



**BACKGROUND INFORMATION:**

- Planned Development District [PD] 1055 was established on May 26, 2021, on property previously zoned an R-7.5(A) Single Family District.
- The area of request is currently undeveloped.
- The current request is for a minor amendment to an existing development plan to allow the development of a multifamily project containing 210 dwelling units in Subarea A and retail uses in Subarea B.
- This application was submitted prior to the effective date of SB 840; therefore, SB 840 development standards do not apply, and City Plan Commission final approval is required.

**MINOR AMENDMENT CRITERIA:**

**SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS**

(h) Amendments to the development plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

(A) alter the basic relationship of the proposed development to adjacent property;

(B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade;

(C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or

(D) reduce building setbacks at the boundary of the site shown on the original development plan.

(2) [omitted for brevity]

(3) “Original development plan.” For purposes of this subsection, “original development plan” means the earliest approved development plan that is still in effect and does not mean a later amended development plan. For example, if a development plan was approved with the planned development district and then amended through the minor amendment process, the original development plan would be the development plan approved with the planned development district, not the development plan as amended through the minor amendment process. If, however, the development plan approved with the planned development district was replaced through the zoning amendment process, then the replacement development plan becomes the original development plan.

The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

**REQUEST DETAILS:**

The following table shows development standards applicable to the current area of request site. The yard, lot, and space regulations for PD 1055 must be read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended. If there is a conflict between the PD and Sec. 51A, the PD regulations control. PD 1055 refers to use regulations in Sec. 51A-4.200 to determine the specific off-street parking and loading requirements for each use.

	Setbacks		Height <sup>1,3</sup>	Lot Coverage <sup>2</sup> , Density, FAR <sup>3</sup>	Off-street Parking	Special Standards
	Front	Side/Rear				
<b>PD 1055</b>	As shown on the development plan [Exhibit 1055A]	As shown on the development plan [Exhibit 1055A]	Max height is 36' Max 3 stories	60% max. lot coverage Max. density is 210 units 0.5 max. FAR for Subarea B No min. lot size	Developments 200 dwelling units or more: min 1 space per dwelling unit. Developments 100 dwelling units and more: 15% of the required parking must be reserved for guests.	Design Standards per 51P-1055.114

<sup>1</sup>Compliance with height requirements, including RPS, to be confirmed at permitting.

<sup>2</sup>Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

<sup>3</sup>This application was submitted prior to the effective date of SB 840; therefore, SB 840 development standards do not apply.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed development plan complies with the applicable development standards for the property. The Dallas City Code requires that if the plan complies with the applicable development standards, the plan shall be approved.

When evaluating compliance with the standards for a minor amendment, the proposed plan must be compared to the “original” plan rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the “original” plan):

1. Modify the overall building footprint;
2. Reconfigure the parking layout;
3. Relocate and enlarge the detention pond; and
4. Illustrate the open space located on site.

The request seeks approval of a minor amendment to an existing development plan to develop a multifamily project consisting of 210 dwelling units. PD 1055 allows multifamily by right, subject to a development plan approved by City Plan Commission prior to the issuance of a building permit.

The Design Standards [ref Sec. 51P-1055.114] in PD 1055 will be confirmed at permitting.

A landscape plan is not required to be submitted with the development plan. However, the city arborist has reviewed the request and has no objections to the proposed development plan. Landscaping will meet Article X.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed changes.

Upon review of the proposed development plan, staff has determined that the request meets the minor amendment criteria for a development plan, complies with the requirements set forth by Planned Development District 1055, and does not impact any other provisions of the ordinance.

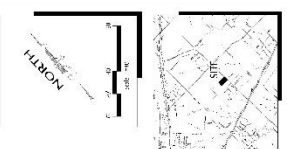
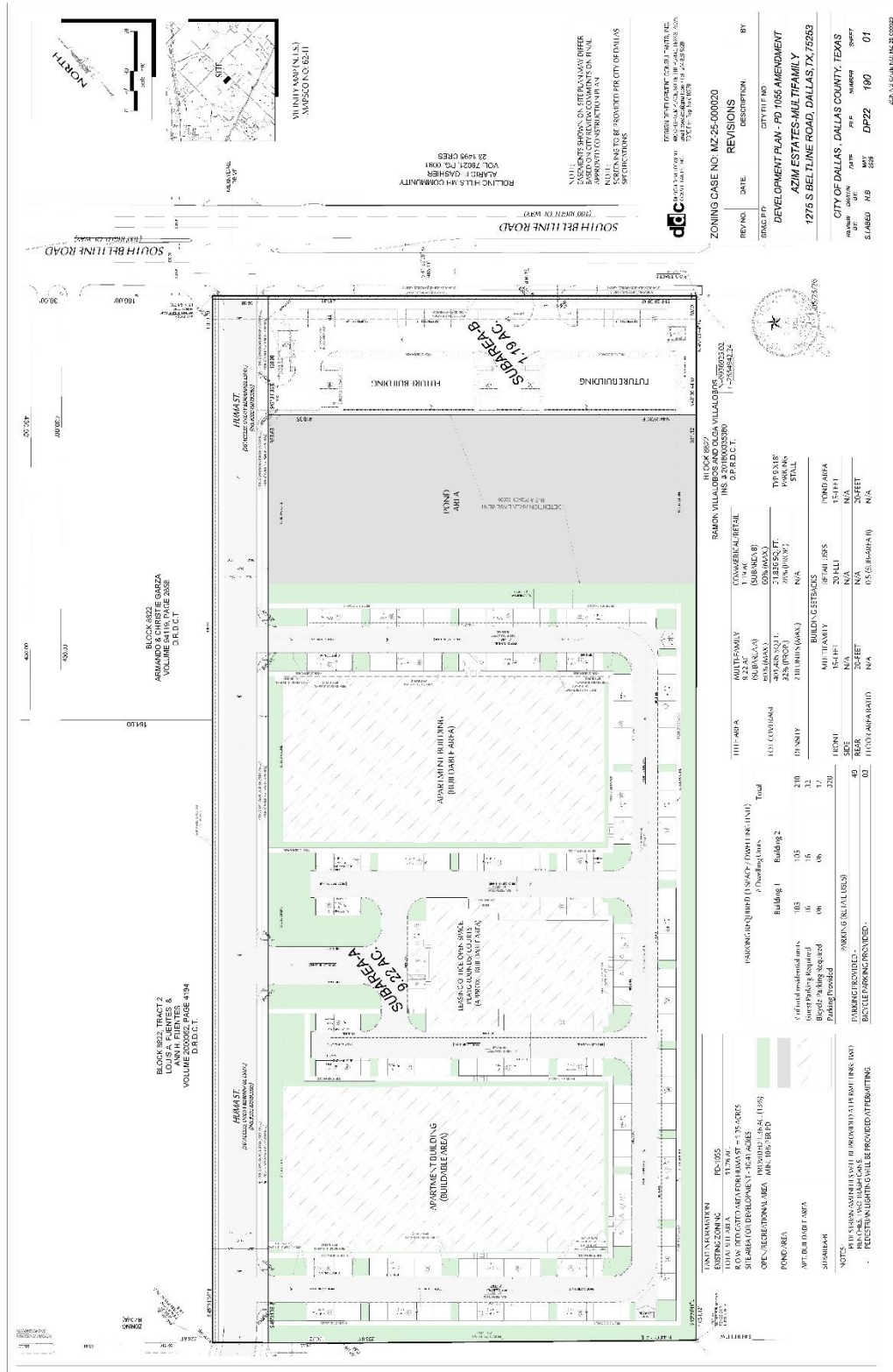
MZ-25-000020

**LIST OF OFFICERS**

**Nan Investments, LLC.**

Farrukh Azim – Sole Owner

# PROPOSED DEVELOPMENT PLAN



NOTE:  
 EXISTENTS SHOWN ON SITE PLAN MAY DIFFER  
 FROM ACTUAL FIELD CONDITIONS. APPROVED  
 APPROXIMATE TO SITUATION PLAN  
 SPECIFICATIONS

ROLLING HILLS COMMUNITY  
 KIMBERLY GARDNER  
 VOL. 78021, PG. 0048  
 28 1495 CRENS

MINUTYARD (L.S.)  
 MAP 500 (PG. 0211)

**cdcc**  
 COMMUNITY DEVELOPMENT CENTER  
 15217 N. HIGHTOWER  
 DALLAS, TX 75244

ZONING CASE NO: MZ-25-000020

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY
1		DEVELOPMENT PLAN - PD 1055 AMENDMENT	
2		AZIM ESTATES-MULTI FAMILY	
3		1775 S BELTLINE ROAD, DALLAS, TX 75243	

CITY OF DALLAS, DALLAS COUNTY, TEXAS

APPROVED BY: [Signature]  
 DATE: [Date]  
 TITLE: [Title]

DATE: 10/10/2025  
 SHEET: 100  
 OF: 01

TYPE	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
APARTS BUILDING (DOUBLE AREA)	101,000	2.31	11.5%
APARTS BUILDING (SINGLE AREA)	101,000	2.31	11.5%
POND AREA	15,000	0.34	1.7%
FUTURE BUILDING	15,000	0.34	1.7%
FUTURE BUILDING	15,000	0.34	1.7%
<b>TOTAL</b>	<b>877,000</b>	<b>20.00</b>	<b>100%</b>

TYPE	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
MULTIFAMILY	101,000	2.31	11.5%
COMMERCIAL (RESIL)	101,000	2.31	11.5%
INDUSTRIAL	15,000	0.34	1.7%
OFFICE	15,000	0.34	1.7%
RETAIL	15,000	0.34	1.7%
RESIDENTIAL	15,000	0.34	1.7%
OTHER	15,000	0.34	1.7%
<b>TOTAL</b>	<b>877,000</b>	<b>20.00</b>	<b>100%</b>

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LAND INFORMATION

EXISTING ZONING: PD-1055

PROPOSED ZONING: PD-1055 AMENDMENT

SITE AREA FOR DEVELOPMENT: 16.4 ACRES

DEVELOPMENT TYPE: MULTIFAMILY

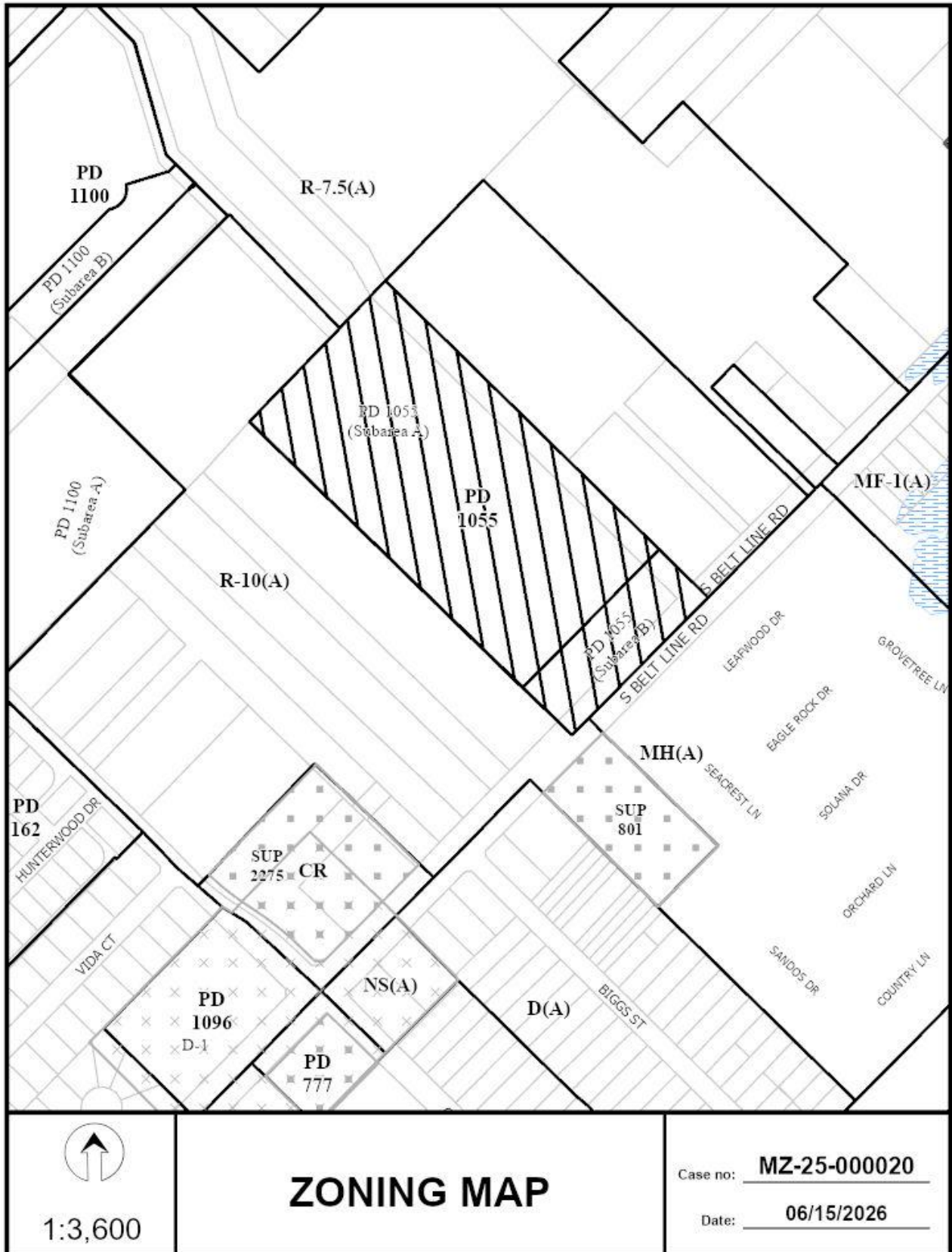
POND AREA: 15,000 SQ. FT.

WATER SUPPLY: CITY OF DALLAS

SEWERAGE: CITY OF DALLAS

NOTE: THIS DEVELOPMENT IS SUBJECT TO THE CITY OF DALLAS DEVELOPMENT DEPARTMENT'S REVIEW AND APPROVAL. ALL UTILITIES SHALL BE PROVIDED AT THE DEVELOPER'S EXPENSE.





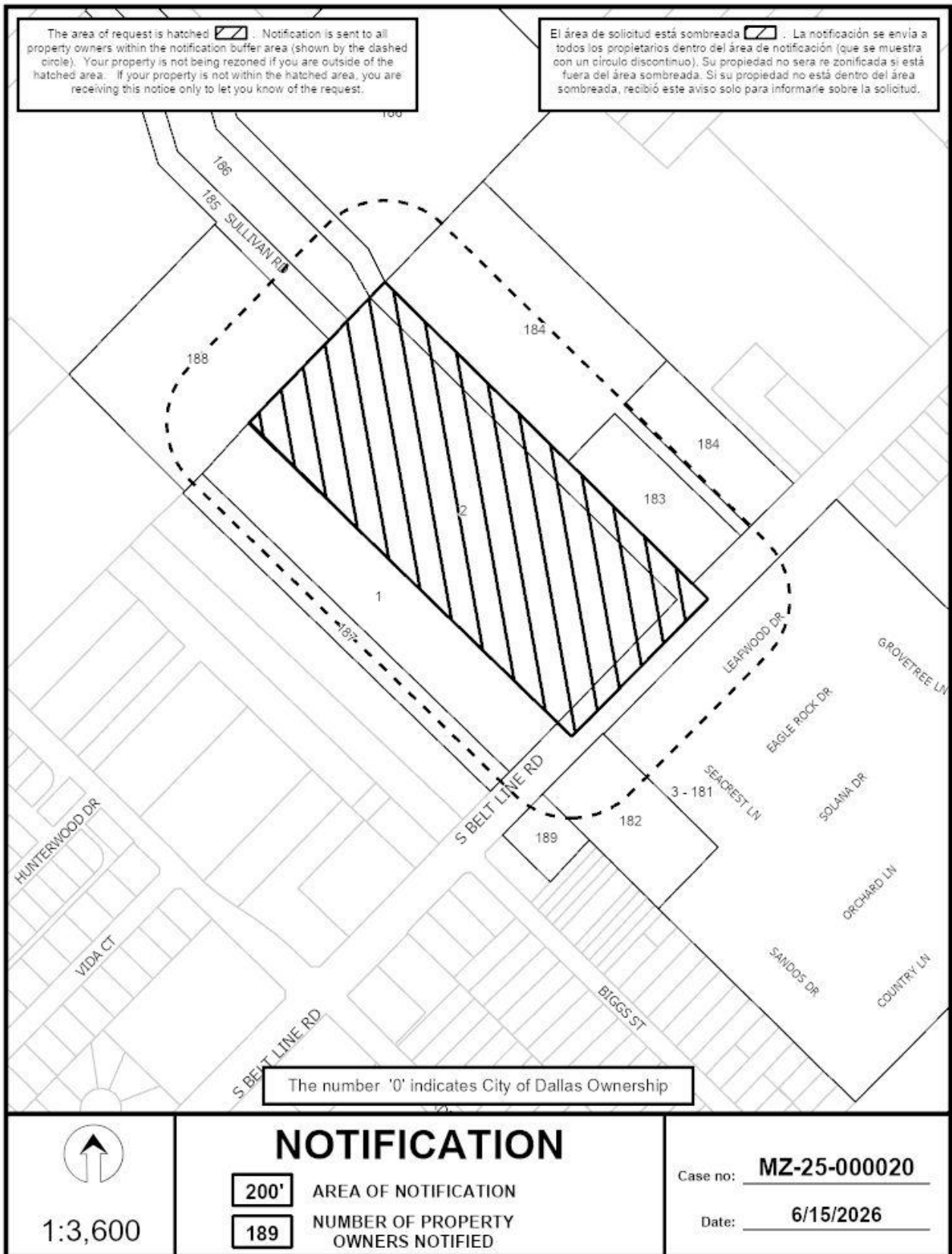


1:3,600

# AERIAL MAP

Case no: MZ-25-000020

Date: 06/15/2026



06/15/2026

***Notification List of Property Owners******MZ-25-000020******189 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1331 S BELTLINE RD	DELOA CRUZ RAMON VILLALOBOS &
2	1275 S BELTLINE RD	NAN INVESTMENTS LLC
3	1322 S BELTLINE RD	YES ROLLING HILLS LLC
4	1202 SOLANA DR	BENEVIDES BRIAN JODY &
5	1208 SOLANA DR	BENITEZ-MARTINEZ ANTONIO LUIS
6	1209 SOLANA DR	MURILLO CESAR O CARDENAS
7	1202 EAGLE ROCK DR	TONCHES FLOR
8	1206 LEAFWOOD DR	ARGUELLES SOFIA
9	13710 SANDOS DR	JUANITA E VILLALOBOS ESPINO
10	13633 GROVETREE LN	GONZALEZ HILDEGARDO RAMIREZ & ROSA BALERIA
11	1207 ORCHARD LN	MERCADO OSCAR
12	1306 ORCHARD LN	CRUZ JESUS & MEDRANO PATRICIA
13	1201 LEAFWOOD DR	HERNANDEZ BERNANDO
14	1320 ORCHARD LN	LOZOYA, SAMANTHA L
15	13608 SEACREST LN	RODRIGUEZ MATIAS GARCIA &
16	1208 COUNTRY LN	ALVAREZ, REYNALDO G COCA
17	1320 COUNTRY LN	FERRO GUTIERREZ LAURA MARIA
18	13706 SANDOS DR	PEREZ JUDY
19	1310 COUNTRY LN	VASQUEZ MARIA DEL ROCIO
20	1204 SOLANA DR	SEGOVIANO, LUIS MIGUEL OLIVA
21	13627 GROVETREE LN	AGUILAR MORALES AMPARO
22	1209 LEAFWOOD DR	CONCHA DIANA
23	13616 SEACREST LN	SANCHEZ HECTOR JUAREZ
24	1202 LEAFWOOD DR	TAYLOR TAYLOR
25	1204 COUNTRY LN	SANDOVAL JEFFERSON C
26	1306 LEAFWOOD DR	RIVERA SUE H DON JUAN &

06/15/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1216 LEAFWOOD DR	SANCHEZ FERNANDO
28	1214 LEAFWOOD DR	SANTANA HERLINDA
29	1212 LEAFWOOD DR	TEAGON LEE TIDWELL
30	1208 LEAFWOOD DR	ALVARADO, FRANCISCO JAVIER AMAYA
31	1204 LEAFWOOD DR	UGALDE JOSE
32	1203 LEAFWOOD DR	MMASA ASENDE
33	1205 LEAFWOOD DR	GUEVARA FRANCISCO A
34	1207 LEAFWOOD DR	MENDOZA SANCHEZ FELIPE DE JESUS
35	1215 LEAFWOOD DR	ARACELY HERNANDEZ SERVIN
36	1307 LEAFWOOD DR	LEAL SERGIO
37	1309 LEAFWOOD DR	GUERRERO-MARTINEZ MARACIO
38	13612 SEACREST LN	LOPEZ JUAN
39	1315 SOLANA DR	ARVIZO LEOPOLDO
40	1319 SOLANA DR	MARISCAL MARIA
41	13704 SANDOS DR	RODRIGUEZ ALEXA &
42	13714 SANDOS DR	POPOCA MARGARITA
43	13718 SANDOS DR	GONZALEZ AUGUSTINA
44	13720 SANDOS DR	OCHOA MARITITZA &
45	1318 COUNTRY LN	DE ANDA GALLEGOS FIDENCIO
46	1302 COUNTRY LN	HERNANDEZ JOSE
47	1214 COUNTRY LN	MORENO RICARDO
48	1206 COUNTRY LN	YES COMMUNITIES
49	1202 COUNTRY LN	VICENTE JAIME
50	13629 GROVETREE LN	DAGEL, KRITINE M
51	13623 GROVETREE LN	RANGEL JOSE A
52	13615 GROVETREE LN	MARTINEZ EDUARDO FELIPE
53	13611 GROVETREE LN	RAMIREZ, JUVENTINO &
54	1203 EAGLE ROCK DR	CHAFFEE WILLIAM LAWRENCE & TIFFANY DAWN
55	1207 EAGLE ROCK DR	MARTINEZ FELIPE
56	1209 EAGLE ROCK DR	ALMAGUER RAYMUNDO BECERRA
57	1301 EAGLE ROCK DR	RIVERA MAURICIO & GABRIELA

06/15/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1304 EAGLE ROCK DR	BANUELOS VICTOR
59	1302 EAGLE ROCK DR	ROMERO CESAR
60	1210 EAGLE ROCK DR	REYES EMELIO
61	1208 EAGLE ROCK DR	PORTILLO MARLEN ORBELI
62	1201 SOLANA DR	RODRIGUEZ-LARA FRANCISCO JAVIER
63	1205 SOLANA DR	MONCADA SANTOS
64	1301 SOLANA DR	PACHECO EVELIO
65	1307 SOLANA DR	TAPIA GENOVENA & JUAN CARLOS
66	1309 SOLANA DR	CARRANZA, JOSE
67	1320 SOLANA DR	DURAN ANTONIO
68	1316 SOLANA DR	PLATA JUAN J VILLARREAL
69	1310 SOLANA DR	QUEROZ MARIO
70	1308 SOLANA DR	CARVAJAL DENNIS
71	1302 SOLANA DR	RUIZ FRANCISCO J & MARIA MARTINEZ
72	1209 ORCHARD LN	ADAME, MARIA DE LA CRUZ &
73	1303 ORCHARD LN	LOPEZ DAGOBERTO
74	1311 ORCHARD LN	ANZALDUA DE GUZMAN MANUELA G
75	1319 ORCHARD LN	GALVAN-CHAVEZ JUAN
76	1318 ORCHARD LN	YES COMMUNITIES
77	1314 ORCHARD LN	TORRES JOHNNY & MARIA D
78	1308 ORCHARD LN	MENDOZA JAVIER
79	1302 ORCHARD LN	DUARTE HECTOR
80	1208 ORCHARD LN	SANTIAGO RAFAEL FLORES
81	1206 ORCHARD LN	LEIJA MAXIMINO
82	1201 COUNTRY LN	AVILA CESAR
83	1203 COUNTRY LN	FERRER-GALLEGOS VICTOR
84	1205 COUNTRY LN	SANCHEZ ALVARO
85	1207 COUNTRY LN	BARBARA BLACK
86	1211 COUNTRY LN	GARCIA ALVAREZ MARISOL
87	1301 COUNTRY LN	ORTIZ CLAUDIA
88	1305 COUNTRY LN	RAMIREZ GUERRERO, MARTIN &

06/15/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1309 COUNTRY LN	HERNANDEZ ALBERTO & MARIA E
90	11526 C F HAWN FWY	REATEGUI SONIA GARCIA
91	1311 SOLANA DR	CAMPUZANO ARMANDO ORTIZ
92	1211 ORCHARD LN	CASTRO GAUCIN MOISES
93	13602 SEACREST LN	YES COMMUNITIES
94	1307 EAGLE ROCK DR	LEIJA MARGARITA
95	1310 EAGLE ROCK DR	BENAVIDES PEDRO
96	13606 SEACREST LN	WADE LUTHOR
97	1300 SOLANA DR	PADRON PAOLA
98	13604 SEACREST LN	RAMIREZ MARIO A
99	1316 ORCHARD LN	RODRIGUEZ MARIA CHRISTIAN
100	13722 SANDOS DR	CERDA JUAN J
101	1307 COUNTRY LN	COTREZ ALEJANDRO
102	1312 ORCHARD LN	TOBAR MARIA C
103	1315 ORCHARD LN	HANNON KELLY PATSY
104	1322 ORCHARD LN	BRITO ROSA
105	1313 COUNTRY LN	DURAN-MELGAREJO ANGEL
106	1321 SOLANA DR	PEREZ VILLATORO VICENTE
107	1210 COUNTRY LN	ROLDAN DE LA ROSA CARLOS
108	13631 GROVETREE LN	GONZALEZ MARIA DE LOS A
109	1316 COUNTRY LN	YES HOMESALES EXP LLC DBA ROLLING HILLS
110	13613 GROVETREE LN	ENRIQUE MONTIEL DE LA PAZ & CENTENO RICO MARIA
111	1202 ORCHARD LN	LUIS MARTINEZ JOSE L
112	1305 ORCHARD LN	GUEVARA JESUS
113	1309 ORCHARD LN	URIBE VALLADARES URIBE
114	13621 GROVETREE LN	DIMMITT JASON & JOSEPH
115	1305 SOLANA DR	SOLIS DANIEL PEREZ DURANJACY
116	1318 SOLANA DR	RICKS SHAMSI N
117	1210 LEAFWOOD DR	TORRES CASTELLANOS ALEX A
118	1308 LEAFWOOD DR	SALAZAR, URIEL OVIEDO &
119	1304 LEAFWOOD DR	CANO CESAR SANTOS

06/15/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1302 LEAFWOOD DR	MARTINEZ OSCAR
121	1217 LEAFWOOD DR	ESTRADA REYES E SILVA
122	13712 SANDOS DR	LIMAS GARAY BARBARO
123	13716 SANDOS DR	CHICAS SANTIAGO
124	13724 SANDOS DR	RODRIGUEZ NORMA LOPEZ
125	1324 COUNTRY LN	GURRUSQUIETA ELVIA LIDIA
126	1306 COUNTRY LN	SOLIS OFIR
127	1212 COUNTRY LN	STEELE JOYE
128	13625 GROVETREE LN	SALAZAR VICTORIANO
129	13619 GROVETREE LN	ORTA CRUZ JOSE LUIS
130	13617 GROVETREE LN	GARCIA SANDOVAL EVER ANTONIO AND JOSUE NOEL
131	1211 EAGLE ROCK DR	SIGMAN CHRISTOPHER
132	1305 EAGLE ROCK DR	RUIZ JOSE
133	1309 EAGLE ROCK DR	LOPEZ ISIDRO
134	1311 EAGLE ROCK DR	LLAMAS YOLANDA
135	1308 EAGLE ROCK DR	PABLO ARTURO
136	1306 EAGLE ROCK DR	MARTINEZ HERMENEGILDO
137	1204 EAGLE ROCK DR	HERNANDEZ CARLOS
138	1303 SOLANA DR	FLORES CELSO SALAZAR
139	1312 SOLANA DR	SLOAN RHONDA
140	1304 SOLANA DR	ALVAREZ, SONIA LETICIA
141	1210 SOLANA DR	MEDINA-DIAZ MARIA
142	1203 ORCHARD LN	PENA MARCO ANTONIO CORDERO
143	1205 ORCHARD LN	CORTEZ JUAN
144	1304 ORCHARD LN	MELGAR BALMORIS
145	1210 ORCHARD LN	NIETO JONATHAN
146	1209 COUNTRY LN	HERNANDEZ ARMANDO
147	1311 COUNTRY LN	VIELMAS JOSE
148	1317 COUNTRY LN	GALARZA JUAN
149	1313 SOLANA DR	MULLINS MELVIN R EST OF
150	1310 LEAFWOOD DR	MALDONADO, ILSE ALEEN

06/15/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1306 SOLANA DR	CARDENAS ANGEL A
152	1314 SOLANA DR	CASTILLO PASCUAL
153	1206 EAGLE ROCK DR	CRUZ SANDRA ELIZABETH FIGUEROA
154	1303 COUNTRY LN	FLORES AMEZQUITA MIGUEL A
155	1301 LEAFWOOD DR	RODRIGUEZ CASIANO OVIDIO IVAN
156	1307 ORCHARD LN	GARCIA MARTINEZ MELCHOR
157	1303 EAGLE ROCK DR	CONTRERAS CARMEN
158	1305 LEAFWOOD DR	DELEON MARIA
159	1310 ORCHARD LN	REYNA JOSE NINO AND GLORIA RODRIGUEZ
160	13614 SEACREST LN	ZUNIGA ANA K LABRA
161	1301 ORCHARD LN	RAMOS ROSA CRISTIAN BRYAN
162	13610 SEACREST LN	WASHINGTON MARGIE
163	1308 COUNTRY LN	LOPEZ RICARDO MARTINEZ
164	1317 ORCHARD LN	GONZALEZ DANIEL GARCIA
165	1304 COUNTRY LN	SANDOVAL OSORIA AGUSTIN
166	1319 COUNTRY LN	GARAY JOSE
167	1300 LEAFWOOD DR	MOTEN TASHA &
168	1203 SOLANA DR	CRUZ ELIZABETH DE LA
169	1312 EAGLE ROCK DR	SLATTON CYNTHIA AND DAVID
170	13702 SANDOS DR	RODRIGUEZ GUSTAVO
171	1317 SOLANA DR	BARHAM JACOB W AND ALISA M
172	1213 LEAFWOOD DR	MORALES OLGA HERRERA
173	1315 COUNTRY LN	ESPINOSA RODRIGUEZ LILIAN E
174	1314 COUNTRY LN	PITO DE REYES BEATRIZ & ZAVALA GONZALEZ GABRIEL
175	1322 COUNTRY LN	HERRERA JULIO
176	1207 SOLANA DR	HERNANDEZ MARCO
177	1313 ORCHARD LN	RASCON FERMIN RODELAS
178	1204 ORCHARD LN	SORIA-HERNANDEZ NORMA
179	1206 SOLANA DR	FERMIN DANIEL G.
180	1201 ORCHARD LN	JUAREZ ALFARO ALBERTO
181	13600 SEACREST LN	FUNES MARIA A

MZ-25-000020

06/15/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1342 S BELTLINE RD	RUIZ JUAN F
183	1257 S BELTLINE RD	GARZA ARMANDO & CHRISTIE
184	1249 S BELTLINE RD	FUENTES LOUIS A & ANN H
185	13100 SULLIVAN RD	VILLEGAS PEDRO
186	1028 EDD RD	HOME LANDS LLC
187	1343 S BELTLINE RD	ONTIVEROS FRANCISCO J
188	13101 SULLIVAN RD	VILLEGAS PEDRO C &
189	1404 BELTLINE RD	MARTINEZ MIGUEL &