

**FILE NUMBER:** Z-26-000142 **DATE FILED:** June 26, 2025

**LOCATION:** North line of Lyndon B Johnson Freeway, south of Sandyland Boulevard, west of S. Saint Augustine Drive.

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** Approx. 4.42 ac **CENSUS TRACT:** 48113011603

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**OWNER/APPLICANT:** Akinyemi Akintoye

**REQUEST:** An application for MF-2(A) Multifamily District on property zoned R-10(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow multifamily development.

**STAFF RECOMMENDATION:** Denial.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned R-10(A) Single Family District and is undeveloped.
- The surrounding area is predominantly single family, with a church immediately to the west.
- The applicant wishes to use the site for multifamily development. As such, they request an MF-2(A) Multifamily District.

**Zoning History:**

There have been no zoning cases in the area within the last five years.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type         | Existing/Proposed ROW |
|---------------------|--------------|-----------------------|
| Sandyland Boulevard | Local Street | -                     |

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**Transit Access:**

The area of request is within a half-mile of the following services:

DART Light Rail: No lines.

DART Bus: No routes

**STAFF ANALYSIS:**

**Comprehensive Plan:**

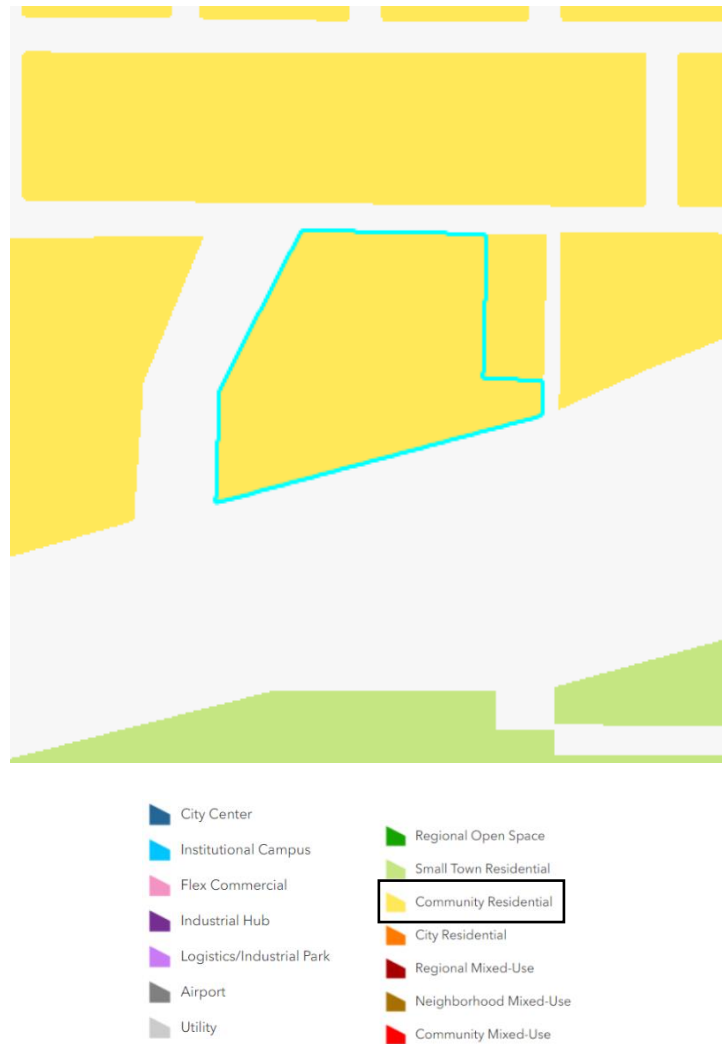
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use

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 **not consistent** with Forward Dallas 2.0. Apartments are a secondary land use in the Community Residential placetype. A secondary use should be particularly well suited to a site within a placetype or have specific controls that limit its scale or scope. It is a less prevalent land use in the area. A Secondary Use is a use that is not always consistent with the placetype. We've found multifamily to be consistent as a secondary use in many places with Community Residential. The subject property is located on a local street, Sandyland Boulevard. It is located in the mid-block but adjacent to single-family homes. The apartment secondary use is not suited for this particular site within a Community Residential placetype. The property appears to be currently undeveloped.

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. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

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



### Placetype Summary

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

### Land Use:

|              | <b>Zoning</b>                  | <b>Land Use</b>        |
|--------------|--------------------------------|------------------------|
| <b>Site</b>  | R-10(A) Single Family District | Undeveloped            |
| <b>North</b> | R-10(A) Single Family District | Single Family homes    |
| <b>South</b> | R-10(A) Single Family District | ROW                    |
| <b>East</b>  | R-10(A) Single Family District | Utility, single family |
| <b>West</b>  | R-10(A) Single Family District | Church                 |

### **Land Use Compatibility:**

The request site is currently undeveloped with a single-family house. The applicant proposes utilizing the site for multifamily units. The immediate surroundings of the site are predominantly single-family houses, with a church immediately west of the site.

Staff does not support the requested zoning change because the subject site is adjacent to established single-family residential development and is served by only a local street. The proposed rezoning is incompatible with the existing development pattern of the surrounding area and would introduce a level of residential density that is not consistent with the character or capacity of the neighborhood. Additionally, the increased density is expected to generate additional traffic on the local street, resulting in greater roadway congestion and potential impacts to the safety and functionality of the surrounding residential area.

Staff also must consider the quality of life of residents on the subject site. The Comprehensive Plan calls for neighborhoods with compatible land uses and increasing quality of life and safety. It plans to achieve these by encouraging acceptable neighborhood scale and fostering walkable environments for housing. While the proposed rezoning would add housing, it would do so on an isolated and potentially detrimental site. The highway-oriented area of request is isolated from transit, neighborhood services, and schools, and there is neither established nor zoned capacity for residents' daily needs nearby.

### **Land Use Comparison**

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

**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                                                         | R-10(A)  | MF-2(A)  |
| <b>AGRICULTURAL USES</b>                                    |          |          |
| Animal production                                           |          |          |
| Commercial stable                                           |          |          |
| Crop production                                             | •        | •        |
| Private stable                                              | ★        | ★        |
| <b>COMMERCIAL AND BUSINESS SERVICE USES</b>                 |          |          |
| Building repair and maintenance shop                        |          |          |
| Bus or rail transit vehicle maintenance or storage facility |          |          |
| Catering service                                            |          |          |
| 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                        |          |          |

|                                                                        | Existing | Proposed |
|------------------------------------------------------------------------|----------|----------|
| Use                                                                    | R-10(A)  | MF-2(A)  |
| Metal salvage facility                                                 |          |          |
| Mining                                                                 |          |          |
| Municipal waste incinerator                                            |          |          |
| Organic compost recycling facility                                     |          |          |
| Outside salvage or reclamation                                         |          |          |
| Pathological waste incinerator                                         |          |          |
| Temporary concrete or asphalt batching plant                           | S        | S        |
| <b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>                        |          |          |
| Adult day care facility                                                | S        |          |
| Cemetery or mausoleum                                                  | S        | S        |
| Child-care facility                                                    | 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                                                               |          |          |
| Library, art gallery, or museum                                        | S        | S        |
| Open-enrollment charter school or private school                       | S        | S        |
| Public school other than an open-enrollment charter school             | S        | S        |
| <b>LODGING USES</b>                                                    |          |          |
| Hotel or motel                                                         |          |          |
| Extended stay hotel or motel                                           |          |          |
| Lodging or boarding house                                              |          |          |
| Overnight general purpose shelter                                      |          |          |
| <b>MISCELLANEOUS USES</b>                                              |          |          |
| Carnival or circus (temporary)                                         | ★        | ★        |
| Hazardous waste management facility                                    |          |          |
| Placement of fill material                                             |          |          |
| 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                           |          |          |

|                                                                      | Existing | Proposed |
|----------------------------------------------------------------------|----------|----------|
| Use                                                                  | R-10(A)  | MF-2(A)  |
| 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>                                              |          |          |
| 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>                              |          |          |
| Ambulance service                                                    |          |          |
| Animal shelter or clinic without outside runs                        |          |          |
| Animal shelter or clinic with outside runs                           |          |          |
| Auto service center                                                  |          |          |
| Alcoholic beverage establishment                                     |          |          |
| 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        |          |          |

|                                                                         | Existing | Proposed |
|-------------------------------------------------------------------------|----------|----------|
| Use                                                                     | R-10(A)  | MF-2(A)  |
| 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                                                    |          |          |
| 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>                                  |          |          |
| Commercial radio or television transmitting station                     |          |          |
| Electrical generating plant                                             |          |          |
| Electrical substation                                                   | S        | S        |
| Local utilities                                                         | ★        | ★        |
| Police or fire station                                                  | S        | S        |

|                                                      | Existing | Proposed |
|------------------------------------------------------|----------|----------|
| Use                                                  | R-10(A)  | MF-2(A)  |
| 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                                            |          |          |

## Development Standards

Following is a comparison table showing differences between the development standards of the current R-10(A) Single Family District and the proposed MF-2(A) Multifamily District.

| District          | Setback |                                                                                     | Density/Lot Size                                                                                                                                                                                                                                                                                           | Height | Lot Cvrgr.                            |
|-------------------|---------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------------------------|
|                   | Front   | Side/Rear                                                                           |                                                                                                                                                                                                                                                                                                            |        |                                       |
| Current: R-10(A)  | 30'     | Single family: 6'<br><br>Other: 10' (Side); 15' (rear)                              | None; min. lot size is 10,000 sqft                                                                                                                                                                                                                                                                         | 30'    | 45% residential<br>25% nonresidential |
| Proposed: MF-2(A) | 15'     | Single family: 0'<br>Duplex: 5' (side); 10' (rear)<br>Other: 10' (side); 15' (rear) | None;<br>Minimum lot area per dwelling unit<br>Single family<br>1,000 sq. ft.<br>Duplex 3,000 sq. ft.<br><br>Multifamily-<br>Studio 800 sq. ft.<br>One bedroom 1,000 sq. ft.<br>Two bedrooms 1,200 sq. ft.<br>More than two bedrooms 150 sq. ft. (Add this amount for each bedroom over two) 150 sq. ft. * | 35'    | 60% Residential<br>50% nonresidential |

\*SB 840 allows for no density restriction and allows a height of 45'

### Landscaping:

Landscaping and tree preservation must be provided in accordance with Article X.

### Parking:

Parking must be provided in accordance with the Dallas Development Code. Current requirements are as follows:

Tiered parking ratio: - Developments 200 dwelling units or more: Minimum 1 space per dwelling unit. - Developments between 21 and 199 dwelling units: Minimum 1/2 space per dwelling unit. - Developments 20 dwelling units and less: No minimum parking required.

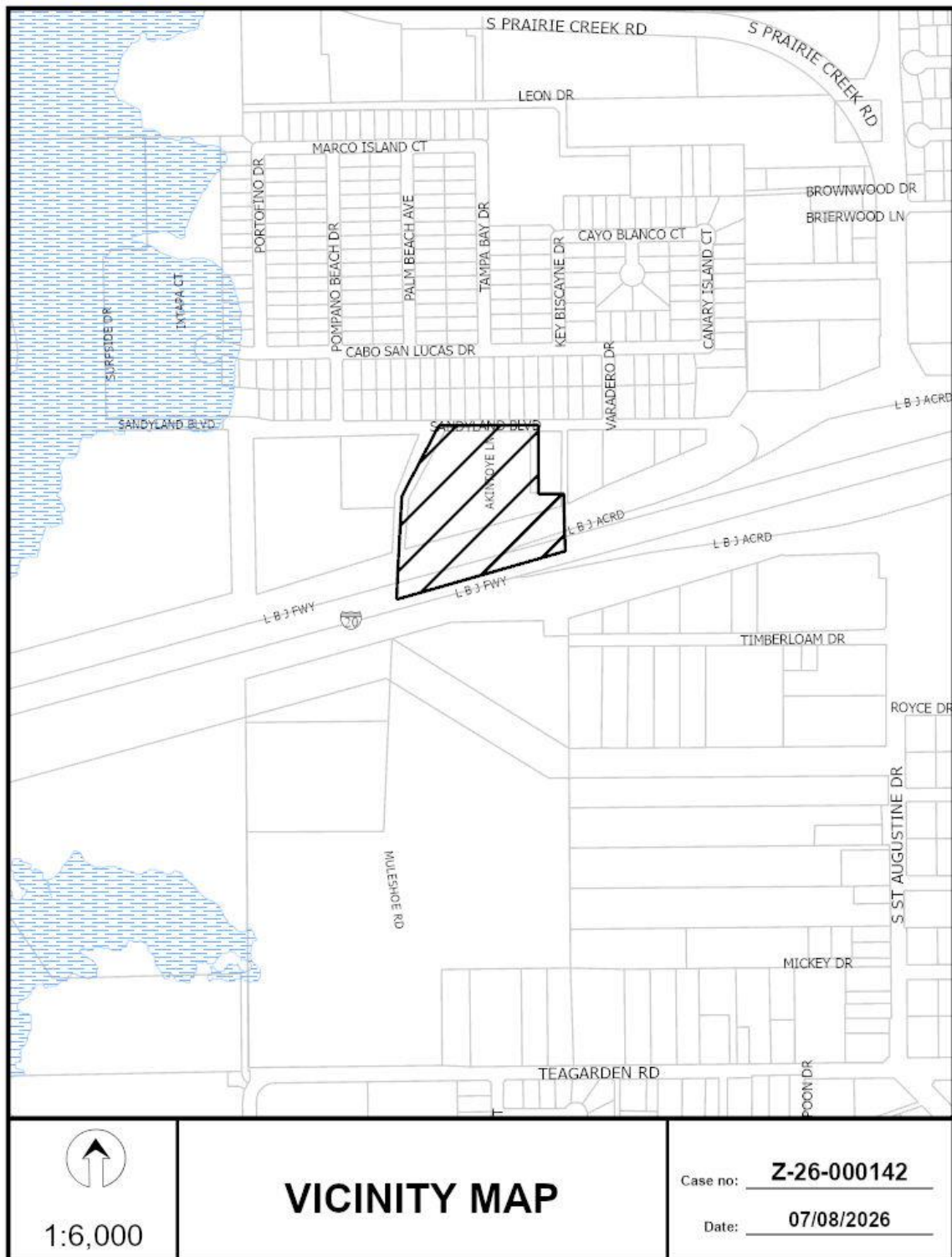
Tiered guest parking requirement clearly marked at the entrance: - Developments 100 dwelling units and more: 15% of the required must be reserved for guests. - Developments between 21 and 99 dwelling units: 10% of the required must be reserved for guests.

For any multifamily development: areas for anticipated loading and short-term drop-off and pick-up, and relevant building components such as freight elevator and components must be identified at permitting.

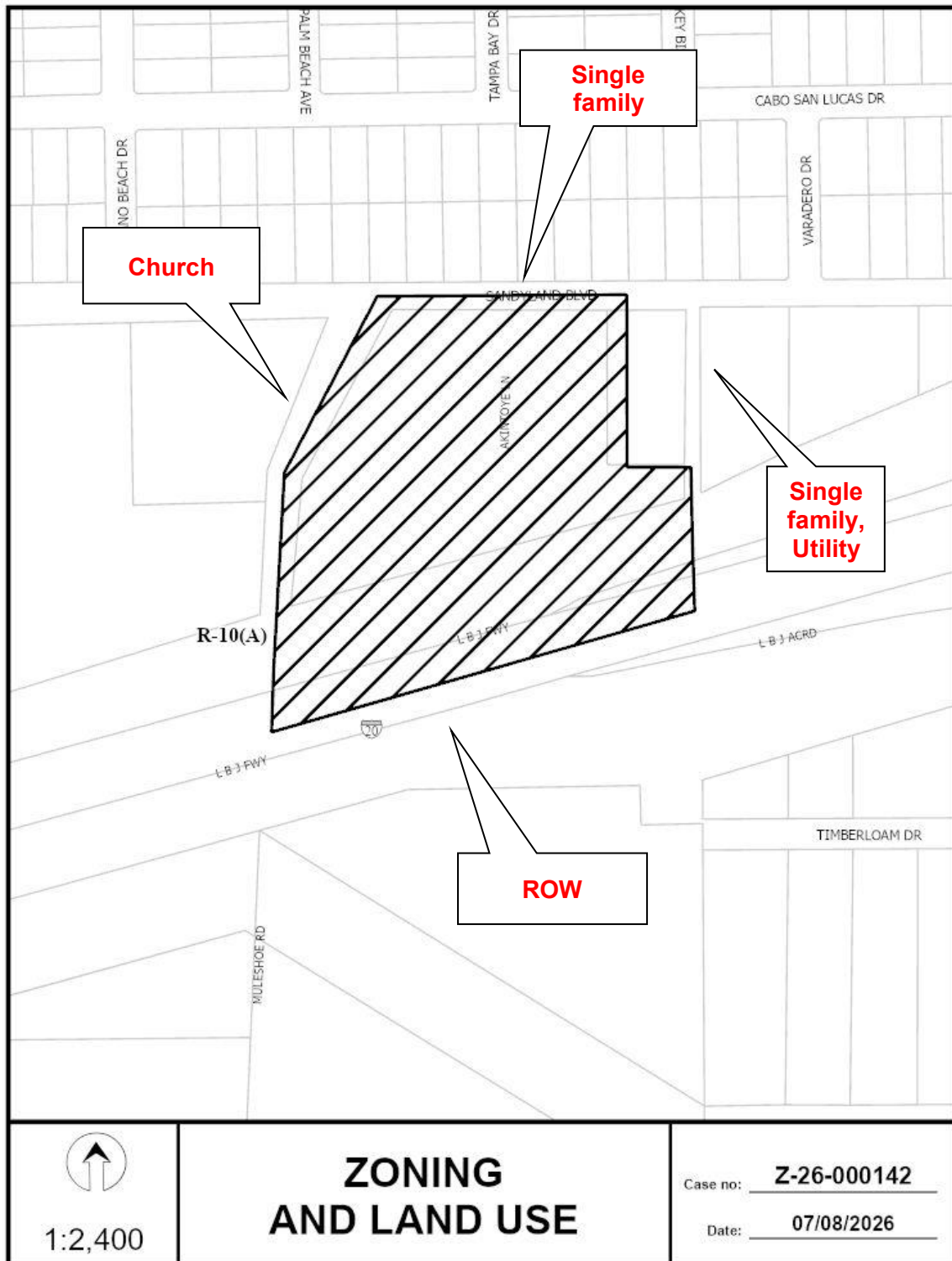
For developments 150 dwelling units or more: Minimum 1 loading space of medium size.

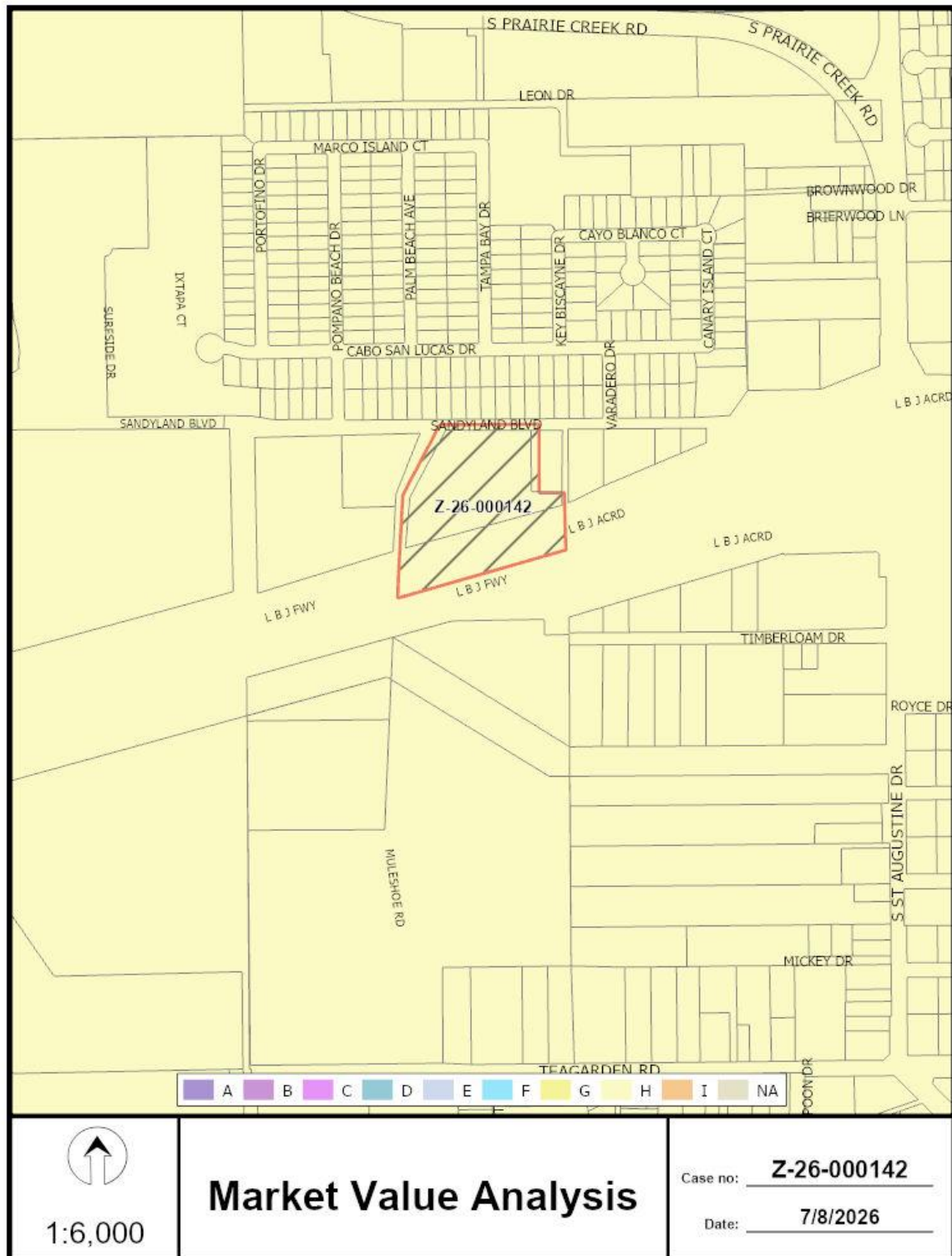
### **Market Value Analysis:**

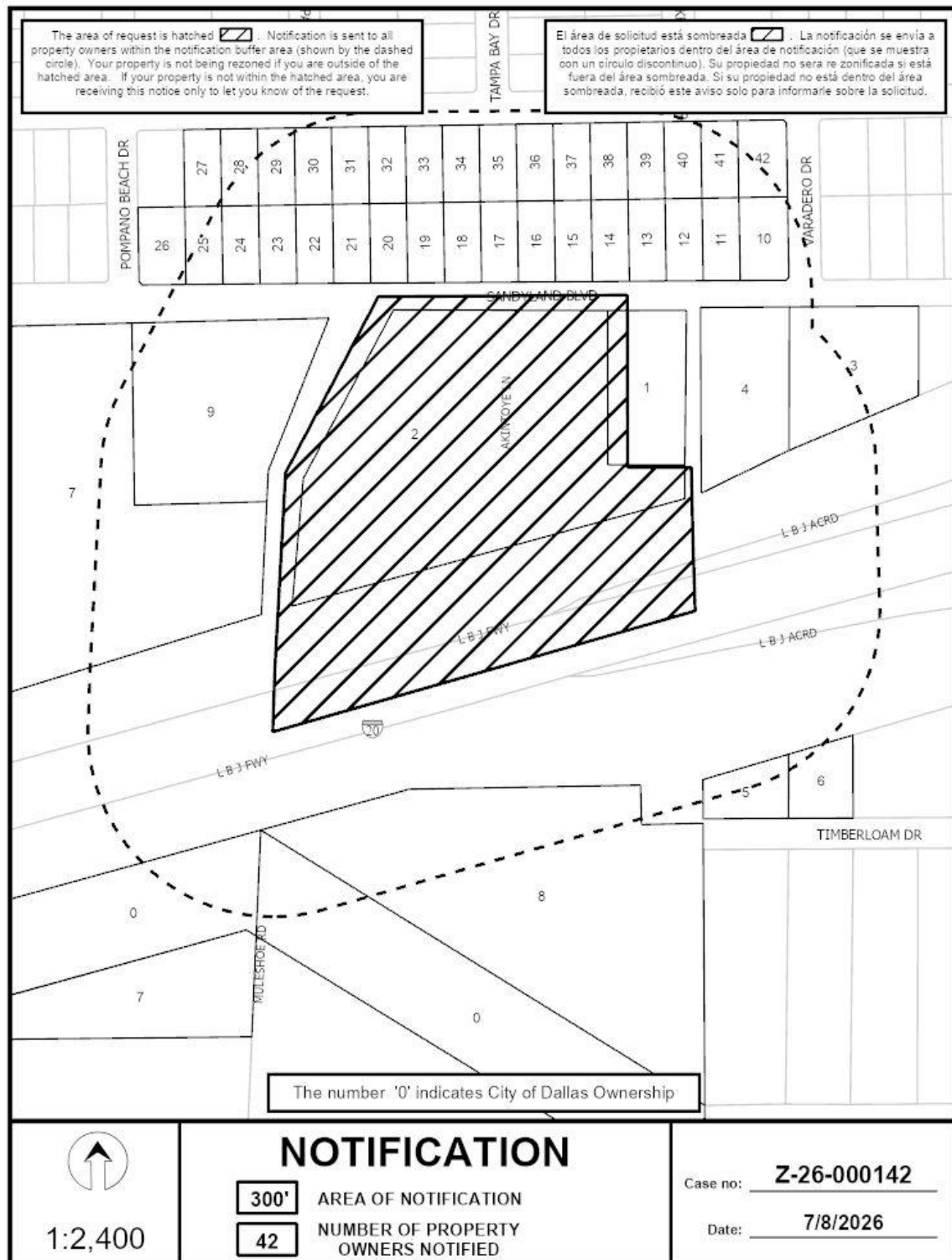
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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











07/08/2026

***Notification List of Property Owners******Z-26-000142******42 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>                |
|-----------------------|-----------------------|------------------------------------|
| 1                     | 9404 SANDYLAND BLVD   | VALENZUELA LEILA DIANA             |
| 2                     | 9400 SANDYLAND BLVD   | AKINTOYE AKINYEMI O                |
| 3                     | 9450 SANDYLAND BLVD   | OBREGON JOSE MANUEL MENDOZA        |
| 4                     | 9430 SANDYLAND BLVD   | VILLA LUIS                         |
| 5                     | 9411 TIMBERLOAM DR    | SERRANO ROBERTO                    |
| 6                     | 9417 TIMBERLOAM DR    | LARA LUIS                          |
| 7                     | 27701 LBJ FWY         | HALL JAMES CASTLE ET AL            |
| 8                     | 1862 MULESHOE RD      | LEE CHUN KOO & YOUNG SOOK          |
| 9                     | 9320 SANDYLAND BLVD   | FIRST BAPTIST CHURCH OF MEADOWVIEW |
| 10                    | 9437 SANDYLAND BLVD   | SANCHEZ JOSE G                     |
| 11                    | 9433 SANDYLAND BLVD   | PINA SERGIO                        |
| 12                    | 9429 SANDYLAND BLVD   | RICO AGUSTIN                       |
| 13                    | 9425 SANDYLAND BLVD   | BAHENA FLAVIANO                    |
| 14                    | 9421 SANDYLAND BLVD   | SEGURA JAVIER                      |
| 15                    | 9417 SANDYLAND BLVD   | REYES GILBERTO                     |
| 16                    | 9413 SANDYLAND BLVD   | PRITCHETT MARQUITA                 |
| 17                    | 9409 SANDYLAND BLVD   | HERNANDEZ ADRIAN &                 |
| 18                    | 9405 SANDYLAND BLVD   | PEREZ LUIS E                       |
| 19                    | 9401 SANDYLAND BLVD   | VASQUEZ YASMIN ARELY SANCHEZ       |
| 20                    | 9357 SANDYLAND BLVD   | AGUILERA HENRY                     |
| 21                    | 9353 SANDYLAND BLVD   | HERNANDEZ JOEL ISAAC &             |
| 22                    | 9349 SANDYLAND BLVD   | CALDERON RAFAEL                    |
| 23                    | 9345 SANDYLAND BLVD   | MENDIOLA ALBERTO & ARACELI AVILA   |
| 24                    | 9341 SANDYLAND BLVD   | MORALES JOSE SALOMON PINEDA        |
| 25                    | 9337 SANDYLAND BLVD   | GUTIERREZ MARIA A                  |
| 26                    | 9331 SANDYLAND BLVD   | CHACON HECTOR A & SILDAIN DELGADO  |

07/08/2026

| <i>Label #</i> | <i>Address</i>         | <i>Owner</i>                          |
|----------------|------------------------|---------------------------------------|
| 27             | 9308 CABO SAN LUCAS DR | MARTINEZ MAGDALENA                    |
| 28             | 9312 CABO SAN LUCAS DR | RUIZ ALAN                             |
| 29             | 9316 CABO SAN LUCAS DR | A L PROPERTY SERVICE LLC              |
| 30             | 9320 CABO SAN LUCAS DR | GANDARA JUAN A &                      |
| 31             | 9324 CABO SAN LUCAS DR | VALENCIA MARCO A &                    |
| 32             | 9328 CABO SAN LUCAS DR | ZEPEDA ULISES HERNANDEZ               |
| 33             | 9332 CABO SAN LUCAS DR | CLAYBON FAMILY                        |
| 34             | 9336 CABO SAN LUCAS DR | PECINA VICORIANO                      |
| 35             | 9402 CABO SAN LUCAS DR | SALAS ZEFERINO GONZALEZ & JUANA MARIA |
| 36             | 9406 CABO SAN LUCAS DR | BELTRAN PASCUAL F                     |
| 37             | 9410 CABO SAN LUCAS DR | RAMOS GUILLERMO JR &                  |
| 38             | 9414 CABO SAN LUCAS DR | MATA CALIXTO MARTINEZ                 |
| 39             | 9418 CABO SAN LUCAS DR | OLVERA ANTONIA                        |
| 40             | 9422 CABO SAN LUCAS DR | VALIAPARAMPIL JOSE REVOCABLE          |
| 41             | 9426 CABO SAN LUCAS DR | KRUMMEL RICHARD L                     |
| 42             | 9430 CABO SAN LUCAS DR | CHAVEZ JOE R                          |