



**City of Dallas**

*FORWARD***DALLAS**  
**Comprehensive  
Land Use Plan  
Update**

**City Plan Commission  
Briefing  
Feb 15, 2024**

Lawrence Agu, III, AICP, Chief Planner  
Department of Planning & Urban Design

# Purpose



- Staff to provide an overview of ForwardDallas and continue the discussion regarding questions and updates to the plan.
- No items up for a vote or review



# Presentation Outline



- **Upcoming Revised Draft Plan Version #3**
  - How to Read the Plan and Changes
- **Major Plan Discussion Items**
  - EJ + Industrial Placetypes
  - Residential Placetypes
- **Project next steps**



**DRAFT  
PLAN  
VERSION  
#3**





# Revised Draft #3 (Feb 2024)



ForwardDallas Comprehensive Land Use Plan


## FORWARD DALLAS 2.0

REVISED DRAFT #3  
FEBRUARY 2024

Link to PDF Draft Plan

Check our website

Pending Updated Link



FORWARD DALLAS WEBSITE

DallasCityHall.com/ForwardDallas



FORWARD DALLAS WEBSITE

DallasCityHall.com/ForwardDallas





# How to read + review the draft plan



## NEWLY ADDED PAGE

## DRAFT ANNOTATION LEGEND



= Newly added page / spread since last revision. When shown, all or most content including text and graphics are newly added. Note: Text on pages with this asterisk will not be shown as pink or yellow

## NEWLY ADDED TEXT

Lorem Ipsum **Lorem Ipsum** = Newly added text since last revision. Most updated text will be pink, but in the limited instances where background color of page makes it difficult to read, text will appear yellow for legibility

## DRAFT TEXT UNDER REVIEW

Lorem Ipsum **Lorem Ipsum** = Draft text under review. Most updated text will be red, but in the limited instances where background color of page makes it difficult to read, text will appear green for legibility





# Major Plan Components



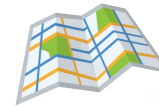
## A Land Use Themes (Goals)

-  Environmental Justice
-  Housing Accessibility
-  Economic Development + Revitalization
-  Transit Oriented Development (TOD) + Connectivity
-  Community + Urban Design

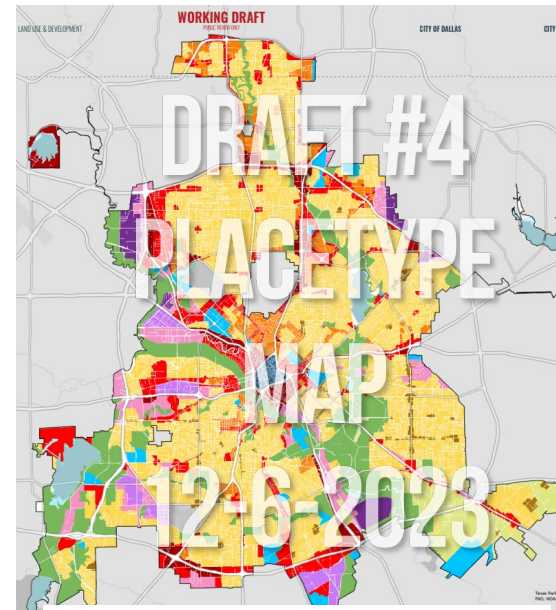


## B Placetype Descriptions

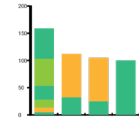
-  Regional Open Space
-  Small Town Residential
-  Community Residential
-  City / Urban Residential
-  Neighborhood Mixed Use
-  Community Mixed Use
-  Regional Mixed Use
-  City Center / Urban Core
-  Institutional / Special Purpose
-  Flex Commercial
-  Logistics / Industrial Park
-  Industrial Hub



## C Placetype Map



**NOTE: Map not updated for Feb 2024 Draft. Next Map Update to occur Early Spring 2024**



## D Implementation Plan

- 1 Theme Objectives
- 2 Actions Steps
- 3 Implementing Partner / Agency
- 4 Timeframe
- 5 Metrics





# Major Plan Components: Placetypes



**THEME**  
**ENVIRONMENTAL JUSTICE + SUSTAINABILITY**

**GOAL**  
Actively and equitably protect communities from the effects of environmental hazards, while *enhancing* environmental quality through *proactive* protection, conservation, and sustainable practices *in both* natural and built environments.



## DID YOU KNOW?

Environmental Justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, concerning the development, implementation, and enforcement of environmental laws, regulations, and policies.<sup>1</sup>

Environmental Justice ensures equitable access to healthy communities and environmental benefits, to prevent or disproportionate burdens from environmental hazards and provides equitable involvement in decision-making processes for all people regardless of race, ethnicity, income, or national origin.

Sustainability is the concept of creating and maintaining conditions under which humans and nature can exist in productive harmony and that permit fulfilling social, economic, and other requirements of present and future generations.<sup>2</sup>

<sup>1</sup> United States EPA  
<sup>2</sup> City of Dallas DECS

1

### WHY IS THIS IMPORTANT?

( KEY ISSUES )

1. Inequitable concentration of incompatible land-uses in communities of color leading to R/ECAP (Racially or Ethnically Concentrated Areas of Poverty) areas.
2. Negative impacts on community quality of life, health, air quality and water quality due to heavy industrial proximities.
3. Communities at risk near floodplain
4. Excessive impervious surfaces citywide, increasing urban heat island effect and storm water runoff.

2

### WHERE ARE WE TODAY?

( CURRENT CONDITIONS )

In Dallas, land use has played a significant role in establishing concentrations of poverty. Dallas is the second most polluted city in Texas regarding heat-generated ozone and the 16th most polluted in the US.

According to the Existing Conditions Report, although 7% of the city's land use area is industrial, 7/8ths of that area is located within the city's southern service districts (SO, SE, SW).

Moreover, areas of significant impermeable surfaces leading to the city's urban heat island effect are also concentrated in lower-income communities of color, leading to disproportionate health impacts in these areas.

3

### WHAT NEEDS TO BE DONE?

( OBJECTIVES )

- A Support Citywide Environmental Justice (EJ) Goals
- B Mitigate Negative Environmental and Public Health Impacts from the Built Environment
- C Support the Environmental Protection and Expansion of Natural Assets

4

### HOW WILL IT BE DONE?

( ACTION ITEMS )

+

WHO WILL DO IT?

( LEAD PARTNER )

Refer to Implementation Tables within Chapter 4

5

### MEASURING SUCCESS

( METRICS )

Key Performance Indicators to be developed and tracked post plan adoption with annual reporting to either City Plan Commission or Council.

## A Land Use Themes (Goals)



Outlines Dallas' future through five key themes, each addressing an essential aspect of the city's urban and rural landscape. Each theme details the key issues, current conditions, objectives, actions items and metrics in achieving the land use goal.







# Major Plan Components: Placetypes

## PLACETYPE / LAND USE MATRIX

Placetypes are land use categories that represent a vision for the desired mix of uses, development character, urban design features, and density for areas within the city.



LAND USES	Agricultural	Private Open Space	Public Open Space	Single Family Detached	Single Family Attached	Multiplex	Apartment	Mixed Use	Lodging	Commercial	Office	Civic / Public Institutional	Transportation	Utility	Light Industrial	Heavy Industrial
DESCRIPTIONS	<ul style="list-style-type: none"> <li>Animal Production</li> <li>Crop Production</li> <li>Agritourism</li> </ul>	<ul style="list-style-type: none"> <li>Nature Preserves</li> <li>Golf Courses</li> <li>Cemetery</li> </ul>	<ul style="list-style-type: none"> <li>City Park</li> <li>Nature Preserves</li> <li>Golf Courses</li> <li>Cemetery</li> </ul>	<ul style="list-style-type: none"> <li>Single Residential Unit with Accessory uses like ADUs</li> </ul>	<ul style="list-style-type: none"> <li>Townhomes</li> <li>Duplexes</li> <li>Triplexes</li> </ul>	<ul style="list-style-type: none"> <li>Multifamily with fewer than 10 attached dwelling units</li> </ul>	<ul style="list-style-type: none"> <li>Multifamily with more than 10 attached dwelling units</li> </ul>	<ul style="list-style-type: none"> <li>Combination of Residential, Retail, Lodging, and/or Office</li> </ul>	<ul style="list-style-type: none"> <li>Hotels</li> <li>Motels</li> <li>Extended Stays</li> </ul>	<ul style="list-style-type: none"> <li>Retail</li> <li>Personal Services</li> <li>Restaurants</li> </ul>	<ul style="list-style-type: none"> <li>Financial Institutions</li> <li>Medical Clinic</li> <li>Other Office</li> </ul>	<ul style="list-style-type: none"> <li>Schools</li> <li>Religious Institutions</li> <li>Hospitals</li> <li>Government Buildings</li> </ul>	<ul style="list-style-type: none"> <li>Bus Stops</li> <li>Roads</li> <li>Train Stations</li> <li>Vertiports</li> <li>Airports</li> </ul>	<ul style="list-style-type: none"> <li>Telecom Tower</li> <li>Power Station</li> <li>Pump Station</li> </ul>	<ul style="list-style-type: none"> <li>Warehouses</li> <li>Storage</li> <li>Maintenance shops</li> </ul>	<ul style="list-style-type: none"> <li>Large Warehouses</li> <li>Hazardous Materials</li> <li>Construction Materials</li> </ul>
PLACETYPES																
REGIONAL OPEN SPACE	○	●	○									○	○	○		
SMALL TOWN RESIDENTIAL	○	●	○	●	●	●		○	○	○	○	○	○	○		
COMMUNITY RESIDENTIAL	○	○	○	●	●	○	○	○	○	○	○	○	○	○		
CITY RESIDENTIAL		○	○	○	○	●	○	○	○	○	○	○	○	○		
NEIGHBORHOOD MIXED USE		○	○	○	○	●	○	○	○	○	○	○	○	○		
COMMUNITY MIXED USE		○	○	○	○	○	○	○	○	○	○	○	○	○	○	
REGIONAL MIXED USE		○	○	○	○	○	○	○	○	○	○	○	○	○	○	
CITY CENTER		○	○	○	○	○	○	○	○	○	○	○	○	○	○	
INSTITUTIONAL CAMPUS / PUBLIC UTILITY		○	○	○	○	○	○	○	○	○	○	○	○	○		
FLEX COMMERCIAL	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
LOGISTICS / INDUSTRIAL PARK		○	○					○	○	○	○		○	○	○	
INDUSTRIAL HUB		○	○					○	○	○	○		○	○	○	○
AIRPORT*	○	○	○				○	○	○	○	○	○	○	○	○	



## B Placetype Descriptions

Describes the various types of places in the city that represent a vision for the desired mix of uses, development character, urban design features, and density for areas within Dallas. This sections provides character descriptions, application methods, and urban design guidance for each placetype.





# Major Plan Components: Placetypes

## PLACETYPE / LAND USE MATRIX

Placetypes are land use categories that represent a vision for the desired mix of uses, development character, urban design features, and density for areas within the city.



## B Placetype Descriptions

**LAND USES**

**DESCRIPTIONS** →

**PLACETYPES**

	Agricultural	Private Open Space	Public Open Space	Single Family Detached	Single Family Attached	Multiplex	Apartment	Mixed Use	Lodging	Commercial	Office	Civic / Public Institutional	Transportation	Utility	Light Industrial	Heavy Industrial
REGIONAL OPEN SPACE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
SMALL TOWN RESIDENTIAL	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
COMMUNITY RESIDENTIAL	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
CITY RESIDENTIAL	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
NEIGHBORHOOD MIXED USE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
COMMUNITY MIXED USE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
REGIONAL MIXED USE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
CITY CENTER	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
INSTITUTIONAL CAMPUS / PUBLIC UTILITY	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
FLEX COMMERCIAL	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
LOGISTICS / INDUSTRIAL PARK	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
INDUSTRIAL HUB	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
AIRPORT*	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

**LAND USES**

**DESCRIPTIONS** →

**PLACETYPES**

**REGIONAL OPEN SPACE**

**Agricultural**

- Animal Production
- Crop Production
- Agritourism





# Major Plan Components: Placetypes

## PLACETYPE / LAND USE MATRIX

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## B Placetype Descriptions

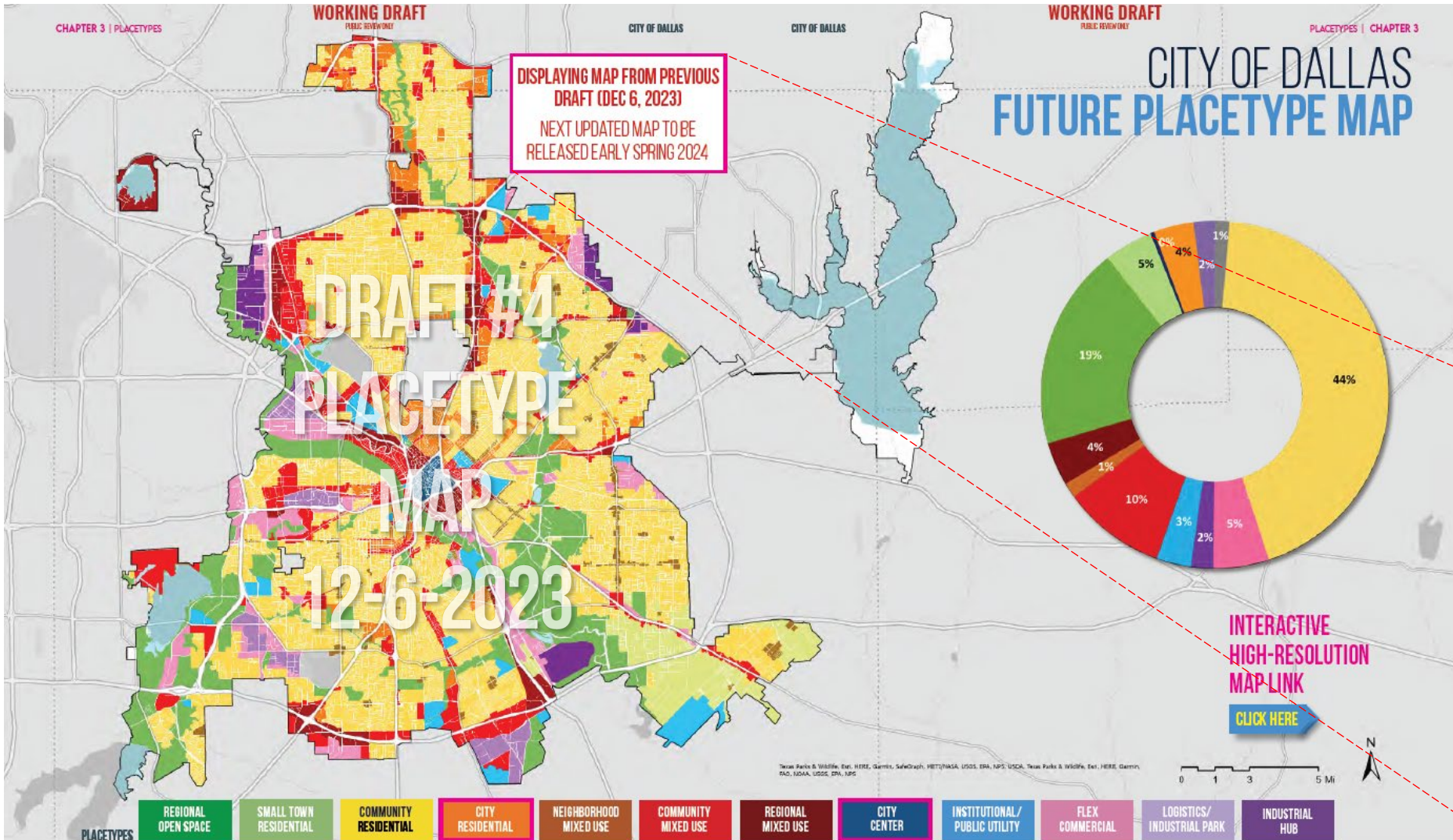
LAND USES	Agricultural	Private Open Space	Public Open Space	Single Family Detached	Single Family Attached	Multiplex	Apartment	Mixed Use	Lodging	Commercial	Office	Civic / Public Institutional	Transportation	Utility	Light Industrial	Heavy Industrial
DESCRIPTIONS	Animal Production Crop Production Agritourism	Nature Preserves Golf Courses Cemetery	City Park Nature Preserves Golf Courses Cemetery	Single Residential Unit with Accessory uses like ADUs	Townhomes Duplexes Triplexes	Multifamily with fewer than 10 attached dwelling units	Multifamily with more than 10 attached dwelling units	Combination of Residential, Retail, Lodging, and/or Office	Hotels Motels Extended Stays	Retail Personal Services Restaurants	Financial Institutions Medical Clinic Other Office	Schools Religious Institutions Hospitals Government Buildings	Bus Stops Roads Train Stations Vertiports Airports	Telecom Tower Power Station Pump Station	Warehouses Storage Maintenance shops	Large Warehouses Hazardous Materials Construction Mate-
PLACETYPES																
REGIONAL OPEN SPACE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
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COMMUNITY RESIDENTIAL	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
CITY RESIDENTIAL	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
NEIGHBORHOOD MIXED USE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
<b>COMMUNITY MIXED USE</b>	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
REGIONAL MIXED USE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
CITY CENTER	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
INSTITUTIONAL CAMPUS / PUBLIC UTILITY	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
FLEX COMMERCIAL	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
LOGISTICS / INDUSTRIAL PARK	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
INDUSTRIAL HUB	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
AIRPORT*	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

- Primary Land Use
- Supporting Land Use





# Major Plan Components: Placetype Map



## C Placetype Map

Provides a graphical and geographical representation to where each placetype is located in the city and how they are related to each other.

**DISPLAYING MAP FROM PREVIOUS DRAFT (DEC 6, 2023)**  
**NEXT UPDATED MAP TO BE RELEASED EARLY SPRING 2024**

Figure 1: Dallas City Limits. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Texas Local Government Code, Section 219.005.

Figure 2: Dallas City Limits





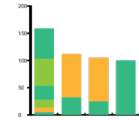
# Major Plan Components: Placetypes



Theme Goal: Actively and equitably protect communities from the effects of environmental hazards, while enhancing environmental quality through proactive protection, conservation, and sustainable practices in both natural and built environments.

Environmental Justice + Sustainability Implementation Table

Objective	#	Action Step	Lead	Key Partners	Related Themes	
A Support Citywide Environmental Justice (EJ) Goals	1	Develop a comprehensive land use strategy that addresses issues identified through the city's EJ goals and prioritize identified areas for land use and zoning interventions.	PUD	OEQS, Env Commission, EJ Cmte, OEI	5	
	2	Coordinate with city departments and the community to identify areas of EJ concern where stakeholders identify issues, help gather and track data, and catalog resources to address EJ issues.	OEQS	OEQS, Env Commission, EJ Cmte, OEI		
	3	Utilize the ForwardDallas Environmental Justice Areas of Focus analysis to tailor zoning interventions, neighborhood planning efforts, and other investments for identified EJ areas.	PUD	OEQS, OEI		
B Mitigate Negative Environmental Impacts from New Development	4	Prioritize stronger environmental impact reviews in EJ and EPA focus areas that are also contributors of urban heat island effect, excessive storm water runoff, and poor air and water quality.	OEQS	PUD		
	5	Update the Development Code to reduce the percentage of impervious surface areas, where appropriate.	PUD	OEQS, DEV, DDOT	3	
	6	Coordinate with DPW and DWU as updates to the existing Street Design Manual and Drainage Design Manual occur to support the alignment with CECAP Air Quality and Water Management / Quality Target Goals.	DPW, DWU	PUD		
	7	Update development code to incorporate green infrastructure practices into land use planning and development, such as rain gardens, green roofs, permeable pavements, bioswales, and vegetated swales, providing incentives where possible.	DPW	PUD, OEQS, PKR, DWU, DDOT		
	8	Update development code to incorporate Sustainable Low Impact Development Strategies that encourage compact and mixed land-use patterns that minimize negative environmental impacts.	DPW	PUD, DWU, DEV, OEQS		
	9	Coordinate with partner agencies and departments to incentivize the design and development of Brownfield sites	OEQS	PUD		
	10	Monitor commercial activities emitting air pollution in Industrial Hub areas and regulate to ensure environmental justice policies and strategies are adhered to.	OEQS	PUD, DEV		
	C Support the Environmental Protection of Key Natural Assets	11	Update Development Code & Article X to prioritize the protection of mature trees and when replanting to encourage native planting of drought-tolerant tree and plant species, reducing artificial irrigation dependencies.	Forestry	Texas Trees Foundation; DWU, PBW, PKR, DEV, PUD	
		12	Explore the creation of a Watershed District Overlay to help mitigate existing and projected stormwater impacts from new development.	DWU	PUD, DEV, NCTCOG	
		13	Support the development of an Environmental Justice Areas of Focus to protect Environmentally Sensitive Areas, including the 100-year floodplain, creeks, areas with mature tree canopies, the Escarpment, and other water bodies.	DPW, DWU, OEQS,	PUD, NCTCOG, DEV	
14		Inventory underutilized city-owned land, surplus rights-of-way, and vacant properties for opportunities of repurposing into environmentally protective land uses such as programmed green spaces, urban agriculture, and opportunities for urban wildlife protection.	PKR, DPW Real Estate	PUD, HOU, DWU, DDOT, OEQS	5	



## D Implementation Plan

Provides a graphical and geographical representation to how each land use theme will be addressed, which agencies and departments will lead the effort, and a timeframe on when related action items will be achieved. here each placetype is located in the city and how they are related to each other.

METRICS + MONITORING

- 20%, 50% And 75% Red
- 80%, 90% And 95% Of The

METRICS IN PROGRESS

030, 2040, 2050, Respectively (CECAP)  
k Or Trail By 2030, 2040, 2050, Respectively

METRICS IN PROGRESS



# Q&A



# EJ + INDUSTRIAL PLACETYPES





# Environmental Justice (EJ) + Industrial Placetypes



## FLEX COMMERCIAL (FC)

CONTEXT [LEARN MORE \(ECR\)](#)

The City of Dallas has nearly 70,000 acres of residential land (32% of city land) of which almost 5,200 acres (2%) is within a 500ft buffer of an industrial zoned district.<sup>1</sup> The Flex Commercial placetype plays a role in signaling the transition away from these incompatibilities.

<sup>1</sup> ForwardDallas Existing Conditions Report

CHAPTER 3 | PLACETYPES WORKING DRAFT PUBLIC REVIEW CITY OF DALLAS



## LOGISTICS / INDUSTRIAL PARK (LH)

CONTEXT [LEARN MORE \(ECR\)](#)

[Heavy] transportation and infrastructure systems are critical to the movement of goods which power the economy.<sup>1</sup> Properly aligning logistics-oriented land uses to these transportation networks, while also preventing encroachment into residential communities, is key to locating Logistics/Industrial Parks throughout the city.

<sup>1</sup> ForwardDallas Existing Conditions Report



## INDUSTRIAL HUB (IH)

CONTEXT [LEARN MORE \(ECR\)](#)

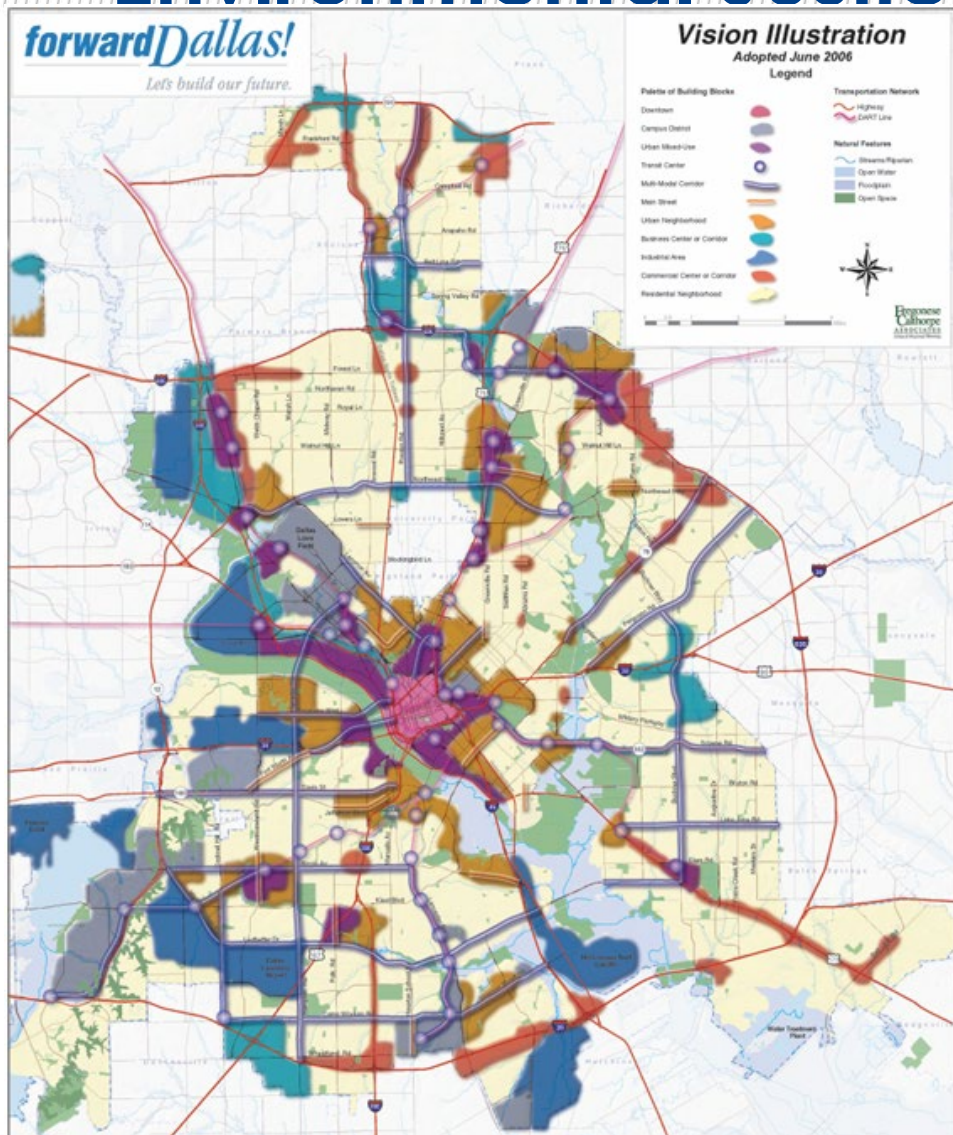
The equitable, geographic location of this placetype aims to address the historic inequitable placement of industrial land uses and their adjacency to residential communities, especially communities of color. It is limited to areas not co-located with residential communities, while providing critical infrastructure support and job creation.







# Environmental Justice (EJ) + Industrial Placetypes



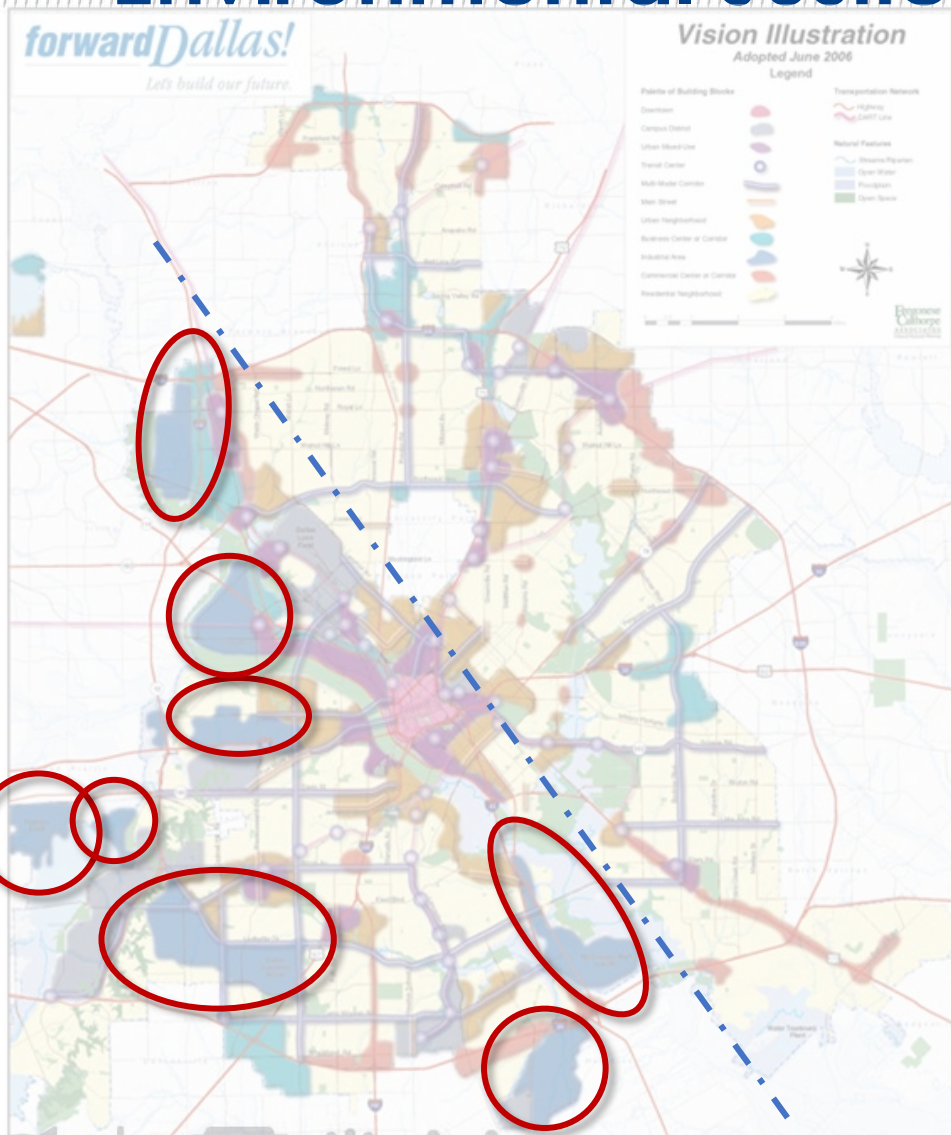
## Concerns

- forwarddallas '06 has only 1 industrial future land use category





# Environmental Justice (EJ) + Industrial Placetypes



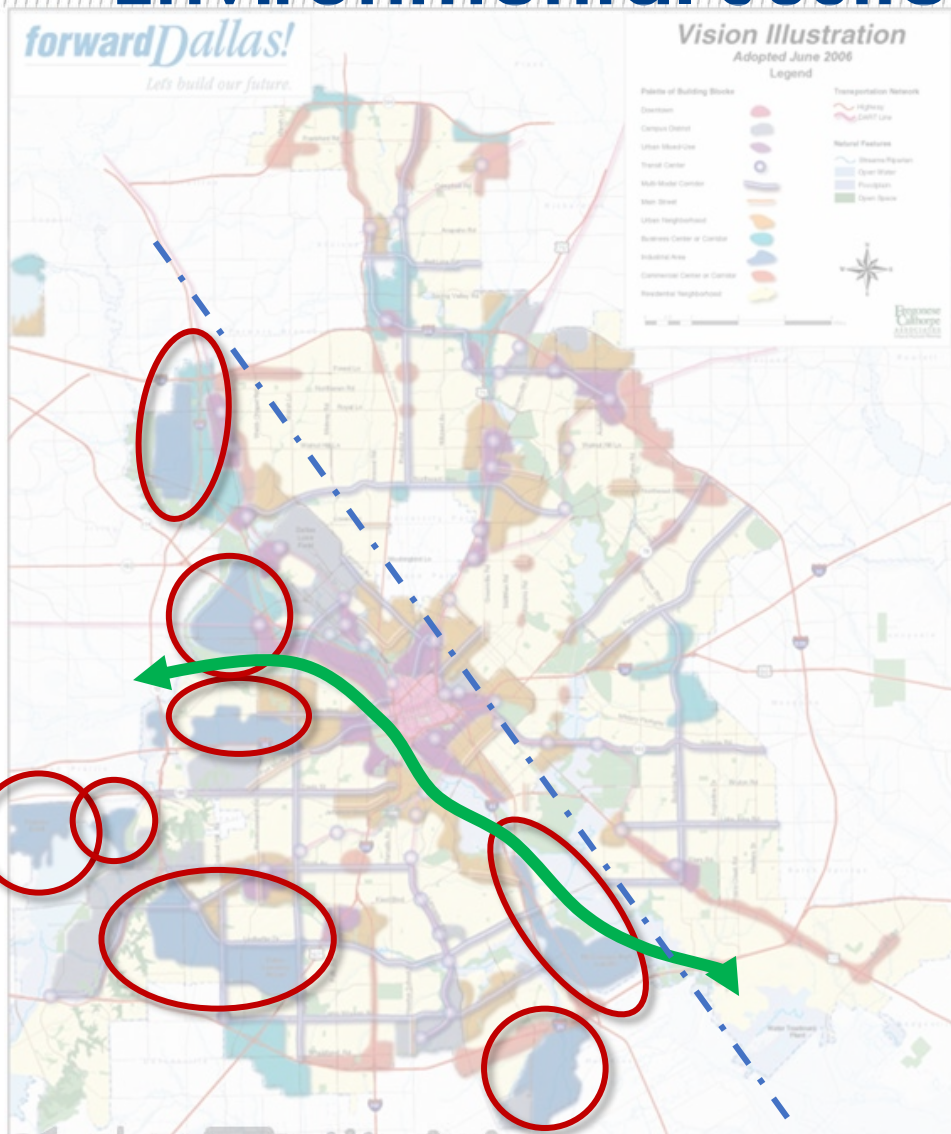
## Concerns

- forwarddallas '06 has only 1 industrial future land use category
- **Concentrated on one side of the city**





# Environmental Justice (EJ) + Industrial Placetypes



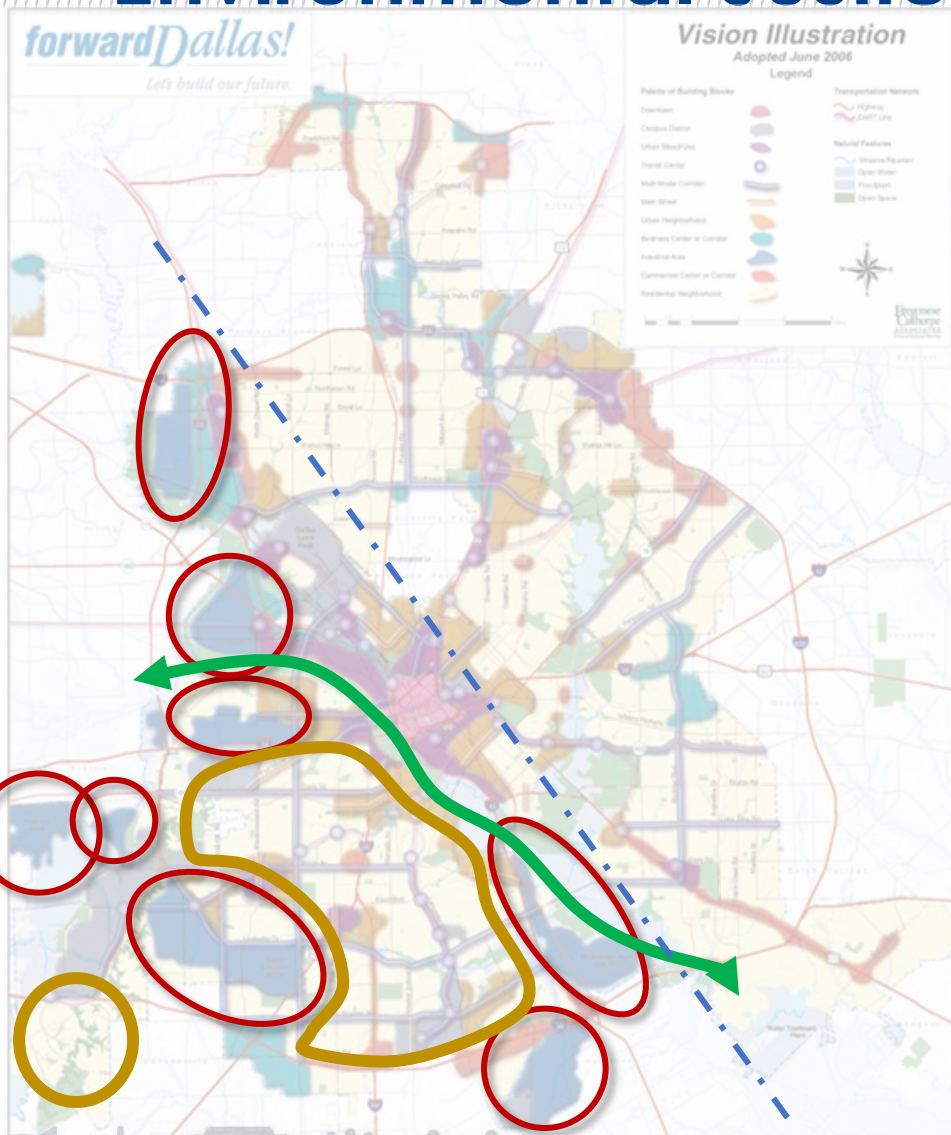
## Concerns

- forwarddallas '06 has only 1 industrial future land use category
- Concentrated on one side of the city
- **Concentrations along the river**





# Environmental Justice (EJ) + Industrial Placetypes



## Concerns

- forwarddallas '06 has only 1 industrial future land use category
- Concentrated on one side of the city
- Concentrations along the river
- **Surrounding residential neighborhoods of color**





# Environmental Justice (EJ) + Industrial Placetypes



~~FLEX  
COMMERCIAL  
(FC)~~

was

INDUSTRY



<input type="radio"/>	Agricultural	<input type="radio"/>
<input type="radio"/>	Heavy Industrial	<input checked="" type="radio"/>
<input checked="" type="radio"/>	Light Industrial	<input checked="" type="radio"/>
<input type="radio"/>	Lodging	<input type="radio"/>
<input checked="" type="radio"/>	Mixed-Use	<input type="radio"/>
<input type="radio"/>	Apartment	<input type="radio"/>
<input type="radio"/>	Multiplex	<input type="radio"/>
<input checked="" type="radio"/>	Office	<input type="radio"/>
<input type="radio"/>	Private Open Space	<input type="radio"/>
<input type="radio"/>	Public Open Space	<input type="radio"/>
<input type="radio"/>	Public Institutional	<input type="radio"/>
<input checked="" type="radio"/>	Commercial	<input type="radio"/>
<input type="radio"/>	Single Family Attached	<input type="radio"/>
<input type="radio"/>	Single Family Detached	<input type="radio"/>
<input type="radio"/>	Transportation	<input checked="" type="radio"/>
<input type="radio"/>	Utility	<input checked="" type="radio"/>



INDUSTRIAL  
HUB (IH)





# Environmental Justice (EJ) + Industrial Placetypes



## FLEX COMMERCIAL (FC)

CHAPTER 3 | PLACETYPES

WORKING DRAFT  
PUBLIC REVIEW

CITY OF DALLAS



## LOGISTICS / INDUSTRIAL PARK (LH)



## INDUSTRIAL HUB (IH)

- |  |                        |  |                    |
|--|------------------------|--|--------------------|
|  | Agricultural           |  | Lodging            |
|  | Private Open Space     |  | Office             |
|  | Public Open Space      |  | Commercial         |
|  | Single Family Detached |  | Public Institution |
|  | Single Family Attached |  | Transportation     |
|  | Multiplex              |  | Utility            |
|  | Apartments             |  | Light Industrial   |
|  | Mixed Use              |  | Heavy Industrial   |

- |  |                        |  |                    |
|--|------------------------|--|--------------------|
|  | Agricultural           |  | Lodging            |
|  | Private Open Space     |  | Office             |
|  | Public Open Space      |  | Commercial         |
|  | Single Family Detached |  | Public Institution |
|  | Single Family Attached |  | Transportation     |
|  | Multiplex              |  | Utility            |
|  | Apartments             |  | Light Industrial   |
|  | Mixed Use              |  | Heavy Industrial   |

- |  |                        |  |                    |
|--|------------------------|--|--------------------|
|  | Agricultural           |  | Lodging            |
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|  | Multiplex              |  | Utility            |
|  | Apartments             |  | Light Industrial   |
|  | Mixed Use              |  | Heavy Industrial   |





# Environmental Justice (EJ) + Industrial Placetypes



## FLEX COMMERCIAL (FC)

### CONTEXT [LEARN MORE \(ECR\)](#)

The City of Dallas has nearly 70,000 acres of residential land (32% of city land) of which almost 5,200 acres (2%) is within a 500ft buffer of an industrial zoned district.<sup>1</sup> The Flex Commercial placetype plays a role in signaling the transition away from these incompatibilities.

<sup>1</sup> ForwardDallas Existing Conditions Report



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PLACETYPES | CHAPTER 3

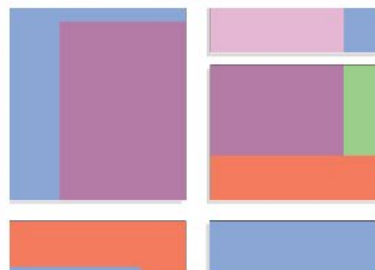
### CHARACTER DESCRIPTION

The Flex Commercial placetype is a mixture of general commercial, employment centers, and supporting smaller-scaled light industrial uses. Limited residential and retail areas may complement the employment focus of the area. This placetype plays a role in signaling the transition from heavier industrial uses to provide more compatible and less impactful land uses surrounding residential communities and environmental resources. Further incompatible industrial proximities to residential should not occur within this placetype and new development should address existing incompatibilities.

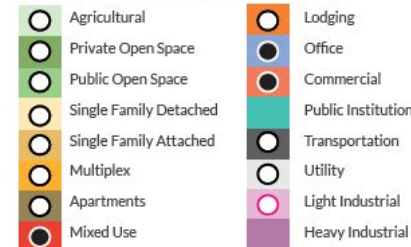
Buildings within the Flex Commercial placetype should be designed intentionally and built to be versatile to accommodate a mix of uses at one time or as uses transition from another, including office, research, athletic spaces, warehouse and light productions. A limited number of live/work units may also be accommodated within this placetype to meet the rise in the need for affordable, flexible spaces for artists, artisans and creative manufacturing. New buildings and enhancements to existing buildings should have an increased emphasis on how buildings interact with public right-of-way, incorporating a more pedestrian friendly environment that includes quality landscaping, connected sidewalks and amenities such as benches, shade structures, and street trees. Reinvestment is encouraged to repurpose existing buildings and maximize the use of existing infrastructure.



LOCAL EXAMPLES  
1. LEJ SKILLMAN  
2. STEMMONS INDUSTRIAL CORRIDOR  
3. I-45 CORRIDOR



### FUTURE LAND USE MIX



## Key Suggested Changes / Follow-up From CLUP

- Define smaller scaled warehouses
- Focus on the mixture of general commercial, supporting light industrial, and rehabilitation of existing structures and land uses
- Include performance measures for new small-scale industry





# Environmental Justice (EJ) + Industrial Placetypes



## FLEX COMMERCIAL (FC)

### A. PLACETYPE APPLICATION

#### FC A-1

Redevelopment and building retrofits should be used to mitigate the negative environmental and public health impacts of legacy industrial development and provide high-quality jobs in a healthy environment.

#### FC A-2

Reinvestment should include enhancements to parking areas and streetscape, such as added landscaping, street trees and connections to sidewalks and internal site pathways.

#### FC A-3

Changes to areas within Flex Commercial districts should be incremental and sensitive to the existing context, and include inclusive community engagement efforts.

#### FC A-4

Any new light industrial uses considered within this placetype should be low impact, small-scaled, and self contained to the interior of the building if adjacent to residential uses.

#### THEME CONNECTIONS



### B. ADJACENCIES

#### FC B-1

New uses should be buffered from surrounding development by landscaped areas, screened parking areas, and open spaces that shield the view of structures, loading docks, or outdoor storage from nearby residential uses.

#### FC B-2

This placetype may also function as a buffer between heavier industrial operations and residential areas. Therefore particular attention should be paid to the treatment of edge areas and adjacent areas.

#### FC B-3

Commercial and smaller office uses should be integrated into edge areas to transition into and provide a buffer for surrounding neighborhoods.

#### FC B-4

Sites with negative external impacts on the surrounding area, such as environmental and noise pollution, should be redeveloped with cleaner employment-generating uses more compatible with adjacent and nearby uses.

#### FC B-5

When Flex Commercial exists between residential and heavier industrial uses, any new land uses in the Flex Commercial area should provide a less intense and compatible transitional buffer between the residential and industrial uses.

#### FC B-6

New light industrial uses considered within this placetype should be low impact, small-scaled, incorporate clean emissions, and self-contained to the interior of the building if adjacent to residential uses.

#### FC B-7

Where Flex Commercial areas are adjacent to residential communities, proposed rezonings or development to smaller warehouses or other less intense light industrial uses should include performance measures to ensure uses are not incompatible with surroundings.

### URBAN DESIGN ELEMENTS

#### MOBILITY + ACCESS

- 1 Locate industrial uses along truck routes designed for anticipated capacity and divert traffic away from residential neighborhoods.
- 2 Provide direct paths for pedestrians from parking areas to primary building entrances within large development as well as to and from available transit stops.

#### GREEN + OPEN SPACE

- 3 Integrate green infrastructure like tree boxes, permeable pavement, and green roofs to reduce urban flooding and heat island effects.
- 4 Integrate paths and outdoor recreation areas that are used as amenities by employees.

#### STREETSCAPE + PARKING

- 5 Utilize on-site landscaping and parking lot design to screen parking and service areas to create an inviting pedestrian environment.
- 6 Parking for large commercial trucks should be located toward the rear or side of buildings when possible and should not abut residential areas.

#### BUILDING FORM + CHARACTER

- 7 When located on arterials or edge areas, buildings may be set back further to accommodate enhanced landscaped and open spaces to provide greater separation between street traffic and/or less intense uses.
- 8 Orient new commercially-focused buildings toward the street with street-facing entrances that connect to sidewalks.
- 9 When an industrial facility includes a structure that requires increased height, the structure is located so that it does not significantly visually or physically impact nearby residential areas.
- 10 Loading, trash service, and other back-of-building functions should not be visible from the front of the building to ensure an attractive and inviting face to the development.
- 11 The form of new developments within placetype should conform to a suitable and contextual form based district.

### FC A-3



Changes to areas within Flex Commercial districts should be incremental and sensitive to the existing context, and include inclusive community engagement efforts.



### FC A-4



Any new light industrial uses considered within this placetype should be low impact, small-scaled, and self contained to the interior of the building if adjacent to residential uses.

### FC B-7



Where Flex Commercial areas are adjacent to residential communities, proposed rezonings or development to smaller warehouses or other less intense light industrial uses should include performance measures to ensure uses are not incompatible with surroundings.







# Environmental Justice (EJ) + Industrial Placetypes

CHAPTER 3 | PLACETYPES

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CITY OF DALLAS



## LOGISTICS / INDUSTRIAL PARK (LH)

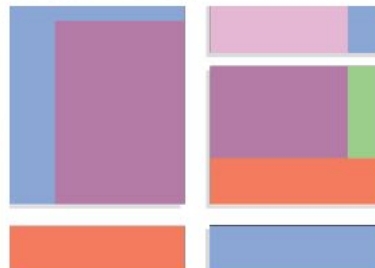
CONTEXT [LEARN MORE \(ECR\)](#)

[Heavy] transportation and infrastructure systems are critical to the movement of goods which power the economy.<sup>1</sup> Properly aligning logistics-oriented land uses to these transportation networks, while also preventing encroachment into residential communities, is key to locating Logistics/Industrial Parks throughout the city.

<sup>1</sup> ForwardDallas Existing Conditions Report



LOCAL EXAMPLES  
1. SOUTHPORT (SOUTH DALLAS INLAND PORT)  
2. AGLE PORT  
3. WEST DALLAS INDUSTRIAL PARK



WORKING DRAFT  
PUBLIC REVIEW ONLY

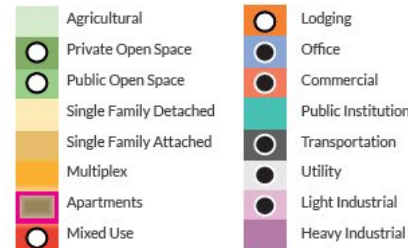
PLACETYPES | CHAPTER 3

### CHARACTER DESCRIPTION

The Logistics/Industrial Park placetype consists of areas identified for wholesale, large distribution areas, and storage uses focused on production and employment. Logistics/Industrial Park areas represent significant employment assets providing space for innovation, employment, and the potential for upward mobility for Dallas' skilled workers. Clean and more sustainable practices that reduce adverse environmental impacts on human health and wildlife will ensure the viability of the Logistics/Industrial Park placetype and augment its beneficial economic role.

The efficient movement of freight through Dallas to the rest of the country is crucial to the success of the Logistics/Industrial Park placetype. These areas are generally comprised of large, contiguous parcels that are often self-contained. Access to major roadways, freeways, freight rail, and airports should be prioritized. To accommodate freight traffic and parking for employees, buildings within the Logistics/Industrial Park placetype have large surface parking areas for cars and trucks as well as wider streets and intersections. Roadway and access planning is critical to the future of this land use given the increased truck traffic that results from these uses. Public transportation, sidewalks, and trail connections focus on connecting employees to employee and customer entrances and parking and drop-off areas.

### FUTURE LAND USE MIX



## Key Suggested Changes / Follow-up From CLUP

- Consider how smaller-scaled Industrial parks are differentiated through urban design
- Align freight transportation planning efforts with locations of this placetype





# Environmental Justice (EJ) + Industrial Placetypes



## LOGISTICS/ INDUSTRIAL PARK (LH)



LOGISTICS



INDUSTRIAL PARK

### A. PLACETYPE APPLICATION

#### LH A-1

The Logistics/Industrial Park placetype should accommodate Dallas's innovative and cutting-edge sustainable economic models that promote a green economy.

#### LH A-2

These developments will focus on light industrial uses, including clean manufacturing centers, technology / data centers, and biotech facilities.

### B. ADJACENCIES

#### LH B-1

When an industrial facility includes a structure that requires increased height, the structure is located so that it does not significantly visually or physically impact nearby residential areas.

#### LH B-2

As reinvestment occurs in Logistics/Industrial Park areas, addressing adverse environmental effects generated by sources of pollution, particularly those impacting disadvantaged communities, should be prioritized.

#### LH B-3

Any new light industrial uses in this placetype considered adjacent to residential areas should be low impact, small-scaled, and self contained to the interior of the building

### URBAN DESIGN ELEMENTS

#### MOBILITY + ACCESS

- 1 Locate industrial uses along truck routes designed for anticipated capacity and divert traffic away from residential neighborhoods.
- 2 Loading areas and loading docks should be located away from primary street facades and pedestrian routes.
- 3 Public transportation and sidewalks and trail connections are focused on connecting employees to employee and customer entrances and parking and drop-off areas.

#### GREEN + OPEN SPACE

- 4 Integrate paths and outdoor recreation areas that are used as amenities by employees
- 5 Integrate green infrastructure like tree boxes, permeable pavement, and green roofs to reduce urban flooding and heat island effects.

#### STREETSCAPE + PARKING

- 6 Use landscaped buffers to screen loading and service areas from view and limit impacts on adjacent development and uses.

#### BUILDING FORM + CHARACTER

- 7 Encourage commercial development within industrial areas to provide amenities to local employees and neighboring neighborhoods.
- 8 Implement gateway features, including district branding elements, at key points of entry to enhance the district's sense of place.
- 9 Orient buildings with more intense industrial uses internal to the site, away from less intense uses and placetypes.
- 10 Outdoor storage areas should be appropriately screened, particularly at the edges of the placetype.
- 11 Elongated buildings and warehouses within this placetype should be broken up where possible to accommodate a connected street block network.

#### THEME CONNECTIONS





# Environmental Justice (EJ) + Industrial Placetypes



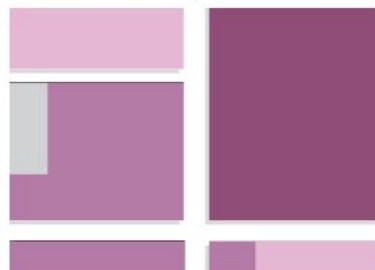
## INDUSTRIAL HUB (IH)

### CONTEXT [LEARN MORE \(ECR\)](#)

The **equitable, geographic** location of this placetype aims to address the historic inequitable **placement** of industrial land uses and their adjacency to residential communities, **especially communities of color**. It is **limited to areas not co-located with residential communities**, while providing critical infrastructure support and job creation.



- LOCAL EXAMPLES**
1. MCCOMMAS LANDFILL
  2. STEMMONS INDUSTRIAL CORRIDOR
  3. NORTHEAST DALLAS



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PLACETYPES | CHAPTER 3

### CHARACTER DESCRIPTION

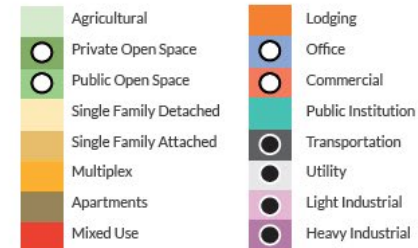
The Industrial Hub placetype comprises areas identified for heavy industrial production, construction related functions, and hazardous material storage. Residential uses are not compatible and should not be located in these areas. Potentially incompatible, but necessary, industrial uses such as asphalt batch plants, bulk processing, waste collection, and salvage facilities are contained in this placetype. The strategic and equitable location of this placetype within the city aims to address historic residential adjacencies while providing critical infrastructure support and job creation.

Structures and buildings within Industrial Hubs often have large footprints with significant land needs for equipment and material storage. Large surface parking areas for cars and trucks, as well as wider streets and intersections, should be thoughtfully designed to minimally impact the environment. With the common conveyance of heavy machinery and freight traffic in this placetype, appropriately designed roadway networks, sufficient infrastructure, and access to major transportation hubs and corridors should be prioritized.

## Key Suggested Changes / Follow-up From CLUP

- Investigate the relationship of Industrial Hubs to Regional Open Space

### FUTURE LAND USE MIX





# Environmental Justice (EJ) + Industrial Placetypes



## INDUSTRIAL HUB (IH)

### A. PLACETYPE APPLICATION

#### MH A-1

Cleaning up contaminated sites such as Superfund and Brownfield sites is a priority implementation action to be followed-up by local community-led redevelopment and capital project prioritization.

#### MH A-2

Despite existing challenges, the Industrial Hub placetype should accommodate Dallas's innovative and cutting-edge sustainable economic models that promote a green economy.

#### MH A-3

Enhance areas designated as Industrial Hubs, ensuring they evolve into healthy environments with quality job opportunities while safeguarding communities from adverse environmental hazards.

### B. ADJACENCIES

#### MH B-1

Redevelopment and building retrofits, in combination with enhancements to parking areas and open space, should be used to mitigate the negative environmental impacts of legacy industrial development.

#### MH B-2

As reinvestment occurs in Industrial Hub areas, addressing adverse environmental effects generated by sources of pollution, particularly those impacting disadvantaged communities, should be prioritized.

#### MH B-3

This placetype is not compatible with neighborhood-scaled placetypes, residential placetypes, or those that permit residential zoning.

#### MH B-4

Heavy industrial uses should be concentrated at arterials, expressways, and railroad lines.

### URBAN DESIGN ELEMENTS

#### MOBILITY + ACCESS

- 1 Locate industrial uses along truck routes designed for anticipated capacity and divert traffic away from residential neighborhoods.
- 2 The connected network provides for direct and efficient truck access to arterials from local and collector streets and accommodates multiple modes of transportation.
- 3 Heavy industrial uses should be concentrated at arterials, expressways, and railroad lines.
- 4 Enlarged landscape buffers should provide a transition to adjacent uses.

#### GREEN + OPEN SPACE

- 5 Integrate paths and outdoor recreation areas that are used as amenities by employees.

#### STREETSCAPE + PARKING

- 6 Use landscaped buffers to screen loading and service areas from view and limit impacts on adjacent development.

#### BUILDING FORM + CHARACTER

- 7 Encourage commercial development within industrial areas to provide amenities to local employees and neighboring neighborhoods.
- 8 Implement gateway features, including district branding elements, at key points of entry to enhance the district's sense of place.
- 9 Orient buildings with more intense industrial uses internal to the site, away from less intense uses and placetypes.
- 10 Outdoor storage areas should be appropriately screened, particularly at the edges of the placetype.
- 11 When an industrial facility includes a structure that requires increased height, the structure is located so that it does not significantly visually or physically impact nearby residential areas.

### THEME CONNECTIONS

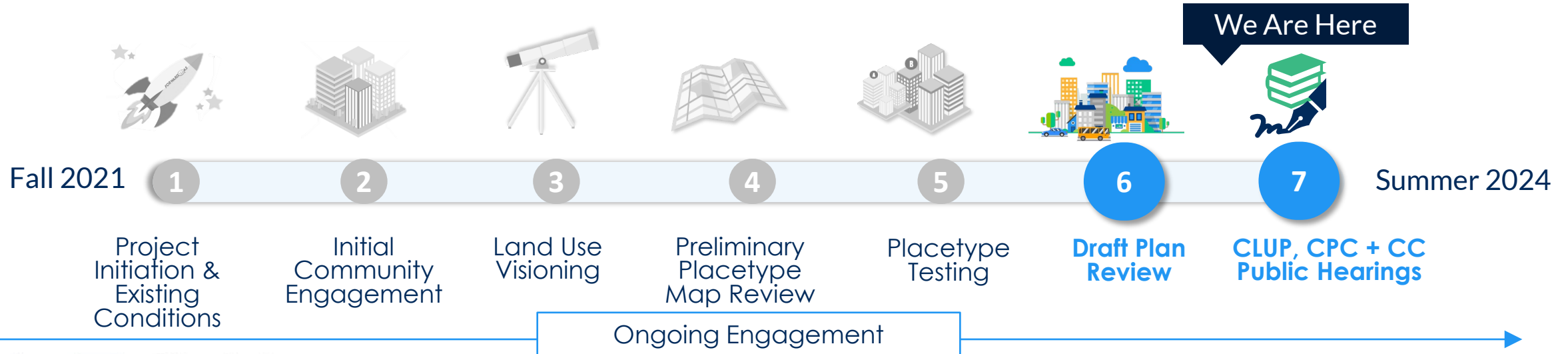


# Q&A





# What's Next?





**City of Dallas**

*FORWARD***DALLAS**  
**Comprehensive  
Land Use Plan  
Update**

**City Plan Commission  
Briefing  
Feb 15, 2024**

Lawrence Agu, III, AICP, Chief Planner  
Department of Planning & Urban Design