

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 7, 2023

Planner: Liliana Garza

FILE NUMBER: Z223-179(LG) **DATE FILED:** January 17, 2023
LOCATION: South line of West Ledbetter Drive, west of Duncanville Road
COUNCIL DISTRICT: 3
SIZE OF REQUEST: Approx. 20.032 acres **CENSUS TRACT:** 48113016533

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: B. Casey Gillespie, BCG W. Ledbetter TX, LLC

APPLICANT: Larry and Patricia Christian

REQUEST: An application for a CS Commercial Service District on property zoned an IR Industrial Research District and a TH-3(A) Townhouse District.

SUMMARY: The purpose of the request is to allow warehouse development.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is zoned an IR Industrial Research District and a TH-3(A) Townhouse District.
- The applicant requests a CS Commercial Service District to allow warehouse development.

Zoning History:

There has been one zoning case in the area in the last five years.

1. Z201-205: On August 11, 2021, the City Council denied without prejudice a request for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the northeast side of Whispering Oaks Drive, south of Jordan Ridge Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
W. Ledbetter Drive	Principal Arterial	107 feet

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 ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining 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 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTED BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Land Use:

	Zoning	Land Use
Site	IR Industrial Research District and TH-3(A) Townhouse District	Undeveloped
North	IR Industrial Research District	Undeveloped
East	IR Industrial Research District and TH-3(A) Townhouse District	Machinery, heavy equip., or truck sales & service
South	TH-3(A) Townhouse District	Single family
West	IR Industrial Research District and TH-3(A) Townhouse District	Machinery, heavy equip., or truck sales & service

Land Use Compatibility:

The area of request consists of approximately 20.032 acres undeveloped land and is currently zoned an IR Industrial Research District and TH-3(A) Townhouse District along with adjacent properties to the east and west. This zoning district appears to have been in effect prior to the transition from Chapter 51 to Chapter 51A in the later 1980s. The applicant is requesting to rezone the area of request to a CS Commercial Service District to allow a warehouse development.

The request is located within a part of the city where the development pattern in the immediate vicinity is comprised of a mix of land uses including industrial uses, undeveloped tracts, single family, mobile home park, and temple. The surrounding area to the south is currently zoned a TH-2(A) Townhouse District TH-3(A) Townhouse District consisting of single family. The properties to the north are currently zoned IR Industrial Research District and consist of office showroom/warehouse and industrial (inside) uses.

While the use will be allowed by the right, it will be subject to a Residential Adjacency Review (RAR) from the Building Inspection Division at permitting. The RAR is a procedure for certain proposed developments likely to significantly impact surrounding land uses and infrastructure needs and demands. Within the CS District, the warehouse uses require an RAR.

Staff supports the applicant's request for a CS Commercial Service District because it will allow the proposed warehouse development without allowing the more intense uses permitted in the industrial district. The subject property is consistent with the zoning pattern existing along the principal arterial road.

Development Standards

Following is a comparison of the development standards of the current IR and TH-3(A) District and the proposed CS District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: IR	15'	30' adj. to Res. OTHER: No min.	2.0 FAR overall 0.75 lodging, office, retail, & personal service use 0.5 retail & personal service use	200' 15 stories	80%	Proximity slope, visual intrusion	Industrial wholesale distribution & storage, supporting office & retail
Existing: TH-3(A)	0'	0' single family 5' Side for duplex 10' Rear for duplex 10' for other permitted structure	12 Dwelling Units/acre Min. Lot: 2,000 sq. ft. Min. Lot (Duplex): 6,000 sq. ft.	36'	60% Res. 25% Nonres.		Single Family
Proposed: CS	15' adj. expwy. or thoroughfare OTHER: No min.	20' adj. to Res. OTHER: No min.	0.75 FAR Overall 0.5 FAR Lodging, Office, and Retail & Personal Service Uses	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

Use	Existing IR	Existing TH-3(A)	Proposed CS
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
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	•		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	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

Use	Existing IR	Existing TH-3(A)	Proposed CS
Gas pipeline compressor station			
Industrial (inside)	★		
Industrial (inside) for light manufacturing	•		•
Industrial (outside)	★		
Medical/infectious waste incinerator	S		
Metal salvage facility			
Mining			
Municipal waste incinerator	S		
Organic compost recycling facility	S		
Outside salvage or reclamation			
Pathological waste incinerator	S		
Temporary concrete or asphalt batching plant	★	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	•	S	•
Cemetery or mausoleum	S	S	S
Child-care facility	•	S	•
Church	•	•	•
College, university, or seminary	•	S	•
Community service center	•	S	S
Convalescent and nursing homes, hospice care, and related institutions		S	
Convent or monastery		S	•
Foster home		S	
Halfway house			S
Hospital	R		R
Library, art gallery, or museum	•	S	
Open-enrollment charter school or private school			S
Public school other than an open-enrollment charter school			R
Public or private school	S	S	
LODGING USES			
Extended stay hotel or motel	S		S
Hotel or motel	R		R,S,★
Lodging or boarding house	•		•
Overnight general purpose shelter	★		★
MISCELLANEOUS USES			
Attached non-premise sign.	S		S
Carnival or circus (temporary)	★	★	★
Hazardous waste management facility	★		

Use	Existing IR	Existing TH-3(A)	Proposed CS
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	•		•
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		★	
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing		S	
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, ★
Auto service center	R		R
Business school	•		•
Car wash	R		R
Commercial amusement (inside)	S, ★		S, ★
Commercial amusement (outside)			D
Commercial motor vehicle parking	S		S
Commercial parking lot or garage	R		R
Convenience store with drive-through	S		S
Drive-In theater			S
Dry cleaning or laundry store	•		•
Furniture store	•		•
General merchandise or food store 3,500 square feet or less	•		•

Use	Existing IR	Existing TH-3(A)	Proposed CS
General merchandise or food store greater than 3,500 square feet			•
General merchandise or food store 100,000 square feet or more			S
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	D		D
Surface parking			
Swap or buy shop			S
Taxidermist	•		•
Temporary retail use	•		•
Theater	•		•
Truck stop	S		S
Vehicle display, sales, and service	R		R
TRANSPORTATION USES			
Airport or landing field	S		
Commercial bus station and terminal	R		D
Heliport	R		S
Helistop	R		S
Private street or alley		S	
Railroad passenger station	S		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			

Use	Existing IR	Existing TH-3(A)	Proposed CS
Commercial radio or television transmitting station	•		•
Electrical generating plant			
Electrical substation	•	S	•
Local utilities	S,R,★	S,R,★	S,R,★
Police or fire station	•	S	•
Post office	•		•
Radio, television, or microwave tower	R	S	R
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
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			
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
Trade center	•		•
Vehicle storage lot			S
Warehouse	R		R

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for warehouse use is 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 applicant would be required to comply with standard 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 currently partially within an “F” MVA cluster. To the south is an “F” MVA cluster.

List of Officers

BCG W. Ledbetter TX, LLC

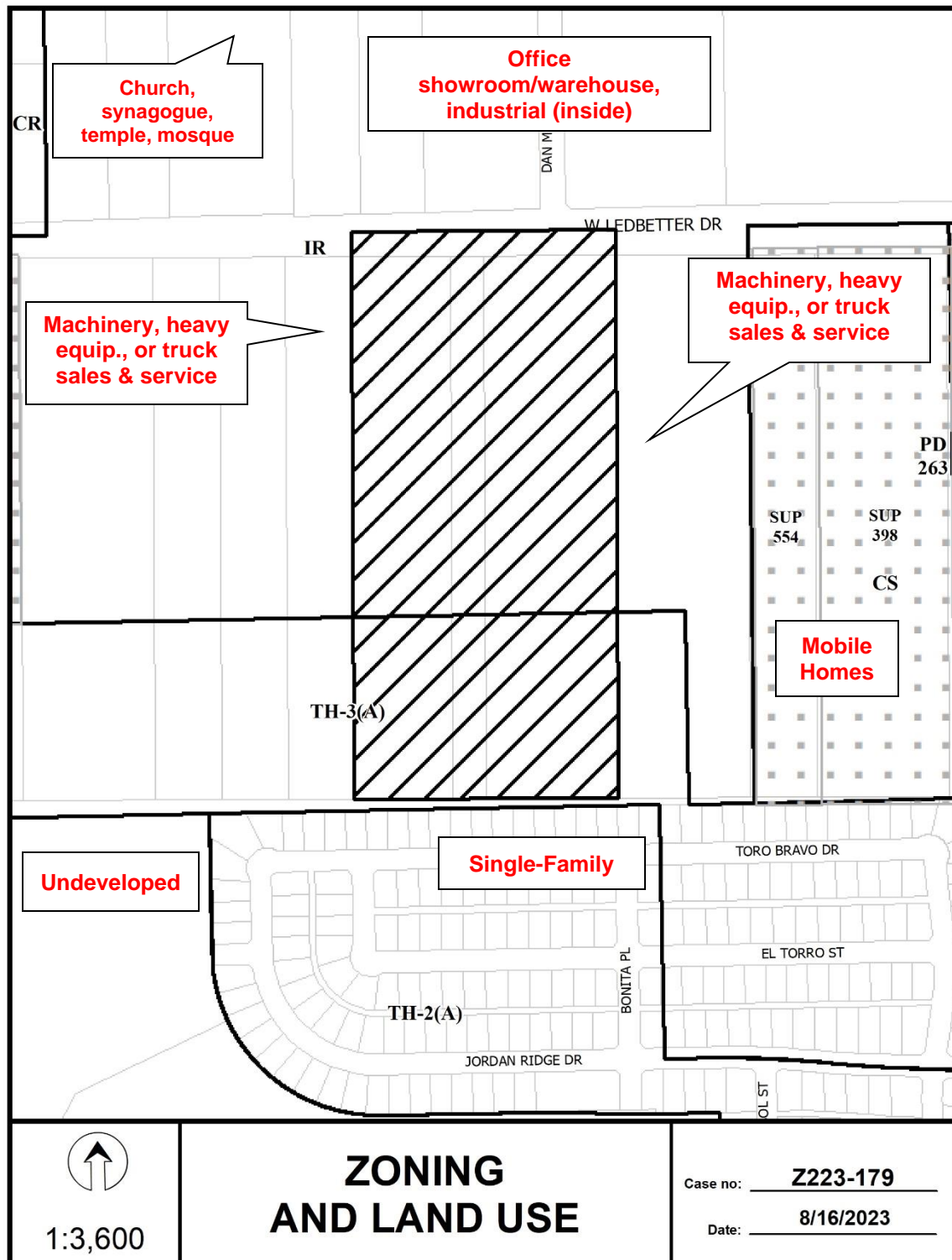
B. Casey Gillespie – Principal

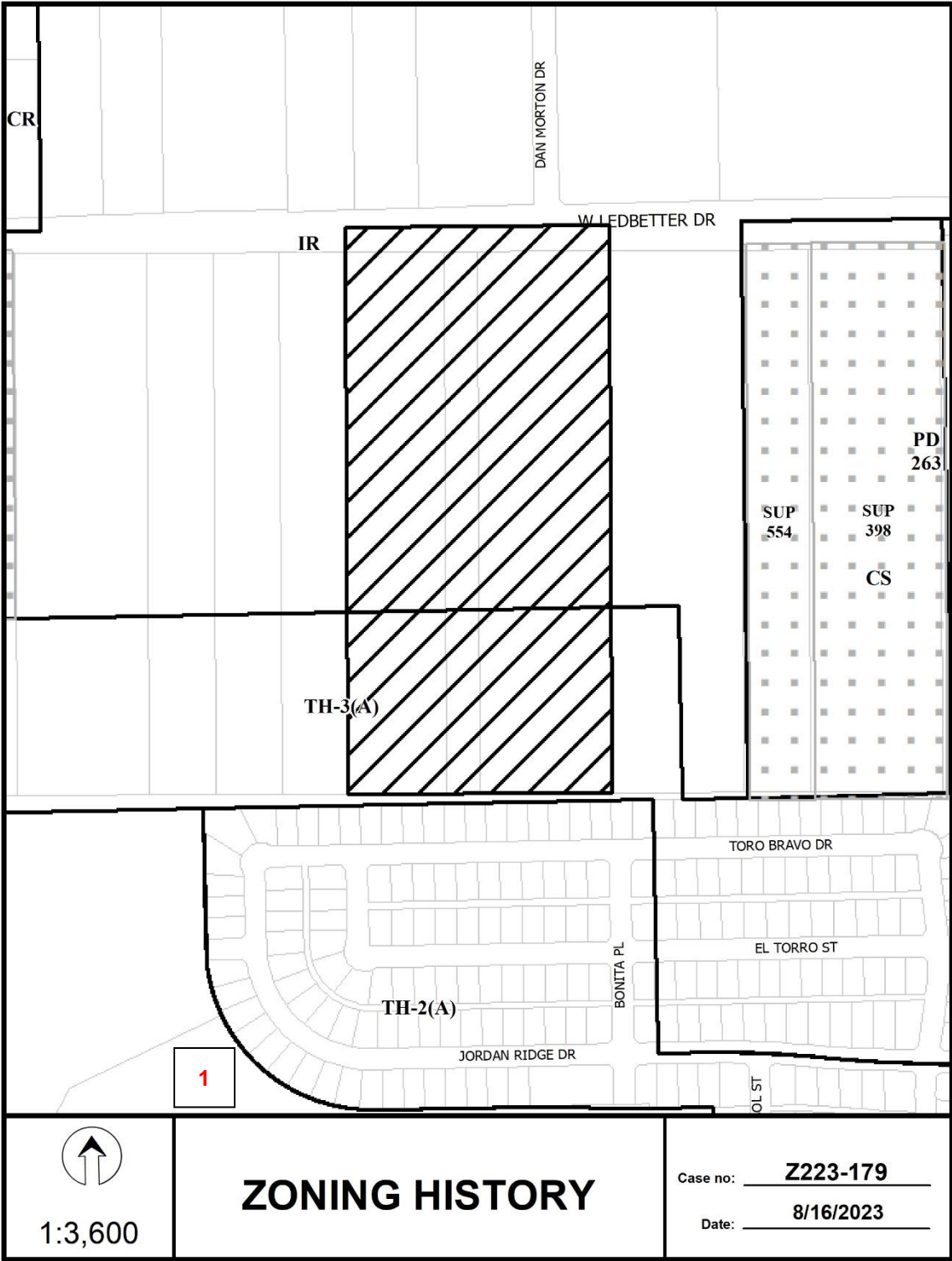
Larry D. Christian and Patricia Christian

Individuals







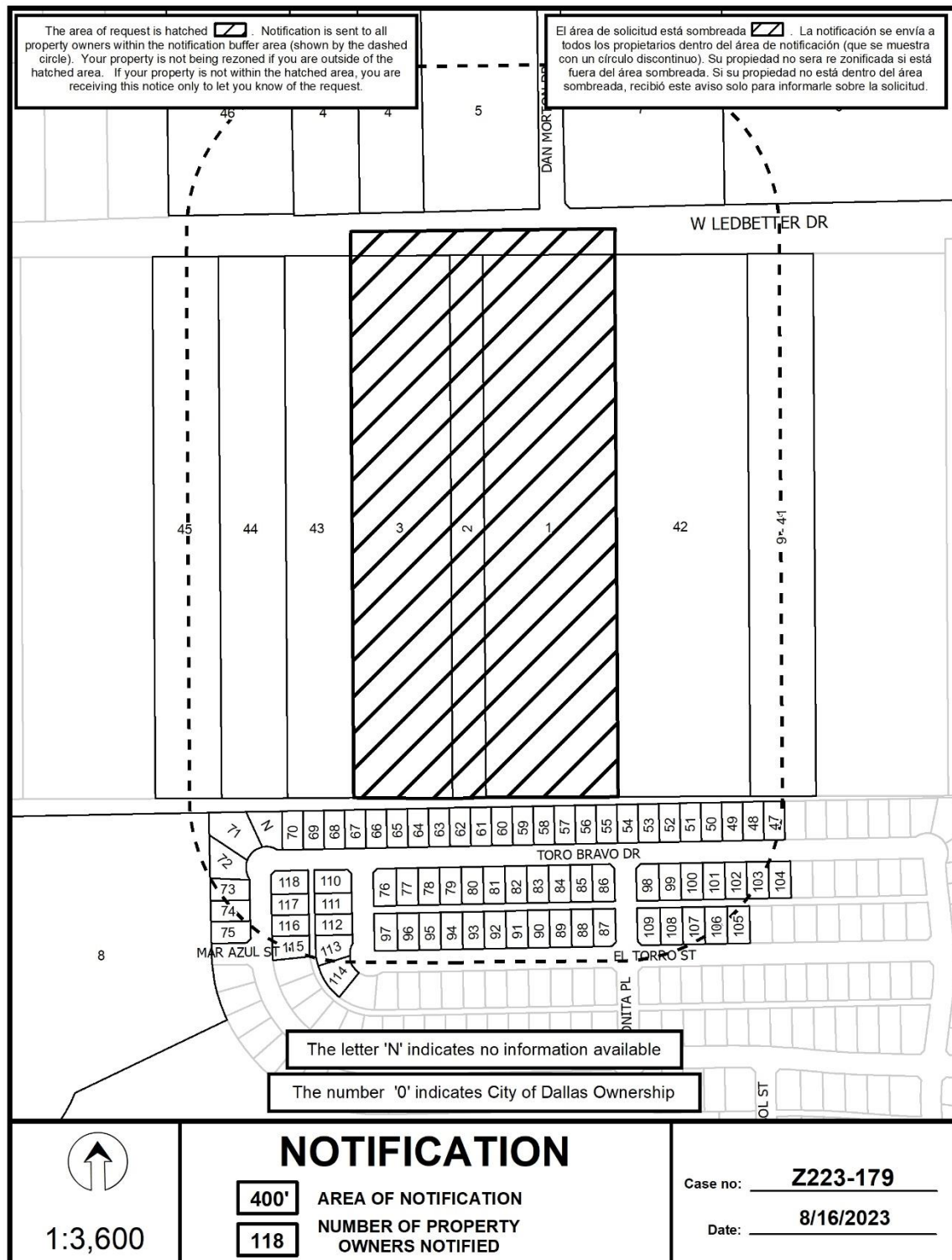




1:7,200

Market Value Analysis

Printed Date: 8/16/2023



08/16/2023

Notification List of Property Owners***Z223-179******118 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5412 W LEDBETTER DR	CHRISTIAN LARRY D & PATRICIA
2	5420 W LEDBETTER DR	CHRISTIAN LARRY D & PATRICIA R
3	5523 W LEDBETTER DR	TEXAS STANDARD CONSTRUCTION
4	5625 W LEDBETTER DR	MATTU ENTERPRISES LLC
5	5409 W LEDBETTER DR	SOUTHER EMORY E JR ET AL
6	8032 W LEDBETTER DR	CRP AI LEDBETTER OWNER LP
7	4202 DAN MORTON DR	4202 DAN MORTON LLC
8	4679 DUNCANVILLE RD	PALYUL CHANGCHUB DHARGYAYLING DALLAS INC
9	5312 W LEDBETTER DR	STONETOWN BELLS LLC
10	5312 W LEDBETTER DR	FRAZIER MICHAEL
11	5312 W LEDBETTER DR	AYALA SUHAIL
12	5312 W LEDBETTER DR	RODRIGUEZ SANDRA
13	5312 W LEDBETTER DR	RODRIGUEZ LUIS
14	5312 W LEDBETTER DR	VALLE ROCIO
15	5312 W LEDBETTER DR	CAIRN COMMUNITIES LLC
16	5312 W LEDBETTER DR	TRIGUEROS OSCAR
17	5312 W LEDBETTER DR	LOPEZ DENIS
18	5312 W LEDBETTER DR	BELLES HALF ACRE
19	5312 W LEDBETTER DR	BENITEZ ISIS
20	5312 W LEDBETTER DR	ACUNA MARGARITA
21	5312 W LEDBETTER DR	GARZA LUIS
22	5312 W LEDBETTER DR	CHEATWOOD DANNY
23	5312 W LEDBETTER DR	BRAZEEL TODD
24	5312 W LEDBETTER DR	GARCIA ERIC
25	5312 W LEDBETTER DR	RAMOS AYDEE & SAUCEDO AGUSTIN
26	5312 W LEDBETTER DR	TEETER LINDA

08/16/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5312 W LEDBETTER DR	SIFUENTES ROGELIO
28	5312 W LEDBETTER DR	GARCIA NORA H
29	5312 W LEDBETTER DR	POTTER DAVID
30	5312 W LEDBETTER DR	NUNO JUAN MANUEL JR
31	5312 W LEDBETTER DR	POTTER DONALD & LINDA
32	5312 W LEDBETTER DR	FLORIDO MA DOLORES
33	5312 W LEDBETTER DR	GUILLEN RICARDO
34	5312 W LEDBETTER DR	COUGHLIN SUSAN
35	5312 W LEDBETTER DR	HERNANDEZ-RODRIGUEZ FERNANDO
36	5312 W LEDBETTER DR	STONETOWN 4 CLAYTON BORROWER, LLC
37	5312 W LEDBETTER DR	GREEN DERRICK
38	5312 W LEDBETTER DR	CAIRN COMMUNITIES, LLC DBA STONETOWN 4 HOMES LLC
39	5312 W LEDBETTER DR	HERNANDEZ GLORIA
40	5312 W LEDBETTER DR	DBA STONETOWN 4 HOMES, LLC
41	5312 W LEDBETTER DR	STONETOWN 4 CLAYTON
42	5326 W LEDBETTER DR	TARANGO DANIEL & RAUL
43	5524 W LEDBETTER DR	RLD VENTURES LLC
44	5536 W LEDBETTER DR	SENER INVESTMENTS LLC
45	5612 W LEDBETTER DR	ORTIZ JOSE ANTONIO
46	5535 W LEDBETTER DR	CAO-DAI TAY-NINH TEMPLES
47	5233 TORO BRAVO DR	ROSADO ROSALINA &
48	5237 TORO BRAVO DR	SANCHEZ ERIKA
49	5241 TORO BRAVO DR	CRUZ MARY J
50	5245 TORO BRAVO DR	REYES MARIA LETICIA
51	5249 TORO BRAVO DR	ESCOBAR JOSE
52	5253 TORO BRAVO DR	VALLADARES JOSE EST OF & MARTA
53	5257 TORO BRAVO DR	VELA FERNANDO &
54	5261 TORO BRAVO DR	LIMON ANASTACIO C
55	5307 TORO BRAVO DR	SAYKOSY BOUNTHEO
56	5311 TORO BRAVO DR	FLORES JAVIER A CISNEROS
57	5315 TORO BRAVO DR	CHACON AURA CECILIA

08/16/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5319 TORO BRAVO DR	MENDOZA YESSICA
59	5323 TORO BRAVO DR	DELGADO JESSIE &
60	5327 TORO BRAVO DR	LEMUS EFRAIN &
61	5331 TORO BRAVO DR	SOTO HECTOR &
62	5335 TORO BRAVO DR	CHACON ANGEL USBALDO
63	5339 TORO BRAVO DR	GARCIA RICARDO A &
64	5343 TORO BRAVO DR	MARIN RICHARD F
65	5347 TORO BRAVO DR	TRUONG JUSTIN &
66	5351 TORO BRAVO DR	HERNANDEZ JESUS &
67	5355 TORO BRAVO DR	TORRES ABRAHAM JARAMILLO &
68	5359 TORO BRAVO DR	GAYTAN WALTER B &
69	5363 TORO BRAVO DR	REYES ENCARNACION
70	5367 TORO BRAVO DR	ALEMAN JUANA FRANCISCA
71	5375 TORO BRAVO DR	DELGADO ELIZABETH & ENRIQUE
72	5427 JORDAN RIDGE DR	AVALOS VLADIMIR NAUN MALDONADO &
73	5423 JORDAN RIDGE DR	BRISENO JOSE INES
74	5419 JORDAN RIDGE DR	HERNANDEZ EUGENIO
75	5415 JORDAN RIDGE DR	COLE MATTHEW
76	5346 TORO BRAVO DR	MOLINA VALENTIN
77	5342 TORO BRAVO DR	RECINOS SAUL &
78	5338 TORO BRAVO DR	BARREE SHARLYN K
79	5334 TORO BRAVO DR	PORTILLO RUBEN ANTONIO
80	5330 TORO BRAVO DR	CRUZ JOSE L &
81	5326 TORO BRAVO DR	ASTURIAS NOE ANTONIO
82	5322 TORO BRAVO DR	Taxpayer at
83	5318 TORO BRAVO DR	MATA RAMON
84	5314 TORO BRAVO DR	ZUNIGA REBECA
85	5310 TORO BRAVO DR	HUERTA ALICIA
86	5306 TORO BRAVO DR	RODRIGUEZ ERIK I
87	5307 EL TORRO ST	MARTINEZ J JESUS NAVA &
88	5311 EL TORRO ST	PEREZ NEGRON OMAR

08/16/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5315 EL TORRO ST	Taxpayer at
90	5319 EL TORRO ST	GARCIA RICARDO AGUINAGA &
91	5323 EL TORRO ST	GUEL ANDRES
92	5327 EL TORRO ST	HERNANDEZ RAQUEL E
93	5331 EL TORRO ST	PARENGKUAN GROUP LP
94	5335 EL TORRO ST	AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
95	5339 EL TORRO ST	MENDOZA EDGAR E
96	5343 EL TORRO ST	NANEZ FELICIA A &
97	5347 EL TORRO ST	HOME SFR BORROWER II LLC
98	5252 TORO BRAVO DR	GUERRA JOSE W
99	5248 TORO BRAVO DR	SERVELLON REYNALDO A &
100	5244 TORO BRAVO DR	PEREZ VICTOR
101	5240 TORO BRAVO DR	MERINO ALCIDES &
102	5236 TORO BRAVO DR	MATA HERMES
103	5232 TORO BRAVO DR	PARCHER M WILLIAM & ADRIENNE LISA FAM 1998 TRUST
104	5228 TORO BRAVO DR	CHACON ANGEL USVALDO LOPEZ
105	5241 EL TORRO ST	MARTINEZ JOSE ALEJANDRO
106	5245 EL TORRO ST	Taxpayer at
107	5249 EL TORRO ST	AGUILAR MICHELLE
108	5253 EL TORRO ST	CORTEZ RIGOBERTO & MARIA
109	5257 EL TORRO ST	SUAREZ GABRIEL &
110	5374 EL TORRO ST	MONTELONGO ELBA LILLIANA
111	5370 EL TORRO ST	RAMOZ ANITA
112	5366 EL TORRO ST	GALINDO MARTHA
113	5362 EL TORRO ST	HERNANDEZ LUIS ANTONIO MENDEZ
114	5358 EL TORRO ST	CRUZ HIPOLITO
115	5412 JORDAN RIDGE DR	RIOS APOLINAR C
116	5416 JORDAN RIDGE DR	AMAYA LUIS &
117	5420 JORDAN RIDGE DR	RUBIO CALIXTO
118	5424 JORDAN RIDGE DR	DELAHOYA CARLOS H