City of Dallas

FORWARDALLAS

Briefing
CPC Direction on Potential Plan Draft Edits

City Plan Commission
May 16, 2024

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

OUTLINE

1. Direction on Potential Edits

2. What's Next?

Major Decision Points Outline

1. Definition of Primary and Supporting Use in Placetype Matrix and Plan (This affects items #2 and #3 below)

   Slide 11

2. Whether to change multiplex from a primary to a supporting use in Community Residential

   Slides 18

3. Whether to add SF Residential as a primary Land Use to City Residential and Neighborhood Mixed-Use placetypes

   Slides 24

4. Language update for ADU action item in Housing Implementation matrix

   Slides 35

5. Application of TOD Typologies in the plan

   Slides 28

6. Definition of Low, Mid, and High Rise

   Slides 37

7. Definition and utilization of the term "self-determination"

   Slides 7

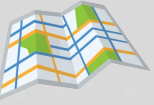# Summary of Potential CPC Draft Plan Edits

A — General
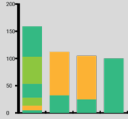
- Enable Interactive web Links
- Include bookmarks to other sections
- Correct typos and conduct content (grammar/spelling) review

B — Introduction

- Update History Section
- Define or add clarity to term "Self-Determination"
- Clarify Relationship to Zoning, HDs, CDs, PD, and NSOs

## C — Placetype Descriptions + Map

- Placetype Matrix - Potential Updates to Land Uses
- Placetypes (General) – Update Imagery, Examples, and Graphics
- Community Residential Placetype - Clarify land use mix, description language, context, etc.
- Industrial Placetypes – Clarify adjacencies and urban design elements
- **Placetype District Maps** – Include HDs, CDs, NSOs, Complete Streets, and Reference Council Districts
- Continue Refining Placetype Maps

D — Land Use Themes

- General Land Use Theme Potential Updates
- Enhance TOD Theme to include TOD Typologies, Imagery and Focus on equity
- Further clarify within Housing Theme: issues, intent, context.

E — Implementation Plan
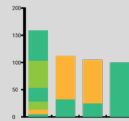
- General Action Step Enhancements to all Theme tables
- Incorporate additional updates from Tech Review Cmte Review
- Incorporate Theme Metrics / Key Performance Indicators(s)

F — Glossary

- Include in next publication
- Provide suggested description of Low, Mid, and High-Rise Buildings

G — Appendices

- Include all appendices in next publication
- **Placetype District Maps** – Include HDs, CDs, NSOs, Complete Streets, and Reference Council Districts

GENERAL

1. Enable Interactive web Links*

2. Include bookmarks to other sections*

3. Correct typos and conduct content (grammar/spelling) review*

*Note: Application / implementation of update(s) to be completed by project team / city staff. No CPC action needed.

INTRODUCTION

1. **Update History Section**

2. Define or add clarity to the term "Self-Determination"

   +

3. Clarify Relationship to Zoning, HDs, CDs, and NSOs

*Note: Application / implementation of update(s) to be completed by project team / city staff. No CPC action needed.

Suggested CPC Plan Edits: Intro

2. Define or add clarity the term "Self-Determination"

(A) **Option 1: Keep Term, Define, and Incorporate in Glossary:**
- Self-Determination: The process by which a community shapes its future and represents their interests through equitable planning, inclusive engagement, fair representation, and collaboration with the city.

(B) **Option 2: Qualify Term, Define, and Incorporate in Glossary:**
- Equitable and Inclusive Self-Determination: *[Definition same as above]*

(C) **Option 3: Don't Use Term, just definition in context**
- *[Definition same as above]*

3. Clarify Relationship to Zoning, HDs, CDs, and NSOs

A Add the Following Language:

Historic Districts, Conservation Districts, and Neighborhood Stabilization Overlays were created through thoughtful neighborhood **self-determination*** and established a more granular vision for the communities than the ForwardDallas placetypes. That more granular vision in the HDs, CDs and NSOs is respected, and this plan does not change, nor makes a recommendation to change, the zoning for any existing historic or conservation districts.

* = term to be determined by previous CPC direction

Suggested CPC Plan Edits: Intro

3. Clarify Relationship to Zoning, HDs, CDs, and NSOs

B Add the Following Language:

Historic Districts, Conservation Districts, Neighborhood Stabilization Overlays and other neighborhood-led efforts reflect thoughtful collaboration amongst stakeholders that allow neighborhoods to establish a more detailed vision of their community which ForwardDallas does not change nor makes a recommendation to change.

* = term to be determined by previous CPC direction

PLACETYPE DESCRIPTIONS + MAP

1. Placetype Matrix - Update Land Uses and Define Primary/Supporting

2. Community Residential Placetype Edits

3. Placetype District Maps – Include HDs, CDs, NSOs, Complete Streets, and Reference Council Districts

4. Industrial Placetypes – Clarify adjacencies and urban design elements

5. **Placetype (General) – Update Imagery, Examples, and Graphics***

6. **Continue Refining Placetype Maps***

*Note: Application / implementation of update(s) to be completed by project team / city staff. No CPC action needed.

Placetype Descriptions + Map

1. <u>Placetype Matrix - Update Land Uses and Define Primary/Supporting</u>

A Define Primary and Supporting Uses in the Document

- **Primary Use:** "More prevalent and prominent land use that plays a pivotal role in characterizing a placetype"

- **Supporting Use:** "Less prevalent use that serves to support the primary land use in a placetype"

Note: Additional language could be added to definitions to qualify and clarify application during development review

Placetype Descriptions + Map

1. Placetype Matrix - Update Land Uses and Define

CPC Potential Update	**CLUP** Unanimously Recommended	**FD '06** Currently Adopted Plan
Primary Use: "More prevalent and prominent land use that plays a pivotal role in characterizing a placetype"	**No Definition Provided**	**"Primarily"** No Definition Provided
Supporting Use: "Less prevalent use that serves to support the primary land use in a placetype"		**Ancillary Support Uses** No Definition Provided

Placetype Descriptions + Map

1. Placetype Matrix - Update Land Uses and Define Primary/Supporting

B Qualify and clarify application of primary and supporting uses in development review

- Not every property may be appropriate for the range of uses described by a placetype, therefore CPC and City Council may make a determination that the least intense land use is most appropriate for a specific property or area.

- Reasons for this determination may include, but not limited to, availability of infrastructure, risk of residential or small business displacement, compatibility with the surrounding uses, other citywide adopted policies, and community feedback.

Placetype Descriptions + Map

1. Placetype Matrix - Update Land Uses and Define Primary/Supporting

C Update description on Single Family Detached Land Use to remove "ADU" reference and read as "**Single Residential Unit**"
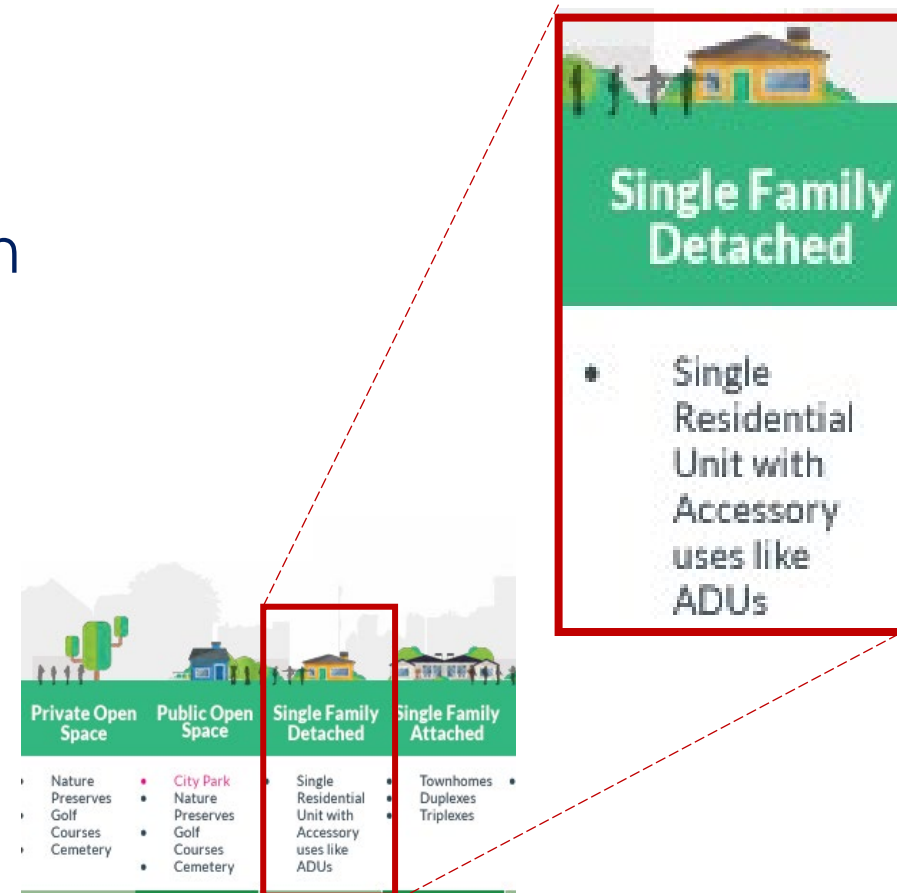
Placetype Descriptions + Map

1. Placetype Matrix - Update Land Uses and Define Primary/Supporting

D Add **Cluster / Cottage Housing** as examples to Single Family Detached then define in glossary.

Potential Definition: A group of 1-2 story detached residential structures arranged around a shared common open space or court yard visible from the street.

Placetype Descriptions + Map

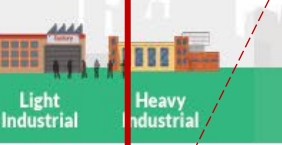## 1. Placetype Matrix - Update Land Uses and Define Primary/Supporting

E
 - Update Light Industrial title to include "**/Distribution**"
 - Update Examples to include: **Mini-**warehouse, **Equipment Rental, Auto Auction.**

PLACETYPE / LAND USE MATRIX

Placetypes are land use categories that represent a vision for the desired mix of uses, development character, urban design features, and density for areas within the city.

LAND USES	Agricultural	Private Open Space	Public Open Space	Single Family Detached	Single Family Attached	Multiplex	Apartment	Mixed Use	Lodging	Commercial	Office	Civic / Public Institutional	Transportation	Utility	Light Industrial	Heavy Industrial
DESCRIPTIONS / PLACETYPES	• Animal Production • Crop Production • Agritourism	• Nature Preserves • Golf Courses • Cemetery	• City Park • Nature Preserves • Golf Courses • Cemetery	• Single Residential Unit with Accessory uses like ADUs	• Townhomes • Duplexes • Triplexes	• Multifamily with fewer than 10 attached dwelling units	• Multifamily with more then 10 attached dwelling units	• Combination of Residential, Retail, Lodging, and/or Office	• Hotels • Motels • Extended Stays	• Retail • Personal Services • Restaurants	• Financial Institutions • Medical Clinic • Other Office	• Schools • Religious Institutions • Hospitals • Government Buildings	• Bus Stops • Roads • Train Stations • Vertiports • Airports	• Telecom Tower • Power Station • Pump Station	• Warehouses • Storage • Maintenance shops	• Large Warehouses • Hazardous Materials • Construction Materials

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Placetype Descriptions + Map

1. Placetype Matrix - Update Land Uses and Define Primary/Supporting

F - Update Examples to include: **Batch Plant**

Heavy Industrial
- Large Warehouses
- Hazardous Materials
- Construc- tion Mate-

PLACETYPE / LAND USE MATRIX

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DESCRIPTIONS → PLACETYPES

Agricultural	Private Open Space	Public Open Space	Single Family Detached	Single Family Attached	Multiplex	Apartment	Mixed Use	Lodging	Commercial	Office	Civic / Public Institutional	Transportation	Utility	Light Industrial	Heavy Industrial
• Animal Production • Crop Production • Agritourism	• Nature Preserves • Golf Courses • Cemetery	• City Park • Nature Preserves • Golf Courses • Cemetery	• Single Residential Unit with Accessory uses like ADUs	• Townhomes • Duplexes • Triplexes	• Multifamily with fewer than 10 attached dwelling units	• Multifamily with more then 10 attached dwelling units	• Combi- nation of Residential, Retail, Lodg- ing, and/or Office	• Hotels • Motels • Extended Stays	• Retail • Personal Services • Restaurants	• Financial Institutions • Medical Clinic • Other Office	• Schools • Religious Institutions • Hospitals • Government Buildings	• Bus Stops • Roads • Train Stations • Vertiports • Airports	• Telecom Tower • Power Station • Pump Station	• Warehouses • Storage • Mainte- nance shops	• Large Warehouses • Hazardous Materials • Construc- tion Mate- rials

Placetype Descriptions + Map

Placetype Matrix - Update Land Uses and Define Primary/Supporting

CPC Potential Updates

○ Primary to Supporting

● Supporting to Primary

Primary Use: "More prevalent and prominent land use that plays a pivotal role in characterizing a placetype"

Supporting Use: "Less prevalent use that serves to support the primary land use in a placetype"

Placetype Descriptions + Map

Placetype Matrix - Update Land Uses and Define Primary/Supporting

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1. <u>Placetype Matrix - Update Land Uses and Define Primary/Supporting</u>

A   Multiplex: Primary → Supporting

◯ Primary to Supporting

LAND USES	Agricultural	Private Open Space	Public Open Space	Single Family Detached	Single Family Attached	Multiplex	Apartment	Mixed Use	Lodging	Commercial	Office	Civic / Public Institutional	Transportation	Utility	Light Industrial	Heavy Industrial
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REGIONAL OPEN SPACE	◔	●	◯									●	◯	◯		
SMALL TOWN RESIDENTIAL	●	●	◯	●	●	●		◯	◯	◯	◯	◯	◯	◯		
COMMUNITY RESIDENTIAL	◯	◯	◯	●	●	⭕	◯	◯		◯	◯	◯	◯	◯		

Placetype Descriptions + Map
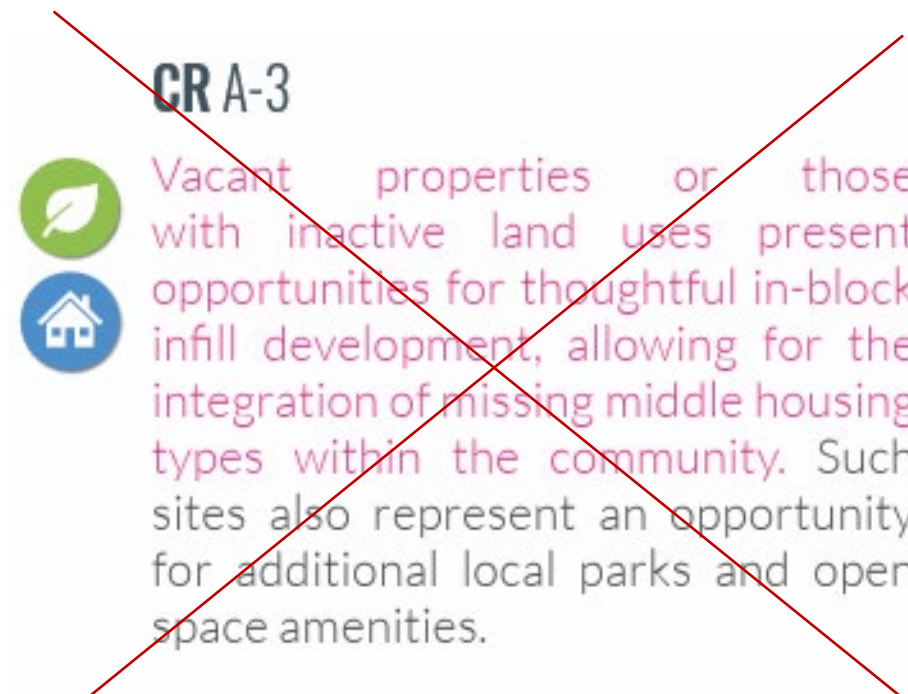
1. Placetype Matrix - Update Land Uses and Define

Community Residential

1. <u>Placetype Language about infill properties</u>

B Remove CR A-3 language about infill vacant properties →

CR A-3

Vacant properties or those with inactive land uses present opportunities for thoughtful in-block infill development, allowing for the integration of missing middle housing types within the community. Such sites also represent an opportunity for additional local parks and open space amenities.

Community Residential

2. Suggested Enhancements to Context Language

A Dallas is made up of vibrant and unique neighborhoods that are key to the city's long-term sustainability and vitality. The Community Residential placetype represents a major mainstay of Dallas living -- the traditional single-family neighborhood.

B If infill is proposed, it should be focused on existing activity centers, areas with adequate infrastructure and corridors with proximity to transit and other amenities.

C Maintaining stable neighborhoods and existing housing stock is essential to sustaining established neighborhoods.

City Residential

1. <u>Placetype Matrix - Update Land Uses and Define Primary/Supporting</u>

SF Attached + Detached: Supporting → Primary

⬤ Supporting to Primary

CPC - Potential Update

CLUP - Recommendation

Neighborhood Mixed Use

1. Placetype Matrix - Update Land Uses and Define Primary/Supporting

SF Attached + Detached: Supporting → Primary

● Supporting to Primary

CPC - Potential Update

CLUP - Recommendation

LAND USE THEMES

1. General Land Use Theme Potential Updates

2. Enhance TOD Theme to include TOD Typologies, Imagery and focus on equity

3. Further clarify within Housing Theme: issues, intent, context.

*Note: Application / implementation of update(s) to be completed by project team / city staff. No CPC action needed.

Land Use Themes

1. <u>Enhance TOD Theme to include TOD Typologies, Imagery and focus on equity</u>

   Include an "**Equity Lens**" section on all Land Use Themes that incorporates action items or points of focus from the Racial Equity Plan.

Land Use Themes

1. <u>Enhance TOD Theme to include TOD Typologies, Imagery and focus on equity</u>

   Incorporate TOD Typologies, including imagery and definitions of each type

PLACETYPES

| 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 HUB | INDUSTRIAL HUB |

TYPOLOGIES

Neighborhood Centers · Mixed Use Centers · City Center · Special Purpose Centers

Land Use Themes

1. <u>Enhance TOD Theme to include TOD Typologies, Imagery and focus on equity</u>

   Incorporate TOD Typologies, including imagery and definitions of each type

Image: NACTO

① NEIGHBORHOOD CENTERS
DART Typology: Community Centers
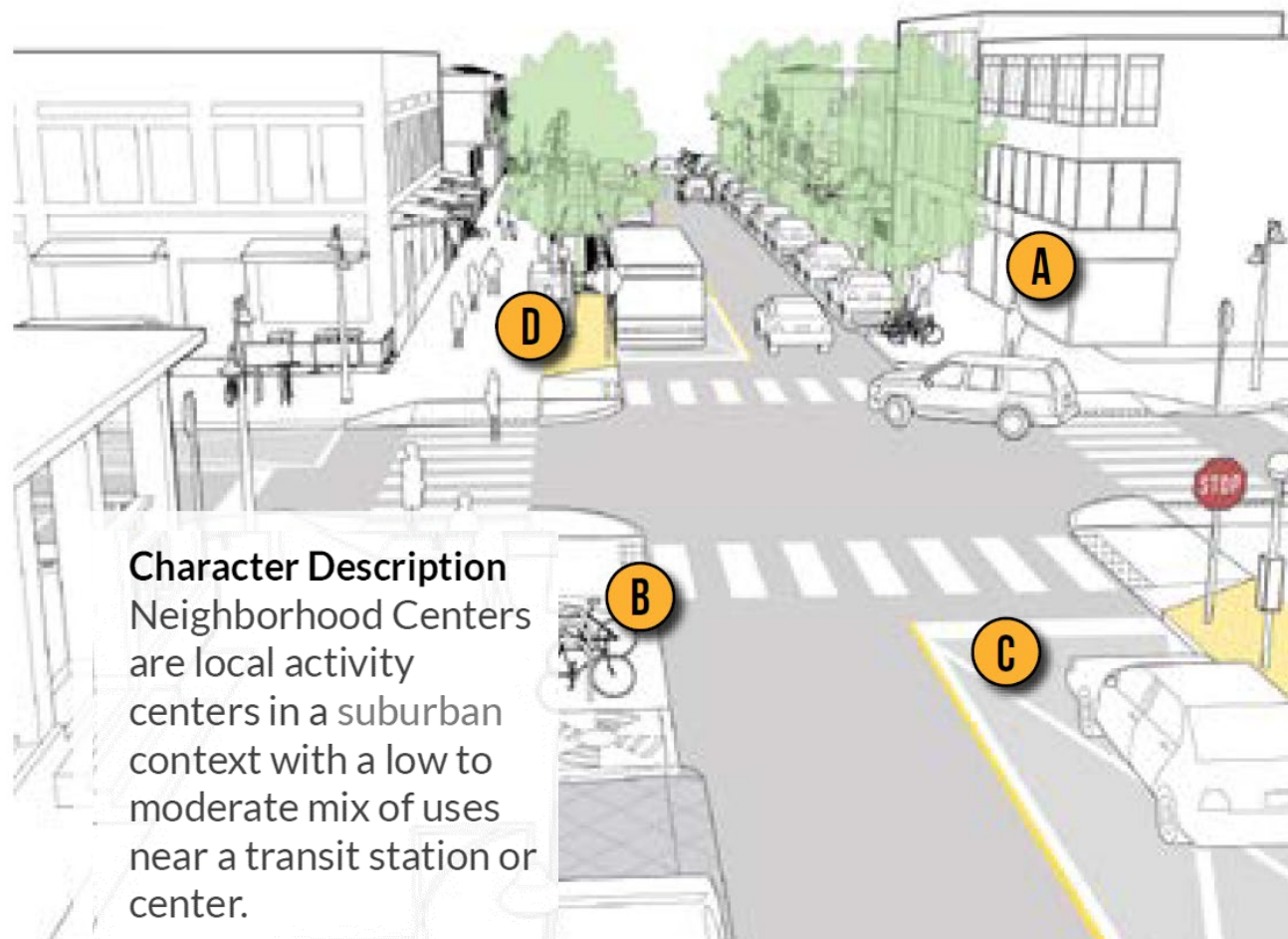
Character Description
Neighborhood Centers are local activity centers in a suburban context with a low to moderate mix of uses near a transit station or center.

Land Use Themes

1. <u>Enhance TOD Theme to include TOD Typologies, Imagery and focus on equity</u>

   Incorporate TOD Typologies, including imagery and definitions of each type

Image: NACTO

(2) **MIXED-USE CENTERS**
DART Typologies: Urban Districts + Town Centers

Character Description
These districts serve as commercial destinations and tend to include a mix of moderate density uses catering to the daily needs of residents and workers in surrounding suburban and communities.

Land Use Themes

1. <u>Enhance TOD Theme to include TOD Typologies, Imagery and focus on equity</u>

   Incorporate TOD Typologies, including imagery and definitions of each type

Image: NACTO

3 **CITY CENTERS**
DART Typologies: Urban Districts + Urban Core

Character Description
These locations provide the highest levels of activity, density, mix of land uses, walkability, and transit access. Serves as central retail and entertainment destinations for the city.

Land Use Themes

1. <u>Enhance TOD Theme to include TOD Typologies, Imagery and focus on equity</u>

   Incorporate TOD Typologies, including imagery and definitions of each type
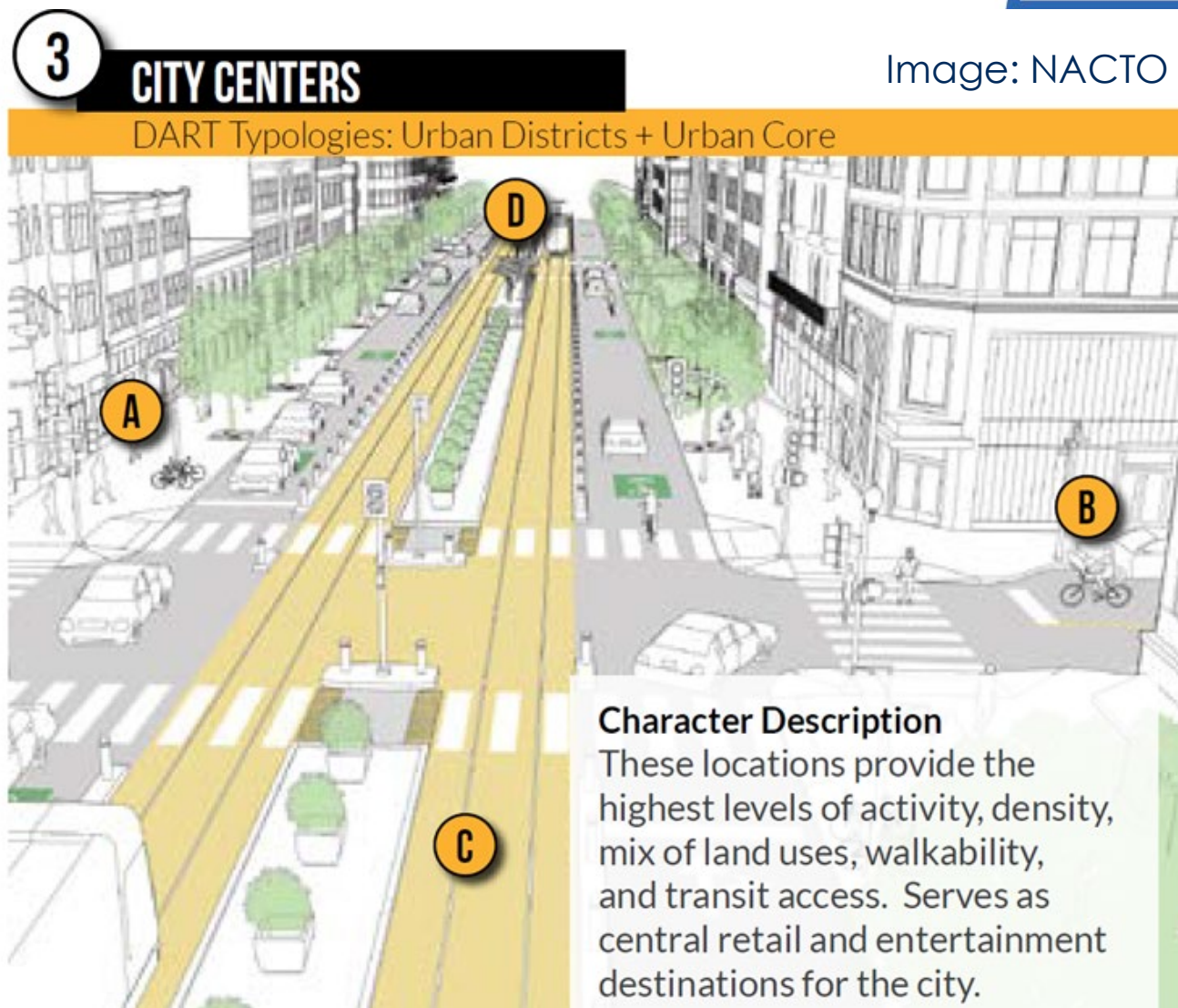
Image: NACTO

Land Use Themes

2. <u>Further clarify within Housing Theme: issues, intent, context.</u>

A Incorporate more language focused on home ownership

B Clarify relationship between land use and housing affordability

C Incorporate more data touching on the need to provide more housing choice and access

IMPLEMENTATION PLAN

1. **Incorporate additional updates from TRC Review***

2. **Incorporate Theme Metrics / Key Performance Indicators from TRC Review***

3. Action Step Updates to all Theme tables

***Note:** Application / implementation of update(s) to be completed by project team / city staff. No CPC action needed.

Implementation Plan

3. <u>Action Step Updates to all Theme tables</u>

Housing Choice + Access

Potential Update of ADU language in Item #2

From:

"Explore updating the development code to allow Accessory Dwelling Units in residential districts and incorporate design standards to ensure neighborhood compatibility."

To:

"After adoption of this plan, initiate a public process to discuss the process of how ADUs could be built in all residential districts and establish updated ADU regulations that address scale, form, design and environmental constraints."

GLOSSARY

1. Provide suggested guidance with description of Low, Mid, and High-Rise buildings

2. **Include Glossary in next draft publication***

*Note: Application / implementation of update(s) to be completed by project team / city staff. No CPC action needed.

Glossary

1. Provide suggested description of Define Low, Mid, and High-Rise Buildings

- **Low-Rise Buildings**
  - Structures that are generally **one (1) to four (4) stories** in height, depending on context.
- **Mid-Rise Buildings**
  - *Structures that are generally **under ten (10) stories** in height, depending on context.*
- **High-Rise Buildings**
  - *Structures that are generally **equal to or greater than ten (10) stories** in height, depending on context.*

Note: Current Form Based Codes also provide a range of building heights

Intensity	District	Height in Stories (max)
LOW	RTN	2½
	WMU-3, WR-3	3½
	WMU-5, WR-5	5
MEDIUM	WMU-8, WR-8	8
	WMU-12, WR-12	12
HIGH	WMU-20, WR-20	20
	WMU-40, WR-40	40

ArticleXIII-FormDistricts.original.pdf (dallascityhall.com)

APPENDICES

1. **Include all appendices in next draft publication (ie. ECR, Placetype Maps, Engagement Report)***

2. Placetype District Maps to Include/incorporate HDs, CDs, NSOs, Complete Streets, and Reference Council Districts

***Note:** Application / implementation of update(s) to be completed by project team / city staff. No CPC action needed.

2. <u>Placetype District Maps to Include/incorporate HDs, CDs, NSOs, Complete Streets, and Reference Council Districts</u>

DRAFT

ILLINOIS

COMPLETE STREETS   MIXED USE

COMMERCIAL   PARKWAY

INDUSTRIAL   RESIDENTIAL
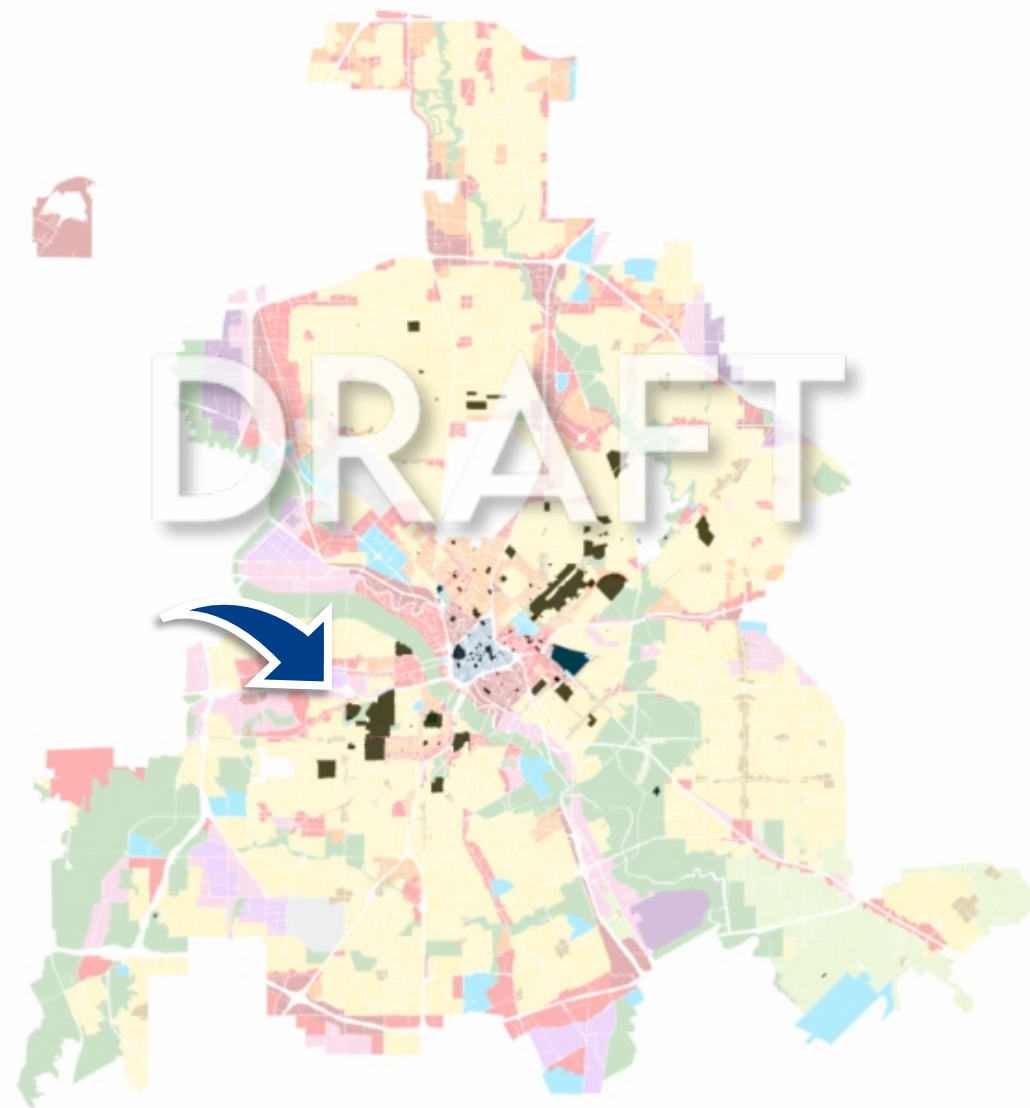
WHAT'S NEXT?

CPC FwdDallas Review Schedule Rev #3 (May 10, 2024)

Newly Added Since Previous Version	Confirmed Regularly Scheduled Briefing	Confirmed Specially Called Meeting / Public Hearings

	March		April			May			Jun		
	Thur, Mar 21	**Thur, Mar 28**	**Thur, Apr 4**	**Thur, Apr 11**	**Thur, Apr 18**	**Thur, May 2**	**Thur, May 9**	**Thur, May 16**	**Thur, Jun 6**	**Mon, Jun 17**	**Thur, Jun 20**
Regularly Scheduled Meeting	*Approx 1hr Schedule Discussion* ✱		*Approx 1hr Follow-up Discussion (if needed)* ✱			*Approx 1hr Review of HOU + UD Tables* ✱		*9a Briefing (CPC Direction on Suggested Updates)* ✱	*9a Briefing and Public Hearing (Review/ Recomm. of CPC Draft Plan)*		*9a Briefing and Public Hearing (Review/ Recomm. of CPC Draft Plan)*
Specially Called Meeting		*(9a-2p)* **Placetype Descrp.+ Map** ✱		*(9a-2p)* **Implement Plan + Other Edit** ✱	*(6p-9p)* **Public Hearing** (Public Comments Only)		*(6p-9p)* **Public Hearing** (+Staff Briefing)			*9a* **Briefing and Public Hearing** (Review/ Recomm. of CPC Draft Plan)	

✱ (red) = Workshop Only   ✱ (purple) = Briefing Only

Deliverable (Tentative)	**Apr 16 - Revised Map**	**May 10 -13: Publish Updates Presi** **May 23 - 30: CPC Updated/Revised Draft Doc + Revised Placetype Draft Map**

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