



City of Dallas

***FORWARD*DALLAS**

Economic Development
Council Committee

Briefing
August 27, 2024

Emily Liu, FAICP, Director
Andrea R. Gilles, AICP, Deputy Director
Planning & Development Department

Agenda



- **Facts**
- **Highlights**
- **History**
- **Next**

Relation to zoning.the comprehensive plan serves merely as a guide for rezoning requests rather than as a mandatory restriction on the city's authority to regulate land use. The comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. The comprehensive plan does not limit the ability of the city to prepare other plans, policies, or strategies as required.

SEC. 51A-1.108(e)



ForwardDallas Facts: What it Does Not



- ForwardDallas 2.0 **DOES NOT**
 - Include a recommendation to rezone single-family neighborhoods.
 - Change Historic Districts, Conservation Districts, Neighborhood Stabilization Overlays and neighborhood-led PDs.
 - Recommend apartments on every residential lot or eliminate residential lot sizes.
 - Change the zoning review process—each zoning case will still be filed with the planning and development department, will be reviewed by staff, reviewed by the CPC and if recommended, will move to the City Council for review and final vote.



#1: Housing Design Standards



Recommend updating the development code to incorporate more residential design standards and making design overlays easier for neighborhoods to use.

ForwardDallas 2.0

MOBILITY + ACCESS



Identifies travel mode. Ensure safety and connectivity are prioritized for all mobility options.

STREETSCAPE + PARKING



Describes the appropriate parking type, location, and relationship between the street and pedestrian zones. Parking should be accessible, but also designed to minimize visual impacts.

BUILDING FORM + CHARACTER



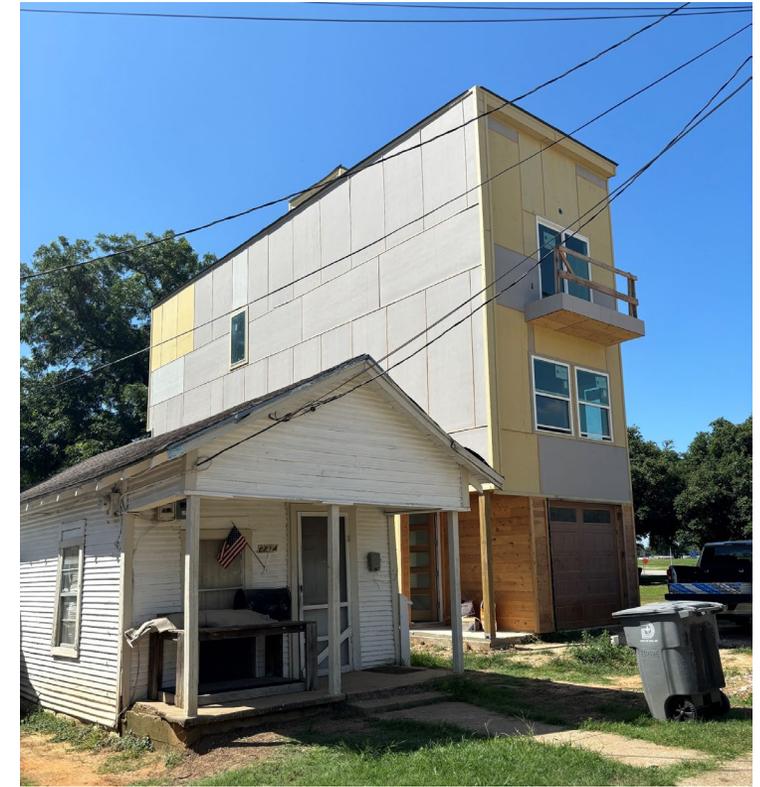
Suggests building orientation, density, placement, and number of levels. Development should harmoniously respect the scale of its context.

GREEN + OPEN SPACE



Recommends shared space design, landscape treatments, and park accessibility. Open spaces should be easily accessible and located to ensure a 10-minute walk for all residents.

Existing



#2: Land Use Locational Conditions



ForwardDallas 2.0

Provide clarity on what is a primary land use and what is a secondary land use.

Add preferred locations for different housing types.



Existing

Residential Neighborhood

This Building Block is designed to be primarily residential with single-family homes and some lower density multifamily housing options. This area could include small, individual apartment buildings and condos, townhomes, and small, medium and large sized single-family homes.

FD '06, Policy Plan – pg. II-i-29

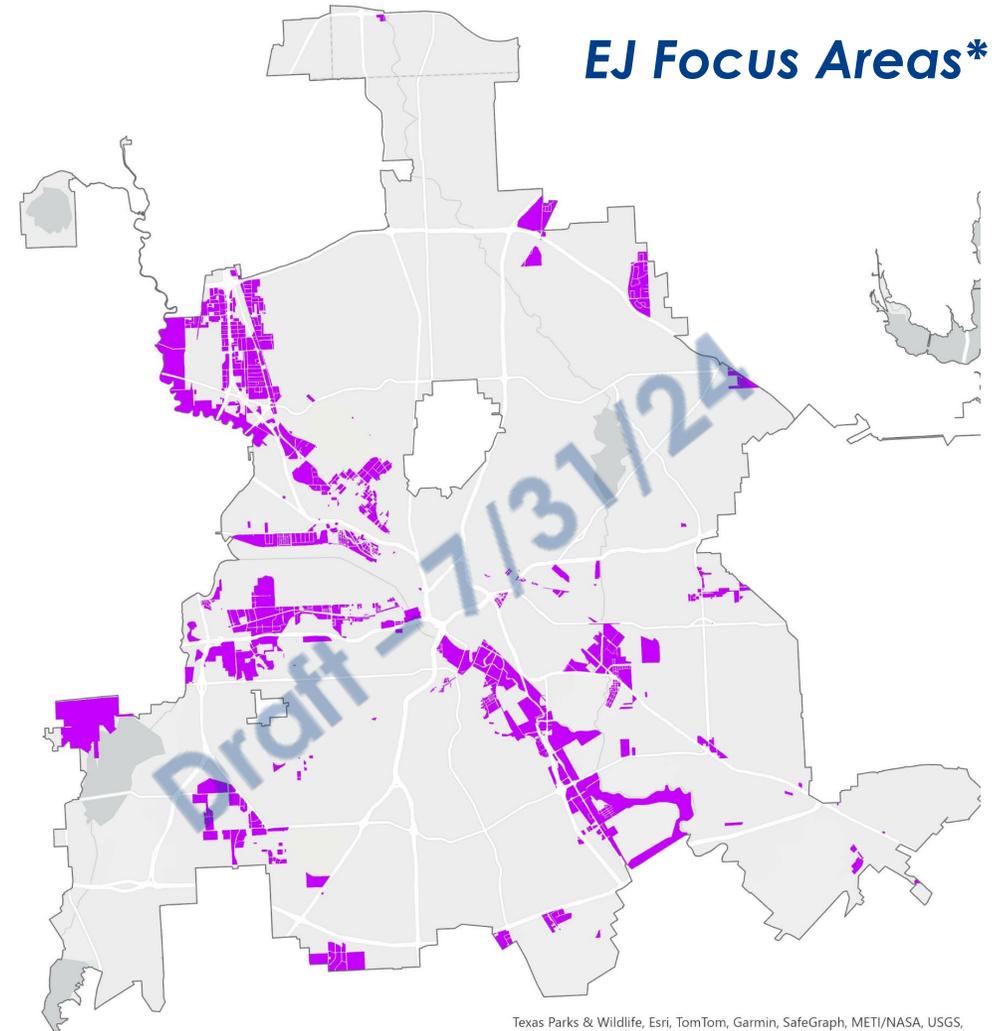


#3: Environmental Justice Areas



Identify areas where existing residential is still zoned for industrial uses and/or where potentially harmful industrial uses are nearby residential uses and recommends prioritizing authorized hearings in those areas.

**Note: Prioritization of areas to be developed post-adoption in tandem with Authorized Hearing and Neighborhood Planning Teams.*



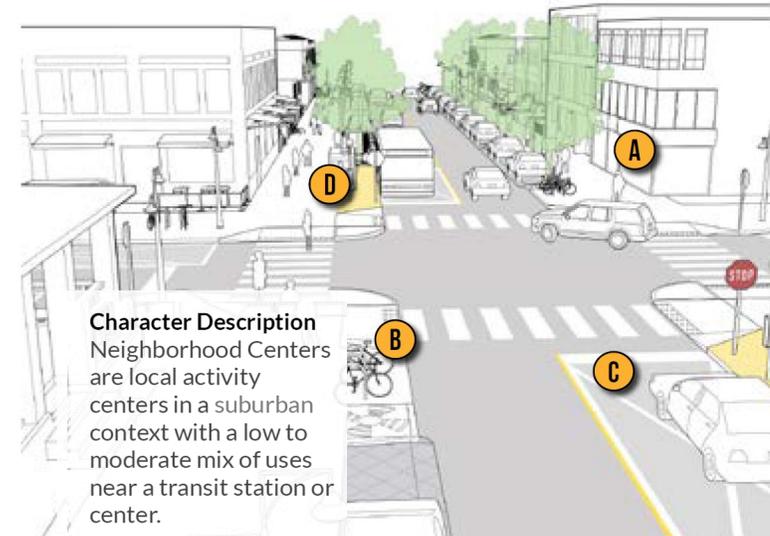
#4. Transit-Oriented Development



Acknowledge that not all transit areas are the same and recommends that future transit-oriented development (TOD) take into consideration the context of the surrounding area.

1 **NEIGHBORHOOD CENTERS**
 DART Typology: Community Centers

Image:
 NACTO



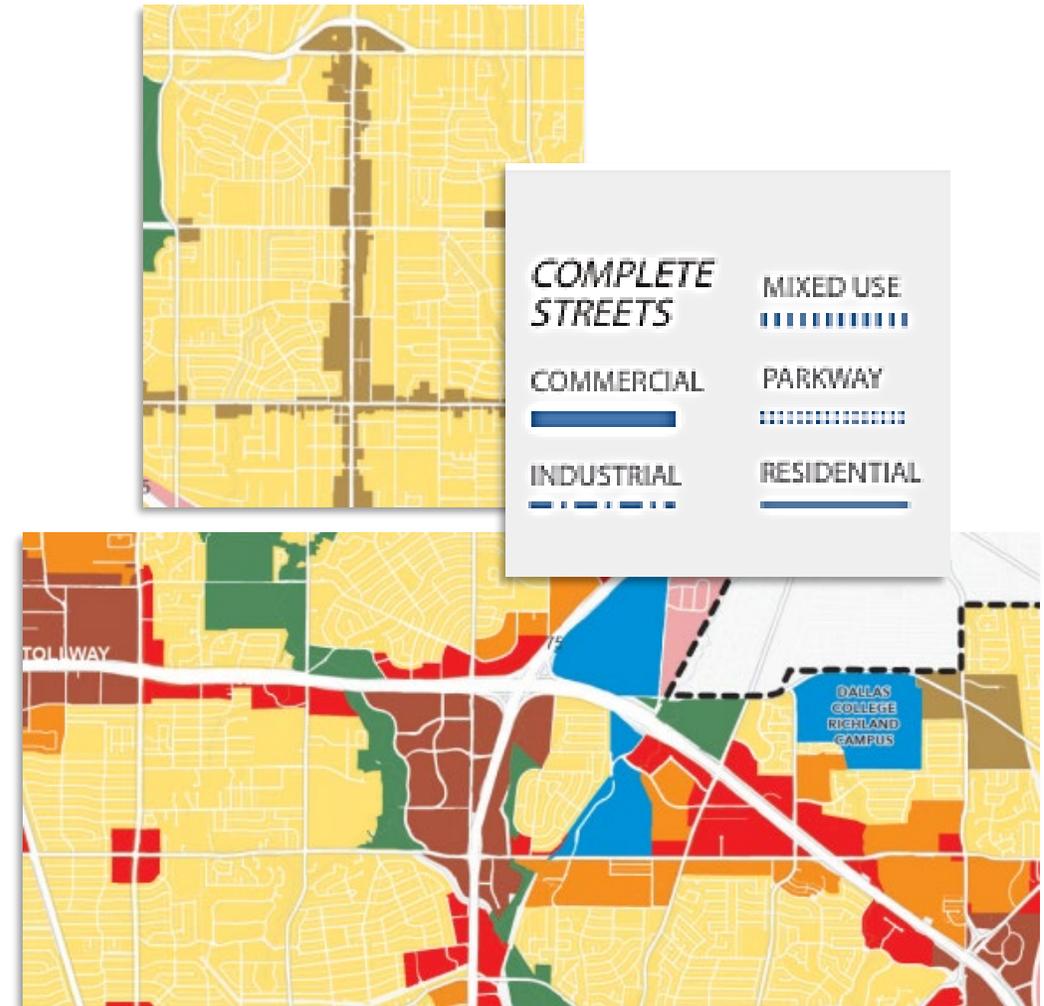
Character Description
 Neighborhood Centers are local activity centers in a suburban context with a low to moderate mix of uses near a transit station or center.



#5: Revitalize Commercial Centers



Recommend revitalizing aging commercial corridors to accommodate the demand for walkable, mixed-use development.



Key Issues: Historical Land Use Inequities



Kessler Plan Association upholds segregation:

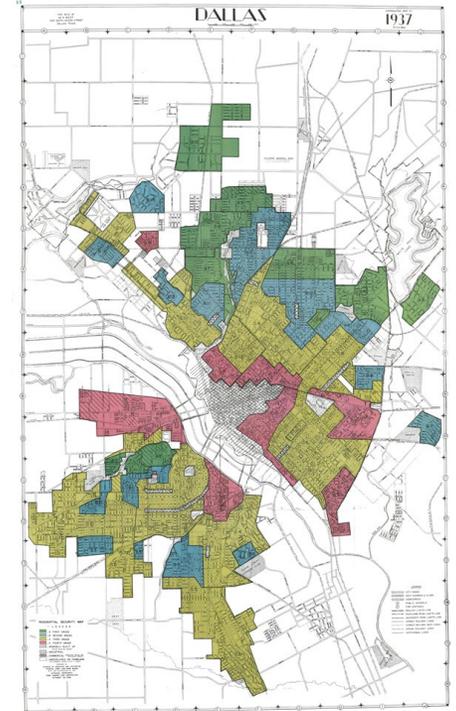
“Whites who have bought homes are entitled to protection from encroachment of Negroes moving into the neighborhood.”¹

Ambler Realty Co v. Village of Euclid

- Federal case that provided legal support for the segregation of **land, usages, and people** in neighborhoods and cities.

HOLC Redlining Maps

Federal agency named Home Owners’ Loan Corporation (HOLC), created “Residential Security” maps of major American cities that documented how loan officers, appraisers and real estate professionals evaluated mortgage lending risk. Neighborhoods considered high risk or “Hazardous” were often “redlined” by lending institutions, denying them access to capital investment which could improve the housing and economic opportunity of residents.



1926



1926



1937



1. University of North Texas Libraries, The Portal to Texas History: <https://texashistory.unt.edu/ark:/67531/metaph129158/>



Key Issues: Historical Land Use Inequities



The Bartholomew Plan proposed the expansion of Love Field, which would eventually displace many Blacks in the Elm Thicket neighborhood using eminent domain. Plan also stated:

“The single-family residence areas of the city should be given protection.. Almost every-single family residence area in the city has already been damaged in some degree by the intrusion of rental residential uses such as duplexes or apartments...Experience in other cities indicates that these areas can be expected to depreciate faster, in other words to become blighted districts and slums more quickly, than would be the case if the predominant land use had been protected.”

Federal-Aid Highway Act 1956: Recommended that highways be used to separate communities by race and ethnicity.

Zoning Ordinance Update Introduced the concept of PDs, which allowed room for negotiation during the zoning review process

Walker Consent Decree residents in Dallas public housing, filed a class action lawsuit against the Dallas Housing Authority (DHA) and HUD for a "separate and unequal housing system" that racially segregated public housing projects.

Zoning Ordinance Update Largely created to remove cumulative zoning practices that previously allowed for many incompatible land uses that are seen today.

1944



1956



1965



1985



1987





Why ForwardDallas?

Adds to the puzzle of recently adopted citywide policies/plans:

2022-2023 Racial Equity Plan

“Identify through ForwardDallas, mixed-use land uses in historically disadvantaged communities and [propose rezoning] to increase walkable and affordable housing and economic development...”

Dallas Housing Policy 2033 (2023)

“ForwardDallas ... [to] work to increase the production of housing in a targeted manner that aligns with the goals of DHP33.”

Economic Dev Policy (2023)

“Review land use policies through [the] Comprehensive Plan update to heighten job creation at neighborhood level in tandem with redevelopment efforts of aging commercial centers.”

Connect Dallas Mobility Plan (2021)

“Incorporate mobility metrics-- such as impact to vehicle miles traveled and mode split--as key indicators of the land use scenarios to be explored in the upcoming revision of the ForwardDallas comprehensive plan”

CECAP (2020)

“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.”



**WHAT'S
NEXT?**

