



City of Dallas

***FORWARD*DALLAS**

CPC Workshop #2

Community Res Review
Implementation Plan
Other Doc Updates

City Plan Commission

Apr 11, 2024

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



Workshop Agenda

- Welcome/Overview ----- **9-930a** 30min
- Community Res Review **930-1130a** 2hrs
- Get Lunch ----- **1130a-12p** 30 min
- Implementation Review **12-1p** 1hr
(Working Lunch)
- Other Doc Edits Update **1-145p** 45hrs
- Next Steps ----- **145-2p** 15min



Legend:

- CPC Input Received
- Discussion In Progress
- Yet to Be Discussed



Major Plan Components

May 2 Briefing

Apr 11 Workshop

Apr 4 Briefing

Apr 11 Workshop

Mar 28 Workshop

A Land Use Themes

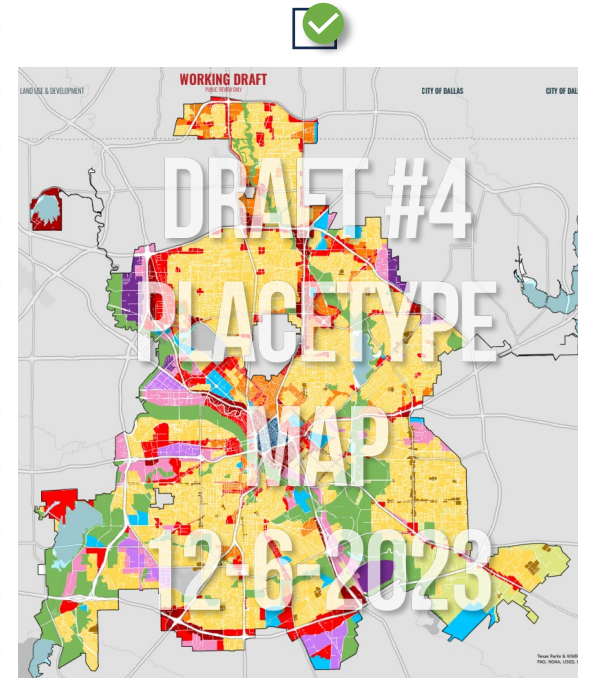
- Environmental Justice
- Housing Accessibility
- Economic Development + Revitalization
- Transit Oriented Development + Connectivity
- Community + Urban Design



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

**WHAT IS
AND ISN'T
FORWARD
DALLAS?**





What is/isn't ForwardDallas?

What it is not...

ForwardDallas is **NOT** a zoning document.

It is an update to the 2006 Vision Plan.

ZONING

Rules that regulate how parcels of land are developed.

What it is ...

FUTURE LAND USE

Represents the ideal primary activities of land that embody the desired development character within the city.





What is/isn't ForwardDallas?

What it is not...

ForwardDallas does **NOT** call for the elimination of single-family zoning.

ZONING / CODE

All zoning and code changes in the city follows separate processes that includes community engagement.

What it is ...

FORWARDDALLAS

Any density suggested in single family communities should be designed to scale, sensitive to the existing community, be incremental, and involve the community through an engagement process.





What is/isn't ForwardDallas?

What it is not...

ForwardDallas does **NOT** call for the reduction of lot sizes...

ZONING / CODE

All zoning and code changes in the city follows separate processes that includes community engagement.

What it is ...

FORWARDDALLAS

Any density suggested in single family communities should be designed to scale, sensitive to the existing community, be incremental, and involve the community through an engagement process.





What is/isn't ForwardDallas?

What it is not...

ForwardDallas does **NOT** recommend that developers be able to develop multiplexes on all vacant lots

ZONING / CODE

All zoning and code changes in the city follows separate processes that includes community engagement.

What it is ...

FORWARDDALLAS

Any density suggested in single family communities should be designed to scale, sensitive to the existing community, be incremental, and involve the community through an engagement process.





What is/isn't ForwardDallas?

ForwardDallas does **NOT** change nor makes a recommendation to change the zoning for any existing historic district, conservation district, or single-family parcel.

What it is not...

ZONING / CODE

All zoning and code changes in the city follows separate processes that includes community engagement.

What it is ...

FORWARDDALLAS

It establishes a framework for continued conversation about how to implement the plan, which may include future zoning, code changes, smaller area plans, etc.





What is/isn't ForwardDallas?

What it is not...

ForwardDallas does **NOT** remove, modify, or recommend eliminating our parking regulations.



PARKING CODE

All zoning and code changes in the city follows separate processes that includes community engagement.

What it is ...



FORWARD DALLAS

Provides urban design recommendations on how future land uses could best be incorporated into our streetscape.



**SHOW ME
THE DATA**





Key Data Points

1 FISCAL ANALYSIS

42% of the city's land area, devoted to single family detached, has an avg tax value of **\$1.0 mil** per acre while mixed use properties at **<0.5%** of the city's land area has an avg tax value of **\$11.1 mil** per acre, the highest in the city.¹

2 HOUSING

44.3% of Dallas renters and **25.1%** of owner-households are considered cost-burdened.²

The housing gap is projected to increase from **33,660** units to **83,503** units for households at or below 50% of AMI by 2030.³

3 ENVIRONMENTAL JUSTICE

Of the nearly **70,000** acres of residential land in the city, almost **5,200** acres (**2%**) is within **500** feet buffer of an industrial zoned district.⁴

Sources:

1. City of Dallas Office of Data Analytics and Business Intelligence
2. FwdDallas Existing Conditions Report; PUD
3. Source(s): Dallas Housing Needs Assessment: HR&A and CPAL
4. FwdDallas Existing Conditions Report; PUD

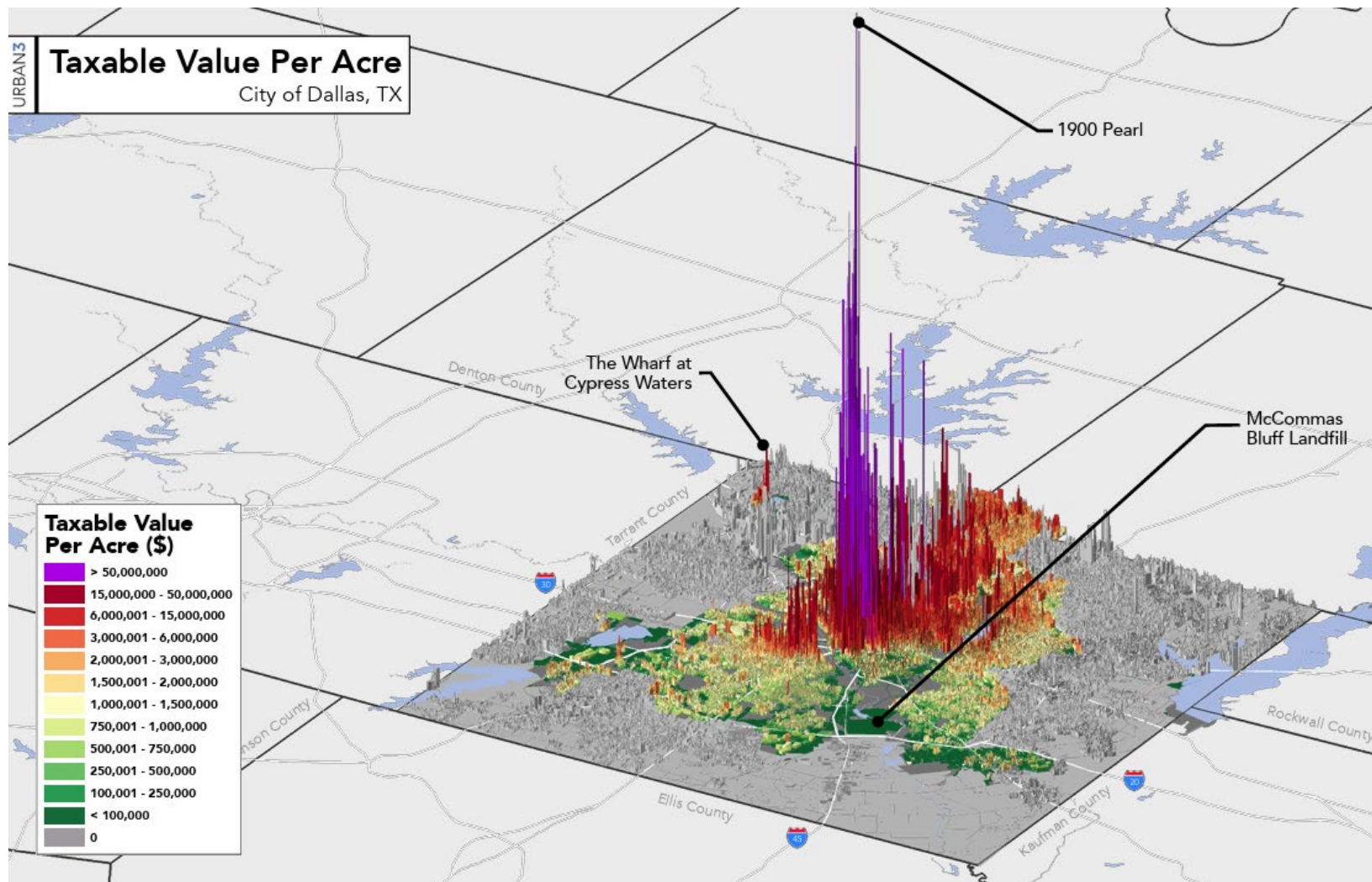




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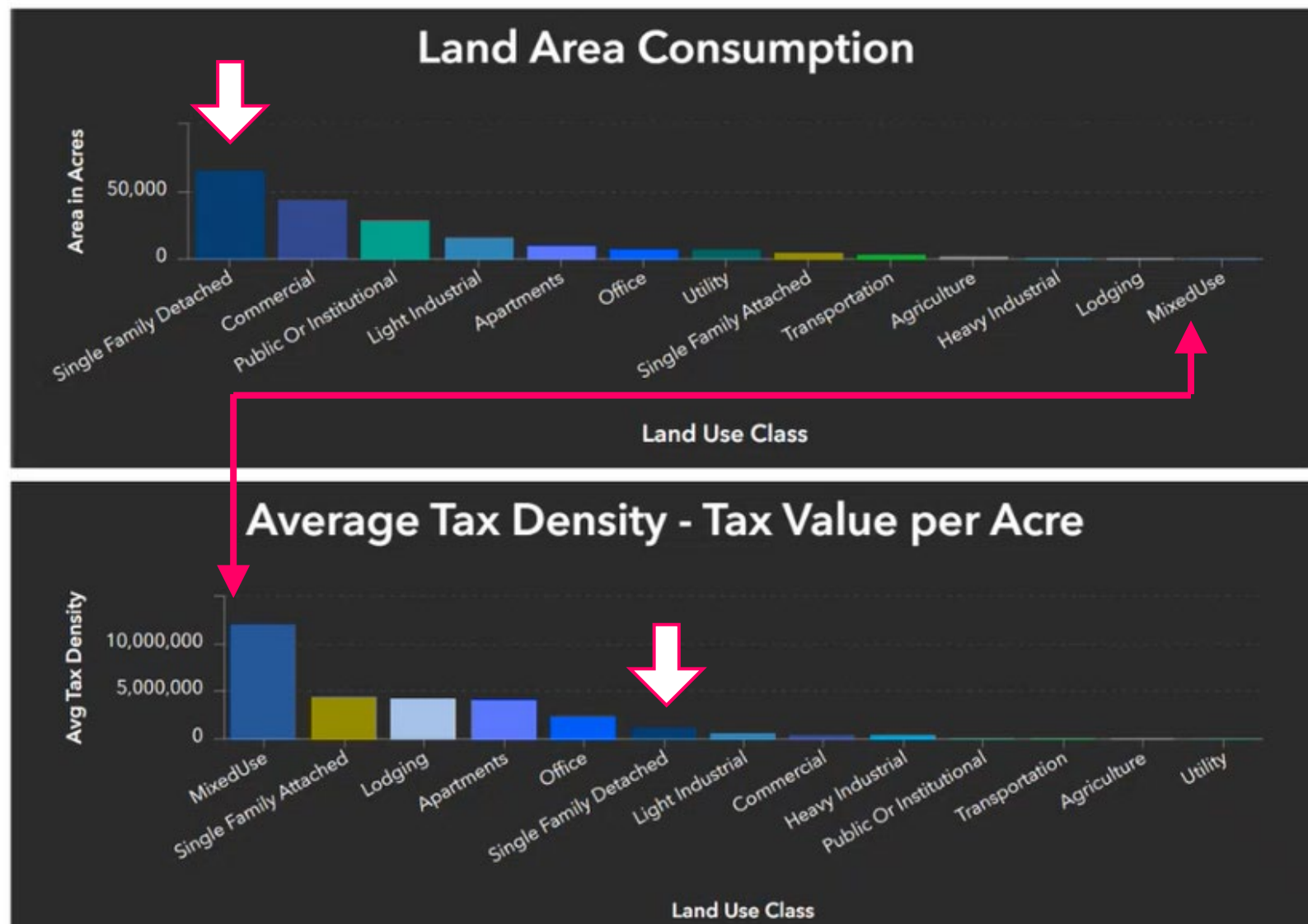




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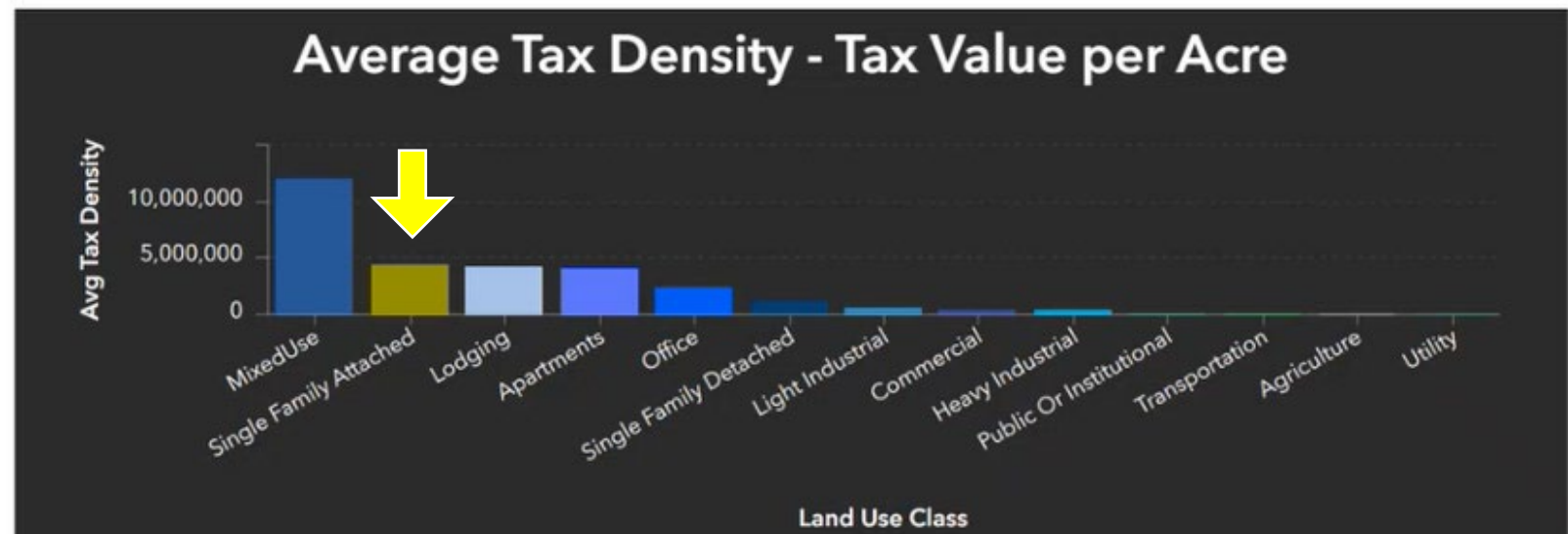
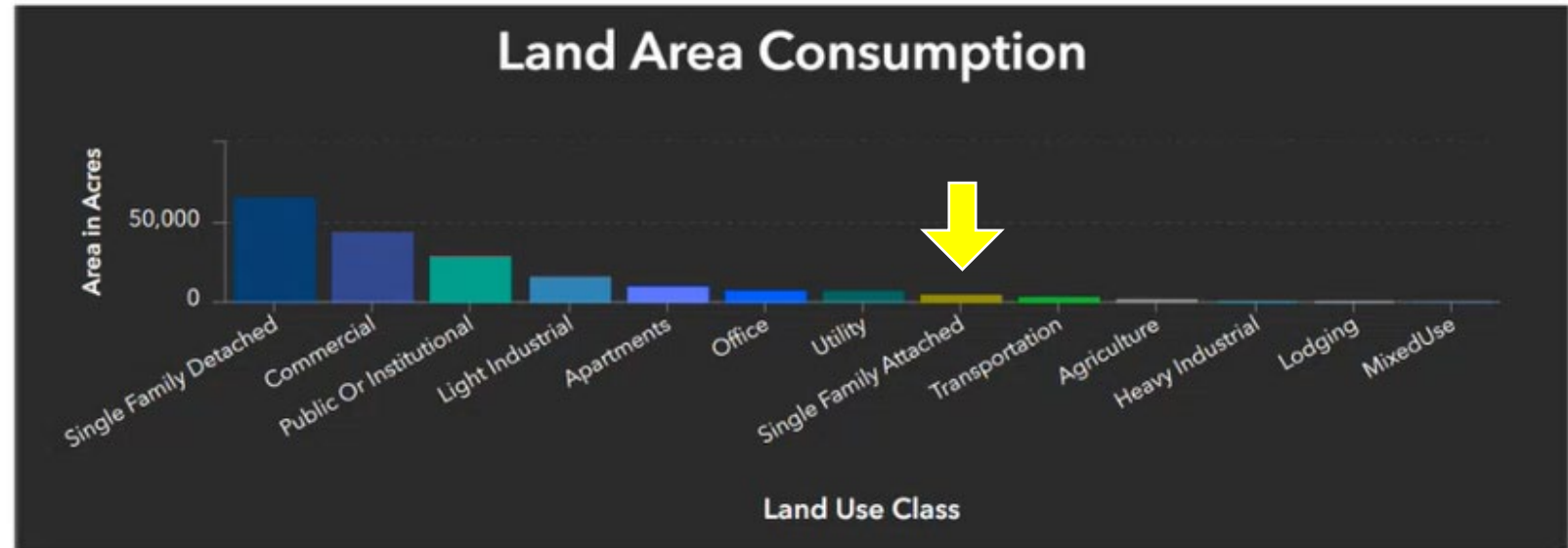




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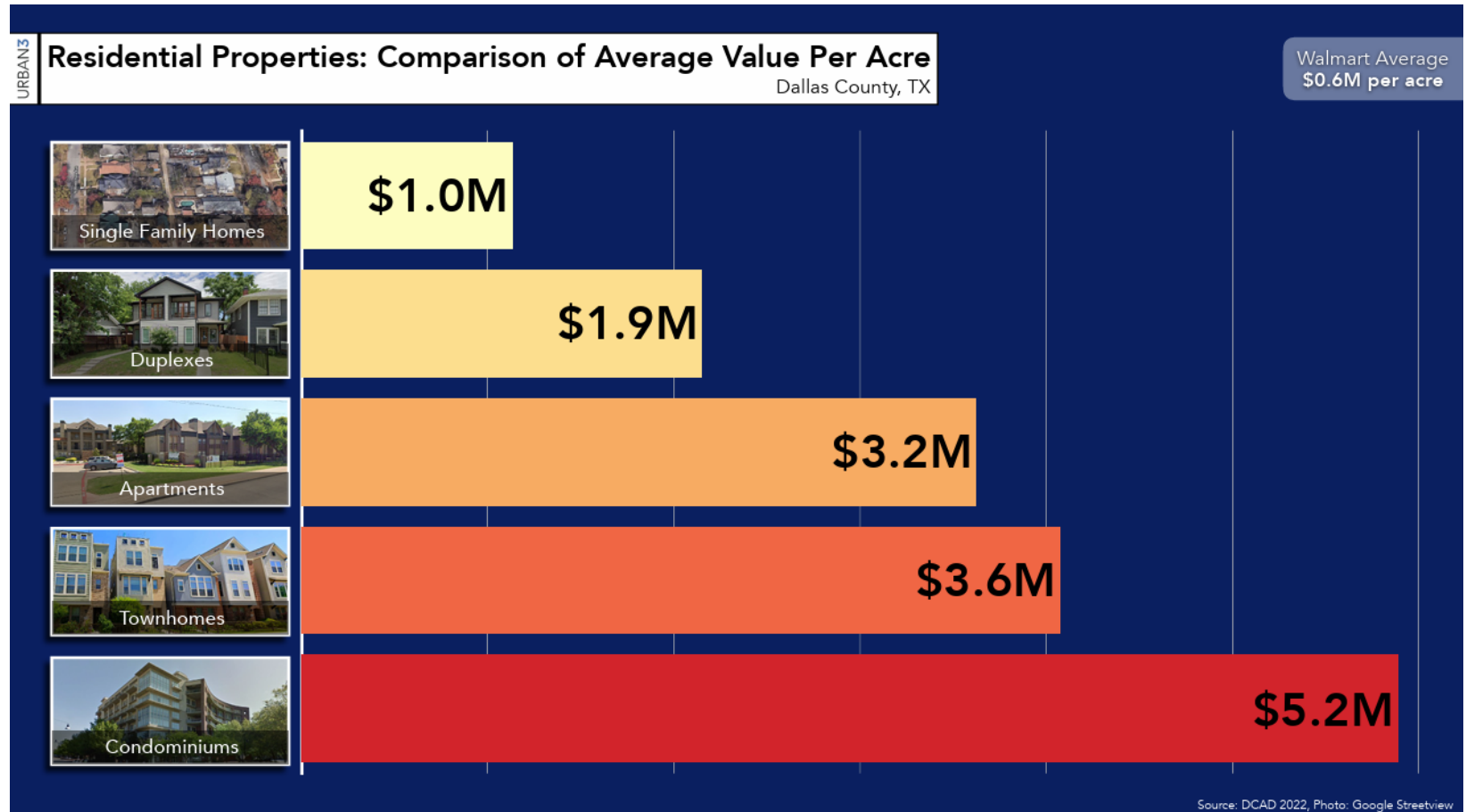




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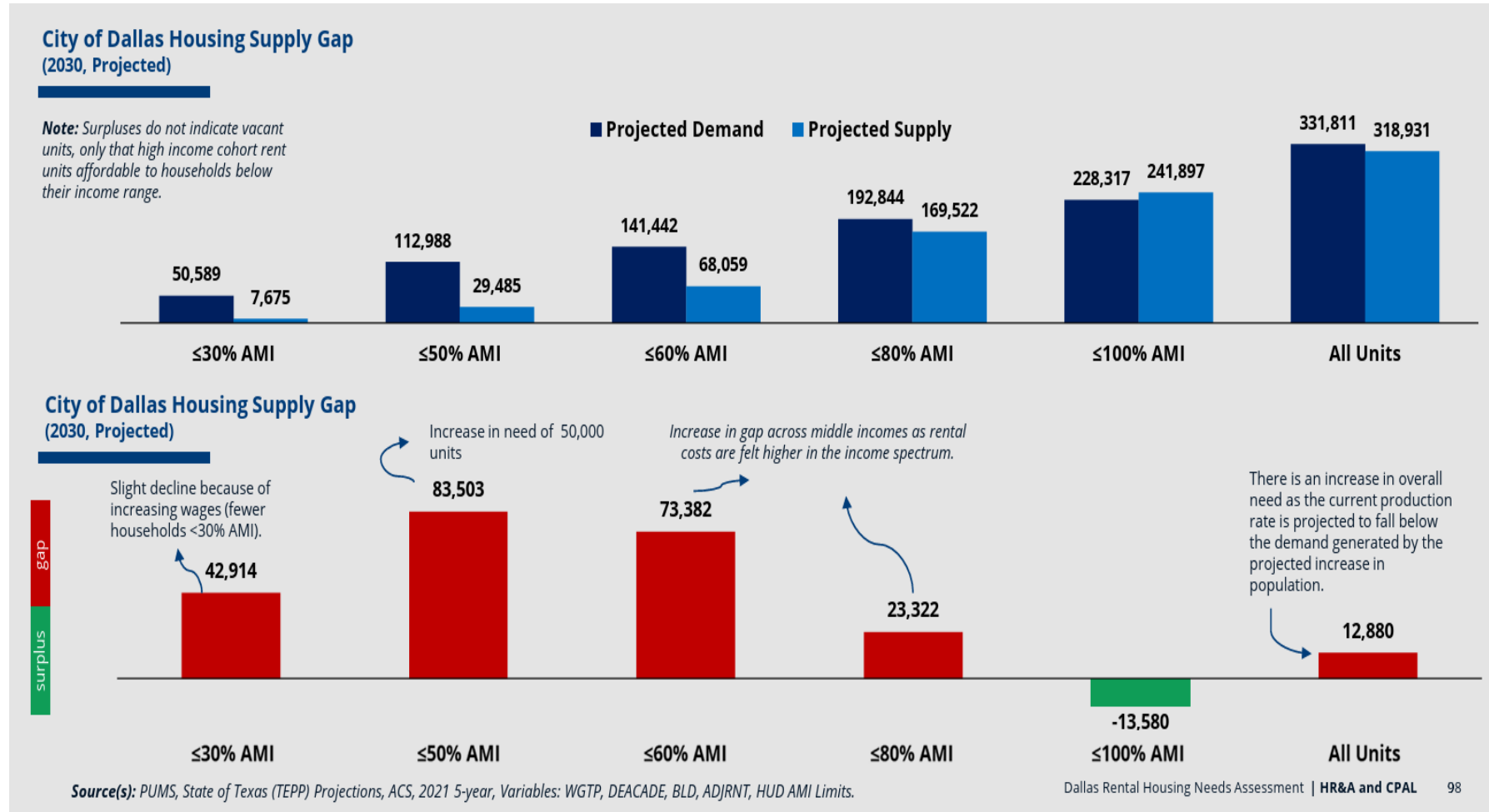


Key Data Points

2 HOUSING

44.3% of Dallas renters and 25.1% of owner-households are considered cost-burdened.

The housing gap is projected to increase from 33,660 units to 83,503 units for households at or below 50% of AMI by 2030.





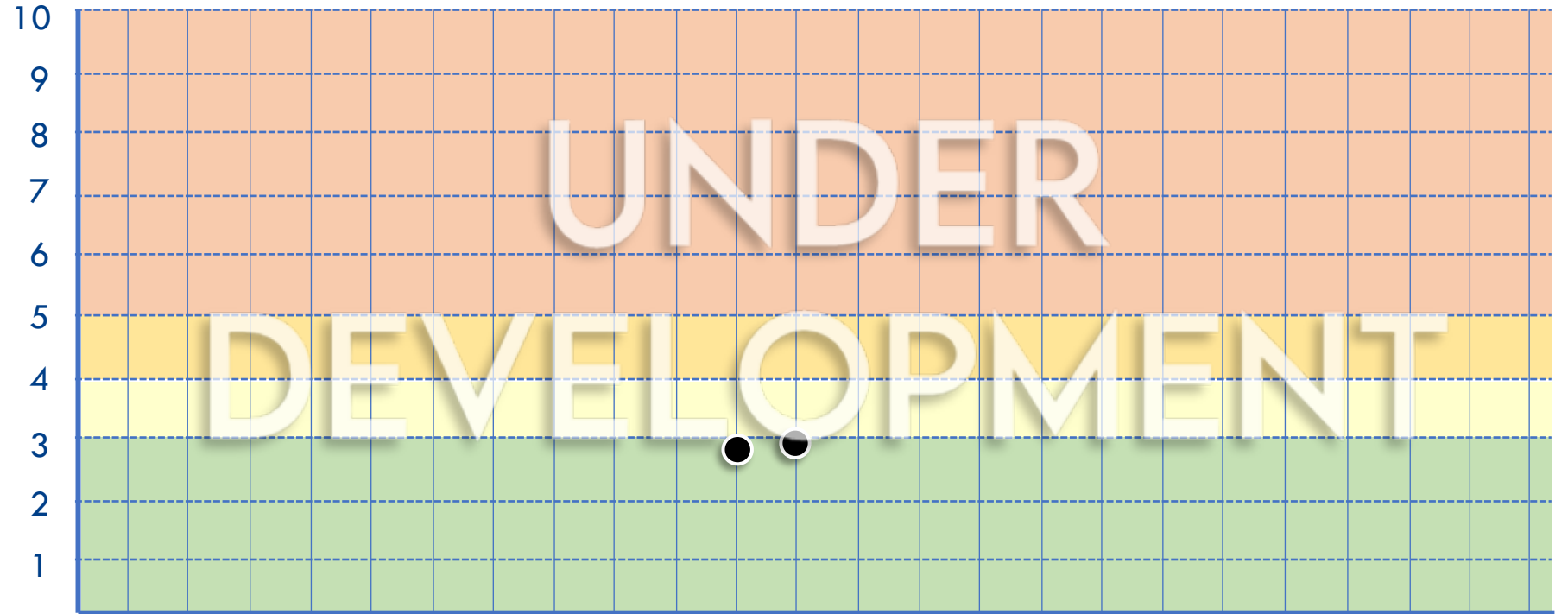
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City of Dallas Historical Median Multiple



Affordable (<3.0)	Moderately Affordable (3.1 - 4.0)	Seriously Unaffordable (4.1 - 5.0)	Severely Unaffordable (5.1+)
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Key Data Points

3 ENVIRONMENTAL JUSTICE

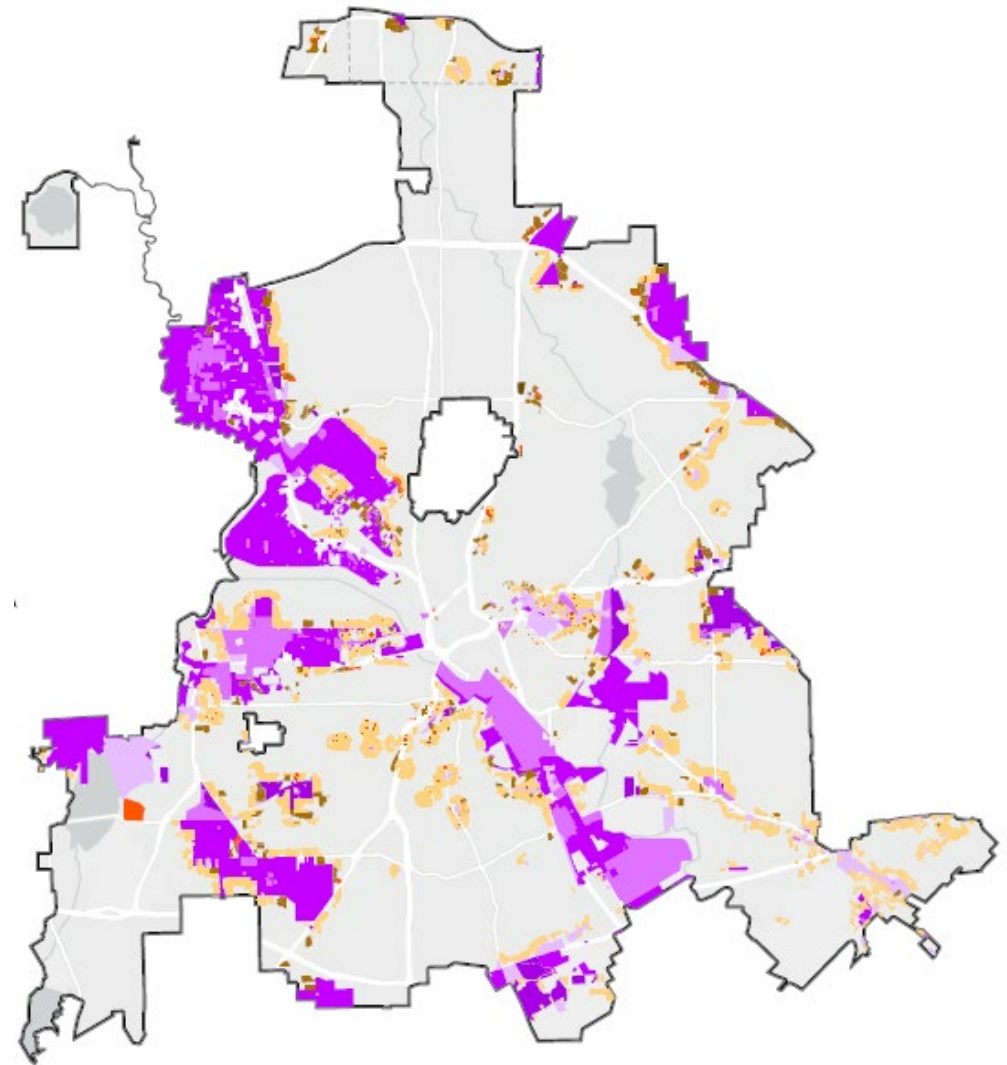
Of the nearly **70,000** acres of residential land in the city, almost **5,200** acres (**2%**) is within **500** feet buffer of an industrial zoned district.

Industrial Zoning

- Commercial Service
- Industrial Manufacturing
- Industrial Research
- Light Industrial

Residential Land Uses

- Multi-Family Apartments
- Multi-Family Condominiums
- Multi-Family Duplexes
- Single Family Attached
- Single Family Detached



COMMUNITY RESIDENTIAL REVIEW





Community Residential - Concerns

1 LAND USE

The land uses and language should better reflect a predominantly single-family neighborhood.

2 LOCATIONAL CRITERIA

What protections do single family neighborhoods have that the fabric of our community won't be destroyed?





Community Residential

1 LAND USE

The land uses and language should better reflect a predominantly single-family neighborhood.

NOTE: Aside from Small Town Residential, Community Residential is the only placetype that shows single family as a primary use

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	• Animal Production • Crop Production • Agritourism	• Nature Preserves • Golf Courses • Cemetery	• City Parks • 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 • Nurseries • Home shops	Large Warehouses • Hazardous Materials • Construction Materials
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*	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

LEGEND (● PRIMARY USE ○ SUPPORTING USE)
* AIRPORT PLACETYPE DESCRIPTION IS SPREAD | NOT INCLUDED IN PLAN DOCUMENT





Community Residential

1 LAND USE

The land uses and language should better reflect a predominantly single-family neighborhood.

SUGGESTED UPDATE

Update description on Single Family Detached Land Use to remove “ADU” reference and read as “**Single Residential Unit**”

DRAFT
Single Family Detached

- Single Residential Unit ~~with Accessory uses like ADUs~~

PLACETYPE / LAND USE MATRIX

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PLACETYPES																





Community Residential

1 LAND USE

The land uses and language should better reflect a predominantly single-family neighborhood.

SUGGESTED UPDATE

Update Primary and Supporting Future Land Use Mix to show multiplex as a supporting land use

COMMUNITY RESIDENTIAL (CR)

FUTURE LAND USE MIX

● PRIMARY USE
○ SUPPORTING USE

○	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





Community Residential Concerns

2

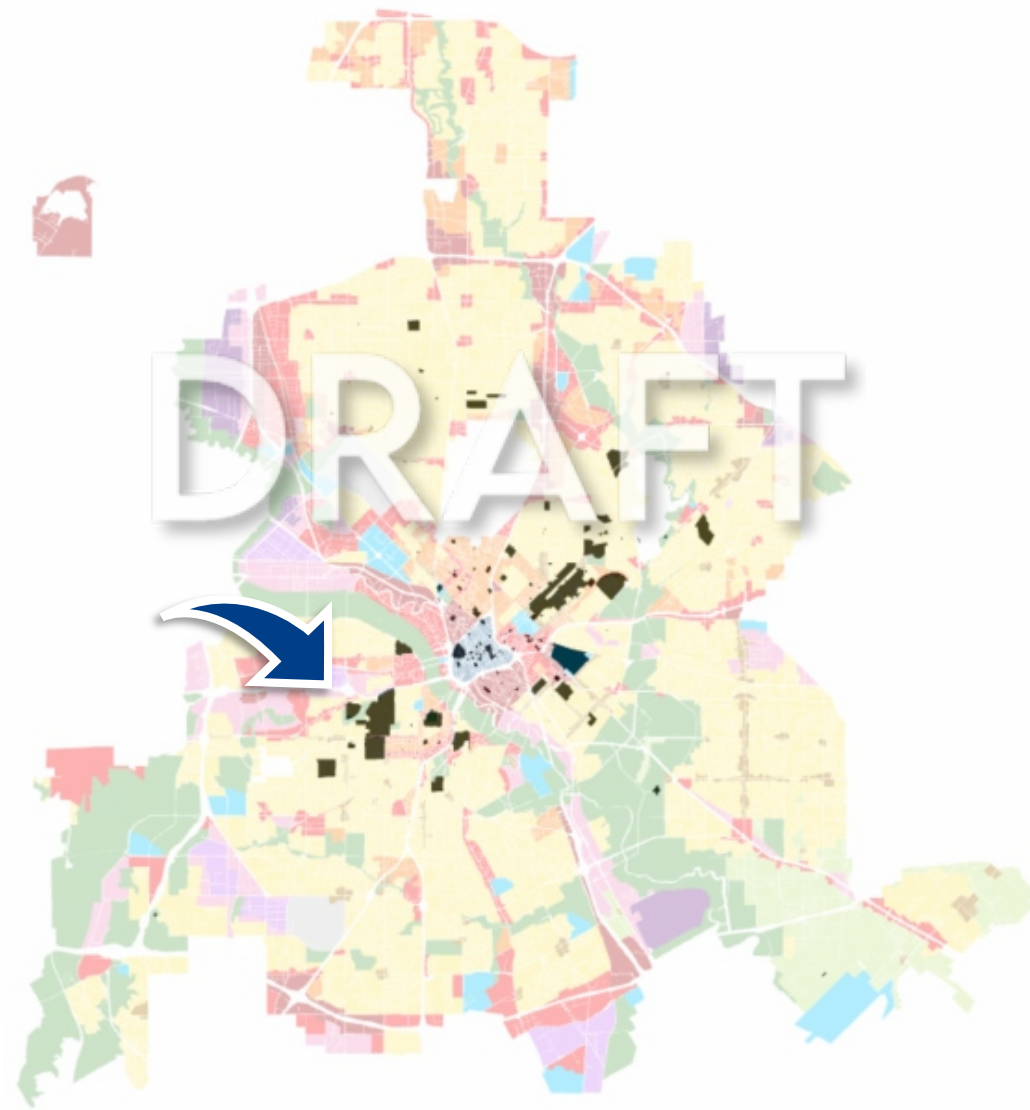
LOCATIONAL CRITERIA

What protections do single family neighborhoods have that the fabric of our community won't be destroyed?



SUGGESTED UPDATES

1. Identify Historic Conservation Districts, and NSOs on the Placetype Map





Community Residential Concerns

2 LOCAL CRITERIA

What protections do single family neighborhoods have that the fabric of our community won't be destroyed?

✓ SUGGESTED UPDATES

- Utilize Complete Streets to identify where and how gentle density should be focused





Community Residential Concerns

2

LOCATIONAL CRITERIA

What protections do single family neighborhoods have that the fabric of our community won't be destroyed?



SUGGESTED UPDATES

3. Remove CR A-3 language about infill vacant properties

CR A-3



Vacant properties or those with inactive land uses present opportunities for thoughtful in-block infill development, allowing for the integration of missing middle housing types within the community. Such sites also represent an opportunity for additional local parks and open space amenities.





Community Residential Concerns

2

LOCATIONAL CRITERIA

What protections do single family neighborhoods have that the fabric of our community won't be destroyed?



SUGGESTED UPDATES

4. Incorporate Preservation Language...

“ Historic Districts, Conservation Districts and Neighborhood Stabilization Overlays were created through thoughtful neighborhood self-determination and established a more granular vision for the communities than the Forward Dallas placetypes. That more granular vision in the HDs, CDs and NSOs is respected, and this plan does not change, nor makes a recommendation to change, the zoning for any existing historic or conservation districts. ”





Community Residential Concerns

2

LOCATIONAL CRITERIA

What protections do single family neighborhoods have that the fabric of our community won't be destroyed?



SUGGESTED UPDATES

5. Define Primary and Supporting Uses in the Document

- **Primary Use:** “More prevalent and prominent land use that plays a pivotal role in characterizing a placetype”
- **Supporting Use:** “Less prevalent use that serves to support the primary land use in a placetype”

DRAFT





Community Residential



COMMUNITY RESIDENTIAL (CR)

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

As Dallas plans for a projected 300,000+ more residents, careful thought needs to be taken about how the city can gently and equitably add housing in and around existing neighborhoods in a manner that strengthens them.



WORKING DRAFT
REVISIONS
PLACETYPES | CHAPTER 3

CHARACTER DESCRIPTION

The Community Residential placetype represents the largest percentage of land within Dallas and is primarily made up of single-family homes, parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitive integrated missing middle housing, such as duplexes and smaller-scaled multiplexes, provide increased housing choice. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments. Non-residential and apartment uses are generally located within a 1/2 mile of DART transit stations, near existing activity centers, and within established commercial nodes.

This placetype consists of a few different contexts and scales which impact how and where new housing is accommodated. Neighborhoods developed before 1950 were generally laid out with gridded, interconnected streets while neighborhoods built after 1950 were typically laid out with curvilinear streets, limited interconnectivity, and less-integrated housing types. However, housing diversification within each context is key in meeting the city's housing needs. Both the Neighborhood and Community-Mixed Use placetypes complement this placetype, forming a complete community with activities essential to a high-quality of life.



- LOCAL EXAMPLES**
1. LAKEWOOD
 2. WINKLER HEIGHTS
 3. BUCKNER TERRACE
 4. QUEEN CITY
 5. PRESTONWOOD
 6. KIDO SPRINGS
 7. ARCADIA PARK

FUTURE LAND USE MIX

- | | | | |
|--|------------------------|--|--------------------|
| | 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 |
- PRIMARY USE
○ SUPPORTING USE

COMMUNITY RESIDENTIAL (CR)



CURVILINEAR

GRIDDED

A. PLACETYPE APPLICATION

- CR A-1**
Strategic planning is needed in this placetype to help determine the appropriate mix of land uses and infrastructure improvements to promote multi-modal connectivity within the neighborhood and to surrounding neighborhoods, public spaces, and commercial, and mixed-use areas.
- CR A-2**
Key intersections, local commercial areas and areas within 1/2 mile of transit stations may represent the most appropriate opportunities for redevelopment with supporting land uses.
- CR A-3**
Vacant properties or those with inactive land uses present opportunities for thoughtful in-block infill development, allowing for the integration of missing middle housing types within the community. Such sites also represent an opportunity for additional local parks and open space amenities.

- CR A-4**
Any redevelopment of existing multi-unit buildings should establish a plan to avoid displacement due to redevelopment, including allowing more units in return for greater affordability.
- CR A-5**
Changes to areas within Community Residential neighborhoods should be incremental and sensitive to the existing context and include inclusive community engagement efforts.

THEME CONNECTIONS



B. ADJACENCIES

- CR B-1**
Commercial areas, including retail unit buildings development, should be located at key intersections and along major roadways.
- CR B-2**
Housing such as duplexes, townhomes, and multi-plex should be designed to complement the scale and character of the surrounding neighborhood.
- CR B-3**
The Industrial Hub Placetype should not be adjacent to this placetype.
- CR B-4**
Placetypes adjacent to this placetype should match the overall scale of this placetype at or along the adjacency before rising to mid or high rise.

C. URBAN DESIGN ELEMENTS

- MOBILITY + ACCESS**
1. Supporting commercial areas should be designed to promote walkability including enhanced sidewalks, street trees and landscaping, minimal curb cuts, and pedestrian-scaled lighting.
 2. Establish a comprehensive pedestrian network, emphasizing multimodal connections to transit routes, commercial areas, schools, and parks.
 3. Plant parkways and private yards with shade trees to expand the urban forest and improve neighborhood character.
 4. Front and rear yards serve as private open spaces. Application can vary but it should be generally consistent throughout this placetype.
 5. Increased side and rear yards can serve as transitions between different housing types and commercial developments.
- STREETScape + PARKING**
6. Consider shared parking spaces including the prioritization of street parking that can serve both residential and business needs.
 7. Incorporate green spaces and landscaping within and around parking areas to enhance the aesthetic appeal of the neighborhood and to reduce the visual impact of parking structures.
 8. In adjacent commercial and mixed-use developments, parking and service areas should be oriented toward the rear of the buildings to promote a more walkable environment and provide a buffer to adjacent residential areas.
 9. Place surface parking at the rear or interior of the lot and include active ground-floor uses in parking garages to enhance the pedestrian experience.
- BUILDING FORM + CHARACTER**
10. Establish compact blocks and locate buildings toward the front property line with alleys or side-loaded garages to provide a welcoming walking environment.
 11. Anchor neighborhoods with local-serving commercial nodes.
 12. Infill development should be context-sensitive and building scale, height and massing should complement existing buildings.
 13. Attention should be given to building height, orientation, architectural style, and setback to ensure new structures fit into existing neighborhood context.
 14. All structures should be low rise structures within this placetype. The tallest low rise structures should be oriented to major streets, adjacent to mixed use placetypes or adjacent to other taller low rise structures.

PLACETYPES | CHAPTER 3

CHAPTER 3 | PLACETYPES



IMPLEMENTATION PLAN: TEXT REVIEW





Implementation Plan

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	





Implementation Plan

Transit-Oriented Development + Connectivity Implementation Table

Objective	#	Action Step	Lead	Key Partners	Related Themes
A Encourage more housing, employment, services and amenities around transit stations.	1	Prioritize appropriate increased density and zoning around DART stations, high frequency transit nodes, corridors, trails, neighborhood centers, and potential TOD focus areas.	PUD	DART, HOU, OED, DDOT	8
	2	Right-size and reduce parking regulations within parking code amendments to allow increased development opportunity for TOD projects.	PUD	DEV, DDOT, DART	5
B Align Transportation Planning, Land Use Planning, and Development Processes.	3	Incorporate comprehensive TOD Design guidance within the future citywide urban design framework to emphasize safe access, site design excellence, enhanced connectivity, and high-quality public spaces.	PUD	DART, DDOT, OED, HOU	1
	4	Utilize an accessibility analysis to equitably develop corridor and station area plans that prioritizes areas with poor access to essential services.	PUD	DART, DDOT, NCTCOG, TXDOT	3 7 8 8
	5	Support assessments of existing transit infrastructure, exploring multimodal options for last-mile connections to essential land uses and community services.	PUD	PUD	
C Promote a multi-modal transportation network that is highly accessible and well-connected.	6	Initiate a Thoroughfare and Freight Master Plan Update that aligns future placetypes, Dallas' Complete Street typologies, and urban design guidelines.	PUD	PUD	1
	7	As neighborhood, corridor, and station area plans are developed, prioritize assessments of the land use mix and available infrastructure in TOD areas of focus to improve linkages to employment, education, parks, food, and health services.	PUD		3 7 8 8
	8	Establish place-specific criteria for "15- Minute Complete Communities" to provide safe, convenient, and equitable proximity to daily goods and services.	PUD	HOU, OED, DEV, DART, DDOT	





Implementation Plan

Housing Choice + Access Implementation Table

Objective	#	Action Step	Lead	Key Partners	Related Themes
A Provide a Mix of Housing types and affordabilities across all Neighborhoods to meet diverse needs.	1	Integrate comprehensive land use analysis with resident collaboration at the neighborhood level to inform planning for more housing and housing types that are consistent with existing context and scale.	PUD	HOU	
	2	Explore updating the development code to allow Accessory Dwelling Units in residential districts and incorporate design standards to ensure neighborhood compatibility.	PUD	DEV, ZOAC, CPC	
	3	Explore the creation of an infill residential zoning district to allow appropriately scaled infill housing in designated areas.	PUD	DEV, HOU	
	4	Promote diverse and affordable mix of housing types within neighborhoods, especially along TOD sites, to provide housing choices for all stages of life	PUD	HOU, OED	
	5	Pilot targeted incentives, such as expedited rezoning and permitting applications, when developing alternative owner-occupied housing, such as co-ops, condos, and community land trusts.	HOU	OED, PUD	
B Prioritize Housing Investments for the Most Vulnerable Populations, Especially the Unhoused and those at High Risk of Displacement	6	Work with city departments to identify and plan for areas in which surplus city and other public agency-owned land is purchased for the development of affordable housing to address gentrification, homelessness, and displacement.	HOU	PUD	
	7	Encourage the addition of diverse housing types within land controlled or owned by the city or other public agencies.	HOU	PUD	11
	8	Incorporate displacement risk assessments and community discussions as part of future smaller area planning efforts.	PUD	HOU	11
	9	Prioritize the preservation and planning of neighborhoods identified most at risk of displacement through city initiated rezoning efforts including conservation districts, neighborhood stabilization overlays, historic districts, and other yet-to-be established tools.	PUD	DEV, HOU	
	10	Partner with housing agencies and advocates to create a more expansive anti-displacement toolkit.	HOU	PUD	
C Align Land Use Policy & Process with Housing Strategies, Plans, and Programs	11	Streamline the development review and rezoning process for affordable housing projects.	PUD	DEV, HOU	1
	12	Develop an integrated housing infill policy that provides an expedited rezoning and permitting process, housing pattern books for different housing types, and pre-vetted and approved housing plans.	PUD	DEV, HOU	
	13	Establish urban design guidelines for the city's Notice of Funding Availability (NOFA) procurement, selection, and review process for multifamily, single family, and other residential projects.	PUD	HOU	1
	14	Provide land use and zoning data to support city recommended changes to state law that remove barriers to affordable housing options.	PUD	OGA, HOU	
	15	Update development code to allow more flexibility in subdivision and zoning regulations, such as reduced built-to lines, setbacks and the community retail zoning classification.	PUD	DEV	





Implementation Plan

Economic Development & Revitalization Implementation Table

Objective	#	Action Step	Lead	Key Partners	Related Themes
A Implement "Transformative Placemaking" Strategies to Revitalize Commercial Corridors, Transit Nodes, and Employment Centers	1	In coordination with DART's strategic plan, identify underutilized , surplus, or vacant land in key areas, particularly in TOD areas of focus , to transform into vibrant spaces that support greater economic outcomes for those areas.	PUD	OED, DDI, OAC, DDOT , COD EDC ,	12
	2	Facilitate collaborative placemaking initiatives to reimagine the adaptive reuse of historically and culturally significant structures and places.	PUD	OED, OAC, Historic Preservation	10 11
	3	Initiate detailed land use and zoning planning assessments of commercial corridors and centers identified through ForwardDallas to outline specific opportunities and strategies for revitalization.	PUD	OED, DDOT , DART , HOU	5 8
	4	Incentivize projects near TOD sites to conform to urban design standards specified within the Complete Streets Manual	OED	DDOT , PUD	
B Prioritize Equitable Growth by Targeting Investment in Underserved Communities.	5	Prioritize neighborhood and corridor planning efforts and/or zoning reviews in areas transitioning away from industrial uses or for former brownfield areas.	PUD	PUD, DDOT , DPW, OEQS, OGA	1
	6	Coordinate future land use with infrastructure investment in Southern Dallas to ensure adequate public facilities, housing, and mobility options for existing and future businesses and their employees.	PUD	OED, DDOT , PBW	
	7	Coordinate with OED to direct economic development resources to areas through ForwardDallas and other neighborhood planning and corridor efforts.	PUD	OED	5 8
C Foster Economically Resilient Communities That Are Regionally Connected and Locally Supported	8	Work with city departments to support investment and development in "Economic Development + Revitalization" focus areas including new TOD areas, existing commercial nodes, and Economic Development Policy Target Areas to provide a sustainable mix of employment, mixed income housing, and services to the community.	OED	PUD, HOU, DDOT	1 2 5
	9	Coordinate with city departments to create and implement anti-displacement policies for small business owners and homeowners.	Small Business Center	OED, PUD, HOU	
	10	Ensure appropriate land use and zoning in designated areas to support emerging creative and technology industries to supplement the expansion of logistics-related jobs and targeted industry clusters , particularly in the Southern Sector.	PUD	OED	
	11	Coordinate planning and economic development initiatives with surrounding jurisdictions to ensure mutually beneficial development, equitable cost sharing, and integrated infrastructure investment.	PUD	OED, DPW, DDOT , HOU	
D Remove land use and zoning barriers that hinder small business development	12	TBD	PUD	DEV	





Implementation Plan

Community and Urban Design Implementation Table

Objective	#	Action Step	Lead	Key Partners	Related Themes
A Establish a Citywide Urban Design Framework	1	Develop citywide urban design guidelines that build upon ForwardDallas principles and illustrate how different communities and places will grow or be preserved in the future	PUD	PKR, HOU, ECO, DDOT , DPW, DART	4 7 13
	2	Utilize the ForwardDallas urban design principles and elements as the foundation for integrating urban design standards into the development code update.	PUD	DEV	
B Integrate urban design standards and guidance into the development review process and future planning efforts.	3	Incorporate the future citywide urban design guidelines as a component of the development review process including for all rezoning projects .	PUD	DEV	
	4	Expand the purview of the Urban Design Peer Review Panel (UDPRP) to include the review of urban design criteria for bond projects.	PUD		
	5	Provide urban design support to CECAP's recommendation to implement green infrastructure programs that treat the Right of way (ROW) as both a mobility and green infrastructure asset.	PUD	DPW, DDOT	13
	6	Work with Park and Recreation planning staff to increase public access from new development to parks, trails and open space including potential for accessibility standards in the development code.	PKR	PUD, DDOT	
	7	Coordinate with Park and Recreation planning staff on future updates to Dallas Park and Recreation Master Plan. Include policy that increases public access to existing and future parks as it relates to land use and urban design changes over time.	PKR	PUD	
	8	Incorporate place-specific urban design guidelines within neighborhood and corridor plans.	PUD		5 8
C Promote quality design principles to foster more inclusive and equitable neighborhoods and spaces throughout Dallas	9	Establish a neighborhood planning program through which community stakeholders envision, evaluate, and establish the desired vision and form of their community.	PUD		
	10	Incorporate a community's people, history, culture and identity into neighborhood planning and urban design processes to sensitively shape the relationship between new and existing buildings, parks, streets and other open spaces.	PUD	OAC, DPW, DDOT , PKR	2
	11	Expand the suite of context sensitive design and preservation tools including historic and conservation districts and neighborhood stabilization overlay programs and update applicable ordinances to better respond to rapidly changing conditions in established neighborhoods.	PUD	DEV, HOU	8 9 2

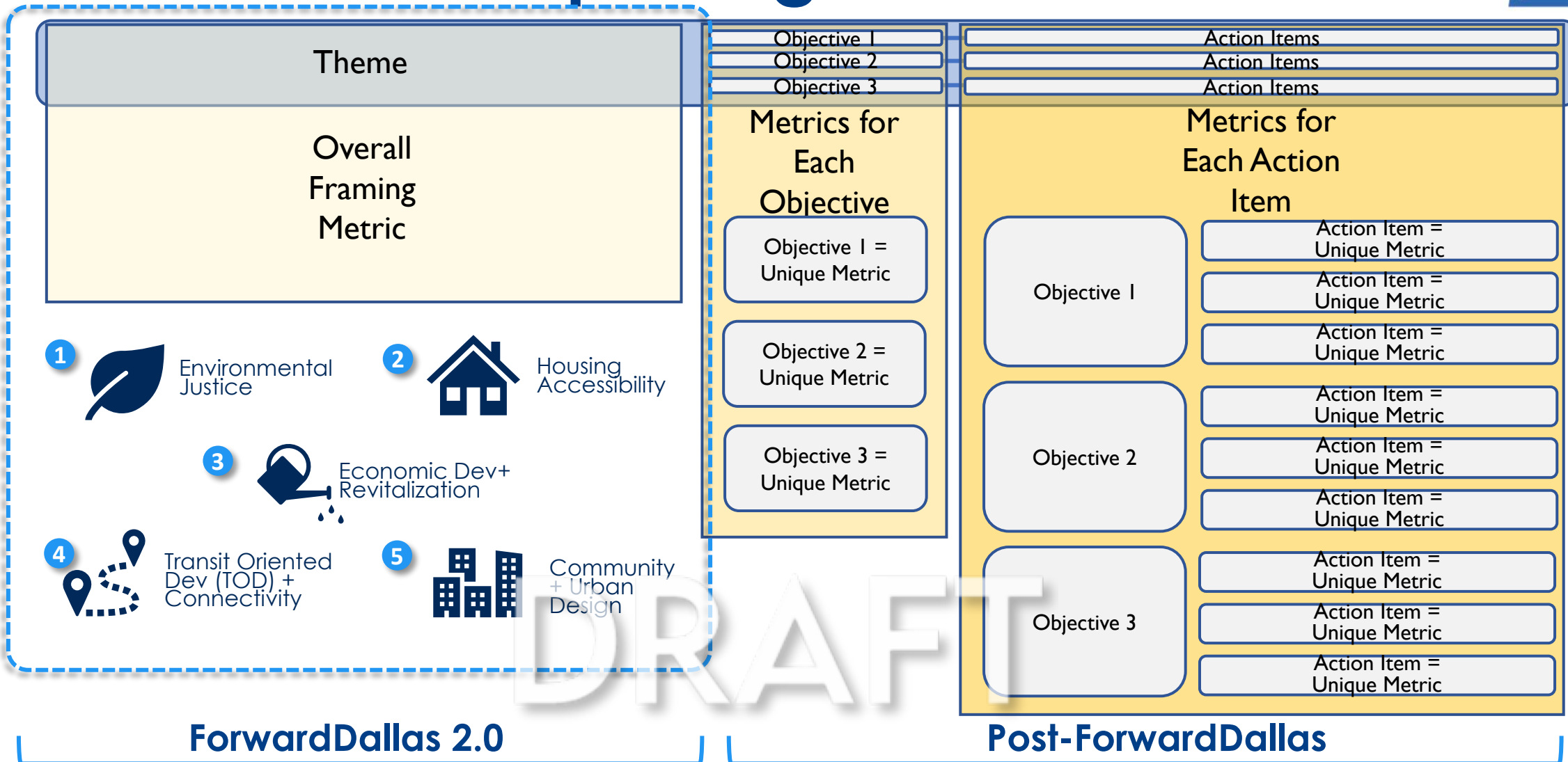


IMPLEMENTATION PLAN: METRICS UPDATE





Metrics and Reporting





Metrics and Reporting – Draft KPIs

1



Environmental Justice

% decrease in residential properties near industrial uses/zones (CECAP)*

2



Housing Accessibility

Increase # of housing units in areas of displacement risk (REP) *

Increase # of housing units along TOD areas and commercial corridors*

3



Economic Development + Revitalization

Increase % of land use mix along strategic commercial corridors*

Increase the development of historically disadvantaged communities with high residential vacancies (REP) *

4



Transit Oriented Development (TOD) + Connectivity

Rezone to encourage more development and walkability near transit in historically disadvantaged communities (REP) *

5



Community + Urban Design

To be developed with Future Citywide Urban Design Guidelines



*Draft metrics and performance goals under development with Technical Review Committee (TRC)

OTHER PLAN DOCUMENT UPDATES

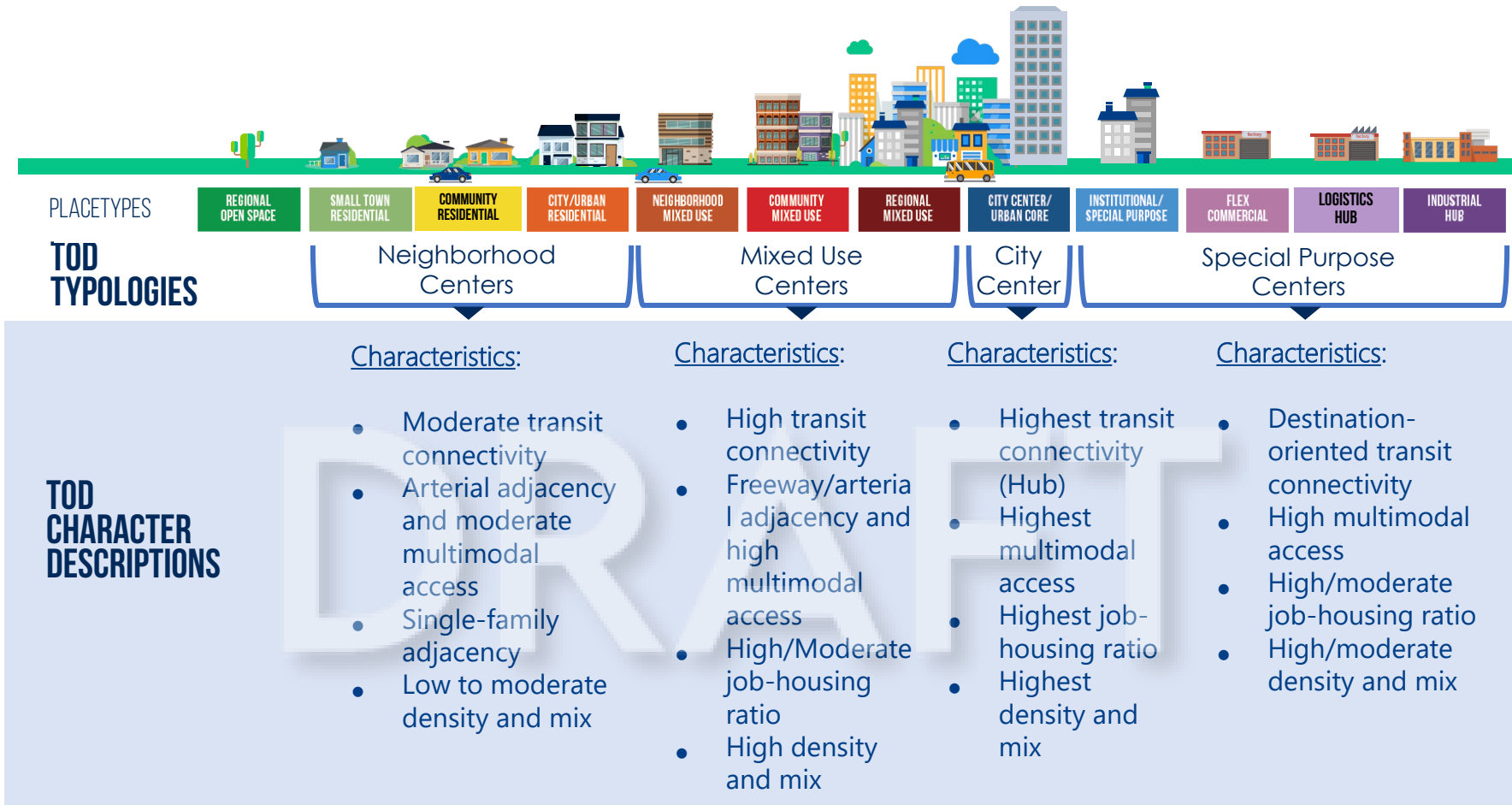




Other Plan Document Updates

3 TOD

Strengthen TOD focus and developing a stronger connection on how they relate to the placetypes.



**WHAT'S
NEXT?**



CPC FwdDallas Review Schedule

Revised March 21, 2024



✓ = Regularly Scheduled Briefing

✓ = Confirmed Specially Called Meeting / Public Hearings

	March		April			May			June
	Thur, Mar 21	Thur, Mar 28	Thur, Apr 4	Thur, Apr 11	Thur, Apr 18	Thur, May 2	Thur, May 9	Thur, May 16	TBD
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