

FILE NUMBER: Z234-340(LC) **DATE FILED:** September 11, 2024

LOCATION: Southeast line of Burbank Street, between Thurston Street and Denton Drive.

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 17,525 square feet **CENSUS TRACT:** 48113000410

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Philip Lang, 2722 Burbank, LLC

REQUEST: An application for a CS Commercial Service District on property zoned a CR Community Retail District and an IR Industrial Research District.

SUMMARY: The purpose of the request is to allow office showroom/warehouse uses on the site.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On Thursday February 20, 2025, the City Plan Commission moved to hold this case under advisement.

BACKGROUND INFORMATION:

- The area of request is currently split zoned a CR Community Retail District and an IR Industrial Research District, developed with existing building, driveway and parking area (approx. 17,525 square feet in total size).
- Purpose is to rezone one lot and one part of another lot to allow office showroom/warehouse uses on the site.
- Geographically located in Northwest Dallas, approx. 8 miles from downtown.
- Split zoning exists on this site due to the way the lots were separated and zoned in the past. Therefore, the applicant is looking to zone everything under one to create cohesiveness.
- Code Compliance stopped by existing business and requested that the business change the use from Auto Service Center to Office/Showroom/Warehouse as this use more accurately reflects the business.
- To accomplish this, the applicant is requesting general zoning change.
- Since the February 20, 2025, meeting there have been no changes to the request or zoning case.

Zoning History:

There have been zero zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Burbank Street	Community Collector (CC)	60 feet
Thurston Drive	Local Street	--
Denton Drive S	Local Street	--

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.

Active Area Plans

No active area plans to note for this subject property and location.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District & IR Industrial Research District	Undeveloped lot
North	IR Industrial Research District	Commercial Retail and warehouse
South	R-7.5(A) Single Family District	Single Family
East	IR Industrial Research District & R-7.5(A) Single Family District	Commercial Retail and single family

West	IR Industrial Research District	Commercial Retail and warehouse
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Land Use Compatibility:

The area of request is currently split zoned a CR Community Retail District and an IR Industrial Research District, developed with existing building, driveway and parking area (approx. 17,525 square feet in total size).

In every direction adjacent to the property, except the south, is the IR Industrial Research zoning district with a combination of commercial retail, wholesale distribution and warehouse uses. With the immediate area being mostly composed of commercial retail, staff finds the applicant’s requested zoning change to CS Commercial Service District to be appropriate and compatible with the surrounding and immediate area as CS would be less intensive in terms of land uses allowed. Additionally, the max building height is reduced significantly with CS, in comparison to the existing IR and CR zoning districts, as well as building intensity. Although there are some single-family residential uses to the south and east, staff believes the request would fit in this area and within the existing fabric of the neighborhood. Additionally, the business already exists and operating the owner is looking to be compliant with code by operating under the appropriate use. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current CR Community Retail District and an IR Industrial Research District compared to the proposed CS Commercial Service District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	20' Adj. to res Other: no min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal services, office
Existing: IR	15'	30' Adj. to res Other: no min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed: CS	15'	20' Adj. to res Other: no min.	0.75 FAR overall 0.5 office/lodging/r etail combined	45' 3 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

Use	Existing	Existing	Proposed
	CR	IR	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	R	R
Bus or rail transit vehicle maintenance or storage facility		R	R
Catering service	•	•	•
Commercial bus station and terminal			D, S,«
Commercial cleaning or laundry plant		R	R
Custom business services	•	•	•
Custom woodworking, furniture construction, or repair		•	•
Electronics service center	•	•	•
Job or lithographic printing [3,500 sf or less.]		R	R
Labor hall		S, «	S
Machine or welding shop		R	R
Machinery, heavy equipment, or truck sales and services		R	R
Medical or scientific laboratory	S	•	•
Technical school		•	•
Tool or equipment rental	•	•	•
Vehicle or engine repair or maintenance		•	R

	Existing	Existing	Proposed
Use	CR	IR	CS
INDUSTRIAL USES			
Alcoholic beverage manufacturing		R	
Gas drilling and production	S	S	S
Gas pipeline compressor station			
Industrial (inside)		«	
Industrial (inside) for light manufacturing		•	•
Industrial (outside)		«	
Medical/infectious waste incinerator		S	
Metal salvage facility			
Mining			
Municipal waste incinerator		S	
Organic compost recycling facility		S	
Outside salvage or reclamation			
Pathological waste incinerator		S	
Temporary concrete or asphalt batching plant	S	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility		•	
Cemetery or mausoleum	S	S	S
Child-care facility	•	•	D
Church	•	•	•
College, university, or seminary	•	•	•
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery	•		•
Foster home			
Halfway house			S
Hospital	S	R	R
Library, art gallery, or museum	•		
Open enrollment charter school or private school	S		S
Public or private school	R	S	R
Surface accessory remote parking			
LODGING USES			
Extended stay hotel or motel		S	S
Hotel or motel	S	R	R, S, «
Lodging or boarding house	S	•	•
Overnight general purpose shelter	«	«	«
Short-term rental lodging			
MISCELLANEOUS USES			

	Existing	Existing	Proposed
Use	CR	IR	CS
Attached non-premise sign	S	S	S
Carnival or circus (temporary)	«	«	«
Hazardous waste management facility		•, «	
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment	S	S	S
Financial institution without drive-in window	•	•	•
Financial institution with drive-in window	D	R	R
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			
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		R
Animal shelter or clinic without outside runs	R	•	R
Animal shelter or clinic with outside runs		S	S,«
Auto service center	R	R	R
Business school	•	•	•
Car wash	D	R	R
Commercial amusement (inside)	S,«	S,«	S,«
Commercial amusement (outside)	S		D
Commercial motor vehicle parking		S,«	S,«
Commercial parking lot or garage	R	R	R

	Existing	Existing	Proposed
Use	CR	IR	CS
Convenience store with drive-through	S	S	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		S
Home improvement center, lumber, brick or building materials sales yard	D	R	R
Household equipment and appliance repair	•	•	•
Liquefied natural gas fueling station		S,«	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	S	S
Pawn shop	•	•	•
Personal service use	•	•	•
Restaurant without drive-in or drive-through service	R	R	R
Restaurant with drive-in or drive-through service	D	D	D
Surface parking			
Swap or buy shop	S		S
Taxidermist		•	•
Temporary retail use	•	•	•
Theater	•	•	•
Tobacco shop			
Truck stop		S	S
Vehicle display, sales, and service		R	R
TRANSPORTATION USES			
Airport or landing field		S	
Commercial bus station and terminal		R	D
Heliport		R	S
Helistop		R	S
Private street or alley			

	Existing	Existing	Proposed
Use	CR	IR	CS
Railroad passenger station		S	S
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	•	•
Transit passenger station or transfer center	S,«	S,«	S,«
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station	•	•	•
Electrical generating plant			
Electrical substation	•	•	•
Local utilities	S, R,«	S, R,«	S, R,«
Police or fire station	•	•	•
Post office	•	•	•
Radio, television, or microwave tower	S	R	R
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	«	«	«
Utility or government installation other than listed	S	S	S
Water treatment plant		S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			S
Building mover's temporary storage yard			S
Contractor's maintenance yard			R
Freight terminal		R	R
Livestock auction pens or sheds			
Manufactured building sales lot			R
Mini-warehouse	S	S	•
Office showroom/warehouse		•	•
Outside storage		R	R
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		•	•
Vehicle storage lot			S
Warehouse		R	R

	Existing	Existing	Proposed
Use	CR	IR	CS
Accessory Use	CR	IR	CS
Community center (private)			
Day home			
Game court (private)			
General waste incinerator			
Helistop	S		S
Home occupation			
Medical/infectious waste incinerator	S,«	S,«	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. As a part of Article X requirements, the applicant’s property will need to meet, including street buffer zone and residential buffer zone, as described below.

Residential Buffer Zone (RBZ):

Per [SEC. 51A-10.125](#) residential buffer zone landscape area must be provided along that portion of the perimeter of a lot where residential adjacency exists. The residential buffer zone must have an average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 30 feet. No portion of the residential buffer zone may exceed 10 percent of the lot depth excluding paved surfaces at points of vehicular and pedestrian ingress or egress.

(B) The residential buffer zone must include a minimum of one plant group every 40 feet. Plant groups must include:

- (i) Where screening is required, one minimum three-inch caliper large or medium tree.
- (ii) Where screening is not required:
 - (aa) one large or medium tree and three small trees;
 - (bb) one large or medium tree and three large evergreen shrubs;
 - (cc) one large or medium tree, two small trees, and one large evergreen

shrub; or

(dd) one large or medium tree, one small tree, and two large evergreen shrubs.

(C) If the building official determines that the location of a local utility prohibits planting large trees or medium trees, two small trees may be planted for each large tree or medium tree.

(D) Large or medium trees must have a minimum caliper of two inches.

Due to the residential adjacencies immediately to the west, southwest and south of the subject site, the applicant will be required to implement the residential buffer zone, as referenced above, that fits the subject site.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for the office showroom/warehouse use under the requested CS Commercial Service District are as follows;

1. Office: One space per 333 square feet of floor area
2. Showroom/warehouse: One space per 1,000 square feet of floor area for the first 20,000 square feet of floor area. One space per 4,000 square feet of floor area in excess of 20,000 square feet

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 in an “H” MVA area. The site is surrounded by the “H” MVA area in all directions immediately adjacent to the site.

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List of Partners/Principals/Officers

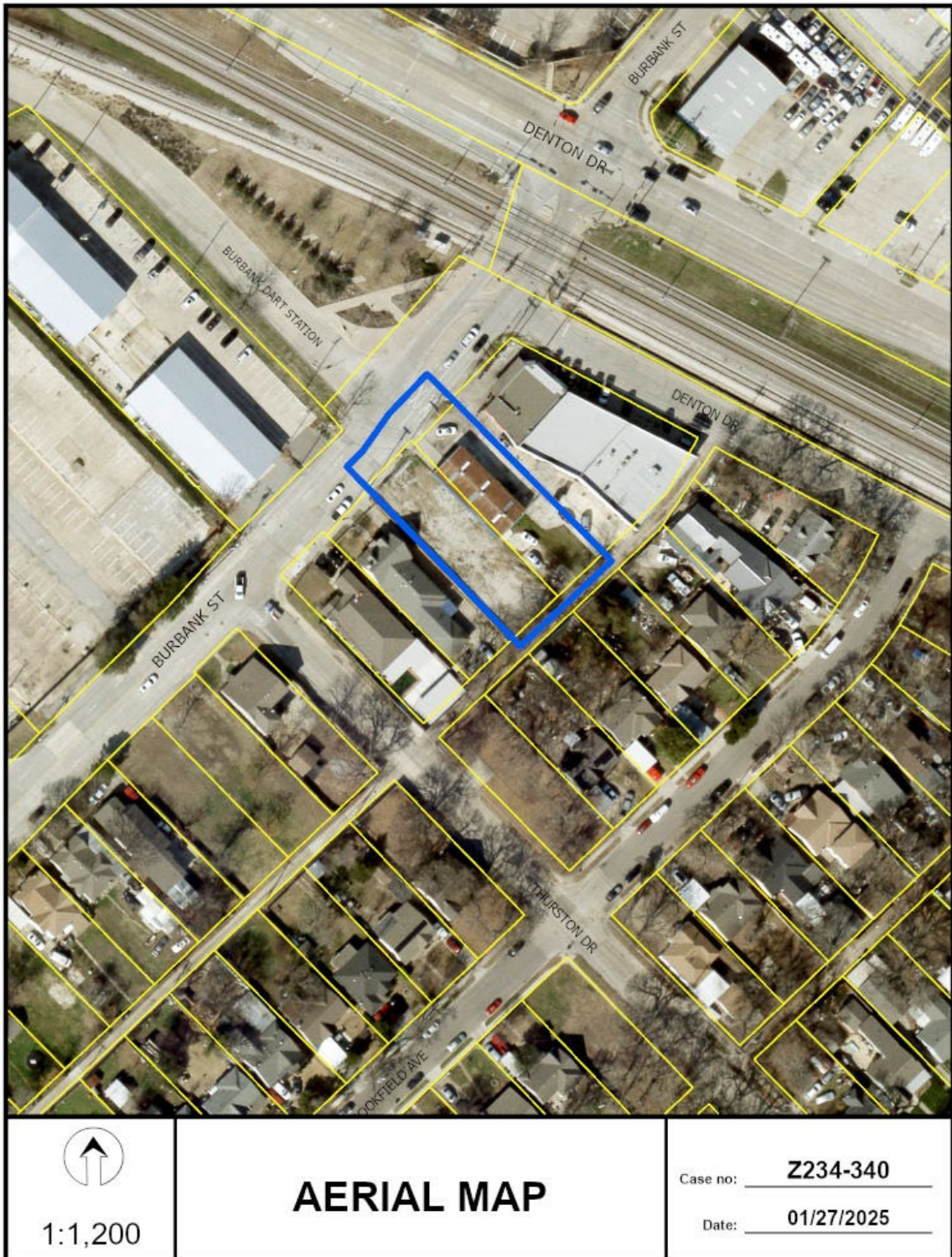
2722 Burbank, LLC

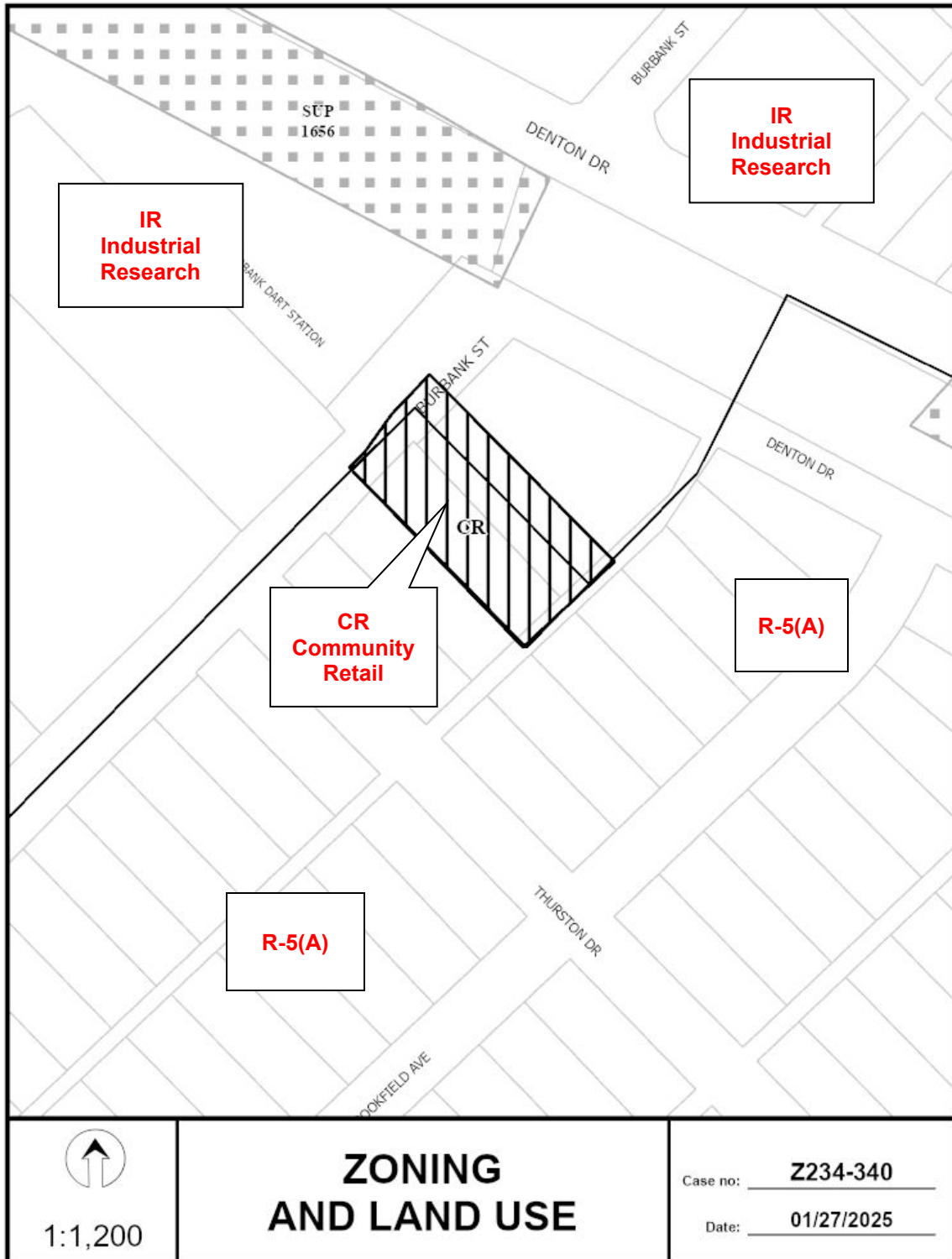
Philip M. Lang, Manager

Lang Interests, LLC

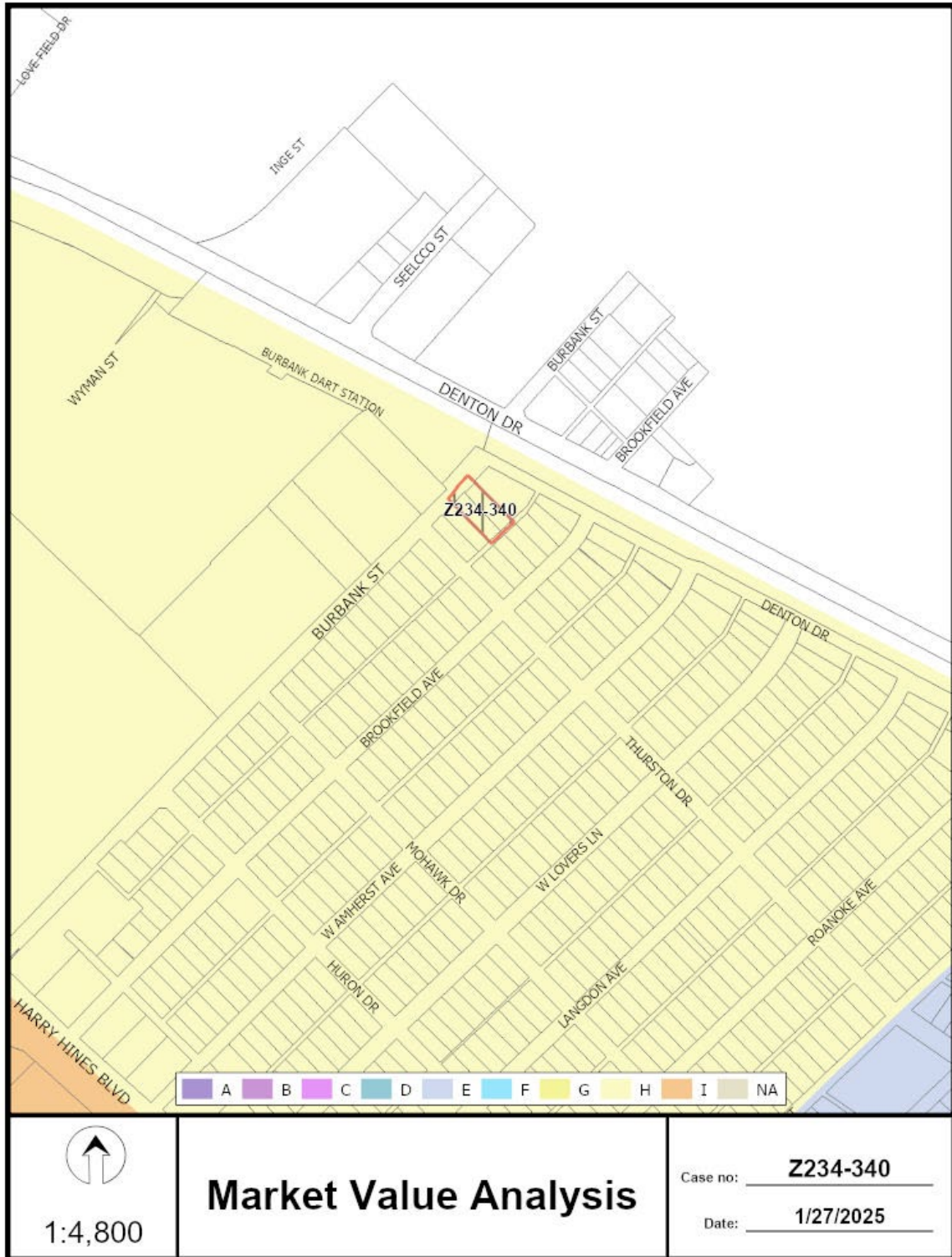
Philip M. Lang, Manager

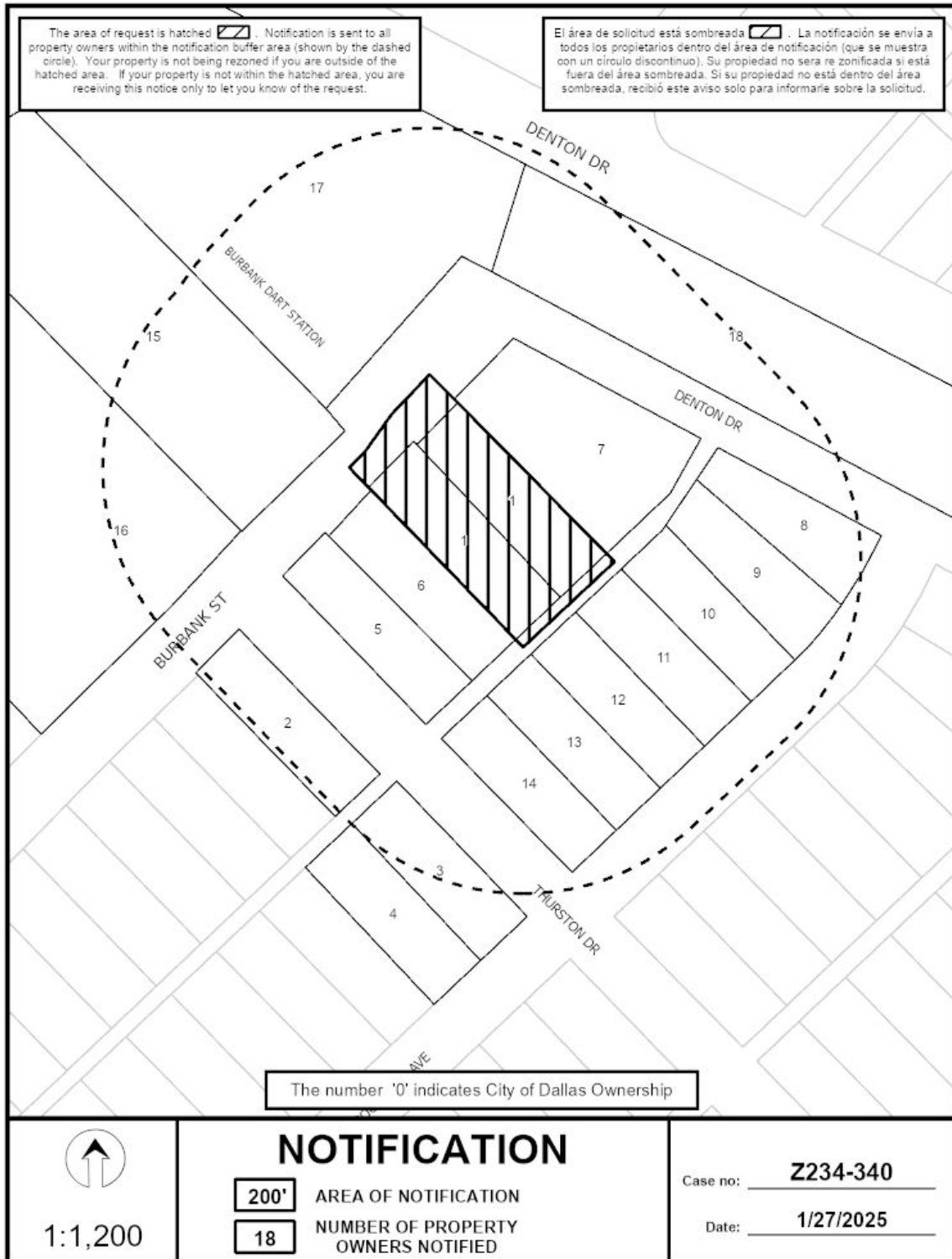






Z234-340(LC)





01/27/2025

Notification List of Property Owners

Z234-340

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2510 BURBANK ST	2722 BURBANK LLC
2	2424 BURBANK ST	CHAVEZ GABRIELATORRES
3	2427 BROOKFIELD AVE	RODRIGUEZ JUANITA P
4	2423 BROOKFIELD AVE	RODRIQUEZ ESPIDIO &
5	2502 BURBANK ST	VILLANUEVA JULIAN S &
6	2506 BURBANK ST	RAMIREZ BERTA
7	8515 DENTON DR	8515 DENTON LLC
8	2529 BROOKFIELD AVE	RUIZ MA GUADALUPE
9	2523 BROOKFIELD AVE	ROCHA DANIEL JESUS
10	2519 BROOKFIELD AVE	BAILEY BEVERLY SUE
11	2515 BROOKFIELD AVE	GARCIA ANTONIO &
12	2511 BROOKFIELD AVE	GARZA SYLVIA G &
13	2505 BROOKFIELD AVE	FLORES ROBERTO & ROSA E
14	2503 BROOKFIELD AVE	MART JV TRUST
15	2501 BURBANK ST	VICEROY REGAL LP
16	2425 BURBANK ST	SOUTHWEST AIRLINES CO
17	9000 DENTON DR	DALLAS AREA RAPID TRANSIT
18	401 S BUCKNER BLVD	DART