
FILE NUMBER: Z-26-000071 **DATE FILED:** April 5, 2026
LOCATION: Southwest corner of Bonnie View Rd and Highland Hills Dr.
COUNCIL DISTRICT: 8
SIZE OF REQUEST: 9.59 acres **CENSUS TRACT:** 481130114013

REPRESENTATIVE: S. I. Abed of DDC, Inc. / Shafiqul Abed
APPLICANT / OWNER: 5900 Bonnie View Rd LLC / Shazeb Daredia
REQUEST: An application for CR Community Retail District on property zoned R-7.5(A) Single Family District.
SUMMARY: The purpose of the request is to allow retail uses.
STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request, a 9.22 undeveloped parcel of land, is currently zoned R-7.5(A) Single Family District.
- The applicant would like to redevelop the property with retail uses, as the property is surrounded by multifamily and commercial districts, except for the R-7.5(A) Single Family District portion that fronts on Simpson Stuart Dr and to the northeast of Highland Hills Dr and Bonnie View Rd.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Bonnie View Rd	Minor Arterial	100'
Highland Hills Dr	Local Street	--

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 to review engineering plans during permitting to ensure compliance with city standards.

STAFF ANALYSIS:

Transit Access:

The area of request is within a 1/2 mile of the following transit services:

Bus Routes
Route 141, 228

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the City Council in September 2024, the plan includes a future land use map and guidance for the City of Dallas's future vision. It also establishes goals and guidelines for land use and other City decisions. According to the City of Dallas's Development Code, the

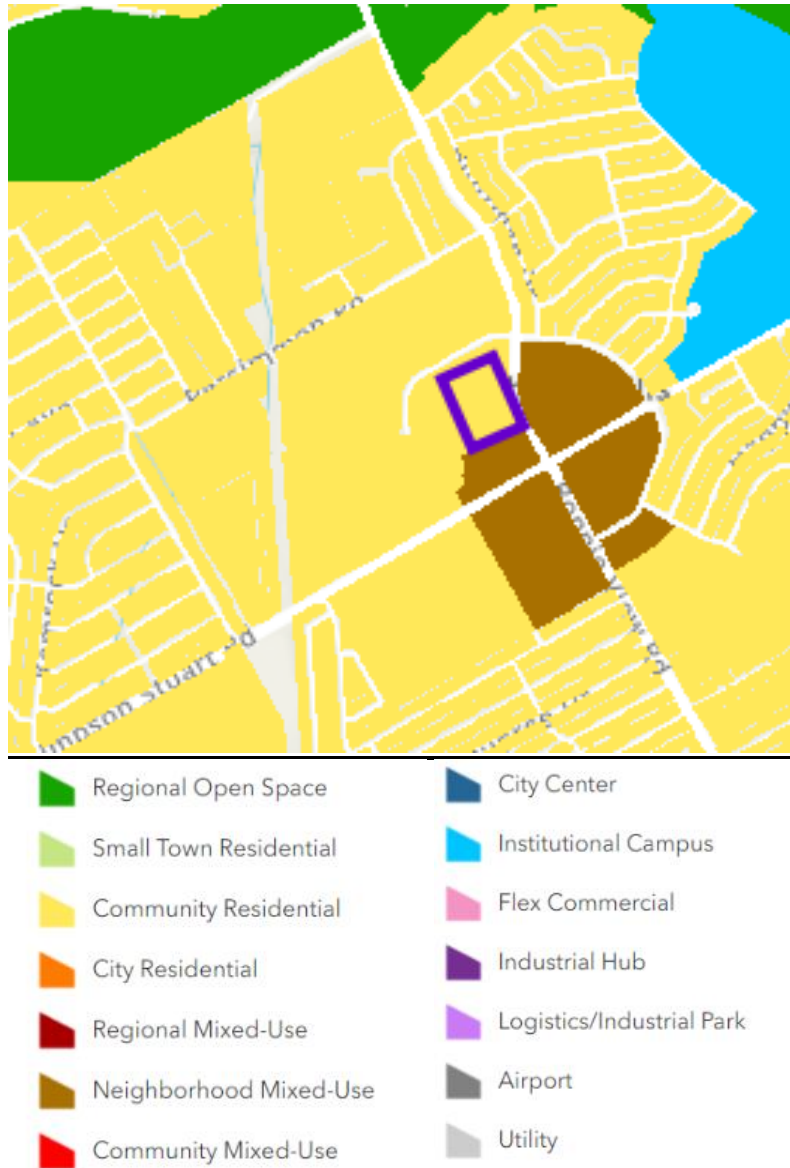
comprehensive plan serves merely as a guide for rezoning requests; it does not establish zoning boundaries or restrict the City's authority to regulate land use.

The proposed change to the Community Retail (CR) District is inconsistent with the ForwardDallas 2.0 Community Residential Placetype. However, the Community Retail District's purpose is to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. 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 that support Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, and Utility uses, in addition to single-family detached and Single-family attached. Therefore, the Community Retail District is compatible with Community Residential Placetype as it supports the areas mentioned above along a major intersection of an arterial street.

Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city, including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design, and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Community Residential placetype occupies the largest share of land in Dallas and is primarily composed of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as single-family homes, duplexes, and smaller-scale multiplexes, can be found in many of these areas. As stated above, local commercial and office uses, as well as neighborhood-scaled apartments, may also be found along main streets and at intersections. These locations offer convenient access to goods and services, promote a greater mix of uses, and support active, walkable environments. This site is surrounded by a higher density than envisioned by ForwardDallas 2.0's placetype. The Community Retail (CR) District is more compatible with existing uses than the future land use.



Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Undeveloped
North	MF-2(A) Multifamily, R-7.5(A) Single Family	Multifamily and single-family structures
South	CR Community Retail, R.7.5 R-7.5(A) Single Family	Church, undeveloped
West	MF-2(A) Multifamily	Multifamily structures
East	MF-1(A) Multifamily	Multifamily Structures

Land Use Compatibility:

The site is a 9.22-acre R-7.5(A) Single-Family parcel of land that is currently undeveloped. Multifamily uses surround this undeveloped property except for two portions zoned R-7.5 Single-family, located northeast of the property across the street on Bonnie View Road, and an undeveloped lot adjacent to the south boundary and fronting Simpson Stuart Rd.

When considering the suitability of a Community Retail District within an existing neighborhood, staff consider the context of the request and the surrounding uses and zoning. In this case, the site is undeveloped and bordered on three sides by multifamily districts and commercial uses, and undeveloped single-family district adjacent to the south boundary. All these uses, except undeveloped single-family zoning, are considered moderate-density uses that support the Community Retail District.

Community Retail District’s purpose, as stated in the code, is to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The site is compatible in scale and intensity with the surrounding area, particularly the residential districts.

The retail development proposal, supported by the existing development, could benefit both the immediate neighborhood and the nearby communities in southern Dallas. Furthermore, the two DART bus routes within ½ mile of this site would help support retail development by providing access to a wider area. Therefore, the staff recommends approval because the requested Community Retail District is compatible with the surrounding uses.

Land Use Comparison

The following table compares permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

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
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	R-7.5(A)	CR
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable	★	
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		R
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		
Cemetery or mausoleum	S	S

	Existing	Proposed
Use	R-7.5(A)	CR
Child or adult care facility	S	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	•
Foster home	S	
Halfway house		
Hospital		S
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	R
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		S
Lodging or boarding house		S
Overnight general purpose shelter		•
MISCELLANEOUS USES		
Attached non-premise sign		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		S
Financial institution without drive-in window		•
Financial institution with drive-in window		S
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		
Group residential facility		

	Existing	Proposed
Use	R-7.5(A)	CR
Handicapped group dwelling unit	★	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family	•	
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments		S
Ambulance service		R
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		
Auto service center		•
Business school		•
Car wash		D
Commercial amusement (inside)		S
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
Convenience store with drive-through		S
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		D
Household equipment and appliance repair		•
Liquor store		X County
Liquefied natural gas fueling station		
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop		S

	Existing	Proposed
Use	R-7.5(A)	CR
Pawn shop		•
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		D
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	
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
Police or fire station	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		

	Existing	Proposed
Use	R-7.5(A)	CR
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		

Development Standards

DISTRICT	SETBACKS		Density	Height	Lot Size	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side /Rear						
Existing R-7.5 (A) Single-family district	25'	S: 5' R: 5' Other Permitted structures S:10'/R15	none	30'	7,500 sq. ft.	45% residential Structures 25% non-residential	none	Single Family
Proposed CR Community Retail district	15'	20 feet where adjacent to or directly across an alley from Residential / 0' all other	none	54'	none	60 percent	RPS	Retail

Landscaping:

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

Parking:

Per the Dallas Development Code, uses allowed under the Community Retail District would require compliance with the updated parking requirements from May 14, 2025, depending on the use proposed.

At the permitting stage, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other use permitted under the proposed Community Retail District.

Market Value Analysis:

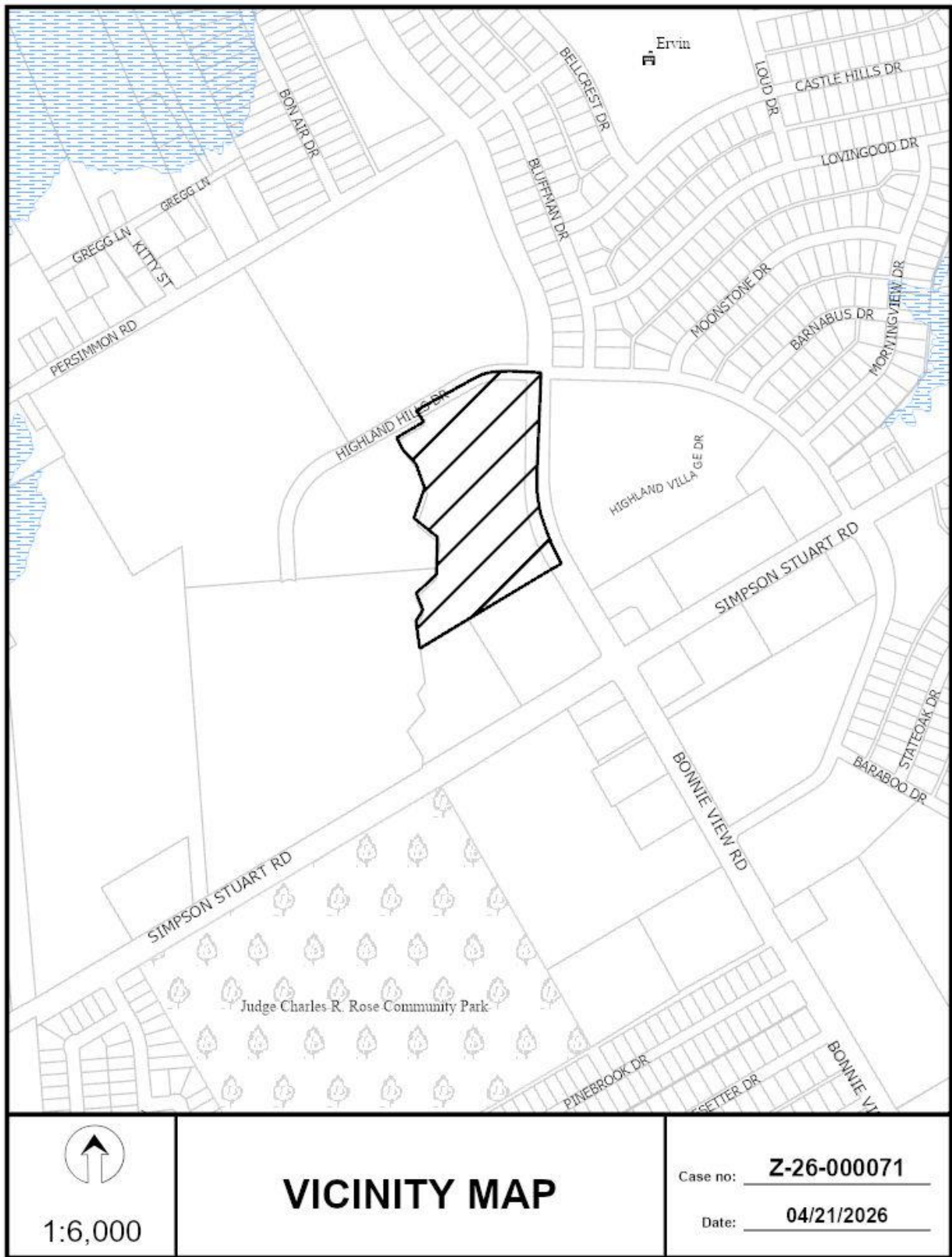
[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City 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 within an “I” MVA area, as are the surrounding properties except for the properties to the east, which are within the “G” MVA area.

List of Officers

5900 Bonnie View Rd LLC

Shazeb Daredia, Owner

Alex Daredia, Co-owner



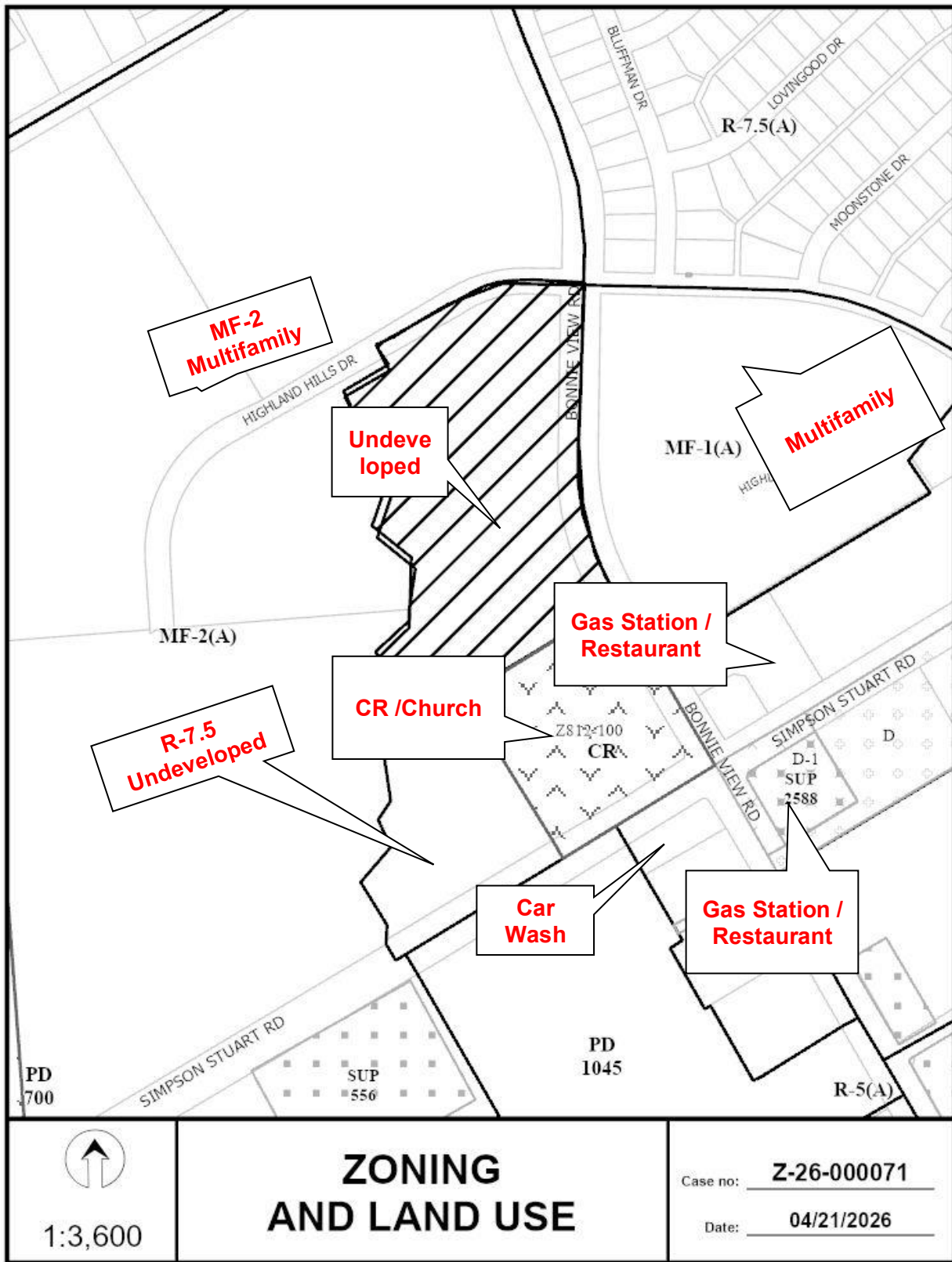


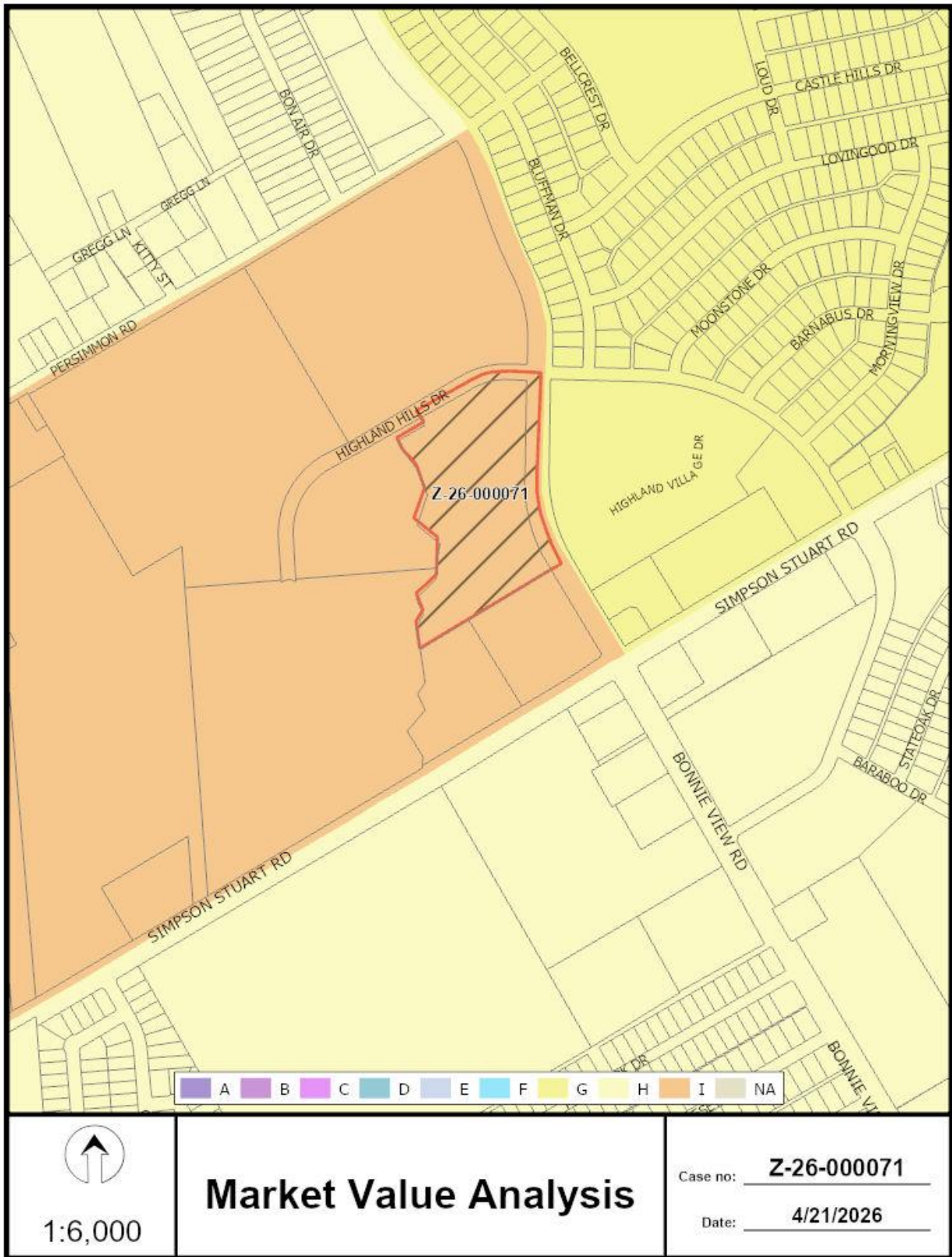
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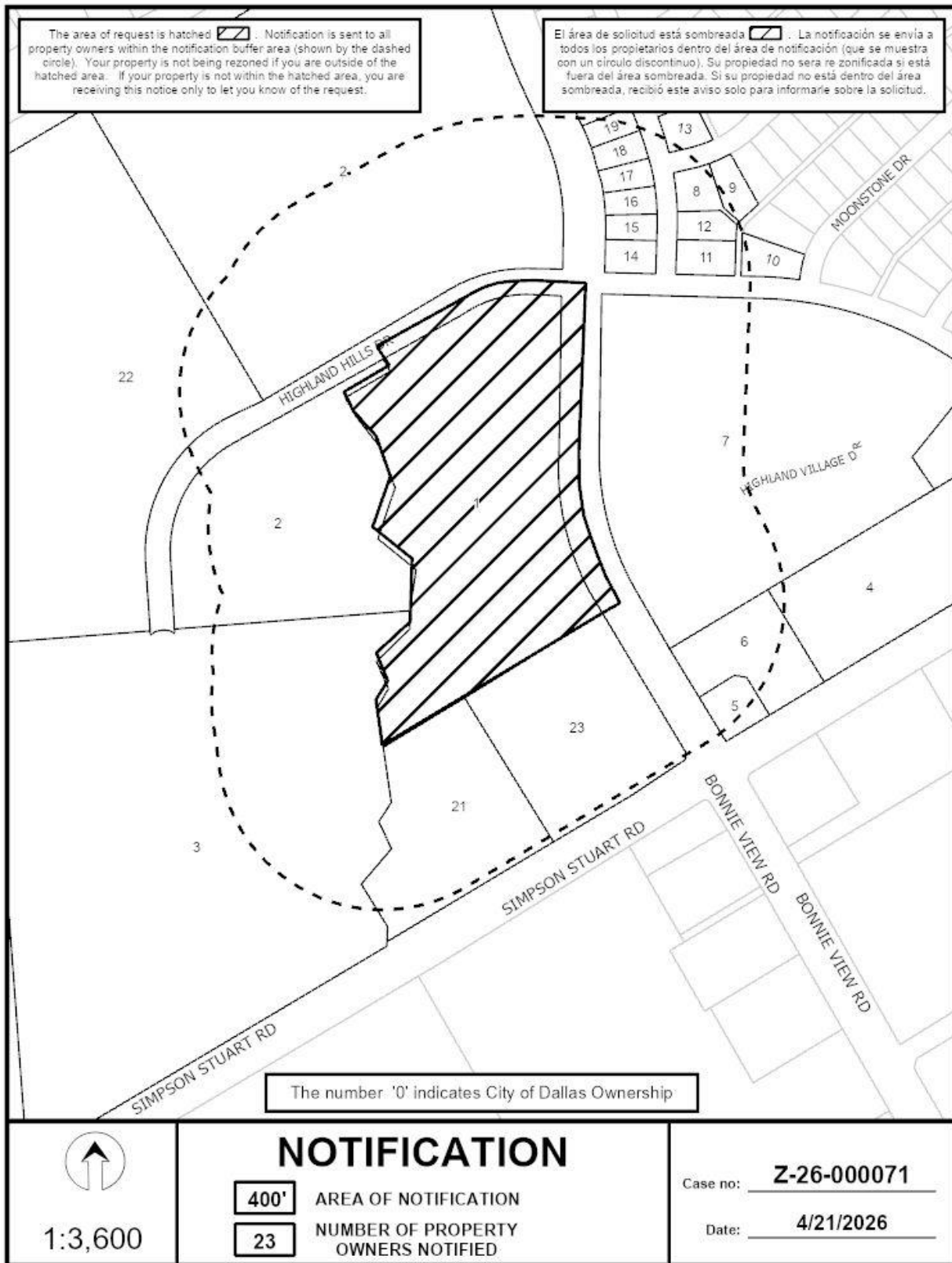
AERIAL MAP

Case no: Z-26-000071

Date: 04/21/2026







04/21/2026

Notification List of Property Owners***Z-26-000071******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5900 BONNIE VIEW RD	MANDLI GHULAM
2	3226 PERSIMMON RD	MOUNTAIN CREEK APTS LP
3	3245 SIMPSON STUART RD	HOP APARTMENTS LLC &
4	3659 SIMPSON STUART RD	MOUNT TABOR BAPTIST
5	3501 SIMPSON STUART RD	INGRAM & SON CO
6	3515 SIMPSON STUART RD	3515 SIMPSON STUART LLC
7	5969 HIGHLAND VILLAGE DR	ESTELLE COMMUNITY PARTNERS LP
8	5868 BLUFFMAN DR	SANCHEZ MAXIMINIO BATRES &
9	3606 LOVINGOOD DR	TORRES RAMIRO LOREDO &
10	3605 MOONSTONE DR	PEARSON CLEOPHUS
11	5880 BLUFFMAN DR	HISLAND CORP
12	5876 BLUFFMAN DR	ORTIZ HERNAN
13	3607 LOVINGOOD DR	CALDERON GELBERT & MARIA
14	5881 BLUFFMAN DR	NAVARRO LINDA L
15	5877 BLUFFMAN DR	YOUNG QUEEN EST OF
16	5869 BLUFFMAN DR	Taxpayer at
17	5865 BLUFFMAN DR	PARKS MARCUS D &
18	5861 BLUFFMAN DR	VALDEZ RIGOBERTO RIOS &
19	5855 BLUFFMAN DR	ESSLINGER INVESTMENT IV
20	5849 BLUFFMAN DR	DELGADO BRITANEY JANELL
21	3401 SIMPSON STUART RD	CITY OF HOPE & RESTORATION LIFE CENTER
22	5761 HIGHLAND HILLS DR	DHFC THE TERRACE AT HIGHLAND
23	6061 BONNIE VIEW RD	CITY OF HOPE AND RESTORATION LIFE