City of Dallas | SERVICE FIRST, NOW!

Planning & Development Department
Case Z-26-000119

WHEATLAND DANIELDALE AUTHORIZED HEARING

3rd Community Meeting

The first look at staff's zoning recommendations from what we heard and breaking down what changes mean for your community.

October 22, 2026
Polk-Wisdom Branch Library
7151 Library Ln, Dallas, TX 75232

Visit Our Website to Learn More
vhttps://bit.ly/wheatdanielah

- Review current zoning & land uses in area
- Address incompatibilities & inconsistencies
- Develop recommendations for changes

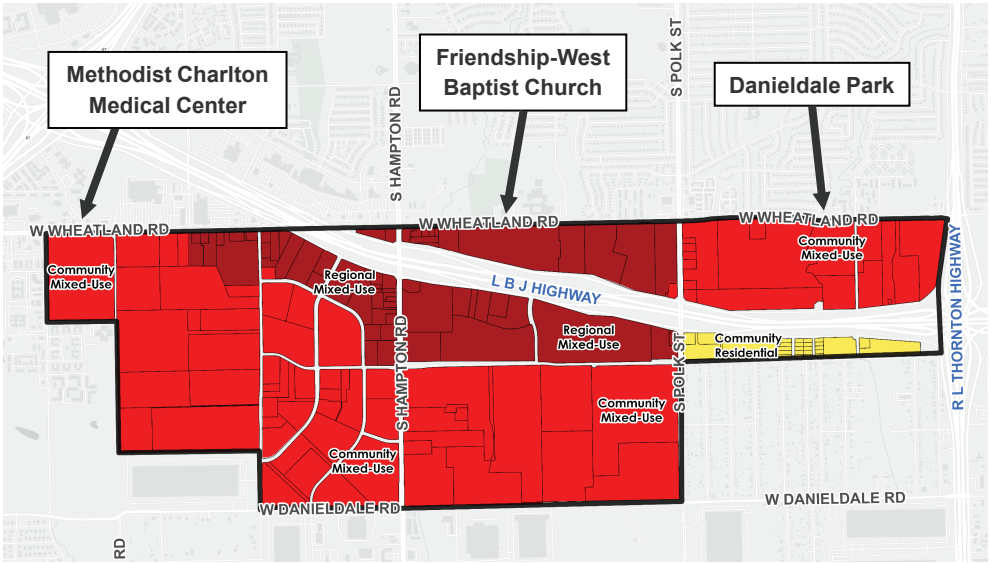


Questions?
Contact Us!

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Comprehensive Plan - Forward Dallas 2.0

The Comprehensive Plan is the vision for the future we wish to implement. Forward Dallas 2.0 and the Future Placetypes Maps are the result of community engagement.



Community Mixed-Use (CMU)

Regional Mixed-Use (RMU)

Community Residential (CR)

Future Placetypes

Broad categories that describe how the city proposes a city should feel and develop.

Community Mixed-Use (CMU)	Regional Mixed-Use (RMU)	Community Residential (CR)
Incorporates a mix of commercial, retail, office and residential buildings	Major employment / shopping outside of the Urban Core	Predominantly single family with a mix of parks, schools, and places of worship
Nodes and corridors are commonly located at the intersection of major streets	High-rise office towers, multifamily dwelling units, low to mid-rise residential buildings	Sensitively integrated missing middle housing, such as duplexes and multiplexes, provide increased housing choice
		Commercial, retail, and office land uses are likely to be along major streets





SB840

SB840 is a Texas state bill that has had profound impact on how cities within Texas approach zoning and housing. It most notably:

Allows mixed-use and multi-family residential up to 45’ ft. in height for numerous zones

Applies to zones relating to:

- Agriculture
- Office
- Retail
- Commercial

Passed
06/20/2025

Applies to Projects After
09/01/2025

Goals

1. Allow more mixed-use and multifamily residential buildings
2. Develop more appropriate development regulations for these projects
3. Making permitting easier from conversion from commercial to mixed-use/ residential

There are no more true commerical zones in Dallas

Addressing Industrial Incompatibility

There are 3 industrial zoning districts to consider as listed below:

1 | **Commercial Service (CS)**
Mid-intensity commercial for business and service uses

2 | **Light Industrial (LI)**
Transition between commercial and heavy use

3 | **Industrial Research (IR)**
Step-up from LI, allowing more intense industrial uses

Examples of CS and LI Districts



Flex Commercial



Office Warehouse

Zoning Proposed Changes

By removing IR, we better the health of the neighborhood by removing uses such as:

- Industrial Uses (Inside and Outside)
- Waste Incinerators
- Airport/ Landing Field
- Recycling Facilities
- Hazardous Waste Management
- Water Treatment Plant

Converting uses to CS & LI also introduces new opportunities into the neighborhood and provides protections for current business owners .

Preserves neighborhood character through height restrictions

200 ft. (IR) →
70 ft. (LI) / 45 ft. (CS)

Introduces commercial uses, including grocery stores, to bring in new tenants and development opportunities

Preserves wholesale, distribution, and storage uses as a business and employment hub

Mixed-Use Proposed Changes

Mapping activities point towards low to medium density mixed-use. Therefore, we propose the following:

- Increase development opportunities by introducing more mixed-use and commercial zoning
- Many industrial zoning are changed to mixed-use/commercial zoning
- Planned Development 598 along Wheatland Road has lots of development potential due to vacant lots
- Planned Development 598 allows light manufacturing and industrial activities. We're changing the zoning to MU-2

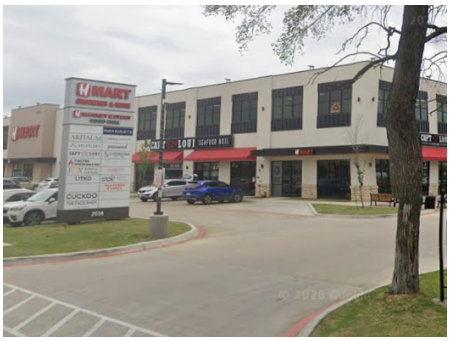
Mixed-Use / Commercial Districts

What are the differences between the different mixed-use and commerical districts?

MU-1 | Mixed Use 1	MU-2 | Mixed-Use 2	RR | Regional Retail District
A mixed-use district that is community scale and allows single-family	A mixed-use district that is medium density and focus on multi-family along side commercial uses	Predominately retail uses and allows for mixed-use developments through SB 840
Max Height: 80 ft; 120 ft with retail.	Max Height: 135 ft; 180 ft with retail	Max Height: 70 ft

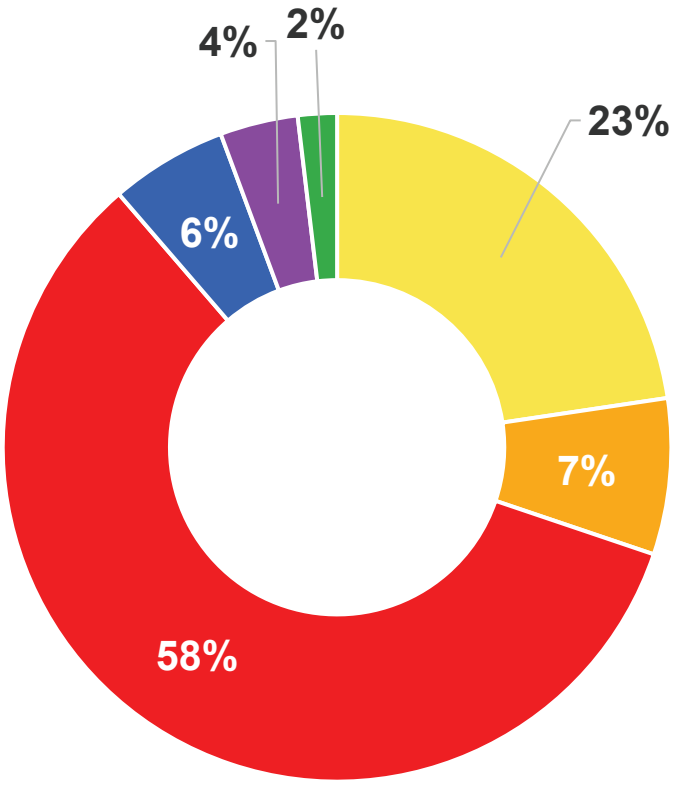






Mapping Activity & Results

We conducted an engagement exercise to gain an understanding of what community members would like to see and where. Members were given different color-coded “use” flags and asked to place them according to their preferences.



Single Family Residential (23%)

Multi-Family Residential (7%)

General Commercial & Mixed-Use (58%)

Regional Commercial & Mixed-Use (6%)

Light Industrial (4%)

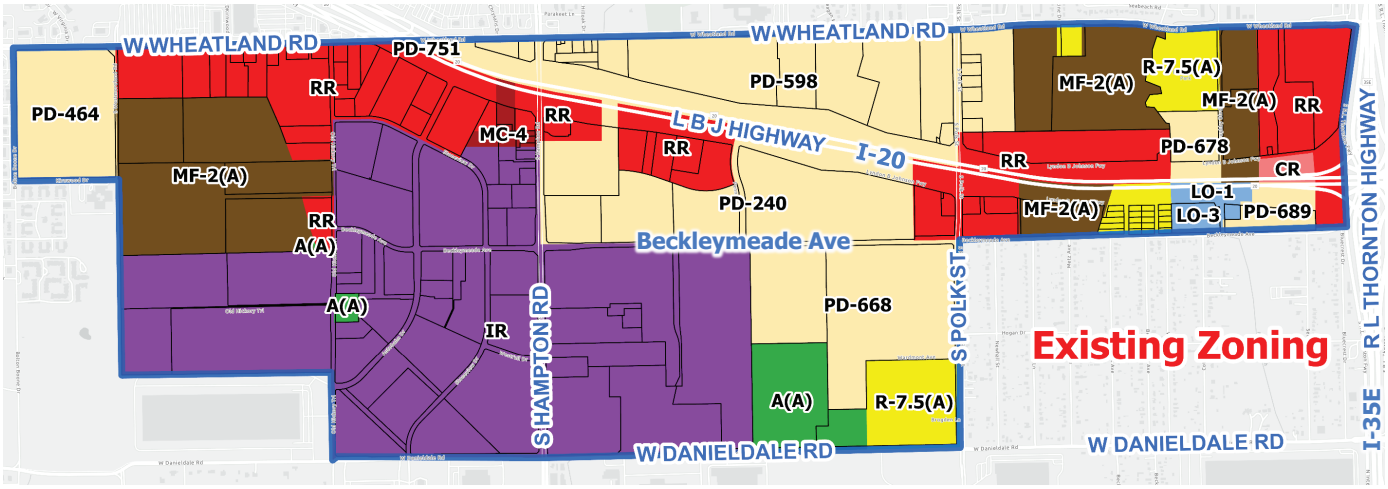
Zoning Update Needed (2%)

Takeaways

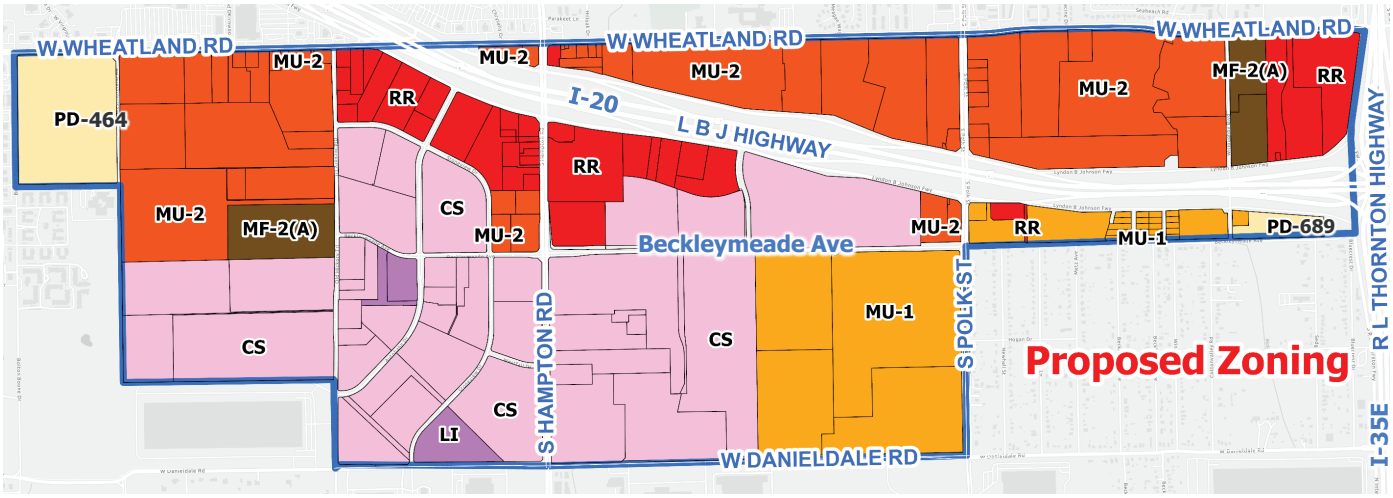
Development	Single Family	Less Industrial	Mixed-Use Zoning
Majority of residents would like to see more commercial and mixed-use development (ex. grocery stores, dining, community amenities, services	Preserve existing single-family neighborhoods where it currently resides	Transition industrial to commercial and limit new industrial uses	Strong emphasis on an increase in commercial opportunities and housing diversification though the implementation of mixed-use zoning

Zoning Proposal

Existing Zoning



Proposed Zoning



- A(A) | Agricultural District
- CR | Community Retail District
- PD | Planned Development
- MU-1 | Mixed-Use District
- LI | Light Industrial District
- R-7.5(A) | Single Family District
- RR | Regional Retail District
- IR | Industrial / Research District
- MU-2 | Mixed-Use District
- CS | Commercial Service District
- MF-2(A) | Multifamily Residential District
- MC-4 | Multiple Commercial District
- LO-1 / LO-3 | Limited Office District

Next Steps

1 | Staff will finalize draft to present to the City Plan Commission
We welcome continued conversations (informal meetings, phone, email)

2 | Additional meetings
If necessary

3 | You can attend public meetings, fill out feedback forms (in person and online), or contact city officials directly

4 | Throughout the process, updates will be on the City's website
Link to Website: https://bit.ly/wheatdanielah

Feedback Form

Scan the QR code to submit any feedback you may have!