

JOPPA AUTHORIZED HEARING · Z26-000121

Proposed Zoning

A guide to staff's recommendation: what would change, what stays the same, and how it connects to what you told us.

What is in this guide?

- How the authorized hearing works
- What residents said at Meeting #2
- What the City's land use plan calls for
- The two proposed districts
- What happens to existing homes and businesses

Community Meeting #3

Tuesday, October 20, 2026
6:00 to 7:30 p.m.
Gethsemane Missionary Baptist Church
4600 Solar Lane, Dallas, TX 75216

Versión en español disponible

Why we're rezoning Joppa

What is an authorized hearing?

An authorized hearing is a rezoning started by the City instead of a property owner. The City Plan Commission authorized the Joppa hearing on January 12, 2026, to review the zoning in the area and recommend changes.

Most of Joppa is zoned for industrial use today, including land right next to homes. The hearing looks at how to fix those conflicts and bring the zoning in line with ForwardDallas 2.0, the City's adopted land use plan.

The study area

1. **660.4 acres**
   in the study area.
2. **272 parcels**
   of all types.
3. **67 single family homes**
   in the neighborhood.
4. **Mostly commercial and industrial**
   businesses, plus churches, parks and the Union Pacific rail yard.



Residents at Meeting #1, the project kick-off.



Joppee was established in 1872 by freed people and is one of the few remaining freedmen's towns in Texas.

Where we are in the process

1. **Authorized**
   January 12, 2026
2. **Meeting #1**
   Project kick-off, June 22, 2026
   J.C. Phelps Recreation Center
3. **Meeting #2**
   Zoning concepts, August 11, 2026
   Hiawatha Recreation Center
4. **Meeting #3: we are here**
   Staff recommendation, October 20, 2026
5. **More meetings**
   If needed
6. **City Plan Commission**
   Public hearing
7. **City Council**
   Public hearing and final decision

What you told us

At Meeting #2 on August 11, 2026, residents ranked their priorities with tokens, wrote on the zoning maps and filled out wish list cards. Each priority was tied to an objective in ForwardDallas 2.0.

Your priorities

1. **Housing Choice & Access**
   Protect existing homes and residents from displacement.
   36 tokens
2. **Economic Development**
   Remove zoning barriers to small business.
   34 tokens
3. **Environmental Justice**
   Reduce industrial pollution and harm from new development.
   29 tokens
4. **Community & Urban Design**
   Preserve neighborhood character through quality design.
   17 tokens

Number of priority tokens placed. The top three finished within 7 tokens of each other.

Common themes

- Leave the single family neighborhood as it is
- Bring a grocery store, laundromat, park and everyday services
- Support small, local businesses and job training
- Less dust and truck traffic, and no new heavy industry, warehouses or data centers
- Better access to I-45 and Ledbetter

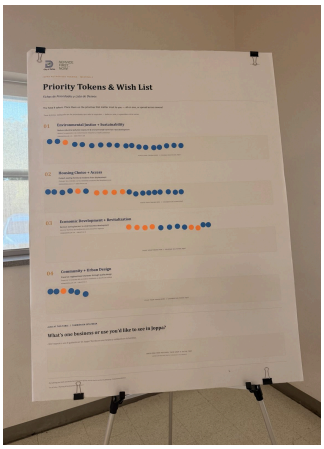
Where opinions differed

Housing along Carbondale. Some want apartments, duplexes or mixed use to add housing and shops. Others want it kept to single family homes.

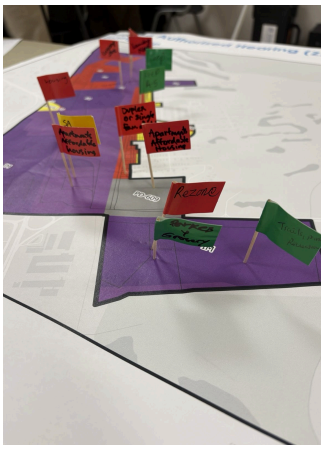
Industrial zoning. Some want existing industrial businesses kept as they are. Others want heavy industry, dust and trucks reduced or moved out.

Letters from industrial business owners

Industrial business owners sent letters opposing the rezoning. One points to ForwardDallas 2.0 language that places heavy industry near expressways and rail. Another cites its investment in the community and the jobs it provides. The letters are part of the case file.

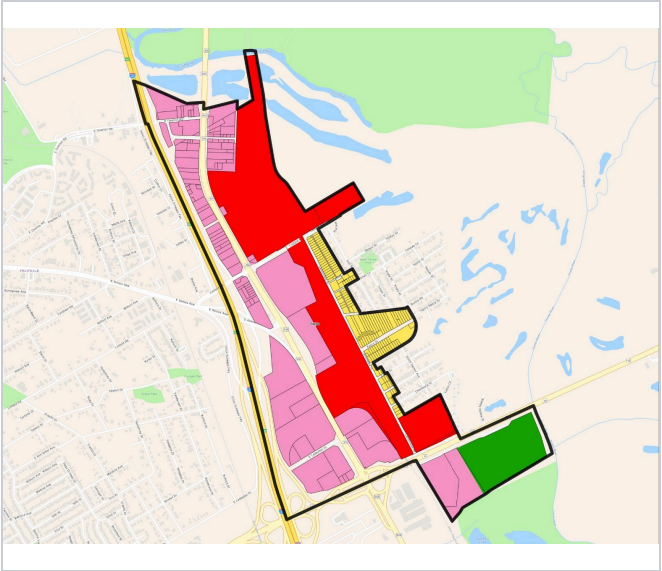


Priority tokens from Meeting #2.


Comment flags on the zoning map.

What ForwardDallas 2.0 says

ForwardDallas 2.0 is the City's land use plan, adopted in September 2024. It gives every property a placetype, a picture of what the area should become over time. The plan does not change zoning by itself. The authorized hearing is how zoning is brought in line with it.



ForwardDallas 2.0 placetypes in the study area

Plan themes this recommendation follows

Housing Choice & Access. Objective B: protect residents at highest risk of displacement. Objective D: protect and preserve existing neighborhoods.

Economic Development & Revitalization. Objective D: remove land use and zoning barriers that hinder small business development.

Environmental Justice & Sustainability. Objectives A and B: support environmental justice goals and reduce harm from new development, including industry next to homes.

Community & Urban Design. Objective C: promote quality design that makes neighborhoods and public spaces more inclusive.

Placetypes in Joppa

1. **Community Mixed-Use**
   A mix of shops, offices and homes, centered on major streets and serving the wider neighborhood.
   Proposed: PD with an MU-3 base; the corner next to homes gets the lower-scale MU-1 base.

2. **Flex Commercial**
   General commercial, job centers and smaller light industrial uses. It keeps heavy industry separated from neighborhoods.
   Proposed: PD with an MU-3 base that keeps flex and light industrial jobs.

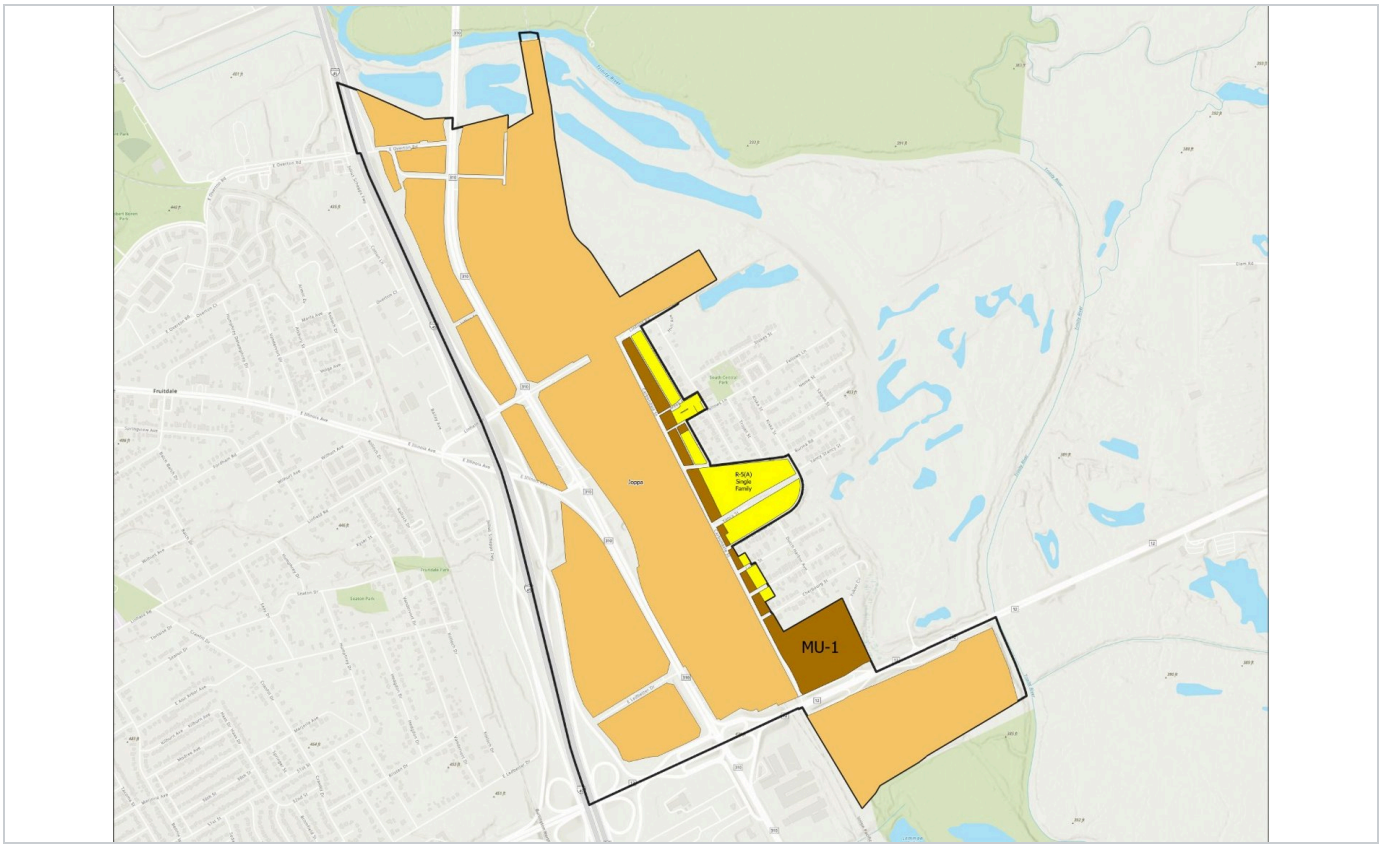
3. **Community Residential**
   Mostly single family homes, with parks, schools and churches, plus some duplexes and similar housing.
   Proposed: The neighborhood stays R-5(A) single family; the edge along Carbondale becomes PD with an MU-1 base.

4. **Regional Open Space**
   Large green spaces like the Trinity River corridor that protect natural areas.
   Proposed: PD with an MU-3 base, which allows parks and open space by right.



Talking through the placetype boards at Meeting #2.

Proposed zoning



PD with MU-3 base

Most of the area zoned industrial or commercial today. Shops, homes, offices and flex jobs.

PD with MU-1 base

The edge next to homes along Carbondale and the southeast corner. Smaller scale, 45 ft max.

R-5(A) Single Family

The existing neighborhood stays single family, and some lots next to it that are zoned commercial today join it.

Why mixed use?

We are proposing mixed use because state law requires it, not because the comprehensive plan calls for it.

Under Senate Bill 840, which took effect September 1, 2025, any land zoned to allow office, warehouse, retail or commercial uses must also allow mixed use and apartments by right. There is no zoning option for Joppa that allows businesses without also allowing housing.

A Planned Development (PD) is how the City keeps control of the details: which business uses are allowed, building height and design, and screening next to homes.

Planned Development, MU-3 base

This district covers most of the study area. It starts from the City's MU-3 mixed use district and adds Joppa-specific rules for uses, height and design.

Allowed under MU-3

- Shops, restaurants, grocery stores
- Laundromats and personal services
- Offices, clinics, schools
- Apartments and mixed use
- Parks and open space
- Hotels over 60 rooms
- Warehouses up to 20,000 sq ft

Added by the PD

- Technical school (job training)
- Freight terminal
- Alcoholic beverage manufacturing
- Truck parking more than 500 ft from homes
- Vehicle sales that meet the design standards

Needs City review (SUP)

- Metal salvage, fully indoors only
- Outside storage
- Vehicle repair, heavy equipment sales
- Warehouses over 20,000 sq ft
- Hotels with 60 rooms or fewer
- Truck parking within 500 ft of homes

Not allowed: data centers.

An SUP (Specific Use Permit) means a public hearing and site-specific conditions before the use can open.

Height

120 ft for development that includes housing. **80 ft** for buildings with no housing.

Building design

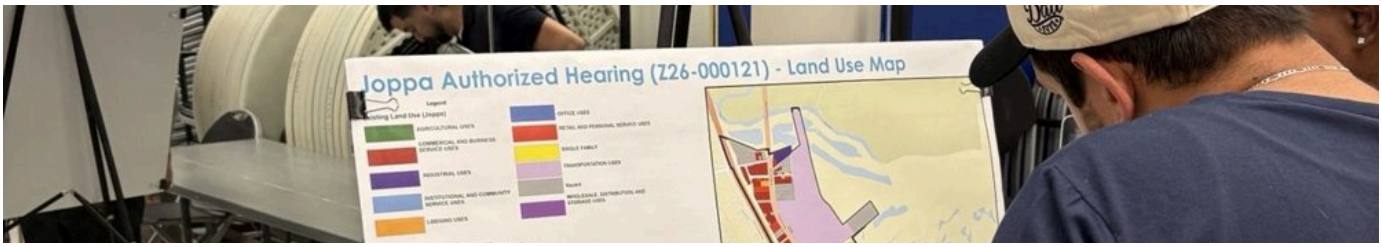
1. **Face the street**
   With a front door for each shop.
2. **Windows**
   At least 50% on the ground floor; no blank wall over 40 ft.
3. **Parking**
   Beside or behind buildings, never in front.
4. **Community space**
   For buildings with 20 or more homes.

Standards for specific uses

Outside storage: solid wall 6 to 12 ft on all sides, set back 10 ft from streets with a hedge and trees. Nothing within 40 ft of the wall can be taller than the wall.

Metal salvage: only inside a closed building, no melting or smelting, trucks wait on site.

Vehicle sales: one display row in front, the rest beside or behind; repairs indoors; no tires or parts stored outside.



Reviewing the map boards at Meeting #2.

Planned Development, MU-1 base

This district covers the edge next to the single family neighborhood along Carbondale and the southeast corner. It uses MU-1, the City's lowest-scale mixed use base.

What it allows

1. **Allowed**
   Neighborhood shops, coffee shops and restaurants; barbers and salons; offices, clinics and daycare; single family homes, duplexes and small apartment buildings; shops below with homes above.

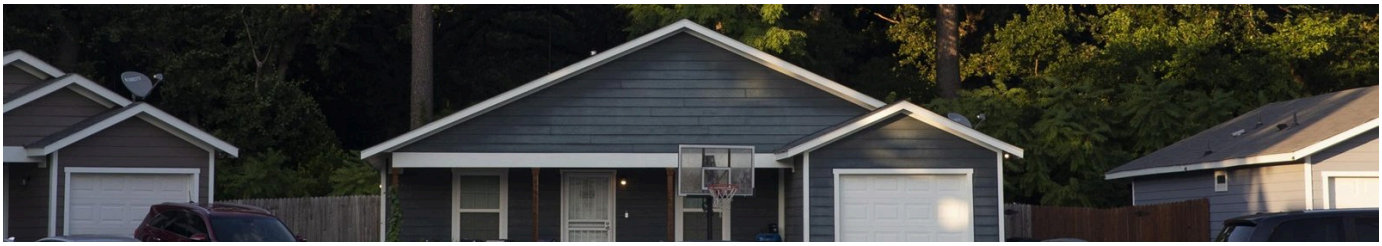
2. **Not allowed**
   Data centers and telephone or internet switching buildings. Industrial uses, warehouses and truck parking are not allowed in MU-1.

3. **Height and design**
   45 ft maximum, about three to four stories. The same building design rules as the MU-3 district apply, and balconies and windows must be 20 ft or more from single family lots.



Joppy Momma's Farm. Community gardens and small local businesses fit the MU-1 base.

A note on SB 840. State law allows mixed use and apartments up to 45 ft by right on this land, across the whole lot. The PD cannot lower that, but it does set design and screening rules.



Single family homes stay R-5(A).

How the proposal answers your priorities

Your priority	ForwardDallas 2.0	What the proposal does
Housing 36 tokens	Housing Choice, Objectives B and D	Keeps the neighborhood single family. Adds housing choices on the edge with a lower-scale transition and privacy setbacks.
Economic development 34 tokens	Economic Development, Objective D	Allows small business, job training and flex jobs by right. Existing businesses can keep operating.
Environmental justice 29 tokens	Environmental Justice, Objectives A and B	Data centers are not allowed. Metal salvage and outside storage need City review. Truck parking near homes needs an SUP.
Urban design 17 tokens	Community & Urban Design, Objective C	Buildings face the street with windows, parking behind, and shared community space.

Your property and next steps

If you own a home or business here

Rezoning does not close a business or force anyone to move. A use that was legal before the change but does not fit the new zoning becomes **nonconforming**. It can keep operating as it does today.

Under Senate Bill 929, the City must mail a notice to each owner whose property would become nonconforming before the public hearings.

Homes in the R-5(A) neighborhood are not affected by the change.



Explaining nonconforming rights at Meeting #2.

Next steps

1. **Share your feedback**
   Tell staff what you think of this recommendation, tonight or by email.
2. **City Plan Commission**
   Public hearing, date to be announced. Owners in the notice area get a mailed notice.
3. **City Council**
   Public hearing and final decision, date to be announced.

What zoning can't fix on its own



Industrial stockpiles, seen from the neighborhood. Under the PD, anything stored within 40 ft of the screening wall can be no taller than the wall.

1. **Access to I-45 and Ledbetter**
   Highway and street changes go through TxDOT and Dallas Public Works.
2. **A grocery store**
   The new zoning allows one by right, but zoning cannot make a store open.
3. **Existing businesses**
   Zoning does not close a business that is operating legally today.

Contact

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214.670.5411
jalyn.porchay@dallas.gov
Joppa Authorized Hearing project page

Common questions

1. **What is my property zoned today, and what would it change to?**
   Compare the two maps on the back of this sheet. Bring your address to the map table tonight and staff will look it up with you. You can also check current zoning on the City's online zoning map, linked from the project page.

2. **When would the change take effect?**
   Only after City Council approves the zoning ordinance. Until then, the current zoning stays in place. The City Plan Commission makes a recommendation first, and both hold public hearings.

3. **Will my property taxes go up?**
   Zoning does not set taxes. The Dallas Central Appraisal District (DCAD) sets property values. The R-5(A) single family homes are not being rezoned. If you live in your home and have a homestead exemption, its taxable value can rise no more than 10% a year. Questions about your appraisal: dallascad.org or 214.631.0910.

4. **Do businesses have to close?**
   No. A business operating legally today can keep operating. If its use no longer fits the new zoning, it becomes nonconforming. It cannot expand, and if the use stops for six months or more, it loses the right to operate unless the Board of Adjustment finds the owner never meant to abandon it. The table on the back shows how common uses in Joppa are treated.

5. **How did you decide on Carbondale?**
   Residents were split. Some wanted apartments, duplexes and shops. Others wanted only single family homes. Staff chose the MU-1 base as the middle ground. It allows homes, duplexes and small shops, limits buildings to 45 ft, and adds privacy setbacks next to homes. The single family neighborhood itself stays R-5(A).

6. **Who do I call about dust, trucks and dumping now?**
   Zoning changes take time. For problems happening today: **Dallas 311** (call 311 or use the app) for illegal truck parking, dumping and code violations; **TCEQ** (1.888.777.3186 or tceq.texas.gov) for dust, odors and air quality.

7. **How do I comment, and does it count?**
   Yes. Fill out a comment form tonight, or reach us anytime through the project page, at 214.670.5411 or at jalyn.porchay@dallas.gov. Comments become part of the case file. Property owners in the notice area will also get a mailed notice with a reply form, and anyone can register to speak at the public hearings.

8. **Where can I read the full proposal?**
   This booklet is a summary. The full draft PD conditions are posted on the project page, and printed copies are at the sign-in table tonight.

Words to know

Planned Development (PD). A custom zoning district with its own rules, built on a base district.

MU-1 and MU-3. City mixed use base districts. MU-1 is smaller scale; MU-3 allows more.

R-5(A). Single family district with a 5,000 sq ft minimum lot.

By right. Allowed without a public hearing, if the rules are met.

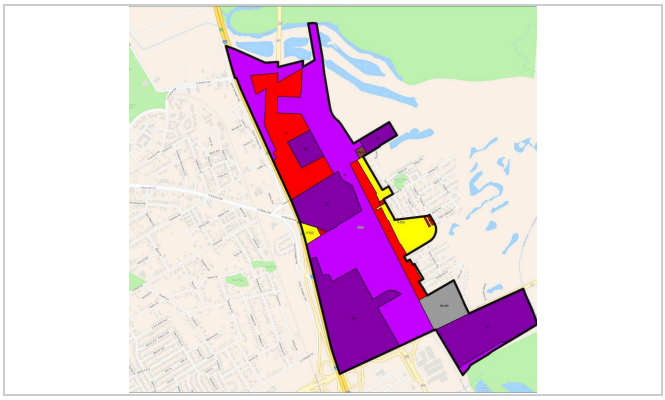
SUP (Specific Use Permit). Approval for one site, after public hearings, with conditions.

Nonconforming use. A legal use that no longer fits new zoning. It can continue but not expand.

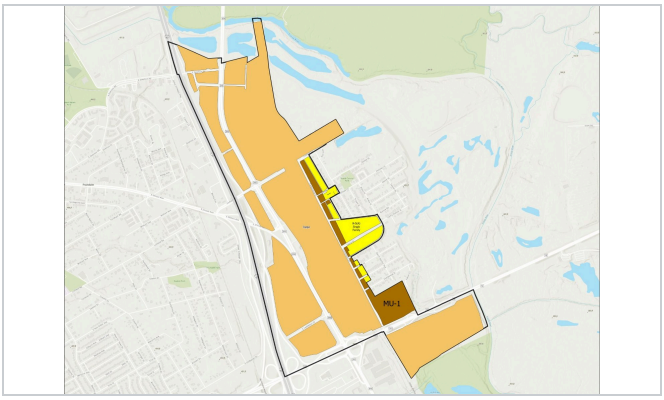
Placetype. ForwardDallas 2.0's picture of what an area should become.

SB 840 and SB 929. 2025 state laws on by-right housing and on notice to owners.

Today and proposed



Zoning today. Mostly industrial, including land next to homes.



Proposed. PD with MU-3 base, PD with MU-1 base, and R-5(A).

How common uses in Joppa are treated

Use	Under the proposed zoning
Homes in the R-5(A) neighborhood	No change
Shops, restaurants, offices, technical schools	Allowed
Freight terminals, including the Union Pacific rail yard	Allowed by right
Truck parking	By right more than 500 ft from homes; SUP within 500 ft
Vehicle sales lots	By right if the display area meets the new standards; otherwise SUP
Vehicle repair; heavy equipment and truck sales and service	SUP; existing businesses without one become nonconforming
Metal salvage and outside storage	SUP only, with screening; salvage must be fully indoors
Industrial manufacturing	Not allowed; existing businesses become nonconforming

An existing use that needs an SUP under the new zoning but does not have one also becomes nonconforming. Summary only; see the draft PD conditions.

Existing zoning vs. proposed

	Existing CS	Existing IR	Existing IM	PD, MU-3 base	PD, MU-1 base	R-5(A)
Max height	45 ft	200 ft	110 ft	**120 ft with housing; 80 ft without**	**45 ft**	30 ft
Front yard	15 ft	15 ft	15 ft	15 ft	15 ft	20 ft
Side and rear yard next to homes	20 ft	30 ft	30 ft	20 ft	20 ft	5 ft
Max lot coverage	80%	80%	80%	80%	80%	45%

Red dashed box: what the zoning allows today.

The PDs lower the base heights: without the PD, MU-3 allows 270 ft and MU-1 allows 80 ft. Summary only; exceptions apply. See Chapter 51A and the draft PD conditions.