

FILE NUMBER: Z-25-000238 **DATE FILED:** February 13, 2026

LOCATION: North line of Great Trinity Forest Way between Hillburn Drive and North Murdeaux Lane

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 3.06 acres **CENSUS TRACT:** 48113009304

OWNER: Great Trinity Forest, LLC / Alex Daredia

APPLICANT: DDC, Inc., S.I. Abed

REQUEST: An application for MU-1 Mixed Use District on property zoned MF-2(A) Multifamily District

SUMMARY: The purpose of the request is to allow the development of a general merchandise or food store greater than 3,500 square feet, a dry cleaning or laundry store, a motor vehicle fueling station, and restaurant without drive-in or drive through service.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The site is currently undeveloped and is zoned MF-2(A) Multifamily District.
- The applicant is proposing to develop the site with a general merchandise or food store greater than 3,500 square feet, a dry cleaning or laundry store, a motor vehicle fueling station, and a restaurant without drive-in or drive-through service.
- The applicant initially requested an RR Regional Retail District; however, staff and the applicant agreed an MU-1 District was less intense than the proposed RR District while still allowing the development of the proposed use.
- The MU-1 District would serve as a more appropriate buffer between the residential uses to the north and west and the more intense uses to the east and south along Great Trinity Forest Way.

Zoning History:

There has been one zoning case in the area in the last five years.

1. Z234-189: On June 11, 2025, City Council approved an application for a Specific Use Permit to allow alcohol sales in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay for a two year-period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on the Northeast corner of Hillburn Drive and South Great Trinity Forest Way.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Great Trinity Forest	Principal Arterial	107 ft.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

Transit Access:

The following transit services are located within 1/2 mile of the site:
DART Routes 38, Green Line

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

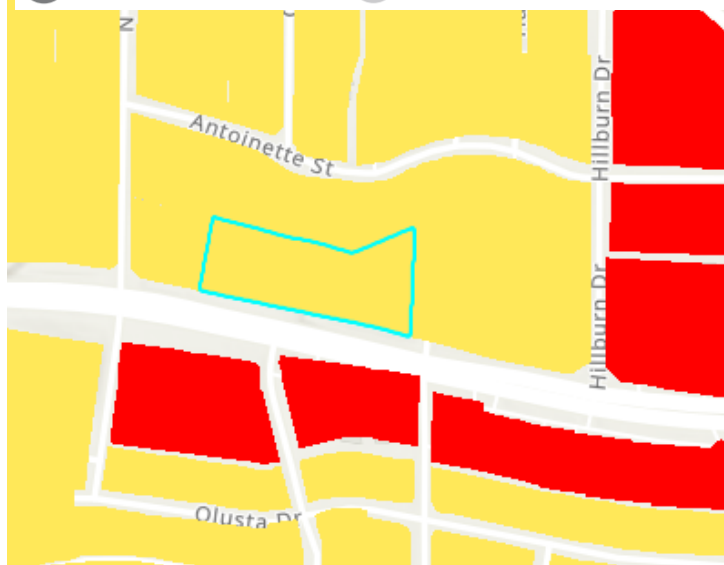
Placetypes:

Community Residential

PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.

- | | |
|---|---|
|  REGIONAL OPEN SPACE |  NEIGHBORHOOD MIXED-USE |
|  SMALL TOWN RESIDENTIAL |  COMMUNITY MIXED-USE |
|  COMMUNITY RESIDENTIAL |  REGIONAL MIXED-USE |
|  CITY RESIDENTIAL |  CITY CENTER |
|  FLEX COMMERCIAL |  LOGISTICS/INDUSTRIAL PARK |
|  INDUSTRIAL HUB |  INSTITUTIONAL CAMPUS |
|  AIRPORT |  UTILITY |



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

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.

Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes,

can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Local commercial and office uses, as well as neighborhood-scaled apartments, may be found generally along main streets and at intersections offering convenient access to goods and services promoting a greater mix of uses, and supporting active, walkable environments. The applicant’s request is consistent with the characteristics of the Community Residential placetype.

Land Use:

	Zoning	Land Use
Site	MF-2(A) District	Undeveloped
North	MF-2(A) District and R-7.5(A) District	Multifamily and single family
East	RR District with a D-1 Overlay	Undeveloped, Gen merchandise or food store > 3500 sq. ft.
South	CR District with a D-1 Overlay	Car wash, restaurant without drive in service, medical clinic or ambulatory surgical center, gen merchandise or food store < 3500 sq. ft., church, office building
West	MF-2(A) District	Multifamily, single family

Land Use Compatibility:

The area of request is currently undeveloped and is zoned MF-2(A) District. The properties adjacent to the north and west are developed with single family and multifamily. The property to the east is undeveloped.

The applicant is proposing to develop the site with a general merchandise or food store greater than 3,500 square feet, a dry cleaning or laundry store, a motor vehicle fueling station, and restaurant without drive-in or drive through service. The uses are not permitted under the MF-2(A) District; therefore, the applicant is requesting an MU-1 Mixed Use District.

The MU-1 District would serve as an appropriate buffer between the residential uses to the north and west and the more intense uses of RR to the east and CR to the south along Great Trinity Forest Way. MU-1 district would aid in diversifying land use in the area without adding commercial intensity. Although mixed use is a supporting use in Community Residential, the scale of character of Great Trinity Forest lends itself to a less-residential designation.

Development Standards:

The following is a comparison chart of the development standards for the current MF-2(A) District and the proposed MU-1 District.

District	Setback		Min. Lot Area/Density	Height	Lot Cov.	Primary Uses
	Front	Side/Rear				
Existing: MF-2(A)	15 ft.	0 ft. sf Duplex: 5 ft. Side 10 ft. Rear Other: 10 ft. Side 15 ft. Rear		36 ft.*	60% Res. 50% Nonres	Residential
Proposed.: MU-1	15 ft. 20 ft. UF	20 ft. adj. to res. Other: No Min.	Base (No MUP): 15 dwelling units/ net acre 0.4 FAR Retail & Personal Service 0.8 FAR Lodging, Office, & Residential 0.8 FAR Overall	Base (No MUP): 80' MUP with Mix (No Retail): 90' 7 stories MUP (w/ Retail): 120' 9 stories ¹	80%	Office, retail & personal service, lodging, residential

*If 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 when developing a project with a significant multifamily portion would be applicable.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the current MF-2(A) District and the proposed MU-1 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
★	Consult the use regulations in Section 51A-4.200

Use	Existing	Proposed
	MF-2(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		•
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		

	Existing	Proposed
Use	MF-2(A)	MU-1
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	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	•
Cemetery or mausoleum	S	S
Child-care facility	S	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	R	R
Convent or monastery	•	•
Foster home	•	•
Halfway house		
Hospital	S	S
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school		S
Public school other than an open-enrollment charter school		R
Public or private school	S	
LODGING USES		
Extended stay hotel or motel		S

	Existing	Proposed
Use	MF-2(A)	MU-1
Hotel or motel		R,S, ★
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Attached non-premise sign.		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	R	.
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	★	★
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily	.	.
Residential hotel	.	.
Retirement housing	.	.
Single family	.	.

	Existing	Proposed
Use	MF-2(A)	MU-1
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		•
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		•

	Existing	Proposed
Use	MF-2(A)	MU-1
Outside sales		
Paraphernalia shop		S
Pawn shop		
Personal service use		•
Personal service use up to 1,000 sq. ft. in floor area		
Restaurant without drive-in or drive-through service		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	•

	Existing	Proposed
Use	MF-2(A)	MU-1
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		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		

Landscaping:

Landscaping and tree preservation must be provided in accordance with the landscaping requirements of Article

X, as amended.

Parking:

Off-street parking must be provided in accordance to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for a general merchandise or food store greater than 3,500 square feet use is none, for a dry cleaning or laundry store use is none, and for a motor vehicle fueling station use is none. The off-street parking requirement for a restaurant without drive-in or drive through service is one space per 200 square feet of floor area, none required for the floor area used for the manufacture of alcoholic beverages as an accessory use to the restaurant without drive-in or drive- through service use, and no parking is required for the first 2,500 square feet of floor area. If these uses are located within the portion of the area within ½ mile of rail transit, they would have reduced requirements.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

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 within an “I” MVA area.

List of Partners/Principles/Officers:

7601 GREAT TRINITY FOREST WAY- DALLAS, TX 75217

- Property Owner: **GREAT TRINITY FOREST LLC**
- Principals/officers: **Shazeb Daredia and Barkat Daredia**, Position: **Owners**
- Corporate address:
6600 Old Gate Rd
Plano, TX 75024

List of Partners/Principles/Officers:

7601 GREAT TRINITY FOREST WAY- DALLAS, TX 75217

- Property Owner: **GREAT TRINITY FOREST LLC**
- List of Partners: **Shazeb Daredia and Alex Daredia**, Position: **Co-Owners**
- Corporate address:
6600 Old Gate Rd
Plano, TX 75024



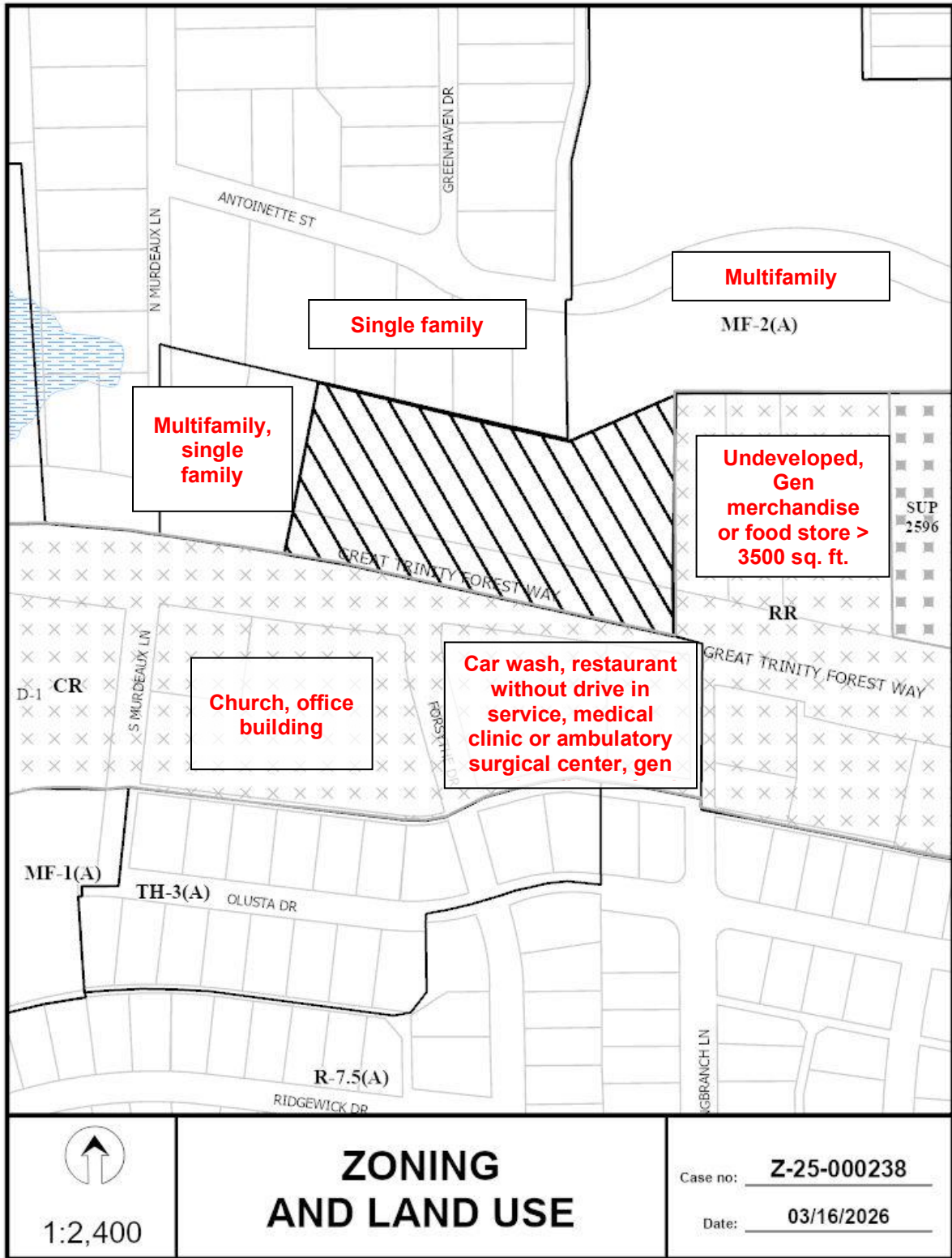


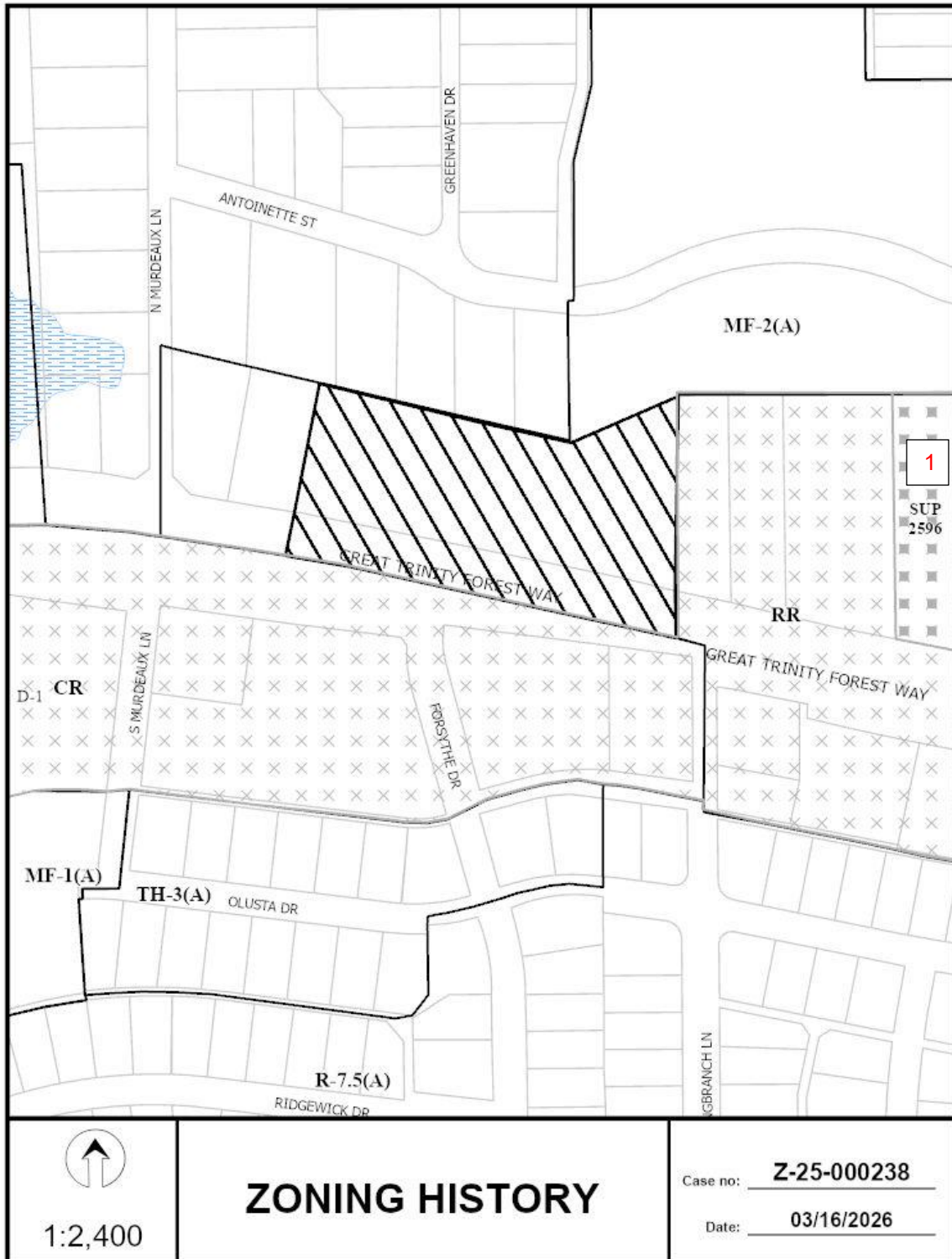
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AERIAL MAP

Case no: Z-25-000238

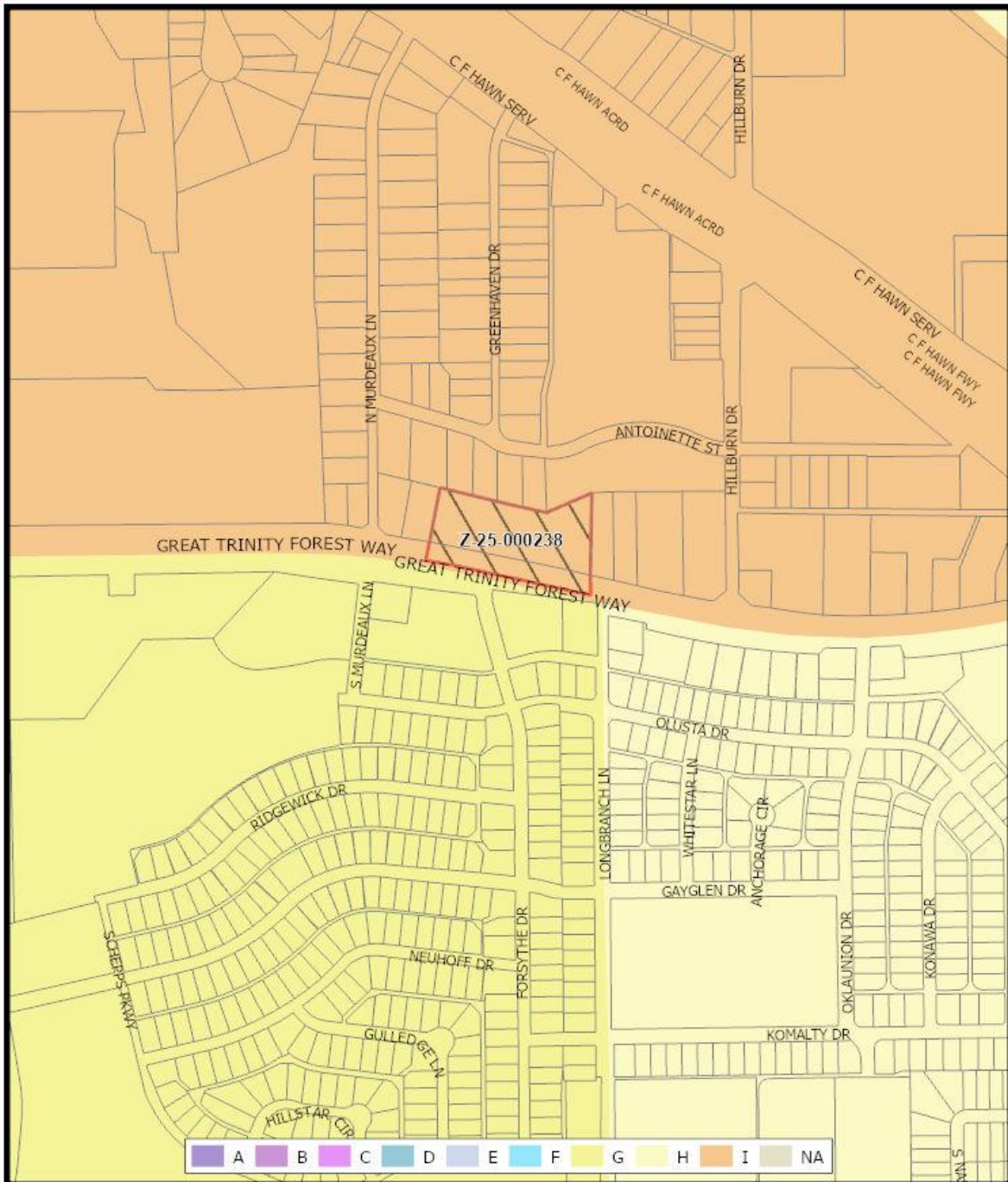
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ZONING HISTORY

Case no: Z-25-000238
Date: 03/16/2026



 1:6,000	<h2>Market Value Analysis</h2>	Case no: <u>Z-25-000238</u> Date: <u>3/16/2026</u>
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03/16/2026

Notification List of Property Owners***Z-25-000238******26 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7601 GREAT TRINITY FOREST WAY	GREAT TRINITY FOREST LLC
2	7506 GREAT TRINITY FOREST WAY	CRAWFORD SELVIN
3	7605 OLUSTA DR	Taxpayer at
4	7611 OLUSTA DR	SAF PROPERTIES LLC
5	7602 GREAT TRINITY FOREST WAY	S GREAT TRINITY FOREST WAY LLC
6	7710 GREAT TRINITY FOREST WAY	RAKAN B1 LLC
7	7627 OLUSTA DR	Taxpayer at
8	7631 OLUSTA DR	LICEA MARTIN &
9	7651 C F HAWN FWY	TEXAS ESSENTIAL HOUSING PUBLIC
10	7651 C F HAWN FWY	TEXAS ESSENTIAL HOUSING PUBLIC
11	206 GREENHAVEN DR	RODRIGUEZ SERGIO A
12	207 GREENHAVEN DR	SCOTT JACOLBY
13	7519 ANTOINETTE ST	SCOTT JAMES E EST OF
14	126 N MURDEAUX LN	DOZIER RUBY RUTH REED
15	7518 ANTOINETTE ST	ELIAS ELDA JESUS &
16	7522 ANTOINETTE ST	GALDEAN EMMANUEL
17	7528 ANTOINETTE ST	FRAGOSO ERIKA
18	7612 ANTOINETTE ST	MCPHAIL TERRY LEE
19	1 GREAT TRINITY FOREST WAY	ANDOR PROPERTIES LLC &
20	119 N MURDEAUX LN	WALLACE MITCH
21	7515 GREAT TRINITY FOREST WAY	MILLER BILL & JERRY
22	7505 GREAT TRINITY FOREST WAY	MILLER BILL & JERRY
23	7400 GREAT TRINITY FOREST WAY	SHA ROCK CLIFF LLC
24	7550 GREAT TRINITY FOREST WAY	IGLESIA AVIVAMIENTO CRISTIANO
25	7606 ANTOINETTE ST	SMALL ROCK LLC
26	7767 GREAT TRINITY FOREST WAY	MITTAL & SONS LLC