

FILE NUMBER: Z212-323(JA) **DATE FILED:** August 24, 2022

LOCATION: West line of Bonnie View Road, south of Telephone Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 2.8 acres **CENSUS TRACT:** 48113016709

REPRESENTATIVE: Dorrett Vanderberg

APPLICANT/OWNER: New World Contracting, LLC

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

SUMMARY: The applicant proposes to develop the property with office and warehouse uses.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

A(A) Agricultural District [Ref. Sec. 51A-4.111]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-28144

LI Light Industrial District [Ref. Sec. 51A-4.123(b)]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-30391

BACKGROUND INFORMATION:

- The request is for an LI Light Industrial District on the northernmost portion of platted lot 4 in block A/8318, which is currently undeveloped and zoned an A(A) Agricultural District.
- The applicant proposes to develop the area of request with office and warehouse uses.

Zoning History:

There have been four zoning change requests in the area in the last five years.

1. **Z178-288:** On January 3, 2019, the City Plan Commission recommended denial without prejudice of an application for an LI Light Industrial District on property zoned an A(A) Agricultural District at the northwest corner of Telephone Road and Bonnie View Road.

Note: The area of request for this application includes the combined areas associated with subsequent zoning requests Z189-252 and Z201-107.

2. **Z189-252:** On October 23, 2019, the City Council approved a request for an LI Light Industrial District on property zoned an A(A) Agricultural District with deed restrictions volunteered by the applicant on the northwest corner of Telephone Road and Bonnie View Road. The volunteered deed restrictions prohibit specified uses on the property
3. **Z201-107:** On April 14, 2021, the City Council approved a request for an LI Light Industrial District on property zoned an A(A) Agricultural District on the north line of Telephone Road west of Bonnie View Road.
4. **Z201-345:** On January 12, 2022, City Council approved a request for (1) a CS Commercial Services District with deed restrictions volunteered by the applicant, and (2) a Specific Use Permit [SUP No. 2439] for commercial motor vehicle parking on property zoned an A(A) Agricultural District on the south line of Telephone Road west of Bonnie View Road.

Note: The initial request was for an LI Light Industrial District on property zoned an A(A) Agricultural District. However, due to the proximity of residential uses, the applicant amended the request as reflected in the City Council approval referenced above.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Bonnie View <i>[Simpson Stuart to Lancaster City Limit]</i>	Minor Arterial	Minimum-6 lanes-Divided 100' right-of-way

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request. While it will not significantly impact the surrounding roadway system, additional data, including a traffic signal warrant analysis of Bonnie View Road at Telephone Road, will be requested at permitting. Any further review of traffic impact will be addressed as needed at permitting.

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following 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

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped
North	LI Light Industrial District	Undeveloped; warehouse
West	A(A) Agricultural District	Outside storage of commercial motor vehicles w/out proper COs
South	A(A) Agricultural District; CS Commercial Service District	Undeveloped
Southwest	CS Commercial Service District w/ SUP 2439	Commercial motor vehicle parking
East	Subdistrict LI w/in PD No. 761, the Dallas Logistics Port Special Purpose District	Warehouse

Land Use Compatibility:

The request site is situated in an area that has generally been transitioning from agricultural land to warehouse and supporting non-residential uses, including outside storage and commercial motor-vehicle related uses to the west and southwest of the request site. Much of the wider vicinity to the north and west along Telephone Road has been rezoned previously to an LI Light Industrial District and either remains undeveloped or has been developed with warehouse uses consistent with those uses permitted in the neighboring Dallas Logistics Port Special Purpose District located across Bonnie Road to the east of the request site.

Although small areas of single family residential uses remain on property zoned an A(A) Agricultural District in the wider vicinity to the southwest along Telephone Road, staff notes that the request site has no residential adjacency and the proposed zoning change will not impact these residential uses. Due to the adjacency of the request site to the LI subdistrict within PD No. 761, surrounding roadway improvements have been completed along Bonnie View Road abutting the current request property.

Staff supports the proposed zoning change as compatible with the surrounding properties and consistent with the development patterns within the area.

On January 5, 2023, the City Plan Commission recommended approval of the request.

Development Standards:

Following is a comparison table showing differences in development standards between the current A(A) Agricultural District and the proposed LI Light Industrial District.

District	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
Existing A(A)	50' min	20' min side 50' min rear for single family structures 10' min rear for other permitted structures	24' max No max stories	10% max for residential structures 25% max for nonresidential structures	No max dwelling unit density No max FAR Minimum lot size for residential use is three acres	Continuity of blockface
Proposed LI	15' min typically 50' min is required for the request site due to required continuity with the A(A) district on the same blockface	no min side or rear yard setback is required for the request site	70' max Max 5 stories	80% max	Residential uses not permitted. FAR: 0.5 max for retail/personal service uses, 0.75 max for lodging, office, and retail/personal service uses combined, 1.0 max for all uses combined No min lot size	DIR for trip gen > 6000 per day and 500 trips per acre per day Continuity of blockface

¹Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

Land Use Comparison:

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

KEY: • use allowed by right ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review	Existing A(A)	Proposed LI
AGRICULTURAL USES		
Animal production	•	
Commercial stable	•	
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		RAR
Bus or rail transit vehicle maintenance or storage facility		RAR
Catering service		•
Commercial cleaning or laundry plant		RAR
Custom business services		•
Custom woodworking, furniture construction, or repair		•
Electronics service center		•
Job or lithographic printing		RAR
Labor hall		SUP
Machine or welding shop		RAR
Machinery, heavy equipment, or truck sales and services		RAR
Medical or scientific laboratory		•
Technical school		•
Tool or equipment rental		•
Vehicle or engine repair or maintenance		•
INDUSTRIAL USES		
Alcoholic beverage manufacturing		RAR
Industrial (inside) not potentially incompatible		RAR
Industrial (inside) potentially incompatible		RAR
Industrial (inside) light manufacturing		•
Industrial (outside) not potentially incompatible		
Industrial (outside) potentially incompatible		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Gas drilling and production	SUP	SUP
Gas pipeline compressor station		
Municipal waste incinerator		
Organic compost recycling facility	SUP	
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	•	SUP
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	SUP	•
Cemetery or mausoleum	SUP	SUP
Child-care facility	SUP	•
Church	•	•
College, university, or seminary	•	•
Community service center	SUP	SUP
Convalescent and nursing homes, hospice care, and related institutions	SUP	
Convent or monastery	•	
Foster home	SUP	
Halfway house		SUP

Land use comparison table cont'd on next page

KEY: • use allowed by right ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			Existing A(A)	Proposed LI
INSTITUTIONAL AND COMMUNITY SERVICE USES, cont'd				
Hospital			SUP	SUP
Library, art gallery, or museum			SUP	
Public school other than open enrollment charter school			RAR	RAR
Private school or Open enrollment charter school			SUP	SUP
LODGING USES				
Hotel or motel				★ [SUP, RAR]
Extended stay hotel or motel				SUP
Lodging or boarding house				•
Overnight general-purpose shelter				★
MISCELLANEOUS USES				
Attached non-premise sign				SUP
Carnival or circus (temporary)		BO auth		BO auth
Detached non-premise sign				
Hazardous waste management facility				
Placement of fill material				
Temporary construction or sales office		•		•
OFFICE USES				
Alternative financial establishment				SUP
Financial institution without drive-in window				•
Financial institution with drive-in window				RAR
Medical clinic or ambulatory surgical center				•
Office				•
RECREATION USES				
Country club with private membership		SUP		•
Private recreation center, club, or area		SUP		•
Public park, playground, or golf course		•		•
RESIDENTIAL USES				
College dormitory, fraternity, or sorority house		•		
Duplex				
Group residential facility				
Handicapped group dwelling unit		★		
Manufactured home park, manufactured home subdivision, or campground				
Multifamily				
Residential hotel				
Retirement housing				
Single family		•		
RETAIL AND PERSONAL SERVICE USES				
Ambulance service				
Animal shelter or clinic without outside run		•		•
Animal shelter or clinic with outside run		SUP		★ [SUP]
Auto service center				RAR
Alcoholic beverage establishments				★
Business school				•
Car wash				RAR
Commercial amusement (inside)				★ [SUP]
Commercial amusement (outside)		SUP		
Commercial motor vehicle parking				★ [SUP]
Commercial parking lot or garage				RAR
Convenience store with drive-through				
Drive-in theater		SUP		
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				
General merchandise or food store 100,000 square feet or more				SUP
Home improvement center, lumber, brick or building materials sales yard				RAR
Household equipment and appliance repair				•
Liquefied natural gas fueling station				★ [SUP]

Land use comparison table cont'd on next page

KEY: • use allowed by right ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			Existing A(A)	Proposed LI
RETAIL AND PERSONAL SERVICE USES, cont'd				
Mortuary, funeral home, or commercial wedding chapel				
Motor vehicle fueling station				•
Nursery, garden shop, or plant sales				
Outside sales				
Paraphernalia shop				SUP
Pawn shop				
Personal service uses				•
Restaurant without drive-in or drive-through service				RAR
Restaurant with drive-in or drive-through service				DIR
Surface parking				
Swap or buy shop				
Taxidermist				•
Temporary retail use				•
Theater				•
Truck stop				SUP
Vehicle display, sales, and service				RAR
TRANSPORTATION USES				
Airport or landing field				
Commercial bus station and terminal				RAR
Heliport				SUP
Helistop		SUP		SUP
Private street or alley				
Railroad passenger station				SUP
Railroad yard, roundhouse, or shops				
STOL (short takeoff or landing port)				
Transit passenger shelter		•		•
Transit passenger station or transfer center		SUP		★ [SUP]
UTILITY AND PUBLIC SERVICE USES				
Commercial radio or television transmitting station		SUP		SUP
Electrical generating plant				
Electrical substation		SUP		•
Local utilities		★ [SUP, RAR]		★ [SUP, RAR]
Police or fire station		SUP		•
Post office				•
Radio, television, or microwave tower		SUP		RAR
Refuse transfer station		SUP		
Sanitary landfill		SUP		
Sewage treatment plant		SUP		
Tower/antenna for cellular communication		★		★
Utility or government installation other than listed		SUP		SUP
Water treatment plant		SUP		
WHOLESALE, DISTRIBUTION, AND STORAGE USES				
Auto auction				RAR
Building mover's temporary storage yard				
Contractor's maintenance yard				
Freight terminal				
Livestock auction pens or sheds		SUP		
Manufactured building sales lot				RAR
Mini warehouse				•
Office showroom/warehouse				•
Outside storage				RAR
Petroleum product storage and wholesale				
Recycling buy-back center				★
Recycling collection center				★
Recycling drop-off container		★		★
Recycling drop-off for special occasion collection		★		★
Sand and gravel or earth sales and storage		SUP		
Trade center				•
Vehicle storage lot				
Warehouse				RAR

End of land use comparison table

Landscaping:

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

Parking:

Off-street parking and loading must be provided in accordance with Division 51A-4.200 for all uses to be located on the property.

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 not currently within an MVA cluster; however, there are small "E" MVA clusters located sporadically to the north and southwest within the vicinity of the request site.

List of Partners/Principals/Officers

Applicant:

New World Contracting, LLC

- Dorrett Vanderberg, Member

CPC Action
January 5, 2023

Motion I: It was moved to recommend **approval** of Specific Use Permit for a public school other than an open-enrollment charter school for a 12-year period (after passage of this ordinance), subject to a site plan, revised traffic management plan, as briefed; and conditions.

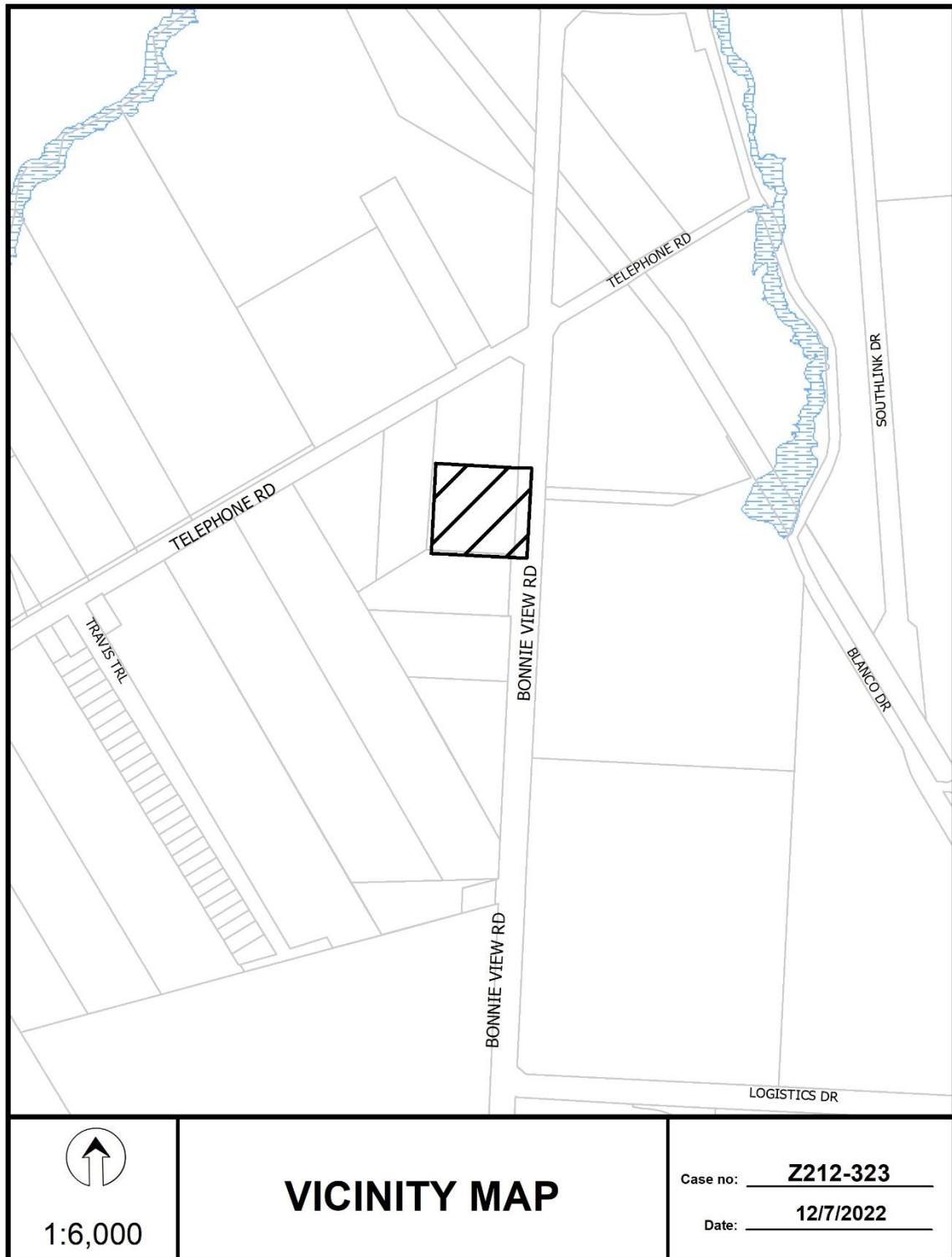
Maker: Stanard
Second: Housewright
Result: Carried: 13 to 0
For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq, Stanard, Kingston, Rubin
Against: 0
Absent: 0
Vacancy: 2 - District 3, District 4

Amending Motion: It was moved to amend the motion to change the Specific Use Permit time period to permanent.

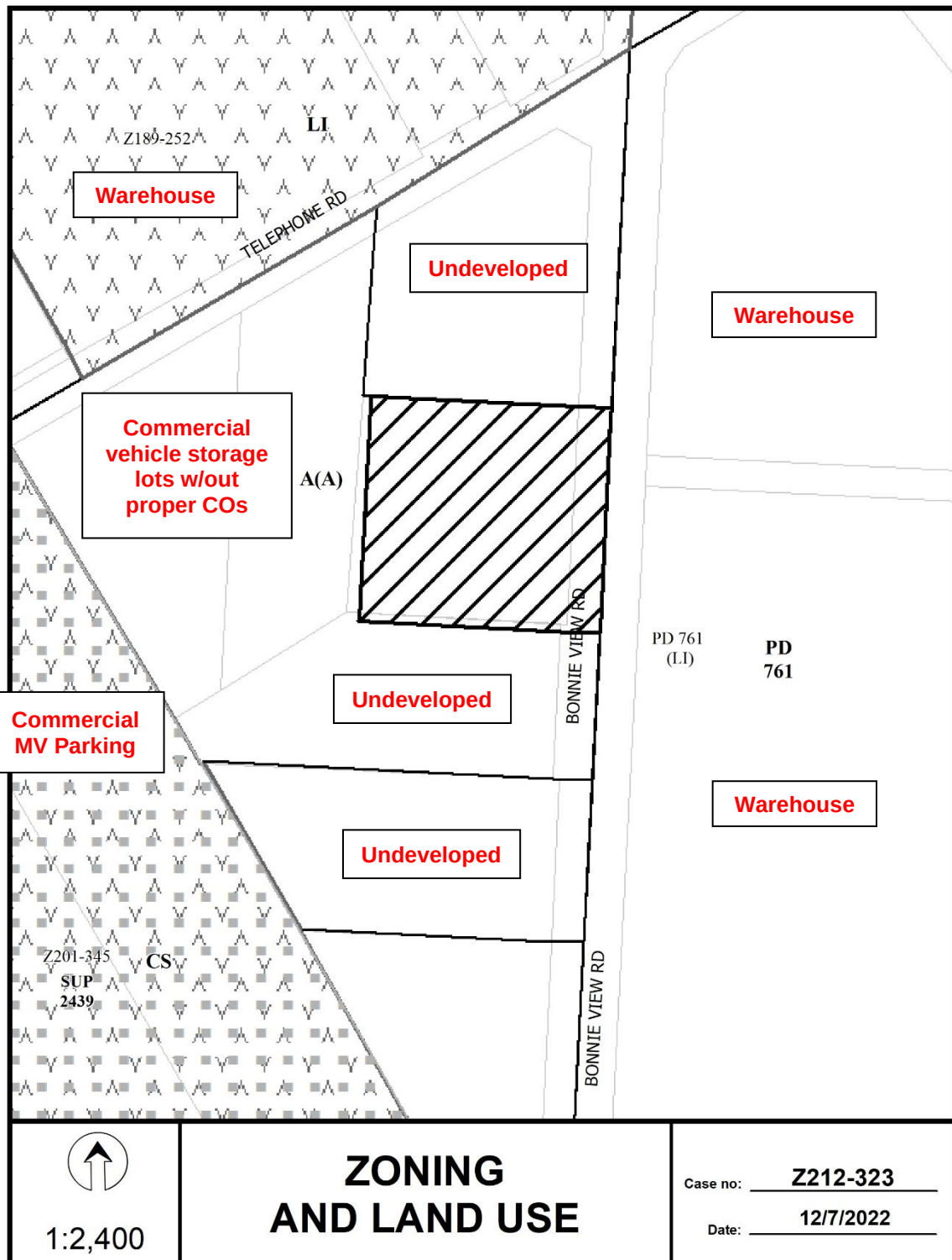
Maker: Rubin
Second: Shidid
Result: Failed: 4 to 9
For: 4 - Shidid, Wheeler-Reagan, Treadway, Rubin
Against: 9 - Popken, Hampton, Carpenter, Blair, Jung, Housewright, Haqq, Stanard, Kingston
Absent: 0
Vacancy: 2 - District 3, District 4

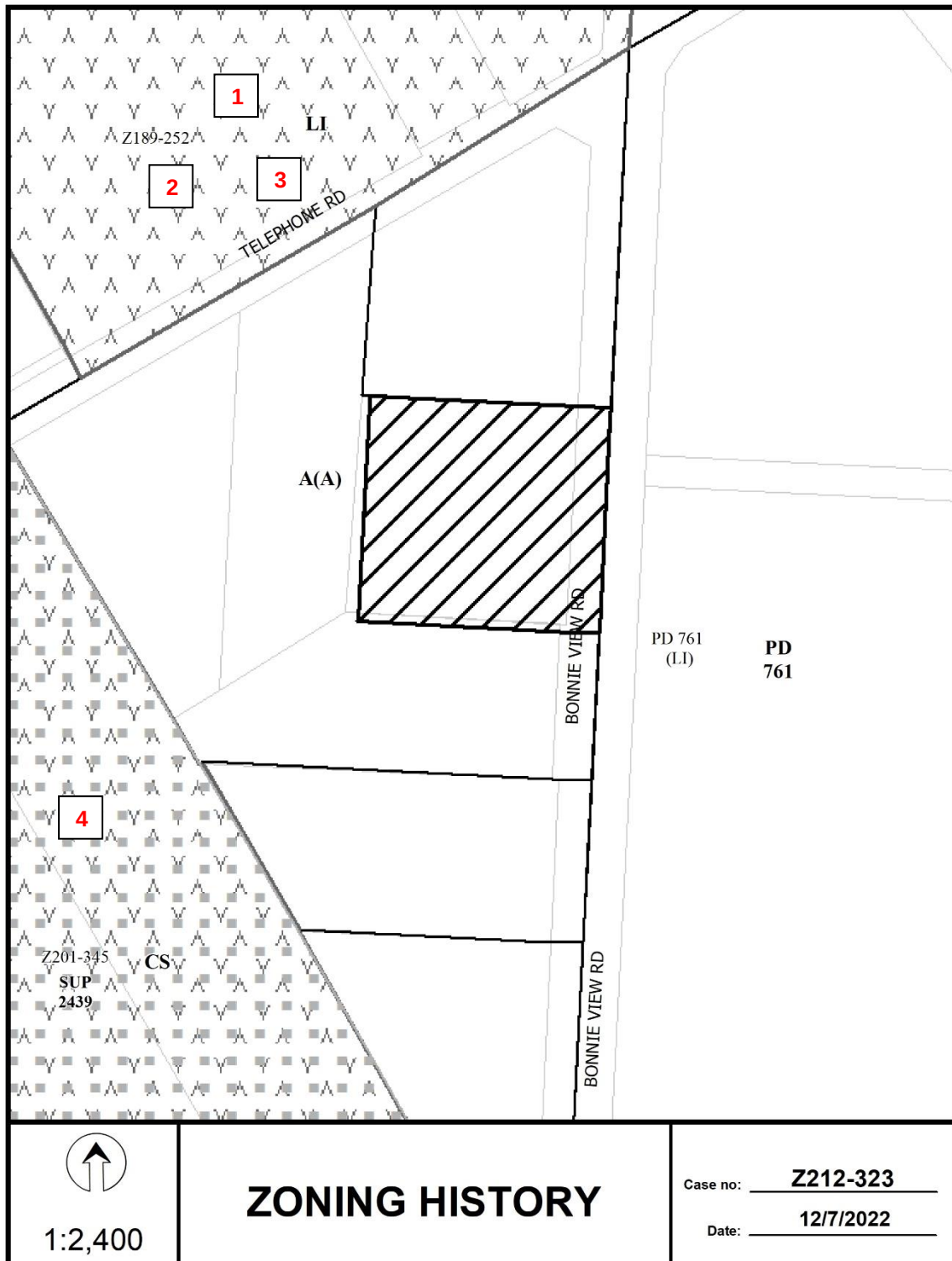
Notices:	Area:	400	Mailed:	191
Replies:	For:	10	Against:	4

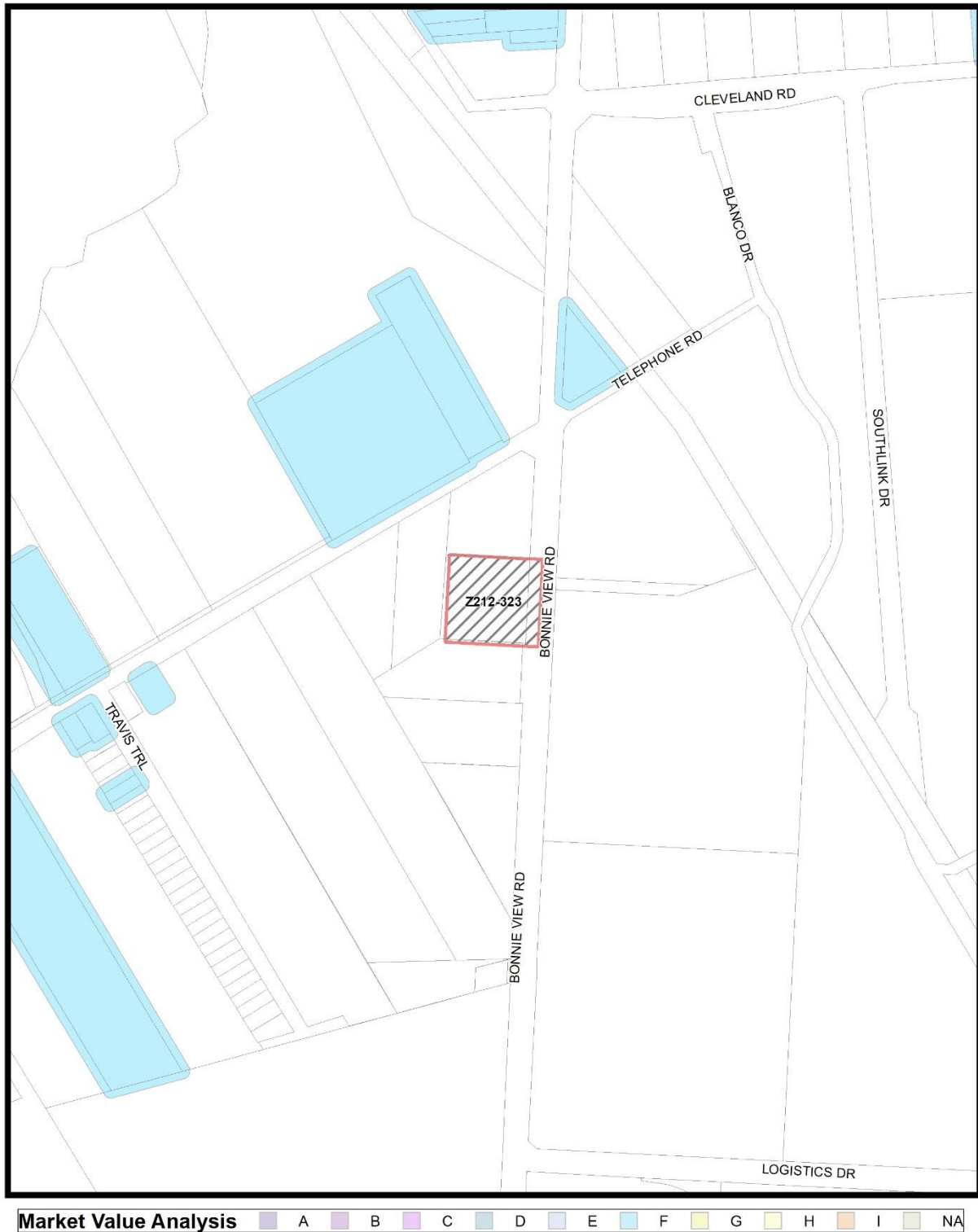
Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None







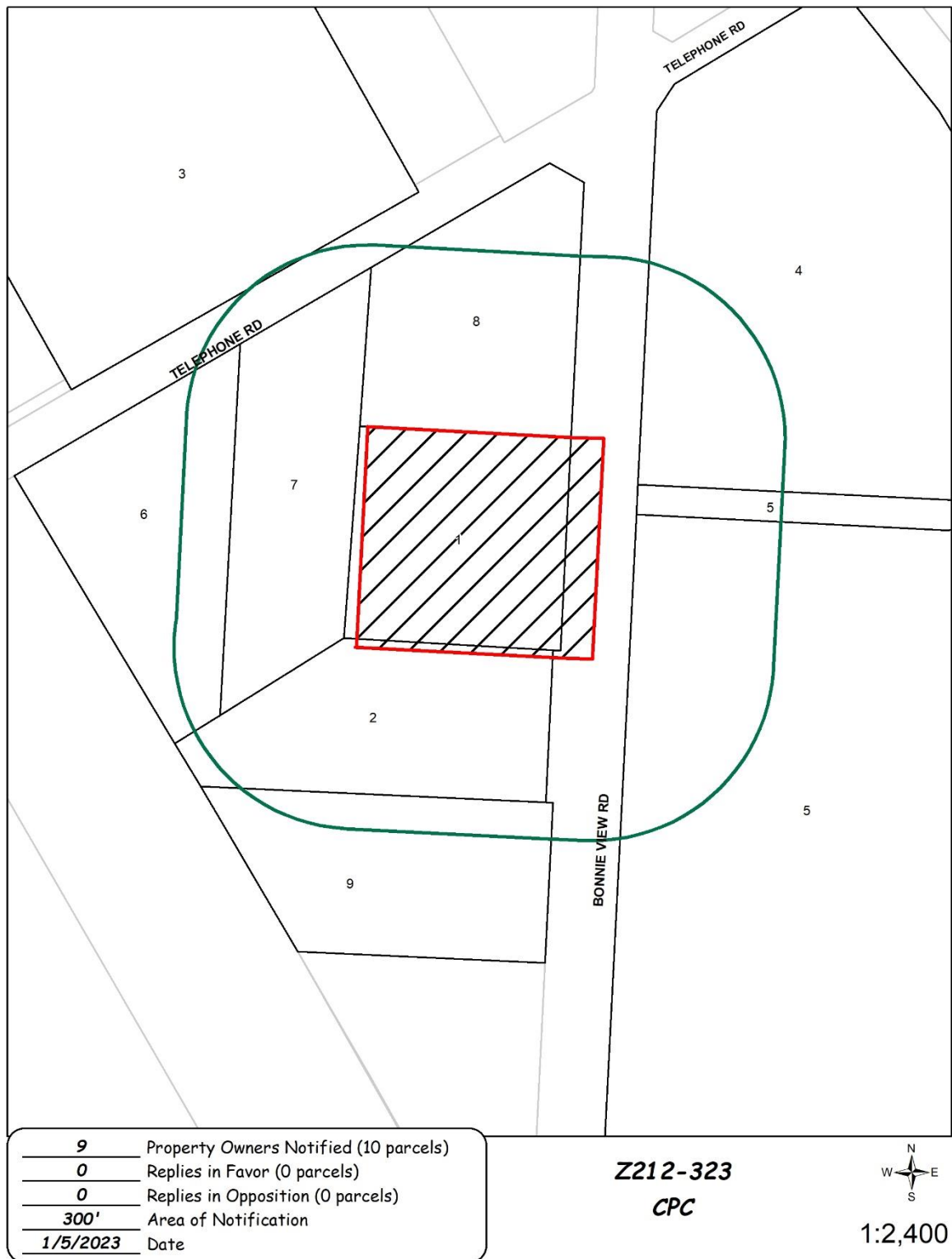




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Market Value Analysis

Printed Date: 12/7/2022



Z212-323(JA)

01/04/2023

Reply List of Property Owners

Z212-323

9 Property Owners Notified

0 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9300	BONNIE VIEW RD	NEW WORLD CONTRACTING LLC
2	9306	BONNIE VIEW RD	REDMON OLA M
3	4125	TELEPHONE RD	RALPHS GROCERY COMPANY
4	9300	BONNIE VIEW RD	SCM SOUTH DALLAS II LLC
5	9890	BONNIE VIEW RD	SCM SOUTH DALLAS LLC
6	4200	TELEPHONE RD	CRUZ NOE
7	4130	TELEPHONE RD	BENSON FREDDIE LEE &
8	4200	TELEPHONE RD	GARCIA JAIME
9	9300	BONNIE VIEW RD	LEIJA JAVIER &