

CITY PLAN COMMISSION**FEBRUARY 6, 2025****Planner: LeQuan Clinton****FILE NUMBER:** Z234-345(LC) **DATE FILED:** September 17, 2024**LOCATION:** East line of Quietwood Drive, between Interstate 20 and Kingsland Road.**COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 36,155 square feet **CENSUS TRACT:** 48113017101

OWNER: Mesquite Tree Service, LLC**APPLICANT:** same as owner**REQUEST:** An application for a CS Commercial Service District on property zoned a R-10(A) Single Family District.**SUMMARY:** The purpose of the request is to rezone the property to allow commercial uses on the site.**STAFF
RECOMMENDATION:** Approval.

BACKGROUND INFORMATION:

- The area of request is currently an undeveloped lot, with existing vegetation, zoned a R-10(A) Single Family District (approx. 36,155 square feet in total size).
- Geographically located in Southeast Dallas, close to the Mesquite border and approx. 15 miles from downtown Dallas.
- This lot has frontage only on Quietwood Drive.
- The purpose of the request is to rezone to a CS Commercial Service District to allow for commercial uses including, but not limited to, construction of a small storage facility for landscaping company equipment, as well as mid-sized trucks, trailers and machinery.
- Proposed structure not to exceed 20 feet max height.
- To accomplish this, the applicant is requesting a general zoning change.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z234-146:** On June 26, 2024 City Council approved an application for an R-7.5(A) Single Family District on property zoned a CS Commercial Service District and an R-10(A) Single Family District on the northwest line of Ravenview Road, northeast of Seagoville Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Quietwood Drive	Local Street	--
Kingsland Road	Local Street	--
Interstate 20 (City of Mesquite Jurisdiction)	Principal Arterial (PA)	--

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* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply 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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

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 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Active Area Plans

I-20 Freeway Corridor Land Use Plan: https://dallascityhall.com/departments/pnv/Documents/I-20%20Freeway%20Corridor%20Land%20Use%20Plan%202000_with%20resolution.pdf

Vision:

The vision of this plan is the "development of a land use plan that addresses future economic development, transportation, public utility, and other public/private development initiatives along the Interstate-20 freeway corridor."

Summary:

The I-20 freeway corridor land use plan was adopted in response to area residents' concerns regarding transportation, economic development, land use, zoning and other quality of life issues along I-20 corridor. The plan reviews land use and identifies opportunities for redevelopment, potential impacts of the planning effort, and provides recommendations on planning issues and neighborhood concerns. Recommended actions include identifying funding sources, coordinating with departments related to the issues.

Staff Analysis:

The I-20 Freeway Corridor Land Use Plan is important to note based on the subject site's location being within the limits of the boundaries of the land use plan. After review of the area plans, staff finds that the request aligns with the purpose and goals listed.

The future land use plan map shows specific categories for the ideal scenario. Within those land use categories there are specific uses that the plan deems suitable per category. The future land use plan map identifies the area of request as appropriate for the both the retail and business corridors as they look to improve the neighborhood, as well as highway economics. The applicant's request for a small storage facility to safely house equipment for a small business that services the local community and is situated within two proposed corridors for future development aligns with the land use plan seamlessly. Therefore, staff finds the proposal for commercial retail uses on this property to be compatible with the overall vision of area and the I-20 Freeway Corridor Land Use Plan.

Land Use:

	Zoning	Land Use
Site	R-10(A) Residential District	Vacant/undeveloped lot
North	PD. No. 601 w/ CS Subdistrict, Deed Restriction Z889-122 and D-1 Overlay	Commercial retail and undeveloped lots
South	R-7.5(A) & R-10(A) Residential Districts	Single Family
East	R-7.5(A), R-10(A) & RR Regional Retail Districts w/ Deed Restriction Z234-146	Commercial Retail, Single Family and undeveloped lots
West	R-10(A) & RR Regional Retail Districts	Commercial retail and undeveloped lots

Land Use Compatibility:

The area of request is currently an undeveloped lot, with existing vegetation, zoned a R-10(A) Single Family District (approx. 36,155 square feet in total size).

As detailed in the land use chart on page 12 to the north and west of the property are existing commercial uses and some undeveloped lots with existing vegetation. Although some of the lots are zoned single family districts, they are not developed immediately adjacent to the subject site. To the immediate south and east of the property is a mix of residential and retail zoning districts, consisting of single family and commercial retail uses, also with a few undeveloped lots. With the immediate area being mostly composed of single family, commercial retail, undeveloped lots and is an area that will be of focus for the referenced I-20 Freeway Corridor Land Use Plan business and retail corridors, staff finds the applicant's requested zoning change to a CS Commercial Service District to be appropriate and compatible with the surrounding and immediate area.

Lastly, the applicant has the intention of constructing a new storage facility not to exceed a max height of 20 feet to honor the existing residential adjacencies, fit into the fabric of the neighborhood and not need to apply any deed restrictions. Staff supports the applicant's request. This compatibility is further reflected in the development standards comparison table below. The proposed use of a contractor's maintenance yard would additionally require a residential adjacency review.

Development Standards:

The following is a comparison chart of the development standards for the current R-10(A) Single Family District and the proposed CS Commercial Service District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-10(A)	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single Family
Proposed: CS	15' adj. to an exwy 0' in all other cases	20' adjacent to res OTHER: No min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 5 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

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	R-10(A)	CS
AGRICULTURAL USES		
Animal production		
Commercial stable		
Community garden		
Crop production	•	•
Market garden		
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		R
Bus or rail transit vehicle maintenance or storage facility		R
Catering service		•
Commercial bus station and terminal		S, R, ★
Commercial cleaning or laundry plant		R
Custom business services		•
Custom woodworking, furniture construction, or repair		•
Electronics service center		•
Job or lithographic printing [3,500 sf or less.]		R
Labor hall		S
Machine or welding shop		R
Machinery, heavy equipment, or truck sales and services		R
Medical or scientific laboratory		•

	Existing	Proposed
Use	R-10(A)	CS
Technical school		•
Tool or equipment rental		•
Vehicle or engine repair or maintenance		R
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		
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	★	D
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	•
Foster home	S	
Halfway house		S
Hospital		R
Library, art gallery, or museum	S	
Open enrollment charter school or private school		S
Public or private school	S	R
Surface accessory remote parking		
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		R, S, ★
Lodging or boarding house		•

	Existing	Proposed
Use	R-10(A)	CS
Overnight general purpose shelter		★
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		S
Financial institution without drive-in window		•
Financial institution with drive-in window		R
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		
Group residential facility		
Handicapped group dwelling unit	★	
Live-work unit. [Only one dwelling unit per lot.]		
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		R
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		S
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S, ★

	Existing	Proposed
Use	R-10(A)	CS
Commercial amusement (outside)		D
Commercial motor vehicle parking		S
Commercial parking lot or garage		R
Convenience store with drive-through		S
Drive-in theater		S
Dry cleaning or laundry store		•
Food or beverage store. [SUP if less than 5,000 sf.]		
Furniture store		•
General merchandise 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		S
Home improvement center, lumber, brick or building materials sales yard		R
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		S
Paraphernalia shop		S
Pawn shop		•
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		•
Temporary retail use		•
Theater		•
Tobacco shop		
Truck stop		S
Vehicle display, sales, and service		R
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		D

	Existing	Proposed
Use	R-10(A)	CS
Heliport		S
Helistop		S
Private street or alley	S	
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	S	S, ★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	•
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	R
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		S
Building mover's temporary storage yard		S
Contractor's maintenance yard		R
Freight terminal		R
Livestock auction pens or sheds		
Manufactured building sales lot		R
Mini-warehouse		•
Office showroom/warehouse		•
Outside storage		•
Petroleum product storage and wholesale		S
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		•

	Existing	Proposed
Use	R-10(A)	CS
Vehicle storage lot		S
Warehouse		R
Accessory Use	R-10(A)	CS
Community center (private)	S	
Day home		
Game court (private)		
General waste incinerator		
Helistop		S
Home occupation		
Medical/infectious waste incinerator		S, ★
Outside display of merchandise		
Outside sales		
Outside storage		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

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

Parking:

Under the requested CS Commercial Service District, the applicant proposes a storage facility. Pursuant to the Dallas Development Code, the off-street parking requirement for that use within a CS Commercial Service District is one space for each 5,000 square feet of site area exclusive of parking area up to a maximum of five required spaces; a minimum of one space is required.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses permitted under the proposed CS Commercial Service District.

Market Value Analysis:

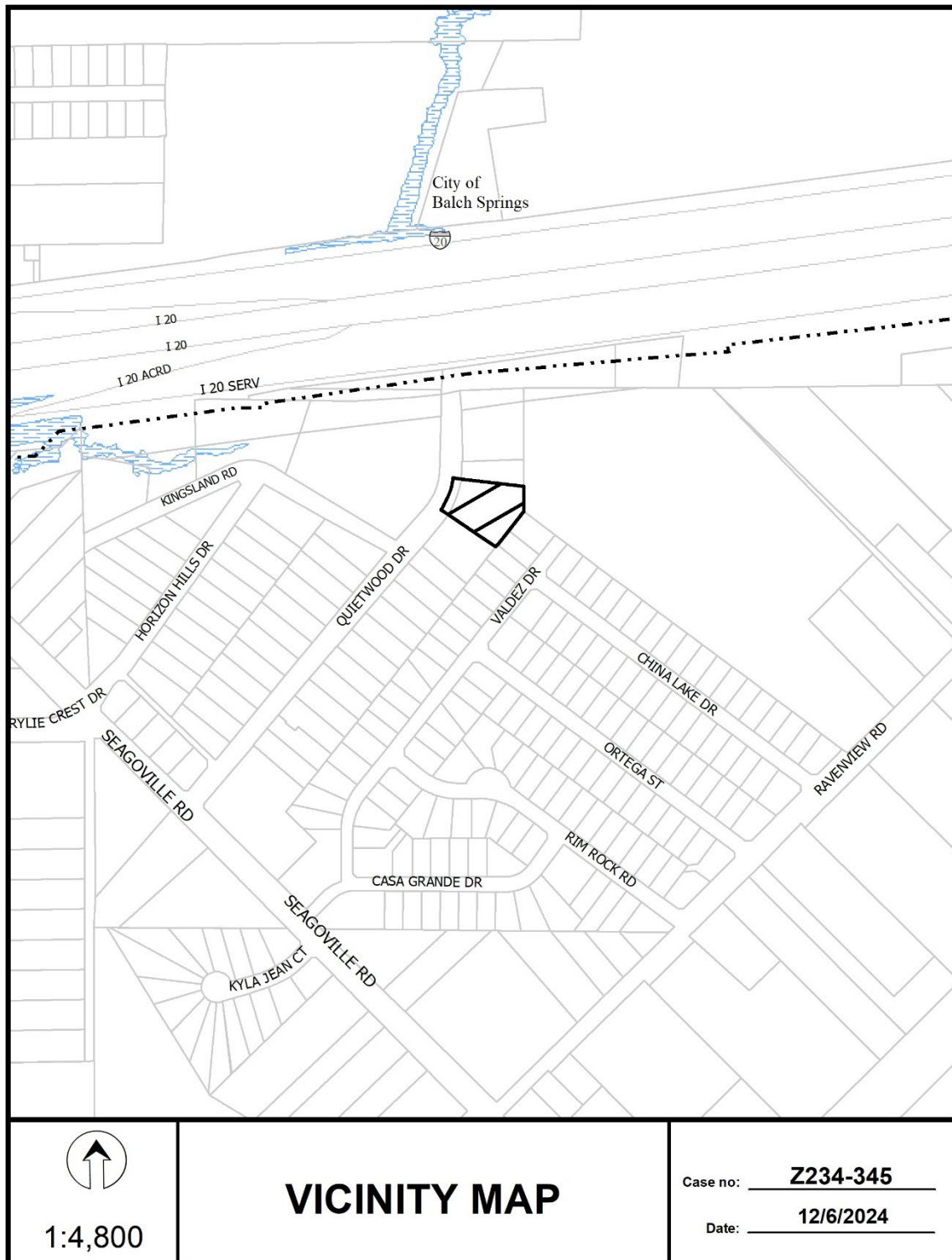
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 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 partially in an “F” MVA area. The site is surrounded by the “F” MVA area to the east, south and west immediately adjacent to the site. The north of the site is in the City of Mesquite’s boundary, therefore staff does not have proper information on that portion.

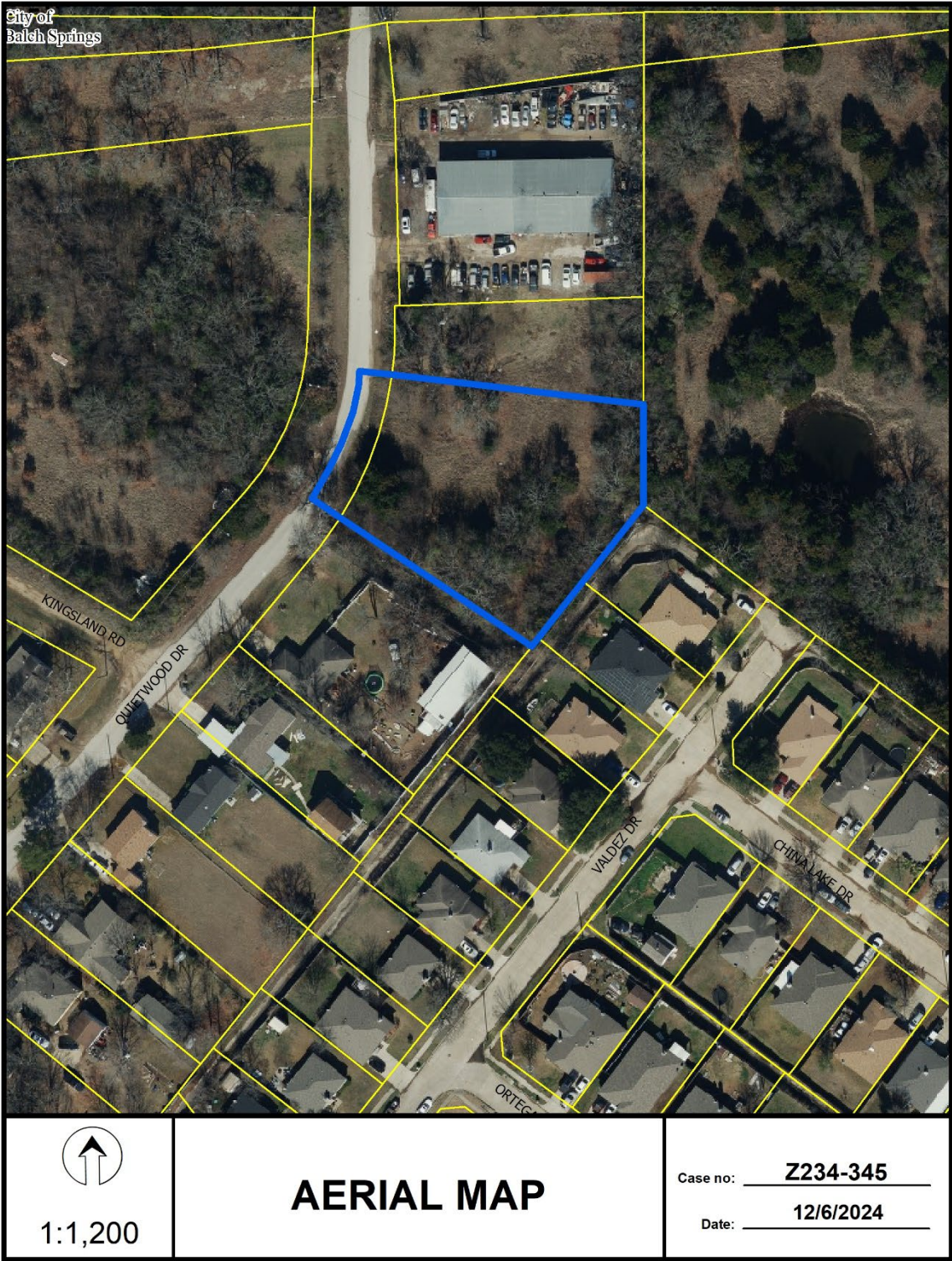
Z234-345(LC)

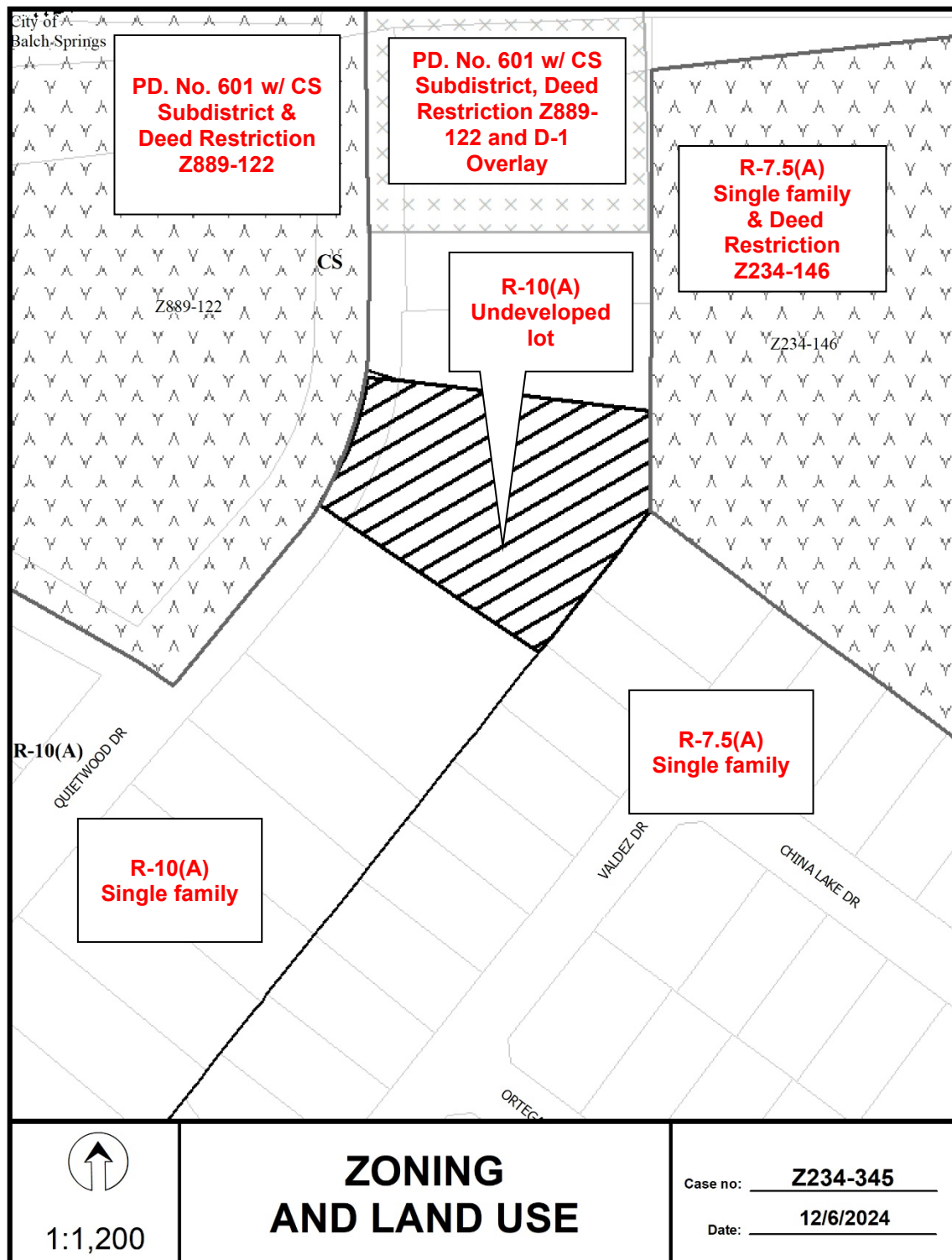
List of Partners

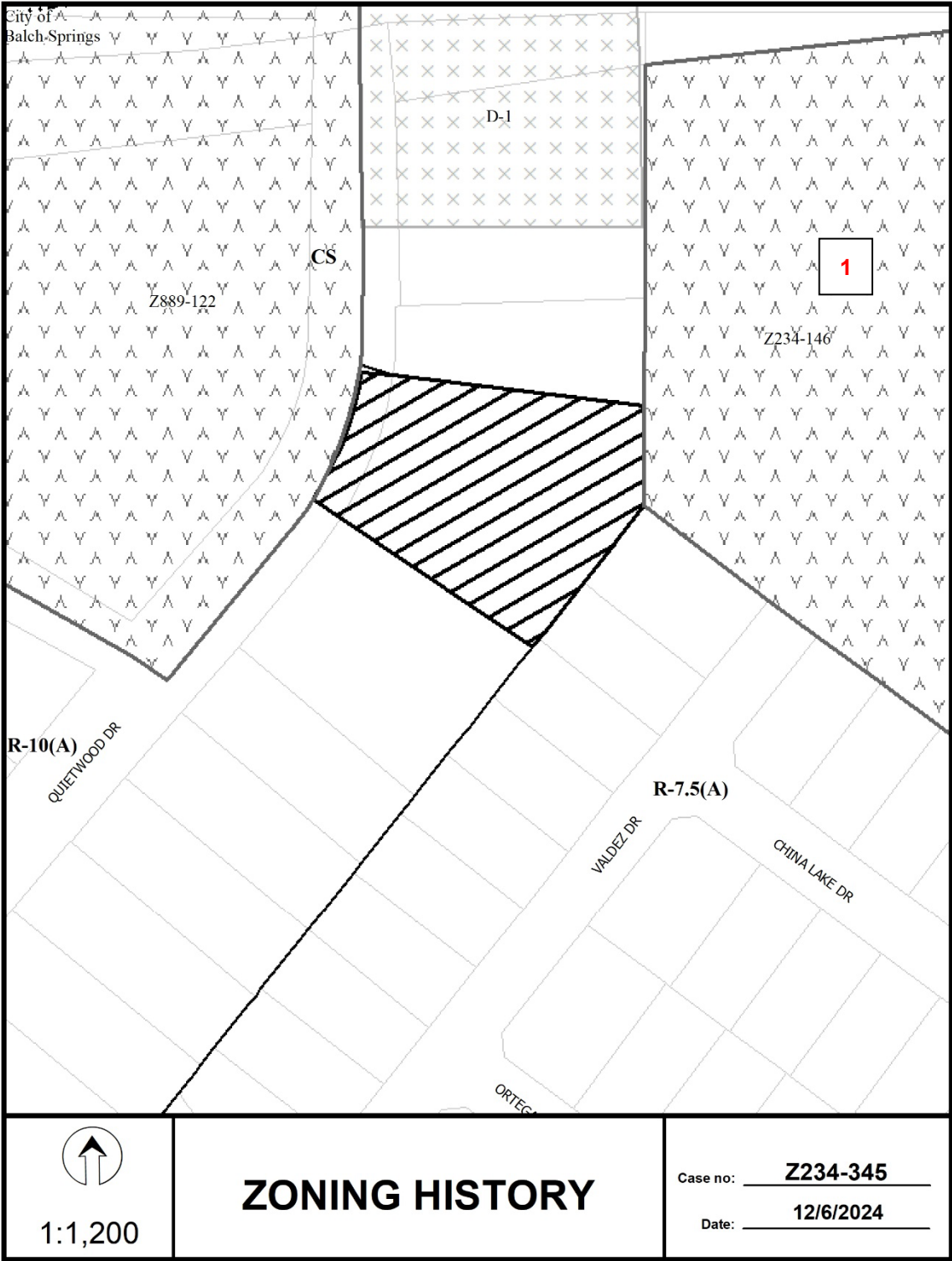
Mesquite Tree Service, LLC

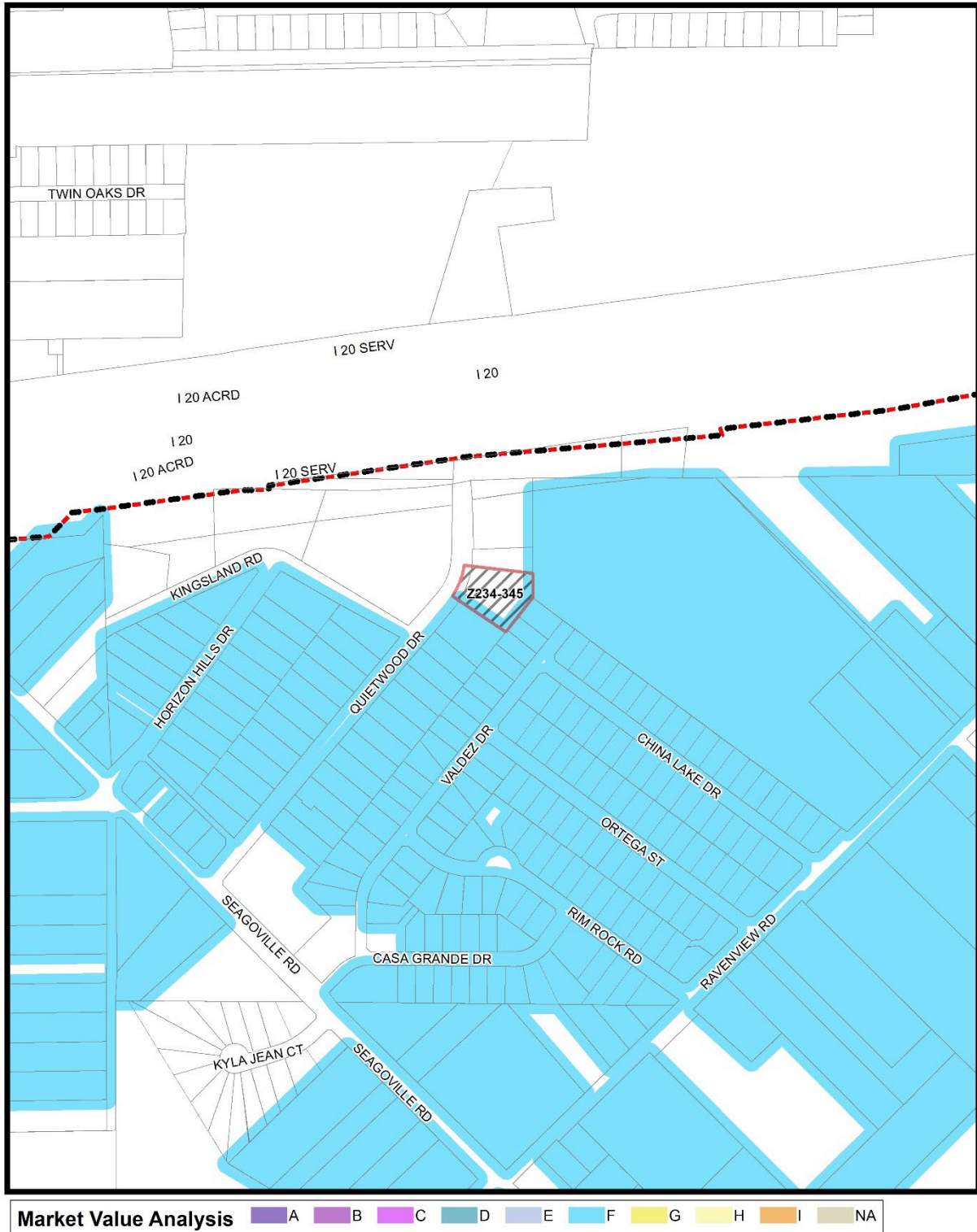
Kristopher Stephens, Sole Owner







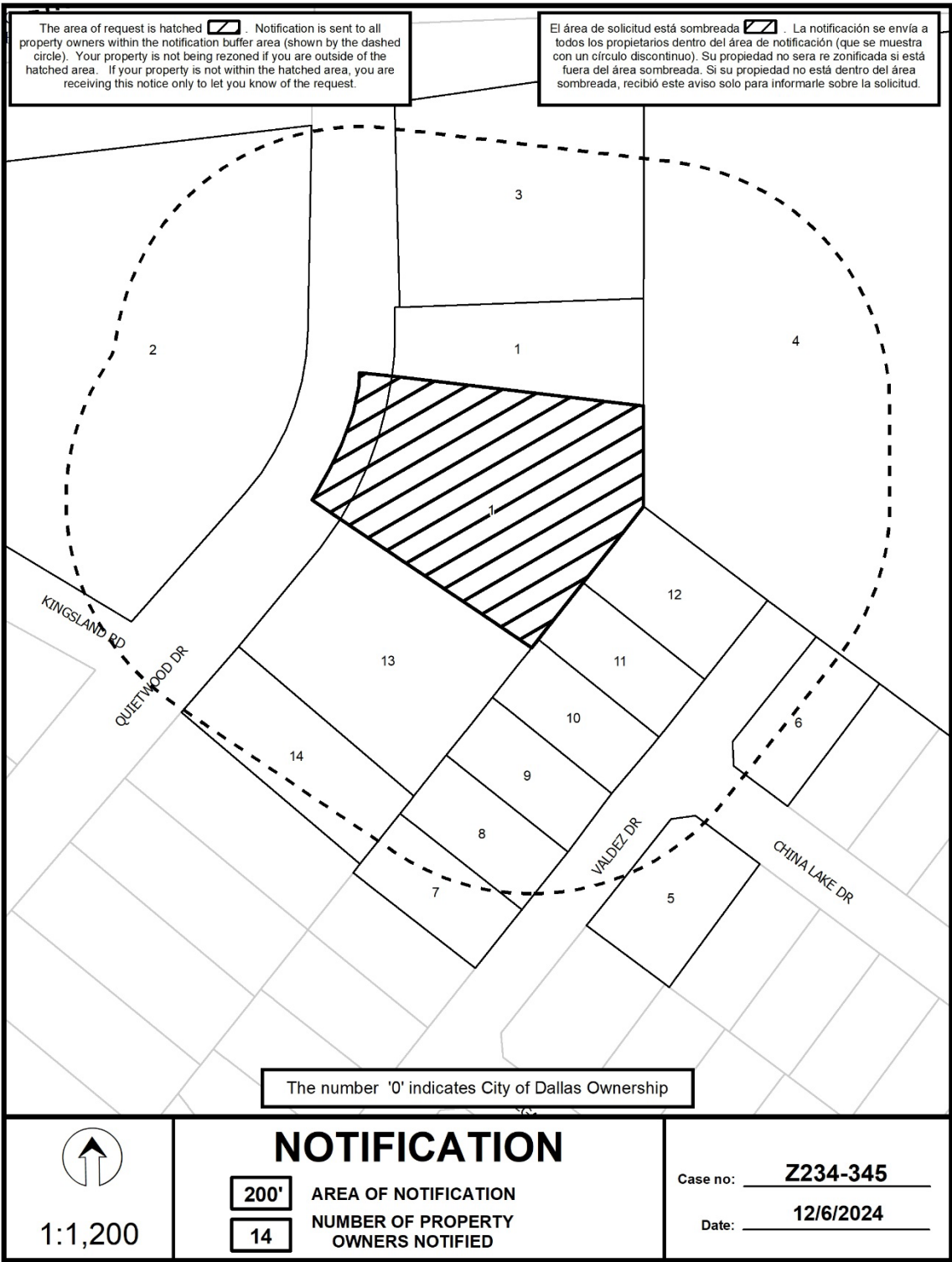




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Market Value Analysis

Printed Date: 12/6/2024



12/06/2024

Notification List of Property Owners

Z234-345

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	722 QUIETWOOD DR	MESQUITE TREE SERVICE LLC
2	711 QUIETWOOD DR	WILEY DIANE & MICHAEL D &
3	710 QUIETWOOD DR	WILEY DONALD E
4	13111 RAVENVIEW RD	EAGLE DEVELOPERS LLC
5	12204 CHINA LAKE DR	ELLEDGE PAUL EDWARD EST OF
6	12203 CHINA LAKE DR	GARCIA VICTOR ALVARADO
7	824 VALDEZ DR	PRELOW PATRICIA
8	820 VALDEZ DR	HALLMAN MELVIN
9	816 VALDEZ DR	2018 1 IH BORROWER LP
10	812 VALDEZ DR	EHIGIATOR OSAZE
11	808 VALDEZ DR	NELSON CEDRIC D &
12	804 VALDEZ DR	HERNANDEZ ROGELIO
13	740 QUIETWOOD DR	GREENE ANDREW JAMES
14	746 QUIETWOOD DR	HERNANDEZ LUCIANO JR &