

FILE NUMBER: Z212-225(JA) **DATE FILED:** March 29, 2022

LOCATION: North and south lines of an unimproved section of Highland Woods Drive, north of Keyridge Drive

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 3.72 acres **CENSUS TRACT:** 0114.01

REPRESENTATIVE: Randall Bryant, Politics United Marketing

APPLICANT: Exodus Development Group, LLC

OWNERS: Sathya Henderson
LeMarcus Henderson

REQUEST: An application for a D(A) Duplex District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes a duplex development on the property.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

D(A) Duplex District [Ref. Sec. 51A-4.113]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75980

Single Family Districts [Ref. Sec. 51A-4.112(f) for R-7.5(A)]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and consists of 18 undeveloped platted lots on an unimproved section of Highland Woods Drive.
- The initial zoning change request was for an MF-2(A) Multifamily District; however, based on development goals for the property, the applicant amended the application to a request for a D(A) Duplex District.
- The purpose of the request is to allow a duplex development on the property.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Highland Woods Drive	Local Street	50 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request. While it will not significantly impact the surrounding roadway system, additional data will be requested at permitting to understand the impact of nearby intersections. Right-of-way improvements and review of traffic impact will be addressed as needed at permitting.

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities

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 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

- New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.3 Limit vehicle miles traveled.

GOAL 6.5 PROVIDE ACCESS TO PARKS, OPEN SPACES AND RECREATIONAL OPPORTUNITIES

NEIGHBORHOOD PLUS

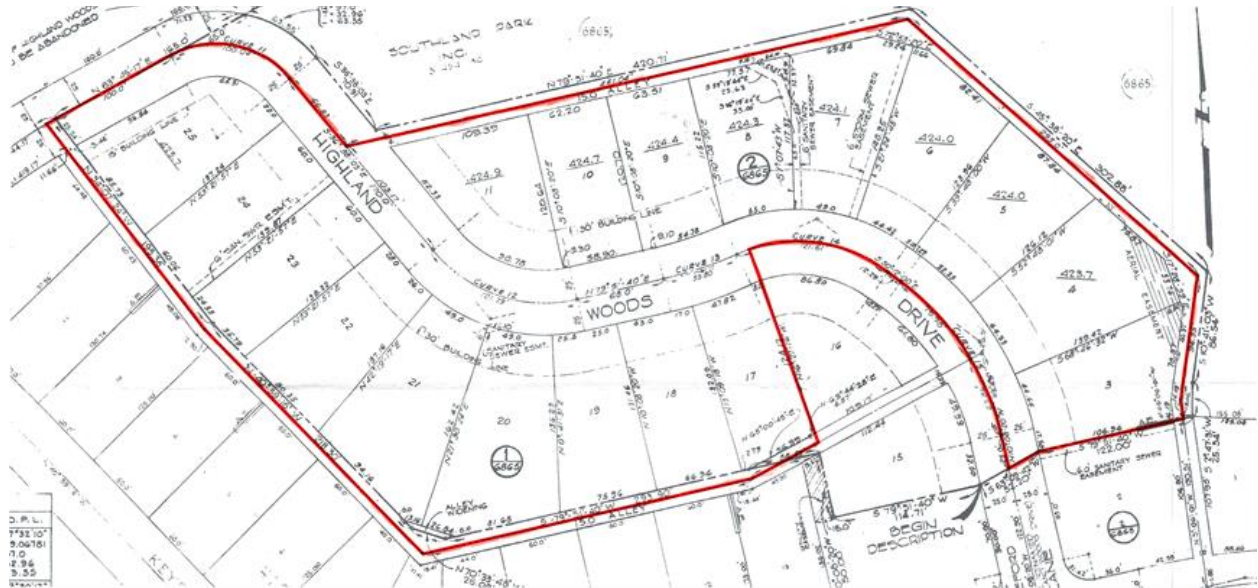
GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped
North	R-7.5(A) Single Family District	Undeveloped
East	Subarea B within Planned Development District No.975	Undeveloped
Southwest	R-7.5(A) Single Family District	Public park
South	R-7.5(A) Single Family District	Single family

Land Use Compatibility:

The currently undeveloped area of request is approximately 3.72 acres containing 18 individually platted lots in an R-7.5(A) Single Family District. The applicant proposes a duplex development on the property. All lots meet the minimum 6,000 square-foot lot size requirements for duplex use (lot configuration shown below for reference).



Undeveloped flood zone property (College Park) to the north-northwest of the site is owned by the City of Dallas, with Fivemile Creek approximately 700 feet to the north and approximately 500 feet to the west of the site. A public park is adjacent to the southwest of the site along Highland Woods Drive.

To the east of the request site is an undeveloped portion of Subarea B within Planned Development District (PD) No. 975. Paul Quinn College, also part of Subarea B within PD No. 975, is within walking or biking distance – approximately one-third of a mile to the southeast.

A small portion of the request site along the western, northern, and eastern boundaries of the property is located in a FEMA designated flood zone, and the applicant will need to coordinate with the City's Floodplain Management division prior to development of the property. Additionally, the City's chief arborist notes that a tree survey and tree removal permit will be required before any protected tree may be removed from the property. Right-of-way improvements will also be needed for the section of Highland Woods Drive contained within the area of request.

The existing alleyway along the southern boundary of the request site does not currently provide access to the adjoining single-family homes, which front on Keyridge Drive, and does not appear to meet standard minimum width requirements. Ervin Elementary School, also within walking or biking distance, is embedded within the established single-family neighborhood to the south of the of the area of request.

The proposed rezoning would allow an additional housing type that is compatible in scale with the existing neighborhood. Although a general zoning change does not guarantee a particular use or type of development on a property, the proposed D(A) Duplex District adds only one additional permitted use – duplex – beyond those uses already permitted under the current zoning classification of the request site. Staff supports the requested zoning change and finds that the proposed development will enhance the neighborhood's desirability with improved infrastructure, a moderate increase in density, and an additional housing choice with access to neighborhood parks and schools.

On September 1, 2022, the City Plan Commission recommended approval of the request.

Development Standards:

Following is a comparison table showing differences in development standards between the current R-7.5(A) District and the proposed D(A) Duplex District.

District	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
Existing: R-7.5(A)	30' platted BL controls over min 25' specified in district regs	Min 5' for single family 10'/15' for other permitted structures	30' No max stories	45% for residential structures 25% for nonresidential structures	No max density No max FAR Min lot area for residential use is 7,500 sq. ft.	FYSB Continuity
Proposed: D(A) Duplex	30' platted BL controls over min 25' specified in district regs	Min 5' for single family 5'/10' for duplex 10'/10' for other permitted structures	36' No max stories	60% for residential structures, 25% for nonresidential structures	No max density No max FAR Min lot area for residential use is 6,000 sq. ft.	FYSB Continuity

¹Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

Land Use Comparison:

Following is a comparison table showing the differences in permitted land uses between the existing and proposed zoning districts. The proposed D(A) Duplex District adds only one additional permitted use – duplex – beyond those uses already permitted under the current zoning classification of the request site.

KEY: • use allowed by right ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review		Existing R-7.5(A)	Proposed D(A)
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production		•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
None permitted			
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Industrial (inside) not potentially incompatible			
Industrial (inside) potentially incompatible			
Industrial (inside) light manufacturing			
Industrial (outside) not potentially incompatible			
Industrial (outside) potentially incompatible			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining			
Gas drilling and production		SUP	SUP
Gas pipeline compressor station			
Municipal waste incinerator			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant		SUP	SUP
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility		SUP	SUP
Cemetery or mausoleum		SUP	SUP
Child-care facility		SUP	SUP
Church		•	•
College, university, or seminary		SUP	SUP
Community service center		SUP	SUP
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery		SUP	SUP
Foster home		SUP	SUP
Hospital			
Library, art gallery, or museum		SUP	SUP
Public school other than open enrollment charter school		SUP	SUP
Private school or Open enrollment charter school		SUP	SUP
LODGING USES			
None permitted			
MISCELLANEOUS USES			
Attached non-premise sign			
Carnival or circus (temporary)		BO auth	BO auth
Detached non-premise sign			
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office		•	•
OFFICE USES			
None permitted			

Land use comparison table cont'd on next page

KEY: • use allowed by right ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			Existing R-7.5(A)	Proposed D(A)
RECREATION USES				
Country club with private membership			SUP	SUP
Private recreation center, club, or area			SUP	SUP
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				
None permitted				
TRANSPORTATION USES				
Airport or landing field				
Commercial bus station and terminal				
Heliport				
Helistop				
Private street or alley			SUP	SUP
Railroad passenger station				
Railroad yard, roundhouse, or shops				
STOL (short takeoff or landing port)				
Transit passenger shelter			★	★
Transit passenger station or transfer center			SUP	SUP
UTILITY AND PUBLIC SERVICE USES				
Commercial radio or television transmitting station				
Electrical generating plant				
Electrical substation			SUP	SUP
Local utilities			★	★
Police or fire station			SUP	SUP
Post office				
Radio, television, or microwave tower			SUP	SUP
Refuse transfer station				
Sanitary landfill				
Sewage treatment plant				
Tower/antenna for cellular communication			★	★
Utility or government installation other than listed			SUP	SUP
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			★	★
Sand and gravel or earth sales and storage				
Trade center				
Vehicle storage lot				
Warehouse				

End of land use comparison table

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X of the Dallas Development Code, as amended.

Parking:

Off-street parking must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. For a duplex use, two off-street parking spaces are required for each dwelling unit [ref. [Sec. 51A-4.209\(b\)\(2\)](#)].

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 not currently part of an MVA cluster; however, there is a “G” MVA cluster immediately adjacent to the south of the request site.

List of Partners/Principals/Officers

Applicant:

Exodus Development Group, LLC

- LeMarcus Henderson, Member
- Sathya Henderson, Member

Z212-225(JA)

**CPC ACTION
SEPTEMBER 1, 2022**

Z212-225(JA)

Planner: Jenniffer Allgaier

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of a D(A) Duplex District on property zoned an R-7.5(A) Single Family District on the north and south lines of an unimproved section of Highland Woods Drive, north of Keyridge Drive.

Maker: Blair
Second: Anderson
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,
Blair, Jung, Housewright, Haqq, Stanard,
Kingston, Rubin

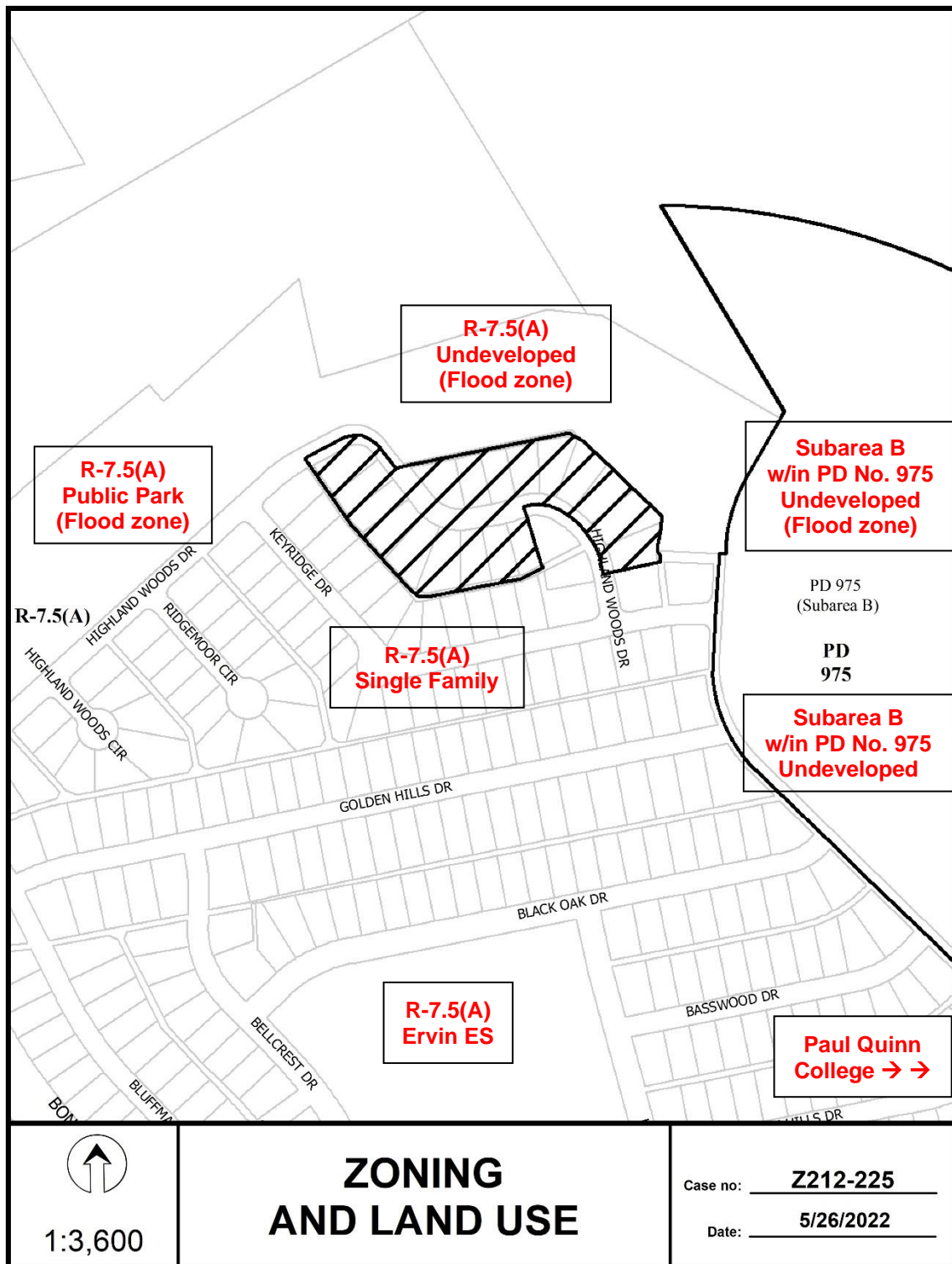
Against: 0
Absent: 1 - Popken
Vacancy: 2 - District 3, District 11

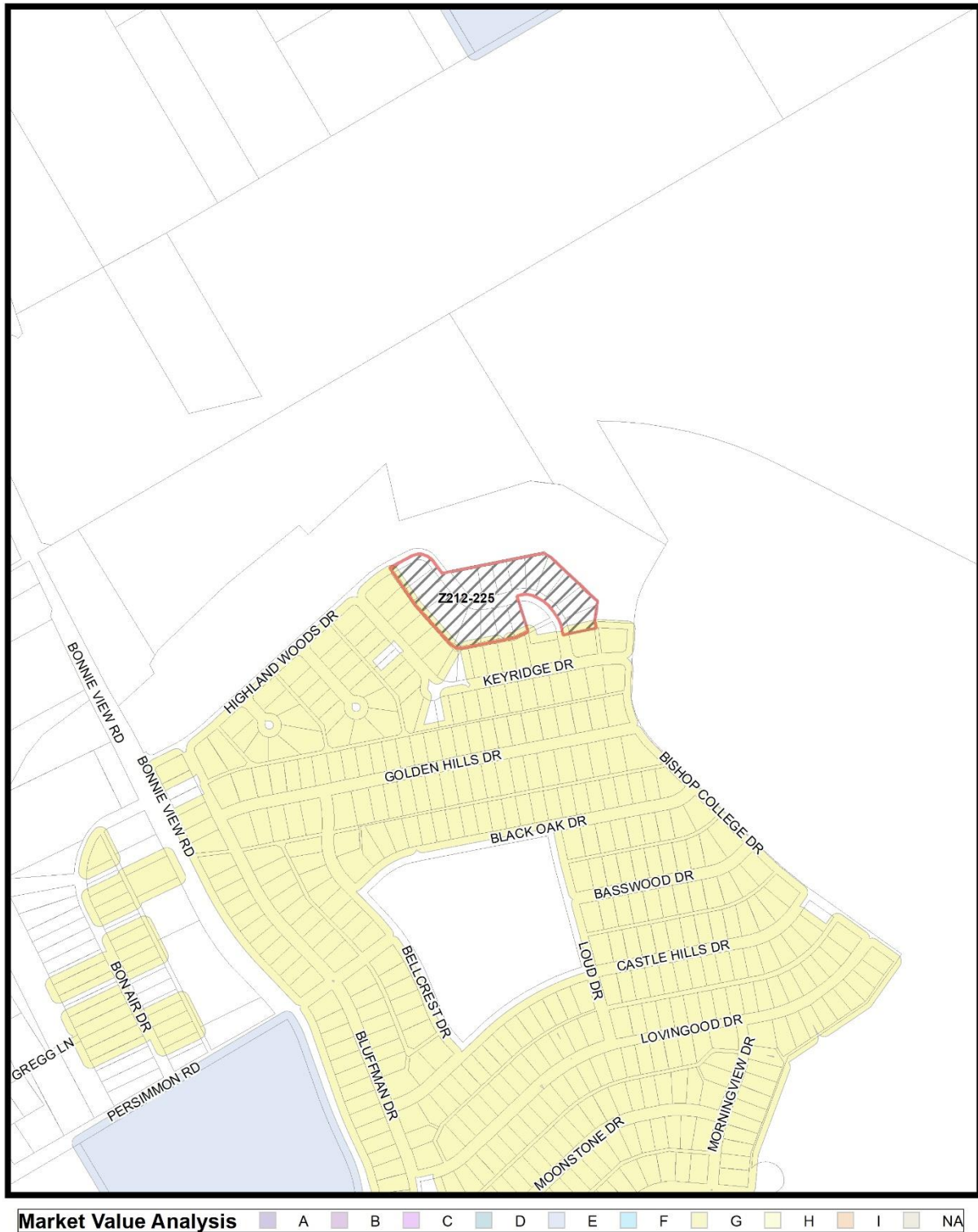
Notices:	Area: 300	Mailed: 42
Replies:	For: 0	Against: 1

Speakers: For: Randall Bryant, 1910 Pacific Ave., Dallas, TX, 7520
For (Did not speak): Marc Henderson, 2113 Field Ln., Mansfield, TX, 76063
Against: None



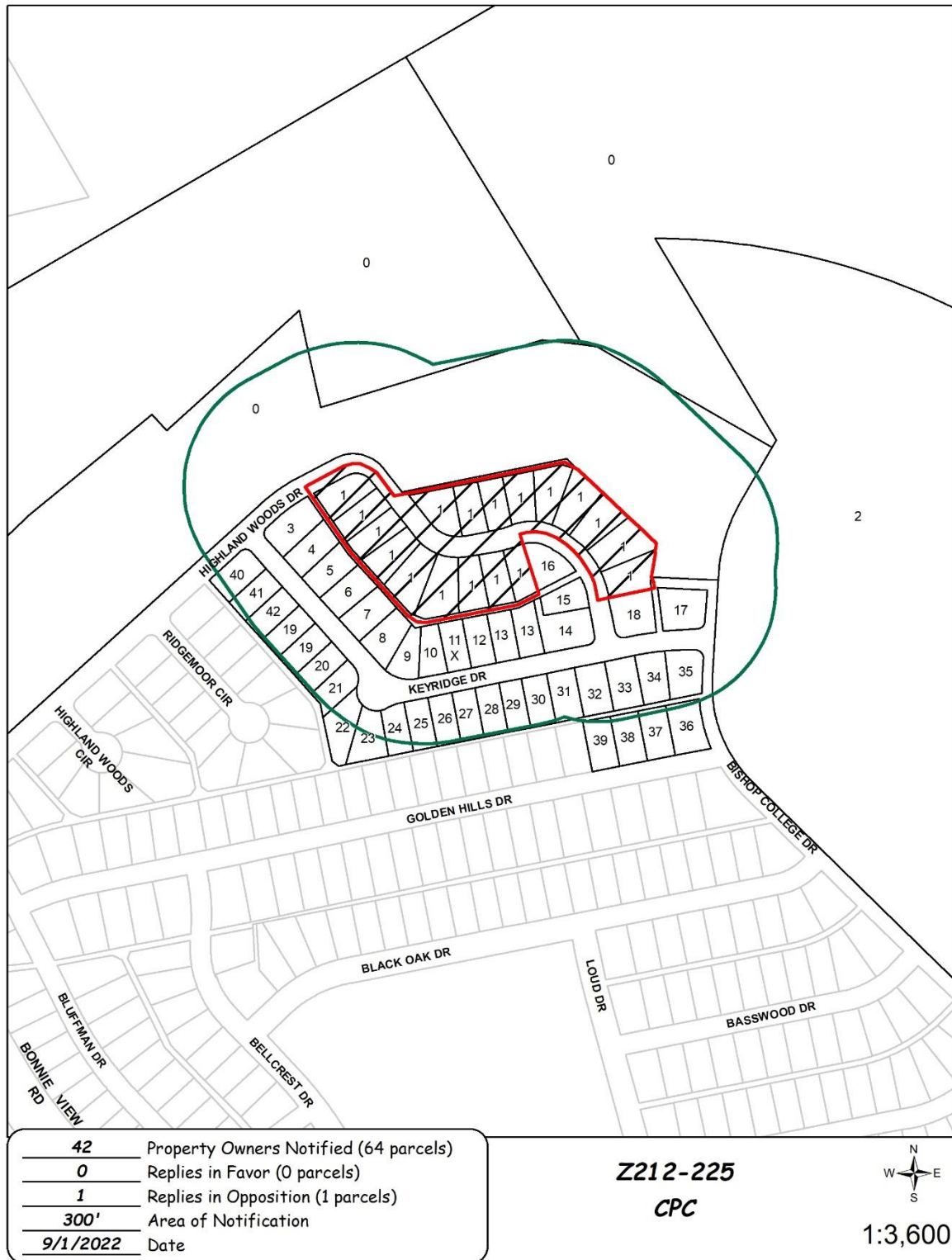






Market Value Analysis

Printed Date: 8/16/2022



08/31/2022

Reply List of Property Owners***Z212-225******42 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3516 HIGHLAND WOODS DR	HENDERSON LEMARCUS DEMONT &
	2	3837 SIMPSON STUART RD	PAUL QUINN COLLEGE
	3	3405 KEYRIDGE DR	WILLIAMS JOANN
	4	3409 KEYRIDGE DR	WATKINS ARVESTER
	5	3417 KEYRIDGE DR	WALKER NAOMI
	6	3421 KEYRIDGE DR	LINCOLN HORACE P
	7	3427 KEYRIDGE DR	SHAW SIEBERN ANDREW &
	8	3433 KEYRIDGE DR	GIVENS RODERICK
	9	3511 KEYRIDGE DR	RESICAP TEXAS OWNER LLC
	10	3515 KEYRIDGE DR	WATTS PERRI ALEXIS
X	11	3519 KEYRIDGE DR	ROBERTSON FAYRENE
	12	3523 KEYRIDGE DR	EDWARDS PATRICIA EST OF
	13	3527 KEYRIDGE DR	LAWSON EVELYN
	14	3544 HIGHLAND WOODS DR	SMITH JESSE
	15	3536 HIGHLAND WOODS DR	SALISBURY & ASSOCIATES
	16	3526 HIGHLAND WOODS DR	SALISBURY & ASSOCIATE
	17	3551 KEYRIDGE DR	2014 BAYAN TRUST THE
	18	3543 HIGHLAND WOODS DR	JONES MATTIE PARKER
	19	3422 KEYRIDGE DR	G & G CUSTOM HOMES LLC
	20	3426 KEYRIDGE DR	TILLMAN DESHANNA
	21	3432 KEYRIDGE DR	WHITEHEAD CHRISTIE R
	22	3436 KEYRIDGE DR	SAMPSON GEORGE JR
	23	3504 KEYRIDGE DR	BEHARRY HOMES INC
	24	3508 KEYRIDGE DR	MANZANARES JOHANNA LIZETH M &
	25	3512 KEYRIDGE DR	GARZA JUANA M &
	26	3516 KEYRIDGE DR	HERNANDEZMARTINEZ AGUSTIN &

08/31/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3520 KEYRIDGE DR	CARDOZA CESAR VILLA &
	28	3524 KEYRIDGE DR	SANDERS HELEN L
	29	3528 KEYRIDGE DR	THOMPSON EDWARD J
	30	3532 KEYRIDGE DR	SOLOMON RANSOM L
	31	3536 KEYRIDGE DR	MASINGALE JOSEPHINE EST OF
	32	3540 KEYRIDGE DR	JACKSON JACKIE Y
	33	3544 KEYRIDGE DR	MOORE DORIS MARIE
	34	3548 KEYRIDGE DR	MYMBS GERALD RANDOLPH
	35	3552 KEYRIDGE DR	PRITCHETT EMILY &
	36	3827 GOLDEN HILLS DR	RUSSELL BERTHA RENE
	37	3821 GOLDEN HILLS DR	YOUNG DANIEL JR
	38	3819 GOLDEN HILLS DR	DESOTO REAL ESTATE RESOURCE
	39	3813 GOLDEN HILLS DR	SAMPLES EARNESTINE
	40	3406 KEYRIDGE DR	HAMILTON REGINALD
	41	3410 KEYRIDGE DR	RANGEL YOLANDA
	42	3414 KEYRIDGE DR	BROWN TAMMYE