

FILE NUMBER: Z245-149(JG) **DATE FILED:** January 13, 2025

LOCATION: South line of East Kirnwood Drive, west of Lost Mirage Drive

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 2.87 acres **CENSUS TRACT:** 48113011101

**REPRESENTATIVE/
APPLICANT/OWNER:** Vincent Walker

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 the development of duplexes.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of the request is within a R-7.5(A) Single Family District.
- The site is currently undeveloped, and the applicant proposes the development of 12 duplexes, with 24 (attached) individual dwelling units.
- The lot has frontage on Lost Mirage Drive and E. Kirnwood Drive.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lost Mirage Drive	Local Street	-
E. Kirnwood Drive	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.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and outlines several goals and policies which can serve as a framework for assisting in evaluating an applicant's request.

Placetypes:

Community Residential

This placetype designates primary land uses as: Single Family Detached, Single Family Attached. These primary land uses are in conjunction with supporting land uses: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, and Utility.

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.

The applicant's request for a D(A) Duplex District is consistent with the following Community Residential placetype goals and policies:

CR A-4

Changes to areas within Community Residential neighborhoods should look to add housing in a way that is gentle, equitable, incremental, and sensitive to the existing context, while doing so in a manner that strengthens these neighborhoods and incorporates inclusive community engagement efforts. Incompatible multiplex, townhome, duplex, triplex, and apartment development should be located outside of existing single-family neighborhoods.

Adjacencies

CR B-2 Housing such as duplexes, townhomes, and multiplex should be designed to complement the scale and character of the surrounding neighborhood.

Urban Design Elements + Strategies

Building Form + Character

- 15 New development should be context sensitive, and building scale, height, and massing should complement existing buildings.
- 16 Attention should be given to building height, orientation, architectural style, and setback to ensure new structures fit into existing neighborhood context.
- 17 All structures should be low rise structures within this placetype. The tallest low rise structures should be oriented to major streets, adjacent to mixed-use placetypes or adjacent to other taller low rise buildings.
- 21 Front, side, and rear setbacks vary in size across neighborhoods but are generally consistent within an individual neighborhood.

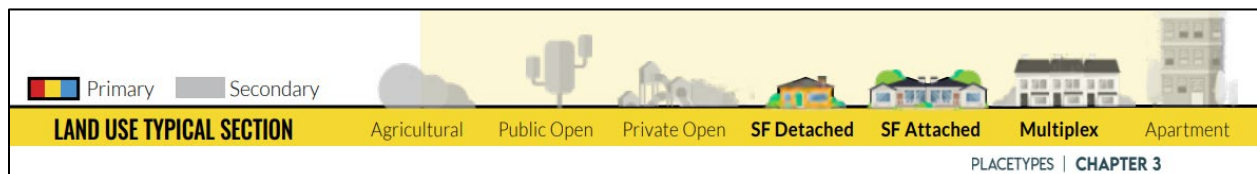


Image: Primary Land Uses, Chapter 3: Placetypes

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped
North	R-7.5(A)	Public Park
West	R-7.5(A)	Single family
South	R-7.5(A)	Single Family, undeveloped
East	R-7.5(A)	Single family

Land Use Compatibility:

The request site is currently vacant and within a R-7.5(A) Single Family District. The request is to change the zoning to a D(A) Duplex District in order to construct 12 duplex structures, resulting in 24 single-family, attached dwelling units.

Properties surrounding the site to the east, west, and south are developed with single-family uses. Indian Ridge Park is located directly north of the site, across E. Kirnwood Drive. The applicant's proposal is intended to complement the surrounding residential character while supporting the City's broader economic development objective of expanding diverse housing opportunities. Approval of the rezoning request would contribute toward meeting the unmet demand for additional homeownership options, including duplex units.

The proposed development also aligns with the locational strategy outlined in the Community Residential Placetype, which emphasizes the following principles:

- Incompatible rezoning of individual single-family lots, especially mid-block, is generally discouraged.
- Tearing down existing housing for replacement and incompatible infill is not encouraged by this plan.
- Existing housing stock should be preserved and retained whenever possible to maintain stable neighborhoods and minimize the displacement of existing residents, particularly in areas identified as high risk for displacement.

The area of request is vacant and located at the end of a developed block. The proposal does not involve the demolition of any existing structures and is consistent with the placetype guidance for compatible infill development.

Additional density is also appropriate within walking distance to area schools and community park facilities.

Land Use Comparison:

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

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	Recommendation
Use	R-7.5(A)	D(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		
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		

	Existing	Recommendation
Use	R-7.5(A)	D(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
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	See Sec. 51(A)-4.204(3)	
Cemetery or mausoleum	S	S
Child-care facility	See Sec. 51(A)-4.204(3)	
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		
Foster home	S	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
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Attached non-premise sign.		
Carnival or circus (temporary)	By special authorization of the building official	
Hazardous waste management facility		
Placement of fill material	★	★
Temporary construction or sales office	•	•

	Existing	Recommendation
Use	R-7.5(A)	D(A)
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		
Alcoholic beverage establishments.		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		

	Existing	Recommendation
Use	R-7.5(A)	D(A)
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		
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		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		

	Existing	Recommendation
Use	R-7.5(A)	D(A)
Heliport		
Helistop		
Private street or alley	S	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		
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
Police or fire station	S	S
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		
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	★	★

	Existing	Recommendation
Use	R-7.5(A)	D(A)
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:

District	Setbacks			Height	Lot Cvrg.	Density	Special Standards
	Front	Side	Rear				
Existing R-7.5(A)	25'	5'	5'	30'	45% for residential	No Maximum	None
Proposed D(A)	25'	5'	10'	36'	60% for residential	No Maximum	None

Landscaping:

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

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

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I). The area of request and the areas surrounding the north, south, east, and west are currently in a "H" MVA area.

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List of Officers

AE Equity Group LLC
Vincent Walker

Applicant's Proposed Deed Restrictions

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

If a duplex is constructed on the property, each dwelling unit must include a minimum of a two-car garage, either attached or detached, compliant with all applicable City of Dallas codes and ordinances.

Draft CPC ACTION
May 22, 2025

Motion I: It was moved to recommend **denial without prejudice** of a D(A) Duplex District, with deed restrictions, on property zoned an R-7.5(A) Single Family District, on the southwest corner of East Kirnwood Drive, west of Lost Mirage Drive.

Maker: Franklin
Second: Hampton
Result: Failed: 5 to 8

For: 5 - Hampton, Forsyth, Wheeler-Reagan,
Franklin, Kingston

Against: 8 - Chernock, Herbert, Shidid,
Sleeper, Housewright, Sims, Hall,
Rubin

Absent: 1 - Carpenter, Haqq
Vacancy: 0

Motion II: It was moved to recommend **approval** of a D(A) Duplex District, with deed restrictions volunteered by the applicant, on property zoned an R-7.5(A) Single Family District, on the southwest corner of East Kirnwood Drive, west of Lost Mirage Drive.

Maker: Housewright
Second: Sims
Result: Carried: 9 to 4

For: 9 - Chernock, Herbert, Shidid,
Carpenter, Sleeper, Housewright, Sims,
Hall, Kingston, Rubin

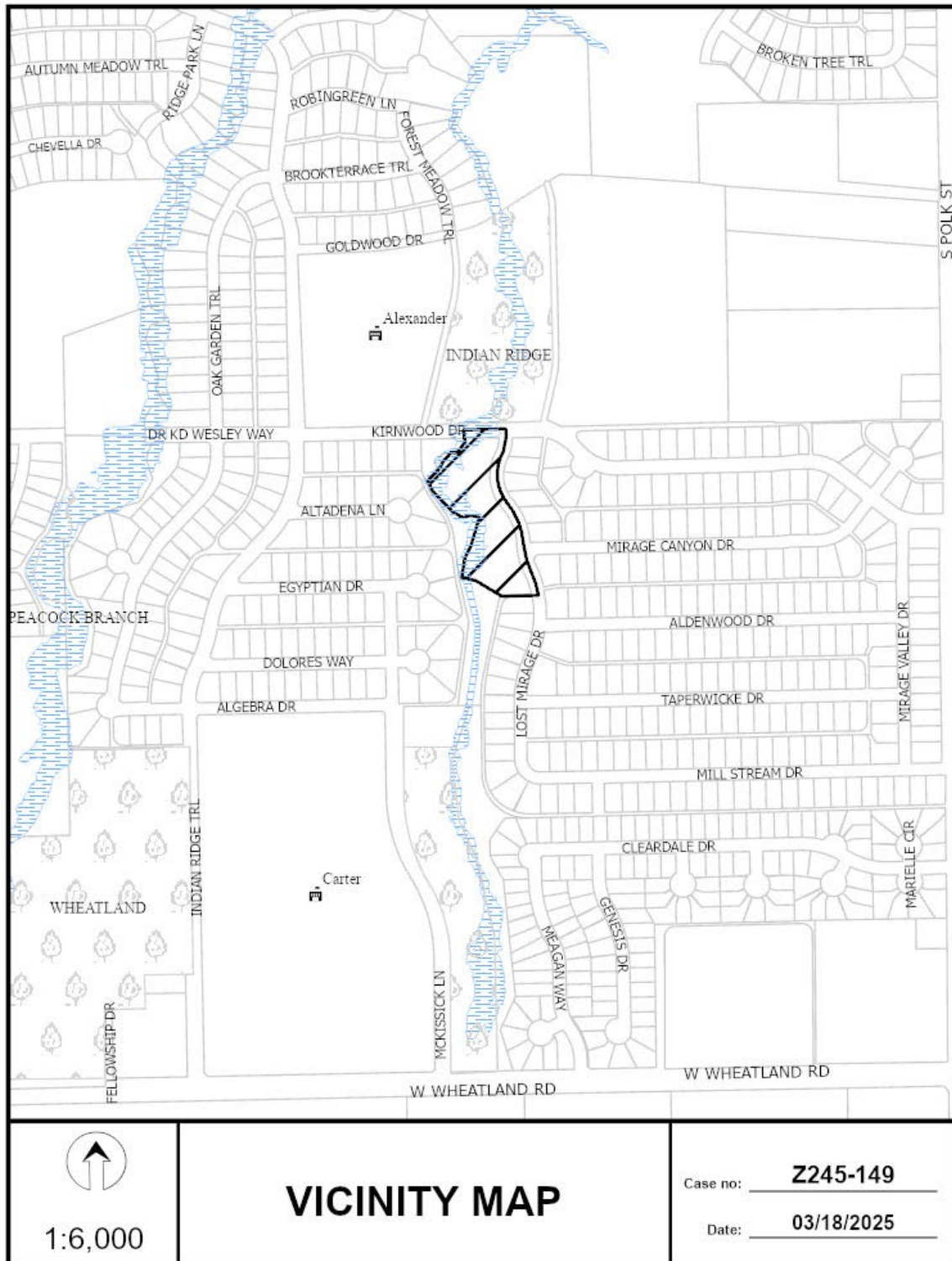
Against: 4 - Hampton, Forsyth, Wheeler-Reagan,
Franklin

Absent: 1 - Rubin
Vacancy: 0

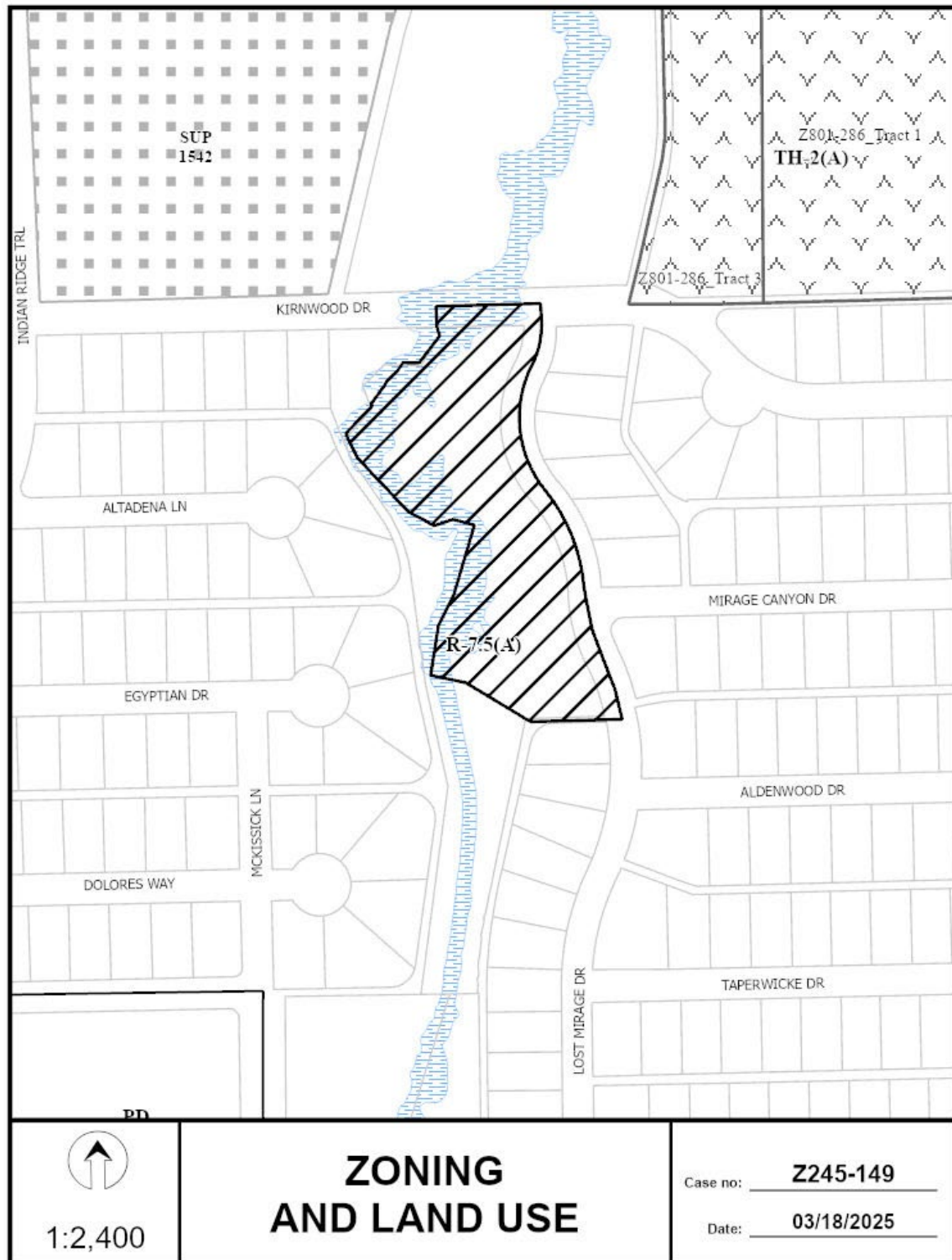
Notices: Area: 300 Mailed: 59
Replies: For: 0 Against: 7

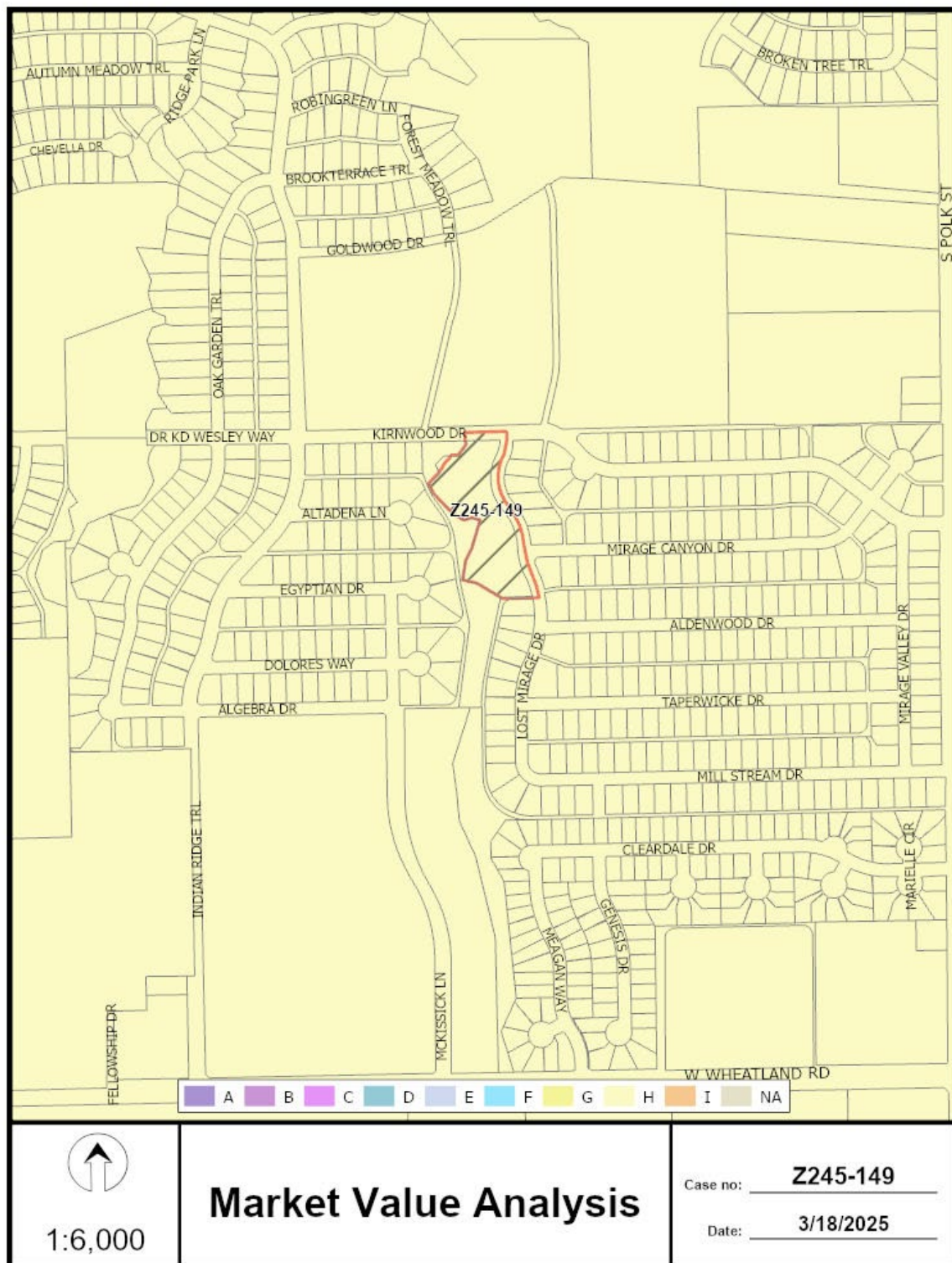
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Speakers: For: Bernard Walker, 7715 Mill Stream Dr., Dallas, TX, 75232
Against: Inetha Sheffield, 1438 Mirage Canyon Dr., Dallas, TX,
Carol Colbert, 1435 Aldenwood Dr., Dallas, TX, 75232
Erik Wilson, 7942 Jublant Dr., Dallas, TX, 75237











05/21/2025

Reply List of Property Owners***Z245-149******59 Property Owners Notified******0 Property Owners in Favor******7 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	7715 MILL STREAM DR	WALKER VINCENT
	2	1800 KIRNWOOD DR	DIAZ LIZBETH
	3	1805 EGYPTIAN DR	BLAKE TODD & JOYLYNN
	4	1806 ALTADENA LN	BROWN DELLA LIFE ESTATE
	5	1812 ALTADENA LN	RS RENTAL I LLC
	6	1817 ALTADENA LN	BERRY BILLY F & GALE A
	7	1811 ALTADENA LN	METCALF VERA A
	8	1805 ALTADENA LN	GOOSBY LAURA LEE & I V
X	9	1806 KIRNWOOD DR	VINSON STELLA L
	10	1812 KIRNWOOD DR	BOWENS MARY E
	11	1818 KIRNWOOD DR	WALKER GLEN A SR & PAMELA
	12	1423 KIRNWOOD DR	TODD DARRYL LYNN
	13	1416 KIRNWOOD DR	ARRIAGA ANTHONY
	14	1420 KIRNWOOD DR	COLEMAN ALFORD E EST OF
	15	1424 KIRNWOOD DR	SHORTER RICHARD & BARBARA
	16	1428 KIRNWOOD DR	CF KL ASSETS 2019I LLC
	17	7706 LOST MIRAGE DR	ALLIED CAPTIAL LLC
	18	7710 LOST MIRAGE DR	JOHNSON VELMA REE
	19	7716 LOST MIRAGE DR	OWENS WANDA B
	20	7722 LOST MIRAGE DR	LONG JERRY
	21	7728 LOST MIRAGE DR	ACOSTA EUGENIO
X	22	7734 LOST MIRAGE DR	FLEMMING MARIE
	23	1429 MIRAGE CANYON DR	TAYLOR OLA L
	24	1423 MIRAGE CANYON DR	DORSEY ADOLPH
X	25	1438 MIRAGE CANYON DR	SHEFFIELD INETHA IZANHOUR & WALTER

05/21/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	26	1432 MIRAGE CANYON DR	C3 EQUITY LLC
X	27	1426 MIRAGE CANYON DR	CUNNINGHAM GLENDA L
	28	1418 MIRAGE CANYON DR	JOHNSON WANDA FAYE
	29	1421 ALDENWOOD DR	WATSON VERA
	30	1425 ALDENWOOD DR	POLK CLYDE G & ADELE C
	31	1431 ALDENWOOD DR	CABALE ELAINE GONZALEZ
X	32	1435 ALDENWOOD DR	COLBERT CAROLINE
	33	1432 ALDENWOOD DR	CRENSHAW JIMMIE L JR
	34	1426 ALDENWOOD DR	JONES DONNIE R
	35	1422 ALDENWOOD DR	MARTIN PATSY EST OF
X	36	1431 TAPERWICKE DR	MATHIS JASMINE
	37	1435 TAPERWICKE DR	DUKES DOROTHY MAY
	38	7847 LOST MIRAGE DR	FULLER WILLIAM EARL & THELMA C
	39	7841 LOST MIRAGE DR	BANDY LEROY JR &
	40	7837 LOST MIRAGE DR	LAMCO ASSET COMPANY 1 LLC
	41	7831 LOST MIRAGE DR	AYERS MAE L
	42	7827 LOST MIRAGE DR	BAF ASSETS LLC
X	43	1802 KIRNWOOD DR	CUMMINGS LINDA
	44	1804 KIRNWOOD DR	Taxpayer at
	45	1803 ALTADENA LN	LEANOS NORA
	46	1801 ALTADENA LN	STREET GREGORY J
	47	1802 ALTADENA LN	MOFFITT OTHA & DIEDRA
	48	1804 ALTADENA LN	KEELING DANIEL
	49	1715 EGYPTIAN DR	TOOMER ELMORE &
	50	1711 EGYPTIAN DR	LAGE ROLANDO
	51	1705 EGYPTIAN DR	ALEXANDER GWENDOLYN
	52	1704 EGYPTIAN DR	ETHRIDGE GREGORY M &
	53	1710 EGYPTIAN DR	HAMILTON COREY D
	54	1714 EGYPTIAN DR	Taxpayer at
	55	1715 DOLORES WAY	LEWIS BEVERLY
	56	1711 DOLORES WAY	TAYLOR EDNA ISABELL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	57	1705 DOLORES WAY	LEWIS TERENCE D
	58	7601 S POLK ST	CENTER FOR HOUSING
	59	1830 GOLDWOOD DR	Dallas ISD