

FILE NUMBER: Z234-287(LC) **DATE FILED:** July 18, 2024
LOCATION: Southwest line of South-Central Expressway, between
Youngblood Road and Lyndon B. Johnson Freeway
COUNCIL DISTRICT: 8
SIZE OF REQUEST: 7 acres **CENSUS TRACT:** 48113020200

REPRESENTATIVE: Gary Sibley

OWNER/APPLICANT: NAGS Resources, LLC

REQUEST: An application for an LI Light Industrial District with consideration of a CS Commercial Service District on property zoned an A(A) Agricultural District with Specific Use Permit No. 890 for a radio, television, or microwave tower.

SUMMARY: The purpose of the request is to rezone the property to permit warehouse uses on the site.

STAFF RECOMMENDATION: Approval of a CS Commercial Service District in lieu of an LI Light Industrial District.

PRIOR CPC ACTION: On Thursday, November 7, 2024 the City Plan Commission moved to hold this case under advisement until the December 5, 2024 hearing.

BACKGROUND INFORMATION:

- The area of request is currently zoned an A(A) Agricultural District and developed with an existing building, driveway and vegetation, (approx. 7 acres in total size).
- Geographically located in Southeast Dallas, approximately 10 miles from downtown.
- This lot has frontage only on South Central Expressway.
- The purpose of the request is to rezone to LI for a warehouse where trucks will unload goods for delivery.
- To accomplish this, the applicant is requesting a general zoning change.
- There is an existing SUP No. 890 for radio, television, or microwave tower use on property. No changes are proposed to this SUP.
- There have been no changes to the case since the previous hearing.

Zoning History:

There have been zero zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Central Expressway	PA – Principal Arterial	107'
Lyndon B. Johnson Freeway	Elevated freeway	--

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 review of 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 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 PRIORITIES

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.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Active Area Plans

The Trinity River Corridor Comprehensive Land Use Plan:

The Trinity River Corridor includes approximately 44,000 acres in size - about 20% of the land area in Dallas. The boundaries of the corridor span from Royal Lane in the north to I-20 in southern Dallas, and approximately 1.5 miles on either side of the Trinity River.

Vision:

The 2050 Vision Statement for the Trinity River Corridor in Dallas: The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

Summary:

This Comprehensive Land Use Plan is an important tool for the individuals and organizations that make decisions affecting the Trinity River Corridor. Its broad vision describes the character this corridor should have in the future. It establishes the general principles that will direct preparation of detailed plans for smaller parts of this large area. It provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners and City officials as they review specific development proposals. The Trinity River Corridor Comprehensive Land Use Plan is the 'blueprint' for this future. The plan's main sections are:

- A Vision to Transform Dallas' Trinity River Corridor, which imagines the future of this corridor and describes its key features;
- Land Use and Urban Design Throughout the Trinity Corridor, which explains the overall principles that should guide land use and urban design in all parts of the Trinity Corridor;
- Implementation Strategies Throughout the Trinity Corridor, which explains the capital projects and other tools needed to carry out this plan;
- Trinity Corridor District Plans, which provides more detailed direction about the development patterns parts of the corridor;
- Creating This Plan, which summarizes the process used to prepare this plan; and
- Background Documents, which lists the resource reports produced during the planning process.

Staff Analysis:

The area plan listed is important to note due to the location of the subject site being within limits of the boundaries it extends to. After review of the area plan, staff finds that the request aligns with the purpose and goals listed.

The request aligns with the Trinity River Corridor Comprehensive Land Use Plan, due to the property being in the Southern Employment: Mixed-Use, Transit Oriented Village

portion of the corridor. Within this section of the corridor, the land use plan proposes to increase business development and commercial uses/aspects of revitalization. The applicant is proposing warehouse uses, which comes with supporting commercial, therefore aligning with the land use plan.

Additionally, the future land use plan map shows specific categories for the ideal scenario. Within those land use categories there are specific uses that the plan deems suitable per category. The future land use plan map identifies the area of request as appropriate for the regional and community corridors and within those identified corridors the appropriate uses listed are office, light industrial and transit uses. The applicant’s request for new warehouse aligns exactly with the recommended land use type. Therefore, staff finds the proposal for to be compatible with the overall vision of the Trinity River Corridor Comprehensive Land Use Plan.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural, SUP No. 890	Existing building, driveway and vegetation
North	A(A) Agricultural, IM Industrial Manufacturing, SUP No. 2273	Undeveloped and warehouse
South	City of Hutchins	Commercial Retail
East	City of Hutchins	Commercial Retail
West	A(A), R-5(A)	Single family and undeveloped land

Land Use Compatibility:

The area of request is currently zoned currently zoned an A(A) Agricultural District and developed with an existing building, driveway and vegetation, (approx. 7 acres in total size).

To the north and west of the property are agricultural uses and undeveloped land. Although the areas to the south and east of the subject site are within the City of Hutchins’ jurisdiction, during the site visit conducted on September 3, 2024, staff observed that there are commercial retail uses and some warehouse with supporting retail uses. With the immediate area being mostly composed of industrial, warehouse and commercial retail uses, staff finds the applicant’s requested zoning change to allow warehouse uses on property to be appropriate and compatible with the surrounding area. However, staff believes a less intensive zoning district would allow the applicant to achieve what is being

requested with less potential harmful impacts to the surrounding area. Additionally, the recommended CS district gives the applicant more uses permitted by right that would align with the proposed warehouse. CS District is already present within the Central Expressway area south of Simpson Stuart. Staff also believes that a CS district would be more appropriate due to the max height allowed within this district being 45 feet. This will keep future development within the fabric and character of the existing neighborhood without the applicant needing to potentially volunteer deed restrictions to the heights if they were to move forward with the requested LI district. Therefore, staff recommends a CS Commercial Service District in lieu of the requested LI Light Industrial District.

Staff supports the applicant’s request to rezone and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current A(A) Agricultural District, the proposed LI Light Industrial District and the recommended CS Commercial Service District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: A(A)	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%		Agricultural & Single family
Proposed: LI	15'	30' adj. to res. OTHER: No Min.	1.0 FAR overall 0.75 office/retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Staff Recommended: CS	15' or 0' on minor	20' adj. to res. OTHER: No Min.	0.75 FAR overall 0.5 office/lodging/retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

Land Use Comparison

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

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit

D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200, 51A-4.213

	Existing	Proposed	Staff Rec.
Use	A(A)	LI	CS
AGRICULTURAL USES			
Animal production	•		
Commercial stable	•		
Community garden			
Crop production	•	•	•
Market garden			
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop		R	R
Bus or rail transit vehicle maintenance or storage facility		R	R
Catering service		•	•
Commercial bus station and terminal		•	D,S, ★
Commercial cleaning or laundry plant		R	R
Custom business services		•	•
Custom woodworking, furniture construction, or repair		•	•
Electronics service center		•	•
Job or lithographic printing [3,500 sf or less.]		R	R
Labor hall		S	S
Machine or welding shop		R	R
Machinery, heavy equipment, or truck sales and services		R	R
Medical or scientific laboratory		•	•
Technical school		•	•
Tool or equipment rental		•	•
Vehicle or engine repair or maintenance		•	R
INDUSTRIAL USES			
Alcoholic beverage manufacturing		R	
Gas drilling and production	S	S	S
Gas pipeline compressor station			
Industrial (inside)		R	
Industrial (inside) for light manufacturing		•	•
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining	S		
Municipal waste incinerator			

	Existing	Proposed	Staff Rec.
Use	A(A)	LI	CS
Organic compost recycling facility	S		
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	S	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility		•	D
Cemetery or mausoleum	S	S	S
Child-care facility	•	•	D
Church	•	•	•
College, university, or seminary	•	•	•
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions	S		
Convent or monastery	•		•
Foster home	S		
Halfway house		S	S
Hospital	S	S	R
Library, art gallery, or museum	S		
Open enrollment charter school or private school	S	S	S
Public or private school	R	R	R
Surface accessory remote parking			
LODGING USES			
Extended stay hotel or motel		S	S
Hotel or motel		R,S, ★	R,S, ★
Lodging or boarding house		•	•
Overnight general purpose shelter		★	★
Short-term rental lodging			
MISCELLANEOUS USES			
Attached non-premise sign		S	S
Carnival or circus (temporary)	★	★	★
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment		S	S
Financial institution without drive-in window		•	•
Financial institution with drive-in window		R	R
Medical clinic or ambulatory surgical center		•	•
Office		•	•

	Existing	Proposed	Staff Rec.
Use	A(A)	LI	CS
RECREATION USES			
Country club with private membership	S	•	•
Private recreation center, club, or area	S	•	•
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house	•		•
Duplex			
Group residential facility			
Handicapped group dwelling unit	★		
Live-work unit. [Only one dwelling unit per lot.]			
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing			
Single family	•		
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments		★	★
Ambulance service			R
Animal shelter or clinic without outside runs	•	•	R
Animal shelter or clinic with outside runs	S	S, ★	S, ★
Auto service center		R	R
Business school		•	•
Car wash		R	R
Commercial amusement (inside)		S, ★	S, ★
Commercial amusement (outside)	S		D
Commercial motor vehicle parking		S, ★	S, ★
Commercial parking lot or garage		R	R
Convenience store with drive-through			S
Drive-in theater	S		S
Dry cleaning or laundry store		•	•
Food or beverage store. [SUP if less than 5,000 sf.]			
Furniture store		•	•
General merchandise 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		S	S

	Existing	Proposed	Staff Rec.
Use	A(A)	LI	CS
Home improvement center, lumber, brick or building materials sales yard		R	R
Household equipment and appliance repair		•	•
Liquefied natural gas fueling station		S,★	S
Liquor store			•
Mortuary, funeral home, or commercial wedding chapel			•
Motor vehicle fueling station		•	•
Nursery, garden shop, or plant sales	•		•
Outside sales			S
Paraphernalia shop		S	S
Pawn shop			•
Personal service use		•	•
Restaurant without drive-in or drive-through service		R	R
Restaurant with drive-in or drive-through service		R	R
Surface parking			
Swap or buy shop			S
Taxidermist		•	•
Temporary retail use		•	•
Theater		•	•
Tobacco shop			
Truck stop		S	S
Vehicle display, sales, and service		R	R
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal		R	D
Heliport		S	S
Helistop	S	S	S
Private street or alley			
Railroad passenger station			S
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	•	•
Transit passenger station or transfer center	S	S,★	S,★
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station	S	S	•
Electrical generating plant			
Electrical substation	S	•	•
Local utilities	S, R,★	S, R,★	S, R,★
Police or fire station	S	•	•

	Existing	Proposed	Staff Rec.
Use	A(A)	LI	CS
Post office		•	•
Radio, television, or microwave tower	S	R	R
Refuse transfer station	S		
Sanitary landfill	S		
Sewage treatment plant	S		
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	S	S
Water treatment plant	S		
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			S
Building mover's temporary storage yard			S
Contractor's maintenance yard			R
Freight terminal		R	R
Livestock auction pens or sheds	S		
Manufactured building sales lot		R	R
Mini-warehouse		•	•
Office showroom/warehouse		•	•
Outside storage		R	R
Petroleum product storage and wholesale			S
Recycling buy-back center		★	★
Recycling collection center		★	★
Recycling drop-off container	★	★	★
Recycling drop-off for special occasion collection	★	★	★
Sand, gravel, or earth sales and storage	S		S
Trade center		•	•
Vehicle storage lot			S
Warehouse		R	R
Accessory Use	A(A)	LI	CS
Community center (private)			
Day home			
Game court (private)			
General waste incinerator			
Helistop	S	S	S
Home occupation			
Medical/infectious waste incinerator	S,★	S,★	S,★
Outside display of merchandise			
Outside sales			
Outside storage			

	Existing	Proposed	Staff Rec.
Use	A(A)	LI	CS
Pathological waste incinerator			
Pedestrian skybridge			
Private stable			
Swimming pool (private)			

Landscaping:

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

Parking:

Under the requested LI Light Industrial District, Pursuant to the Dallas Development Code, the off-street parking requirement for warehouse use would be 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. The off-street parking requirement for warehouse use would be the same under the staff recommended CS Commercial Service District.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified requested warehouse use, as well as any other uses permitted under the proposed and approved zoning district.

Market Value Analysis:

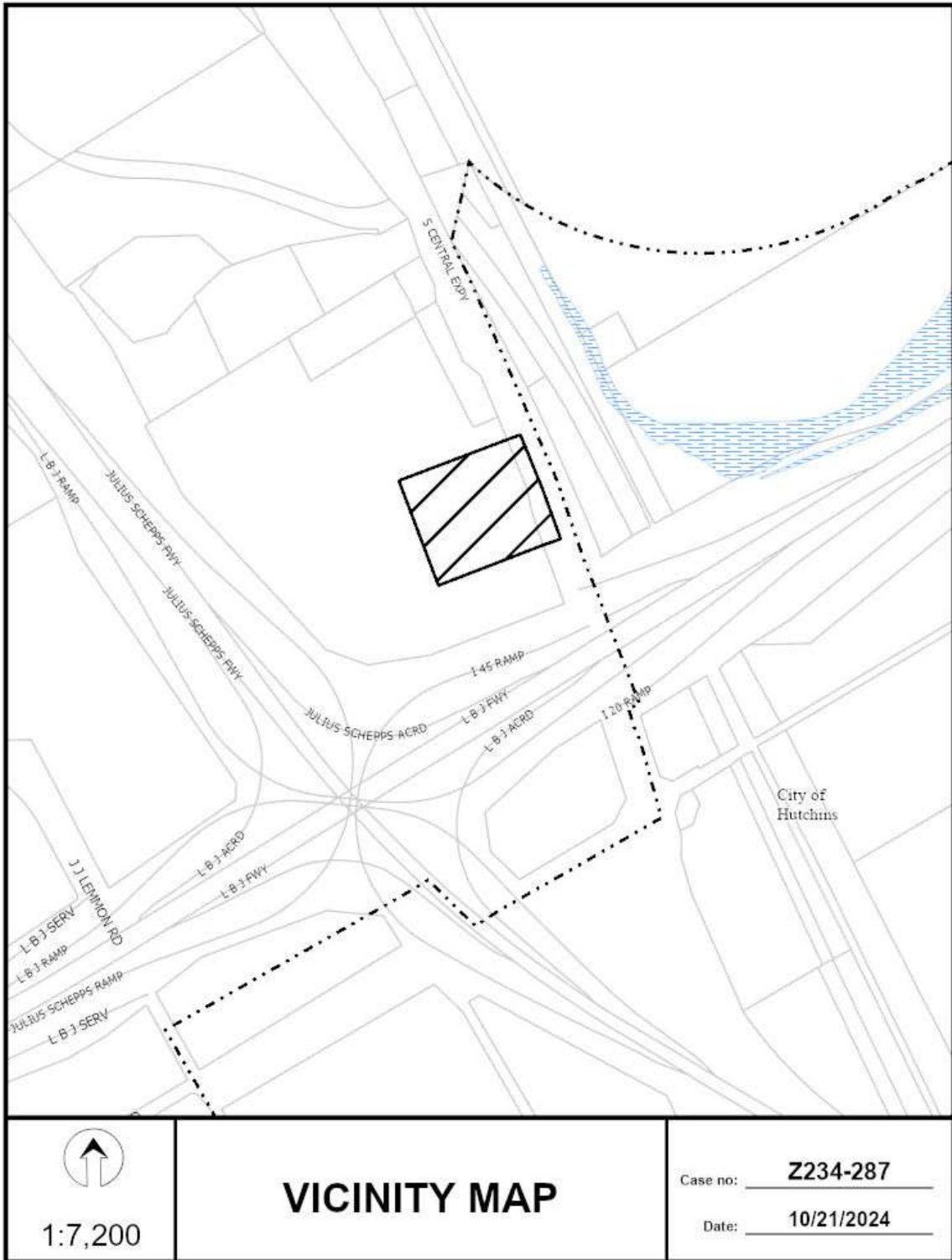
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 in an “H” MVA area. The site is surrounded by the “H” MVA area to the north and west immediately adjacent to the site. To the east and south of the property is the City of Hutchins, therefore staff cannot provide the MVA areas for those directions.

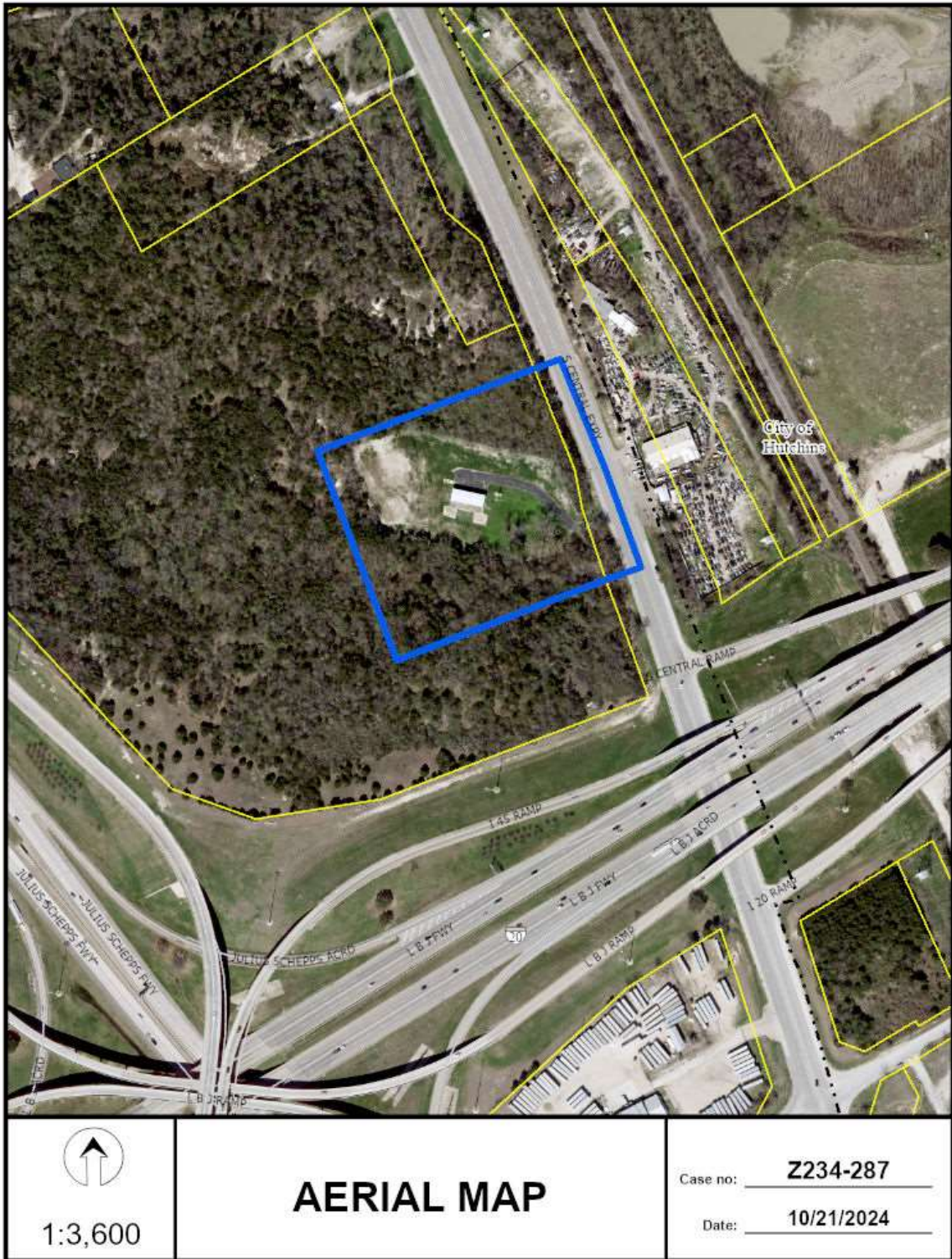
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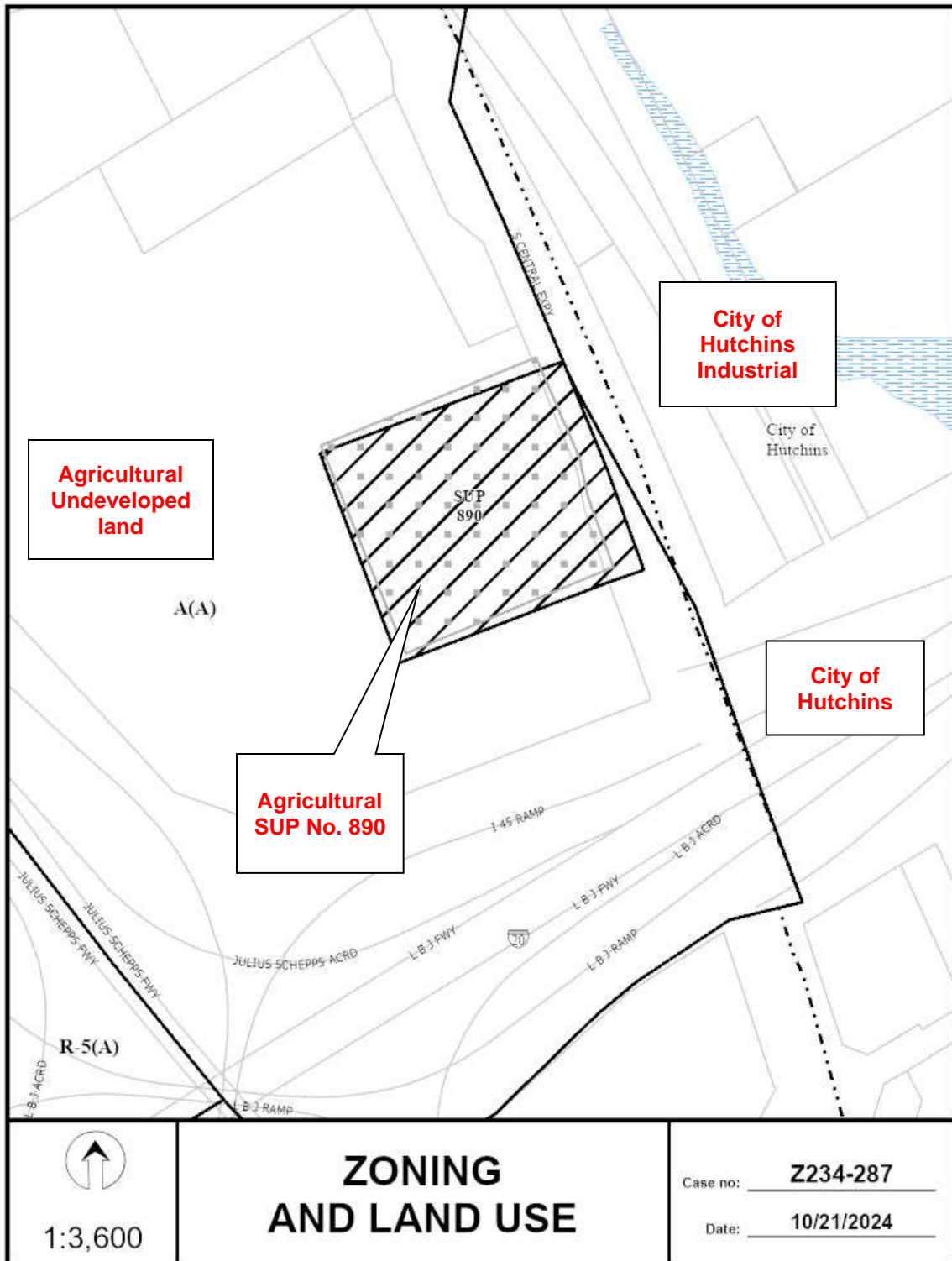
List of Officers

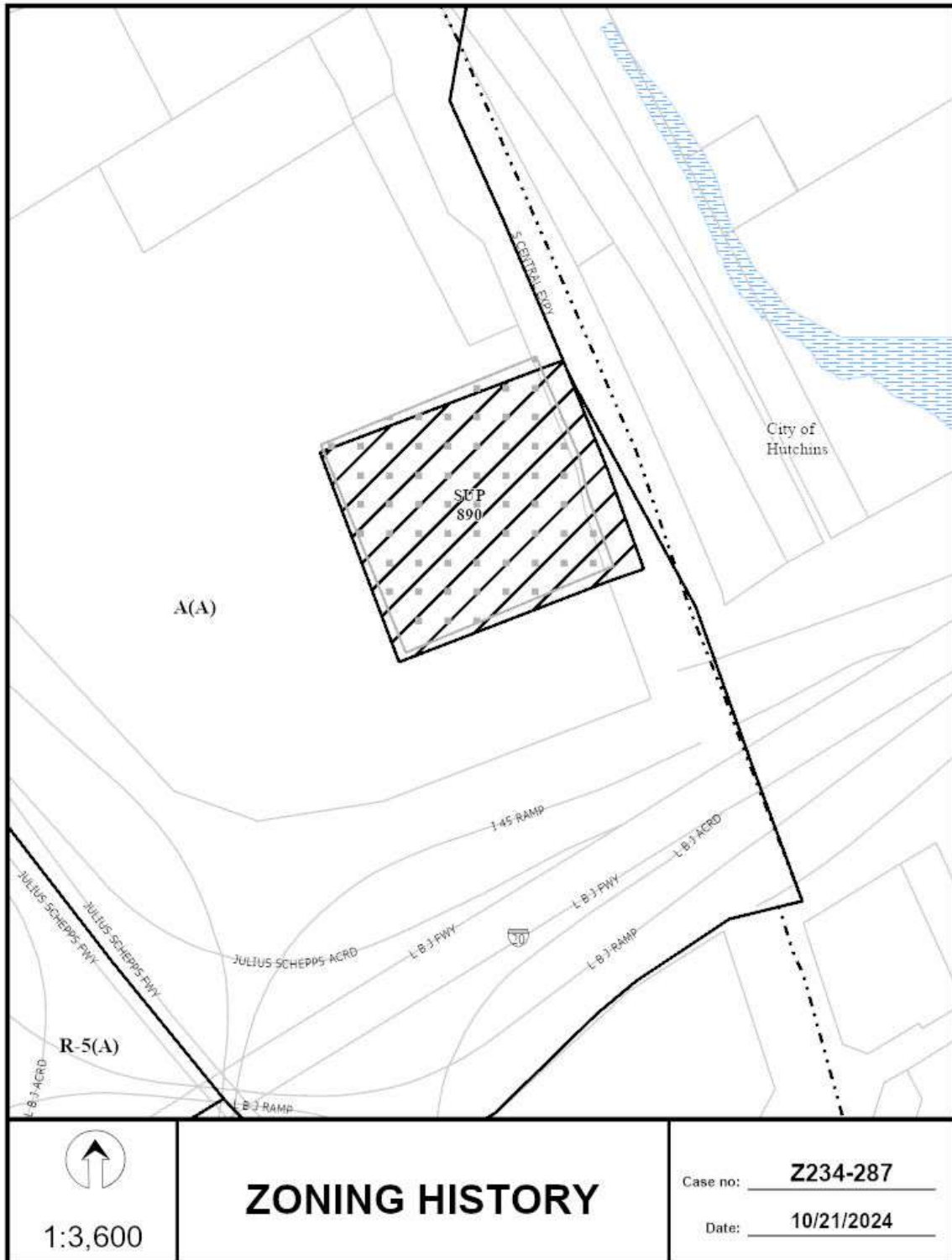
NAGS Resources, LLC

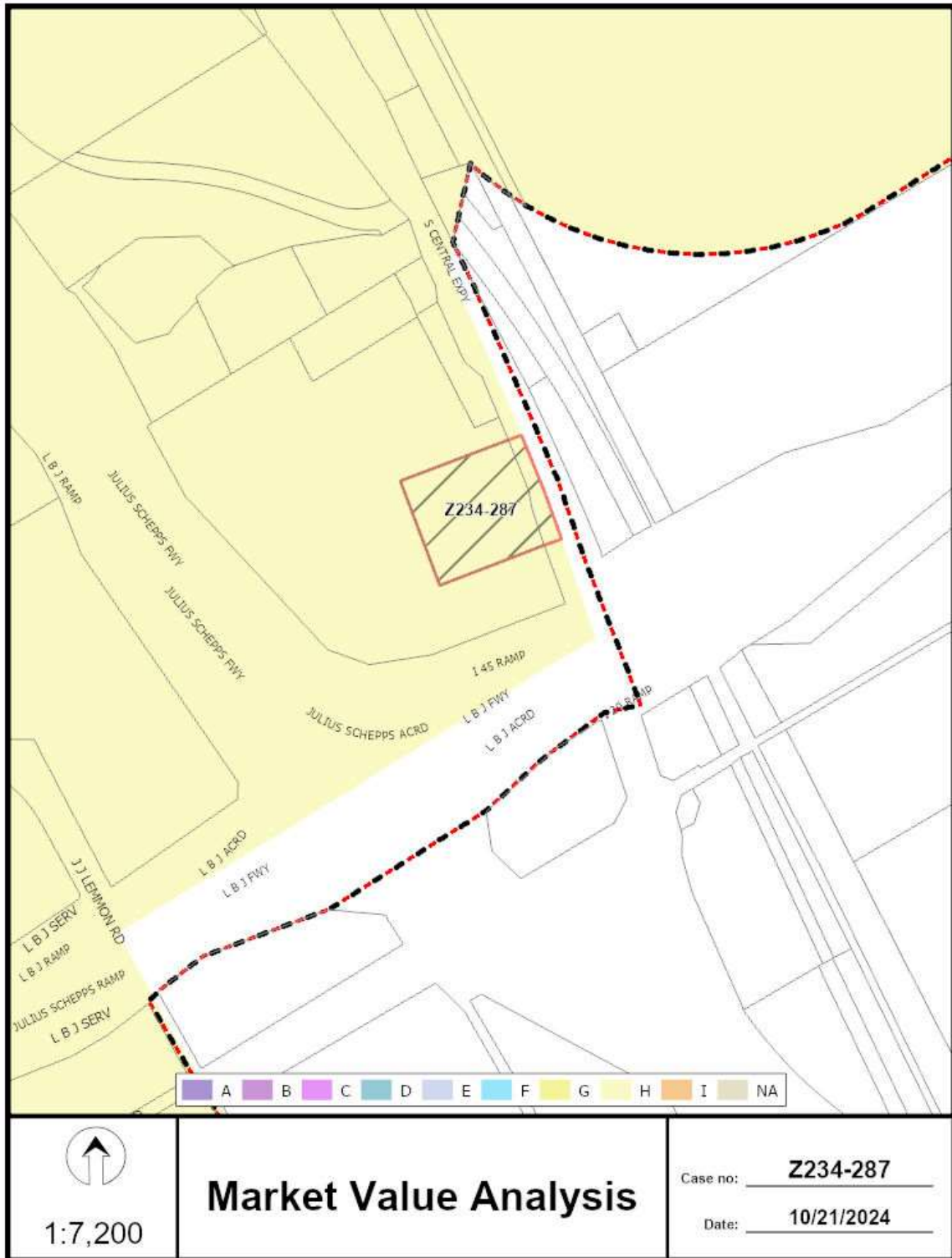
Robert Shipley

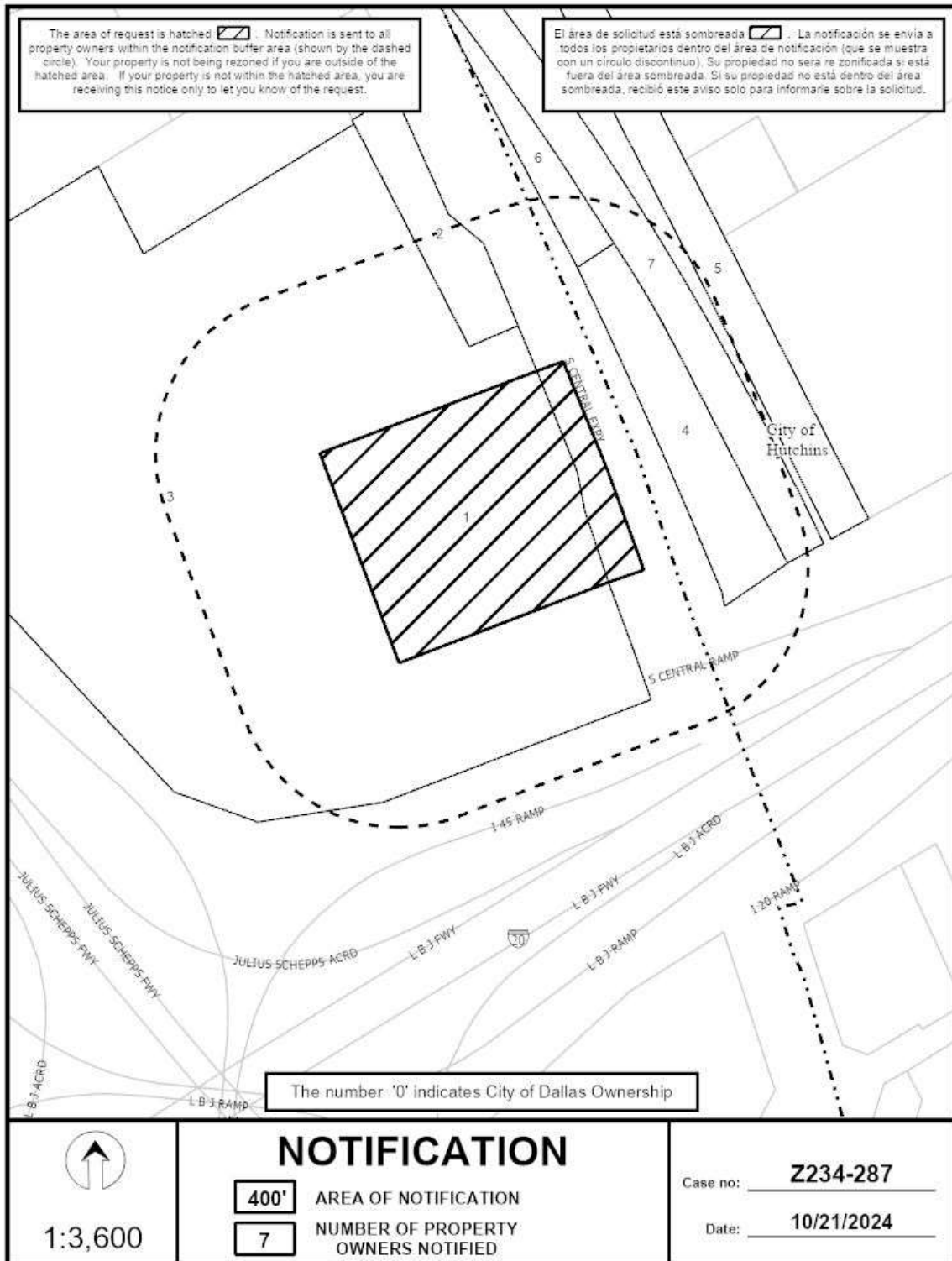












Z234-287(LC)

10/21/2024

Notification List of Property Owners

Z234-287

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10407 S CENTRAL EXPY	NAGS RESOURCES LLC
2	10301 S CENTRAL EXPY	GARCHA INVESTMENTS LLC
3	10407 S CENTRAL EXPY	PRESTIGE GRAM VENTURE LLC
4	10466 S CENTRAL EXPY	QUALITY AUTO RECYCLERS LLC
5	9999 NO NAME ST	UNION PACIFIC RR CO
6	10380 S CENTRAL EXPY	METROPOLITAN SAND &
7	800 N MILLERS FERRY RD	TEXAS UTILITIES ELEC CO