

FILE NUMBER: Z234-257(GB) **DATE FILED:** June 5, 2024
LOCATION: West line of University Hills Boulevard, south of Singing Hills Drive
COUNCIL DISTRICT: 3
SIZE OF REQUEST: ± 6,000 sq ft **CENSUS TRACT:** 48113011302

REPRESENTATIVE: Tarany Ephraim-Surrell
OWNER/APPLICANT: A Jewells Realty, LLC
REQUEST: An application for a D(A) Duplex District on property zoned an R-7.5(A) Single Family District.
SUMMARY: The purpose of the request is to allow a duplex on the property.

CPC RECOMMENDATION: Approval.
STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District. The property is currently developed with a single-family structure.
- The lot has frontage on University Hills Blvd.
- The applicant proposes to develop the property with a duplex.
- To accomplish this, D(A) zoning 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
University Hills Boulevard	Minor Arterial	107'

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.

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 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

NEIGHBORHOOD PLUS

1. Collective impact framework
2. Alleviate poverty
3. Fight blight
4. Attract and retain the middle class
5. Expand homeownership
6. Enhance rental options

Area Plan

The *UNT-Dallas Area Plan* was adopted by the Dallas City Council in December 2009. The forward Dallas! comprehensive plan identifies the UNT-Dallas area as critically important to shape development in Dallas' southern sector. The UNT-Dallas area lies near the IH-20 corridor within a ten-minute drive from downtown Dallas. The plan addresses the area generally bounded by IH-35, IH-20, Ledbetter Road and Lancaster Road. The UNT-Dallas area plan identified the area of request as AreaUN3. This area will provide a full range of diversified housing stock for students, faculty, staff and other future residents within walking distance of the UNT DART station and university. Higher density housing up to 3 stories as well as commercial and civic uses in a mixed use format should be focused on street intersections and within a quarter mile of the DART station.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Single Family
North	R-7.5(A) with SUP No. 2125	Undeveloped, open-enrollment charter school
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single-Family
West	R-7.5(A) with SUP No. 657	Cemetery

Land Use Compatibility:

The area of request is currently developed with a single-family structure much like the areas to the east of the site. The areas to the north and west are developed with some single family and an open-enrollment charter school. The area to the south is developed with single family. The applicant’s proposed request will be beneficial to the existing single-family neighborhood because it will provide much needed diverse housing to the area.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) District and the proposed D(A) District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	SF:5' Other side: 10' Other rear: 15'	1 du/7,500 sf	30'	SF:45% Other: 25%		Single family
Proposed: D(A)	25'	SF:5' Duplex side: 5' Duplex rear: 10' Other:10'	1 du/3,000 sf	36'	60% res 25% non-res	Lot size: Min lot area for res is 6,000 sf	Duplex and single family

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a duplex is two spaces per dwelling unit. The applicant would be required to comply with standard parking ratios at permitting.

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

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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 located in and “H” MVA area.

CPC Action
October 10, 2024

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 west line of University Hills Boulevard, south of Singing Hills Drive.

Maker: Herbert
Second: Rubin
Result: Carried: 10 to 3

For: 10 - Chernock, Herbert, Shidid, Wheeler-Reagan,
Blair, Sleeper, Eppler, Hall, Kingston, Rubin

Against: 3 - Hampton, Forsyth, Carpenter
Absent: 2 - Housewright, Haqq
Vacancy: 0

Alternate Motion: In considering an application for a D(A) Duplex District on property zoned an R-7.5(A) Single Family District, on the west line of University Hills Boulevard, south of Singing Hills Drive, it was moved to **hold** this case under advisement until November 7, 2024.

Maker: Carpenter
Second: Hampton
Result: Failed: 3 to 10

For: 3 - Hampton, Forsyth, Carpenter

Against: 10 - Chernock, Herbert, Shidid, Wheeler-Reagan,
Blair, Sleeper, Eppler, Hall, Kingston, Rubin
Absent: 2 - Housewright, Haqq
Vacancy: 0

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: Tarany Ephraim-Surrell, 6119 University Hills Blvd., Dallas, TX, 75241
Against: Yolanda Williams, Address not provided
Ruth Steward, 7022 Balalaika Rd., Dallas, TX, 75241
Gail Terrell, 1445 Firebird Dr., Dallas, TX, 75241

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List of Officers

A Jewells Realty, LLC

Taraney Ephraim-Surrell, Managing Director

Jasmyn Gaines, Secretary

Jasmyn Gaines, Treasurer



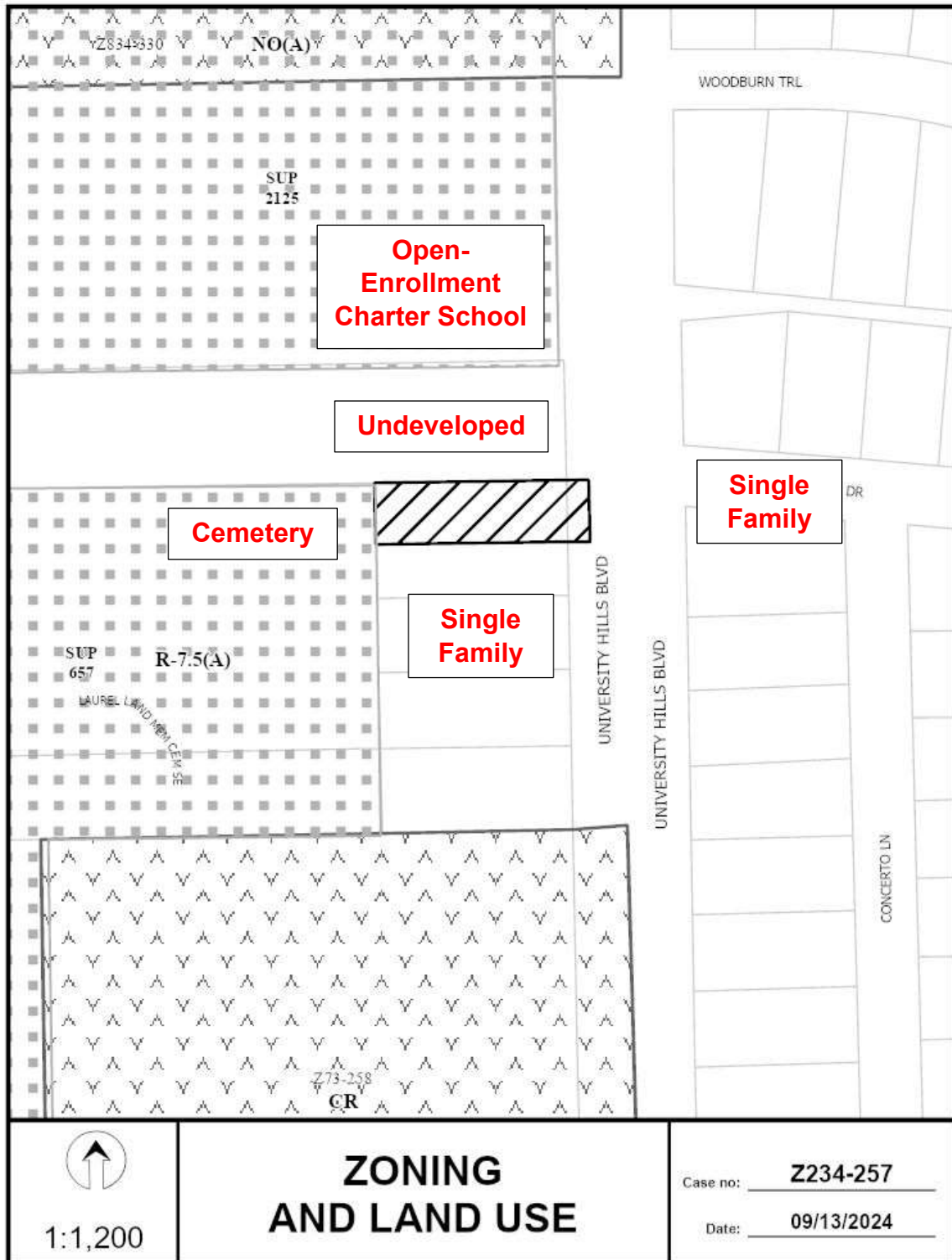


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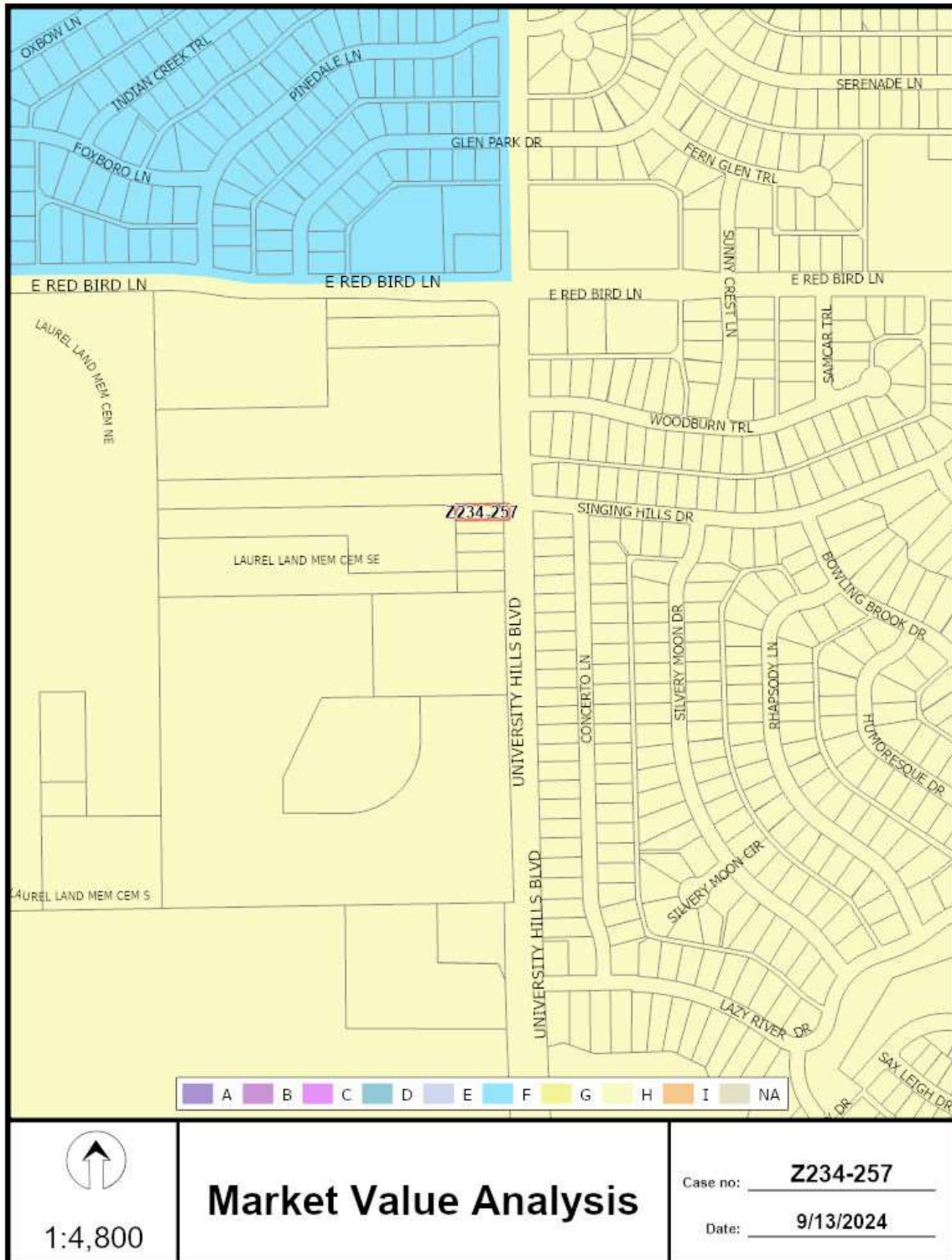
AERIAL MAP

Case no: Z234-257

Date: 09/13/2024



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<u>15</u>	Property Owners Notified (15 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>10/10/2024</u>	Date

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1:1,200

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10/09/2024

Reply List of Property Owners

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15 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6119	UNIVERSITY HILLS BLVD	A JEWELS REALTY LLC
2	6105	CONCERTO LN	EASLEY TREASURE
3	6111	CONCERTO LN	SIMMONS LOUISE
4	6115	CONCERTO LN	EDWARDS BRENDA
5	6119	CONCERTO LN	DOMINGUEZ ARMANDO ESTRADA &
6	6159	SINGING HILLS DR	SPENCER BERNICE
7	6153	SINGING HILLS DR	BADGER MARY M W
8	1202	WOODBURN TRL	JAMAICA JESUS I
9	6125	UNIVERSITY HILLS BLVD	MORALES CYNTHIA & ET AL
10	6115	UNIVERSITY HILLS BLVD	LAURLAND MEMORIAL PARK
11	6109	UNIVERSITY HILLS BLVD	LUCKY MARY WRIGHT
12	6133	UNIVERSITY HILLS BLVD	ESCOBEDO JOSE LUIS
13	6133	UNIVERSITY HILLS BLVD	LAURELAND MEMORIAL PARK
14	6129	UNIVERSITY HILLS BLVD	HESTER ILMA
15	6103	UNIVERSITY HILLS BLVD	PEARLY GATE BAPT CHURCH