

Memorandum



CITY OF DALLAS

DATE February 24, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **ForwardDallas Comprehensive Land Use Plan Update**

Summary

The purpose of this memorandum is to provide an update on the ForwardDallas Comprehensive Land Use Plan (ForwardDallas) process. Planning and Urban Design (PUD) provided an update to the Comprehensive Land Use Plan Committee (CLUP) on February 14, 2023, and is scheduled to update the City Plan Commission (CPC) in March 2023. Staff will update the full City Council on April 19, 2023 to gather further policy guidance and feedback. This input will be used to further develop, test, and analyze the plan recommendations.

Working Draft Future Land Use Map

At the CLUP meeting on February 14, 2023, a preliminary draft of the future land use map, prepared by Houseal Lavigne (third-party vendor), was presented as part of the briefing. This initial draft map reflects a compilation of existing conditions, the future development vision from the 2006 ForwardDallas plan, and recommendations from adopted area plans. The initial draft map is a baseline for future iterations and **does not yet** incorporate the input received from community engagement efforts. The second draft of the map, which will be made public before the end of March 2023, will include changes that reflect key issue areas heard from the community. Several months will be dedicated to garnering feedback on the draft map and testing it with the community, elected and appointed officials, and other City departments. The process will be interactive and the map will be updated on a regular basis as feedback is provided and as implementation strategies and next steps are further defined.

Future Land Use Map Framework

The ForwardDallas Future Land Use Map utilizes placetypes (a mix of future land use categories) to represent the vision for the desired mix of uses, development form, urban design features, and transportation and open space amenities for areas, or “places,” within the city. Houseal Lavigne team has developed a series of working draft placetypes based on factors including past plan recommendations, changed conditions since the 2006 ForwardDallas plan, staff input, known redevelopment areas, and community input. The CLUP Committee reviewed the draft placetypes at the end of 2022 and provided initial feedback, which has been incorporated into the current draft descriptions. Both the draft future land use map and the placetype descriptions can be found on the [PUD website](#). That link also includes information about how to provide comments on the draft future land use/placetypes map.

DATE February 24, 2023
SUBJECT **ForwardDallas Comprehensive Land Use Plan Update**
PAGE **2 of 2**

Emerging Land Use Themes

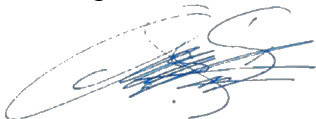
In addition to the broad umbrella goal of producing an equitable future land use plan, several common themes, or broad priority topics, have emerged through the engagement process thus far. These themes will be integrated into the updated drafts of the future land use map and policies and will provide a framework by which recommendations may be tracked as part of the implementation process. Staff will continue to vet these themes throughout the planning process and keep the City Council abreast of any revisions. The themes currently include Environmental Justice, Housing Accessibility, Economic Development and Revitalization, Transit Oriented Development (TOD) and Connectivity, Urban Design, and Rural Agricultural and Greenfield Preservation.

Next Steps

PUD will continue to communicate, educate, inform, and seek public input by:

1. Hosting a series of Lunch-and-Learns between March and May 2023 to educate on Land Use topics including Environmental Justice, Missing Middle Housing, TOD, and Urban Design.
2. Promoting the “Invite a ForwardDallas speaker” to neighborhood organizations to keep them abreast of this process.
3. Holding community workshops and smaller group in-person meetings to discuss plan recommendations.
4. Promoting [Social Pinpoint](#), an interactive mapping tool developed by the project team to provide input on the plan throughout all phases of the project.

Should you have any questions, please contact Julia Ryan, Director of the Department of Planning and Urban Design, at (214) 670-5404 or julia.ryan@dallas.gov.



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