



City of Dallas

***FORWARD*DALLAS**

Economic Development
Council Committee

Briefing
September 3, 2024

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Planning & Development Department

Agenda



- Facts vs Myths
- Topics of Concern
- Potential Adjustments
- Next





ForwardDallas 2.0: Facts vs Myths

PLAN FACTS

Addresses Concerns about Multiplex in Single-Family:

CPC voted to classify multiplex use as a secondary use in the Community Residential and Small Town Residential Placetypes. This means these two placetypes will be predominantly single-family.

Encourages Meaningful Communication: ForwardDallas 2.0 encourages thoughtful and meaningful communication so we can collectively build a better City for all, for many more years to come.

Creates Connectivity: Enhances connectivity and mobility by promoting alternative modes of transportation.

Fosters Collaboration: Prioritizes social equity and participation in the decision-making process.

Promotes Housing Accessibility: Since Fall 2021, conversations with the community have envisioned and promoted housing diversity, choice, and increased options for residents of all income levels and stages of life.

PLAN MYTHS

Allows Multiplexes By-Right on Single-Family

Properties: No, ForwardDallas 2.0 does not allow multiplexes on any single-family zoned property in Dallas.

Eliminates Single-Family Zoning: No, ForwardDallas 2.0 does not, and legally cannot, eliminate single-family zoning.

Rezones My Neighborhood's Property:

No. ForwardDallas 2.0 is a land use planning guide and does not rezone any part of the city. If a property owner applies for a zoning change, each case will still be filed with the planning department, will be reviewed by staff, reviewed by CPC, and if recommended, will move to the City Council for review and final vote.

Changes the Permit Review Process: No. ForwardDallas 2.0 cannot be used to apply or obtain a building permit.

Linked to the 5-Signature Memo on Lot Sizes: Authored Fall 2023, the 5-signature memo was an entirely separate conversation from ForwardDallas 2.0. ForwardDallas does not call for the reduction of lot sizes.



Topics of Concern



- Clarity about Primary and Secondary Uses in Residential Areas
- More language about the importance of neighborhoods to Dallas
- Clarity about locations for different housing types
- Additional language about promoting home ownership and home ownership products
- Some recommendations in the implementation chapter are too directive
- The land use map and matrix are too broad
- Add more focus on housing affordability
- Improve notification and engagement in zoning cases





Potential Adjustments

1. Move Triplexes to secondary uses in the Community Residential and Small Town Residential placetypes

- Duplexes and townhouses remain as examples of Single Family Attached land uses, identified as primary uses in Community Residential.
 - These are homeownership products that can help increase homeownership opportunities in our neighborhoods, along with existing and any additional single family detached homes
 - Addition proposal: add an action step to the housing choice implementation table (page 4-8) that states: *Prioritize updating the duplex and townhouse zoning categories to incorporate design standards into the districts.*





Potential Adjustments

2. Provide more clarity to the language regarding locational considerations for different housing types. Proposed Language (page 3-16):

Locational Strategy

When development of different housing types is proposed, location should be an important consideration, along with community feedback, surrounding context, and existing infrastructure and amenities. ~~Among other things, properties~~ Properties near transit stations and along commercial corridors, transition areas between non-residential and existing residential areas, former civic/institutional properties, underutilized shopping centers, and possibly corner lots should be considered for adding these alternative housing types.

Tearing down existing housing for replacement and incompatible infill is not encouraged by this plan. Existing housing stock should be preserved and retained whenever possible to maintain stable neighborhoods and minimize the displacement of existing residents, particularly in areas identified as high risk for displacement.





Potential Adjustments

3. Add additional language from the 2006 plan about supporting stable neighborhoods and promoting more homeownership opportunities. Proposed language (page 3-14):

The Community Residential placetype represents a major mainstay of Dallas. *The quality of life in Dallas is reflected in the quality of its neighborhoods. Neighborhoods in this placetype are celebrated for ~~their~~ the resilience, ~~and~~ value, and stability they add to the city. This plan is designed to support the vital foundation of our existing neighborhoods, promote new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization. It is vital that in stable neighborhoods, the City, developers, and the local community work together on any proposed changes to bring about quality, sustainable and equitable development that complements the existing context.*

Improving opportunities for more home ownership opportunities is also important within this placetype. Dallas has a high percentage of rental housing, especially concentrated in large apartment complexes. Based on public research and community workshops, there is an unmet demand for more homeownership, including traditional single-family homes, townhouses, duplexes and condominiums.





Additional Feedback

- **Add more focus on housing affordability; improve notification and engagement in zoning cases**

Potential Additions:

- Prioritize the development of a single-family density bonus program to ensure that new “missing middle” housing units (including townhomes, duplexes and triplexes, etc.) in existing single-family neighborhoods are appropriately priced to low and moderate-income families.
- Develop a comprehensive city-wide community engagement strategy to ensure that all impacted residents including renters are appropriately notified and engaged in neighborhood planning and development projects.



What's Next



- Schedule Full Council Meeting
 - Potential Date: September 25
- Send additional feedback/comments/motion language to staff for review and distribution to full Council for consideration





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