

CITY PLAN COMMISSION

THURSDAY, MAY 7, 2026

Planner: Mona Hashemi

FILE NUMBER: Z-26-000014

DATE FILED: February 19, 2026

LOCATION: Northwest line of Capitol Avenue, northeast of N Carroll Ave.

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 6,496 sq.ft

CENSUS TRACT: 481130008002

APPLICANT: Christina Gray

OWNER: Kyle Gray

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 development of two new single family lots.

**STAFF
RECOMMENDATION:** Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Single Family District. The parcel is developed as a two-story single family that was erected in 1946 per DCAD records.
- The lot has frontage on Capitol Avenue.
- The purpose of the request is to allow for the redevelopment of the site with two single family dwelling units on separate lots.
- To facilitate this configuration, and given the limited lot size, the applicant is requesting MF-2(A) Multifamily District zoning.

Zoning History:

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

1. **Z201-249:** On April 13, 2022, City Council approved a zoning change from an R-7.5(A) Single Family District to a D(A) Duplex District with deed restrictions on property located on the northwest line of Capitol Avenue, northeast of Carroll Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Capitol Avenue	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

	Zoning	Land Use
Site	R-7.5(A) Single family district	Single family
Northeast	R-7.5(A) Single family district	Single family
East	R-7.5(A) Single family district	Single family, Duplex
Southwest	R-7.5(A) Single family district, D(A) Duplex district	Single family, Duplex
West	R-7.5(A) Single family district, D(A) Duplex district	Single family, Duplex

Land Use Compatibility:

The area of request is currently zoned R-7.5(A) Single Family District and is developed with a two-story single-family. The surrounding area is primarily characterized by residential uses, including single-family, duplex, and multifamily development. Properties to the north and northeast are zoned R-7.5(A) Single Family District and are developed with single-family uses. To the east, properties are also zoned R-7.5(A) and include a mix of single-family and duplex uses. Properties to the southwest are zoned R-7.5(A) and D(A) Duplex District and include single-family and duplex development. To the west, properties are zoned MF-2(A) Multifamily District and include a mix of single-family, duplex, and multifamily uses.

The request represents a transition from single-family zoning to a multifamily district to accommodate a two-unit residential configuration on separate lots. While MF-2(A) permits a broader range of residential densities than the surrounding single-family districts, the proposed development pattern remains residential in nature and is limited in scale. The presence of duplex and multifamily zoning farther south and north of the site, as well as the Forward Dallas Placetype, supports the introduction of a slightly higher-density residential classification in this location.

Development Standards

The following is a comparison of development standards between the existing R-7.5(A) Single Family District, the proposed MF-2(A) Multifamily District, and consideration of TH-3(A) District.

Staff evaluated alternative zoning districts, including TH-3(A) Townhouse District, which at first glance could appear appropriate for accommodating attached residential development. However, the TH-3(A) District includes minimum lot size and density requirements that would not allow the subject property to be subdivided into two fee-simple lots given the total site area. Specifically, the density requirements under TH-3(A) would limit the ability to achieve the applicant’s goal of creating two separate units on individual lots.

While the MF-2(A) District introduces a broader range of permitted residential uses and may involve additional zoning considerations, staff finds that it is the only viable zoning district that allows for the subdivision of the property into two lots consistent with the applicant’s proposal.

DISTRICT	SETBACKS		Density& FAR	Height	Lot Cvrg.	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
Consideration: TH-3(A)	0'	SF: 0'*/0' Duplex: 5'/10' Other: 10'/10'	minimum lot area: 2,000 per SF 6,000 per duplex 12 units per acre	36'	Res: 60% site Nonres: 25% 80% per lot	Single family, duplex

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)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
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		
INDUSTRIAL USES		
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		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
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
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Attached non-premise sign.		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
Office		
RECREATION USES		
Country club with private membership	S	R
Private recreation center, club, or area	S	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.		
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		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
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		
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		
TRANSPORTATION USES		
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)		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
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	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		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
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	★	★

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
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.

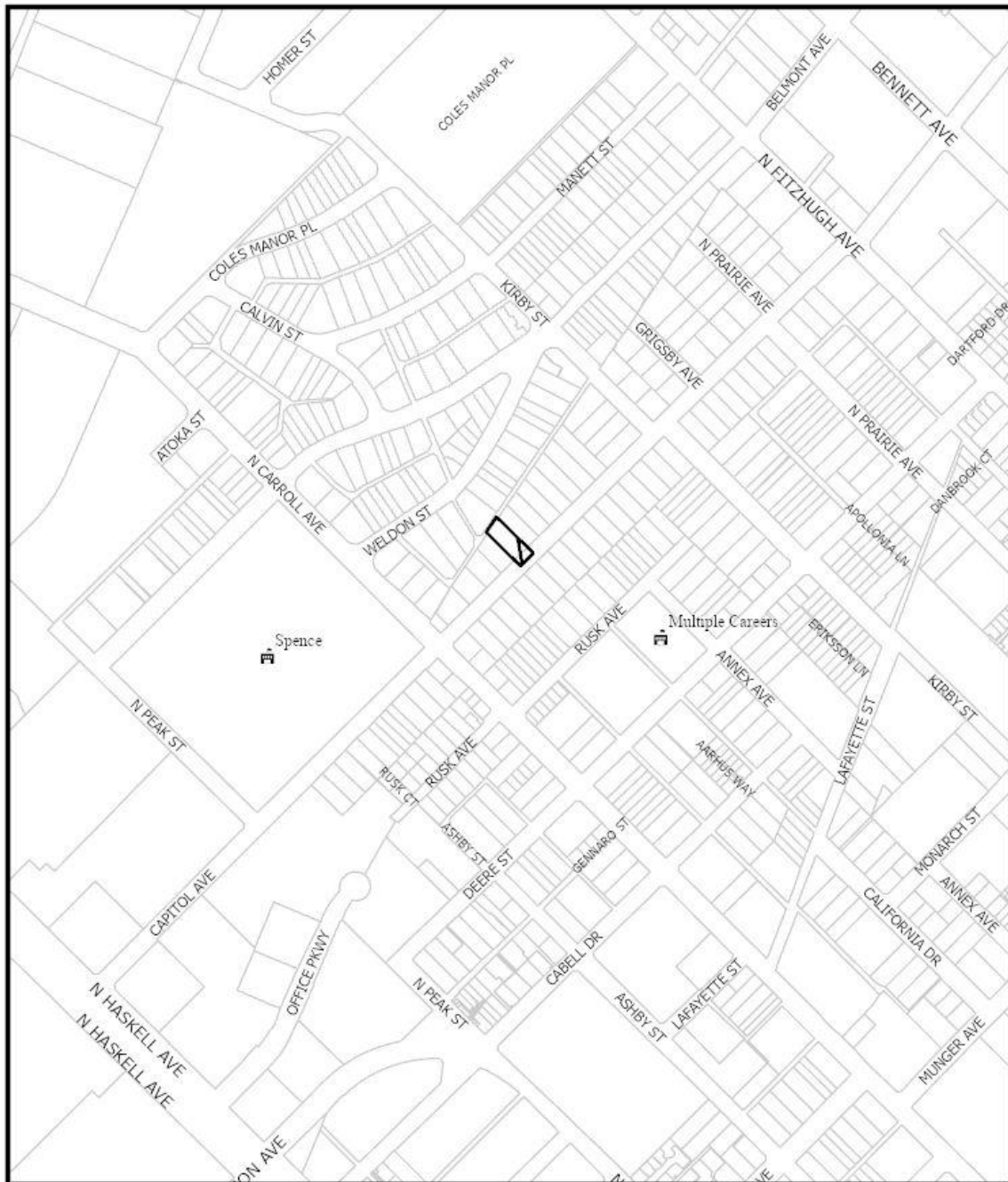
Market Value Analysis:

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-26-000014

List of Officers

Kyle Gray – Sole Property Owner

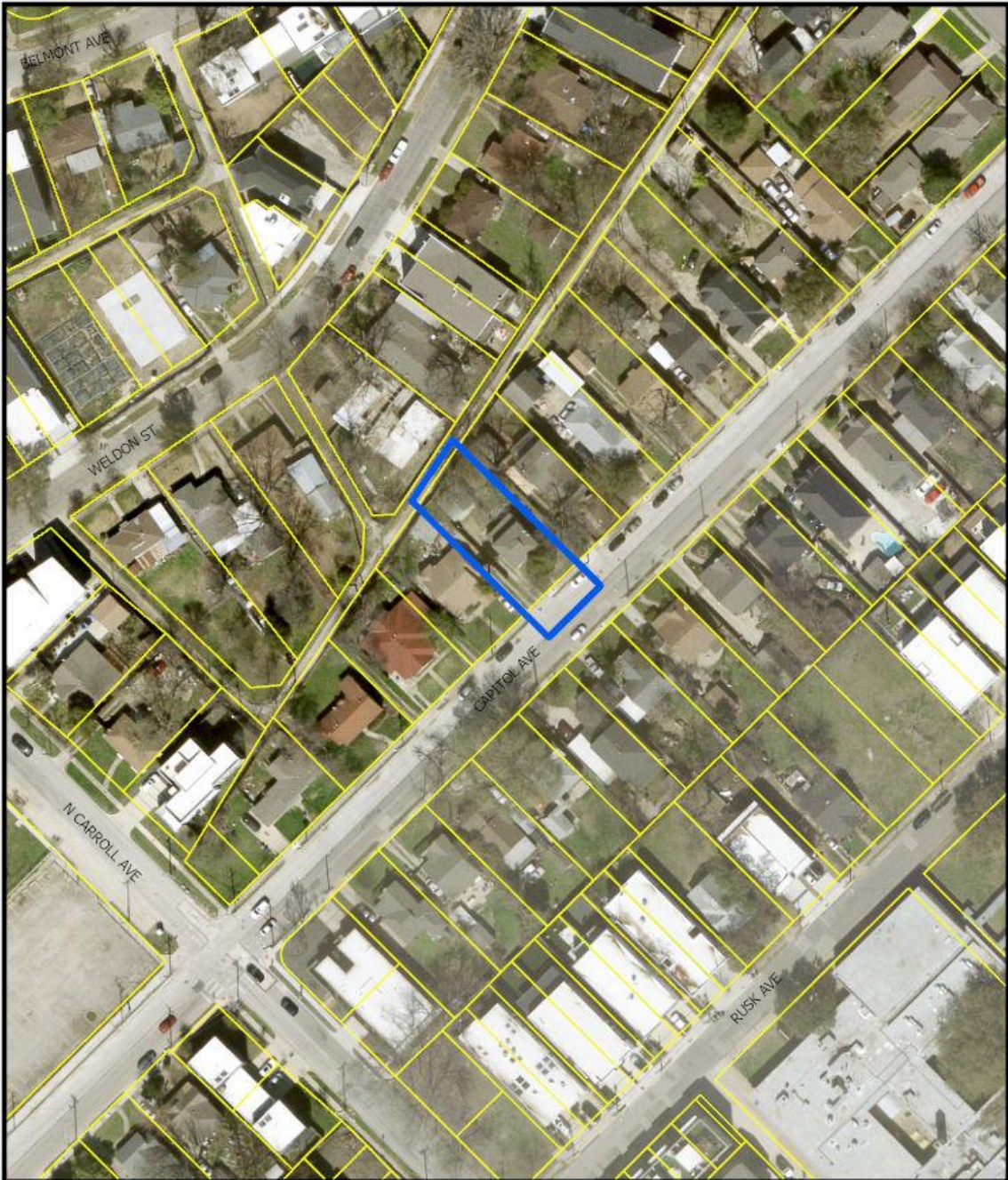


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VICINITY MAP

Case no: **Z-26-000014**

Date: **03/11/2026**

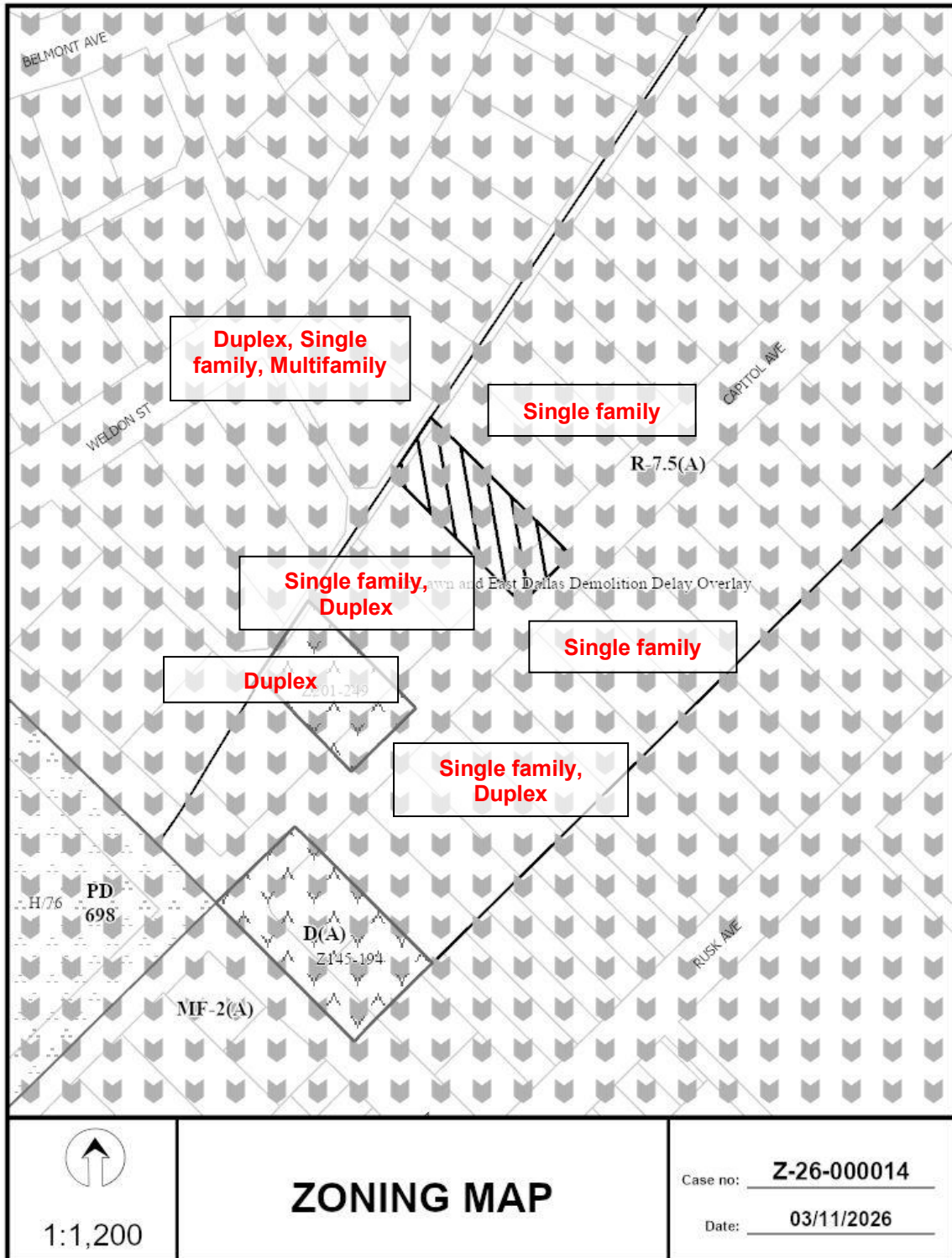


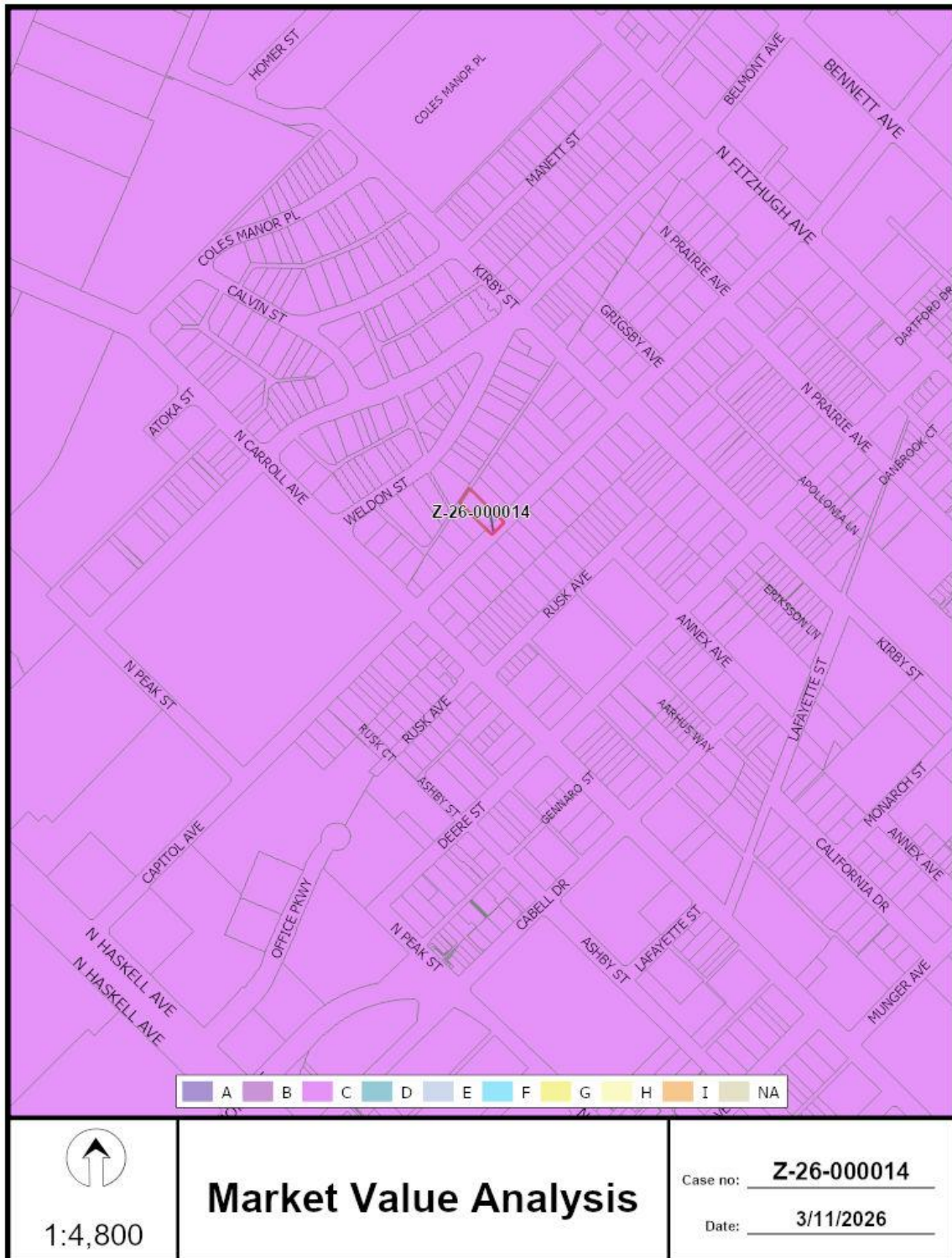
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AERIAL MAP

Case no: Z-26-000014

Date: 03/11/2026







03/11/2026

Notification List of Property Owners***Z-26-000014******38 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4527 CAPITOL AVE	GRAY KYLE
2	4512 WELDON ST	NGOC DUONG
3	4518 WELDON ST	RAMIREZ GABRIEL N &
4	4522 WELDON ST	SERRANO-GUZMAN JOSE C
5	4528 WELDON ST	MARRUFO MICHELLE MARGARITA
6	4532 WELDON ST	NAVA RAFAEL & CHRISTINA M
7	4606 WELDON ST	NGO HOA TUYET
8	4610 WELDON ST	LUCRUM ASSET HOLDINGS LLC
9	4525 WELDON ST	MANETT 4806 LLC
10	4527 WELDON ST	ESTRADA MARIA &
11	4607 CAPITOL AVE	VALDEZ GREGORY &
12	4606 CAPITOL AVE	RODRIGUEZ ERIC SANTIAGO &
13	4603 CAPITOL AVE	TAMEZ JAIME A &
14	4539 CAPITOL AVE	OXNER CATHERINE S REVOCABLE
15	4535 CAPITOL AVE	RAMIREZ J LUZ
16	4531 CAPITOL AVE	CHERRY ASHTON &
17	4521 CAPITOL AVE	RODRIGUEZ CONSTANCE &
18	4517 CAPITOL AVE	PRESTIGIOUS HOMES LLC
19	4507 CAPITOL AVE	GUERRERO ROGELIO R &
20	4604 CAPITOL AVE	Taxpayer at
21	4540 CAPITOL AVE	FLORES CECILIA DENISE &
22	4536 CAPITOL AVE	DAYAL REALESTATE LLC
23	4522 CAPITOL AVE	MURILLO NOE & YOLANDA
24	4518 CAPITOL AVE	RAY STEVEN T &
25	4514 CAPITOL AVE	MEZA JOEL & ALMA C
26	4510 CAPITOL AVE	HINGUANEZO LAURA

03/11/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4519 RUSK AVE	HOLT EDWARD LEE &
28	4517 RUSK AVE	MAKE IT HAPPEN PROPERTIES LLC
29	4523 RUSK AVE	RUSK AVE DEVELOPMENT LLC
30	4527 RUSK AVE	WEST STAR HOLDINGS LLC
31	4531 RUSK AVE	SHORT REVOCABLE LIVING TRUST
32	4535 RUSK AVE	FLORES JOHNNY
33	4539 RUSK AVE	FLORES ROLANDO & MARLIN E
34	4602 WELDON ST	ELIES BRIAN &
35	4604 WELDON ST	GLASS NEWTON & WANDA L ONEAL
36	4535 WELDON ST	DITTOE KRISTAN ANN
37	4601 WELDON ST	EROMOSELE REBECCA
38	4513 RUSK AVE	JOSHI AMI