



City of Dallas

***FORWARD*DALLAS**

Public Hearing #2

Summary of Potential CPC
Plan Draft Edits

City Plan Commission

May 9, 2024

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Department of Planning & Urban Design

OUTLINE

Overview

1. Summary of Potential Edits

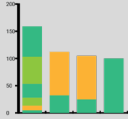
1. General Edits
2. Introduction
3. Placetype Descriptions + Maps
4. Land Use Themes
5. Implementation Plan
6. Glossary
7. Appendices

2. What's Next?

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



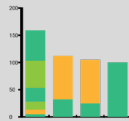
- Placetype Matrix - Potential Updates to Land Uses
- Placetypes (General) – Update Imagery, Examples, and Graphics
- Community Residential Placetype - Clarify land use mix, description language, context, etc.
- Industrial Placetypes – Clarify adjacencies and urban design elements
- **Placetype District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

D Land Use Themes



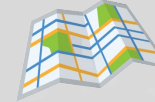
- Enhance TOD Theme to include TOD Typologies, Imagery and Focus on equity
- Further clarify within Housing Theme: issues, intent, context.

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, PDs, and NSOs

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

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 BACKGROUND INFO





Context: FD 2.0 (Placetypes) vs FD 2006 (Blocks)

FD 2.0 Placetypes are based on FD 2006 “Building Blocks” and are updated to respond land use concerns such as land use incompatibilities, housing access, failing single-use commercial centers/corridors, and community concerns related to development patterns and predictability, to name a few.

PLACETYPES (FD 2.0)



BUILDING BLOCKS (FD 2006)





Context: FD 2.0 (Com Res) vs FD 2006 (Res N'hood)

FORWARD DALLAS 2.0

COMMUNITY RESIDENTIAL

FUTURE LAND USE MIX

● PRIMARY USE
○ SUPPORTING USE

○ Agricultural	● Lodging
○ Private Open Space	○ Office
○ Public Open Space	○ Commercial
● Single Family Detached	○ Public Institution
● Single Family Attached	○ Transportation
● Multiplex	○ Utility
○ Apartments	○ Light Industrial
○ Mixed Use	○ Heavy Industrial

DRAFT

FORWARD DALLAS '06

RESIDENTIAL NEIGHBORHOOD

FUTURE LAND USE MIX

● PRIMARY USE
○ SUPPORTING USE

○ Agricultural	○ Lodging
○ Private Open Space	○ Office
○ Public Open Space	○ Commercial
● Single Family Detached	○ Public Institution
● Single Family Attached	○ Transportation
○ Multifamily	○ Utility
○ Mixed Use	○ Light Industrial
	○ Heavy Industrial

ADOPTED





Context: Community Residential Primary Land Uses

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	• 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 than 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
PLACETYPES																
REGIONAL OPEN SPACE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
SMALL TOWN RESIDENTIAL	○	○	○	●	●	○	○	○	○	○	○	○	○	○	○	○
COMMUNITY RESIDENTIAL	○	○	○	●	●	○	○	○	○	○	○	○	○	○	○	○
CITY RESIDENTIAL	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
NEIGHBORHOOD MIXED USE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
COMMUNITY MIXED USE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
REGIONAL MIXED USE	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
CITY CENTER	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
INSTITUTIONAL CAMPUS / PUBLIC UTILITY	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
FLEX COMMERCIAL	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
LOGISTICS / INDUSTRIAL PARK	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
INDUSTRIAL HUB	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
AIRPORT*	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

NOTE: Aside from Small Town Residential, Community Residential is the only placetype that shows single family as a primary use

LEGEND (● PRIMARY USE ○ SUPPORTING USE)
* = AIRPORT PLACETYPE DESCRIPTION SPREAD NOT INCLUDED IN PLAN DOCUMENT



LAND USE THEMES

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

IMPLEMENTATION PLAN

1. Action Step Updates to all Theme tables
2. Incorporate additional updates from TRC Review
3. Incorporate Theme Metrics / Key Performance Indicators

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

GLOSSARY

1. Provide suggested guidance with description of Low, Mid, and High densities
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.

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.

**WHAT'S
NEXT?**



CPC FwdDallas Review Schedule

Rev #2 (May 2, 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 and Public Hearing (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)	

* = Workshop Only * = Briefing Only

Deliverable (Tentative)	Apr 16 - Revised Map	May 10 - Publish Suggested Updates Presi May 23 - CPC Updated/Revised Draft Doc May 23 - Revised Placetype Draft Map
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NOTE: Additional specially called meetings are subject to be added by the direction of CPC