

South Dallas Fair Park Area Plan

Overview of Area Plan
City Plan Commission

January 23, 2025

Patrick Blaydes, Chief Planner
Lindsay Jackson, Senior Planner
Planning & Development Department
City of Dallas



City of Dallas

Presentation Overview



- Background/ History of South Dallas Fair Park Implementation Plan
- Overview of the Area Plan and Engagement
- Overview of Recommendations
- Implementation in Real Time
- Next Steps
- Q & A



South Dallas

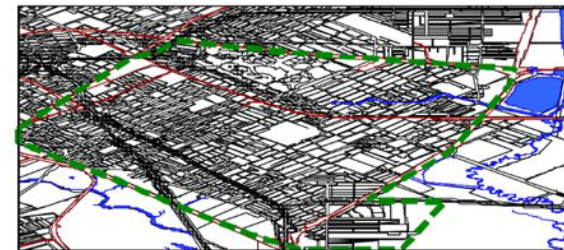


Impetus for Planning



- Many plans including: SDFP Economic Development Corridor Plan (2001); DART Stations Martin Luther King Jr. Station (2013), Hatcher Station Area Plan (2013) and Fair Park Master Plan (2020)
- Vision workshops, SWOT, charrettes, etc.
- Growing demand influenced by adjacent districts
- Highway Projects (SM Wright Freeway, I-45, I-345, I-30)
- In 2020, Council initiated area plan and Authorized Hearing for PD 595

SOUTH DALLAS/FAIR PARK ECONOMIC DEVELOPMENT CORRIDOR PLAN



Submitted June, 2001

J-QUAD AND ASSOCIATES
STANLAND AND ASSOCIATES

Memorandum

RECEIVED
2020 JAN 29 PM 1:30
CITY SECRETARY
DALLAS, TEXAS

City of Dallas

DATE: January 22, 2020
TO: The Honorable Eric Johnson
FROM: Adam Bazaldua
SUBJECT: Request for Placement of Agenda Item – Council Member(s)

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please refer the following item to a city council committee within 15 calendar days after receipt of this request:

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P. & L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821. This is a hearing to consider the request to authorize the hearing and not the rezoning of the property at this time.

BRIEF BACKGROUND:

Planned Development District No. 595 encompasses over 3,000 acres in the South Dallas/Fair Park area. PD 595 was established by Ordinance No. 24726 on September 26, 2001. The last comprehensive amendment to PD 595 was in 2012. City Council approved Ordinance No. 28860 on December 12, 2012. Ordinance No. 28860 established new subdistricts and uses within PD 595 among other changes. This request is an authorization to determine proper zoning in the area.

In accordance with Dallas City Code Section 51A-4.701(a) and state law, the city council or the city plan commission may authorize a public hearing on a change in a zoning district classification. If city council authorizes the public hearing for PD 595, the city plan commission shall hold public hearings and provide a recommendation to city council.

Submitted for consideration by:

Adam Bazaldua Dist. # 7
Printed Name Signature

HATCHER
STATION AREA PLAN
FEBRUARY 2013

Dallas 100 City of Dallas

FAIR PARK
Master Plan Update

December 2020

FAIR PARK FIRST BRV

MARTIN LUTHER KING, JR.
STATION AREA PLAN
FEBRUARY 2013

Dallas 100 City of Dallas



SDFP Area Planning Task Force



Community Members & Stakeholders

Scottie Smith, Chairperson

Tabitha Wheeler, Co-chairperson

Chris Aslam

Rev. Todd Atkins, SDFP Faith Coalition

Jason Brown, Neighborhood Association

Karim Bryant, APAA

Randall Bryant, Black Chamber

Melanie Ferguson, Matthews Southwest,

Quincy Guinyard

Dorothy Hopkins, Frazier Revitalization

Trae Jacob, Colonial Hills NA

Eva Jones, Queen City NA

Hank Lawson, Pointe South Revitalization

Traswell Livingston

Brian Luallen, Fair Park First

Linda McMahon, The Real Estate Council,

Sherri Mixon, TR Hoover

Celeste Paylor

Diane Ragsdale, ICDC

Clifton Reese, Bonton Farms

Roderick Rollins

Julie Saqueton, St. Phillips

Marco Villegas

Marina Williams, Southfair CDC



Guiding Principles



- **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



Land Use



Housing



Eco Dev



Infrastructure



History/
Culture



Wellbeing



Public Engagement



Public Meetings



Open Houses – 2

Community Meetings - 6

Presentations – 24

Pop Ups – 58

Tour -4

Education Workshops

How to Form a NA

Navigating City Services

Land Use and Zoning Basics

SDFP Opportunity Fund

How to Do Business w/City



Public Engagement



Pointe South
Revitalization



The Dallas Weekly



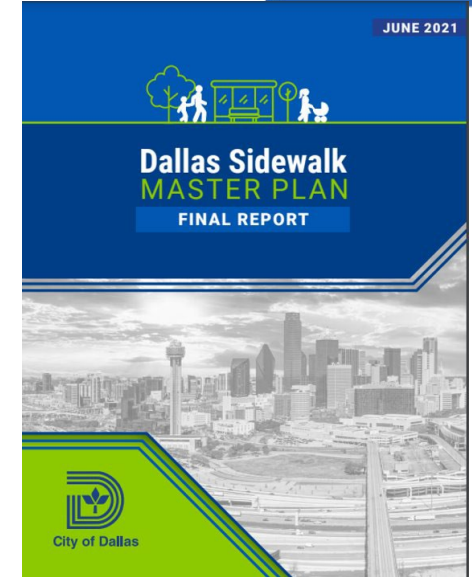
Parkland



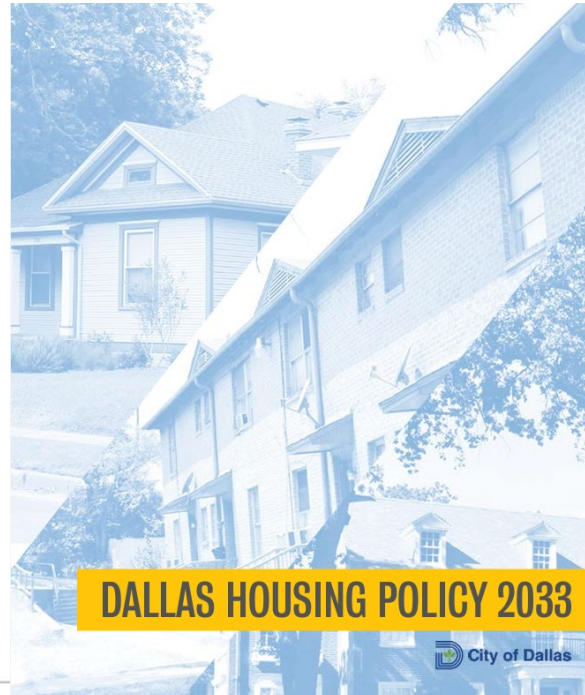
Interdepartmental Collaboration



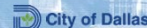
- Implementation focused plan creates the opportunity to collaborate with several departments and establish interdepartmental relations.



City of Dallas
Five-Year
Infrastructure Management
Program (IMP)
FY 2023 - 27

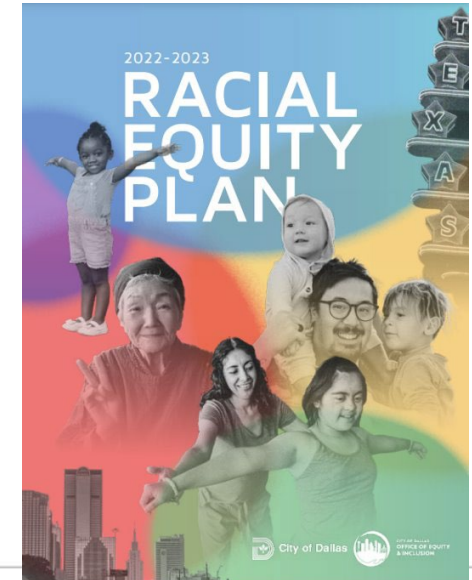


DALLAS HOUSING POLICY 2033



Economic Development Policy

As Approved January 25, 2023



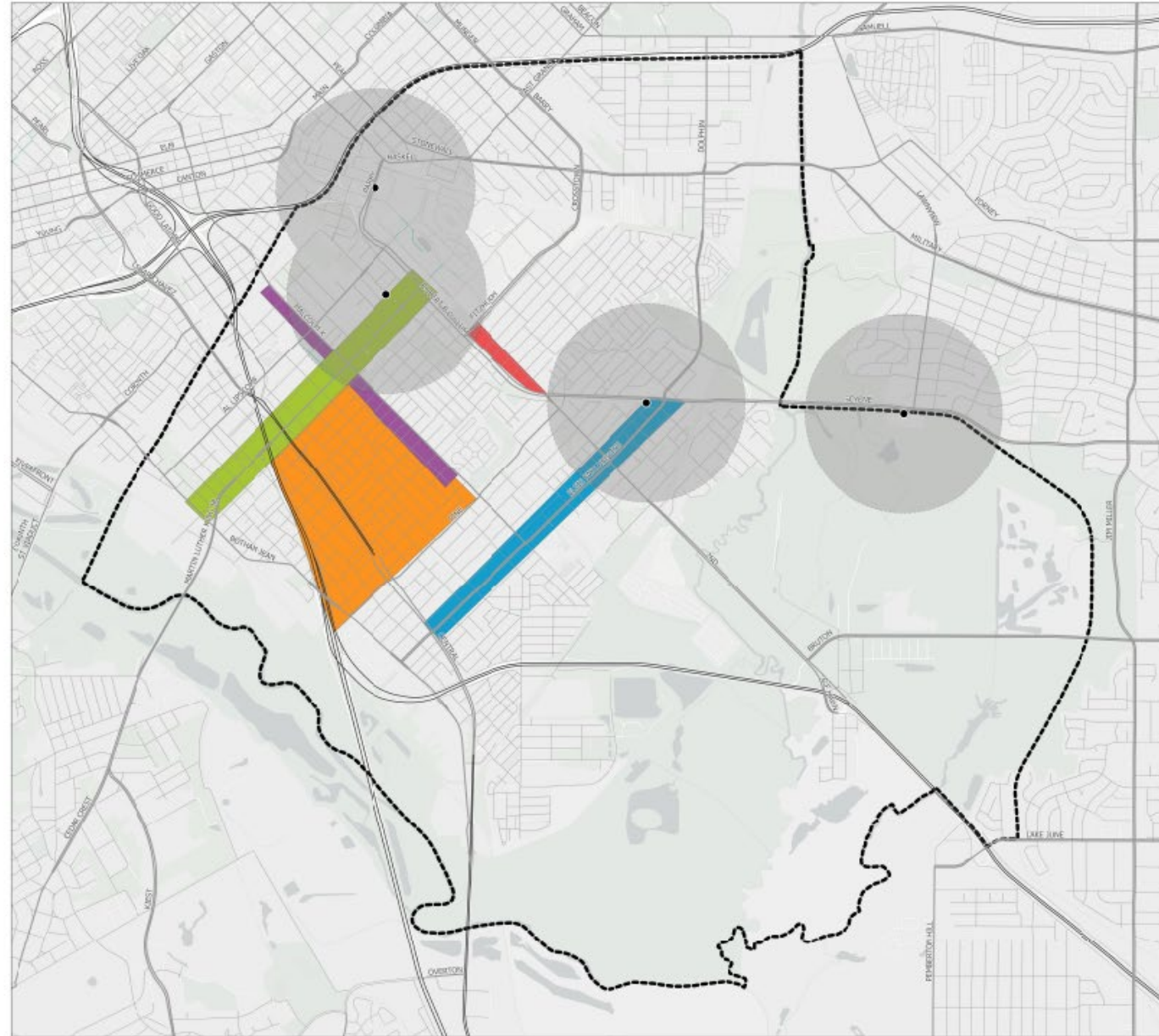
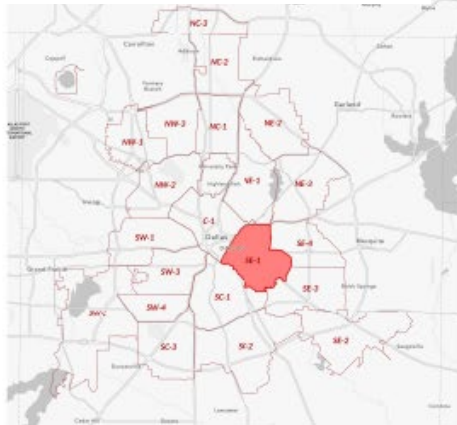
2022-2023
RACIAL
EQUITY
PLAN



SOUTH DALLAS FAIR PARK - FOCUS AREAS



- DART Light Rail Stops
- DART Half Mile Buffer
- Focus Areas
 - 2nd Ave
 - Elsie Faye Heggins
 - MLK Jr. DART Station
 - Malcolm X Blvd
 - Queen City



DRAFT
Updated: 09-24-2024



Implementation in Real Time



South Dallas Neighborhood Coalition 2024-2025

- Over 50 neighborhood residents and many neighborhoods represented:
 - Fair Park Estates NA; Dixon Circle; Cornerstone; Cedars; Rose Garden; Pointe South Revitalization Group; Colonial Hill; South Fair; Revitalize South Dallas Coalition; Forest District; St. Phillips; Mill City; Queen City; Bertrand Community Group; Bexar Street; Bonton; Phillis Wheatley Neighbors





Pointe South Revitalization Committee

Chair of Pointe South Revitalization Committee hosts the monthly meeting and invited City Staff from various department to attend.

The property owners presented an overview of the Pointe South Developers and their respective projects.

The projects include a mix of proposed new construction, and adaptive reuse of historic buildings in the area and more uses in close proximity to the MLK DART Station.

The committee presented assets & challenges in South Dallas, including mental health and homelessness issues.

Conversations and proposed actions are now occurring with city staff, about infrastructure needs for development and other challenges that hinder development.



Departmental Collaboration-OEQS



The Office of Environmental Quality and Sustainability has hosts regular tours in South Dallas for property owners to introduce themselves, explain their projects, and engage with City Staff on their infrastructure needs and potential funding opportunities available within OEQS.





Departmental Collaboration-Housing

- SDFP Area Plan recommended South Dallas as a housing target strategy area.
- Housing has designated South Dallas Fair Park Area to become a Neighborhood Revitalization Strategy Area (NRSA) in 2024.
- PD staff and South Dallas community members are working with Housing on their policies and programs in South Dallas.



COMMUNITY MEETINGS

**WEDNESDAY
MAY 1
2024**

**1 TO 2 P.M.
AND
6 TO 7 P.M.**

**Fourth Avenue Church
of Christ Family Life
Center**
3220 Park Row Ave.
Dallas, TX 75210

Your community is being considered for a Neighborhood Revitalization Strategy Area (NRSA).



If approved by the Department of Housing and Urban Development (HUD), NRSA designation allows the City of Dallas to:

- invest heavily in affordable housing
- coordinate investments between City departments to promote economic development

Your feedback matters.
We invite all residents, business owners, financial institutions, nonprofits and community groups that live or do work in the area to share your concerns about housing and community development.

**Can't attend?
Scan the QR code
to take the survey!**

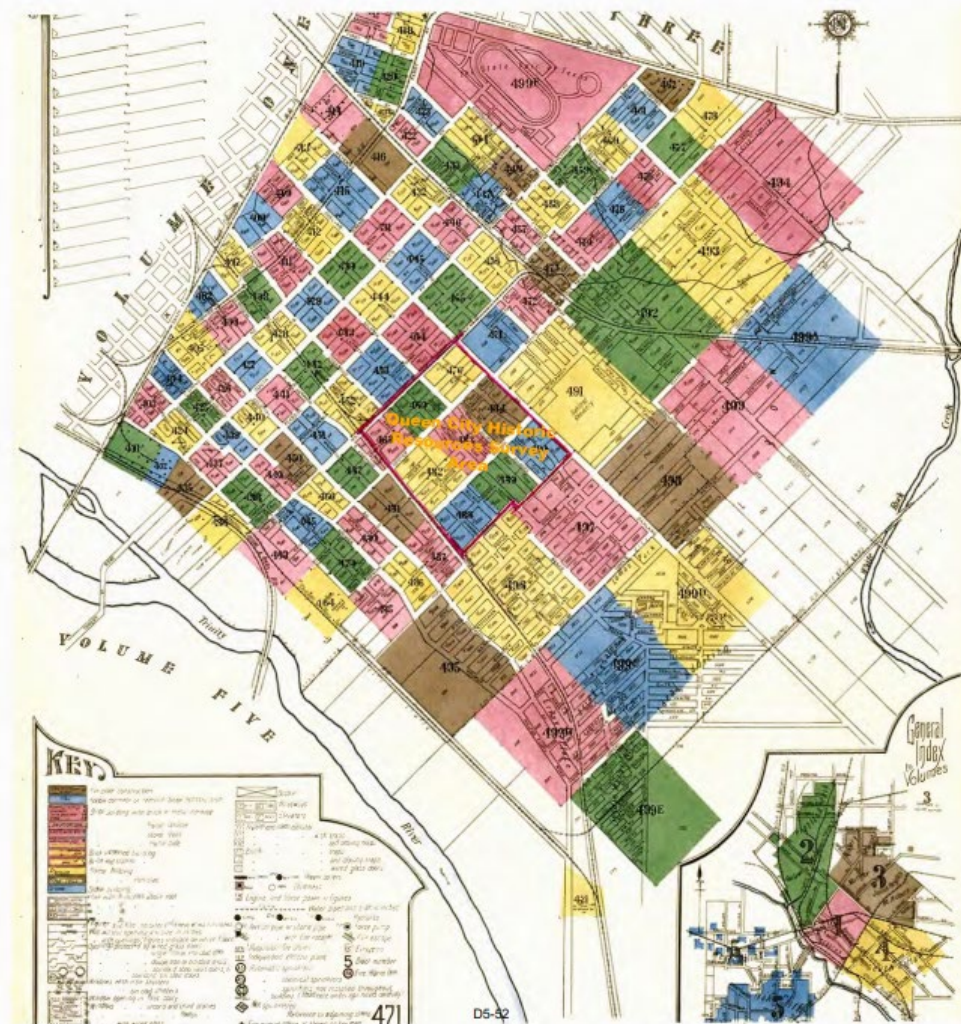




Queen City Historic District

Queen City Neighborhood bounded by State Highway 310 (aka S.M. Wright Freeway), Warren Avenue, Malcolm X Boulevard, and Eugene Street was approved by the Landmark Commission on Monday, May 6, 2024, for consideration of initiating the historic designation procedure to establish a historic overlay district, on property constituting a subdistrict within Planned Development District No. 595.

- June 3, 2024 Landmark Commission Meeting – If approved 2-year pre-designating moratorium will be put in place allowing the architectural control they desire. Certificate of Appropriateness, and demolition will have to be submitted before permitting is granted.



Queen City Neighborhood



Summary of Recommendations



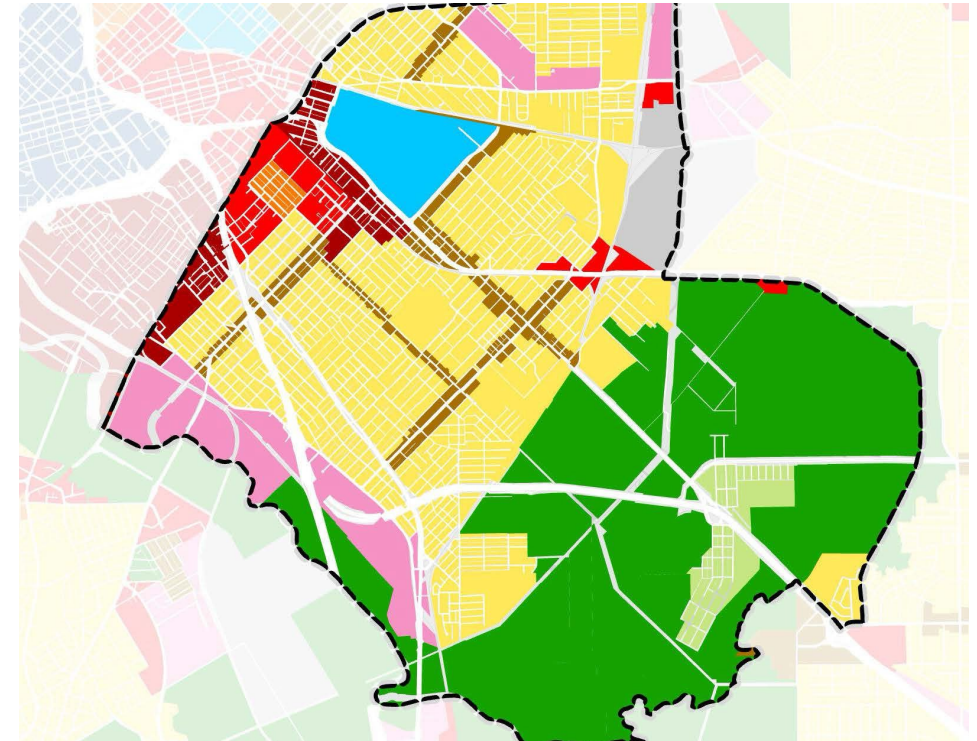
- Plan includes recommendations about
 - Infrastructure
 - Economic Development
 - Community Well-Being
 - History and Culture
 - Housing



Summary of Land Use Recommendations



- Forward Dallas 2.0 and the South Dallas Area Plan
 - Consistent with the Placetype because of concurrent process
- How do we make sure this isn't a plan that sits on the shelf
 - Authorized Hearing for PD 595



Planned Development 595



- Created 20 years ago to address issues
- Community wants to update it for address more current issues

ARTICLE 595.

PD 595.

SOUTH DALLAS/FAIR PARK SPECIAL PURPOSE DISTRICT

SEC. 51P-595.101.

LEGISLATIVE HISTORY.

PD 595 was established by Ordinance No. 24726, passed by the Dallas City Council on September 26, 2001. (Ord. 24726)

SEC. 51P-595.102.

PROPERTY LOCATION AND SIZE.

PD 595 is established on property generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821. PD 595 excludes the following planned development districts: 276, 320, 331, 354, 363, 477, 489, 513, 552, 557, 597, 660, 716, 729, 730, 746, 747, 764, 793, 806, 813, 849, 853, 856, 871, 892, 908, 911, 936, 1023, 1038, 1062, 1089, and 1090 and the form-base districts WMU-5 and WR-5 established in the area generally bounded by Elihu Street, Park Row Avenue, J.B. Jackson Boulevard, and Trunk Avenue. The size of PD 595 is approximately 3,337.428 acres. (Ord. Nos. 24726; 25351; 26034; 26037; 26351; 26365; 26875; 27252; 27518; 27580; 27612; 27635; 27679; 28208; 28223; 28269; 28288; 28328; 28697; 29052; 29316; 29319; 29335; 29664; 29677; 31101; 31386; 31664; 32256; 32272, 32458)



Summary of Land Use Recommendations



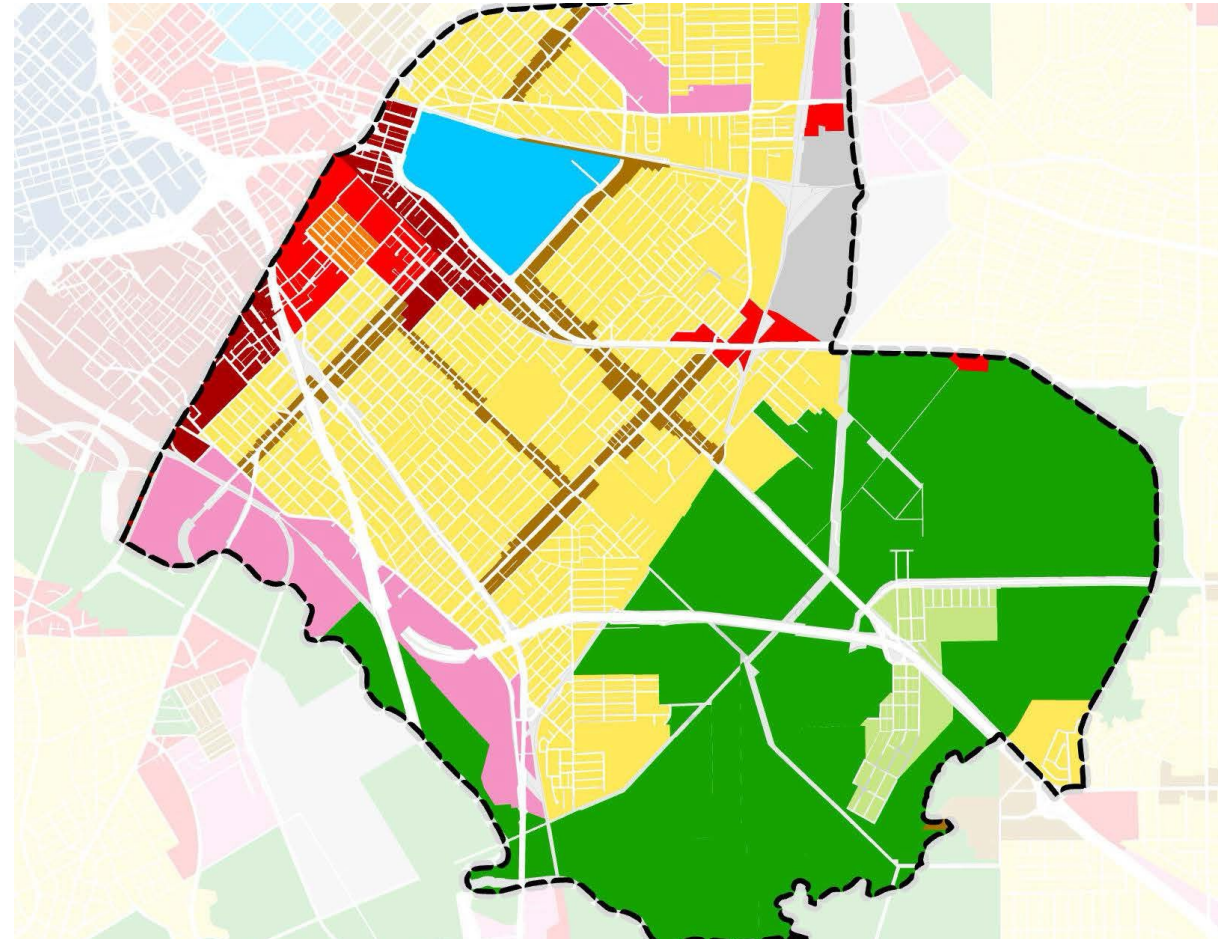
- Design Standards for new housing in Neighborhoods in South Dallas
- Revitalize commercial corridors as Mixed Use Corridors and at TOD



Mixed Use Corridors and TOD



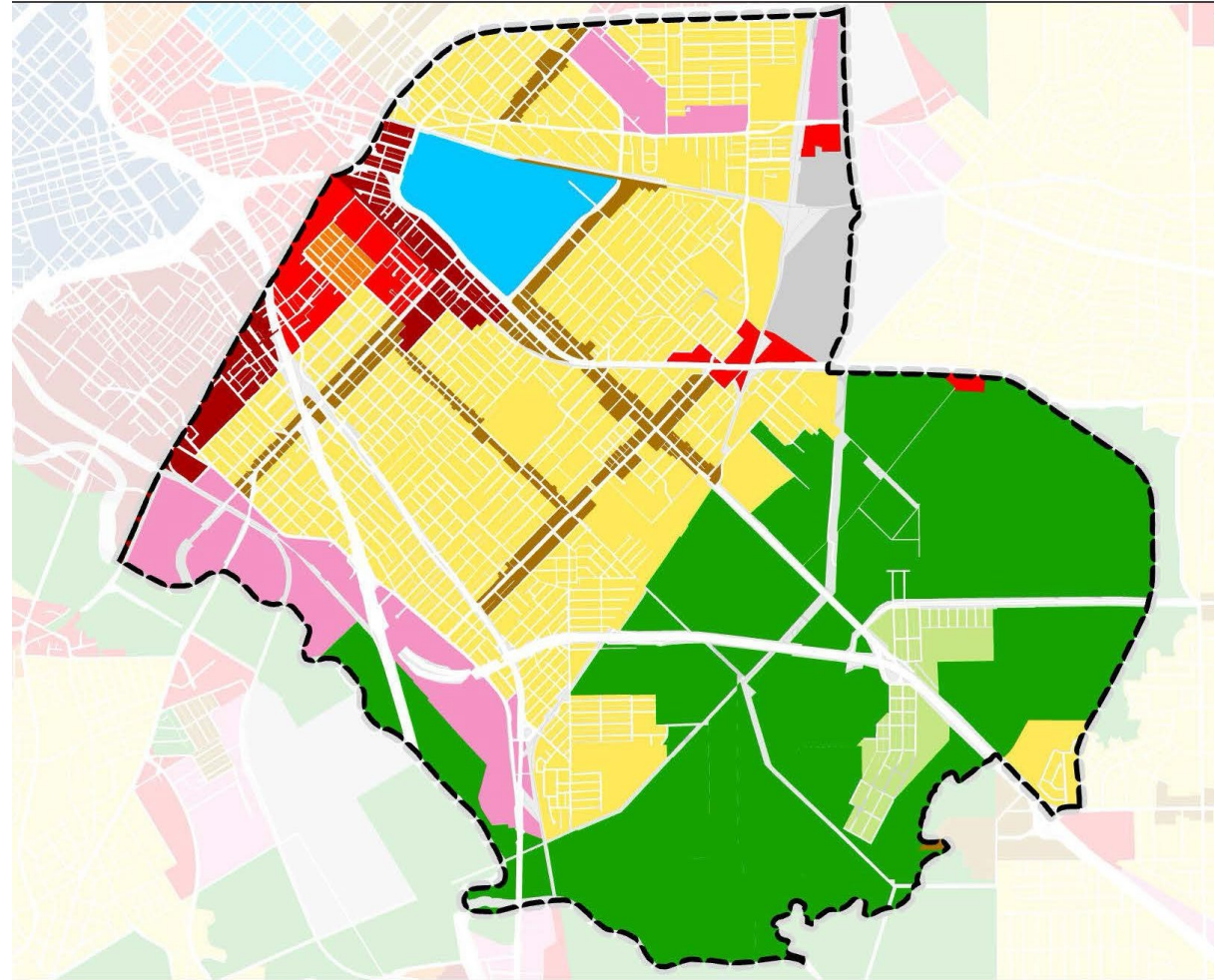
- Brown – Low Rise Mixed Use
- Bright Red – Low to Mid Rise Mixed Use
- Dark Red – Mid to High Rise Mixed Use



Mixed Use Corridors and TOD



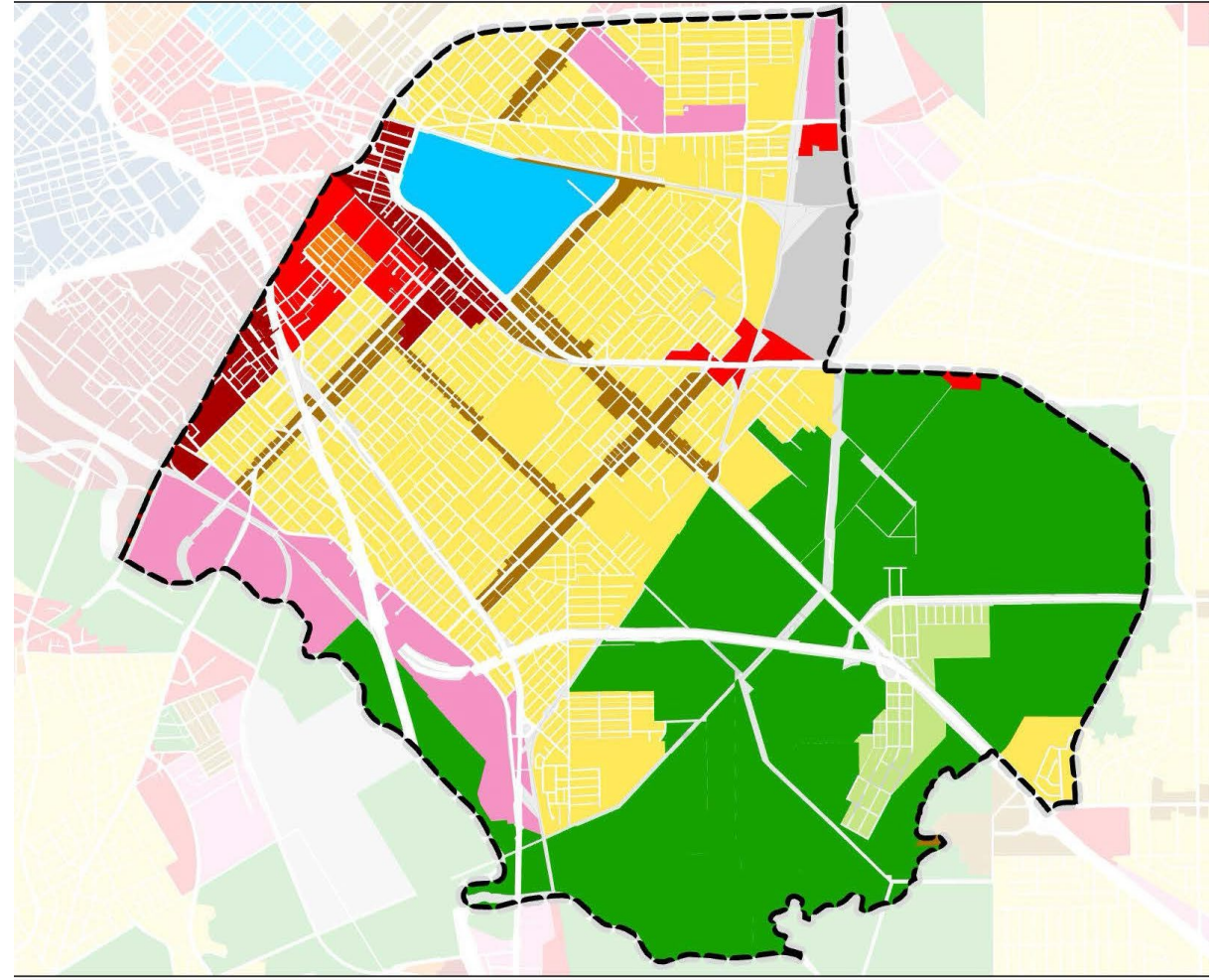
- Low Rise Mixed Use
 - Fitzhugh
 - 2nd Ave
 - Elsie Faye Heggins
 - Malcolm X
 - Southern part of MLK



Mixed Use Corridors and TOD



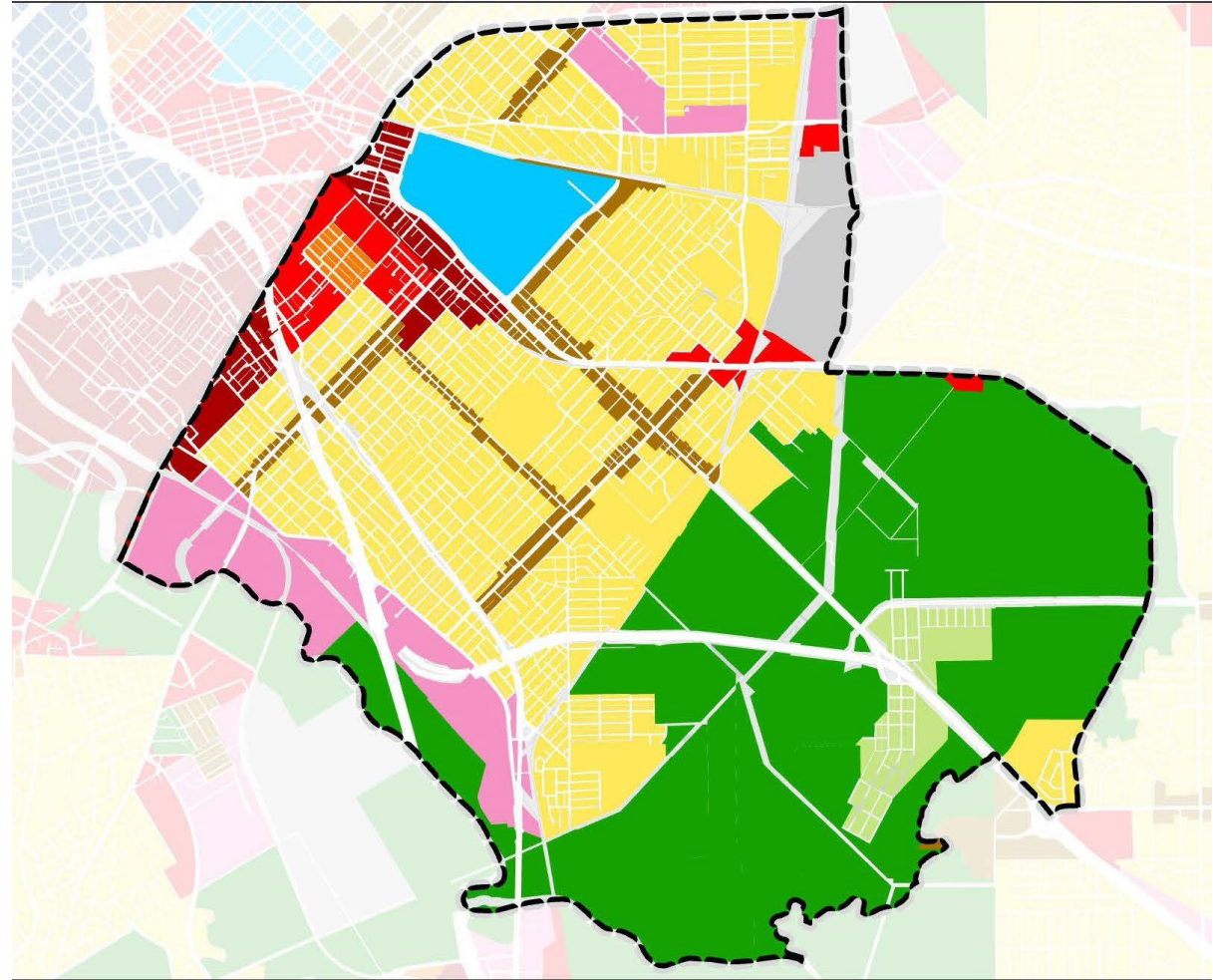
- Low - Mid Rise Mixed Use
 - Hatcher Street Station
 - JB Jackson
 - Area around Jeffries Meyers



Mixed Use Corridors and TOD



- Mid - High Rise Mixed Use
 - MLK Station
 - Robert B Cullum
 - Northern part of MLK



Design Standards



- Evolving Conversation what preservation meant in South Dallas
 - What the overall community wanted in new housing
 - Prevent “Grossly Incompatible Housing”
 - What tools best accomplished that
 - Neighborhood Stabilization Overlays, Conservation Districts, Historic Districts, Other tools



Design Standards



- Porches in the Front
- Garages in the Back
- Two Story Maximum Height
- Roof with a pitch
- Smaller driveways



Design Standards



Design Standards



- Porches in the Front
- Garages in the Back
- Two Story Maximum Height
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Summary of Recommendations



- Land Use Recommendations - Preserve Neighborhoods

Yes	No	Maybe
<p>Existing Older Single Family Homes</p> <p>New Single Family homes that are similar to older homes</p>	<p>New single family homes that are grossly incompatible with existing homes</p> <p>Large Multi Family interior to the neighborhoods</p>	<p>Duplexes if they look like older existing single family homes</p> <p>Accessory dwelling units if they fit in with existing neighborhood fabric</p>



Summary of Recommendations - Duplexes



- No single family zoning subdistrict in 595 will be changed to allow duplexes or multi-family.
- The R-5, R-7.5 and R-3.8 stay single family.
- Property within current single family districts would still need to apply for a zoning change if they want to build duplexes



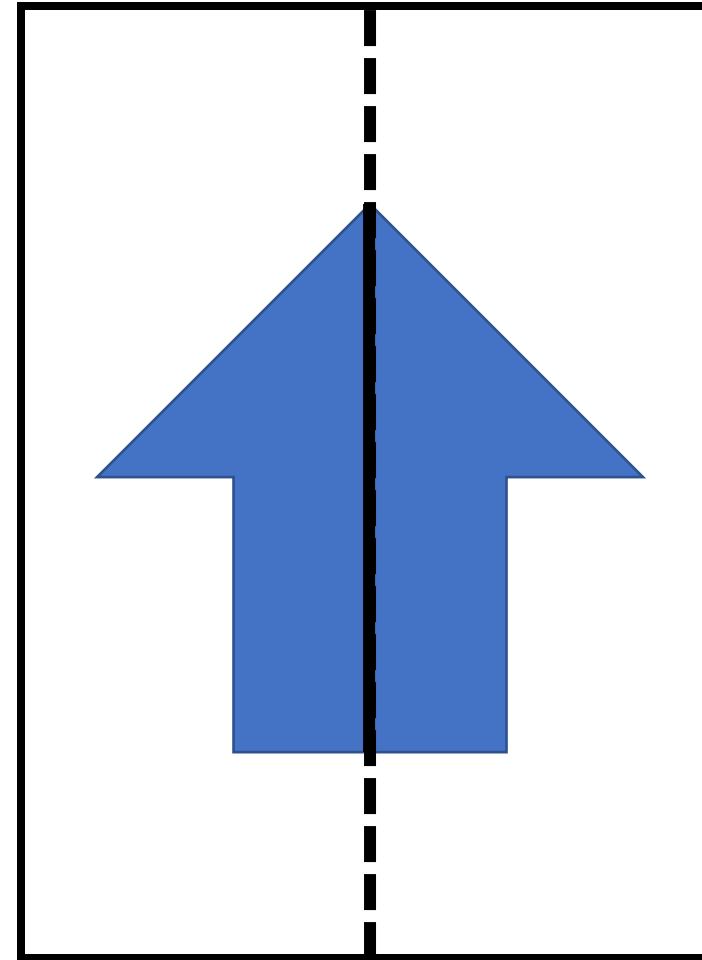
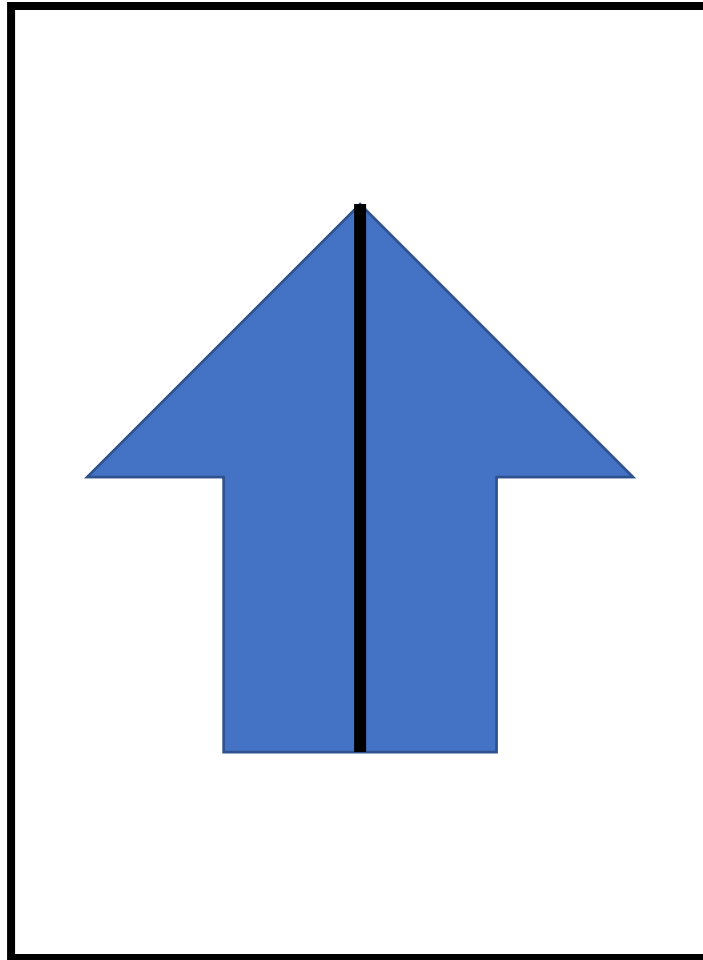
Summary of Recommendations - Duplexes



- Same design standards that single family housing
 - Porches in the Front
 - Garages in the Back
 - Two Story Maximum Height
 - Roof with a pitch
 - Smaller driveways



Home Ownership in Duplexes



Accessory Dwelling Units



- Allow them subject to
- Same design standards that single family housing
 - Porches in the Front
 - Garages in the Back
 - Two Story Maximum Height
 - Roof with a pitch
 - Smaller driveways
- As well as standards in 51-A for ADU's and accessory structures



Summary of Recommendations



- Land Use Recommendations – Community Growth – Uses and Parking
 - Land Uses
 - Catering Services – Allow by Right
 - Restaurants with all service to go – Allow By Right
 - Massages – Allow as accessory to Personal Service (Nail or Hair Salons)
 - Moving Vape Shops to Tobacco Store (Not allowed)
 - Keep Convenience Stores allowed subject to SUPs
 - Parking
 - Parking Mandate (Location and Required Amount)
 - Could be addressed through CPC and Council Action Citywide
 - If not, Plan calls for reduction or removal of the location and amount mandate



Next Steps



- Draft of Plan Available for CPC and Public Comment
- Public Hearing at CPC
- CPC Recommendation
- Council Action
- Authorized Hearing



Questions



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