

FILE NUMBER: Z-25-000042 / Z245-195(RC)

DATE FILED: April 3, 2025

LOCATION: West of Cedar Ridge Drive, north of West Red Bird Lane

COUNCIL DISTRICT: 3

SIZE OF REQUEST: 0.6810 acres

CENSUS TRACT: 48113016521

REPRESENTATIVE: Dixie Sedgwick

OWNER/APPLICANT: Tim Sedgwick

REQUEST: An application for a R-10(A) Single Family District on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow single family uses with a minimum lot size of 10,000 square feet.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned as a A(A) Agricultural District. The property contains one lot.
- The lot in question has frontage along Cedar Ridge Drive.
- The property is currently undeveloped.
- The applicant proposes a general zoning change to allow for the development of two single family dwellings.
- To accomplish this, they request an R-10(A) Single Family 10,000 Square Feet District.

Zoning History:

There have been zero zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cedar Ridge Drive	Minor Arterial	100'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact traffic.

STAFF ANALYSIS:

Active Area Plans: None

Comprehensive Plan:

ForwardDallas 2.0, adopted by the Dallas City Council in September 2024, is the city's updated comprehensive plan guiding future land use and development. It establishes a long-term vision for how the City of Dallas should grow, including a future land use map and broad policy goals, but it does not set zoning boundaries or impose legal land use restrictions. Instead, it serves as a high-level framework to inform decisions about rezoning and development, providing guidance, not regulation, for evaluating proposals.

The plan has five main themes: environmental justice and sustainability, transit-oriented development and connectivity, housing choice and access, economic development and revitalization, and community and urban design.

ForwardDallas 2.0 is not a zoning document and does not address site-specific issues or Specific Use Permits; it is intended as a strategic guide for shaping the city's future growth and land use policies. This Comprehensive Plan outlines several goals and policies that can serve as a framework for evaluating the applicant's request.

The City Council adopted the new ForwardDallas 2.0 Comprehensive Plan in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our city has evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

Consistency Review Recommendation

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, open spaces, employment, and industry centers. 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.

Subject Property Placetype(s)

The area of request is situated within the Community Residential Placetype.

Community Residential: This placetype represents a major mainstay of Dallas. The quality of life in Dallas is reflected in the quality of its neighborhoods. Neighborhoods in this placetype are celebrated for the resilience, value, and stability they add to the city. This plan is designed to protect and support the vital foundation of our existing neighborhoods, promote the development of new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization. It is vital that in stable neighborhoods, the City, developers, and the local community work together on any proposed changes to bring about quality, sustainable, and equitable development that complements the existing context.

Primary Use(s): A more prevalent and prominent land use that plays a pivotal role in characterizing a placetype.

- Single Family Attached
- Single Family Detached

Secondary Use(s): A less prevalent use that may support or complement the primary land use in a place type, but it often requires justification, higher scrutiny, and adherence to the locational strategy.

- Agricultural

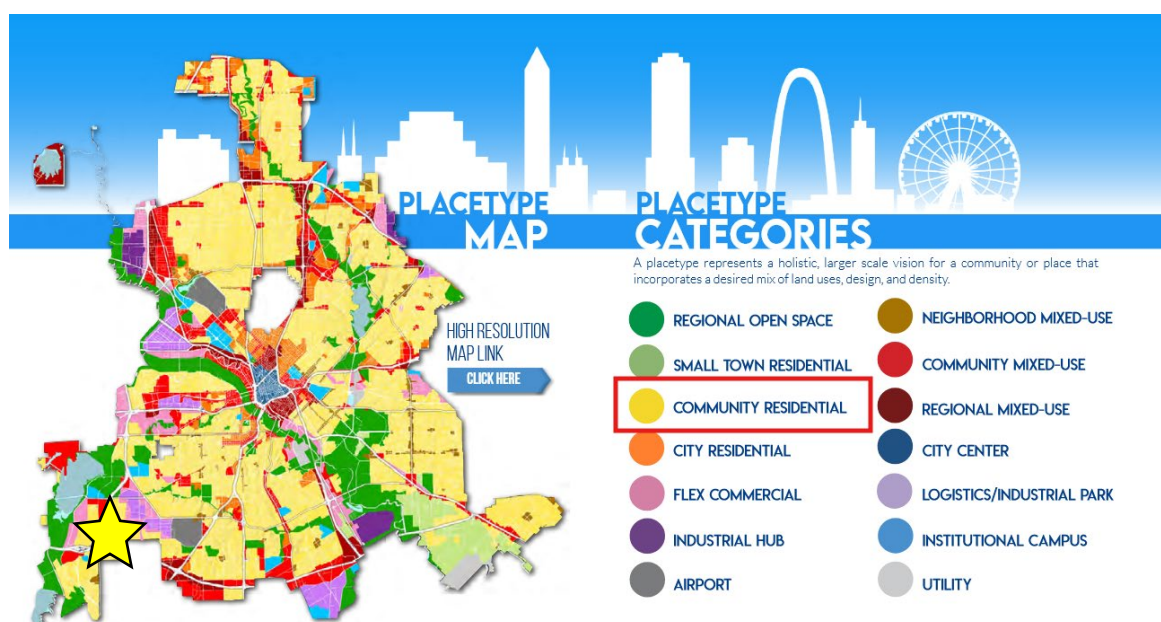
Proposed Future Land Use Classification Recommendation

The request would specifically consider the commercial secondary land use, and would comply with the following placetypes of the ForwardDallas 2.0 Comprehensive Plan:

The Community Residential placetype remains applicable for this request. The area of request is an undeveloped lot situated adjacent to existing agricultural and residential properties. It is essential to note that any new developments within this placetype should be seamlessly integrated into the natural landscape, and consideration should be given to a connectivity approach to preserve the existing fabric of the area. Special attention should be given to connectivity strategies that protect and enhance the existing neighborhood fabric, ensuring that new construction complements both the built and natural environments.

The request is consistent with ForwardDallas, as it is an area with existing residential and agricultural uses that are compatible with the new zoning district. Proposed zoning and uses would be consistent with the goals for ForwardDallas and the Community Residential placetype.

The area highlighted below indicates the location of the requested area within the ForwardDallas 2.0 Placetype.



Land Use:

	Zoning	Land Use
Site	A(A) Agricultural	Undeveloped
North	A(A) Agricultural	Single Family
South	A(A) Agricultural	Single Family
East	R-10(A) Single Family 10,000 Square Feet	Single Family
West	A(A) Agricultural	Single Family

Land Use Compatibility:

The area of request is currently undeveloped. The entire site is surrounded by single family housing in an A(A) Single Family District.

The site is currently zoned as an A(A) Agricultural District, which is recognized as suitable for developing agricultural uses such as regular farming, ranching, and gardening activities. Still, it is anticipated that these areas will eventually, over time, change to other urban zoning categories as the areas develop and grow. The applicant proposes a R-10(A) Single Family District 10,000 square feet, to permit the eventual development and reallocation of the existing lot from one to two to meet the minimum requirements of the newly established zoning district.

Staff finds that the requested district and proposed development are compatible with the surrounding land uses. While the area is predominantly larger agricultural and single family type uses, the presence of the R-10(A) Single Family District 10,000 square feet, which allows for the same uses found in the immediate area, would make this an appropriate transition from agricultural to residential uses.

Development Standards:

Following is a comparison of the development standards of the current A(A) Agricultural District and the proposed R-10(A) Single Family 10,000 Square Feet District.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: A(A)	50'	20' / 50'	1 Dwelling Unit / 3 Acres	24'	10%	-	Agricultural & single family
Proposed: R-10(A)	30'	6'	1 Dwelling Unit / 10,000 sq. ft.	30'	45%	Proximity Slope	Single family

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited, highlighted row = use prohibited by deed restrictions.
•	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, 51A-4.213

	Existing	Proposed
Use	A(A)	R-10(A)
AGRICULTURAL USES		
Animal production	•	
Commercial stable	•	
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		

	Existing	Proposed
Use	A(A)	R-10(A)
Commercial bus station and terminal		
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		
INDUSTRIAL USES		
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		
Metal salvage facility		
Mining	S	
Municipal waste incinerator		
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	S	
Convent or monastery	•	S
Foster home	S	S

	Existing	Proposed
Use	A(A)	R-10(A)
Halfway house		
Hospital	S	
Library, art gallery, or museum	S	S
Open enrollment charter school or private school	S	S
Public or private school	R	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
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		

	Existing	Proposed
Use	A(A)	R-10(A)
Alcoholic beverage establishments		
Ambulance service		
Animal shelter or clinic without outside runs	•	
Animal shelter or clinic with outside runs	S	
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater	S	
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		
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		

	Existing	Proposed
Use	A(A)	R-10(A)
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport	S	
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
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	S	
Electrical generating plant		
Electrical substation	S	S
Local utilities	S / R	S / R
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station	S	
Sanitary landfill	S	
Sewage treatment plant	S	
Tower/antenna for cellular communication		•
Utility or government installation other than listed	S	S
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds	S	
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		

	Existing	Proposed
Use	A(A)	R-10(A)
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	S	
Trade center		
Vehicle storage lot		

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a single family dwelling in a R-10(A) Single Family District 10,000 square feet, is two spaces per dwelling unit. The applicant would be required to comply with standard parking minimums 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 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 residential market strength or weakness spectrum. 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.

Draft CPC ACTION
June 12, 2025

Motion: It was moved to recommend **approval** of an R-10(A) Single Family District on property zoned an A(A) Agricultural District, west of Cedar Ridge Drive, north of West Red Bird Lane.

Maker: Franklin
Second: Sleeper
Result: Carried: 13 to 0

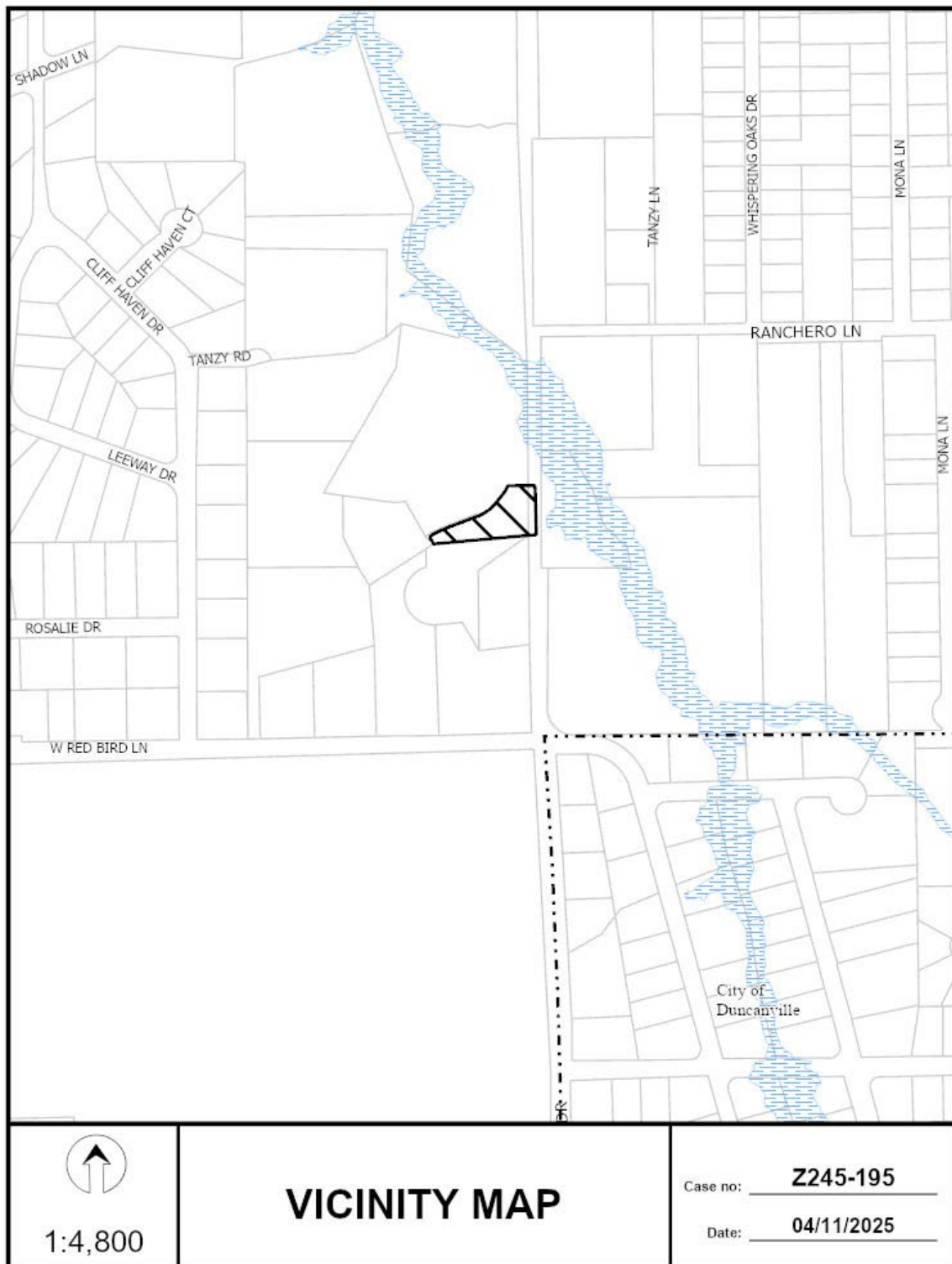
For: 13 - Drobinski, Herbert*, Forsyth*, Shidid,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Sims, Haqq, Hall, Kingston, Rubin

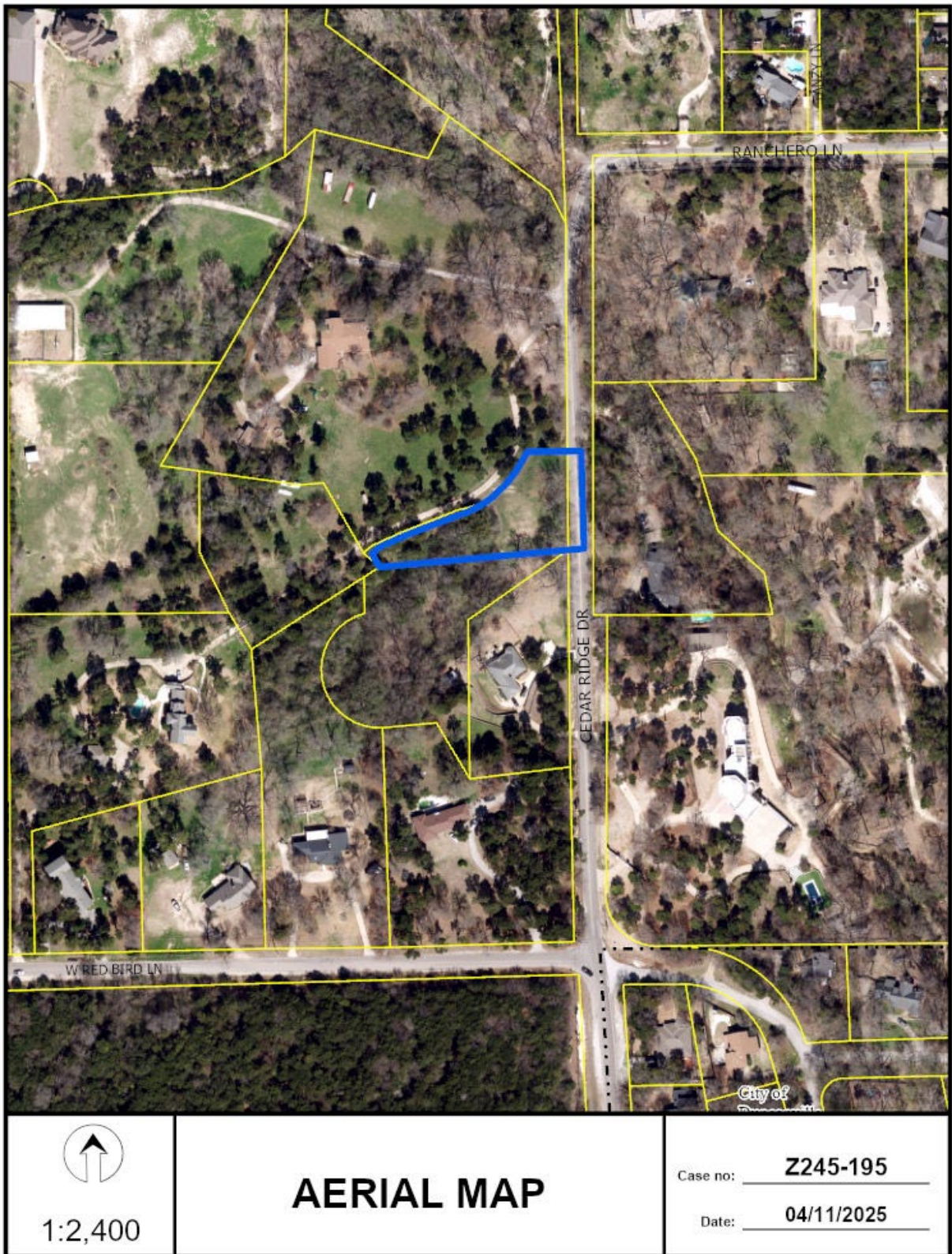
Against: 0
Absent: 2 – Hampton, Housewright
Vacancy: 0

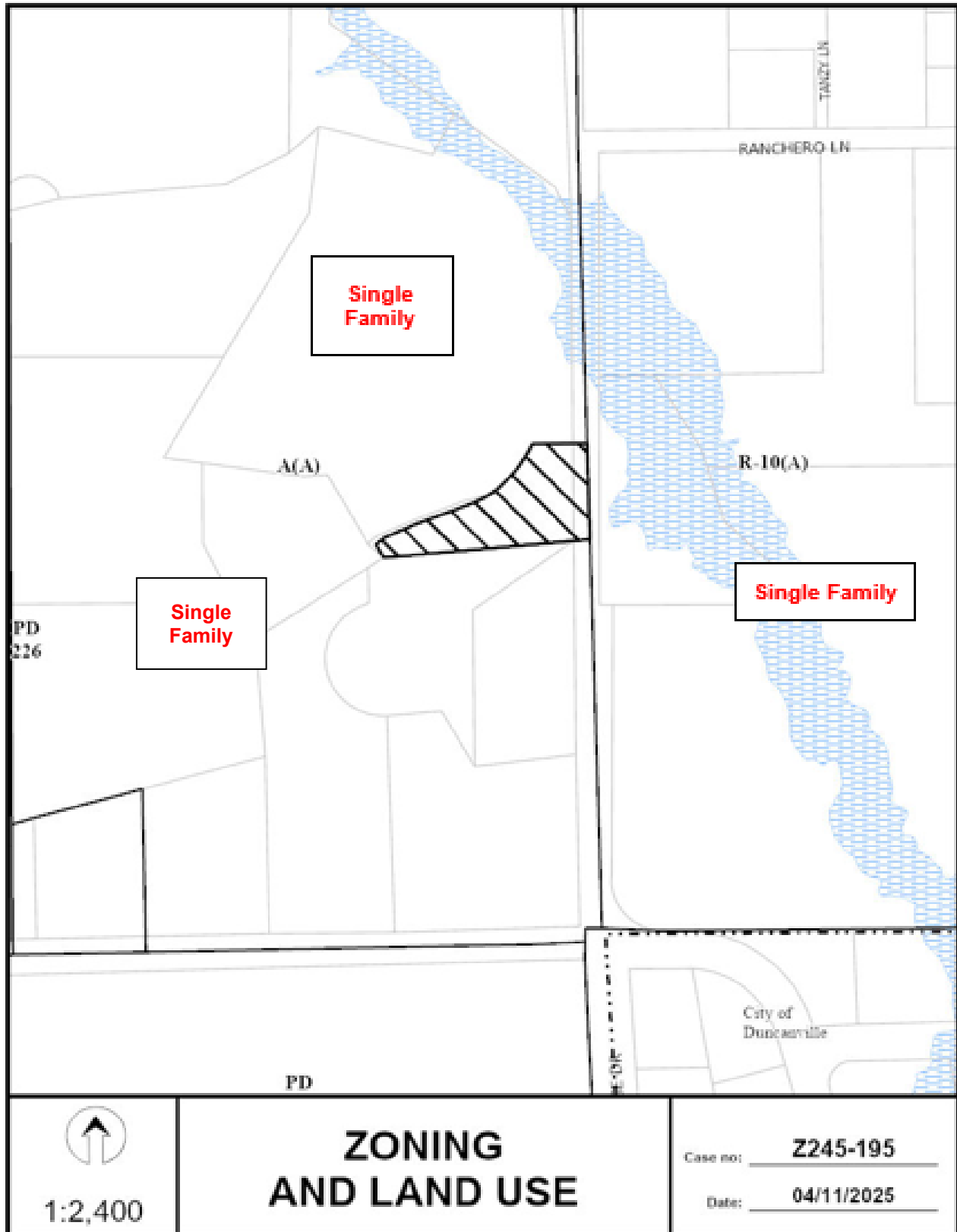
*out of room, shown voting in favor

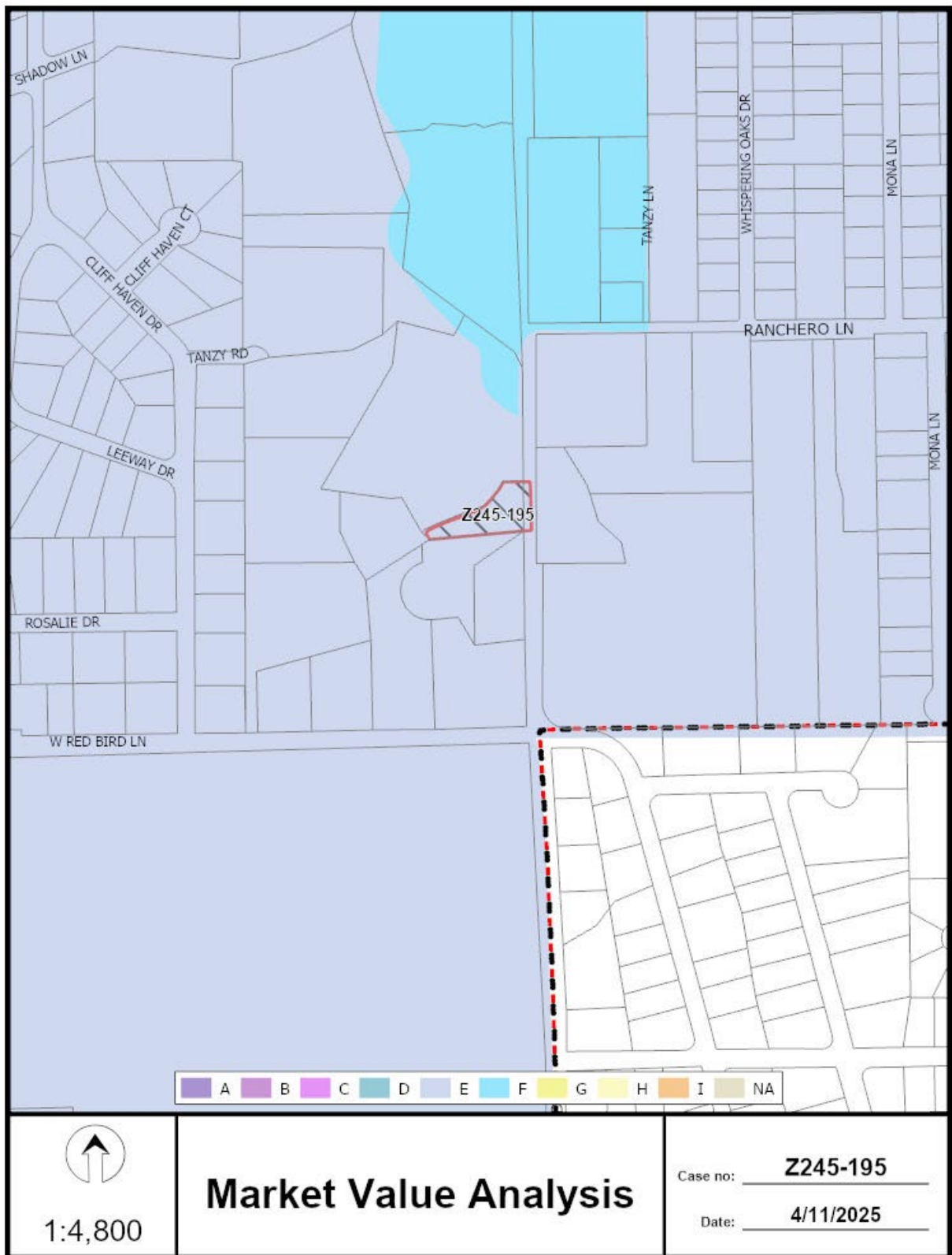
Notices:	Area: 200	Mailed: 9
Replies:	For: 0	Against: 1

Speakers: None











06/11/2025

Reply List of Property Owners

Z245-195

9 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	5500 CEDAR RIDGE DR	SEDGWICK TIM
	2	5520 CEDAR RIDGE DR	PATTERSON ROBERT & SHERON
	3	5410 CEDAR RIDGE DR	FORD FRANK J &
	4	5950 RANCHERO LN	CALDERON MAURO &
	5	5656 CEDAR RIDGE DR	TPAD ENTERPRISES INC
	6	5411 CEDAR RIDGE DR	PIKE VALERIE ANN
	7	5401 CEDAR RIDGE DR	PIKE VALERIE ANN EST OF &
	8	6049 W RED BIRD LN	WESTMORELAND JARED VAUGHAN
X	9	5725 CEDAR RIDGE DR	BRIGGS JOHN & SHARON