



City of Dallas

Planning and Urban Design

Planning Tools and Related Adopted Citywide Policy

**City Plan Commission
November 10, 2022**

Andrea Gilles, AICP
Assistant Director
Community Planning

Agenda



- The Community Planning group
- Community planning updates
- Planning authority
- Planning and zoning overview
- The Comprehensive Land Use Plan + related plans
- Approach to land use
- What's coming next



Julia Ryan

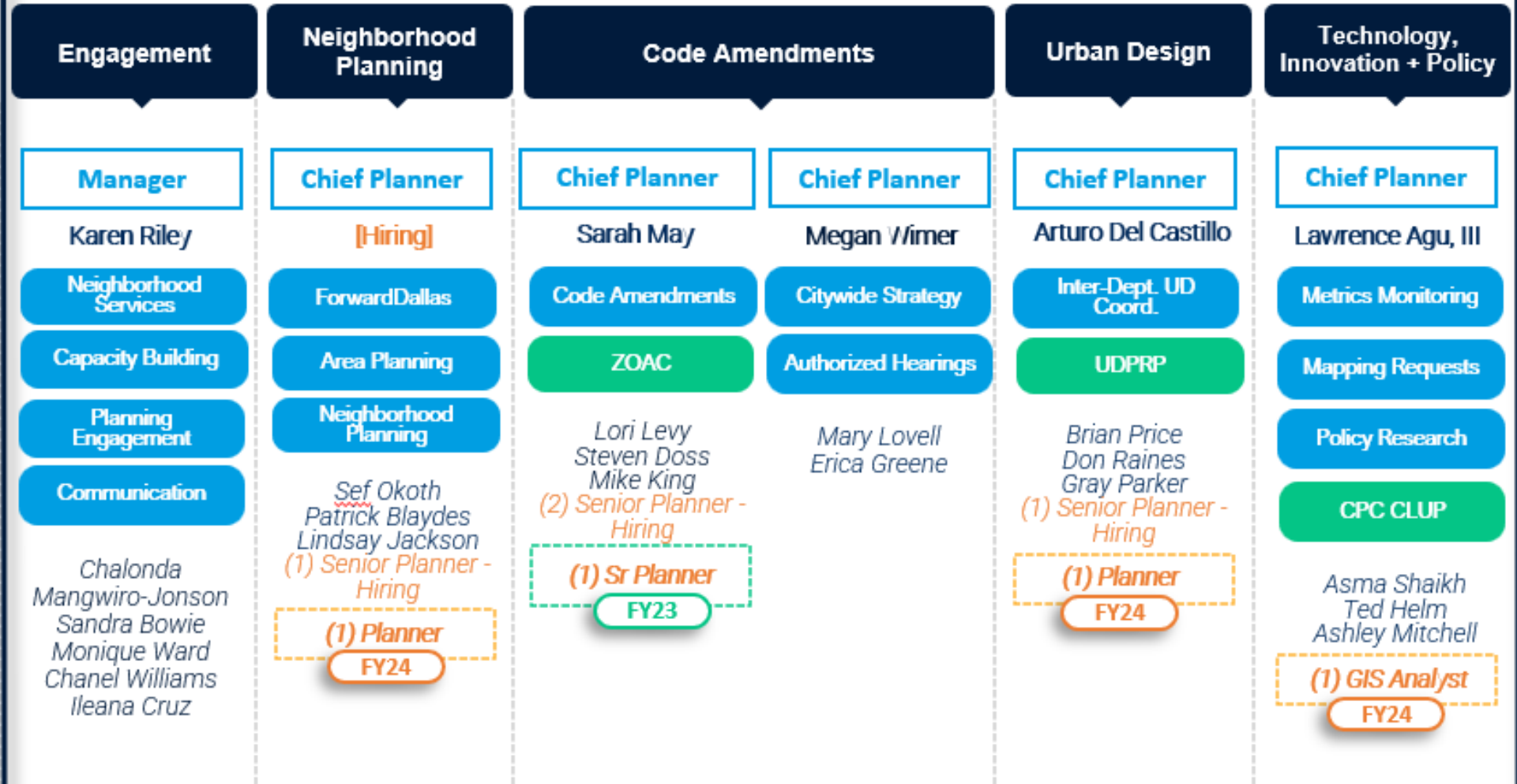
Director



COMMUNITY PLANNING STUDIO

Andrea Gilles

Assistant Director



Community Planning Updates



Code Team / Development Code Update
Authorized Hearings
Neighborhood Planning



Authorized Hearings



Date: 10-24-22					LAND USE PLAN							SPECIAL CITY DESIGNATED AREA				OTHER CITY PROGRAM			INFRA INVEST	TRANSITIONAL AREA			
CC Dist	Order		CASE #	DATE AUTHORIZED	Forward Dallas!	< 2 yrs	2-3 yrs	3-4 yrs	4-5 yrs	5-10 yrs	10 + yrs	Stab Area	Emerg Mrkt	Redev Area	NEZ	TIF	PID		20% zoning change request	10% zoning change request	SF Demo Permits in higher density	Request CD in SF Hist Dist.	
					50	20	15	10	5	2	1	3	2	1	3	3	1	3	2	1	3	3	
11	1	PD No.887 Valley View Galleria	Z189-357	9/19/2019						2						3		3					
6	2	Singleton/Chicago IR area	Z189-241	4/4/2019						2					3								
8	3	Julius Schepps/McCommas Bluff (Floral Farms)	Z189-341	8/15/2019							1									1			
1	4	Downtown Elmwood	Z178-142	11/9/2017		20																	
1	5	Catherine/Pierce Trolley Stop	Z189-127	11/1/2018		20																	
1	6	Edgefield/Clarendon Trolley Stop	Z189-143	11/15/2018		20																	
1	7	Clarendon/Hampton MF-2 Area	Z189-240	4/4/2019		20																	
1	8	Hampton/Clarendon Trolley Stop	Z189-349	4/4/2019		20																	
14	9	PD 595 South Dallas Fair Park	Z223-121	10/12/2022						2	1	3				3	1	3		1			
2 & 14	10	PD 298 Subarea 9 RPS	Z212-308	1/6/2022						2						3	1						
1	11	West Southern Gateway	Z212-309	6/16/2022							1					3							
14	12	McKinney Late Night SUP Overlay PD 193	Z212-318	8/4/2022													1	3					
8	13	East Kleberg	Z201-145	12/3/2020							1												
8	14	West Kleberg	Z201-146	12/3/2020							1												
13	TBD	Vickery Meadow	Z167-378	8/3/2017																			
4	TBD	East Oak Cliff	Z178-306	5/17/2018								3				3		3					
4	TBD	10th St Hist. Dist. & PD No.388	Z189-348	9/5/2019								3				3						3	



Neighborhood Planning



DRAFT NEIGHBORHOOD PLANNING PROCESS

The procedural foundation for community focused planning efforts within Dallas Neighborhoods
(Last update: 04/28/2022)

The Dallas Planning & Urban Design (PUD) department is working to modernize and streamline the city's Neighborhood Planning procedures. Neighborhood Planning is initiated **BY** neighborhood organizations **FOR** neighborhoods, in conjunction with the city staff. The information on this page details the drafted Neighborhood Planning Process for the City of Dallas. The process includes six (6) phases and is meant to have a low barrier of entry, robust community involvement and leadership, and actionable items for communities to achieve results and have accountability. Check out the information below to see how this would operate.



Planning Authority



Texas Local Government Code, Chapter 213

213.001. **PURPOSE.** The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare.

Sec. 213.002. **COMPREHENSIVE PLAN.** (a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.

(b) A comprehensive plan may:

- 1) include but is not limited to provisions on land use, transportation, and public facilities;
- 2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
- 3) be used to coordinate and guide the establishment of development regulations.



Planning Authority



Texas Local Government Code, Chapter 211

Sec. 211.004. **COMPLIANCE WITH COMPREHENSIVE PLAN.** (a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets;
- (2) secure safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements



Planning Authority



City of Dallas Charter, Chapter XV. Planning and Zoning

SEC. 1. COMPREHENSIVE PLANNING.

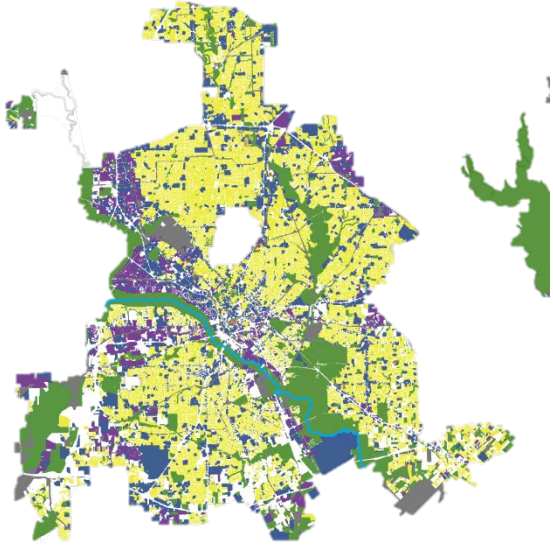
(1) **CONTENT.** The council may adopt, and may from time to time modify, a comprehensive plan setting forth in graphic and textual form, policies to govern the future physical development of the city. Such plan may cover the entire city and all of its functions and services or may consist of a combination of plans governing specific functions and services or specific geographic areas which together cover the entire city and all of its functions and services.

(2) **ADOPTION.** Upon receipt from the city manager of a proposed comprehensive plan or proposed modification of the existing plan, the city council shall hold a public hearing on the proposed comprehensive plan or modification thereof and shall thereafter adopt it by ordinance, or reject the same.

(3) **EFFECT.** The comprehensive plan shall serve as a guide to all future council action concerning land use and development regulations, urban conservation and rehabilitation programs and expenditures for capital improvements.

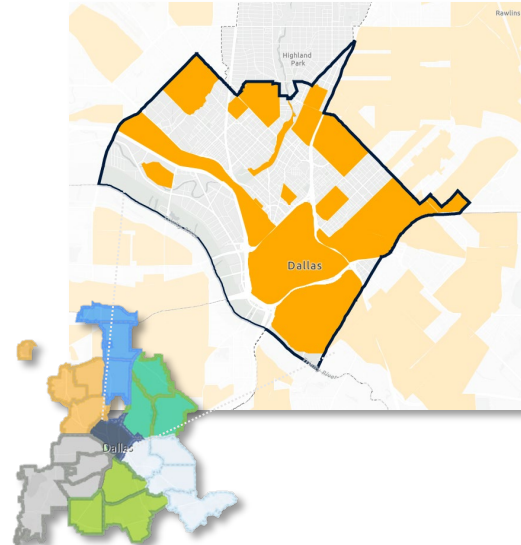


Planning Scales



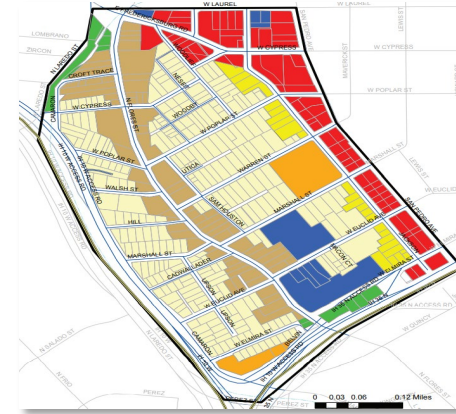
CITYWIDE PLANNING

- Visionary future growth framework
- Multiple-decade timeframe
- Broad policy considerations



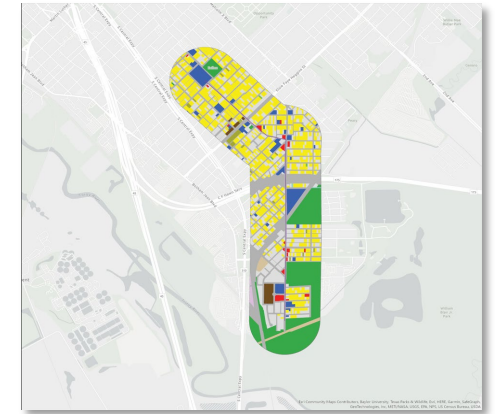
AREA PLANNING

- Infrastructure Priorities
- Future Land Use & Zoning
- Multiple Neighborhoods, Institutions, Employers



NEIGHBORHOOD PLANNING

- Cultural Building Blocks
- Neighborhood Organizations
- Tactical/ Grassroots
- Engaged Neighborhood Unit



CORRIDOR PLANNING

- Linear Connectors
- Transportation corridors, retail corridors, transitioning corridors, habitat corridors
- Local and Regional



Planning vs Zoning



Planning/Planeacion	Zoning/Zonificacion
<p>FUTURE. Describes land uses and physical characteristics intended in an area in the future.</p>	<p>TODAY. Defines land uses and development characteristics allowed on a specific site today.</p>
<p>GENERAL INTENT. Describes general land uses, physical characteristics, general densities, and other considerations.</p>	<p>SPECIFIC REQUIREMENTS. Defines specific permitted land uses, minimum and maximum structure size, required architectural and site design features, and review procedures.</p>
<p>GENERAL LOCATIONS. Not parcel specific.</p>	<p>SITE SPECIFIC. Each parcel of land is assigned a specific zoning district.</p>
<p>A FLEXIBLE GUIDE. Makes recommendations about the future but is not legally binding. Adopted as a guide. Zoning changes should be “in accordance with” the Plan.</p>	<p>A LAW. The map and zoning ordinance are legal documents adopted by City Council.</p>



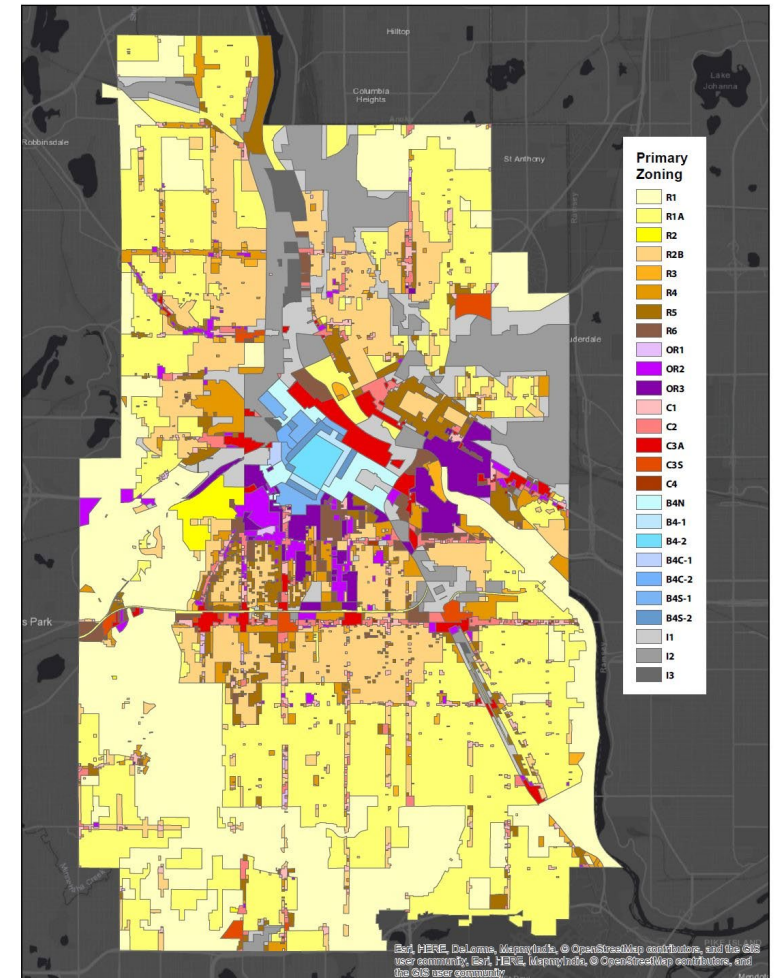
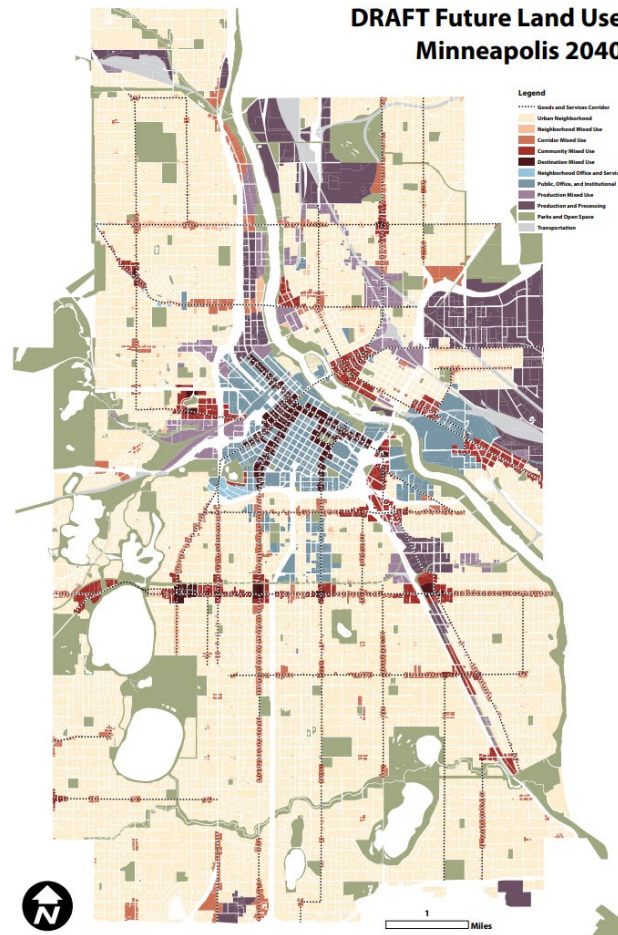
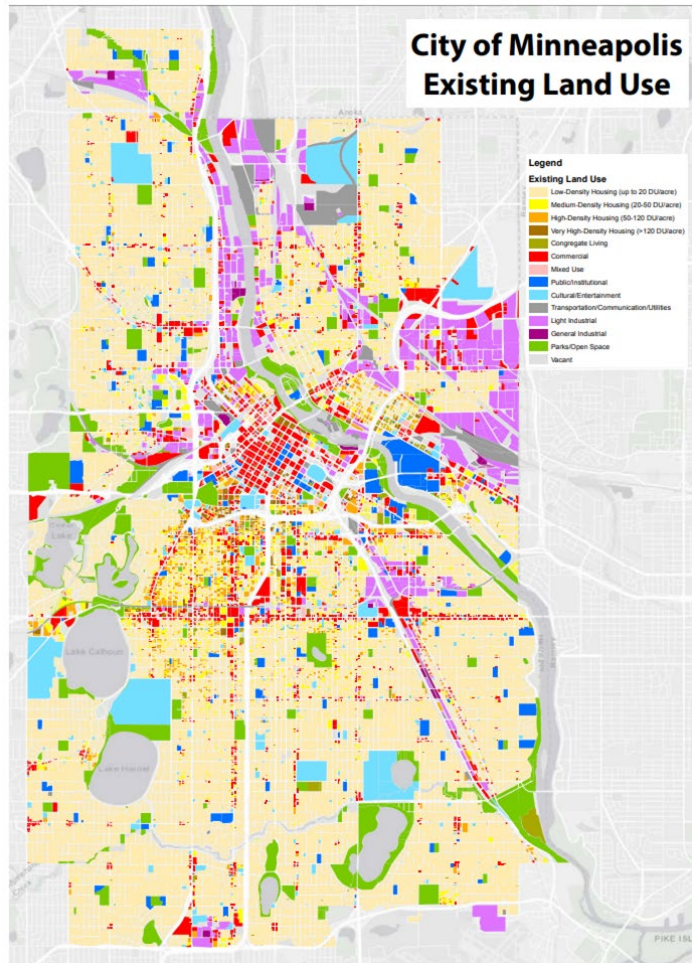
Land Use and Zoning



EXISTING LAND USE

PLACETYPES/FUTURE LAND USE

ZONING

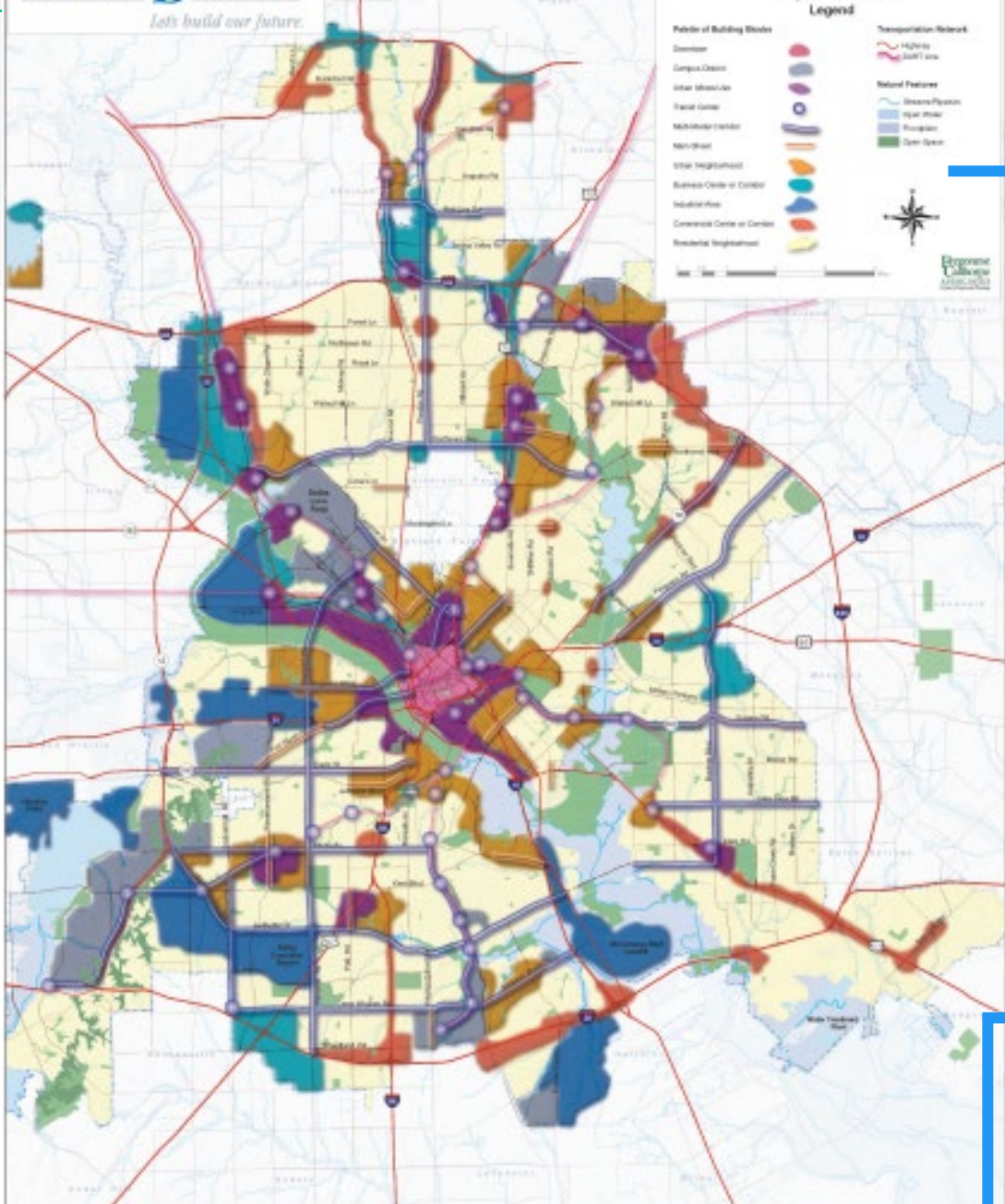


Map HERE, DeLorme, Mapbox, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Mapbox, © OpenStreetMap contributors, and the GIS user community.



THE COMPREHENSIVE LAND USE PLAN

Vision Illustration
Adapted June 2005



Legend

Palette of Building Blocks

- Downtown
- Campus District
- Urban Mixed-Use
- Transit Center
- Multi-Modal Corridor
- Main Street
- Urban Neighborhood
- Business Center or Corridor
- Industrial Area
- Commercial Center or Corridor
- Residential Neighborhood

Transportation Network

- Highway
- DART Line

Natural Features

- Streams/Riparian
- Open Water
- Floodplain
- Open Space

Palette of Building Blocks

- Downtown
- Campus District
- Urban Mixed-Use
- Transit Center
- Multi-Modal Corridor
- Main Street
- Urban Neighborhood
- Business Center or Corridor
- Industrial Area
- Commercial Center or Corridor
- Residential Neighborhood

Transportation Network

- Highway
- DART Line

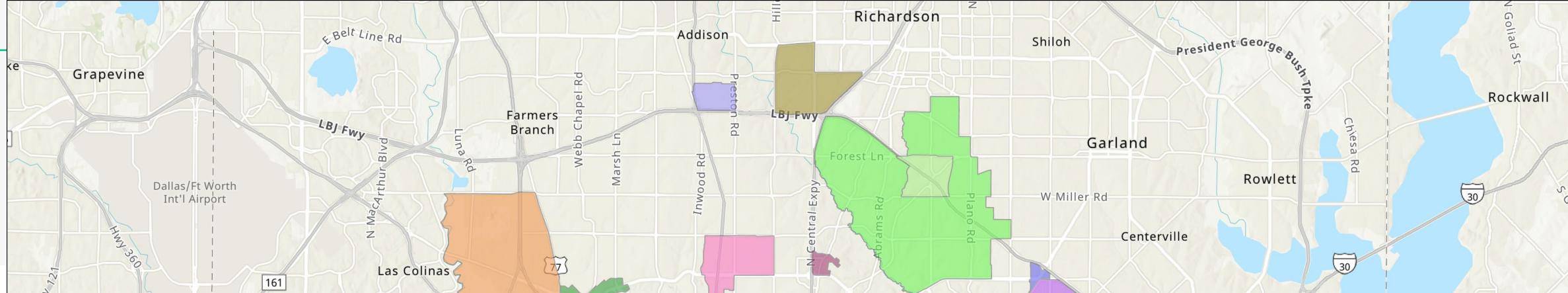
Natural Features

- Streams/Riparian
- Open Water
- Floodplain
- Open Space



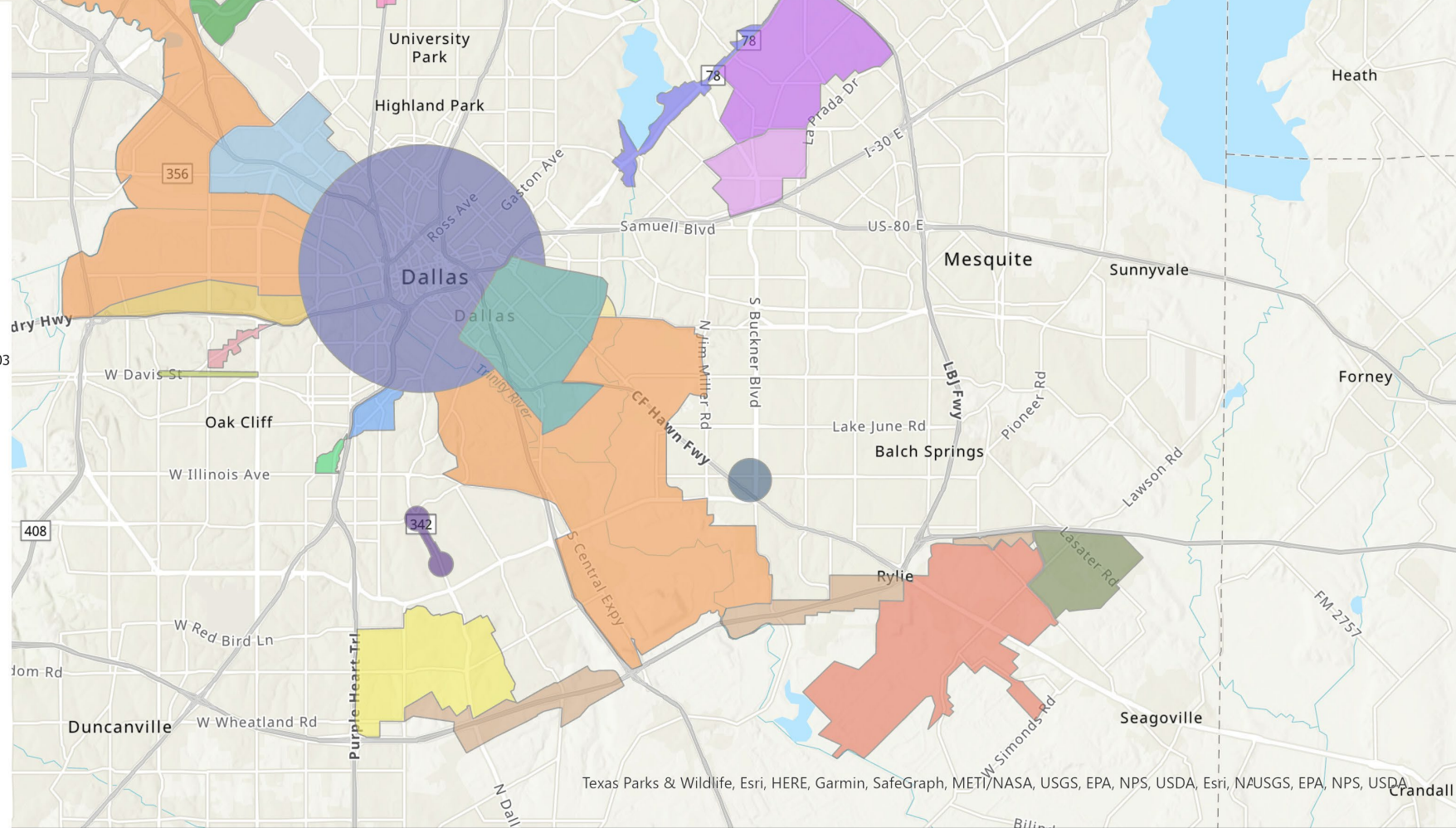
NOTE: This is not a Comprehensive Plan map. It is an illustration only and does not constitute zoning regulations, establish zoning district boundaries, or indicate official City policy relating to specific sites or areas. The categories and colors must be interpreted based on the policies contained within the ForwardDallas! Plan.

NOTE: This is not a Comprehensive Plan map. It is an illustration only and does not constitute zoning regulations, establish zoning district boundaries, or indicate official City policy relating to specific sites or areas. The categories and colors must be interpreted based on the policies contained within the ForwardDallas! Plan.



Land Use Policy Plans

- 2-Points to White Rock Lake Area Plan
- Bachman Lake Needs Assessment Study
- Bryan Place
- Cedars Area Plan (2002)
- Dallas TOD Buckner Station Area Plan
- Dallas TOD Hatcher Station Area Plan
- Dallas TOD Lancaster Corridor Station Area Plan
- Dallas TOD Martin Luther King, Jr. Station Area PI
- Dallas TOD Vickery Meadow Area Plan
- Dallas Zoo Land Use Study
- District 10 Land Use Study
- East Kleberg Land Use Study
- Fort Worth Avenue Land Use Plan, 2004
- Fort Worth Avenue Visioning and Conceptual Land Use Planning Study 2003
- Garland Road Vision Study
- Greater Casa View Study Area
- I-20 Freeway Corridor Land Use Plan
- LBJ Skillman Urban Planning Initiative Study
- NORTHWEST HIGHWAY AND PRESTON ROAD AREA PLAN
- South Dallas/Fair Park Economic Development Plan
- Spring Valley/Coit Urban Design Study
- Stemmons Corridor-Southwestern Medical District Area Plan
- Stemmons/Design District Land Use Plan
- The 360 Plan
- The Bottom Urban Structure and Guidelines
- The UNT-Dallas Area Plan: Vision and Policy Plan
- Trinity River Corridor Comprehensive Land Use Study 2005 Revised 2009
- Valley View - Galleria Area Plan
- West Dallas Comprehensive Land Use Study
- West Dallas Urban Structures and Guidelines
- West Davis Land Use Study, 2002
- West Kleberg Land Use Study
- Wynnewood Urban Design Guide



Relationship to Other Plans



forwardDallas! 2006 Policy Update Timeline / Cronología de la actualización de la política

1 forwardDallas! 2006

2 Current Policy Plan Incorporation

3

Policy Sections

Economic Element / Elemento Económico

Strategic Eco Development Plan

Environmental Element / Elemento Ambiental

Comprehensive Env. & Climate Action Plan

Housing Element / Elemento de Viviendas

Neighborhood Plus | Comp Housing Policy

Neighborhood Element / Elemento de Barrio

Neighborhood Plus

Land Use Element / Elemento de Uso de Tierra

Transportation Element / Elemento de Transporte

Strategic Mobility Plan | Complete Streets

Urban Design Element / Elemento de Diseño Urbano

FORWARD DALLAS
Comprehensive
Land Use Plan
Update



Related Plans: Racial Equity Plan, 2022



- Make land use recommendations to HOU, ECO and City Council, as needed, to increase the development of historically disadvantaged communities, with high residential vacancies, at the end of the ForwardDallas Policy development process
- Identify through ForwardDallas, mixed-use land uses in historically disadvantaged communities and rezone to increase walkable and affordable housing and economic development, specifically near transit to reduce overall housing and transportation costs by End of ForwardDallas



Related Plans: CECAP, May 2020



Goal: Synergize land use and housing with transportation infrastructure to increase access to walking and biking options, and public transit.

- T11: Develop a new comprehensive land use strategy in the upcoming comprehensive plan update to pair with the Strategic Mobility Plan and CECAP goals, adopt policy to reduce transportation related GHG emissions

Goal: Take a comprehensive approach to addressing air quality at the neighborhood level

- AQ4: Ensure new industries are an appropriate distance away from neighborhoods



Related Plans: Connect Dallas, April 2021



Align Land Use Goals with the Driving Principles	Incorporate mobility metrics – such as impact to VMT and mode split – as key indicators of land use scenarios to be explored in the upcoming revision of the Forward Dallas comprehensive plan	Short-term	Planning and Urban Design
	Revise development regulations citywide to incentivize transit-supportive density	Short-term	Sustainable Development & Construction





Three colored circles (white, green, blue) are positioned above the title.

APPROACH TO LAND USE

What is a Placetype?



Regional Open Space	Rural Residential neighborhood	Suburban Residential neighborhood	Mixed Residential neighborhood	Urban Residential neighborhood	Neighborhood Commercial / Mixed-Use District	Medium Commercial Center	Industrial Hub	Flex Industry / Innovation District	Regional Commercial / Mixed-Use District	Institutional Campus / special purpose	URBAN CORE



Placetypes / Land Use

Placetypes (also known as future land use categories) represent a vision for the desired mix of uses, development character, urban design features, and density for areas within the city.

Placetypes do not prescribe specific land uses on individual parcels but offer a suite of suitable land uses that could apply to a particular area.

Typical Land Uses

Placetypes	Single-Family Detached Residential	Single-Family Attached Residential	Multifamily Residential	Restaurant	Commercial Retail	Commercial Service	Entertainment and Arts District	Office	Light Industrial / Business Parks	Heavy Industrial	Buckley Air Force Base	Institutional (educational, religious, cultural)	Parks and Open Space	Urban Agriculture	Community Garden
Urban District	○	●	●	●	●	●	●	●	○	○	○	○	○	○	○
Innovation District	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry Hub	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Buckley Air Force Base	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Original Aurora	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Established Neighborhood	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Emerging Neighborhood	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Commercial Hub	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

- Primary Land Uses are more prominent and play a pivotal role in characterizing that placetype.
- Supporting Land Uses are less prevalent and serve to support the primary land use.



Components of a Placetype



TPOLOGY NAME

1 Urban Core

Dallas' Urban Core encompasses a centrally located hub that provides a high intensity and concentrated regional job and commercial activity center supported by high-density housing. The Urban Core Neighborhood includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Civic and open spaces are featured throughout the Urban Core and provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening. Ground floors of tall buildings feature shops with many windows for visual interest and safety and the streetscape incorporates trees for shade, wide sidewalks, and easy-to-use signage and wayfinding for locating destinations and points of interest. Examples of Dallas' Urban Core include Downtown Dallas and Uptown.

CHARACTER DESCRIPTION

2

USE MIX

3

Primary Uses

- Lodging
- Mixed-Use
- Multi-Family Apartments
- Multi-Family Condominiums
- Office
- Public and Institutional
- Retail and Personal Service
- Maker and Innovation Spaces

Supporting Uses

- Commercial Parking
- Private Open Space
- Public open Space

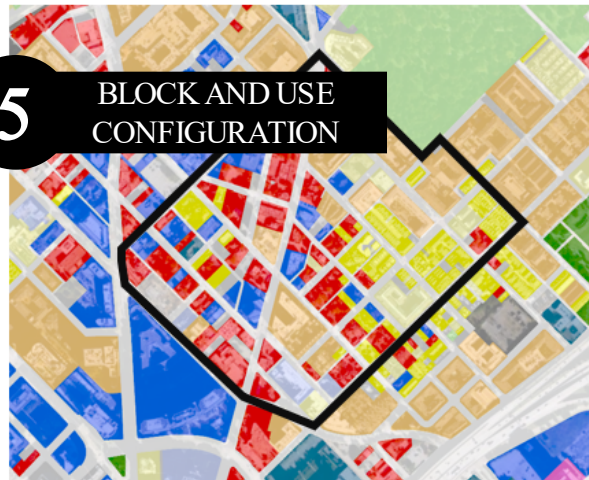
4

CHARACTER IMAGES



5

BLOCK AND USE CONFIGURATION



- Agriculture
- Single Family Detached
- Single Family Attached
- Multi-Family Apartments
- Multi-Family Condominiums
- Multi-Family Duplexes
- Mixed Use
- Retail & Personal Services
- Commercial Parking
- Lodging
- Office
- Public & Institutional Facilities
- Light Industrial
- Heavy Industrial
- Warehouse / Distribution
- Private Open Space
- Public Open Space
- Transportation
- Utility



What's Coming.....



- Community Engagement (lots of engagement)
- CPC + CC ForwardDallas briefings in the new year
- Process updates: Authorized Hearings, Code Amendments, Neighborhood Planning Program
- Development Code Consultant Reviews
- Staff Recruitment





Stay Involved Mantente involucrado Thank You! ¡Gracias!

1

Check our website
Visite nuestro sitio web



2

Sign up to be notified
Regístrese para ser
notificado



3

Take the survey
Realizar la encuesta



4

Interactive Map
Mapa interactivo



5

INVITE US
Invitarnos

Invite ForwardDallas staff to events you're hosting in your community so that we can share information about the Comprehensive Land Use Plan update.

Invite al personal de ForwardDallas a los eventos que está organizando en su comunidad para que podamos compartir información sobre la actualización del Plan integral de uso de la tierra.

6

Open Call
Llamada abierta



PUD@DallasCityHall.com
214-671-8900

7

Follow and Promote Us
Síguenos y Promocionarnos

@DallasPlanUD   

