**HONORABLE MAYOR & CITY COUNCIL** **WEDNESDAY, SEPTEMBER 23, 2026**
**ACM: Robin Bentley**

**FILE NUMBER:** Z-26-000084 **DATE FILED:** April 2, 2026

**LOCATION:** West line of Bonnie View Road, south of Telephone Road, AKA 9300 Bonnie View Road

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** 2.86 acres **CENSUS TRACT:** 481130167031

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**APPLICANT:** Let's Build it LLC/Huma Al Baroodi

**OWNER:** Asmr Kontab & Saadya Jawad Kenihr

**REQUEST:** An application for a new Specific Use Permit for commercial motor vehicle parking on property zoned LI Light Industrial District.

**SUMMARY:** The purpose of the request is to allow commercial motor vehicle parking.

**STAFF RECOMMENDATION:** **Approval** for a ten-year period with eligibility for automatic renewals for an additional ten-year periods, subject to a site plan and staff's recommended conditions.

**CPC RECOMMENDATION:** **Approval** for a five-year period, subject to a site plan and conditions.

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**BACKGROUND INFORMATION:**

- On Wednesday, March 8, 2023, the City Council approved a request for an LI Light Industrial District for this site, which was previously zoned as an A(A) Agricultural District.

- The purpose of the request is to add a specific use permit to the property to permit commercial motor vehicle parking. This use is permitted by right in the LI Light Industrial District but requires a SUP within 500 feet of a residential district. This requirement is triggered not by existing homes, but by nearby A(A) Agricultural zoning, which is undeveloped.

- On July 23, 2026, the City Plan Commission moved to hold the case under advisement until August 6. On August 6, 2026, the City Plan Commission moved to hold the case under advisement until August 20.

**Zoning History:**

There have been four zoning cases in the area of notification in the last five years.

1. **Z234-287:** On March 8, 2023, the City Council approved an application for an LI Light Industrial District on property zoned an A(A) Agricultural District, on the west line of Bonnie View Road, south of Telephone Road. [Subject site]

2. **Z201-345:** On January 12, 2022, the City Council approved an application for (1) a CS Commercial Services District with deed restrictions volunteered by the applicant, and (2) a Specific Use Permit [SUP No. 2439] for commercial motor vehicle parking on property zoned an A(A) Agricultural District on the south line of Telephone Road west of Bonnie View Road.

3. **Z201-107:** On April 14, 2021, the City Council approved a request for an LI Light Industrial District on property zoned an A(A) Agricultural District on the north line of Telephone Road west of Bonnie View Road.

4. **Z245-163:** On August 13, 2025, the City Council approved a request for an application for a CS Commercial Service District, on property zoned an A(A) Agricultural District on the west side of Bonnie View Road, southeast of Telephone Road.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---|---|---|
| Bonnie View Road | Principal Arterial | 80’ S-4-D’ |

## 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. 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 ½ mile of the site:

DART Bus Routes:

None

## STAFF ANALYSIS:

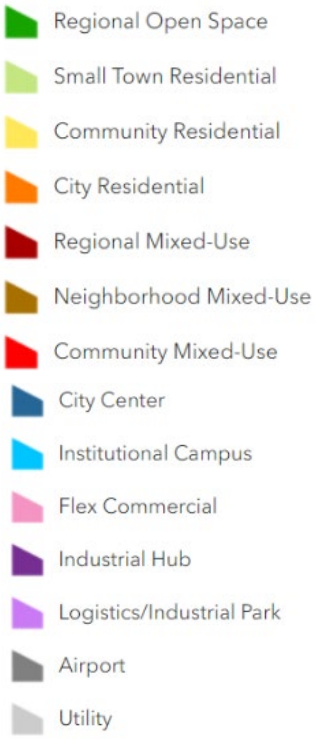
## Comprehensive Plan:

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 zoning change is generally **consistent** with Forward Dallas 2.0. Specific Use Permit for a Commercial Motor Vehicle Parking identified as a primary use within the **Logistics/Industrial Park placetype**. In Forward Dallas 2.0, Commercial Motor Vehicle Parking is a permitted use within this placetype. This proposed use is classified as a commercial or light industrial use in this land-use matrix and is compatible with all uses within this future land-use type. The site is adjacent to the PD 761 Subdistrict LI Light Industrial to the East, LI Light Industrial District to the north and South, and A(A) Agricultural uses to the West. All these properties, including the Agricultural zoning district, are currently being used for logistics. Logistics/Industrial Park placetypes are designed for warehousing, manufacturing, and distribution operations and are compatible with the surrounding development pattern and Bonnie View Road, a designated primary arterial road. Therefore, the proposed rezoning aligns with the vision and recommendations of Forward Dallas 2.0.

Placetype Summary

Logistics/Industrial Park placetype are designed for warehousing, manufacturing, and distribution operations. Strategically located near major infrastructure such as highways and rail lines, these areas drive economic growth by supporting the efficient movement of goods and creating employment opportunities. These uses are indicative of agricultural, commercial, and light industrial uses. As a high-level citywide policy document, ForwardDallas 2.0 includes recommendations at the scale of this request, including those regarding Commercial Motor Vehicle Parking within the land use. Note that a Specific Use Permit is required because our Agricultural use is classified as a residential district, which triggers this SUP requirement.




**Land Use:**

| | Zoning | Land Use |
|---|---|---|
| **Site** | LI Light Industrial District | Undeveloped |
| **North** | LI Light Industrial District | Undeveloped |
| **South** | CS Commercial Service District | Undeveloped |
| **East** | PD 761, the Dallas Logistics Port Special Purpose District | Logistics |
| **West** | A(A) Agricultural District | Logistics |

**Land Use Compatibility:**
The area of request is currently zoned as LI Light Industrial District, and the property is undeveloped. Commercial motor vehicle parking use is permitted by right in this district except by SUP only if located within 500 feet of a residential district, measured in a straight line, without regard to intervening structures or objects, from the nearest boundary of the lot where this use is conducted to the nearest boundary of the zoning district at issue. The property immediately to the east is zoned A(A) Agricultural District. Therefore, the SUP request is triggered because the code classifies the adjacent area as an Agricultural District, which is designated for residential use. The proposed SUP for commercial motor vehicle parking use is consistent and compatible with the surrounding land uses and ForwardDallas 2.0, as previously identified.

The SUP for commercial motor vehicle parking use is compatible not only because it is allowed by right under the current LI Light Industrial District zoning, but also because the surrounding uses are not residential but rather truck parking. The site is adjacent to the PD 761 Subdistrict LI Light Industrial to the East, LI Light Industrial District to the north and South, and A(A) Agricultural uses to the West. All these properties, including the Agricultural zoning district, are currently being used for logistics. Therefore, the site location for the proposed SUP is highly compatible and generally lies within the logistics future designation, and the current land uses are compatible with the broader surrounding development pattern. Staff recommends autorenewal for the SUP within 10 years as an opportunity to address the buildout of the site or change in land use and land compatibility, which includes the site plan review and public notification associated with the autorenewal process described in 51A-4.219. Furthermore, staff finds compliance with the general provision for a Specific Use Permit be followed as described below.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan to promote the health, safety, morals, and general welfare of the city.

Staff supports the proposed use because it is compatible with the surrounding area and is not foreseen to be detrimental to adjacent properties. Staff recommends approval of the applicant's request for a ten-year period, with eligibility for automatic renewal for an additional ten-year periods, subject to a site plan and conditions.

**Landscaping:**

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

**Parking:**

Pursuant to the Dallas Development Code, no off-street parking is required for commercial motor vehicle parking use.

**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 “H” MVA area and all surrounding properties.

**CPC Action**
**August 20, 2026**

**Motion:** It was moved to recommend **approval** of a new Specific Use Permit for commercial motor vehicle parking for a five-year period, subject to a site plan and conditions, with the following changes: **(1)** add a condition requiring a minimum eight-foot-tall perimeter screening fence in the locations shown on the attached site plan; **(2)** the Specific Use Permit is subject to a revised site plan showing the locations of the required perimeter screening fence, on property zoned LI, Light Industrial District, on the west line of Bonnie View Road, south of Telephone Road, AKA 9300 Bonnie View Road.

Maker: Franklin
Second: Herbert
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Gilbert-Smith, Serrato, Carpenter, Franklin, Koonce, Housewright, Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 0

**Notices:** Area: 300 Mailed: 8
**Replies:** For: 0 Against: 0

**Speakers**: For: Azhdar Jaff, 9300 Bonnie View Rd., Dallas, TX, 75241
Against: None

## List of Officers

**Owners**

Asmr Kontab
Saadya Jawad Kenihr

## Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit commercial motor vehicle parking.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires five-years after the date of this ordinance.

**Staff Recommendation:**

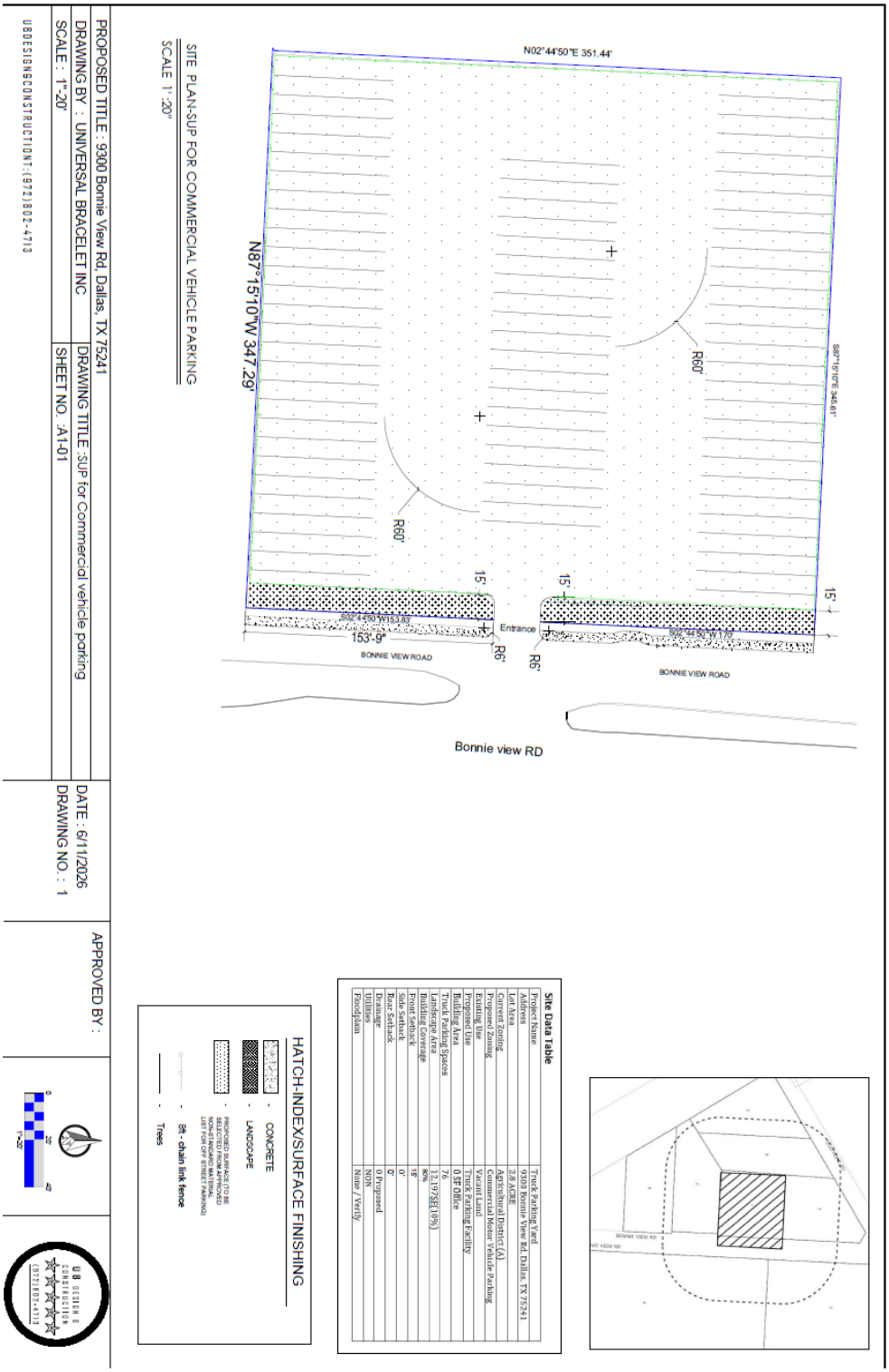
3. TIME LIMIT: This specific use permit is approved for a ten-year period and is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that an application for automatic renewal must be filed after the 18th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.

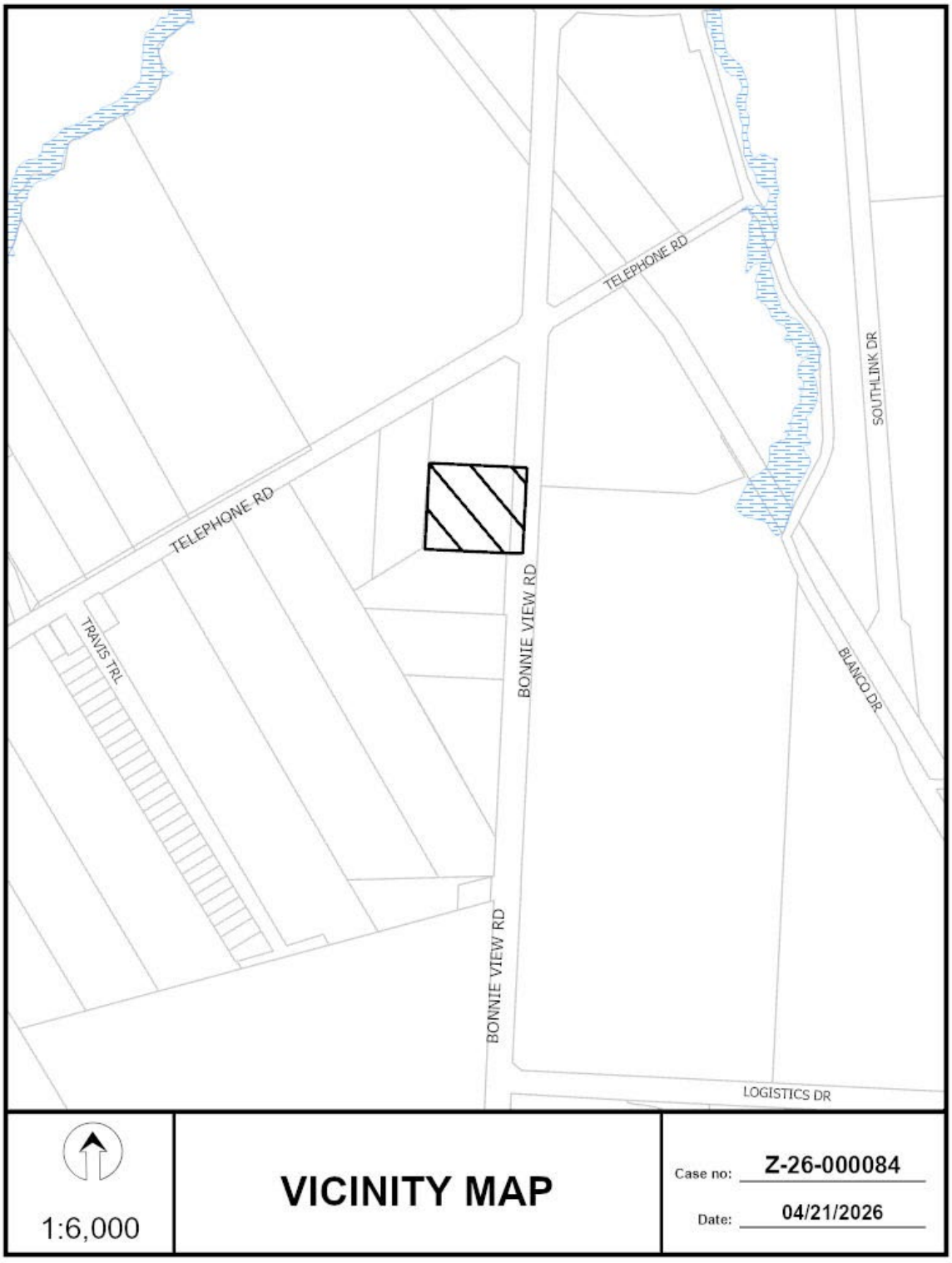
4. FENCING: a minimum eight-foot-tall perimeter screening fence in the locations shown on the site plan.

5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

# PROPOSED SITE PLAN



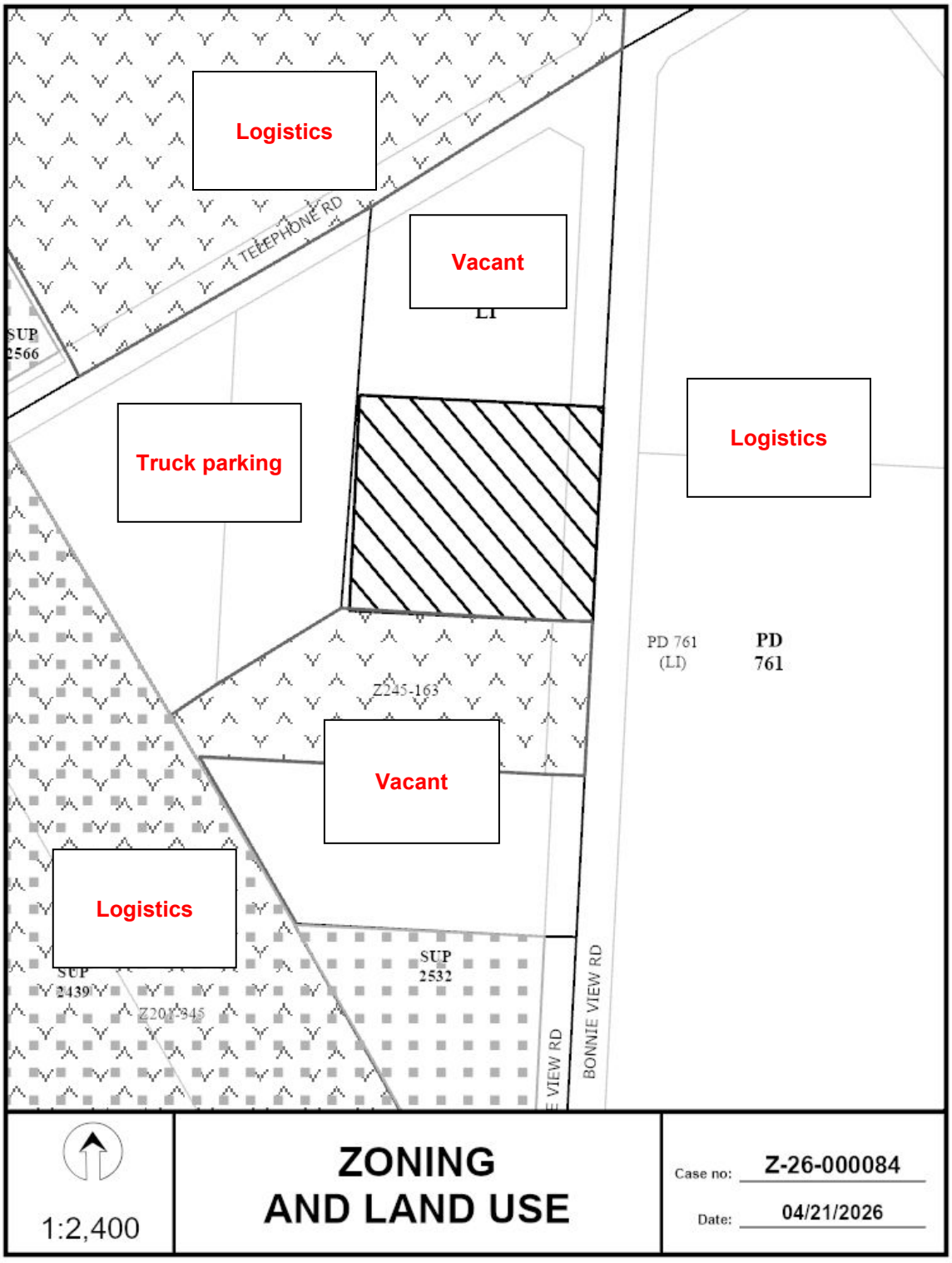

TELEPHONE RD
TELEPHONE RD
BONNIE VIEW RD
BONNIE VIEW RD
SOUTHLINK DR
BLANCO DR
TRAVIS TRL
LOGISTICS DR
1:6,000
VICINITY MAP
Case no: Z-26-000084
Date: 04/21/2026

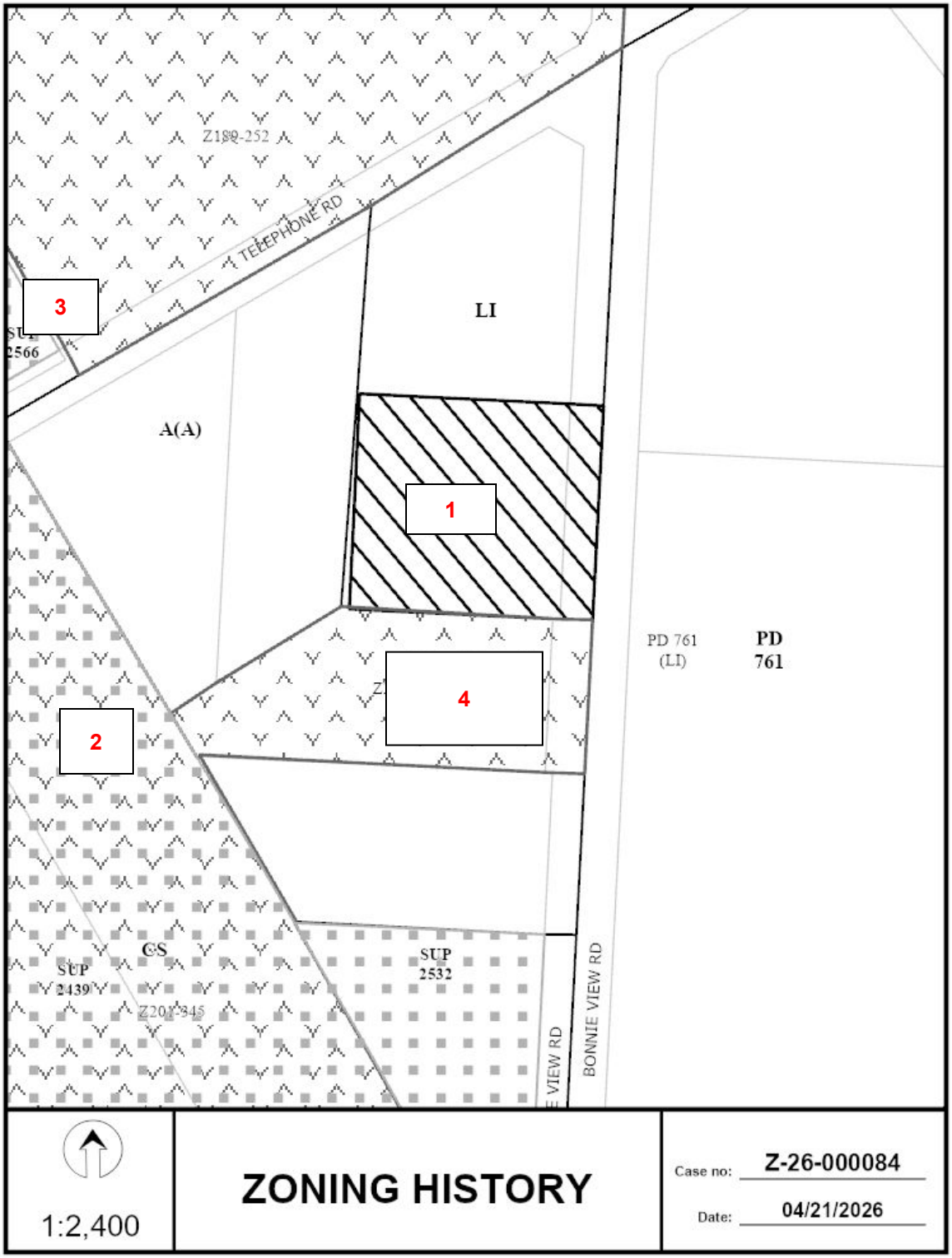
1:2,400

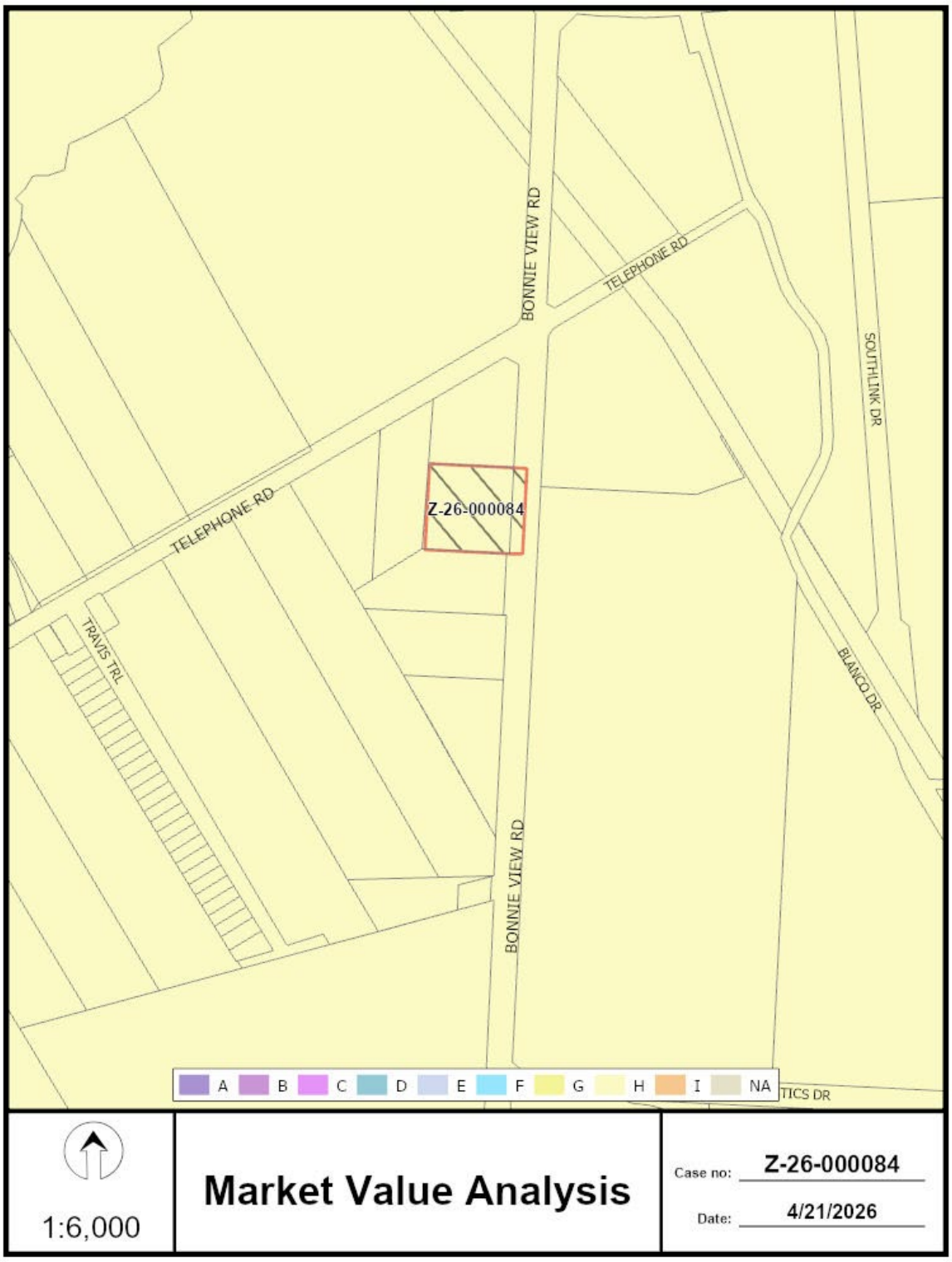
# AERIAL MAP

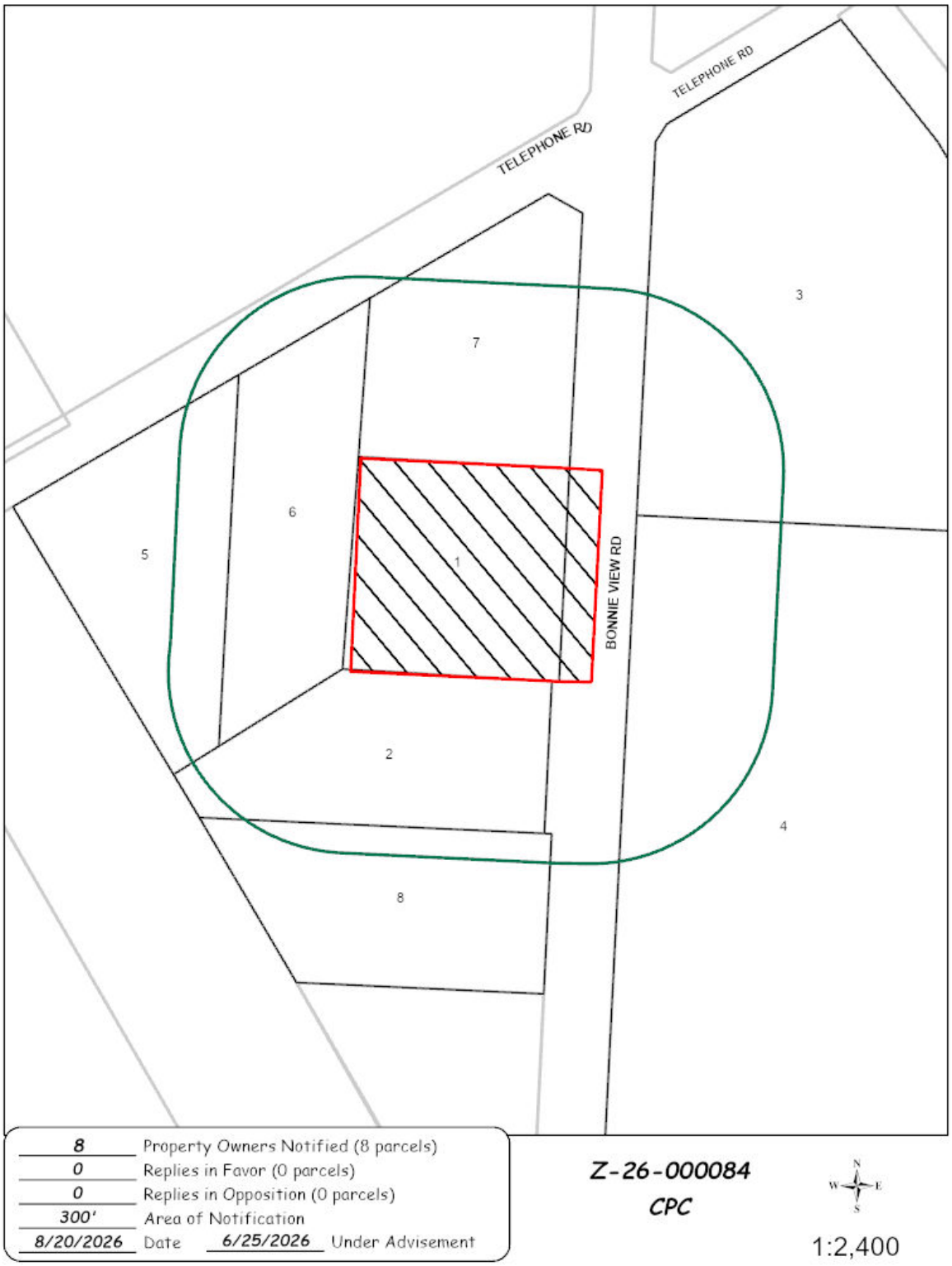
Case no: Z-26-000084

Date: 04/21/2026


Logistics
Vacant
Truck parking
Logistics
Vacant
Logistics
TEEPHONE RD
SUP 2566
LI
PD 761 (LI)
PD 761
Z245-163
SUP 2532
SUP 2439
Z201-345
BONNIE VIEW RD
1:2,400
ZONING AND LAND USE
Case no: Z-26-000084
Date: 04/21/2026


Z189-252
TELEPHONE RD
3
SUP
2566
LI
A(A)
1
PD 761
(LI)
PD
761
4
2
GS
SUP
2439
Z201-345
SUP
2532
VIEW RD
BONNIE VIEW RD
1:2,400
ZONING HISTORY
Case no: Z-26-000084
Date: 04/21/2026


BONNIE VIEW RD
TELEPHONE RD
SOUTHLINK DR
Z-26-000084
TELEPHONE RD
TRAVIS TRL
BLANCO DR
BONNIE VIEW RD
A B C D E F G H I NA
TICS DR
1:6,000
Market Value Analysis
Case no: Z-26-000084
Date: 4/21/2026


TELEPHONE RD
TELEPHONE RD
BONNIE VIEW RD
1
2
3
4
5
6
7
8
8 Property Owners Notified (8 parcels)
0 Replies in Favor (0 parcels)
0 Replies in Opposition (0 parcels)
300' Area of Notification
8/20/2026 Date 6/25/2026 Under Advisement
Z-26-000084
CPC
N
W
E
S
1:2,400

*08/19/2026*

# *Reply List of Property Owners*

## *Z-26-000084*

***8 Property Owners Notified*** ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

| *Reply* | *Label #* | *Address* | | *Owner* |
|---|---|---|---|---|
| | 1 | 9300 | BONNIE VIEW RD | KONTAB ASMR & |
| | 2 | 9306 | BONNIE VIEW RD | BARAJAS FAMILY INVESTMENTS LLC |
| | 3 | 9300 | BONNIE VIEW RD | 9300 BONNIE VIEW ROAD LLC |
| | 4 | 9890 | BONNIE VIEW RD | 9890 BONNIE VIEW ROAD LLC |
| | 5 | 4200 | TELEPHONE RD | CRUZ NOE |
| | 6 | 4130 | TELEPHONE RD | BENSON FREDDIE LEE & |
| | 7 | 4200 | TELEPHONE RD | GARCIA JAIME |
| | 8 | 9300 | BONNIE VIEW RD | LEIJA JAVIER & |