

Citywide Placetype Map
Planning District Placetype Maps
Urban Design Framework Map
Complete Street Map
Historic Districts Conservation Districts +
Neighborhood Stabilization Overlays Map
Parkland Dedication Map



APPENDIX A: MAPS

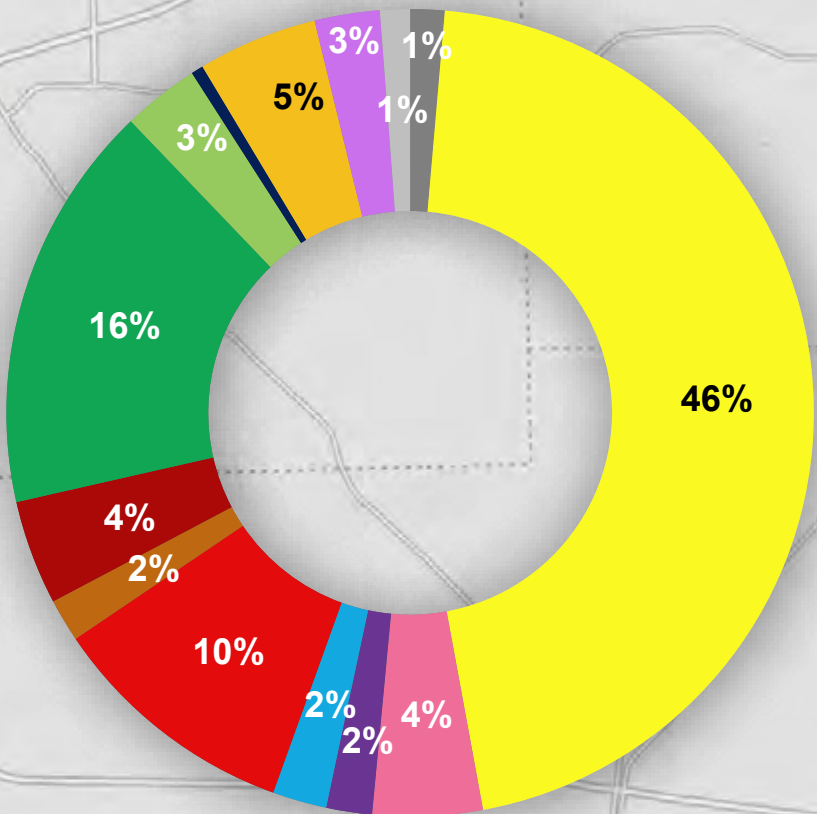
OVERVIEW

Reference maps that should be utilized in conjunction with the recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.



CITY OF DALLAS FUTURE PLACETYPE MAP

Interactive
High-Resolution
Map Link
CLICK HERE



PLACETYPES



1. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 219.005.)
2. The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written text.
3. Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

CITY OF DALLAS PLANNING DISTRICT MAP

Planning Districts

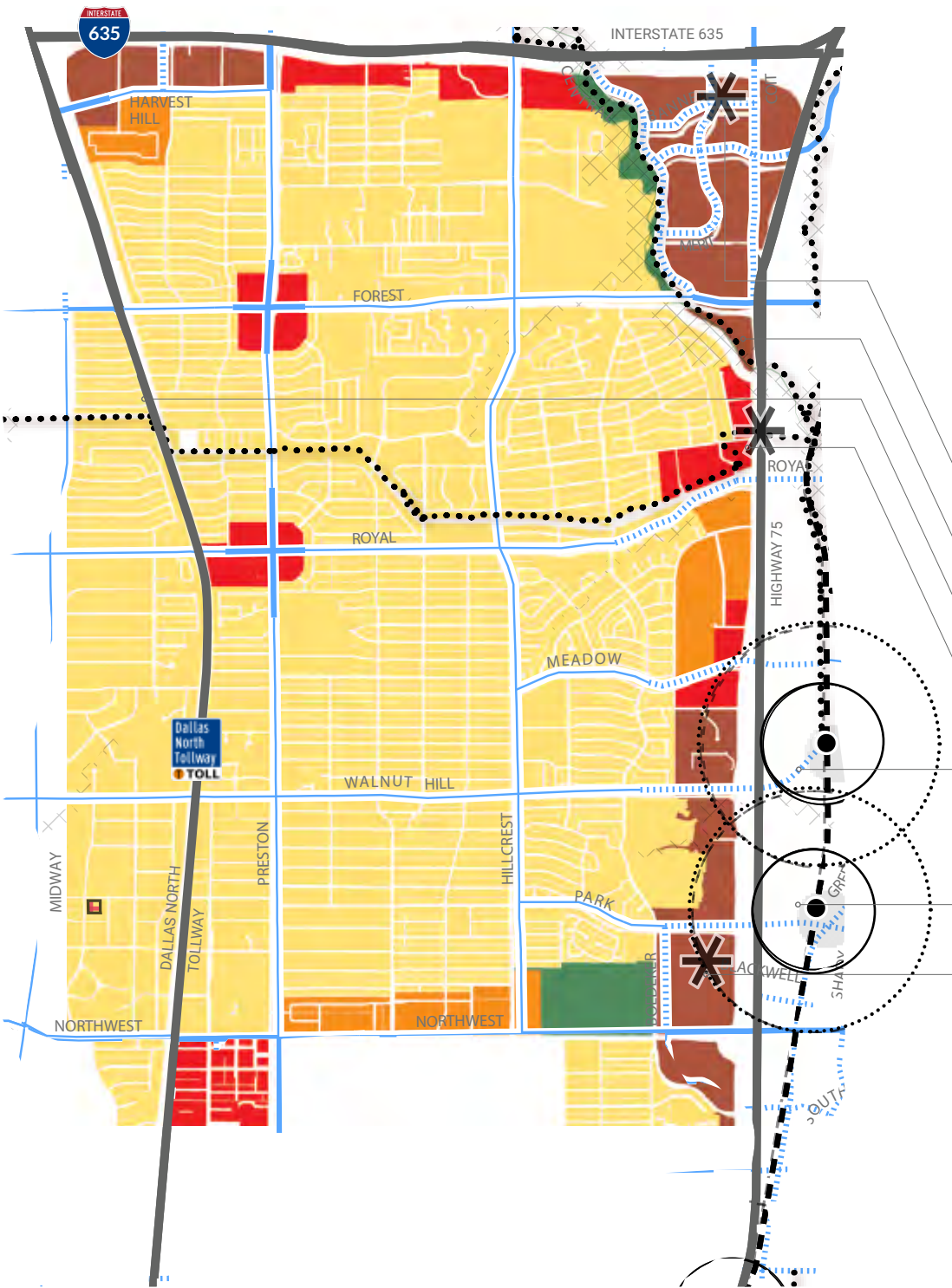
#	Planning District Name	Council Districts*
NC-1	North Dallas	D13, D11
NC-2	Far North Dallas (above LBJ Corridor)	D12, D11
NC-3	Far North Dallas (below PGBT Corridor)	D12
NE-1	Northeast Dallas	D13, D9, D10, D14
NE-2	Lake Highlands / Far Northeast Dallas	D10
NE-3	White Rock/ Far East Dallas	D9, D2, D7
NW-1	Northwest Dallas/ Cypress Waters	D6
NW-2	Stemmons/ Love Field	D13, D2, D6
NW-3	Northwest Dallas	D13, D6
C-1	Central	D14, D2
SW-1	West Dallas	D1, D6
SW-2	Southwest Dallas/ Mountain Creek	D3
SW-3	West Oak Cliff	D1
SW-4	Kiest	D3, D1, D4
SC-1	East Oak Cliff	D4, D7
SC-2	Southeast Oak Cliff	D3, D8
SC-3	Redbird / South Oak Cliff	D4, D3, D8
SE-1	South Dallas/ Fair Park	D7, D2, D5
SE-2	Kleberg / Rylie	D8
SE-3	Pleasant Grove	D5, D7, D8
SE-4	Southeast Dallas	D7, D5

Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, Airbus/USGS, NOAA, NASA, COSAR, NOAA, NLS, OS, NMA, Geodatastyrelsen, OSA/GSI and the GIS User Community, Texas Parks & Wildlife, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS



* = Council District Boundaries accurate as of August 2024.

NC-1 NORTH DALLAS



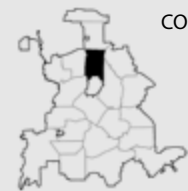
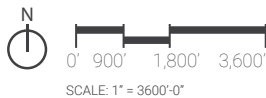
Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

- Towers at Park Central
- White Rock Creek Trail
- Northaven Trail
- Central Expressway Pedestrian Bridge
- Walnut Hill Station
- Park Lane Station
- North Park Shopping Center

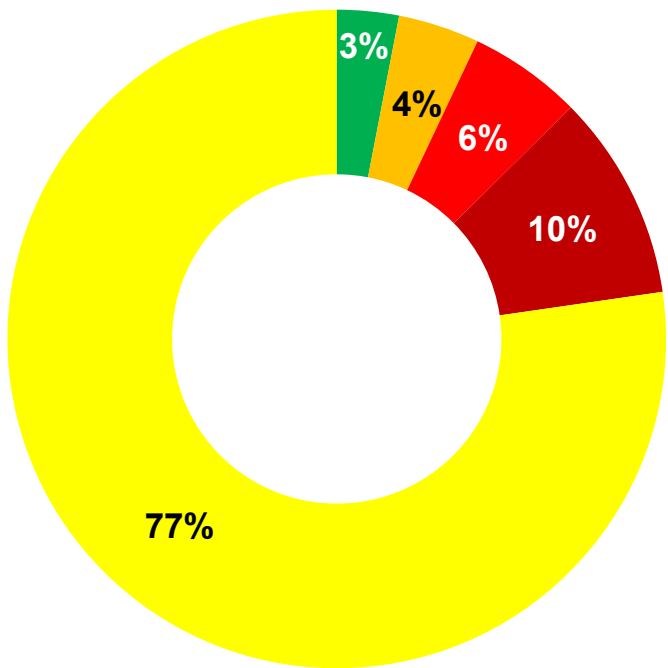


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE	<div></div> FLEX COMMERCIAL	<div></div> REGIONAL OPEN SPACE
<div></div> COMMUNITY RESIDENTIAL	<div></div> COMMUNITY MIXED-USE	<div></div> LOGISTICS HUB / INDUSTRIAL PARK	<div></div> INSTITUTIONAL CAMPUS
<div></div> CITY RESIDENTIAL	<div></div> REGIONAL MIXED-USE	<div></div> INDUSTRIAL HUB	<div></div> AIRPORT
	<div></div> CITY CENTER		<div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

North Dallas (NC-1) has experienced heightened development along three main corridors: NW Highway, LBJ, and Central Expressway. These corridors are characterized by commercial land uses, while the district's green spaces are primarily confined to smaller neighborhood parks, offering limited recreational areas.

This planning district is situated within a half-mile radius of two light rail stations, Walnut Hill Lane and Park Lane. Despite their close proximity, pedestrian connectivity and access face challenges due to the presence of the Central Expressway, impeding convenient movement between the stations and the surrounding area.

URBAN DESIGN

Paths

The major arterial transportation routes are efficiently linked in a grid pattern, complemented by minor arterial roads that extend into residential neighborhoods, facilitating vehicular access. However, an estimated 60% of the district faces a shortage of sidewalks and pathways, predominantly concentrated within the residential areas bordered by DNT, Walnut Hill Lane, Hillcrest Road, and I-635. According to the comprehensive streets manual, this planning district primarily consists of residential streets, reflecting the prevalent single-family housing. Additionally, there are industrial streets within the regional mixed-use areas located closer to the I-75 highway.

Districts

The North Dallas is located in Council Districts 11 and 13. Most of the residential areas are covered by a neighborhood organization or a homeowner's association. The district also has Jackson Heights, Prestonshire Addition and Woodland Drive neighborhood stabilization overlays.

Landmarks

Some of the notable landmarks of this district are the North Park shopping mall and the Towers at Park Central. These commercial landmarks are located at the intersection of highways and act as regional magnets.

Nodes

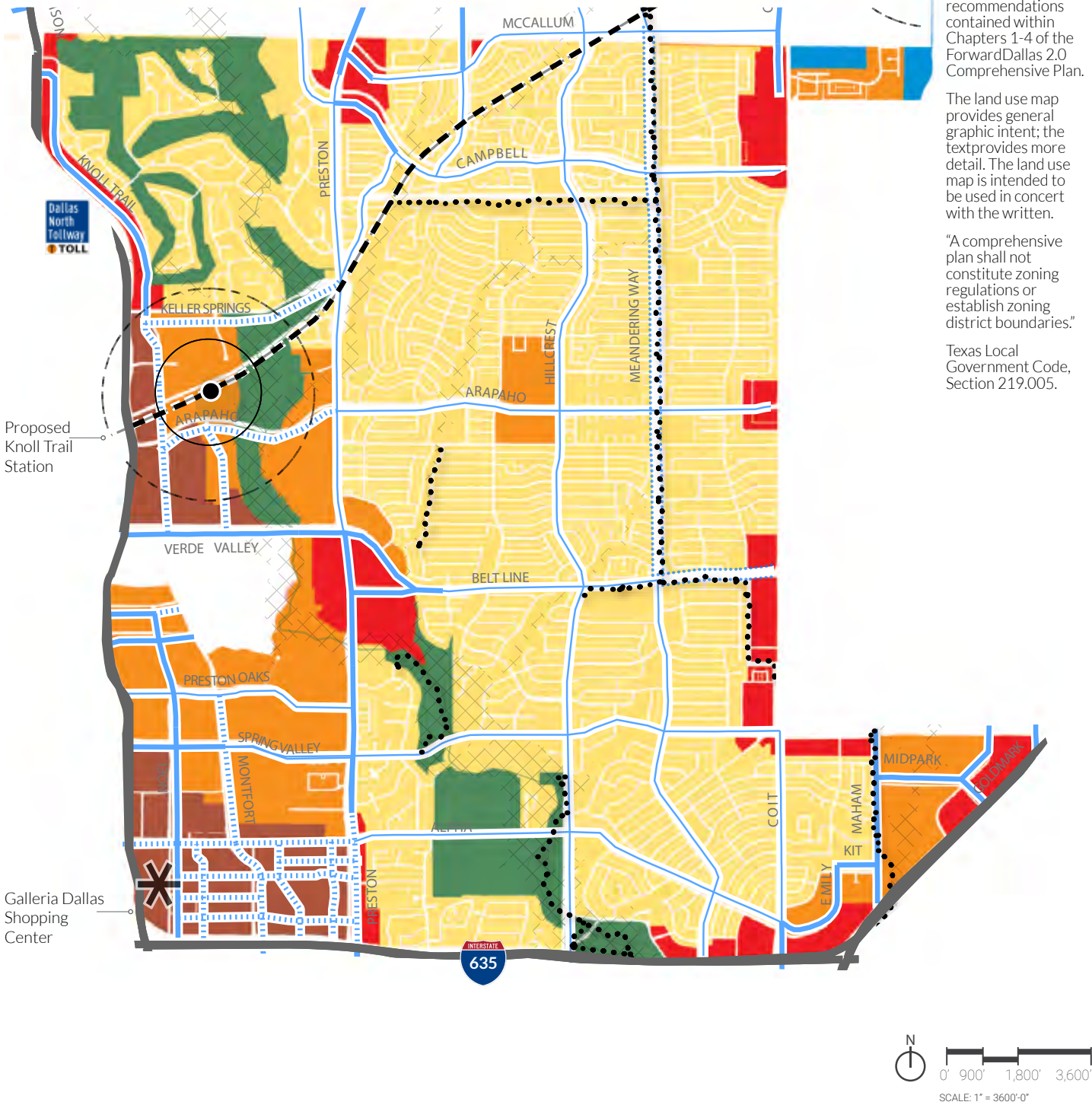
The established nodes in North Dallas are the intersections of Royal Lane and Preston Road, and Preston Road and Forest Lane. These hubs offer essential community services, encompassing healthcare facilities, diverse dining options, and retail services. Additionally, nodes along the three highway corridors (DNT, I-635, Highway 75) present a blend of land-uses, incorporating retail spaces, office facilities, and multi-family housing units.

Natural Features

This planning district consists of small neighborhood parks such as Preston Hollow Park, Pagewood Park, Churchill Park, Anderson Bonner Park, and Jamestown Park. The Northaven trail runs east-west through the district catering to needs of the residents and enhances the area's recreational opportunities.

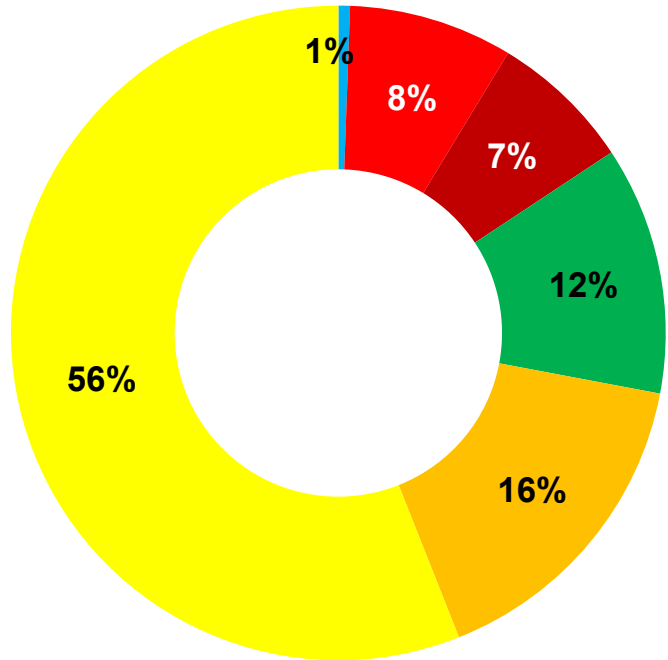
PATHS	COMPLETE STREETS	MIXED USE	DISTRICTS	LANDMARKS	NODES	NATURAL FEATURES
<div></div> PEDESTRIAN /BIKE TRAILS	<div></div> COMMERCIAL	<div></div> PARKWAY	<div></div> HISTORIC AND CONSERVATION DISTRICTS	<div></div> FEATURE	<div></div> LIGHT RAIL STATION	<div></div> FLOODPLAIN
<div></div> DART TRANSIT	<div></div> INDUSTRIAL	<div></div> RESIDENTIAL	<div></div> REGIONAL	<div></div> GATEWAY		<div></div> ESCARPMENT
<div></div> INTERSTATE						<div></div> PARK (ALL PARKS 5 ACRES OR LESS)
<div></div> RAILWAY						<div></div> WATER

NC-2 FAR NORTH DALLAS (ABOVE LBJ CORRIDOR)



PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

Far North Dallas (above LBJ Corridor)(NC-2) has primarily residential uses with a mix of higher-density uses. The White Rock Creek provides the district with regional open spaces and trail connections.

This planning district includes the future DART Silver rail line. Areas around the station are proposed to be urban residential and regional commercial to help spur transit-oriented development (TOD). Neighborhood commercial and community residential are located at major arterial intersections to provide retail and services to the neighborhoods. Most of the regional commercial is proposed along the DNT.

URBAN DESIGN

Paths

The major arterial transportation routes are efficiently linked in a grid and curvilinear pattern due to topography, complemented by minor arterial roads that extend into residential neighborhoods, facilitating vehicular access. The district has good pedestrian access with about 70% sidewalk coverage. The planning district has a mix of different complete streets ranging from commercial and industrial in regional mixed-use areas to residential streets and pathways in the single-family zones.

Districts

This portion of Far North Dallas is located in Council Districts 11 and 12. Most of the residential areas are covered by a neighborhood organization or a homeowner's association.

Landmarks

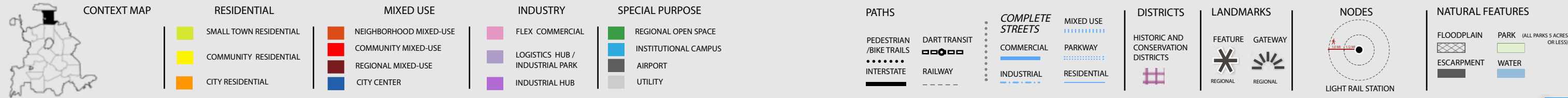
The Dallas Galleria Shopping Center and office buildings serve as a regional landmark in the southwestern corner of this planning district.

Nodes

The established nodes in the district are the intersections of I-635 and DNT, and DNT and Belt Line Road. These nodes serve as regional hubs, offering essential services and amenities to the northern part of the city. Other key intersections along Preston Road and Coit Road provide vital community services.

Natural Features

The district encompasses the northern portion of White Rock Creek with several public parks, pedestrian trails, and golf courses. This area includes several long pedestrian trails including Campbell Green Trail, Meandering Way corridor trail, Kiowa Parkway, and Hillcrest/Valley View Trail. Local parks include Valley View Park, Bert Fields Park, Winnwood Park and Campbell Green Park.



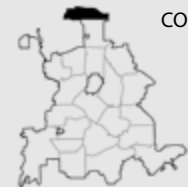
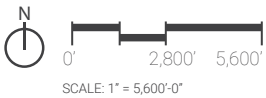
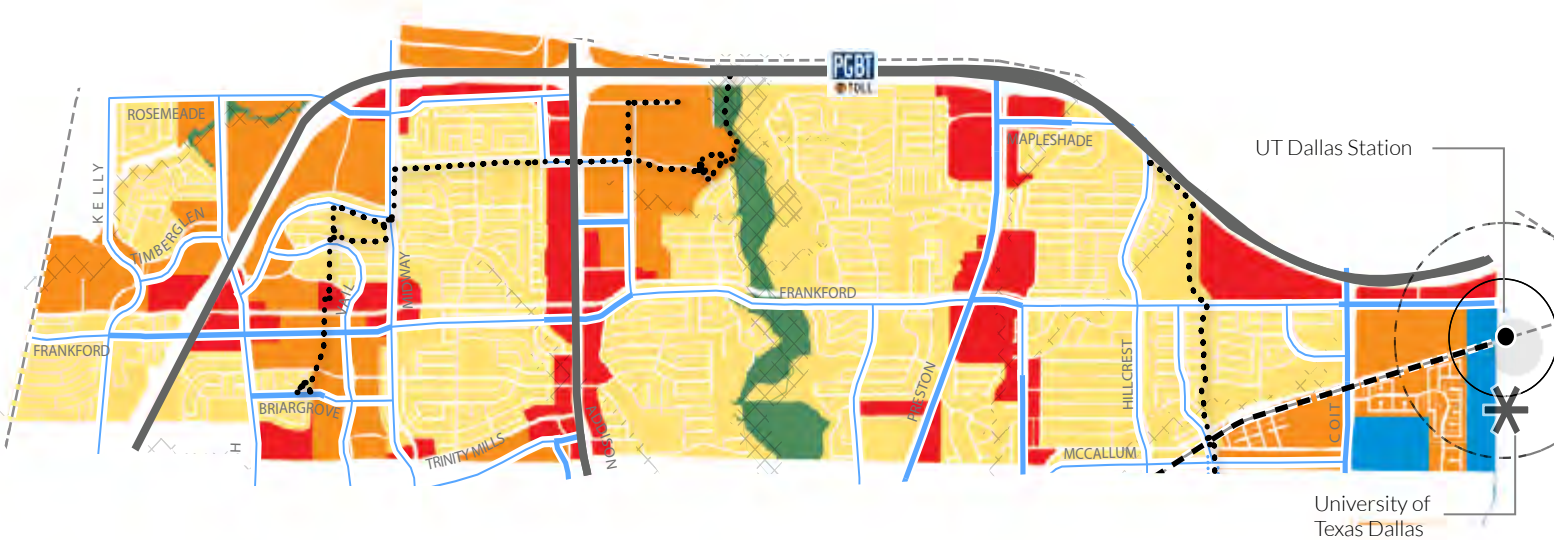
NC-3 FAR NORTH DALLAS (BELOW PGBT CORRIDOR)

Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

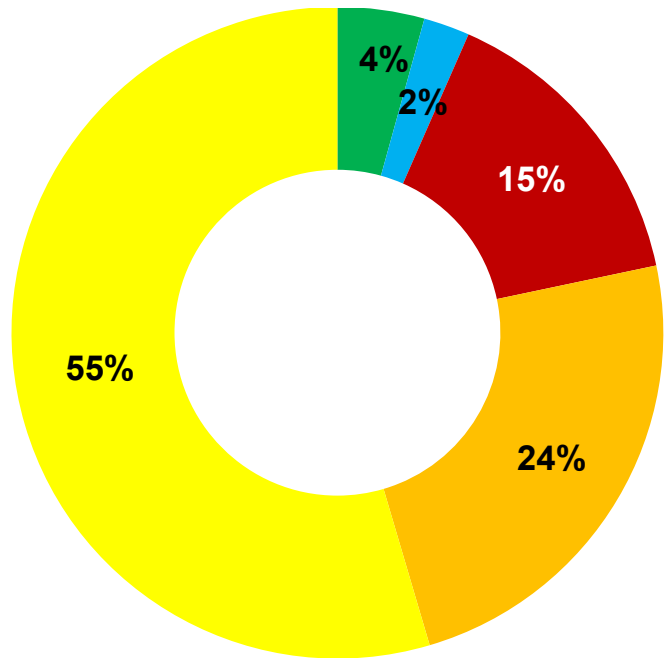


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE	<div></div> FLEX COMMERCIAL	<div></div> REGIONAL OPEN SPACE
<div></div> COMMUNITY RESIDENTIAL	<div></div> COMMUNITY MIXED-USE	<div></div> LOGISTICS HUB / INDUSTRIAL PARK	<div></div> INSTITUTIONAL CAMPUS
<div></div> CITY RESIDENTIAL	<div></div> REGIONAL MIXED-USE	<div></div> INDUSTRIAL HUB	<div></div> AIRPORT
	<div></div> CITY CENTER		<div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

Far North Dallas (below PGBT Corridor) (NC-3) shares its city boundary with neighboring cities to the north of Dallas and primarily comprises community residential areas, featuring higher densities in zones with established multifamily developments. Predominantly suburban, the district features mixed-use nodes, that are mostly community mixed-use allowing for housing and services.

URBAN DESIGN

Paths

The major transportation routes are PGBT (President George Bush Turnpike) and the DNT (Dallas North Tollway) with Frankford Road running east-west and extending into residential neighborhoods through minor arterial roads. The planning district has good pedestrian access with about 90% sidewalk coverage. The commercial complete streets serve the mixed-use areas, with pedestrian trails and residential streets along residential areas.

Districts

This portion of Far North Dallas is located in Council District 12. Most of the residential areas are covered by a neighborhood organization or a homeowner's association.

Landmarks

Some notable landmarks in this planning district include the University of Texas at Dallas (UTD) campus and the future UT Dallas DART light rail station, located just east of this district boundary.

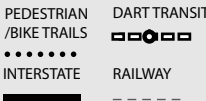
Nodes

This planning district features mixed-use nodes, notably along Frankford Road, intersecting at key points such as the Dallas North Tollway (DNT) Midway Road and Preston Road. These nodes primarily cater to the surrounding neighborhoods by providing essential community services and amenities.

Natural Features

Pedestrian trails significantly contribute to ambiance of this district. The area boasts two primary extensive trails, the Katie Jackson Trail connecting NorthBark, the expansive far north Dallas dog park to Katie Jackson Park, and the other is the trail connecting the Timberglen Park to Barry H Barker Park. Additionally, the Preston Ridge Trail offers another essential pedestrian route spanning from north to south. Local parks include Bentwood Park, Moss Glen Park, Katie Jackson Park, Frankford Park and Timberglen Park.

PATHS



DISTRICTS



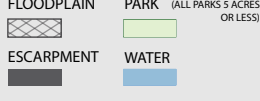
LANDMARKS



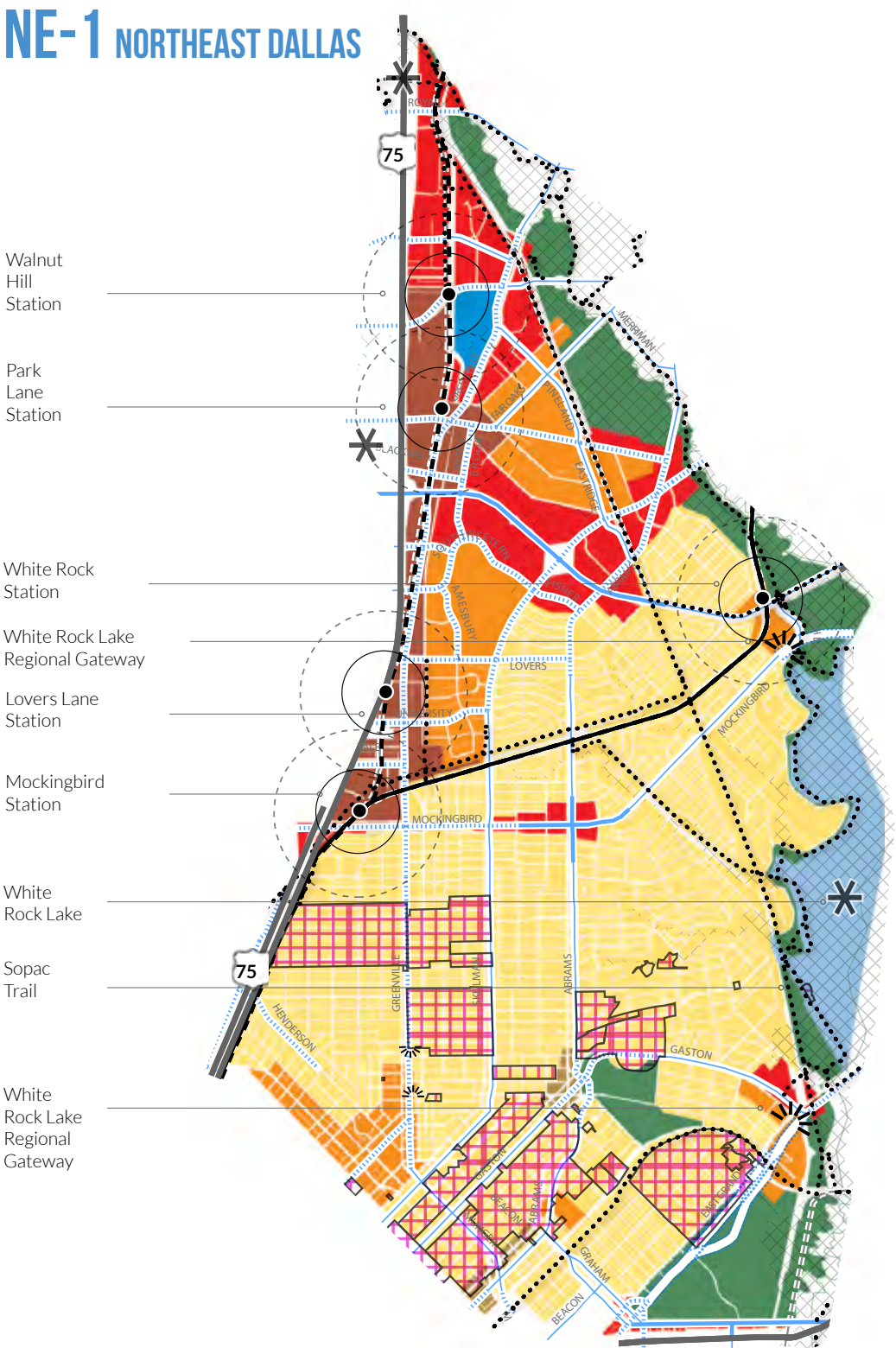
NODES



NATURAL FEATURES



NE-1 NORTHEAST DALLAS

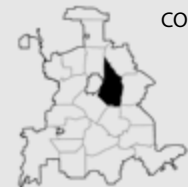
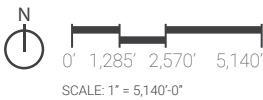


Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.



CONTEXT MAP

RESIDENTIAL

- SMALL TOWN RESIDENTIAL
- COMMUNITY RESIDENTIAL
- CITY RESIDENTIAL

MIXED USE

- NEIGHBORHOOD MIXED-USE
- COMMUNITY MIXED-USE
- REGIONAL MIXED-USE
- CITY CENTER

INDUSTRY

- FLEX COMMERCIAL
- LOGISTICS HUB / INDUSTRIAL PARK
- INDUSTRIAL HUB

SPECIAL PURPOSE

- REGIONAL OPEN SPACE
- INSTITUTIONAL CAMPUS
- AIRPORT
- UTILITY

PATHS

- PEDESTRIAN /BIKE TRAILS
- DART TRANSIT
- INTERSTATE
- RAILWAY

COMPLETE STREETS

- COMMERCIAL
- INDUSTRIAL

MIXED USE

- PARKWAY
- RESIDENTIAL

DISTRICTS

- HISTORIC AND CONSERVATION DISTRICTS

LANDMARKS

- FEATURE
- GATEWAY

NODES

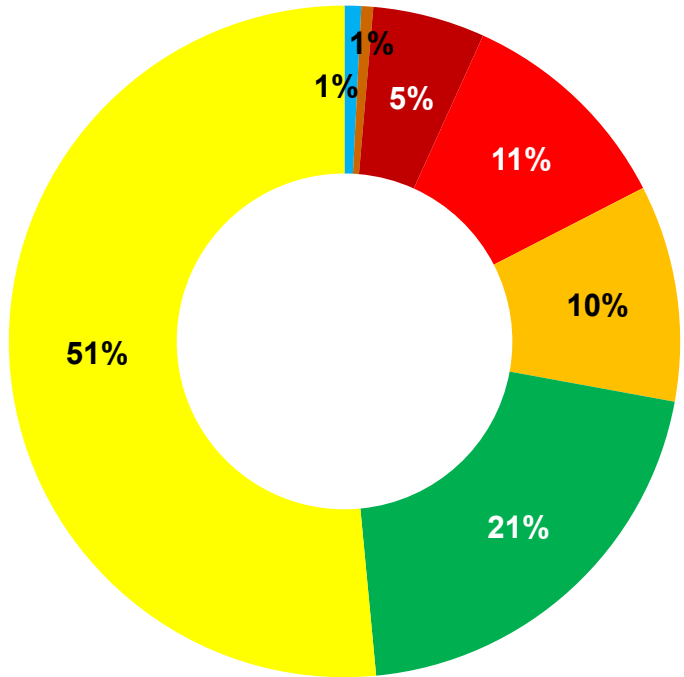
- LIGHT RAIL STATION

NATURAL FEATURES

- FLOODPLAIN
- ESCARPMENT
- PARK (ALL PARKS 5 ACRES OR LESS)
- WATER

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

Northeast Dallas (NE-1) offers a diverse range of residential and mixed-use areas, complemented by ample regional open spaces. Predominantly designated for community residential purposes, it provides a blend of housing options and retail opportunities, contributing to its varied and dynamic character. This area includes the DART light rail transit (LRT) stations that run north-south along the western edge. These LRT stations provide transportation linkage which helps to spur the transit-oriented development (TOD). This TOD development pattern supports a dense mixed-use set of placetypes such as community mixed-use and regional mixed-use.

This planning district includes large areas of multi-family housing, medical facilities, regional and neighborhood retail, and employment uses north of Mockingbird Lane.

URBAN DESIGN

Paths

Greenville Avenue stands as a prime example of walkability, boasting bustling mixed-use nodes. Notably, the district demonstrates excellent pedestrian access, with sidewalks covering around 80% of the region. Complemented by the presence of five light rail stations, this zone offers an expansive pedestrian-friendly environment, stretching outward approximately a quarter to half a mile. As per the complete streets manual, the district is connected through pedestrian trails due to close proximity to the lake.

Districts

Northeast Dallas is located in Council Districts 9, 10, 13 and 14. Most of the single-family residential areas are covered by a neighborhood organization or a homeowner's association, whereas there is little- to-no coverage in the multi-family areas south of Mockingbird Lane. Additionally, specific zones within the district are designated as conservation districts, emphasizing the preservation and upkeep of their unique characteristics. These are M-Streets, Vickery Place, Belmont Addition, Lakewood, Hollywood/Santa Monica and Edgemont Park Conservation districts. The district has University Terrace, Vanderbilt Marquita, Lakewood, Northridge Estates, Dalewood, Cochran Heights, and Greenland Hills neighborhood stabilization overlays. Historic districts are also located in NE-1, which include Swiss Avenue, Junius Heights, and Munger Place.

Landmarks

White Rock Lake is a tremendous regional landmark with major roadways leading into White Road Lake that serve as regional gateways into this important amenity. It also contains the historic Lakewood Theater.

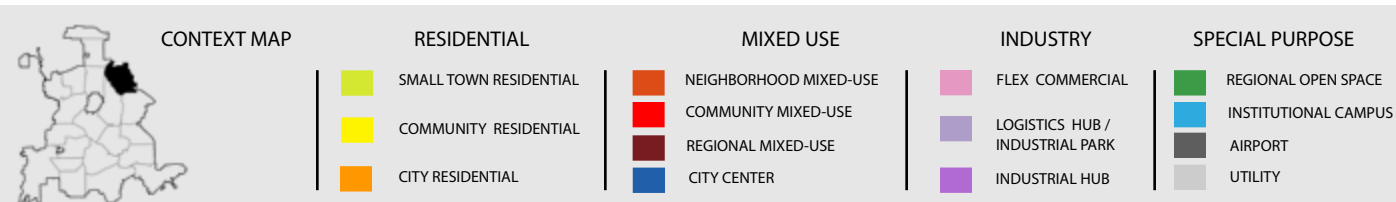
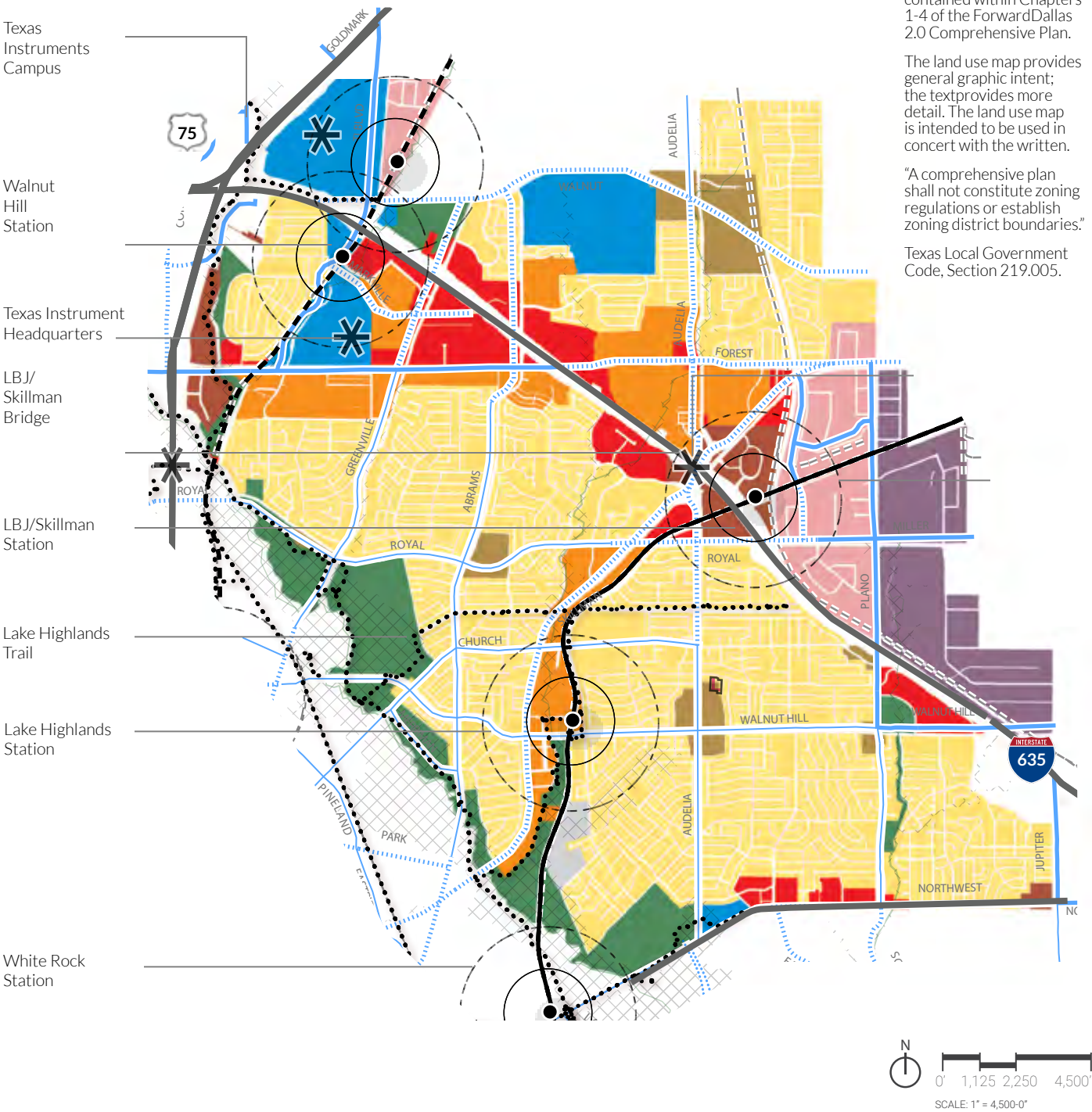
Nodes

There are several mixed-use nodes in this planning district, with major nodes being East Mockingbird and Abrams Road, Lovers Lane and Greenville Avenue, Abrams and Skillman, and Skillman and Loop 12.

Natural Features

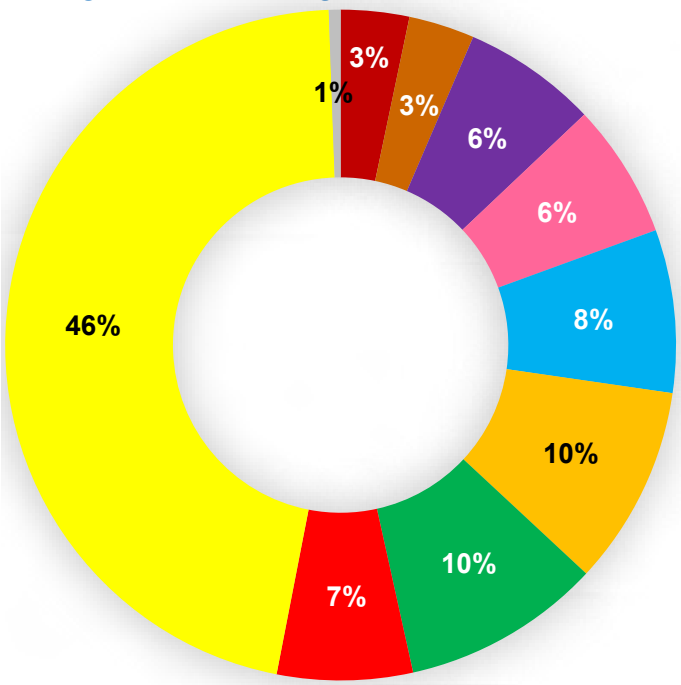
This planning district is supported with ample pedestrian and bike trails allowing access to the White Rock natural ecosystem along with communities in all directions. Generally, smaller creeks and surface waterways flow to the east into White Rock Lake. These creeks with their mature trees are important to protect as they serve to supply routes for flood water, shade for city cooling, and urban environments for wildlife and pollinators.

NE-2 LAKE HIGHLANDS / FAR NORTHEAST DALLAS



PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

Half of this planning district comprises residential areas, while the remaining portion showcases a diverse mix of uses. The industrial hub accommodates various industrial activities, and flex commercial uses are prominent on the eastern border, adjacent to the City of Garland. Notably, the I-635 corridor houses the majority of mixed-use developments within the district.

URBAN DESIGN

Paths

Regional connectivity is supplied by I-635 (LBJ) heading east/west and US 75 heading north/south. Notably, the district demonstrates excellent pedestrian access, with sidewalks covering approximately 80% of the region. The placetypes are compatible with the street types designated in the complete streets manual.

Districts

Lake Highlands / Far NE Dallas (NE-2) is located in Council District 10. Nearly all of the residential areas are covered by a neighborhood organization or a homeowner's association.

Landmarks

This planning district also includes a full set of neighborhood and regional landmarks including the campuses for Texas Instruments, Dallas College – Richland Campus, and the LBJ/Skillman signature bridge, currently under construction.

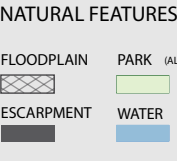
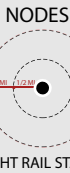
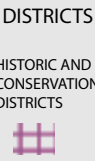
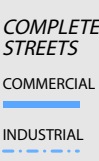
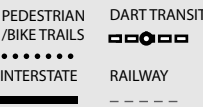
Nodes

The established nodes in the district are the intersections along Abrams Road, Greenville Avenue and Forest Lane, Audelia Road, and Walnut Hill Lane

Natural Features

The creek corridors provide shade and a more natural environment plus an excellent path for pedestrian trails. The Lake Highlands Trail runs east-west connecting the White Rock Creek greenbelt catering to the needs of the residents.

PATHS



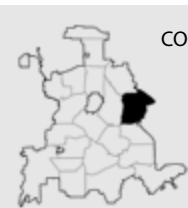
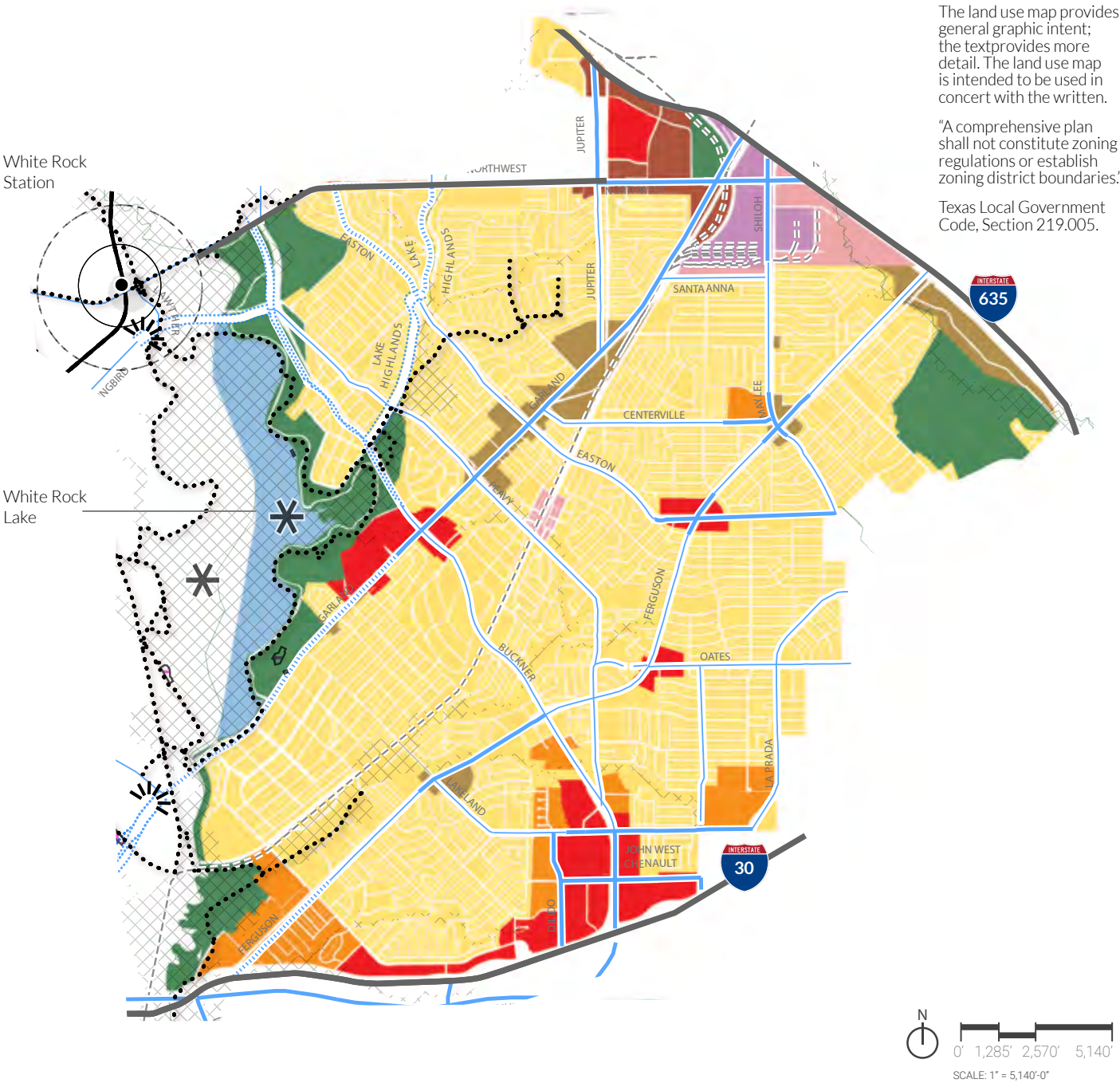
NE-3 WHITE ROCK / FAR EAST DALLAS

Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

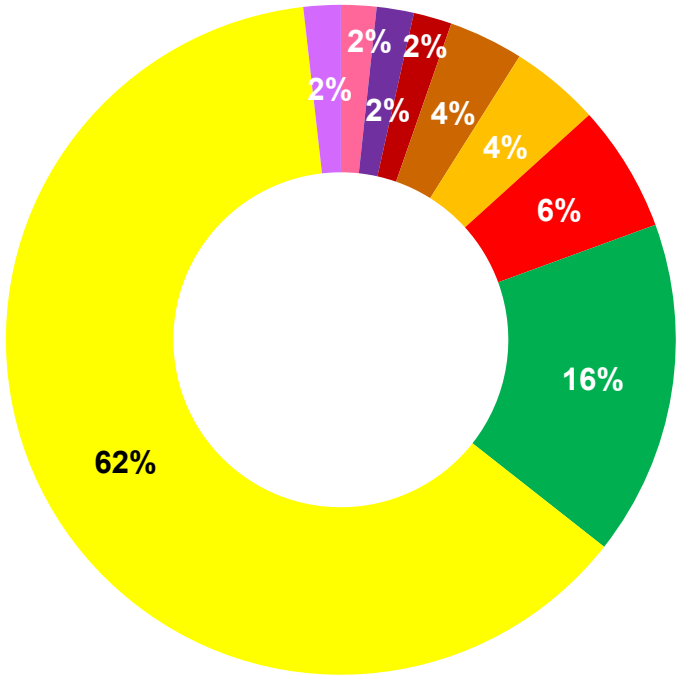


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE	<div></div> FLEX COMMERCIAL	<div></div> REGIONAL OPEN SPACE
<div></div> COMMUNITY RESIDENTIAL	<div></div> COMMUNITY MIXED-USE	<div></div> LOGISTICS HUB / INDUSTRIAL PARK	<div></div> INSTITUTIONAL CAMPUS
<div></div> CITY RESIDENTIAL	<div></div> REGIONAL MIXED-USE	<div></div> INDUSTRIAL HUB	<div></div> AIRPORT
	<div></div> CITY CENTER		<div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

White Rock / Far East Dallas (NE-3) stands as a predominantly residential area in close proximity to White Rock lake, offering recreational opportunities for its inhabitants. Along Garland Road and I-30, the district features a blend of mixed-use developments and convenient access to various amenities. Garland Road, and to a lesser extent Ferguson Road, offer opportunities for commercial development that can enhance walkability in specific areas.

URBAN DESIGN

Paths

Regional connectivity is supplied by I-635 (LBJ) heading generally east/west and I-30 along the southern edge also heading east/west. Approximately 75% of the area has well-maintained sidewalks, facilitating convenient and safe pedestrian access throughout the district. Garland Road is the main commercial street in the district as per the complete streets manual connecting to the district's industrial areas.

Districts

White Rock / Far East Dallas is located in Council Districts 9, 7 and 2. This planning district has the Casa Linda Estates neighborhood stabilization overlay.

Landmarks

Community elements for this planning district are primarily focused around a residential scale of development with White Rock Lake (WRL) being a regional natural amenity and landmark along the western edge. This district also includes a full set of neighborhood and regional landmarks including the WRL, the Dallas Arboretum and the historic Casa Linda Plaza.

Nodes

The established nodes in this planning district are the major intersections along Garland Road and Loop 12, Gus Thomasson Road and Ferguson Road, Garland Road and Jupiter Road, and John West Road and North Buckner Boulevard. These nodes serve the community by offering essential services such as retail shops, grocery stores, and other shopping amenities. They play a vital role in meeting local needs and enhancing the neighborhood's convenience and accessibility.

Natural Features

The creek corridors heading toward White Rock Lake provide shade and a more natural environment plus an excellent path for pedestrian trails. This district has the potential for future pedestrian trails that will connect residential areas with White Rock Lake, including the popular WRL pedestrian trail encircling the lake. Other neighborhood parks are Casa View Park, Harry Stone Park, and Lochwood Park.

PATHS

<div></div> PEDESTRIAN /BIKE TRAILS	<div></div> DART TRANSIT
<div></div> INTERSTATE	<div></div> RAILWAY

COMPLETE STREETS

<div></div> COMMERCIAL	<div></div> MIXED USE PARKWAY
<div></div> INDUSTRIAL	<div></div> RESIDENTIAL

DISTRICTS

<div></div> HISTORIC AND CONSERVATION DISTRICTS

LANDMARKS

FEATURE	GATEWAY
<div></div> REGIONAL	<div></div> REGIONAL

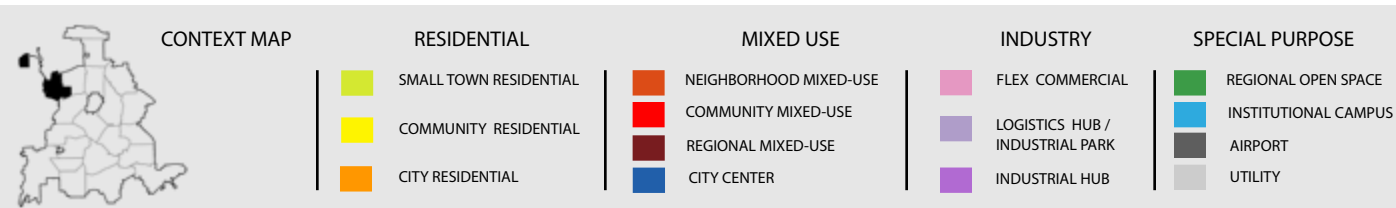
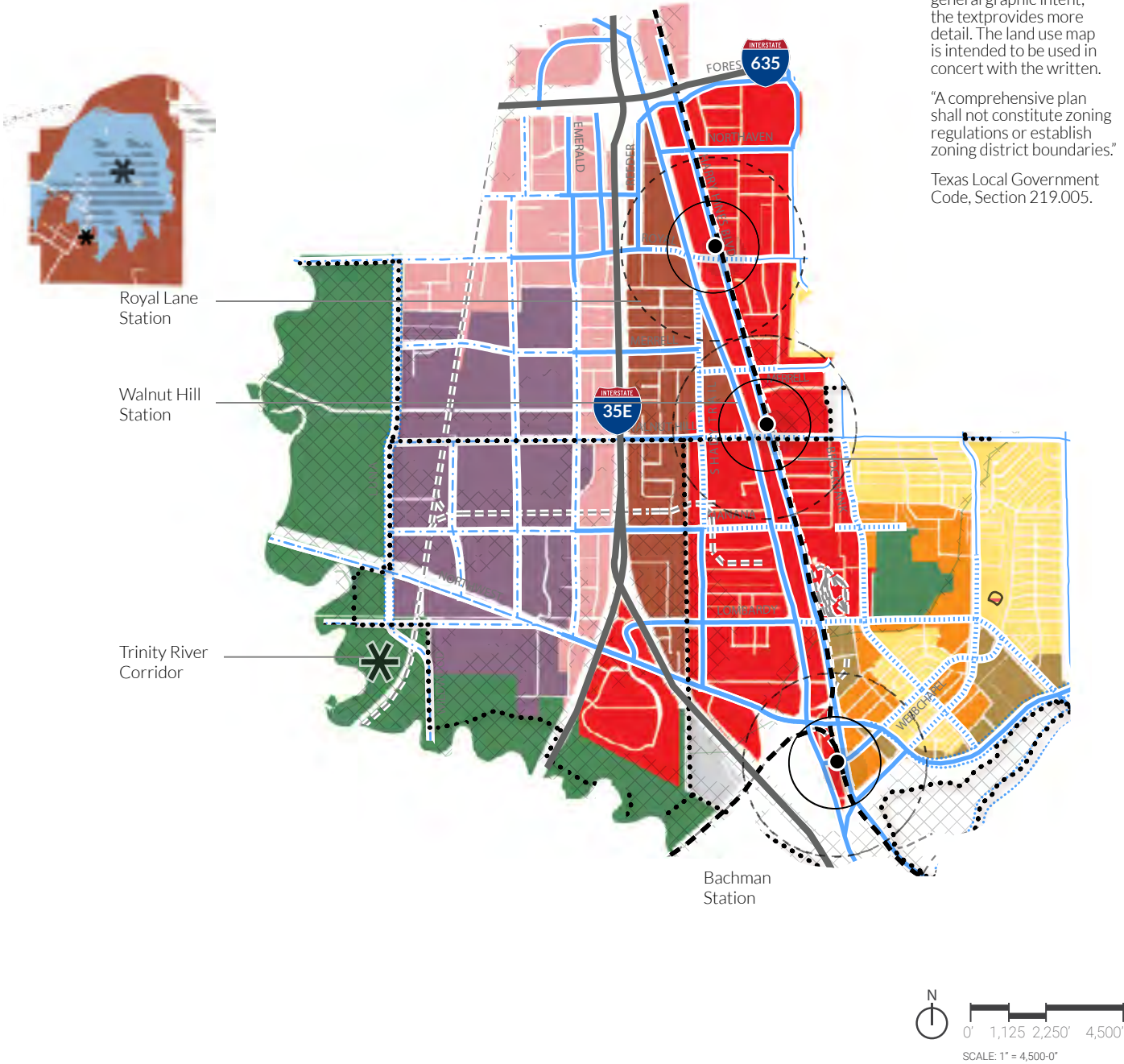
NODES

<div></div> LIGHT RAIL STATION

NATURAL FEATURES

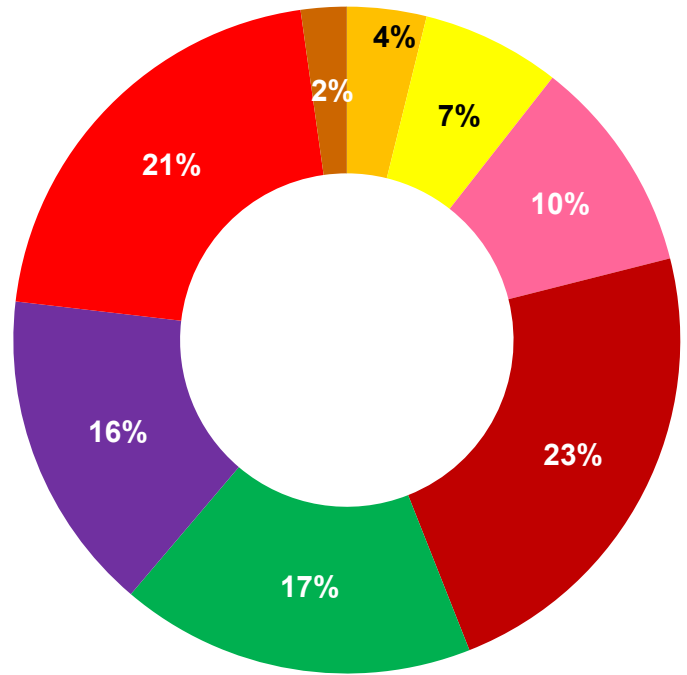
<div></div> FLOODPLAIN	<div></div> PARK (ALL PARKS 5 ACRES OR LESS)
<div></div> ESCARPMENT	<div></div> WATER

NW-1 NORTHWEST DALLAS /CYPRESS WATERS



PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

Northwest Dallas/Cypress Waters (NW-1) is currently undergoing a dynamic transformation, evolving into diversified land uses, encompassing retail, personal services, and residential spaces. This planning district is undergoing piecemeal revitalization, shifting from light industrial and warehouse spaces to repurposed areas for retail and housing, facilitated by updated rezoning efforts. The gradual shift in land usage can cater to the evolving needs of the district's population. This diverse district has a blend of different placetypes with industrial hub and flex commercial predominantly situated on the western side of the I-35. The northwest corridor has long been a hub for diverse industries, playing a pivotal role in the area's historical significance and economic growth. The district encompasses Cypress Waters development around North Lake, which has experienced significant economic expansion over the years, transforming into a mixed-use hub that draws population from surrounding cities.

URBAN DESIGN

Paths

Regional connectivity is centrally supplied by I-35 (Stemmons Freeway) and Loop 12 merging together heading north/south and I-635 running east/west. Due to the industrial and warehouse character of the district, an estimated 60% of the district faces a shortage of sidewalks and pathways. The district has well-connected pedestrian trails with street types compatible with the future placetypes.

Districts

Northwest Dallas/Cypress Waters is located in Council District 6. Most of the residential areas are covered by a neighborhood organization or a homeowner's association.

Landmarks

Majors landmarks include Bachman Lake, Elm Fork Athletic Complex, Elm Fork Gun Club, Koreatown, and Asian Trade District. The Asian Trade District (ATD) is a neighborhood in Northwest area located at the crossroads of Harry Hines Boulevard and Royal Lane. This planning district has been home to numerous Asian-owned businesses, wholesale retailers, and restaurants since the 1980s. Royal Lane Station has made it more accessible and can facilitate the development of a transit-oriented development (TOD). In 2023, a 1.5 mile stretch of Royal Lane between Luna and Harry Hines was officially designated as Koreatown.

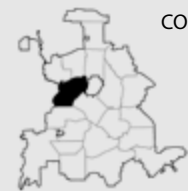
Nodes

The established nodes in the district are the intersections along Harry Hines with Walnut Hill Lane and Royal Lane Both nodes in close proximity to the two DART LRT stations (Royal Lane and Walnut Hill) can encourage a mix of land uses and promote a walkable environment.

Natural Features

The original Trinity River floodplain and tree canopy provide shade and level topography for some large-scale recreation developments including Luna Vista Golf Course, L. B. Houston Nature Area, and Bachman Lake Park. Local parks include Crown Park, California Crossing Park, Overlake Park and Brownwood Park.

NW-2 STEMMONS / LOVE FIELD

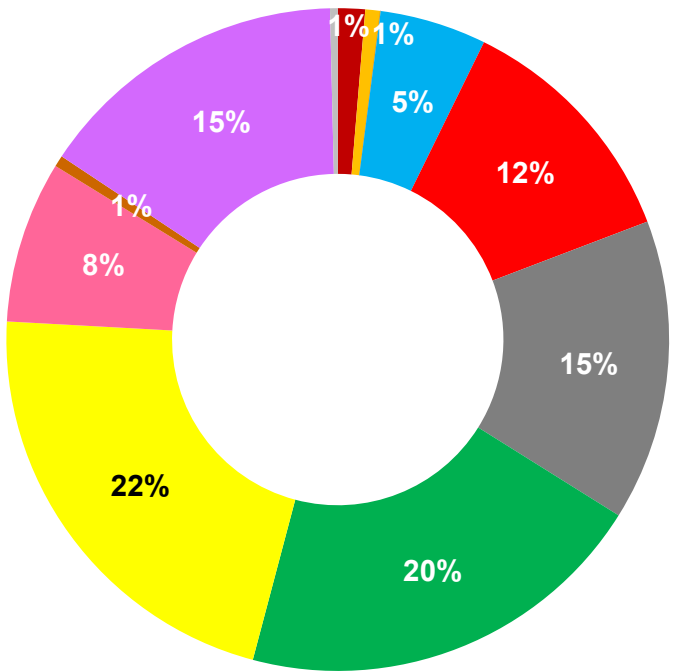


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE	<div></div> FLEX COMMERCIAL	<div></div> REGIONAL OPEN SPACE
<div></div> COMMUNITY RESIDENTIAL	<div></div> COMMUNITY MIXED-USE	<div></div> LOGISTICS HUB / INDUSTRIAL PARK	<div></div> INSTITUTIONAL CAMPUS
<div></div> CITY RESIDENTIAL	<div></div> REGIONAL MIXED-USE	<div></div> INDUSTRIAL HUB	<div></div> AIRPORT
	<div></div> CITY CENTER		<div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

The Stemmons/Love Field planning district (NW-2) encompasses Love Field Airport and Bachman Lake. It has a unique blend of residential and mixed-use placetypes. The eastern section of the planning district is predominantly characterized by single-family residential land-uses.

The areas encompassing the Bachman and Burbank stations feature a diverse type of mixed-use placetypes, well-suited to facilitate Transit-Oriented Development (TOD).

URBAN DESIGN

Paths

Regional connectivity is supplied by I-35 (Stemmons Freeway) heading north/south and US 114/183 heading primarily east/west. Notably, the planning district demonstrates good pedestrian access, with sidewalks covering approximately 60% of the region. As per the complete streets manual, the placetypes are compatible with the streets types.

Districts

Stemmons/Love Field is located in Council Districts 6, 2, and 13. Nearly all of the residential areas at the east of the planning district are covered by a neighborhood organization or homeowner's association. The Greenway Parks historic district was added to the National Register of Historic Places in 2008.

Landmarks

This planning district also includes a full set of primarily regional landmarks including Dallas Love Field, Dallas Medical District, Bachman Lake, and the Trinity River.

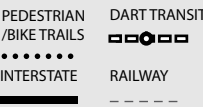
Nodes

The established nodes in the planning district are the intersections along Harry Hines Boulevard and Inwood Road, Inwood Road and Lovers Lane, Irving Boulevard and West Mockingbird Lane. The Harry Hines and Inwood Road intersection will be further developed as a focal point for the Southwestern Medical District.

Natural Features

The Trinity River levee network and the Trinity River meanders provide an excellent trail system for local and regional connections into the Trinity River corridor. There are several trails taking advantage of this linkage. Local parks include Grauwlyer Park, Weichsel Park, Field-Frazier Park, Midway Manor Park, Bluffview Park, K.B. Polk Park and Bachman Lake Park.

PATHS



DISTRICTS



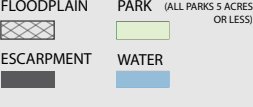
LANDMARKS



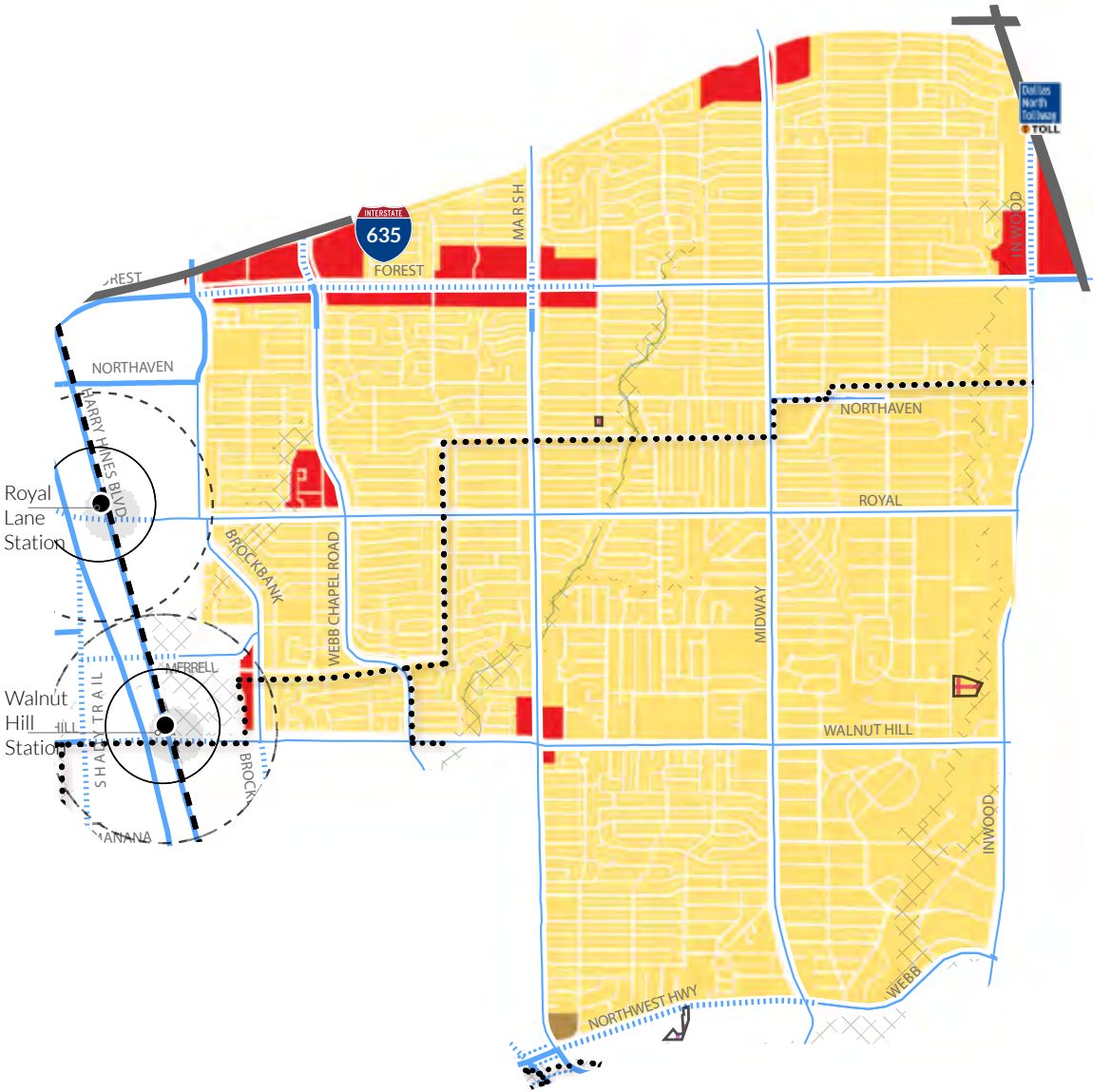
NODES



NATURAL FEATURES



NW-3 NORTHWEST DALLAS

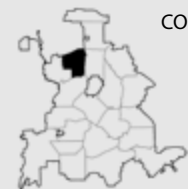
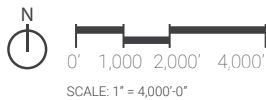


Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

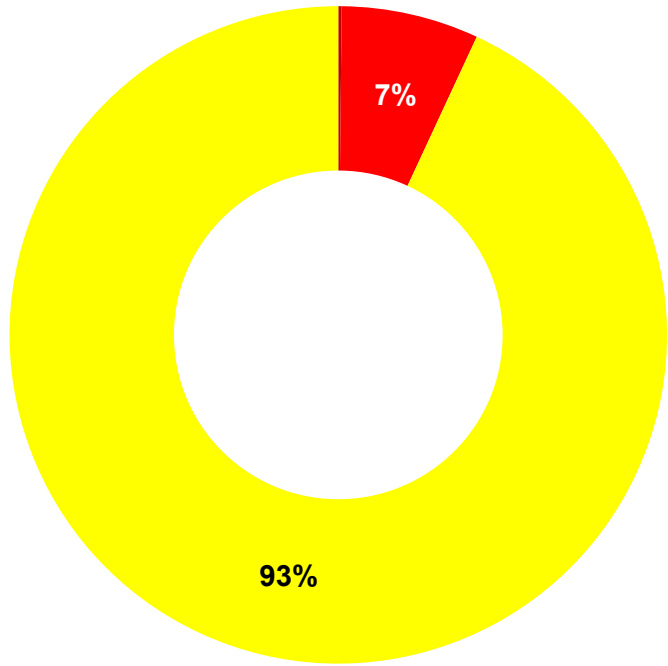


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE	<div></div> FLEX COMMERCIAL	<div></div> REGIONAL OPEN SPACE
<div></div> COMMUNITY RESIDENTIAL	<div></div> COMMUNITY MIXED-USE	<div></div> LOGISTICS HUB / INDUSTRIAL PARK	<div></div> INSTITUTIONAL CAMPUS
<div></div> CITY RESIDENTIAL	<div></div> REGIONAL MIXED-USE	<div></div> INDUSTRIAL HUB	<div></div> AIRPORT
	<div></div> CITY CENTER		<div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

Northwest Dallas (NW-3) is predominantly residential, featuring a blend of commercial and community mixed-use areas situated along I-635 (LBJ) and Forest Lane

URBAN DESIGN

Paths

Regional connectivity is supplied by I-635 (LBJ) heading east/west and Dallas North Tollway (DNT) heading north/south. The major arterial transportation routes are efficiently linked in a grid pattern, complemented by minor arterial roads that extend into residential neighborhoods, facilitating vehicular access. An estimated 60% of the district has sidewalks and pathways. Most of the district consists of residential streets, including those incorporating bike lanes and enhanced landscape buffers along sidewalks.

Districts

Northwest Dallas is located in Council District 13 and 6. Nearly all of the residential areas are covered by a neighborhood organization or a homeowner's association. This planning district has the Northhaven Estates neighborhood stabilization overlay.

Landmarks

This planning district features the Ursuline Academy, designated as a historical marker by the Texas Historical Commission. It also includes local schools and several religious facilities that act as neighborhood landmarks.

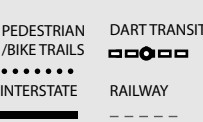
Nodes

The established nodes in the district are the intersections of Forest Lane and Marsh Lane, Forest Lane and Webb Chapel Road, and Walnut Hill Lane and Marsh Lane. These hubs offer essential community services, encompassing healthcare facilities, diverse dining options, and retail services.

Natural Features

Northaven Trail links residential areas with the many neighborhood parks and schools. Other neighborhood parks include Northaven Park and Greenbelt, Glen Meadow Park, Marcus Park, Webb Chapel Park, Royal Park, Cox Lane Park, and Peter Pan Park.

PATHS



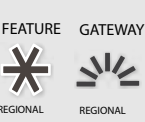
COMPLETE STREETS



DISTRICTS



LANDMARKS



NODES



NATURAL FEATURES



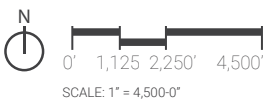
C-1 CENTRAL

Medical District



Margaret Hunt Hill Bridge
Commerce Bridge
Union Station

Margaret McDermott Bridge
Trinity River Bridge

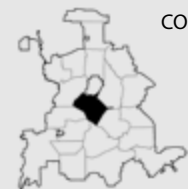


Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

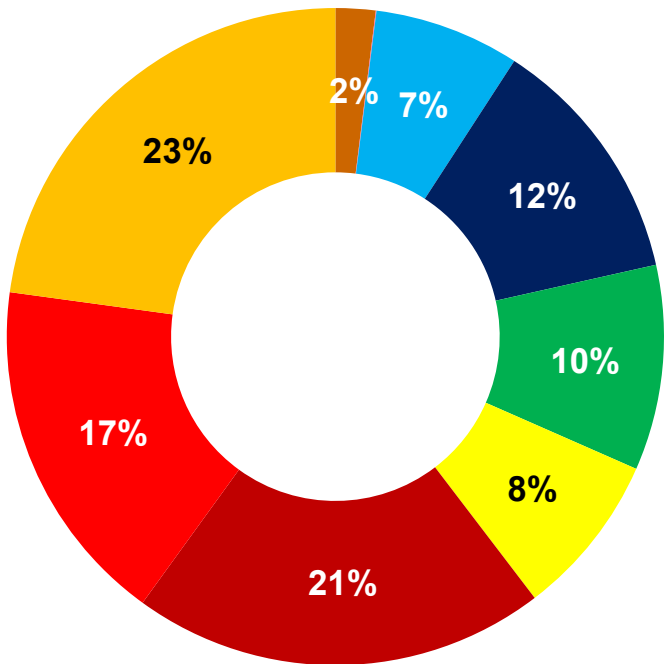


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE	<div></div> FLEX COMMERCIAL	<div></div> REGIONAL OPEN SPACE
<div></div> COMMUNITY RESIDENTIAL	<div></div> COMMUNITY MIXED-USE	<div></div> LOGISTICS HUB / INDUSTRIAL PARK	<div></div> INSTITUTIONAL CAMPUS
<div></div> CITY RESIDENTIAL	<div></div> REGIONAL MIXED-USE	<div></div> INDUSTRIAL HUB	<div></div> AIRPORT
	<div></div> CITY CENTER		<div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

The Central planning district (C-1), which encompass Downtown and Uptown, revolve around four key regional elements that shape its identity: the Central Business District, the DART LRT transit system, the Trinity River corridor, and Turtle Creek parkway. These last two elements stand out as vital natural resources that have profoundly influenced the district's dense urban development patterns.

The Central planning district features a diverse mix of placetypes, with its downtown core serving as the bustling urban epicenter. This vibrant hub hosts a dynamic mix of high-rise hotels, offices, iconic landmarks, mixed-use housing, and various personal services, contributing to its high-density and lively atmosphere.

Spanning segments of five DART LRT lines, the area boasts no fewer than fifteen distinct transit nodes, fostering a walkable and connected environment. These nodes act as catalysts for transit-oriented development, improving accessibility and walkability.

URBAN DESIGN

Paths

Regional connectivity and access are the best in Dallas supplied by I-30 heading east/west, US 75 (Central Expressway) heading north/south, I-35 (Stemmons Freeway) heading north/south, and I-45 also heading north/south. The central district benefits from extensive sidewalk and pathway coverage. Approximately 80% of the area has well-maintained sidewalks, facilitating convenient and safe pedestrian access throughout the district.

Districts

The Central planning district is located in Council Districts 2 and 14. This planning district also includes a vast number of historic districts and buildings.

Landmarks

Regional landmarks include Reunion Tower, Margaret Hunt Hill Bridge, Klyde Warren Deck Park, New Parkland Health Center, Dallas City Hall, DART Transit Mall, Dealey Plaza and JFK Memorial, Reunion Arena, Farmers Market, McKinney Avenue corridor, Baylor University Medical Center, and Trinity River.

Nodes

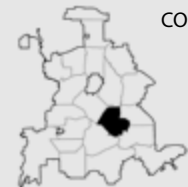
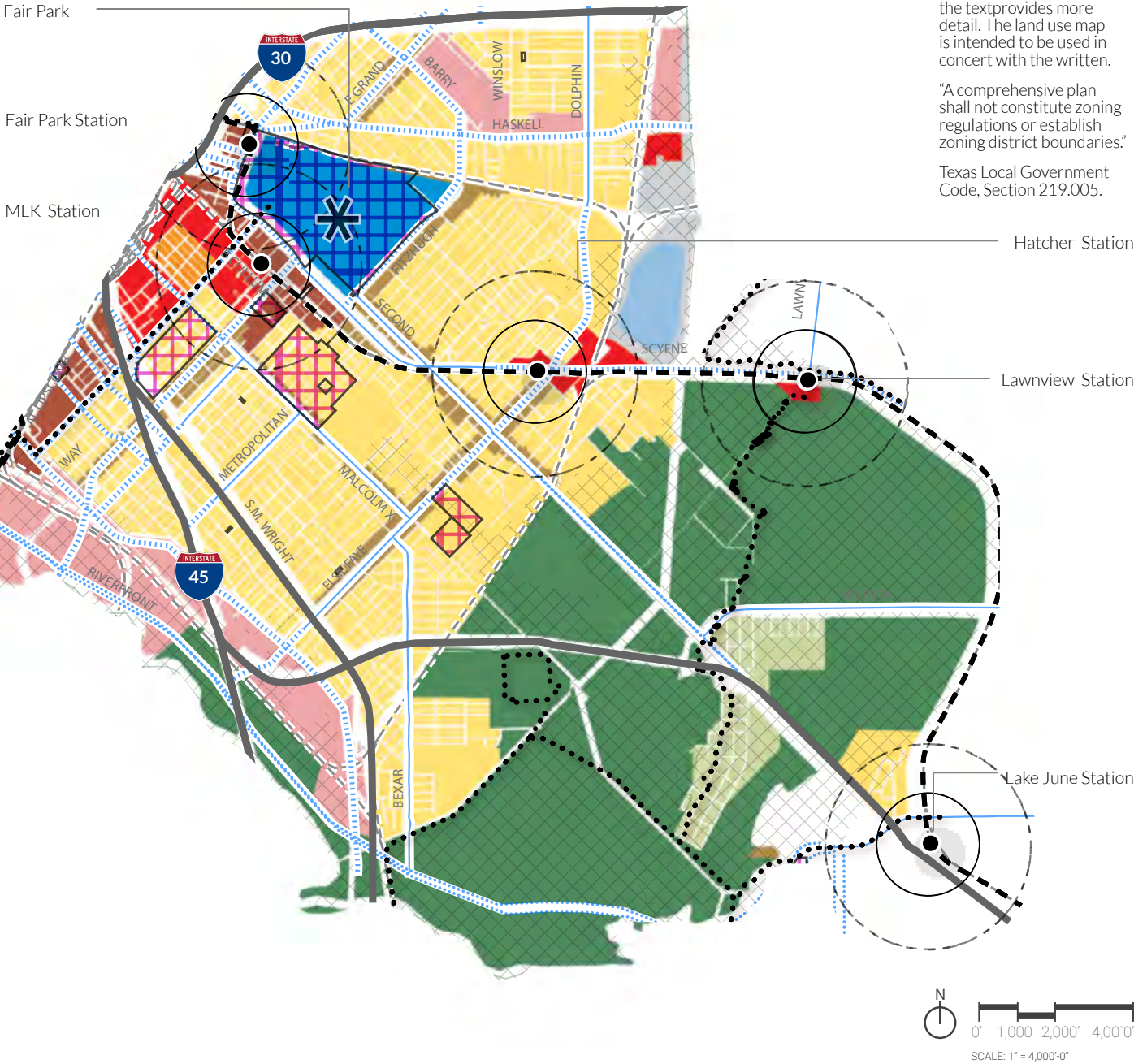
Within the urban core, multiple nodes intersect with both highways and DART light rail stops, forming key connectivity points within the bustling heart of the city.

Natural Features

This planning district includes seven (7) key pedestrian trails linking residential areas with the many neighborhoods, employment centers, and regional parks. The urban creek corridors provide shade and a more natural environment plus an excellent path for pedestrian trails.

PATHS	COMPLETE STREETS	MIXED USE	DISTRICTS	LANDMARKS	NODES	NATURAL FEATURES
<div></div> PEDESTRIAN /BIKE TRAILS	<div></div> COMMERCIAL	<div></div> PARKWAY	<div></div> HISTORIC AND CONSERVATION DISTRICTS	<div></div> FEATURE	<div></div> LIGHT RAIL STATION	<div></div> FLOODPLAIN
<div></div> DART TRANSIT	<div></div> INDUSTRIAL	<div></div> RESIDENTIAL	<div></div> REGIONAL	<div></div> GATEWAY		<div></div> ESCARPMENT
<div></div> INTERSTATE						<div></div> PARK (ALL PARKS 5 ACRES OR LESS)
<div></div> RAILWAY						<div></div> WATER

SE-1 SOUTH DALLAS / FAIR PARK

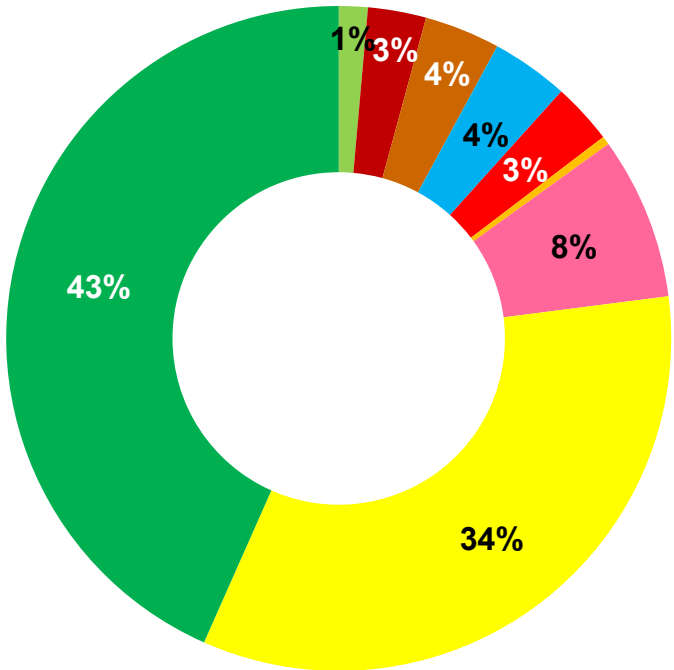


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
SMALL TOWN RESIDENTIAL	NEIGHBORHOOD MIXED-USE	FLEX COMMERCIAL	REGIONAL OPEN SPACE
COMMUNITY RESIDENTIAL	COMMUNITY MIXED-USE	LOGISTICS HUB / INDUSTRIAL PARK	INSTITUTIONAL CAMPUS
CITY RESIDENTIAL	REGIONAL MIXED-USE	INDUSTRIAL HUB	AIRPORT
	CITY CENTER		UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

South Dallas / Fair Park encompasses a mix of different placetypes featuring a blend of residential neighborhoods, commercial establishments, educational institutions, and recreational spaces. Additionally, there are pockets of flex and commercial zones, offering a diverse range of amenities and services to residents and visitors alike. The land use around Fair Park caters to a mix of cultural, residential, commercial, and community-oriented purposes, contributing to the vibrancy of the area. Roughly, half of the district is encompassed by the Great Trinity Forest, which serves as a significant asset and focal point for recreational activities. The area is primarily served by a single DART LRT line, featuring four distinct transit nodes that promote walkable development and provide connectivity to Fair Park.

URBAN DESIGN

Paths

Regional access is maintained by I-30 and I-45, with major arterial transportation routes efficiently linked in a grid pattern, complemented by minor arterial roads that extend into residential neighborhoods, facilitating vehicular access. Approximately 80% of the area has well-maintained sidewalks, facilitating convenient and safe pedestrian access throughout the planning district. The district has a majority of mixed-use streets with greater focus on higher pedestrian activity and reduced motor vehicle speeds.

Districts

South Dallas/Fair Park is located in Council Districts 2, 7 and 5. Nearly 90% of the residential areas are covered by a neighborhood organization /coalition or a homeowner's association. The district has several historic districts such as South Boulevard Park Row, Wheatley Place, Queen City, Colonial Hill, and Romine Avenue.

Landmarks

Fair Park is a historic 277-acre complex known for its cultural and entertainment venues, including museums, performance spaces, and event facilities. This district also includes a full set of neighborhood and regional landmarks including historic Forest Theater, Bonton Farms, Fair Park and its many assets, the Grover Keeton Golf Course, the Texas Horse Park, the Trinity River corridor, and the Great Trinity Forest.

Nodes

The established nodes in this planning district include the intersections of Malcolm X and MLK Jr Boulevard, Elsie Faye Higgins and 2nd Avenue, 2nd Avenue and Scyene Road, Malcolm X and Elsie Faye Higgins. MLK Jr. Boulevard, Robert B Cullum and Al Lipscomb act as important corridors that offer diverse dining options, and retail services.

Natural Features

The Great Trinity Forest is one of our significant environmental resources known for its vastness and ecological importance. As one of the largest urban hardwood forests in the United States, it spans over 6,000 acres along the Trinity River. The Trinity River corridor provides shade and a natural environment plus an excellent path for pedestrian trails.

PATHS	COMPLETE STREETS	MIXED USE	DISTRICTS	LANDMARKS	NODES	NATURAL FEATURES
PEDESTRIAN /BIKE TRAILS DART TRANSIT INTERSTATE RAILWAY	COMMERCIAL INDUSTRIAL	PARKWAY RESIDENTIAL	HISTORIC AND CONSERVATION DISTRICTS	FEATURE GATEWAY REGIONAL REGIONAL	LIGHT RAIL STATION	FLOODPLAIN ESCARPMENT PARK (ALL PARKS 5 ACRES OR LESS) WATER

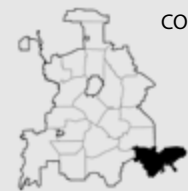
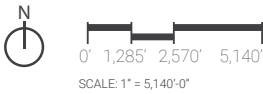
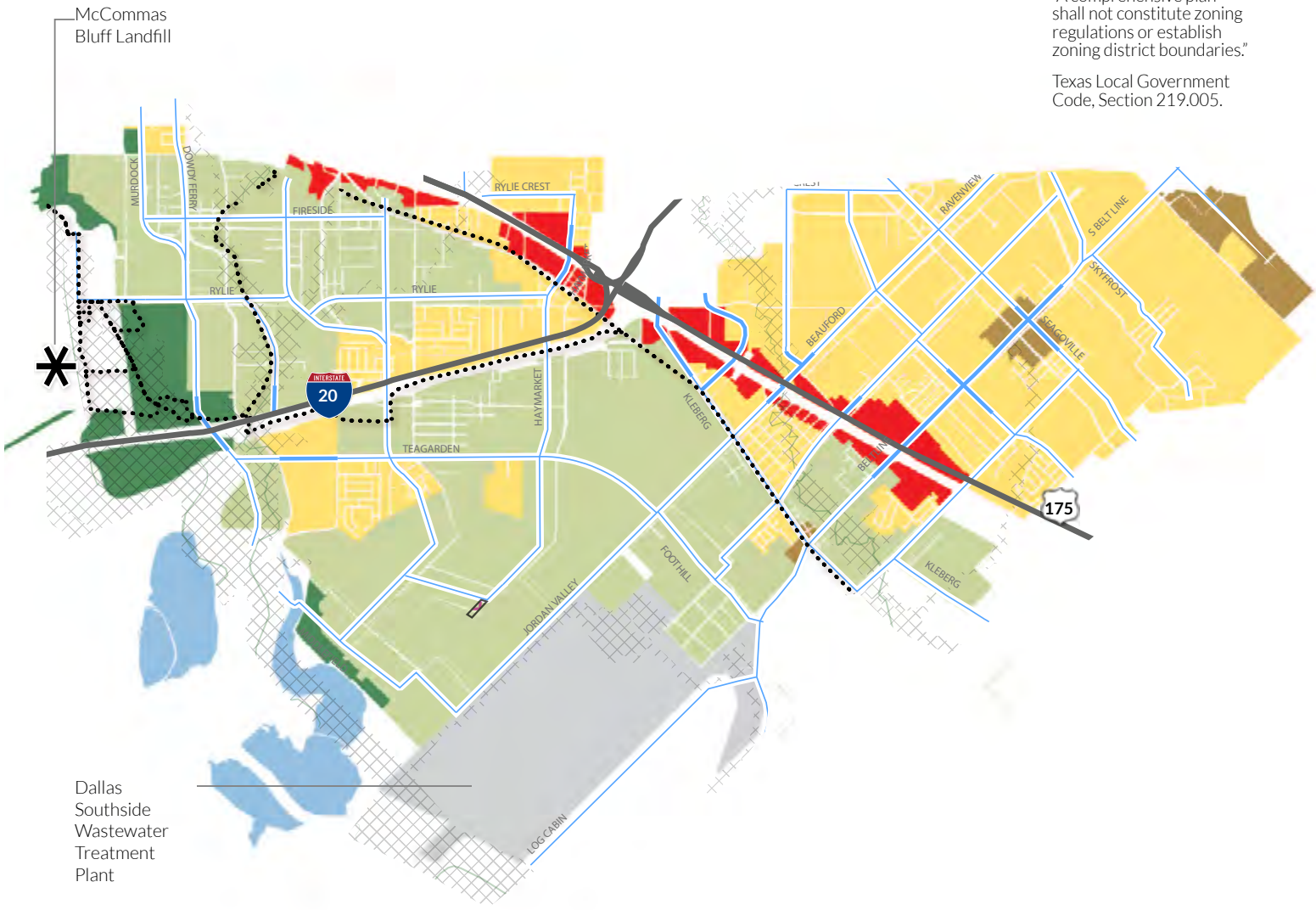
SE-2 KLEBERG-RYLIE

Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

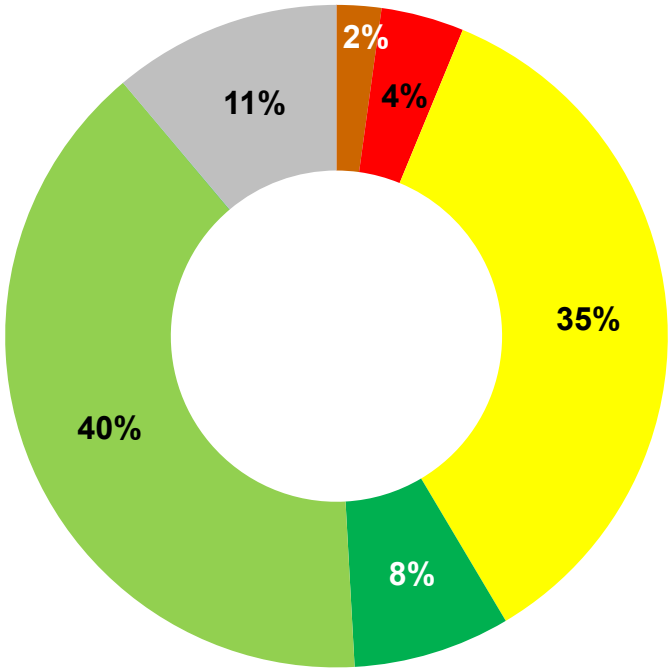


CONTEXT MAP

RESIDENTIAL			MIXED USE		INDUSTRY		SPECIAL PURPOSE	
	SMALL TOWN RESIDENTIAL			NEIGHBORHOOD MIXED-USE		FLEX COMMERCIAL		REGIONAL OPEN SPACE
	COMMUNITY RESIDENTIAL			COMMUNITY MIXED-USE		LOGISTICS HUB / INDUSTRIAL PARK		INSTITUTIONAL CAMPUS
	CITY RESIDENTIAL			REGIONAL MIXED-USE		INDUSTRIAL HUB		AIRPORT
				CITY CENTER				UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

The small town residential placetype actively preserves the district's rural essence of Kleberg/Rylie (SE-2). The Highway 175 corridor is designated primarily as the community mixed-use placetype. The community residential areas feature single-family homes and multiple mobile home parks. Meanwhile, the stretch of retail and commercial development along I-20, nestled between Belt Line and Lasater Road, presents promising opportunities for expansion, that can flourish as a vibrant business corridor catering to the community's needs.

URBAN DESIGN

Paths

The major arterial transportation routes are efficiently linked in a grid pattern, on the east of the sub-district complemented by minor arterial roads that extend into residential neighborhoods. The rural character of the district and the natural green spaces contribute to limited connectivity south of I-20. An estimated 70% of the district faces a shortage of sidewalks and pathways. The majority of the streets are residential and are compatible with the small town residential placetype.

Districts

Kleberg/Rylie is located in Council District 8. Most of the residential areas are covered by a neighborhood organization or a homeowner's association.

Landmarks

Some of the landmarks of this district are the Trinity Forest Adventure Park, Trinity River Audubon Center, Dallas Southside Wastewater Treatment plant and McCommas Bluff Landfill, and many local religious facilities.

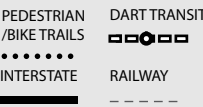
Nodes

The established nodes in the district are 175 County Highway and South. Beltline Road., and Seagoville Road. and South Beltline Road. Along the highway, there are other large businesses with retail services. There is a lack of established nodes in this area that can provide essential community and retail services.

Natural Features

This district includes the Trinity Forest Trail, Gateway Park and Horse Trail, with smaller neighborhood parks in the community residential areas. The small-town-residential essence of the region is supported by the Goff Branch, Prairie Creek, and Hickory Creek. These waterways play a pivotal role in supporting agricultural activities within these residential areas.

PATHS



DISTRICTS



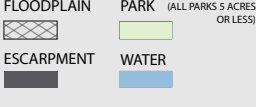
LANDMARKS



NODES



NATURAL FEATURES



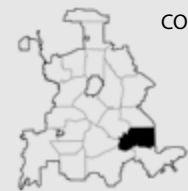
SE-3 PLEASANT GROVE

Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

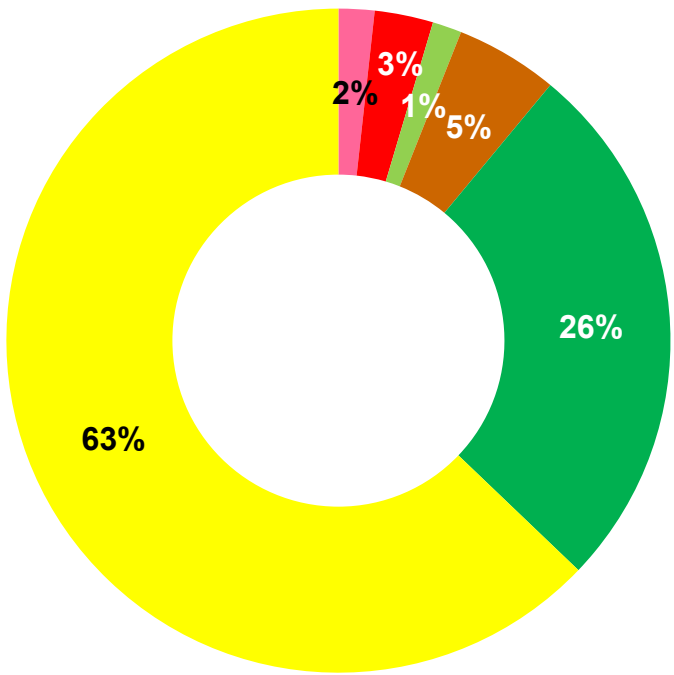


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE	<div></div> FLEX COMMERCIAL	<div></div> REGIONAL OPEN SPACE
<div></div> COMMUNITY RESIDENTIAL	<div></div> COMMUNITY MIXED-USE	<div></div> LOGISTICS HUB / INDUSTRIAL PARK	<div></div> INSTITUTIONAL CAMPUS
<div></div> CITY RESIDENTIAL	<div></div> REGIONAL MIXED-USE	<div></div> INDUSTRIAL HUB	<div></div> AIRPORT
	<div></div> CITY CENTER		<div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

Pleasant Grove (SE-3) is mostly community residential with some commercial uses along the major arterials. The commercial mixed use areas are focused around the transit nodes, with Lake June Station and Buckner Station encouraging walkable development. The expansive regional open space, largely stemming from the Great Trinity Forest, provides a serene backdrop to the district. The Texas Horse Park, spanning 302 acres, stands as a premier equestrian facility, drawing regional attention and captivating enthusiasts seeking unforgettable equine adventures.

URBAN DESIGN

Paths

Regional connectivity is supplied by US-175 (C.F. Hawn Freeway) heading generally north/south and lesser by Loop 12 (Buckner Boulevard) heading multiple directions in this district. Approximately 70% of the area has well-maintained sidewalks, facilitating convenient and safe pedestrian access throughout the district. The streets are compatible with the placetypes, with more focused mixed-use and commercial streets on Buckner Boulevard

Districts

Pleasant Grove is located in Council Districts 7, 8 and 5. Nearly 40% of the residential areas are covered by a neighborhood organization or a homeowner's association.

Landmarks

This district also includes a full set of neighborhood and regional landmarks including the Crawford Memorial Park, Trinity River Audubon Center, Trinity Forest Golf Club, Trinity River, and many local religious facilities.

Nodes

The established nodes are along Loop 12 with intersections at Lake June Road and Elam Road. Other notable nodes are Lake June Road and North. Masters Drive., Lake June Road and Highway 175.

Natural Features

The district features Crawford Memorial Park and other small neighborhood parks such as Fireside Park, Woodland Spring Park, Holcomb Park and Pemberton Hill Park. The Crawford Memorial Park Loop trail, the AT&T Trail, and smaller park trails provide opportunities to explore nature amid the urban landscape.

PATHS	COMPLETE STREETS	MIXED USE	DISTRICTS	LANDMARKS	NODES	NATURAL FEATURES
PEDESTRIAN /BIKE TRAILS INTERSTATE RAILWAY	COMMERCIAL INDUSTRIAL	PARKWAY RESIDENTIAL	HISTORIC AND CONSERVATION DISTRICTS	FEATURE REGIONAL GATEWAY REGIONAL	LIGHT RAIL STATION	FLOODPLAIN ESCARPMENT PARK (ALL PARKS 5 ACRES OR LESS) WATER

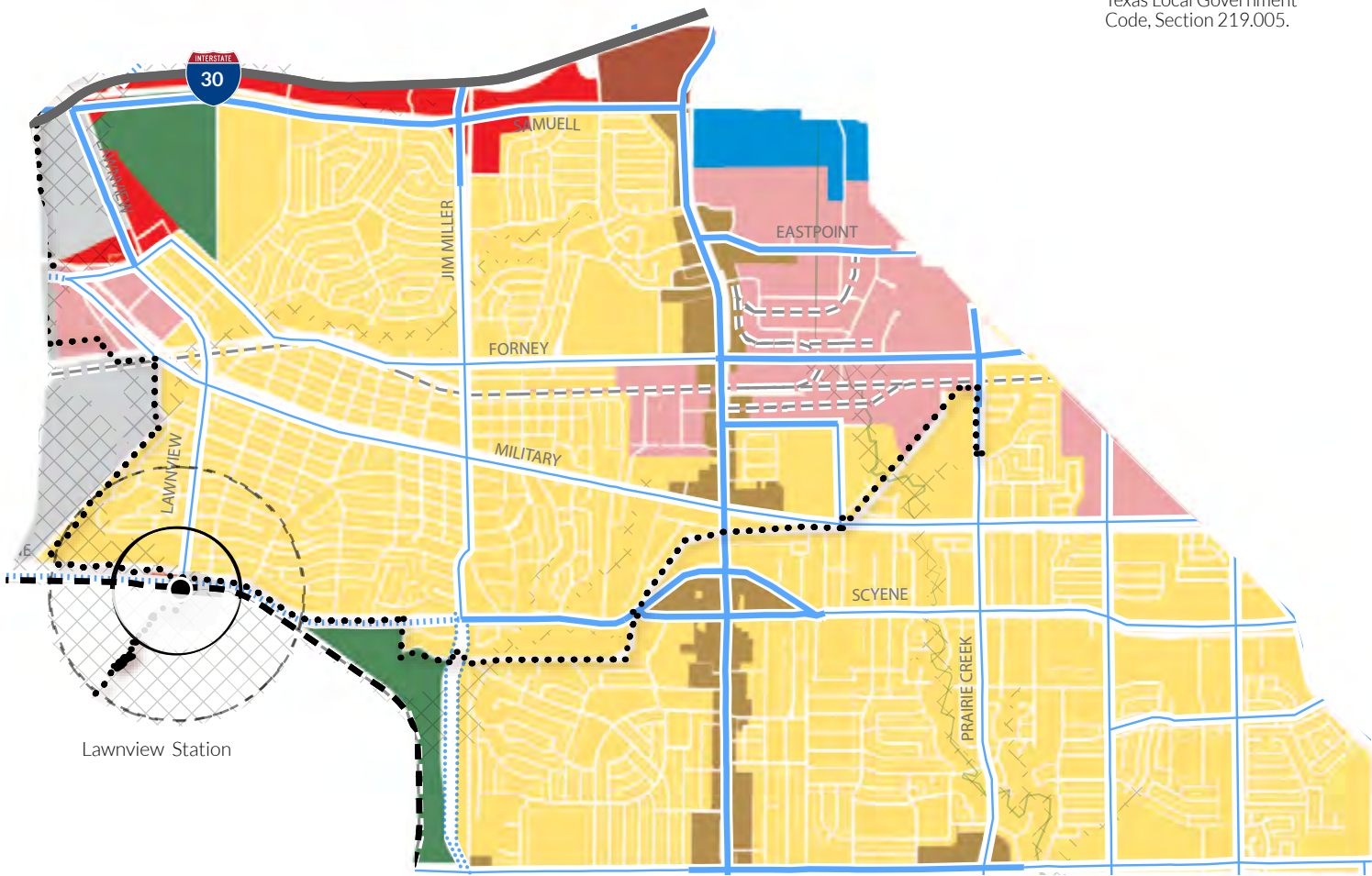
SE-4 SOUTHEAST DALLAS

Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

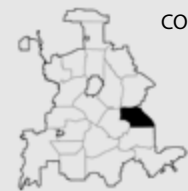
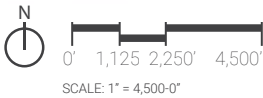
The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.



Lawnview Station

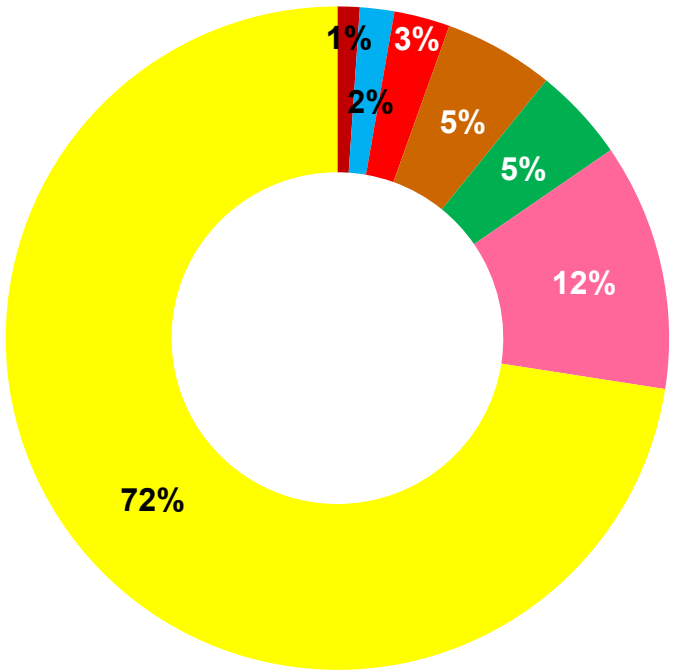


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE	<div></div> FLEX COMMERCIAL	<div></div> REGIONAL OPEN SPACE
<div></div> COMMUNITY RESIDENTIAL	<div></div> COMMUNITY MIXED-USE	<div></div> LOGISTICS HUB / INDUSTRIAL PARK	<div></div> INSTITUTIONAL CAMPUS
<div></div> CITY RESIDENTIAL	<div></div> REGIONAL MIXED-USE	<div></div> INDUSTRIAL HUB	<div></div> AIRPORT
	<div></div> CITY CENTER		<div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

The Southeast Dallas planning district (SE-4) is predominantly community residential, with commercial pockets lining Loop 12. The areas near Lawnview station show a community residential character, providing opportunities to develop and facilitate a future transit-oriented development (TOD), which can aim to foster a walkable and interconnected community. Additionally, the district features flex commercial placetype anchored by the High Point Industrial Park and Samuell Boulevard Business Park. In some areas these logistical centers are buffered by smaller businesses, creating a transitional zone that mitigates their impact on nearby residential areas.

URBAN DESIGN

Paths

The district is interwoven with a grid of arterial streets which adds to a range of mobility types. Regional connectivity is supplied by I-30 and US 80 heading east/west and lesser by Loop 12 (Buckner Boulevard) heading north/south. Approximately 60% of the area has well-maintained sidewalks, facilitating convenient and safe pedestrian access throughout the district. The commercial streets align with the mixed-use and flex commercial placetypes. Pedestrian trails connect the Lawnview station to the surrounding neighborhoods.

Districts

Southeast Dallas is located in Council Districts 5 and 7. Nearly 90% of the residential areas are covered by a neighborhood organization or a homeowner's association.

Landmarks

The district features Grove Hill Memorial Park and is home to several local religious institutions that serve as prominent landmarks in the neighborhood.

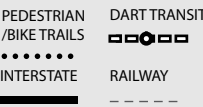
Nodes

The established nodes in the district are along Buckner Boulevard at the intersections of Scylene Road, Samuell Boulevard, and I-30, and at Jim Miller Road and Samuell Boulevard. These nodes provide vital community services and retail options.

Natural Features

The planning district features small neighborhood parks like Gateway Park, Glover Park, Bisbee Parkway, Urbandale Park, Parkdale Park, Lawnview Park, Pleasant Oaks Park, and Everglade Park. The Scylene Overlook trail, the White Rock Creek, and Gateway trails cater to needs of the residents and enhances the area's recreational opportunities and enhances the area's character.

PATHS



DISTRICTS



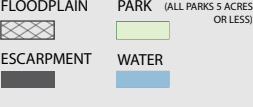
LANDMARKS



NODES



NATURAL FEATURES



SC-1 EAST OAK CLIFF

8th and Corinth Station

Morrell Station

Dallas Zoo Station

Dallas Zoo

Illinois Station

Kiest Station

Bushman Park Trail

VA Medical Station

Five Mile Creek Trail

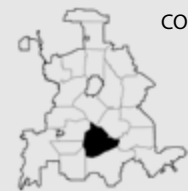
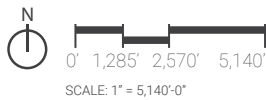
Ledbetter Station

Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

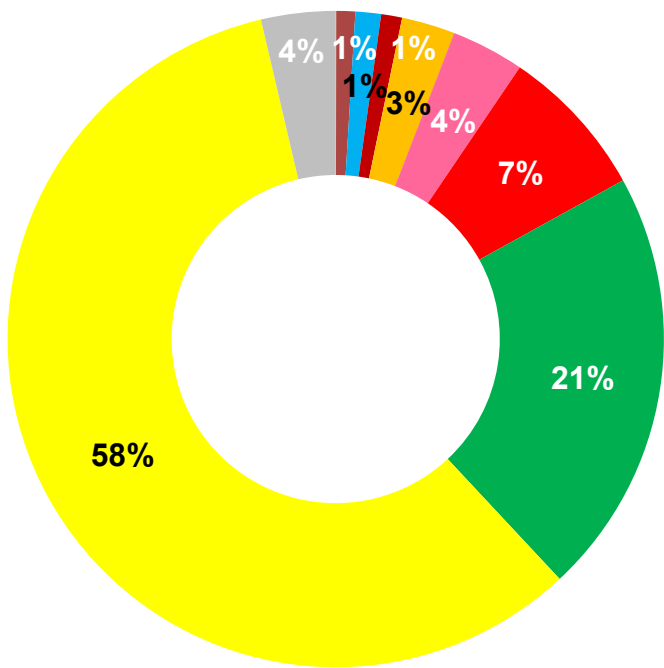


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE	<div></div> FLEX COMMERCIAL	<div></div> REGIONAL OPEN SPACE
<div></div> COMMUNITY RESIDENTIAL	<div></div> COMMUNITY MIXED-USE	<div></div> LOGISTICS HUB / INDUSTRIAL PARK	<div></div> INSTITUTIONAL CAMPUS
<div></div> CITY RESIDENTIAL	<div></div> REGIONAL MIXED-USE	<div></div> INDUSTRIAL HUB	<div></div> AIRPORT
	<div></div> CITY CENTER		<div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

East Oak Cliff (SC-1) predominantly consists of residential neighborhoods, with its primary commercial hub located along the Lancaster Corridor, aligned with the DART light rail line. The eastern section of the district is covered by expansive regional open spaces provided by the Trinity River Corridor. Surrounding the DART light rail stations, the commercial mixed-use areas stand as mixed-use zones supporting a blend of supportive uses for a successful Transit-Oriented Development (TOD) in the future.

URBAN DESIGN

Paths

Most regional connectivity is supplied by I-35 and I-45 both heading north/south. The major arterial transportation routes are efficiently linked in a grid pattern, complemented by minor arterial roads that extend into residential neighborhoods, facilitating vehicular access. Approximately 70% of the area has well-maintained sidewalks, facilitating convenient and safe pedestrian access throughout the district. The district has several mixed-use and residential streets connecting the DART stations.

Districts

East Oak Cliff is located mostly in Council District 4 with the remaining within Council District 7. Most of the residential areas are covered by a neighborhood organization or homeowner's association. The Tenth Street Historic District, located on the southeastern edge of Oak Cliff, was developed around an established African-American community dating back to the post-Civil War era. The district also contains the Cedar Oaks neighborhood stabilization overlay.

Landmarks

Notable landmarks of this district are the Dallas Zoo, Trinity River, Tenth Street Historic District, Veterans Administration Hospital (VA) and Health Campus, and numerous local religious facilities.

Nodes

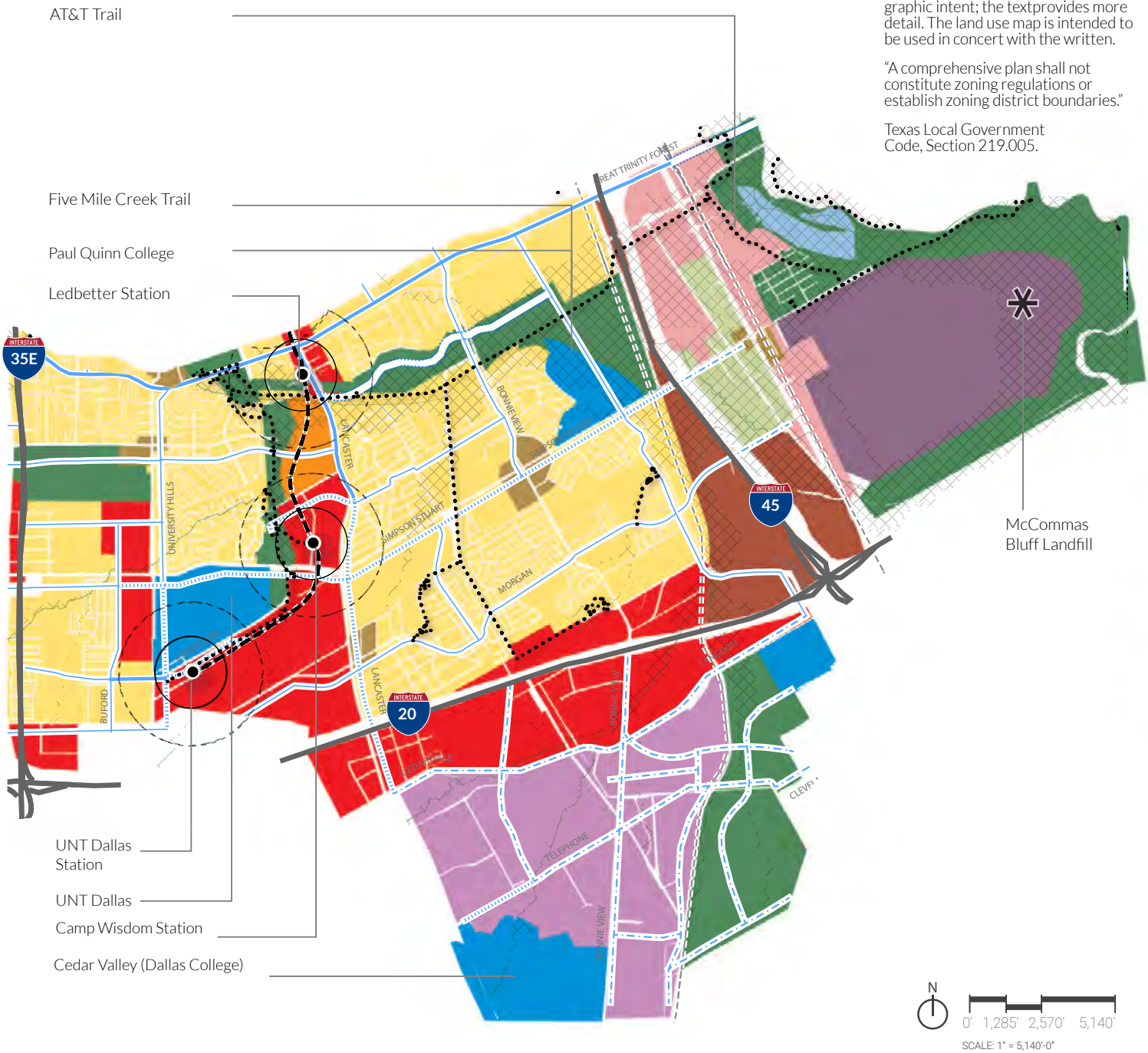
The established nodes in the district are along Lancaster Road intersecting at East. Kiest Boulevard and East. Ledbetter Drive., offering essential community services.

Natural Features

The district consists of small neighborhood parks such as Robert Oren Park, Herndon Park and the West Trinity Heights Park. The Trinity River corridor provides shade and a natural environment plus an excellent path for pedestrian trails. The Trinity Skyline trail will connect the proposed Cedar Crest trail and Interurban trail all along the Trinity River allowing residents to explore recreational opportunities.

PATHS	COMPLETE STREETS	MIXED USE	DISTRICTS	LANDMARKS	NODES	NATURAL FEATURES
PEDESTRIAN /BIKE TRAILS DART TRANSIT INTERSTATE RAILWAY	COMMERCIAL INDUSTRIAL	PARKWAY RESIDENTIAL	HISTORIC AND CONSERVATION DISTRICTS	FEATURE REGIONAL GATEWAY REGIONAL	LIGHT RAIL STATION	FLOODPLAIN ESCARPMENT PARK (ALL PARKS 5 ACRES OR LESS) WATER

SC-2 SOUTHEAST OAK CLIFF



Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

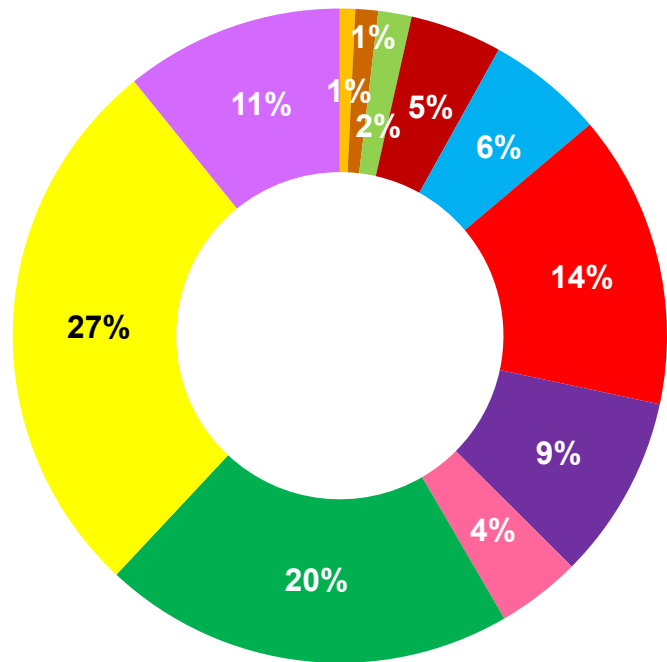
The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

The Southeast Oak Cliff (SC-2) features a diverse mix of land uses, with residential areas concentrated north of I-20 and flex commercial and institutional uses to the south. Regional commercial mixed-use areas are assigned along the I-45 corridor to provide accessibility and draw regional businesses in the area. The area includes one DART LRT lines with three transit nodes promoting and fostering a walkable and interconnected development. The commercial mixed-use zones around the DART light-rail stations create a flexible environment accommodating various uses, encouraging the potential for a thriving Transit-Oriented Development (TOD) in the future. The McCommas Bluff Landfill will continue to operate for many decades. It is bordered by the Trinity Corridor to the east and flex commercial uses to the north and west.

URBAN DESIGN

Paths

Regional connectivity is supplied by I-35 heading north/south, I-20 heading east/west, and I-45 heading north/south. The major arterials are well-connected in a grid pattern, and smaller ones branch into neighborhoods, making it easier to access residential areas. Approximately 65% of the area has well-maintained sidewalks, facilitating convenient and safe pedestrian access throughout the district. The majority of industrial streets are situated south of I-20, catering to the logistics and mixed-use areas.

Districts

The SC-2 is located in Council District 3 and 8. Most of the residential areas are covered by a neighborhood organization or a homeowner's association.

Landmarks

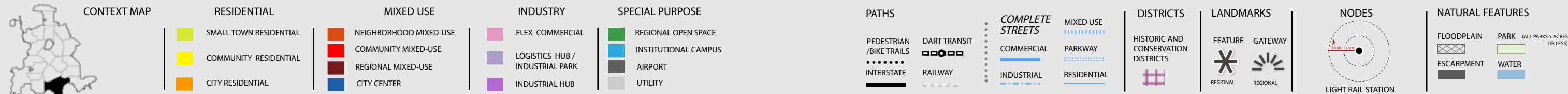
Notable landmarks of this district include Paul Quinn College, University of North Texas at Dallas campus, Joppa Preserve and Singing Hills Recreation Center.

Nodes

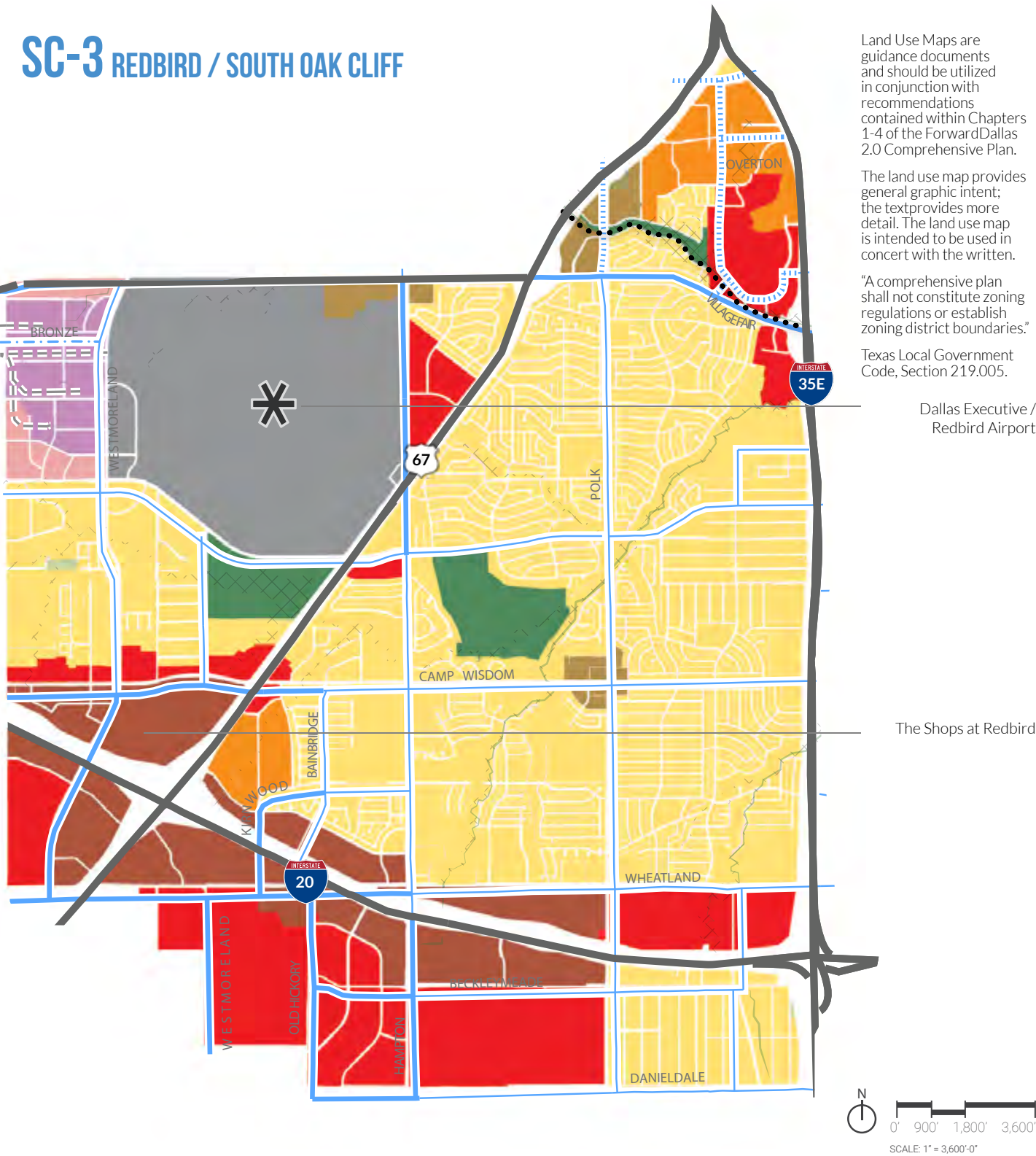
The nodes in the district are the intersections of University Hills Boulevard and East Redbird Lane, South Lancaster Road and East Ledbetter Drive., and Simpson Stuart and Bonnie View Road. These nodes provide limited food services but offer a range of other essential community amenities.

Natural Features

The district consists of small neighborhood parks such as Arden Terrace Park, Glendale Park, Singing Hills Park, and JJ Lemmon Park. The Five Mile Creek trail runs east-west through the north of the district with potential to connect with a future Highland Hills trail.



SC-3 REDBIRD / SOUTH OAK CLIFF



Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

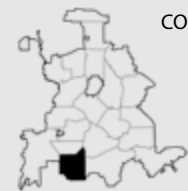
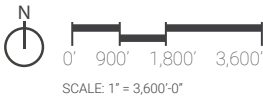
The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

Dallas Executive / Redbird Airport

The Shops at Redbird

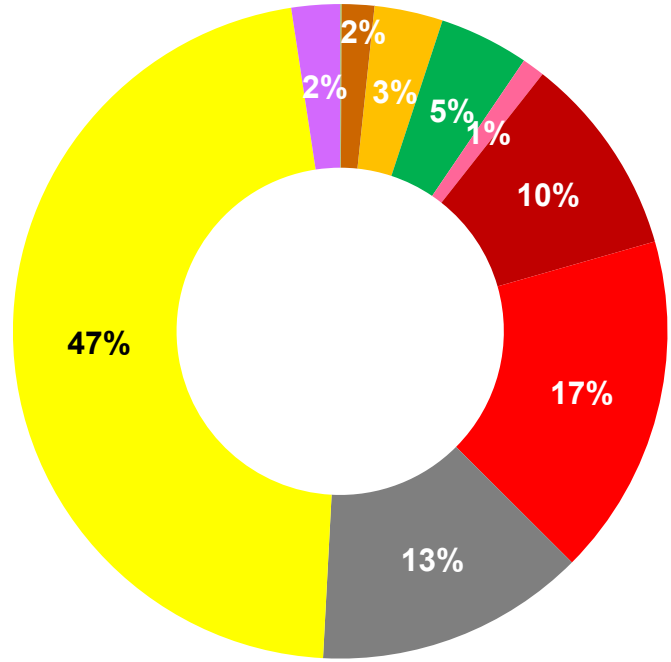


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE	<div></div> FLEX COMMERCIAL	<div></div> REGIONAL OPEN SPACE
<div></div> COMMUNITY RESIDENTIAL	<div></div> COMMUNITY MIXED-USE	<div></div> LOGISTICS HUB / INDUSTRIAL PARK	<div></div> INSTITUTIONAL CAMPUS
<div></div> CITY RESIDENTIAL	<div></div> REGIONAL MIXED-USE	<div></div> INDUSTRIAL HUB	<div></div> AIRPORT
	<div></div> CITY CENTER		<div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

Redbird/South Oak Cliff (SC-3) has witnessed a transformation in land-uses with the significant step in the revitalization of the former Southwest Center Mall, now called The Shops at Redbird. Within this area of Southern Dallas, the regional mixed-use placetypes around I-30 and Highway 67 intersection are suitable for accommodating future growth. This planning district has a diverse mix of uses with the majority of the residential areas nestled between Highway 67 and I-35

URBAN DESIGN

Paths

Regional connectivity is supplied by I-20 heading east/west, I-35 heading north/south, and US 67 mainly heading north/south. The major arterial transportation routes are efficiently linked in a grid pattern, complemented by minor arterial roads that extend into residential neighborhoods, facilitating vehicular access. Approximately 70% of the area has well-maintained sidewalks, facilitating convenient and safe pedestrian access throughout the district. As per the complete street manual, all complete streets are compatible with the future placetypes.

Districts

Redbird/South Oak Cliff is located in Council Districts 4, 3 and 8. Most of the residential areas are covered by a neighborhood organization or a homeowner's association.

Landmarks

Notable landmarks of this planning district include the Dallas Executive (Redbird) Airport, Dallas Entrepreneur Center at Redbird, Golf Club of Dallas, and The Shops at Redbird.

Nodes

The established nodes in the district are located at the intersections of West. Camp Wisdom Road and I-35E, Highway 67 and I-20, and West. Ledbetter Drive. and I-35E. These hubs provide vital community services, meeting local needs while also acting as a regional hub offering regional services.

Natural Features

The district features a network of well-connected trails, including Five Mile Creek, Peacock Branch, Adams Branch, Boulder Park Trail, and Woody Branch, which cater to residents' needs and enhance the area's recreational opportunities. Additionally, local parks such as Twin Falls Park, Thurgood Marshall Park, Meadow Stone Park, Beckley Heights Park, and Danieldale Park contribute to the district's recreational amenities.

PATHS	COMPLETE STREETS	MIXED USE	DISTRICTS	LANDMARKS	NODES	NATURAL FEATURES
PEDESTRIAN /BIKE TRAILS INTERSTATE DART TRANSIT RAILWAY	COMMERCIAL INDUSTRIAL	PARKWAY RESIDENTIAL	HISTORIC AND CONSERVATION DISTRICTS	FEATURE REGIONAL GATEWAY REGIONAL	LIGHT RAIL STATION	FLOODPLAIN ESCARPMENT PARK (ALL PARKS 5 ACRES OR LESS) WATER

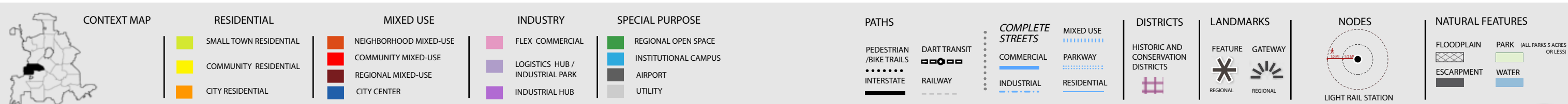
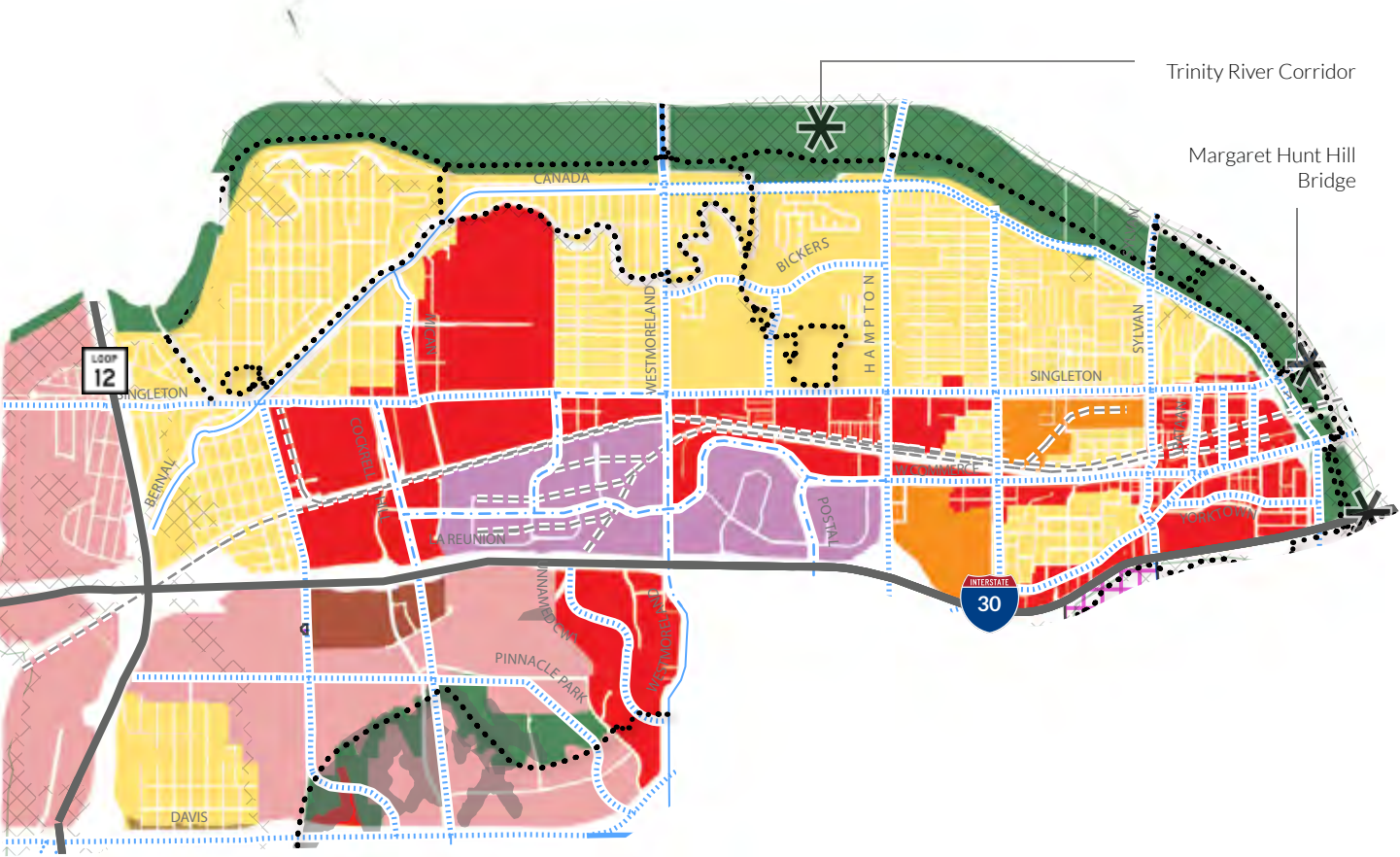
SW-1 WEST DALLAS

Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

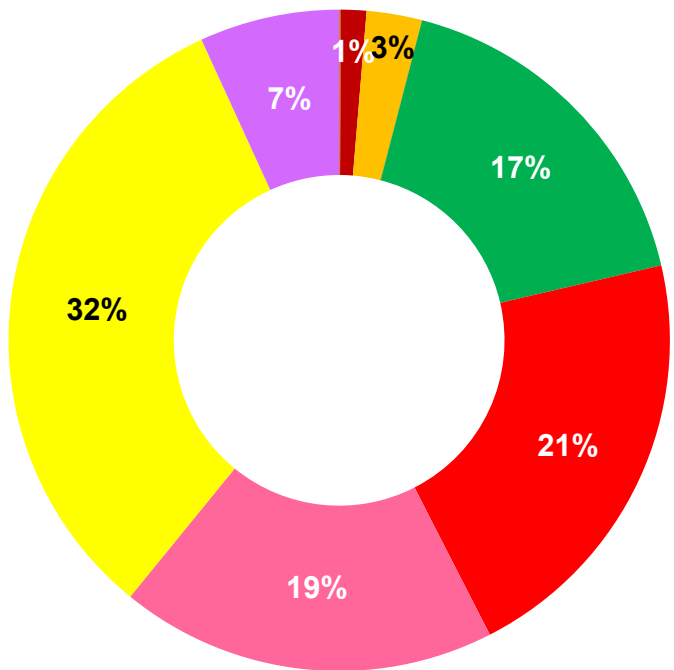
"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.



PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

West Dallas (SW-1) has historically been the hub for industrial activity with half the district being predominantly residential. Over time, the district has witnessed a notable shift from heavy industrial sites to a diverse mix of commercial and mixed-use spaces. Notably, the district boasts the expansive regional Trinity River Corridor, a significant asset that enhances its appeal by providing ample opportunities for recreation and access to vast open spaces.

URBAN DESIGN

Paths

The major arterial transportation routes are efficiently linked in a grid pattern, complemented by minor arterial roads that extend into residential neighborhoods, facilitating vehicular access. Regional connectivity is supplied by I-30 (Tom Landry Freeway) heading east/west and Loop 12 (Walton Walker Freeway) heading north/south. Roughly 60% of the planning district has sidewalks, ensuring convenient and secure pedestrian pathways across the area. However, the absence of sidewalks is prevalent in the southern residential areas, situated south of Singleton Boulevard. The majority of the streets in this planning district are mixed-use with some industrial streets serving the industrial areas.

Districts

West Dallas is located in Council District 6 and 1. This planning district includes the La Bajada neighborhood stabilization overlay.

Landmarks

Notable landmarks of this planning district include the Margaret Hunt Hill Bridge, Margaret McDermott Bridge, Trinity River, Sylvan Thirty, Ronald Kirk Pedestrian Bridge and Trinity Groves. Trinity Groves has become a Dallas landmark offering a diverse array of restaurants, and events, making it a primary entertainment destination.

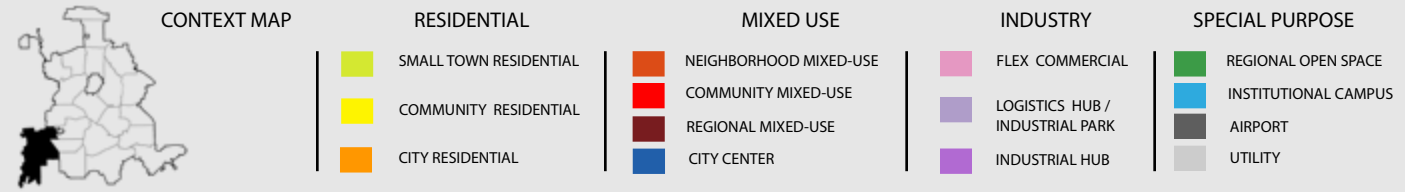
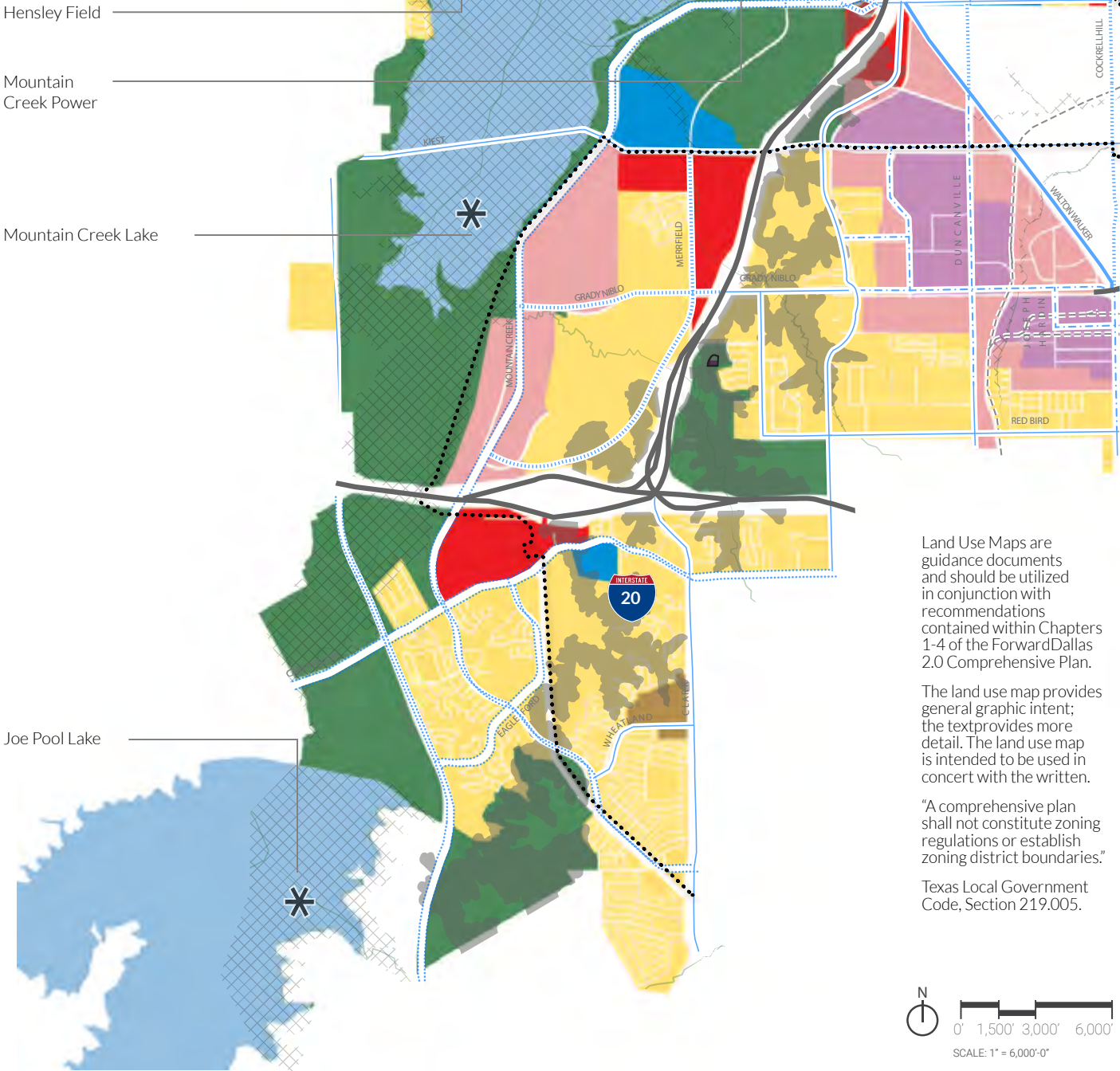
Nodes

The established nodes in this planning district are along Singleton and along the West Commerce/Fort Worth Avenue corridor between North. Beckley and I-30. These corridors offer essential community services, with food and retail services. Additionally, the node at I-30 and North. Cockrell Hill Road presents a regional attractor, Pinnacle Park, with big-box stores and retail spaces, office facilities, and lodging.

Natural Features

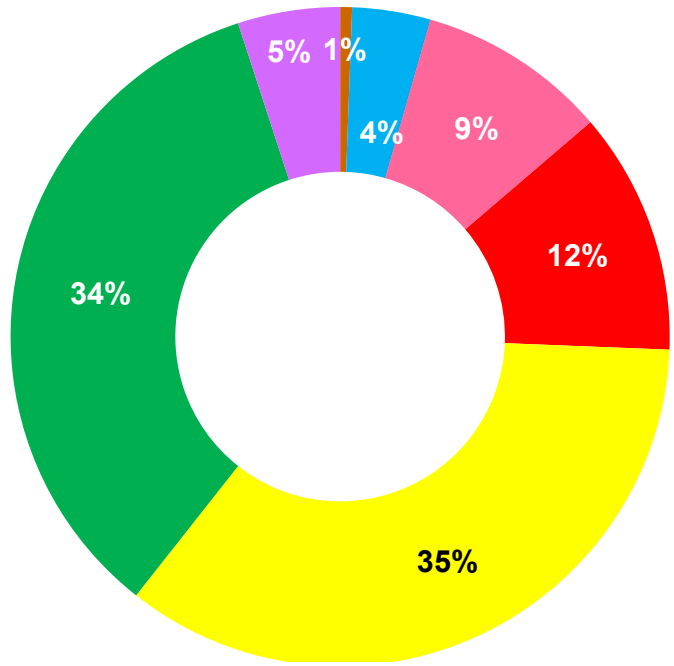
This planning district consists of small neighborhood parks such as Tipton Park, Kingsbridge Park, Fish Trap Lake park, Mattie Nash-Myrtle Davis Park, Bickers Park, Benito Juarez Park, Pueblo Park, Jaycee Zaragoza Park, Bernal Greenbelt and Hattie Rankin Moore Park. The Trinity Skyline trail runs along the Trinity Corridor. Connecting the Trinity View Park to the north, this trail caters to the needs of the residents and enhances the area's recreational opportunities.

SW-2 SOUTHWEST DALLAS / MOUNTAIN CREEK CREEK



PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

The Southwest Dallas/Mountain Creek planning district (SW-2) is predominantly characterized by the expansive Mountain Creek Lake, originally designed as a cooling reservoir for the adjacent power plant, and the surrounding open spaces, accentuated by prominent escarpments. While certain parts of the district have established logistics hubs and extensive storage yards, these zones are undergoing a transition. They are gradually evolving into flexible commercial spaces, witnessing a transformation into vibrant housing and retail sectors. Hensley Field situated in the northwest of the district, has a master plan geared toward transforming the area into a dynamic mixed-use community, emphasizing walkability. This will aim to provide a blend of employment opportunities and residential spaces, catering to the needs of local residents.

URBAN DESIGN

Paths

Regional connectivity is supplied by I-20 heading east/west and Texas Spur 408 heading north/south. Roughly 60% of the district has well-maintained sidewalks, ensuring convenient and secure pedestrian pathways across the area. The pedestrian trails link residential areas with the Dallas Escarpment and the Mountain Creek Lake.

Districts

Southwest Dallas / Mountain Creek is located in Council District 3. Only a few of the residential areas are covered by a neighborhood organization or a homeowner's association.

Landmarks

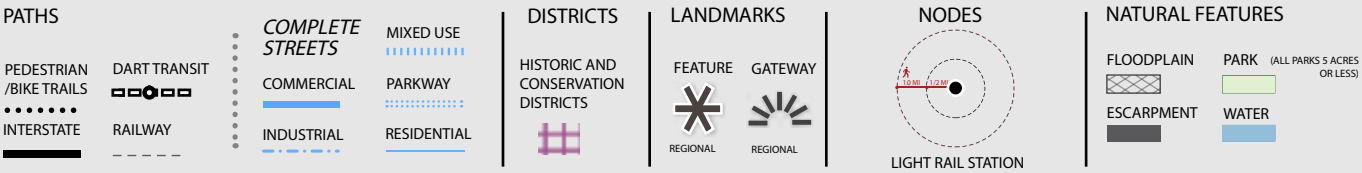
This planning district is rich in natural amenities creating neighborhood and regional landmarks including the escarpment, Mountain Creek Lake, Joe Pool Lake, Dallas Baptist University, Dallas College Mountain View campus, Dallas Fort Worth National Cemetery, Dallas National Golf Club, and Camp Wisdom Boy Scout camp.

Nodes

The established node in the district is the intersection of Keeneland Parkway and South Walton Walker Boulevard, There is a lack of sufficient established nodes in this area that can provide essential community and retail services.

Natural Features

This planning district has some of the steepest topographies and natural vistas due to the escarpment. This geologic formation runs from about I-30 southwest along Texas Spur 408 and down south of Dallas. It creates a natural environment rich in topography and landscape flora that supports native species. Local parks are Arcadia Park and Mountain View Park.



SW-3 WEST OAK CLIFF

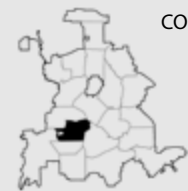
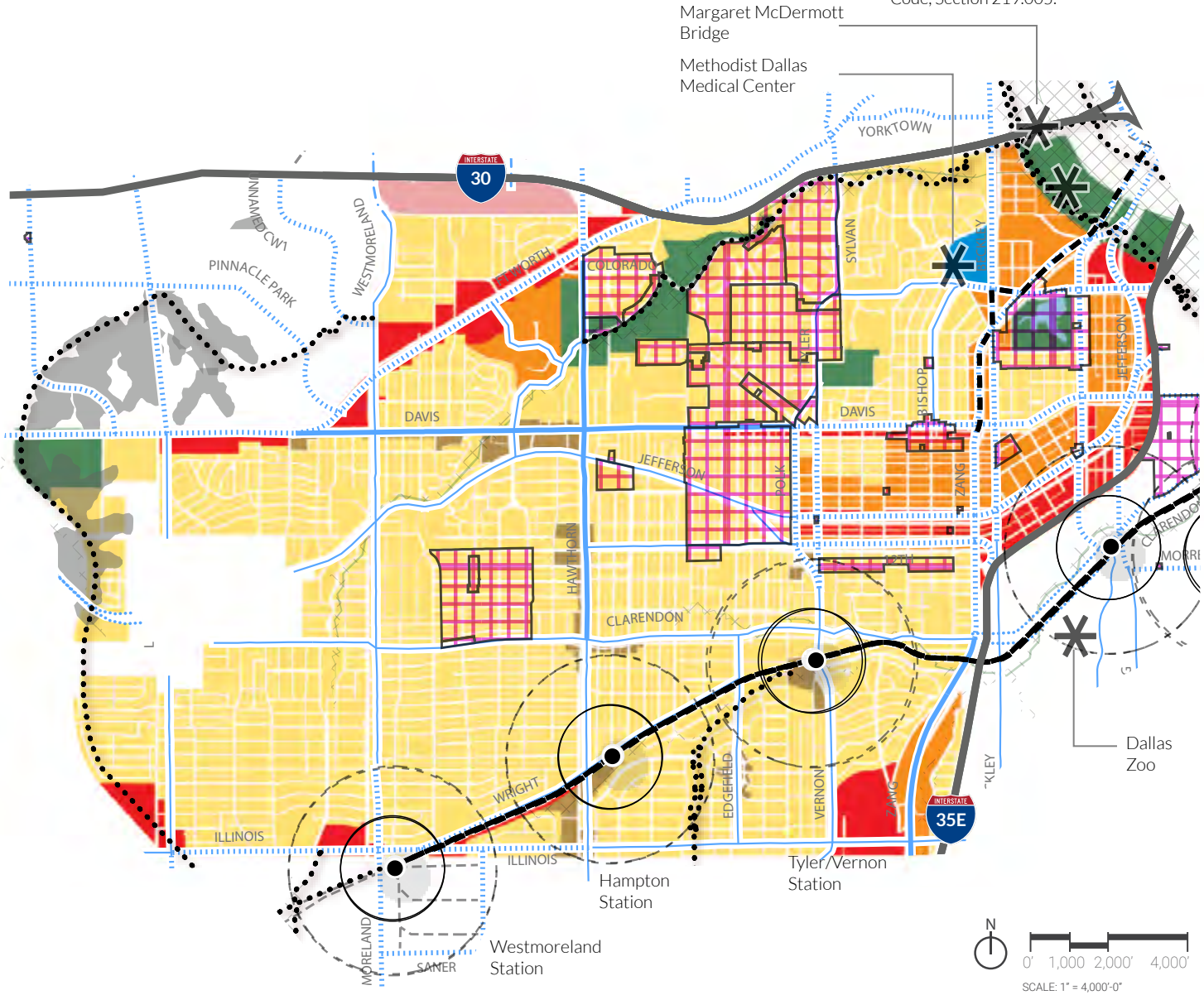
Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

Margaret McDermott Bridge
Methodist Dallas Medical Center

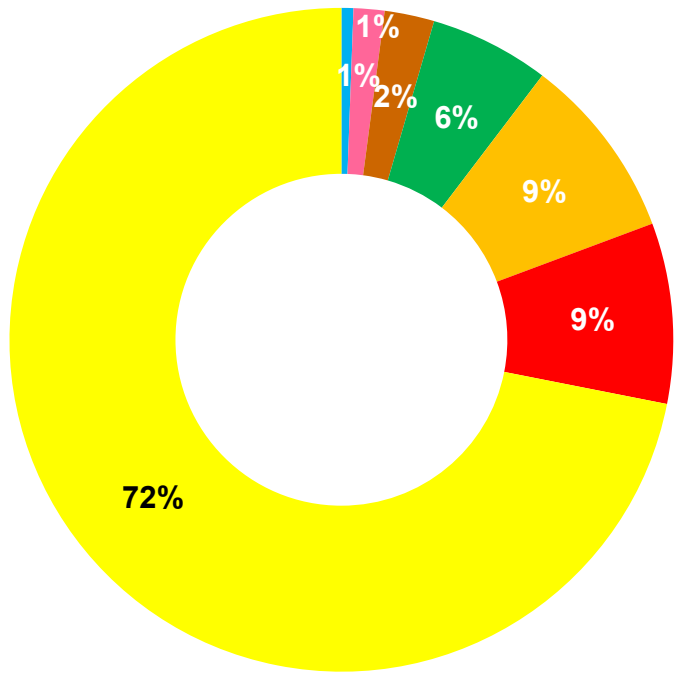


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL <div></div> COMMUNITY RESIDENTIAL <div></div> CITY RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE <div></div> COMMUNITY MIXED-USE <div></div> REGIONAL MIXED-USE <div></div> CITY CENTER	<div></div> FLEX COMMERCIAL <div></div> LOGISTICS HUB / INDUSTRIAL PARK <div></div> INDUSTRIAL HUB	<div></div> REGIONAL OPEN SPACE <div></div> INSTITUTIONAL CAMPUS <div></div> AIRPORT <div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

West Oak Cliff (SW-3) is predominantly residential with some mixed-use and urban residential in areas in the north-east of the district. The mixed-use commercial strip between Jefferson Boulevard and I-35 and along Fort Worth Avenue offer the district retail and community services. The West Oak Cliff planning district houses several of the city's conservation districts, emphasizing its commitment to preserving and nurturing the area's historical significance, and architectural heritage. These conservation areas will maintain the community residential placetype, ensuring the preservation of the district's character. The district has a DART LRT line featuring two distinct transit nodes nestled within well-established single-family neighborhoods, offering convenient park and ride options for local residents.

URBAN DESIGN

Paths

The major arterial transportation routes are efficiently linked in a grid pattern, complemented by minor arterial roads that extend into residential neighborhoods, facilitating vehicular access. Regional connectivity is supplied by I-30 (Tom Landry Freeway) heading east/west and I-35 heading north/south. The community is also served by the DART streetcar line linking this district with downtown Dallas. About 75% of the district has well-maintained sidewalks, ensuring convenient and secure pedestrian pathways across the area. The district contains mixed-use and residential streets serving the various historic and conservation districts in the area.

Districts

West Oak Cliff is located in Council District 1. Most of the residential areas are covered by a neighborhood organization or a homeowner's association. The historic districts include Lake Cliff and Winnetka Heights. The conservation districts include North Cliff, Stevens Park, Kessler Park, King's Highway, Page Avenue, South Winnetka, Greiner and Bishop Eighth.

Landmarks

Notable landmarks of this district are Texas Theatre, Bishop Arts District, Stevens Park Golf Course, Methodist Medical District, and Margaret McDermott Bridge. The Bishop Arts District is home to over 60 independent boutiques, restaurants, bars, coffee shops, and art galleries, making it one of Dallas' most unique neighborhoods.

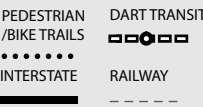
Nodes

The established nodes in this planning district are several intersections along West Davis Street, Jefferson Boulevard, and West Illinois Avenue. These nodes offer essential community services, including food and retail services.

Natural Features

This planning district features neighborhood parks such as Kidd Springs Park, Lake Cliff Park, and Kessler Parkway Park. The Coombs Creek Trail runs east-west through the northern part of the district along the Coombs Creek connecting the Trinity River to Annie Stevens Park. The trail benefits the local residents and connects them to the Trinity River, offering access to its scenic beauty and recreational opportunities.

PATHS



COMPLETE STREETS



MIXED USE



DISTRICTS



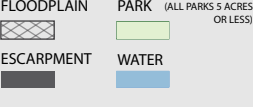
LANDMARKS



NODES



NATURAL FEATURES



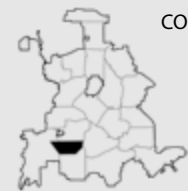
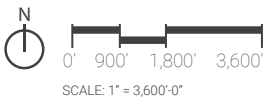
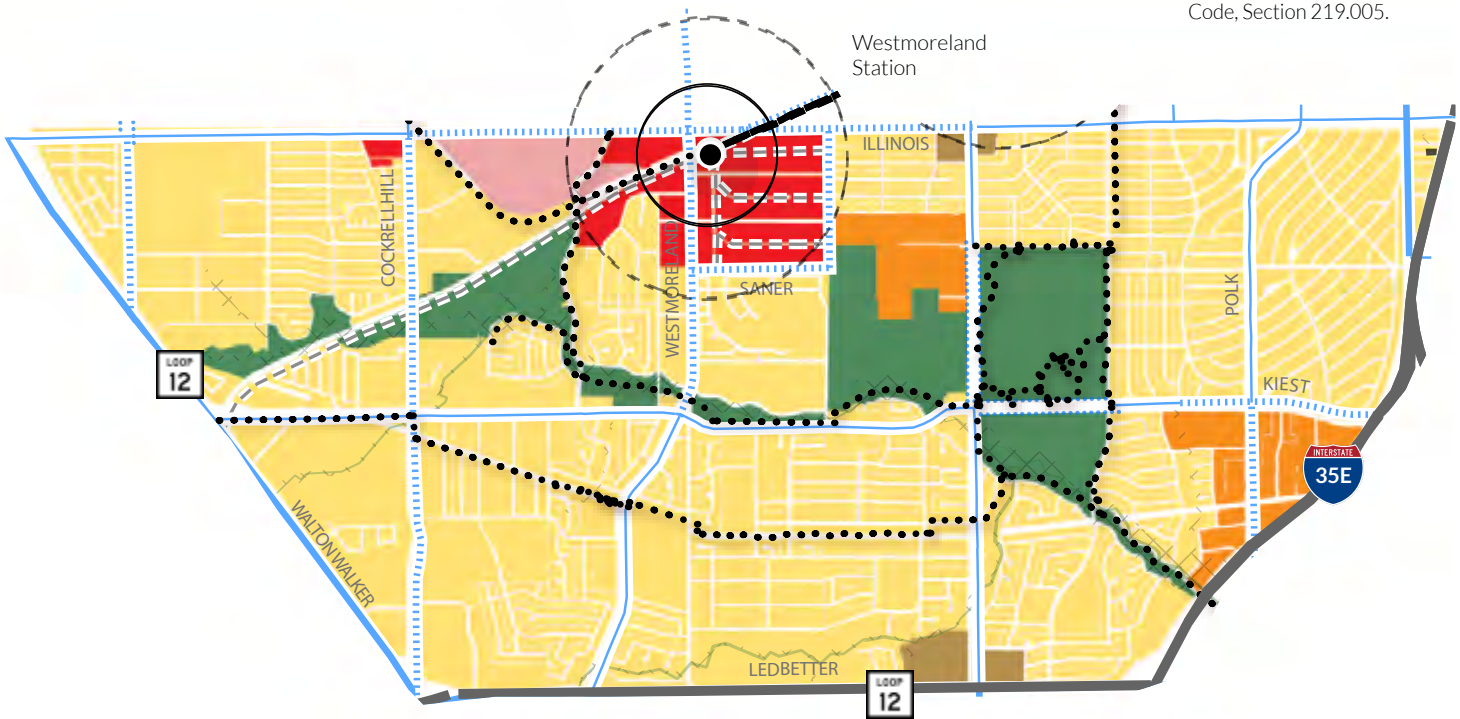
SW-4 Kiest

Land Use Maps are guidance documents and should be utilized in conjunction with recommendations contained within Chapters 1-4 of the ForwardDallas 2.0 Comprehensive Plan.

The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005.

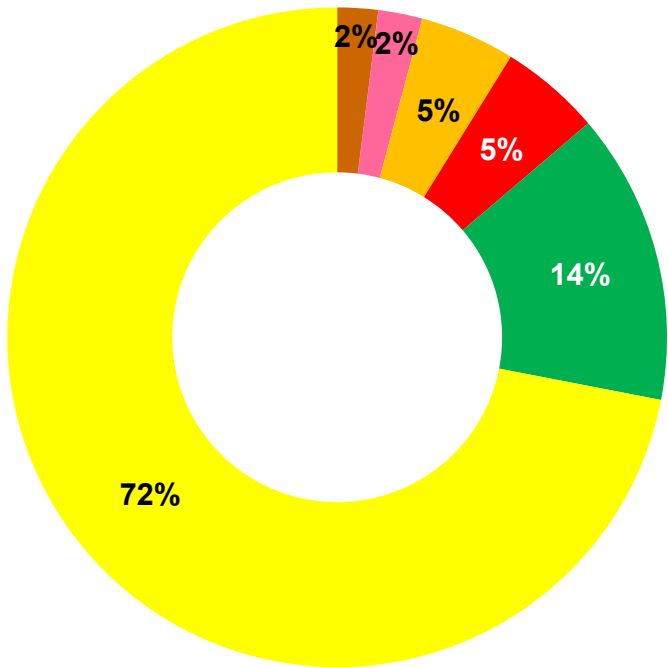


CONTEXT MAP

RESIDENTIAL	MIXED USE	INDUSTRY	SPECIAL PURPOSE
<div></div> SMALL TOWN RESIDENTIAL	<div></div> NEIGHBORHOOD MIXED-USE	<div></div> FLEX COMMERCIAL	<div></div> REGIONAL OPEN SPACE
<div></div> COMMUNITY RESIDENTIAL	<div></div> COMMUNITY MIXED-USE	<div></div> LOGISTICS HUB / INDUSTRIAL PARK	<div></div> INSTITUTIONAL CAMPUS
<div></div> CITY RESIDENTIAL	<div></div> REGIONAL MIXED-USE	<div></div> INDUSTRIAL HUB	<div></div> AIRPORT
	<div></div> CITY CENTER		<div></div> UTILITY

PLACETYPE OVERVIEW

Planning District Area Coverage



Planning District Description

The Kiest planning district (SW-4) is predominantly community residential with a regional open spaces that stretch from east to west across the district. In close proximity to the Westmoreland DART Station, the surrounding area presents a mixed-use placetype that can foster a thriving Transit-Oriented Development (TOD) in the future. This node sustains a vibrant mix of commercial establishments, dining venues, and retail services.

URBAN DESIGN

Paths

Regional connectivity is supplied by I-35 (LBJ) heading primarily north/south and Loop 12 (Walton Walker Freeway) heading north/south. The major arterial transportation routes are efficiently linked in a grid pattern, complemented by minor arterial roads that extend into residential neighborhoods, facilitating vehicular access. About 75% of the district has well-maintained sidewalks, ensuring convenient and secure pedestrian pathways across the area. The pedestrian trails connect Kiest Park to the surrounding residential areas.

Districts

Kiest is located in Council Districts 4, 3, and 1. Most of the residential areas are covered by a neighborhood organization or a homeowner's association.

Landmarks

Notable landmarks of this district include Kiest Park, Oak Cliff Nature Preserve and many local religious facilities.

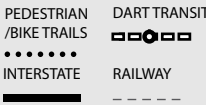
Nodes

Established nodes in the planning district are the intersections of West Kiest Boulevard and South Polk Street, West Kiest Boulevard and South Cockrell Hill Road, and nodes along West Illinois Avenue. These nodes offer essential community services.

Natural Features

This planning district consists of small neighborhood parks such as West Haven Park, Kiest Park, Pecan Grove Park, and Briar Gate Park. The Kiest Park Loop Trail runs east-west through the district catering to needs of the residents and enhances the area's recreational opportunities.

PATHS



DISTRICTS



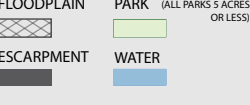
LANDMARKS




















NODES



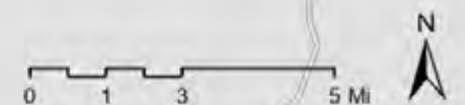
NATURAL FEATURES



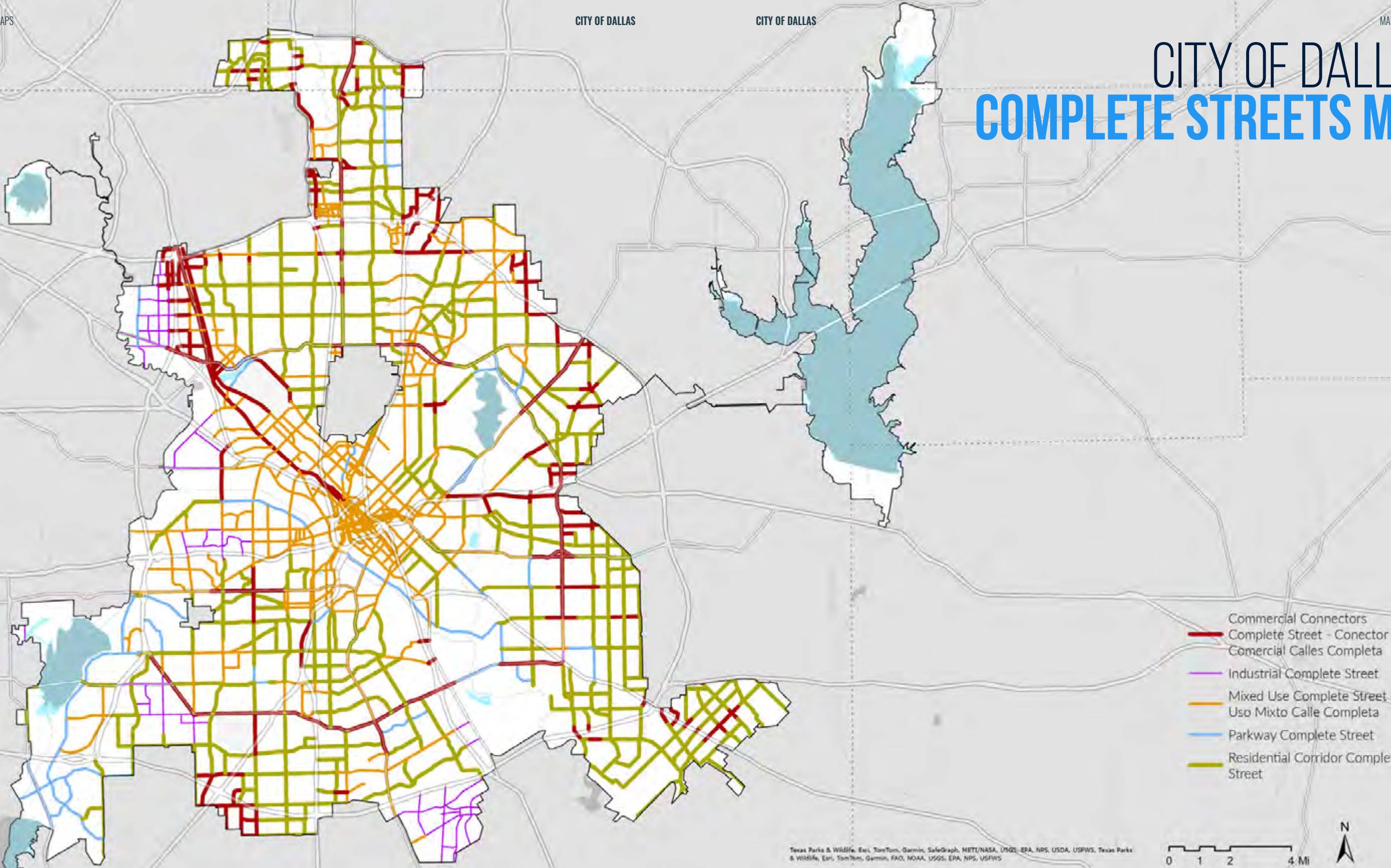
CITY OF DALLAS URBAN DESIGN FRAMEWORK MAP

-  Neighborhood Center (TOD Typology)
-  Mixed-Use Center (TOD Typology)
-  City Center (TOD Typology)
-  Special Purpose Center (TOD Typology)
-  Parks
-  Buffer half mile DART
-  Rail Stops
-  CONNECTION
-  HORSE TRAIL
-  MAJOR LINEAR
-  MAJOR LOOP
-  MAJOR NATURE
-  Escarpment
-  Regional Features
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  FLOODWAY
-  AE

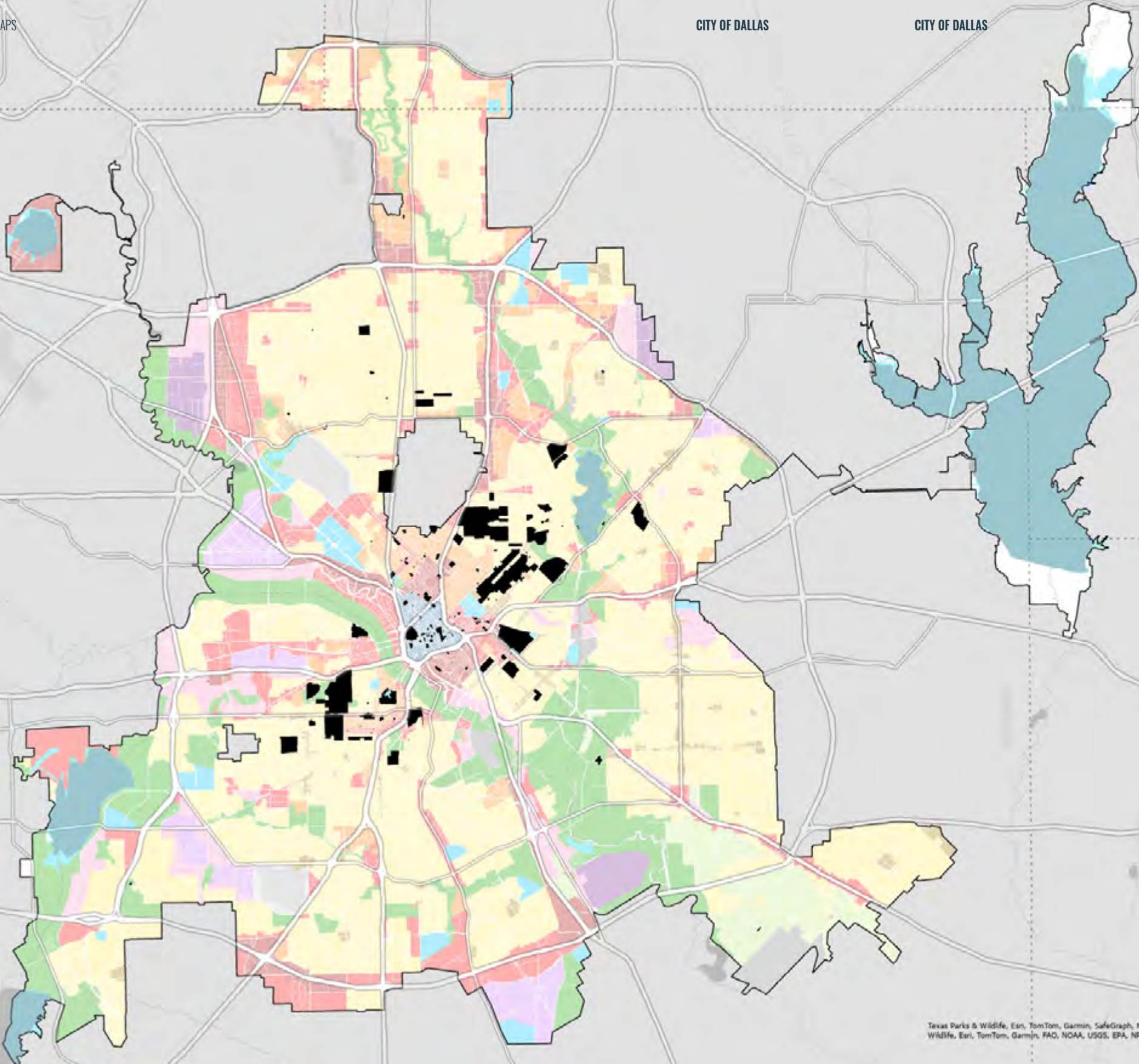
Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Texas Parks & Wildlife, Esri, TomTom, Garmin, FAD, NOAA, USGS, EPA, NPS, USFWS



CITY OF DALLAS COMPLETE STREETS MAP



CITY OF DALLAS HISTORIC DISTRICTS CONSERVATION DISTRICTS + NEIGHBORHOOD STABILIZATION OVERLAYS MAP



- Historic_Overlay
- Historic_Subdistricts
- NSO_Overlay
- NSO_Subdistricts
- CD_Subdistricts
- CD

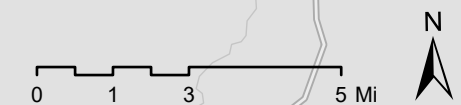
Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Texas Parks & Wildlife, Esri, TomTom, Garmin, FAD, NOAA, USGS, EPA, NPS, USFWS



CITY OF DALLAS PARKLAND DEDICATION MAP

- Central Business District
- Urban
- Urban (Industrial/Open Space)
- Parks

Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Texas Parks & Wildlife, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS





Page Intentionally Left Blank