

FILE NUMBER: Z-26-000081 **DATE FILED:** March 31, 2026
LOCATION: West line of Ford Road, south of Christian Parkway.
COUNCIL DISTRICT: 6
SIZE OF REQUEST: Approx. 15.3 ac **CENSUS TRACT:** 48113014001

APPLICANT: Gedalia Inc.

OWNER/APPLICANT: Chang Long Investment Corp.

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a new subdistrict for IR Industrial Research uses within Planned Development No. 307.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to floor area, and to allow a warehouse.

STAFF RECOMMENDATION: Approval of a new subdistrict, subject to a development plan, landscape plan, and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned PD 307 and is developed with a surface parking lot.
- PD 307 was established primarily to allow a “high risk or hazardous industrial use” limited to pest control product manufacture. PD 307 contains a maximum floor area restriction which limits the development of the applicant’s area of request.
- The area of request does not include the manufacturing facility or its associated structures.
- The applicant wishes to develop the area of request with a warehouse. As such, the applicant requests a new subdistrict with IR Industrial Research uses and regulations that would not be subject to the existing floor area restrictions.
- On June 11, 2026, CPC recommended approval of the new subdistrict, subject to a development land, landscape plan, and conditions.

Zoning History:

There have been no zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Ford Road	Local street	-

Transit Access:

The area of request is within a half mile of the following transit services:

DART Bus
Routes 233

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:

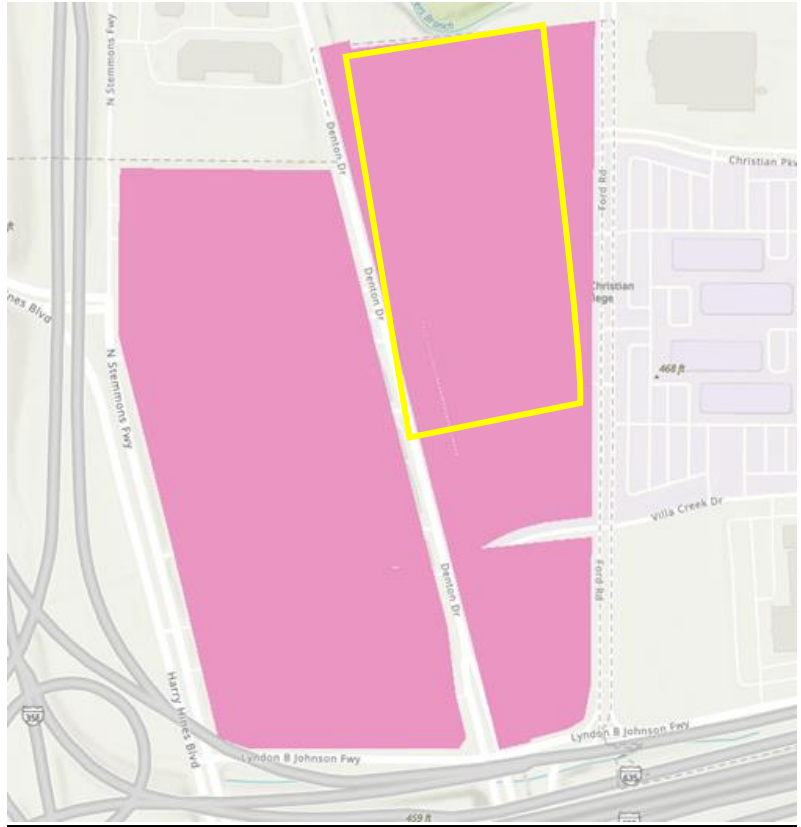
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Warehouses are considered light industrial uses, which are primary uses within the **Flex Commercial** placetype. While the IR Industrial Research base district would normally permit more intensive uses than envisioned for this placetype, the proposed PD limits such uses. The surrounding area is also designated Flex Commercial and is primarily developed with warehousing, logistics, and commercial uses.















Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Flex Commercial placetype plays a role in signaling and initiating the transition from heavier industrial uses to more compatible and less impactful land uses surrounding residential communities and environmental resources. This placetype is a mixture of general commercial, employment centers, and supporting smaller-scaled, light industrial uses. Limited residential and retail areas may complement the employment focus of the area. Further incompatible industrial proximities to residential should not occur within this placetype, and as new development occurs, residential proximity should be given priority and new development should address existing incompatibilities.



Legend

- | | |
|--|---|
|  Regional Open Space |  City Center |
|  Small Town Residential |  Institutional Campus |
|  Community Residential |  Flex Commercial |
|  City Residential |  Industrial Hub |
|  Regional Mixed-Use |  Logistics/Industrial Park |
|  Neighborhood Mixed-Use |  Airport |
|  Community Mixed-Use |  Utility |

Land Use:

	Zoning	Land Use
Site	PD 307	Surface parking
North	PD 307	Industrial (inside) manufacturing
East	City of Farmers Branch	Offices
South	MU-3	Office
West	MU-3 Mixed Use, IR Industrial Research	Mini-warehouse, office showroom / warehouse, warehouse, industrial (inside)

Land Use Compatibility:

The area of request is developed with a surface parking lot.

The immediate area is primarily industrial and commercial in nature, with a mix of warehouses, distribution uses, industrial uses, and an office to the immediate south of the site. To the east of the site is the city of Farmers Branch, with properties that appear to be developed as offices.

The proposed PD conditions limit the most intensive industrial uses permitted under IR Industrial Research, while the applicant’s proposed warehouse use would fit with the predominant development pattern in the area. As such, staff finds that the proposed subdistrict is compatible with the surrounding area.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing PD 307 (GO(A) base)</u>	15 feet	0 feet	Max floor area: 282,000 sqft	4.0	270 feet	80% max.
<u>Proposed subdistrict (IR base)</u>	15 feet	0 feet	Max floor area: 60,000 sqft	2.0	200 feet	80% max.

Landscaping:

Landscaping must be provided in accordance with a landscape plan.

Parking:

Parking must be provided in accordance with Chapter 51A. For a warehouse use, no off-street parking is required.

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 within a “D” MVA area.

List of Officers

Chang Long Investment Corporation of America

Ming Chi Hsueh, President and Director
Xin Hsueh, Member

Northpointe Group, LLC

Laurie Chan, Director and Member
Yalan Teng, Director and Member
Andrew Teng, Director and Member
William Teng, Director and Member

Gedalia, Inc.

David Gedalia, Managing Member

Proposed Conditions

ARTICLE 307.

PD 307.

SEC. 51P-307.101. LEGISLATIVE HISTORY.

PD 307 was established by Ordinance No. 20270, passed by the Dallas City Council on April 12, 1989. Ordinance No. 20270 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended.

SEC. 51P-307.102. PROPERTY LOCATION AND SIZE.

PD 307 is established on property generally fronting on the west line of Ford Road, beginning at its intersection with the common corporate limit line between the City of Dallas and the City of Farmers Branch. The size of PD 307 is approximately 15.3003 acres.

SEC. 51P-307.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A. (Ord. Nos. 20270; 25850)

SEC. 51P-307.103.1. EXHIBITS.

The following exhibits are incorporated into this district:

- (1) Exhibit 307A: development plan.
- (2) Exhibit 307B: landscape inventory plan.
- (3) Exhibit 307C: Subdistrict A development plan.
- (4) Exhibit 307D: Subdistrict A landscape plan.

SEC. 51P-307.104. DEVELOPMENT PLAN.

(a) Except for Subdistrict A, development and use of the Property must comply with the development plan (Exhibit 307A).

(b) Development and use of the Property in Subdistrict A must comply with the Subdistrict A development plan (Exhibit 307C). If there is a conflict between the text of this article and the Subdistrict A development plan, the text of this article controls.

SEC. 51P-307.107[5]. LANDSCAPE INVENTORY PLAN.

Landscaping must be provided as shown on the landscape inventory plan (Exhibit 307B). All plant material must be maintained in a healthy, growing condition at all times.

SEC. 51P-307.107[6]. USES.

(a) All Property except Subdistrict A.

(1) Except as provided in this section, a “high risk or hazardous industrial use” is permitted on the Property, where all processing, fabricating, assembly, or disassembly takes place wholly within an enclosed building. This use is limited exclusively to the manufacture of pest control products and related industrial or household chemical compounds. The following accessory uses are expressly permitted subject to the general provisions in Section 51A-4.217.

(A[1]) Animal shelter or clinic.

(B[2]) Waste vault.

(C[3]) Ground water treatment plant.

(2[b]) A warehouse use is permitted on the Property.

(3[e]) Any use permitted in the GO(A) General Office District is permitted on the Property.

(b) Subdistrict A.

(1) The only main uses permitted are those main uses permitted in the Industrial Research District, subject to the same conditions applicable in the Industrial Research District, as set out in Chapter 51A. For example, a use permitted in the Industrial Research 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 Industrial Research District is subject to DIR in this district; etc.

(2) The following uses are prohibited in Subdistrict A:

(A) Industrial uses

- Gas drilling and production
- Medical/infectious waste incinerator.
- Municipal waste incinerator.
- Organic compost recycling facility.
- Pathological waste incinerator.
- Temporary concrete or asphalt batching plant.

(B) Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.

(C) Miscellaneous uses.

- Carnival or circus (temporary).
- Hazardous waste management facility.

(D) Retail and personal service uses.

- Taxidermist.

(E) Wholesale, distribution, and storage uses.

- Freight terminal.
- Recycling buy back center.
- Recycling collection center.
- Recycling drop off container.
- Recycling drop off for special occasion collection.

SEC. 51P-307.108[7]. FLOOR AREA.

(a) All Property except Subdistrict A. All high risk or hazardous industrial uses, warehouse uses, and scientific laboratory uses combined (including all accessory uses) may not exceed 282,000 square feet of floor area. Maximum floor area ratio for all uses permitted in the GO(A) General Office District, except for scientific laboratory uses, is the same as the maximum floor area ratio for the GO(A) General Office District.

(b) Subdistrict A. The maximum floor area allowed in Subdistrict A is 60,000 square feet.

SEC. 51P-307.109[8]. SETBACKS.

(a) All Property except Subdistrict A. The required setbacks for all structures on the Property are those shown on the development plan. Any new structure not shown on the development plan must comply with the setback requirements for the GO(A) General Office District. If a building is erected or altered to exceed 26 feet in height, an additional setback from the northern boundary line must be provided that is equal to the height of the building. The additional setback is only required for that portion of a building that exceeds 26 feet in height.

(b) Subdistrict A. Setbacks must be provided according to the setback requirements for the IR Industrial/Research District.

SEC. 51P-307.110[09]. MAXIMUM HEIGHT.

(a) All Property except Subdistrict A. Maximum structure height in this district is the same as the maximum structure height for the GO(A) General Office District.

(b) Subdistrict A. Maximum structure height is the same as the maximum structure height for the IR Industrial/Research District.

SEC. 51P-307.111[0]. OFF-STREET PARKING.

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

~~(a) — Striping. The parking area must be striped to accommodate 341 parking spaces.~~

~~(b) — GO(A) uses. Parking for each use permitted in the GO(A) General Office District must be provided in accordance with the Dallas Development Code.~~

~~(c) — Parking demand study.~~

~~(1) — A parking demand study for all high risk or hazardous industrial uses, warehouse uses, and scientific laboratory uses (including all accessory uses) must be submitted to the director of public works and transportation five years from April 12, 1989. An updated study must be submitted every three years thereafter. Prior to conducting the study, the proposed scope of work must be approved by the director of public works and transportation. If the study demonstrates that a parking shortage exists, the owner must provide the parking identified by the study.~~

~~(2) If the number of off street parking spaces provided for all high risk or hazardous industrial uses, warehouse uses, and scientific laboratory uses (including all accessory uses) equals or exceeds the number of parking spaces required for those uses pursuant to Division 51A-4.200, the owner need not submit a parking demand study. (Ord. Nos. 20270; 25850)]~~

SEC. 51P-307.112[4]. SIGNS.

All signs must comply with the provisions for business zoning districts contained in Division 51A-7.300, "Provisions for Business Zoning Districts," except that non-premise signs are prohibited.

SEC. 51P-307.113[2]. LOT COVERAGE.

Maximum lot coverage permitted on the Property, including above-grade parking structures, is 80 percent.

SEC. 51P-307.114[3]. STORMWATER CONTROL SYSTEM.

A minimum of one unloading space at the receiving area of the southwestern portion of the building, as shown on the development plan, must be diked within 12 months of April 12, 1989. The dike must have a minimum height of two inches.

SEC. 51P-307.115[4]. STORMWATER RISK ANALYSIS STUDY.

The owner shall submit a stormwater risk analysis study to the director of development services by May 1, 1989. The study must examine the risk of a spill occurring at the shipping and receiving areas, as shown on the development plan, and it must analyze whether additional improvements are required. All recommendations in the study must be implemented by the owner.

SEC. 51P-307.116[5]. FIRE-FIGHTING WATER CONTROL SYSTEM.

The owner shall develop and implement an on-site control system for the temporary retention of fire-fighting water runoff within 12 months of April 12, 1989. The system must be reviewed and approved by the fire department, the water utilities department, and the department of environmental and health services. The owner shall submit an approved copy of the report detailing the system to the department of development services.

SEC. 51P-307.117. SUBDISTRICT A LANDSCAPING.

Landscaping in Subdistrict A must be provided as shown on the subdistrict A landscape plan (Exhibit 307D).

SEC. 51P-307.118[6]. MAINTENANCE.

The entire Property must be properly maintained in a state of good repair and neat appearance at all times.

SEC. 51P-307.119[7]. GENERAL REQUIREMENTS.

(a) Use of the Property must comply with the requirements of all other applicable ordinances, rules, and regulations of the city.

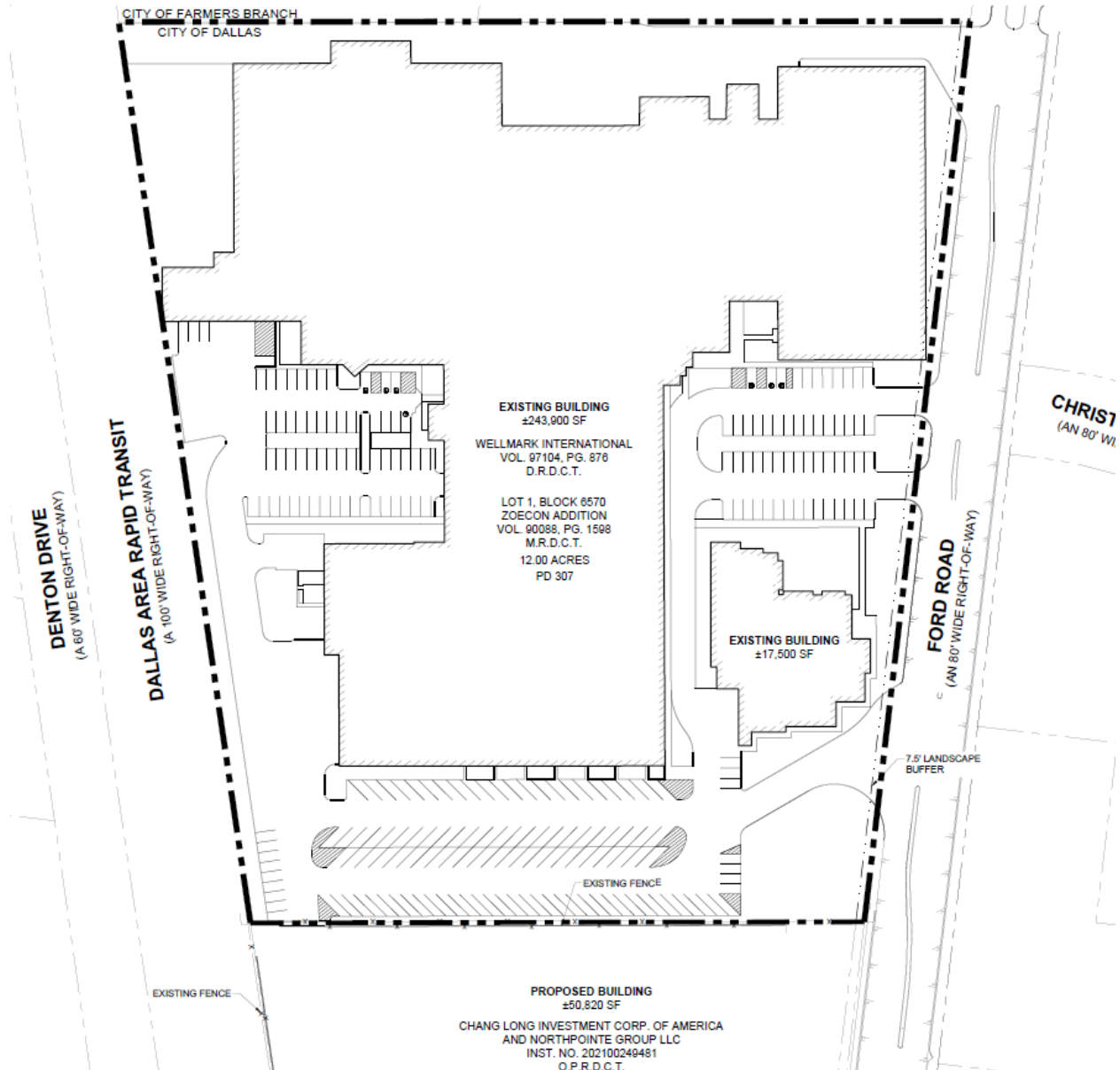
(c) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(c) The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city.

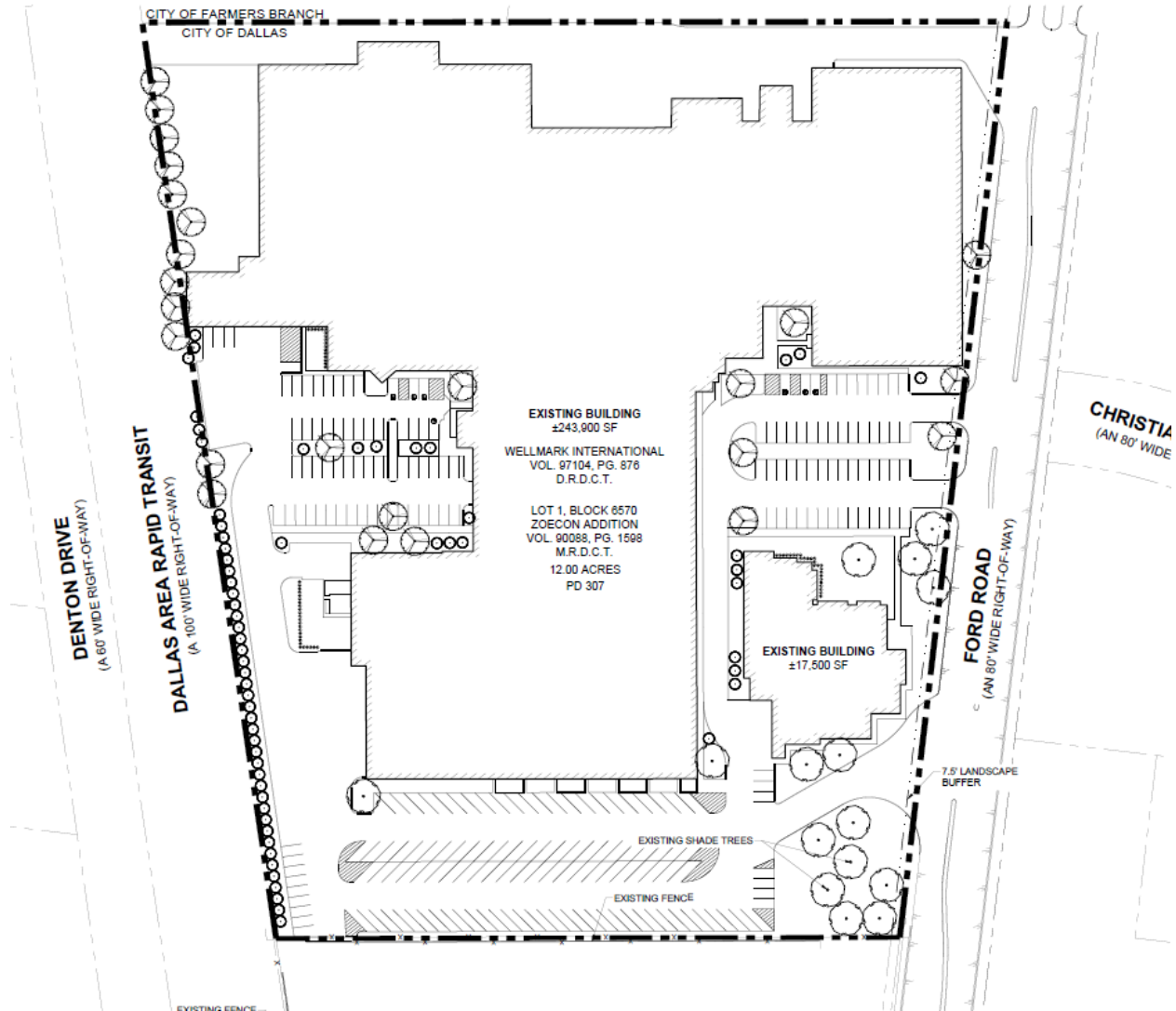
~~[SEC. 51P-307.120[18]. ZONING MAP.~~

~~PD 307 is located on Zoning Map D-5.] (Ord. Nos. 20270; 25850)~~

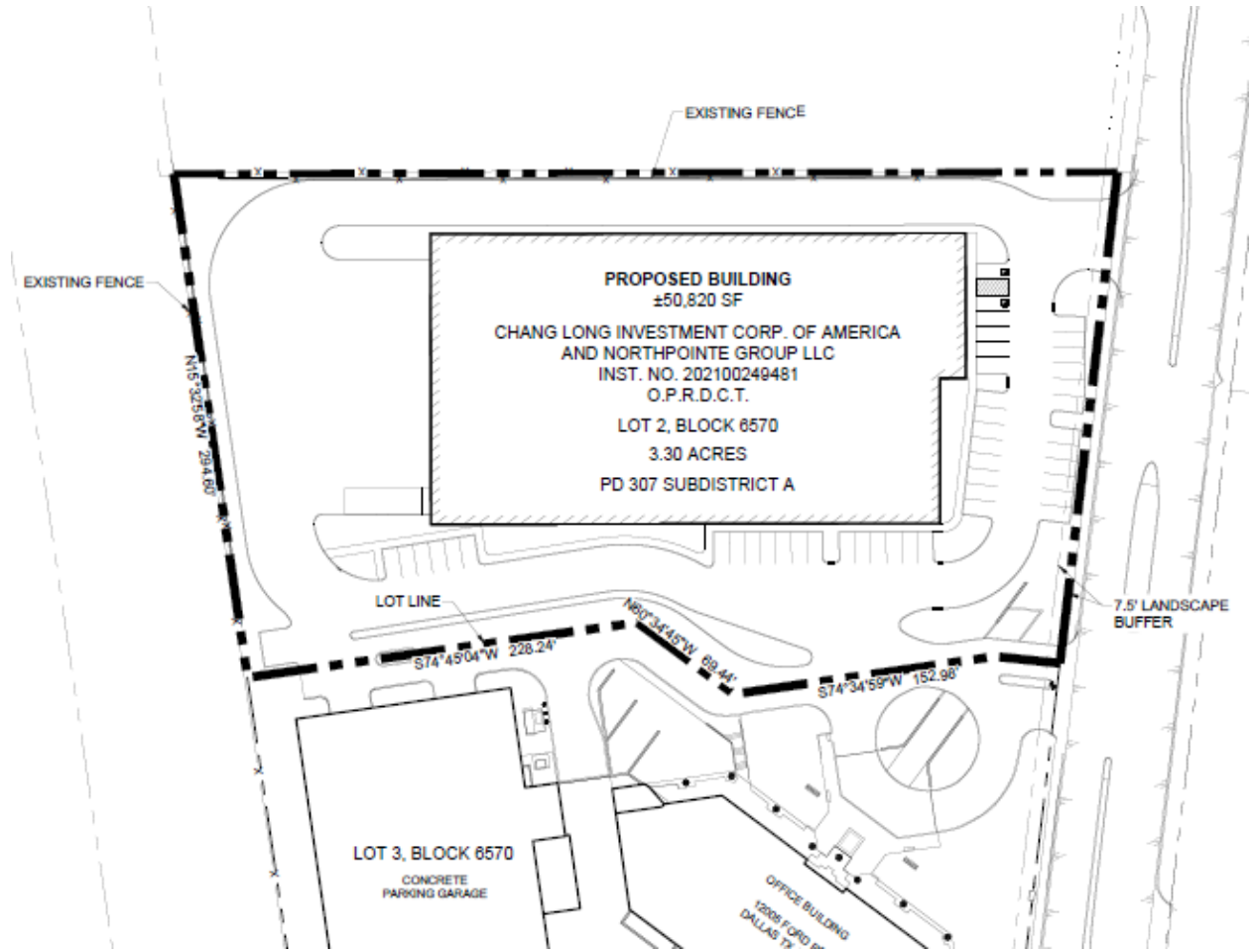
PROPOSED 307A DEVELOPMENT PLAN



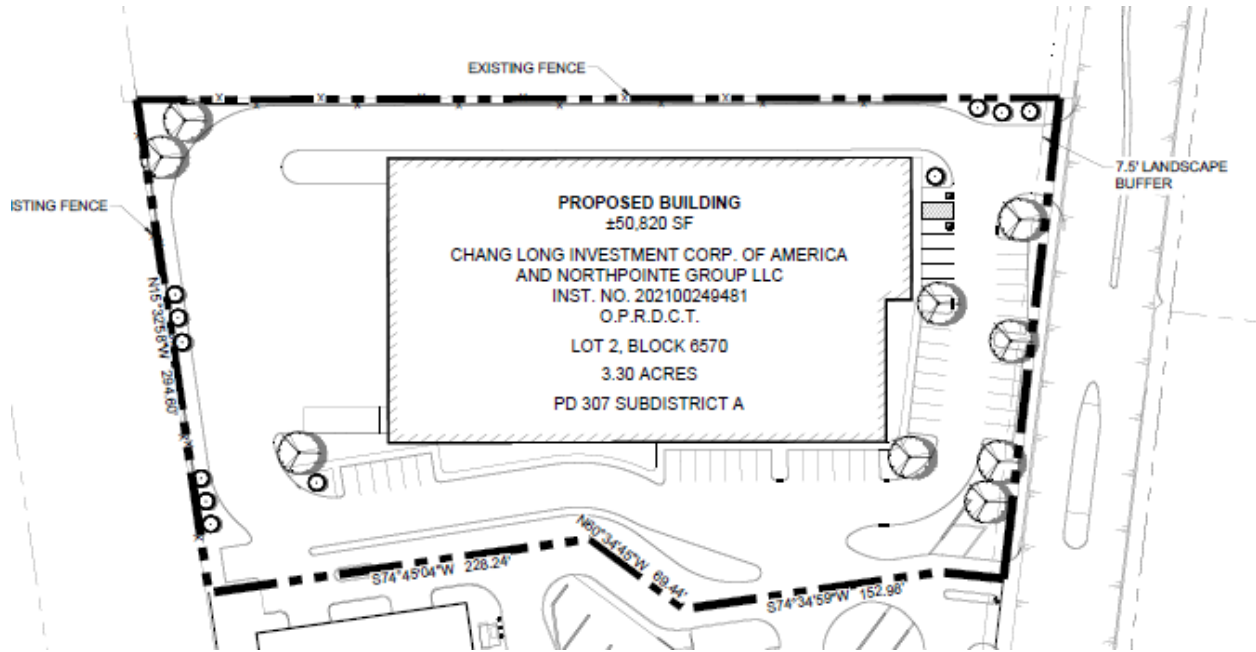
PROPOSED 307B LANDSCAPE PLAN

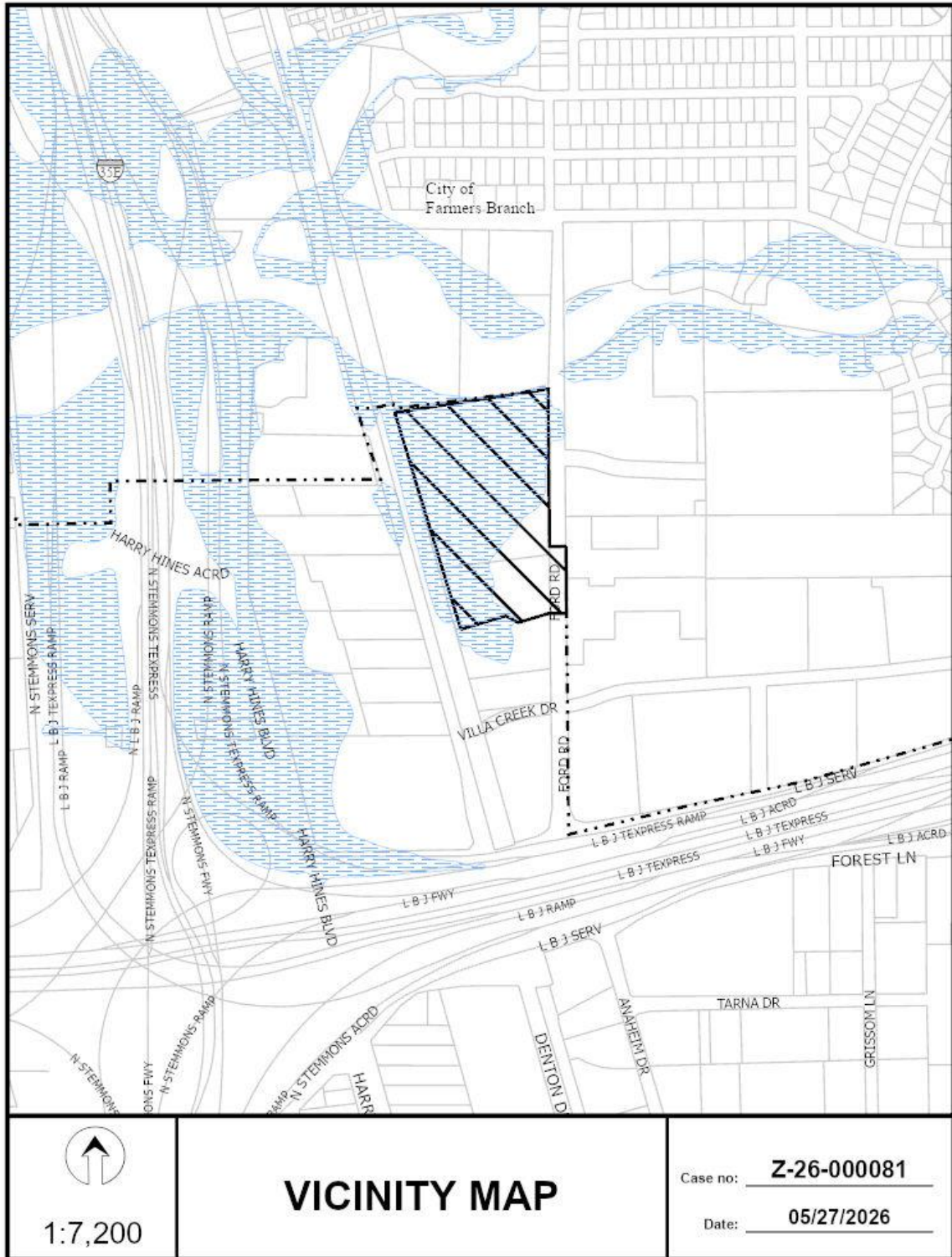


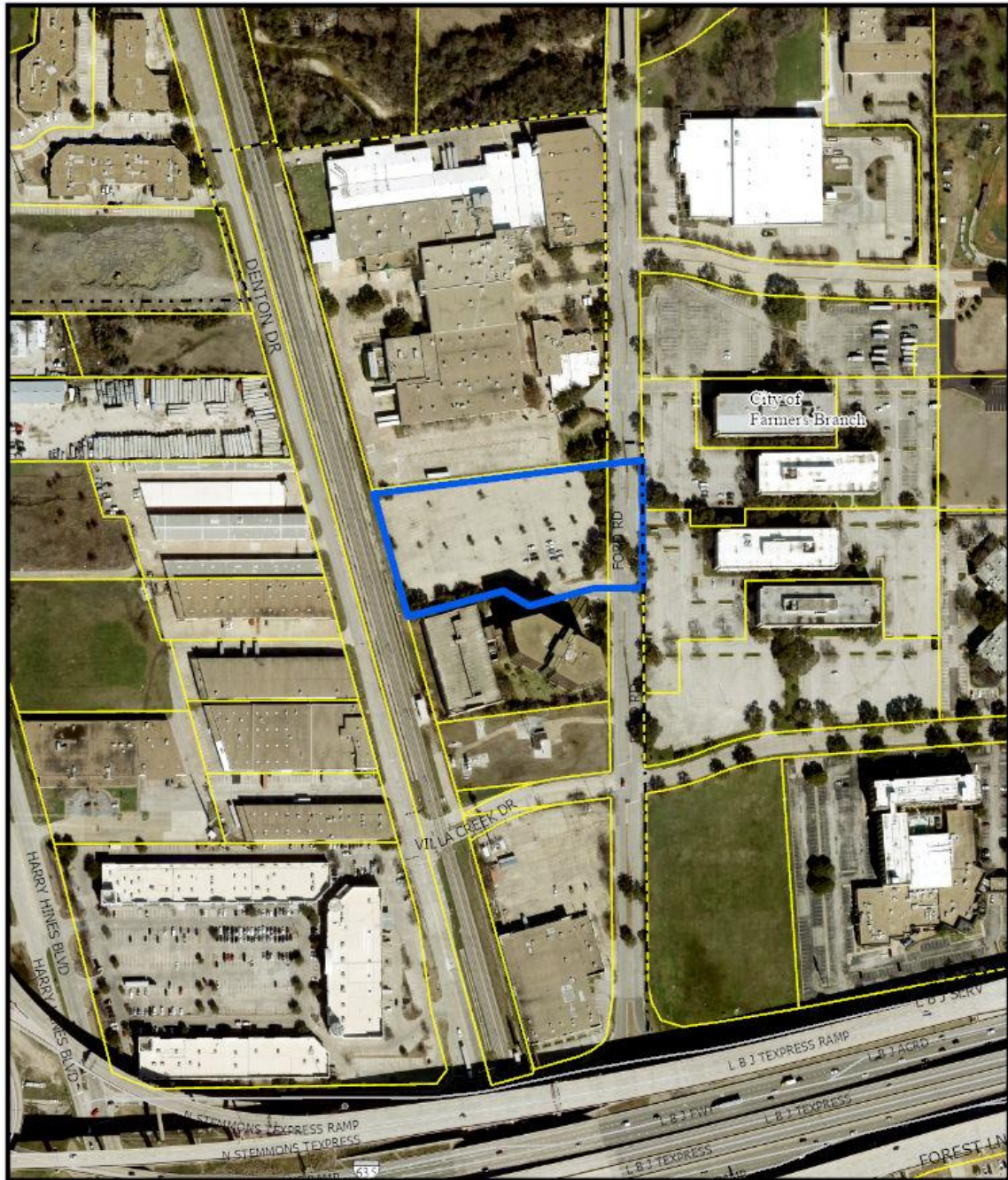
PROPOSED 307C SUBDISTRICT A DEVELOPMENT PLAN



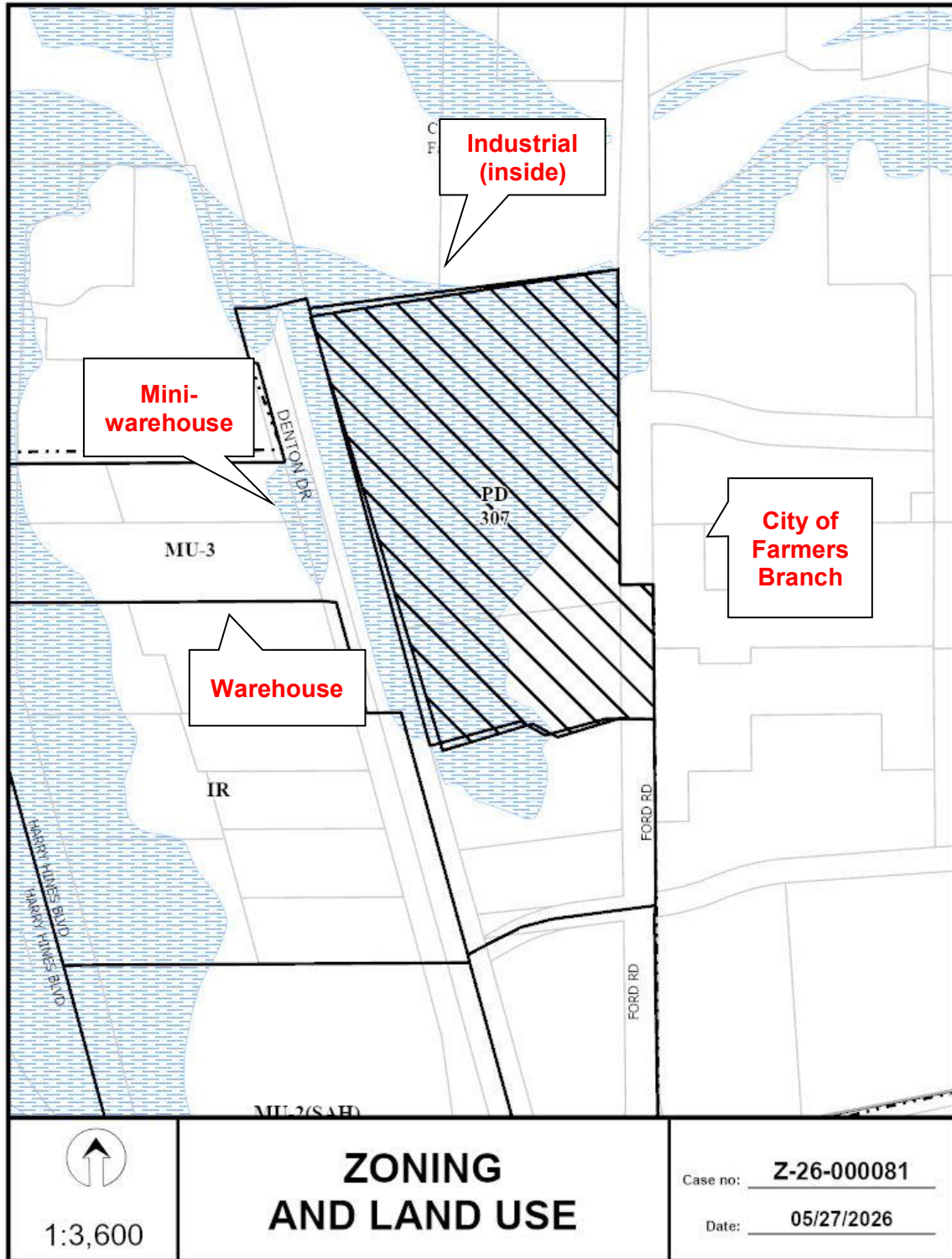
PROPOSED 307D SUBDISTRICT A LANDSCAPE PLAN

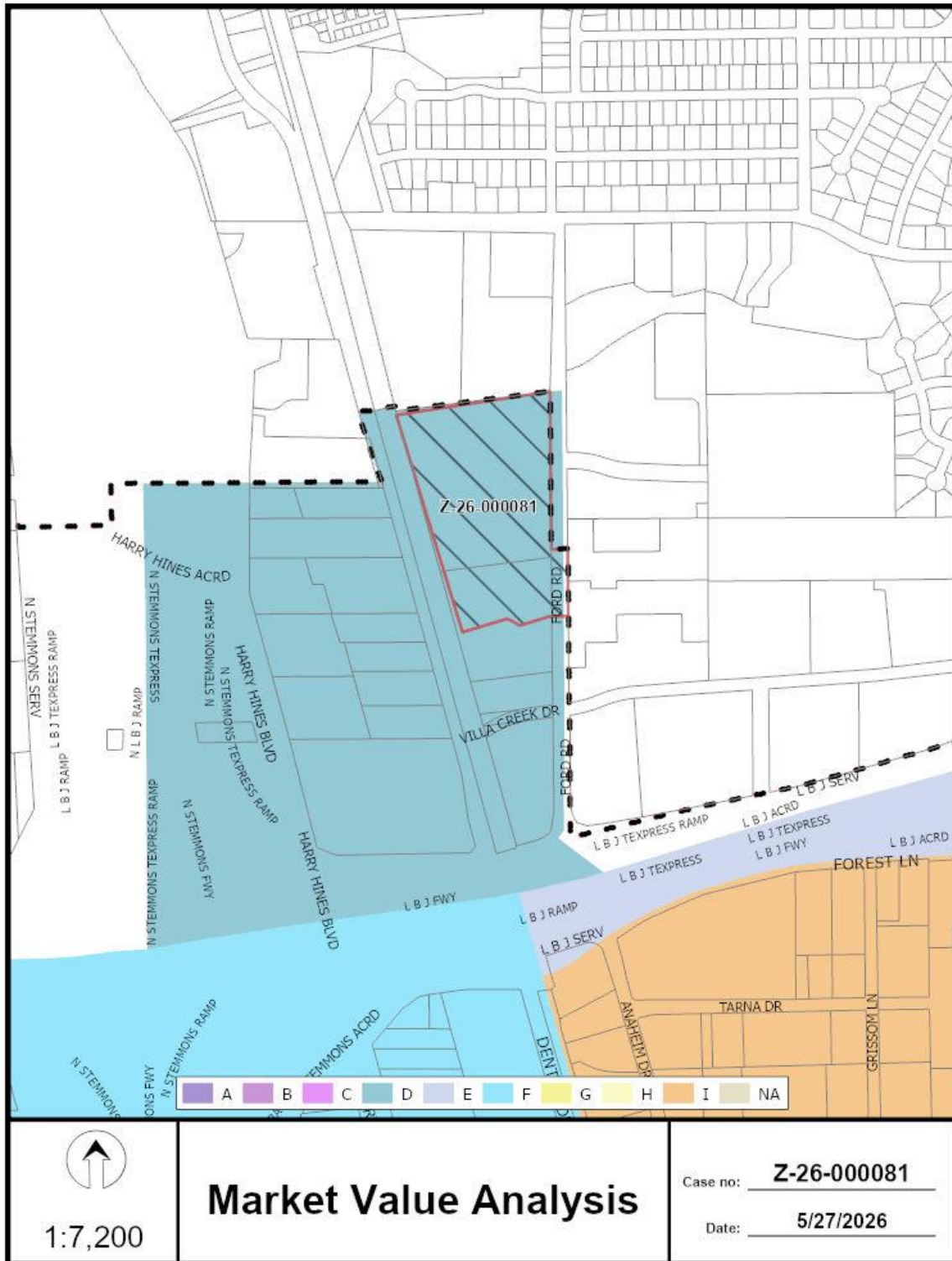


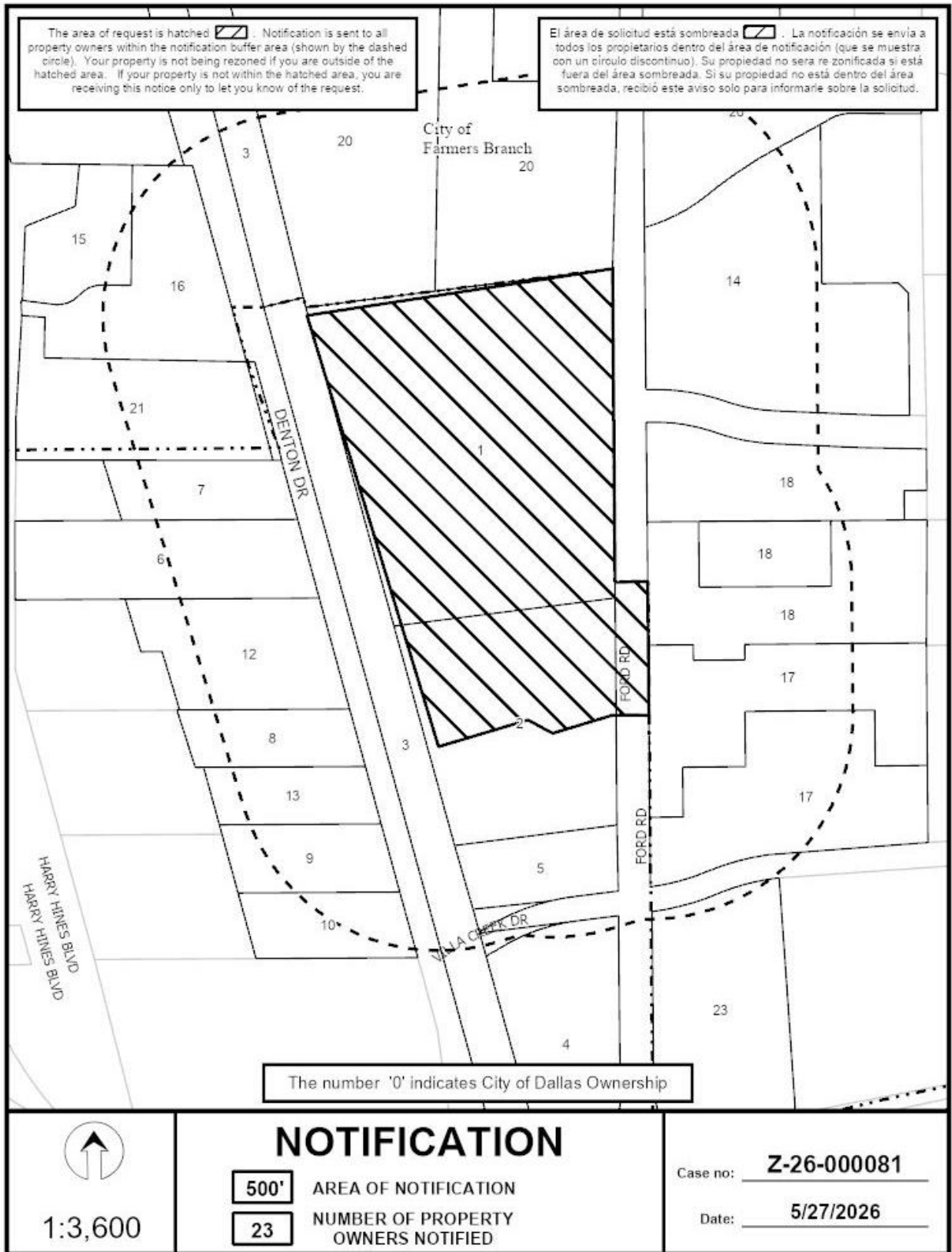




 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u>Z-26-000081</u> Date: <u>05/06/2026</u>
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05/27/2026

Notification List of Property Owners***Z-26-000081******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12111 FORD RD	WELLMARK INTERNATIONAL
2	12005 FORD RD	CHANG LONG INV CORP OF AMERICA &
3	401 S BUCKNER BLVD	DART
4	2605 LBJ FWY	SASHA REALTY LLC
5	11931 FORD RD	ENSERCH CORP
6	12124 HARRY HINES BLVD	JMBHALL INVESTMENTS TRUST
7	12130 HARRY HINES BLVD	ONCOR ELECTRIC DELIVERY COMPANY
8	12025 DENTON DR	HARD SIX HOLDINGS V LLC
9	11937 DENTON DR	SASHA REALTY LLC
10	11929 DENTON DR	QADRI ANAN S
11	11900 FORD RD	BALDWIN HARRIS COMPANY
12	12075 DENTON DR	PS TEXAS HOLDINGS LTD
13	12011 DENTON DR	NEST PROPERTIES LLC
14	12400 FORD RD	ALPARC V GDIFORD PROPERTY
15	12200 N STEMMONS FWY	12200 STEMMONS FREEWAY
16	12200 N STEMMONS FWY	STEMMONS PROPERTY LLC
17	12000 FORD RD	BOXER F2 LP
18	12200 FORD RD	WOODHAVEN PARK SIX 35 LP
19	2602 FARMERS BRANCH LN	WHEELESS GLENN S &
20	12350 FORD RD	FARMERS BRANCH CITY OF
21	12197 DENTON DR	ZHENG YAOTING
22	12199 DENTON DR	FARMERS BRANCH CITY OF
23	11800 FORD RD	BALDWIN HARRIS CO