

FILE NUMBER: Z-26-000106 **DATE FILED:** May 20, 2026
LOCATION: South and west lines of Blanco Drive, east of Bonnie View Road
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 5.29 ac **CENSUS TRACT:** 48113016709

APPLICANT: Baldwin Associates, LLC / Robert Baldwin

OWNER: City of Dallas – James McQuery

REQUEST: An application for a new Specific Use Permit for a utility or government installation other than listed on property zoned A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow a Dallas Water Utilities water tower.

STAFF RECOMMENDATION: **Approval**, subject to site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an A(A) Agricultural District and is undeveloped.
- The surrounding area is predominantly industrial, with single family residences to the east.
- The applicant wishes to use the site for a water tower. As such, they request an Specific Use Permit.

Zoning History:

There has been one (1) zoning case in the area within the last five years:

1. **Z212-215:** On Wednesday, September 14, 2022, the City Council approved an application for a Specific Use Permit for a truck stop on property zoned an LI Logistics Industrial Subdistrict within Planned Development District No. 761, the Dallas Logistics Port Special Purpose District to develop the property with a truck stop for commercial trucks that are powered by low and negative carbon compressed natural gas (“CNG”).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Blanco Road	Community Collector	44' pavement, 60' ROW
Bonnie View Road	Community Collector	44' pavement, 60' ROW

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.

Transit Access:

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

DART Light Rail: No rail routes
DART Bus: No routes

STAFF ANALYSIS:**Comprehensive Plan:**

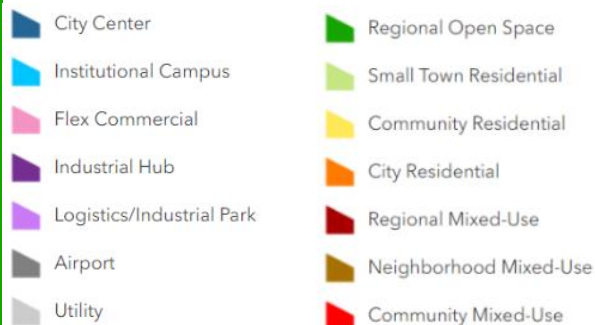
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed specific use permit is generally **consistent** with Forward Dallas 2.0. Utility uses are a primary land use in the **Logistics/Industrial Park placetype**. The subject property is located on a community collector, Blanco Drive. It is located in the corner lot but adjacent to an existing industrial and to single family homes to the east of the site. The property appears to be currently undeveloped.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this specific use permit provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.



The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Placetype Summary

The Logistics/Industrial Park placetype consists of areas identified for wholesale, large distribution areas, and storage uses focused on production and employment. Logistics/Industrial Park areas represent significant employment assets providing space for innovation, employment, and the potential for upward mobility for Dallas' skilled workers. Clean and more sustainable practices that reduce adverse environmental impacts on human health and wildlife will ensure the viability of the Logistics/Industrial Park placetype and augment its beneficial economic role.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped
North	PD 761 Dallas Logistics Port Special Purpose District	Industrial
South	PD 761 Dallas Logistics Port Special Purpose District	Industrial
East	A(A) Agricultural District	Single Family
West	PD 761 Dallas Logistics Port Special Purpose District	Industrial

Land Use Compatibility:

The request site is currently undeveloped. The applicant proposes utilizing the site as a water tower for the City of Dallas. The immediate surroundings of the site are predominantly industrial, with single family residences immediately east of the site.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established

in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the requested Specific Use Permit, as the proposed water tower has been sited in a manner that minimizes potential impacts on adjacent properties and the surrounding community. The facility is compatible with the existing development pattern and surrounding land uses, and its location, scale, and design are appropriate for the area.

Development Standards

Following is a table showing the development standards of the current A(A) Agricultural District.

District	Setback		Density/Lot Size	Height	Lot Cvrgr.
	Front	Side/Rear			
Current: A(A)	50'	Side: 20' Rear: 10'	None; min. lot size is 3 acre	24'	25% nonresidential

Landscaping:

Landscaping must be provided in accordance with Article X, as amended. Per the Arborist requirement, the applicant must include a 15' buffer to the site plan along the eastern side of the site.

Parking:

Parking must be provided in accordance with the Dallas Development Code. There is currently no required parking.

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

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strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “H” MVA area.

List of Officers

City of Dallas / Dallas Water Utilities

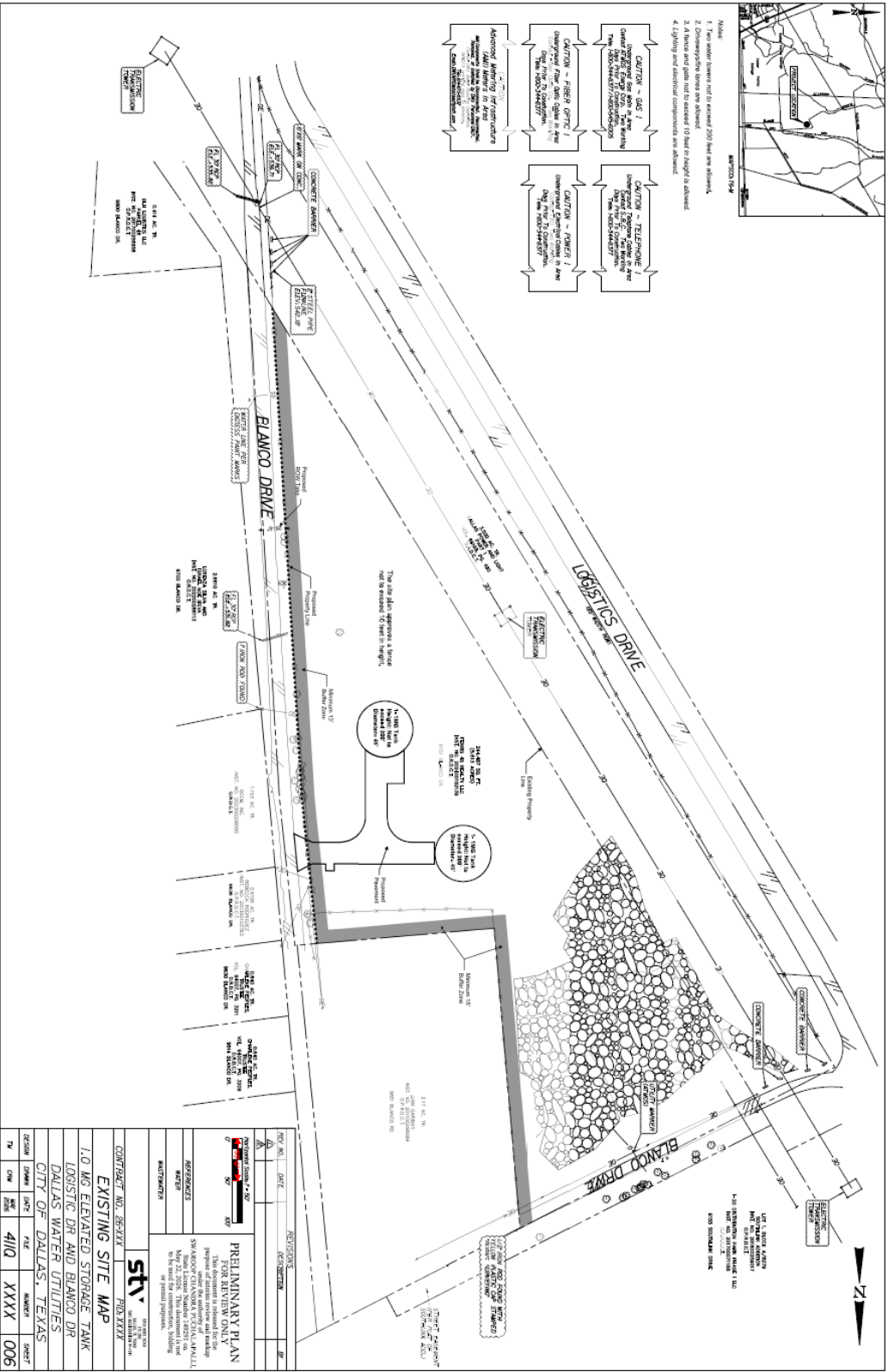
Sarah Standifer, Director

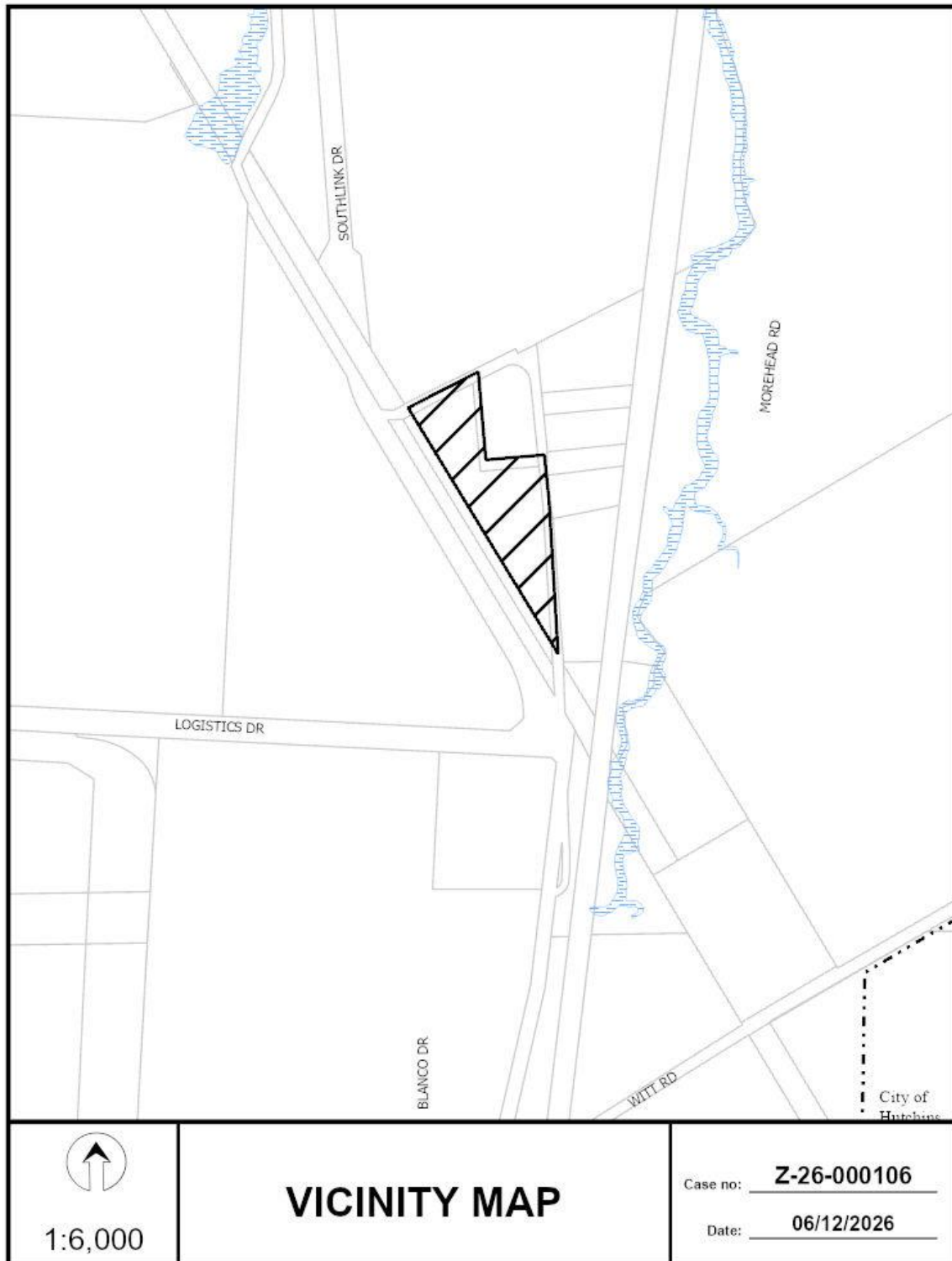
James McQuery, Engineering Program Administrator

Proposed SUP Conditions

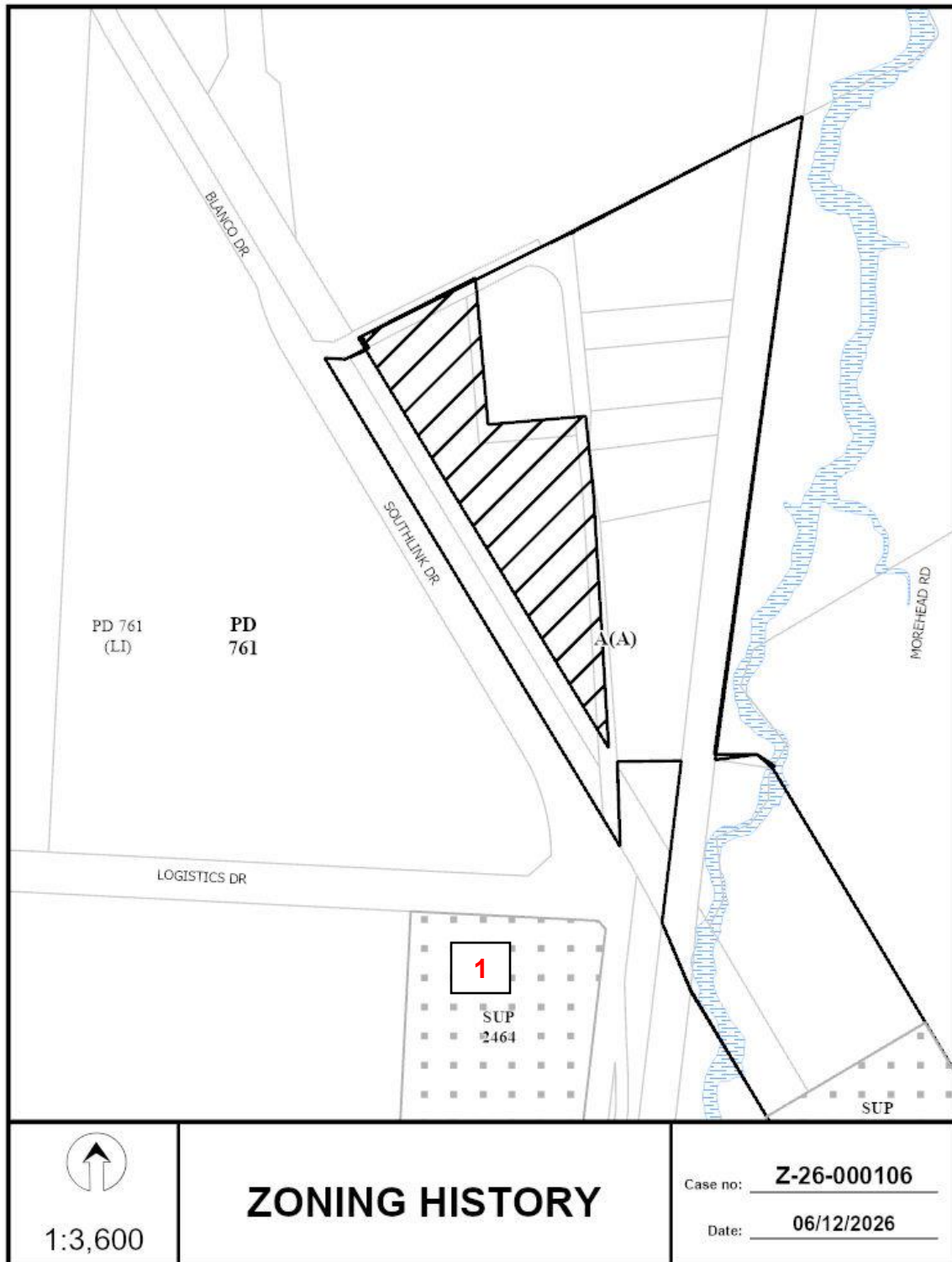
1. USE: The only use authorized by this specific use permit is a Utility or government installation other than listed.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. HEIGHT: Maximum structure height is 195 feet.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

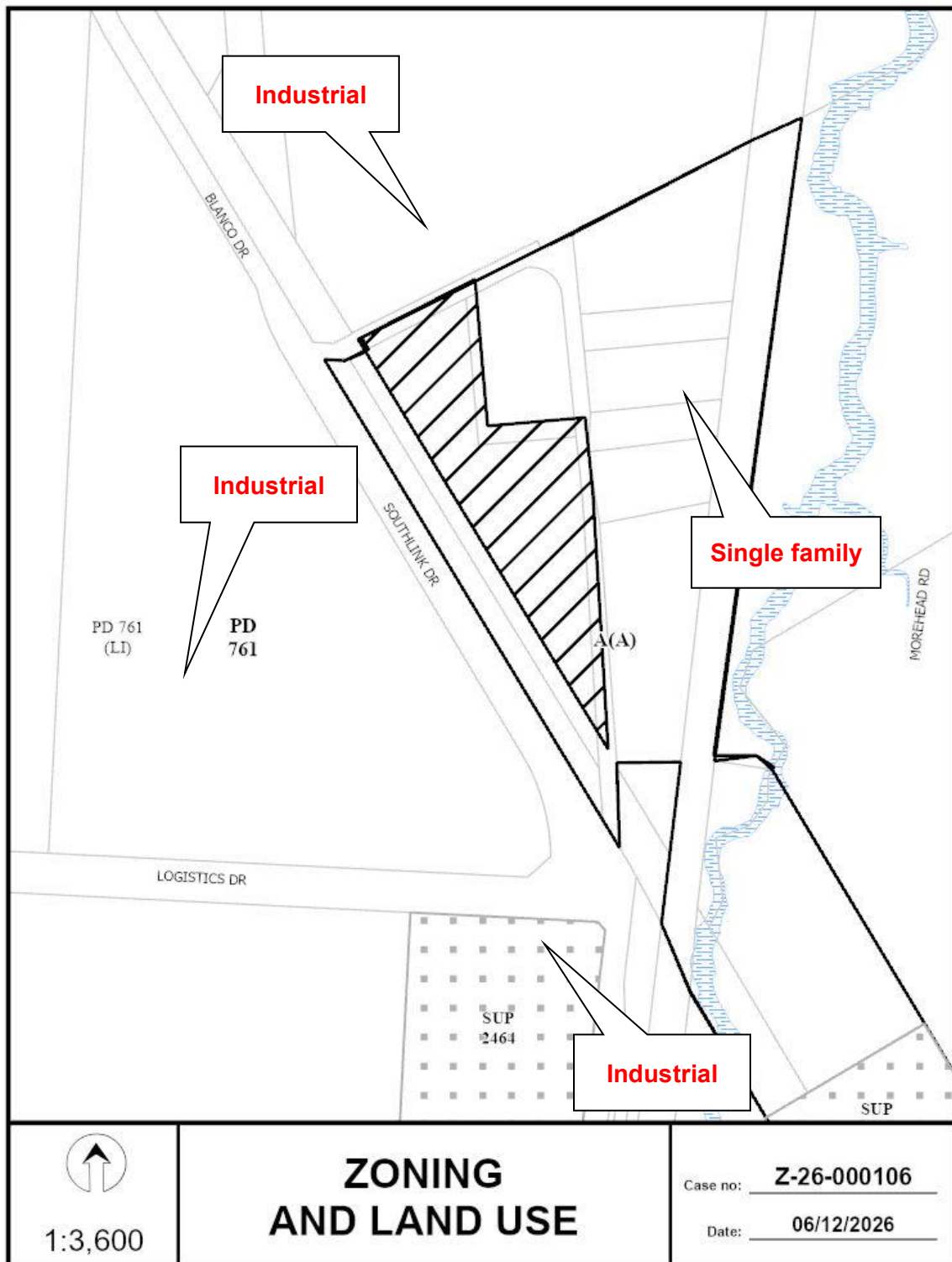
Proposed Site Plan

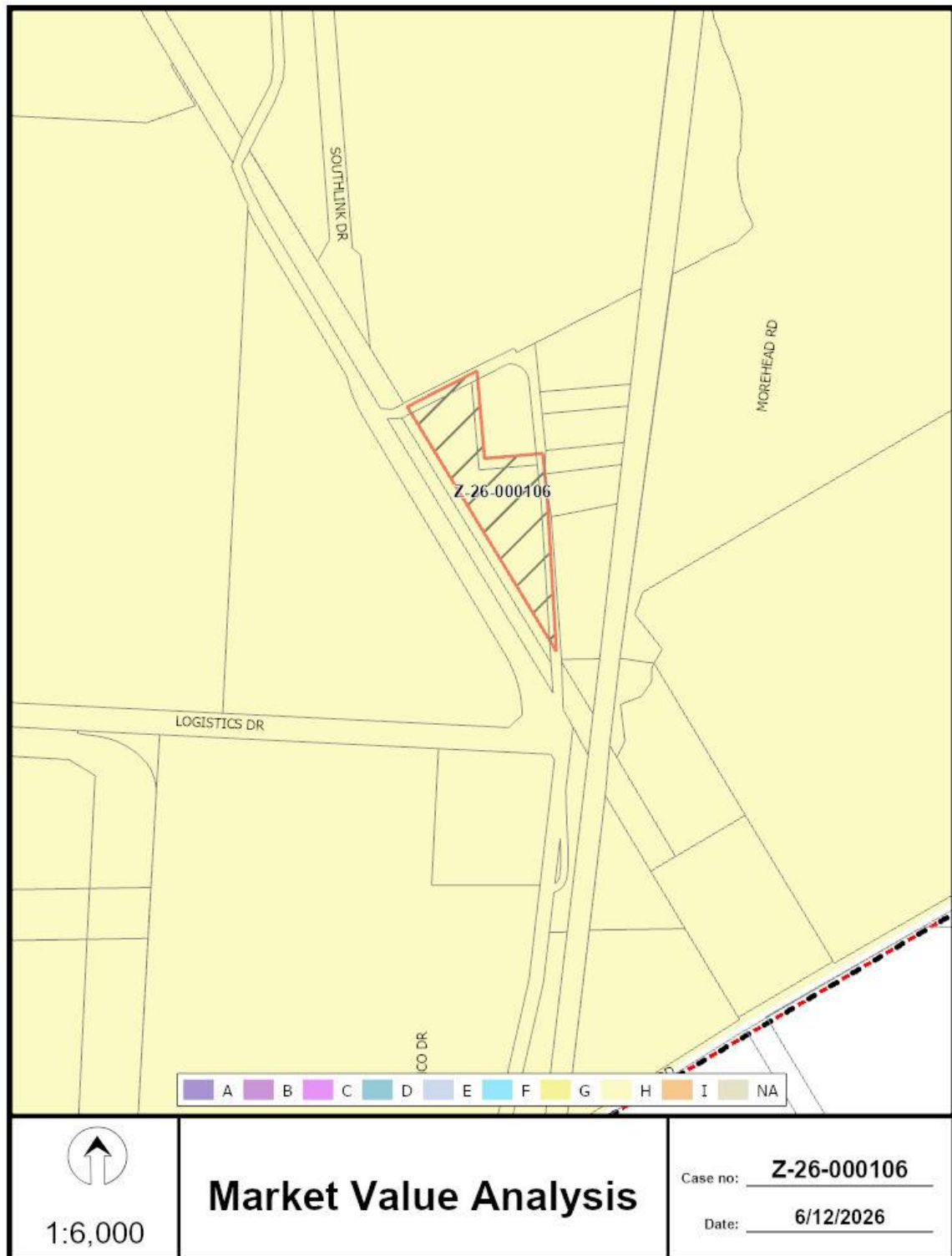


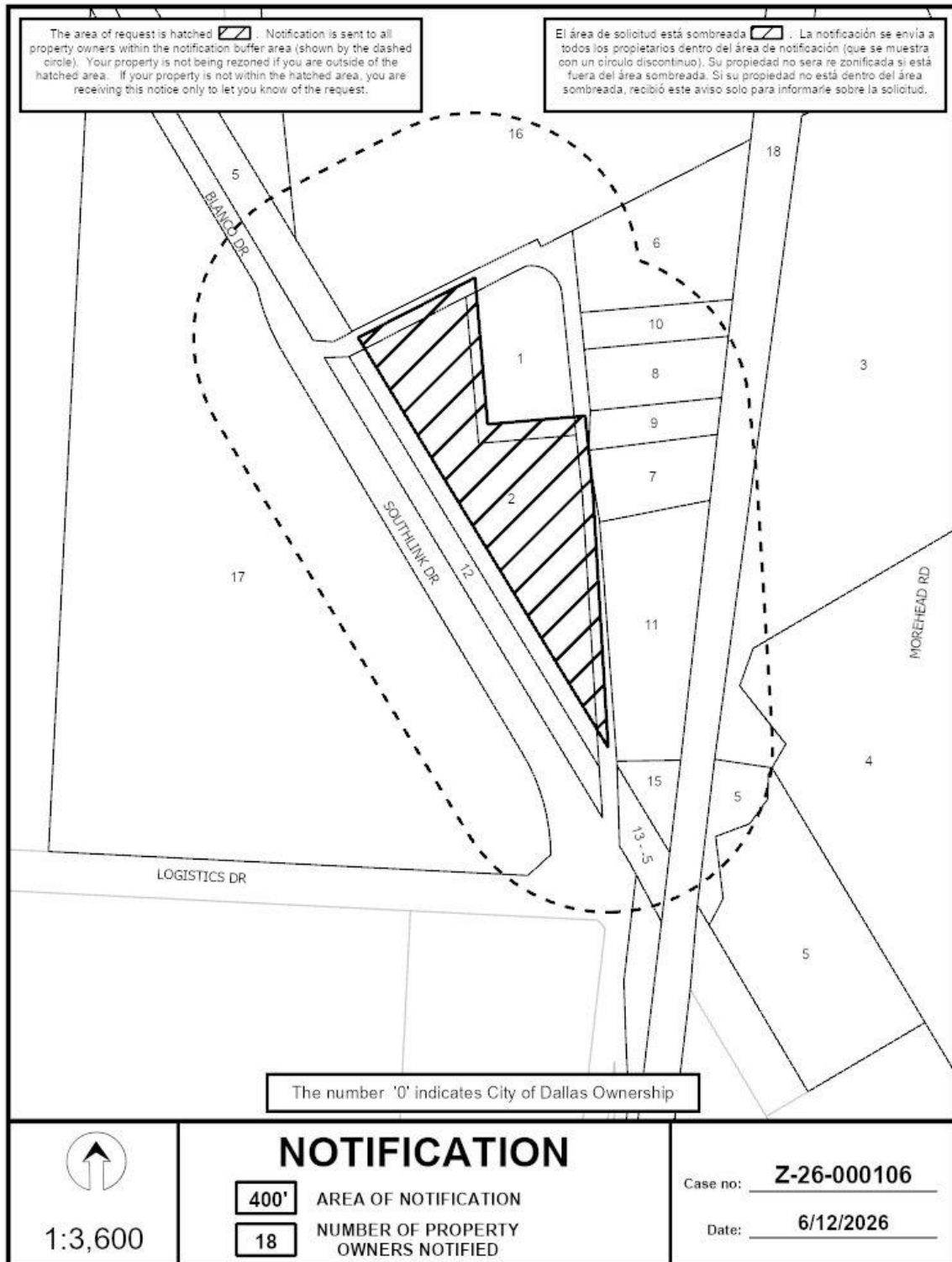












06/12/2026

Notification List of Property Owners***Z-26-000106******18 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9631 BLANCO	GARIBAY JUAN
2	9701 BLANCO DR	FERRIS 45 REALTY LLC
3	4950 CLEVELAND RD	PROLOGIS EXCHANGE TX 2006 LLC
4	5001 WITT RD	WITT ROAD INVESTORS LP
5	4921 WITT RD	ONCOR ELECRTIC DELIVERY COMPANY
6	9606 BLANCO DR	OZMY CHARLES DENNIE
7	9706 BLANCO	OCCM INC
8	9630 BLANCO	WHITE PAUL L IRREV TRUST
9	9636 BLANCO	RODRIGUEZ REBECCA
10	9614 BLANCO	WHITE VIOLET EST OF
11	9700 BLANCO	SILVA LORENZA & ISRAEL NOE
12	9701 BLANCO DR	ONCOR ELECRTIC DELIVERY COMPANY
13	9701 BLANCO DR	ONCOR ELECRTIC DELIVERY COMPANY
14	9910 BLANCO RD	WINTERGREEN LOGISTICS OWNER LP
15	9800 BLANCO	DLH LOGISTICS LLC
16	9155 SOUTHLINK DR	SOUTHLINK OWNER LLC
17	4441 LOGISTICS DR	BRONCO ENTERPRISES LLC
18	2300 AL LIPSCOMB WAY	BNSF RAILWAY