



**City of Dallas**

***FORWARD*DALLAS**

**CPC Briefing**  
Placetype Map Review  
(Continued)

**City Plan Commission**

**Apr 4, 2024**

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

# CPC FwdDallas Review Schedule

Revised March 21, 2024



✓ = Regularly Scheduled Briefing

✓ = Confirmed Specially Called Meeting / Public Hearings

	March		April			May			June
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Briefing	<i>Approx 1 hr Schedule Discussion</i> ✓		<i>Approx 1 hr Follow-up Discussion (if needed)</i> ✓			<i>Approx 1 hr Follow-up Discussion (if needed)</i> ✓		<i>Approx 1 hr Follow-up Discussion (if needed)</i> ✓	
Workshop Only		<i>(9a-2p) Placetype Descrp.+ Map</i> ✓		<i>(9a-2p) Implementation Plan + Other Doc Edits</i> ✓					
Public Hearing (Time Certain)					<i>(6p-9p) Public Comments</i> ✓		<i>(6p-9p) Public Comments</i> ✓		

Deliverable (Tentative)	Mar 29 - Revised Map	Apr 26 - CPC Rev Draft (Opt 1)	May 10 - CPC Rev Draft (Opt 2)	
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NOTE: Additional specially called meetings are subject to be added by the direction of CPC

# Major Plan Components

Legend:

- CPC Input Received
- On Going Discussion
- Yet to Be Discussed



Apr 11 Workshop

Apr 11 Workshop

Apr 4 Briefing

Apr 11 Workshop

Mar 28 Workshop

## A Land Use Themes

- 
- Environmental Justice
- Housing Accessibility
- Economic Development + Revitalization
- Transit Oriented Development + 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

## D Implementation Plan

- 
- Theme Objectives
- Actions Steps
- Implementing Partner / Agency
- Timeframe
- Metrics



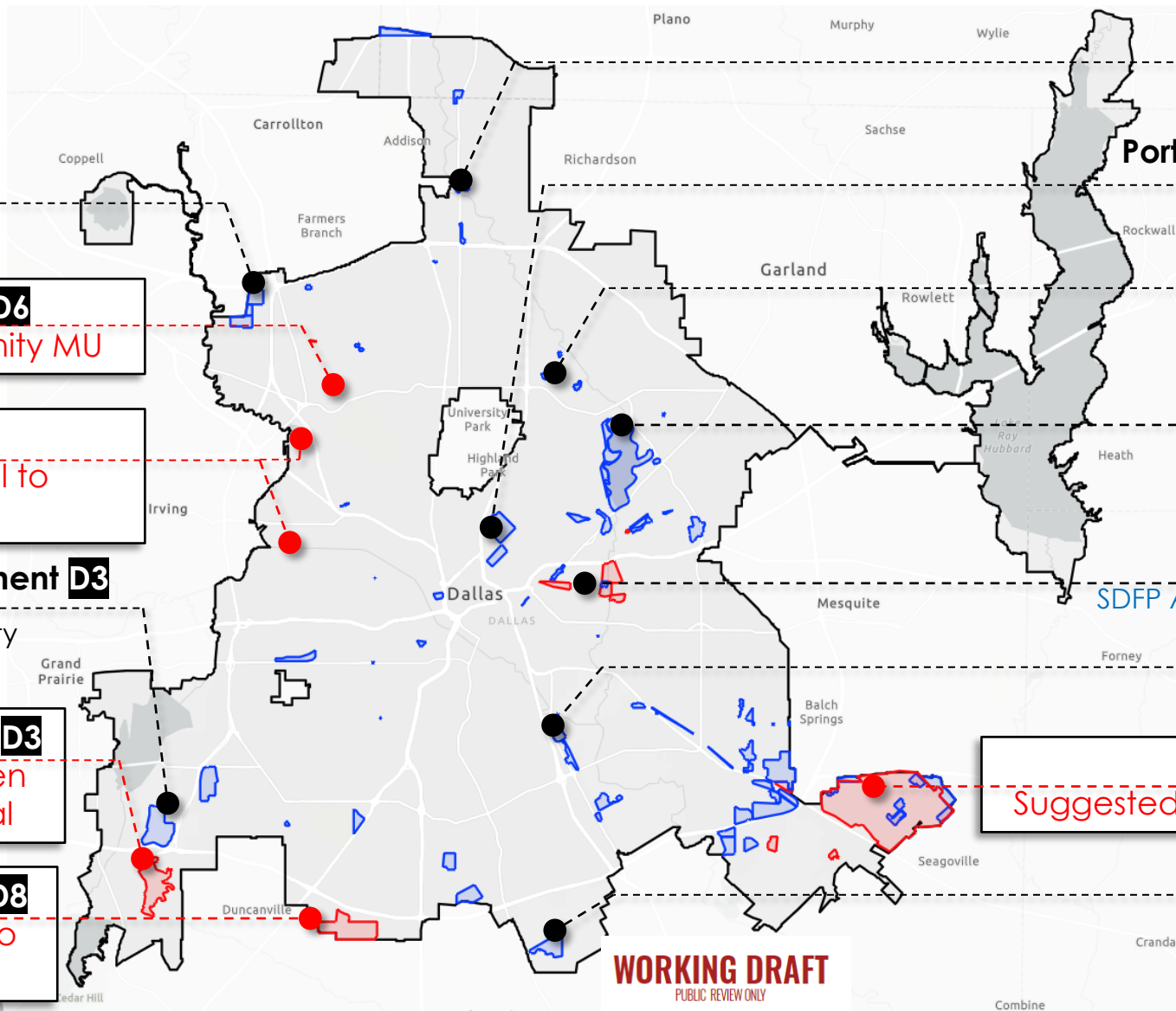
**MAP REVIEW:  
NOTABLE  
SUGGESTED  
MAP  
UPDATES**







# Notable Suggested Map Updates



### Stemmons Industrial D6

Industrial Hub to Flex Commercial

**North of Bachman Lake D6**  
Regional MU to Community MU

**Irving Blvd D6**  
Flex Comm and Industrial to Logistics Hub

**Mountain Creek Escarpment D3**  
Regional Open to Community Residential

**Mountain Creek (S. I-20) D3**  
Suggested Regional Open to Community Residential

**Redbird Distribution Ctr. D8**  
Suggested Flex Industry to Community MU

### Pepper Square Area D11

Regional MU to Commercial MU

### Portions of Old East Dallas D2/D14

Community Res to City Residential

### Vickery Meadows D13

Various City Residential to Community MU

### White Rock D9

Updating Regional Open near surrounding Residential

### South Dallas/Fair Park D7

SDFP Area Planning Under Development

### Joppe D7

Flex Commercial to Community MU

### Kleburg-Rylie D8

Suggested East Kleburg to all Comm Res

### Inland Port D8

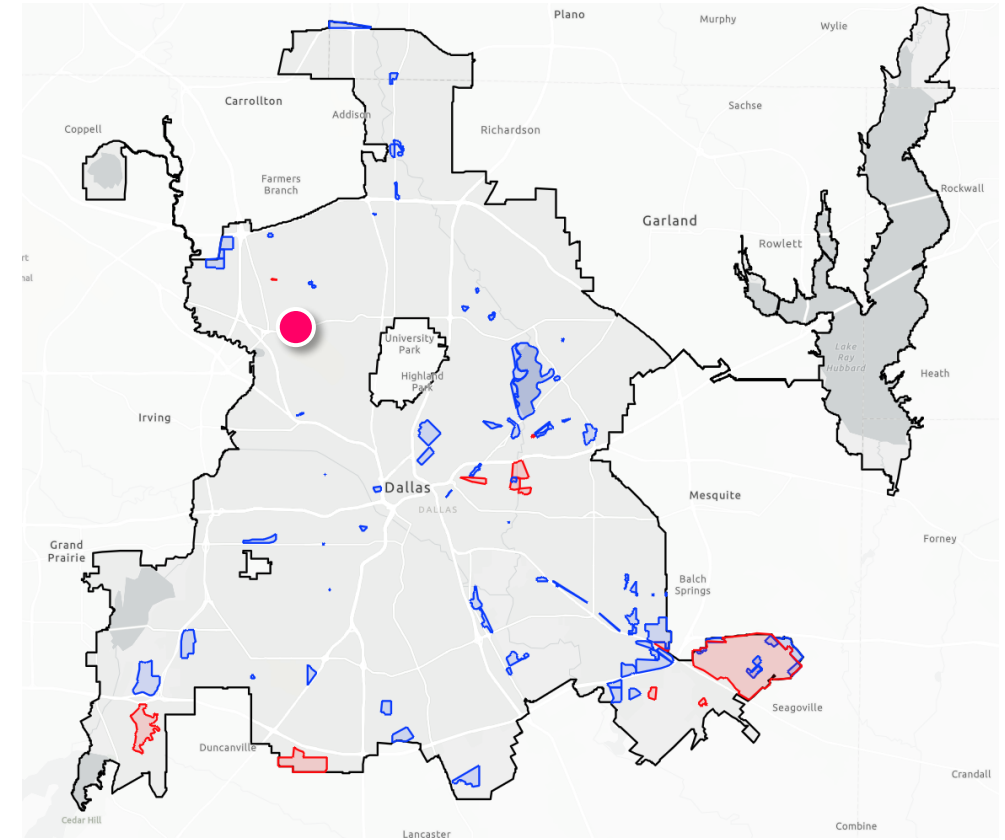
Community MU to Logistics Hub

**WORKING DRAFT**  
PUBLIC REVIEW ONLY



# Key Placetype Map Updates

## Bachman Lake: Suggested Regional MU to Community MU

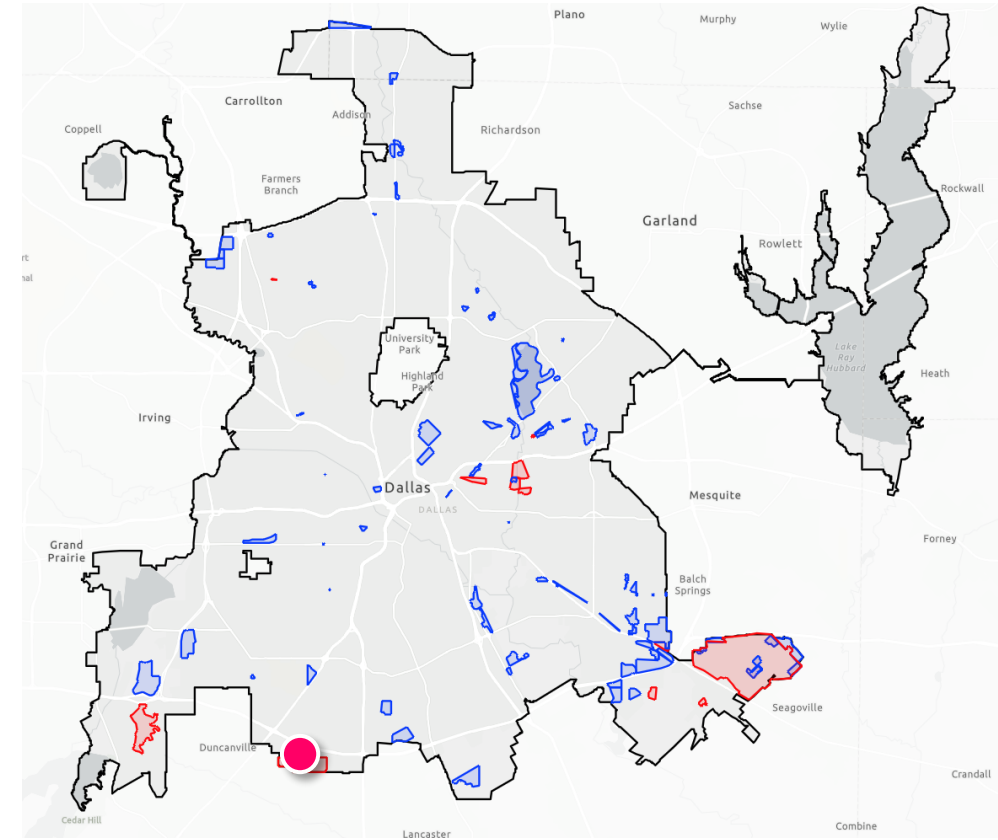
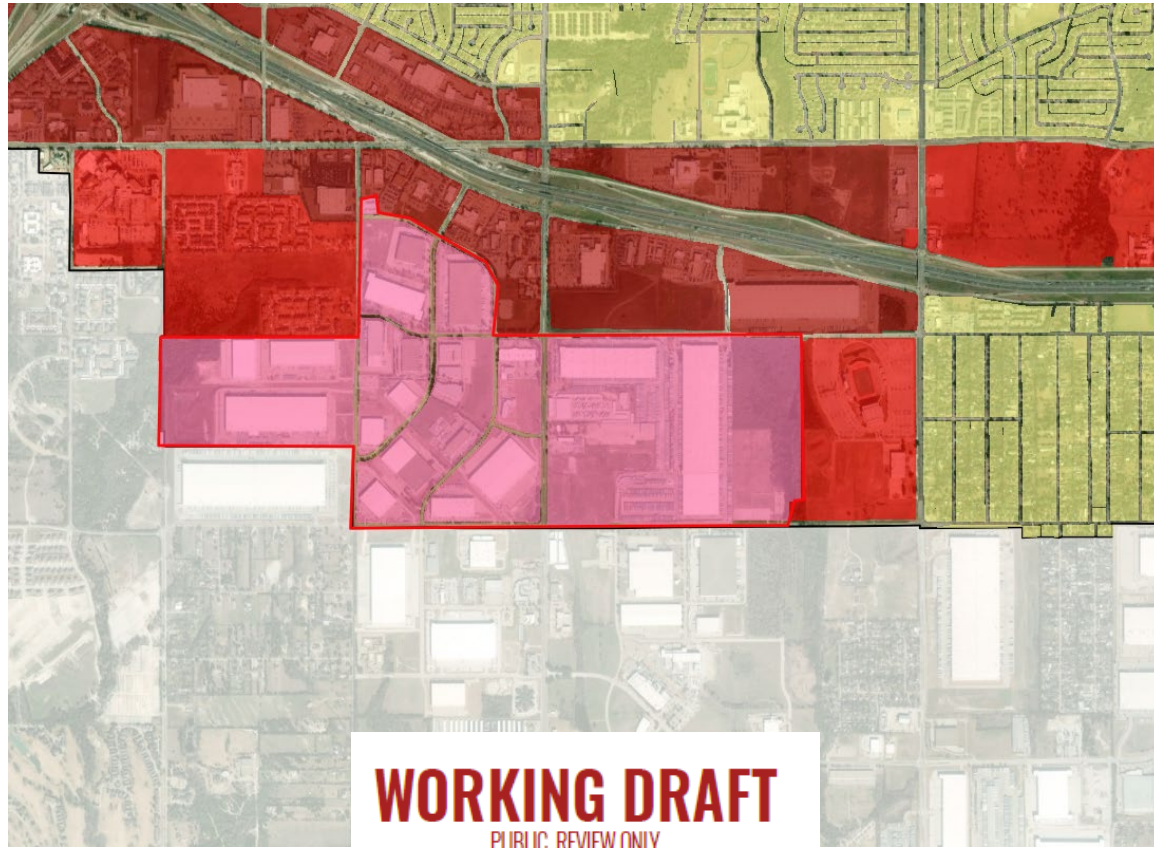






# Key Placetype Map Updates

## Redbird Distribution Center: CPC Suggested Flex Industry to Community MU







# Key Placetype Map Updates

Redbird Distribution Center: CPC Suggested Flex Industry to Community MU



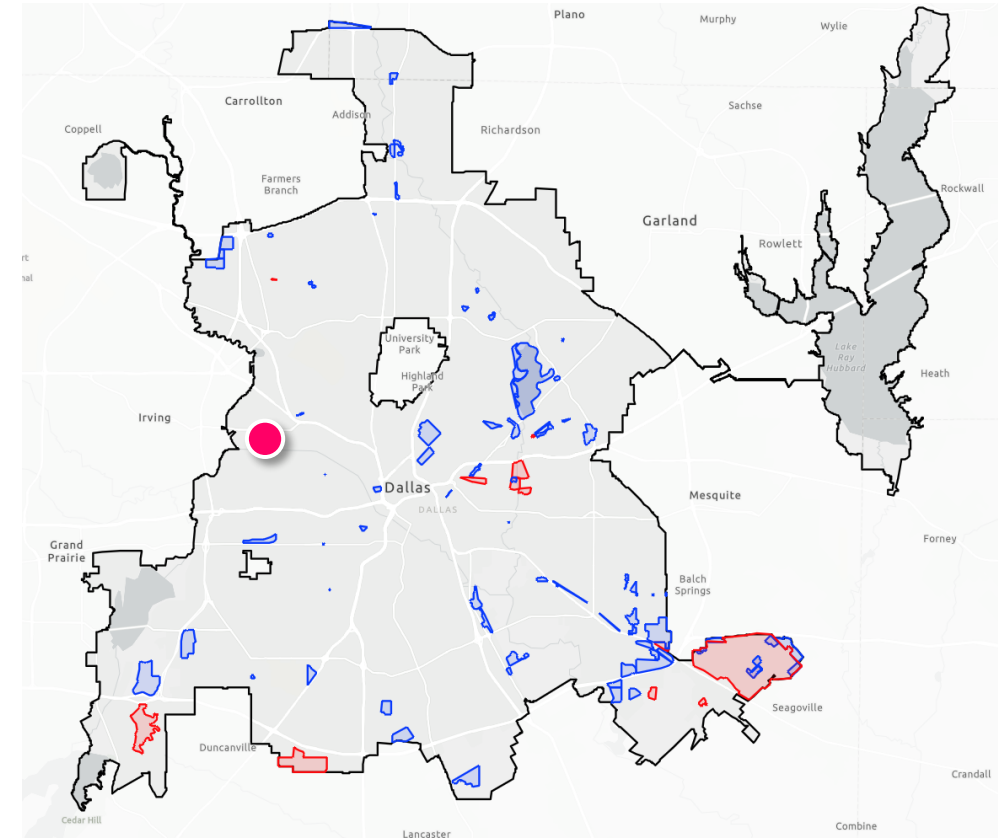
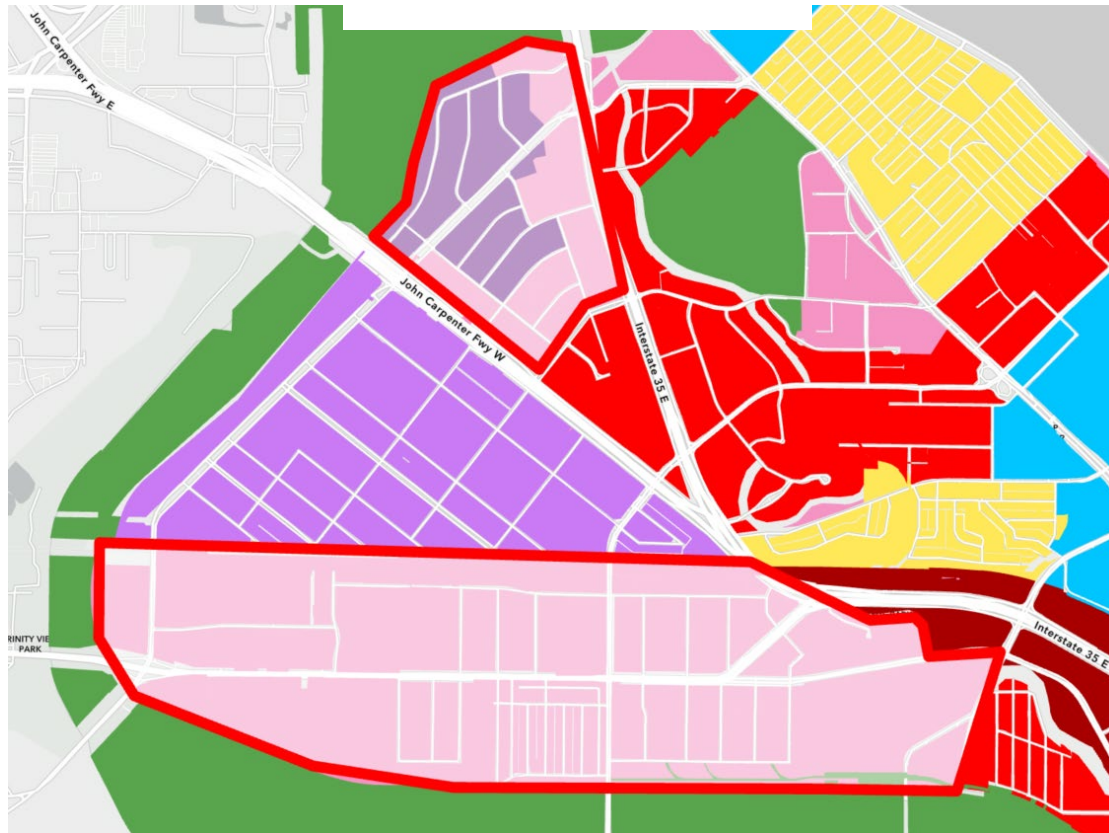




# Key Placetype Map Updates

Irving Blvd: CPC Suggested Flex Comm + Industrial Hub to Logistics Hub

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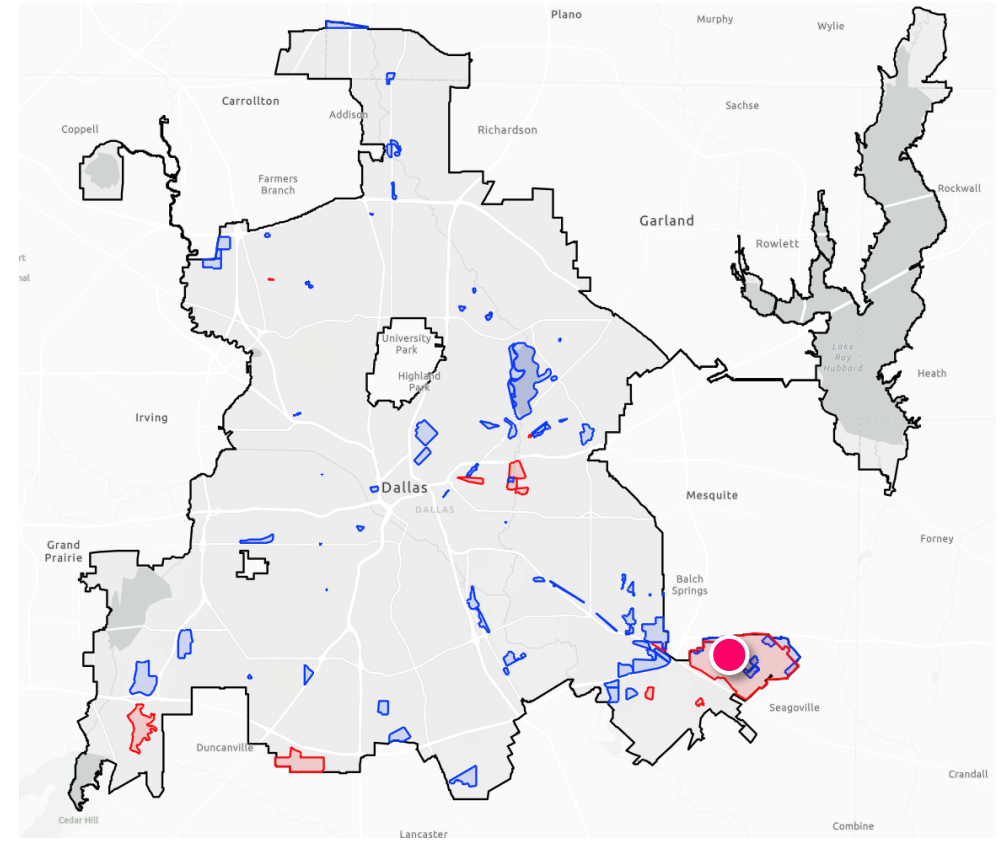
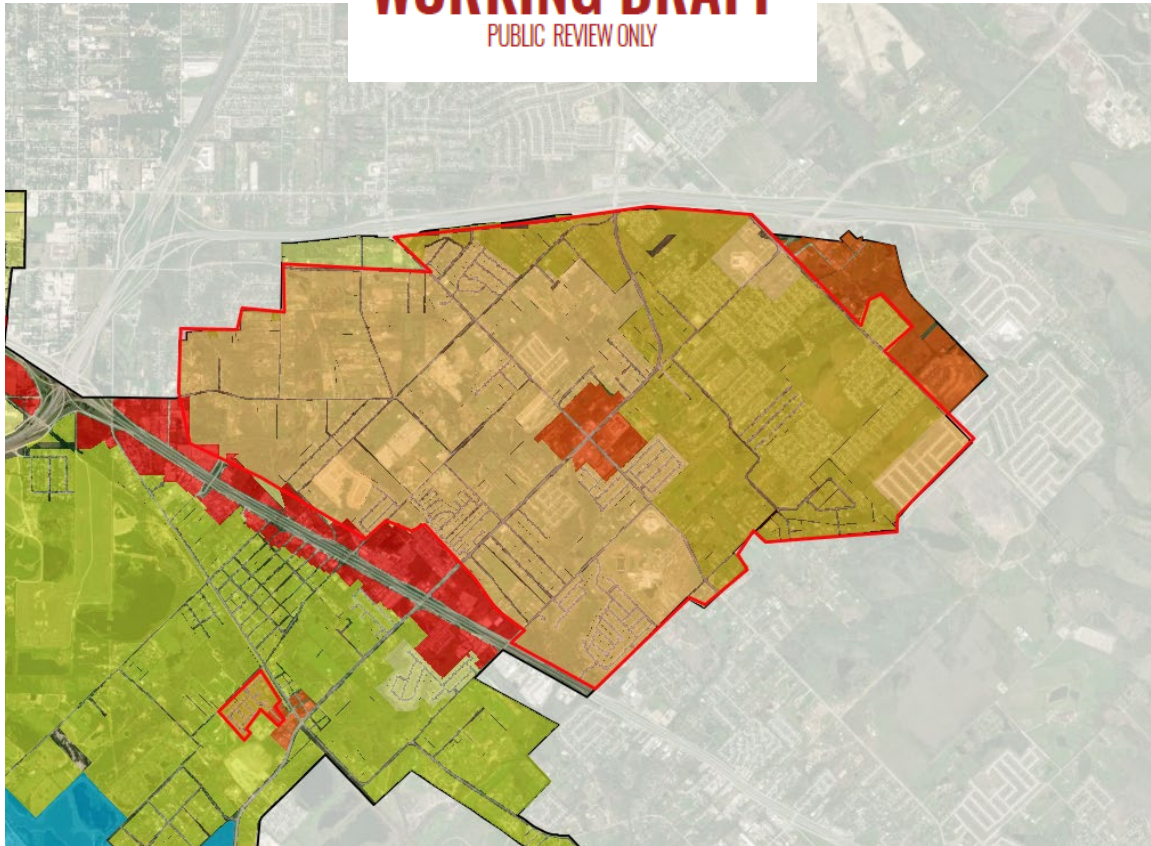




# Key Placetype Map Updates

Kleburg-Rylie: Suggested East Kleburg to all Comm Res

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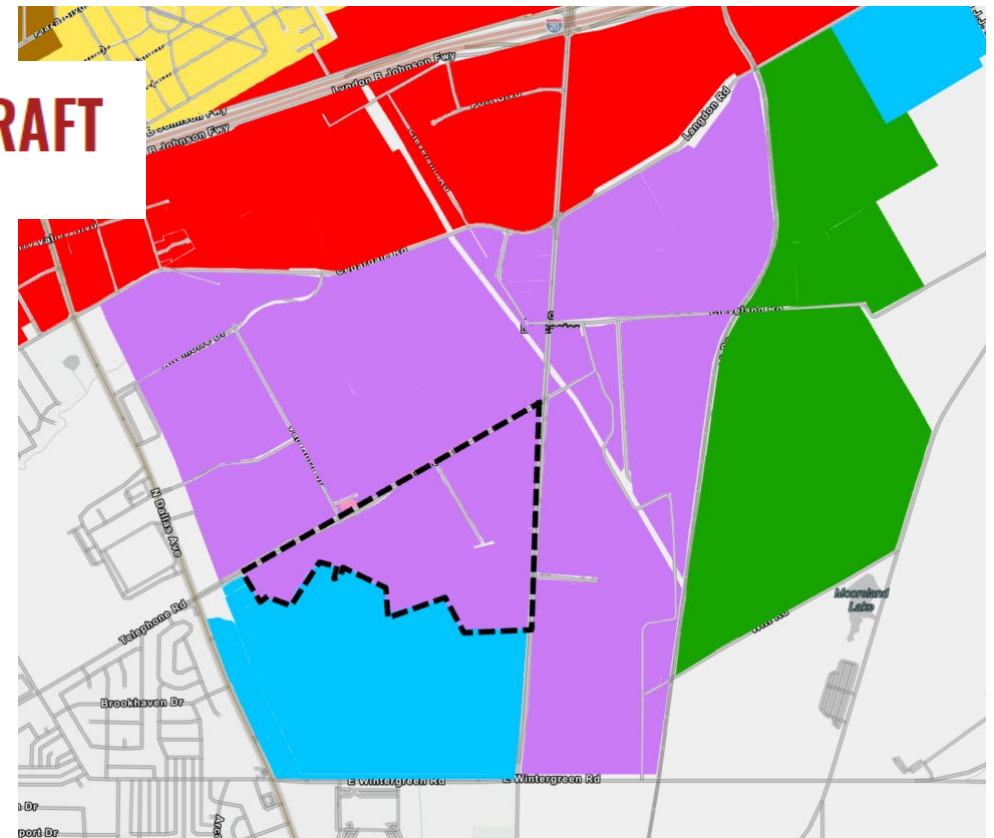
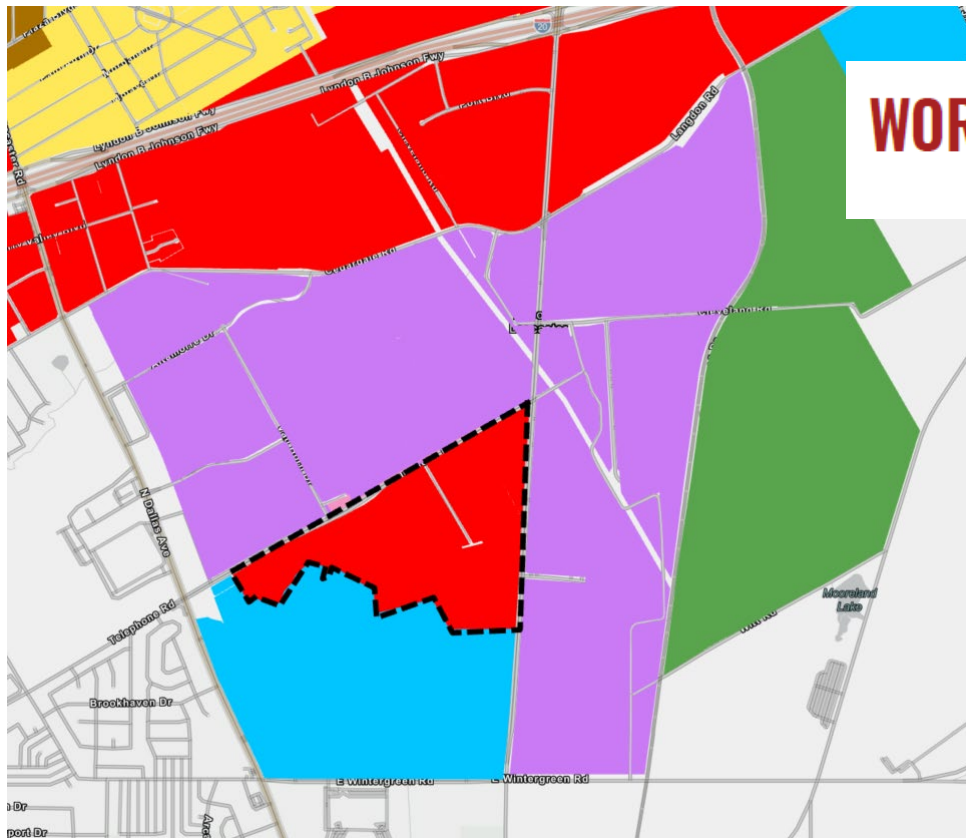


# Key Placetype Map Updates

## Inland Port: Community Mixed Use to Logistics Hub

Draft #3 Dec 2023

Proposed Update



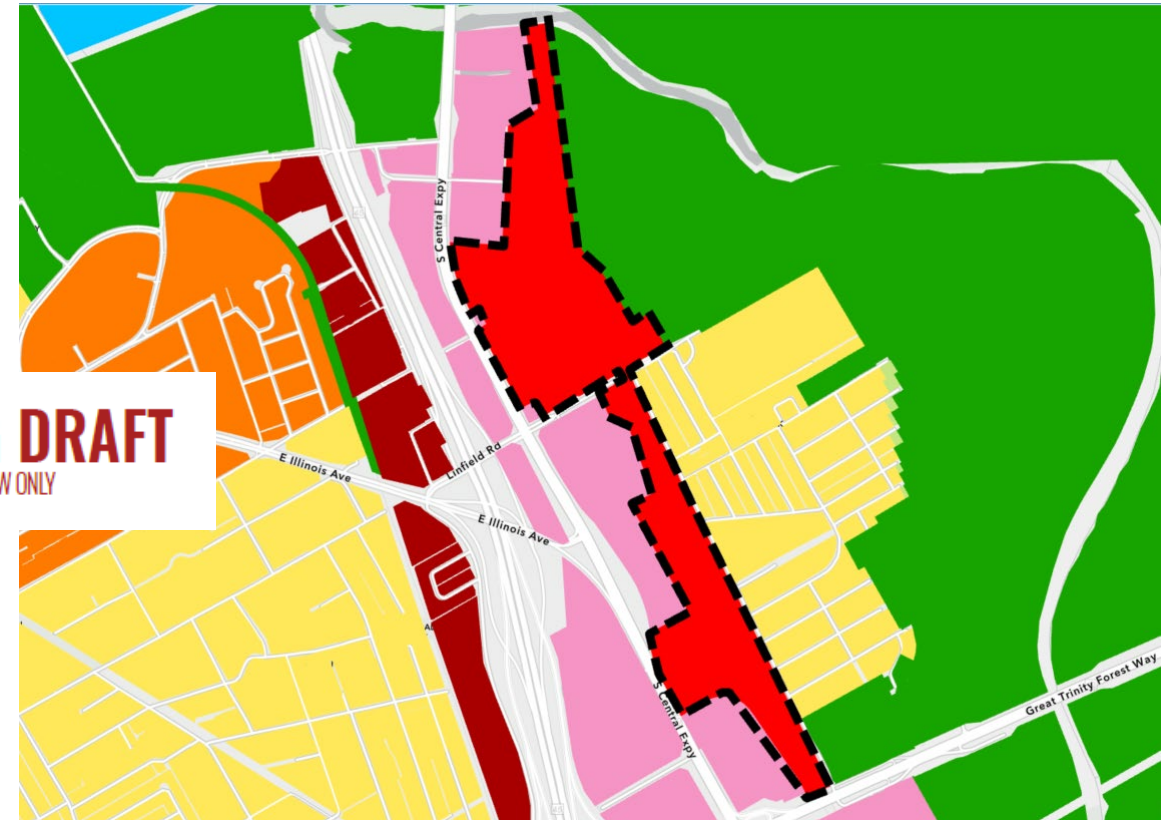


# Key Placetype Map Updates

Joppa: Flex Commercial to Community Mixed Use

Draft #3 Dec 2023

Proposed Update 



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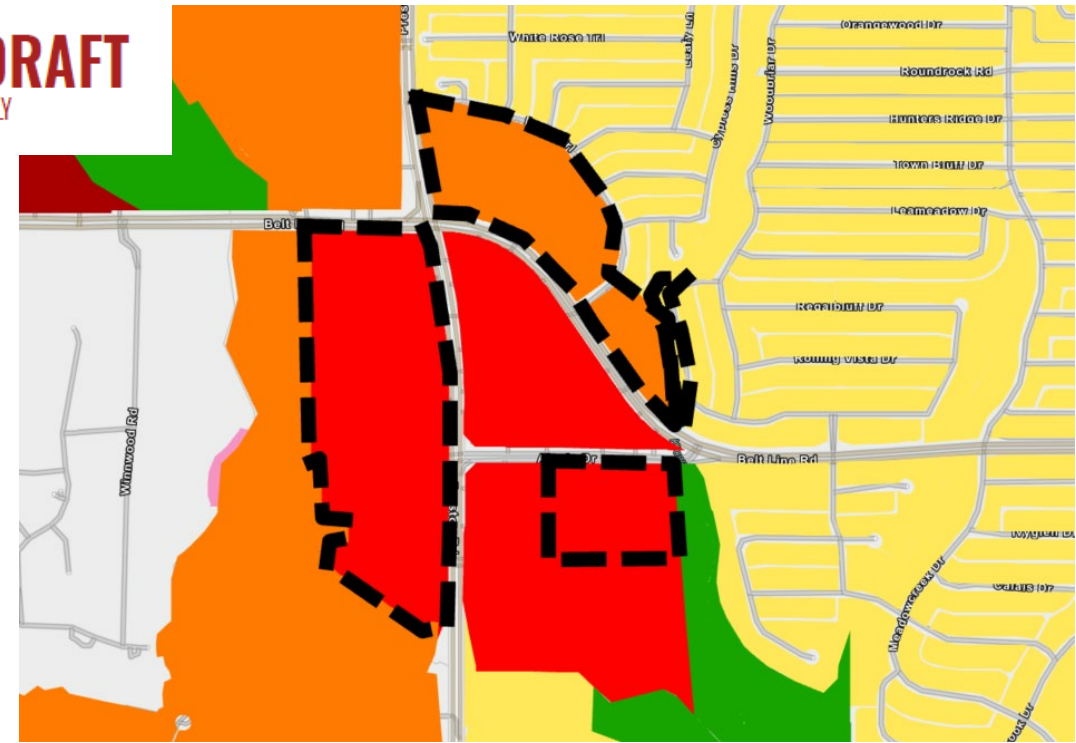
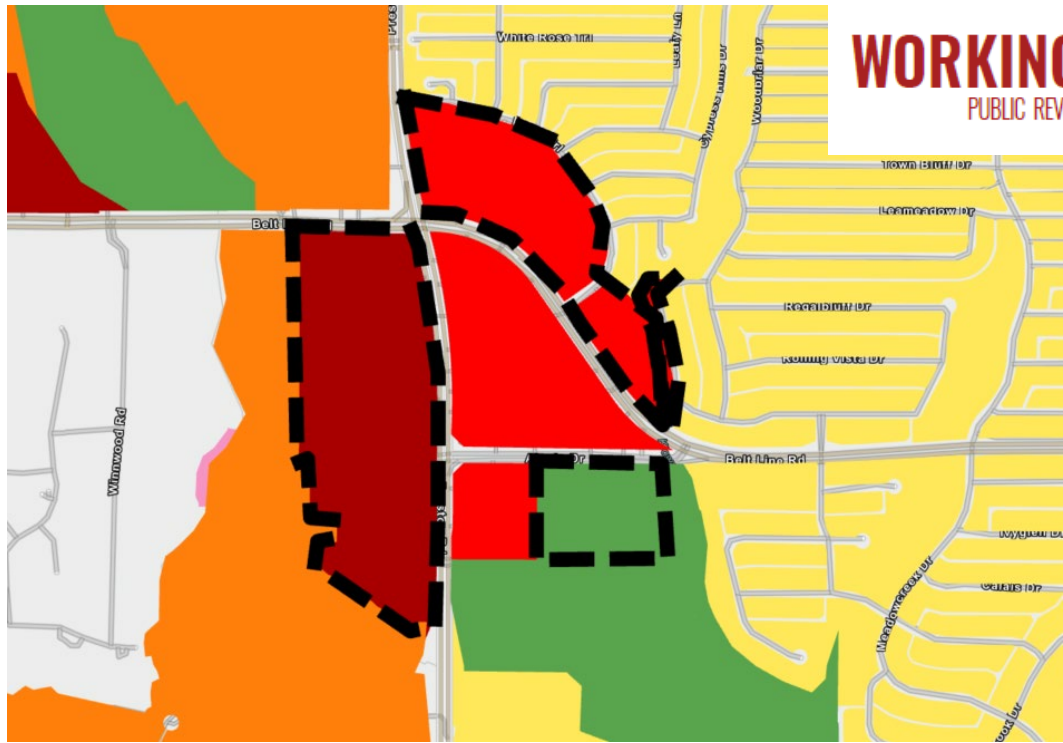


# Key Placetype Map Updates

Pepper Square: Regional Mixed Use to Commercial Mixed Use

Draft #3 Dec 2023

Proposed Update



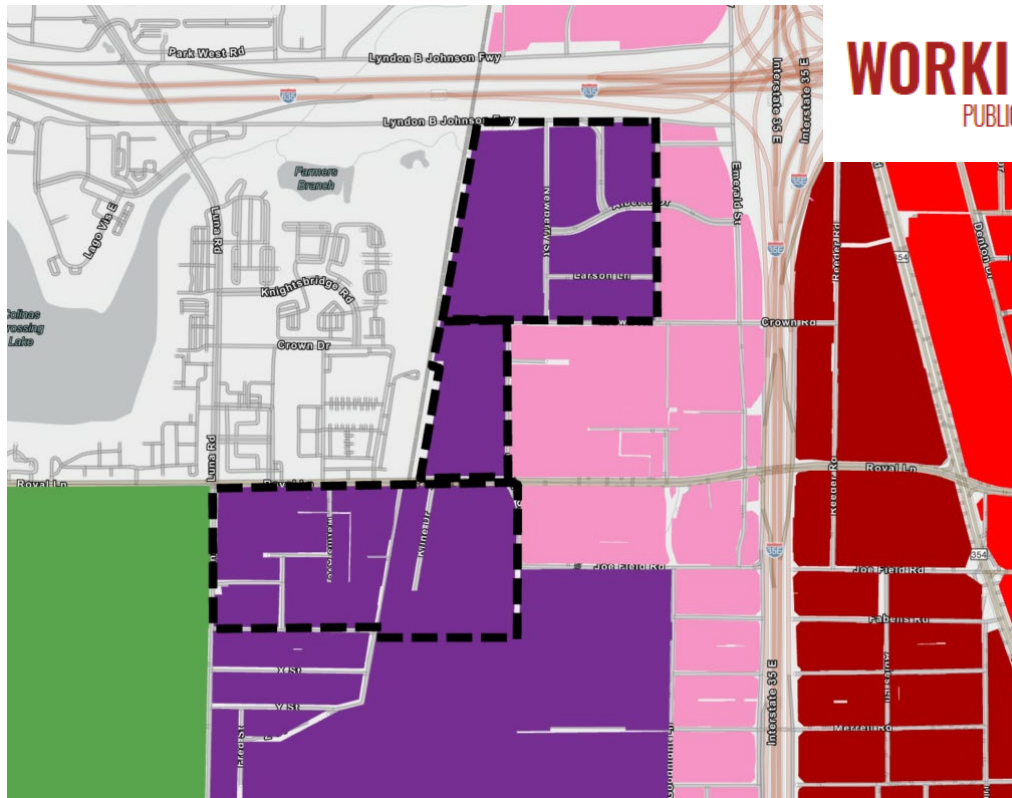


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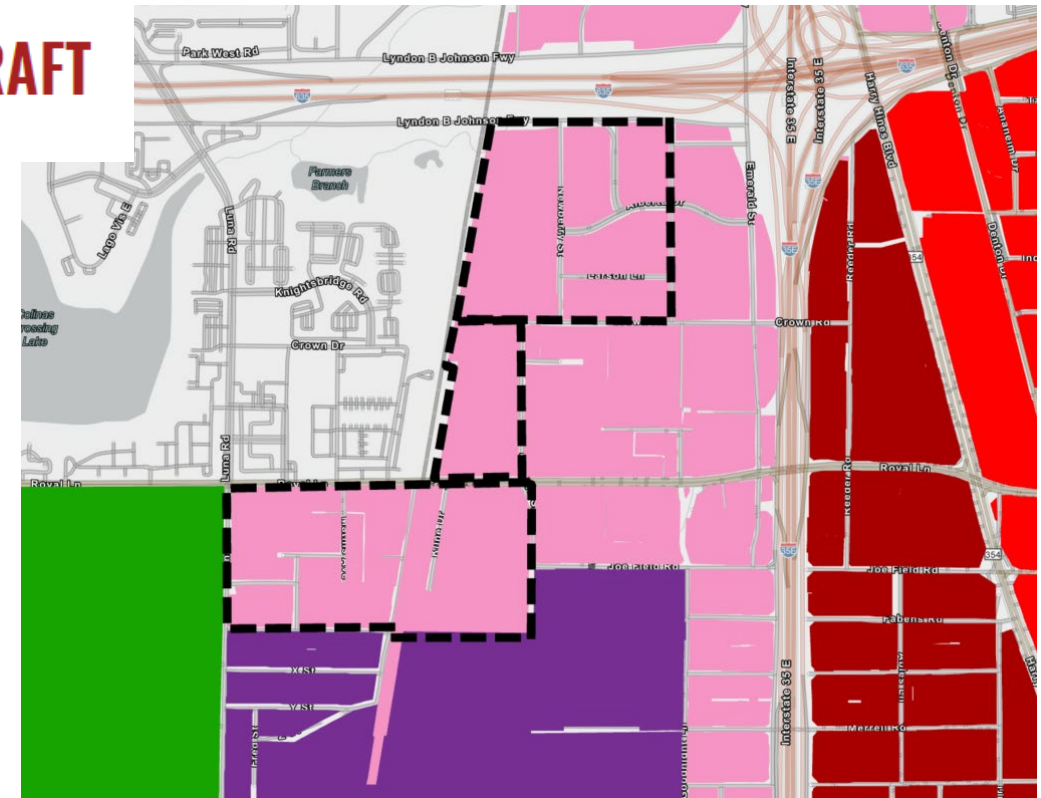
## Stemmons Industrial: Industrial Hub to Flex Commercial

Draft #3 Dec 2023

Proposed Update



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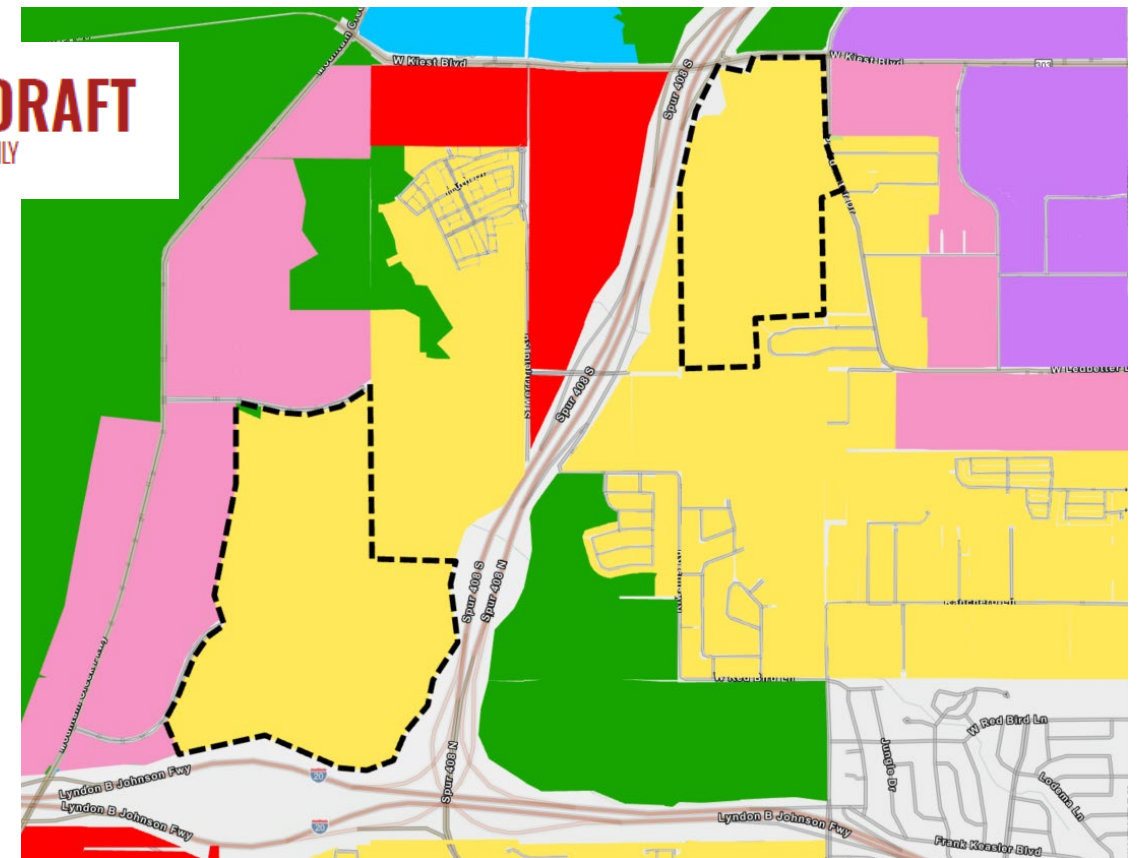
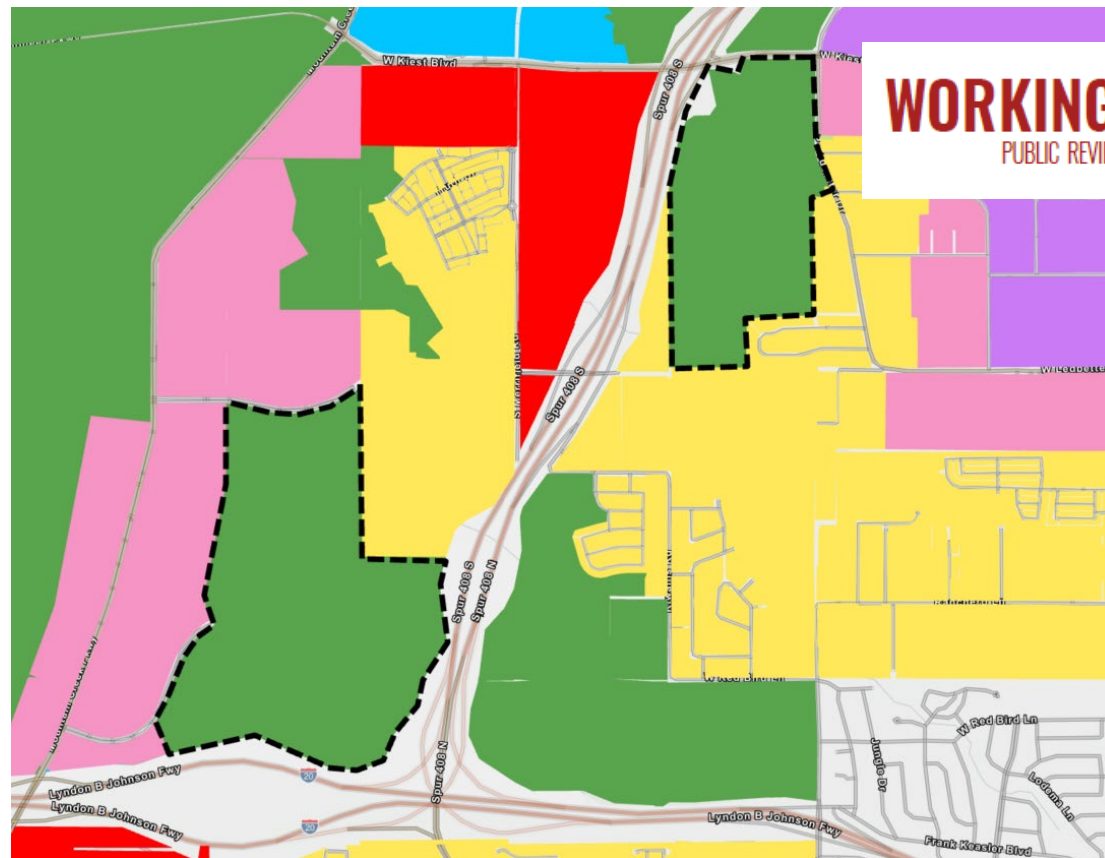


# Key Placetype Map Updates

## Mountain Creek Escarpment: Regional Open to Community Residential

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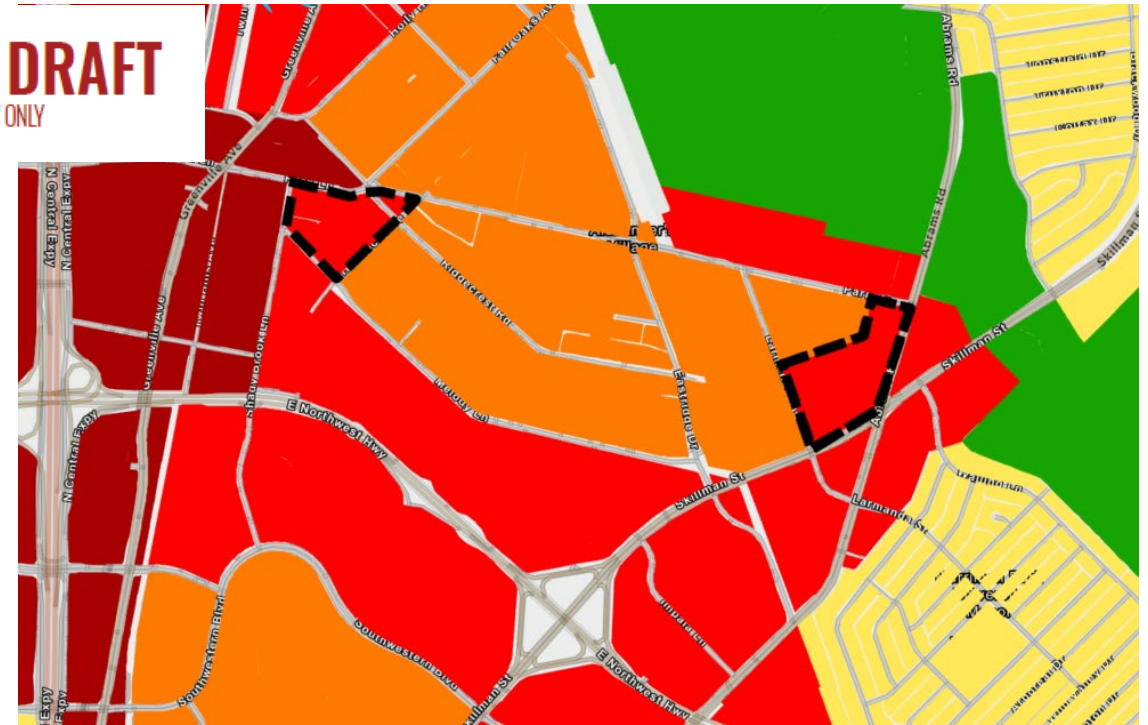
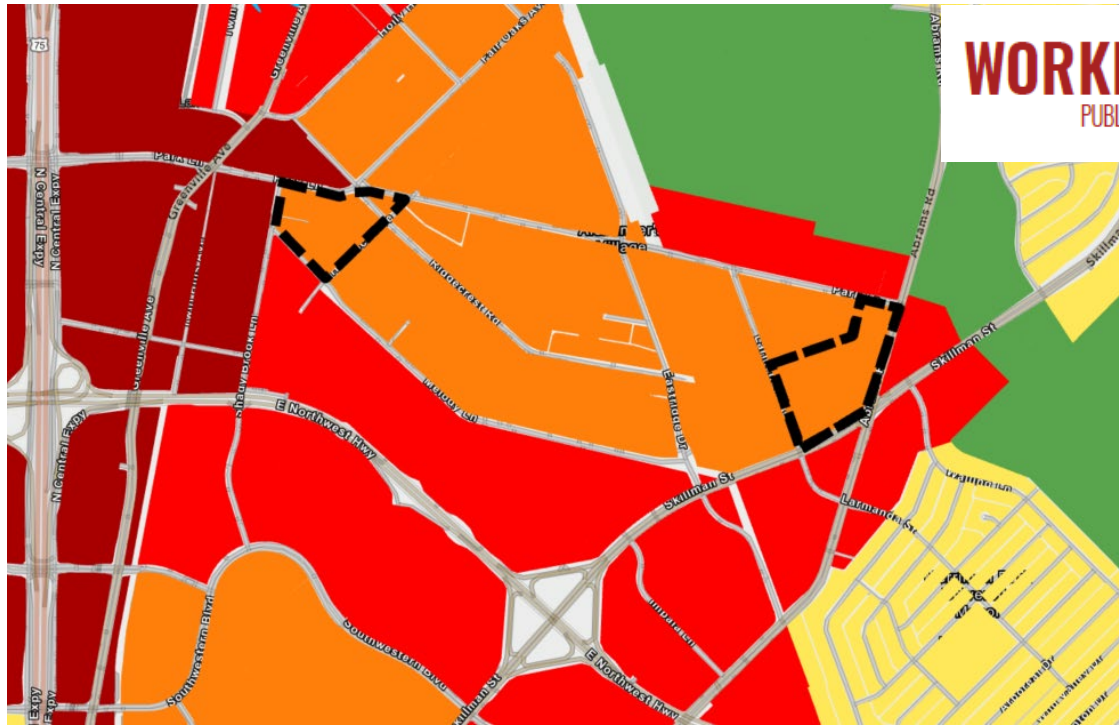


# Key Placetype Map Updates

Vickery Meadows: Various City Residential to Community Mixed Use

Draft #3 Dec 2023

Proposed Update



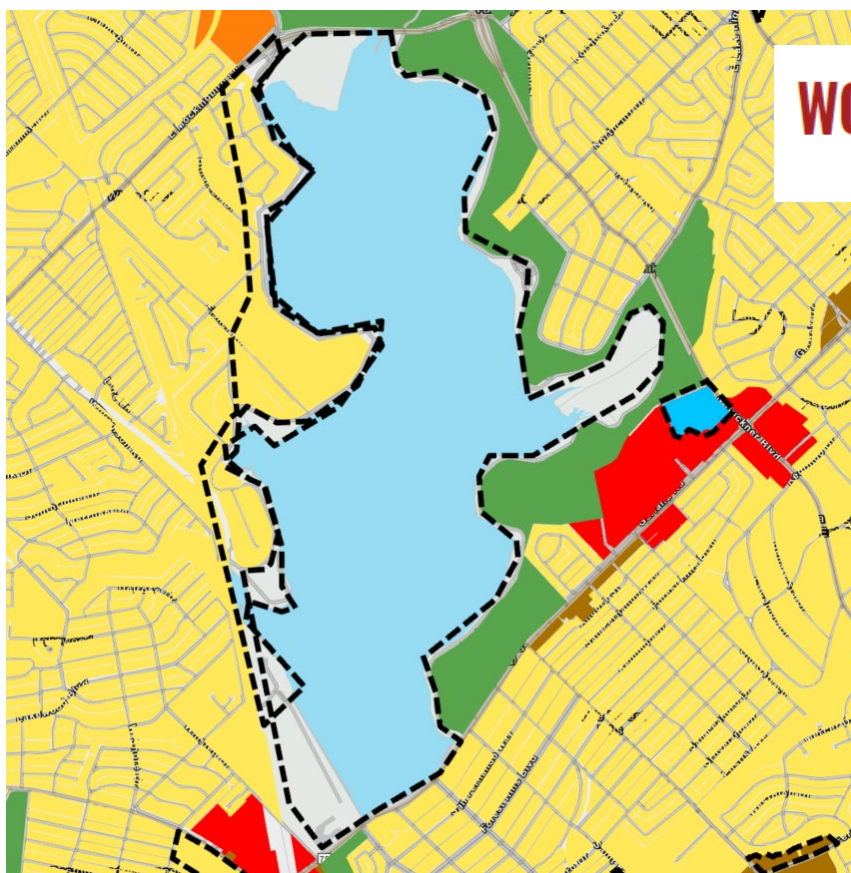




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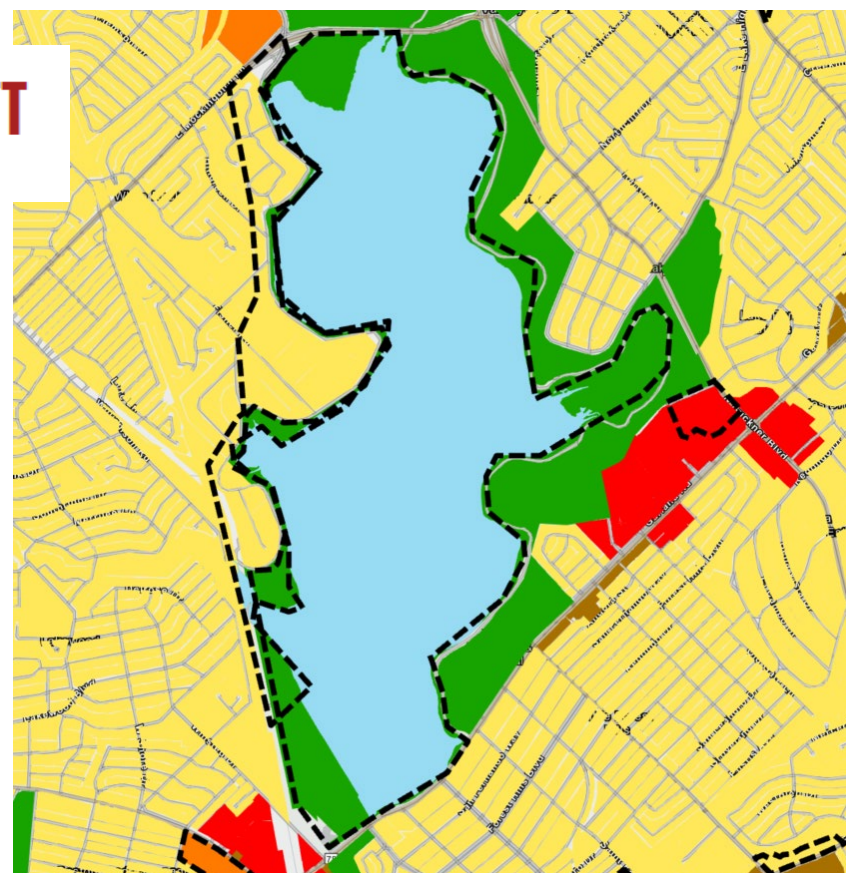
White Rock: Clarifying Regional Open near surrounding Residential

Draft #3 Dec 2023



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**WHAT'S  
NEXT?**





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