

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.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Denial.

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.

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 Cvrg.	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.

**CPC Action
September 19, 2024**

Motion: It was moved to recommend **approval** of an application for a CS Commercial Service District, subject to deed restrictions volunteered by the applicant at the hearing, on property zoned an R-7.5(A) Single Family District, on the southwest line of C. F. Hawn Freeway, between Silverado Drive and Jordan Valley Road.

Maker: Blair
Second: Wheeler-Reagan
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan, Blair,
Sleeper, Housewright, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Eppler
Vacancy: 1 - District 12

Notices: Area: 300 Mailed: 21
Replies: For: 3 Against: 0

Speakers: For: Dennis Thomas, 12150 C.F. Hawn Frwy., Dallas, TX, 75253
Tyler Thomas, 12150 C. F. Hawn Frwy., Dallas, TX, 75253
Joe Feagin, 577 Country Club Rd., Fairview, TX, 75069
David Carranza, 14464 Kleberg Rd., Dallas, TX, 75253
Jessica Ramirez, 272 W. Lawson Rd., Dallas, TX, 75253
Against: None

**CPC Action
August 22, 2024**

Motion: In considering an application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District, on the southwest line of C. F. Hawn Freeway, between Silverado Drive and Jordan Valley Road, it was moved to **hold** this case under advisement until September 19, 2024.

Maker: Blair
Second: Shidid
Result: Carried: 12 to 0

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For: 12 - Chernock, Hampton, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Hall, Kingston, Rubin

Against: 0

Absent: 2 - Herbert, Eppler

Vacancy: 1 - District 12

Notices: Area: 300 Mailed: 21

Replies: For: 3 Against: 0

Speakers: For: Dennis Thomas, 12150 C.F. Hawn Fwy., Dallas, TX, 75253
Tyler Thomas, 12150 C.F. Hawn Fwy., Dallas, TX, 75253
David Carranza, 14464 Kleberg Rd., Dallas, TX, 75253

For (Did not speak) : Joe Feagin, 577 Country Club Rd., Fairview, TX, 75069

Against: None

Z223-302(GB)

List of Officers

Clay Structures, Inc.

Dennis and Debra Thomas, Owners

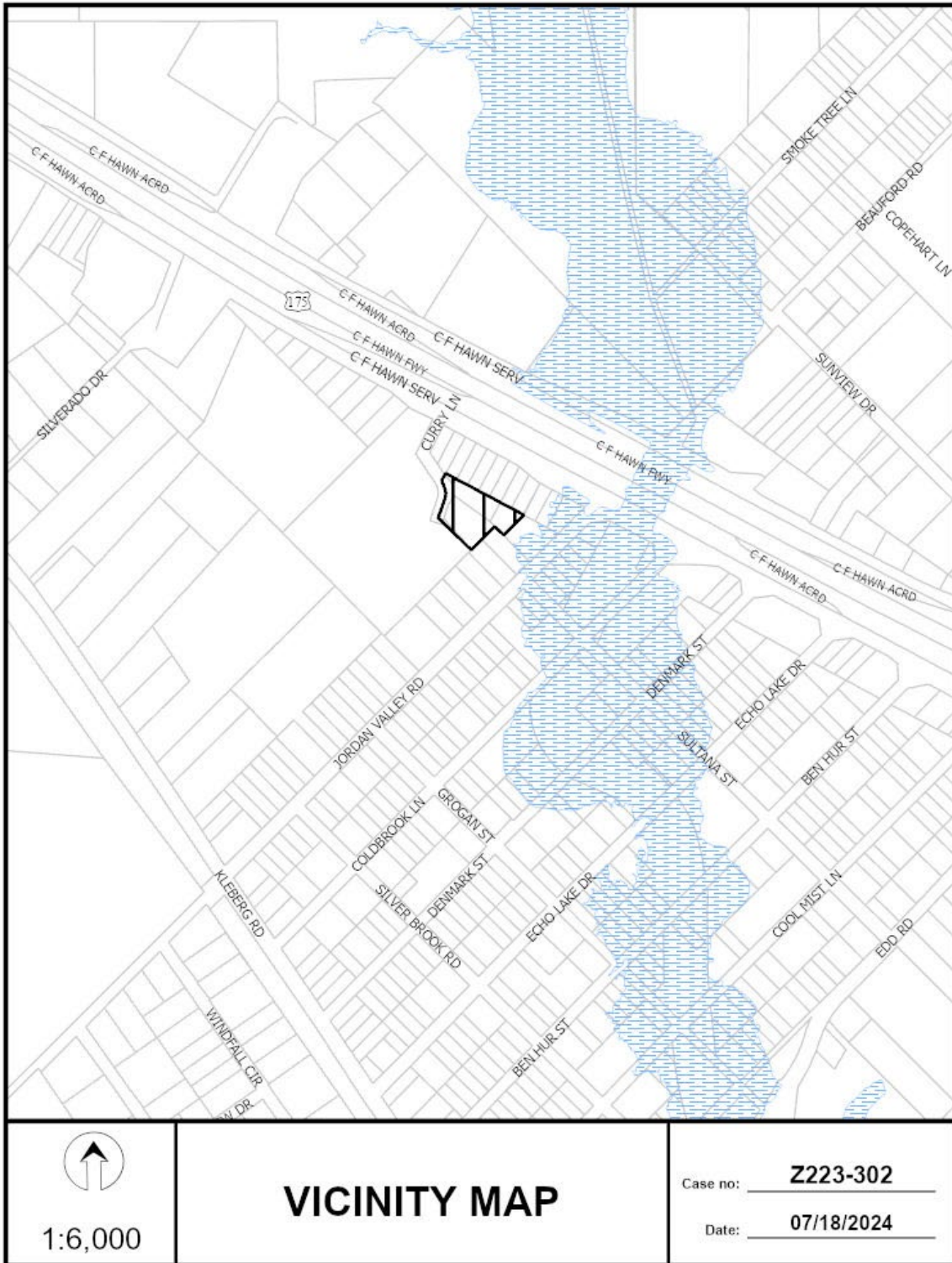
APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

The Owner does hereby impress all of the Property with the following deed restrictions (collectively, the "Restrictions"), to wit:

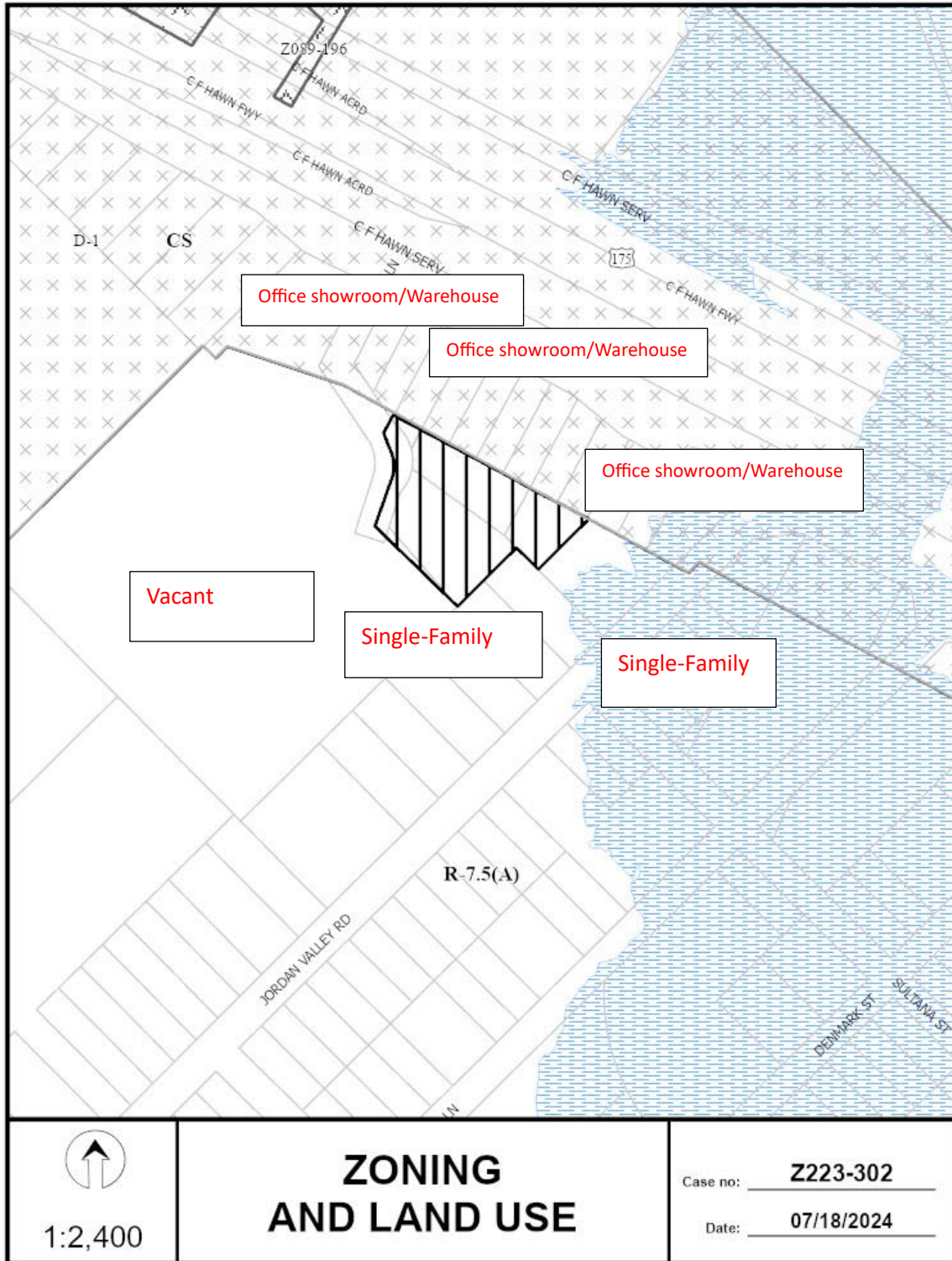
Commercial bus station and terminal
Commercial cleaning or laundry plant
Electronics service center
Job or lithographic printing
Machinery, heavy equipment, or truck sales and services
Medical or scientific laboratory
Vehicle or engine repair or maintenance
Gas drilling and production
Industrial (inside) for light manufacturing
Temporary concrete or asphalt batching plant
Cemetery or mausoleum
Extended stay hotel or motel
Lodging or boarding house
Overnight general purpose shelter
Carnival or circus (temporary)
Alternative financial establishment
Financial institution without drive-in window
Financial institution with drive-in window
Medical clinic or ambulatory surgical center
Private recreation center, club, or area
College dormitory, fraternity house, or sorority house
Alcoholic beverage establishments
Ambulance service
Animal shelter or clinic without outside runs
Animal shelter or clinic with outside runs
Auto service center
Business school
Car wash
Commercial amusement (inside)
Commercial amusement (outside)
Convenience store with drive-through
Drive-in theater
Dry cleaning or laundry store
Furniture store
Household equipment and appliance repair
Liquefied natural gas fueling station
Liquor store
Motor vehicle fueling station
Paraphernalia shop
Pawn shop

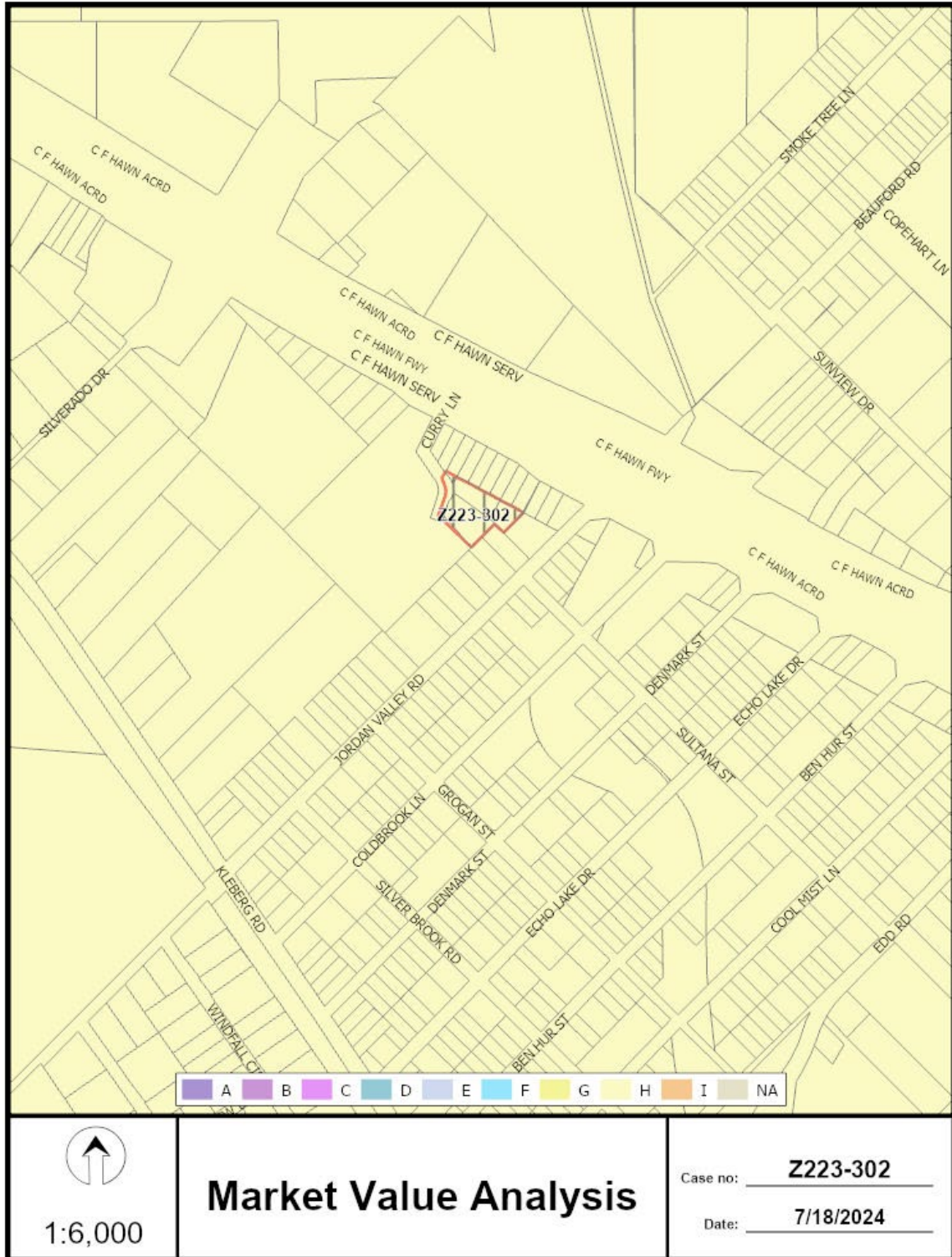
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Taxidermist
Transit passenger shelter
Transit passenger station or transfer center
Commercial radio or television transmitting station
Electrical substation
Contractor's maintenance yard
Freight terminal
Manufactured building sales lot
Mini-warehouse
Petroleum product storage and wholesale











21	Property Owners Notified (33 parcels)
3	Replies in Favor (15 parcels)
0	Replies in Opposition (0 parcels)
300'	Area of Notification
8/22/2024	Date

Z223-302
CPC



1:2,400

09/18/2024

Reply List of Property Owners***Z223-302******21 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	12100 C F HAWN FWY	D REALTY INVESTMENTS INC
O	2	12100 C F HAWN FWY	CLAY STRUCTURES
O	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
O	19	2116 JORDAN VALLEY RD	NAVARETE ADAN R
	20	2110 JORDAN VALLEY RD	TAYLOR THELMA
	21	2104 JORDAN VALLEY RD	SNIDER MURRY M