

FILE NUMBER: Z234-323(CR) **DATE FILED:** August 22, 2024

LOCATION: North line of John West Road, west of the intersection of La Prada Drive and John West Road.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ± 2.26 acres **CENSUS TRACT:** 48113012302

REPRESENTATIVE: Nasir Rizvi, Ark Architects Inc.

OWNER: Terra Re Ventures, LLC

APPLICANT: Mainul Khan

REQUEST: An application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow residential uses on the property.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On February 20 and March 6, 2025, the City Plan Commission moved to hold this case under advisement; no updates or changes have been proposed.

BACKGROUND INFORMATION:

- The approximately 2.26-acre area of request is a portion of a larger property of approximately 3.22 acres. The existing property is split between an approximately 0.96-acre MF-2(A) Multifamily District (west of the area of request) and an approximately 2.26-acre CR Community Retail District (the area of request). The request, if approved, would establish a consistent MF-2(A) Multifamily District across the subject property.
- Because this is a general zoning change request, there are no site plans or development conditions associated with the request. If approved, development of the property would only be permitted in accordance with the Dallas Development Code, as amended, including all permitted uses within the MF-2(A) Multifamily District.
- The subject property is bordered to the west, north, and east by multifamily residential uses zoned within a MF-2(A) Multifamily District. The northwest corner of John West Road and La Prada Drive, located to the south and east of the subject site, is developed with a general merchandise (convenience) store and motor vehicle fueling station (gas pumps).
- The area of request is positioned near the corporate City Limits; properties across John West Road to the south of the area are located within the City of Mesquite, Texas.
- This item was held under advisement at the February 20 and March 6, 2025, City Plan Commission meetings; no updates or changes have been proposed.

Zoning History:

There have been zero zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
John West Road	Community Collector	Existing ROW (~96 feet)

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.7 Ensure appropriately located capacity to achieve growth targets.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Area Plan(s):

In March 2013, City Council adopted the *2-Points to White Rock East Area Plan*, a neighbor-driven plan conceived under the auspices of the Ferguson Road Initiative and the Truett Crime Watch. Residents felt that part of White Rock Hills in far east Dallas, was experiencing relative neglect and high crime. This and the changing demographics for this area which reflects greater cultural, ethnic, and age diversity, were the impetus for the plan. Residents wanted to guide change in their tree-canopied neighborhoods where young families can grow and older citizens can age in place.

The area of request is located within the Urban Neighborhood Building Block. Per the *2-Points to White Rock East Area Plan*, Urban Neighborhoods "...are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments." Emphasis is placed on respecting existing single-family neighborhoods and encouraging the renewal and repurposing of aging multifamily complexes.

The request is in alignment with the *2-Points to White Rock East Area Plan*, as the permitted uses within the MF-2(A) Multifamily District are consistent with the vision of the Urban Neighborhood Building Block. Furthermore, comparable densities and consideration for surrounding neighborhoods would be achieved through the base zoning and development requirements within the MF-2(A) Multifamily District and Dallas Development Code.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District	Undeveloped
North	MF-2(A) Multifamily District	Multifamily
East	CR Community Retail District	Multifamily and general merchandise or food store less than 3,500 square feet with motor vehicle fueling station
South	CR Community Retail District	General merchandise or food store less than 3,500 square feet with motor vehicle fueling station
West	MF-2(A) Multifamily District	Multifamily

Per Section 51A-4.116(b)(2) of the Dallas Development Code, the following main uses are permitted within the MF-2(A) Multifamily District:

<i>Crop production.</i>	<i>Permitted by right</i>
<i>Gas drilling and production.</i>	<i>Permitted by SUP</i>
<i>Temporary concrete or asphalt batching plant.</i>	<i>Permitted by SUP</i>
<i>Cemetery or mausoleum.</i>	<i>Permitted by SUP</i>
<i>Child or adult care facility.</i>	<i>Permitted by right</i>
<i>Church.</i>	<i>Permitted by right</i>
<i>College, university or seminary.</i>	<i>Permitted by SUP</i>
<i>Community service center.</i>	<i>Permitted by SUP</i>
<i>Convalescent and nursing homes, hospice care, and related institutions.</i>	<i>RAR</i>
<i>Convent or monastery.</i>	<i>Permitted by right</i>
<i>Foster home.</i>	<i>Permitted by right</i>
<i>Hospital.</i>	<i>Permitted by SUP</i>
<i>Library, art gallery, or museum.</i>	<i>Permitted by SUP</i>
<i>Public or private school.</i>	<i>Permitted by SUP</i>
<i>Short-term rental lodging.</i>	<i>Permitted by right</i>
<i>Lodging or boarding house.</i>	<i>Permitted by right</i>
<i>Carnival or circus (temporary).</i>	<i>By special authorization of the building official</i>
<i>Temporary construction or sales office.</i>	<i>Permitted by right</i>
<i>Country club with private membership.</i>	<i>RAR</i>
<i>Private recreation center, club, or area.</i>	<i>Permitted by SUP</i>
<i>Public park, playground, or golf course.</i>	<i>Permitted by right</i>
<i>College dormitory, fraternity, or sorority house.</i>	<i>Permitted by right</i>
<i>Duplex.</i>	<i>Permitted by right</i>
<i>Group residential facility.</i>	<i>See Section 51A-4.209(3)</i>
<i>Handicapped group dwelling unit.</i>	<i>See Section 51A-4.209(3.1)</i>
<i>Multifamily.</i>	<i>Permitted by right</i>
<i>Residential hotel.</i>	<i>Permitted by right</i>
<i>Retirement housing.</i>	<i>Permitted by right</i>
<i>Single family.</i>	<i>Permitted by right</i>
<i>Transit passenger shelter.</i>	<i>Permitted by right</i>
<i>Transit passenger station or transfer center.</i>	<i>Permitted by SUP</i>
<i>Electrical substation.</i>	<i>Permitted by SUP</i>
<i>Local utilities.</i>	<i>SUP or RAR may be required.</i>
<i>Police or fire station.</i>	<i>See Section 51A-4.212(4)</i>
<i>Radio, television, or microwave tower.</i>	<i>Permitted by SUP</i>
<i>Tower/antenna for cellular communication.</i>	<i>Permitted by SUP</i>
<i>Utility or government installation other than listed.</i>	<i>See Section 51A-4.212(10.1)</i>
<i>Recycling drop-off container.</i>	<i>Permitted by SUP</i>
<i>Recycling drop-off for special occasion collection.</i>	<i>See Section 51A-4.213 (11.2)</i>
	<i>See Section 51A-4.213 (11.3)</i>

Land Use Compatibility:

The approximately 2.26-acre area of request is a portion of a larger property approximately 3.22 acres in area. The existing property is split between an approximately 0.96-acre MF-2(A) Multifamily District (west of the area of request) and an approximately 2.26-acre CR Community Retail District (the area of request). The request, if approved, would establish a consistent MF-2(A) Multifamily District across the subject property.

The subject property is bordered to the west, north, and east by multifamily residential uses zoned within a MF-2(A) Multifamily District. The property to the south and east of the subject site, located at the northeast corner of John West Road and La Prada Drive, is developed with a general merchandise (convenience) store and motor vehicle fueling station (gas pumps).

The following considerations are represented in Figure 1, as specified below. The split zoning condition on the subject property (outlined in red) does not readily support development on either the MF-2(A) Multifamily District area or CR Community Retail District area. The northwest corner of John West Road and La Prada Drive is developed with a convenience store and gas pumps (labeled “A”), limiting access from La Prada Drive (labeled with a purple line) to the approximately 2.26-acre CR Community Retail District area of request (labeled “B”). The remaining approximately 0.96-acre MF-2(A) Multifamily District area (labeled “C”) is consequently wedged between developed multifamily property to the north and west, and the 2.26-acre CR Community Retail District area of request. This results in an irregularly “flag-shaped” area that is not conducive to cohesive development patterns.

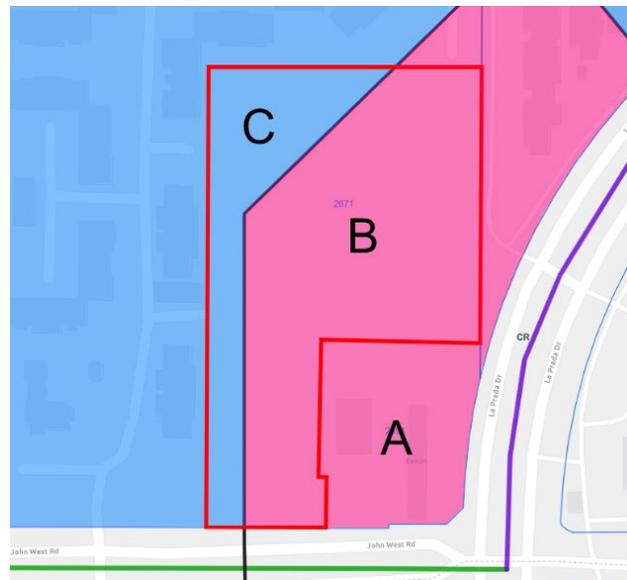


Figure 1. Subject Property Zoning Conditions

A comparison of the MF-2(A) Multifamily District and CR Community Retail District zoning dimension standards is provided below, for reference:

Zoning Standard	CR Community Retail District	MF-2(A) Multifamily District
Front Yard (Min.)	15 feet	15 feet

Zoning Standard	CR Community Retail District	MF-2(A) Multifamily District
Side/Rear Yard (Min.)	20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; no minimum in all other cases	Single family structures = 0 feet Duplex structures = 5 feet side/10 feet rear Other permitted structures = 10 feet side/15 feet rear A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.
Dwelling Density (Max.)	N/a	N/a
Floor Area Ratio (Max.)	0.5 for office uses; and 0.75 for all uses combined	N/a
Height (Max.)	If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope, otherwise the max. structure height is 54 feet	If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope, otherwise the max. structure height is 36 feet
Lot Coverage (Max.)	60%	60% for residential structures, 50% for nonresidential structures
Lot Size (Min.) (measured per unit for multifamily development)	N/a	Single family = 1,000 sq. ft. Duplex = 3,000 sq. ft. Multifamily, studio = 800 sq. ft. Multifamily, 1-bed = 1,000 sq. ft. Multifamily, 2-bed = 1,200 sq. ft. Multifamily, more than 2-bed = 150 sq. ft.
Stories (Max.)	4 stories above grade	N/a

Staff supports the request because the requested zoning of the property would allow for consistent or complimentary land uses with surrounding properties, including but not limited to multifamily residential. The request would establish a consistent MF-2(A) Multifamily District across the subject property, allowing for a more consistent development pattern than possible under the current split zoning conditions.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Parking:

Parking will be provided in accordance with the applicable use standards of the Dallas Development Code, as amended. For the proposed use of multifamily, one space is required per bedroom.

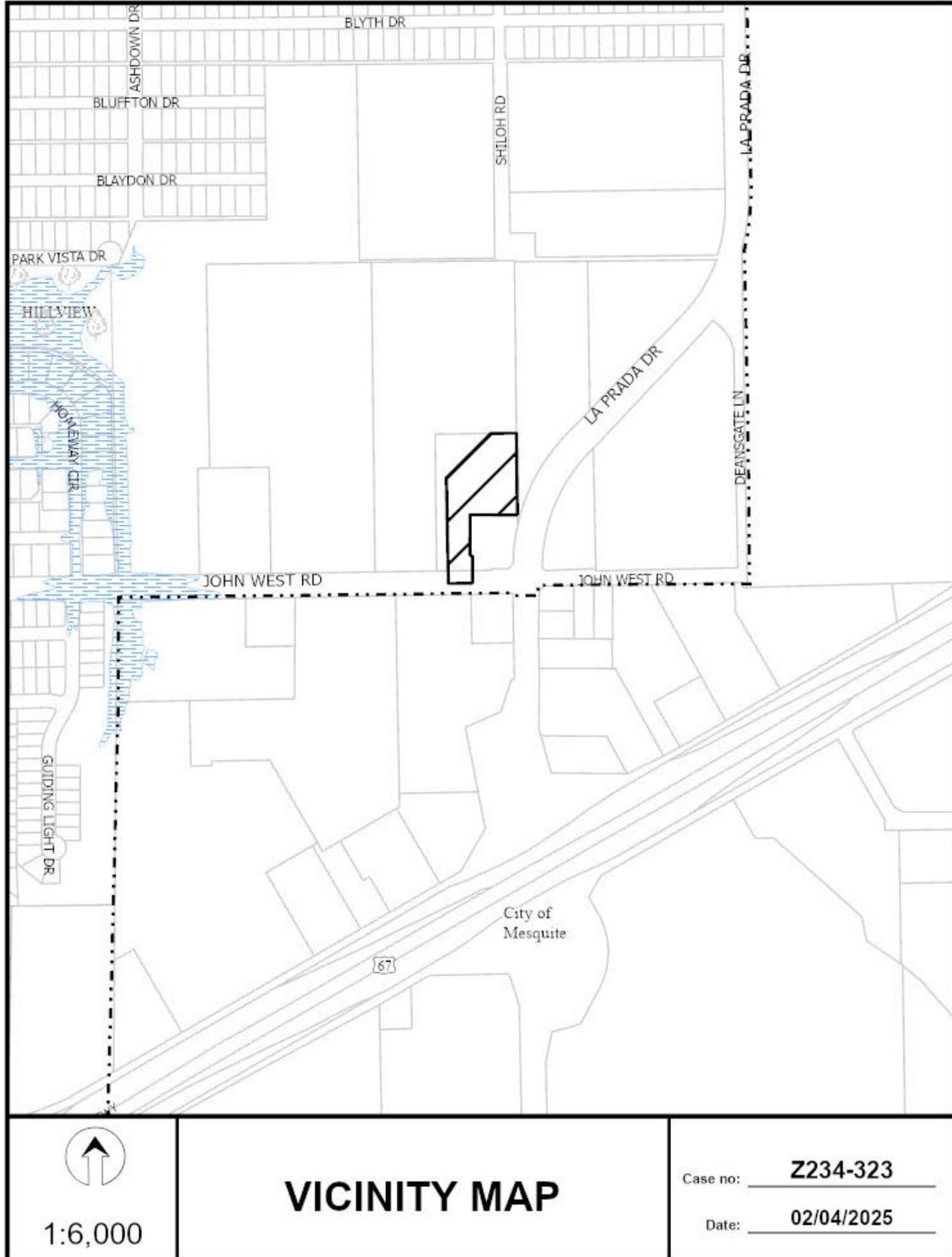
Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an "I" MVA area.

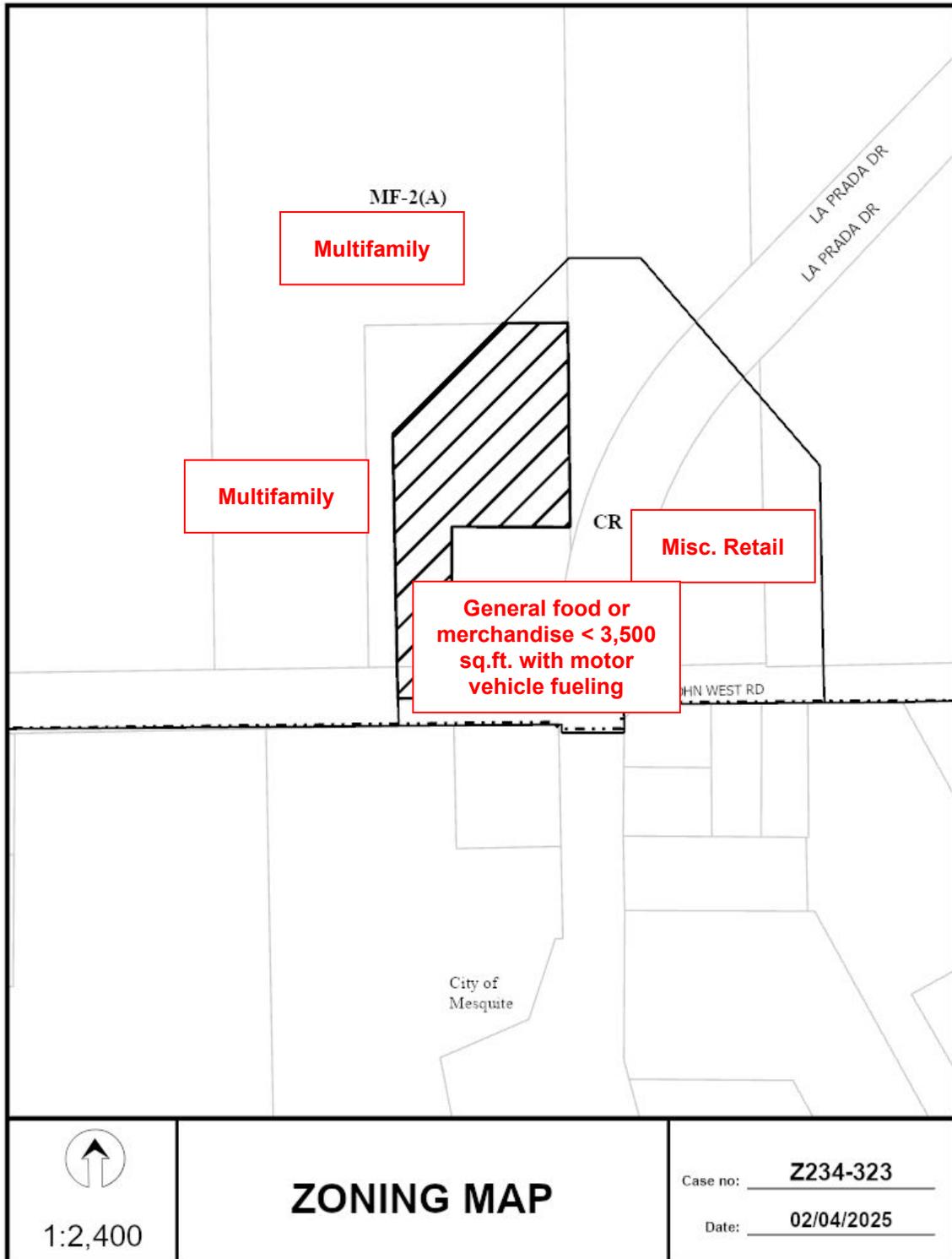
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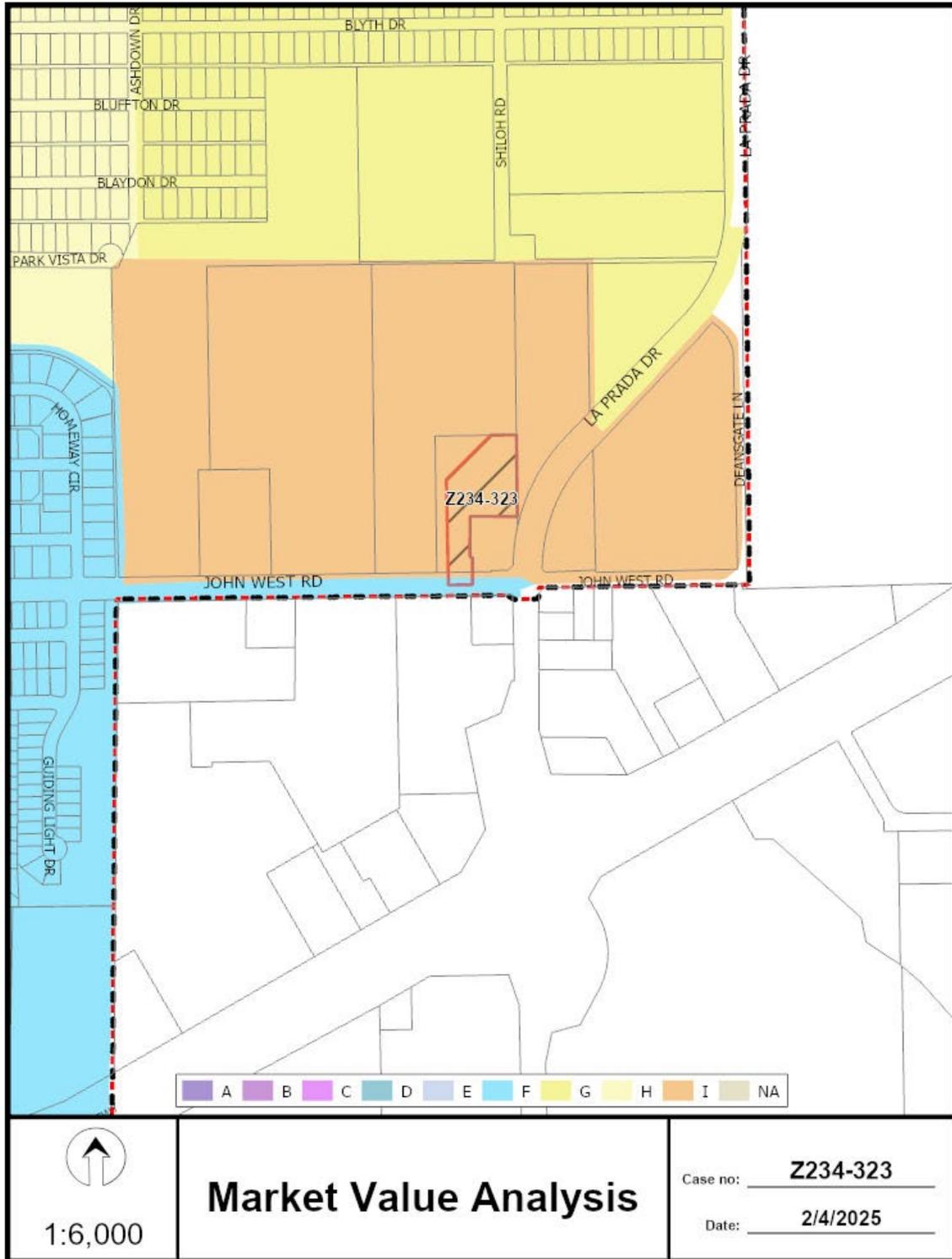
LIST OF OFFICERS

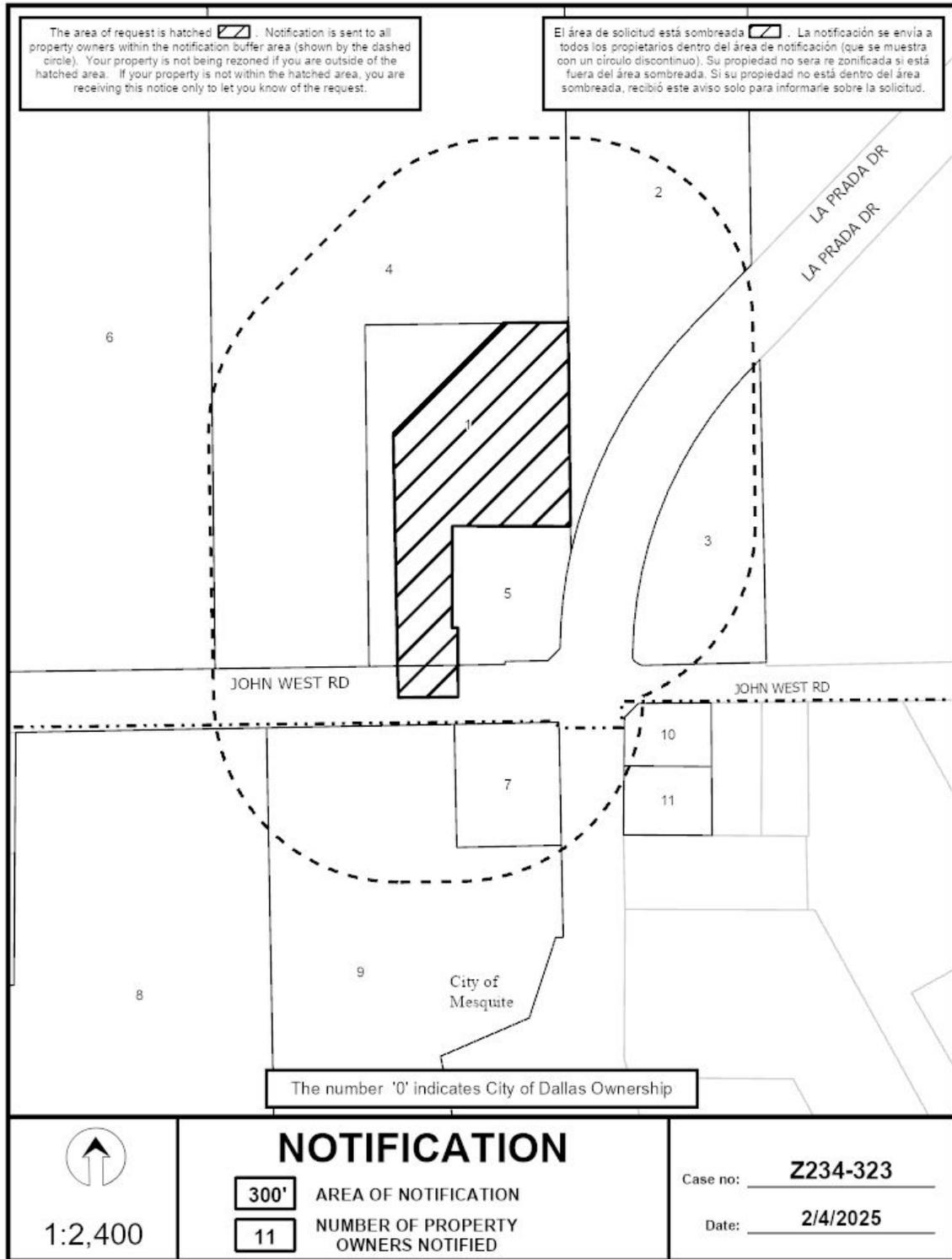
Terra Re Ventures, LLC
Mainul Khan, Owner











02/04/2025

Notification List of Property Owners

Z234-323

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2671 JOHN WEST RD	TERRE RE VENTURES LLC
2	8383 LA PRADA DR	LAPRADAPLACE DAL RUBY APT LLC
3	8300 LA PRADA DR	Taxpayer at
4	2631 JOHN WEST RD	PC TREYMORE LLC
5	2691 JOHN WEST RD	PSA HOSPITALITY LLC
6	2605 JOHN WEST RD	DHFC ASH CREEK LANDOWNER LLC
7	3021 BIG TOWN BLVD	ALKA ENTERPRISES INC
8	2626 JOHN WEST RD	POLARIS TX12 LLC
9	3003 BIG TOWN BLVD	ASSURED SELF STORAGE
10	3020 BIG TOWN BLVD	KHANANI INVESTMENTS INC
11	3012 BIG TOWN BLVD	HIRA INC