

FILE NUMBER: Z190-115(PD) **DATE FILED:** November 21, 2019
LOCATION: South line of East Northwest Highway, east of Garland Road
COUNCIL DISTRICT: 9 **MAPSCO:** 28 Z
SIZE OF REQUEST: ± 17.5 **CENSUS TRACT:** 0127.01

REPRESENTATIVE: Karl Crawley, Masterplan Consultants

APPLICANT/OWNER: Kansas City Souther % Adam J. Godderz

REQUEST: An application **1)** to create a new subarea within Planned Development District No. 5; **2)** for a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant; and **3)** for a Specific Use Permit for an Industrial (outside) potentially incompatible use limited to an asphalt batch plant on property zoned Planned Development District No. 5.

SUMMARY: The applicant proposes to create a new subarea to allow Industrial (outside) uses by Specific Use Permit to construct approximately 2010 square feet of floor area and an approximately 55,403-square-foot manufacturing area to begin operation of a concrete batch plant and asphalt batch plant on the site.

CPC RECOMMENDATION: Approval of a subarea; approval of a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant for a four-year period with one automatic renewal for an additional four-year period, subject to a site plan and conditions; and approval of a Specific Use Permit for an Industrial (outside) potentially incompatible use limited to an asphalt batch plant for a four-year period with one automatic renewal for an additional four-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval of a subarea; approval of a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant for a two-year period, subject to a site plan and conditions; and approval of a Specific Use Permit for an Industrial (outside) potentially incompatible use limited to an asphalt batch plant for a two-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- On August 16, 1954, the City Council approved Planned Development District No. 5 for Manufacturing-1 District uses with 17 use exceptions and containing approximately 172.18 acres of land.
- The request site is approximately 17 acres of land currently paved and undeveloped.
- The applicant’s request will facilitate 1) the creation of a new subarea, 2) an SUP for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant and, 3) an SUP for an Industrial (outside) potentially incompatible use limited to an asphalt batch plant to operate on the 17 acre site.

Zoning History: There have been three zoning change requested in the area within the past five years.

1. Z189-176 On June 26, 2019, the City Council approved Planned Development District No. 1018 for R-10(A) Single Family District uses and a public school other than an open-enrollment charter school generally bound by Westmoreland Road, Sprague Drive, and Boulder Drive.
2. Z178-385 On February 27, 2019, the City Council approved an IR Industrial Research District on property zoned an CS Commercial Service District on the north line of East Northwest Highway, east of Shiloh Road.
2. Z178-163 On August 8, 2018, the City Council approved SUP No. 2294 for an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to a dance hall on property zoned a CS Commercial Service District on the west line of McCree Road, north of East Northwest Highway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
E. Northwest Highway	Principal Arterial	106 ft.	106 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

STAFF ANALYSIS:

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is not consistent with the goals and policies of the Comprehensive Plan; however, a short time period can be supported to allow the proposed industrial uses to be reviewed for compatibility with the existing surrounding land uses.

GREATER CASA VIEW STUDY AREA:

The site lies within the boundary of the Greater Casa View Study Area of the Neighborhood Plus Plan. Casa View is one of eleven Neighborhood Plus Target Areas. The Plan area is generally bounded by Garland Road to the west; Interstate 635 to the north; La Prada Drive, Oates Drive, and Ferguson Road to the east; and Peavy Road and Buckner Road to the south. The project vision focus areas are development opportunities, streetscape and greenspace, Harry Stone Recreation Center, and gateways and identity. At the heart of the plan is the central theme of connecting the Casa View to the rest of the city, to the urban core, White Rock Lake and the City of Garland.

More specifically, the plan is a steppingstone for the transformation of the Greater Casa View Area. It is intended as a road map to cast a vision for the future of the neighborhood and to help the community clearly articulate its needs and desires.

The Greater Casa View Alliance (GCVA) was established in 2010 as a "super-neighborhood group" composed of neighborhood leaders and business owners with the objective of unifying far-east Dallas neighborhoods. The need for a guiding plan for this area became evident to leaders of the GCVA, who initiated a volunteer-led and community-informed planning process. City of Dallas staff from the Department of Planning and Urban Design provided oversight and guidance throughout the Greater Casa View Area Plan effort. This is a neighborhood-driven area planning effort and is to be used as a planning and implementation guide for future development in the area.

Land Uses:

	Zoning	Land Use
Site	PDD No. 5	Pavement, undeveloped
North	IR	Mini-warehouse, vacant, auto-related, office showroom warehouse
West	PDD No. 5	Kansas City Railroad, Auto-related, office showroom warehouse
South	PDD No.	Pavement, undeveloped
East	PDD No. 5	Office showroom warehouse, vacant, retail

Land Use Compatibility:

The 17 acre site is zoned Planned Development No. 5 for Manufacturing-1 District uses with 17 exceptions prohibiting the following uses: dance hall, furniture, auction sale, night club, penal or correctional institutions for insane, feeble-minded, liquor, or narcotic, skating rink, beer tavern, brewery, soap compounding (washing compound manufacture), airplane repair and manufacture, boiler manufacture and repair of boilers not exceeding 15 hp, carpet cleaning if no dust proof cleaning rooms in which dust catching, washing and scouring equipment is provided, cotton ginning and bailing, cotton seed products manufacture, rock crushing, sand and gravel pits, storage battery manufacture, and any use which involves a process which would emit dust, objectionable odors, excessive noise, and excessive vibration outside the walls of buildings.

The applicant’s request will facilitate 1) the creation of a new subarea, 2) an SUP for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant and, 3) an SUP for an Industrial (outside) potentially incompatible use limited to an asphalt batch plant to operate on the 17 acre site.

The request site is immediately contiguous to a variety of industrial uses and several undeveloped tracts of land with residential uses single family uses being approximately 1,301 feet to the west and 1,536 feet to the south.

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.

In general, the applicant's request for a new subarea within PDD No. 5 and two SUPs one for an industrial (outside) not potentially incompatible use limited to a concrete batch plant and a second for an industrial (outside) potentially incompatible use limited to an asphalt batch plant is consistent with the general provisions for a Specific Use Permit, PDD No. 5 and with the surrounding zoning. However, the Greater Casa View Area Plan envisions developments that will enrich the neighborhood and provide amenities that improve the quality of life and create connectivity to the rest of the City. Since staff cannot anticipate or mitigate the potential noise and dust problems associated with the operation of these uses, staff recommends a two-year time period to allow time to reevaluate the use for compliance and compatibility in the neighborhood. Staff supports the request because the property does propose to screen the outside storage on three sides by a 10-foot-tall screening wall and the property will be screened by an eight-foot-tall solid screening fence. The applicant will maintain the equipment within the site's interior, approximately 86 feet from the existing Kansas City Southern railroad to the west and approximately 340 feet from the existing right-of-way, E. Northwest Highway to the north with the stockpile area located approximately 135 feet from the existing Kansas City Southern railroad and approximately 618 feet from E. Northwest Highway. Additionally, the stockpile area containing the crushed materials will be limited to a maximum height of 20 feet.

Landscaping:

Any new development on the property will require landscaping per Article X, as amended of the Dallas Development Code.

Parking:

The off-street parking requirement for an industrial (outside) use is one space per every 600 square feet of floor area, plus one space per every 600 square feet of outside manufacturing area.

The request will facilitate approximately 2,010 square feet of floor area and approximately 55,403 square feet of manufacturing area. The site will require a total of 96 off-street parking spaces and the site provides the 97 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

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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 neither within an identifiable MVA cluster, nor adjacent to an “MVA cluster. However further west across Garland Road MVA clusters “F” and “H” are identified. Additionally, further south MVA clusters “E” and “F” are identified.

LIST OF OFFICERS

Kansas City Southern

Patrick J. Ottensmeyer – President and Chief Executive Officer
Warren K. Erdman – Executive Vice President Administration and Corporate Affairs
Sameh Fahmy – Executive Vice President Precision Scheduled Railroading
Brian Hancock – Executive Vice President and Chief Innovation Officer
Michael J. Naatz – Executive Vice President & Chief Marketing Officer
Jeffrey M. Songer – Executive Vice President & Chief Operating Officer
Michael W. Upchurch – Executive Vice President and Chief Financial Officer
Jose Guillermo Zozaya Delano – KCSM President, General Manager and Executive Representative
Lora S. Cheatum – Senior Vice President Human Resources
Adam J. Godderz – General Counsel and Corporate Secretary
Suzanna M. Grafton – Vice President and Chief Accounting Officer

Martin Marietta -Board of Directors

C. Howard Nye – Chairman of the Board, President and Chief Executive Officer
Roselyn R. Bar – Executive Vice President, General Counsel and Corporate Secretary
Robert J. Cardin – Senior Vice President, Controller and Chief Accounting Officer
Daniel L. Grant – Senior Vice President, Strategy and Development
Crag M. LaTorre – Senior Vice President, Chief Human Resource Officer
John P. Mohr – Senior Vice President and Chief Information Officer
James A.J. Nickolas – Senior Vice President and Chief Financial Officer
Michael J. Quillen – Lead Independent Director
Dorothy M. Ables
Sue W. Cole
Smith W. Davis
John J. Koraleski
Laree E. Perez
Thomas H. Pike
Donald W. Slager
Stephen P. Zelnik, Jr.

Motion: It was moved to recommend:

- 1) **approval** of the creation of a new subarea within Planned Development District No. 5, with the following modifications:
 - (a) add Planned Development condition establishing Subarea 1 as shown on an exhibit containing metes and bounds as shown in application,
 - (b) add a condition incorporating the definitions of concrete batch plant, asphalt batch plant, and industrial (outside) not potentially incompatible use from Chapter 51A;

- 2) **approval** of a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant for a four-year period with eligibility for one automatic renewal for an addition four-year period, subject to a revised site plan and conditions (as briefed), with the following modifications:
 - (a) Specific Use Permit duration of four years, with eligibility for one four-year automatic renewal,
 - (b) add condition limiting stockpile height to 20',
 - (c) add condition requiring all ingress/egress drives and travel paths throughout the site to be paved per City paving/drainage engineering requirements,
 - (d) add condition requiring the operator to provide the City with an annual air emission compliance report, and
 - (e) condition approval on submission of revised site plan:
 - a) reference Planned Development District No. 5, instead of Planned Development District No. 298, due to an error on the plan
 - b) show location of fence:
 - i) parallel to entirety of Northwest Highway frontage, allowing openings at the curb cut for gating and entry; and
 - ii) along the eastern property line from the front fence to the southern end of the parking lot; and
 - c) delineating each manufacturing use on property zoned Planned Development District No. 5, on the south line of East Northwest Highway, east of Garland Road; and

- 3) **approval** of a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to an asphalt batch plant for a four-year period with eligibility for one automatic renewal for an addition four-year period, subject to a revised site plan and conditions (as briefed), with the following modifications:
 - (a) Specific Use Permit duration of four years, with eligibility for one four-year automatic renewal,
 - (b) add condition limiting stockpile height to 20',
 - (c) add condition requiring all ingress/egress drives and travel paths throughout the site to be paved per City paving/drainage engineering requirements,
 - (d) add condition requiring the operator to provide the City with an annual air emission compliance report, and
 - (e) condition approval on submission of revised site plan:

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a) reference Planned Development District No. 5, instead of Planned Development District No. 298, due to an error on the plan

b) show location of fence:

i) parallel to entirety of Northwest Highway frontage, allowing openings at the curb cut for gating and entry; and

ii) along the eastern property line from the front fence to the southern end of the parking lot; and

c) delineating each manufacturing use on property zoned Planned Development District No. 5, on the south line of East Northwest Highway, east of Garland Road.

Maker: Jung
Second: Carpenter
Result: Carried: 13 to 1

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Housewright, Schwope, Murphy, Garcia

Against: 1 - Schultz
Absent: 0
Vacancy: 0
Conflict: 1 - Rubin**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 22
Replies: For: 0 Against: 1

Speakers: For: Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Melissa Fitts, 4 Shooting Club, Boerne, TX, 78006
Against: None

**CPC RECOMMENDED PDD CONDITIONS
ARTICLE 5.**

PD 5.

SEC. 51P-5.101. LEGISLATIVE HISTORY.

PD 5 was established as a special permit by Ordinance No. 6271, passed by the Dallas City Council on August 16, 1954. Ordinance No. 6271 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1951. The special permit created by Ordinance No. 6271 was converted to PD 5 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. Ordinance No. 6271 was amended by Resolution No. 59-2066, passed by the Dallas City Council on May 11, 1959; Ordinance No. 8931, passed by the Dallas City Council on September 5, 1961; Resolution No. 62-466, passed by the Dallas City Council on February 5, 1962; Resolution No. 63-2217, passed by the Dallas City Council on April 29, 1963; Resolution No. 68-4370, passed by the Dallas City Council on August 26, 1968; Resolution No. 69-3106, passed by the Dallas City Council on June 2, 1969; Resolution No. 69-4898, passed by the Dallas City Council on September 2, 1969; Resolution No. 70-1619, passed by the Dallas City Council on April 20, 1970; Resolution No. 71-2096, passed by the Dallas City Council on June 7, 1971; Resolution No. 71-3438, passed by the Dallas City Council on September 20, 1971; Resolution No. 72-804, passed by the Dallas City Council on March 6, 1972; Ordinance No. 13988, passed by the Dallas City Council on February 19, 1973; Ordinance No. 14087, passed by the Dallas City Council on May 7, 1973; Ordinance No. 14411, passed by the Dallas City Council on January 28, 1974; and Resolution No. 77-0758, passed by the Dallas City Council on March 21, 1977. (Ord. Nos. 5238; 6271; 8931; 10962; 13988; 14087; 14411; Res. Nos. 59-2066; 62-466; 63-2217; 68-4370; 69-3106; 69-4898; 70-1619; 71-2096; 71-3438; 72-804; 77-0758)

SEC. 51P-5.102. PROPERTY LOCATION AND SIZE.

PD Subarea 1 is established on property located on the south line of East Northwest Highway, east of Garland Road. The size of PD Subarea 1 is approximately 17.5 acres.

SEC. 51P-5.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to uses articles, divisions, or sections in this article are to uses, articles, divisions, or sections in Chapter 51.

(c) For Subarea 1, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this area. If there is a conflict between the text of this article and the development plan, the text of this article controls. For a

permitted use that requires a specific use permit (SUP) the approved site plan for the SUP meets the requirement of this section. For permitted uses that requires a SUP the time period is established by the SUP.

(d) Industrial (outside) not potentially incompatible use limited to a concrete batch plant. Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A. In additions, the definitions, interpretations, and other provisions of Chapter 51A apply unless expressly modified by these conditions.

(e) -- Industrial (outside) potentially incompatible use limited to an asphalt batch plant. Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A. In additions, the definitions, interpretations, and other provisions of Chapter 51A apply unless expressly modified by these conditions.

SEC. 51P-5.104 EXHIBITS.

The following exhibits are incorporated into this article.

(2) Exhibit 1A: subarea 1 boundary map and site plan.

SEC. 51P-5.105 CREATION OF SUBAREA.

A map showing the boundaries of subarea 1 is provided as Exhibit 1A.

SEC. 51P-5.106 SUBAREA 1A CONDITIONS.

Subarea 1 is subject to the regulations governing the IM district of Chapter 51A. The zoning district category applicable to each use in Subarea 1 is shown on Exhibit 1A.

SEC. 51P-5.1047. USES.

(a) The only main uses permitted are those main uses permitted in the Manufacturing-1 District, subject to the same conditions applicable in the Manufacturing-1 District, as set out in Chapter 51. For example, a use permitted in the Manufacturing-1 District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the Manufacturing-1 District is subject to DIR in this district; etc.

(b) The following main uses are permitted by SUP only in Subarea 1:

-- Industrial (outside) not potentially incompatible use limited to a concrete batch plant.

-- Industrial (outside) potentially incompatible use limited to an asphalt batch plant.

(c) All uses permitted in the Manufacturing-1 district are permitted on the Property with the exception of the following uses:

- (1) Dance hall.
- (2) Furniture, auction sale.
- (3) Night club.
- (4) Penal or correctional institutions for insane, feeble-minded, liquor, or narcotic.
- (5) Skating rink.
- (6) Beer tavern.
- (7) Brewery.
- (8) Soap compounding (washing compound manufacture).
- (9) Airplane repair and manufacture.
- (10) Boiler manufacture and repair of boilers not exceeding 15 hp.
- (11) Carpet cleaning if no dust proof cleaning rooms in which dust catching, washing, and scouring equipment is provided.
- (12) Cotton ginning and bailing.
- (13) Cotton seed products manufacture.
- (14) Rock crushing.
- (15) Sand and gravel pits.
- (16) Storage battery manufacture.
- (17) Any use which involves a process which would emit dust, objectionable odors, excessive noise, and excessive vibration outside the walls of buildings. *See Appendix A.* (Ord. No. 6271)

(18) Industrial (outside) not potentially incompatible use limited to a concrete batch plant. [SUP]

(19) Industrial (outside) potentially incompatible use limited to an asphalt batch plant. [SUP]

SEC. 51P-5.1058. PLATTING.

The area located north of Casa View Heights 7 and 8, between Garland Road and Shiloh Road, having a depth of 630 feet, must be platted with the equivalent of four rows of residential lots facing on two streets. Before any permit may be issued for industrial uses within the area located to the north as described in Ordinance 6271, the railroad company must build or cause to be built houses. These houses must be comparable in size and quality to those immediately south. (Ord. No. 6271)

SEC. 51P-5.1069. LANDSCAPING.

(a) A 20-foot buffer strip must be provided immediately to the north of the platted area. A chain link or solid fence with a row of shade trees must be provided within this buffer strip. The shade trees must be placed 40 feet on center. The trees must be maintained in a healthy, growing condition at all times.

(b) A row of shade trees must be located between Garland Road and the Santa Fe mainline right-of-way. These trees must be placed 40 feet on center. The plantings must begin at the main entrance to the industrial area and continue north to a point opposite the intersection of Lippett Avenue and Garland Road, as shown on the approved site plan. (Ord. No. 6271)

SEC. 51P-5.10710. ENTRANCES.

The main entrance to the proposed industrial area must be provided as shown on the approved site plan. All other entrances to the property from Garland Road, if any, must be grade separations at such points where they can be constructed. Any other entrances required to gain access to the Property must be located on Groves Road or Shiloh Road. (Ord. No. 6271)

SEC. 51P-5.10811. STREETS.

No streets may extend southward from the area described in Ordinance No. 6271 to the area which is to be developed with single family homes. (Ord. No. 6271)

SEC. 51P-5.10912. DEDICATIONS.

Dedications must be made for the widening of Groves Road as a major thoroughfare in accordance with requirements of the major street plan of the City of Dallas. The widening of Groves Road will serve as an extension of Northwest Highway and Shiloh Road. (Ord. No. 6271)

SEC. 51P-5.14013. SERVICE ROADS.

(a) The service road along Garland Road must be eliminated. Five means of ingress and egress are permitted, one for each of the five lots shown on the approved site plan. The minimum distance between each opening must be recommended by the Department of Public Works and Transportation.

(b) The service road along Shiloh Road must be eliminated. Two openings must be provided for ingress and egress at Western Auto and one for each of the three proposed east-west streets shown on the site plan.

(c) The service road adjacent to the overpass on Groves Road must be eliminated. Approximately 980 feet of service road must be constructed which will extend westward from Shiloh Road. (Ord. Nos. 6271; 8931)

SEC. 51P-5.14414. BUILDING LINES.

(a) Development of the industrial area must generally conform with the site plan approved by the city plan commission. All building lines shown on the site plan must be observed in the construction of buildings. The city plan commission must approve all final plans when they are submitted for building permits.

(b) A 50-foot building line must be maintained along Garland Road. If there is a loading dock on the front of the building, a 100-foot setback from Garland Road must be provided. (Ord. Nos. 6271; 8931)

SEC. 51P-5.14215. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications to the satisfaction of the director of public works and transportation.

(b) No certificate of occupancy may be issued by the building official until there has been a full compliance with the provisions of this article and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 6271; 8931)

~~[SEC. 51P-5.113. ZONING MAPS.~~

~~PD 5 is located on Zoning Map Nos. F-10, F-11, G-10, and G-11.]~~

SEC. 51P-5.14416. PLAN HISTORY.

(a) Development of the Property must comply with the plans and portions of plans approved by the city council that have not been superseded. The following plan history chart

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contains entries indicating that some plans have been amended or superseded. This information is provided only to aid in the interpretation of plans and does not represent a legal conclusion as to whether a plan has actually been amended or superseded.

(b) The following chronological history of plans is provided for PD 5:

<u>CC APPROVAL</u>	<u>PLAN NO.</u>	<u>DESCRIPTION</u>
8/16/54	1(Exhibit 5A)	Ordinance No. 6271 grants a special permit for limited Manufacturing-1 uses, subject to the approved plan attached.
5/11/59	2 (Exhibit 5B)	Site plan amendment.
9/5/61	3	Ordinance No. 8931 amends Ordinance No. 6271. No record exists of the site plan approved in connection with this ordinance.
2/5/62	4 (Exhibit 5C)	A site plan for an office and warehouse addition for 3-M Co. at La Fonda and Santa Fe is approved for the southwest corner of the PD. This plan is a partial amendment to Plan No. 2 (Exhibit 5B).
4/29/63	5 (Exhibit 5D)	A site plan for the American Beauty Building on Santa Anna Street is approved.
8/26/68	6 (Exhibit 5E)	A site plan for loading dock facilities for Santa Fe Railroad is approved. This is a new conceptual plan for part of the Property.
6/2/69	7 (Exhibit 5F)	A site plan for a warehouse addition for 3-M Co. at La Fonda and Santa Fe is approved. This plan supersedes Plan No. 4 (Exhibit 5C).
9/2/69	8 (Exhibit 5G)	A site plan for the Santa Fe Freight House is approved. This plan is a partial amendment to Plan No. 2 (Exhibit 5B).
4/20/70	9 (Exhibit 5H)	A site plan for Santa Fe Railroad Check Station is approved. This plan supersedes part of the conceptual plan and amends Plan No. 6 (Exhibit 5E).
6/7/71	10 (Exhibit 5I)	A site plan for the addition of a portable office building at Garland Road, southeast of Groves Road, is approved for Morgan Building Co.
9/20/71	11 (Exhibit 5J)	A site plan to eliminate bells at the railroad crossing at the intersection of Santa Anna Avenue and Garland Road is approved.
3/6/72	12 (Exhibit 5K)	A site plan for Williams Craft, Inc. is approved.
2/19/73	13 (Exhibit 5L)	A site plan for property located along Santa Anna is approved in connection with Ordinance No. 13988.

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5/7/73	14 (Exhibit 5M)	A site plan for Western Electric is approved in connection with Ordinance No. 14087.
1/28/74	15 (Exhibit 5N)	A site plan for the Sears Terminal Freight Facility is approved. The site is located along East Northwest Highway. This site plan amends Plan No. 8 (Exhibit 5G).
3/21/77	16 (Exhibit 5O)	A site plan is approved which amends Ordinance No. 8931.

(c) Development on the Property must comply with the exhibits listed in Subsection (b).

**CPC RECOMMENDED SUP CONDITIONS
(Asphalt Batch Plant)**

1. USE: The only use authorized by this specific use permit is an industrial (outside) potentially incompatible use limited to an asphalt batch plant.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC's Recommendation:

3. TIME LIMIT: This specific use permit automatically terminates on (four-years from the passage of the ordinance) but is eligible for one automatic renewal for an additional four-year period, 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. This specific use permit automatically terminates on (two-years from the passage of the ordinance). The deadline for application for automatic renewal is strictly enforced).

Staff's Recommendation:

3. TIME LIMIT: This specific use permit automatically terminates on (two-years from the passage of the ordinance)

4. FENCE:
 - i. A maximum nine-foot-tall fence is required parallel to the entirety of Northwest Highway frontage, allowing openings at the curb cut for gating and entry as shown on the attached site plan.
 - ii. A maximum nine-foot-tall fence is required along the eastern property line from the front fence to the southern end of the parking lot as shown on the attached site plan.
5. INGRESS/EGRESS: All drives and travel paths throughout the site must be paved per City paving and drainage Engineering requirements.
6. LANDSCAPING: Landscaping must be provided and maintained in accordance with the attached site plan.

7. DUST CONTROL:

The following conditions must be met on an ongoing basis:

- i. All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.
- ii. During operations, all stockpiles must be sprinkled with water or chemicals to eliminate visible dust emissions.
- iii. Spillage of materials must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and vehicle traffic are minimized.
- iv. Emissions from the drum dryer must be vented to a fabric filter baghouse. The baghouse must be installed in accordance with the manufacturer's specifications and operated properly. No visible emissions may leave the site.
- v. To avoid overloading, a mechanism must be installed on each asphalt storage silo that warns operators when a silo is full.

B. A ground and dust control plan incorporating existing and proposed infrastructure, as required by conditions (i) through (iii) above, must be documented in written form and delivered to the Director of Environmental and Health Services and the Director of Sustainable Development and Construction prior to issuance of final inspection for a Certificate of Occupancy.

C. An annual air emission compliance report must be submitted to the Current Planning Division for review by the Environmental Quality & Sustainability Division.

8. OUTSIDE STORAGE: Materials stored outside must be located in bins that are screened on three sides by a 10-foot-high solid screening walls.

9. PARKING: Parking must be located as shown on the attached site plan.

10. SCREENING: A minimum eight-foot-high screening fence must be provided in the location shown on the attached site plan. The fence must either be solid to provide screening of the interior of the Property.

11. STOCKPILE: A maximum height of 20 feet high is allowed in the location shown on the site plan.

12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

13. 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.

**CPC RECOMMENDED SUP CONDITIONS
(Concrete Batch Plant)**

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use limited to a concrete batch plant.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC's Recommendation:

3. TIME LIMIT: This specific use permit automatically terminates on (four-years from the passage of the ordinance) but is eligible for one automatic renewal for an additional four-year period, 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. This specific use permit automatically terminates on (two-years from the passage of the ordinance). The deadline for application for automatic renewal is strictly enforced).

Staff's Recommendation:

3. TIME LIMIT: This specific use permit automatically terminates on (two-years from the passage of the ordinance)

4. FENCE:
 - i. A maximum nine-foot-tall fence is required parallel to the entirety of Northwest Highway frontage, allowing openings at the curb cut for gating and entry as shown on the attached site plan.
 - ii. A maximum nine-foot-tall fence is required along the eastern property line from the front fence to the southern end of the parking lot a shown on the attached site plan.
5. INGRESS/EGRESS: All drives and travel paths throughout the site must be paved per City paving and drainage Engineering requirements.
6. LANDSCAPING: Landscaping must be provided and maintained in accordance with the attached site plan.
7. DUST CONTROL:

The following conditions must be met on an ongoing basis:

- j. All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.
- ii. During operations, all stockpiles must be sprinkled with water or chemicals to eliminate visible dust emissions.
- iii. Spillage of materials must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and vehicle traffic are minimized.
- iv. Emissions from the drum dryer must be vented to a fabric filter baghouse. The baghouse must be installed in accordance with the manufacturer's specifications and operated properly. No visible emissions may leave the site.
- v. To avoid overloading, a mechanism must be installed on each asphalt storage silo that warns operators when a silo is full.

B. A ground and dust control plan incorporating existing and proposed infrastructure, as required by conditions (i) through (iii) above, must be documented in written form and delivered to the Director of Environmental and Health Services and the Director of Sustainable Development and Construction prior to issuance of final inspection for a Certificate of Occupancy.

C. An annual air emission compliance report must be submitted to the Current Planning Division for review by the Environmental Quality & Sustainability Division.

8. OUTSIDE STORAGE: Materials stored outside must be located in bins that are screened on three sides by a 10-foot-high solid screening walls.

9. PARKING: Parking must be located as shown on the attached site plan.

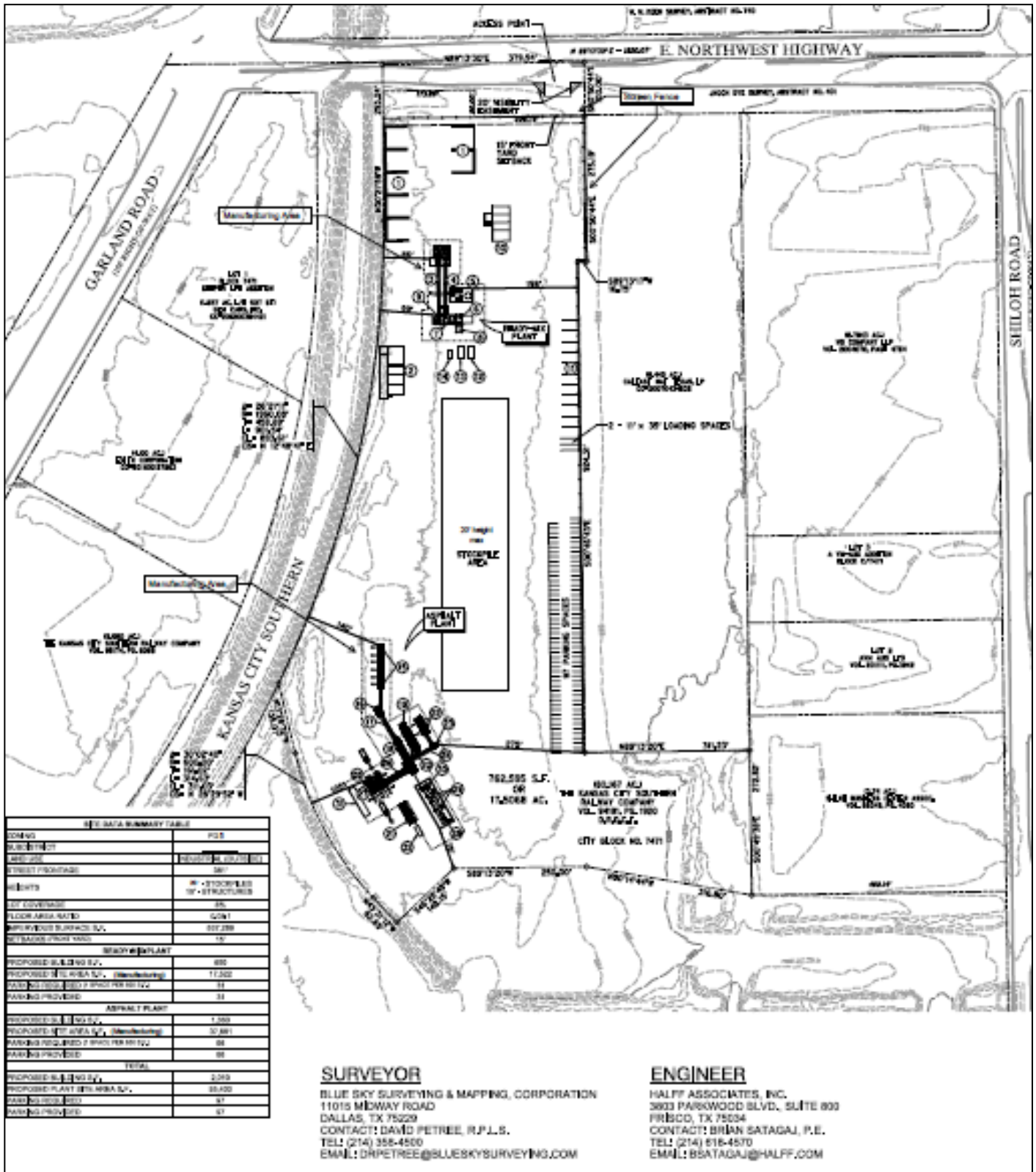
10. SCREENING: A minimum eight-foot-high screening fence must be provided in the location shown on the attached site plan. The fence much either be solid to provide screening of the interior of the Property.

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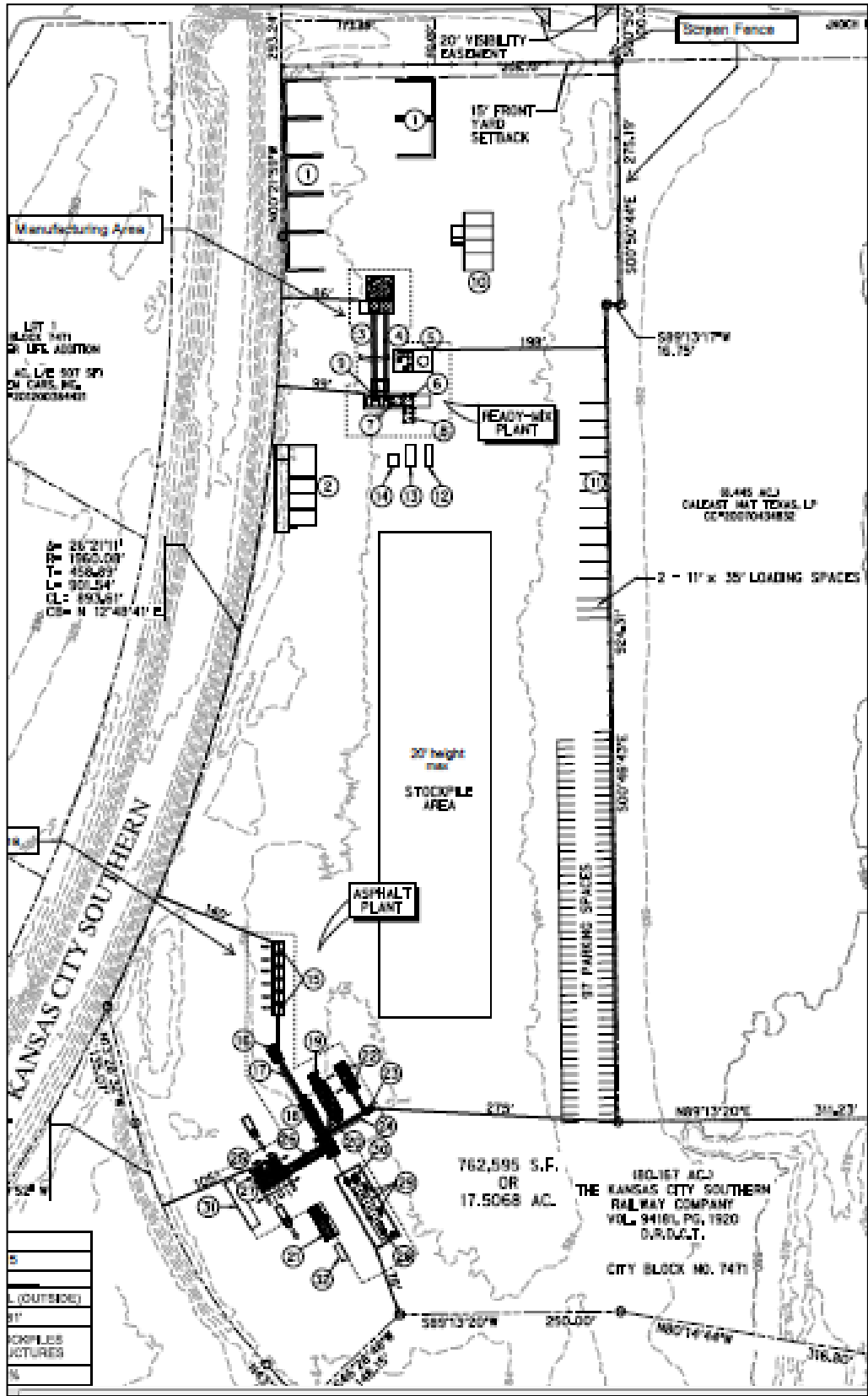
CPC APPROVED SITE PLAN

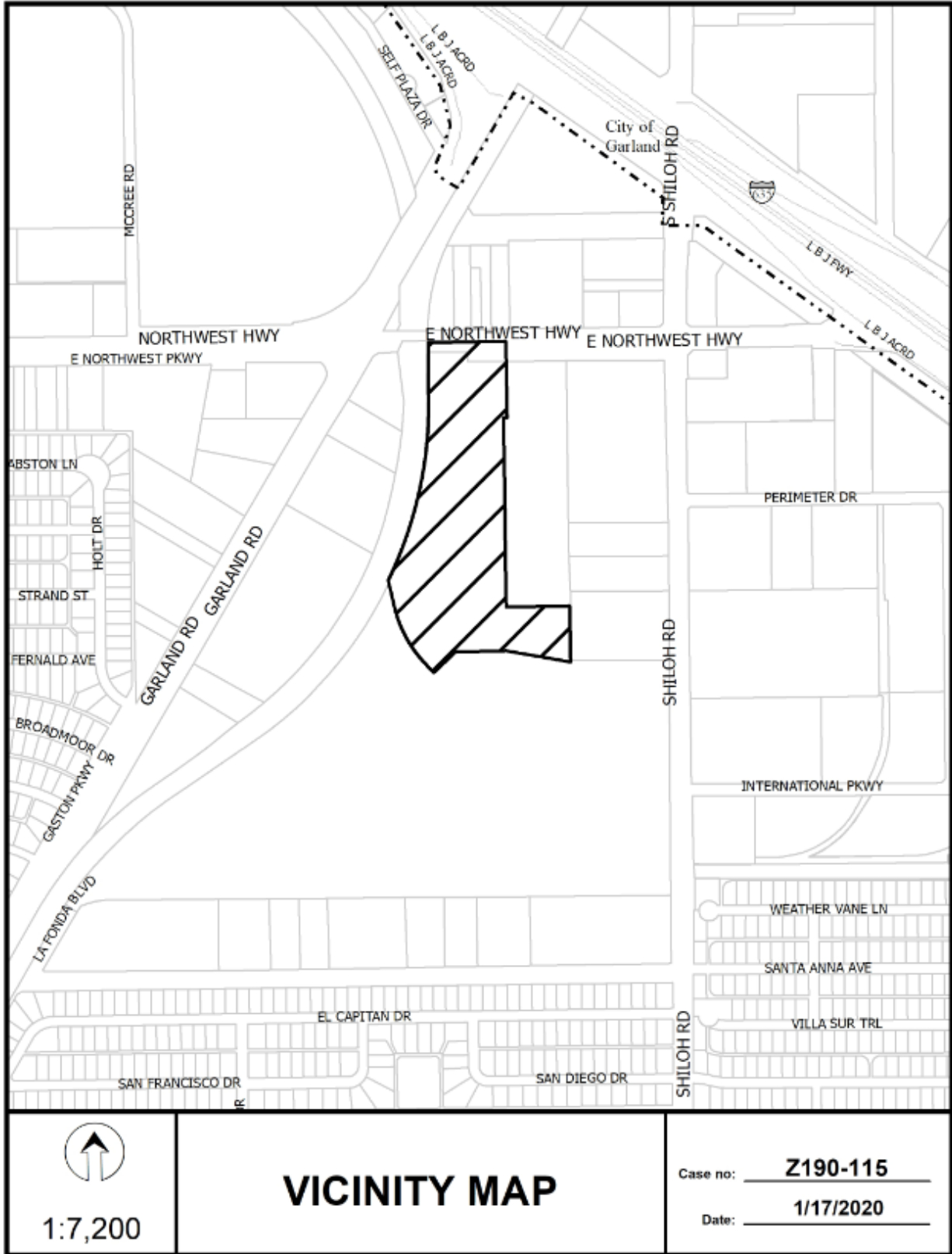


SURVEYOR
 BLUE SKY SURVEYING & MAPPING, CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TX 75229
 CONTACT: DAVID PETREE, R.P.L.S.
 TEL: (214) 358-4500
 EMAIL: DRPETREE@BLUESKYSURVEYING.COM

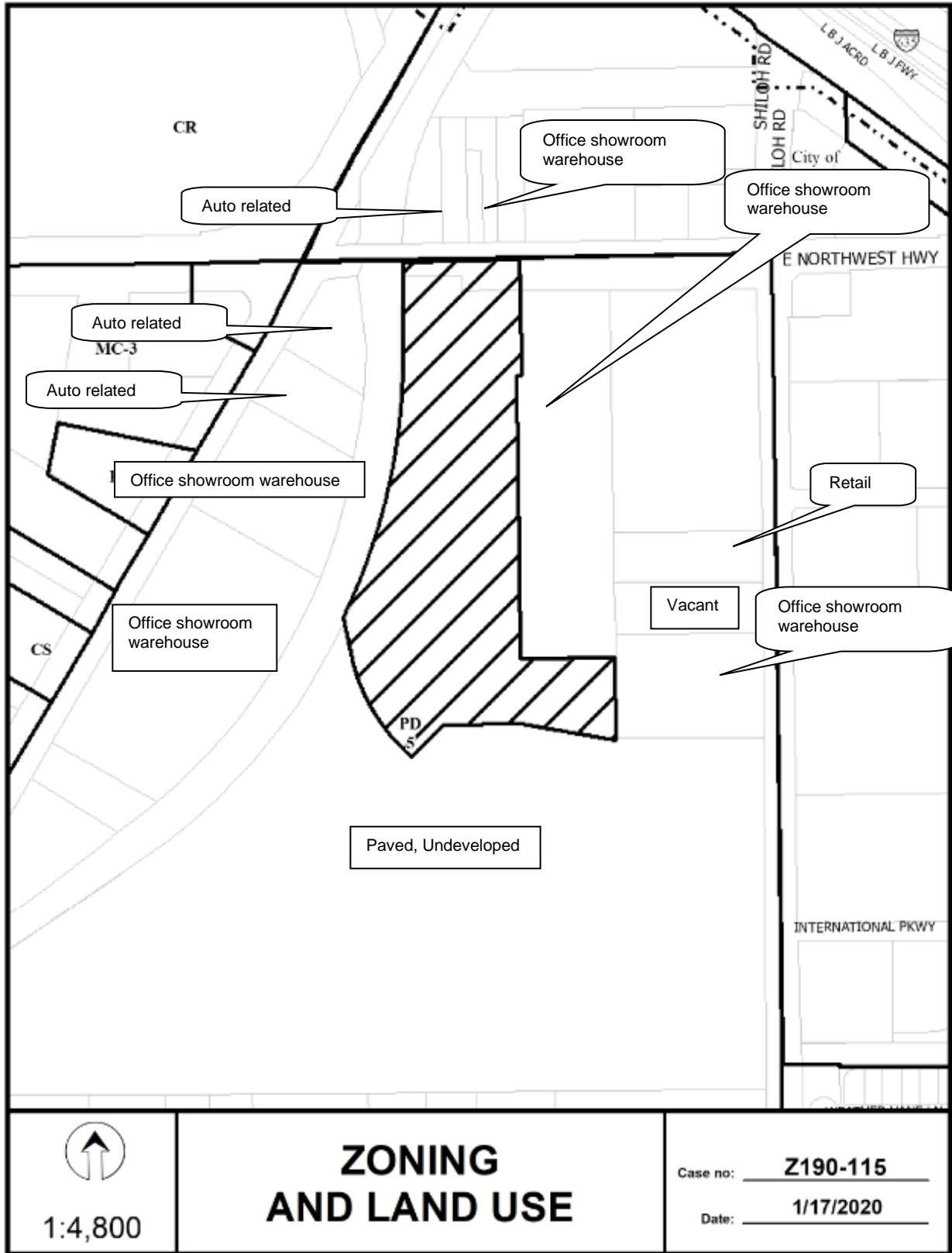
ENGINEER
 HALFF ASSOCIATES, INC.
 3933 PARKWOOD BLVD., SUITE 800
 FORT WORTH, TX 76104
 CONTACT: BRIAN SATAGAJ, P.E.
 TEL: (214) 616-4570
 EMAIL: BSATAGAJ@HALFF.COM

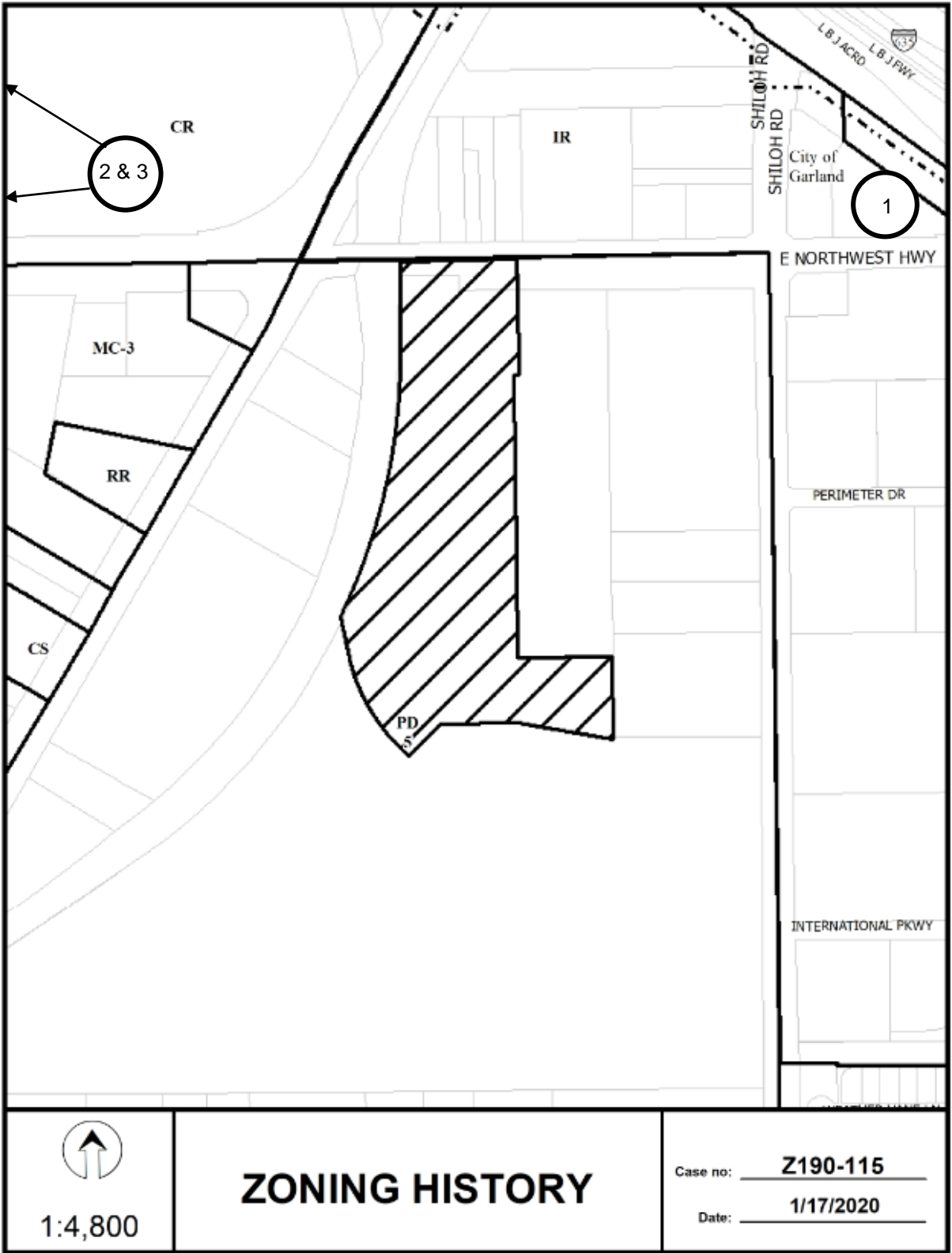
ENLARGED CPC APPROVED SITE PLAN

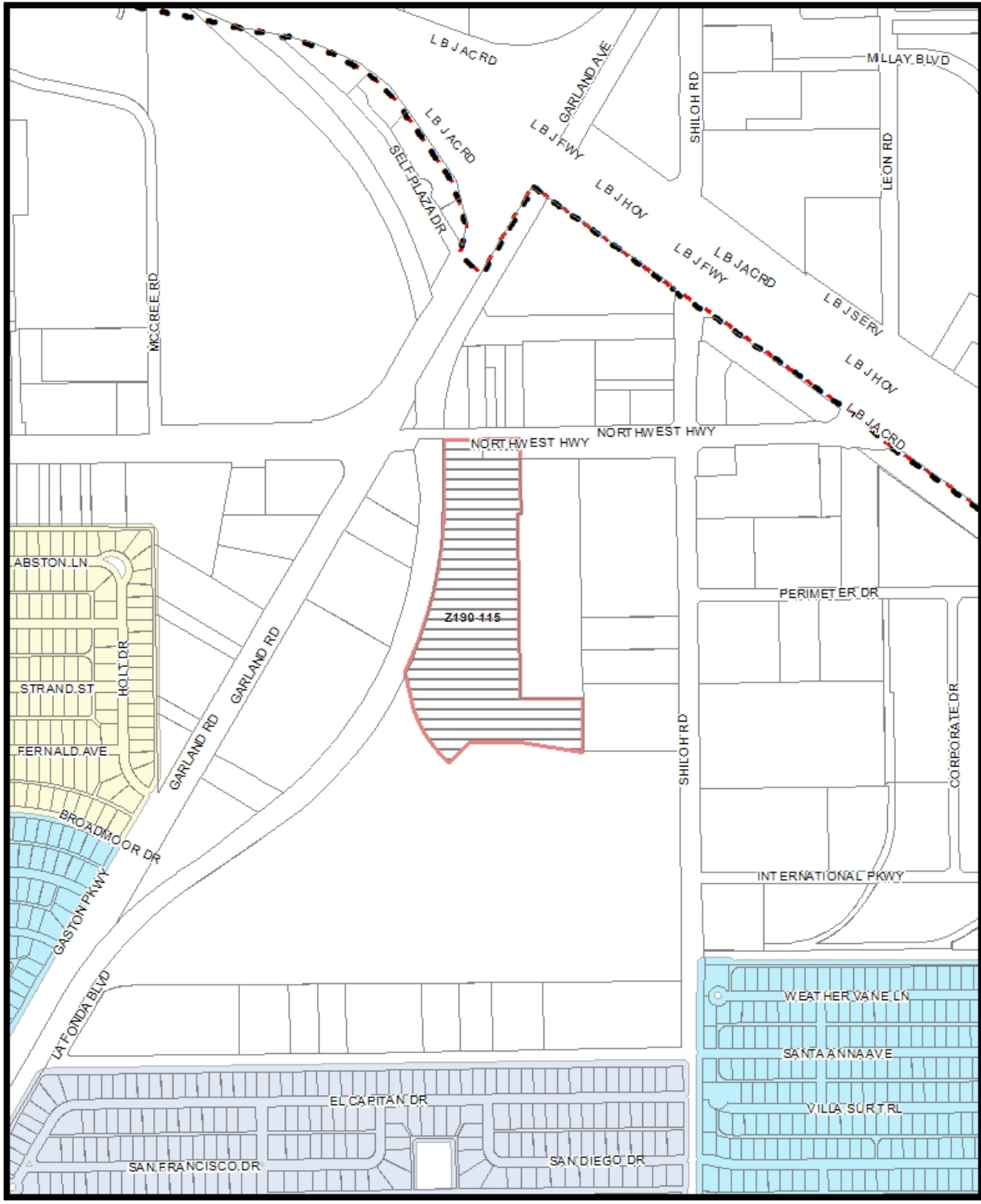












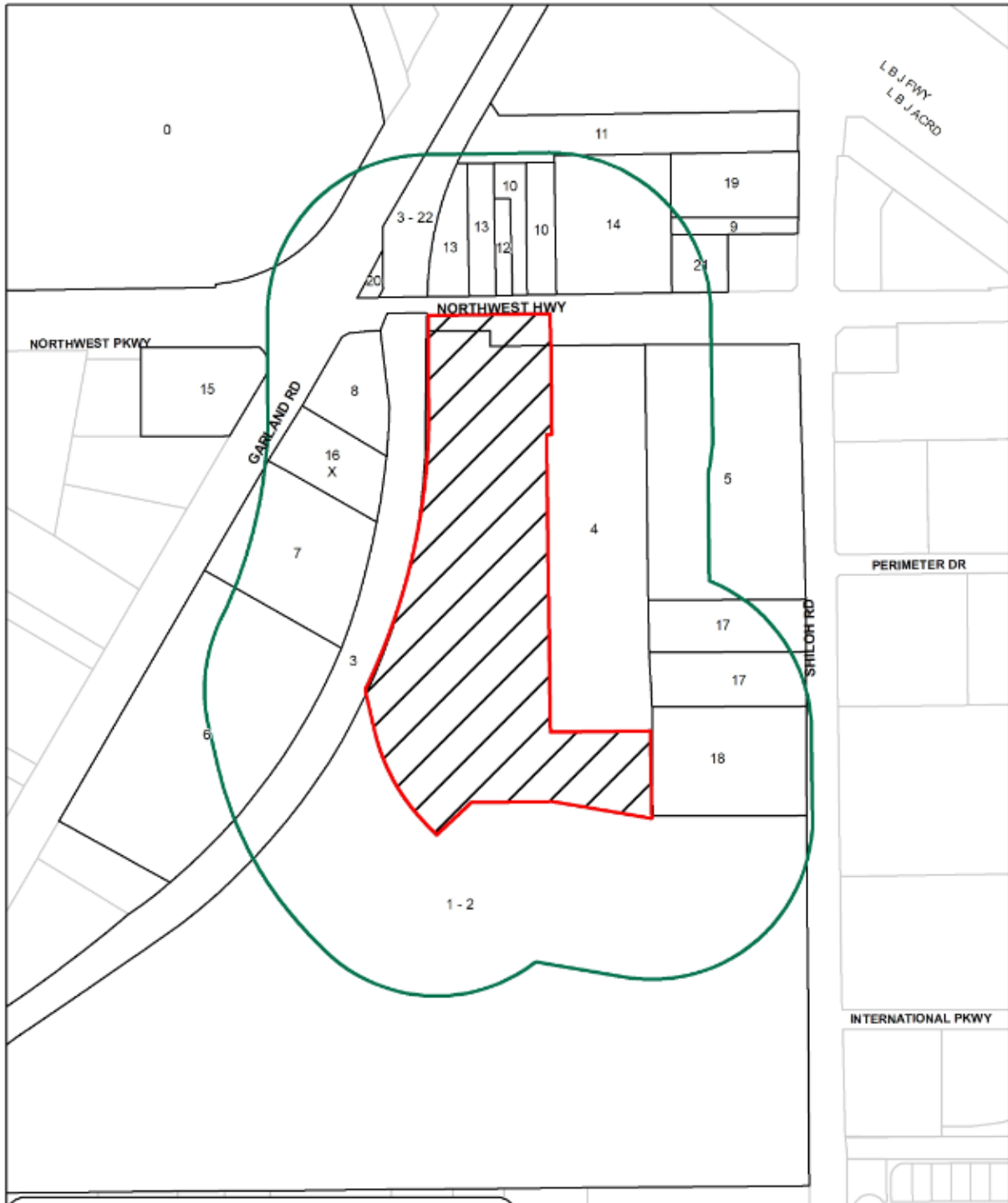
MVA Cluster A B C D E F G H I NA

 1:7,200

Market Value Analysis

Printed Date: 1/17/2020

CPC RESPONSES



<u>22</u>	Property Owners Notified (25 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>500'</u>	Area of Notification
<u>3/5/2020</u>	Date

Z190-115
CPC



1:4,800

03/04/2020

Reply List of Property Owners***Z190-115******22 Property Owners Notified******0 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	12230 E NORTHWEST HWY	KANSAS CITY SOUTHERN
	2	999 GARLAND RD	BLACKSTONE MINERALS
	3	99999 NO NAME ST	KANSAS CITY SOUTHERN RR
	4	12340 E NORTHWEST HWY	CALEAST NAT TX LP
	5	12141 SHILOH RD	FAINBARG I LP &
	6	12110 GARLAND RD	KANSAS CITY SOUTHERN
	7	12150 GARLAND RD	IESI TX CORP
	8	12182 GARLAND RD	GEM CARS INC
	9	12303 SHILOH RD	PAYNE WILLIAM INVEST
	10	12243 E NORTHWEST HWY	EUROPE MARKET LLC
	11	12200 SHILOH RD	ONCOR ELECRTC DELIVERY COMPANY
	12	12229 E NORTHWEST HWY	WIGGINS MICHAEL LLC
	13	12205 E NORTHWEST HWY	WA DIAMOND INC
	14	12343 E NORTHWEST HWY	PS TEXAS HOLDINGS LTD
	15	12100 E NORTHWEST HWY	QUIKTRIP CORP
X	16	12180 GARLAND RD	VERDE INVESTMENTS INC
	17	12045 SHILOH RD	AVM AUS LTD
	18	12015 SHILOH RD	DOUBLE-R SHILOH LLC
	19	12243 SHILOH RD	ALMARK HOLDING CORP
	20	12204 GARLAND RD	HARRISON MIKE
	21	12425 E NORTHWEST HWY	SLAXMI LLC
	22	99999 NO NAME ST	KANSAS CITY SOUTHERN RR