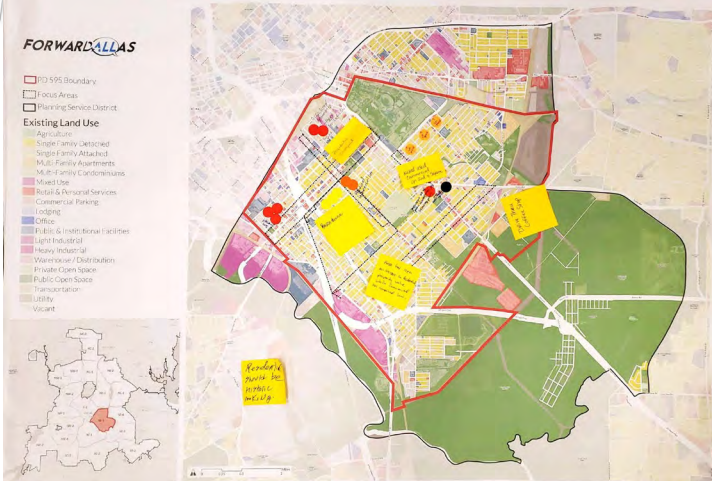
											
REGIONAL OPEN SPACE	RURAL RESIDENTIAL NEIGHBORHOOD	TRADITIONAL RESIDENTIAL NEIGHBORHOOD	BLENDED RESIDENTIAL NEIGHBORHOOD	CITY RESIDENTIAL	NEIGHBORHOOD COMMERCIAL / MIXED-USE DISTRICT	MEDIUM COMMERCIAL CENTER	INDUSTRIAL HUB	FLEX INDUSTRY / INNOVATION DISTRICT	REGIONAL COMMERCIAL / MIXED-USE DISTRICT	INSTITUTIONAL CAMPUS / SPECIAL PURPOSE	URBAN CORE
<i>ESPACIOS ABIERTOS REGIONALES</i>	<i>BARRIO RESIDENCIAL RURAL</i>	<i>BARRIO RESIDENCIAL TRADICIONAL</i>	<i>BARRIO RESIDENCIAL MIXTO</i>	<i>BARRIO RESIDENCIAL URBANO</i>	<i>VECINDARIO COMERCIAL / DI STRITO DE USO MIXTO</i>	<i>CENTRO COMERCIAL MEDIO</i>	<i>CENTRO INDUSTRIAL</i>	<i>INDUSTRIA FLEXIBLE / DISTRITO DE INNOVACIÓN</i>	<i>REGIONAL COMERCIAL / DISTRITO DE USO MIXTO</i>	<i>CAMPUS INSTITUCIONA L / PROPÓSITO ESPECIAL</i>	<i>CENTRO URBANO</i>



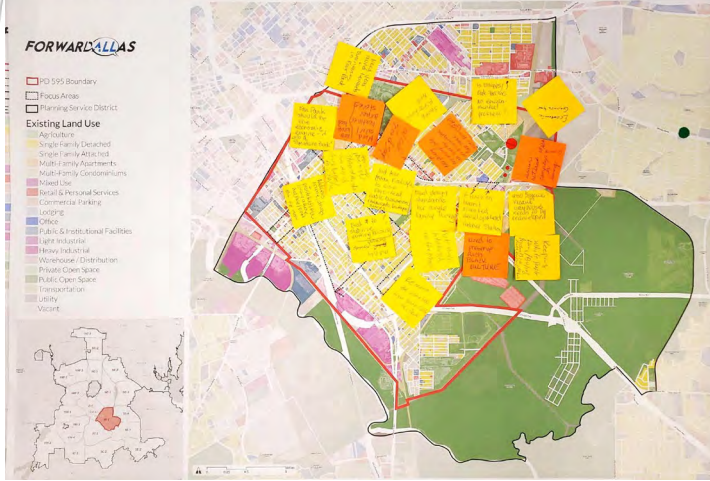




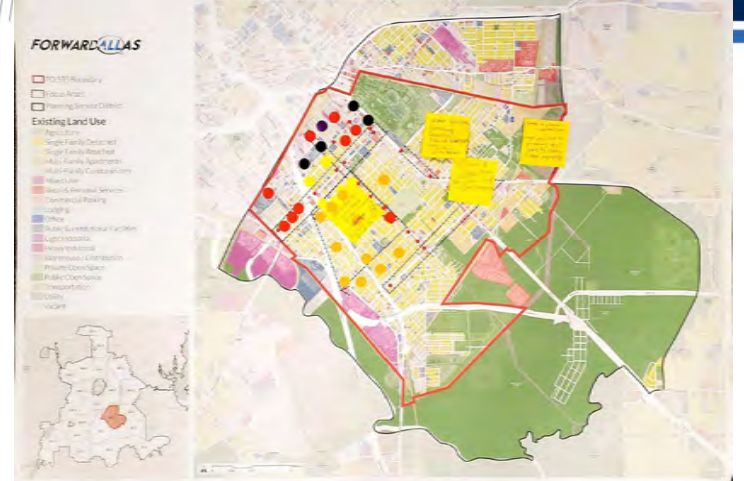
SOUTHEAST-1



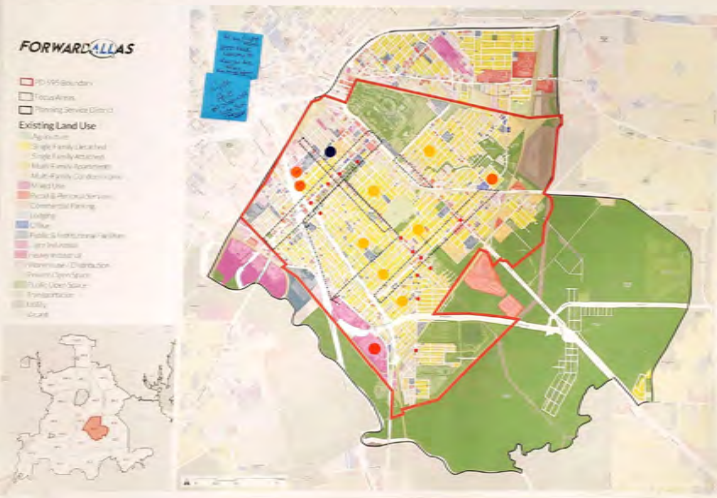
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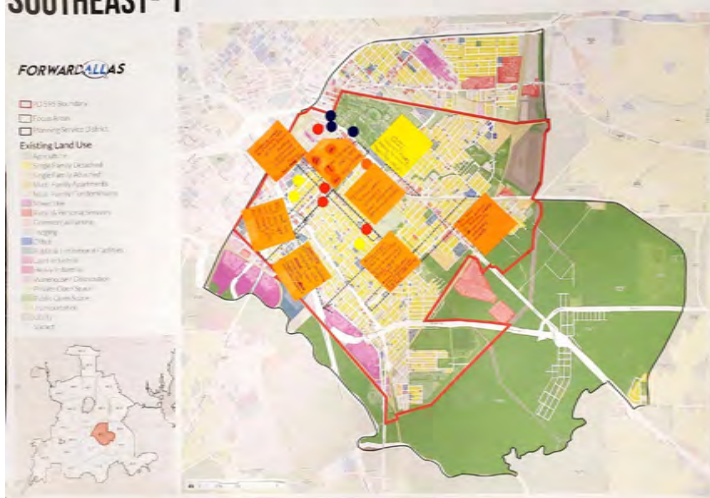
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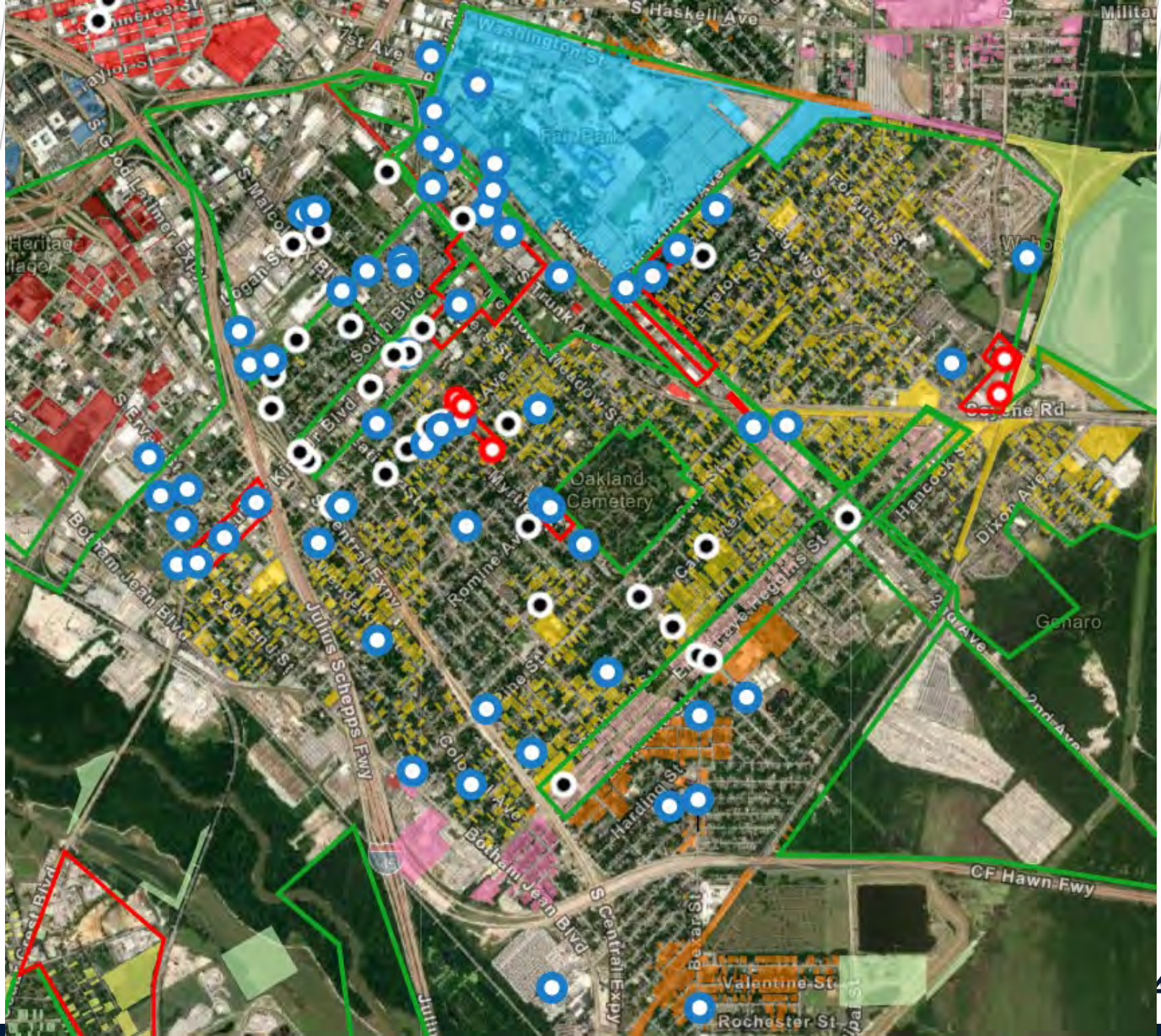


SOUTHEAST-1





SOCIAL PINPOINT MAP



CONSULTANT
PLACETYPE
MAP (**DRAFT**)

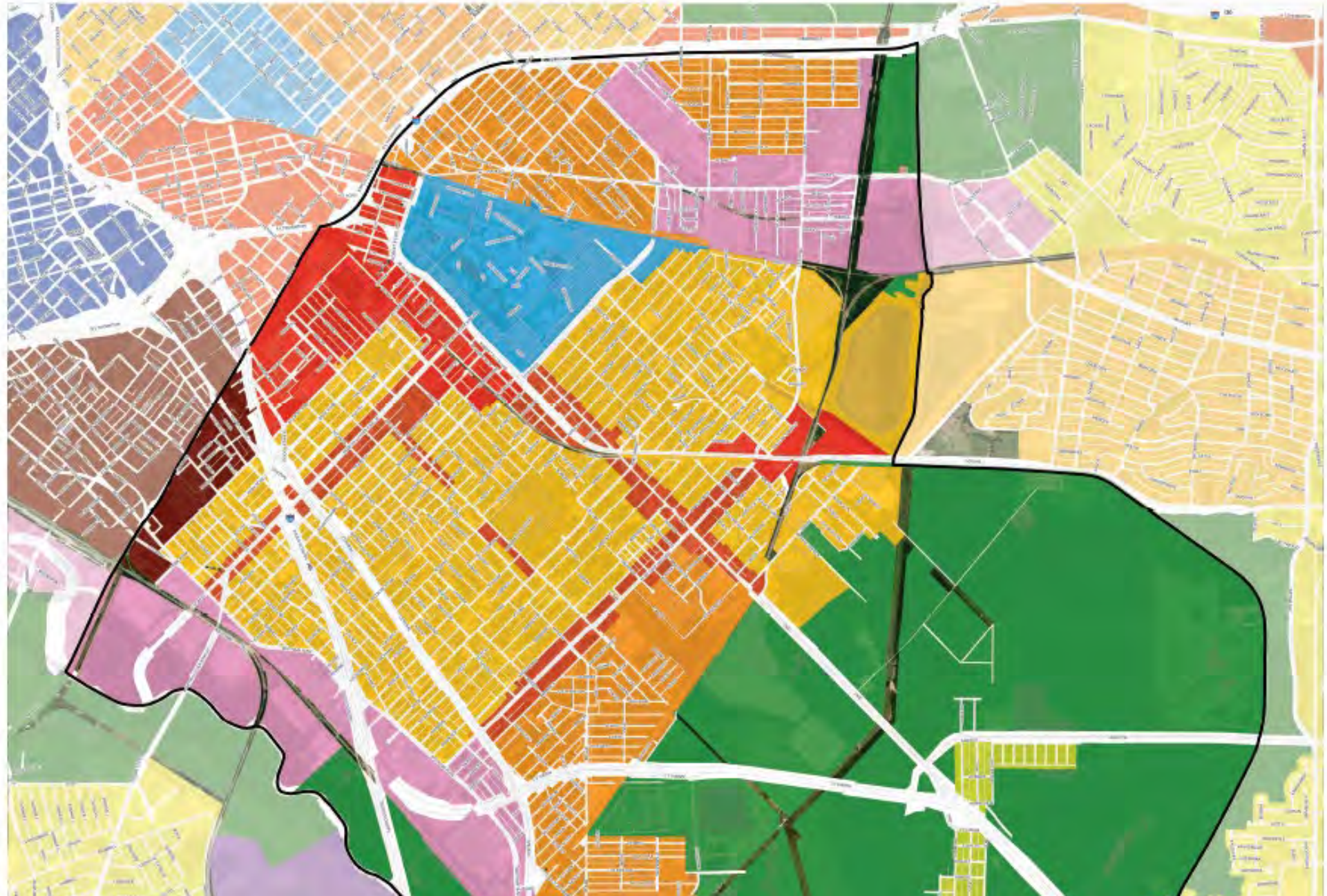
MAPA DE TIPO
DE LUGARES DE
CONSULTOR
(**BORRADOR**)



SOUTHEAST - 1



- City of Dallas Boundary
- Planning Service Area Subarea
- Regional Open Space
- Rural Residential Neighborhood
- Traditional Residential
- Blended/Mixed Residential Neighborhood
- Urban Residential Neighborhood
- Neighborhood Commercial / Mixed-Use District
- Medium Commercial / Mixed-Use District
- Regional Commercial / Mixed-Use District
- Urban Core
- Institutional Campus/Special Purpose
- Flex Industry (Innovation) District
- Industrial Hub



Traditional Residential Neighborhood



Primary Land Use – Single Family Detached



Secondary Land Uses



Religious Buildings



Parks



Schools



Single Family Attached

Blended Residential Neighborhood



Primary Land Use – Single Family Detached



Secondary Land Uses



Religious Buildings

Schools

Parks

Single Family Attached

Neighborhood Retail

Neighborhood Apartments

Office

Neighborhood Commercial



Primary Land Use



Office



Retail



Lodging

Secondary Land Uses



Religious Buildings



Mixed Use



Neighborhood Scale Apartments



Parks



Schools



Larger Apartments



Single Family Detached



Single Family Attached



Medium Commercial/Mixed Use



Primary Land Use



Office



Retail



Neighborhood Apartments



Larger Apartments



Mixed Use



Lodging

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Single Family Attached

Medium Commercial/Mixed Use



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Office



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Neighborhood Apartments



Larger Apartments



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Religious Buildings



Parks



Single Family Attached

MEDIUM COMMERCIAL / MIXED-USE DISTRICTS



REGIONAL COMMERCIAL/ MIXED-USE DISTRICTS



FLEX INDUSTRY / INNOVATION DISTRICT





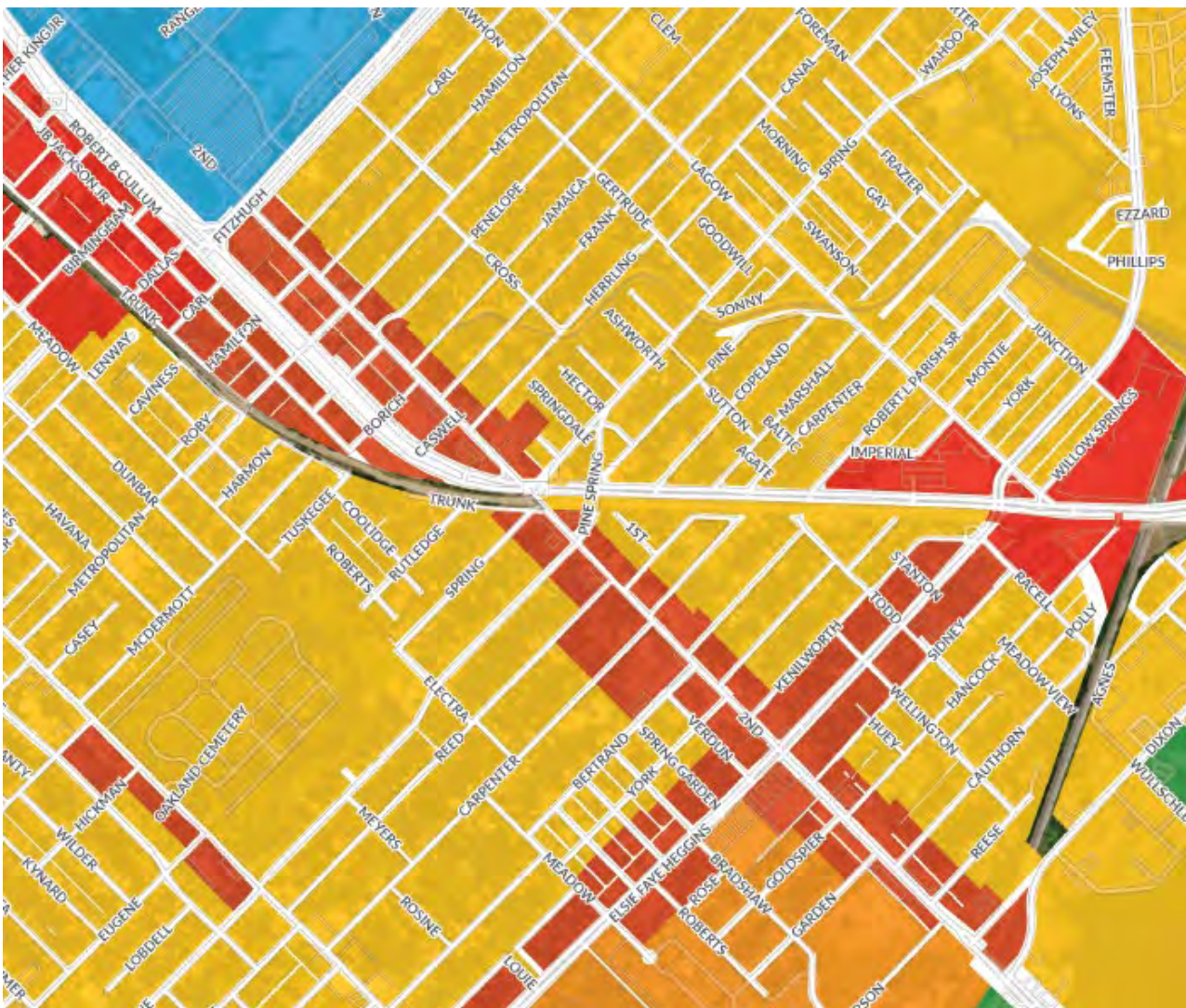
SOUTH DALLAS/FAIR PARK AREA PLAN

FOCUS AREA PLACE TYPE DISCUSSION

Are these placetypes correct in these locations?



Draft ForwardDallas Placetype Map Borrador del mapa de tipo de lugar de Dallas

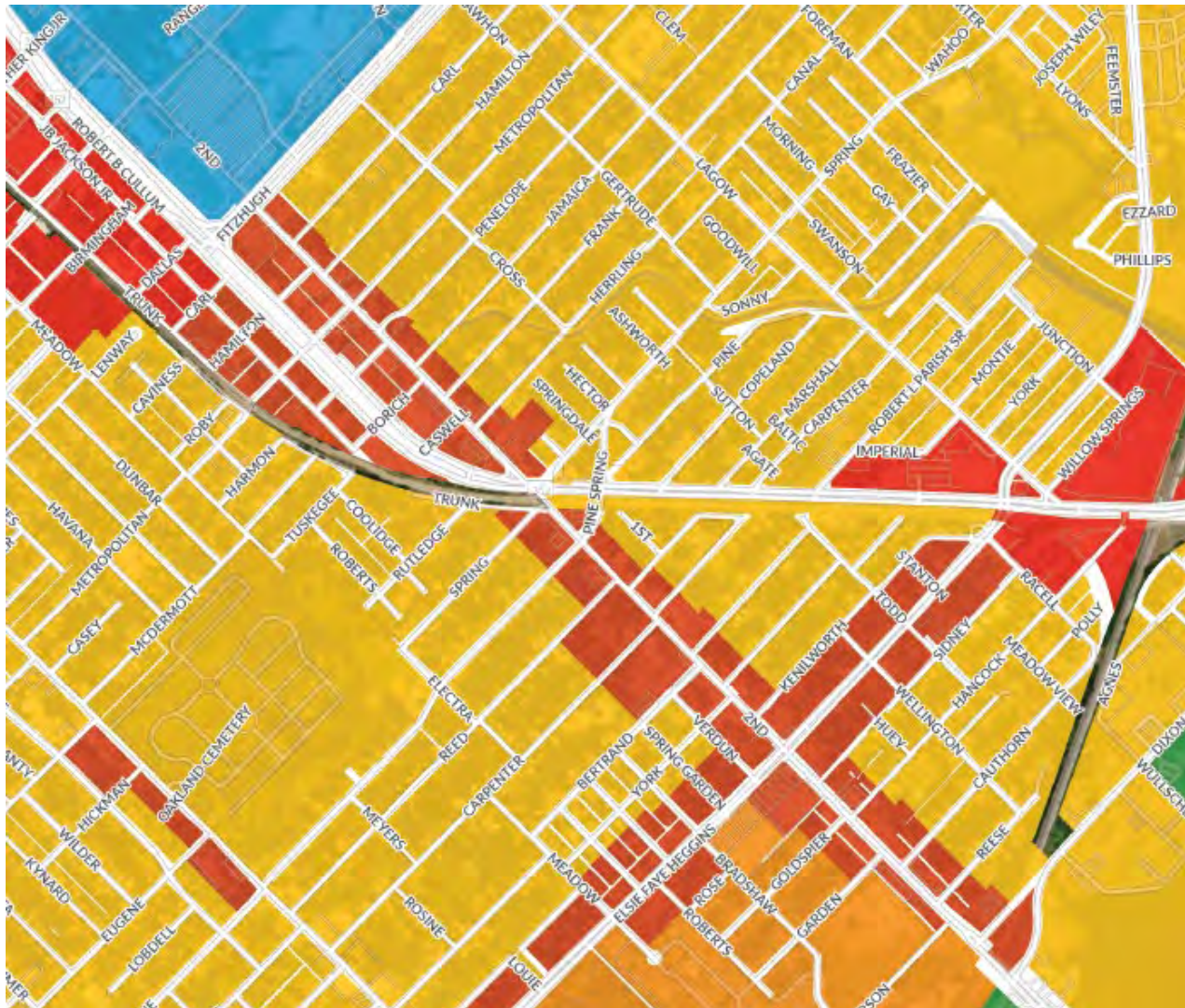


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WHERE DO YOU FEEL THE STRONGEST SENSE OF COMMUNITY?



2nd Ave.



Draft Forward Dallas Placetype Map Borrador del mapa de tipo de lugar de Dallas





Elise Faye Heggins @ 2nd Ave.

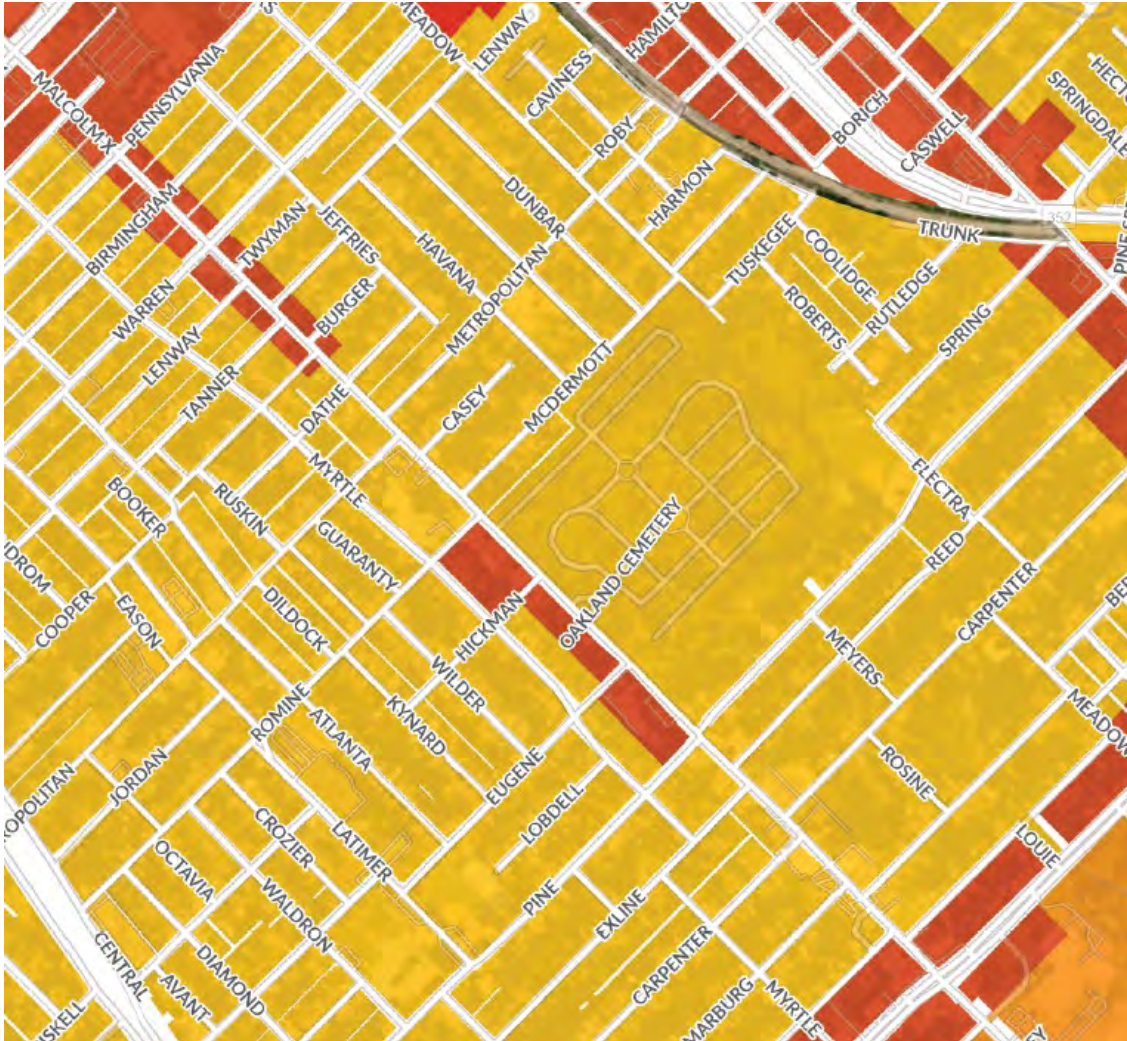


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Malcolm X Blvd.

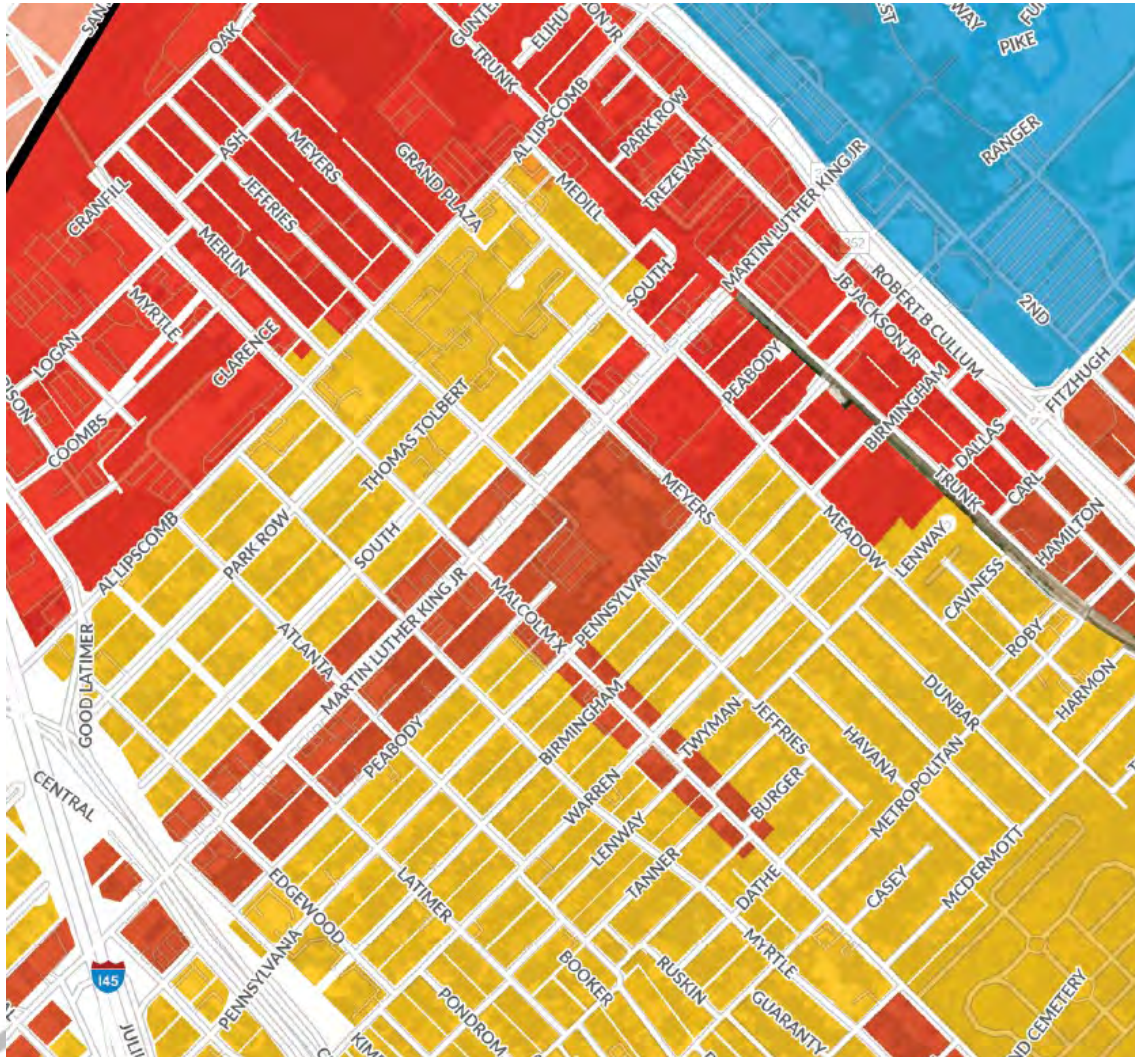


Draft ForwardDallas Placetype Map Borrador del mapa de tipo de lugar de Dallas





Martin Luther King Jr. Dart Station-Hank Lawson



Draft ForwardDallas Placetype Map
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STAY CONNECTED MANTENTE INVOLUCRADO



MAY 2023 (NEW DATES ADDED)

- May 4 @ 6 p.m.
BACHMAN REC | 2750 BACHMAN DR, 75220
- May 8 @ 6 p.m.
HITT AUDITORIUM | 1441 N BECKLEY AVE., 75203
- May 9 @ 6 p.m.
SINGING HILLS REC | 6805 PATROL WAY, 75241
- *May 10 @ Noon
VIRTUAL | bit.ly/FDMay10
- May 11 @ 6 p.m.
WHITE ROCK HILLS LIBRARY | 9150 FERGUSON ROAD, 75228
- May 16 @ 6 p.m.
WEST DALLAS MULTIPURPOSE CTR | 2828 FISH TRAP RD., 75212

- May 17 @ 6 p.m.
BECKLEY SANER REC | 114 W HOBSON AVENUE, 75224
- May 18 @ 7 p.m.
RENNER FRANKFORD LIBRARY | 6400 FRANKFORD ROAD, 75252
- May 20 @ 6 p.m.
FOREST GREEN LIBRARY | 9015 FOREST LN., 75243
- *May 23 @ 6 p.m.
RIDGWOOD/BELCHER REC | 6818 FISHER RD., 75214
- May 24 @ 6 p.m.
RIVER RANCH -TEXAS HORSE PARK | 811 PEMBERTON HILLS RD., 75217
- *May 25 @ 6 p.m.
SAMUELL-GRAND REC | 6200 E. GRAND AVE., 75223

MAYO 2023 (NUEVAS FECHAS AÑADIDAS)

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STAY CONNECTED MANTENTE INVOLUCRADO

1

ForwardDallas website
Sitio web de ForwardDallas



DallasCityHall.com/ForwardDallas

2

Sign up to be notified
Regístrese para ser notificado



<https://bit.ly/pudtexting>

3

Interactive Map
Mapa interactivo



<https://bit.ly/fdcommentmap>

4

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Llamada abierta

[SURVEYMONKEY.COM/R/
PUDINVITATION](https://SURVEYMONKEY.COM/R/PUDINVITATION)





SOUTH DALLAS/ FAIR PARK

AREA PLANNING

