

Memorandum



CITY OF DALLAS

DATE August 2, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **ForwardDallas Comprehensive Land Use Plan Update**

Summary

The purpose of this memo is to provide an update on the ForwardDallas Comprehensive Land Use Plan Update (ForwardDallas 2.0). On July 25, the City Plan Commission (CPC) voted to recommend approval of the draft plan, as amended, and send to City Council for consideration. This memo summarizes the CPC review process, key recommended changes since the CPC received the draft plan from the Comprehensive Land Use Plan Committee (CLUP), and next steps.

City Plan Commission (CPC) Review Process

Review of the plan began with the Comprehensive Land Use Plan Committee (CLUP), a standing committee of the CPC. On January 9, 2024, after four months of review of the initial draft of the plan, the CLUP unanimously recommended that its draft, as amended, be forwarded on to CPC for additional review, discussion, and public hearings. The first briefing to CPC after receiving the draft from CLUP was held on February 1, 2024 and included an introduction to the draft plan and key CLUP recommendations. A total of six CPC briefings were provided, two full-day workshops were held to review and discuss the plan, and five public hearings were scheduled to hear public comments and continue the review and discussion of the draft. In addition to workshops with CPC and the public hearings, between February and June of 2024, staff attended 20 community town halls and neighborhood meetings at the request of City Council members, City Plan Commissioners, and community members.

Key City Plan Commission Issues and Recommendations

Three topics were most highly debated by CPC: 1) Residential Neighborhoods, 2) Environmental Justice, and 3) Transit-Oriented Development (TOD). The first topic, Residential Neighborhoods garnered the most discussion. Discussion was prompted due to recommended changes to the initial draft plan from the CLUP for the Community Residential placetype, as well due to as misinformation erroneously claiming that ForwardDallas 2.0 recommended eliminating single-family zoning, developing multiplexes on all residential lots, and “by-right” authority to do this with no additional action from decision-making bodies. Staff and CPC spent many meetings correcting misinformation to clarify that: ForwardDallas 2.0 is not a zoning document, it does not recommend the elimination of single-family zoning, there is no recommendation to allow apartments to be built on every residential property, a plan cannot make anything happen “by-right,” and a plan provides guidance and does not have the authority to change zoning nor change the zoning review process.

1. **Key Changes Related to Neighborhoods:** As part of its work to clarify what ForwardDallas 2.0 is, its intent, and to balance the comments CPC was hearing about residential neighborhoods, CPC recommended the following key changes from the CLUP draft:

- **Neighborhood Protections:** Added further clarifying language that 1) ForwardDallas 2.0 does not include a recommendation to rezone single-family neighborhoods, and 2) ForwardDallas 2.0 does not change Historic Districts, Conservation Districts, Neighborhood Stabilization Overlays and neighborhood-led Planned Developments.
- **Multiplex:** The CLUP recommended a multiplex definition of 10 or fewer units and that they be a primary future land use in the Small Town and Community Residential placetypes. CPC moved multiplex to a secondary use in the Small Town Residential and Community Residential placetypes and updated the multiplex definition as having 8 or few units.
- **Accessory Dwelling Units (ADUs), tiny homes, and cottage courts:** CPC recommended removing ADUs, tiny homes, and cottage courts as example land uses within single-family detached residential, and alternatively, recommended moving the items to the implementation chapter as an action step to explore the process and standards for these uses as part of the separate, Development Code update process.
- **Locational Guidance:** Added preferred locations for different housing types such as near transit stations and along commercial corridors, in transition areas between non-residential and existing residential areas, on former civic/institutional properties, and possibly on corner lots.
- **Displacement Concerns:** Added language about retaining existing housing stock whenever possible to minimize the displacement of existing residents.
- **Design Standards:** Added further clarity about prioritizing building residential design standards into the Development Code and strengthening the Neighborhood Stabilization Overlay ordinance to provide greater predictability and sensitive design for new housing.

2. **Key Changes Related to Environmental Justice:** Staff worked with community and advocacy groups over the course of the plan to elevate the issue of environmental justice (EJ) in ForwardDallas 2.0. CPC recommended the following additions to further strengthen recommendations:

- **Authorized Hearings:** Adding clarity that Authorized Hearings should be prioritized in areas with environmental justice concerns.
 - **Environmental Justice Review Tool:** Incorporating a recommendation that a new EJ tool should be explored after ForwardDallas 2.0 is adopted to consider EJ impacts in zoning cases.
 - **Environmental Justice Goals:** Recommended creating citywide EJ goals in collaboration with City departments and community groups.
3. **Transit-Oriented Development (TOD):** CPC recommended providing more TOD guidance to the draft plan and further emphasizing that certain TOD areas were preferred locations for additional mixed-use development, including various housing types. CPC recommended adding the following:
- **Graphics:** Additional graphics were added to the plan that showed and described different TOD typologies, for example: neighborhood centers and mixed-use centers, to demonstrate that there are different scales and intensities to TOD, depending on the context and existing conditions of the area.
 - **Trail, Bike and Bus Infrastructure:** Additional language was added to emphasize the importance of these connections.

Next Steps

Staff is currently updating the draft document, as recommended by CPC. The next steps in the ForwardDallas 2.0 process are:

- Publish an updated CPC draft plan (beginning of August)
- August 5: Briefing to the Economic Development Committee
- August 28 (tentative): City Council public hearing and draft plan discussion

All Council members are invited to join the August 5 Economic Development Committee meeting to discuss ForwardDallas 2.0. Should you have any questions, please contact Emily Liu, Director, Planning and Development Department, at 469-990-8069 or yu.liu@dallas.gov.



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DATE August 2, 2024
SUBJECT **ForwardDallas 2.0**
PAGE **4 of 4**

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