

FILE NUMBER: Z223-302(GB) **DATE FILED:** July 12, 2023

LOCATION: Southwest line of C F Hawn Freeway, between Silverado Drive and Jordan Valley Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 1.13 acres **CENSUS TRACT:** 48113017102

REPRESENTATIVE: Joe Feagin

OWNER: Clay Structures, Inc.

REQUEST: An application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow office showroom/warehouse and industrial (inside) for light manufacturing uses on the site.

STAFF RECOMMENDATION: Denial.

PRIOR CPC ACTION: On August 22, 2024, the City Plan Commission voted to hold this case under advisement until September 19, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District.
- According to aerial views, this site is currently being used for office showroom/warehouse and industrial (inside) for light manufacturing uses.
- The lot has frontage on Curry Lane.
- Based on a site visit conducted by staff, it appears that the applicant may currently be encroaching into the R-7.5(A) zoning area.
- The total property consists of 2.79 acres, of which 1.13 acres is zoned R-7.5(A). The applicants are requesting to rezone the southern 1.13 acres of the property to CS Commercial Service to match the existing zoning of the northern portion of the site.
- The applicants intend to demolish the current structure and build a new 7,000 sq. ft warehouse and a 4,839 sq ft building.
- The applicant’s intended use is to allow office showroom/warehouse and industrial (inside) for light manufacturing uses on the site. To allow these uses, they request a general zoning change.
- No changes have been proposed since the previous hearing.

Zoning History:

There have not been any zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
CF Hawn FWY	Highway	-

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 to review 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 does not comply with the following land use goals and policies of the Comprehensive Plan:

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use vision building blocks as a general guide for desired development patterns

Policy 1.2.2 Establish clear and objective standards for land use planning.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS PRIORITIES

Policy 1.3.1 Create housing opportunities throughout Dallas.

NEIGHBORHOOD PLUS

1. Collective impact framework
2. Alleviate poverty
3. Fight blight
4. Attract and retain the middle class
5. Expand homeownership
6. Enhance rental options

Area Plan:

West Kleberg Community Plan

The West Kleberg community plan was adopted by the Dallas City Council on April 25, 2007. The area of request is located in the Sub Area 2 of the West Kelberg Community Plan. The plan has identified this area as single-family residential. Forward Dallas (Policy 3.2.1) stated that this area should attract more middle- and higher-income households to the Southern Sector. The applicant's request is not consistent with the West Kleberg Community Plan nor Forward Dallas.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Office Showroom/Light Industrial Uses
North	CS (Commercial Service) with D-1 overlay	Office showroom/Warehouse
Northeast	CS (Commercial Service) with D-1 overlay	Office showroom/Warehouse
Northwest	CS (Commercial Service) with D-1 overlay	Office Showroom
South	R-7.5(A)	Single-Family Homes
Southeast	R-7.5(A)	Vacant
Southwest	R-7.5(A)	Single-Family Homes

Land Use Compatibility:

The area of request is currently zoned R-7.5(A) and is being used for office showroom/warehouse and industrial (inside) for light manufacturing uses. The areas to north, northeast, and northwest are zoned CS Commercial Service and developed with office showroom/warehouse uses. The areas to the south, southeast, and southwest are zoned R-7.5(A) and developed with single-family homes and some vacant areas.

The applicant's proposed land uses are office showroom/warehouse and industrial (inside) for light manufacturing. The proposed uses are incompatible with the surrounding uses because the area of request is in walking distance of single-family homes. The proposed land use will be out of character for the neighborhood.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) District and the proposed CS District.

District	Setback		Density	Height	Lot Cvrgr.	Spec. Stds.	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	SF: 5' SF OTHR: 10' Side 15' Rear	1 du/7,500 sf	30'	Res: 45% Non Res: 25%	----	Single-Family Residential
Proposed: Commercial Service (CS)	15' adj to expwy or T-fare	20' adj to res Other: No min	0.5 for lodging, office, and retail and personal service 0.75 for all uses combined	45'	80%	Proximity Slope Visual Intrusion	Commercial and business serving uses that may involve outside storage, service, or display

Landscaping:

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

Parking:

The applicant’s request consists of two components: a building that will be used for office showroom/warehouse and a building that will be used for industrial (inside) for light manufacturing use.

Pursuant to the Dallas Development Code, the off-street parking requirement for office is one space per 333 of floor area. The off-street parking requirement for showroom/warehouse is one space per 1,000 sq ft of floor area for the first 20,000 square feet of floor area. One space per 4,000 sq ft of floor area in excess of 20,000 sq ft. The off-street parking requirement for industrial (inside) for light manufacturing use is one parking space per 600 sq ft. The applicant will be required to comply with standard parking ratios at permitting.

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,

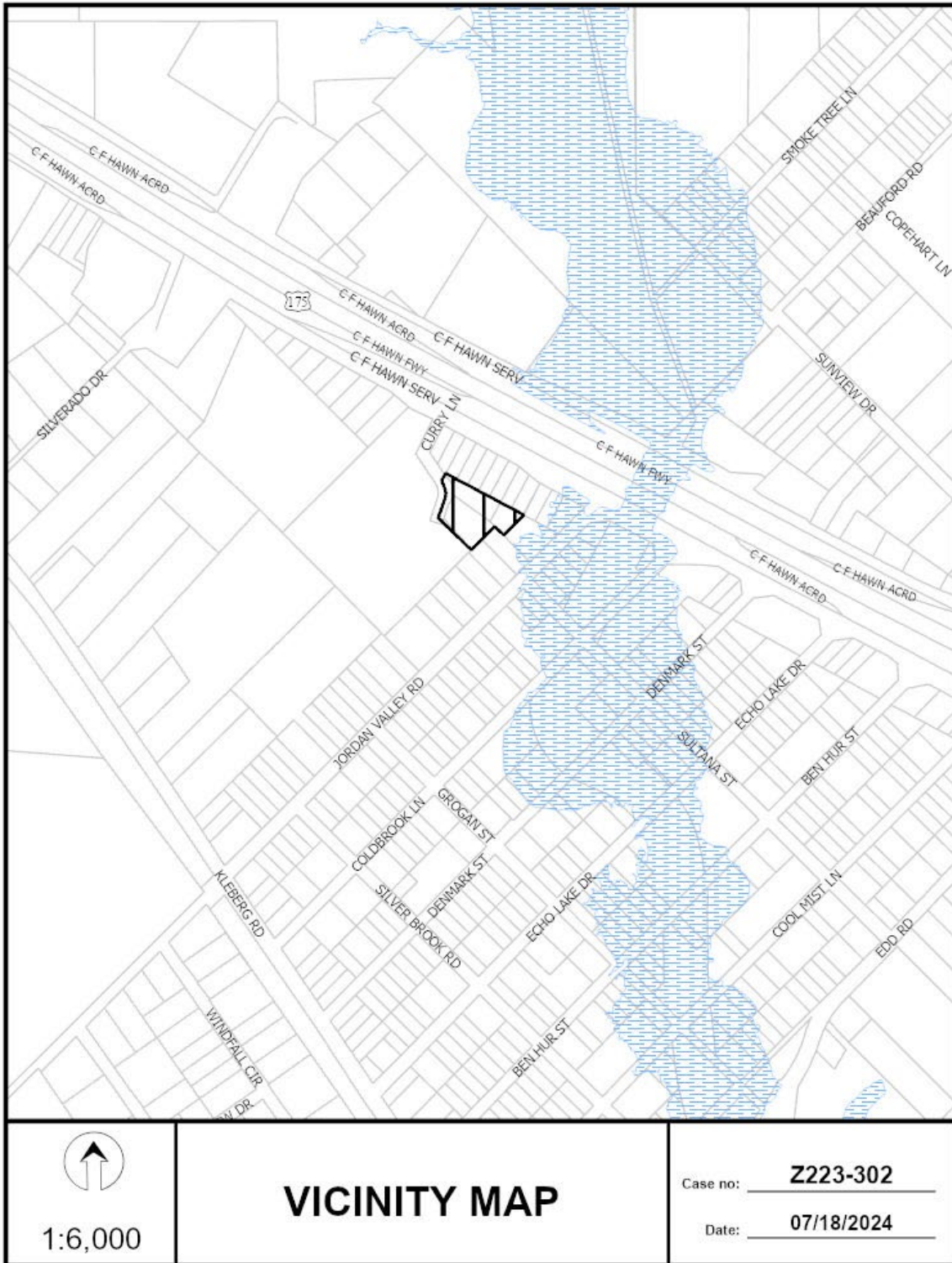
data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable 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 located in an “H” MVA area.

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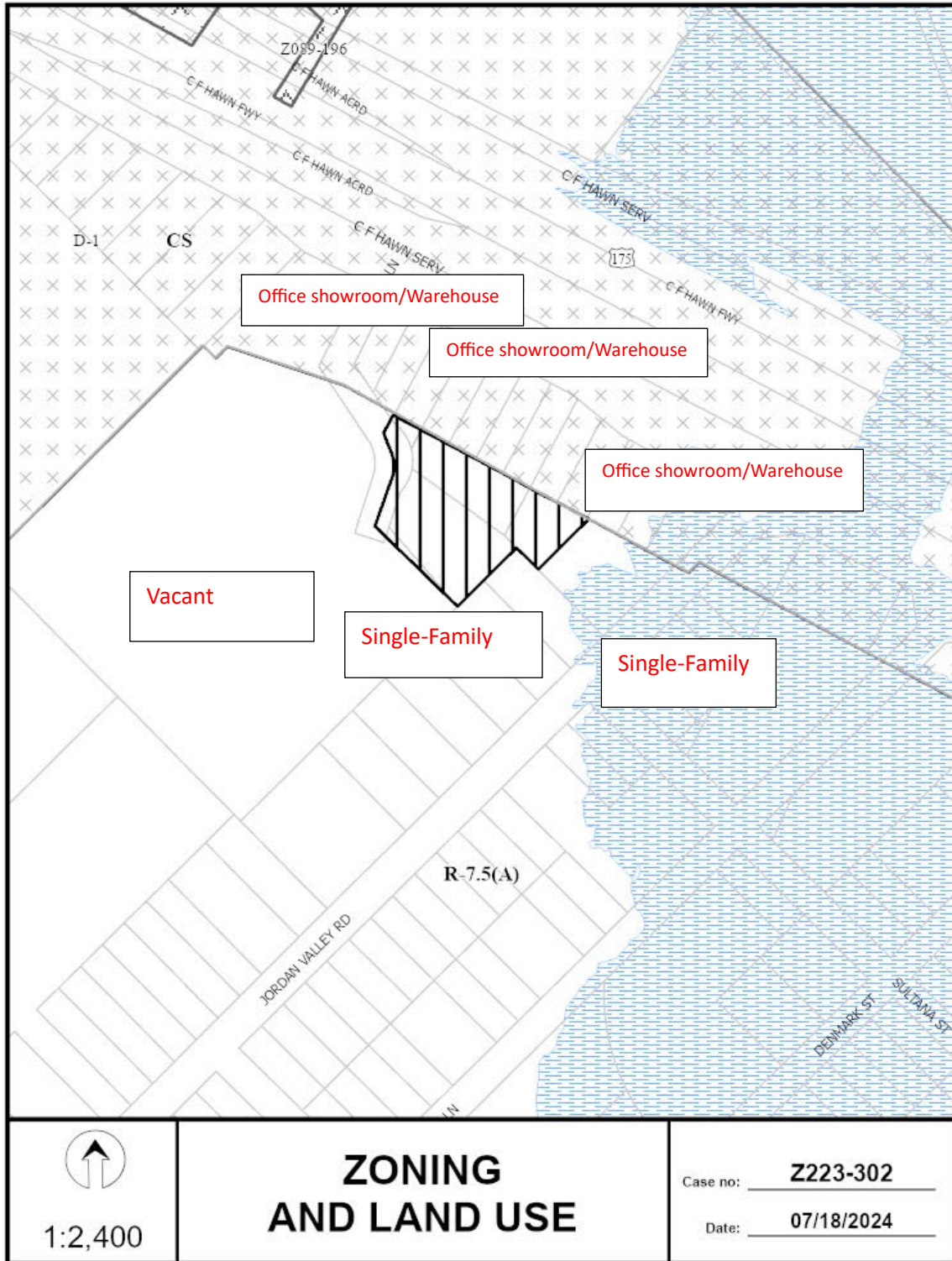
List of Officers

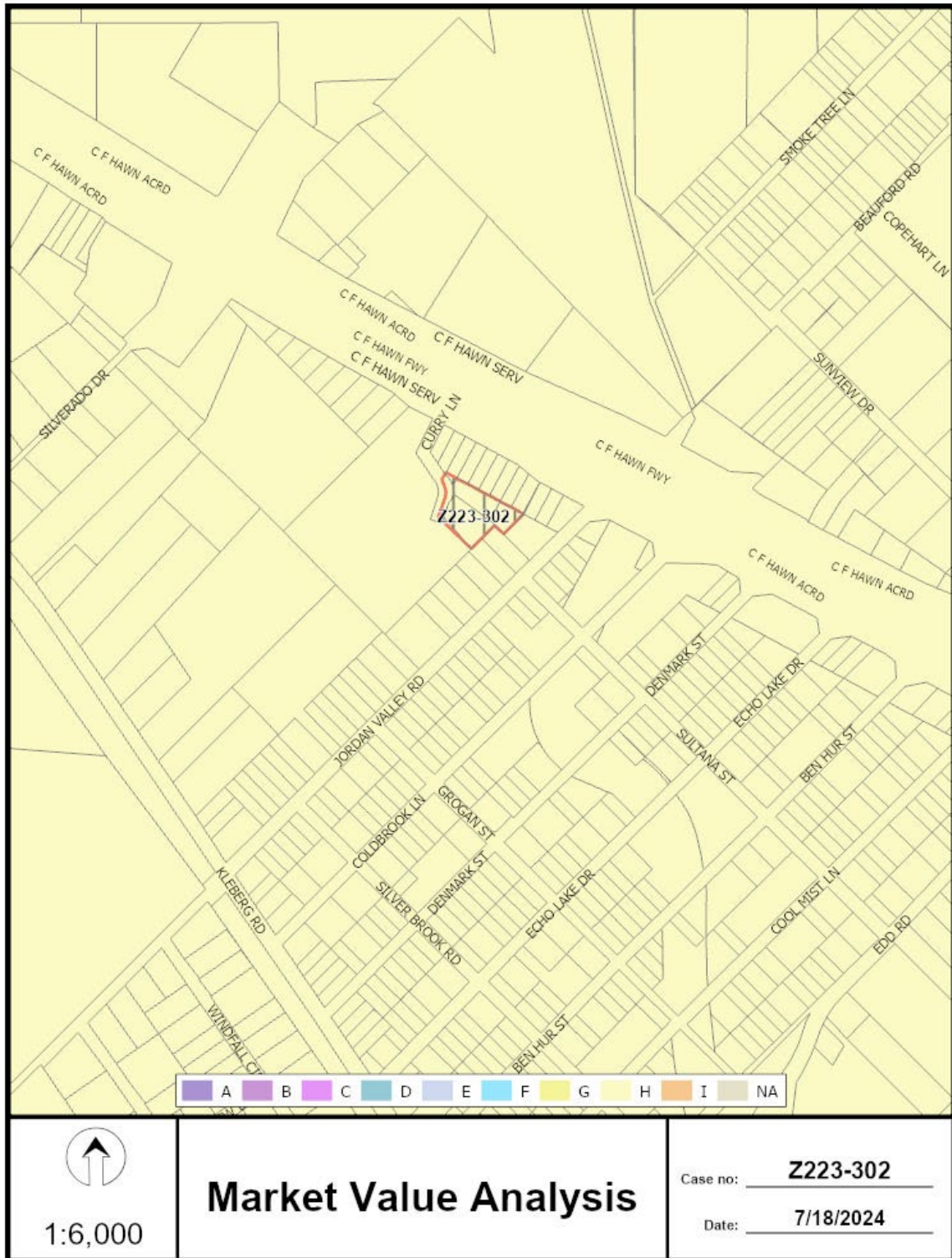
Clay Structures, Inc.

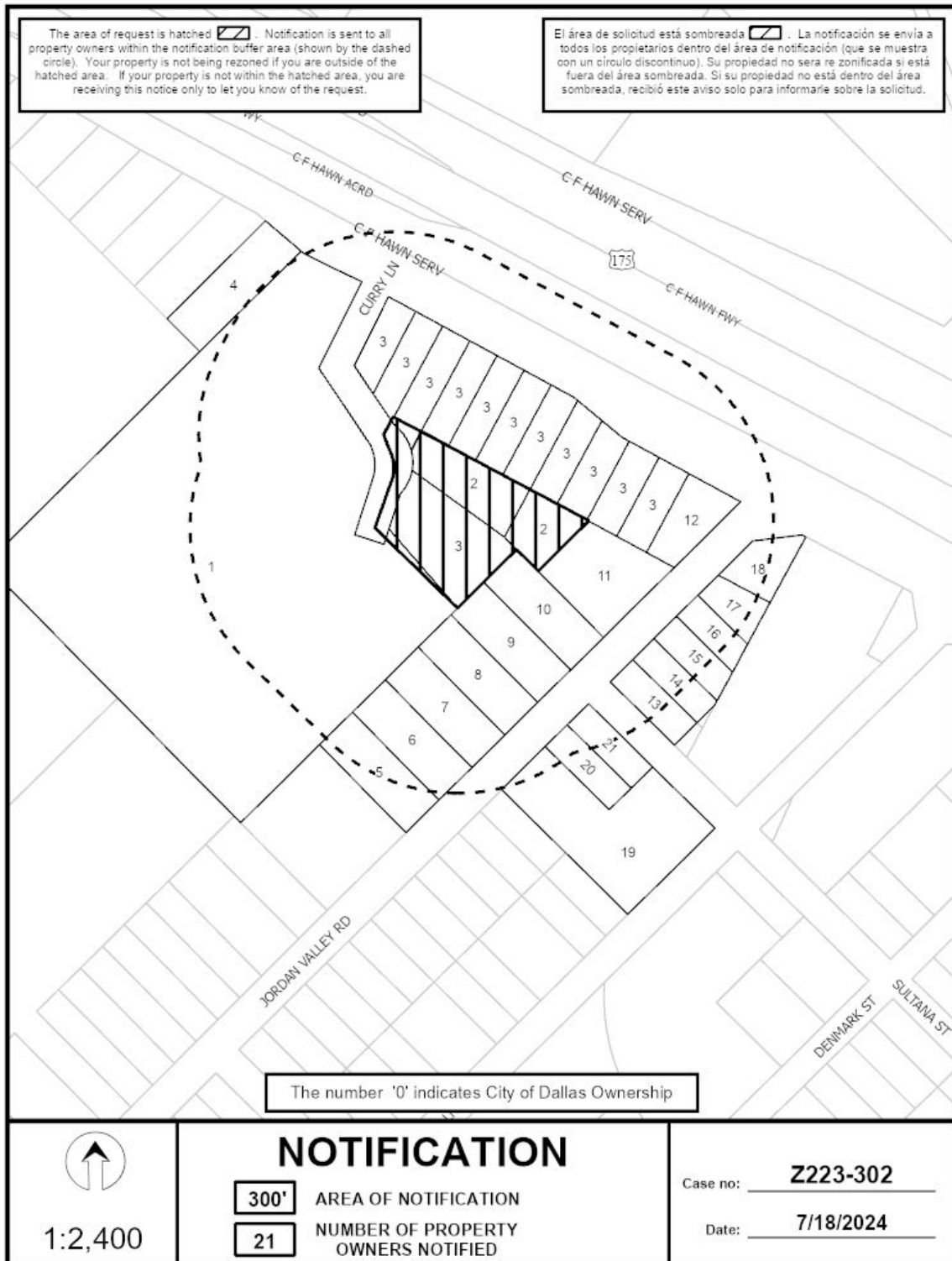
Dennis and Debra Thomas, Owners











07/18/2024

Notification List of Property Owners

Z223-302

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12100 C F HAWN FWY	D REALTY INVESTMENTS INC
2	12100 C F HAWN FWY	CLAY STRUCTURES
3	12158 C F HAWN FWY	CLAY STRUCTURES INC
4	12110 C F HAWN FWY	BUSTOS RUBEN
5	2145 JORDAN VALLEY RD	BADGETT DONNA ELAINE
6	2139 JORDAN VALLEY RD	BADGETT HAROLD JR
7	2125 JORDAN VALLEY RD	MORAN GILBERTO AYALA &
8	2111 JORDAN VALLEY RD	TURMAN JOHNNY M
9	2100 JORDAN VALLEY RD	TEXAS GROUP REAL ESTATE LLC
10	2021 JORDAN VALLEY RD	VAZQUEZ PAULO
11	2015 JORDAN VALLEY RD	JACKSON YOLANDA
12	2005 JORDAN VALLEY RD	NAGARKOTI RUBINA &
13	2034 JORDAN VALLEY RD	BAKER WALTER L
14	2028 JORDAN VALLEY RD	BAKER CAROLYN M EST OF
15	2022 JORDAN VALLEY RD	CERVANTES ISERET &
16	2016 JORDAN VALLEY RD	BAKER JESSIE D JR ESTATE
17	2010 JORDAN VALLEY RD	BOYD DEBBIE C ET AL
18	12300 C F HAWN FWY	ELLIS KEITH
19	2116 JORDAN VALLEY RD	NAVARETE ADAN R
20	2110 JORDAN VALLEY RD	TAYLOR THELMA
21	2104 JORDAN VALLEY RD	SNIDER MURRY M