

Recommendations to Planning and Urban Design

ADOPTION PROCESS OF NEIGHBORHOOD-LED LAND USE PLANS

Section 1. It is the City of Dallas policy to allow a path for full Council adoption of Neighborhood-Led land use plans to become city policy.

Section 2. A Neighborhood-Led Land Use Plan is defined as a document that results from a resident-led process that gives a vision and shape to the future development and growth of a specifically-defined neighborhood. A Neighborhood-Led Land Use Plan is initiated by neighborhood residents and not by City staff.

Section 3. To qualify for adoption, a Neighborhood-Led Land Use Plan must:

- 1) Demonstrate a commitment to inclusive community engagement throughout the plan development process. This should include the following types of outreach efforts or materially similar outreach efforts:
 - a) Notifying houses and open businesses (property owners and tenants) within the plan boundaries about the initiation of the neighborhood-led planning process through U.S. mail or door to door outreach;
 - b) Advertising all planning meetings in an open and public manner, such as posting on social media, e-mails or text alerts to those who sign up for information updates, posting notices in popular businesses or community gathering areas within the neighborhood, or via U.S. mail or wide distribution of flyers throughout the planning area;
 - c) Making meeting, planning, and zoning education information accessible to residents, such as providing translated or bilingual information, real-time meeting translation, assistance with technological needs, and reasonable accommodations to disabled or elderly residents.
- 2) Outline the vision and goals determined by the community through the planning process, including a description of the community engagement process that led to consensus on the content of the final plan.
- 3) Have strong support from residents who live within the plan boundaries and volunteers from within the neighborhood who are willing and able to work with City Staff on reviewing and preparing the plan for adoption.

Section 4. Neighborhood-led plans that were drafted and stalled during the policy change period (defined as November, 2020 to the date this policy is enacted, and to include the Floral Farms

Neighborhood Plan and the Tenth Street Historic District Neighborhood Plan) should be expedited for City staff priority to work towards adoption using the existing policy which was previously denied to them for use. This is necessary given the extenuating circumstances of industrial encroachment in Floral Farms which threatens the health, safety and general welfare of residents, and for the Tenth Street Historic District given the rapid development and demolitions that jeopardize the future of safe and affordable housing in the historically redlined area.

Section 5. Neighborhoods dealing with rapid development, demolition, destruction by industrialization and other equity related concerns, that have a pending Authorized Hearing, should be expedited due to the serious threat to the character of their neighborhood. Elm Thicket/North Park, the Tenth Street Historic District and Floral Farms meet the criteria that without immediate action the viability of their neighborhoods are potentially permanently compromised.

Section 6. The existing path to policy for neighborhood-led plans to be adopted by the City of Dallas was outlined by residents who participated in the creation and adoption of the Greater Casa View Area Plan (next page), and should be the basis for the next steps for Tenth Street and Floral Farms regarding their neighborhood-led land use plan.

So, you want to start a neighborhood-led area plan?

Summary Checklist

- Form an Advisory Committee** – create a group of diverse opinions that can help steer the direction of your group. If possible, include representatives from real estate, planning, design and schools and businesses in your area.
- Connect with your local Plan Commissioner and Councilperson** – build a rapport with them and visit with them regularly so they can help guide the process.
- Have a Public Neighborhood Meeting (or several)** – neighborhood input is a conversation, not a one-time checkbox. Start with a neighborhood meeting to understand the issues, then develop a response of what you think you heard, then have another meeting to verify your findings. Repeat, as necessary for your specific plan
- Begin to develop a book of some kind** – start a document where you can begin to house all of your findings. Set up a shared cloud storage location (Google Drive, Dropbox, OneDrive) where your committee can easily work together. Your book should include the following:
 - **Context** – who are you and why do you care, what are the neighborhood boundaries, what are the issues you are trying to solve
 - **Maps, maps and more maps!** – demographic studies, zoning maps, DCAD property ownership maps. Each section of your book should be supported by plenty of maps to help illustrate your point.
 - **Documentation of Public Input** – pictures and dates of your public meetings, attendance and key items discussed or findings is extremely important and should be directing your path as you go.
- Meet with Urban Design Committee** – once you have a book/show started, meet with UDC to start to get feedback early on. They typically meet regularly and your Plan Commissioner should be able to help get you on their docket for review.
- Present to City Plan Commission** – once you've met with UDC a couple of times and have their blessing, it's time to present to CPC!