



# Floral Farms Authorized Hearing Community Meeting

January 17, 2023  
Singing Hills Recreation  
Center



# AGENDA

- Introductions
- Purpose
- ForwardDallas Update
- Planning Scales
- Land Use vs. Zoning
- Existing Plans and Studies
- Community Workshop Activity and Report Out

# PURPOSE

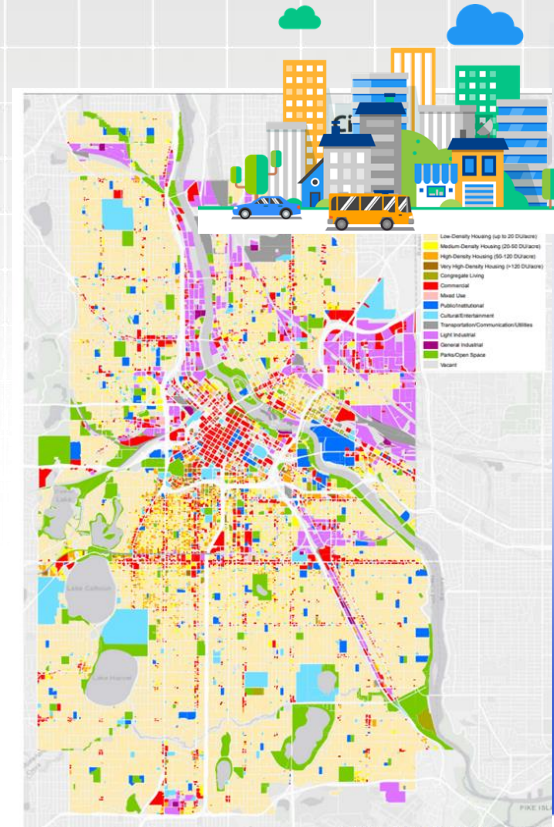
- Review zoning and land uses for the authorized hearing area.
- Review Trinity River Corridor Comprehensive Plan and its future land use recommendations.
- Update on ForwardDallas.
- Workshop activity to provide input on desired land uses and zoning.

# AERIAL MAP



# ForwardDallas COMPREHENSIVE PLAN

- A citywide visionary plan for land use and urban design, also known as the Comprehensive Land Use Plan
- A unified vision for future land use
- Outlines specific goals, strategies and actions & establishes priorities for the City
- Provides a framework for how land use and zoning decisions will be made



# WHY UPDATE FORWARD DALLAS?

Updating Dallas' land use plan is an opportunity to bring the community's vision to the forefront of:

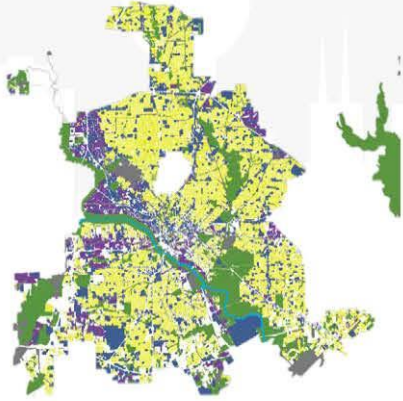
- How land is developed in Dallas
- How public funds are spent
- How the City government and staff define their priorities



The plan:

- Identifies needs of a growing population (transportation, housing, etc.)
- Directs growth to different parts of the city
- Gives community groups and elected officials a vision to work towards.

# PLANNING SCALES



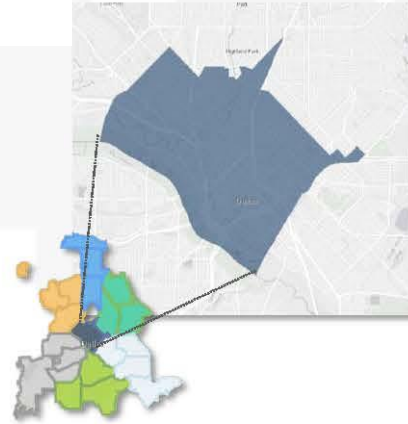
CITYWIDE

- ROLE
- Historical Urban Development
  - Existing Land Use
  - Future Land Use



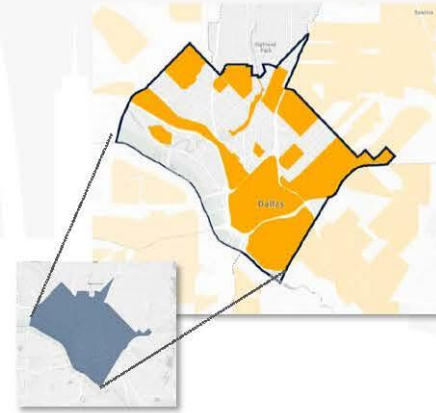
PLANNING SERVICE DISTRICTS

- Planning Staff Coordination
- Services Delivery



PLANNING AREAS

- Infrastructure Priorities
- Future Land Use & Zoning
- Area Planning



NEIGHBORHOODS

- Cultural Building Blocks
- Neighborhood Organizations
- Neighborhood Planning
- Tactical / Grassroots

# LAND USE vs ZONING

- Land Use describes how people use land
- Zoning refers to the rules that regulate land use

## ✓ Existing Land Use ✓

A snapshot of the current and primary activities for each parcel of land within the city.

Future Land Use is a general and ideal representation of a community's land use vision

## ✗ Zoning

Enforces a community's land use vision by regulating development on individual pieces of property.

Zoning – Ex: how high a building is, what a building looks like, how far the building is from the street



# HOW TO GET INVOLVED

1

Check our website



2

Sign up to be notified



3

Interactive Map



4

Follow us

@DallasPlanUD



Open Call  
*Llamada abierta*

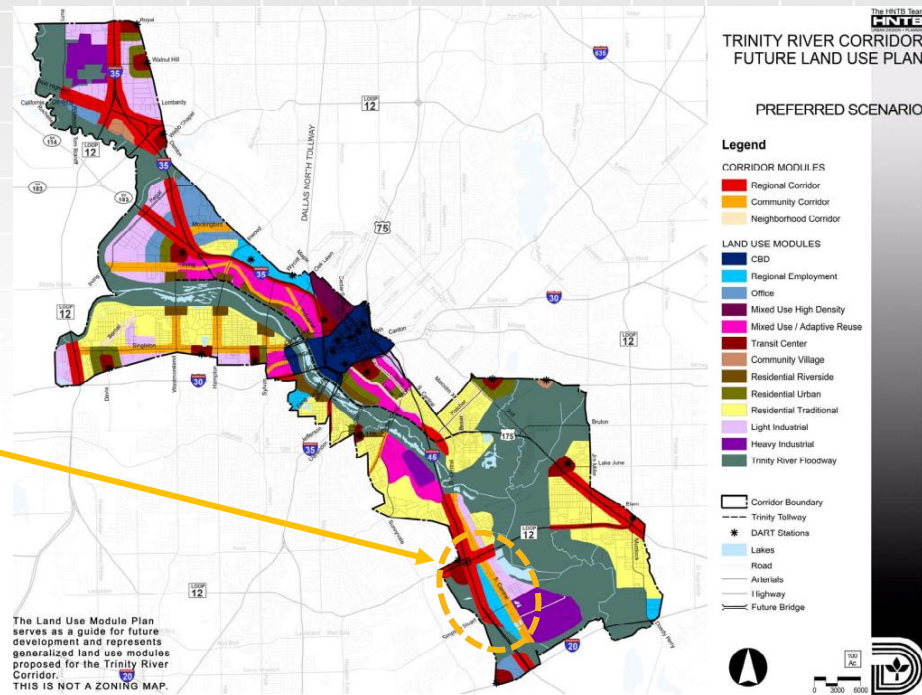
PUD@DallasCityHall.com



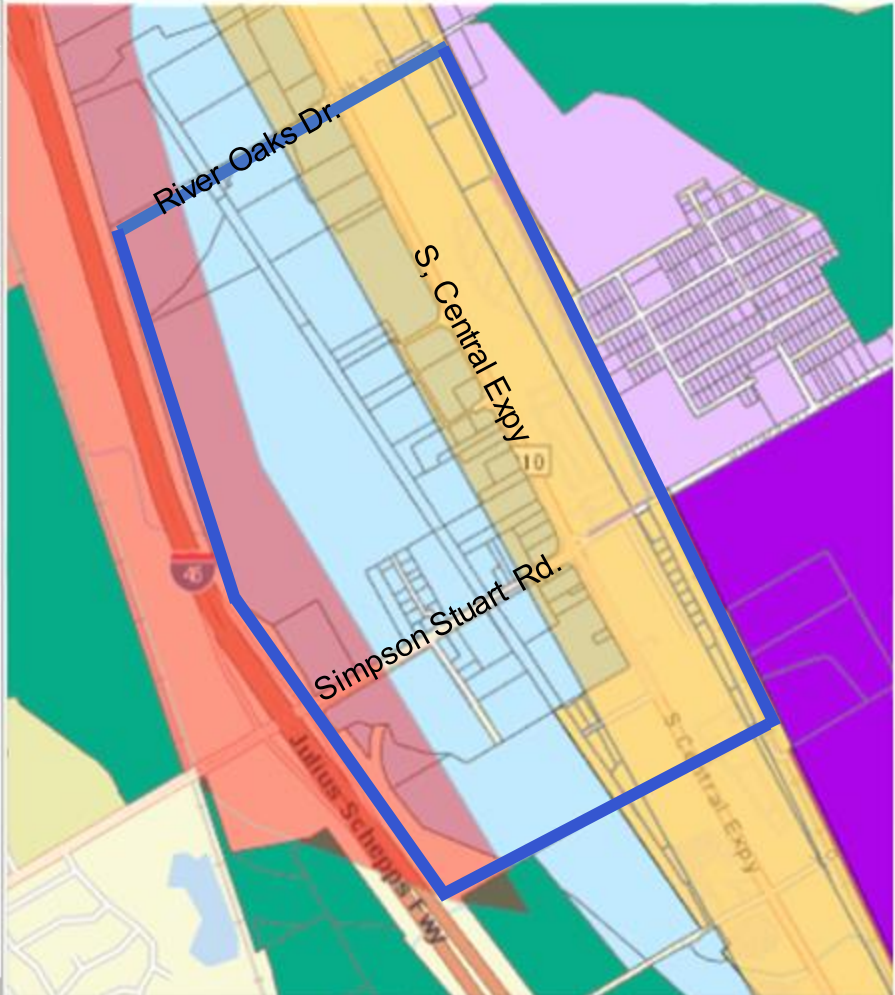
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# TRINITY RIVER CORRIDOR COMPREHENSIVE PLAN

- Serves as a guide for rezoning requests in the Trinity River Corridor.
- Adopted 2006; updated 2009.
- The Authorized Hearing area is within the 1-45 Gateway District.
- Includes a mix of future land use designations for the Floral Farms area that are flexible and include various land use types.



# FUTURE LAND USE



- Community Corridor
- Heavy Industrial
- Light Industrial
- Office
- Regional Corridor
- Regional Employment
- Residential Traditional
- Transit Center
- Trinity River Floodway

# FUTURE LAND USE DESIGNATIONS



**Regional Employment:** Employment Center Uses Large Retail, Mixed Use, Residential, Multi-Family, Office, Entertainment, Civic Uses, Lodging, Park & Open Space



**Regional Corridor:** Regional Retail, Regional Office, Mixed Use, Residential, Multi-Family, Office, Entertainment, Civic Uses, Community Retail, Lodging, Distribution, Park & Open Space



**Community Corridor:** Community Retail, Neighborhood Retail, Regional Office, Mixed Use, Residential, Multi-Family, Office, Civic Uses, Entertainment, Lodging, Distribution, Park & Open Space

# NEIGHBORHOOD-LED PLAN

**#1** ■ Community recreation and green space

**#2** ■ Commercial agriculture and residential

**#3** ■ Residential agricultural

**#4** ■ Commercial economic development

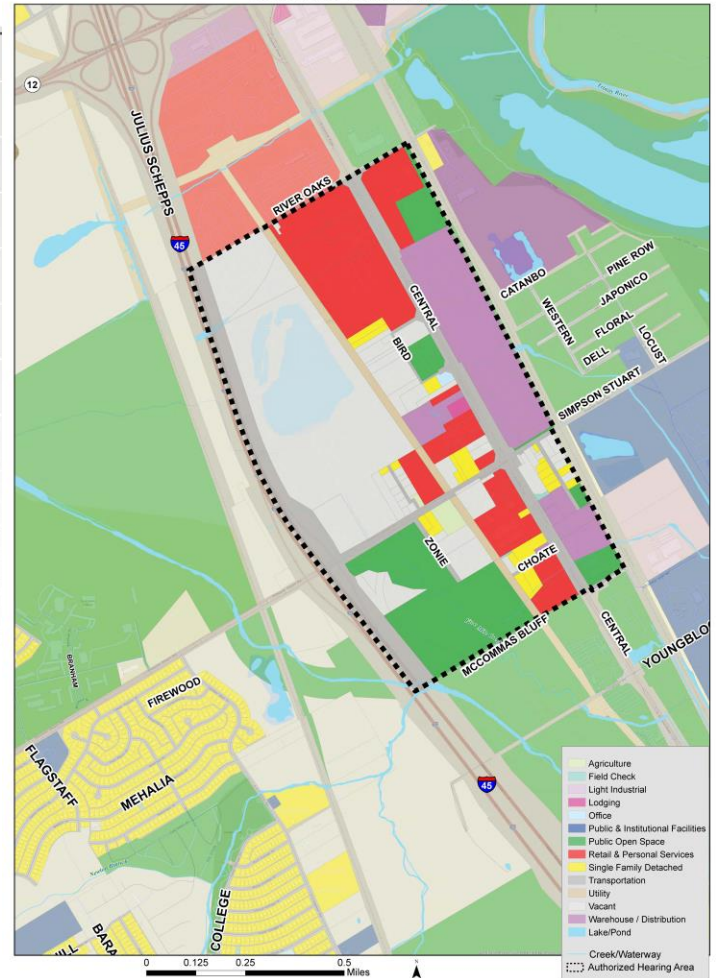
**#5** ■ Commercial agriculture and residential



# EXISTING LAND USE

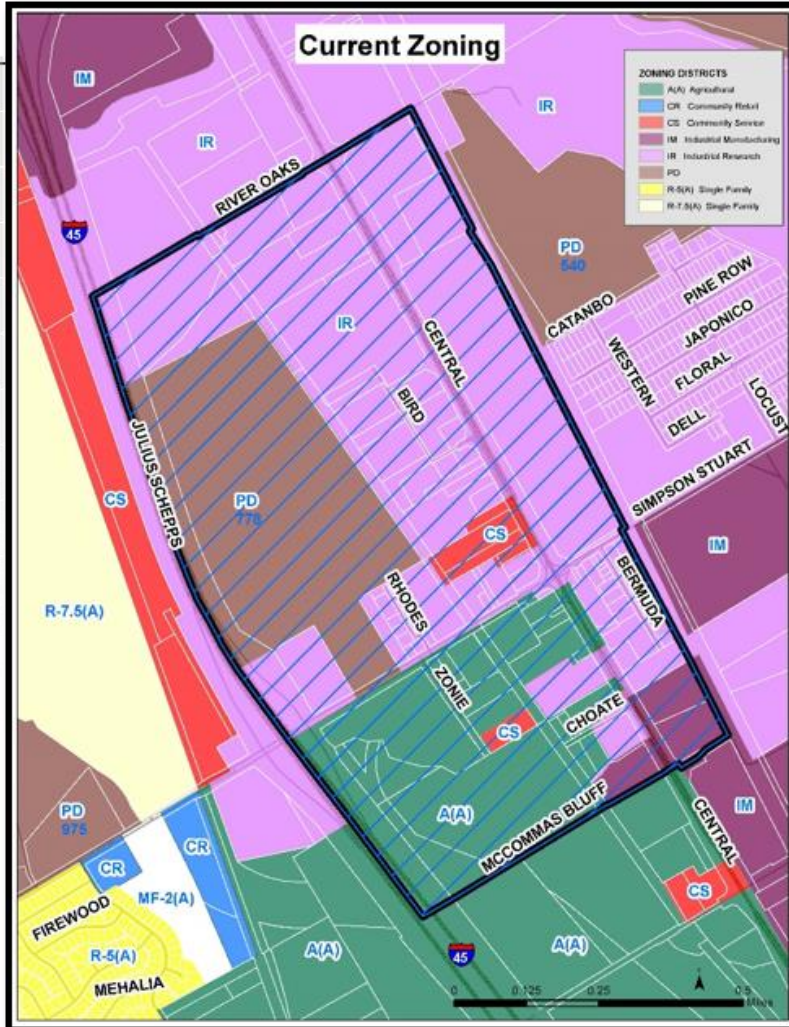


Floral Farms: Current Land Use



# CURRENT ZONING

-  IR - Research and Development, Light Industrial, Office, and Supporting Commercial Uses
-  IM - Heavy Industrial Manufacturing Uses with Accompanying Open Storage and Supporting Commercial Uses
-  CS - Commercial and Business Serving Uses
-  A(A) - Farming, Ranching and Gardening activities
-  PD 778 - Crop Production, Retail, Personal Service, Office, Warehouse, Institutional and Community Uses, Industrial (inside), Temporary concrete or batching plant by special authorization of the building official



# WORKSHOP ACTIVITY

- We want your input!
- Use the following zoning categories/colors to show where/what kind of development you want in the project area.
- Include your comments/markups on the maps at your table.
- We will discuss the input at the next meeting.



# REPORT OUT AND NEXT STEPS

- Workshop activity report out.
- We will review zoning recommendations at the next meeting.
- If you have questions or comments, please email [Mary.Lovell@dallas.gov](mailto:Mary.Lovell@dallas.gov).

# NON-RESIDENTIAL ZONING



Office: NO(A), LO(A), MO(A), GO(A)



Commercial: CR, CS, RR, NS(A), MC-1, MC-2, MC-3, MC-4



Mixed Use: MU-1, MU-2, MU-3



Industrial: LI, IR, IM



Agriculture/Park/Open Space: A(A)

# RESIDENTIAL ZONING



Single Family: R-1(A), R-½(A), R-16(A), R-13(A), R-10(A),  
R-7.5(A), R-5(A), TH-1(A), TH-2(A), TH-3(A)



Multifamily: MF-1(A), MF-2(A), MF-3(A), MF-4(A)