

# **District 10 Land Use Plan**

Interim Report

# Purpose

- Discuss the history of the District 10 Land Use Plan
- Explain the purpose of a Land Use Plan
- Describe the research and findings identified to this point
- Explain the goals that will guide the remainder of the plan
- Describe the remaining process of the plan

# History

- District 10 Land Use Plan initiated by a request from Councilmember Blaydes
- An Advisory Committee was appointed to work with City staff, made up of local residents and business owners
- First meeting was November 18, 2003, and the committee has met monthly since then

# What is a Land Use Plan?

- A blueprint to guide the City and citizens in building a healthy, sustainable community

# What is a Sustainable Community?

- Involves:
  - Crime reduction
  - Code Enforcement
  - City Services
  - Education
- It also involves:
  - A balance of housing, jobs, shopping, recreation, and transportation
- When these are out of balance, a community becomes less stable and sustainable

# What is a Land Use Plan?

- A land use plan focuses on maintaining the balance between housing, jobs, shopping, recreation, and transportation
- Police, Code Compliance, Sanitation, and other City departments focus on the remaining things that make a community great.

# How do we conduct a Land Use Plan?

- Opportunities/Constraints Analysis
  - A fancy way of saying we identify the imbalances between housing, jobs, etc.
  - We work closely with the community
  - We look at every aspect of a community to ensure we understand where it is at, in order to understand how to get to where it needs to be

# What have we found so far?

- Population and Housing
  - There is imbalance in housing types.
    - This area has more renters (67%) than the City of Dallas as a whole (57%)
  - There is a lack of affordable housing options in the area
    - Median house price in the City of Dallas is \$88,340 compared to \$149,914 in this area.
  - The population is aging rapidly and no younger people are moving to the area

# What have we found so far?

## ■ Transportation

- The road system is very good, with only a few areas where repairs are needed
- DART's light rail system provides excellent transportation for the area, along with development opportunities

## ■ Parks

- Approximately 5 additional neighborhood parks are needed in the area

# What have we found so far?

- Recreation
  - There is an opportunity for an aquatic center and a multigenerational center (regional recreation center) to be located in the area
- Hike and Bike Trails
  - Planned trails will provide recreational opportunities, though funding is needed to build them

# What have we found so far?

- Libraries
  - A library north of LBJ is needed
- Land Use
  - Some single family neighborhoods need stabilization, reinvestment, and protection from incompatible uses
  - Industrial areas are underutilized
  - Multifamily/Retail areas are generally run down and in need of reinvestment.



82 unique zoning districts, 42 districts with Deed Restrictions, and 39 SUP's

# Goals:

## A 10 year plan

- Create and promote a positive community identity
- Strive for a socio-economically diverse population
- Attract specialty retailers and restaurants
- Achieve an increase in home ownership from 33% to 50% of the total households
- Encourage development in proximity to DART light rail stations
- Ensure all areas have adequate City services, including Parks, Libraries, etc.

# Next Steps

- Recommendation Phase (9 to 12 months)
  - Strategies and preliminary recommendations to achieve the goals will be identified by the committee.
  - When the preliminary recommendations are ready, we will come back to the public to present them and receive feedback on them
  - Final recommendations will then be prepared and presented to City Council for adoption

# More Information

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[http://www.dallascityhall.com/dallas/eng/html/district\\_10\\_land\\_use\\_plan.html](http://www.dallascityhall.com/dallas/eng/html/district_10_land_use_plan.html)