

FILE NUMBER: Z-26-000042

DATE FILED: March 6, 2026

LOCATION: West line of Lancaster-Hutchins Rd., north of Witt Rd.

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 3 acres

CENSUS TRACT: 48113016709

APPLICANT: Ahmad Mohammad / White Dove Capital, LLC

OWNER: Yazen Elhamad / White Dove Capital, LLC

REQUEST: An application for LI Light Industrial District on property zoned A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow a warehouse.

**STAFF
RECOMMENDATION:** Approval.

BACKGROUND INFORMATION:

- The site is currently developed as a single family home.
- The applicant plans to develop the site with four warehouses each 10,000 square feet.
- The applicant initially requested an IR Industrial Research District; however, staff and the applicant agreed an LI Light Industrial District was less intense than the proposed IR Industrial Research District while still allowing the development of the proposed use.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cleveland Road	Principal Arterial	80 feet
Unnamed proposed connector from Langdon to Witt	Community Collector	60 feet proposed

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that a Traffic Impact Analysis (TIA) will be required and reviewed through the platting process with submittal of full engineering plans. Additional items related to right-of-way dedication and TxDOT permitting will remain pending and will be evaluated as part of the full engineering review to ensure compliance with City standards.

Transit Access:

There are no transit services located within ½ mile of the site.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the

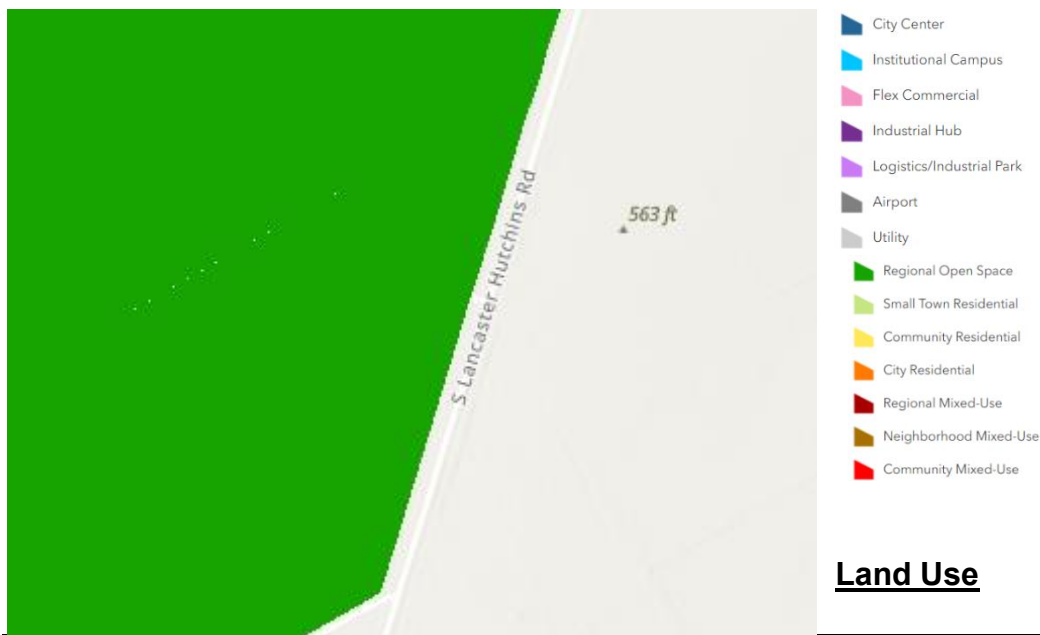
horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant’s request.

The subject site is located within the **Regional Open Space Placetype**:

The proposed zoning change is generally **consistent** with Forward Dallas 2.0 overall. Staff notes that the official placetype map designates this area as Regional Open Space. Upon further review, it was determined that this designation was placed in error, and that the more appropriate placetype for this site is Flex Commercial. This would be consistent with the nearby area to the west, reflecting the development of this area in support of logistics and distribution services. As periodic updates occur to Forward Dallas, staff will consider the entitlements on the ground in the area, as well as the ownership of private land vs public open space.

The proposed warehouse development is consistent with the land use framework and intent of the Flex Commercial placetype. Therefore, the request is consistent with the ForwardDallas 2.0 Comprehensive Plan.

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



	Zoning	Land Use
Site	A(A) Agricultural District	Single Family
North	A(A) Agricultural District	Undeveloped
South	A(A) Agricultural District	Undeveloped

West	A(A) Agricultural District	Undeveloped
East	City of Hutchins	City of Hutchins

Land Use Compatibility:

The subject site is located along Lancaster-Hutchins Road north of Witt Road and is currently developed with a single family home. The property is immediately adjacent to the City of Hutchins and other logistical hubs.

Surrounding land uses include undeveloped agricultural properties. Near the surrounding land uses are warehouses.

The applicant proposes to build four 10,000 square foot warehouses. Given the surrounding logistical hubs that exist adjacent to the site it is an appropriate development. The proposed scale of LI Light Industrial District is also more in line with the placetype of Flex Commercial. The nearby PD 761 functions similarly to LI zoning, allowing warehousing and distribution.

Staff finds the requested LI Light Industrial zoning to be compatible with the surrounding land use pattern and appropriate for the site.

Development Standards

The following is a comparison chart of the development standards for the current A(A) Agricultural District and the proposed LI Light Industrial District.

DISTRICT	SETBACKS		Height Stories	Density	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: A(A) Agricultural	50'	Side 20' Rear sf 50' other 10'	24'		Res 10% non res 25%		Agricultural
Proposed: LI Light Industrial	15'	30' adjacent to res OTHER: No min.	70' 5 stories		80%	Proximity Slope Visual Intrusion	Office, research, and development

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND
 Use prohibited

•	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
L	Use permitted by right as a limited use only.
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	A(A)	LI
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		•
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		•
Technical school		•
Tool or equipment rental		•
Vehicle or engine repair or maintenance		•
INDUSTRIAL USES		
Alcoholic beverage manufacturing		R
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		R
Industrial (inside) for light manufacturing		•
Industrial (outside)		
Medical/infectious waste incinerator		

	Existing	Proposed
Use	A(A)	LI
Metal salvage facility		
Mining	S	
Municipal waste incinerator		
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Cemetery or mausoleum	S	S
Child or Adult care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	S	
Convent or monastery	•	•
Foster home	S	
Halfway house		S
Hospital	S	S
Library, art gallery, or museum	S	•
Open enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
Surface accessory remote parking		
LODGING USES		
Extended stay hotel or motel		S,R
Hotel or motel		S
Lodging or boarding house		•
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		•

	Existing	Proposed
Use	A(A)	LI
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		
Animal shelter or clinic without outside runs	•	•
Animal shelter or clinic with outside runs	S	S,★
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S,★
Commercial amusement (outside)	S	
Commercial motor vehicle parking		S
Commercial parking lot or garage		R
Convenience store with drive-through		
Drive-in theater	S	
Dry cleaning or laundry store		•
Furniture store		•
General merchandise or food store 3,500 square feet or less		•
General merchandise or food store greater than 3,500 square feet		

	Existing	Proposed
Use	A(A)	LI
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		
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		
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		R
Heliport	S	S
Helistop		S
Private street or alley		
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	S	S
Electrical generating plant	S	
Electrical substation	S	•

	Existing	Proposed
Use	A(A)	LI
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	•
Post office	S	•
Radio, television, or microwave tower	S	R
Refuse transfer station	S	
Sanitary landfill	S	
Sewage treatment plant	S	
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		R
Livestock auction pens or sheds	S	
Manufactured building sales lot		R
Mini-warehouse		•
Office showroom/warehouse		•
Outside storage		R
Petroleum product storage and wholesale		
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		
Warehouse		R

Parking:

Any proposed use would require parking in accordance with Chapter 51A, as updated May 14, 2025. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#)

Landscaping:

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

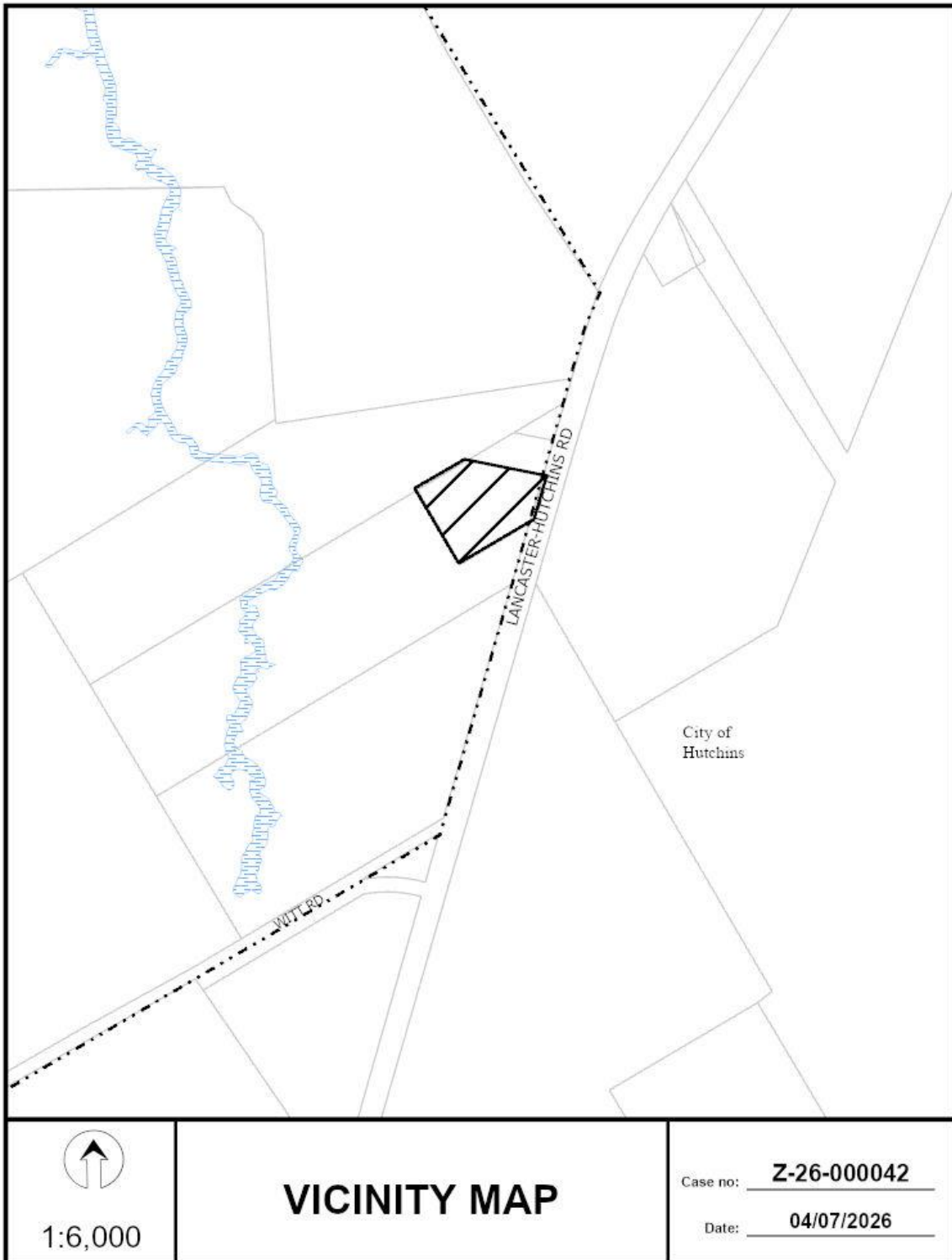
Market Value Analysis:

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.

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List of Officers

Ahmad Mohammad – White Dove, LLC.
Yazen Elhamad – White Dove, LLC





City of
Hutchins

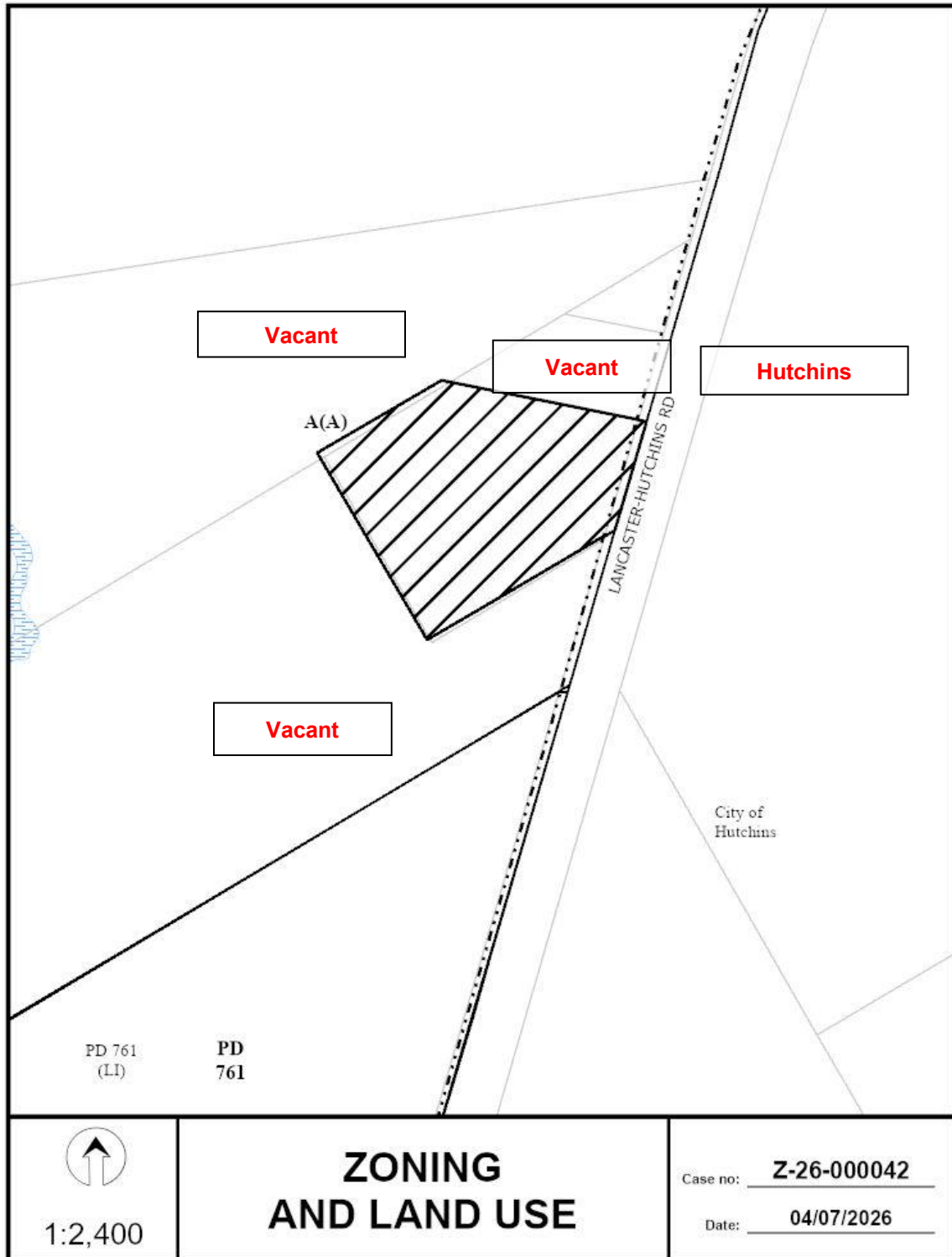


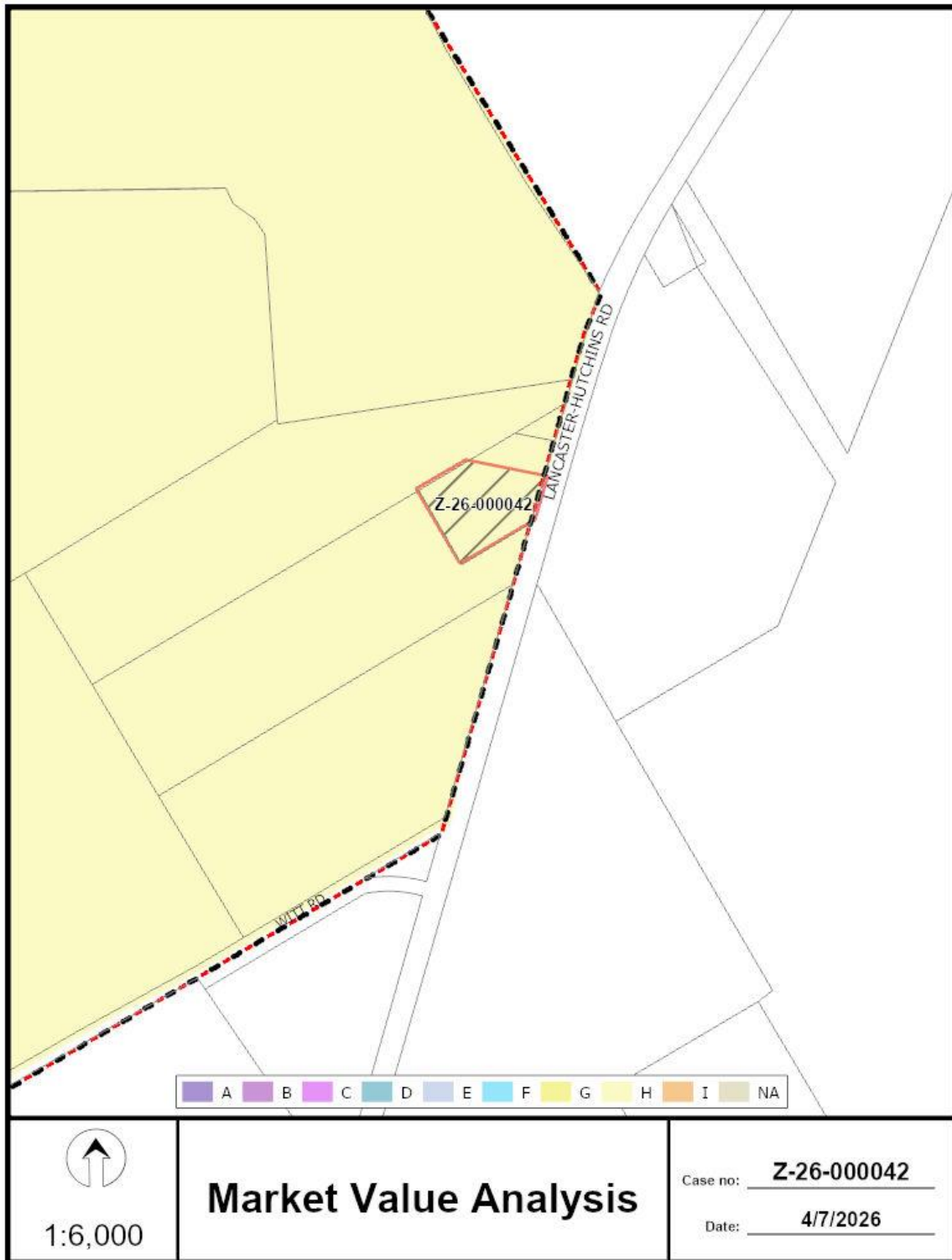
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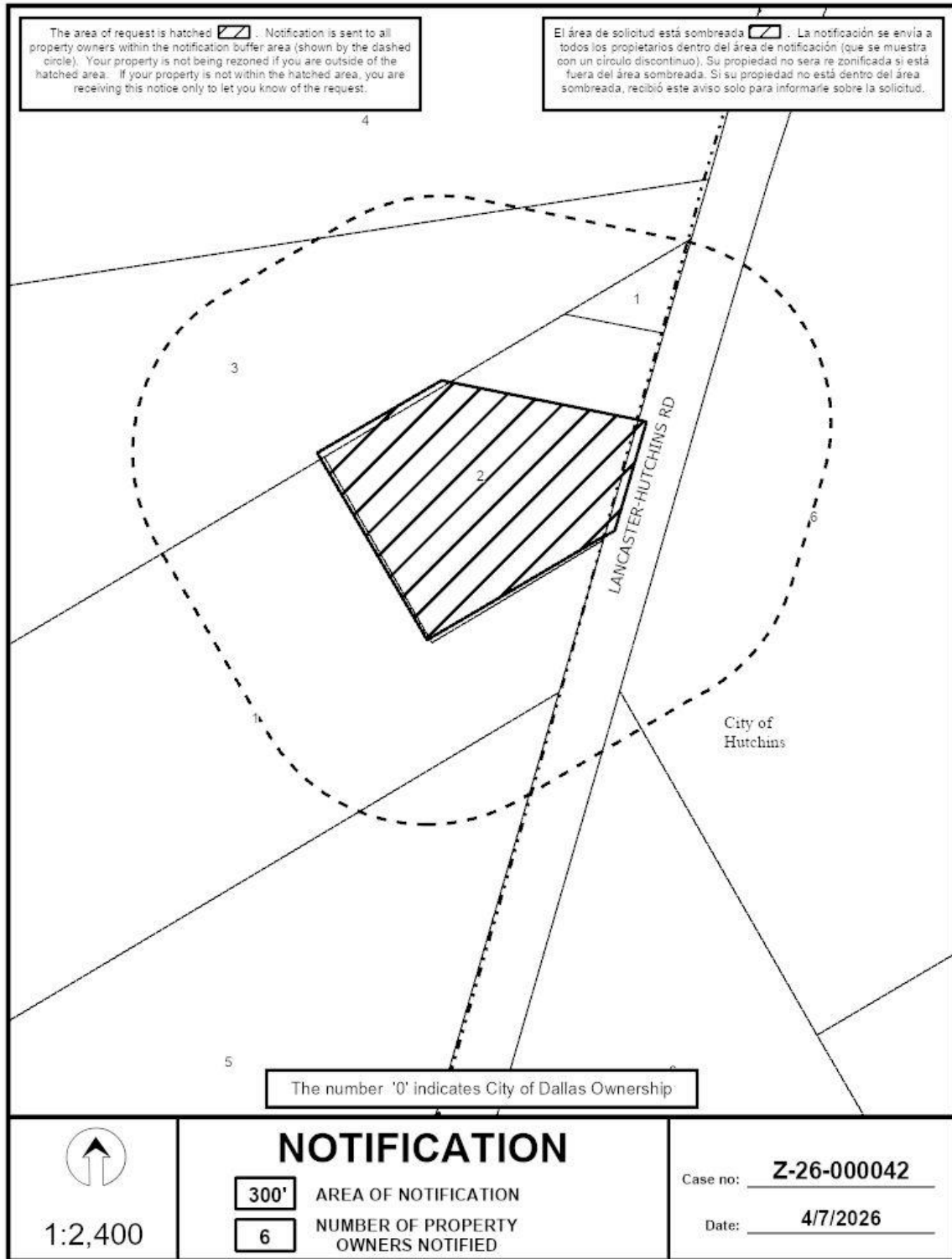
AERIAL MAP

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Date: 04/07/2026







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04/07/2026

Notification List of Property Owners

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6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9559 LANCASTER HUTCHINS RD	GUNDA SREESH & SHARADHA
2	2249 LANCASTER HUTCHINS RD	RUSSELL ROBERT J
3	9497 LANCASTER HUTCHINS RD	HAMDAN AMER
4	9455 LANCASTER HUTCHINS RD	BERRY MURDINE FAMILY TRUST
5	5401 WITT RD	PROLOGIS LP
6	3650 LANCASTER HUTCHINS RD	DLH LOGISTICS LLC