

**FILE NUMBER:** Z234-284(LG) **DATE FILED:** July 15, 2024

**LOCATION:** North line of Gannon Lane, between South Cockrell Hill Road and South Westmoreland Road.

**COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** Approx. 3.55 acres **CENSUS TRACT:** 48113016607

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**APPLICANT/OWNER:** HT DFW Metro SS, LP

**Representative:** Tommy Mann, Winstead PC

**REQUEST:** An application for a Specific Use Permit for a mini-warehouse use on property zoned an MU-2 Mixed Use District.

**SUMMARY:** The purpose of the request is to allow the continuation of the existing mini-warehouse use.

**STAFF RECOMMENDATION:** Approval for a ten-year period, with eligibility for automatic renewal for additional five-year period, subject to a site plan and conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently developed with an approximately 132,000 square foot three-story building erected in 2019, per DCAD records.
- On January 14, 2009, City Council approved Specific Use Permit No. 1740 for a mini-warehouse use for a ten-year period with eligibility for automatic renewal for additional ten-year periods.
- On April 10, 2019, City Council approved an amendment to and renewal of Specific Use Permit No. 1740 for a mini-warehouse for a five-year period. The SUP expired on April 10, 2024.
- The applicant is requesting a new SUP to allow the continuation of the existing mini-warehouse use.

**Zoning History:**

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Gannon Avenue	Local Street	64 feet
LBJ Freeway	Highway	Varies

**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 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:

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

**GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS**

**Policy 2.4.2** Restore Dallas as the premier city for conducting business within the region.

**URBAN DESIGN ELEMENT**

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.4** Enhance retail, industrial and business operations.

**Land Use:**

	<u>Zoning</u>	<u>Land Use</u>
<b>Site</b>	MU-2 District	Mini-warehouse use
<b>Northwest</b>	MU-3 District with DR Z178-173	Office showroom/warehouse
<b>Northeast</b>	MU-2 District	Interstate highway, multifamily
<b>Southeast</b>	MU-2 District	Commercial amusement (inside), office building, alcoholic beverage establishment, gen. merchandise or food store < 3,500 sq. ft., restaurant without a drive-in service, vacant suites
<b>South</b>	MU-1 District	Multifamily
<b>Southwest</b>	MU-2 District	Office building

**Land Use Compatibility:**

The area of request is currently developed with an approximately 132,000 square foot three-story building erected in 2019, per DCAD records. The site is surrounded by an office showroom/warehouse to the northwest and Lyndon B. Johnson Freeway and multifamily to the northeast. To the southeast of the site, there is a commercial amusement (inside) use, an office building, alcoholic beverage establishment, general merchandise or food store, restaurant without a drive-in service, and vacant suites. A multifamily development is on the south of the site. Adjacent to the property to the southwest is an office building.

On January 14, 2009, SUP No. 1740 was granted for a mini-warehouse use; however, it was not constructed during this time period. On April 10, 2019, City Council approved an amendment to and renewal of Specific Use Permit No. 1740 for a mini-warehouse for a five-year period. The SUP expired on April 10, 2024. The applicant is requesting a new SUP to allow the continuation of the existing mini-warehouse use.

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 proposed use because it is compatible with the surrounding area and is not foreseen to be detrimental to adjacent properties. Staff recommends approval of the applicants request for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. No proposed structures or changes to the site would require landscaping.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a mini-warehouse use is a minimum of six parking spaces. Spaces may not be used for outside storage, vehicle storage, or parking for vehicles for rent. In addition, caretaker's quarters are permitted as an accessory use. One parking space must be provided per 500 square feet of floor area of caretaker's quarter; however, no more than two spaces are required for each caretaker's quarter. The site plan meets Code requirements for parking, as outlined above which stipulates a minimum of eight parking stalls for a facility of this use and size. Two off-street loading spaces must be provided for 50,000 to 100,000 square floor area and an additional space is required for each additional 100,000 or fraction thereof. Based on the 138,000 square foot area of the building, three off-street loading spaces are required. Per the site plan, they are providing four off-street loading spaces.

**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 currently an "I" MVA cluster.

**List of Officers**

Applicant/Owner: HT DFW METRO SS LP

General Partner: Hines DFW Metro SS Associates LP

General Partner: Hines DFW Metro SS GP LLC

Managing Member: Hines Investment Management  
Holdings Limited Partnership

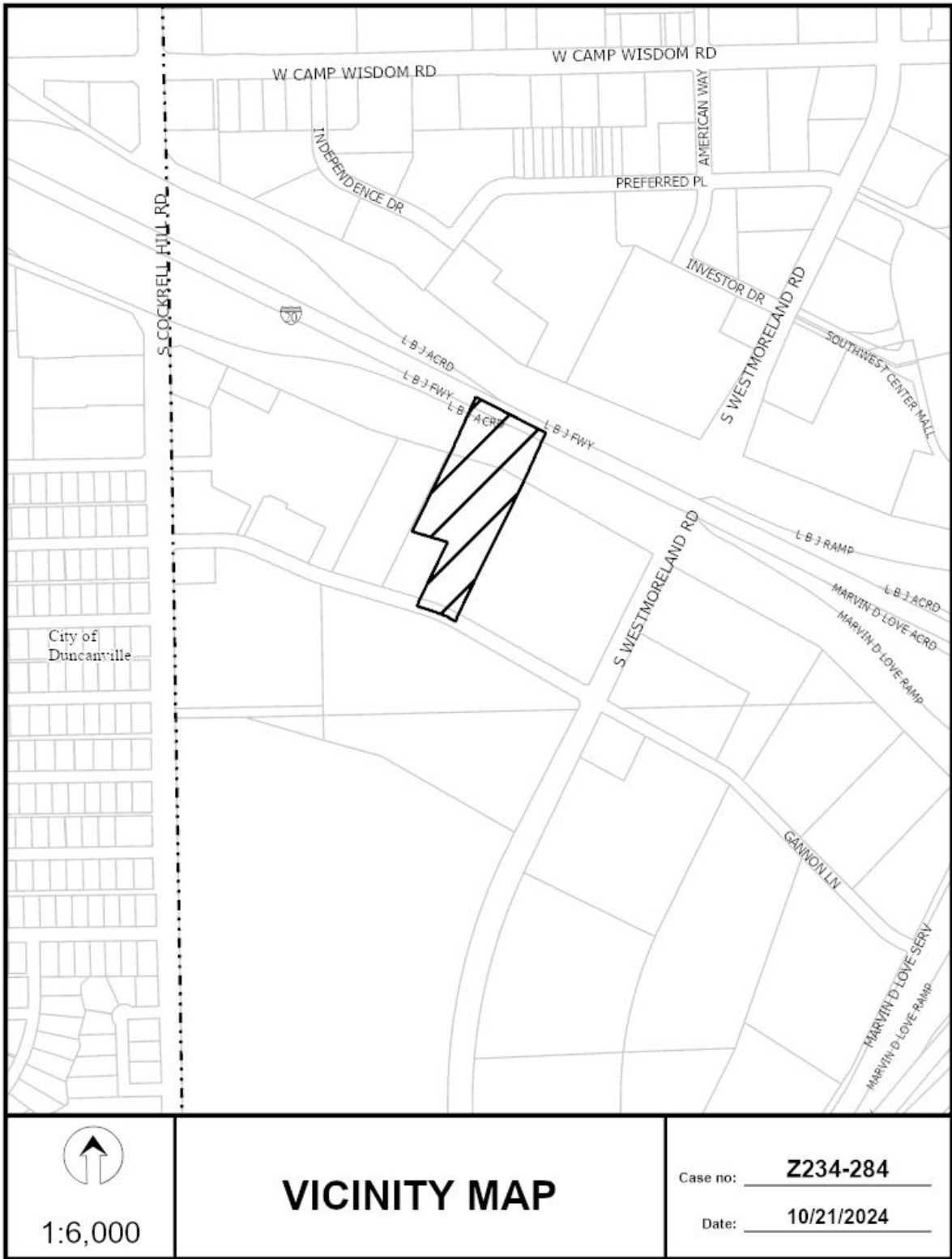
Senior Managing Director: Robert Witte

**Draft SUP Conditions**

1. USE: The only use authorized by this specific use permit is a mini-warehouse use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on **[ten years after the date of approval]**, with eligibility for automatic renewals every five years thereafter.
4. FAÇADE: To ensure compatibility with surrounding land uses, all facades facing the perimeter of the Property must be masonry, such as brick, split face CMU, stucco, or exposed aggregate concrete.
5. FENCES: If fencing or screening is provided, it must be constructed of brick, stone, wrought iron, or a similar material, or a combination of these materials.
6. FLOOR AREA: The maximum floor area for the storage area is 138,240 square feet in the location shown on the attached site plan. Maximum floor area for an office and caretaker's quarters is 2,400 square feet in the location shown on the attached site plan.
7. PARKING: A minimum of 8 off-street spaces must be provided in the location shown on the attached site plan.
8. STORAGE: Outside storage of vehicles, equipment, or any other materials is prohibited.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. 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.









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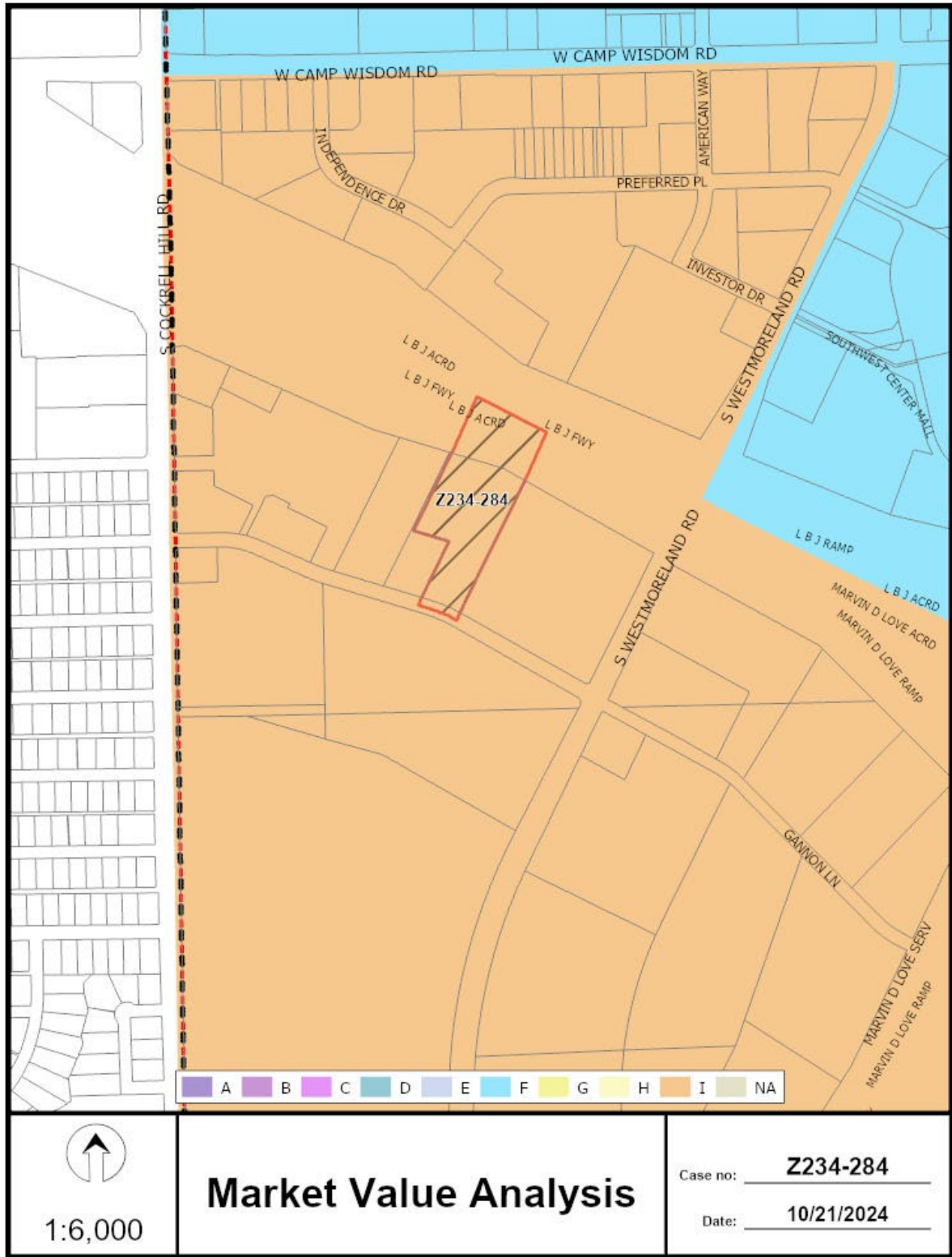
# AERIAL MAP

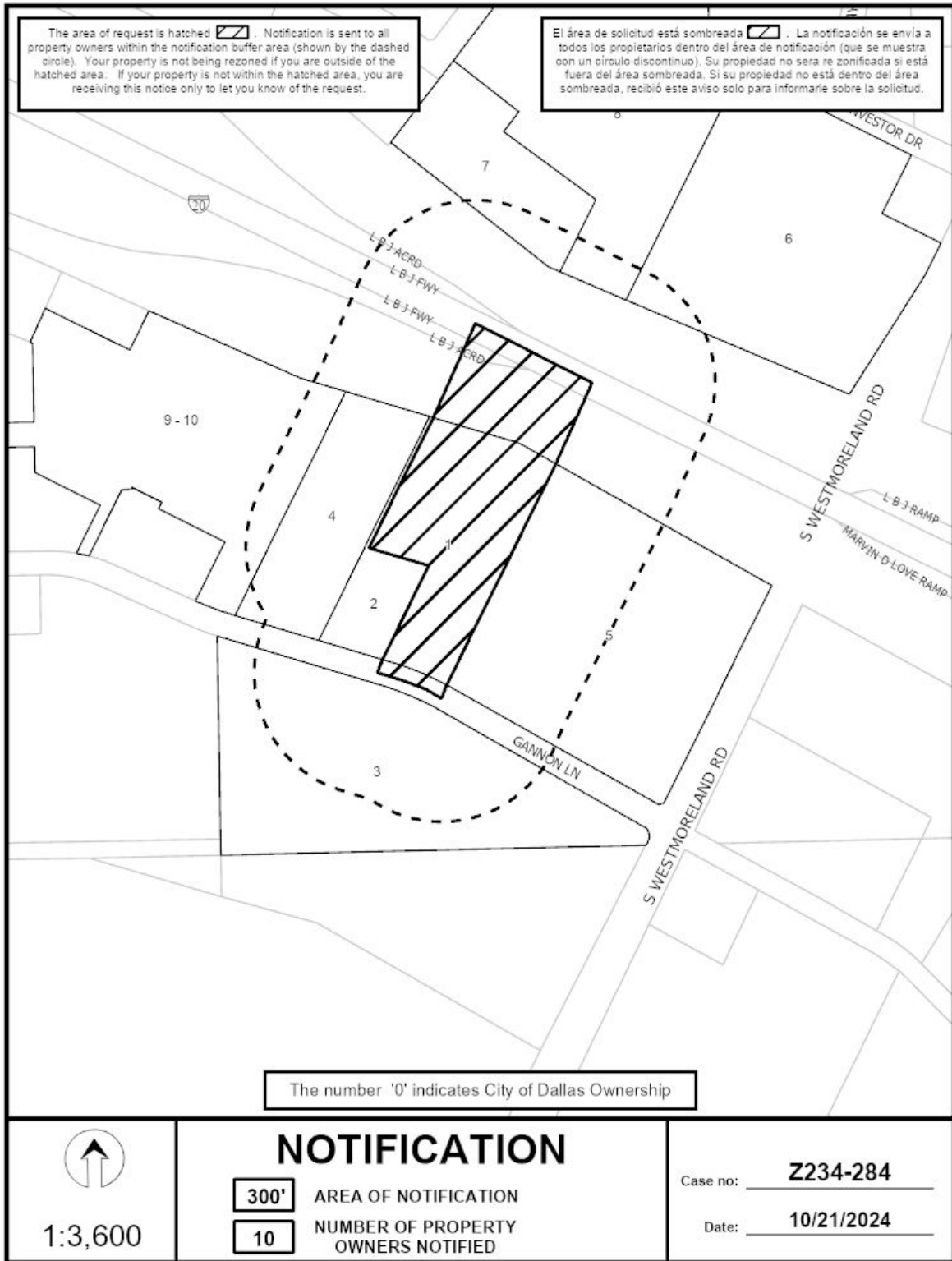
Case no: Z234-284

Date: 10/21/2024









10/21/2024

***Notification List of Property Owners***

***Z234-284***

***10 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4205 GANNON LN	DFW METRO SS LP
2	4215 GANNON LN	KENLOCK INVESTMENTS LLC
3	7575 S WESTMORELAND RD	PARK VILLAGE LP
4	4225 GANNON LN	4225 GANNON LANE DALLAS LLC
5	7401 S WESTMORELAND RD	126 GANNON PLAZA LLC
6	3900 INVESTOR DR	DESTRA MONET APARTMENT
7	4154 PREFERRED PL	FALU HOSPITALITY LLC
8	4060 PREFERRED PL	PREFERRED PLACE LLC
9	4343 GANNON LN	AMBER & AMBER INC
10	4343 GANNON LN	SJ & YL INVESTMENT LLC