

FILE NUMBER: Z-26-000146 **DATE FILED:** July 9, 2026
LOCATION: Southwest corner of Seaton Drive and Humphrey Drive.
COUNCIL DISTRICT: 4
SIZE OF REQUEST: Approx. 1.319 ac **CENSUS TRACT:** 48113008701

OWNER/APPLICANT: Juan Rankin [KJBJ Enterprises LLC], Antonio Everette [AE Equity Group LLC]

REPRESENTATIVE: Matthew Meals [Verdunity]

REQUEST: An application for D(A) Duplex District on property zoned R-10(A) Single Family District.

SUMMARY: The purpose of the request is to allow duplex uses.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-10(A) Single Family and is undeveloped.
- The applicant wishes to construct duplexes on the site. R-10(A) Single Family does not permit duplexes.
- As such, the applicant requests D(A) Duplex zoning to allow duplexes.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Seaton Dr	Local street	-
Humphrey Dr	Local street	-

Transit Access:

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

DART Bus
Routes 114, 141

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:

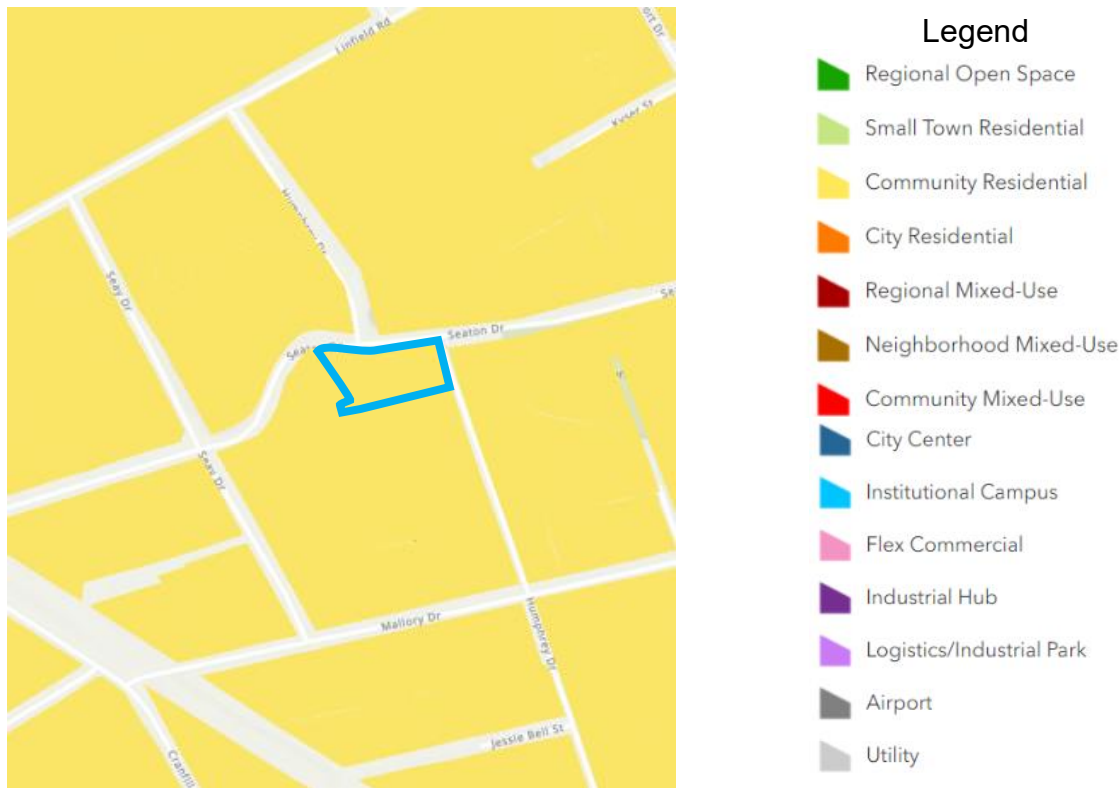
Comprehensive Plan:

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. The proposed use, duplex, would be considered single-family attached, which is a primary use within the **Community Residential placetype**. While these types of rezonings are often seen closer to major thoroughfares, this area of request is located on a corner lot and is buffered from nearby existing single-family detached houses by large trees and vegetation. As such, the additional development rights afforded under the proposed district are seen as compatible with the surrounding environment.

Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

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:

	Zoning	Land Use
Site	R-10(A) Single Family	Undeveloped
North	R-7.5(A) Single Family	Single family
East	R-10(A) Single Family	Single family
South	R-10(A) Single Family	Single family
West	R-10(A) Single Family	Single family

Land Use Compatibility:

The area of request is currently undeveloped. The surrounding area is primarily R-10(A) Single Family, with R-7.5(A) Single Family immediately to the north. The north and northwest contain substantial tree cover buffering the site, while existing single family houses exist to the southwest and south/southeast. The site at its current size would likely accommodate five lots and five dwelling units under current zoning, or nine lots and 18 dwelling units under the proposed D(A) Duplex District.

The area of request is in proximity to local elementary schools, a major employment center at the VA Hospital, bus routes, and major roadways. The site is also approximately one quarter mile from the planned Interurban Trail. Staff finds these factors supportive for a proposed increase in dwelling unit density in this area.

The proposed use of duplex would be compatible with the surrounding area, as duplexes are generally similar in scale, height, and form to detached houses. While the minimum lot size, lot coverage, and heights allow for more development than R-10(A) Single Family, the wooded edges of the site reduce the risk of incompatibility as compared with a more heavily developed area. Furthermore, blockface continuity requirements improve compatibility by maintaining the established setbacks along Seaton and Humphrey. Additionally, replatting of the site will trigger required improvements along Humphrey.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing R-10(A) Single Family</u>	30 feet min.	6 feet min.	10,000 sqft min	N/A	30 feet	45%
<u>Proposed D(A) Duplex</u>	25 feet; blockface continuity requires 30 feet	Single family: 5 feet Duplex: 5 feet side, 10 feet rear	6,000 sqft min	N/A	36 feet	60%

Landscaping:

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

Parking:

Parking must be provided in accordance with Chapter 51A, as amended. The current off-street parking requirements for a duplex use in D(A) Duplex District is one per dwelling unit. This matches the off-street parking requirement for a single family use in an R-10(A) or D(A) district.

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 "I" MVA area.

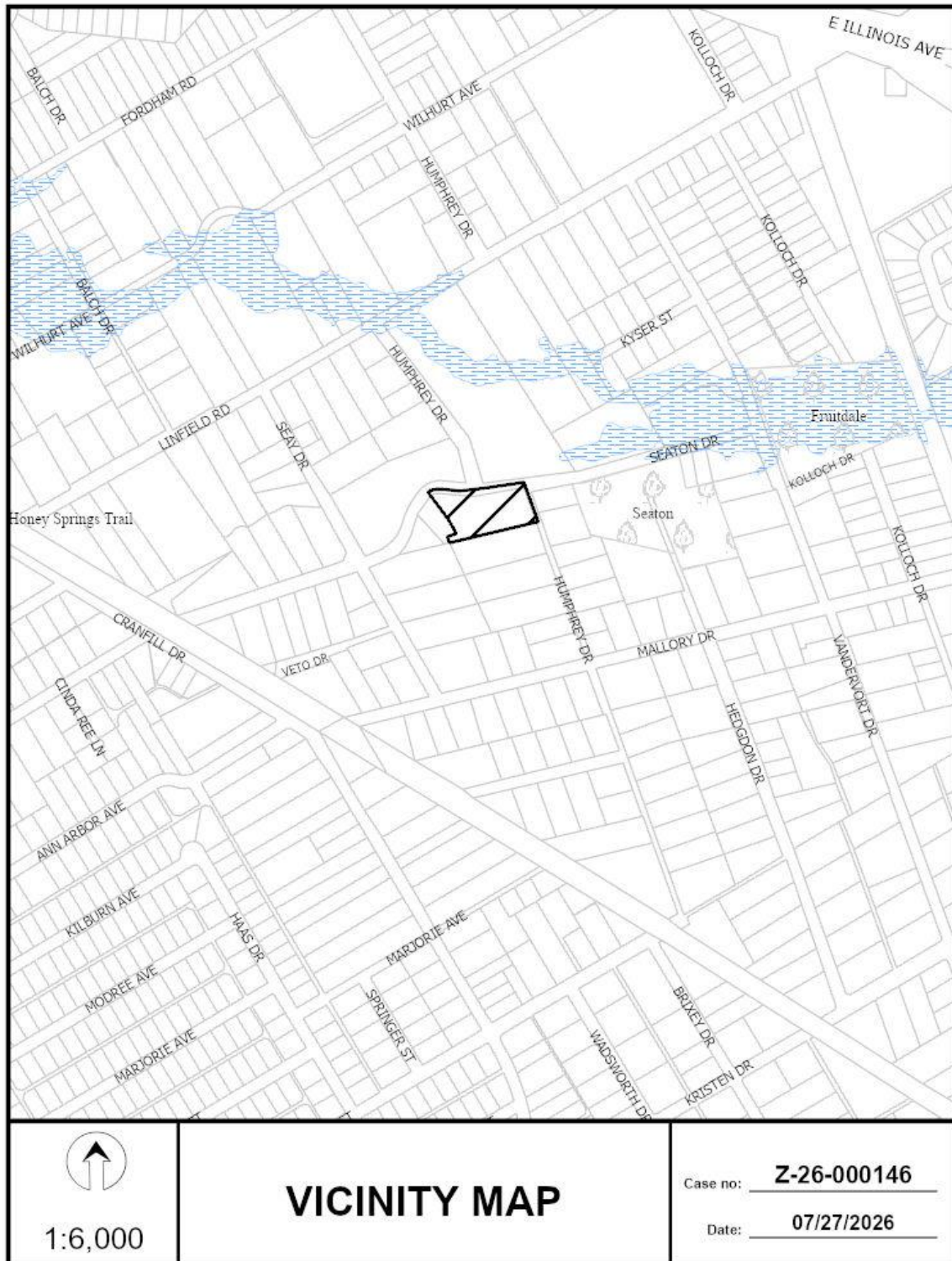
List of Officers

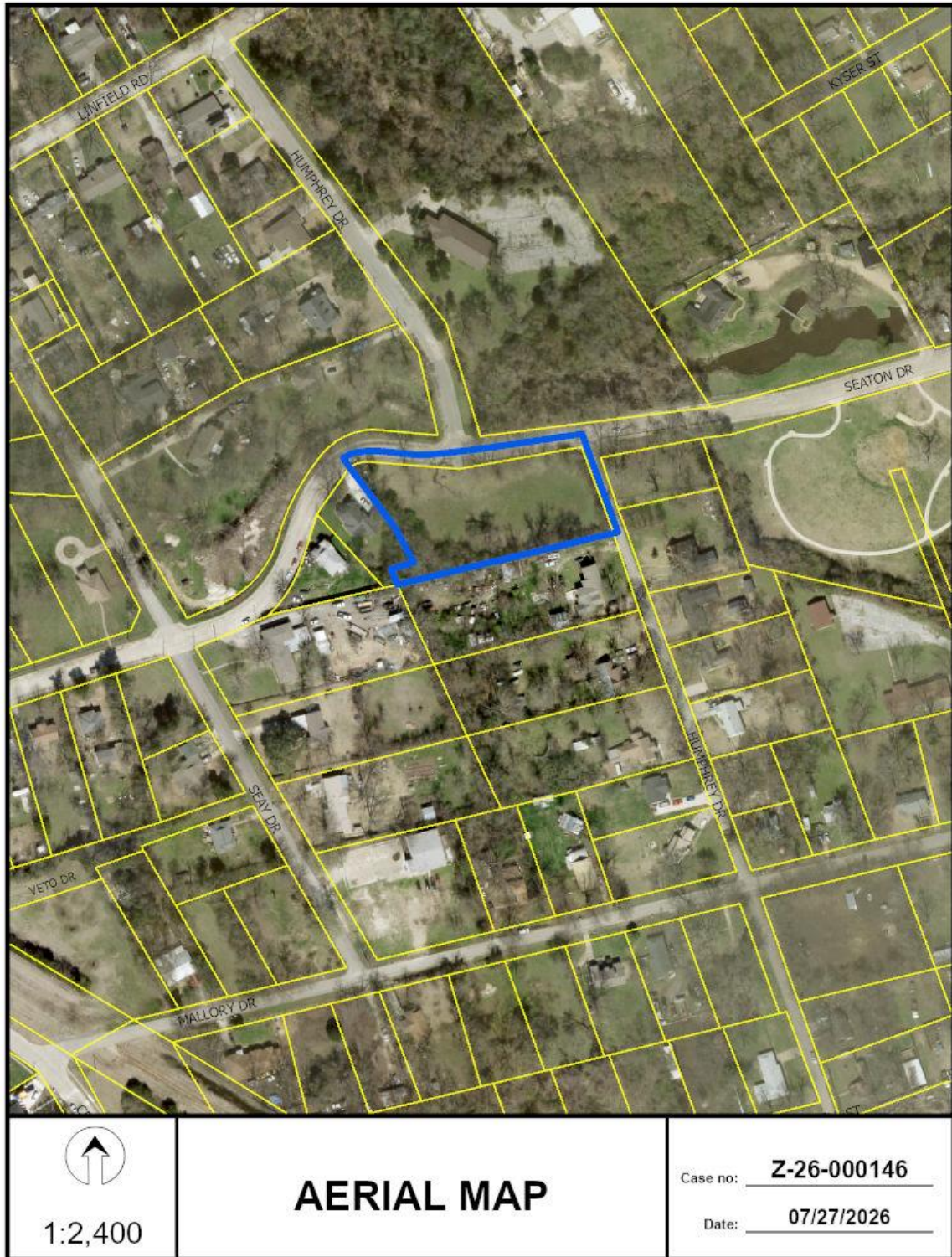
KJBJ Enterprises, LLC

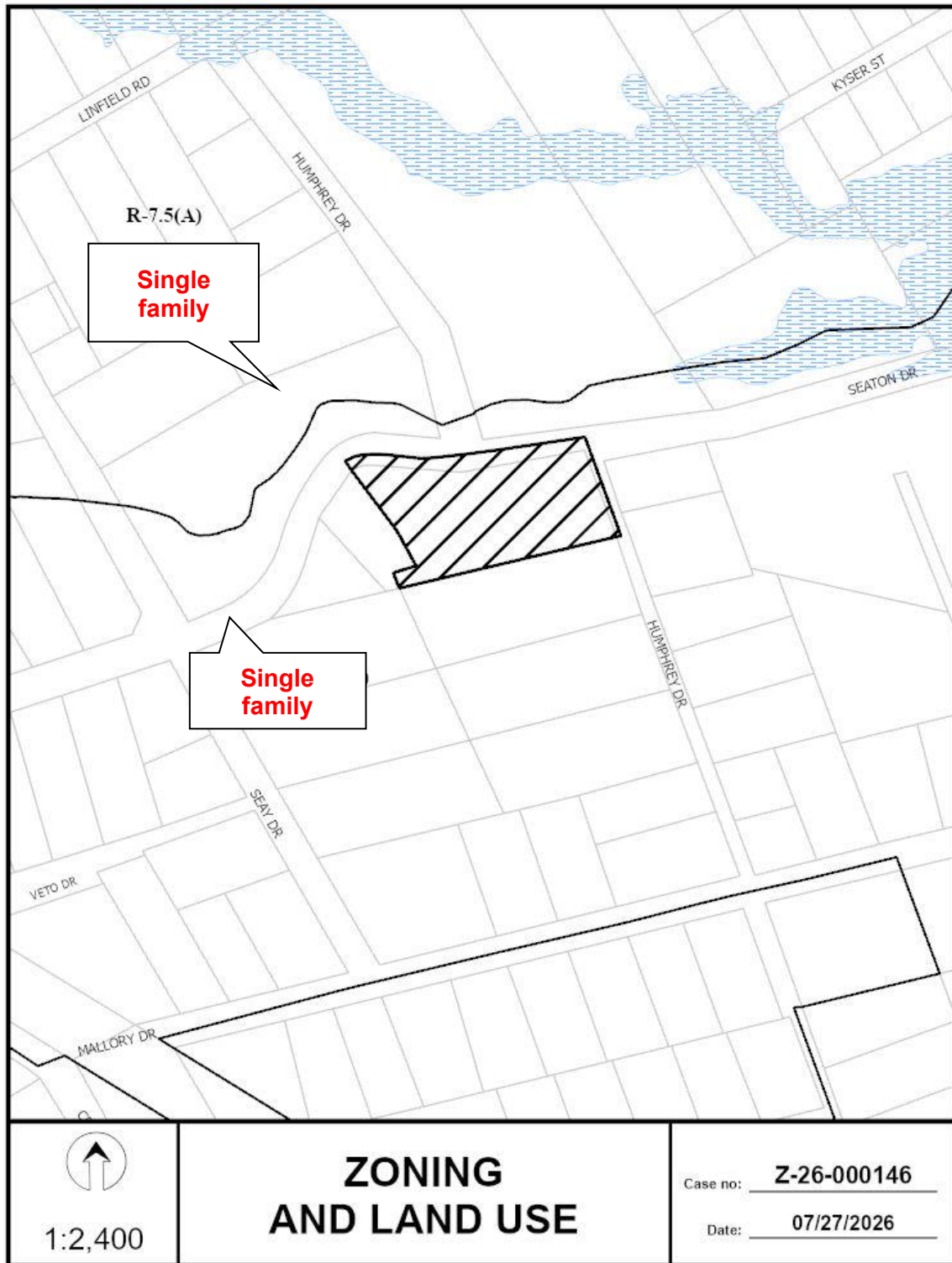
- Juan Rankin

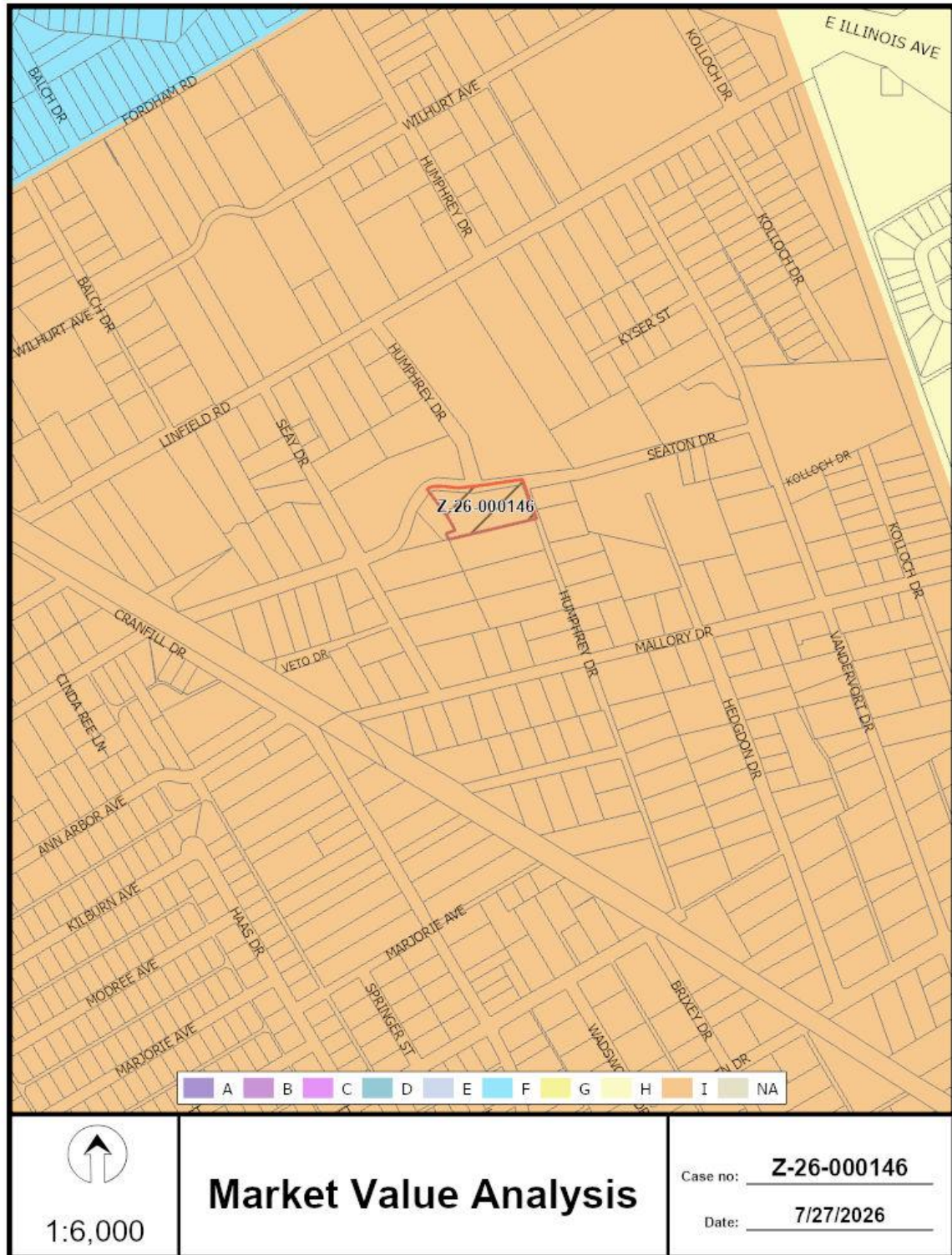
AE Equity Group, LLC

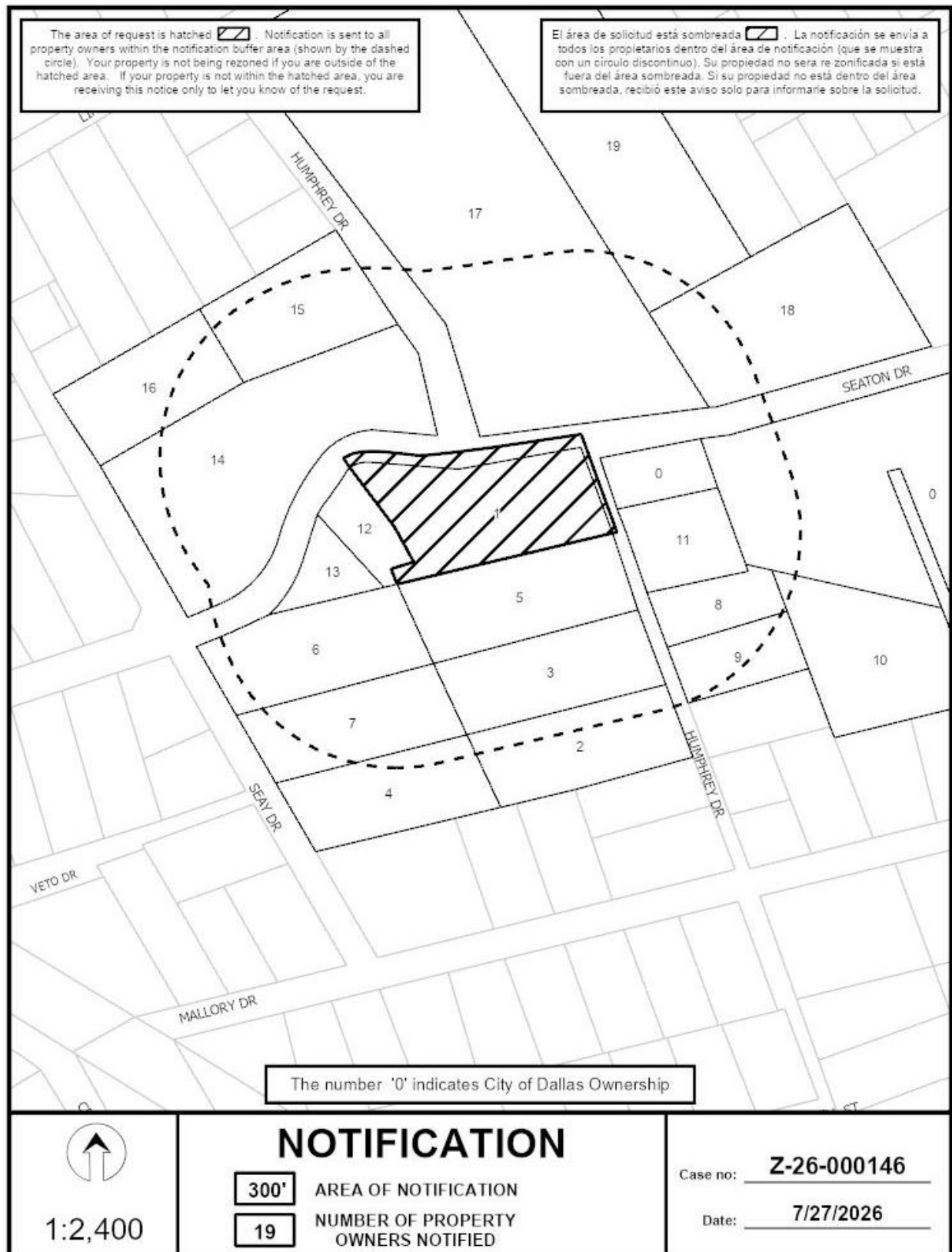
- Antonio Everette











07/27/2026

Notification List of Property Owners***Z-26-000146******19 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3118 SEATON DR	BARNABAS BAPTIST CHURCH
2	4419 HUMPHREY DR	ADAME MARIO JR &
3	4415 HUMPHREY DR	CERDA MARIA DE LALUZ
4	4420 SEAY DR	MORGAN HENRY J
5	4409 HUMPHREY DR	MOATS ROLAND
6	4404 SEAY DR	PUNCH JORENE
7	4414 SEAY DR	WOODS ROSETTA C
8	4412 HUMPHREY DR	MCCORD RUTH
9	4416 HUMPHREY DR	Taxpayer at
10	4431 HEDGDON DR	BARNABAS MISSIONARY BAPTIST CHURCH
11	4408 HUMPHREY DR	MILBURN MILDRED M
12	3108 SEATON DR	Taxpayer at
13	3104 SEATON DR	NED INVESTMENTS LLC
14	4320 SEAY DR	LIMON ROGELIO EST OF & MARIA E
15	4315 HUMPHREY DR	GREEN VALLIE FAMILY THE
16	4316 SEAY DR	HENDERSON TANDY &
17	3210 LINFIELD RD	BARNABAS MISSIONARY
18	3315 SEATON DR	HATLEY JAMES JR &
19	3218 LINFIELD RD	MUNIZ JOSE FELIX