
FILE NUMBER: Z234-117(CR) **DATE FILED:** October 30, 2023

LOCATION: Southeast line of Telephone Road southwest of the intersection of Bonnie View Road and Telephone Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ± 23.77 acres **CENSUS TRACT:** 48113016709

REPRESENTATIVE: Rob Baldwin, Baldwin Planning

OWNER/APPLICANT: NFL Logistics, LLC

REQUEST: An application for an amendment to Specific Use Permit No. 2439 for commercial motor vehicle parking on property zoned a CS Commercial Service District with deed restrictions [Z201-345].

SUMMARY: The purpose of the request is to allow the continuation of commercial motor vehicle parking on the site.

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

BACKGROUND INFORMATION:

- The area of request encompasses two properties currently zoned CS Commercial Service District.
- The site is developed with 289 commercial motor vehicle parking spaces and a 4,050 square-foot, one-story metal building.
- A six-foot-tall wooden screening fence is located along the site perimeter along Telephone Road to the northwest and the shared property line along to the northeast.
- Deed restrictions are in place on the site which limit some of the allowed uses within the CS Commercial Service District permitted per Section 51A-4.123 of the Dallas Development Code.

Zoning History:

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

1. **Z201-345:** On January 12, 2022, the City Council approved a general zoning change from the A(A) Agriculture District to the CS Commercial Service District, Deed Restrictions (Resolution No. 220196) prohibiting a series of uses, and a Specific Use Permit (SUP No. 2439) allowing for commercial motor vehicle parking on the southeast line of Telephone Road southwest of the intersection of Bonnie View Road and Telephone Road. [Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Telephone Road	Principal Arterial	80 feet

Traffic:

Engineering staff evaluated a traffic signal warrant analysis for the intersection of Bonnie View Road at Telephone Road and calculated the operations at the subject site's roughly proportional contribution to the signal improvements in accordance to SEC. 51A-1.109 of the Dallas Development Code. The developer's contribution to the intersection upgrades, including installation of a traffic signal, will be requested at permitting and would be required if it is part of the established conditions of the approved SUP considering a roughly proportional impact to the surrounding network.

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 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 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.1 Coordinate development and planning activities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.4 Focus on logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

Policy 2.2.8 Target business recruitment to match industry with specific geographic areas.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.4 Promote the safe and efficient movement of goods.

Land Use:

	Zoning	Use
Site	CS Commercial Service District with deed restrictions limiting permitted uses	Commercial Motor Vehicle Parking
North	LI Light Industrial District	Undeveloped, and Warehouse/Fulfillment Center
East	A(A) Agricultural District	Undeveloped, and Commercial Motor Vehicle Parking
South	PD 761 (Dallas Logistics Port)	Warehouse
West	CS Commercial Service District	Commercial Motor Vehicle Parking

Land Use Compatibility:

The area of request encompasses two properties developed with an existing commercial motor vehicle parking lot, including a 4,050 square-foot commercial building and 289 commercial motor vehicle parking spaces. The property abuts Telephone Road to the north and is surrounded by a variety of logistics-based uses and undeveloped parcels.

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 finds that this application for renewal of SUP 2439 meets the approval criteria for SUPs as established by Section 51A-4.219 of the Dallas Development Code.

The applicant does not propose changes to the site plan. The applicant proposes conditions that specify the nature of fencing that must enclose the property, whereas previously the conditions did not specify. The request also ties the SUP to the traffic mitigation in SEC. 51A-1.109, which helps make the use more appropriate for the surrounding infrastructure over the long term.

Landscaping:

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

Parking:

Per Section 51A-4.210(b)(8.1)(c) of the Dallas Development Code, no parking is required for commercial motor vehicle parking uses. 30 non-commercial motor vehicle parking spaces are provided on site, in addition to the 289 commercial motor vehicle parking 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 in an "H" MVA area.

Z234-117(CR)

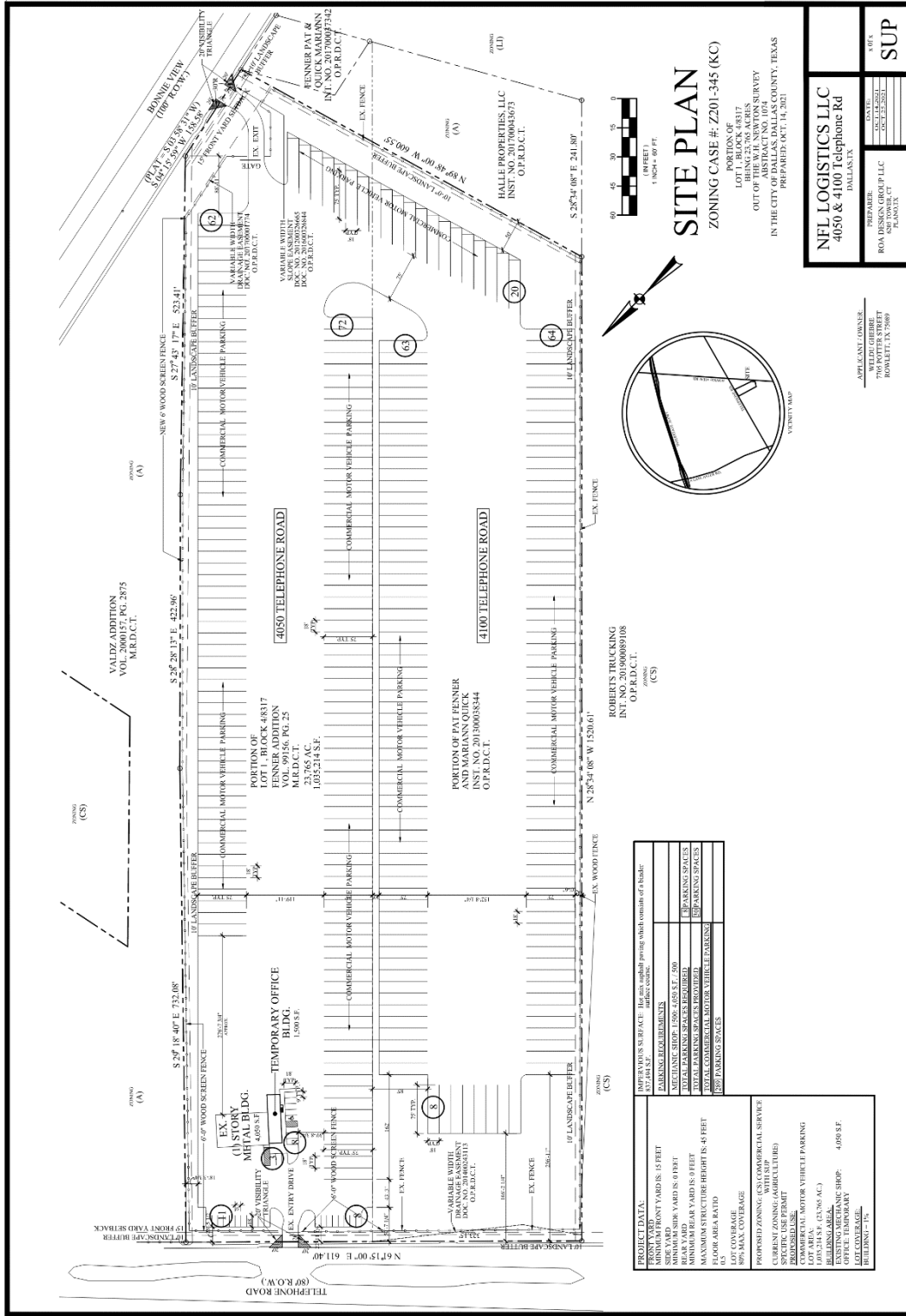
List of Officers

NFL Logistics, LLC
Weldu Ghebre
3603 Cedar Creek Lane
Sachse, Texas 75048

**PROPOSED CONDITIONS
(Changes highlighted)**

1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
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 ~~two years from date of approval~~ **FIVE YEARS** but is eligible for automatic renewal for additional FIVE-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FENCING: ~~Fencing must be provided along the perimeter of the property as shown on the attached site plan.~~ The parking area must be totally enclosed by a six-foot-high fence, as shown on the attached site plan.
5. INFRASTRUCTURE IMPROVEMENT. An apportionment determination must be assessed for installation of a traffic signal at the intersection of Telephone Road at Bonnie View Road prior to issuance of a building permit for new construction. Within six months of approval of this specific use permit, the operator must pay a percentage of the cost for installation of a traffic signal at the intersection of Bonnie View Road and Telephone Road to the city as determined by apportionment analysis above.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.

EXISTING SITE PLAN (No changes)



PROJECT DATA:	APPLICANT'S SURVEY: 160'x110'x110'x110' (CS)
FRONT YARD SETBACK: 15 FEET	REAR YARD SETBACK: 15 FEET
MINIMUM FRONT YARD SETBACK: 15 FEET	MINIMUM REAR YARD SETBACK: 15 FEET
MINIMUM SIDE YARD SETBACK: 5 FEET	MINIMUM REAR YARD SETBACK: 15 FEET
MINIMUM REAR YARD SETBACK: 15 FEET	MINIMUM SIDE YARD SETBACK: 5 FEET
MAXIMUM STRUCTURE HEIGHT: 8-4 FEET	MAXIMUM STRUCTURE HEIGHT: 8-4 FEET
FLOOR AREA RATIO	FLOOR AREA RATIO
LOT COVERAGE	LOT COVERAGE
50% MAX COVERAGE	50% MAX COVERAGE
PROPOSED ZONING: CS (COMMERCIAL SERVICE)	CURRENT ZONING: AM (AGRICULTURE)
SPECIFIC USE PERMIT:	CURRENT ZONING: AM (AGRICULTURE)
COMMERCIAL MOTOR VEHICLE PARKING	COMMERCIAL MOTOR VEHICLE PARKING
LOT AREA: 12,376 S.F. (28.36 AC)	LOT AREA: 12,376 S.F. (28.36 AC)
BUILDING AREA: 4,059 S.F.	BUILDING AREA: 4,059 S.F.
OFFICE BUILDING: 4,059 S.F.	OFFICE BUILDING: 4,059 S.F.
LOT COVERAGE: 15%	LOT COVERAGE: 15%

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FRONT YARD SETBACK: 15 FEET	REAR YARD SETBACK: 15 FEET
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SITE PLAN

ZONING CASE #: Z201-345 (KC)

PORTION OF LOT 10, BEING 23.765 ACRES
OUT OF THE W.H. NEWTON SURVEY
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
PREPARED: OCT. 14, 2021

1" = 60' FT.

APPLICANT / OWNER:
WILLIE GIBRELL
4050 & 4100 TELEPHONE RD
DALLAS, TX 75209

PREPARED BY:
ROA DESIGN GROUP, LLC
1500 WEST WILSON AVENUE, SUITE 100
DALLAS, TX 75203

PROJECT DATA:

FRONT YARD SETBACK: 15 FEET

MINIMUM FRONT YARD SETBACK: 15 FEET

MINIMUM SIDE YARD SETBACK: 5 FEET

MINIMUM REAR YARD SETBACK: 15 FEET

MAXIMUM STRUCTURE HEIGHT: 8-4 FEET

FLOOR AREA RATIO

LOT COVERAGE

50% MAX COVERAGE

PROPOSED ZONING: CS (COMMERCIAL SERVICE)

CURRENT ZONING: AM (AGRICULTURE)

SPECIFIC USE PERMIT:

COMMERCIAL MOTOR VEHICLE PARKING

LOT AREA: 12,376 S.F. (28.36 AC)

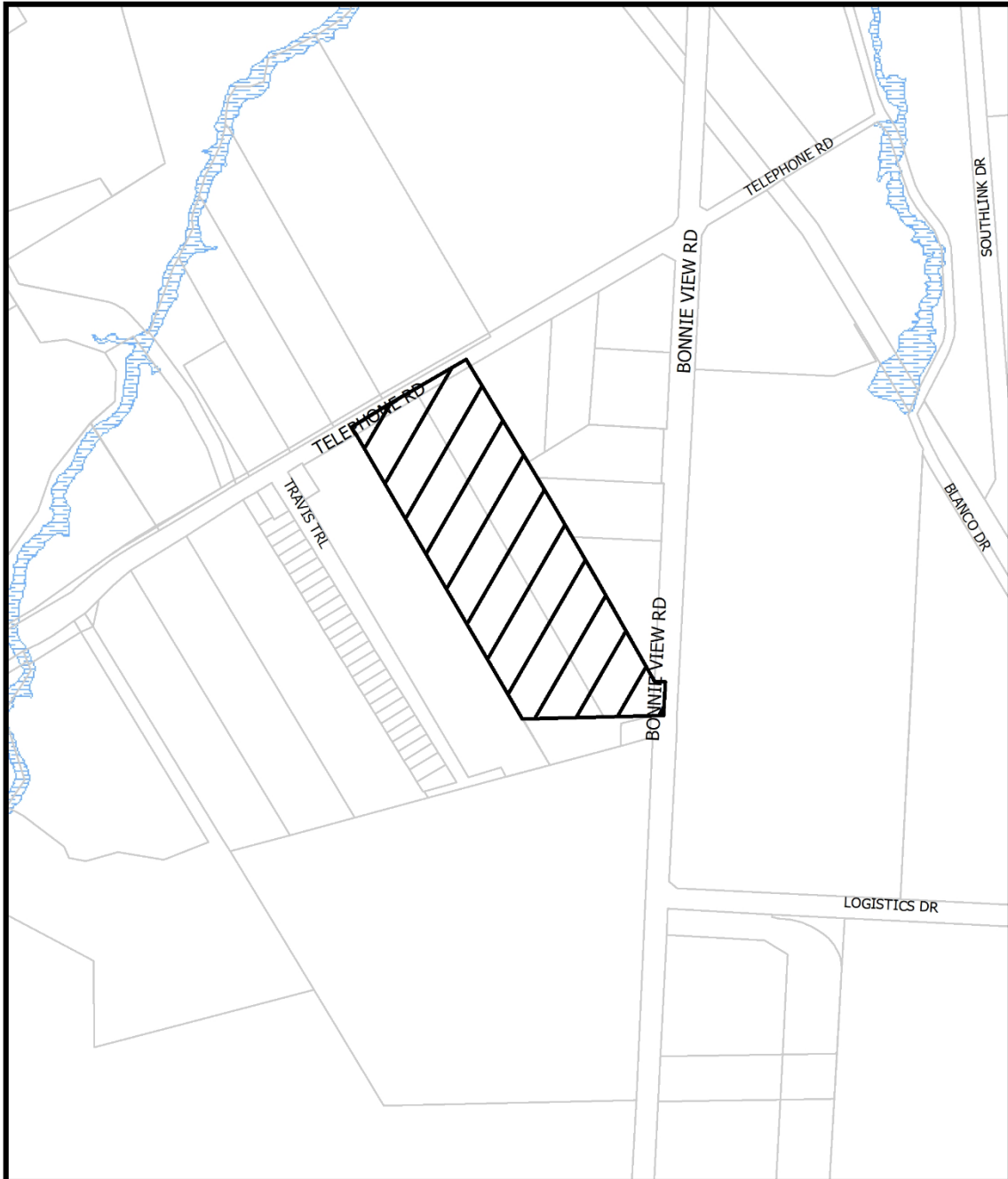
BUILDING AREA: 4,059 S.F.

OFFICE BUILDING: 4,059 S.F.

LOT COVERAGE: 15%

APPLICANT / OWNER:
WILLIE GIBRELL
4050 & 4100 TELEPHONE RD
DALLAS, TX 75209

PREPARED BY:
ROA DESIGN GROUP, LLC
1500 WEST WILSON AVENUE, SUITE 100
DALLAS, TX 75203



1:7,200

VICINITY MAP

Case no: Z234-117

Date: 2/15/2024

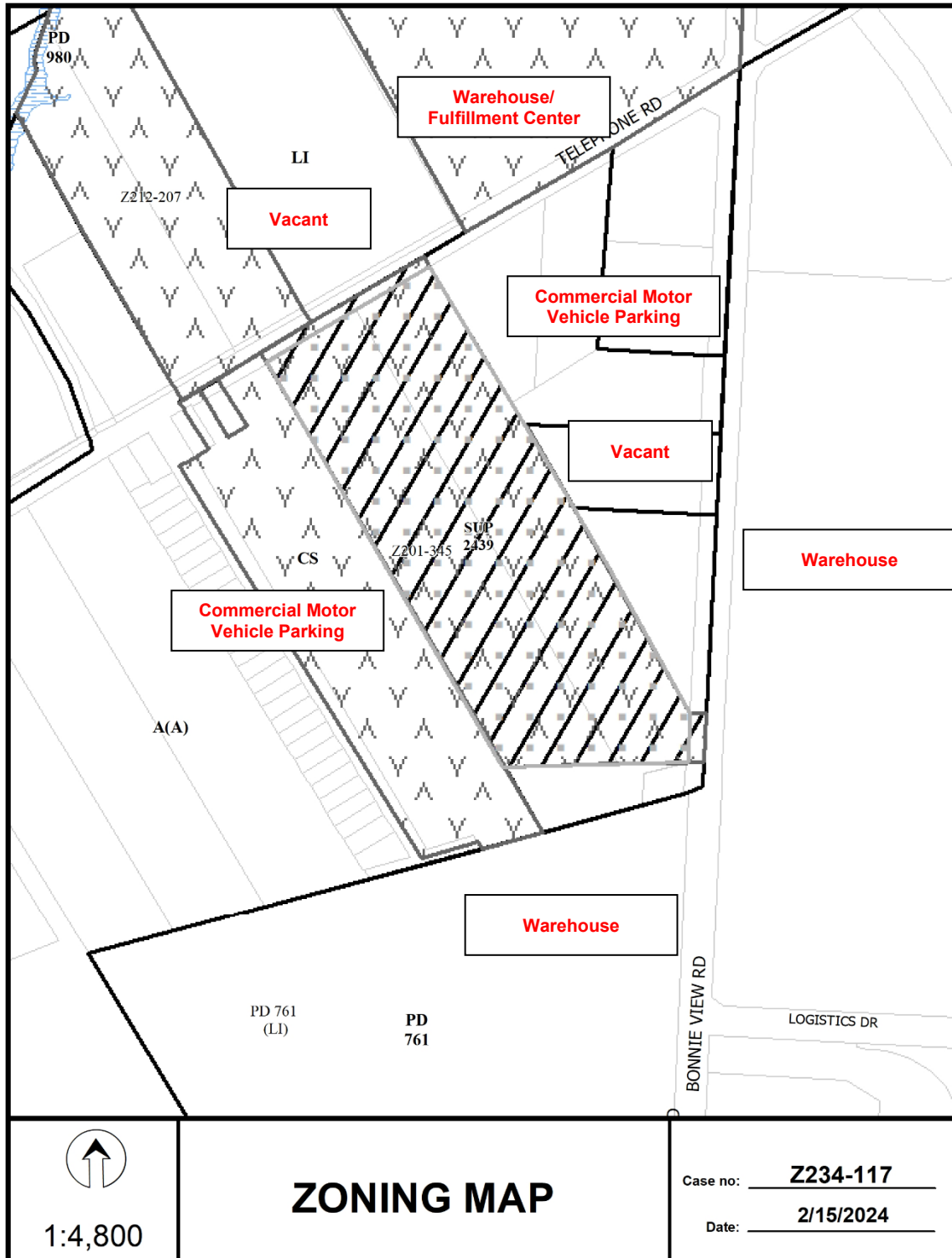


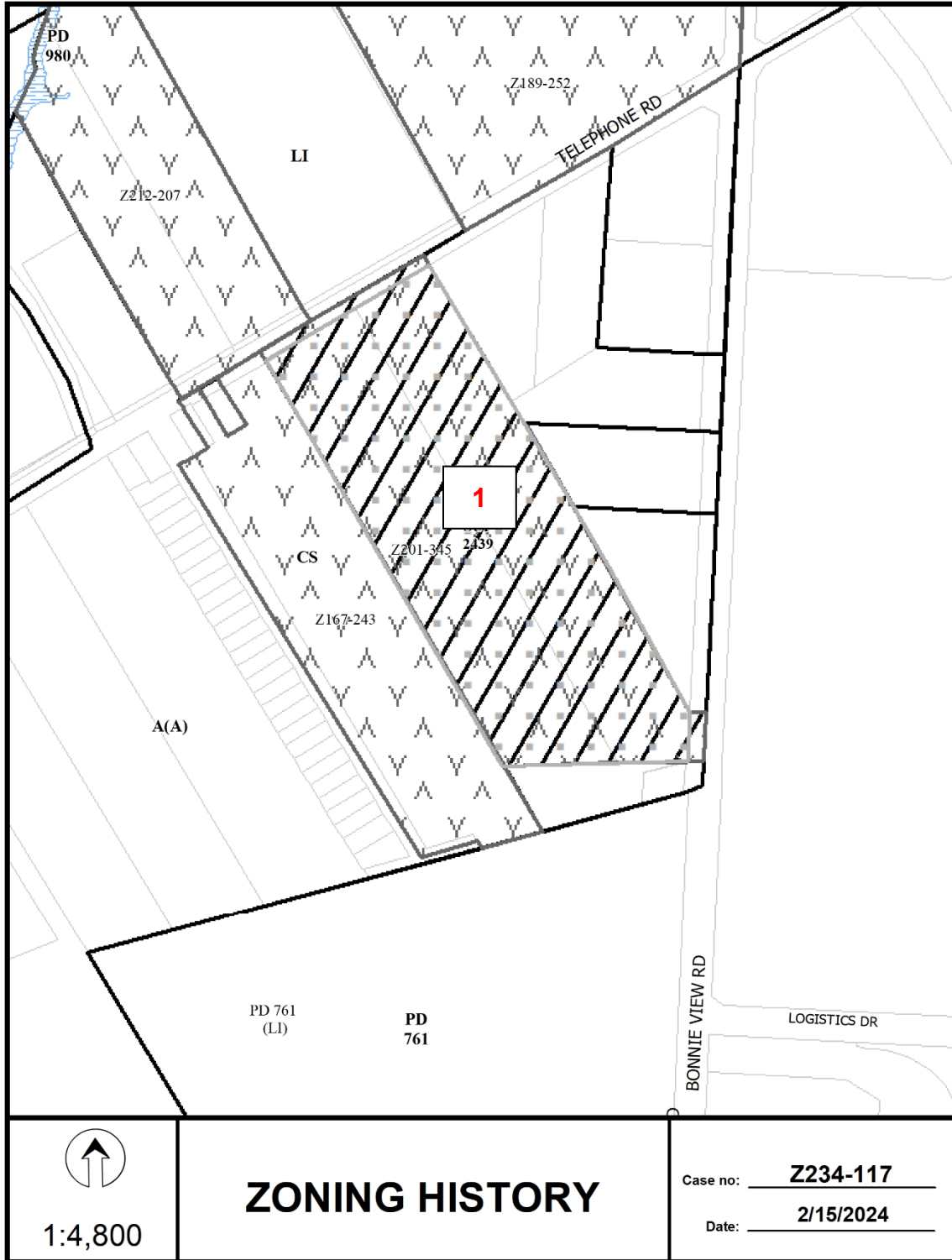
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AERIAL MAP

Case no: Z234-117

Date: 2/15/2024





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ZONING HISTORY

Case no: Z234-117

Date: 2/15/2024

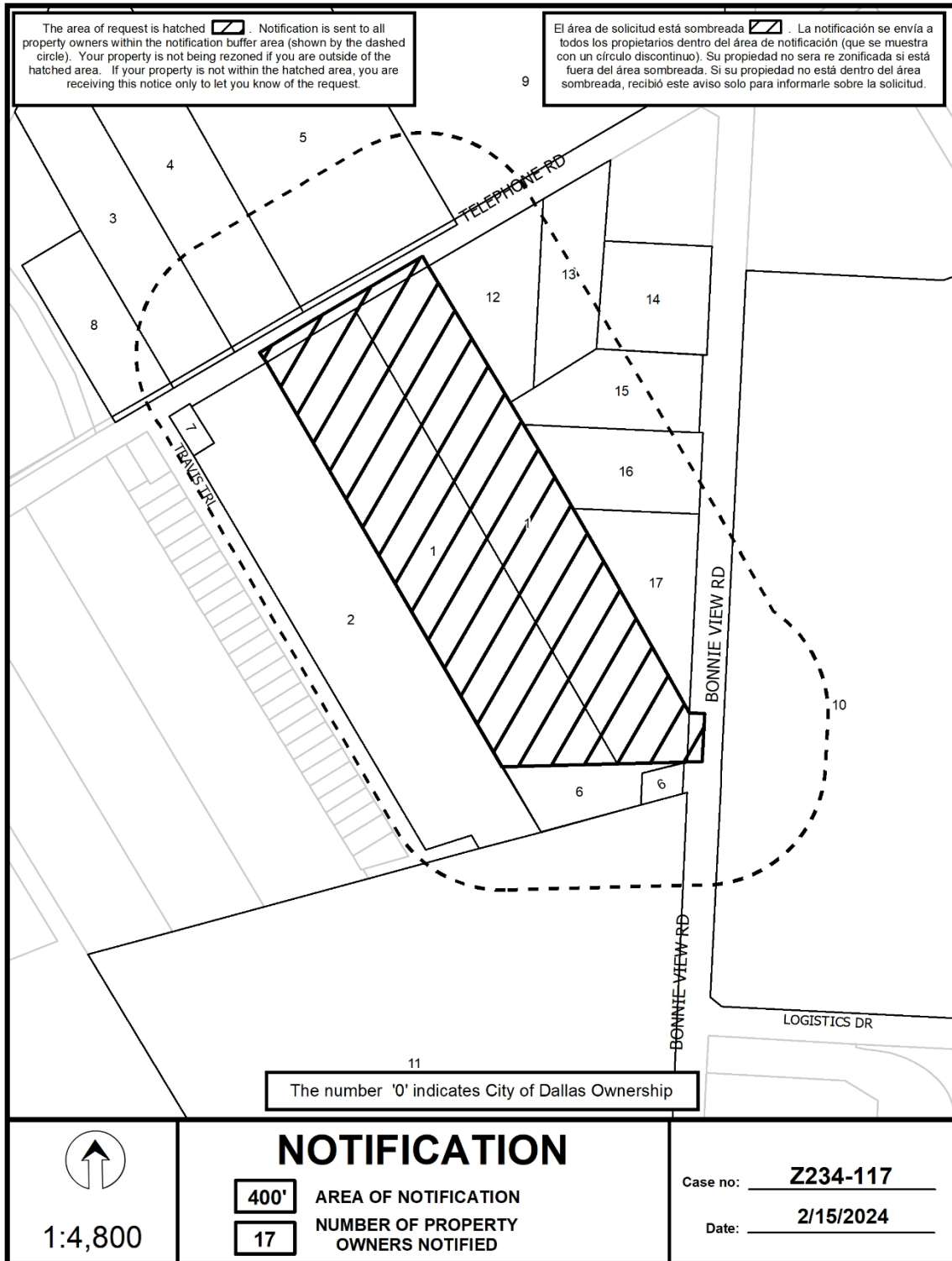


Market Value Analysis A B C D E F G H I NA

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Market Value Analysis

Printed Date: 2/15/2024



02/15/2024

Notification List of Property Owners

Z234-117

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4100 TELEPHONE RD	NFL LOGISTICS LLC
2	3918 TELEPHONE RD	SNL IOV 3918 TELEPHONE OWNER
3	3925 TELEPHONE RD	JSACQ/TELEPHONE ROAD LP
4	3935 TELEPHONE RD	Taxpayer at
5	4041 TELEPHONE RD	JSACQ TELEPHONE ROAD LP
6	9867 BONNIE VIEW RD	FENNER PAT &
7	3906 TELEPHONE RD	NEXTLOTS NOW LLC
8	3901 TELEPHONE RD	CURRIE JULIAN & GLORIA
9	4125 TELEPHONE RD	RALPHS GROCERY COMPANY
10	9890 BONNIE VIEW RD	SCM SOUTH DALLAS LLC
11	10101 BONNIE VIEW RD	HALLE PROPERTIES LLC
12	4200 TELEPHONE RD	CRUZ NOE
13	4130 TELEPHONE RD	BENSON FREDDIE LEE &
14	9300 BONNIE VIEW RD	NEW WORLD CONTRACTING LLC
15	9306 BONNIE VIEW RD	BARAJAS FAMILY INVESTMENTS LLC
16	9300 BONNIE VIEW RD	LEIJA JAVIER &
17	9300 BONNIE VIEW RD	FINAL LIQUIDATION OUTLET INC