

FILE NUMBER: Z-26-000082 **DATE FILED:** May 1, 2026
LOCATION: South corner of Ravenview Road and S. Beltline Road.
COUNCIL DISTRICT: 8
SIZE OF REQUEST: 15.509 acres **CENSUS TRACT:** 481130171012

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 A(A) Agricultural District and for A(A) Agricultural District on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is to allow retail uses along Beltline Road.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The request site is undeveloped and is adjacent to (A)Agricultural and CR Community Retail Districts.
- On Wednesday, February 11, 2015, the City Council approved the current area zoned CR Community Retail District, which was previously zoned as A(A) Agricultural District.
- The applicant wishes to redevelop the property for retail use. The applicant proposes changing the zoning of the front portion of the property, currently designated as A(A) Agricultural District and located along Belt Line Road, to CR Community Retail District. In exchange, the applicant proposes to rezone the rear portion of the property, which is currently zoned CR Community Retail, to A(A) Agricultural District.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Beltline Road	Principal Arterial	107'
Ravenview Road	Principal Arterial	107'
Fish Road /Edd Road	Residential Collector	40' /proposed 60'

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 reviewing engineering plans at permitting to ensure compliance with city standards.

STAFF ANALYSIS:

Transit Access:

The area of request is not within a 1/2 mile of any transit services.

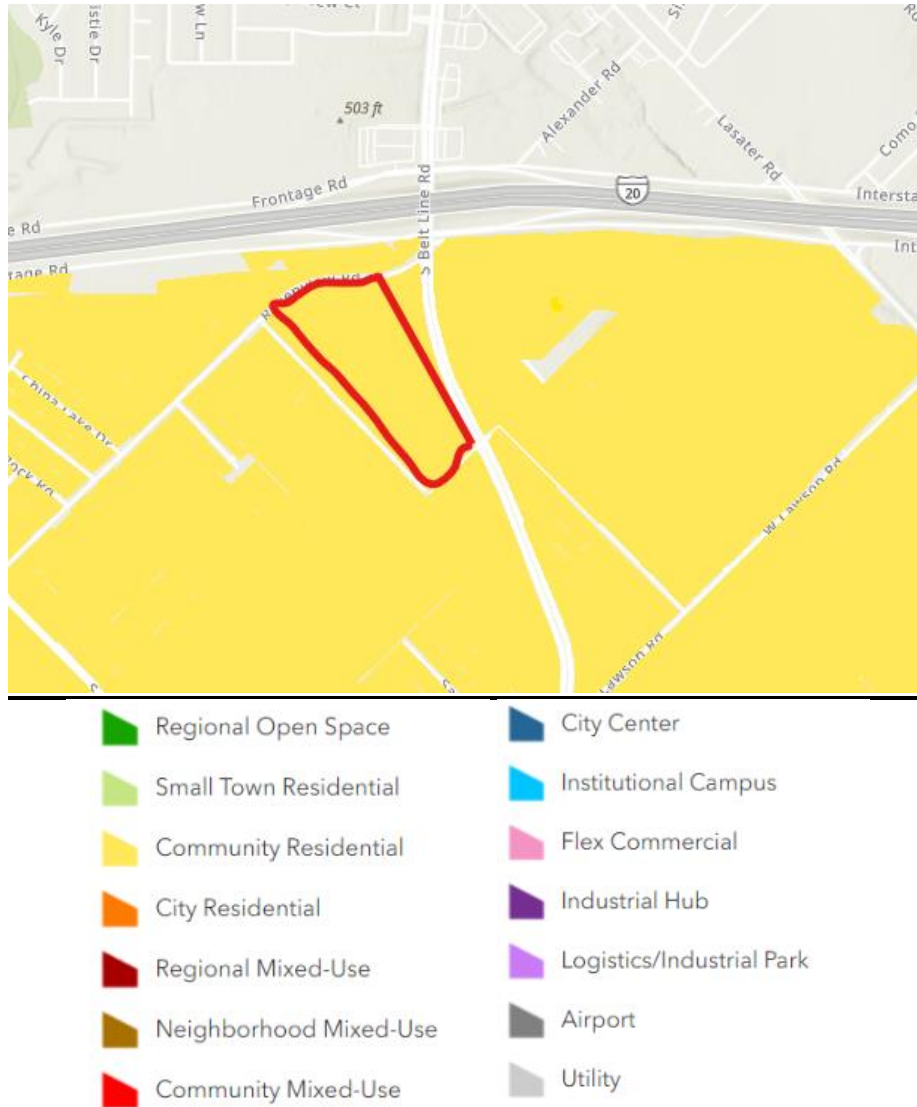
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries, nor does it restrict the City's authority to regulate land use.

The proposed CR Community Retail zoning change is **consistent** with ForwardDallas 2.0 **Community Residential** Placetype. CR 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. Retail is a secondary use within the placetype, but concentrating the CR District along the major corridor of Belt Line would be consistent with the placetype.

Placetype Summary

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 use, as well as neighborhood-scale 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 served by two principal arterials and a proposed residential collector, making it an ideal location for a CR Community Retail District and meeting the intent of ForwardDallas 2.0's future land use.

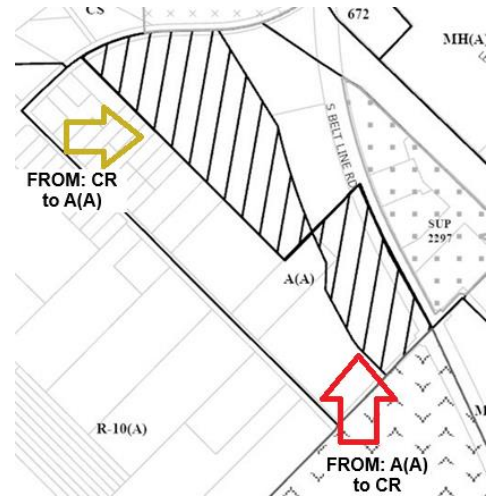


Land Use:

	Zoning	Land Use
Site	CR Community Retail District & A(A) Agricultural District	Undeveloped
North	CS Commercial Service	Undeveloped
East	A(A) Agricultural District & MF-1(A) Multifamily	Undeveloped
South	CR Community Retail District	Undeveloped
West	A(A) Agricultural District	Residential Structures

Land Use Compatibility:

The site is a 15.509-acre site consisting of A(A) Agricultural and CR Community Retail zoning Districts and is currently undeveloped. The applicant proposes changing the zoning of the front portion of the property, currently designated as A(A) Agricultural District and located along Belt Line Road, to CR Community Retail District. In exchange, the applicant proposes to rezone the rear portion of the property, currently zoned CR Community Retail District, to the A(A) (Agricultural) District.



The land surrounding the request site consists of CS Commercial Service and A(A) Agricultural districts, which are currently undeveloped; CR Community Retail and MF-1 Multifamily districts to the east; CR Community Retail to the south; and A(A) Agricultural district to the east.

When considering the suitability of a CR Community Retail District within an existing neighborhood, staff considers the context of the request and the surrounding uses and zoning. In this case, the site is undeveloped and bordered by compatible and similar businesses. Furthermore, the proposed switch will bring the CR Community Retail District to the front of S Belt Line Road and the A(A) Agricultural District, creating a buffer zone between the existing residential structures and the proposed retail, thereby increasing compatibility with existing uses and the future land use plan.

Furthermore, the site is within a transportation node capable of supporting CR Community Retail District uses as the property fronts principal arterials and residential collector roads. The purpose of the CR district is to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. Chapter 51A has requirements such as buffer yards and screening of mechanical equipment and parking to mitigate potential negative impacts. More intensive uses require residential-adjacency reviews and a Special Use Permit, which may impose additional requirements to ensure compatibility.

The retail development proposal would benefit both the immediate neighborhood and nearby communities in southern Dallas, given the lack of retail availability on aerial imagery and the site visit. Furthermore, the current CR Community Retail District is bigger in area than the total CR in the proposed rezoning. Therefore, the staff recommends approval of the request.

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	A(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)		

	Existing	Proposed
Use	A(A)	CR
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining	S	
Municipal waste incinerator		
Organic compost recycling facility	S	
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	S	
Convent or monastery	•	•
Foster home	S	
Halfway house		
Hospital	S	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	R	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

	Existing	Proposed
Use	A(A)	CR
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		
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	S	
Auto service center		•
Business school		•
Car wash		D
Commercial amusement (inside)		S
Commercial amusement (outside)	S	S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
Convenience store with drive-through		S
Drive-in theater	S	
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		•

	Existing	Proposed
Use	A(A)	CR
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
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	S	
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	S	.
Electrical generating plant		
Electrical substation	S	.

	Existing	Proposed
Use	A(A)	CR
Local utilities	★	S
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	S
Refuse transfer station	S	
Sanitary landfill	S	
Sewage treatment plant	S	
Tower/antenna for cellular communication	★	•
Utility or government installation other than listed	S	S
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds	S	
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	S	
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
A(A) Agricultural	50'	20'/50'	1 Dwelling Unit/3 Acres	24*	10%		Agricultural & single family
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

*SB 840 developments permitted up to 45'

Landscaping:

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

Parking:

Per the Dallas Development Code, uses allowed in the CR Community Retail District and A(A) Agricultural District would be subject to the updated parking requirements, depending on the proposed use.

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

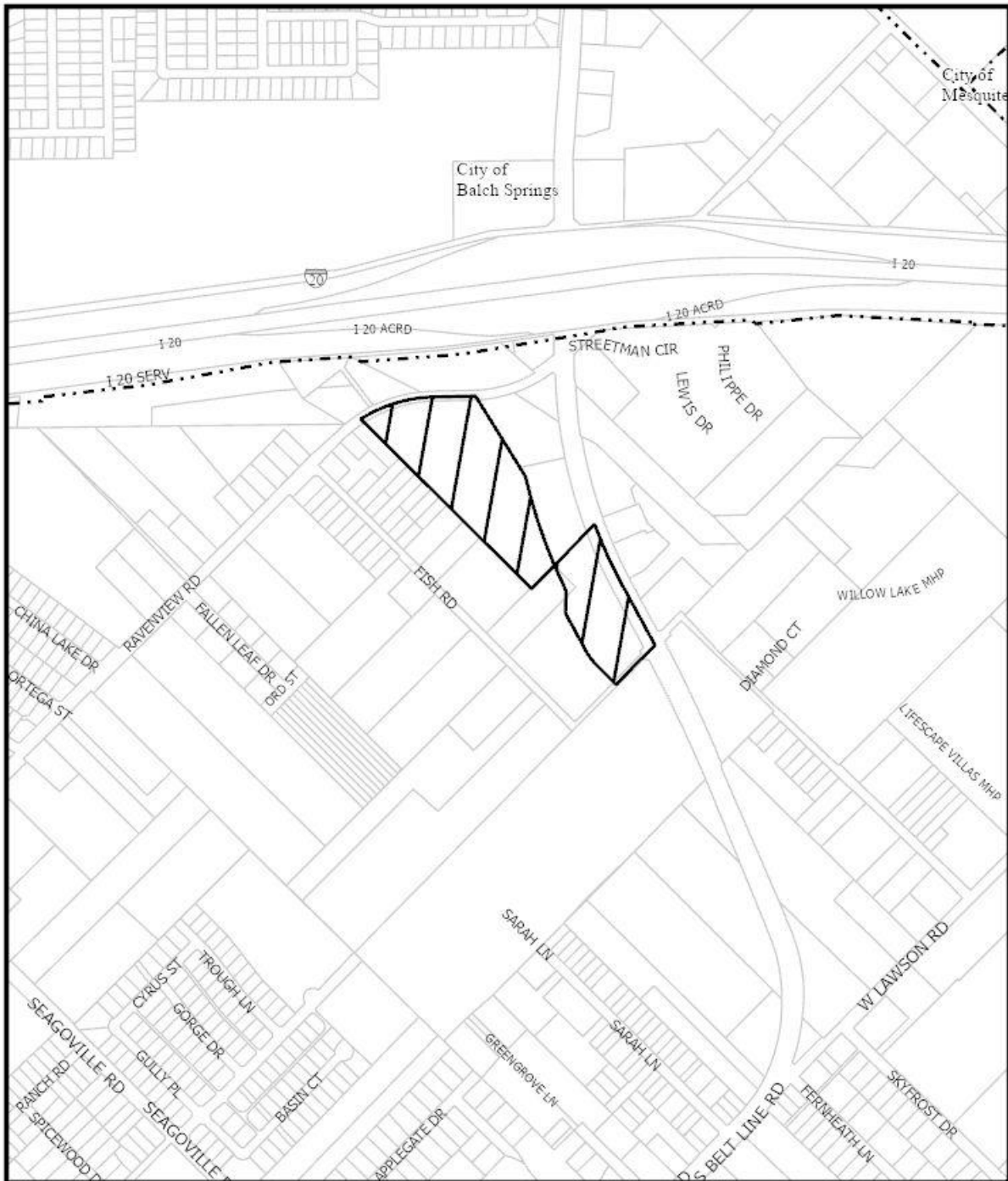
Market Value Analysis:


[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 "H" MVA area, as are the surrounding properties.

List of Officers


13334 Ravenview LLC

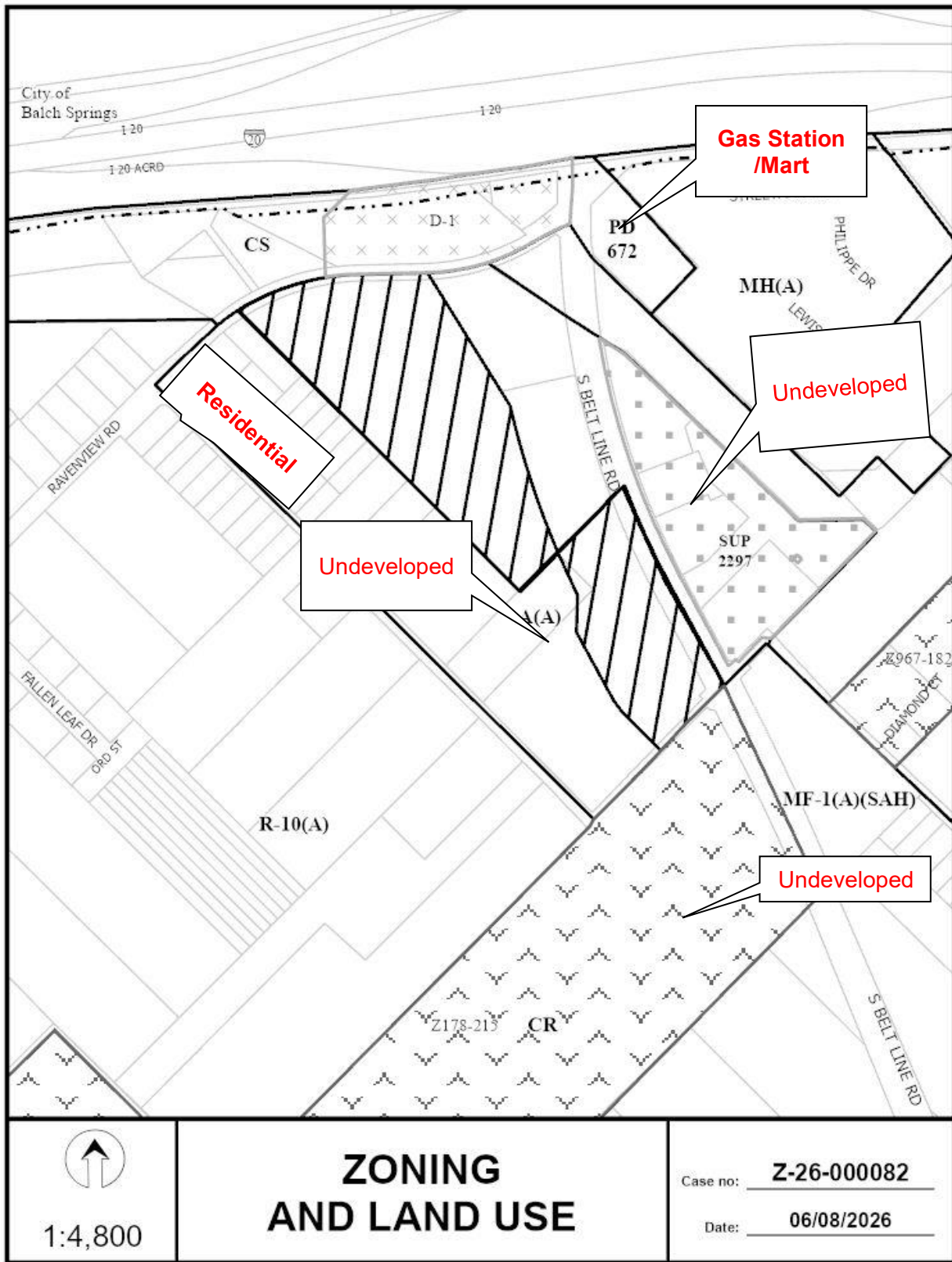
Shazeb Daredia and Alex Daredia, Co-Owners

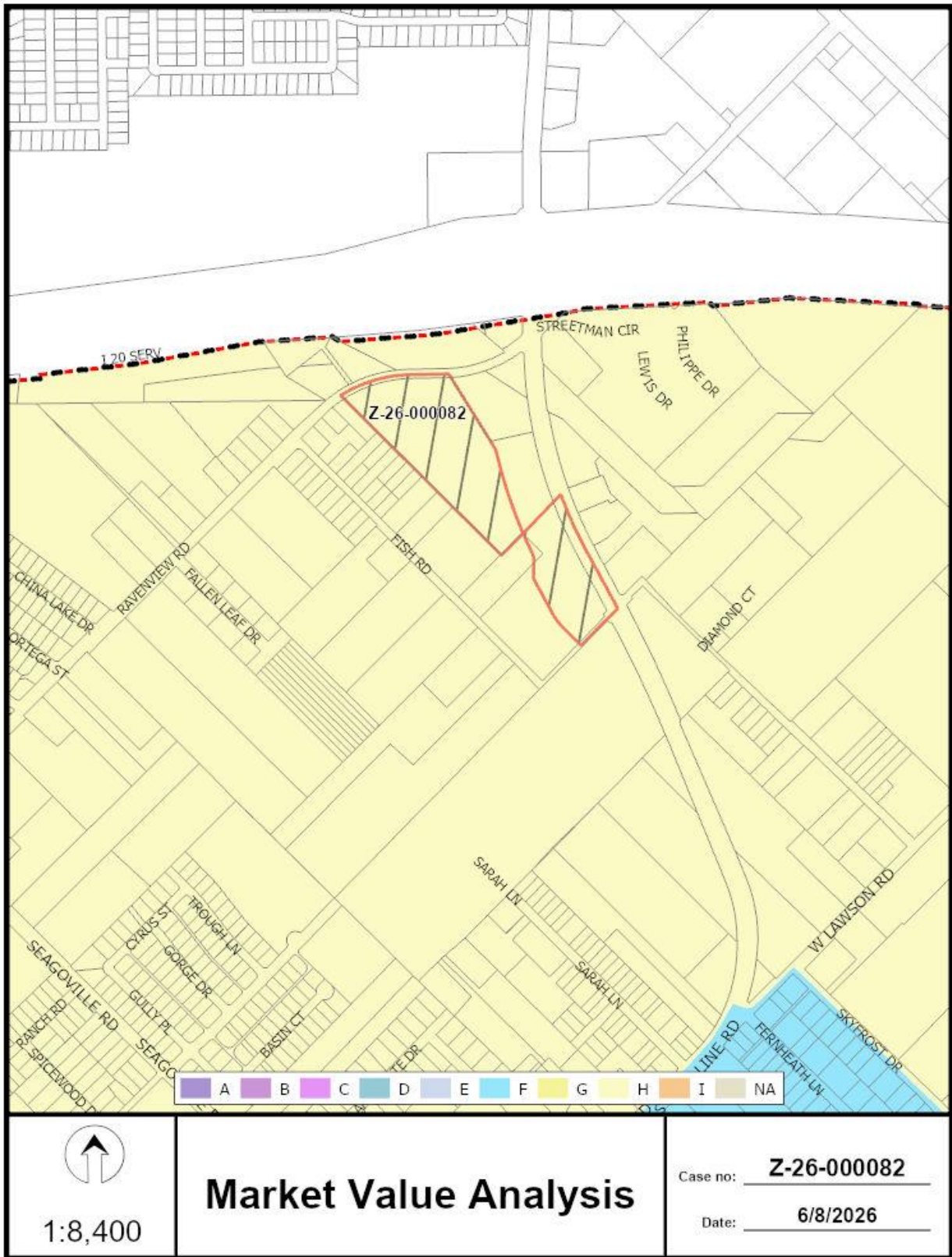


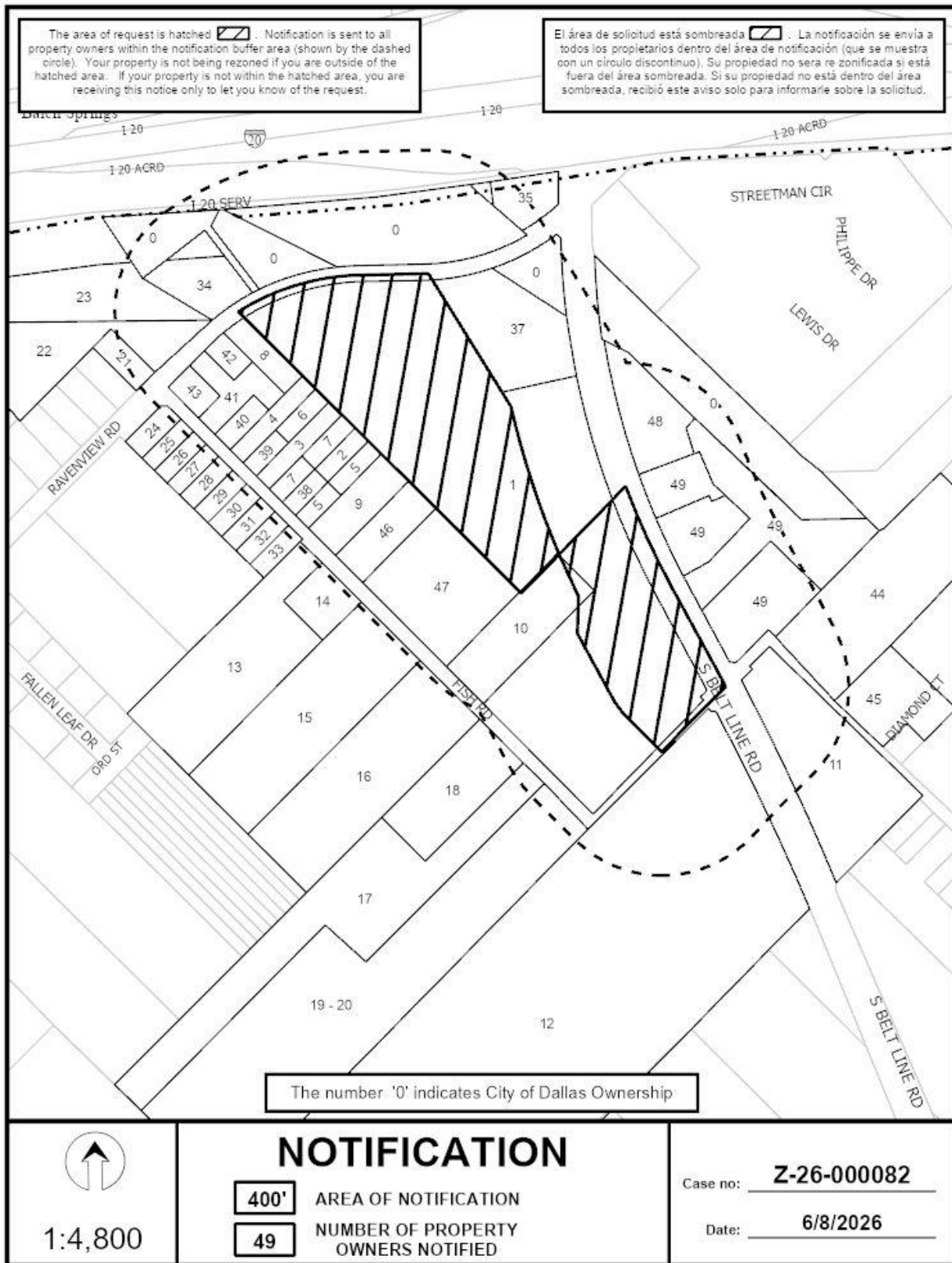
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 1:4,800	<h1>AERIAL MAP</h1>	Case no: <u>Z-26-000082</u> Date: <u>06/08/2026</u>
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06/08/2026

Notification List of Property Owners***Z-26-000082******49 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13334 RAVENVIEW RD	13334 RAVENVIEW LLC
2	12527 FISH RD	HERNANDEZ SANTIAGO &
3	12519 FISH RD	LOPEZ JUAN CARLOS &
4	12511 FISH RD	IXTILCO NEFTALI LOPEZ &
5	1 FISH RD	CARREON JUAN MARTIN &
6	1 FISH RD	HERRERA IGNACIO
7	12523 FISH RD	MOYA PETE &
8	13316 RAVENVIEW RD	LONGORIA ANDRES &
9	78 FISH RD	DORANTES JOSE ADAN GOMEZ &
10	12741 FISH RD	Taxpayer at
11	13038 FISH RD	SRS ENTERPRISE LLC
12	13064 FISH RD	ELISA SALEH
13	12450 FISH RD	JUAREZ ARMANDO
14	12636 FISH RD	VARGAS PABLO JUAREZ
15	12710 FISH RD	MERRIMAN LEONARD C
16	12740 FISH RD	ROJAS CAROLINA
17	12826 FISH RD	SCHNEIDMILLER DENNIS
18	12746 FISH RD	TORRES GILBERTO &
19	12856 FISH RD	PEREZ ARNULFO
20	12856 FISH RD	PEREZ ARNULFO
21	13231 RAVENVIEW RD	HENRY IDA
22	13300 RAVENVIEW RD	HOLY GEORGE E
23	13333 RAVENVIEW RD	HOLY MARJORIE HILL LIFE ESTATE
24	12302 FISH RD	VARGAS PRISCILLA A IBARRA &
25	12308 FISH RD	GARCIA SALVADOR GALLARDO &
26	12312 FISH RD	HERNANDEZ BENJAMIN &

06/08/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12316 FISH RD	GONZALEZ ANA MEDINA
28	12320 FISH RD	Taxpayer at
29	12324 FISH RD	GAMINO ANGEL
30	12402 FISH RD	Taxpayer at
31	12408 FISH RD	DIAZ MARIA I
32	12412 FISH RD	LOPEZ JULIO C &
33	12416 FISH RD	RESICAP TEXAS OWNER LLC
34	13333 RAVENVIEW RD	RUIZ JOSE LUIS CASTILLO
35	101 S BELTLINE RD	TORRES GILBERTO
36	14100 IH 20	DAVID RIOS III
37	13336 RAVENVIEW RD	HOWDYS GROUP INC
38	12527 FISH RD	HERNANDEZ SANTIAGO &
39	12515 FISH RD	HERRERA JUANA
40	12455 FISH RD	GARCIA SONIA BELINDA
41	12351 FISH RD	GONZALEZ GLORIA
42	13312 RAVENVIEW RD	PELAYO SILVERIO &
43	13302 RAVENVIEW RD	GARCIA STEVAN NICHOLAS
44	13011 FISH RD	MARY K PILGREEN REV TR
45	13035 FISH RD	WILSON HUBERTA T
46	12619 FISH RD	DALLAS HOUSING ACQUISITION & DEV CORP
47	12711 FISH RD	GONZALEZ LINDA
48	220 S BELTLINE RD	NS RETAIL HOLDINGS LLC
49	266 S BELTLINE RD	ASPEN SQUARE HOMES LLC