

**FILE NUMBER:** Z-26-000058

**DATE FILED:** March 26, 2026

**LOCATION:** Southwest and northeast line of Kirby St., between Capitol Ave. and Belmont Ave.

**COUNCIL DISTRICT:** 2

**SIZE OF REQUEST:** 14,574 sq.ft

**CENSUS TRACT:** 481130008001

**APPLICANT/ OWNER:** Paul Sizeland

**REQUEST:** An application for MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow the development of a duplex on one lot and development of multifamily on the other lot.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The subject property consists of two lots: one developed with a one-story single-family residence with an accessory dwelling unit above a detached garage (8,683 sq. ft., southern lot), erected in 1929 per DCAD records, and one vacant lot (5,891 sq. ft., northern lot).
- The applicant proposes a duplex development with two residential dwelling units on the northern lot, with future plans for multifamily development on the southern lot.
- To facilitate this development, MF-2(A) Multifamily District zoning is requested.

**Zoning History:**

There has been one zoning case in the area within the past five years:

1. **Z-26-000014:** A request is under consideration for a zoning change from an R-7.5(A) Single Family District to a MF-2(A) Multifamily District on property located on the northwest line of Capitol Avenue, northeast of Carroll Avenue.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Kirby Street	Local	-

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

**Transit Access:**

The following transit services are located within ½ mile of the site:

**DART Bus Routes:**

23, 205

**STAFF ANALYSIS:**

**Comprehensive Plan:**

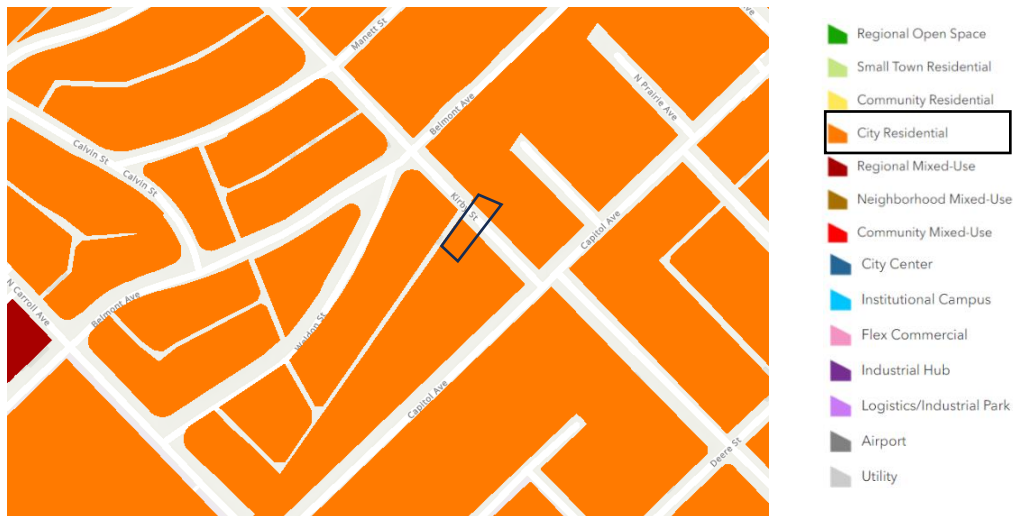
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is designated within the **City Residential (CU)** placetype:

City Residential areas are intended to accommodate a wide variety of housing types and densities, primarily consisting of multifamily residential development such as mid- and high-rise apartments, as well as townhomes and duplex housing. These areas often occur near major corridors, transit routes, and employment centers, providing convenient access to services, jobs, and regional destinations. In more urban contexts, development is typically organized in compact blocks with strong connectivity and access to transit, while in more suburban contexts multifamily developments may be arranged as lower-rise complexes with surface parking and internal circulation. City Residential areas may also include limited mixed-use development that provides neighborhood-serving retail or commercial amenities, supporting walkability and access to daily services while maintaining a predominantly residential character.

The proposal is generally consistent with ForwardDallas 2.0 policies that encourage housing diversity, increased residential capacity near activity centers, and redevelopment of aging properties.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



**Land Use**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) Single family district	Single family
<b>Northeast</b>	R-7.5(A) Single family district	Single family
<b>Southeast</b>	R-7.5(A) Single family district	Single family, Duplex
<b>Northwest</b>	MF-2(A) Multifamily district	Single family, Multiplex
<b>Southwest</b>	MF-2(A) Multifamily district, R-7.5(A) Single family district	Single family, Multiplex

**Land Use Compatibility:**

The area of request is currently zoned R-7.5(A) Single Family District and consists of two lots: one developed with a one-story single-family residence with an accessory dwelling unit above a detached garage, and one vacant lot.

Surrounding properties are predominantly residential in character. To the north, east and northeast, properties are developed with single-family uses within R-7.5(A) Single Family District zoning. To the southeast, properties include a mix of single-family and duplex development. To the northwest and southwest, properties include a mix of single-family and multiplex uses within MF-2(A) Multifamily District and R-7.5(A) Single Family District zoning.

The applicant proposes to develop a duplex on the northern lot, with future plans for multifamily development on the southern lot. The request introduces a transition from single-family zoning to a multifamily district; however, the surrounding area already exhibits a mix of housing types, including duplex and multifamily development in proximity to the site.

In addition, the site is located within an established urban neighborhood with access to nearby streets, utilities, and community services that support residential development. The incremental increase in density is not expected to overburden existing infrastructure and is consistent with the area’s evolving residential pattern.

Staff finds that the request is compatible with the surrounding land use pattern, as it reflects a gradual transition in density while remaining supported by the existing neighborhood context and available services.

**Development Standards**

The following is a comparison chart of the development standards for the current R-7.5(A) Single family district and the proposed MF-2(A) Multifamily District.

DISTRICT	SETBACKS		Density & FAR	Height	Lot Cvrgr.	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	5' For single family structures	1 DU/ 7,500 sq. ft.	30'	45% for res	Single Family
Proposed: MF-2(A)	15'	0 ft. SF  Duplex: 5 ft. Side 10 ft Rear  Other: 10 ft. Side 15 ft. Rear	minimum lot area: 1,000 per SF 3,000 per duplex  MF: 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36', 45' w SB 840	Res: 60% site Nonres: 50%	Multifamily, duplex, single family

**Land Use Comparison**

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

**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
L	Use permitted by right as a limited use only.
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
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		
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		
<b>INDUSTRIAL USES</b>		
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	★	★
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility	S	S
Cemetery or mausoleum	S	S

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school		
Public school other than an open-enrollment charter school		
Public or private school	S	S
<b>LODGING USES</b>		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
<b>MISCELLANEOUS USES</b>		
Attached non-premise sign.		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
<b>RECREATION USES</b>		
Country club with private membership	S	R
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
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	•	•
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Alcoholic beverage establishments.		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
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		
Home improvement center, lumber, brick or building materials sales yard		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
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		
Outside sales		
Paraphernalia shop		
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		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	
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
<b>UTILITY AND PUBLIC SERVICE USES</b>		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	S,R,★	S,R,★
Police or fire station	S	S
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		
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
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		
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		

**Parking:**

Any proposed use would require parking in accordance with Chapter 51A, as updated May 14, 2025. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#)

**Landscaping:**

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

**Market Value Analysis:**

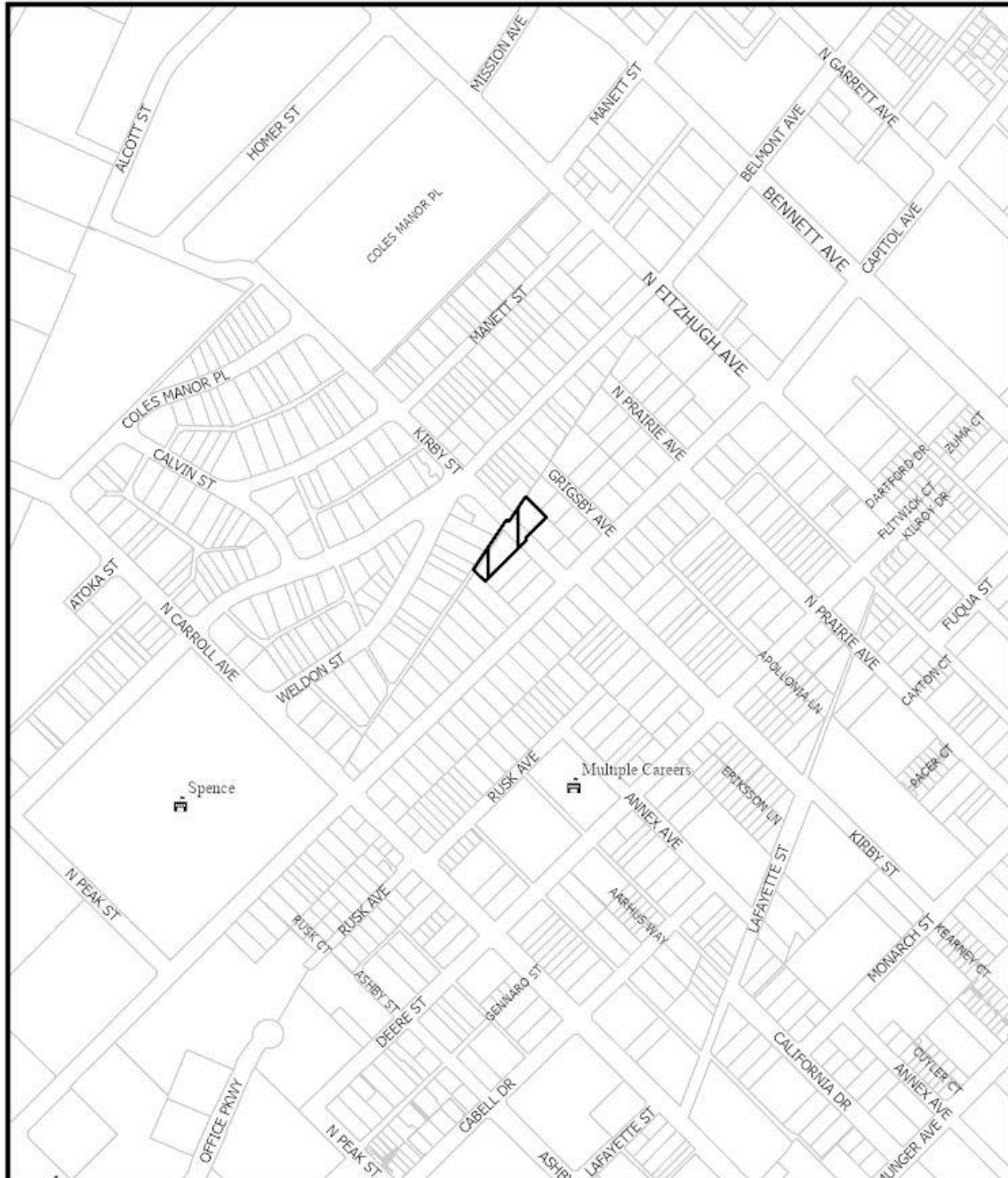
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 “C” MVA area.

Z-26-000058

## List of Officers

### Property Owners:

Paul Sizeland  
Allyson Sizeland



1:4,800

### VICINITY MAP

Case no: **Z-26-000058**

Date: **04/08/2026**

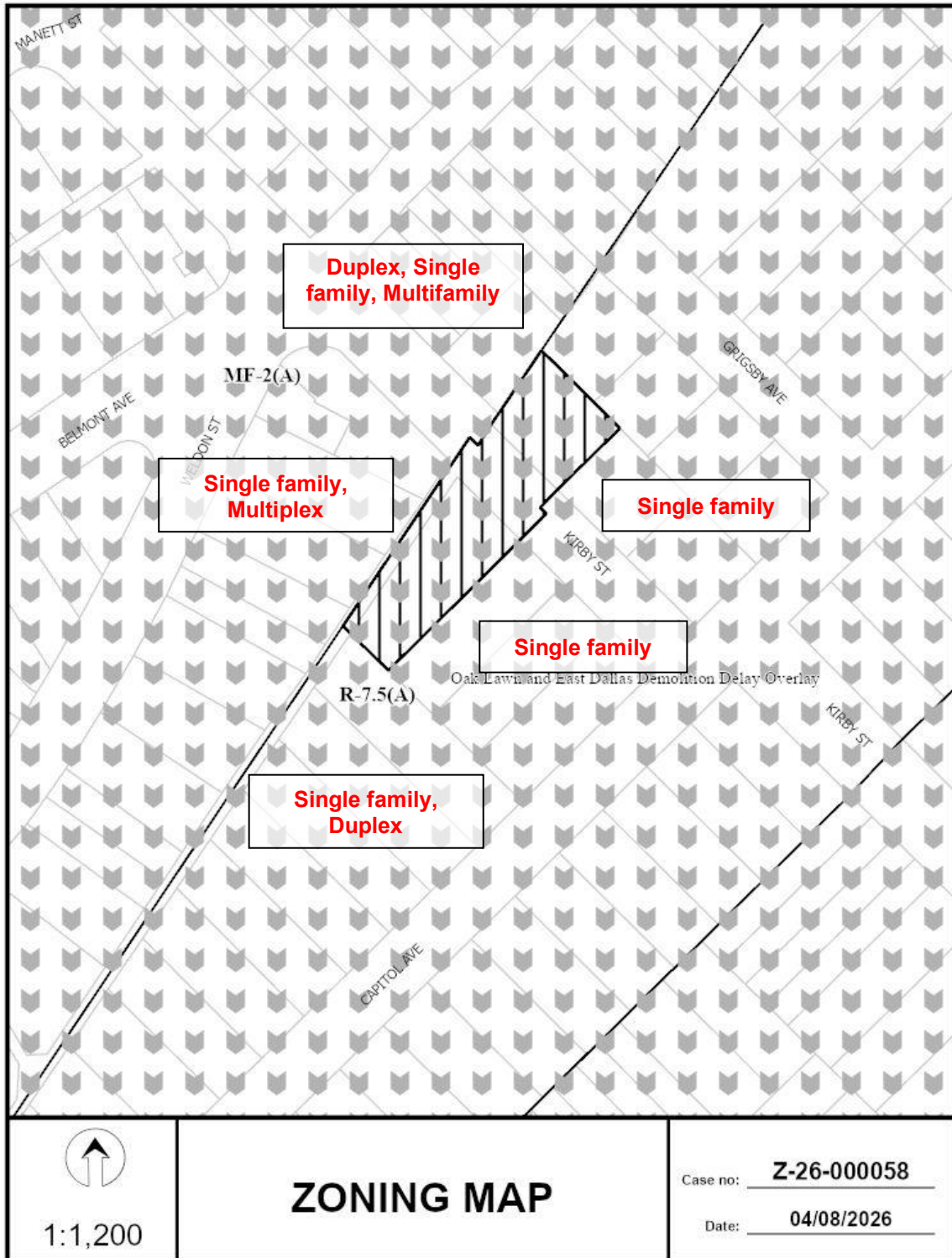


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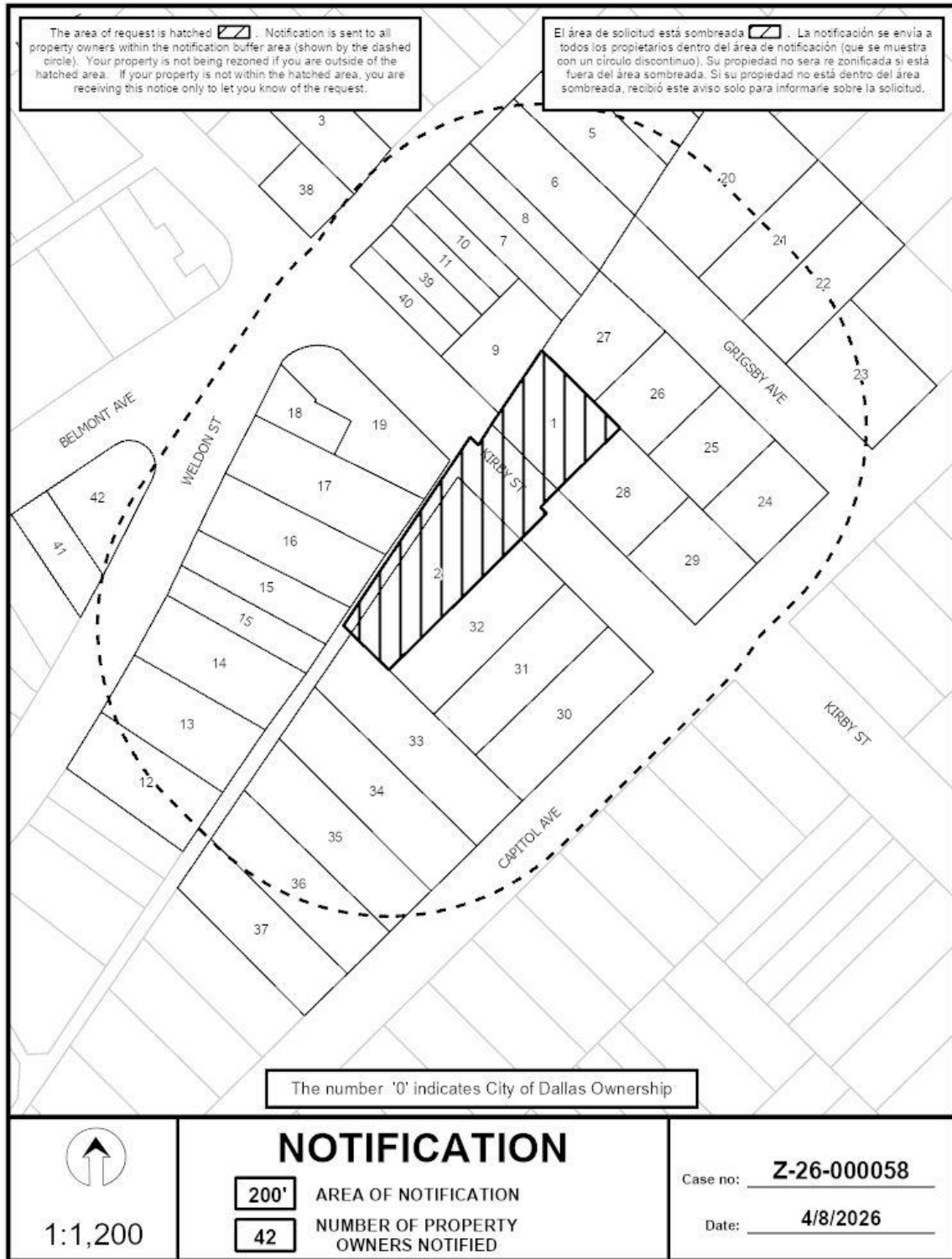
# AERIAL MAP

Case no: **Z-26-000058**

Date: **04/08/2026**







04/08/2026

## *Notification List of Property Owners*

### *Z-26-000058*

#### *42 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2416 KIRBY ST	SIZELAND PAUL & ALLYSON
2	2415 KIRBY ST	SIZELAND PAUL A II
3	4707 BELMONT AVE	HERNANDEZ JESUS J &
4	4722 BELMONT AVE	MANZANARES PORFIRIA
5	4718 BELMONT AVE	SALINAS MARTHA L
6	4714 BELMONT AVE	RAMIREZ MARIA
7	4710 BELMONT AVE	WEST STAR HOLDINGS LLC
8	4712 BELMONT AVE	WEST STAR HOLDINGS LLC
9	2420 KIRBY ST	HOUSING AUTHORITY OF THE
10	4708 BELMONT AVE	FLYWHEEL SFR FUND I
11	4706 BELMONT AVE	DANIELS MITCHELL RYAN &
12	4606 WELDON ST	NGO HOA TUYET
13	4610 WELDON ST	LUCRUM ASSET HOLDINGS LLC
14	4616 WELDON ST	FLORESRAMOS ANNA MARIA
15	4622 WELDON ST	POWER TEN LUXURY PROPERTIES LLC
16	4624 WELDON ST	KINGS SYLVESTER HOLDINGS LLC
17	4628 WELDON ST	CORIA NEMORIA
18	4632 WELDON ST	BENDANDI LAVINIA &
19	2465 KIRBY ST	ASCENZO JOHN F & NANCY A
20	2418 GRIGSBY AVE	PETROVSKIY EDVARD &
21	2414 GRIGSBY AVE	KINGDOM LED LLC
22	2410 GRIGSBY AVE	ANDRADE DELFINO J &
23	4715 CAPITOL AVE	BROWN RUSSELL KEITH &
24	4711 CAPITOL AVE	MARIN ANTONIO & MARIA
25	2407 GRIGSBY AVE	ORTIZ FRANCISCO
26	2415 GRIGSBY AVE	GUZMAN OFELIA

04/08/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2419 GRIGSBY AVE	DONELSON SHANNON
28	2406 KIRBY ST	GONZALEZ SARA
29	4705 CAPITOL AVE	GALLEGOS ROSA
30	4627 CAPITOL AVE	Taxpayer at
31	2407 KIRBY ST	ZWASKA DAVID L
32	2411 KIRBY ST	KIRBY NAVS LLC
33	4615 CAPITOL AVE	HERNANDEZ JULIO &
34	4611 CAPITOL AVE	PEREZ EMMANUEL &
35	4607 CAPITOL AVE	VALDEZ GREGORY &
36	4603 CAPITOL AVE	TAMEZ JAIME A &
37	4539 CAPITOL AVE	OXNER CATHERINE S REVOCABLE
38	2502 KIRBY ST	DONAHUE KEVIN
39	4704 BELMONT AVE	UFHEIL JOHN ANDEW &
40	4702 BELMONT AVE	KOR EA PING &
41	4626 BELMONT AVE	KAZANOWSKI ALEXANDRIA
42	4625 WELDON ST	