ACKNOWLEDGEMENTS

City of Dallas

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Inclusive Communities Project

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Downwinders at Risk
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The majority of people in Dallas have not likely been to Floral Farms. The average person may know the most recent landmark in the community, Shingle Mountain, however until December 2018, City Councilmembers and City Plan Commissioners did not even know the community existed. Despite the lack of recognition by City officials, several residents have lived in the community for generations, and are in the process of raising the next generation. The natural beauty, ability to raise livestock, and proximity to the Great Trinity River Forest where residents can ride horses were all major attractions to live in Floral Farms.

Unfortunately, zoning changes that occurred throughout the City of Dallas in the 1980s intended to better protect residents from hazardous industrial uses benefited majority White neighborhoods and damaged majority non-White neighborhoods, like ours. Areas that previously were not industrially zoned next to residential properties, became industrialized. The effects of those decisions impact us in the community today. Quiet residential streets where our children play are now thoroughfares for 18 wheelers. Pastures where we taught our children how to ride horses are now illegal dumping grounds. We created this plan because we love our neighborhood. We want Floral Farms to remain a safe, agricultural community without threat of further industrial encroachment. This plan puts our safety, health and well being first and envisions a uniquely agricultural community that will protect our culture and way of life.
PREVENTING INDUSTRIAL DEVELOPMENT

Background
Legal and Illegal Industry & Community Quality of Life

Research done by Legal Aid of NorthWest Texas has indicated that there are major issues with industrial compliances in the Southern Sector of Dallas. As residents of Floral Farms, this is not something a report had to tell us. Although arguably the worst incident of illegal industrial operations is Shingle Mountain, there are other incidents that impact our quality of life. Some examples include the nearby trucking companies using our small residential streets as shortcuts to their property, or improperly stored building materials coming onto our properties when it rains. There is a lack of code enforcement in the community, which is made worse by the prevalence of industrial zoning allowing for hazardous use to be our neighbors.

Paul Quinn College also did a study on the burden of legal air pollution across the City of Dallas. McCommas Landfill is the largest source of particulate matter pollution in the City, and is right down the street from us. Although this plan does not remove the landfill at this time, as the community continues to develop and grow, it will likely not be an appropriate land use for the neighborhood. Similarly, in 2019 Ms. Jackson, Pastor Hatley with the Cowboy Church, and other residents fought to deny the permitting of two concrete batch plants at the end of two of our residential streets: Zonie and Bird Lane. If it were not for their advocacy along with others, there would be two major polluters and many more trucks in our community. We do not want to have to fight for our lives over every permit application that reaches the City Plan Commission. We want to stop the industrialization and start implementing a positive and proactive community vision.
Industrial Non-Compliance in the Southern Sector

In Plain Sight: Legal Aid of NorthWest Texas

This map illustrates the zoning, land use and permitting issues that are chronically unenforced in the Southern Sector of Dallas. This is an issue that is very evident in our community. Greater code enforcement could help better protect our community from environmental hazards.

Legal Air Pollution Burden by Zip Code

Poisoned by Zip Code: Paul Quinn College

The map to the right illustrates the difference concentrations of air pollution by source of pollution by zip code in Dallas. For total air pollution burden, our community is in the dark red and orange areas, which show the heavier air pollution burden compared to the green areas.
Our neighborhood is home to several family businesses and institutions, and our residents are involved in a number of residential and civic organizations. This plan was led by many members of Neighbors United/Vecinos Unidos, the neighborhood association that formed to address Shingle Mountain in early 2019. The association works closely with Southern Sector Rising (SSR), a coalition of neighborhood leaders in the Southern Sector focused on addressing racist zoning issues in the Southern Sector, and one of the residents, Marsha Jackson, is co-chair of SSR. Some residents participate in the District 8 Coalition which seeks to address community concerns in City Council District 8.

Our family businesses and institutions include the Cowboy Church and Feedstore, which holds service every weekend. Pastor Hatley of the Cowboy Church and Feedstore is a renowned cattle roper who participates in various rodeo events. Similarly, Jonathan Soukup has been running his greenhouse and nursery operation, Southwest Perennials, with his family for generations, and is an advocate for the beautification of the South Central corridor. These are just two examples of the many family owned and operated businesses in Floral Farms, and we hope for their traditions to be carried on and new ones started.
PLAN DEVELOPMENT PROCESS: TIMELINE

Initial introduction meeting
December 2019
- Vision Meetings
- Revised zoning recommendations for community to review

February 2020
- Surveying residents

March
- Present full plan draft to community members and begin adoption process with City Staff/Plan Commission

April - June
- Map creation and preliminary vision language drafting

July
- Neighborhood update on zoning and report back

August
- 1 on 1 discussion with residents

September
- Incorporate and finalize zoning recommendations into draft plan

October

November
- Plan adoption process

December 2020

2021 Goal
Plan adopted by City Council to inform all zoning and land use decisions in Floral Farms. Community to advocate for funds to implement plan.

Join Neighbors United for a Visioning Meeting for...
YOUR NEIGHBORHOOD, YOUR PLAN
What is your vision for your neighborhood?

10:00 am - 11:30 am
Saturday February 2nd
4920 Choate Road, Dallas TX 75246
Refreshments provided

SAVE THE DATE
Tuesday July 28, 2020
6:00 – 7:30 pm
Find us on Facebook: Southern Sector Rising
SOUTHERN SECTOR RISING, DOWNWINDERS AT RISK AND THE INCLUSIVE COMMUNITIES PROJECT will be hosting a virtual town hall to discuss neighborhood planning, industrial zoning issues and how your family can benefit.

More information here:
https://proyectodaautodefensadelvecindario.wordpress.com/
FLORAL FARMS TODAY

There are 26 residential structures in Floral Farms, with an estimated 100 people living within the community boundaries. The neighborhood is located in the Trinity River floodplain, with access points to the Great Trinity River Forest and criss crossed by multiple tributary creeks. This section will detail other qualitative and quantitative information about the people who live in Floral Farms and the challenges and strengths of the neighborhood’s built and natural environment.
The red square indicates the Floral Farms Neighborhood boundaries in the context of the entire City of Dallas.
Floral Farms is located in census tract 202. Census tract 202 has a population of 4,106 and is 87 percent Black or African American, 12 percent Hispanic or Latino and 1 percent white (2018 ACS 5-yr estimates). There are around 1,676 housing units with an average family size of 3.10. Around 22 percent of households have at least one child or adolescent while 56 percent of households have at least one or more people 60 years or older. The average median age is 48.

The educational attainment is the following: 41 percent of people have a high school diploma while 8.9 percent of people have a postsecondary degree. The population below poverty is 34 percent (while the median income is $16,218. Other neighborhoods also reside in the census tract, such as Joppa.
The majority of the land in the Floral Farms neighborhood is zoned industrial (Industrial Manufacturing and Industrial Research). There is also large agriculture zoning in the south side of the neighborhood, and some commercial services throughout.

The zoning map illustrates the geographic placement of the different zoning districts in the neighborhood, and the bar chart illustrates the zoning type by proportion of land in the neighborhood.
The majority of the land use in the Floral Farms neighborhood, in contrast, is undeveloped forest, vacant fields and agricultural land uses. A key difference between the land use and the zoning is also the representation of residential properties in the neighborhood. Although there are still some industrial land uses, they likely can be down zoned to a less heavy commercial zoning district to prevent heavier uses from moving into the neighborhood.

One of the key goals of this plan is to correct the difference between the zoning and the land uses in Floral Farms, so that development patterns can compliment the current land uses in the neighborhood. By changing the zoning to reflect the current land uses and making recommendations for future zoning will enhance the quality of life of the residents and further development goals for the City of Dallas.
### Zoning Districts Overview:

<table>
<thead>
<tr>
<th>Zoning District</th>
<th># Parcels</th>
<th>Total Parcels</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural A(A)</td>
<td>18</td>
<td>112</td>
<td>16%</td>
</tr>
<tr>
<td>Commercial Service (CS)</td>
<td>5</td>
<td>112</td>
<td>4%</td>
</tr>
<tr>
<td>Industrial Manufacturing (IM)</td>
<td>4</td>
<td>112</td>
<td>4%</td>
</tr>
<tr>
<td>Industrial Research (IR)</td>
<td>84</td>
<td>112</td>
<td>75%</td>
</tr>
<tr>
<td>Planned Development (PD)</td>
<td>1</td>
<td>112</td>
<td>1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>112</strong></td>
<td><strong>112</strong></td>
<td><strong>100%</strong></td>
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### Agricultural A(A):

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<thead>
<tr>
<th>Actual Use</th>
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<th>Total Parcels</th>
<th>Percent</th>
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</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>6</td>
<td>18</td>
<td>33%</td>
</tr>
<tr>
<td>Vacant</td>
<td>4</td>
<td>18</td>
<td>22%</td>
</tr>
<tr>
<td>Commercial</td>
<td>6.5</td>
<td>18</td>
<td>36%</td>
</tr>
<tr>
<td>Agricultural</td>
<td>1.5</td>
<td>18</td>
<td>8%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>18</strong></td>
<td><strong>18</strong></td>
<td><strong>100%</strong></td>
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</table>

### Commercial Service (CS):

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<th># Parcels</th>
<th>Total Parcels</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td>2</td>
<td>5</td>
<td>40%</td>
</tr>
<tr>
<td>Commercial (greenhouse)</td>
<td>1</td>
<td>5</td>
<td>20%</td>
</tr>
<tr>
<td>Unknown</td>
<td>2</td>
<td>5</td>
<td>40%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5</strong></td>
<td><strong>5</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

### Industrial Manufacturing (IM):

<table>
<thead>
<tr>
<th>Actual Use</th>
<th># Parcels</th>
<th>Total Parcels</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>3</td>
<td>4</td>
<td>75%</td>
</tr>
<tr>
<td>Vacant</td>
<td>1</td>
<td>4</td>
<td>25%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4</strong></td>
<td><strong>4</strong></td>
<td><strong>100%</strong></td>
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</table>

### Industrial Research (IR):

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<th>Total Parcels</th>
<th>Percent</th>
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</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>19</td>
<td>84</td>
<td>23%</td>
</tr>
<tr>
<td>Vacant</td>
<td>24.5</td>
<td>84</td>
<td>29%</td>
</tr>
<tr>
<td>Commercial</td>
<td>17.5</td>
<td>84</td>
<td>21%</td>
</tr>
<tr>
<td>Agricultural</td>
<td>1</td>
<td>84</td>
<td>1%</td>
</tr>
<tr>
<td>Unknown (storage/dumping?)</td>
<td>22</td>
<td>84</td>
<td>26%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>84</strong></td>
<td><strong>84</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

### Planned Development (PD):

<table>
<thead>
<tr>
<th>Actual Use</th>
<th># Parcels</th>
<th>Total Parcels</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td>1</td>
<td>1</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1</strong></td>
<td><strong>1</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>
The neighborhood is conveniently located next to major highways and thoroughfares such as Interstate 45, South Central Expressway and Simpson Stuart Road. Although both I-45 and South Central Expressway allow for short commutes to Downtown Dallas, they also are major thoroughfares for commercial trucking routes. Consequently, speed along Simpson Stuart and South Central Expressway can be a source for community concern on vehicular and pedestrian safety, as well as sources of particulate matter pollution. The residential streets in the community are all dead ends, which allows for privacy and a quaint neighborhood feel. On the other side of the train tracks to the East, there is a connective trailway to the Joppa Preserve Trail along the Trinity River.

The map of the green spaces throughout the neighborhood illustrates that Floral Farms is rich in natural resources that should be supported and complemented for community recreation use. The body of water north of the undeveloped forest has historically been a site where community members fish, however, access points are not clearly marked, there isn’t any parking or other basic amenities (bathrooms, trailways). Enhancing the rich natural resources of Floral Farms will be key in developing the community as an agricultural residential neighborhood on the banks of the Trinity River.
COMMUNITY IDENTIFIED NUISANCES

The neighborhood is conveniently located next to During the engagement and vision development process, the neighborhood residents identified various nuisances that could be addressed as part of the neighborhood plan. As previously mentioned, there are concerns about the speed of 18-wheelers and other industrial trucks along South Central Expressway and Simpson Stuart Road. The safety concerns are amplified by the poor street lighting in the neighborhood.

There are also concerns caused by the industrial operators along the residential streets. Choate Road is home to the illegal and notorious “Shingle Mountain” which has caused various health issues for residents and animals including pulmonary issues, headaches, nausea, skin irritation and respiratory difficulty. Bermuda Road is often congested or blocked by 18-wheelers and other trucks who are entering a property that faces South Central Expressway through the side gate, despite previously the road not allowing for truck traffic. Residents on Bird Lane have complained about debris and other materials washing off adjacent industrial lots onto their residential lots. The infill adjacent to residential properties on Rhodes Lane also causes flooding issues when it rains.
COMMUNITY IDENTIFIED NUISANCES

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

Homes in basin without drainage increase being flood prone.

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

100,000 ton mountain of illegal roofing shingles causing residents to have pulmonary and respiratory issues.
The issues on Bermuda Lane have been thoroughly documented by previous and current residents that have lived on the street for generations. Bermuda Road is a residential subdivision. The subdivision is Sam Houston Heights, developed by Marion King and Company according to a survey from November of 1941. Similarly, numerous code compliance and 311 phone calls were made to attempt to resolve the issues with the trucks blocking passage from residences, dumping and outdoor storage of building materials without permits, however, despite years of calls the issue has not been resolved. See Appendix A.
COMMUNITY VISION

A neighborhood's vision is the backbone of a neighborhood plan. The vision will guide the direction and focus of the plan. In recognizing the impact of a neighborhood's vision, inclusive community engagement is important. The community visioning was conducted in two different sessions, both using the Place It! technique developed by urban planner, James Rojas. The vision for the Floral Farms neighborhood is to preserve the agricultural, single family lifestyle of the community and prevent hazardous industrial encroachment by addressing underlying zoning issues that threaten the health, safety and general wellbeing of current residents. The residents envision Floral Farms with parks, playgrounds, sports fields, commercial uses like a grocery store, laundromat, and a restaurant. Increasing public transportation options and increasing pedestrian safety with more street lighting are also important.

The ‘Place It!’ Process

Everyone in the neighborhood, regardless of their age or language proficiency, had the opportunity to share their ideas about the neighborhood’s vision. This was done with a two-part hands-on activity that included storytelling, objects, art-making, collaboration and play. Participants began by reflecting on their favorite childhood memory and used everyday objects to build their memory. Not only did participants get comfortable with the materials but also had the opportunity to introduce themselves when sharing their memory in a meaningful way with others. Second, participants were divided into groups and were tasked with building their ideal neighborhood. There were no rules, each group decided on their topics of interest. All groups were asked to present their neighborhood model.
Meanwhile one of the facilitators took notes, on a large post-it for all to see, throughout the entire session. plan, e.g., recommendations and strategies.

To wrap-up, the participants were asked about solutions, themes, and values brought up during the session – not only was this information used to create the vision but also provided insight to the other sections of the neighborhood plan, e.g., recommendations and strategies. This inclusive process helped residents develop a collective vision for the neighborhood based on people’s values and life experiences.

'Place It' was created by James Rojas, urban planner, community activist, and artist – this innovative public-engagement and community-visioning method has been used throughout the world in places like South America and Europe.
NOTES

CHILDHOOD MEMORY

• No contamination
• Horses, land
• Agriculture & ranching therapeutic
• Family reunions/gatherings
• Football/outdoors
• Green spaces & outdoor activities
• Garden for growing food - agriculture
  - Easter egg hunts
• Ranching, no contaminants - lived there 120 years
• People never sick - grow our food
• No taxes, no hospital
PERFECT NEIGHBORHOOD

• Fix the creek - clean it up (too much flooding)
• Gas station
• Activities/Parks in neighborhood
• Green park & activities (soccer, football)
• Stores - grocery/Walmart/sports
• Horse park area
• Celebrations/community space/events
• Homes
• Park area (horse arena, baseball)
• Stores - grocery
• Public transportation
• 5-8 year old play park
• Restaurant - any kind
• Better lighting
SUMMARY OF SURVEY OUTCOMES:

- Of the surveyed residents, most households had 4 people.
- The most common land use was residential properties.
- Some residents have not been able to fully enjoy and use their property because of the zoning issues.
- A playground for ages 5-12 and a soccer field were the most important community amenities to develop in the neighborhood.
- Pollution was the greatest concern for safety of residents in the neighborhood.
- A DART bus with North (Downtown Dallas) and South (Duncanville) routes would be helpful for connectivity and mobility for residents.

How many people live in your household?

7 responses

- 1: 28.6%
- 2: 28.6%
- 3: 14.3%
- 4: 14.3%
- 5: 14.3%
- More than 5: 0%

Please select the uses that you have of your property:

7 responses

- Household: 7 (100%)
- Keeping chickens: 2 (28.6%)
- Keeping goats: 0 (0%)
- Horse stables: 1 (14.3%)
- Riding horses: 2 (28.6%)
- Commercial - parking or storage: 1 (14.3%)
- Other(s) not above: 4 (57.1%)
Is there a use for your property, not listed above, that you would like to have?

5 responses

- dogs

Tried to rebuild part of their home but were prevented because of the city issue with zoning. Trucks coming down street is a concern.

- Yes, greenhouse and apiary for keeping bees.

- No

- Keeping Sheep

Rank the following outdoor activities you would like to have in the community (1 is most important, 5 is least important)

- Soccer field
- Football field
- Playground age 5-10 years old
- Horse track/running field
- Other not included:

Rank the following commercial activities you would like to have in the community (1 is the most important, 5 is the least important)

- Grocery store
- Restaurant
- Pharmacy
- Gas Station
- Other not included:
Rank the greatest concern you have for the conditions in the neighborhood (1 is the greatest concern, 5 is the least concern)

What type of public transportation would be helpful in your community? And where would you want to go? (i.e. A DART bus line to North Oak Cliff)

5 responses

- DART bus to Duncanville
- Yes, would like a stop by 75 to 10 to go downtown.
- has a car, so not a major concern
- DART Bus
- DART bus to downtown for work commute

Anything else we missed you would like to share?

3 responses

- Traffic is a concern for the neighborhood, and she would like to see a basketball court.
- She is mostly worried about cars driving too fast along Simpson Stuart and hitting her home. She is also senior, and so did not have interest in the other outdoor/activities.
- Greener area, remove illegal dumping.
The community vision and surveying clearly identified the priorities for land use and development in the neighborhood: remove industrial use, protect agricultural and residential uses. Prior to the COVID-19 pandemic, the community reviewed an aerial large-scale interactive map to visualize the issues and identify target areas for implementing the vision. Based on the range of land uses and need for flexibility of different housing and commercial development, the community determined a Planned Development District would be the most appropriate zoning to adopt.
**Trinity River Corridor Plan 2009**

The Trinity River Corridor Plan was adopted in 2009 and is therefore the most up to date land use plan for this area incorporated as part of forwardDallas! Comprehensive Land Use Plan.

The Floral Farms neighborhood is included in the I-45 Southern Gateway Section of the Trinity River Corridor Plan. The section analysis is called Southward Industrial, section three of the map.
A closer analysis of the section encompassing Floral Farms is illustrated in the map below. The plan specifically calls for “recreational and open space amenities” to be “connected to the neighborhood and should provide additional business and employment opportunities for area residents”. However, the land use outlined in the map also allocates what are residential areas in Floral Farms as regional employment areas, commercial corridors, and light industrial. While pieces of those recommendations remain relevant today, there are some diverging visions for the land use and zoning reflected in the Trinity River Corridor Plan and the Floral Farms Neighborhood Plan.
Immediately south of Floral Farms, the Trinity River Corridor Plan outlines light industrial and commercial uses just north of I-20. The commercial and light industrial office land uses are to be complemented by the natural tree and river systems in the area, with street scaping and trail development. Whilst this is not explicitly within the Floral Farms neighborhood boundaries, because it is directly south of the community the land use development patterns will inevitably impact the community.
The northern half of the Floral Farms neighborhood is included in the Land Use Opportunity Plan for the Southward Industrial Area 3 of the Trinity River Corridor Plan. The area is identified as largely “undeveloped or used by a variety of industrial operations”. As previously noted, a “substantial part of this area is in the floodplain, and is planned for park and open spaces in the future”. Specifically, the Joppa Preserve to the east is mentioned and the “majority of the study area is planned for Industrial - Light uses”. Commercial and job opportunities in the renewable resource industry and ecotourism businesses were noted as opportune for the area. The plan also includes a DART station north of Loop 12 on the westerly side of I-45 with mixed use residential focused on creating “walkable and transit-oriented communities near this potential station”.

[Map images of Land Use Opportunity Plan and Urban Design Framework Plan]
The Plan involves “significant improvements to the transportation system” for both pedestrian and vehicular travel, emphasizing a network of trails that link to the Trinity River Corridor destinations allowing for “nature observation areas around the wetlands”.
Trailway and greenbelt connectivity was also studied in the Five Mile Creek Urban Greenbelt Plan, created by the Trust for Public Land and adopted by the City of Dallas in February 2019 also intersects with parts of Floral Farms. Focus area G indicated below illustrates the existing and planned trailways for the community.

In summary, the Floral Farms neighborhood plan aligns with the vision for greater green space and enhancement of the natural amenities in the community. However, the designation of the residential areas in Floral Farms as sites for light industry and commercial corridors are not reflective of the built environment of the community and vision for the development of the neighborhood. This plan acts as an update to the Trinity River Corridor Plan, which was adopted almost 10 years ago and is therefore outdated for the I-45 Gateway section.
Once it was determined that a Planned Development District (PD) would be the zoning district most suited to the land use needs of the residents in Floral Farms, there was thorough consensus building to detail the language of the PD. This process involved the land use survey questions outlined above, one on one property consultations, an informal discussion with members of the City Plan Commission, and two virtual community meetings. It was critical to have an inclusive, and consensus based discussion on the land use needs of all members of the community to best design the PD to reflect zoning that will enhance resident quality of life. The PD was also shared with the property owners and operators within the community that were not involved on the Steering Committee to ensure that their input was considered and included.

*Subdistrict boundaries are an approximation. Los límites de subdistrito son una aproximación.*
SUBDISTRICT BREAKDOWN & DESCRIPTIONS

SUBDISTRICT CATEGORIES & DESCRIPTIONS
Planned Development District Vision

The planned development district for the Floral Farms neighborhood is to preserve the agricultural, single family lifestyle of the community and prevent hazardous industrial encroachment by addressing underlying zoning issues that threaten the health, safety and general wellbeing of current residents. Today, there are 23 residential structures without residential zoning that are negatively impacted by the heavier industrial uses adjacent to their homes. The community values the low-density, agricultural lifestyle afforded to them by living close to the Trinity River and its various tributaries south of downtown Dallas, and several residents keep livestock. The commercial uses are mostly nurseries, greenhouses, small businesses, and auto repair shops. The goal is to remove industrial zoning to prevent industrial uses that fundamentally alter the character of the quiet, residential and agricultural community. There are five sub districts in the Floral Farms PD that are detailed in the sections below. The full PD language is available in the appendix.
Subdistrict 1: Community Service & Green Space

**SUBDISTRICT 1: COMMUNITY SERVICE & GREEN SPACE**

(1) Land Use and Zoning: Modeled off of CR Zoning District

This subdistrict is modeled off the uses in the Community Retail zoning district, with the addition of some agricultural and commercial uses. This subdistrict includes PD 778, which is divided into two different sections including mostly non-residential commercial uses. The goal for this subdistrict is to prevent industrial uses and encourage an assortment of commercial development, while maintaining green space and public areas adjacent to the nearby residential and commercial uses along Simpson Stuart Road.
Subdistrict 2: Commercial Agriculture & Residential

SUBDISTRICT 2: COMMERCIAL AGRICULTURE & RESIDENTIAL

Land Use and Zoning: [Pending finalizing details with Property Owner] Modeled off of CR Zoning District

This subdistrict is modeled off the uses in the Community Retail district, however is specifically focused on preserving and expanding agricultural commercial retail. This includes nurseries, green houses, feed sales, and allows for office and residential uses due to the prevalence of family owned and operated entities. Specifically designating this subdistrict for agricultural commercial uses will help maintain the character and feel of the community.
Subdistrict 3: Residential Agricultural

SUBDISTRICT 3: RESIDENTIAL AGRICULTURAL

Land Use and Zoning: Modeled off of R-7.5 Zoning District

This subdistrict is modeled off the uses in R-7.5 residential district, with the addition of some agricultural and commercial uses. This subdistrict includes the majority of current single family residential properties in the Floral Farms community. Currently no homes in Floral Farms have residential zoning. The goal for this subdistrict is to prevent unwelcome industrial uses. This subdistrict allows flexibility for private and commercial agricultural uses and some home-based commercial uses (i.e. accounting, food stand etc.), while also maintaining a low-density single family residential/agricultural character. One of the commercial properties is the Cowboy Church, a combination of commercial feedstore, livestock, and institutional worship and gathering.
Subdistrict 4: Commercial Economic Development

SUBDISTRICT 4: COMMERCIAL ECONOMIC DEVELOPMENT

Land Use and Zoning: Modeled off of CR Zoning District

This subdistrict is modeled off the uses in the Community Retail Zoning District. This subdistrict is the main commercial thoroughfare of the community, with the four way intersection between South Central Expressway and Simpson Stuart. There are currently several commercial operations in the subdistrict, however the goal is to attract additional commercial uses that can provide basic goods and services to the residents.
**SUBDISTRICT 5: COMMERCIAL AGRICULTURE & RESIDENTIAL**

Land Use and Zoning: [Pending finalizing details with Property Owner] Modeled off of CR Zoning District

This subdistrict is modeled off the uses in the Community Retail district, however is specifically focused on preserving and expanding agricultural commercial retail. This includes nurseries, greenhouses, feed sales, and allows for office and residential uses due to the prevalence of family owned and operated entities. Specifically designating this subdistrict for agricultural commercial uses will help maintain the character and feel of the community.
The most important aspect of this plan is the zoning change recommendations, which are aligned with the City’s goal as this neighborhood has been selected to undergo the authorized hearing process in the future. Currently Floral Farms is thirteenth in line for consideration, however the adoption of this plan will meaningfully increase the points for Floral Farms and push this neighborhood to the top of the authorized hearing list. By adopting this plan, the City will take the Prst proactive step to protect the community from the dangerous industrial uses that can enter the community by right based on the current zoning.

With the zoning changes and the pending authorized hearing process, the community hopes that other code enforcement efforts will be undertaken to address the illegal industrial land uses. This includes the clean up of Shingle Mountain, the placement of signage to prevent 18-wheelers from going down the residential streets, and other low cost high impact initiatives for safety and health in the neighborhood. Streetscape improvement such as sidewalk development, safer cross walks, and iconic neighborhood gateway visuals (such as sign toppers, and a Floral Farms gateway sign) could also be implemented using the City of Dallas Neighborhood Revitalization Grant and through other Oak Cliff nonproPts such as Heritage Oak Cliff.

The Marsha Jackson Community Center and Vecinos Unidos pavilion and sports park will require investment from the City of Dallas and other private nonproPt investment from partner organizations such as the Trust for Public Land and the Trinity Audubon Center. The purchase of the parcel(s) by the City of Dallas or another non proPt partner and then deeding the land for community development would be the Prst step. Neighbors United/Vecinos Unidos will continue being the anchor neighborhood organization for any economic or community development efforts in the area. The Inclusive Communities Project, Southern Sector Rising and Downwinders at Risk will continue to be neighborhood allies in all fair housing and environmental justice issues in Floral Farms. We hope to build relationships with additional area entities such as Paul Quinn College and others.
CONCLUSION

This plan will be the first neighborhood-led plan adopted in the City of Dallas south of the Trinity River and I-30. This will be the first neighborhood-led planning process that is completely bilingual from creation to final product. This plan was a result of an urgent environmental and public health crisis, however, the process has been an opportunity for community collaboration and collective visioning for our shared futures. The City of Dallas is growing in population and in economic opportunity. We want to ensure that our community is preserved as an agricultural residential and commercial area, allowing for our horse riding and rodeo traditions to be passed down generations to come. We need a pollution free environment for children and elderly residents and livestock to thrive in the neighborhood. Protecting our land and positively stewarding the natural resources in our community will further those goals. Help us make history by preserving and protecting the Floral Farms neighborhood by adopting and implementing this plan.