

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 18, 2025

Planner: Mona Hashemi

FILE NUMBER:	Z-25-000083	DATE FILED: July 10, 2025
LOCATION:	Northeast line of LBJ Freeway (I-635) between Abrams Road and Greenville Avenue.	
COUNCIL DISTRICT:	10	
SIZE OF REQUEST:	1.01 acres	CENSUS TRACT: 481130190163

APPLICANT:	Parves Malik, Malik Law Firm
OWNER:	Seema Malik
REQUEST:	An application for MU-1 Mixed Use District on property zoned NO(A) Neighborhood Office District.
SUMMARY:	The purpose of the request is to allow a combination of MU-1-permitted uses on the site.
STAFF RECOMMENDATION:	<u>Approval.</u>

BACKGROUND INFORMATION:

- The property is currently developed and used as a two-story commercial office building.
- According to the applicant, it currently suffers from a persistent high vacancy rate.
- The applicant plans to retain and adaptively reuse the existing building for a mix of MU-1-permitted uses, including professional services, medical office, and light retail.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
LBJ Freeway	Highway	--

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 Bus Routes:

17, 22

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.

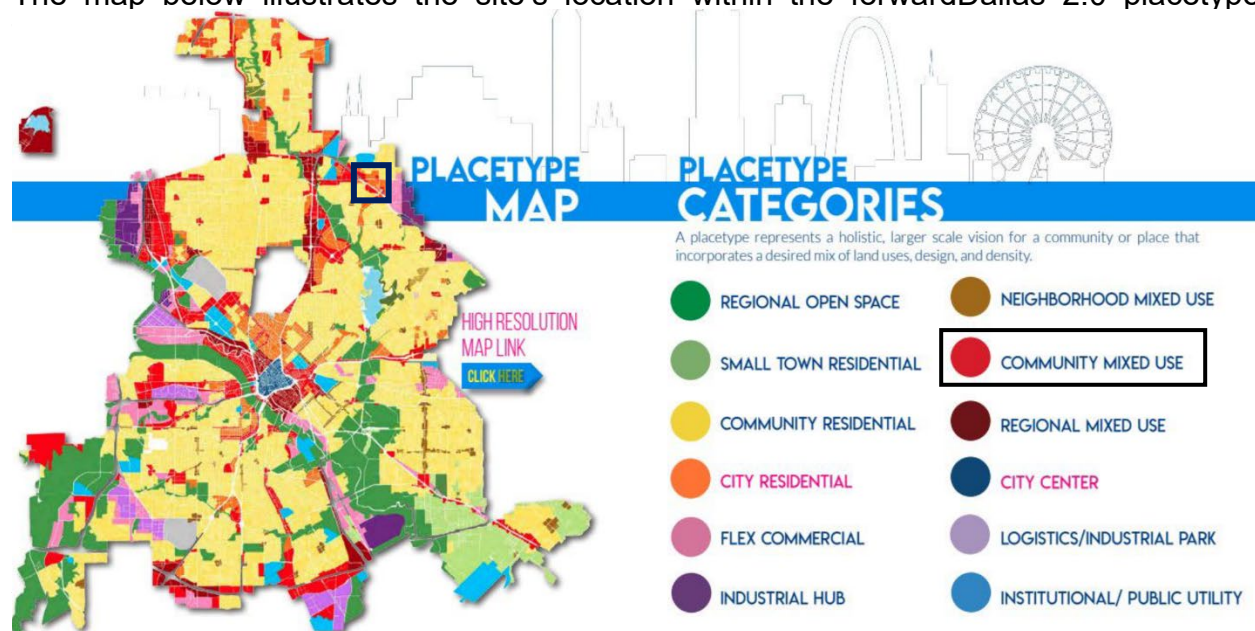
The subject site is located within the **Community Mixed-Use Placetype**:

This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office, in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. These districts accommodate broader market needs while reinforcing neighborhood access to goods, jobs, and services in a compact, mixed-use environment.

The proposed request aligns with the land uses and intent of this placetype and is therefore **consistent** with the forwardDallas 2.0 Comprehensive Plan.

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



Land Use

	Zoning	Land Use
Site	NO(A) Neighborhood Office	Office
North	CR Community Retail	Office, Restaurant
South	MF-2(A)	Multifamily
East	MF-2(A)	Undeveloped
West	RR Regional Retail	Vehicle display, sales, and service and LBJ Expressway

Land Use Compatibility:

The ±1.01-acre site is currently developed with a ±27,090-square-foot, two-story office building and zoned NO(A) Neighborhood Office. Surrounding properties include CR Community Retail with office and restaurant uses to the north, MF-2(A) multifamily to the south and east, and RR Regional Retail with vehicle sales and service uses to the west along the LBJ Freeway corridor. This mix of zoning reflects the area's highly commercial context with adjacent residential districts providing transition.

The applicant requests MU-1 Mixed Use District, which would allow adaptive reuse of the existing building for a broader mix of professional services, medical offices, and neighborhood-scale retail uses. These uses are compatible with surrounding multifamily and commercial development and would help reinvest in and stabilize a property affected by long-term office market challenges. Staff finds the requested MU-1 District to be compatible with the existing and planned development pattern and concludes that the request would not create adverse impacts on neighboring properties.

Development Standards

The following is a comparison chart of the development standards for the current NO Neighborhood Office District and the proposed MU-1 Mixed Use District.

DISTRICT	SETBACKS		Density	Height Stories	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: NO(A)	15'	20' adjacent to residential Other: No Min.	0.5 FAR	30' 2 stories ¹	50%	Proximity Slope Visual Intrusion	Office
Proposed: MU-1 Mixed-use	15' min.	20' adj. to residential Other: No Min.	0.8 FAR base	Base: 80' max. ²	80% max	Proximity Slope U-form setback Tower spacing Visual Intrusion	Retail, personal service,

			1.0 FAR maximum + bonus for residential				residential, office, lodging
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¹If SB 840 is determined as applicable to the site through the qualification process of Permitting, modified development standards would apply: Height no less than 45 feet, no FAR limits would be applicable in either district, only when developing a project with a significant multifamily portion. When developing primarily commercial projects, base standards apply.

²If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district.

Land Use Comparison

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	NO(A)	MU-1
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 bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		•
Custom woodworking, furniture construction, or repair		

	Existing	Proposed
Use	NO(A)	MU-1
Electronics service center		•
Job or lithographic printing		
Labor hall		S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		S
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		
Cemetery or mausoleum	S	S
Child or adult care facility	•	•
Church	•	
College, university, or seminary		•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery		•
Foster home		•
Halfway house		
Hospital		S

	Existing	Proposed
Use	NO(A)	MU-1
Library, art gallery, or museum	•	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
Public or private school		
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		R, S
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		•
MISCELLANEOUS USES		
Attached non-premise sign.	S	S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window	•	•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	S	•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit		★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•

	Existing	Proposed
Use	NO(A)	MU-1
Retirement housing		•
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.		★
Ambulance service		
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		
Auto service center		R
Business school	S	•
Car wash		R
Commercial amusement (inside)		S, ★
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
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		•
General merchandise or food store 100,000 square feet or more		S
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop		S
Pawn shop		

	Existing	Proposed
Use	NO(A)	MU-1
Personal service use		•
Personal service use up to 1,000 sq. ft. in floor area	L	
Restaurant without drive-in or drive-through service	S	R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
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		
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	•
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	•
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		

	Existing	Proposed
Use	NO(A)	MU-1
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		S
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. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#).

Landscaping:

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

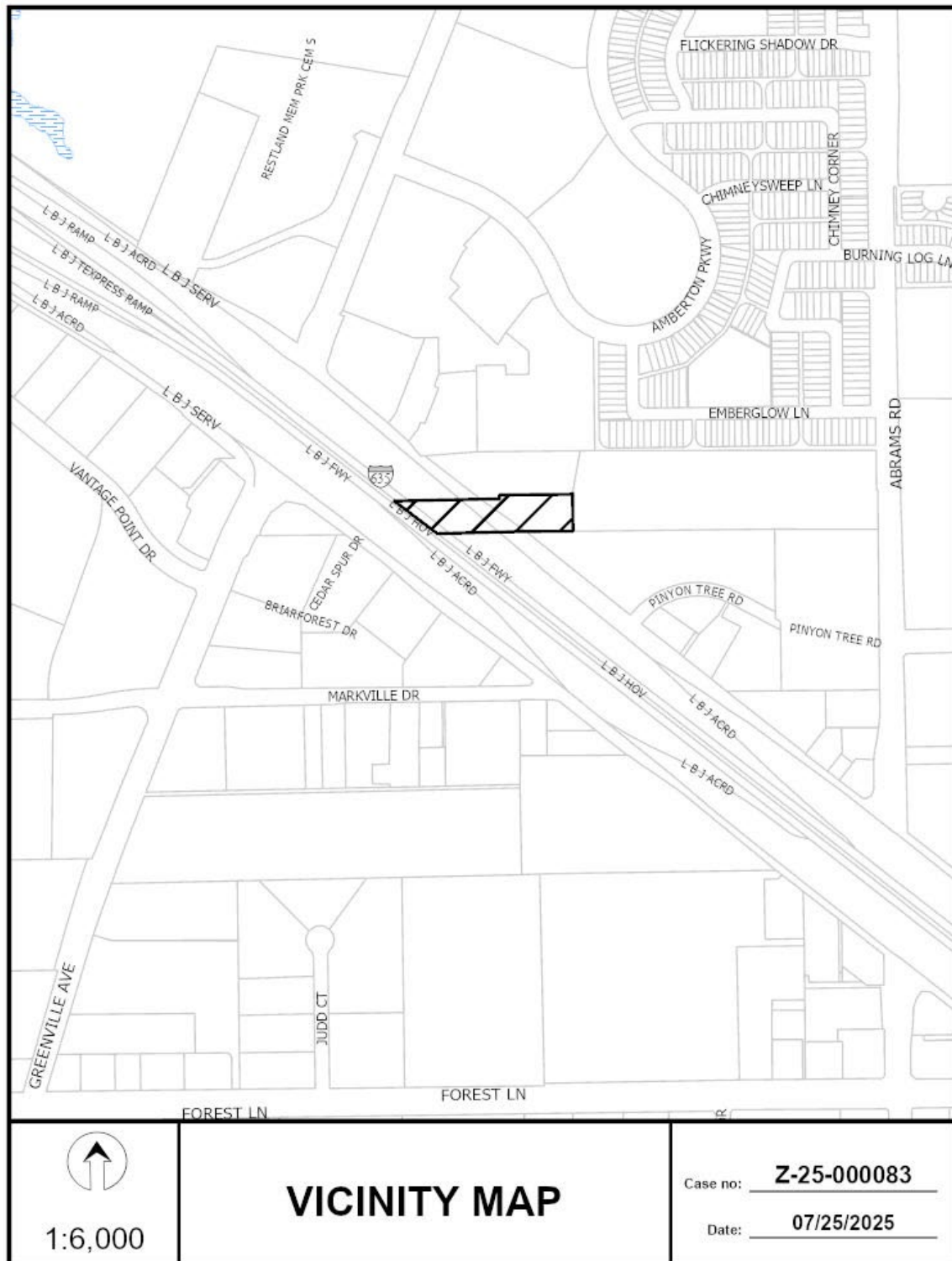
Market Value Analysis:

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

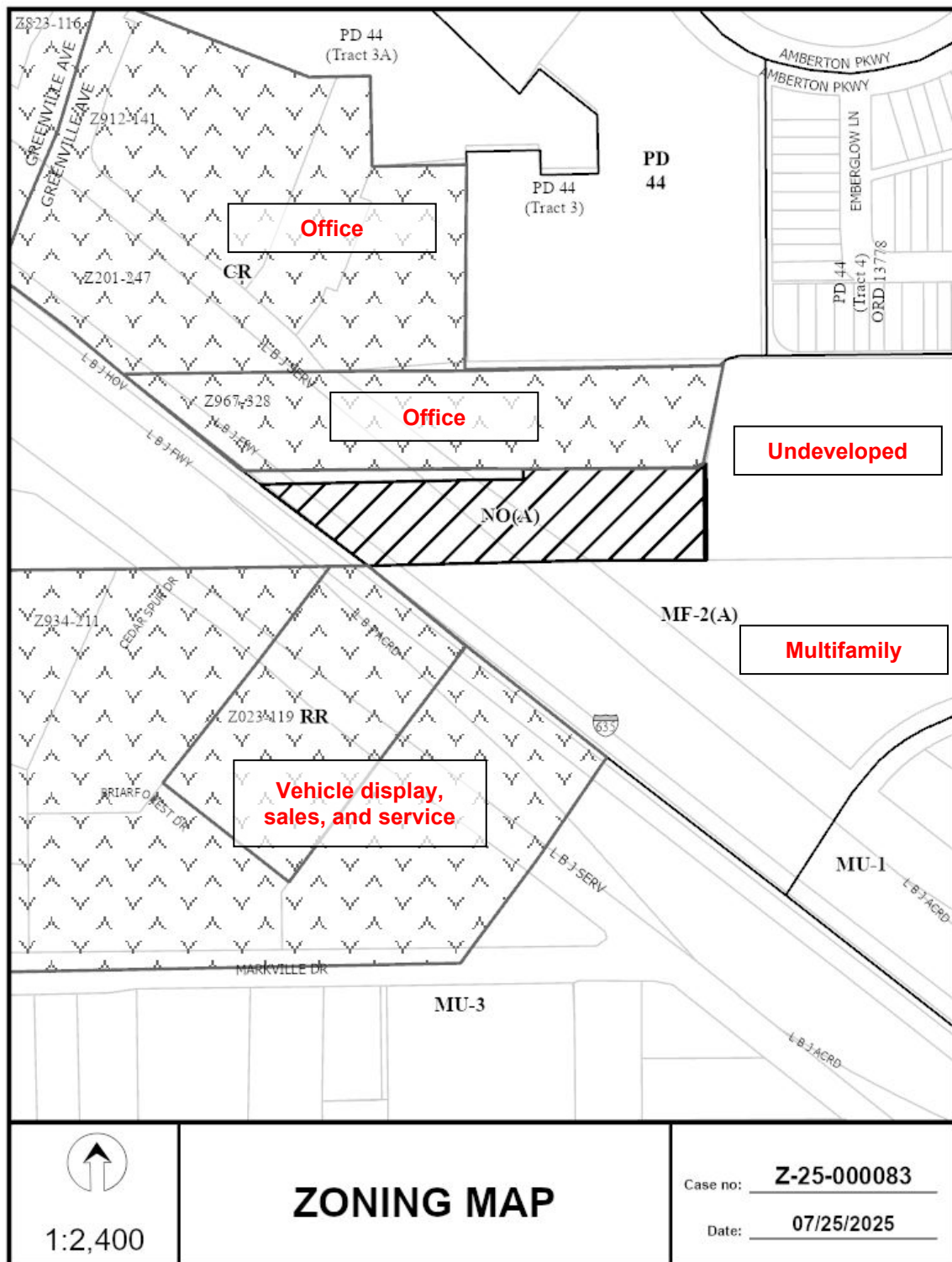
List of Officers

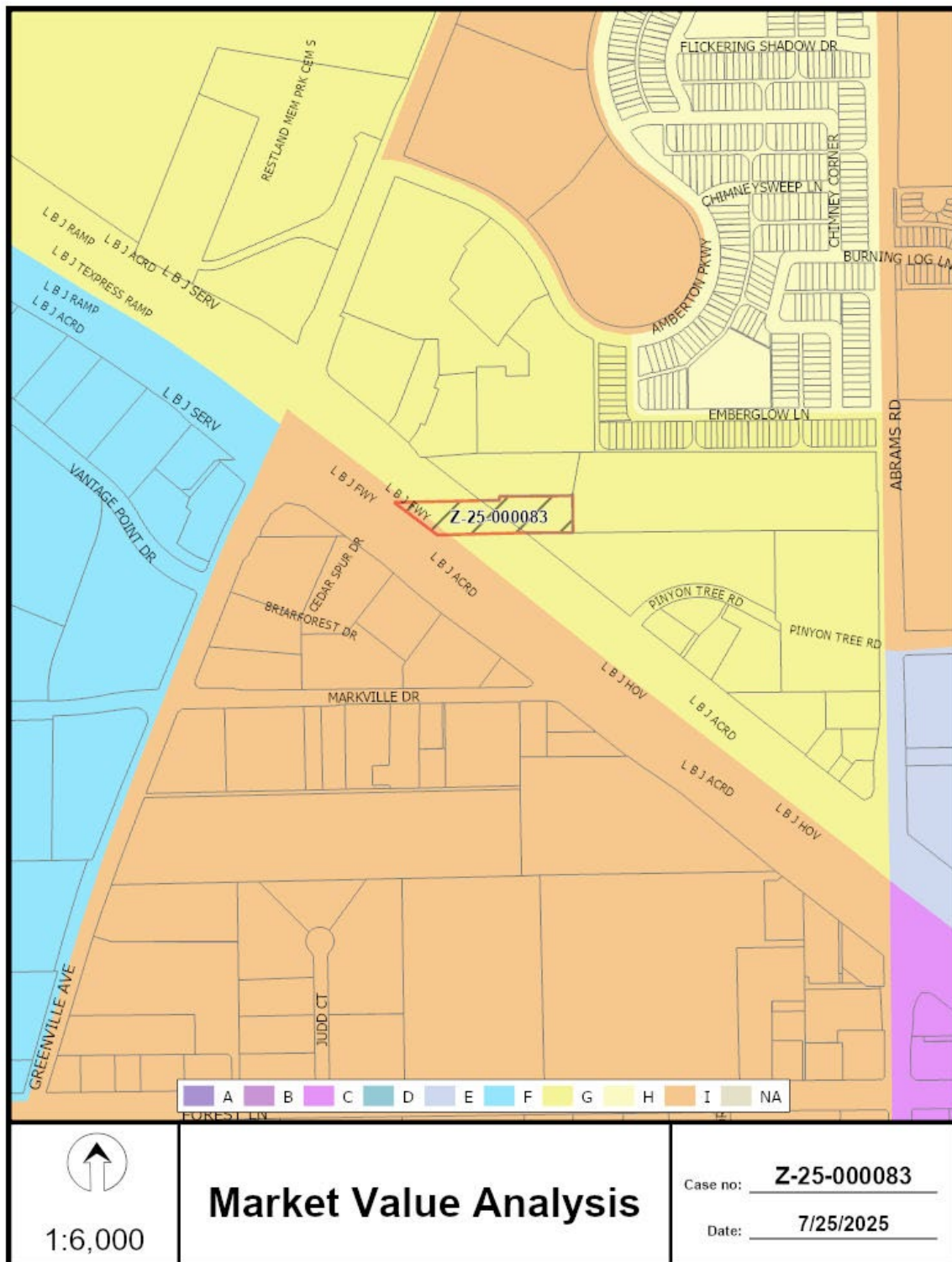
Dallas Plaza LBJ Holdings LLC

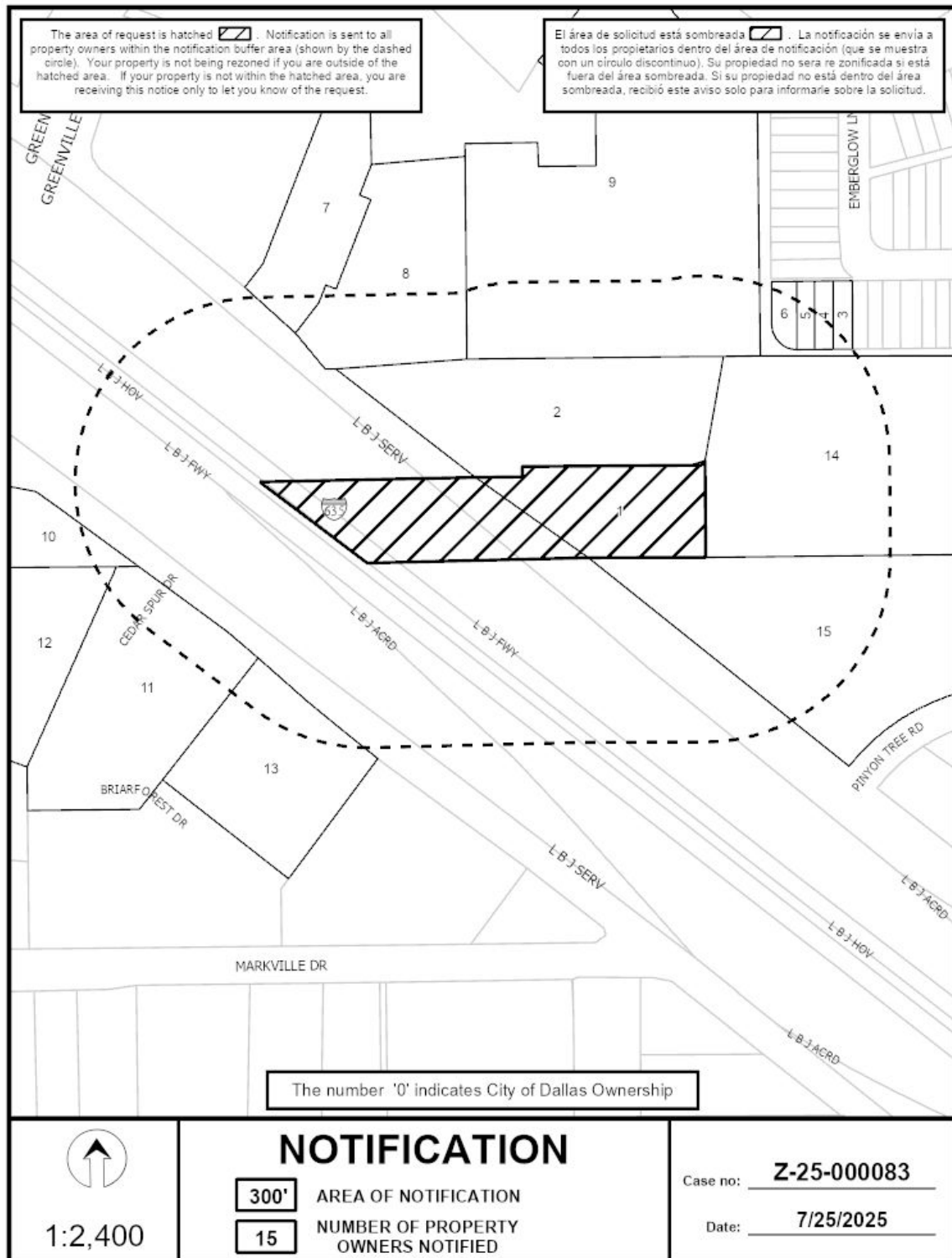
Seema Malik, Manager/Member











07/25/2025

Notification List of Property Owners

Z-25-000083

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9241 LBJ FWY	AN JADHAVJI INVESTMENT LLC
2	9221 LBJ FWY	NEELGIRI INV LLC
3	9114 EMBERGLOW LN	BARCELO CARLOS A
4	9110 EMBERGLOW LN	BRHANE FNAN
5	9106 EMBERGLOW LN	DOUGLAS BRIAN P & OLGA A
6	9102 EMBERGLOW LN	KNIGHT TIARA
7	9229 LBJ FWY	CFT NV DEVELOPMENTS LLC
8	9229 LBJ FWY	MSW NP LLC
9	9330 AMBERTON PKWY	TX REALTY PROS LLC
10	12330 GREENVILLE AVE	TASH INVESTMENTS LLC
11	9230 LBJ FWY	Taxpayer at
12	12270 GREENVILLE AVE	6016 GREENVILLE DALLAS TX HOTEL
13	9250 LBJ FWY	ACD PARTNERS LP
14	12351 ABRAMS RD	ABRAMS CAPITAL LLC
15	9259 LBJ FWY	TI CAPITAL LP