

Mixed-Use

Mixed-use areas of a community can include a wide array of land use types for both horizontally and vertically mixed uses. The locations are spread throughout the community and will rely on market forces that should be reexamined based on demands. Public uses or public complexes would also be associated with mixed-use areas. This district is not intended for standalone apartments. Retail and commercial activities can be mixed with housing and recreation sites. In addition, the inclusion of office products is appropriate. Walkable connections to shopping and dining should be key components of the mixed-use areas. A well-thought-out, master planned approach is needed to make certain these development types are coordinated with surrounding developments. Mixed-use design should be oriented around the pedestrian. Buildings should be placed near the front property line and should be oriented towards the street. Each mixed-use area in Balch Springs is a unique opportunity. For example, the mixed-use area near the Civic Center on Elam Road could be the location of a future Downtown area for Balch Springs. Other areas such as the mixed-use sites near Quail Drive could include a housing focus with shops along Hickory Tree Road, and the mixed-use sight along Rylie Crest Drive could include senior housing or other forms of housing, shopping, and dining destinations.



