



City of Dallas

***FORWARD*DALLAS**

CPC Workshop #1
Placetype Map +
Descriptions Review

City Plan Commission
Mar 28, 2024

Lawrence Agu, III, AICP, Chief Planner
Patrick Blaydes, Chief Planner
Department of Planning & Urban Design



Workshop Agenda

- Welcome/Overview ----- **9-930a** 30min
- Map Review ----- **930-1130a** 2hrs
- Get Lunch ----- **1130a-1145p** 15min
- Description Review ----- **1145-145p** 2hrs
(Working Lunch)
- Next Steps ----- **145-2p** 15min





Major Plan Components

Apr 11 Workshop

Mar 28 Workshop

Apr 11 Workshop

A Land Use Themes



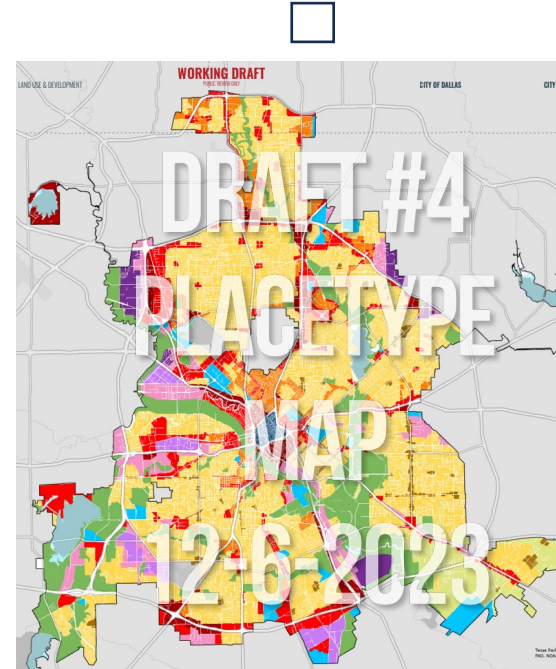
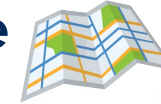
- Environmental Justice
- Housing Accessibility
- Economic Development + Revitalization
- Transit Oriented Development + Connectivity
- Community + Urban Design

B Placetype Descriptions

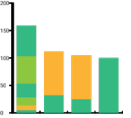


- Regional Open Space
- Small Town Residential
- Community Residential
- City / Urban Residential
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- City Center / Urban Core
- Institutional / Special Purpose
- Flex Commercial
- Logistics / Industrial Park
- Industrial Hub

C Placetype Map



D Implementation Plan



- Theme Objectives
- Actions Steps
- Implementing Partner / Agency
- Timeframe
- Metrics



**MAP REVIEW:
RECENT
COMMUNITY
INPUT +
SUGGESTED
UPDATES**





Map Review: Community Input

COMMUNITY CONCERNS + INPUT

“The maps should do a better job emphasizing conservation, historic, and TOD districts/areas”



CURRENT DRAFT

Identification of historic, conservation districts, & other contextual info not shown on placetype maps.



SUGGESTED UPDATE

Incorporate contextual references on placetype map and document to help clarify relationship between placetypes and established areas.

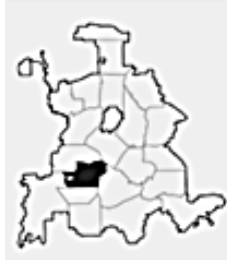




Map Review: Suggested Update



SUGGESTED UPDATE



DISTRICTS

HISTORIC AND CONSERVATION DISTRICTS



LANDMARKS

FEATURE



REGIONAL

GATEWAY



REGIONAL

PATHS

PEDESTRIAN /BIKE TRAILS

INTERSTATE

DART TRANSIT

RAILWAY

COMPLETE STREETS

COMMERCIAL

INDUSTRIAL

MIXED USE

PARKWAY

RESIDENTIAL

NODES



NATURAL FEATURES

FLOODPLAIN

ESCARPMENT

PARK (ALL PARKS ABOVE 5 AC.)



SEPT 2023
WORKING DRAFT
PUBLIC REVIEW ONLY



"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Texas Local Government Code, Section 219.005

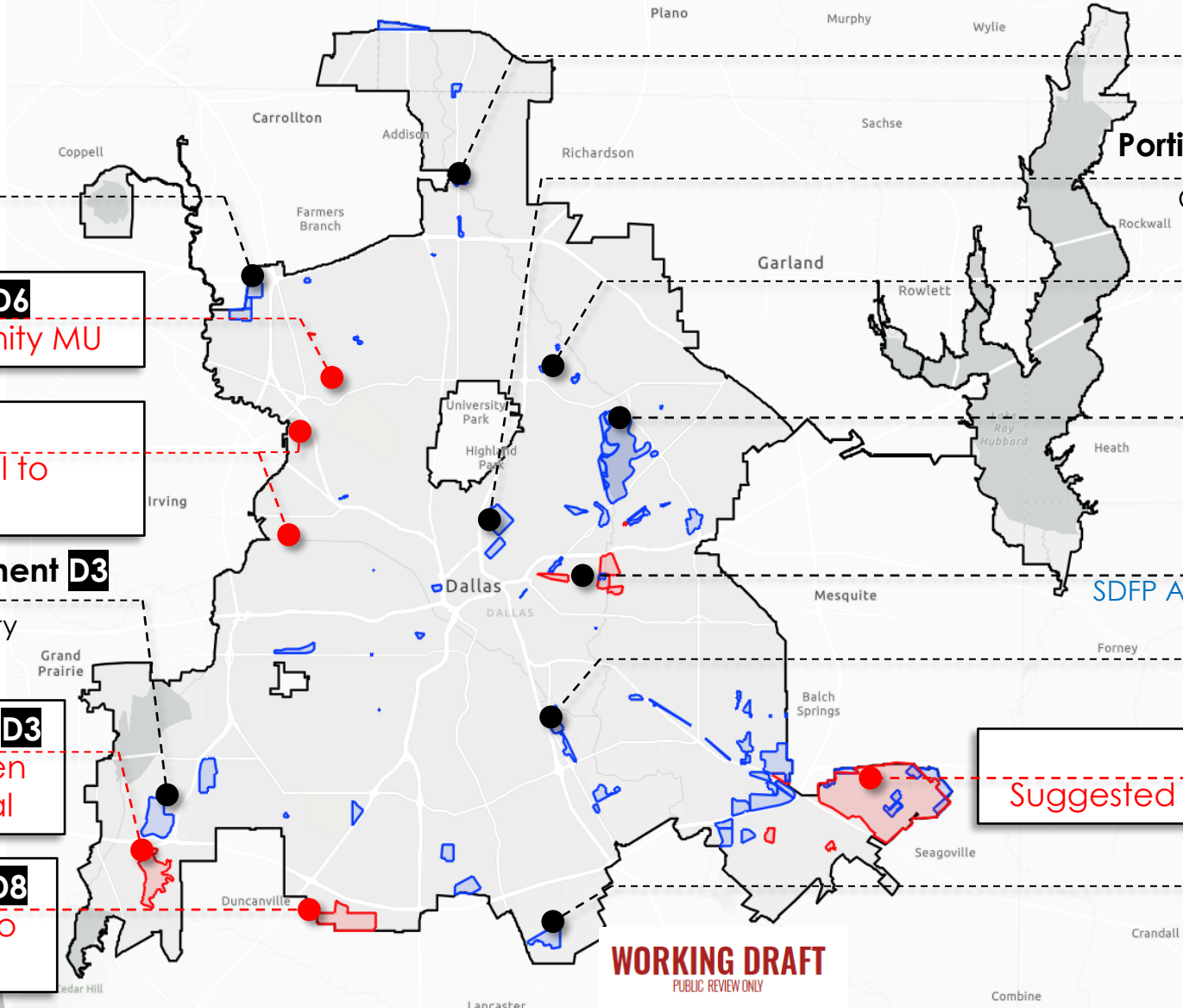


**MAP REVIEW:
NOTABLE
SUGGESTED
MAP
UPDATES**





Notable Suggested Map Updates



Stemmons Industrial D6

Industrial Hub to Flex Commercial

North of Bachman Lake D6

Regional MU to Community MU

Irving Blvd D6

Flex Comm and Industrial to Logistics Hub

Mountain Creek Escarpment D3

Regional Open to Community Residential

Mountain Creek (S. I-20) D3

Suggested Regional Open to Community Residential

Redbird Distribution Ctr. D8

Suggested Flex Industry to Community MU

Pepper Square Area D11

Regional MU to Commercial MU

Portions of Old East Dallas D2/D14

Community Res to City Residential

Vickery Meadows D13

Various City Residential to Community MU

White Rock D9

Updating Regional Open near surrounding Residential

South Dallas/Fair Park D7

SDFP Area Planning Under Development

Joppe D7

Flex Commercial to Community MU

Kleburg-Rylie D8

Suggested East Kleburg to all Comm Res

Inland Port D8

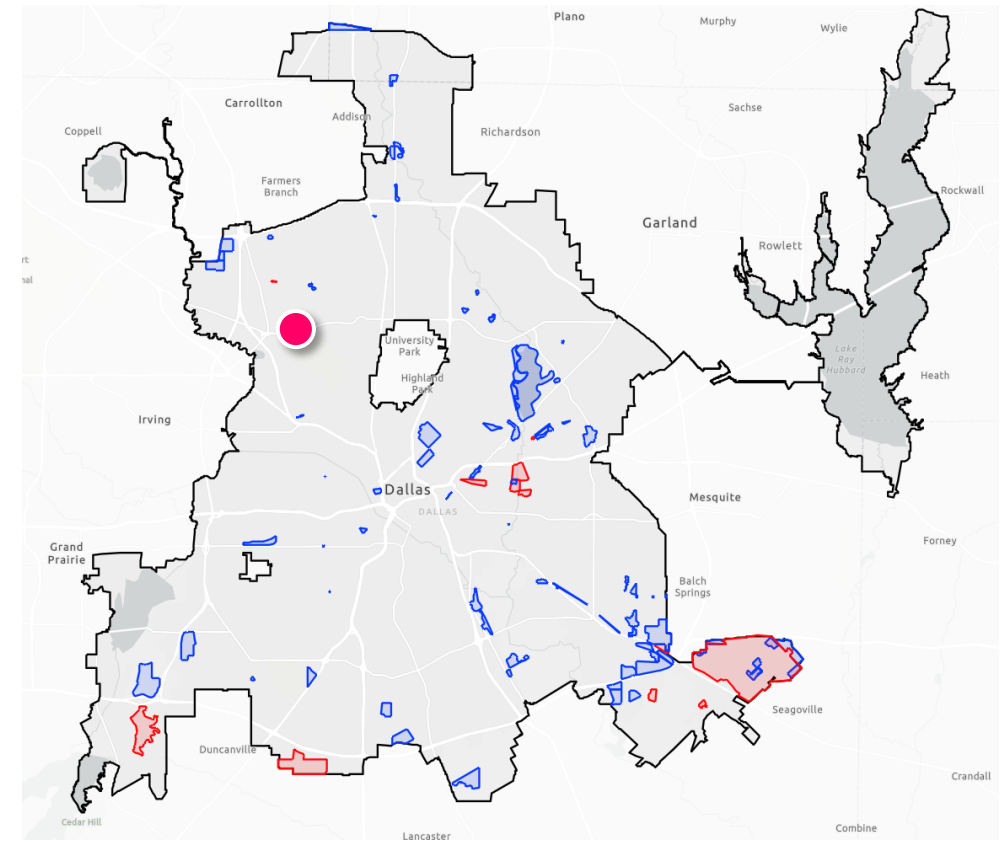
Community MU to Logistics Hub

WORKING DRAFT
PUBLIC REVIEW ONLY



Key Placetype Map Updates

Bachman Lake: Suggested Regional MU to Community MU



**PLACETYPE
DESCRIPTIONS
REVIEW
(SWITCH TO
PDF DOC)**



**WHAT'S
NEXT?**



CPC FwdDallas Review Schedule

Revised March 21, 2024



✓ = Regularly Scheduled Briefing

✓ = Confirmed Specially Called Meeting / Public Hearings

	March		April			May			June
	Thur, Mar 21	Thur, Mar 28	Thur, Apr 4	Thur, Apr 11	Thur, Apr 18	Thur, May 2	Thur, May 9	Thur, May 16	TBD
Briefing	<i>Approx 1 hr Schedule Discussion</i> ✓		<i>Approx 1 hr Follow-up Discussion (if needed)</i> ✓			<i>Approx 1 hr Follow-up Discussion (if needed)</i> ✓		<i>Approx 1 hr Follow-up Discussion (if needed)</i> ✓	
Workshop Only		<i>(9a-2p) Placetype Descrp.+ Map</i> ✓		<i>(9a-2p) Implementation Plan + Other Doc Edits</i> ✓					
Public Hearing (Time Certain)					<i>(6p-9p) Public Comments</i> ✓		<i>(6p-9p) Public Comments</i> ✓		

Deliverable (Tentative)	Mar 29 - Revised Map	Apr 26 - CPC Rev Draft (Opt 1)	May 10 - CPC Rev Draft (Opt 2)	
----------------------------	----------------------	--------------------------------	--------------------------------	--



NOTE: Additional specially called meetings are subject to be added by the direction of CPC