

FILE NUMBER: Z-26-000016

DATE FILED: February 15, 2026

LOCATION: West line of Bonnie View Road, south of East 11th Street

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 6,273 sq. ft.

CENSUS TRACT: 481130089002

APPLICANT/OWNER: Ali Javan-Javidan / D Lux Rentals, LLC

REQUEST: An application for TH-3(A) Townhouse District on property zoned R-5(A) Single Family District

SUMMARY: The purpose of the request is to allow the development of two new housing units on the lot.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-5(A) Single Family District. The property is currently undeveloped.
- The lot has frontage on Bonnie View Road.
- The applicant proposes to develop this property with a duplex.
- To accomplish this, they request a TH-3(A) Townhouse District.

Zoning History:

There have not been any zoning cases in the area within the past five years:

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Bonnie View Road	Local	-
East 11 th Street	Community Collector	60'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Rail:

Blue, Red

DART Bus Routes:

215, 217, 226

STAFF ANALYSIS:

Comprehensive Plan:

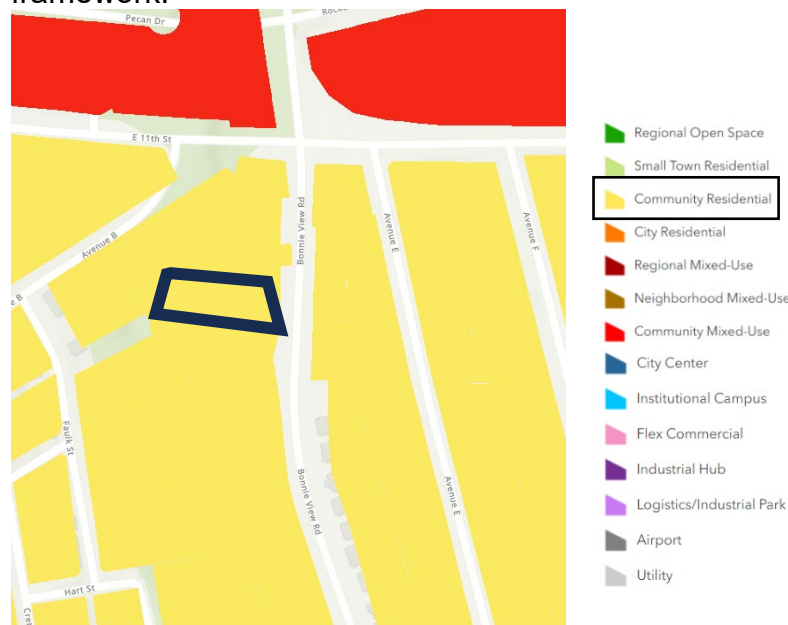
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the Community Residential Placetype and within a Transit-Oriented Development (TOD) area:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

ForwardDallas 2.0 encourages higher-density residential development within a quarter-mile of DART stations to support transit accessibility and promote more efficient land use patterns. Given the site's location within a TOD area, the proposed townhouse zoning district, which allows for a duplex development, is consistent with the plan's policy direction to accommodate a broader range of housing types in transit-supportive locations.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



	Zoning	Land Use
Site	R-5(A) Single family district	Undeveloped
North	R-5(A) Single family district, NS(A) Neighborhood Service District	Undeveloped, Church
East	MF-1(A) Multifamily district	Multifamily
South	R-5(A) Single family district	Single family, Duplex
West	R-5(A) Single family district	Undeveloped

Land Use Compatibility:

The area of request is currently undeveloped. The site is surrounded by a mix of residential and institutional uses. Properties to the north are zoned NS(A) Neighborhood Service District and include undeveloped land and a church use. To the east, properties are zoned MF-1(A) Multifamily District and developed with multifamily uses. To the south and west, properties are zoned R-5(A) Single Family District and include a mix of single-family and duplex development, as well as undeveloped land.

The site is currently zoned R-5(A) Single Family District, which permits single-family residential development with a minimum lot size of 5,000 square feet. The applicant is requesting TH-3(A) Townhouse District to allow development of a duplex, which is not permitted under the current zoning.

Staff finds that the requested district and proposed development are compatible with the surrounding land uses. While the area is predominantly single-family, the presence of the NS(A) Neighborhood Service District immediately north of the site would make this an appropriate transition from residential to commercial uses. Access to transit further makes this site suitable for more density. Staff also notes the site is within walking distance of the area high school, which helps support additional homes on site. Furthermore, blockface continuity requirements would retain the character of the neighborhood while allowing development of a duplex structure. Setback requirements for duplex structures in the proposed TH-3(A) Townhouse District match the setback requirements of single-family structures in the R-5(A) Single Family District. As such, staff supports the requested change to a TH-3(A) Townhouse District.

Development Standards

The following is a comparison chart of the development standards for the current R-5(A) Single family district and the proposed TH-3(A) Townhouse District.

DISTRICT	SETBACKS		Height Stories	Density	Lot Coverage	Primary Use
	Front	Side/Rear				
Existing: R-5(A)	20'	Res: 5' Other: 10'	30'	5,000 sqft lot / no max du density	Res: 45% Nonres: 25%	Single family

Proposed TH-3(A)	0' ¹	SF: 0' ^{**} / 0' Duplex: 5'/10' Other: 10'/10'	36'	12 du / ac ²	Res: 60% site Nonres: 25% 80% per lot	Single family, duplex

¹ Due to blockface continuity requirements, a 20-foot front yard setback would apply to this lot.

² The TH-3(A) Townhouse District does not permit more than 12 dwelling units per acre. The existing lot size would result in a maximum of 1.72 dwelling units. However, per the Zoning Review Division, the minimum lot area for residential use controls over the maximum dwelling unit density. The minimum lot size for duplex structures is 6,000 square feet. As the lot is 6,273 square feet in size, this development would be permitted.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
L	Use permitted by right as a limited use only.
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	R-5(A)	TH-3(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable	★	★
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		

Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		S
Convent or monastery	S	S
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		

Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material	★	★
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		•
Group residential facility		
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		S
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store		
Furniture store		

General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		

Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Parking:

Any proposed use would require parking in accordance with Chapter 51A, as updated May 14, 2025. Townhouse development requires a minimum of one space per unit. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#)

Landscaping:

Landscaping and tree preservation must be provided in accordance with the landscaping requirements in Article X, as amended.

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 target intervention strategies more precisely 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

Z-26-000016

strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in an “H” MVA area.

Z-26-000016

List of Officers

Ali Javan-Javidan, D Lux Rentals LLC President

CPC Action
April 9, 2026

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse District on property zoned R-5(A) Single Family District, on the west line of Bonnie View Road, south of East 11th Street.

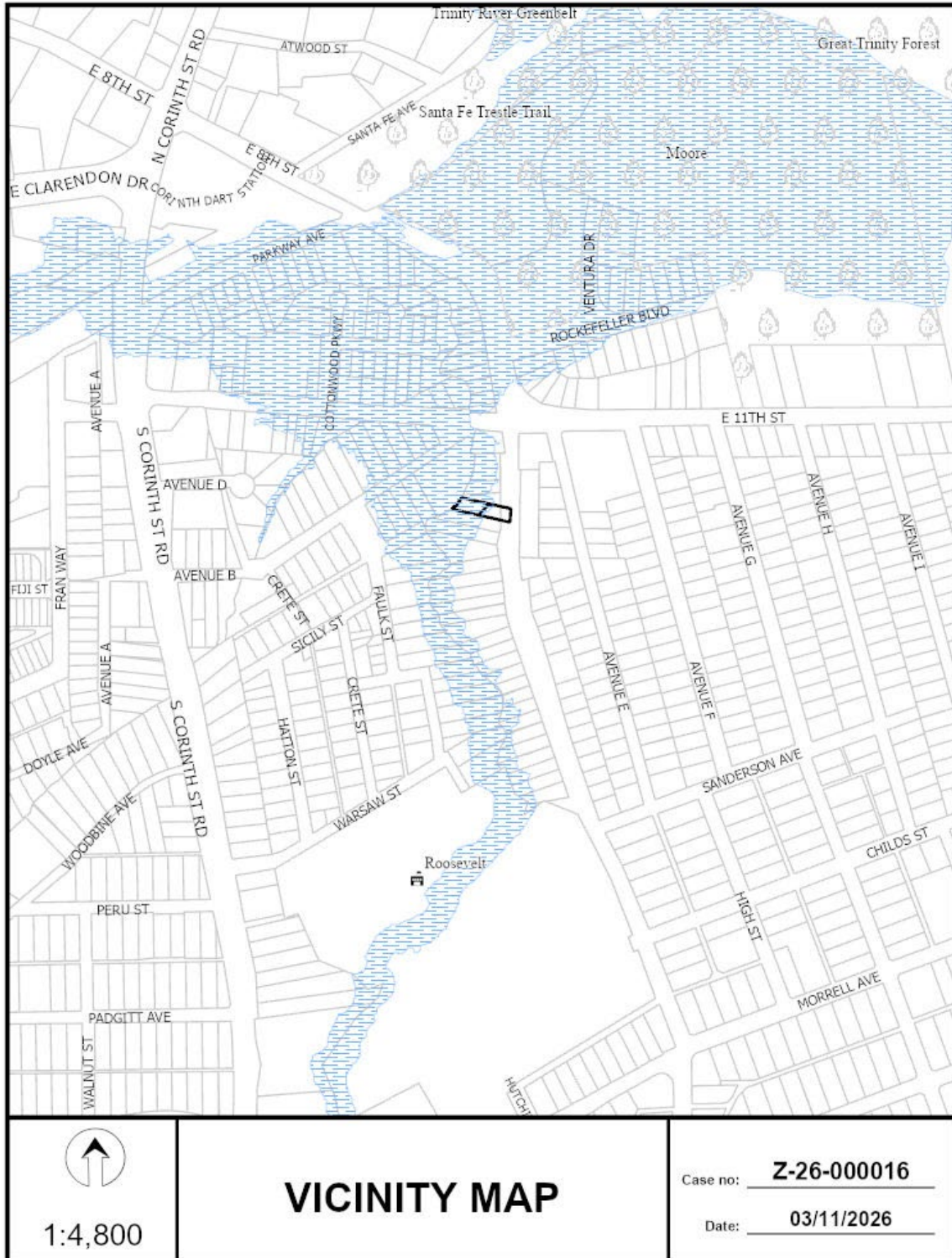
Maker: Serrato
Second: Herbert
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato,
Carpenter, Franklin, Koonce, Housewright,
Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: None



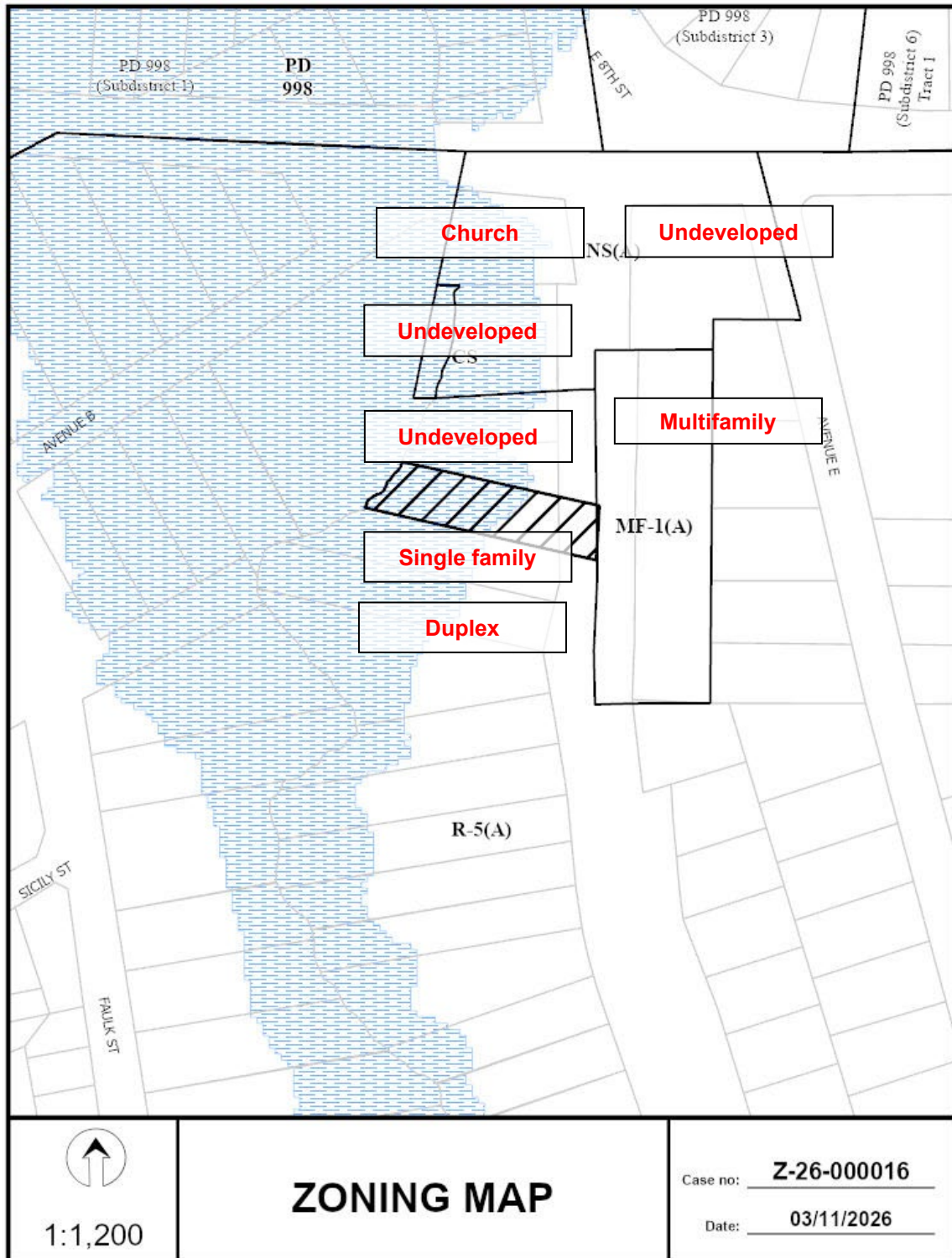


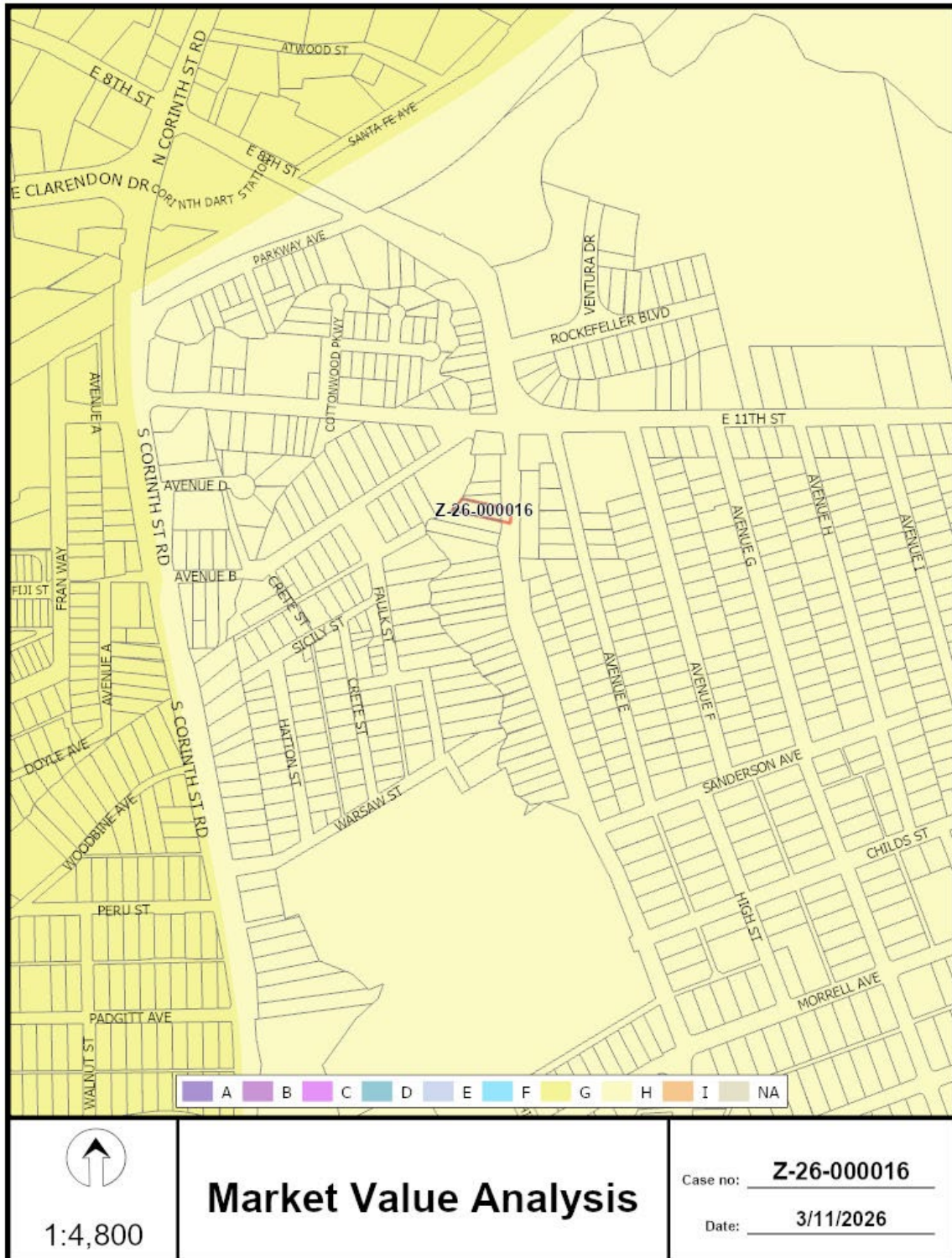
1:1,200

AERIAL MAP

Case no: Z-26-000016

Date: 03/11/2026







<u>25</u>	Property Owners Notified (31 parcels)
<u>2</u>	Replies in Favor (2 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>4/9/2026</u>	Date

Z-26-000016
CPC



1:1,200

04/08/2026

Reply List of Property Owners***Z-26-000016******25 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	323 BONNIE VIEW RD	D LUX RENTALS LLC
	2	336 BONNIE VIEW RD	SKWERES PROPERTIES LLC
	3	332 BONNIE VIEW RD	BONNIE VIEW LLC
	4	339 AVE E	HOLLIDAY TIFFANY LESHEL
	5	308 BONNIE VIEW RD	BONNIE VIEW LLC THE
	6	335 AVE E	MORENO GLORIA CHAVEZ & ISRAEL
	7	331 AVE E	POUNDERS STANLEY G
	8	327 AVE E	POUNDERS STANLEY ETAL
	9	317 AVE E	GREATER EMMANUEL BAPTIST
	10	311 BONNIE VIEW RD	MURPHY CHRISTOPHER WAYNE
	11	315 BONNIE VIEW RD	JAC INVESTMENT HOLDINGS LLC
O	12	319 BONNIE VIEW RD	GOLDEN GATE FUNERAL HOME
O	13	327 BONNIE VIEW RD	ANDOR PROPERTIES LLC &
	14	331 BONNIE VIEW RD	PONCE MARIA GUADALUPE GUERRERO
	15	333 BONNIE VIEW RD	JOHNSON MARY WILLIAMS &
	16	337 BONNIE VIEW RD	MILK FAMILY TRUST
	17	341 BONNIE VIEW RD	OZGUR TIMUR A
	18	345 BONNIE VIEW RD	BURKHALTER DWIGHT &
	19	420 FAULK ST	ELLIS WILLIE LYNETTE
	20	424 FAULK ST	ELLIS LYNETTE
	21	1809 AVE B	MUNOZ ANA LAURA
	22	1738 AVE B	DYER GRETA DESHONE
	23	1742 AVE B	HERNANDEZ CAYETANO
	24	1810 AVE B	SWANN J A & S A
	25	303 BONNIE VIEW RD	SKYLINE BAPTIST CHURCH