

FILE NUMBER: Z201-301(OA) **DATE FILED:** April 14, 2021

LOCATION: West line of North Walton Walker Road, north of West Davis Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 24.60 acres **CENSUS TRACT:** 107.01

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: Loop 12 HLB, LP

REQUEST: An application for a Planned Development District for MC-1 Multiple Commercial District and warehouse uses on a property zoned an MC-1 Multiple Commercial District.

SUMMARY: The purpose of the request is to allow for modified development standards primarily relating to setbacks and land uses to redevelop the site with a warehouse use.

CPC RECOMMENDATION: **Approval**, subject to a development plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The area of request contains 24.6 acres currently zoned an MC-1 Multiple Commercial District and is undeveloped.
- The existing MC-1 Multiple Commercial District 1 does not allow warehouse uses. However, rezoning it to a PD Planned Development District for MC-1 Multiple Commercial District and warehouse uses from being permitted and would prevent more intensive uses allowed within the IR Industrial Research District.
- The purpose of the request is to allow for the development of the property with two warehouse buildings. Building one is 159,512 square feet and has a height of 32 feet. Building two is 108,048 square feet and has a height of 32 feet, as well.

Zoning History:

There have been no new zoning requests in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
N. Walton Walker Road / 12 Loop	Expressway	600'
W Davis Street	Principal Arterial	100'

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. TxDOT approved access to this property.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies 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 OPPORTUNITIES

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.

Land Use:

	Zoning	Land Use
Site	MC-1	Vacant
North	MC-1	Vacant
East	MC-1	Public ROW
South	PD 868	Gas Station
West	IR	Vacant

Land Use Compatibility:

The 24.60-acre site is zoned an MC-1 Multiple Commercial District and is currently undeveloped. The MC-1 Multiple Commercial District does not allow warehouse uses. The applicant is seeking to develop two warehouse buildings on the property. Building one is 159,512 square feet and has a height of 32 feet. Building two is 108,048 square feet and has a height of 32 feet, as well. The proposed PD would allow this use by right while maintaining the underlying district uses. The intent of this proposal is to prevent more intensive uses that are generally allowed within the districts that allow the warehouse use.

Furthermore, the applicant is excluding the following uses within the proposed plan development district; labor hall (SUP), gas drilling and production (SUP), community service center (SUP), open-enrollment charter school or private school (SUP), public school other than an open-enrollment charter school (RAR), extended stay hotel or motel (SUP), overnight general purpose shelter, attached non-premise sign (SUP), alternative financial establishment (SUP), college dormitory or fraternity or sorority house, alcoholic beverage establishment, auto service center (RAR, commercial amusement inside and

outside (SUP), general merchandise or food store 100,000 square feet or more (SUP), mortuary, funeral home, or commercial wedding chapel, swap or buy shop (SUP), mini-warehouse (SUP), recycling buy-back center and recycling collection center.

Uses surrounding the request site consist of undeveloped tracts of land to the north and west, a fueling station with commercial parking to the south and east of the subject site is Walton Walker Road/ Loop 12 Expressway. The proposal for a warehouse use is suitable for this location because it is adjacent to commercial and industrial uses including a fueling station that serves semi-trucks. Staff supports the Planned Development District for MC-1 Multiple Commercial District and warehouse uses on the subject site as it is compatible with the surrounding uses in the area since, the proposed warehouse facility location is adjacent to the expressway and away from residential uses making it an ideal location of a logistic operations such as a warehouse.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: MC-1 Multiple Commercial District	15'	20' where adjacent to res. Other 0.	NA	70' RPS	80%	Commercial, Office Uses, Retail and Personal Services.
Proposed: Planned Development District for MC-1 Multiple Commercial District and warehouse uses	15'	20' where adjacent to res. Other 0	NA	70' RPS	80%	Commercial, Office Uses, Retail and Personal Services and Warehouse

The proposed height of 70 feet as a base meets the MC-1 Multiple Commercial District conditions and the proposed structures as described in the section above, are located at least 22.75 feet from the property line according to submitted development plan. Additionally, there are no residential zoning districts that would be affected by the RPS

requirements. Note that the development standards are not being amended in the proposed PD. The only change is the addition of the warehouse use.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking requirements for warehouse uses require one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet. Therefore, this development requires 108 off-street parking spaces, and four loading spaces. However, the development plan indicates that applicant is providing 163 parking spaces and 15 loading spaces. Therefore, the proposal exceeds the parking requirements.

Landscaping:

Landscaping of the property must be provided in accordance with 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 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 to orange, representing the weakest markets. The area of request is not within an identifiable MVA category and there are no MVA categories surrounding the property.

List of Partners/Principals/Officers

Loop 12 HLBJ, LP.
Loop 12 HLBJ Management LLC
HR Family Branch GP, LLC

Harlan R Crow – Chief Operating Officer
M. Kevin Bryant, Vice President
Susan K. Jackman, Vice President
William W McMahan, Vice President
Anne L. Raymond, Vice President
Rebecca M Caddell, Assistant Secretary
Michael D Crow, Manager
Susan T. Groenteman, Manager

CPC ACTION
APRIL 7, 2022

Motion: It was moved to recommend **approval** for a Planned Development District for MC-1 Multiple Commercial District and warehouse uses on a property zoned an MC-1 Multiple Commercial District, on the west line of North Walton Walker Road, north of West Davis Street with the following change: 51P.09(b) read “Residential proximity slope applies to this site.”.

Maker: Carpenter
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Anderson, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Popken, Stanard,
Kingston, Rubin

Against: 0
Absent: 2 – Haqq, Hampton
Vacancy: 2 - District 3, District 7

Notices:	Area: 500	Mailed: 18
Replies:	For: 1	Against: 0

Speakers: For: Rob Baldwin, 3904 Elm Street, Dallas TX 75226

Z201-301(OA)

CPC ACTION
MARCH 24, 2022

Motion: In considering an application for a Planned Development District for MC-1 Multiple Commercial District and warehouse uses on a property zoned an MC-1 Multiple Commercial District, on the west line of North Walton Walker Road, north of West Davis Street, it was moved to **hold** this case under advisement until April 7, 2022.

Maker: Carpenter
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 2 - Popken, Anderson
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 18
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC RECOMMENDED

ARTICLE _____.

PD _____.

SEC. 51P-_____.101. LEGISLATIVE HISTORY.

PD _____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P-_____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at the west side of North Walton Walker Boulevard, north of West Davis Street. The size of PD _____ is approximately 24.6 acres.

SEC. 51P-_____.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) MESSAGE ESTABLISHMENT and MESSAGE mean a message establishment or message as defined by Texas Occupation Code Chapter 455, as amended.
- (c) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (d) This district is considered to be a nonresidential zoning district.

SEC. 51P-_____.104. EXHIBIT.

The following exhibit is incorporated into this article:

- (1) Exhibit ___A: development plan.

SEC. 51P-_____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (A) Agricultural uses.
 - Crop production.
- (B) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Medical or scientific laboratory. *[SUP]*
- (C) Industrial uses.
 - Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
- (D) Institutional and community service uses.
 - Adult day care facility.
 - Cemetery or mausoleum. *[SUP]*
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Convent or monastery.
 - Hospital. *[SUP]*
 - Library, art gallery, or museum.
- (E) Lodging uses.
 - Hotel or motel. *[RAR] or [SUP] [See Section [51A-4.205\(1\).](#)]*
- (F) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office.

(H) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

(J) Retail and personal service uses.

- Animal shelter or clinic without outside runs. *[RAR]*
- Business school.
- Commercial parking lot or garage. *[RAR]*
- Convenience store with drive-through. *[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.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service use. *[massage establishments are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section [51A-4.211.](#)]*

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section [51A-4.212\(4\)](#).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[See Section [51A-4.212\(10.1\)](#).]*
- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[See Section [51A-4.213 \(11.2\)](#).]*
- Recycling drop-off for special occasion collection. *[See Section [51A-4.213 \(11.3\)](#).]*
- **Warehouse.**

SEC. 51P-____.108.

ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-____.109.

YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MC-1 Multiple Commercial District apply.

(b) **"Residential proximity slope applies to this site."**

SEC. 51P- _____.110.

OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X. For the purposes of landscaping, this Property is treated as an industrial district if it is used for warehouse uses.

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.113. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P- _____.114. DESIGN STANDARDS.

(a) Applicability. This section applies only to a building that contains a warehouse use.

(b) Definitions. The following definitions apply in this section:

(1) **FACADE WALL** means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses usable space. Where separate faces are oriented in the same direction, or in the directions within 45 degrees of one another, they are considered as part of a single facade wall.

(2) **PRIMARY FACADE WALL** means a facade wall facing North Walton Walker Blvd Frontage Road.

(3) **REAR FACADE WALL** means a facade wall facing West to Mountain Creek.

(4) **SIDE FACADE WALL** means any facade wall that is not a primary facade wall or a rear facade wall.

(c) Facade walls. Primary facade walls and side facade walls must incorporate at least three of the following design elements, and rear facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections that have a relief of a minimum of 1-1/2 inches such as patterns, offsets, reveals, or projecting ribs.

(2) Awnings, canopies, covered walkways, or porticos.

(3) Display windows, faux windows, or decorative windows.

(4) A repeating pattern of clerestory windows along the facade wall.

(5) Trim or accent elements using decorative contrasting colors or decorative accent lighting of at least 10 percent of the area of the facade wall exclusive of fenestration.

(6) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 50 feet.

(d) Primary entrance. The primary entrance must be architecturally prominent and clearly visible from the abutting street, at least three of the following design elements are required at the primary entrance:

(1) Architectural details such as metal canopies and curtain wall glass.

(2) Integral wing walls that incorporate landscaping or screening of truck court.

(3) Prominent features, such as increased parapet heights at corner entrances.

(4) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(e) Materials and colors.

(1) No more than 85 percent of the area of a facade wall, exclusive of fenestration, may have a single material or color.

(2) It is recommended that the following materials are only used on rear facade walls:

(A) Smooth-faced concrete block that is non-tinted or non-burnished.

- (B) Painted Tilt-up concrete panels.
- (C) Prefabricated concrete panels.

(f) Illumination. Light standards located within off-street parking or vehicle storage areas must have a maximum height of 40 feet. Corresponding light sources must be directed downward and covered by shielded type fixtures (e.g., full cutoff) and be installed to reduce glare and the consequent interference with boundary streets.

SEC. 51P- ____ .115. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

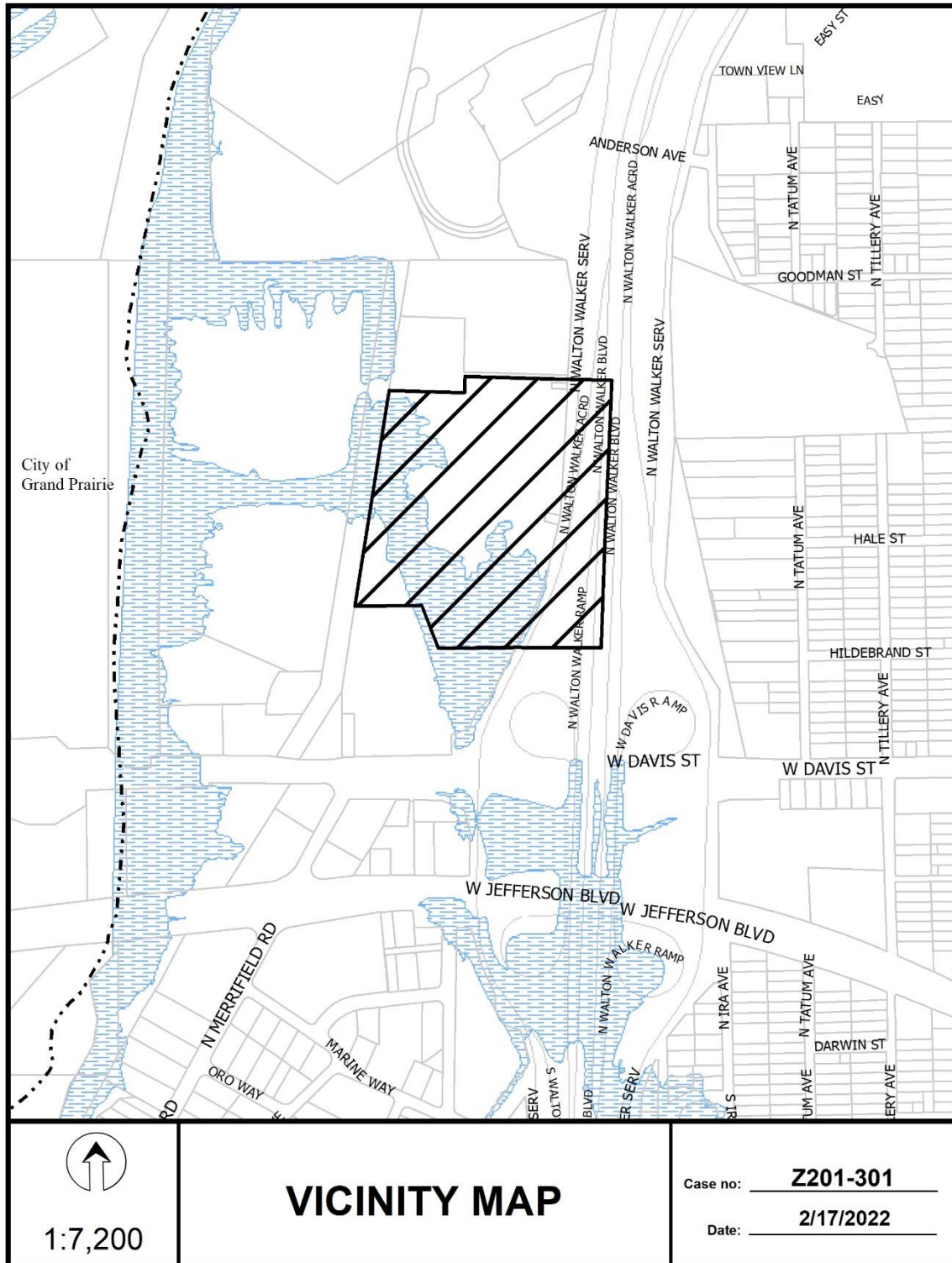
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .116. COMPLIANCE WITH CONDITIONS.

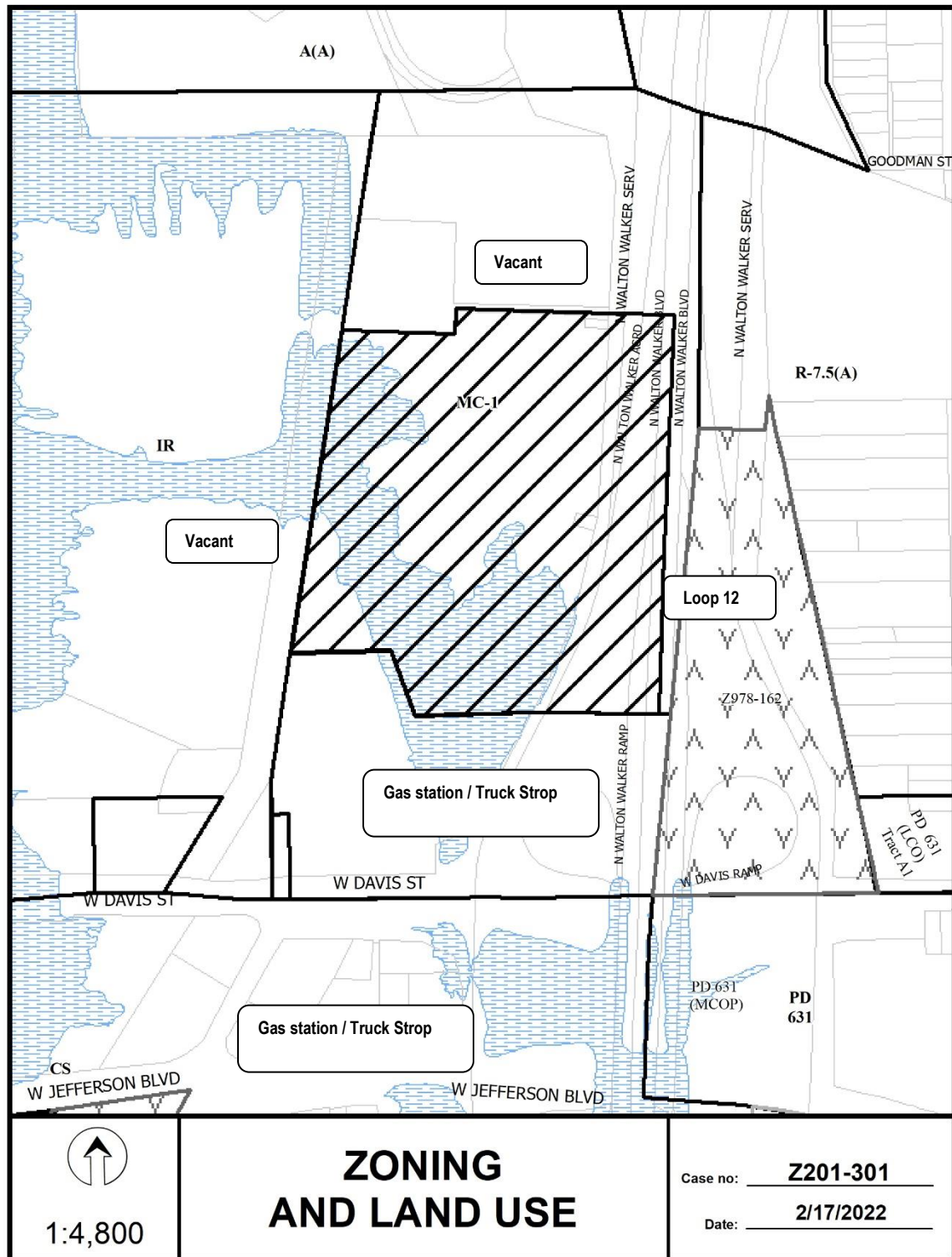
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

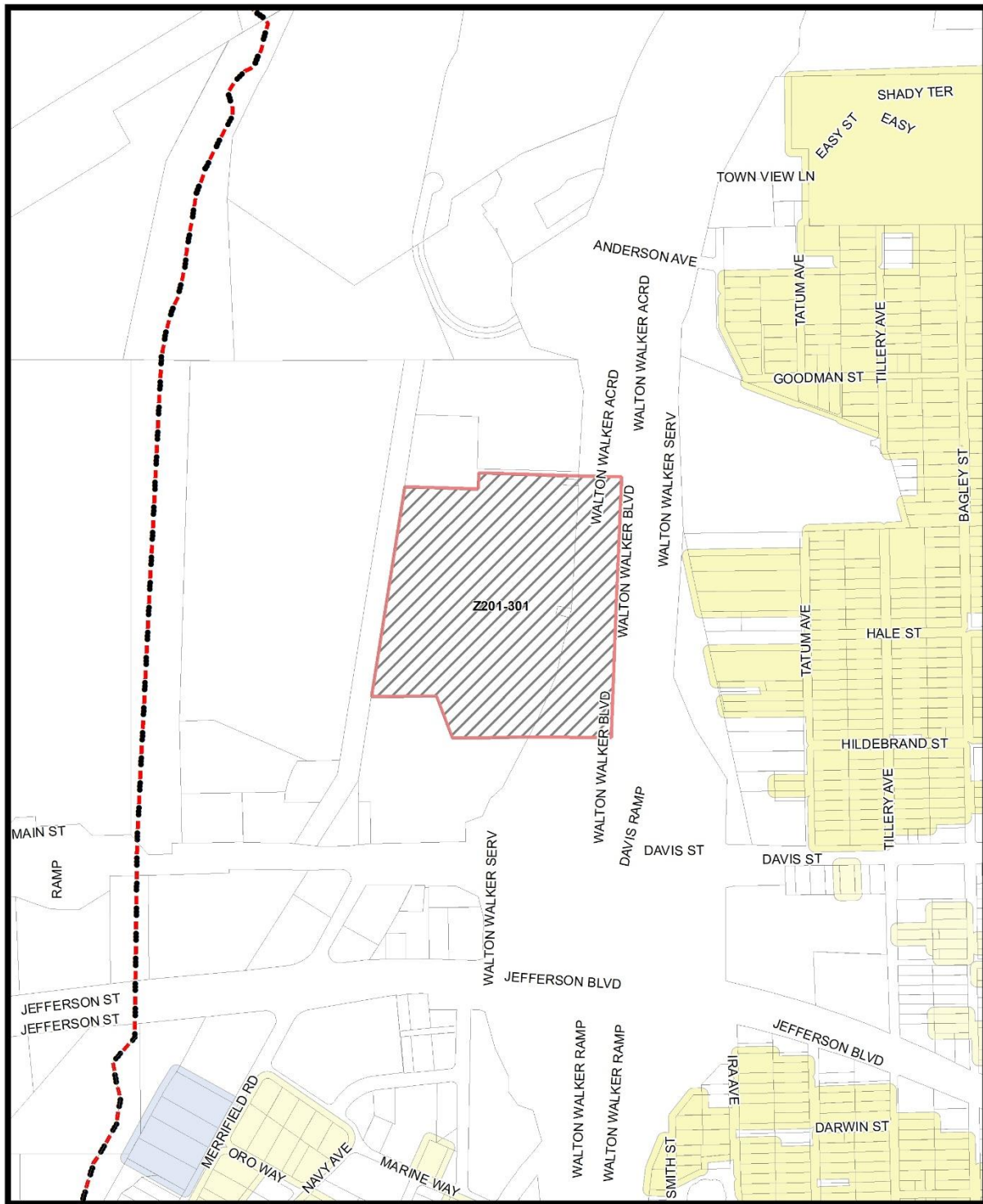
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.











Market Value Analysis A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 2/17/2022



Z201-301(OA)

04/06/2022

Reply List of Property Owners

Z201-301

18 Property Owners Notified

1 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	5850 W DAVIS ST	MILLER MIKE
	2	5850 W DAVIS ST	LOOP 12 HLBJ LP
	3	1000 N WALTON WALKER BLVD	SPRINGFUL PROPERTIES LLC
O	4	1200 N WALTON WALKER BLVD	P D ENGLAND LTD
	5	1200 WALTON WALKER BLVD	1200 NORTH WALTON WALKER LP
	6	5901 W DAVIS ST	HEIDARIAN ASADOLLAH & BRUCE
	7	5900 W DAVIS ST	KAMY REAL PPTY TRUST
	8	1000 N WALTON WALKER BLVD	ONCOR ELECRTIC DELIVERY COMPANY
	9	5900 W DAVIS ST	4GG HOMES LLC
	10	1000 N WALTON WALKER BLVD	MATCH BOX AUTO RECYCLERS LLC
	11	913 N TATUM AVE	BARRON RICARDO
	12	923 N TATUM AVE	ARVILLA GLEN
	13	1009 N TATUM AVE	BGT PROPERTIES LLC
	14	1015 N TATUM AVE	PRO MANNA ENTERPRISES LLC
	15	1031 N TATUM AVE	QUEZADA CARLOS &
	16	1037 N TATUM AVE	WALLACE CHRISTOPHER
	17	5909 W DAVIS ST	QT SOUTH LLC
	18	6011 W DAVIS ST	HANEEN INVESTMENTS LLC