

Memorandum



CITY OF DALLAS

DATE August 30, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **ForwardDallas Comprehensive Land Use Plan Update**

Summary

This memo is a follow up and update to the special called meeting of the City Council Economic Development Committee (the Committee), held on Tuesday, August 27, to discuss the ForwardDallas Comprehensive Land Use Plan Update (ForwardDallas 2.0). The August 27 meeting was a continuation of the initial Committee briefing on August 5.

Summary of Key Talking Points

Staff provided a [presentation](#) on ForwardDallas 2.0, key components of the draft plan, and historical perspectives in land use. A portion of the conversation addressed misinformation circulating about the plan. To help clarify the most pressing issues raised during the discussion, a document with Frequently Asked Questions (FAQs) is attached to this memo.

In addition to the FAQs, the majority of the conversation centered around the residential components of the plan. Some of the key points raised for continued discussion were:

- Potential compromises to the housing-related items in the plan including:
 - Additional language from the 2006 ForwardDallas plan about the importance and impact of residential neighborhoods to the city
 - Further clarification about locational strategies for different housing types
 - Additional language about promoting homeownership and ownership housing types
- Impacts of not moving forward with the housing components of ForwardDallas 2.0:
 - Lack of locational guidance for different housing types
 - Removal of recommendations to develop updated design standards for residential development
 - Removal of recommendations to develop anti-displacement measures for neighborhoods at high risk

Next Steps

The Committee will continue the conversation at its regularly scheduled meeting on September 3. Prior to that meeting, staff will continue to respond to questions and recommendations submitted by Councilmembers. Responses will be sent to all City Council members.

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Should you have any questions, please contact Emily Liu, Director, Planning and Development Department, at 469-990-8069 or yu.liu@dallas.gov.



Robin Bentley,
Assistant City Manager (I)

[Attachments]

c: Kimberly Bizer Tolbert City Manager (I) M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Tammy Palomino, City Attorney Alina Ciocan, Assistant City Manager
Mark Swann, City Auditor Donzell Gipson, Assistant City Manager (I)
Biliera Johnson, City Secretary Jack Ireland, Chief Financial Officer
Preston Robinson, Administrative Judge Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I) Directors and
Dominique Artis, Chief of Public Safety (I) Assistant Directors
Dev Rastogi, Assistant City Manager



FORWARD DALLAS



Overview: The City of Dallas needs a strategic update to its comprehensive plan. It was originally developed in 2006 and is the blueprint for how the City should look and grow for the long term.

ForwardDallas 2.0 a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon – from our continued economic growth to our long-term social vibrancy. It identifies opportunities to support the City’s growth in a way that makes sense while at the same time, considering residents who have made Dallas their home for decades. ForwardDallas is a guidance plan; it is not zoning.

With that growth, we must be mindful how vital it is to separate residential from industrial, so our communities have healthy environments across all geographic areas of the City. ForwardDallas 2.0 tackles this proactively and strategically.

PLAN FACTS

Addresses Concerns about Multiplex in Single-Family: CPC voted to classify multiplex use as a secondary use in the Community Residential and Small Town Residential Placetypes. This means these two placetypes will be predominantly single-family.

Encourages Meaningful Communication: ForwardDallas 2.0 encourages thoughtful and meaningful communication so we can collectively build a better City for all, for many more years to come.

Creates Connectivity: Enhances connectivity and mobility by promoting alternative modes of transportation.

Fosters Collaboration: Prioritizes social equity and participation in the decision-making process.

Promotes Housing Accessibility: Since Fall 2021, conversations with the community have envisioned and promoted housing diversity, choice, and increased options for residents of all income levels and stages of life.

PLAN MYTHS

Allows Multiplexes By-Right on Single-Family Properties: No, ForwardDallas 2.0 does not allow multiplexes on any single-family zoned property in Dallas.

Eliminates Single-Family Zoning: No, ForwardDallas 2.0 does not, and legally cannot, eliminate single-family zoning.

Rezones My Neighborhood’s Property: No. ForwardDallas 2.0 is a land use planning guide and does not rezone any part of the city. If a property owner applies for a zoning change, each case will still be filed with the planning department, will be reviewed by staff, reviewed by CPC, and if recommended, will move to the City Council for review and final vote.

Changes the Permit Review Process: No. ForwardDallas 2.0 cannot be used to apply or obtain a building permit.

Linked to the 5-Signature Memo on Lot Sizes: Authored Fall 2023, the 5-signature memo was an entirely separate conversation from ForwardDallas 2.0. ForwardDallas does not call for the reduction of lot sizes.



FREQUENTLY ASKED QUESTIONS

What else has been done to address concerns about housing in neighborhoods?

- ForwardDallas 2.0 includes language clarifying that it does not include a recommendation for a city-initiated rezoning of single-family neighborhoods, nor does it encourage tearing down existing housing for replacement and incompatible infill, particularly in areas at risk of displacement.
- ForwardDallas 2.0 also includes locational guidance for different housing types which recommends focus near transit stations, along commercial corridors, in transition areas between non-residential and existing residential areas, on former civic/institutional properties, and possibly on corner lots.
- ForwardDallas 2.0 also includes priority for adding design standards into the Development Code and strengthening the Neighborhood Stabilization Overlay ordinance to provide greater predictability and sensitive design for new housing.
- ForwardDallas 2.0 does not change Historic Districts, Conservation Districts, Neighborhood Stabilization Overlays and Neighborhood led Planned Developments.

Many residents are concerned about the prospect of multiplexes in single-family neighborhoods. What has been done to address those concerns?

- The original ForwardDallas, adopted in 2006, describes Dallas neighborhoods of consisting of many single family allow with duplexes, townhomes and small apartment buildings.
- ForwardDallas 2.0 provides additional clarity for those multiplexes that the original version did not.

What if residents have concerns about ForwardDallas 2.0?

- The ForwardDallas 2.0 team is listening and will continue to receive feedback from residents.
- Residents still have an opportunity to submit questions and comments to the City Council.

What type of outreach and engagement has the ForwardDallas 2.0 team pursued?

- Over the past three years, the team has hosted more than 200 in-person events, and more than 70 virtual events.
- The ForwardDallas 2.0 website has seen 25,000 site visits.

What does it mean for residents to live in healthy environments across all geographic areas of the City?

- ForwardDallas 2.0 has identified and is addressing geographic areas where existing residential is still zoned for industrial uses and/or where harmful industrial uses are next to or nearby residential uses. This promotes "environmental justice", or the fair treatment of all residents, regardless of where they live or their socio-economic standing.
- ForwardDallas 2.0 prioritizes future land use in areas that historically have borne the brunt of environmental burdens, particularly in or near communities of color.

What is the timeline?

- **July 25, 2024:** City Plan Commission (CPC) finalized their recommendations and moved to forward the draft plan to the City Council for their review and consideration for adoption.
- **August 5 and August 27:** Briefings to the Economic Development Council Committee
- **September 3:** Third briefing to the Economic Development Council Committee
- **End of September/October (tentative):** City Council Public Hearing