

FILE NUMBER: Z245-162(MB) **DATE FILED:** February 20, 2025

LOCATION: Southeast line of Kimsey Drive, north of Orion Place.

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 7,405 sqft **CENSUS TRACT:** 48113000409

REPRESENTATIVE: Bhavya Bansal

OWNER: Janie Perkins

APPLICANT: Yug Mahajan

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

SUMMARY: The purpose of the request is to permit residential uses.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an IR Industrial Research District.
- The request site is approximately 7,405 square feet in size and is developed with a single family home.
- The surrounding area is predominantly a mix of single family and multifamily housing.
- The applicant wishes to develop multifamily housing. As such, they request an MF-2(A) Multifamily District.

Zoning History:

There have been four zoning cases in the area within the last five years:

1. **Z234-241:** On January 8, 2025, City Council approved PD No. 1123 for WR-3 Walkable Urban Residential District uses on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, north of Morning Star Place.
2. **Z212-249:** On January 25, 2023, City Council approved a WR-3 Walkable Urban Residential District on property zoned an IR Industrial Research District on the southeast line of Kimsey Drive, northeast of Maple Avenue.
3. **Z212-231:** On January 11, 2023, City Council approved a WR-3 Walkable Urban District on property zoned an IR Industrial Research District on the southeast line of Kimsey Drive, northeast of the intersection of Kimsey Drive and Maple Avenue.
4. **Z212-175:** On August 10, 2022, City Council approved a WR-3 Walkable Urban Residential District on property zoned an IR Industrial Research District on the southeast line of Kimsey Drive, northeast of Maple Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Kimsey Drive	Local street	50 feet

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 traffic.

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. Apartments are a primary land use in the Community Mixed Use placetype and the proposed zoning district would limit the height of the building (low-rise) to a height recommended within the placetype. The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations.

Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods, and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

Area Plans

The comprehensive plan identifies the Stemmons Corridor – Southwestern Medical District area as an area of growth and stresses the need for an area plan to guide this growth to foster desirable development patterns. The study area has numerous assets and opportunities including the Southwestern Medical District, DART light rail and Trinity Railway Express, Love Field Airport, the Victory Plaza and American Airlines Center area,

stable single-family neighborhoods, trails and connectivity potential, Market Center, the Design District, and the Trinity River Park.

The plan designates the area of request as part of an Urban Residential – Medium area and as part of the DART Inwood Station strategic opportunity area. Urban Residential – Medium is characterized as offering a diversity of housing options ranging from townhomes to condos with a height of up to seven stories with limited commercial in a mixed-use format encouraged on main corridors. The goals of the Dart Inwood Station strategic opportunity area include the following:

- Increase connectivity in the area uniting existing and new amenities
- Use DART Green Line right-of-way for trail
- Create new pedestrian connections
- Enhance area streets amenities to encourage pedestrian activity
- Encourage mixed use development with ground-floor retail
- Ensure appropriate transitions to adjacent single-family neighborhoods

Staff finds the applicant's request to be compatible with the goals of the Stemmons Corridor – Southwestern Medical District Area Plan because it would provide multifamily housing in an urban residential area.

Land Use:

	Zoning	Land Use
Site	IR Industrial Research	Single family
North / Northeast	MF-2(A) Multifamily / WR-3 Walkable Urban Residential	Multifamily; single family; undeveloped
East	IR	Office showroom / warehouse
South Southwest	MF-2(A), IR	Multifamily, office showroom/warehouse
West	MF-2(A)	Multifamily, single family

Land Use Compatibility:

The request site is currently developed with a single-family house. The applicant proposes to build multifamily on the site.

The immediate surroundings of the site are a mix of residential uses and low-intensity commercial uses typical of a transitioning area. Immediately adjacent to the site are a multifamily development and single-family development within MF-2(A) Multifamily Districts. The nearby PD 907 development contains attached single-family houses.

Staff supports the requested zoning change as the area is suitable for more residential development. The site is identified in the Stemmons Corridor – Southwestern Medical District area plan as an urban Residential – Medium area, which supports the development of denser housing.

Staff notes that the area of request is within the 60-decibel noise contour for Dallas Love Field, within proximity of the 65-decibel noise contour. While residential uses within or close to the 65-decibel contour are not ideal, staff finds that the benefit to the public of rezoning an industrial district to a residential district outweighs the proximity to aviation noise. An industrial district is not compatible between two residential districts. As such, staff recommends approval of the requested MF-2(A) Multifamily District.

Development Standards

Following is a comparison table showing differences between the development standards of the current IR Industrial Research District and the proposed MF-2(A) Multifamily District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: IR	15'	30' adj to residential, 0' otherwise	None	200'	80% max.	RPS	Industrial, commercial
Proposed: MF-2(A)	15'	Multifamily: 10' side, 15' rear	No max density Multifamily: 1,000 sqft studio; 1,400 sqft one bedroom; 1,800 sqft two bedroom	36'	60% residential 50% nonresidential	Projects RPS upon non-residential zoning	Multifamily

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
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	IR	MF-2(A)
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	R	
Catering service	•	
Commercial cleaning or laundry plant	R	
Custom business services	•	
Custom woodworking, furniture construction, or repair	•	
Electronics service center	•	
Job or lithographic printing	R	
Labor hall	S	
Machine or welding shop	R	
Machinery, heavy equipment, or truck sales and services	R	
Medical or scientific laboratory	•	
Technical school	•	
Tool or equipment rental	•	
Vehicle or engine repair or maintenance	•	
INDUSTRIAL USES		
Alcoholic beverage manufacturing	R	
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)	★	

	Existing	Proposed
Use	IR	MF-2(A)
Industrial (inside) for light manufacturing	•	
Industrial (outside)	★	
Medical/infectious waste incinerator	S	
Metal salvage facility		
Mining		
Municipal waste incinerator	S	
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator	S	
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	S
Community service center	•	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery		•
Foster home		•
Halfway house		
Hospital	R	
Library, art gallery, or museum		S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel	S	
Hotel or motel	R	
Lodging or boarding house	•	
Overnight general purpose shelter	★	
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility	•	
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	

Use	Existing	Proposed
	IR	MF-2(A)
Financial institution with drive-in window	R	
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		•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs	•	
Animal shelter or clinic with outside runs	S	
Auto service center	R	
Business school	•	
Car wash	R	
Commercial amusement (inside)	S	
Commercial amusement (outside)		
Commercial motor vehicle parking	S	
Commercial parking lot or garage	R	
Convenience store with drive-through	S	
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		
Home improvement center, lumber, brick or building materials sales yard	R	
Household equipment and appliance repair	•	

Use	Existing	Proposed
	IR	MF-2(A)
Liquefied natural gas fueling station	S	
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	S	
Vehicle display, sales, and service	R	
TRANSPORTATION USES		
Airport or landing field	S	
Commercial bus station and terminal	R	
Heliport	R	
Helistop	R	
Private street or alley		
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)	S	
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	★	★
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower	R	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		

	Existing	Proposed
Use	IR	MF-2(A)
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	R	
Livestock auction pens or sheds		
Manufactured building sales lot	R	
Mini-warehouse	•	
Office showroom/warehouse	•	
Outside storage	R	
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	R	

Landscaping:

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

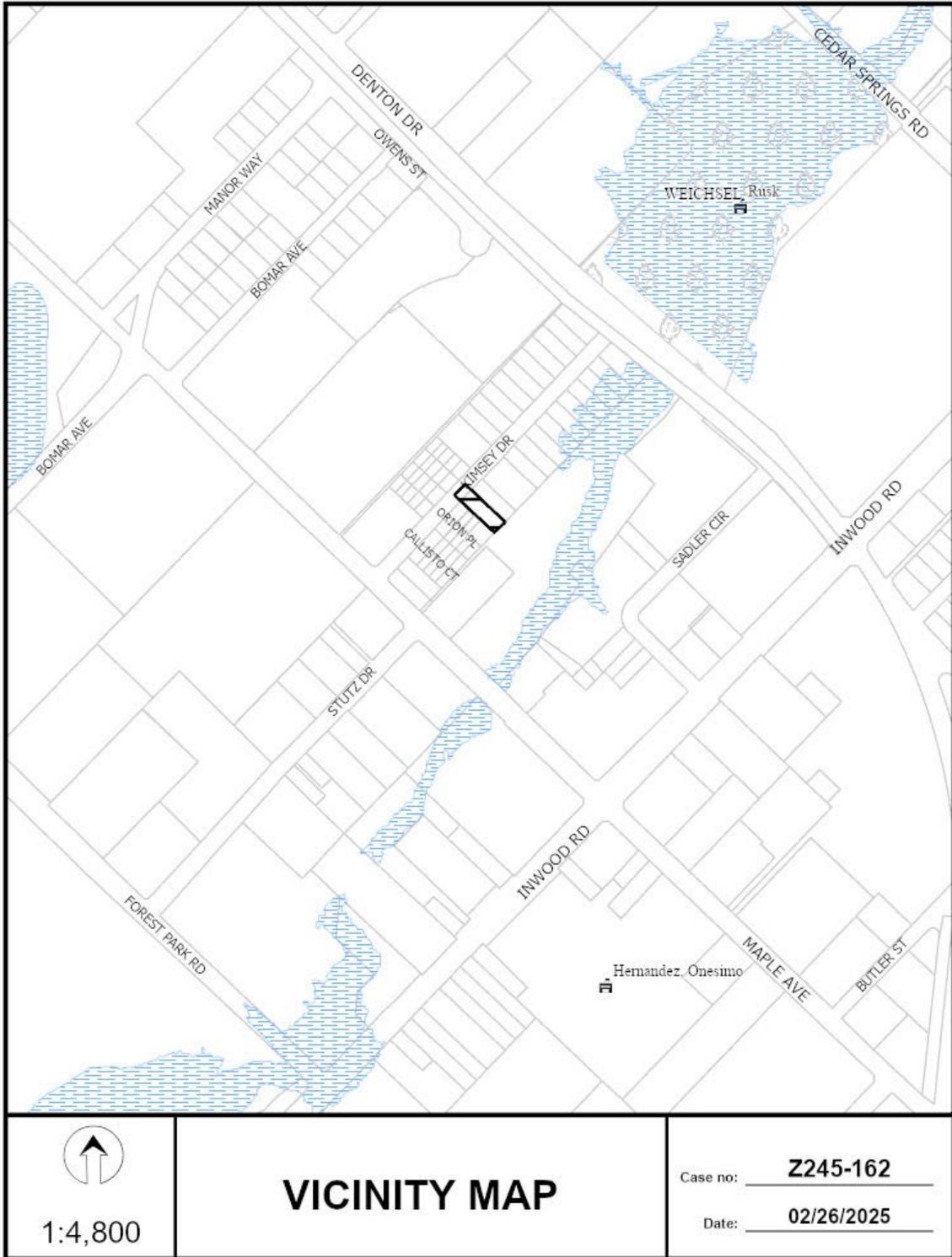
Parking:

Parking must be provided in accordance with the Dallas Development Code. Current requirements are one space per bedroom, with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.

Market Value Analysis:

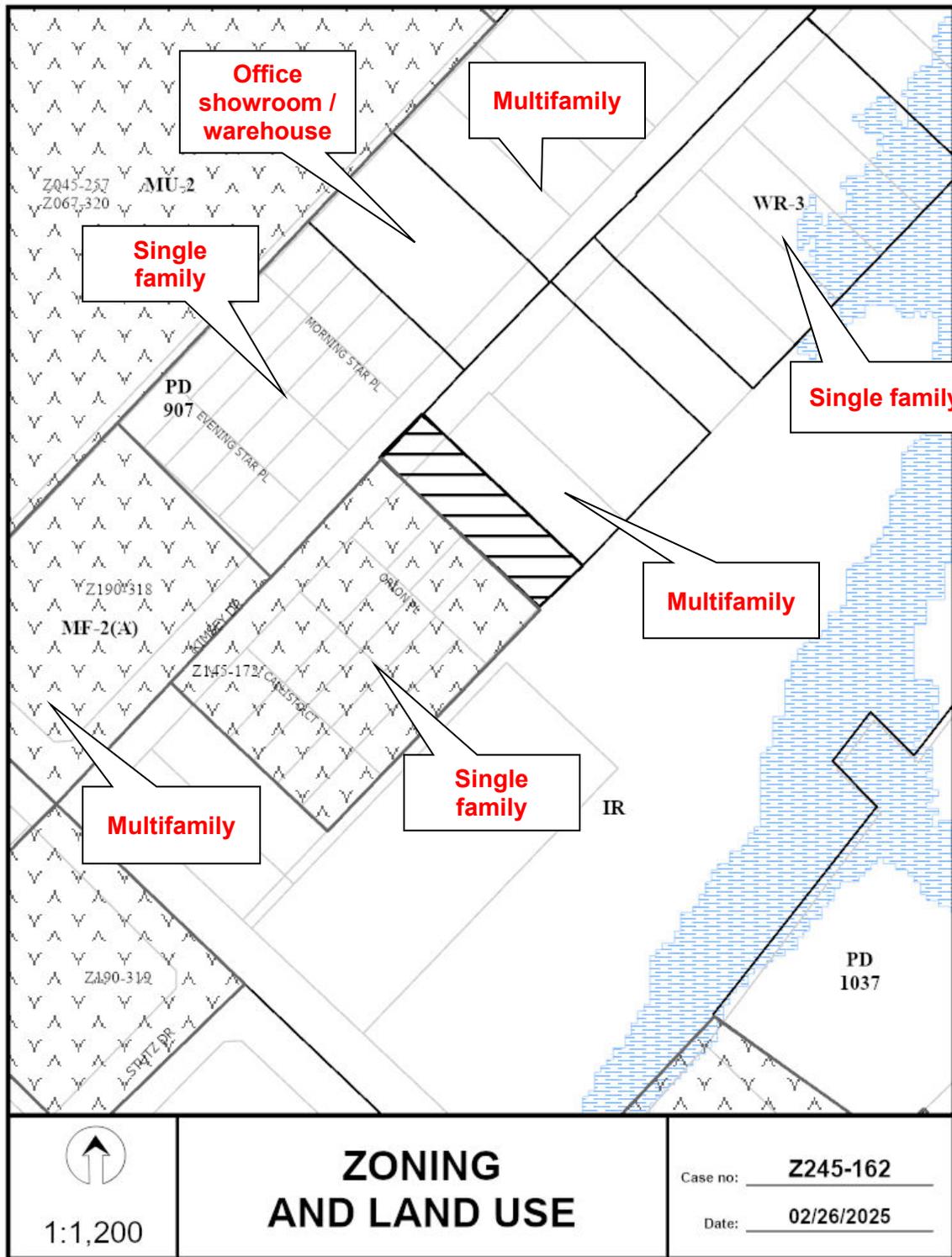
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective,

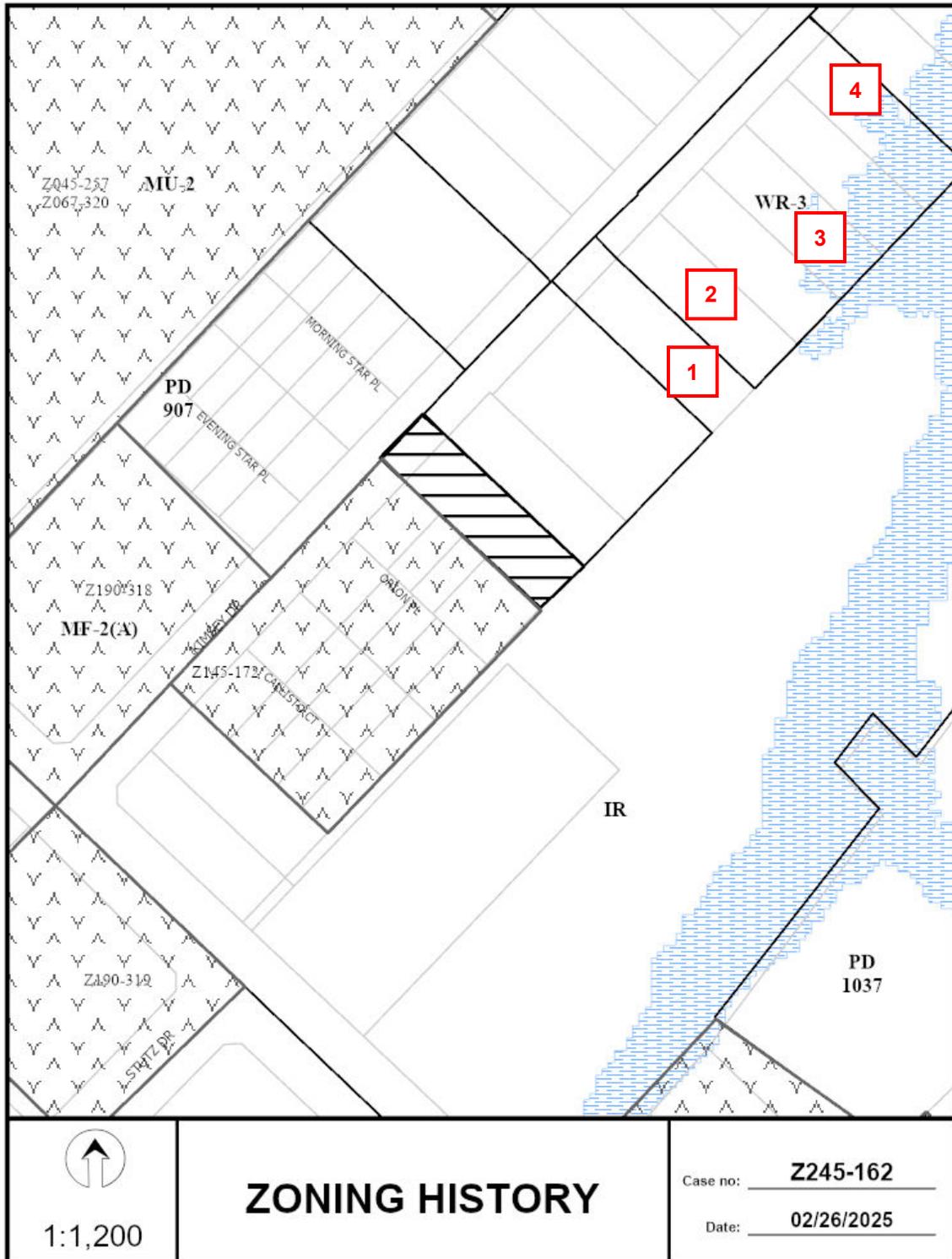
data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable 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 within a “C” MVA area.

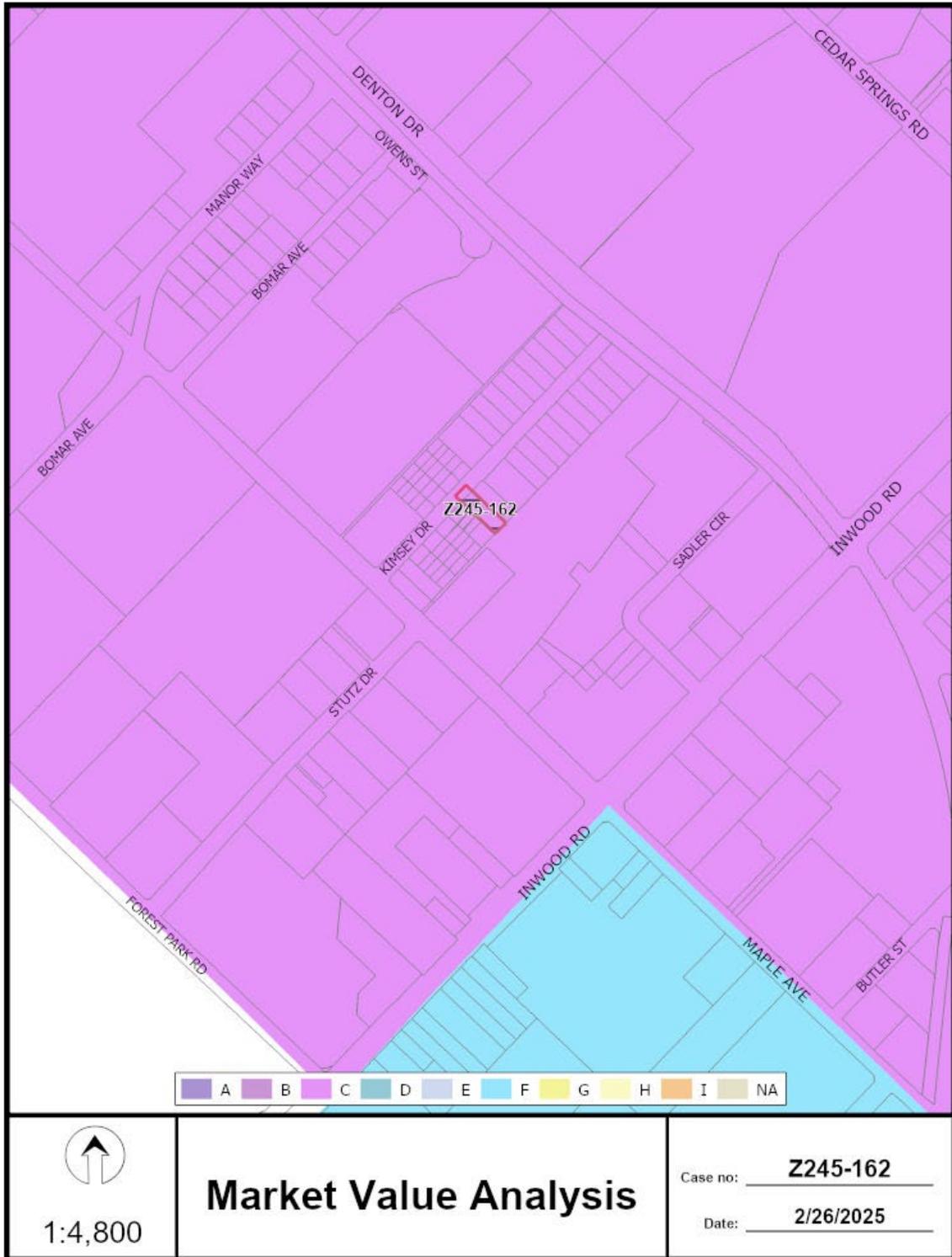


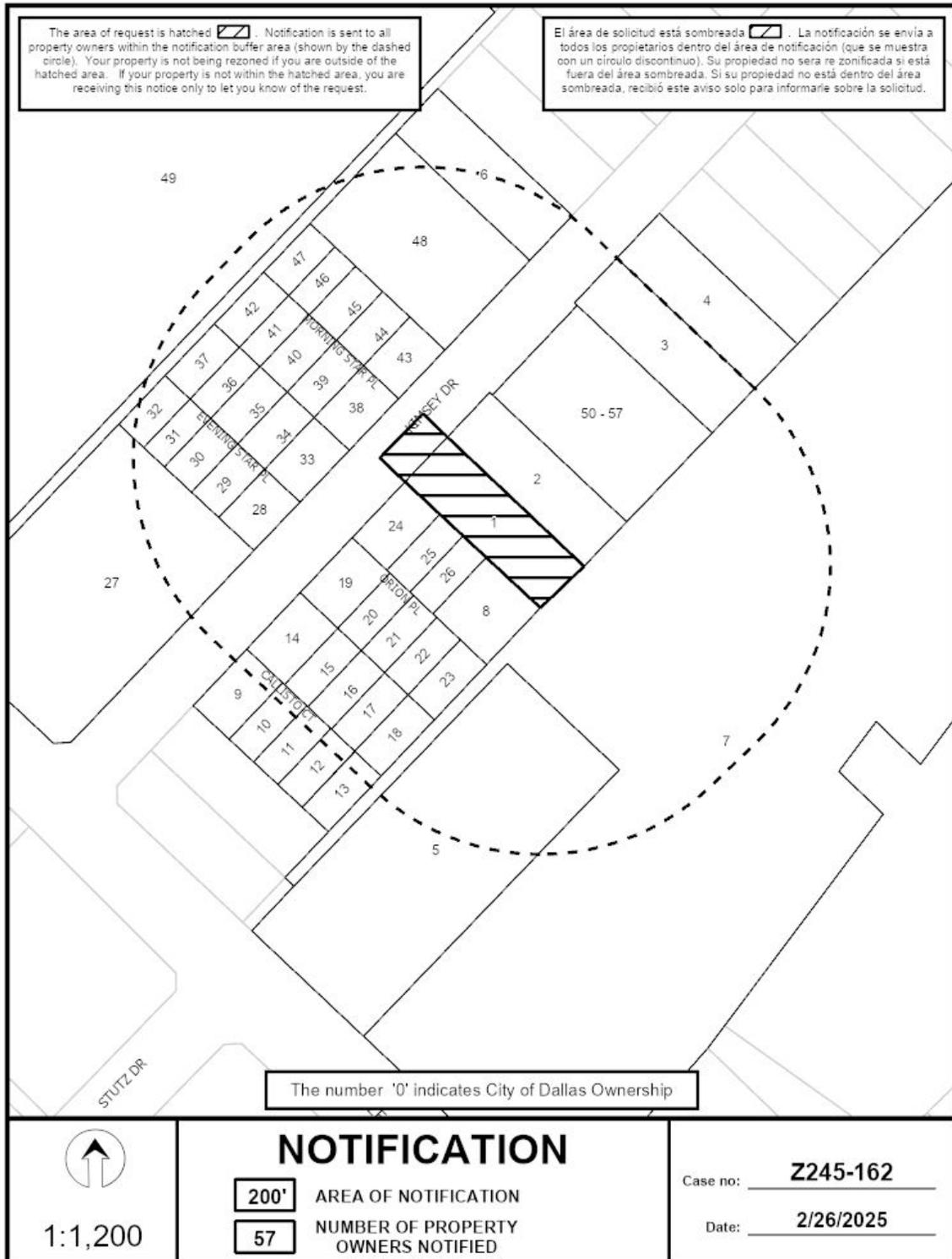


 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u>Z245-162</u> Date: <u>02/26/2025</u>
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02/26/2025

Notification List of Property Owners***Z245-162******57 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2602 KIMSEY DR	PERKINS JANIE L
2	2606 KIMSEY DR	MODERN TH LLC
3	2618 KIMSEY DR	RAHMATIAN INVESTMENTS LLC
4	2622 KIMSEY DR	MARTINEZ ALEXANDER C &
5	5800 MAPLE AVE	3015 LEDBETTER APARTMENTS LLC
6	2619 KIMSEY DR	DOLLINGER MICHAEL G &
7	5760 MAPLE AVE	LITHIA REAL ESTATE INC
8	5822 ORION PL	KIMSEY PLACE HOMEOWNERS
9	5877 CALLISTO CT	HEATH JAKE A
10	5859 CALLISTO CT	ORTIZ GUSTAVO
11	5841 CALLISTO CT	BRUMFIELD JASON WILLIAM &
12	5823 CALLISTO CT	WONG EMILY YUN &
13	5805 CALLISTO CT	CHANG BOJUI & HUIPING
14	5876 CALLISTO CT	JOHNSON DONALD HOWARD JR
15	5858 CALLISTO CT	FAVORS BRADLEY
16	5840 CALLISTO CT	NICHOLS JERRY MARTIN &
17	5822 CALLISTO CT	ABDULRAHIM NASHILA
18	5804 CALLISTO CT	SANCLEMENTE JUAN &
19	5877 ORION PL	SINGH DILPREET &
20	5859 ORION PL	NADIR UMER SYED &
21	5841 ORION PL	WILLIAMS DAYNA L
22	5823 ORION PL	CHANG ERIC JASON &
23	5805 ORION PL	BLAIS WILLIAM
24	5876 ORION PL	BUTLER SHANNA
25	5858 ORION PL	CHU EUGENE
26	5840 ORION PL	MONTGOMERY JAMES

02/26/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5908 MAPLE AVE	DALLAS PUBLIC FACILITY CORPORATION
28	5917 EVENING STAR PL	BEALE BLAIR &
29	5933 EVENING STAR PL	SCOZZARI JOHN ADAM
30	5949 EVENING STAR PL	GREEN MATTHEW J
31	5965 EVENING STAR PL	MCCLURE MIKAELA ANN
32	5981 EVENING STAR PL	WOLFRUM BRIAN &
33	5916 EVENING STAR PL	WYNN MEGAN MARIE
34	5932 EVENING STAR PL	GOLD SHIELD TRUST THE
35	5948 EVENING STAR PL	REYES CARLOS III &
36	5964 EVENING STAR PL	TIPTON MICHAEL D
37	5980 EVENING STAR PL	CHANG CHERRY
38	5917 MORNING STAR PL	SACHER JOSHUA R &
39	5933 MORNING STAR PL	KEVENA TEXAS LLC
40	5949 MORNING STAR PL	WESTMORELAND RONNIE D JR &
41	5965 MORNING STAR PL	MCKENNA RACHEL CROSS &
42	5981 MORNING STAR PL	PETERS DANIEL A
43	5916 MORNING STAR PL	LASHER JAMIE E
44	5932 MORNING STAR PL	HUANG JIAXIN &
45	5948 MORNING STAR PL	MEHTA AKSHITA & BRANDON QUICK
46	5964 MORNING STAR PL	GU TONY &
47	5980 MORNING STAR PL	SHRESTHA ANU & AMIT DAHAL
48	2611 KIMSEY DR	WINE MAISON LLC
49	6008 MAPLE AVE	BS 2 LP &
50	2610 KIMSEY DR	ARNOLD WILLIAM
51	2610 KIMSEY DR	ARRINGTON LAQUESIA
52	2610 KIMSEY DR	JCP LAWDALE LLC
53	2610 KIMSEY DR	LACUNA CONCEPTS LLC
54	2610 KIMSEY DR	PUJOL HEATHER DIOR &
55	2610 KIMSEY DR	GOSU ADARSH &
56	2610 KIMSEY DR	BOLLER LATIMER &
57	2610 KIMSEY DR	YANG ALEXANDER LEE &