

**ForwardDallas Roundtable
January 30, 2024**

1 "Gilles, Andrea" (1174607616)

00:00:32.675 --> 00:00:41.490

Evening everyone just noticed a question in the chat, which is timely. Um, yes, the meeting is officially starting. Now, I was just giving, um.

2 "Gilles, Andrea" (1174607616)

00:00:41.490 --> 00:00:54.150

A few others some time to struggle in. Um, welcome everyone. My name is Andrew Gillis. I am the interim director of planning an urban design. Thank you for joining us tonight. Um, for this.

3 "Gilles, Andrea" (1174607616)

00:00:54.150 --> 00:01:10.590

Relatively informal discussion largely Q and a, about, for Dallas and where we're at, in the process and some of the significant changes or not so significant changes since the plan the draft plan has been recommended.

4 "Gilles, Andrea" (1174607616)

00:01:10.590 --> 00:01:14.610

To city planning commission by the comprehensive land use plan committee.

5 "Gilles, Andrea" (1174607616)

00:01:14.610 --> 00:01:34.610

They made their recommendation on January 9th. So what we wanted to take an opportunity to do was sort of give some highlights about what was discussed and recommended at the stage of the comprehensive land use plan committee. Um, talk about some of those bigger highlights. And then talk to you about some.

6 "Gilles, Andrea" (1174607616)

00:01:34.610 --> 00:01:43.950

Next steps, and what you can expect, um, in the next steps in the process. So I do want to provide a couple of housekeeping items before we jump in.

7 "Gilles, Andrea" (1174607616)

00:01:43.950 --> 00:02:03.950

So, we're going to go through the presentation 1st I have 1 of our chief planners with me, Lawrence, who is going to sort of take over midway through the presentation and go over some of the highlights from the review from the committee meetings and the draft document. Um.

8 "Gilles, Andrea" (1174607616)

00:02:03.950 --> 00:02:23.950

I will take the 1st, part of the presentation, but some of the housekeeping pieces we're going to go through the entirety of the presentation 1st take questions and comments after that you all will be muted until we get to the question period. Um, just so we can help with flow and manage any background noise that we might um.

9 "Gilles, Andrea" (1174607616)

00:02:23.950 --> 00:02:33.000

Here with people coming and going on the call, um, at that time, they're on the bottom of your screen. You'll see a little hand.

10 "Gilles, Andrea" (1174607616)

00:02:33.000 --> 00:02:53.000

It's a raised hand option. That's how we'll be calling on people for Q. and a, at the end of the presentation. You just click on that raise your hand. We'll keep track. Um, and we'll call on you, um, for questions and take you off mute. You can also, if you see also on the bottom on the right hand side of bottom, right hand.

11 "Gilles, Andrea" (1174607616)

00:02:53.000 --> 00:03:13.000

A chat option, you can feel free to add in comments throughout the you don't have to wait until the very end. You can put in comments and questions, um, in the chat and toward the end of it, then we'll start working through some of those questions that are in the chat. I do want to wrap this up out of respect. For time. We had this reserved until.

12 "Gilles, Andrea" (1174607616)

00:03:13.000 --> 00:03:33.000

seven zero pm tonight i want to make sure that you'll get some of your evening back so we will be ending at seven zero pm but if there are follow up questions i want to make sure that we'll put our contact information in the chat so if anybody wants to follow up with staff after this meeting we can absolutely do that there's also a second meeting of this as well

13 "Gilles, Andrea" (1174607616)

00:03:33.000 --> 00:03:48.330

Later on this week, if folks wanted to join that, but it's going to be the same kind of meeting um, I also did want to point out that we are recording this meeting. So that if anybody wanted to follow up back on that, we will post the recording of the meeting. So, with all of that housekeeping information.

14 "Gilles, Andrea" (1174607616)

00:03:48.330 --> 00:04:03.000

I will hop into the presentation again. Thank you for joining us. This is the outline I sort of mentioned that we'll go over some of the major changes, give a project update, and then talk about next steps next steps next slide. Please.

15 "Gilles, Andrea" (1174607616)

00:04:03.000 --> 00:04:25.100

But before we even started any of the meat of the document I did want to go into, sort of set a baseline of what for Dallas is and what it isn't. I'm sure many of you have seen some of the news articles that have been floating around. There's been a lot of information that has been floated. Some of it is.

16 "Gilles, Andrea" (1174607616)

00:04:25.100 --> 00:04:41.309

Not some of it, we need to help update and provide some additional information on some of those contents, and some of the opinions that were provided in those articles. I want to make sure that everybody understands the issues and is on the same playing field next slide. Please.

17 "Gilles, Andrea" (1174607616)

00:04:41.309 --> 00:04:48.239

So, the big question of why for Dallas for Dallas again, this is an update.

18 "Gilles, Andrea" (1174607616)

00:04:48.239 --> 00:04:55.979

Where Dallas was 1st established into 2006, but for Dallas didn't take the plan.

19 "Gilles, Andrea" (1174607616)

00:04:55.979 --> 00:05:04.319

As far as arriving at the adoption of a land use plan. So we haven't had a city wide land, use future land, use plan.

20 "Gilles, Andrea" (1174607616)

00:05:04.319 --> 00:05:14.669

Guiding development decisions throughout the city, we're 1 of the only major cities in the country, and even smaller cities that don't have a citywide land use plan.

21 "Gilles, Andrea" (1174607616)

00:05:14.669 --> 00:05:19.199

So, what for Dallas is talking about today is how we adjust.

22 "Gilles, Andrea" (1174607616)

00:05:19.199 --> 00:05:33.839

For our growth, and our preservation moving forward and to have some more predictable guidance to draw to when we do go through and look at some zoning changes throughout the city. Um, I just want to, you know, the city is changing.

23 "Gilles, Andrea" (1174607616)

00:05:33.839 --> 00:05:53.699

It really is a matter of how we adapt to that change. How we plan for that change. And that is part of what for Dallas is is looking at. And

we haven't had. Like I said, neighborhoods. I know that. A lot of the concern, and a lot of the people that are on the meeting tonight are concerned about neighborhoods. Well, we haven't had.

24 "Gilles, Andrea" (1174607616)

00:05:53.699 --> 00:06:01.469

From a holistic citywide perspective, a lot of very predictable guidance for neighborhoods to utilize when moving forward.

25 "Gilles, Andrea" (1174607616)

00:06:01.469 --> 00:06:21.469

And forward, Dallas is the 1st step in providing that guidance again. There are parts of the city that have plans that parts of the city have that guidance. Some of the areas that have those plans are also quite old. They're, you know, 10:20:years old. And when you think about where the city was at 20 years ago, we're in a very different spot. Some.

26 "Gilles, Andrea" (1174607616)

00:06:21.469 --> 00:06:36.749

Is we're exactly where we were but there are a lot of areas that are seeing a lot of change and haven't had that planning done to help move in a forward direction. Um, so that is all part of the discussion through forward Dallas next slide please.

27 "Gilles, Andrea" (1174607616)

00:06:36.749 --> 00:06:54.929

I want to be very clear that for Dallas is a guiding vision document. It is not a zoning document. I've seen a lot of articles that have talked about that for Dallas will change your property overnight. It is going to de facto reason your property forward. Dallas does not rezone properties.

28 "Gilles, Andrea" (1174607616)

00:06:54.929 --> 00:07:03.359

Period for Dallas is a guiding document that provides guidance for zoning requests.

29 "Gilles, Andrea" (1174607616)

00:07:03.359 --> 00:07:08.819

But it does not ended of itself change any zoning at all. It can not do that.

30 "Gilles, Andrea" (1174607616)

00:07:08.819 --> 00:07:13.619

And it doesn't do that an entirely separate process would need to occur.

31 "Gilles, Andrea" (1174607616)

00:07:13.619 --> 00:07:22.469

After for Dallas to make any zoning changes or any code changes, and that would be also be a public process next step. Please next slide. Please.

32 "Gilles, Andrea" (1174607616)
00:07:22.469 --> 00:07:37.229

This other piece that I've seen a lot for Dallas is not call for the eliminate elimination of single family, zoning or neighborhoods. It establishes a framework for continued conversation about how to implement the plan.

33 "Gilles, Andrea" (1174607616)
00:07:37.229 --> 00:07:48.149

Which may include zoning there are some zoning recommendations in the document, but it does not prescribe exactly the how, and the, where.

34 "Gilles, Andrea" (1174607616)
00:07:48.149 --> 00:07:51.869

1 of the other things too is, is that, you know, there's.

35 "Gilles, Andrea" (1174607616)
00:07:51.869 --> 00:08:11.429

We've heard a lot of discussion about this housing memo that is out that talks about the 3 and 4 units try PLEXes quads in our neighborhoods. That is a totally separate piece in this. It came for. Dallas had been going on for 2 years before. We received that 5 signature memo.

36 "Gilles, Andrea" (1174607616)
00:08:11.429 --> 00:08:28.889

That was authored by council and west to explore and have the discussion about how we might think about lots sizes and additional housing types for our neighborhoods in the future. Now, for Dallas does recommend.

37 "Gilles, Andrea" (1174607616)
00:08:28.889 --> 00:08:34.979

That we have to figure out how to accommodate more housing for more people and more.

38 "Gilles, Andrea" (1174607616)
00:08:34.979 --> 00:08:54.979

Housing needs in the coming decades, but it does not say anything about eliminating single family, residential neighborhoods. In fact, it acknowledges that. We have a lot of single family neighborhoods. We want to preserve and stabilize and and celebrate those neighborhoods. But we have to think strategically about how to do that and we.

39 "Gilles, Andrea" (1174607616)
00:08:54.979 --> 00:09:06.599

Have to have conversations it also talks a lot about how we equitably handle additional housing in our city that we can't just be thinking neighborhood by neighborhood. That is part of it.

40 "Gilles, Andrea" (1174607616)

00:09:06.599 --> 00:09:11.849

But from a, for Dallas perspective, we have to think about it on a much broader level.

41 "Gilles, Andrea" (1174607616)

00:09:11.849 --> 00:09:22.649

Next slide please. Um, and for Dallas, as I sort of mention, it does not prescribed 1 specific answer.

42 "Gilles, Andrea" (1174607616)

00:09:22.649 --> 00:09:39.299

It does lay out guidance. It says we have to have further discussion. There are some areas where it does, you know, there are I know it's been mentioned about accessory dwelling units for Dallas does recommend that accessory dwelling units be allowed in residential districts throughout the city.

43 "Gilles, Andrea" (1174607616)

00:09:39.299 --> 00:09:43.139

The language that, so here's an example of.

44 "Gilles, Andrea" (1174607616)

00:09:43.139 --> 00:09:55.469

How much work is still to be done on the plan and how much time is still left we can have those discussions about that for Dallas, puts that out the comprehensive land use plan committee recommended that move forward.

45 "Gilles, Andrea" (1174607616)

00:09:55.469 --> 00:09:58.529

In the document in the action plan.

46 "Gilles, Andrea" (1174607616)

00:09:58.529 --> 00:10:18.529

But it can be adjusted, it can be written differently. It can be, you know, it can be softened and it can also include. I know some of the concerns was that there isn't appropriate criteria for our accessing accessory dwelling units. It can go further and make the recommendation that we need before.

47 "Gilles, Andrea" (1174607616)

00:10:18.529 --> 00:10:32.879

Doing anything on that in that respect, we need to update our criteria for access re, dwelling units. So again, it recommends further discussion and establishes framework for additional discussion and I cannot emphasize enough.

48 "Gilles, Andrea" (1174607616)

00:10:32.879 --> 00:10:40.049

It is not a zoning document. It does not change zoning. It leads to further discussion. It does.

49 "Gilles, Andrea" (1174607616)

00:10:40.049 --> 00:10:53.339

Establish a framework for where we plant some of those discussions how we look at some of those discussions helps organize those next steps, but it does not dictate exactly how those steps go.

50 "Gilles, Andrea" (1174607616)

00:10:53.339 --> 00:11:03.119

Next slide please. So, with that, I'm going to go into the larger forward Dallas, but I thought it was important to sort of establish some of those.

51 "Gilles, Andrea" (1174607616)

00:11:03.119 --> 00:11:09.809

You know, what for Dallas is and what it isn't because, and I'm happy to continue that conversation because I think it's really critical.

52 "Gilles, Andrea" (1174607616)

00:11:09.809 --> 00:11:24.179

Moving into city plan commission that we establish some of those and I think that there is still areas where we can massage the plan, but we have to be able to have honest conversations about that. So project update next slide. Please.

53 "Gilles, Andrea" (1174607616)

00:11:24.179 --> 00:11:33.659

So, where we're at, in the process, I mentioned this a few times, the comprehensive land use plan committee has recommended to city plan commission.

54 "Gilles, Andrea" (1174607616)

00:11:33.659 --> 00:11:53.659

A draft an updated draft document. Staff is working right now to incorporate all of the changes that the comprehensive land use plan committee has recommended, and we plan to start going to city planning commission in February, which will start public hearings. We'll have briefings in public hearings. With city plan Commission, they'll have another opportunity.

55 "Gilles, Andrea" (1174607616)

00:11:53.659 --> 00:12:12.689

Need to review the document, recommend changes. Um, but that should be starting in February and the comprehensive ladies plan committee is a committee of the city plan commission. So they do a 1st, really significant scrub of the document of the draft. And then before it moves on to city planning commission, next slide please.

56 "Gilles, Andrea" (1174607616)

00:12:12.689 --> 00:12:34.309

I guess I did from that side and you don't have to go back Laurence, but I did want to point out that this is something I sort of heard that we need more community engagement. We need to be more. We actually started this document in the fall of 2021 and so there's been a lot of discussion on this document. So, since the fall of 2021, and I'm going to go over some of those.

57 "Gilles, Andrea" (1174607616)

00:12:34.309 --> 00:12:55.069

Some of that engagement, but leading into, you know, specifically, the most recent, the comprehensive ladies planning committee this is all the times that they met to discuss forward. Now it has been close to 2 years that this document in different pieces has been with them. Really? Thinking about the future land uses, which we're calling place types, how we're defined.

58 "Gilles, Andrea" (1174607616)

00:12:55.069 --> 00:13:09.719

Finding certain places which Lawrence will go into it a little bit, we, that we spent a lot of time discussing that and trying to get that in a good position to represent our places in Dallas. Um.

59 "Gilles, Andrea" (1174607616)

00:13:09.719 --> 00:13:26.219

But in September, we pulled all of those pieces together and, um, prepared a draft, a 1st draft, full draft document for the comprehensive landscape, um, committee to start reviewing. So, since that time.

60 "Gilles, Andrea" (1174607616)

00:13:26.219 --> 00:13:46.219

Largely, we've met twice a month, they meet twice a month to go over that document and we finally, so that's about 2 force about 8 meetings that we had with them. Some of them day. All meetings going literally line by line to go through this document with staff. They also had.

61 "Gilles, Andrea" (1174607616)

00:13:46.219 --> 00:13:50.729

Comments as well, and so ultimately on January 9th.

62 "Gilles, Andrea" (1174607616)

00:13:50.729 --> 00:14:00.479

They had their final committee and recommended a draft with changes to go forward to city plan commission to start their review next slide. Please.

63 "Gilles, Andrea" (1174607616)

00:14:00.479 --> 00:14:06.359

And I'll just briefly touch on this, so not only has there been community engagement?

64 "Gilles, Andrea" (1174607616)

00:14:06.359 --> 00:14:25.259

Out throughout the city, we've had the comprehensive landings planning committee, but then we also have a technical review committee. So internal departments, external agencies have been reviewing the recommendations in this plan obviously specific to their expertise to make sure that.

65 "Gilles, Andrea" (1174607616)

00:14:25.259 --> 00:14:29.609

1, what is in the plan can be a met, or can be.

66 "Gilles, Andrea" (1174607616)

00:14:29.609 --> 00:14:34.229

Um, implemented and then also just making sure that.

67 "Gilles, Andrea" (1174607616)

00:14:34.229 --> 00:14:54.229

Their needs are also served, and I also want to point out at this point that for Dallas is also building on several adapted plans or policy documents that the city has approved over the past 2 years. So, part of that is working with those departments to making sure that all of these plans speak to each other and.

68 "Gilles, Andrea" (1174607616)

00:14:54.229 --> 00:14:58.259

They're all implementing each other next slide please.

69 "Gilles, Andrea" (1174607616)

00:14:58.259 --> 00:15:04.409

And then again, this, you know, the community engagement, as I said, you know, we've had in person events we've had.

70 "Gilles, Andrea" (1174607616)

00:15:04.409 --> 00:15:14.609

Virtual events starting this is as of January 2024, but we've had, you know, starting and we had a kick off and fall of 2021.

71 "Gilles, Andrea" (1174607616)

00:15:14.609 --> 00:15:34.609

Um, we've had different forms of meetings, small group meetings, large workshops. Um, we've also had an interactive map online where we've gotten thousands of comments from that. You know what people like about the recommendations what they don't like about certain parts of, you know, the city what they do like, um, all of that culminating.

72 "Gilles, Andrea" (1174607616)

00:15:34.609 --> 00:15:54.419

Into, you know, this is where we sort of been all throughout the city, the different types of maps we've really tried to make sure that we have distributed ourselves throughout the city. Um, largely it's, you

know, proactively looking at areas through the city that we needed to go out to but also then responding to people who have asked us to come to them next slide. Please.

73 "Gilles, Andrea" (1174607616)
00:15:57.899 --> 00:16:06.029

And that with that, I will actually well, actually, no, I think we'll go into the next slide. I have a couple more slides and then I'll, I'll pass it off to Laurence.

74 "Gilles, Andrea" (1174607616)
00:16:06.029 --> 00:16:26.029

So this is just sort of the mechanics of the plan. So we'll provide at the end of this presentation. If you haven't seen the full document link to where the document is, it's a draft plan. Um, but ultimately, the components of the plan are we have land use themes that came out of community engagement. People talked about their priorities for the city and.

75 "Gilles, Andrea" (1174607616)
00:16:26.029 --> 00:16:30.179

And those land use themes then were used to develop.

76 "Gilles, Andrea" (1174607616)
00:16:30.179 --> 00:16:45.899

Our sort of plate in part or place type descriptions, and some of our implementation actions within the document. So these are sort of 4 components of the plans. We have these overarching themes. Then we describe different places future land uses within the city.

77 "Gilles, Andrea" (1174607616)
00:16:45.899 --> 00:17:01.979

We've got a map that it's, you know, the color coded map if you go back to the place type descriptions, that's where you get the meat of what those colors on the map mean and then we have an implementation plan we want to make sure that this plan is actionable next step please or next slide.

78 "Gilles, Andrea" (1174607616)
00:17:01.979 --> 00:17:21.979

And so out of all of the discussions that we had within the community, sort of, our top 2, biggest topics of conversation were environmental justice and housing accessibility. So, we had to make sure that this plan was responding to those 2 issues from a future land, use billing perspective and then action steps within the implementation plan.

79 "Gilles, Andrea" (1174607616)
00:17:21.979 --> 00:17:41.979

Where is also the themes of economic development and revitalization there's a lot of conversation about our corridors and how we redevelop our corridors transit oriented development, which basically means, you

know, either within a quarter mile or a half mile of a transit station, or a major transit hub or a lot of transit activity.

80 "Gilles, Andrea" (1174607616)

00:17:41.979 --> 00:17:54.089

Kind of development are we looking at there and then community in urban design this kind of spread throughout the entire document? Because really the community in urban design is how you get sort of the.

81 "Gilles, Andrea" (1174607616)

00:17:54.089 --> 00:18:04.049

The details of the different types of place, what gives it that feel, um, and much of it is the urban design or the design of that place.

82 "Gilles, Andrea" (1174607616)

00:18:04.049 --> 00:18:23.489

Next slide please. So, with that, I'm going to pass that off to Laurence. Laurence is going to take us through some of the big key issues that the comprehensive land use plan committee discussed through their review and some of the changes that resulted from that.

83 "Gilles, Andrea" (1174607616)

00:18:23.489 --> 00:18:30.689

From the 1st draft into the draft that they recommended to CPC and again we're going to focus on these key highlights.

84 "Gilles, Andrea" (1174607616)

00:18:30.689 --> 00:18:37.469

But, obviously, if you were gonna provide a link at the end, if you want to go through the entirety of the document.

85 "Gilles, Andrea" (1174607616)

00:18:37.469 --> 00:18:50.769

And if you have any questions, if you do that, and if you have any questions after that, we're happy to set up a time to talk to you about that. But we're only going to be focusing on the key changes. And I'll pass it off to Laurence. Thank you Laurence.

86 "Agu III, Lawrence" (3114108416)

00:18:50.769 --> 00:19:09.799

Thank you, Andrea and good evening. Everybody. So I'll try to make this as brief as possible, uh, without going through quickly. Uh, so Andrew mentioned the meat of the place type section and the plan document touches on how each part of the city, how it's broken up into different typology, different, different type.

87 "Agu III, Lawrence" (3114108416)

00:19:09.799 --> 00:19:29.799

Uh, that you see in the city, so from a residential community to an open space to, um, industrial hub, those types of places are described, uh, throughout the plan document, and are comprehensive and

use plan committee. They provided feedback to refine the definitions.
How we are the.

88 "Agu III, Lawrence" (3114108416)

00:19:29.799 --> 00:19:42.359

Driving the form and how they should be implemented, uh, in the plan document, uh, what I'm showing on the map or on the screen, uh, is going to highlight 2 major place types, uh, that we.

89 "Agu III, Lawrence" (3114108416)

00:19:42.359 --> 00:20:02.359

Refine and tweaked and added and modify through the discussions in the, I guess the past year actually and from that discussion hopefully provide an update to, uh, to those joining, this call in terms of what those updates look like, what you all should be focused on. Um, as you review the document yourselves and provide staff with any feedback that you.

90 "Agu III, Lawrence" (3114108416)

00:20:02.359 --> 00:20:23.509

Moving forward, so 1st thing you want us to touch on the community residential. Uh, so last year, this was actually to, uh, place types. Uh, it was called the traditional residential and the blended residential, um, the feedback that we got from the community, uh, the club and, uh, other stakeholders were that, um, on the map.

91 "Agu III, Lawrence" (3114108416)

00:20:23.509 --> 00:20:27.089

Those 2 place types all they had the same.

92 "Agu III, Lawrence" (3114108416)

00:20:27.089 --> 00:20:47.089

Land uses and descriptions related to land use, um, they seem to, um, prioritize certain parts of the community in terms of how, um, density how form should be looked at and a lot of, uh, conversation about equitable development equitable.

93 "Agu III, Lawrence" (3114108416)

00:20:47.089 --> 00:21:07.089

Uh, progress through the city, uh, focus on those 2 lanes uses and the, the comments that we had from the club, and a lot of community members was to look at that place type, uh, pretty in detail, provide some options in terms of which way to go. And which way we went was actually developing, uh, a new place type called a community residential.

94 "Agu III, Lawrence" (3114108416)

00:21:07.089 --> 00:21:21.539

Waste time, which incorporated the form of both those legacy traditional, Ah, residential place type and the blended residential play site into 1 place type. Uh, so, in the plan document that we have.

95 "Agu III, Lawrence" (3114108416)

00:21:21.539 --> 00:21:41.539

Drafted now, uh, the particular, uh, land uses that we had in those 2 are embodied in this place type and what it does. It does 2 things. It identifies that all residential communities single families. Single family was the desert communities. Um, there's no preference in terms of 1 type of the other and.

96 "Agu III, Lawrence" (3114108416)

00:21:41.539 --> 00:21:55.919

They are all under 1 category and on the play site map, which provides, uh, at least through the feedback that we've gotten, um, more of an equitable approach of how we look at these communities in the city.

97 "Agu III, Lawrence" (3114108416)

00:21:55.919 --> 00:22:17.479

So, those, that, when you delve into the document, it's going to show 2 types of form, or how, uh, neighborhoods or neighborhoods are developed in this particular place, type more the curvilinear sometimes more suburban type of layout and more the older grid form, as we mentioned before.

98 "Agu III, Lawrence" (3114108416)

00:22:17.479 --> 00:22:34.139

The land uses in this place type in both contexts are exactly the same. Uh, what we wanted to differentiate was that these forms look different, depending on where you are. So we've done is combine that into into 1 place type. Uh, and the particular.

99 "Agu III, Lawrence" (3114108416)

00:22:34.139 --> 00:22:54.139

Spread or the, the plan document pages, uh, talks about how that would be applied, depending on where you are in the city. So we're on delve into that, uh, for this particular discussion. But I just wanted to show you all an update of how we went from the, the previous place types that were discussed and the concerns that the community and the club brought to us. And how.

100 "Agu III, Lawrence" (3114108416)

00:22:54.139 --> 00:23:00.989

Staff updated and tweak that the documents spread to reflect what we were here.

101 "Agu III, Lawrence" (3114108416)

00:23:00.989 --> 00:23:06.329

Uh, secondly, the, the most, uh.

102 "Agu III, Lawrence" (3114108416)

00:23:06.329 --> 00:23:26.329

Uh, feedback that we got related to the place types, we're focused on our industrial place types. Uh, so on the screen, we're gonna go through 3, uh, industrial place types. Uh, I want to touch on the flex commercial. So, um, Flex commercial. Actually, we've touched on all 3, uh, logistics, hub and industrial hub represent.

103 "Agu III, Lawrence" (3114108416)

00:23:26.329 --> 00:23:36.449

3 industrial place types that exist in the city, uh, through discussions with our comprehensive news planning committee they mentioned that we should be looking at.

104 "Agu III, Lawrence" (3114108416)

00:23:36.449 --> 00:23:56.449

An industrial logistic park place type that focuses on larger, uh, swap of development related to, you know, truck traffic and areas of land where warehouses and the, like are developed. Uh, prior to that, that particular, um, land use was.

105 "Agu III, Lawrence" (3114108416)

00:23:56.449 --> 00:24:16.469

Partially within the industrial hub, and partially within our flex commercial place type. Uh, so within creating this particular place type, we're able to focus, um, our intent on the flex commercial, being that place type. That's signaling that transition away from.

106 "Agu III, Lawrence" (3114108416)

00:24:16.469 --> 00:24:21.569

Uh, either harsh, um, adjacency to residential communities.

107 "Agu III, Lawrence" (3114108416)

00:24:21.569 --> 00:24:41.569

And also to, um, all the other effects of warehousing and all those industries, that are, are part of that. So, in the city, um, we do know that there are certain currently, uh, locations where commercial warehouses are a budding residential communities, and being able to be very specific as to what this place type does the flex commercial.

108 "Agu III, Lawrence" (3114108416)

00:24:41.569 --> 00:25:01.569

Versus the logistics, um, place type versus the industrial hub uh, that was a huge discussion point that we had with club, just to be able to easily identify the purpose of each place type and their, uh, adjacent seas to other languages in the city. So, the flex commercial is the 1 that's going to be.

109 "Agu III, Lawrence" (3114108416)

00:25:01.569 --> 00:25:08.069

To, uh, helping to transition away from those noxious, uh, lanes use adjacency as residential.

110 "Agu III, Lawrence" (3114108416)

00:25:08.069 --> 00:25:15.719
Industrial Park, logistics, hub, uh, focuses on the larger, um, more logistics.

111 "Agu III, Lawrence" (3114108416)
00:25:15.719 --> 00:25:22.889
Uh, uses that you see in the city with larger trucks, longer term traffic uh, that's also been specifically identified in the city.

112 "Agu III, Lawrence" (3114108416)
00:25:22.889 --> 00:25:29.159
And then we have the industrial hub, uh, which focuses on harsher manufacturing, uh, uses.

113 "Agu III, Lawrence" (3114108416)
00:25:29.159 --> 00:25:49.159
And those have been updated in terms of where they're, where they are in the city, uh, those 3 place types, uh, as we then take a step back and look at where they're located in the city. Uh, now we're showing the place sitemap that's been also published, um, from December 2023 and you start to see that from the.

114 "Agu III, Lawrence" (3114108416)
00:25:49.159 --> 00:26:09.159
Industrial hub, there's very specific locations in the city, um, on the periphery of the city also embedding other neighboring cities where they have their manufacturing or industrial hub, uh, locations. And then, as you go into the city, as you notice that heavy industrial use is no longer in the core of the.

115 "Agu III, Lawrence" (3114108416)
00:26:09.159 --> 00:26:29.159
Uh, beforehand, uh, those that were with us, uh, from 3 years ago, uh, we looked at the 24,006 play site map, or, I guess, vision illustration that land use was kind of proliferated within a city limits. And we were very, uh, specific to make sure that that wasn't the case moving forward with this particular.

116 "Agu III, Lawrence" (3114108416)
00:26:29.159 --> 00:26:49.159
Update, so, as we talk through these updates with the next, um, uh, the future bodies that we're going to be going before, and it's also going to be, uh, open for discussion with the community and you all that's on the call to either refine and tweak this this further, uh, all of this is draft number 4. we'll probably have 3 more drafts as we.

117 "Agu III, Lawrence" (3114108416)
00:26:49.159 --> 00:26:52.409
Tweak this map.

118 "Agu III, Lawrence" (3114108416)

00:26:52.409 --> 00:27:00.239

So next steps, just to make sure we get enough time for discussions. So, Andrew mentioned, you know, we've gone through this in 2021.

119 "Agu III, Lawrence" (3114108416)

00:27:00.239 --> 00:27:20.239

Um, we're gonna be continuing these discussions, uh, roundtable discussions, uh, today and Friday, and as needed from the public if more discussions are needed, uh, we'll avail ourselves for that and for your community to just answer any questions and clarify any, uh, either misconceptions or any issues that you might have with the plan, um, we're gonna be working staff.

120 "Agu III, Lawrence" (3114108416)

00:27:20.239 --> 00:27:40.239

With the consultant to help develop and refine and our implementation section of the plan that's gonna be what CPC and council are looking heavily on is how are we implementing this document and moving that forward? I'm also going to be moving this to, as Adrian mentioned and public hearings. Public briefings are gonna be available for.

121 "Agu III, Lawrence" (3114108416)

00:27:40.239 --> 00:27:54.209

All community members to also provide their input as well. And then the hope is by, uh, summer of 2024, uh, that we're able to get this before counsel and for them to review the document, um, as well.

122 "Agu III, Lawrence" (3114108416)

00:27:54.209 --> 00:28:16.369

So we want you all continue to stay connected with us, uh, through our website. Uh, you can also sign up to be notified by email and I think my texts are interactive map is also live. So you can see this map you zoom in to wherever you live, just kind of understand what's happening. You're open to invite staff to either come to you or, you.

123 "Agu III, Lawrence" (3114108416)

00:28:16.369 --> 00:28:33.839

Come to us to have a conversation about the plan document and the current draft, and, like I mentioned before with CPC, uh, there will be public hearings and briefings that all public, uh, were welcome to come and speak and provide your input, uh, for our team.

124 "Agu III, Lawrence" (3114108416)

00:28:33.839 --> 00:28:53.839

And then with that, that is all I have, hopefully, we have enough time for the 30 minutes. Uh, this will be our time for Q and a. so with Q and a, I'm going to let our engagement managers Rhonda and grow with Johnson just help facilitate. Who's online and questions that come through and Andrew and myself and others.

125 "Agu III, Lawrence" (3114108416)

00:28:53.839 --> 00:28:58.364

Staff will be here to answer.

126 "Mangwiro-Johnson, Chalonda" (138267392)

00:28:58.364 --> 00:29:03.599

Hey, good evening. So it looks like, um, Ryan Moore.

127 "Mangwiro-Johnson, Chalonda" (138267392)

00:29:03.599 --> 00:29:15.362

Um, has his hand up Brian out on mute.

128 "Ryan Moore" (2036542464)

00:29:15.362 --> 00:29:18.944

All right. Can you hear me.

129 "Agu III, Lawrence" (3114108416)

00:29:18.944 --> 00:29:20.019

If you can.

130 "Ryan Moore" (2036542464)

00:29:20.019 --> 00:29:30.689

I have a 2 part question. The 1st is the interplay. I know you all done really good job of distinguishing between this being.

131 "Ryan Moore" (2036542464)

00:29:30.689 --> 00:29:34.169

More visionary than zoning, but.

132 "Ryan Moore" (2036542464)

00:29:34.169 --> 00:29:38.219

And the support, like local government code, it says that.

133 "Ryan Moore" (2036542464)

00:29:38.219 --> 00:29:48.089

New zoning regulations are to be adopted in accordance to the comprehensive land use plan. So the 1st, half of the question is kind of.

134 "Ryan Moore" (2036542464)

00:29:48.089 --> 00:29:56.489

Can you be a little bit more specific of how instructive this is supposed to be? And I know you some guidance, but if you bring something to.

135 "Ryan Moore" (2036542464)

00:29:56.489 --> 00:30:02.429

The CPC are they going to be looking 1st at the comprehensive land use plan and then.

136 "Ryan Moore" (2036542464)

00:30:02.429 --> 00:30:08.388

Either limiting or boxing you into certain options how does that interplay work?

137 "Gilles, Andrea" (1174607616)
00:30:08.388 --> 00:30:13.245
Sure, I can take that question a little bit since I have done a lot of.

138 "Ryan Moore" (2036542464)
00:30:13.245 --> 00:30:15.420
Sincere reviews, um.

139 "Gilles, Andrea" (1174607616)
00:30:15.420 --> 00:30:21.149
Throughout my 20 years of planning, it is.

140 "Gilles, Andrea" (1174607616)
00:30:21.149 --> 00:30:38.189
Sorry, could we getting background feedback? Um, so again you're right it's a guiding document. It does not specifically box you in yes when a, when it says zoning application comes in or a code amendment or a.

141 "Gilles, Andrea" (1174607616)
00:30:38.189 --> 00:30:47.669
You know, some sort of change from a zoning perspective, or code change comes in. We're going to look at the comprehensive plan. What is the comprehensive plan to say?

142 "Gilles, Andrea" (1174607616)
00:30:47.669 --> 00:30:56.399
What does it recommend? And is whatever recommendation is it consistent with or in accordance with.

143 "Gilles, Andrea" (1174607616)
00:30:56.399 --> 00:31:10.049
The proposal that is 1 piece of it it is not the sole thing that is taken into consideration, but it establishes 1 of the starting points for the discussion. Now.

144 "Gilles, Andrea" (1174607616)
00:31:10.049 --> 00:31:18.689
This is where I urge people to really think about how how the document reads. Right? So, you know, we've heard that.

145 "Gilles, Andrea" (1174607616)
00:31:18.689 --> 00:31:21.689
For Dallas is going to change.

146 "Gilles, Andrea" (1174607616)
00:31:21.689 --> 00:31:29.819
You know, allow 3, PLEXes and 4 PLEXes throughout residential neighborhoods. That's not what the document says.

147 "Gilles, Andrea" (1174607616)

00:31:29.819 --> 00:31:37.559

If we wanted to make that recommendation a very specific recommendation, the plan could, it would say.

148 "Gilles, Andrea" (1174607616)

00:31:37.559 --> 00:31:55.499

Recommend changes to a zoning that allows 3 and 4 PLEXes in all residential neighborhoods and then part leading off of that after 4, Dallas gets adopted staff would go out and start the process of those separate discussions that would talk about exactly how that would be done.

149 "Gilles, Andrea" (1174607616)

00:31:55.499 --> 00:32:02.279

For Dallas, and go into those specifics it talks about we have to have further discussion. We have to consider about.

150 "Gilles, Andrea" (1174607616)

00:32:02.279 --> 00:32:06.359

We have to consider allowing additional housing types.

151 "Gilles, Andrea" (1174607616)

00:32:06.359 --> 00:32:18.479

In our neighborhoods, it talks about some of the locations where our starting point would be to look at that you know, is there a transit station in the area? Are there activity centers.

152 "Gilles, Andrea" (1174607616)

00:32:18.479 --> 00:32:22.109

You know, maybe looking at corridor areas.

153 "Gilles, Andrea" (1174607616)

00:32:22.109 --> 00:32:36.359

All of those things still need to be explored. It doesn't give the exact predictable layout of where what direction we need to go. So that there is that flexibility because we know that those decisions haven't yet been made of the house.

154 "Gilles, Andrea" (1174607616)

00:32:36.359 --> 00:32:42.659

So, it gives enough flexibility to still have that discussion to work it out.

155 "Gilles, Andrea" (1174607616)

00:32:42.659 --> 00:32:45.809

But it guides us in the direction that we need to go.

156 "Gilles, Andrea" (1174607616)

00:32:45.809 --> 00:32:52.439

Whereas right now we don't have any of that guidance. We don't have any of that direction. It's kind of every time something comes in.

157 "Gilles, Andrea" (1174607616)
00:32:52.439 --> 00:32:56.699
We start from scratch and so this is giving us some more parameters.

158 "Mangwirot-Johnson, Chalonda" (138267392)
00:33:00.192 --> 00:33:06.793
Okay, thank you next. We have an badly I'll, um, on mute.

159 "Agu III, Lawrence" (3114108416)
00:33:06.793 --> 00:33:11.849
Sorry beforehand, I think just to I think Ryan, do you have a I think you had a 2.

160 "Agu III, Lawrence" (3114108416)
00:33:11.849 --> 00:33:15.209
Partner, I just want to make sure you got that through.

161 "Ryan Moore" (2036542464)
00:33:20.829 --> 00:33:27.629
I do, but why don't we just go around and I'll try and tag in at the end. So okay.

162 "Agu III, Lawrence" (3114108416)
00:33:34.270 --> 00:33:45.093
Please MS.

163 "Gilles, Andrea" (1174607616)
00:33:45.093 --> 00:33:57.059
We're working through trying to unmute.

164 "Gilles, Andrea" (1174607616)
00:33:57.059 --> 00:34:01.529
Are you a, are you able to unmute miss badly? Oh, there we go.

165 "Ann Bagley" (33855488)
00:34:01.529 --> 00:34:08.579
Oh, well, thank you for having this meeting tonight. It's really to see a bunch of very.

166 "Ann Bagley" (33855488)
00:34:08.579 --> 00:34:28.579
Good work, and I think I speak from experience on this. I came in to planning commission at the end of the 2006 plan, and I work in planning. Um, I went to a very early meeting and, uh, noticed that, uh, a green belt was in the.

167 "Ann Bagley" (33855488)
00:34:28.579 --> 00:34:48.579
Wrong place I pointed it out I marked it on the map and it's still wrong on the map and I want to know how to get your attention to correct it. Because you're showing a green belt down a railroad track,

instead of on city property, and it doesn't connect correctly from the new loop trail to.

168 "Ann Bagley" (33855488)

00:34:48.579 --> 00:34:54.213

San Francisco park, and I'd like to know how to help you with that, because it needs.

169 "Agu III, Lawrence" (3114108416)

00:34:54.213 --> 00:35:10.159

To be correct yeah, I can speak to that briefly. Um, so apologies for any, any comments that you might have sent that, uh, either 1 clearly identified as being updated. We'll we'll work with you to to to review that. Uh, so regarding our regional open space place, time specifically.

170 "Agu III, Lawrence" (3114108416)

00:35:10.159 --> 00:35:30.159

Uh, we're working with our consultants, actually think through the area kind of threshold that that needs to be identified. So, there are some areas that exist in the city, um, that shouldn't be, uh, categorized as regional open spaces because it's too small, uh, in some areas that, uh, don't follow that script. So, we're actually working with.

171 "Agu III, Lawrence" (3114108416)

00:35:30.159 --> 00:35:50.159

Consultant to make sure that we were consistently applying that throughout the city. Uh, so there might be some parts of the city that has that and some that don't. Um, that's gonna be our focus, uh, as the next few updates is to make sure that we are being clear as to how, and what area, uh, designation we're using, uh, for the analysis. So, as we look at that area that you.

172 "Agu III, Lawrence" (3114108416)

00:35:50.159 --> 00:36:00.669

Identified through your comments, uh, we can kind of get your contact and talk through those specific locations and also talk through the criteria that's being used, uh, to identify that.

173 "Ann Bagley" (33855488)

00:36:00.669 --> 00:36:10.229

Okay, thank you. I appreciate that. Also. I live in Dallas within the Ferguson road initiative, and there's going to.

174 "Ann Bagley" (33855488)

00:36:10.229 --> 00:36:25.051

Uh, MS, Martin, who's the director of that has already posted on the chat for some information she's looking for so thank you very much and a good job. No, thank you so much.

175 "Mangwiro-Johnson, Chalonda" (138267392)

00:36:25.051 --> 00:36:33.389

Thank you next we have, um, Evelyn mail. I'll, um, requests for the unmute and then you can just on mute yourself.

176 "Evelyn Mayo" (1423641344)

00:36:36.711 --> 00:36:41.834

Good evening. Can you hear me?

177 "Mangwiro-Johnson, Chalonda" (138267392)

00:36:41.834 --> 00:36:43.648

Hello yes, we can.

178 "Evelyn Mayo" (1423641344)

00:36:43.648 --> 00:37:01.519

Okay, great Thank you all so much for having this meeting. And thank you for all your hard work. You're almost there really appreciate all the changes that have been made with regards to environmental justice. I know we probably sound like we're beating a dead horse, but it's just the concern with.

179 "Evelyn Mayo" (1423641344)

00:37:01.519 --> 00:37:12.749

The lack of definition around what small warehouse means that is still a hold out on the commercial flex place type. Um.

180 "Evelyn Mayo" (1423641344)

00:37:12.749 --> 00:37:23.339

As a place type, I guess, but I think more importantly, when Laurence you came to choppy and hosted the meeting, you got a lot of great feedback about.

181 "Evelyn Mayo" (1423641344)

00:37:23.339 --> 00:37:29.579

Different commercial uses that are actually beyond the scope of the commercial flex place type and so it's.

182 "Evelyn Mayo" (1423641344)

00:37:29.579 --> 00:37:39.059

I guess it's less about maybe the industrial land use still within the commercial flex place type and more about.

183 "Evelyn Mayo" (1423641344)

00:37:39.059 --> 00:37:43.409

The designation adjacent to the GP community does not seem reflective of what.

184 "Evelyn Mayo" (1423641344)

00:37:43.409 --> 00:37:52.559

Has been communicated and so I know other residents have shared correspondence with you all and so is there.

185 "Evelyn Mayo" (1423641344)

00:37:52.559 --> 00:38:03.809

Are you all able to adjust the placement of these place types at this time? Is that something the plan commission will be able to do? Or are you still accepting comments on.

186 "Evelyn Mayo" (1423641344)

00:38:03.809 --> 00:38:07.275

Specific land uses within those place types.

187 "Agu III, Lawrence" (3114108416)

00:38:07.275 --> 00:38:16.380

Yes, so I can touch on that and my team can jump into so kind of the 2 partner 1, as we're looking at that particular place type, you know, as we.

188 "Agu III, Lawrence" (3114108416)

00:38:16.380 --> 00:38:29.430

Are going to each community and kind of trying to incorporate what they're telling us it's important that we're taking a step back and seeing how that plays type affects kind of the larger spectrum of the city of Dallas.

189 "Agu III, Lawrence" (3114108416)

00:38:29.430 --> 00:38:49.290

So, it tells us every meeting every meeting the jockey area, that's the most difficult area in the city and through for Dallas is going to be hard to kind of use just that broad brush, um, place type to get at exactly. Every, uh, comment that we've heard. Um, but with that, though, the, the.

190 "Agu III, Lawrence" (3114108416)

00:38:49.290 --> 00:39:09.290

The place types and the map that's still being developed, and we're still getting comments and we're still, hopefully massaging those 2 documents. Uh, so it's a draft and we know that some some places needs to be massaged and tweaked and we definitely acknowledge that we do not also to that, you know, posts for Dallas, uh, that area's likely going to be an area to.

191 "Agu III, Lawrence" (3114108416)

00:39:09.290 --> 00:39:21.330

Go through more investigation from a language perspective that can go parcel by parcel and land use by land, use, identifying, what should be there. So all the place types identify, uh.

192 "Agu III, Lawrence" (3114108416)

00:39:21.330 --> 00:39:39.120

A suite of different land uses I think, uh, JP is needed to have a more specific, uh, analysis and and, and plan investigation to go at plate parcel by parcel to identify what those lanes usage should be. Um, which.

193 "Agu III, Lawrence" (3114108416)

00:39:39.120 --> 00:39:52.391

Won't be able to be completed through the for Dallas scope of what we're doing. So, it's kind of 2 approaches. Definitely still hear exactly what you're saying. But I think there's gonna be more detailed needed, uh, for the GP community.

194 "Gilles, Andrea" (1174607616)

00:39:52.391 --> 00:40:11.720

well and following up on that so yes there is time to do to make changes still on the map there is you know we're still in that process we can still make adjustments i know exactly the area that you're calling out and you know we battle with the you know you've got a massive up rail line

195 "Gilles, Andrea" (1174607616)

00:40:11.720 --> 00:40:15.060

And switch station right there. And how are we handling that?

196 "Gilles, Andrea" (1174607616)

00:40:15.060 --> 00:40:18.060

Um, from the realities of.

197 "Gilles, Andrea" (1174607616)

00:40:18.060 --> 00:40:26.130

Potentially walkable commercial, right and how do we find a balance there? Um.

198 "Gilles, Andrea" (1174607616)

00:40:26.130 --> 00:40:29.970

So, we can certainly we are going to.

199 "Gilles, Andrea" (1174607616)

00:40:29.970 --> 00:40:33.090

Based on comments from the last meeting at club.

200 "Gilles, Andrea" (1174607616)

00:40:33.090 --> 00:40:37.050

We will take further look at the map.

201 "Gilles, Andrea" (1174607616)

00:40:37.050 --> 00:40:50.640

Again, going into CPC and have additional conversations on that and see if there is some adjusting there that can happen, it can happen at the staff level what we will do, what we will make sure to do when so, how the process will work.

202 "Gilles, Andrea" (1174607616)

00:40:50.640 --> 00:40:54.090

Anything now, now that the document's going to see planned commission.

203 "Gilles, Andrea" (1174607616)

00:40:54.090 --> 00:41:00.180

Any changes like that, if they're more than just sort of, you know.

204 "Gilles, Andrea" (1174607616)

00:41:00.180 --> 00:41:20.180

Corrections or whatever it might be, but if there's substantial changes, we will make sure to bring those to CPC to have that discussion publicly so that it's open and make sure that they're aware we, we're not just going to go make any changes. At this point. It's going to be a public discussion about any changes to make sure that that happens.

205 "Gilles, Andrea" (1174607616)

00:41:20.180 --> 00:41:27.000

So, but and we, all of those comments were still taking back to to continue the analysis on the map.

206 "Gilles, Andrea" (1174607616)

00:41:27.000 --> 00:41:30.150

So, that will be a piece of it. Um.

207 "Gilles, Andrea" (1174607616)

00:41:30.150 --> 00:41:39.780

I did want to say leading on this conversation. Sorry just to jump in on. If anyone has their hand, I'm looking at the chat and there are quite a few comments about.

208 "Gilles, Andrea" (1174607616)

00:41:39.780 --> 00:41:49.500

How far we're Dallas won't help with environmental justice issues in the South and in and of itself. It won't. You're absolutely right. It is. 1 piece.

209 "Gilles, Andrea" (1174607616)

00:41:49.500 --> 00:41:55.590

Of the puzzle so what we're hoping is that what for Dallas will do will provide.

210 "Gilles, Andrea" (1174607616)

00:41:55.590 --> 00:42:03.300

The guidance to certain areas that say these areas need to transition away from X.

211 "Gilles, Andrea" (1174607616)

00:42:03.300 --> 00:42:08.190

What it's going to take then is a follow up.

212 "Gilles, Andrea" (1174607616)

00:42:08.190 --> 00:42:13.590

Rezoning effort to yeah, we've got a lot of zoning in the South.

213 "Gilles, Andrea" (1174607616)

00:42:13.590 --> 00:42:33.590

That has never been, you know, a lot of property in the South. That has never been resumed, given, change in conditions. We need to address that. We need to go, take a look at that. There may be need to be neighborhood plans, that, follow up with that. But that again, too, doesn't fully solve the issue, right? Because you have non conforming uses.

214 "Gilles, Andrea" (1174607616)

00:42:33.590 --> 00:42:39.030

And so that's a whole other steps. So there are many layers in all of this.

215 "Gilles, Andrea" (1174607616)

00:42:39.030 --> 00:42:52.590

But we have to make sure that at least we have the land use guidance in place as well. We have that piece of the puzzle, because we don't have it and it makes it more difficult to do the other things that need to happen as well. So, in and of itself, you're right, it doesn't.

216 "Gilles, Andrea" (1174607616)

00:42:52.590 --> 00:43:00.780

It doesn't solve the issue, but it is part of the package of things that need to happen to start making that change.

217 "Mangwiwo-Johnson, Chalonda" (138267392)

00:43:09.079 --> 00:43:13.980

Hands up. Yes Vicki is the next person needs you Vicky?

218 "Vikki" (3710992640)

00:43:25.616 --> 00:43:40.920

Thank you thank you for this call. I appreciate it. My name is Vicki. Martin. I'm the executive director for the Ferguson red initiative. I put my comment in question in the chat, and I see that that Patrick responded, but.

219 "Vikki" (3710992640)

00:43:40.920 --> 00:43:44.640

That's exactly, uh.

220 "Vikki" (3710992640)

00:43:44.640 --> 00:43:55.590

What I wanted to address, and that is the area that is currently zoned near Lakeland and Ferguson intersection in Dallas.

221 "Vikki" (3710992640)

00:43:55.590 --> 00:44:00.810

It's currently been given a place type of neighborhood mixed.

222 "Vikki" (3710992640)

00:44:00.810 --> 00:44:10.080

You use, and I would really like, for the 4 plan folks to consider.

223 "Vikki" (3710992640)
00:44:10.080 --> 00:44:15.150
That area to be a community.

224 "Vikki" (3710992640)
00:44:15.150 --> 00:44:18.780
A community hold on.

225 "Vikki" (3710992640)
00:44:18.780 --> 00:44:28.250
Residential, I'm sorry, there is, and I wanted to know how we can, how we can address that.

226 "Gilles, Andrea" (1174607616)
00:44:28.250 --> 00:44:41.310
So, I will say that there is so there's another question and welcome councilman MENDELSON, thank you for being on the call and thank you for joining us tonight. And I did see your your comment and so.

227 "Gilles, Andrea" (1174607616)
00:44:41.310 --> 00:44:48.330
About the single family place type um, that's come up a lot. That is not a recommendation so it.

228 "Gilles, Andrea" (1174607616)
00:44:48.330 --> 00:44:53.910
From a police type, adding changing place types at this point that is where.

229 "Gilles, Andrea" (1174607616)
00:44:53.910 --> 00:45:09.000
We're now at the city planning commission stage right requests can now be made at the public hearings as part of forward Dallas through the city planning commission. So you can send an emails. You can send them to staff. We will forward them on.

230 "Gilles, Andrea" (1174607616)
00:45:09.000 --> 00:45:15.780
You can come in, you can sign up to speak at city planning commission meetings. What we'll be doing is we'll be updating our.

231 "Gilles, Andrea" (1174607616)
00:45:15.780 --> 00:45:20.460
Website, we're going to put together, so this Thursday.

232 "Gilles, Andrea" (1174607616)
00:45:20.460 --> 00:45:24.510
At CPC will be doing a very brief.

233 "Gilles, Andrea" (1174607616)

00:45:24.510 --> 00:45:32.190

Update to CPC that just talks about the timeline and when we could potentially get the 1st draft to them to start reviewing.

234 "Gilles, Andrea" (1174607616)

00:45:32.190 --> 00:45:49.920

That will include we will start then doing public hearings at CPC. So you can sign up to speak. You can send in written comments. Um, if you want a different place type, you can send that in to directly to CPC or you can send it into staff. And we can forward it to them.

235 "Gilles, Andrea" (1174607616)

00:45:49.920 --> 00:46:00.930

Staff will do the analysis on it as well, but those are part of the discussions. There's still time for making adjustments at CPC. That doesn't mean that.

236 "Gilles, Andrea" (1174607616)

00:46:00.930 --> 00:46:19.497

They will recommend the change, but the discussion is still up for grabs and it's still part of something that can occur through the CPC process. This plan is a moving target until it gets adopted by city council. So, there's still time for change and there's still public input to be had.

237 "Vikki" (3710992640)

00:46:19.497 --> 00:46:25.710

Can I ask a question? Can you okay um.

238 "Vikki" (3710992640)

00:46:25.710 --> 00:46:38.940

I was I took part in 1 of the workshops that was at White Rock hills library, and I know that it was not recommended by the community to be, um.

239 "Vikki" (3710992640)

00:46:38.940 --> 00:46:44.277

Um, uh, it should be a, was it should I.

240 "Gilles, Andrea" (1174607616)

00:46:44.277 --> 00:46:45.474

Happy to.

241 "Vikki" (3710992640)

00:46:45.474 --> 00:46:57.630

For him excuse yes, thank you. And and so I want to make sure I understand. I've got to who do I make the request to with the forward Dallas people? Because.

242 "Vikki" (3710992640)

00:46:57.630 --> 00:47:03.219

I've tried and I don't get any response. So what do I do.

243 "Gilles, Andrea" (1174607616)
00:47:03.219 --> 00:47:11.310
So, we'll put our contact information in the chat and you can send it to 1 of us.

244 "Gilles, Andrea" (1174607616)
00:47:11.310 --> 00:47:14.940
Now, I want to emphasize that.

245 "Gilles, Andrea" (1174607616)
00:47:14.940 --> 00:47:24.120
Just because a change hasn't been made on the map doesn't mean we didn't take it into consideration. There are many, many things.

246 "Gilles, Andrea" (1174607616)
00:47:24.120 --> 00:47:32.070
And many perspectives that we have to take into consideration, so there could have been 1 meeting where 10 people said we don't want this.

247 "Gilles, Andrea" (1174607616)
00:47:32.070 --> 00:47:35.610
We could have looked at her interactive map and there were.

248 "Gilles, Andrea" (1174607616)
00:47:35.610 --> 00:47:52.680
10 comments that said something different, we could have gone to another city wide meeting and they said, no, we want this, then we could have looked at planning best practices and made a recommendation based on that, then we could have looked at adopted city plans for different areas and maybe it said something different.

249 "Gilles, Andrea" (1174607616)
00:47:52.680 --> 00:47:56.130
So, what we're trying to do at this point is.

250 "Gilles, Andrea" (1174607616)
00:47:56.130 --> 00:48:00.510
Balance all of that into.

251 "Gilles, Andrea" (1174607616)
00:48:00.510 --> 00:48:09.810
A recommendation as it is right now. So that being said, again doesn't mean we can't take further look at it and make some adjustments, but I just want.

252 "Gilles, Andrea" (1174607616)
00:48:09.810 --> 00:48:17.340
We hear a lot that, you know, we said at this meeting that we didn't want this. And then therefore you didn't listen to us.

253 "Gilles, Andrea" (1174607616)

00:48:17.340 --> 00:48:30.180

I do want to emphasize that it's not that we didn't listen. It's just there there's a lot of material and information that we're balancing, but all of that to say.

254 "Gilles, Andrea" (1174607616)

00:48:30.180 --> 00:48:38.610

Again, I would send it to us, send it to and we will respond back to you with a response of.

255 "Gilles, Andrea" (1174607616)

00:48:38.610 --> 00:48:52.470

We are recommending that you're right we're recommending the change or this is the reason why we're going to continue forward with this recommendation, but we will talk to about the fact that there is a request for some changes.

256 "Gilles, Andrea" (1174607616)

00:48:52.470 --> 00:48:58.899

Just so, you know, that that's kind of the process that plays out.

257 "Vikki" (3710992640)

00:48:58.899 --> 00:49:03.091

Thank you do we have a.

258 "Mangwiro-Johnson, Chalonda" (138267392)

00:49:03.091 --> 00:49:13.710

Anyone we have a few more speakers, and we have about 8 minutes. So I just wanted to do a, um, a time check, but we have about 5 more questions.

259 "Mangwiro-Johnson, Chalonda" (138267392)

00:49:13.710 --> 00:49:20.640

The next step, uh, Ryan Moore Ryan, I'll send a request to unmute. You.

260 "Ryan Moore" (2036542464)

00:49:25.017 --> 00:49:30.570

All right, thank you. Um, so while I appreciate.

261 "Ryan Moore" (2036542464)

00:49:30.570 --> 00:49:38.820

You guys doing bending over backwards to, you know, til, you're blue in the face that this is guidance. This is instructive. It's not a limit.

262 "Ryan Moore" (2036542464)

00:49:38.820 --> 00:49:45.300

Clear that everyone sees each place type as a link to a certain extent. And my concern is from.

263 "Ryan Moore" (2036542464)
00:49:45.300 --> 00:49:52.320

And perspective of trying to incentivize development, trying to build communities into what the vision is.

264 "Ryan Moore" (2036542464)
00:49:52.320 --> 00:50:10.950

A lot of people want to tap down their place type. Right? I want to go from neighborhood mixed, used to city urban residents, or something like that. But when you have something really urban district, 13, the victory area, that's already incredibly dense. And a lot of different housing types.

265 "Ryan Moore" (2036542464)
00:50:10.950 --> 00:50:28.140

You put that in the city urban residential, if someone was coming in wanting to exceed what is already on the ground, are they not going to be disincentivized thinking that they're going to get a fight with the CPC not being able to build up or increase the capacity and.

266 "Ryan Moore" (2036542464)
00:50:28.140 --> 00:50:34.290

From the same token on Northwest side west of 35 why are we making.

267 "Ryan Moore" (2036542464)
00:50:34.290 --> 00:50:37.770

Riverfront green front property.

268 "Ryan Moore" (2036542464)
00:50:37.770 --> 00:50:51.120

Industrial hubs, if this is visionary, I understand it's industrial right now, and we wouldn't want to make them non conforming and kick them out by any means. But if a developer comes in, wants to build multi family housing on beautiful.

269 "Ryan Moore" (2036542464)
00:50:51.120 --> 00:50:55.800

Lakeside or Riverside, they're not going to do that.

270 "Ryan Moore" (2036542464)
00:50:55.800 --> 00:51:01.860

If they were facing a place type, that doesn't have any housing whatsoever is even a secondary.

271 "Ryan Moore" (2036542464)
00:51:01.860 --> 00:51:07.980

Uh, focus, uh, so if this is a visionary document, not necessarily what.

272 "Ryan Moore" (2036542464)
00:51:07.980 --> 00:51:13.320

The land is as of right now, but rather what we want to grow into, why are we.

273 "Ryan Moore" (2036542464)

00:51:13.320 --> 00:51:20.325

Putting ourselves in a hole in terms of, you know, kind of defining it is what it is instead of what it could be.

274 "Gilles, Andrea" (1174607616)

00:51:20.325 --> 00:51:26.070

I'll take I can start on that 1. um, I will say so.

275 "Gilles, Andrea" (1174607616)

00:51:26.070 --> 00:51:34.770

It is a visionary document, but also trying to be based in reality. Right? So, there is a, there is a lot of lands.

276 "Gilles, Andrea" (1174607616)

00:51:34.770 --> 00:51:39.360

Um, along the Trinity that has been shifted.

277 "Gilles, Andrea" (1174607616)

00:51:39.360 --> 00:51:43.020

Previously, industrial land use.

278 "Gilles, Andrea" (1174607616)

00:51:43.020 --> 00:51:47.040

Into a more mixed type of land use.

279 "Gilles, Andrea" (1174607616)

00:51:47.040 --> 00:51:53.921

Not every single portion of it and what we did is what we looked down at. What we looked at is the reality.

280 "Ryan Moore" (2036542464)

00:51:53.921 --> 00:51:58.604

Can someone who's not muted mute? I think there's a lot of.

281 "Gilles, Andrea" (1174607616)

00:51:58.604 --> 00:52:02.610

The background I'm here, thank you. Um, what we've.

282 "Gilles, Andrea" (1174607616)

00:52:02.610 --> 00:52:21.900

Yes, it is aspirational this future, but there are some very serious realities to some of the areas of existing land use. Right? And we don't necessarily want to perpetuate environmental justice issues on areas that potentially there is land that may be environmentally contaminated. We don't want to say.

283 "Gilles, Andrea" (1174607616)

00:52:21.900 --> 00:52:29.070

Go and put housing here so there are areas where we've also looked at transitioning away.

284 "Gilles, Andrea" (1174607616)

00:52:29.070 --> 00:52:34.050

I will also say that for Dallas many land use plans.

285 "Gilles, Andrea" (1174607616)

00:52:34.050 --> 00:52:45.660

City wide, comprehensive land news plans are 15:20:year documents, because the city of Dallas does not have a future land use plan and it has never had a future land use plan. I would say that the life of this document.

286 "Gilles, Andrea" (1174607616)

00:52:45.660 --> 00:52:54.480

Is probably 10 years when they look at it in 5 and we need to make adjustments. So thinking about realistically.

287 "Gilles, Andrea" (1174607616)

00:52:54.480 --> 00:53:01.650

Change areas in a 5 to 10 year perspective and then if those areas start to show movements.

288 "Gilles, Andrea" (1174607616)

00:53:01.650 --> 00:53:21.650

That follow up forward, Dallas can absolutely capture that and be much more aspirational in some of those areas. I will say though that there are significant swaths of the Trinity that this plan shifts away from any type of industrial development, or the proposal for any type of industrial development. So we've tried to find some balancing there.

289 "Gilles, Andrea" (1174607616)

00:53:21.650 --> 00:53:29.100

Between the aspirational and what's existing on the ground and what we may be dealing with for the next 5 to 10 years.

290 "Gilles, Andrea" (1174607616)

00:53:29.100 --> 00:53:34.338

And hope that helps.

291 "Mangwiwo-Johnson, Chalonda" (138267392)

00:53:34.338 --> 00:53:35.323

Hello.

292 "Ryan Moore" (2036542464)

00:53:35.323 --> 00:53:45.570

Okay, next week on that, I would just ask please on the things that you've said are local examples of certain things. You mentioned Korea town as.

293 "Ryan Moore" (2036542464)

00:53:45.570 --> 00:53:56.760

Community mixed use, but you've already cut it up and made it flex commercial and regional mixed use. So, you know, dig deep into the things that you use as examples and actually attribute those things to those areas. And.

294 "Ryan Moore" (2036542464)

00:53:56.760 --> 00:54:04.106

I think That'll, thank you. Thank you, Rachel. And you had another question was there.

295 "Mangwiro-Johnson, Chalonda" (138267392)

00:54:04.106 --> 00:54:10.183

Adam Lamont, you're up.

296 "Adam Lamont" (590238464)

00:54:10.183 --> 00:54:16.920

Hello um, I mean, 1st, I'll say that I am in favor of that.

297 "Adam Lamont" (590238464)

00:54:16.920 --> 00:54:26.370

Yeah, a, to use in single family neighborhoods. I know many on this call won't love that. But question is really about vacant land. I know in the.

298 "Adam Lamont" (590238464)

00:54:26.370 --> 00:54:41.970

Draft plan, it has like, 1 stat about the amount of vacant land in Dallas, I think, but it says, like, it's within, like, transit nodes. So I'm curious if that's the total amount of developer, vacant land in Dallas and just.

299 "Adam Lamont" (590238464)

00:54:41.970 --> 00:54:46.764

Like, sort of how the plan, um, wants to deal with vacant land.

300 "Agu III, Lawrence" (3114108416)

00:54:46.764 --> 00:55:07.460

Yeah, I can speak to that. Um, so, in addition to this draft document, we actually have other, um, a company documents that are supporting this 1:1:of those being our existing conditions report and there's an analysis there that details how much vacant land we have in the city. So, a lot of the.

301 "Agu III, Lawrence" (3114108416)

00:55:07.460 --> 00:55:27.460

Patient language that you have in this draft plan refers to that analysis, um, before to combine everything into 1 document and be like a 500 page document. Nobody wants that. Uh, so we have reference to that analysis that we've done, um, prior to developing this draft and we can clarify that in, uh, those particular locations.

302 "Agu III, Lawrence" (3114108416)

00:55:27.460 --> 00:55:34.920

In this draft, uh, to provide that clarity as to how much vacant opportunities we have and what that's.

303 "Agu III, Lawrence" (3114108416)

00:55:34.920 --> 00:55:39.810

What the what the place types could could, uh, kind of more to, depending on where it is in the city.

304 "Mangwiwo-Johnson, Chalonda" (138267392)

00:55:43.943 --> 00:55:52.050

Okay next we have Matthew buck, I will mute you and then after that, we have 2 more questions.

305 "Matthew Bach" (2763329536)

00:55:56.006 --> 00:56:16.940

All right, thank you so much. I appreciate the time and detail you put into this plan. My great concern is that it's a bit shocking that you've come this far and there is not a single family neighborhood place type for established neighborhoods.

306 "Matthew Bach" (2763329536)

00:56:16.940 --> 00:56:20.700

It's hard for me to believe that.

307 "Matthew Bach" (2763329536)

00:56:20.700 --> 00:56:29.460

You have in terms of trying to balance needs and desires that this was something that was a.

308 "Matthew Bach" (2763329536)

00:56:29.460 --> 00:56:44.880

Really discussed on both sides. I mean, I'm quite active in the community in far north Dallas and there's a great deal of concern and I frankly not heard anyone come forward saying they want more density and specifically.

309 "Matthew Bach" (2763329536)

00:56:44.880 --> 00:57:04.880

Concerns about the lot size maybe being changed or again 80 used by. Right? This is not at all something I've heard people come forward in support of. And so it's hard for me to believe where this came from. But my point today is just simply say, I, I.

310 "Matthew Bach" (2763329536)

00:57:04.880 --> 00:57:14.463

Would ask you to go back and revisit this and establish a place type that honors single family only use for established neighborhoods. And.

311 "Gilles, Andrea" (1174607616)

00:57:14.463 --> 00:57:21.360

You and I appreciate I, I do appreciate that comment. I I will say, and I think this is where.

312 "Gilles, Andrea" (1174607616)

00:57:21.360 --> 00:57:33.840

You know, we really need to scrub through the community residential place type and the description of it, because it does it starts out by stating acknowledging that.

313 "Gilles, Andrea" (1174607616)

00:57:33.840 --> 00:57:48.810

This place type is a predominantly single family, residential place type, and that it will continue to be a predominantly single family, residential place type. I think we do have that place type. I understand the concerns that people want.

314 "Gilles, Andrea" (1174607616)

00:57:48.810 --> 00:57:53.100

1, single place type, just for single family, residential.

315 "Gilles, Andrea" (1174607616)

00:57:53.100 --> 00:57:59.940

In this plan before Dallas planned, there is no place type that has just 1 land use.

316 "Gilles, Andrea" (1174607616)

00:57:59.940 --> 00:58:11.040

It is a, it, it discusses a place what makes up a place, and we really are hard pressed. We have actually had people driving through and I know.

317 "Gilles, Andrea" (1174607616)

00:58:11.040 --> 00:58:18.090

Depending on the scale, we could say, yes that they exist but there really are a lot of neighborhoods in Dallas.

318 "Gilles, Andrea" (1174607616)

00:58:18.090 --> 00:58:21.690

They already have even the ones you don't think that have it.

319 "Gilles, Andrea" (1174607616)

00:58:21.690 --> 00:58:26.670

They have different housing types and maybe it's just duplex.

320 "Gilles, Andrea" (1174607616)

00:58:26.670 --> 00:58:36.090

Maybe it is the random granny flat, but it's, it's hard to find a neighborhood this day and age given how people live.

321 "Gilles, Andrea" (1174607616)

00:58:36.090 --> 00:58:40.830

And how they're going to continue to live in the decades to come.

322 "Gilles, Andrea" (1174607616)

00:58:40.830 --> 00:58:47.820

Where it is just slowly a single family home in a large swath of area.

323 "Gilles, Andrea" (1174607616)

00:58:47.820 --> 00:58:53.070

And I know there's out there. I know that I'm not, but it's just again.

324 "Gilles, Andrea" (1174607616)

00:58:53.070 --> 00:59:03.720

That community residential place really is it acknowledges that we do have predominantly single family, residential neighborhoods, and we're, we're acknowledging that and they will continue to be.

325 "Gilles, Andrea" (1174607616)

00:59:03.720 --> 00:59:09.030

But where within those neighborhoods, maybe can we find some space.

326 "Gilles, Andrea" (1174607616)

00:59:09.030 --> 00:59:15.060

For some additional housing types that are sensitive to the context of those areas.

327 "Gilles, Andrea" (1174607616)

00:59:15.060 --> 00:59:35.060

And again, we can have, you know, there will be people that will come to CPC and that this is part of the process and request entirely single family, residential place type. And if the CPC wants to consider that and move that forward to city council, they can certainly do that. That is that's part of the public process. It's just at the.

328 "Gilles, Andrea" (1174607616)

00:59:35.060 --> 00:59:39.300

The comprehensive land use plan committee stage they did not make that recommendation.

329 "Mangwiro-Johnson, Chalonda" (138267392)

00:59:44.445 --> 00:59:47.700

Questions? Yes next we have Harry Swanson.

330 "Harry Swanson" (1450053120)

00:59:58.738 --> 01:00:04.470

Yes, I, the Dallas plan, we're trying to.

331 "Harry Swanson" (1450053120)

01:00:04.470 --> 01:00:11.010

Create community, I think, and I see, you know, everybody, I understand why everybody's going.

332 "Harry Swanson" (1450053120)
01:00:11.010 --> 01:00:22.650
You know, for their particular interest, that's human nature. But what's happening overall in the community is we're building all these multi family.

333 "Harry Swanson" (1450053120)
01:00:22.650 --> 01:00:26.520
Residential areas and they're renters.

334 "Harry Swanson" (1450053120)
01:00:26.520 --> 01:00:31.110
We're creating a society in Dallas now, even some of the.

335 "Harry Swanson" (1450053120)
01:00:31.110 --> 01:00:35.610
Residential houses builders are are building the rent.

336 "Harry Swanson" (1450053120)
01:00:35.610 --> 01:00:41.850
And if all we have is renders, we've got to get more people with equity. That's the plan address.

337 "Harry Swanson" (1450053120)
01:00:41.850 --> 01:00:49.800
Cooperatives community land, trust, mutual housing associations what's done in other cities where renters.

338 "Harry Swanson" (1450053120)
01:00:49.800 --> 01:00:54.300
On a part of the building, or they own part of something.

339 "Harry Swanson" (1450053120)
01:00:54.300 --> 01:00:59.640
So they can get some equity because once somebody gets equity, we build community.

340 "Harry Swanson" (1450053120)
01:00:59.640 --> 01:01:06.810
And we're getting all these multi family houses where the rents keep going up and up for these people and all.

341 "Harry Swanson" (1450053120)
01:01:06.810 --> 01:01:18.097
Districts of the city and it's not building community. So do you address that in the plan? Okay. Yeah. Go ahead.

342 "Agu III, Lawrence" (3114108416)
01:01:18.097 --> 01:01:38.780
Go ahead, I was gonna say all those, uh, kind of models and types just mentioned those are actually listed in our implementation section Co Ops, et cetera. Uh, because we have 100. we see exactly what you're

seeing too, is that, uh, we need to provide more opportunities. Uh, for people to be able to build wealth and live in the city of Dallas. Uh, so either if it's.

343 "Agu III, Lawrence" (3114108416)
01:01:38.780 --> 01:01:53.322

By owning a home, or renting a home, those prices are skyrocketing. So, I think providing as much options as we can, uh, to live in the city, Dallas is, uh, what we're looking to do through what we, what we're proposing to implement, uh, in this plan.

344 "Harry Swanson" (1450053120)
01:01:53.322 --> 01:01:55.206

Where is it in the plan again? I'm sorry.

345 "Agu III, Lawrence" (3114108416)
01:01:55.206 --> 01:02:04.583

Our implementation sections, so this should be a table of kind of action items um, also followed by lead agencies that will be helping.

346 "Harry Swanson" (1450053120)
01:02:04.583 --> 01:02:07.526

Move that forward so so it is in a place type.

347 "Agu III, Lawrence" (3114108416)
01:02:07.526 --> 01:02:12.803

No, it's within our implementation section of the plan document.

348 "Harry Swanson" (1450053120)
01:02:12.803 --> 01:02:17.160

Because it seems like place types gets the most action.

349 "Harry Swanson" (1450053120)
01:02:17.160 --> 01:02:27.360

You know, because you're talking, everything is place types, everybody's talking place types. If it's not a place type, you know, that we're going to have that. I don't understand.

350 "Harry Swanson" (1450053120)
01:02:27.360 --> 01:02:32.801

You're gonna implement it, but if it's not a place type, because your whole document, it's on place.

351 "Gilles, Andrea" (1174607616)
01:02:32.801 --> 01:02:38.580

Am I correct? So, that's what it does so the place type lays the foundation.

352 "Gilles, Andrea" (1174607616)
01:02:38.580 --> 01:02:43.260

Types of uses that that type of housing.

353 "Gilles, Andrea" (1174607616)

01:02:43.260 --> 01:02:46.890

It says, yes, we could do those in this place.

354 "Gilles, Andrea" (1174607616)

01:02:46.890 --> 01:02:54.750

Then the implementation section is what gets into the specific action items to get to that point.

355 "Gilles, Andrea" (1174607616)

01:02:54.750 --> 01:02:58.380

Okay, so it lays the foundation to allow it place.

356 "Gilles, Andrea" (1174607616)

01:02:58.380 --> 01:03:04.366

Then the action step, the action matrix gives you those details about how to go about it.

357 "Harry Swanson" (1450053120)

01:03:04.366 --> 01:03:09.728

Okay, thank you.

358 "Mangwiro-Johnson, Chalonda" (138267392)

01:03:09.728 --> 01:03:14.520

And we have our last question from Billy lane.

359 "Billy Lane" (2085235200)

01:03:17.962 --> 01:03:28.170

So, just my own education, could you just kind of articulate what with the driving priorities that you kind of used? I mean, was it.

360 "Billy Lane" (2085235200)

01:03:28.170 --> 01:03:38.121

Strictly, you're trying to balance needs and wants, was it development was optimization maximization or some of the driving priorities.

361 "Gilles, Andrea" (1174607616)

01:03:38.121 --> 01:03:52.320

All of those were really good. All of those were part of it. Right? Um, it was also long standing issues that we heard that hadn't been addressed for decades. So, for example, environmental justice.

362 "Gilles, Andrea" (1174607616)

01:03:52.320 --> 01:04:02.490

We really wanted an eye on that in this plan and put it front and center because those are sort of issues that we've been hearing about.

363 "Gilles, Andrea" (1174607616)

01:04:02.490 --> 01:04:22.490

Since a long time ago, um, then obviously we've got a, you know, a lot of changing conditions in the city and how we address that we have changing, you know, how are we handling our transportation networks so

thinking about strategically where we're placing some, you know, thinking about infrastructure.

364 "Gilles, Andrea" (1174607616)

01:04:22.490 --> 01:04:29.790

That was a big part of the conversation in South Dallas, right? It's, you know, we can't just willy nilly recommend.

365 "Gilles, Andrea" (1174607616)

01:04:29.790 --> 01:04:46.800

Development because maybe there isn't the infrastructure there and so how do we handle that? If we're if we're recommending X, we have to make sure that we're also involving the departments in the city from a perspective of infrastructure allotment, um, you know, national best practices.

366 "Gilles, Andrea" (1174607616)

01:04:46.800 --> 01:05:01.740

You know, Dallas is unique. Dallas is special, but Dallas is also a major city and a lot of major cities throughout the country are dealing with a lot of these issues. Some of them have been talking about them for years. And we can take pieces of that to learn from.

367 "Gilles, Andrea" (1174607616)

01:05:01.740 --> 01:05:11.490

By no means, are we copying anything but there are lessons to be learned from what other cities have had to go through um, to get to a, you know, get to.

368 "Gilles, Andrea" (1174607616)

01:05:11.490 --> 01:05:24.300

The next stage, and then also, just really being cognizant of some of the issues going on on the ground and what we've heard about, you know, obviously things have been really market changes. For example.

369 "Gilles, Andrea" (1174607616)

01:05:24.300 --> 01:05:40.050

Obviously, the housing market is a huge issue. That may be necessarily 10 years ago. We weren't thinking about it in the same way. We've got to think about our office development where we're putting that. We've got to think about retail. All of those market conditions are changing. So, it's really.

370 "Gilles, Andrea" (1174607616)

01:05:40.050 --> 01:06:00.050

You know, once you start thinking about it, it's like it prongs and, you know, and then displacement what do we do we recommend all of this change and all of these new things we have to think about, you know, what that impact what that potentially could be impact on displacement, housing, displacement, small business displacement. All of those issues play into this into the.

371 "Gilles, Andrea" (1174607616)
01:06:00.050 --> 01:06:03.480
And so trying to really balance of all of that.

372 "Gilles, Andrea" (1174607616)
01:06:03.480 --> 01:06:07.201
To come together into, um, you know, the draft and what you.

373 "Billy Lane" (2085235200)
01:06:07.201 --> 01:06:11.639
See, today, thank you.

374 "Gilles, Andrea" (1174607616)
01:06:11.639 --> 01:06:26.850
Welcome um, it looks like we're at about 709. I did want it. I want to make sure to respect everyone's time. I know we still have some comments in the chat. We will, we will, we should have everybody's email, right?

375 "Gilles, Andrea" (1174607616)
01:06:26.850 --> 01:06:43.890
So, if were, there are some specific issues that we can follow up with you on, we will follow up through email. Please. Also, I put my email in the chat staff if you could also do that if you haven't as well. Please also follow up with us. Send us an email.

376 "Gilles, Andrea" (1174607616)
01:06:43.890 --> 01:07:03.890
We are happy to have conversations in following up conversations and talk more in detail about the process and what to expect and when to expect it and how to continue providing us input. We are very open to that. And, um, you know, we do, thank you very much for your time tonight and.

377 "Gilles, Andrea" (1174607616)
01:07:03.890 --> 01:07:09.660
You know, for those of you who have been involved, you know, since the beginning of this process, or even those who just follow up, you know.

378 "Gilles, Andrea" (1174607616)
01:07:09.660 --> 01:07:19.890
Latched on to this 2 days ago so we appreciate that and there's still a lot of process left. So, with that, I want to thank you all and wish you all a good night. Thank you.