

Wheatland Danieldale Authorized Hearing

MAPPING ACTIVITY HANDOUT

Map Your Zoning! The map in front of you shows the **Future Placetypes** and **Current Zoning** for the Wheatland–Danieldale Authorized Hearing. Your job is to help identify appropriate zoning changes for the area by placing flags onto the maps!

Colored Flags: You have colored flags and each one represents a zoning group. Information for each zoning group can be found below. Use these flags to mark where you think zoning should change and what zoning you would like to see.

Visual Preference: Zoning can result in a variety of land uses. This handout includes pictures that show different types of development for each zoning category. **Each picture has a number.** To share your preference, just write the picture's number on the map next to your flag. This will show which types of development you'd like to see in that area.

ZONING GROUPS LEGEND



Single Family Residential

Single-family housing types such as single family detached homes, duplexes, and townhomes. (Example: Single Family detached (R) districts, D(A), THA)



Multi-Family Residential

Multifamily developments such as apartments and multiplexes. (Example: MF-1 to MF-4, CH)



General Commercial & Mixed Use

A Mixture of Commercial, Office, and Residential uses. Low to medium density and intensity. (Example: CR, GR, MU-1)



Regional Commercial & Mixed Use

A Mixture of Commercial, Office, and Residential uses. Medium to high density and intensity. (Example: CR, GR, MU-2 to MU-3)



Light Industrial

Warehousing, storage, distribution centers, and light manufacturing. (Example: CS, LI, IR)



Zoning Update Needed

This zoning needs to change, but I'm not sure what it should change to. It's fine but needs additional regulations.

Future Placetypes

COMMUNITY RESIDENTIAL

DESCRIPTION

Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. These areas support a suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments.



COMMUNITY MIXED-USE

DESCRIPTION

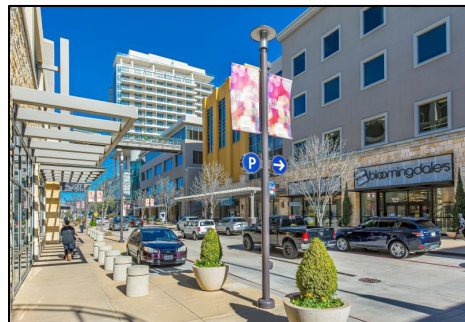
Community Mixed-Use areas combine housing, retail, and office spaces to serve multiple neighborhoods. Located along transit corridors, these areas prioritize walkability, community interaction, and access to essential services, creating vibrant and inclusive spaces.



REGIONAL MIXED-USE

DESCRIPTION

Regional Mixed-Use areas serve as bustling hubs of activity, combining residential, commercial, and office uses in high-density developments. These areas are strategically located near major transportation corridors and offer dynamic spaces for living, working, and shopping, catering to regional and local needs alike.



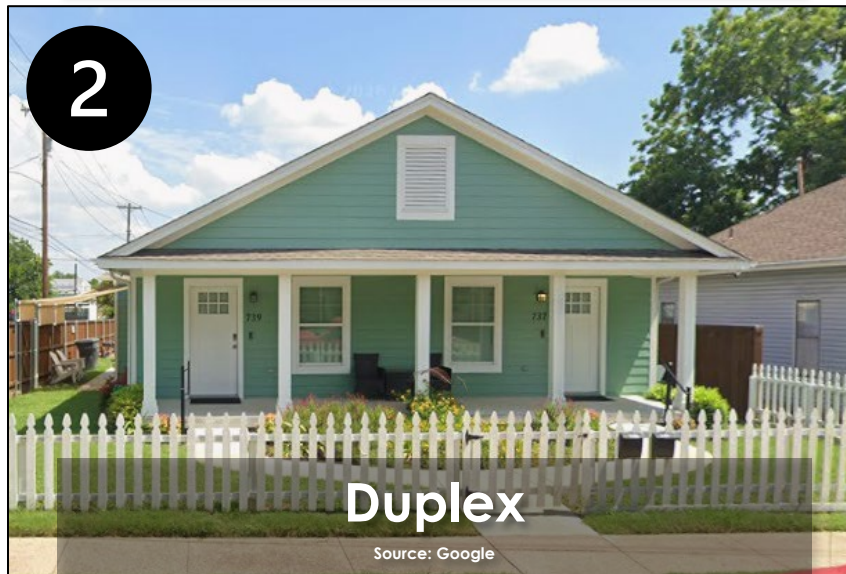
Single Family Residential

1



Single-Family Detached

2



Duplex

Source: Google

3



Townhouses

Multi-Family Residential

1

Multiplex

Source: Google

2

Low-Rise

3

Mid-Rise

4

High-Rise

General Commercial & Mixed Use

1



2



3



Regional Commercial & Mixed Use

1

Red Bird Mall

Source: Google

2

The Shops at Park Lane

2

Preston Hollow Village

Source: Google

3

Galleria

Light Industrial



Light Industrial

Light Manufacturing

Source: Google

