



ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

December 9, 2025

**City of Dallas City Council**

129 E. Memorial Drive

Dallas, GA 30132

**RE: West Ave – Rezoning to R-2**

Dear Council,

I represent JCH Construction in their request to rezone approximately 6.351 acres located off West Avenue to R-2 zoning to allow the development of 21 residential lots.

**A. Existing Land Use and Zoning of Nearby Property**

The subject property is surrounded primarily by established residential uses and zoning classifications that include single-family residential development. The surrounding land uses are consistent with low-density residential character and development patterns already present in the area.

**B. Suitability of the Proposed Use**

The proposed R-2 zoning will permit a residential use that is compatible with and suitable for the existing and anticipated development of adjacent and nearby properties. The development will consist of single-family homes that are consistent in scale, use, and character with surrounding residential neighborhoods.

**C. Impact on Adjacent and Nearby Properties**

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The development will be designed and constructed in compliance with the City of Dallas Unified Development Code, including applicable setbacks, lot sizes, and building standards, ensuring compatibility with neighboring properties.

**D. Impact on Public Infrastructure and Services**

The proposed residential development will not create an excessive or burdensome demand on existing streets, transportation facilities, utilities, or schools. Public infrastructure is available to serve the proposed use, and the anticipated traffic and utility demands are consistent with typical low-density residential development.



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**E. Support by Changing Conditions**

The requested rezoning is supported by the continued growth of residential development in the area and reflects current market conditions and housing needs. The proposed use represents an appropriate transition and utilization of the property consistent with surrounding development patterns.

**F. Consistency with the Comprehensive Plan**

The proposed rezoning to R-2 is in conformity with the policies and intent of the City's Comprehensive Plan, which encourages orderly growth and compatible residential development. The request supports responsible land use planning and aligns with the long-term vision for residential development within the area.

The proposed development will include minimum building sizes of 1,500 square feet and will comply with Chapter IX, Section 9.01 of the City's Unified Development Code. There are no variance requests associated with this application. Construction is anticipated to begin in summer 2026, with home construction starting in early 2027.

We thank you for your consideration of this application and look forward to our hearing process.

Respectfully submitted,

**ELITE ENGINEERING, LLC**

Jonathan Jones, P.E.  
President