

**FILE NUMBER:** Z234-241(MB)                      **DATE FILED:** May 22, 2024  
**LOCATION:** Southeast line of Kimsey Drive, north of Morning Star Place.  
**COUNCIL DISTRICT:** 2  
**SIZE OF REQUEST:** Approx. 7,405 sqft                      **CENSUS TRACT:** 48113000409

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**REPRESENTATIVE:** Jesse Castillo III  
**OWNER:** Rahmatian Investments LLC  
**APPLICANT:** Ron Rahmatian  
**REQUEST:** An application for a new Planned Development District for WR-3 Walkable Urban Residential uses on property zoned an IR Industrial Research District.  
**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to height.  
**STAFF RECOMMENDATION:** Approval, subject to conditions.

**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 a mix of single family and multifamily housing.
- The proposed multifamily development will include five units.
- The applicant wishes to use WR-3 development standards, in conjunction with recent rezonings along Kimsey Drive. However, development standards under the base WR-3 district would prevent the applicant from building to their desired site plan.
- The public realm will be enhanced by form-based development standards that are in alignment with development in this area.

**Zoning History:**

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

1. **Z234-233:** On October 23, 2024, City Council approved a WR-3 Walkable Urban Residential District on property zoned an IR Industrial District, on the southeast line of Kimsey Drive; northeast of Maple Avenue.
2. **Z212-249:** On January 25, 2023, City Council approved a WR-3 Walkable Urban Residential District, in lieu of an MF-2(A) Multifamily 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	-

**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:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

**LAND USE ELEMENT**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

**Policy 1.2.1** Use Vision Building Blocks as a general guide for desired development patterns.

**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

**URBAN DESIGN ELEMENT**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

**Policy 5.1.3** Encourage complementary building height, scale, design, and character.

### **Neighborhood Plus Plan**

#### **Goal 4** Attract and Retain the Middle Class

**Policy 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

#### **Goal 6** Enhance Rental Housing Options

**Policy 6.1** Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

### **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 for a PD using WR-3 Walkable Urban Residential District standards to be compatible with the goals of the Stemmons Corridor –

Southwestern Medical District Area Plan because it would provide design standards in an urban form as well as an enhanced pedestrian experience along the street frontage.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR Industrial Research	Single family
<b>North / Northeast</b>	MF-2(A) Multifamily / WR-3 Walkable Urban Residential	Multifamily; single family; undeveloped
<b>South Southwest</b>	MF-2(A), IR	Multifamily, office showroom/warehouse
<b>East</b>	IR	Office showroom / warehouse
<b>West</b>	IR Industrial Research / PD 907	Office showroom / warehouse, single family

**Necessity for a Planned Development District:**

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

Applicant’s proposed planned development district addresses a deficiency in the base development code that would prevent effective use of a WR-3 Walkable Urban Residential District. To the southwest of the property is an MF-2(A) Multifamily District, which projects a Residential Proximity Slope (RPS) against certain districts, including WR-3. As such, a straight WR-3 district would be limited to a height of 26 feet for the majority of the build site. Conversely, a straight MF-2(A) district would be allowed by-right to build up to 36 feet adjacent to the existing MF-2(A) development, unencumbered by RPS.

While the proposed conditions would allow a greater height than an MF-2(A) district, staff finds that the benefits to the built environment and pedestrian engagement of a WR-3 district are preferable to a straight MF-2(A) district. The proposed conditions would allow

for development of the site in accordance with WR-3 standards. As such, staff supports the proposed PD. Additionally, the proposed conditions do not require a conceptual plan or development plan; given the small scale of the site and possible development, as well as the proposed deviations, the development standards of the WR-3 district will suffice to ensure a compatible development; as such, staff supports the proposed conditions.

**Land Use Compatibility:**

The request site is currently developed with a single family house. The applicant proposes to build a five-unit multifamily building 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 a WR-3 district which is currently developed with single family houses. The nearby PD 907 development contains attached single family houses.

Staff supports the requested Planned Development District as the area is suitable for more residential development with WR-3 standards. 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 with a focus on pedestrian appeal.

**Overview of Form Districts**

Form-based zoning differs from traditional zoning in that development standards focus primarily on the form of the building rather than its intended land use. Under form-based zoning, the desired form of buildings is typically more urban in style. Buildings are constructed with multiple stories and are located at the front of the site, closer to the street. These, coupled with enhanced standards for transparency, building articulation, and pedestrian amenities, are intended to ensure an active streetscape.

Another key feature that lends itself to a more urban development form is a requirement that buildings fill a percentage of the width of the lot with the building façade. This street frontage requirement creates a streetscape that encourages and supports pedestrian activity and screens parking. Benefits to property owners include additional buildable area on the site; increased height, density, and floor area; and reduced parking requirements that encourage the use of multi-modal transportation.

The applicant’s request is for a WR-3 District, which is classified as low intensity among the several WR Walkable Urban Residential districts available in Article XIII. The WR

districts are intended to create residential neighborhoods with mixed housing options in a pedestrian friendly environment. Although parcels of any size are eligible for a WR district, Article XIII indicates these districts are intended for locations where a sufficient critical mass of dense, walkable urban mixed-use development exists or is definitely planned. This critical mass is present when:

- A. The surrounding area consists of at least 40 acres of existing or definitely planned WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics.
- B. The surrounding area consists of at least 25 acres proposed by and is part of and adopted area plan pursuant to forwardDallas! for WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics; or
- C. The applicant demonstrates that the surrounding area is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of this article for increased walkability, reduced vehicular trip generation, and reduced parking demand.

Article XIII also states that the WR districts are appropriate for major job centers and concentrations of multifamily housing where an area plan pursuant to forwardDallas! has been adopted.

Staff finds the area of request to be appropriate for a WR-3 District due to its proximity to existing high density multifamily and mixed-use zoning, comparable planned development zoning, and other existing form districts to the immediate northwest and west of Kimsey Drive. There are also recently approved WR-3 Districts to the northeast of the site along Kimsey Drive (Z234-233, Z212-249, Z212-175, and Z212-231). Southeast of the request area along Inwood Road are other comparable planned development zoning and form districts as well as the Inwood/Love Field DART station. The area of request is also part of the adopted Stemmons Corridor – Southwestern Medical District Area Plan, which recommends high density zoning and land uses in addition to an enhanced pedestrian experience.

**Development Standards**

Beyond the regulation of land uses through development types in Article XIII, each development type includes more traditional development standards (setbacks, density, height, etc.) in addition to enhanced development standards that contribute to a pedestrian friendly environment (street frontage, parking setbacks, transparency, etc.).

Following is a comparison table showing differences between the development standards of the current IR District and the proposed WR-3 District. Included in the WR-3 column are the development standards applicable to the townhouse development type. Development standards have been consolidated to indicate what is applicable to the context of this site. Blank cells indicate a requirement is not specified for that development standard.

<b>Standard</b>	<b>Existing: IR</b>	<b>Proposed: WR-3 (Townhouse development type)</b>
<b>Front setback</b>	15' min	Primary street: 5' min / 15' max
<b>Required street frontage</b>		Primary street: 70% min
<b>Parking setback</b>		Primary street: 30' min Adj multifamily or nonresidential district: 5' min
<b>Side setback</b>	30' adj to res Other: No min	Adj multifamily or nonresidential district: 0' or 5' min
<b>Rear setback</b>	30' adj to res Else: No min	Adj multifamily or nonresidential district: 24' min
<b>Density / Lot Area Required</b>	2.0 FAR overall 0.75 office/retail 0.5 retail	Min. 1,200 square feet per unit
<b>Height</b>	200' 15 stories	1 story min 3.5 stories / 50' max
<b>Story height</b>		Ground story: 10' min / 15' max Upper story: 10' min / 15' max
<b>Lot coverage</b>	80%	80% max
<b>Transparency</b>		Ground story: 30% Upper story: 20%
<b>Entrance</b>		Required on primary street
<b>Blank wall area</b>		Primary street: 30' max
<b>Special standards</b>	Proximity slope	Proximity slope*

\*Proposed conditions would remove RPS requirement in PD



### Land Use Comparison

Form-based zoning in Article XIII achieves complementary urban form by regulating land uses through several development types that allow different use categories. For example, the multifamily living use category is allowed under the Apartment (Apt.) development type.

A development containing three or more dwelling units consolidated into a single structure qualifies for the Apt. development type. Standards for the Apt. development type further specify that an apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building must be pulled up to the street. On-site surface parking must be situated away from the front of the property, and no on-site surface parking is permitted between the building and the street. Primary entrances must be prominent and street facing, and an elevated ground floor for residential uses is recommended to ensure privacy.

The applicant’s proposed use of the site would fall under the multifamily living use category within the Apt. development type. However, the WR-3 District would also allow other development types and use categories. Following is a comparison table showing differences in the permitted uses between the current IR District and the proposed WR-3 District. Blank cells indicate a comparable land use is not specified for that district.

Existing: IR	Proposed: WR-3
<u>Agricultural uses.</u> -- Crop production.	
<u>Commercial and business service uses.</u> -- Building repair and maintenance shop. [RAR] -- Bus or rail transit vehicle maintenance or storage facility. [RAR] -- Catering service. -- Commercial cleaning or laundry plant. [RAR] -- Custom business services. -- Custom woodworking, furniture construction, or repair. -- Electronics service center. -- Job or lithographic printing. [RAR] -- Labor hall. [SUP may be required. See Section 51A-4.202 (8.1).] -- Machine or welding shop. [RAR] -- Machinery, heavy equipment, or truck sales and services. [RAR] -- Medical or scientific laboratory. -- Technical school. -- Tool or equipment rental.	

Existing: IR	Proposed: WR-3
<p>-- Vehicle or engine repair or maintenance.</p>	
<p><u>Industrial uses.</u>                      -- Alcoholic beverage manufacturing. [RAR]                      -- Gas drilling and production. [SUP]                      -- Industrial (inside). [See Section <a href="#">51A-4.203(b)(1).</a>]                      -- Industrial (inside) for light manufacturing.                      -- Industrial (outside). [See Section <a href="#">51A-4.203(b)(2).</a>]                      -- Medical/infectious waste incinerator. [SUP]                      -- Municipal waste incinerator. [SUP]                      -- Organic compost recycling facility. [SUP]                      -- Pathological waste incinerator. [SUP]                      -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]</p>	
<p><u>Institutional and community service uses.</u>                      -- Adult day care facility.                      -- Cemetery or mausoleum. [SUP]                      -- Child-care facility.                      -- Church.                      -- College, university, or seminary.                      -- Community service center.                      -- Hospital. [RAR]                      -- Public or private school. [SUP]</p>	<p><u>Civic use categories.</u>                      -- Ss, ground story only: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; social service [SUP]; transit station                      -- Ts, ground story only: Community service [SUP], museum, library                      -- Civ: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; detention center, jail, or prison [SUP]; transit station</p> <p><u>Place of worship use categories.</u>                      -- Ss, ground story only: Place of worship                      -- Civ: Place of worship</p>
<p><u>Lodging uses.</u>                      -- Extended stay hotel or motel. [SUP]                      -- Hotel or motel. [RAR]                      -- Lodging or boarding house.                      -- Overnight general-purpose shelter. [See Section <a href="#">51A-4.205(2.1).</a>]</p>	
<p><u>Miscellaneous uses.</u>                      -- Attached non-premise sign. [SUP]</p>	

Existing: IR	Proposed: WR-3
<ul style="list-style-type: none"> <li>-- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i></li> <li>-- Hazardous waste management facility. <i>[Except when operated as a hazardous waste incinerator.]</i></li> <li>-- Temporary construction or sales office.</li> </ul>	
<p><u>Office uses.</u></p> <ul style="list-style-type: none"> <li>-- Alternative financial establishment. <i>[SUP]</i></li> <li>-- Financial institution without drive-in window.</li> <li>-- Financial institution with drive-in window. <i>[RAR]</i></li> <li>-- Medical clinic or ambulatory surgical center.</li> <li>-- Office.</li> </ul>	<p><u>Office use categories.</u></p> <ul style="list-style-type: none"> <li>-- Ss, ground story only: Medical, office (office and medical only allowed along thoroughfare)</li> <li>-- Ts, ground story only: Office</li> </ul>
<p><u>Recreation uses.</u></p> <ul style="list-style-type: none"> <li>-- Country club with private membership.</li> <li>-- Private recreation center, club, or area.</li> <li>-- Public park, playground, or golf course.</li> </ul>	<p><u>Civic use categories.</u></p> <ul style="list-style-type: none"> <li>-- O: Park or open space, utilities</li> </ul>
<p><u>Residential uses.</u></p> <ul style="list-style-type: none"> <li>-- None permitted.</li> </ul>	<p><u>Residential use categories.</u></p> <ul style="list-style-type: none"> <li>-- Ts: Single-family living, multifamily living, group living</li> <li>-- Th: Single family living, multifamily living, group living</li> <li>-- Mh: Single-family living, multifamily living, group living</li> <li>-- Apt: Multifamily living, group living</li> </ul>
<p><u>Retail and personal service uses.</u></p> <ul style="list-style-type: none"> <li>-- Alcoholic beverage establishments. <i>[See Section <a href="#">51A-4.210(b)(4).</a>]</i></li> <li>-- Animal shelter or clinic without outside runs.</li> <li>-- Animal shelter or clinic with outside runs. <i>[SUP may be required. See Section <a href="#">51A-4.210(b)(2).</a>]</i></li> <li>-- Auto service center. <i>[RAR]</i></li> <li>-- Business school.</li> <li>-- Car wash. <i>[RAR]</i></li> <li>-- Commercial amusement (inside). <i>[SUP may be required. See Section <a href="#">51A-4.210(b)(7)(B).</a>]</i></li> <li>-- Commercial motor vehicle parking. <i>[By SUP only if within 500 feet of a residential district.]</i></li> </ul>	<p><u>Retail use categories.</u></p> <ul style="list-style-type: none"> <li>-- Ss, ground story only: Drive-thru facility <i>[SUP]</i>, restaurant or bar, retail sales, vehicle sales</li> </ul> <p><u>Service and entertainment use categories.</u></p> <ul style="list-style-type: none"> <li>-- Ss, ground story only: Commercial amusement (inside) <i>[SUP]</i>; indoor recreation; personal service, including animal care</li> </ul> <p><u>Commerce use categories.</u></p> <ul style="list-style-type: none"> <li>-- O: Commercial parking</li> </ul>

Existing: IR	Proposed: WR-3
<ul style="list-style-type: none"> <li>-- Commercial parking lot or garage. [RAR]</li> <li>-- Convenience store with drive-through. [SUP]</li> <li>-- Dry cleaning or laundry store.</li> <li>-- Furniture store.</li> <li>-- General merchandise or food store 3,500 square feet or less.</li> <li>-- Home improvement center, lumber, brick or building materials sales yard. [RAR]</li> <li>-- Household equipment and appliance repair.</li> <li>-- Liquefied natural gas fueling station. [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses.]</li> <li>-- Motor vehicle fueling station.</li> <li>-- Paraphernalia shop. [SUP]</li> <li>-- Pawn shop.</li> <li>-- Personal service uses.</li> <li>-- Restaurant without drive-in or drive-through service. [RAR]</li> <li>-- Restaurant with drive-in or drive-through service. [DIR]</li> <li>-- Taxidermist.</li> <li>-- Temporary retail use.</li> <li>-- Theater.</li> <li>-- Truck stop. [SUP]</li> <li>-- Vehicle display, sales, and service. [RAR]</li> </ul>	
<p><u>Transportation uses.</u></p> <ul style="list-style-type: none"> <li>-- Airport or landing field. [SUP].</li> <li>-- Commercial bus station and terminal. [RAR].</li> <li>-- Heliport. [RAR]</li> <li>-- Helistop. [RAR]</li> <li>-- Railroad passenger station. [SUP]</li> <li>-- STOL (short take-off or landing) port. [SUP]</li> <li>-- Transit passenger shelter.</li> <li>-- Transit passenger station or transfer center. [By SUP or city council resolution. See Section <a href="#">51A-4.211.</a>]</li> </ul>	
<p><u>Utility and public service uses.</u></p>	

Existing: IR	Proposed: WR-3
<ul style="list-style-type: none"> <li>-- Commercial radio or television transmitting station.</li> <li>-- Electrical substation.</li> <li>-- Local utilities. <i>[SUP or RAR may be required. See Section <a href="#">51A-4.212(4)</a>.]</i></li> <li>-- Police or fire station.</li> <li>-- Post office.</li> <li>-- Radio, television, or microwave tower. <i>[RAR]</i></li> <li>-- Tower/antenna for cellular communication. <i>[See Section <a href="#">51A-4.212(10.1)</a>.]</i></li> <li>-- Utility or government installation other than listed. <i>[SUP]</i></li> <li>-- Water treatment plant. <i>[SUP]</i></li> </ul>	
<p><b><u>Wholesale, distribution, and storage uses.</u></b></p> <ul style="list-style-type: none"> <li>-- Freight terminal. <i>[RAR]</i></li> <li>-- Manufactured building sales lot. <i>[RAR]</i></li> <li>-- Mini-warehouse.</li> <li>-- Office showroom/warehouse.</li> <li>-- Outside storage. <i>[RAR]</i></li> <li>-- Recycling buy-back center. <i>[See Section <a href="#">51A-4.213(11)</a>.]</i></li> <li>-- Recycling collection center. <i>[See Section <a href="#">51A-4.213(11.1)</a>.]</i></li> <li>-- Recycling drop-off container. <i>[See Section <a href="#">51A-4.213(11.2)</a>.]</i></li> <li>-- Recycling drop-off for special occasion collection. <i>[See Section <a href="#">51A-4.213(11.3)</a>.]</i></li> <li>-- Trade center.</li> <li>-- Warehouse. <i>[RAR]</i></li> </ul>	

**Landscaping:**

Under the proposed WR-3 District, landscaping for multifamily living uses in an Apt. development type must be in accordance with Article XIII, as amended. Additionally, Article XIII requires that at least 8% of the net land area of a building site in a form district be provided as open space. Compliance with the open space requirement must be demonstrated at the time of application for a building permit.

**Parking:**

Under the proposed WR-3 District, the site must comply with the parking requirement for household living uses in Article XIII. This requirement is 1.15 spaces per one-bedroom or smaller multifamily living unit, 1.65 spaces per two-bedroom multifamily living unit, and two spaces per three-bedroom or larger multifamily living unit.

**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.

Z234-241(MB)

**List of Officers**

**Rahmatian Investments, LLC**

Ron Rahmatian

**PROPOSED CONDITIONS**

**SEC. 51P-\_\_\_.101. LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2024.

**SEC. 51P-\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located on the southeast side of Kimsey Drive and is approximately 7,405 square feet.

**SEC. 51P-\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a **residential** zoning district.

**SEC. 51P-\_\_\_.104. DEVELOPMENT PLAN.**

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan and development schedule, do not apply.

**SEC. 51P-\_\_\_.105. MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the WR-3 Walkable Urban Residential District, as set out in the Dallas Development Code. For example, a use permitted in the MU-1 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the WR-3 Walkable Urban Residential District is subject to DIR in this district.

**SEC. 51P-\_\_\_.106. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.



**SEC. 51P-\_\_\_.107. YARD, LOT, AND SPACE REGULATIONS.**

Except as provided in this section, the yard, lot and space regulations applicable to uses in a WR-3 Walkable Urban Residential District apply to uses in this district:

- (a) Residential proximity slope. Site is not subject to residential proximity slope.

**SEC. 51P-\_\_\_.108. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-13.400 for the specific off-street parking and loading requirements for each use.

**SEC. 51P-\_\_\_.109. LANDSCAPING.**

(a) Except as provided in this section, landscaping must be provided in accordance with Article XIII.

**SEC. 51P-\_\_\_.110. SIGNS.**

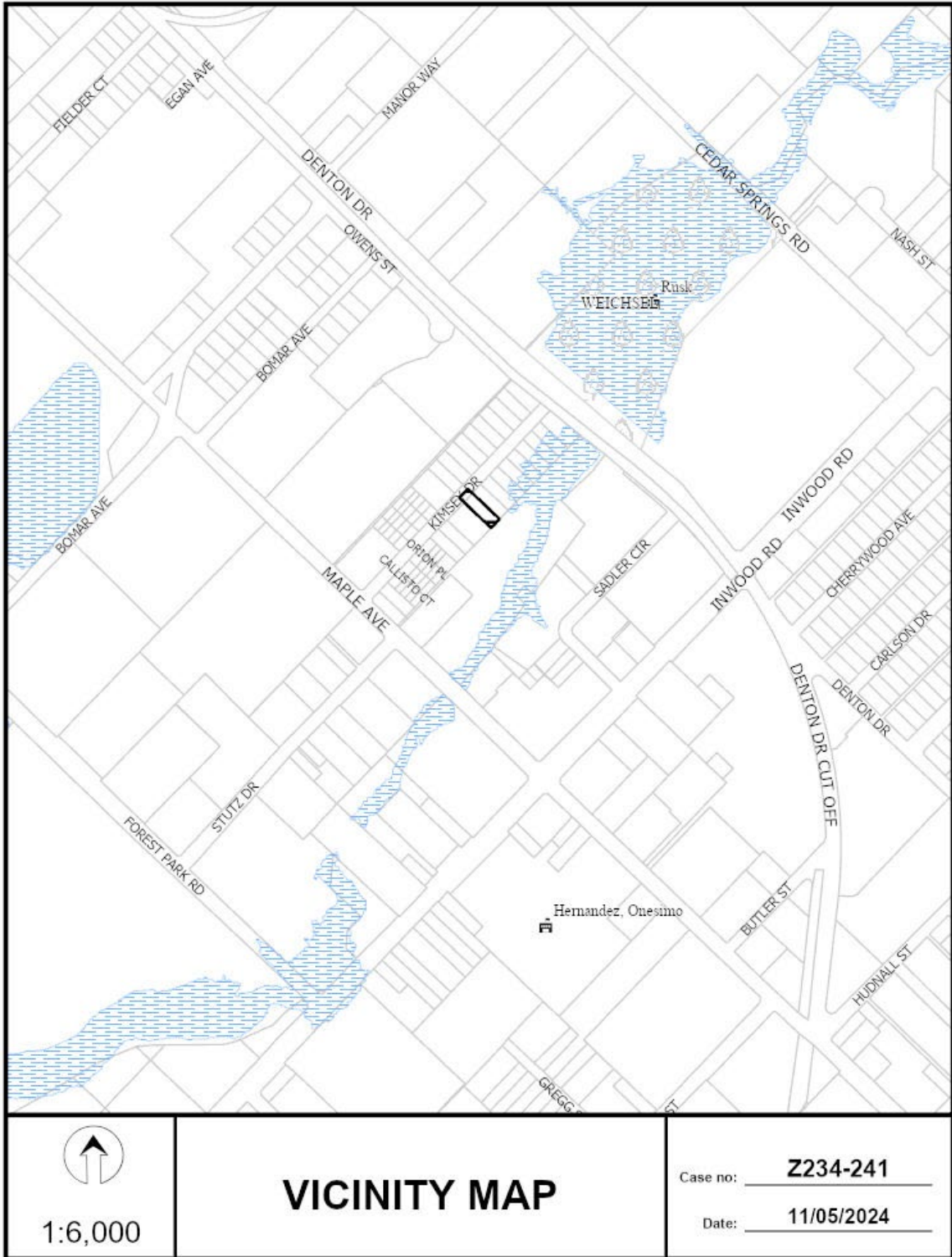
Signs must comply with the provisions for non-business zoning districts in Article VII.

**SEC. 51P-\_\_\_.111. ADDITIONAL PROVISIONS.**

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P-\_\_\_.112. COMPLIANCE WITH CONDITIONS.**

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



Z234-241(MB)



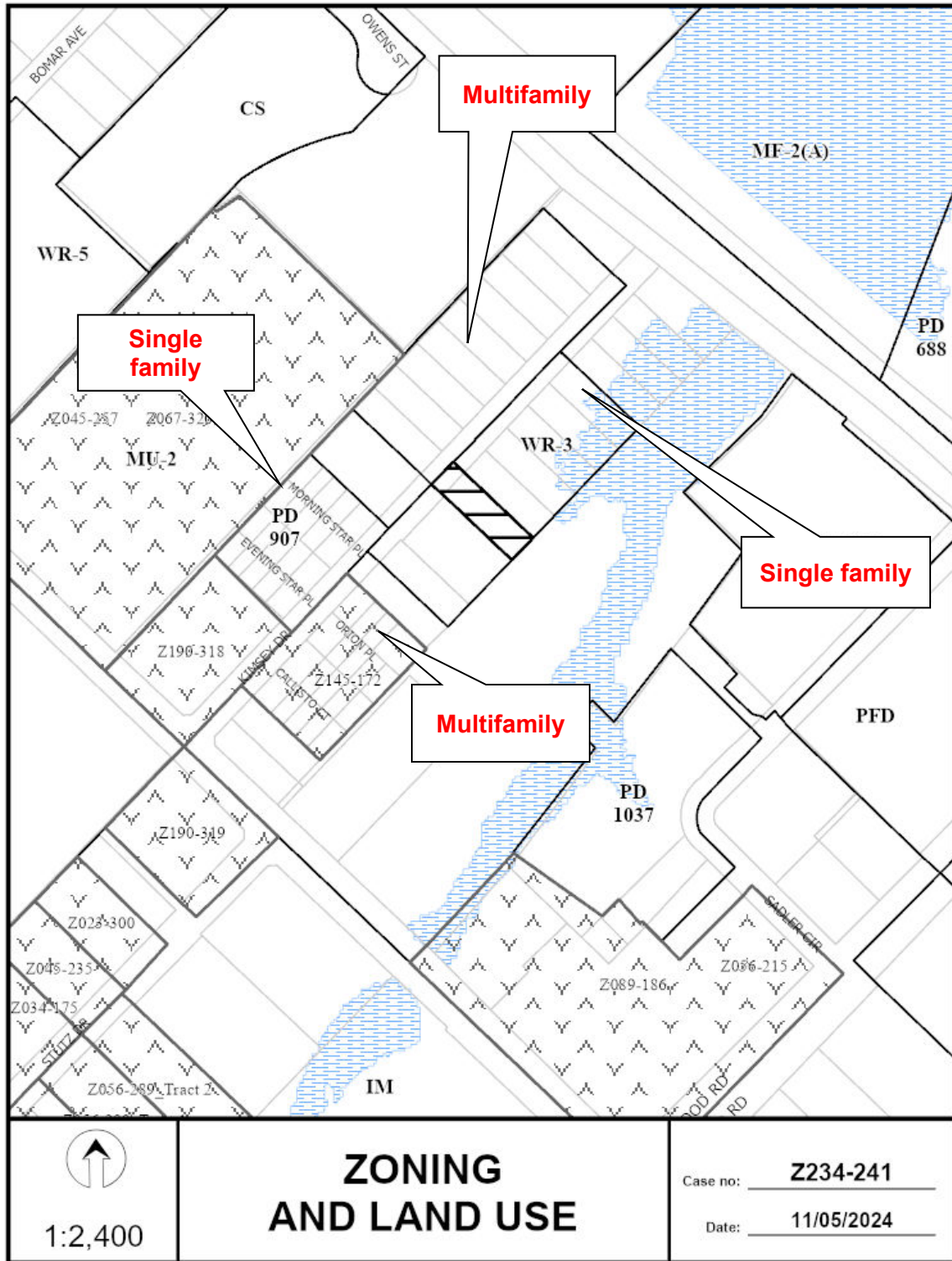
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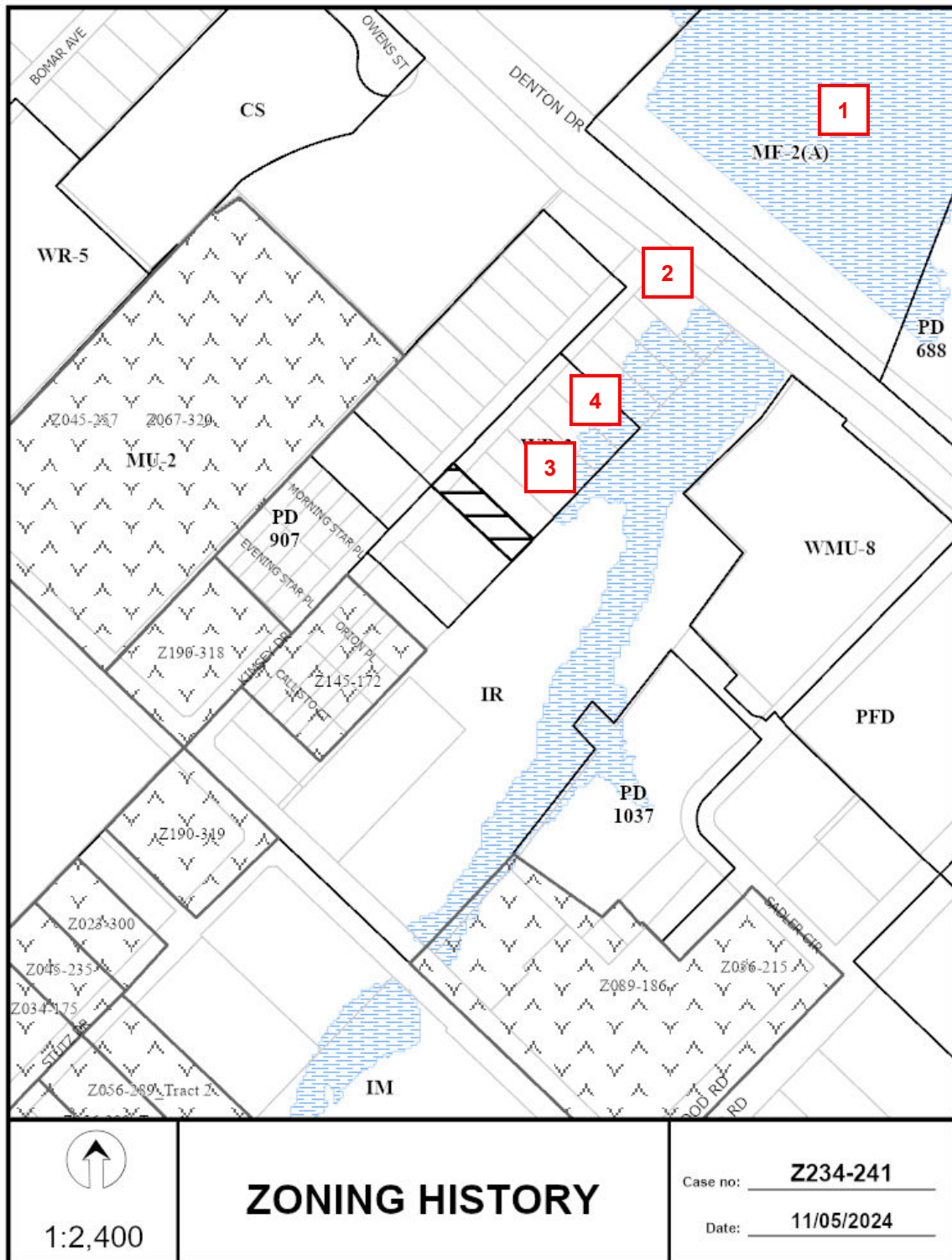
## AERIAL MAP

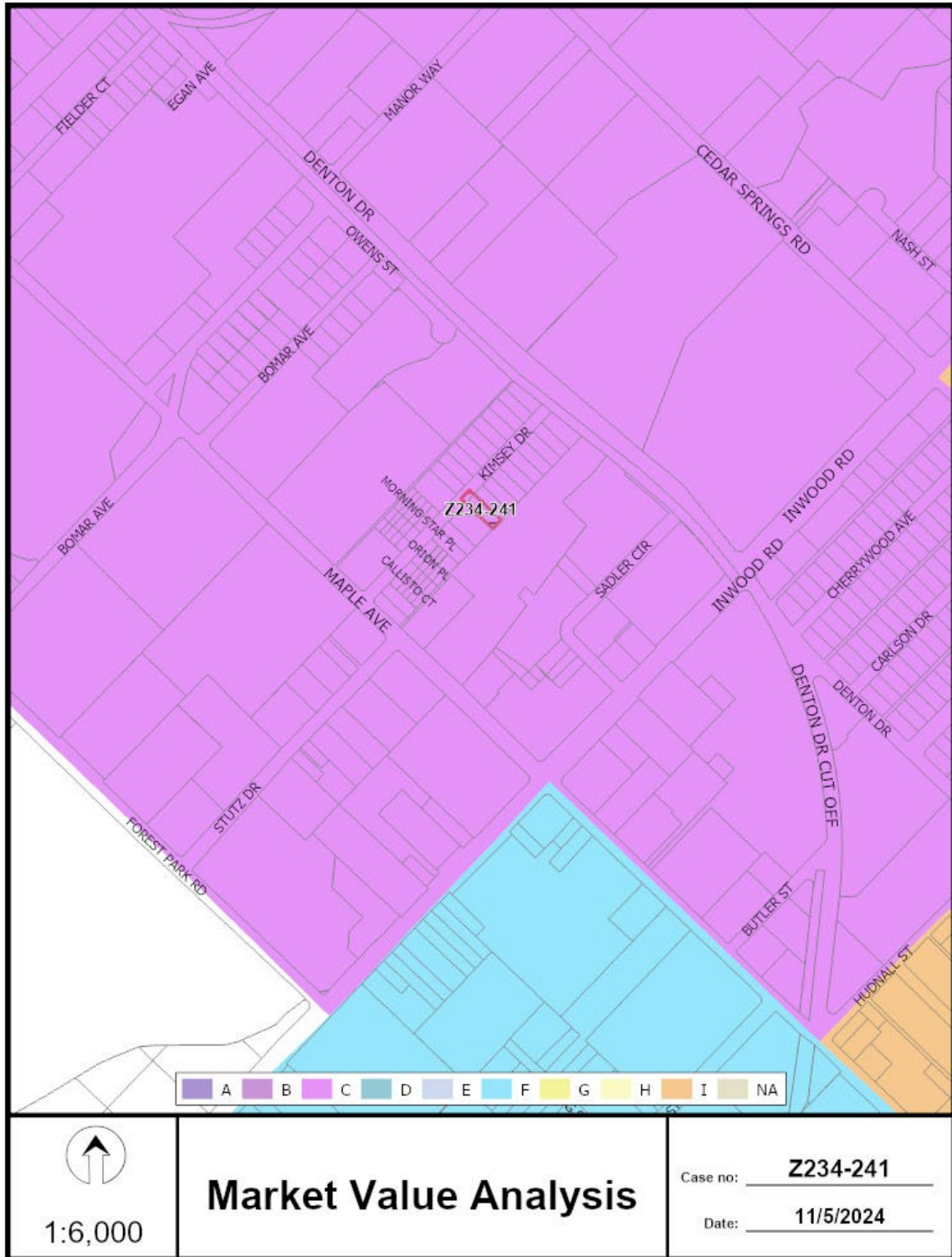
Case no: Z234-241

Date: 11/05/2024

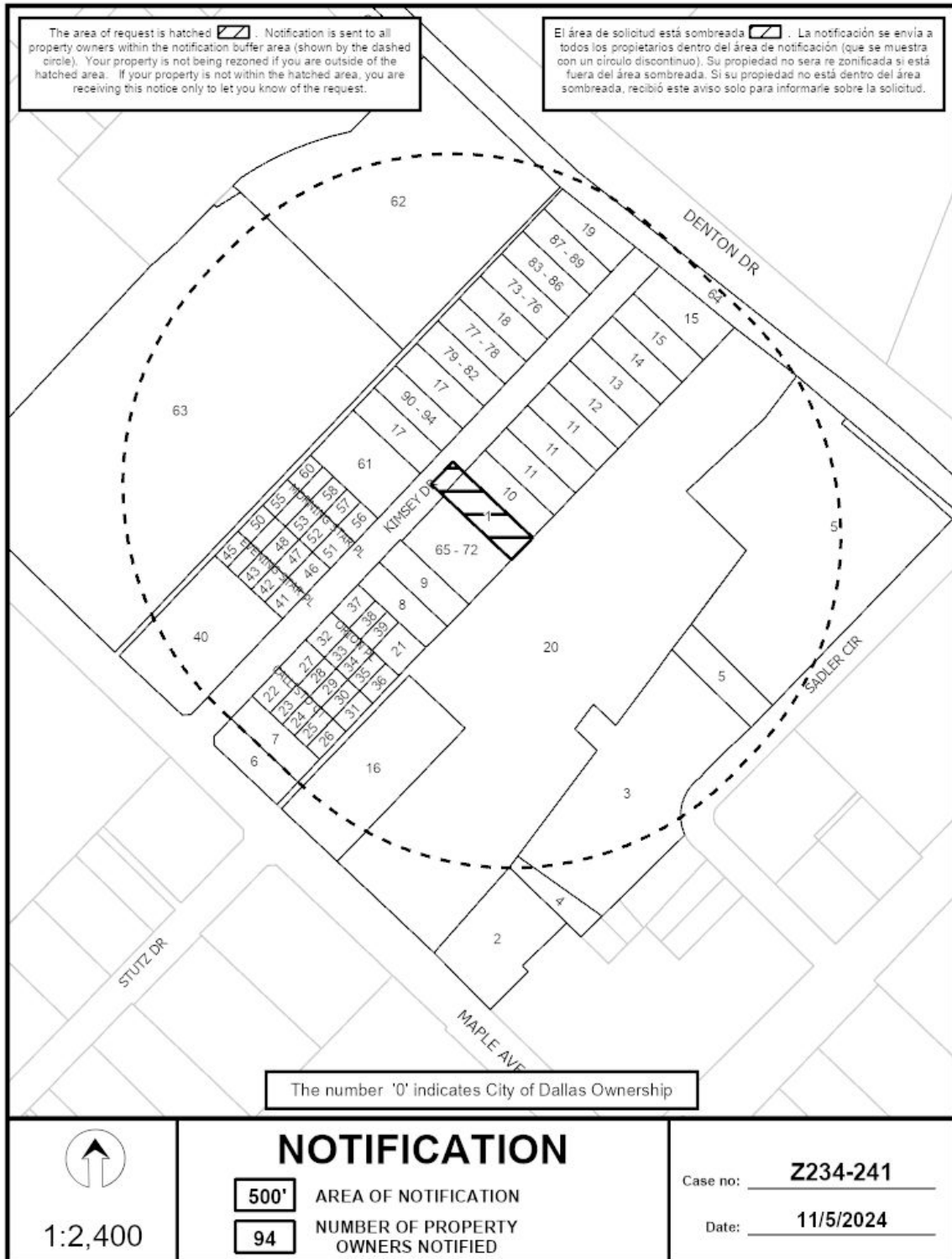












11/05/2024

***Notification List of Property Owners******Z234-241******94 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2618 KIMSEY DR	RAHMATIAN INVESTMENTS LLC
2	5740 MAPLE AVE	MAPLE WALK LP
3	5717 SADLER CIR	SADLER SENIOR CIRCLE APARTMENTS LLC
4	5715 SADLER CIR	MAPLE WALK LP
5	5747 SADLER CIR	NTHP INWOOD INC
6	5850 MAPLE AVE	SLJ COMPANY LLC &
7	2504 KIMSEY DR	2033 EC LTD &
8	2602 KIMSEY DR	PERKINS JANIE L
9	2606 KIMSEY DR	MODERN TH LLC
10	2622 KIMSEY DR	MARTINEZ ALEXANDER C &
11	2626 KIMSEY DR	RG SHEKINAH LLC
12	2710 KIMSEY DR	RAHMATIAN INVESTMENT LLC
13	2714 KIMSEY DR	RAMOS MAYRA ISABEL &
14	2718 KIMSEY DR	SOTO GERARDO
15	2722 KIMSEY DR	JMH 2020 GST TRUST
16	5800 MAPLE AVE	3015 LEDBETTER APARTMENTS LLC
17	2619 KIMSEY DR	DOLLINGER MICHAEL G &
18	2711 KIMSEY DR	HAMPTON EMPIRE LLC
19	2727 KIMSEY DR	DALLAS AREA RAPID TRANSIT
20	5760 MAPLE AVE	LITHIA REAL ESTATE INC
21	5822 ORION PL	KIMSEY PLACE HOMEOWNERS
22	5877 CALLISTO CT	HEATH JAKE A
23	5859 CALLISTO CT	ORTIZ GUSTAVO
24	5841 CALLISTO CT	BRUMFIELD JASON WILLIAM &
25	5823 CALLISTO CT	WONG EMILY YUN &
26	5805 CALLISTO CT	CHANG BOJUI & HUIPING



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5876 CALLISTO CT	JOHNSON DONALD HOWARD JR
28	5858 CALLISTO CT	FAVORS BRADLEY
29	5840 CALLISTO CT	NICHOLS JERRY MARTIN &
30	5822 CALLISTO CT	ABDULRAHIM NASHILA
31	5804 CALLISTO CT	SANCLEMENTE JUAN &
32	5877 ORION PL	SINGH DILPREET &
33	5859 ORION PL	NADIR UMER SYED &
34	5841 ORION PL	WILLIAMS DAYNA L
35	5823 ORION PL	CHANG ERIC JASON &
36	5805 ORION PL	BLAIS WILLIAM
37	5876 ORION PL	BUTLER SHANNA
38	5858 ORION PL	CHU EUGENE
39	5840 ORION PL	MONTGOMERY JAMES
40	5908 MAPLE AVE	DALLAS PUBLIC FACILITY CORPORATION
41	5917 EVENING STAR PL	BEALE BLAIR &
42	5933 EVENING STAR PL	SCOZZARI JOHN ADAM
43	5949 EVENING STAR PL	GREEN MATTHEW J
44	5965 EVENING STAR PL	MCCLURE MIKAELA ANN
45	5981 EVENING STAR PL	WOLFRUM BRIAN &
46	5916 EVENING STAR PL	WYNN MEGAN MARIE
47	5932 EVENING STAR PL	GOLD SHIELD TRUST THE
48	5948 EVENING STAR PL	REYES CARLOS III &
49	5964 EVENING STAR PL	TIPTON MICHAEL D
50	5980 EVENING STAR PL	CHANG CHERRY
51	5917 MORNING STAR PL	SACHER JOSHUA R &
52	5933 MORNING STAR PL	KEVENA TEXAS LLC
53	5949 MORNING STAR PL	WESTMORELAND RONNIE D JR &
54	5965 MORNING STAR PL	MCKENNA RACHEL CROSS &
55	5981 MORNING STAR PL	PETERS DANIEL A
56	5916 MORNING STAR PL	LASHER JAMIE E
57	5932 MORNING STAR PL	HUANG JIAXIN &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5948 MORNING STAR PL	MEHTA AKSHITA & BRANDON QUICK
59	5964 MORNING STAR PL	GU TONY &
60	5980 MORNING STAR PL	SHRESTHA ANU & AMIT DAHAL
61	2611 KIMSEY DR	WINE MAISON LLC
62	6025 OWENS ST	STANHOPE OAKS LLC
63	6008 MAPLE AVE	BS 2 LP &
64	555 2ND AVE	DART
65	2610 KIMSEY DR	ARNOLD WILLIAM
66	2610 KIMSEY DR	ARRINGTON LAQUESIA
67	2610 KIMSEY DR	JCP LAWNSDALE LLC
68	2610 KIMSEY DR	LACUNA CONCEPTS LLC
69	2610 KIMSEY DR	PUJOL HEATHER DIOR &
70	2610 KIMSEY DR	GOSU ADARSH &
71	2610 KIMSEY DR	BOLLER LATIMER &
72	2610 KIMSEY DR	YANG ALEXANDER LEE &
73	2715 KIMSEY DR	COPLEY RORY
74	2715 KIMSEY DR	BERTL ERIK
75	2715 KIMSEY DR	WEISS TRACY LEE
76	2715 KIMSEY DR	LABARBA STEPHANIE
77	2707 KIMSEY DR	LIU SAU MAN
78	2707 KIMSEY DR	CASTELLO CORPORATION
79	2703 KIMSEY DR	KJWJ HOLDINGS CORP
80	2703 KIMSEY DR	BAKER STREET HOLDINGS LLC
81	2703 KIMSEY DR	MAHENDRAN SABARI
82	2703 KIMSEY DR	MCDERMOTH GABRIELLE &
83	2719 KIMSEY DR	KEBC FAMILY LIMITED PARTNERSHIP
84	2719 KIMSEY DR	MCCAIN ANTHONY RAY JR
85	2719 KIMSEY DR	HALE DAVID JR
86	2719 KIMSEY DR	2719 KIMSEY LLC
87	2723 KIMSEY DR	ROKA KIMSEY LLC
88	2723 KIMSEY DR	KARICOD ROBERT

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2723 KIMSEY DR	KARICOD ROBERT
90	2623 KIMSEY DR	WILSON KENNETH WAYNE JR
91	2623 KIMSEY DR	TRUE STEVEN M & AMBER K
92	2623 KIMSEY DR	CHEN LIFENG
93	2623 KIMSEY DR	SAYLER CLIFT E
94	2623 KIMSEY DR	RAZOMADRID RAMON MOISES