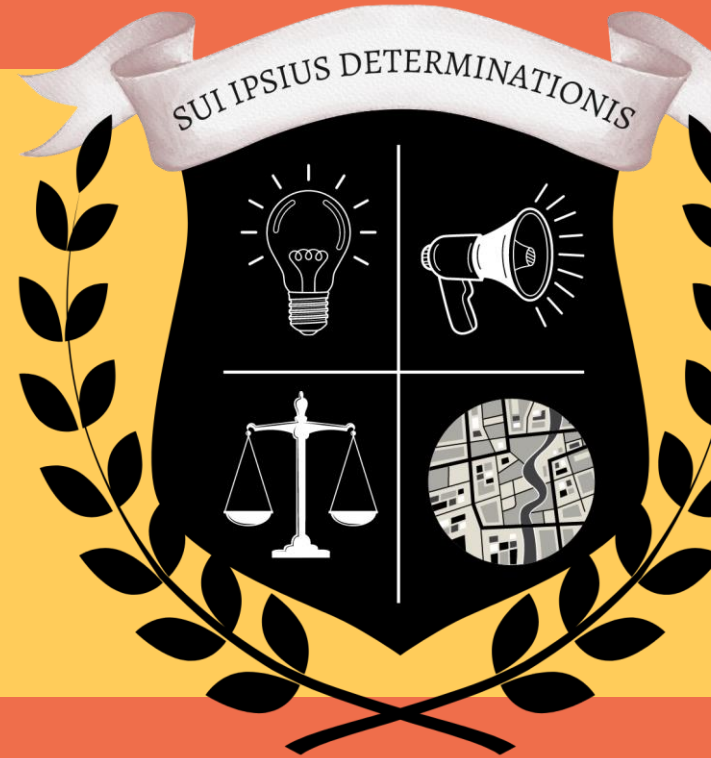




**PEOPLE POWERED PLANNING ACADEMY
FOR RACIAL JUSTICE**
ZONING & LAND USE 101



RAYO PLANNING'S

PEOPLE POWERED PLANNING ACADEMY FOR RACIAL JUSTICE



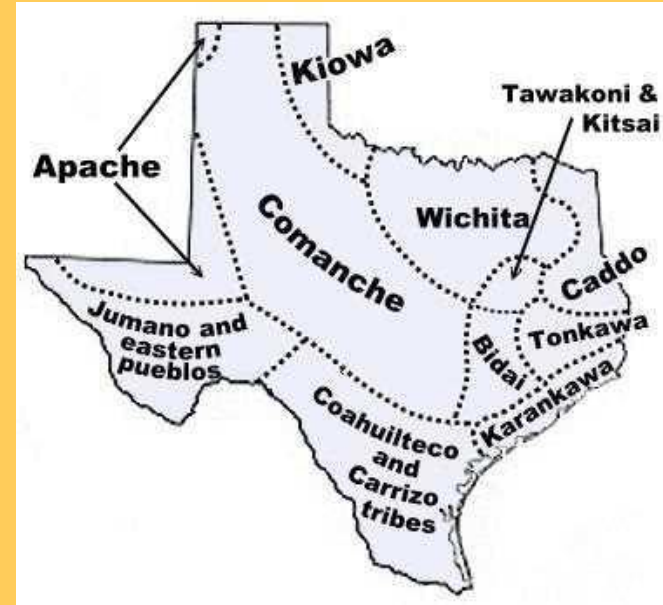
The People Powered Planning Academy, created by RAYO Planning, is a 5 week course created to empower grassroots leaders to participate fully in planning, land use, zoning and public policy processes.

ACKNOWLEDGEMENT



In the spirit of approaching our work through equity, it's important that we:

- **Acknowledge we are occupying stolen indigenous lands.**
- **Acknowledge that the United States was founded on mass genocide, slavery & oppression.**
- **Honor that where we are today is a result of the commitment of our ancestors to advocate & fight for a better life: and,**
- **Honor the work that we are doing today as foundational - every contribution matters.**

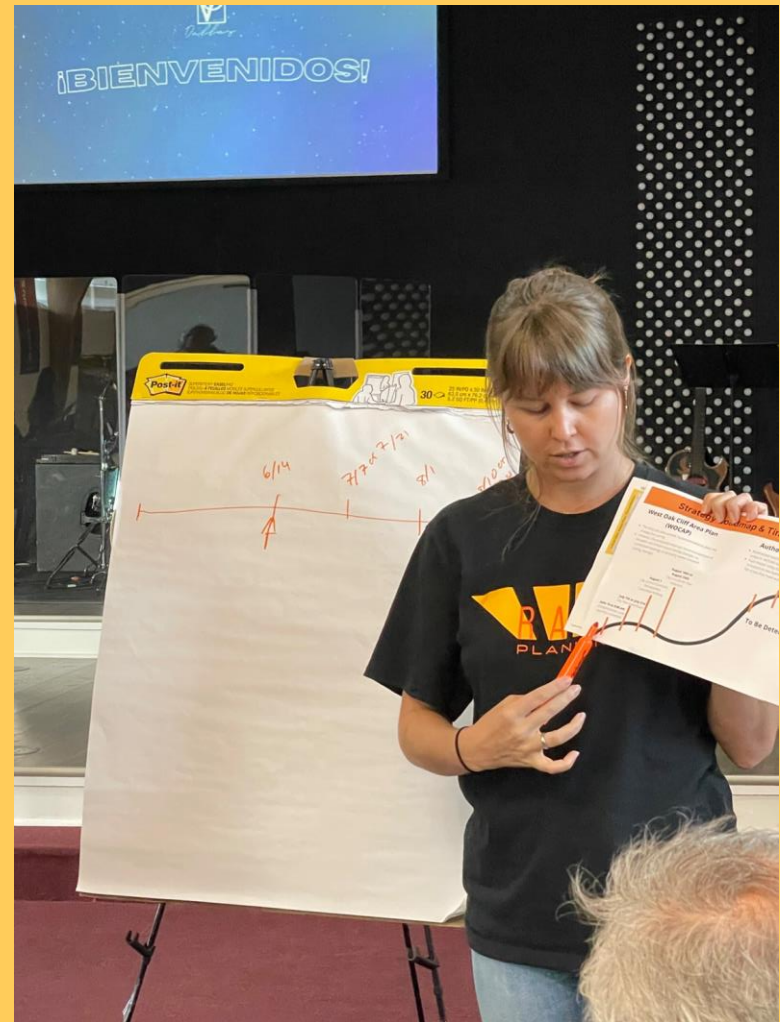




OBJECTIVES:

Academy members will learn about the following topics:

1. Zoning vs. Land use Vs. Place type.
2. Authorized hearing
3. How to become involved in authorized hearings.





VOCAB:

Vocabulary words
will be highlighted
in

blue!





QUESTIONS THIS CHAPTER ANSWERS:

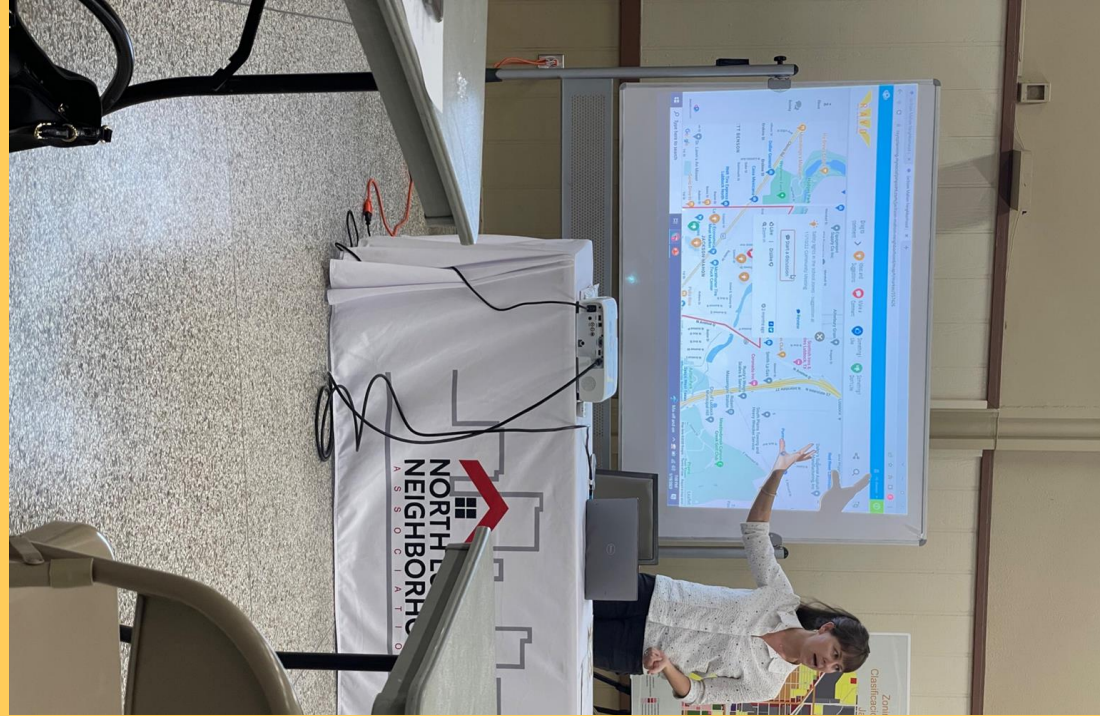
1. Did you know zoning and land use mean two different things?
2. What is a future land use map?
3. What is place type (according to the city of Dallas)?





RACIAL JUSTICE:

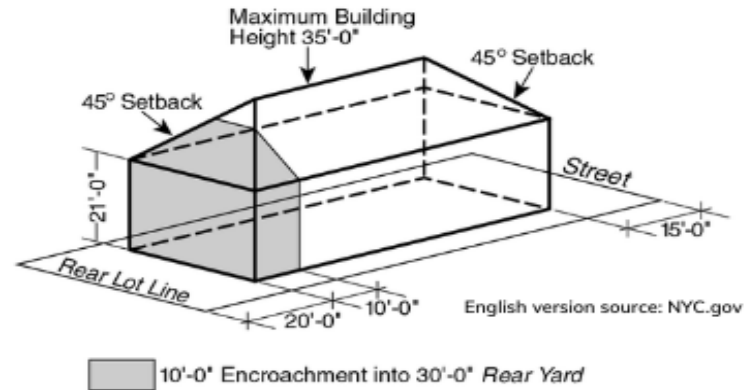
1. We are still feeling the implications of racialized zoning.
2. Redlining / Segregation is harmful to all people in society.
3. A cities' greatest asset is the investment in all residents.



**DID YOU KNOW
THAT “ZONING” & “LAND USE”
MEAN TWO DIFFERENT
THINGS?**

WHAT IS ZONING?

Zoning tells you what land uses (residential, commercial, industrial, mixed use, etc...) are allowed on a piece of property, where they can be located, and how they can be built.



The **zoning ordinance** creates and defines zones or districts. Each district has unique regulations and restrictions regarding: **Use, Area & Height**

WHAT DOES ZONING CONSIST OF?



All property in the City of Dallas is labeled with a zoning district because zoning is how municipalities regulate the development of land to help promote the health, safety and welfare of the general public.

The zoning ordinances for the City of Dallas can be found in the Dallas Development Code.

The Zoning Map correlates each parcel of land with one of the districts created in the zoning ordinance.

Zoning can also regulate: Dimensional requirements for lots and buildings, Density, Intensity of development.

WHAT ARE THE DIFFERENT ZONING DISTRICTS?



Mixed Use

- **Retail /Office/Residential - “MU”**

Special Purpose Districts

- **Conservation Districts - “C”**
- **Planned Development Districts - “PD”**

Overlay Districts

- **Demolition Delay Overlay - “DDO”**
- **Neighborhood Stabilization Overlay**
- **Historic Overlay - “H”**

Residential

- **Single Family - “R”**
- **Townhouse - “TH”**
- **Multifamily - “MF”**
- **Duplex - “D”**

Nonresidential

- **Commercial / Retail - “NS”, “CR”, “RR”**
- **Office - “GO”, “NO”, “LO”, “MO”**
- **Industrial - “LI”, “IR”, “IM”**

“BASE ZONING” **THERE ARE MORE - that can be found on the city’s “Zoning Districts website”

WHAT DOES ZONING ACCOMPLISH?



- **Compatibility**
- **Separates land uses that are not compatible with each other**
- **Best Use of Property**
- **Location**
- **Adjacent and surrounding land uses**
- **Predictability**
- **Guide for orderly development**
- **Health, safety, and welfare**
- **Compatibility of use**

The Dallas Morning News

OPINION

Dallas is letting developers turn its best neighborhoods a hopeless shade of greige

"All it's missing is a Super Walmart and an Ashley's Furniture to complete its transformation into Anywhere, U.S.A.," said my brother the Marine and world traveler.



At right, Tracy Popken's 92-year-old house in Bishop Arts. At left, a new apartment building, which will not be there in 92 years. (Robert Wilonsky / Staff writer)

Specific Use Permits (SUP)

- **Provides a means for developing certain uses in a manner in which the specific use will be compatible with adjacent property and consistent with the character of the neighborhood.**

Historic Districts

- **Protects and preserves historic architecture and character**

Neighborhood Stabilization Overlay

- **Preserves single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood**

Accessory Dwelling Unit Overlay

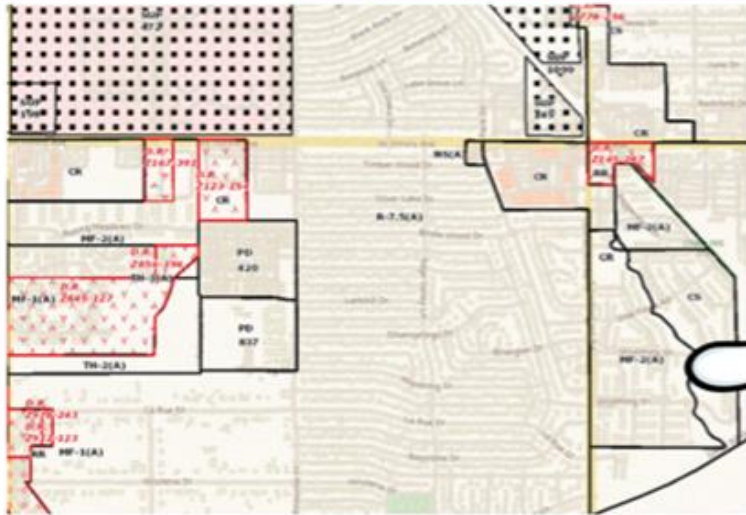
- **May only be placed on an area that allows single family uses and does not expressly prohibit accessory dwelling units.**

ZONING MAP EXAMPLE



These are acronyms of zoning districts. For example, **MF-2(A)** is short for: **Multifamily district 2**. The full definitions of each zoning district is in the **City of Dallas Code**.

Zoning Map Example

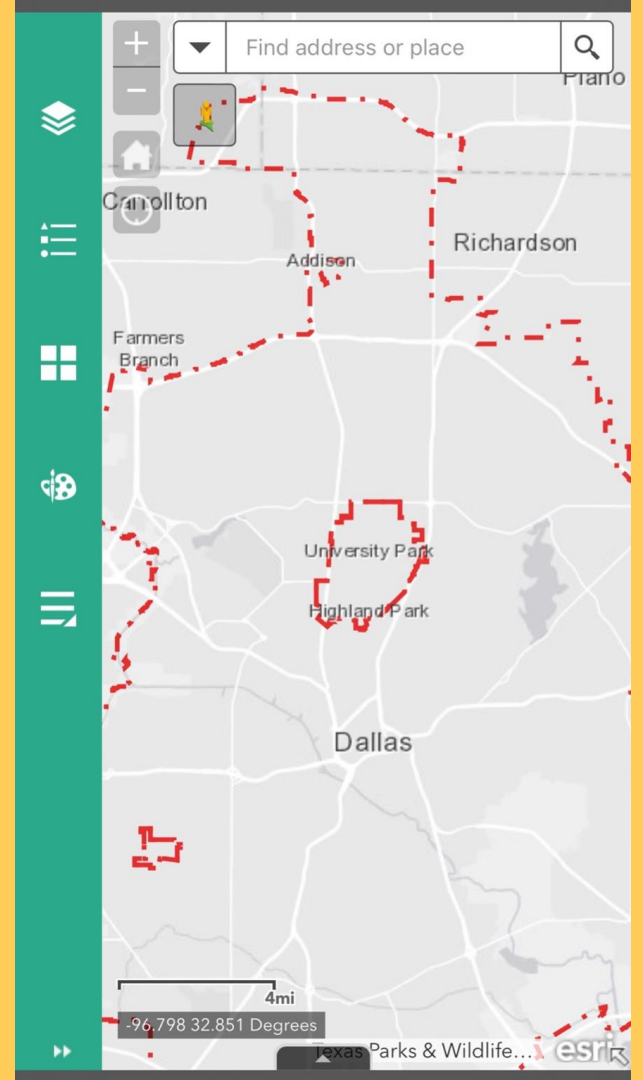


These are acronyms of zoning districts. For example, MF-2(A) is short for: Multifamily district 2. The full definitions of each zoning district is in the City of Dallas Code.



ACTIVITY/ ACTIVIDAD:

Zoning District look up! Plug your address and find out which zoning district you live in. Distrito de zonificación ¡busque! Ingrese su dirección y descubra en qué distrito de zonificación vive



ZONING DISTRICT EXAMPLE IN DALLAS



R-7.5(A) Single family district 7,500 square feet

Purpose of this zoning district:

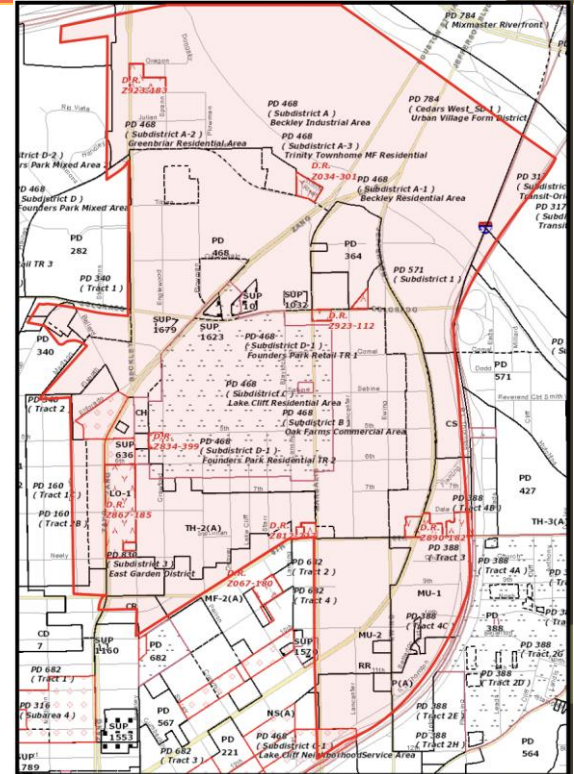
"This district comprises a major portion of the existing **single family dwelling** development of the city and is considered to be the proper zoning classification for large areas of the undeveloped land remaining in the city appropriate for single family dwelling use. This district is intended to be composed of single family dwellings together with public and private **schools, churches, and public parks** essential to create basic neighborhood **units.**" SEC. 51A-4.112. SINGLE FAMILY DISTRICTS

ZONING DISTRICT EXAMPLE IN DALLAS



Includes rules about:

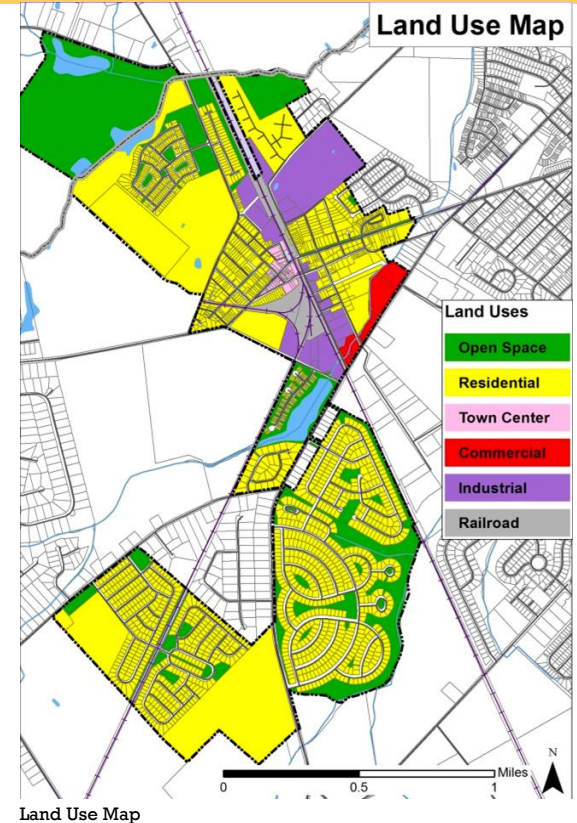
- Purpose
- Main land uses permitted
- Accessory land uses
- Yard, lot and space regulations
- Off-street parking and loading
- Environmental performance standards
- Landscape regulations
- Additional provisions



Zoning Map of Oak Cliff Gateway District PD: 468
Source: City of Dallas.

WHAT IS LAND USE?

Land use is what you actually see and experience on the ground. The exact zoning district is not always obvious but land uses can be.



LAND USE EXAMPLE



For example, when you go to the Dallas Animal Services, it is clear that it is an animal shelter but did you know that the shelter is in an Industrial Research zoning district?

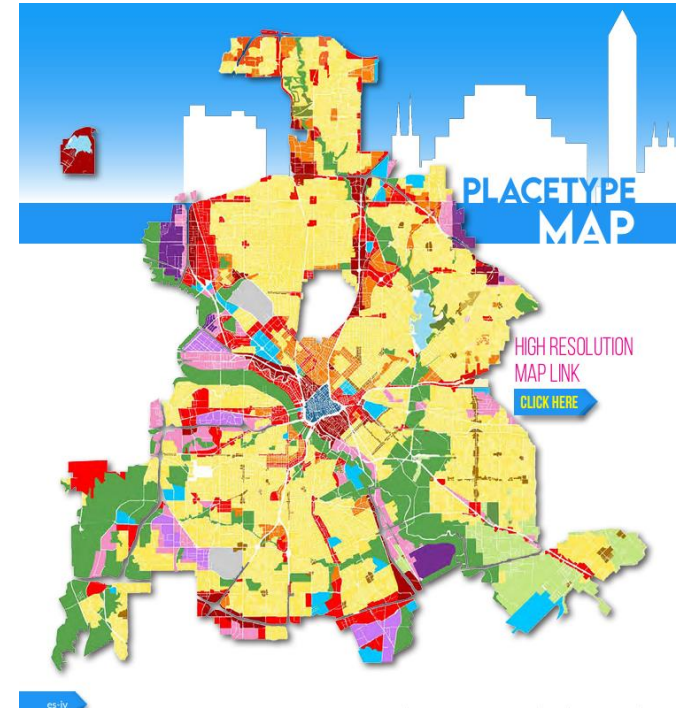


Q - What land uses do you see in your neighborhood?

WHAT IS A FUTURE LAND USE MAP?



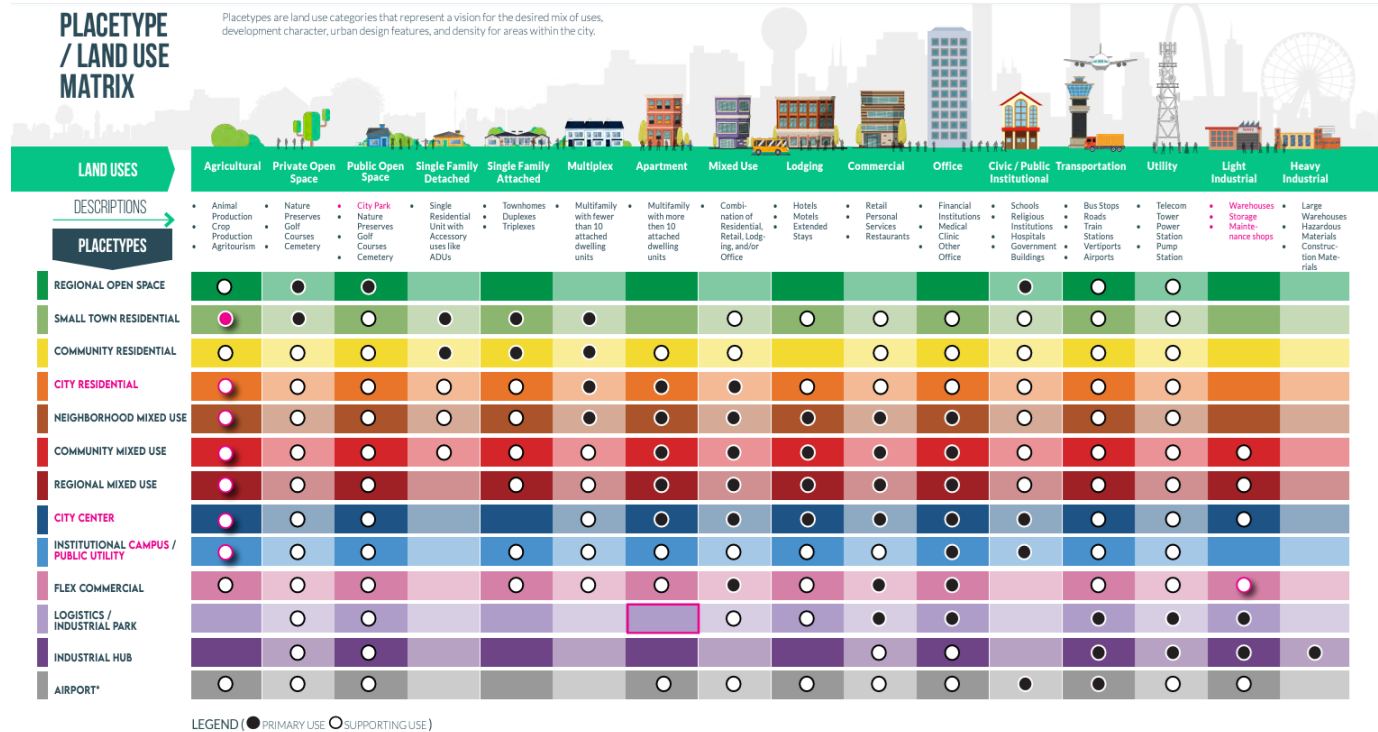
- A future land use map shall not constitute zoning regulations or establish zoning district boundaries.
- Identifies which land uses are preferred for an area.
- A key part of any land use plan. It serves as a guide of how a place should be in the future (it can stay the same or propose changes to an area).
- A land use map is NOT a zoning map but it CAN influence zoning changes ie., rezonings.



WHAT ARE PLACE TYPES



- A place type represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.



HOW DOES LAND USE & PLACETYPES FIT TOGETHER?



According to the City of Dallas:

- **Land use** refers to the activities people designate to land for various economic or cultural purposes such as agricultural, residential, industrial, mining, and recreational uses.
- These activities represent the "ingredients" that make up the various placetypes in the city. Refer to draft Placetype / Land Use Matrix.

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

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
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*	○	○	○				○	○	○	○	○	○	○	○	○	○

LEGEND (● PRIMARY USE ○ SUPPORTING USE)

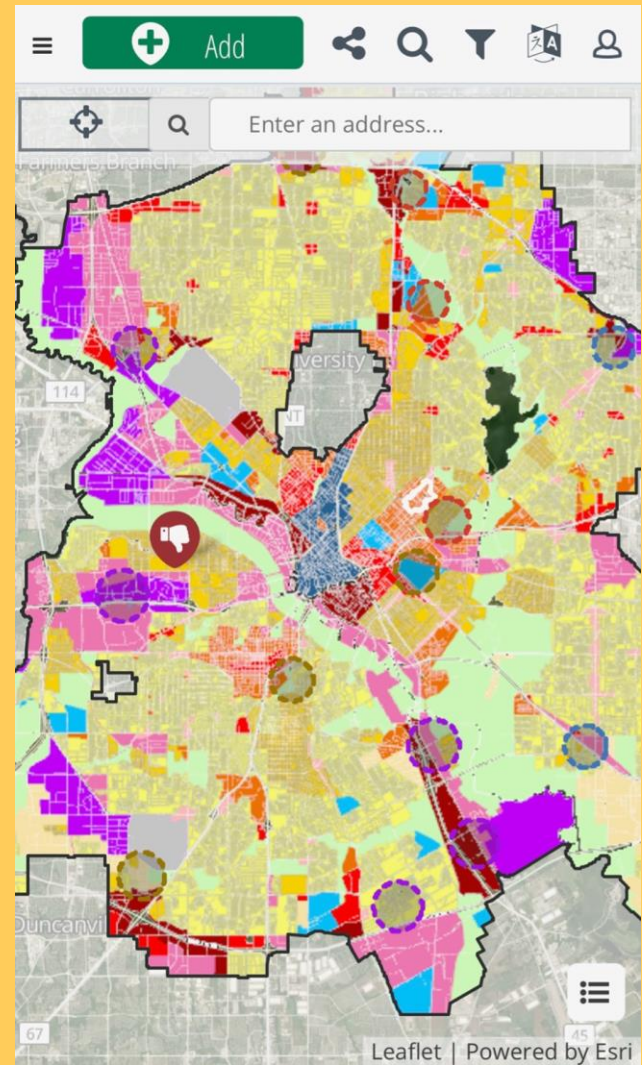
* AIRPORT PLACETYPE DESCRIPTIONS ARE NOT INCLUDED IN THIS DOCUMENT



ACTIVITY/ ACTIVIDAD:

Placetype look up! Plug your address and find out your placetype. Do you agree or disagree with the placetype on the map?

¡Busca tipo de lugar! Ingrese su dirección y descubra su tipo de lugar. ¿Estás de acuerdo o en desacuerdo con el tipo de lugar en el mapa?

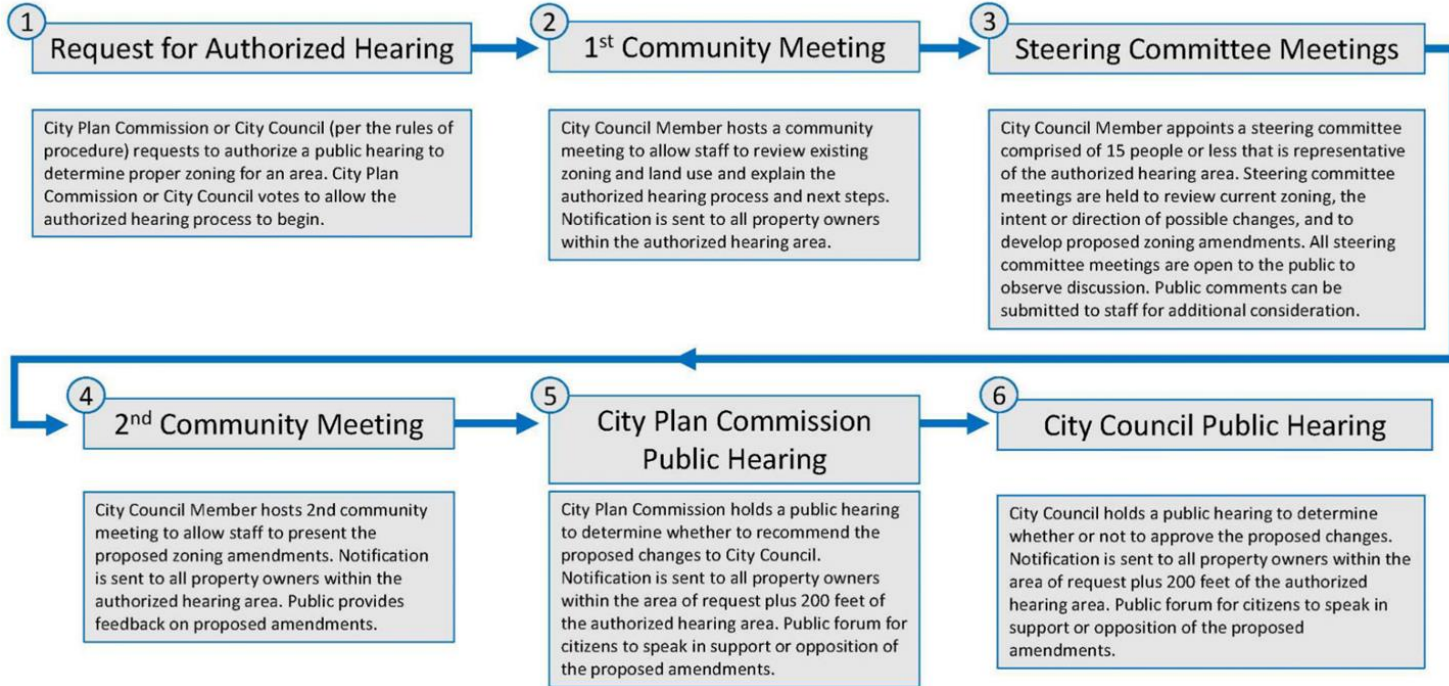


AUTHORIZED HEARINGS

AUDIENCIAS

AUTORIZADAS

Authorized Hearing Process





PUBLIC INITIATED



Property owner reply form

Formulario de respuesta del propietario

CITY PLAN COMMISSION HEARING DATE October 4th, 2018	 REPLY FORM	CASE NO. Z178-260 (SM)												
<p>This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.</p> <p>Only the original of this reply form or a written reply that complies with Dallas Development Code Section 51A-4.701 may be used. <u>Faxes or photocopies of this reply form will not be accepted.</u></p>														
<p>City of Dallas Z 178-260 Sustainable Dev & Construction 1500 Marilla St, 5BN Dallas, TX 75201</p>		<p>For information contact Sarah May at (214) 671-8404 or sarah.may@dallascityhall.com. Si desea información en español, favor de llamar a Liliana Lopez al teléfono (214) 670-4209.</p>												
<p>STEP 1 I am authorized to sign this form because I am... (Check only <u>one</u> box.)</p> <table border="0"> <tr> <td>Individual</td> <td>Business/Organization</td> <td>Condominium</td> </tr> <tr> <td><input type="checkbox"/> Property owner</td> <td><input type="checkbox"/> President/Vice President</td> <td><input type="checkbox"/> Governing body**</td> </tr> <tr> <td><input type="checkbox"/> Authorized by a power of attorney</td> <td><input type="checkbox"/> General Partner</td> <td><input type="checkbox"/> Individual owner**</td> </tr> <tr> <td><input type="checkbox"/> Representing a majority of property owners</td> <td><input type="checkbox"/> Attorney in fact</td> <td></td> </tr> </table> <p>* I am authorized to sign by the governing body of the condominium in accordance with its bylaws. ** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.</p>			Individual	Business/Organization	Condominium	<input type="checkbox"/> Property owner	<input type="checkbox"/> President/Vice President	<input type="checkbox"/> Governing body**	<input type="checkbox"/> Authorized by a power of attorney	<input type="checkbox"/> General Partner	<input type="checkbox"/> Individual owner**	<input type="checkbox"/> Representing a majority of property owners	<input type="checkbox"/> Attorney in fact	
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<p>STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.</p> <p>Street Address(es): _____</p>														
<p>STEP 3 Indicate your support or opposition to the proposed zoning change request:</p> <p><input type="checkbox"/> Support <input type="checkbox"/> Opposed</p> <p>Comments: _____</p>														
<p>STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.</p> <p>Signature (and Title if applicable) _____ Signature (and Title if applicable) _____</p> <p>Date and Time (both must be provided) _____ Date and Time (both must be provided) _____</p> <p><small>It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code § 37.10) Revised: December 2008</small></p>														

CITY COUNCIL HEARING DATE February 27th, 2019	 REPLY FORM	CASE NO. Z178-260 (SM)												
<p>This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before the City Council hearing date.</p> <p>Only the original of this reply form or a written reply that complies with Dallas Development Code Section 51A-4.701 may be used. <u>Faxes or photocopies of this reply form will not be accepted.</u></p>														
<p>City of Dallas Sustainable Dev & Construction 1500 Marilla St, 5BN Dallas, TX 75201 Z 178-260</p>		<p>For information contact Sarah May at (214) 671-8404 or sarah.may@dallascityhall.com. Si desea información en español, favor de llamar a Liliana Lopez al teléfono (214) 670-4209.</p>												
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AUTHORIZED HEARING PROCEDURE



"The City of Dallas Development Code provides that either the City Council or City Plan Commission may authorize a hearing to consider proper zoning in an area."

"This differs from typical zoning applications in that property owners have not made an application to change the zoning, the City Council or City Plan Commission initiates a process whereby proper zoning can be determined."

"Once initiated the same requirements for public hearings apply."



City of Dallas Logo
Source: Google Images

Authorized Hearing Prioritization for Processing

To date, the authorized hearings have been processed in order by the date they were initiated. The new method for determining the order allows the City to leverage City efforts, funding, or other activities related to development in the area of an authorized hearing, by assigning points based on this set of criteria.

As authorized hearings are considered by either the City Council or the City Plan Commission, a list showing the placement of the proposed authorized hearing will be provided. The list will be provided prior to the public hearing to consider initiating the proposed authorized hearing.

The criteria for each authorized hearing will be reviewed on a quarterly basis to determine if changes have occurred in the area to warrant a change in the order. Changes such as a recently adopted land use plan or a significant infrastructure project starting within the next six months would garner additional points and may elevate the authorized hearing on the list.

Any changes to the list will be distributed to the City Council and the City Plan Commission as well as reflected on this webpage.

AUTHORIZED HEARING PRIORITIZATION DETAIL

Date: 12/07/23		LAND USE PLAN										SPECIAL CITY DESIGNATED AREA				OTHER CITY PROGRAM		INFRA INVEST	TRANSITIONAL AREA				TOTAL POINTS
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 Demos 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	1	3	3	
8	1	Floral Farms	Z189-341	8/15/2019						1							3		1			2	
2 & 14	2	PD 298 Subarea 9 RPS	Z212-308	1/6/2022					2						3	1						6	
1	3	Downtown Elmwood	Z178-142	11/9/2017		20																20	
1	4	Catherine/Pierce Trolley Stop	Z189-127	11/1/2018		20																20	
1	5	Edgefield/Clarendon Trolley Stop	Z189-143	11/15/2018		20																20	
1	6	Clarendon/Hampton MF-2 Area	Z189-240	4/4/2019		20																20	
1	7	Hampton/Clarendon Trolley Stop	Z189-349	4/4/2019		20																20	
7	8	PD 595 South Dallas/Fair Park	Z223-121	10/12/2022					2	1	3				3	1	3		1			14	
4	9	10th St Hist. Dist. & PD No.388	Z189-348	9/5/2019							3				3						3	9	
6	10	Singleton/Westmoreland	Z223-174	12/15/2022							3						3	2				8	
1	11	West Southern Gateway	Z212-309	6/16/2022						1					3							4	
14	12	Uptown/McKinney Avenue Bars and Restaurants	Z212-318	8/4/2022												1	3					4	
8	13	East Kleberg	Z201-145	12/3/2020						1												1	
8	14	West Kleberg	Z201-146	12/3/2020						1												1	
8	15	Wheatland/Danieldale	Z223-186	1/5/2023																		0	
13	TBD	Vickery Meadow	Z167-378	8/3/2017																		^ See footnote	
4	TBD	East Oak Cliff	Z178-306	5/17/2018							3				3		3					9	
14	TBD	NO(A) Single property-Richmond/Summit	Z189-342	8/15/2019																		0	
11	TBD	PD No.887 Valley View Galleria	Z189-357	9/19/2019					2						3		3					8	
3	TBD	Westmoreland/Illinois DART	Z190-239	3/26/2020																		0	
5	TBD	Seaford Dr	Z201-354	9/23/2021															1			1	

Notes:

- > Authorized Hearings currently in process
- > COD Area Planning efforts completed for West Oak Cliff on 10/26/2022
- > Area Plan adoption anticipated 03/24 which will provide 20 additional points
- > Currently paused

PLEASE NOTE: ORDER IS SUBJECT TO CHANGE AS NEW AUTHORIZED HEARINGS ARE APPROVED

As of 5/20/22** - sharing to note the manner in which prioritization is calculated by the city.

A partir del 20/05/22**: comparto para tener en cuenta la forma en que la ciudad calcula la priorización.

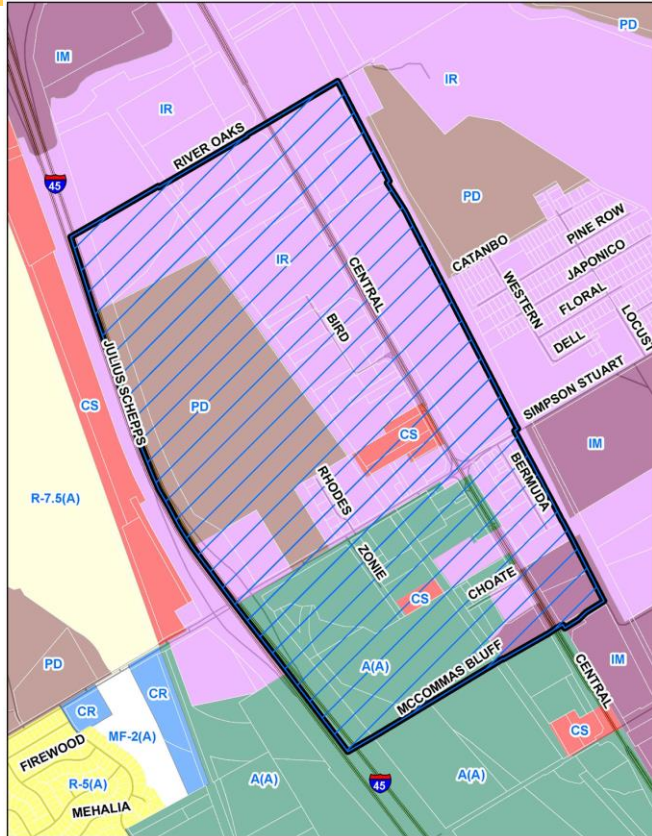
AUTHORIZED HEARING PRIORITIZATION DETAIL

LAND USE PLAN							SPECIAL CITY DESIGNATED AREA				OTHER CITY PROGRAM		INFRA INVEST	TRANSITIONAL AREA				TOTAL POINTS	CURRENT/UPCOMING PLANNING EFFORTS
ward class!	< 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		

of 5/20/22** - sharing to note the manner in which prioritization is calculated by the city.

partir del 20/05/22** : comparto para tener en cuenta la forma en que la ciudad calcula la priorización.

FLORAL FARMS' AUTHORIZED HEARING



FLORAL FARMS AUTHORIZED HEARING

COMMUNITY IDENTIFIED NUISANCES



High speed truck traffic with homes right on street edge without buffer or speed retardant.



Truck traffic being stuck behind train tracks, blocking entry to Bermuda Street for residents



Homes in basin without drainage increase being flood prone.



100,000 ton mountain of illegal roofing shingles causing residents to have pulmonary and respiratory issues.



FLORAL FARMS NEIGHBORHOOD PLAN

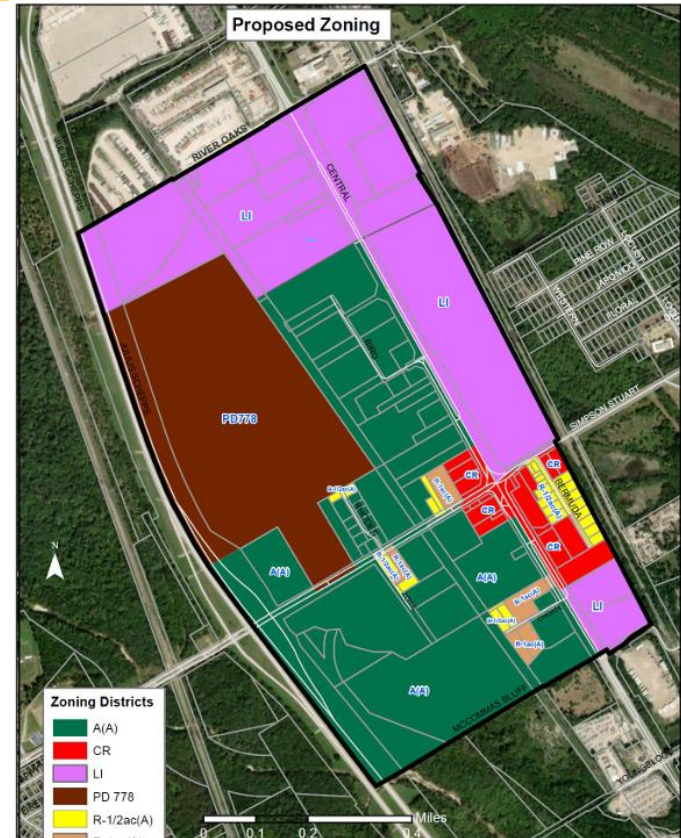
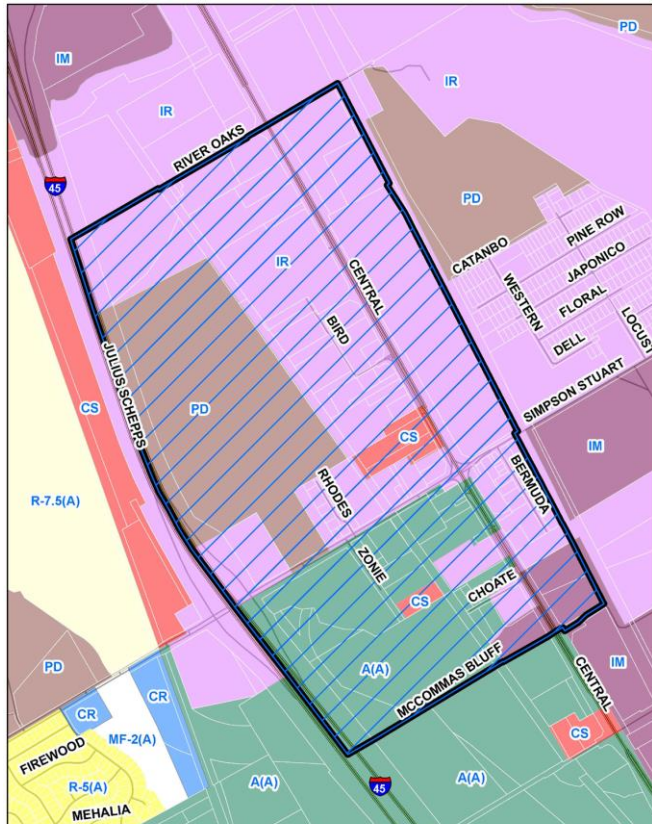


FLORAL FARMS AUTHORIZED HEARING

MEETINGS

DATE/LOCATION	MEETING	MEETING MATERIAL
March 7, 2024 City Plan Commission	Public Hearing Notice	Agenda Case Report
September 12, 2023 Eco Park	Community Meeting Mailer Flyer Spanish Flyer	Presentation Proposed Zoning Map w/ public input
April 11, 2023 Eco Park	Community Meeting Notice Spanish Notice	English & Spanish Presentation
January 17th, 2023 Singing Hills Rec Center	Community Meeting	Presentation Spanish Presentation Handout Spanish Handout
September 12, 2022	Community Kickoff Meeting Notice	Presentation
August 15, 2019	City Plan Commission	Case Report

MAY 2 CITY PLAN COMMISSION VOTE



If you would like to see the citation for these last few slides on **Authorized Hearings** visit the link below or use the QR code:

Si desea ver la cita de estas últimas diapositivas sobre Audiencias autorizadas, visite el siguiente enlace o utilice el código QR:

<https://dallascityhall.com/departments/pnv/Pages/Authorized-Hearings.aspx>

SCAN FOR MORE INFORMATION ON
AUTHORIZED HEARINGS

BUSQUE MÁS INFORMACIÓN SOBRE
AUDIENCIAS AUTORIZADAS



STAY INFORMED

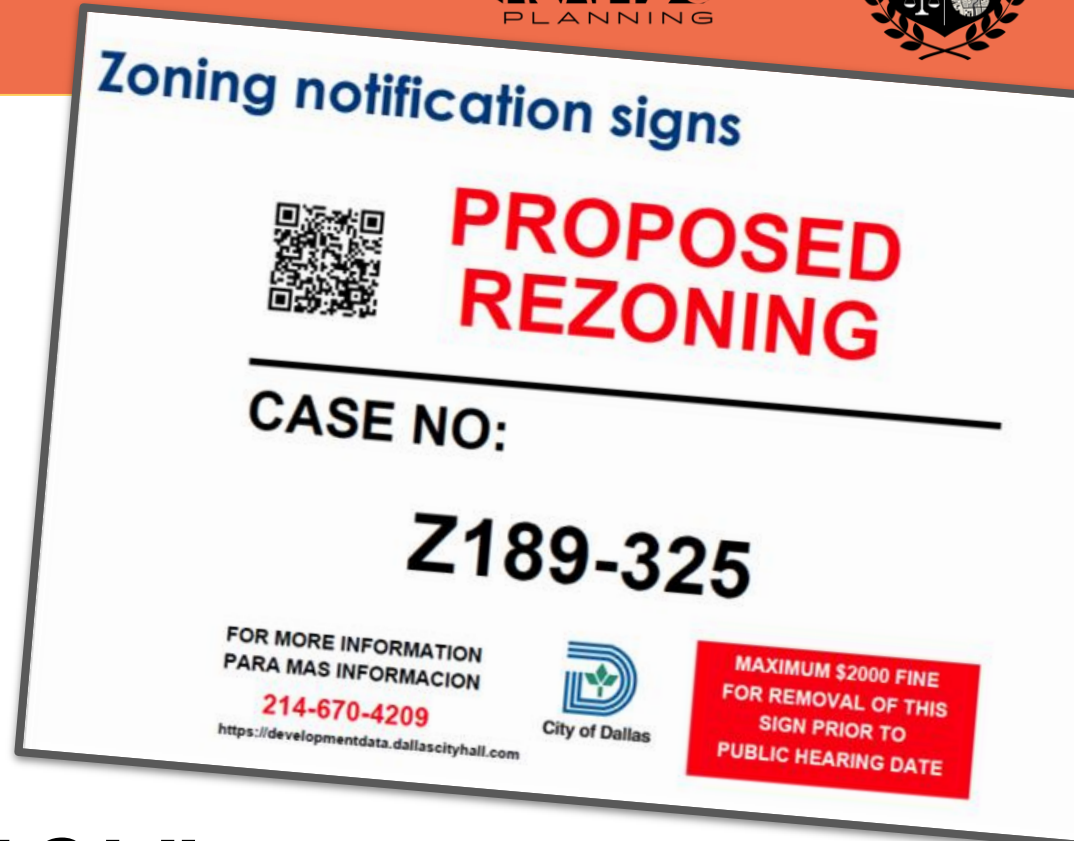


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Sustainable Development
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214-670-4209 / terica.french@dallas.gov



Q & A

PREGUNTAS





THANK YOU
GRACIAS

