

FILE NUMBER: Z234-105(MB) **DATE FILED:** October 11, 2023

LOCATION: Northeast corner of South Buckner Boulevard and Moberly Lane

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 1.53 acres **CENSUS TRACT:** 48113012207

REPRESENTATIVE: Tommy Webb

OWNER: Invested LLC / Tommy Webb

APPLICANT: Pleasant Grove Mortuary

REQUEST: An application for a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow development of a funeral home.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay. The property is currently developed with a single-story building.
- The lot has frontage on South Buckner Boulevard and Moberly Lane.
- The applicant proposes to develop this property with a mortuary, funeral home, or commercial wedding chapel use.
- To accomplish this, they request a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Moberly Lane	Local Street	60 feet
South Buckner Boulevard	Principal Arterial	107 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining 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 1.1.1 Focus on Southern Sector development opportunities.

Land Use:

	Zoning	Land Use
Site	LI-D-1 Light Industrial with a D-1 Liquor Control Overlay	Vacant
North	LI-D-1 Light Industrial with a D-1 Liquor Control Overlay	Undeveloped
South	LI-D-1 Light Industrial with a D-1 Liquor Control Overlay	Personal service, Office, General merchandise or food store < 3500 sf
East	LI-D-1 Light Industrial with a D-1 Liquor Control Overlay	Office showroom/warehouse
West	MF-2(A) Multifamily	Multifamily

Land Use Compatibility:

The area of request is currently developed with a single-story building previously used for commercial amusement (inside). The site is bordered by an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay to the north, south, and east. To the north is an undeveloped site; to the east is an office showroom/warehouse. To the south is a retail center with various uses, including personal service use, office, and general merchandise or food store 3,500 square feet or less. To the west, across South Buckner Boulevard, is an MF-2(A) Multifamily District developed with various multifamily properties.

The site is currently zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay. This district is recognized as suitable for light industrial office, research and development, and commercial uses in an industrial park setting. This district is designed to be located in areas appropriate for industrial development which may be adjacent to residential communities. The applicant proposes a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay to permit development of a mortuary, funeral home, or commercial wedding chapel use, which is currently prohibited by the LI-D-1 District.

Staff finds that the requested district and proposed development are compatible with the surrounding uses. The CR Community Retail District is intended to provide for community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The CR-D-1 District is less intensive than the existing LI-D-1 District, thereby minimizing the impact on the nearby MF-2(A) District. The proposed district would also be compatible with the existing nearby uses.

Development Standards

Following is a comparison of the development standards of the current LI Light Industrial District and the proposed CR Community Retail District.

District	Setback		FAR	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: LI	15'	30' adj to res ¹ Other: No min	0.5 retail/personal service 0.75 combination of lodging/office/retail/personal service 1.0 all uses combined	70' ² 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed: CR	15'	20' adj to res ¹ Other: No min	0.5 office uses 0.75 all uses combined	54' ² 4 stories	60%	Proximity Slope Visual Intrusion	Retail, personal service, office uses

¹ 20/30 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district. Otherwise, no minimum.

² If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

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	Proposed
Use	LI	CR
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	R
Bus or rail transit vehicle maintenance or storage facility	R	
Catering service	•	•
Commercial cleaning or laundry plant	R	
Custom business services	•	•
Custom woodworking, furniture construction, or repair	•	
Electronics service center	•	•
Job or lithographic printing	R	
Labor hall	S	
Machine or welding shop	R	
Machinery, heavy equipment, or truck sales and services	R	S
Medical or scientific laboratory	•	
Technical school	•	
Tool or equipment rental	•	•
Vehicle or engine repair or maintenance	•	
INDUSTRIAL USES		
Alcoholic beverage manufacturing	R	
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	LI	CR
Industrial (inside) for light manufacturing	•	
Industrial (outside)		
Medical/infectious waste incinerator		
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	•	•
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		•
Foster home		
Halfway house	S	
Hospital	S	R
Library, art gallery, or museum		•
Open-enrollment charter school or private school	S	R
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Hotel or motel	★	S
Extended stay hotel or motel	S	
Lodging or boarding house	•	S
Overnight general purpose shelter	★	★
MISCELLANEOUS USES		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material	★	★
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	S
Financial institution without drive-in window	•	•

	Existing	Proposed
Use	LI	CR
Financial institution with drive-in window	R	D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
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		
Ambulance service		R
Animal shelter or clinic without outside runs	•	R
Animal shelter or clinic with outside runs	•/S	
Auto service center	R	R
Alcoholic beverage establishment	S	S
Business school	•	•
Car wash	R	D
Commercial amusement (inside)	•	•
Commercial amusement (outside)		S
Commercial motor vehicle parking	•/S	
Commercial parking lot or garage	R	R
Convenience store with drive-through		S
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		•

	Existing	Proposed
Use	LI	CR
General merchandise or food store 100,000 square feet or more	S	S
Home improvement center, lumber, brick or building materials sales yard	R	D
Household equipment and appliance repair	•	•
Liquefied natural gas fueling station	•/S	
Liquor store		•
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station	•	•
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop	S	S
Pawn shop		•
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop		S
Taxidermist	•	
Temporary retail use	•	•
Theater	•	•
Truck stop		S
Vehicle display, sales, and service		R
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal	R	
Heliport	S	
Helistop	S	
Private street or alley		
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	★	★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	•	•
Local utilities	★	★

	Existing	Proposed
Use	LI	CR
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	R	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	R	
Livestock auction pens or sheds		
Manufactured building sales lot	R	
Mini-warehouse	•	S
Office showroom/warehouse	•	
Outside storage	R	
Petroleum product storage and wholesale		
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		
Trade center	•	
Vehicle storage lot		
Warehouse	R	

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 mortuary, funeral home, or commercial wedding chapel is one space per 300 square feet of floor area other than the chapel, plus one space for each two seats in the chapel. Up

to 50 percent of the required off-street parking for this use may be tandem spaces. If all spaces provided are non-tandem, the off-street parking requirement is one space per 500 feet of floor area other than the chapel, plus one space for each two seats in the chapel. The applicant will be required to comply with all 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 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 “F” MVA area.

List of Officers

Invested, LLC

Tommy Webb, CEO

Pleasant Grove Mortuary

Tommy Webb, CEO

CPC Action
February 1, 2024

Motion: It was moved to recommend **approval** of a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on property zoned an LI-D-1 Light Industrial District D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Moberly Lane.

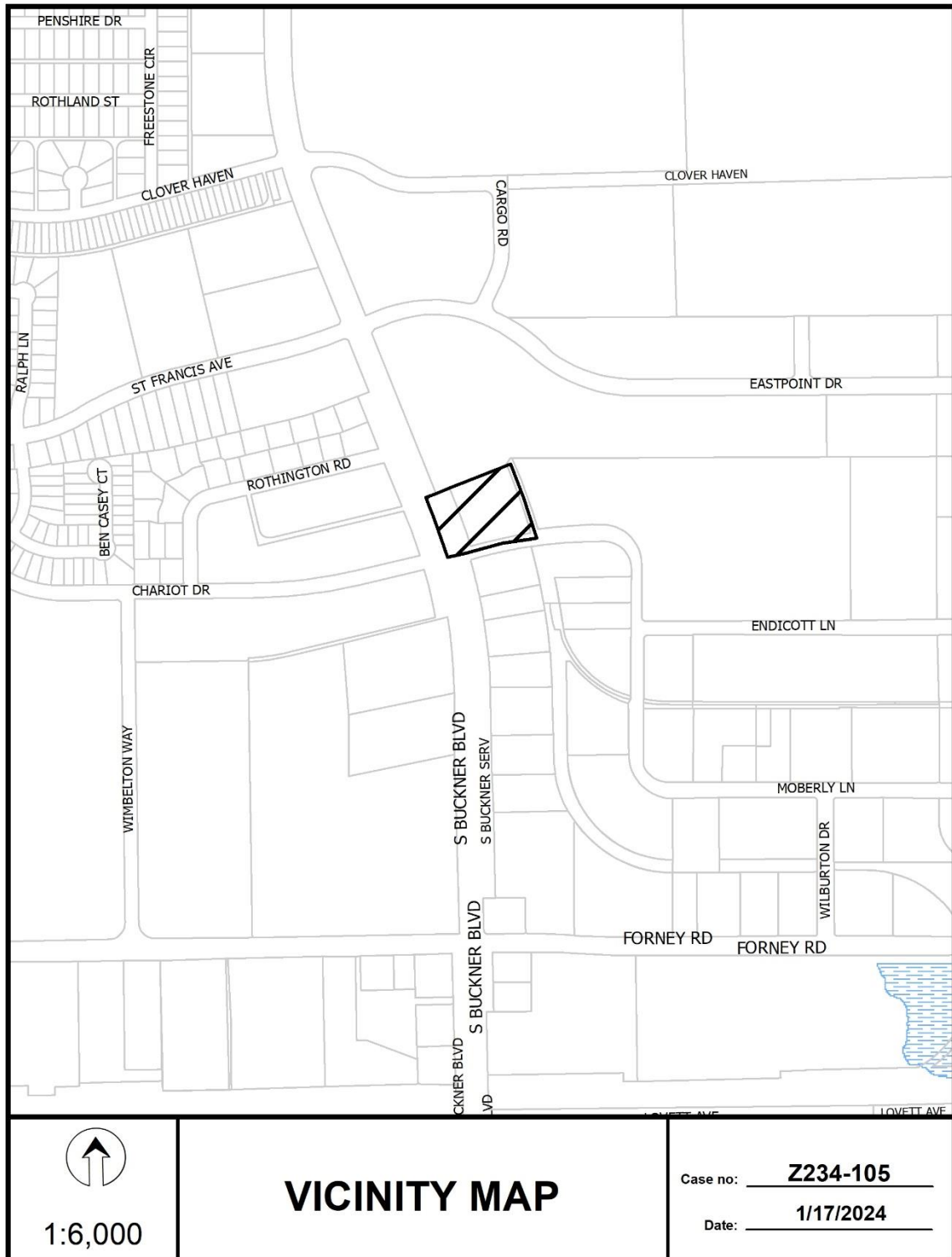
Maker: Blair
Second: Herbert
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Treadway, Haqq, Hall, Kingston,
Rubin

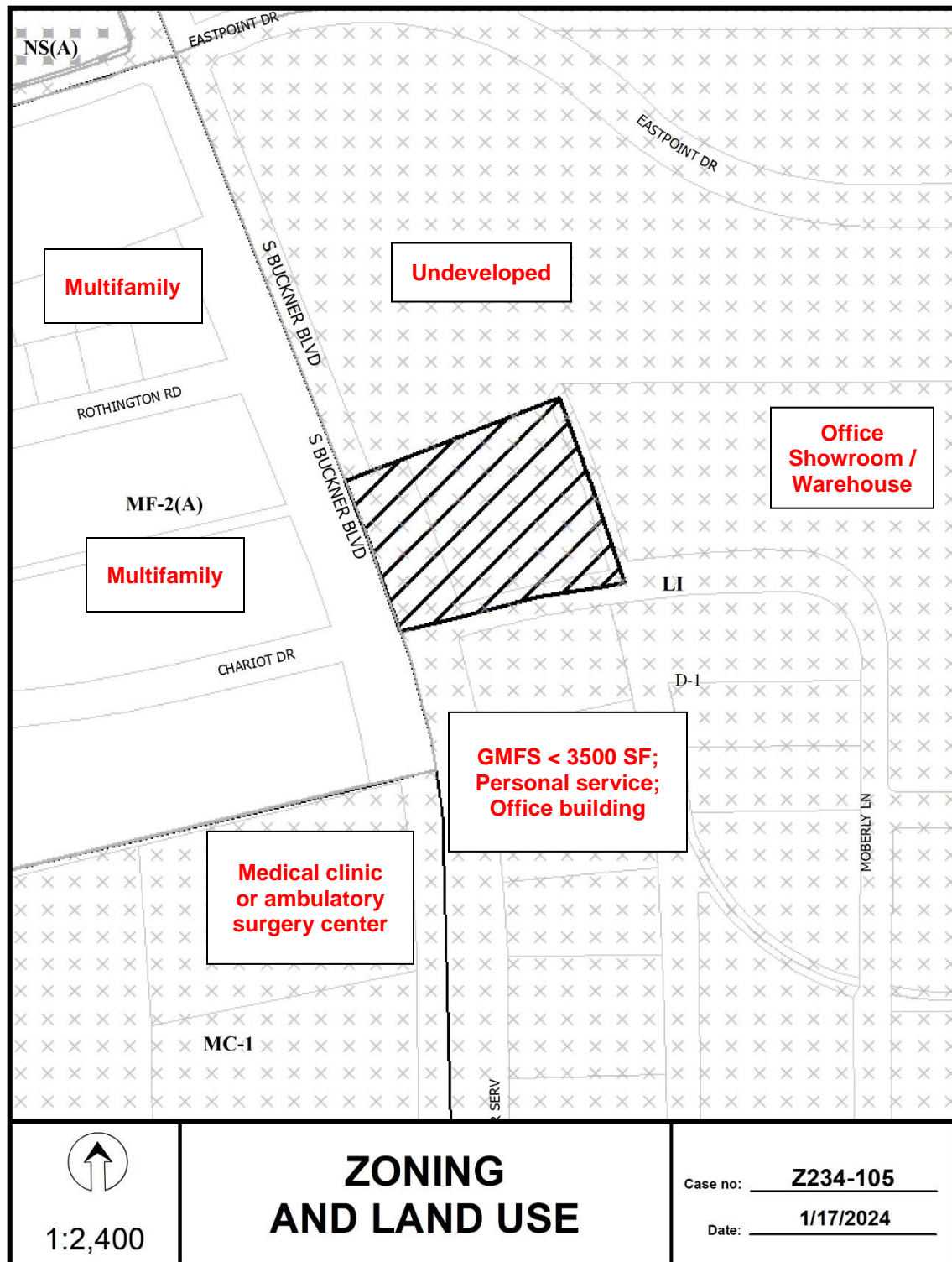
Against: 0
Absent: 0
Vacancy: 1 - District 4

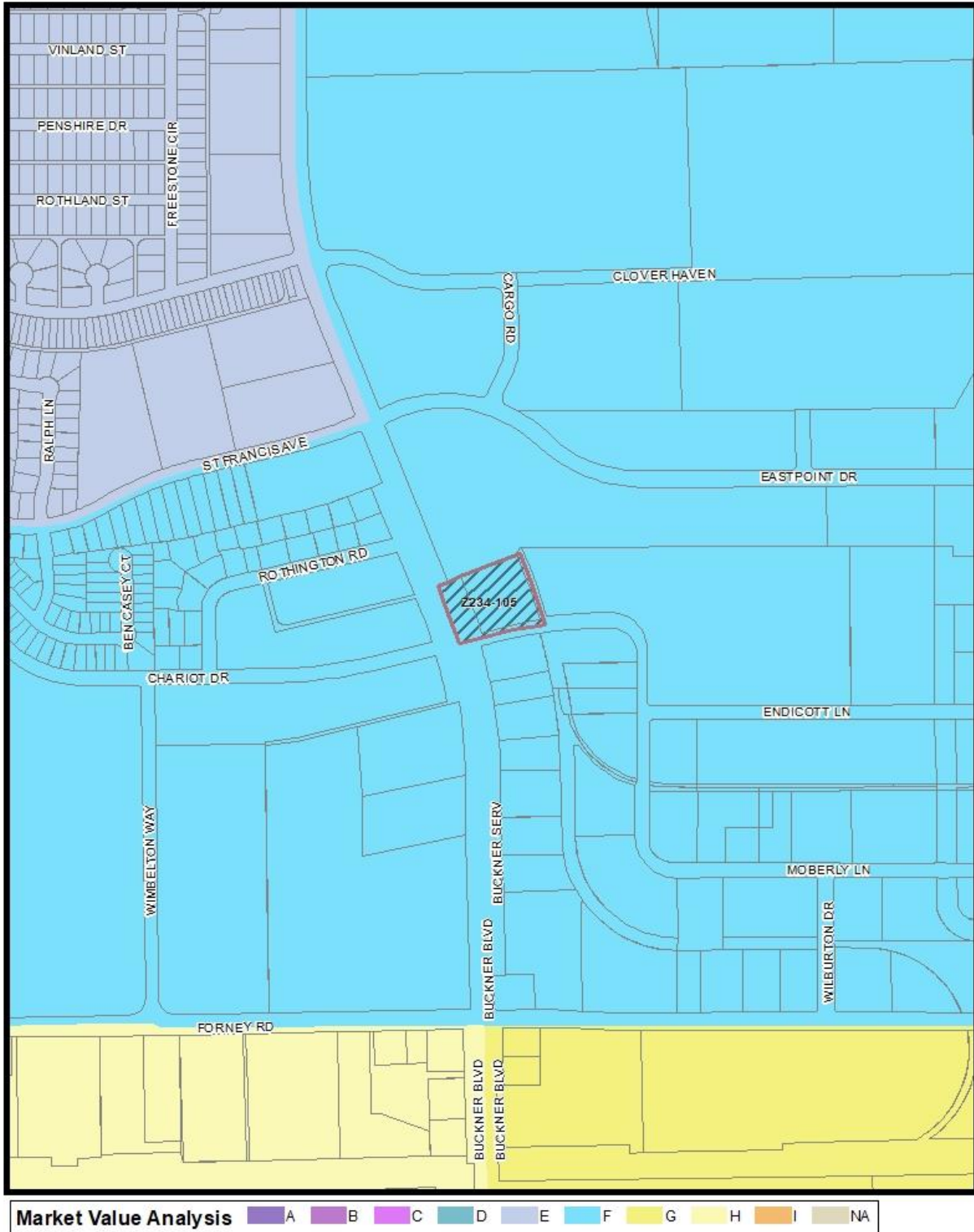
Notices:	Area: 300	Mailed: 13
Replies:	For: 0	Against: 0

Speakers: None





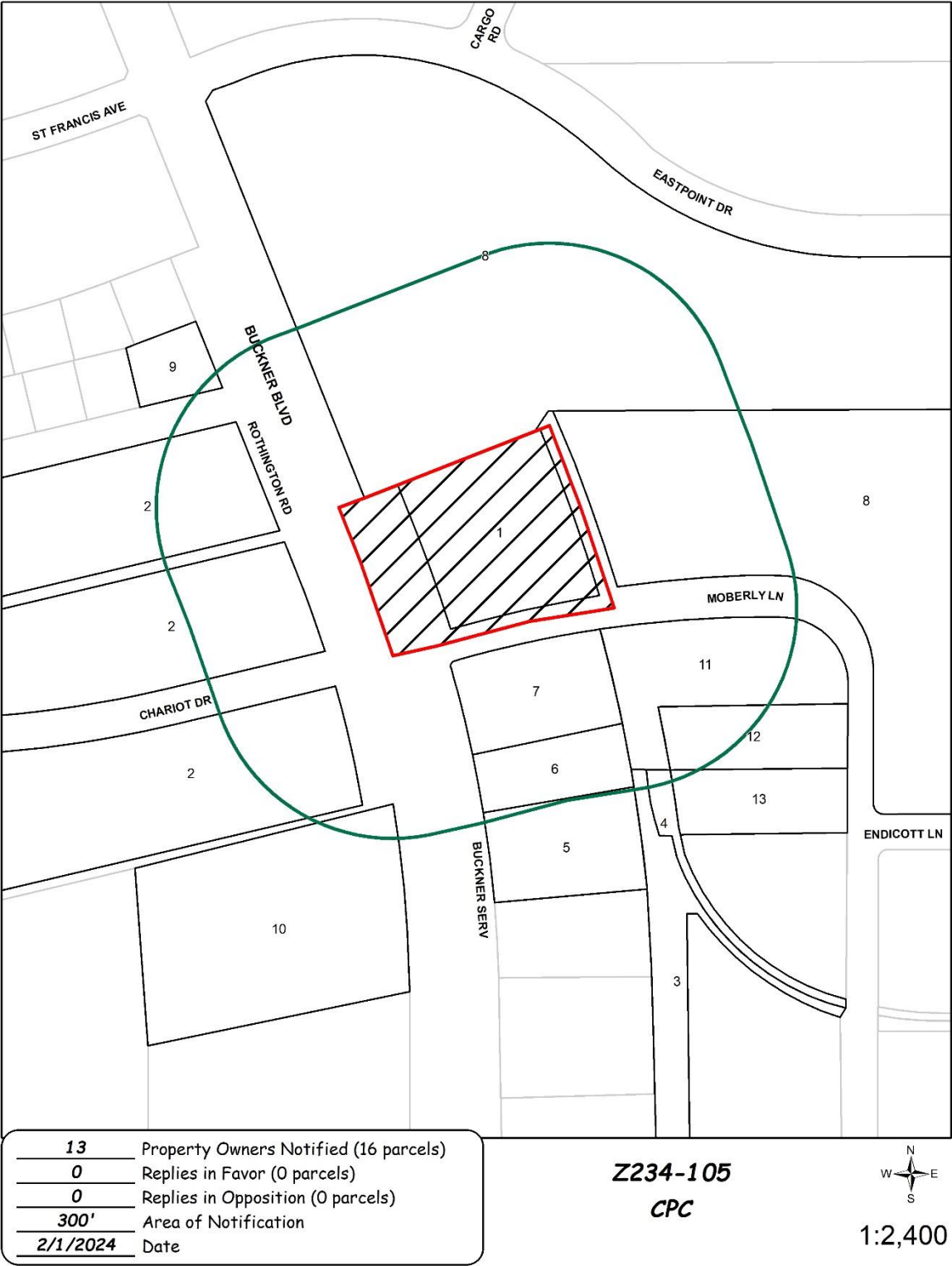




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Market Value Analysis

Printed Date: 1/17/2024



01/31/2024

Reply List of Property Owners***Z234-105******13 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	4912 S BUCKNER BLVD	BUCKNER R C
	2	8039 CHARIOT DR	KALINTE REDEVELOPMENT LLC
	3	8100 MOBERLY LN	BUCKNER PARK INC
	4	8100 MOBERLY LN	BUCKNER PARK IND INC
	5	4844 S BUCKNER BLVD	MIDWEST DRYWALL CO INC
	6	4858 S BUCKNER BLVD	NIRMEEN ENTERPRISES LLC
	7	4864 S BUCKNER BLVD	4864 SOUTH BUCKER CENTER LLC &
	8	8161 MOBERLY LN	COCA COLA SOUTHWEST
	9	8007 ROTHINGTON RD	CUELLAR SERGIO
	10	4801 S BUCKNER BLVD	BOLERO REAL ESTATE HOLDINGS LLC
	11	8132 MOBERLY LN	DYKES WATLER C &
	12	8148 MOBERLY LN	G5 RE HOLDINGS LLC
	13	8156 MOBERLY LN	M A C BUILDING INC