

**FILE NUMBER:** Z212-312(RM)                      **DATE FILED:** August 2, 2022  
**LOCATION:** Northwest corner of Lancaster-Hutchins Road and Witt Road  
**COUNCIL DISTRICT:** 8  
**SIZE OF REQUEST:** Approx. 20.28 acres                      **CENSUS TRACT:** 48113016709

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**REPRESENTATIVE:** Lauren Montgomery, JGH Consultants

**OWNER/APPLICANT:** Luke Peters, Prologis LP

**REQUEST:** An application for an expansion of Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on property zoned an A(A) Agricultural District.

**SUMMARY:** The purpose of the request is to allow industrial uses on the site.

**CPC RECOMMENDATION:**     Approval.

**STAFF RECOMMENDATION:**   Approval.

**PD No. 761:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=761>

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an A(A) Agricultural District and is undeveloped.
- The applicant proposes to rezone the site to allow for industrial uses.
- To accomplish this, they propose to expand the boundaries of Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, to encompass the site. The property would be rezoned to an LI Logistics Industrial Subdistrict within PD No. 761.
- For the property, the applicant does not propose any modifications to the existing development standards of the LI Subdistrict within PD No. 761.

**Zoning History:**

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

1. **Z190-325:** On January 27, 2021, City Council approved an expansion of Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on property zoned an A(A) Agricultural District north of Witt Road, between Lancaster-Hutchins Road and Blanco Drive.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Lancaster-Hutchins Road	City of Hutchins	-
Witt Road	Community Collector	60 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 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 1.1.2** Focus on Southern Sector development opportunities.

**ECONOMIC ELEMENT**

**GOAL 2.1** PROMOTE BALANCED GROWTH

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

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

**GOAL 2.2** ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

**Policy 2.2.4** Focus on logistics related jobs for the expansion of employment opportunities, especially in the Southern Sector.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	A(A) Agricultural District	Undeveloped
<b>North</b>	A(A) Agricultural District	Undeveloped
<b>East</b>	City of Hutchins	Undeveloped
<b>South</b>	City of Hutchins	Vehicle display, sales, and service
<b>West</b>	LI Subdistrict within PD No. 761	Undeveloped

**Land Use Compatibility:**

The area of request is currently undeveloped and is surrounded by other undeveloped property to the north, east, and west. Property to the south is within the City of Hutchins and is developed with vehicle display, sales, and service. Staff finds the applicant's proposal for industrial uses to be appropriate for the area.

Staff supports the applicant’s request to expand the existing boundaries of PD No. 761 to incorporate the site, in order to allow industrial uses. The request is consistent with comprehensive plan goals to support development in the Southern Sector. A comparison of existing development standards with those of the proposed LI Subdistrict within PD No. 761 is provided below.

**Development Standards Comparison**

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Ex: A(A)	50'	20' / 50'	1 du/3 ac	24'	10%		Agricultural and single family
Prop: LI SD in PD 761	50'	25'	2.0 FAR <sup>1</sup>	200' 17 stories	55%	Proximity Slope	See PD 761

<sup>1</sup> No maximum floor area for industrial (inside), industrial (inside) for light manufacturing, or office showroom/warehouse uses

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended, and in PD No. 761. No modifications to the existing requirements of PD No. 761 are proposed with this request.

**Parking:**

Parking will be provided in accordance with the parking requirements in Sec. 51A-4.200, as amended, and in PD No. 761. No modifications to the existing requirements of PD No. 761 are proposed with this request.

**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.

Z212-312(RM)

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 not current in an MVA cluster, but abuts an “F” MVA cluster to the north.

**List of Officers**

Prologis LP

Art Barkley, Senior Vice President

Luke Peters, Vice President

**CPC Action**  
**July 20, 2023**

**Motion:** It was moved to recommend **approval** of an expansion of Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on property zoned an A(A) Agricultural District, at the northwest corner of Lancaster-Hutchins Road and Witt Road.

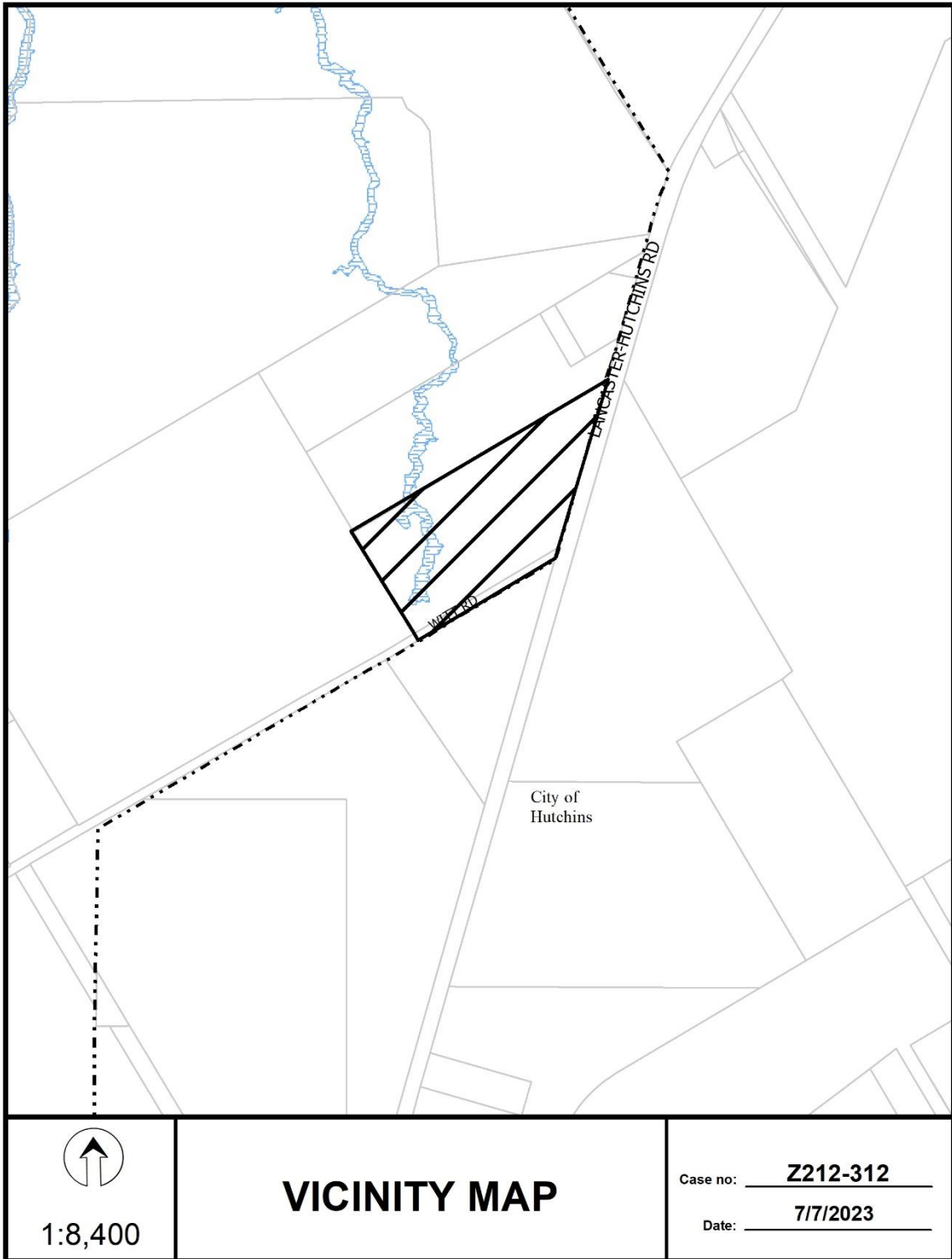
Maker: Blair  
Second: Jung  
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Herbert, Anderson, Shidid,  
Carpenter, Blair, Jung, Treadway, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Housewright  
Vacancy: 1 - District 7


<b>Notices:</b>	Area: 500	Mailed: 7
<b>Replies:</b>	For: 0	Against: 0

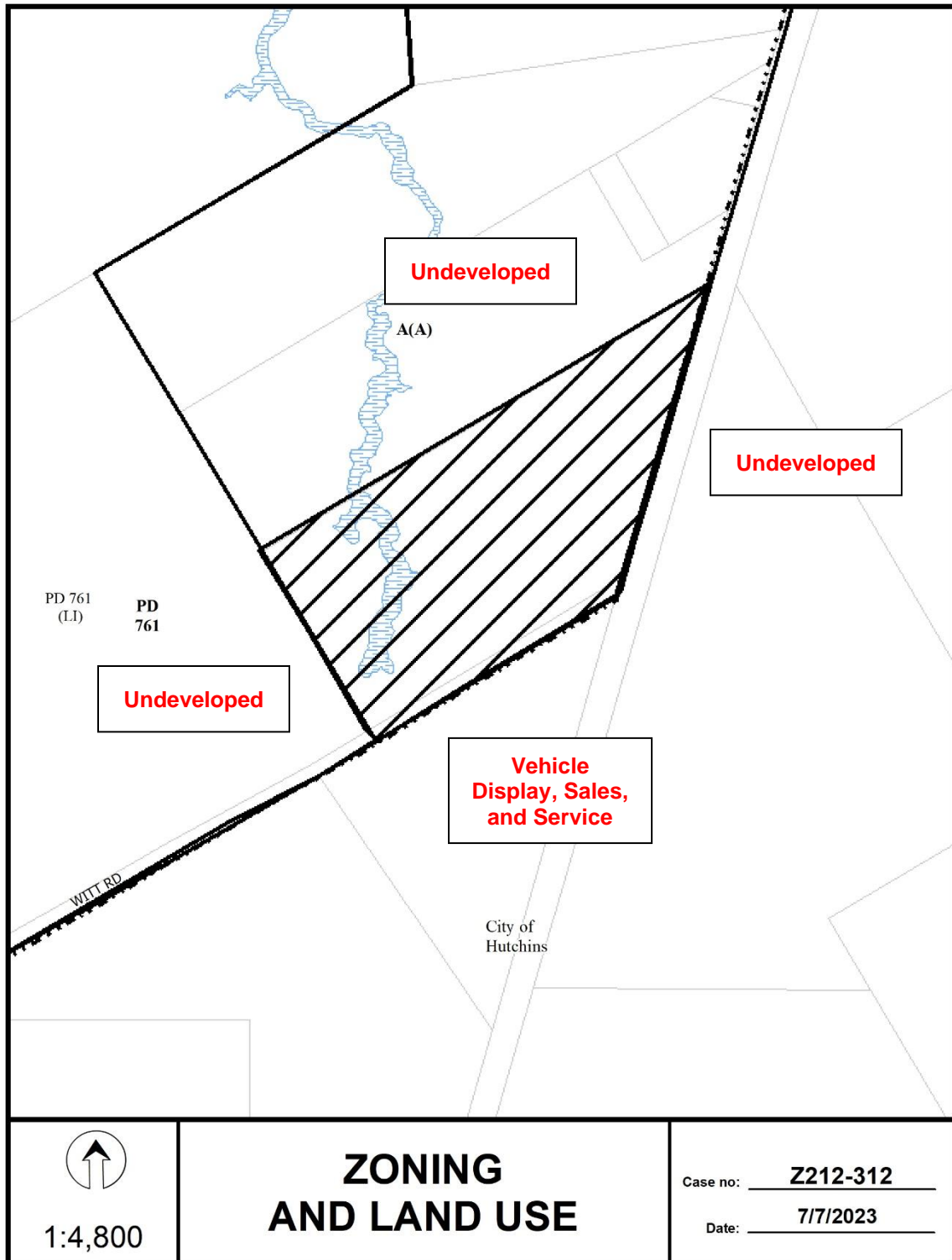
**Speakers:** None

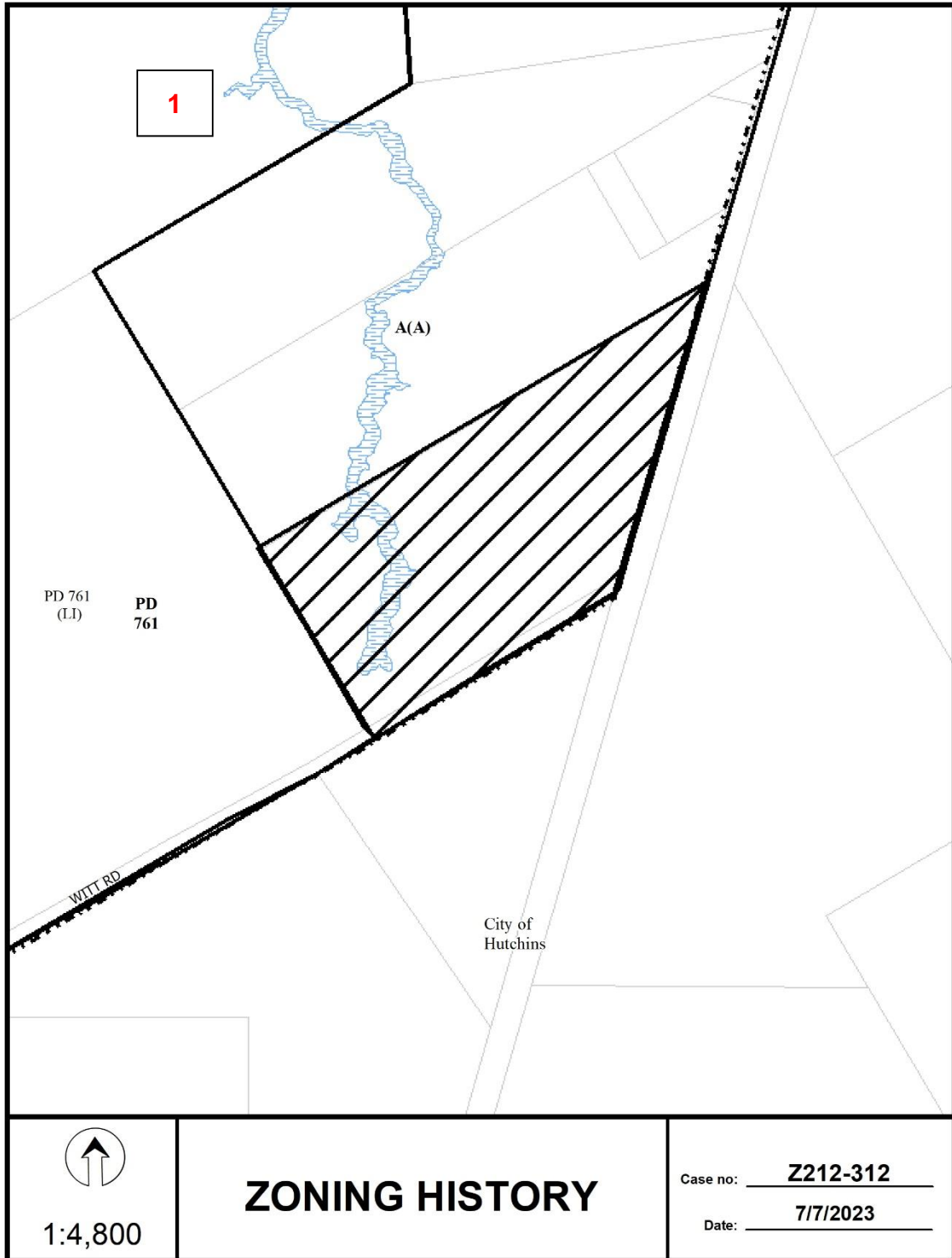


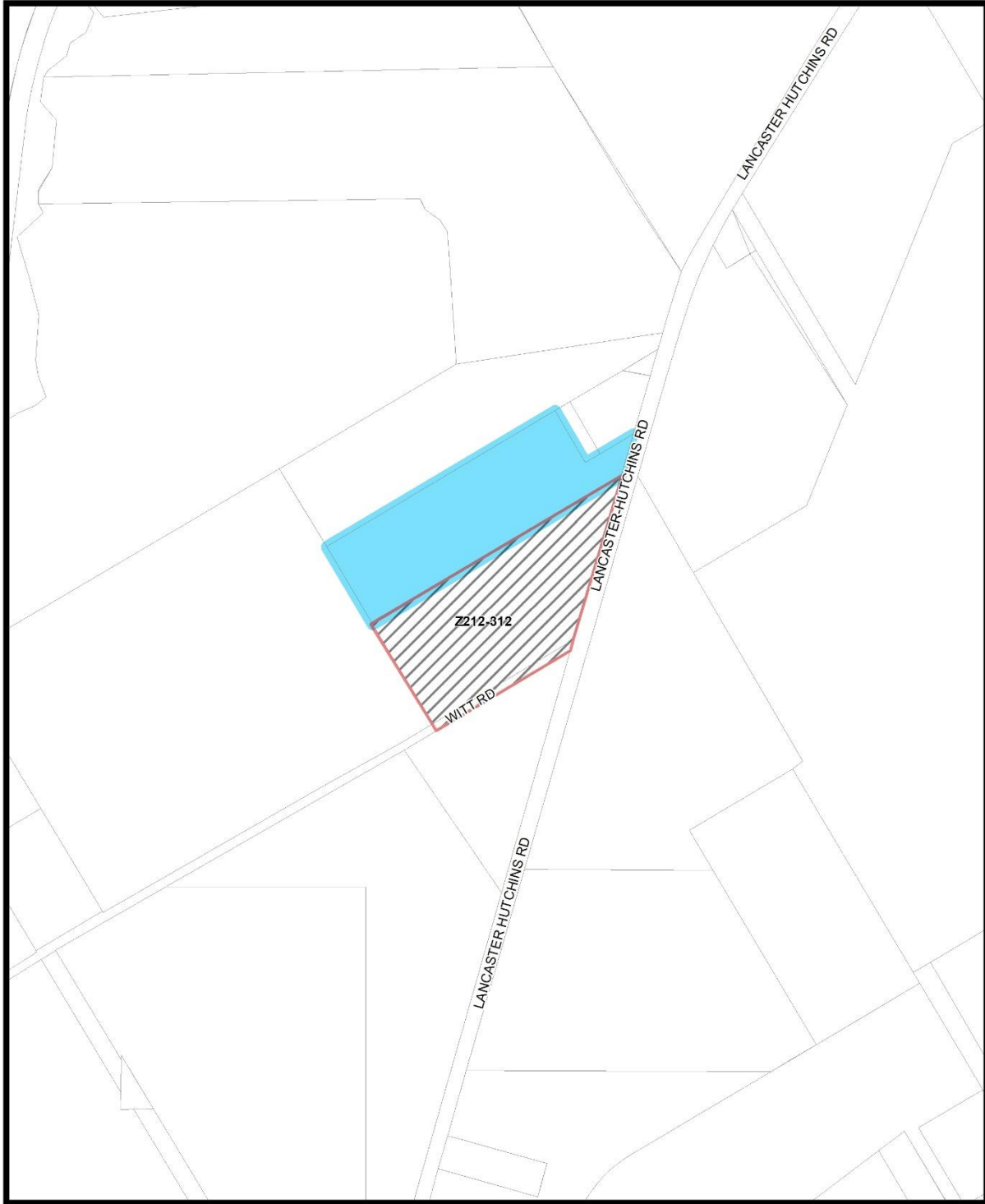




 1:4,800	<h1>AERIAL MAP</h1>	Case no: <u>Z212-312</u> Date: <u>7/7/2023</u>
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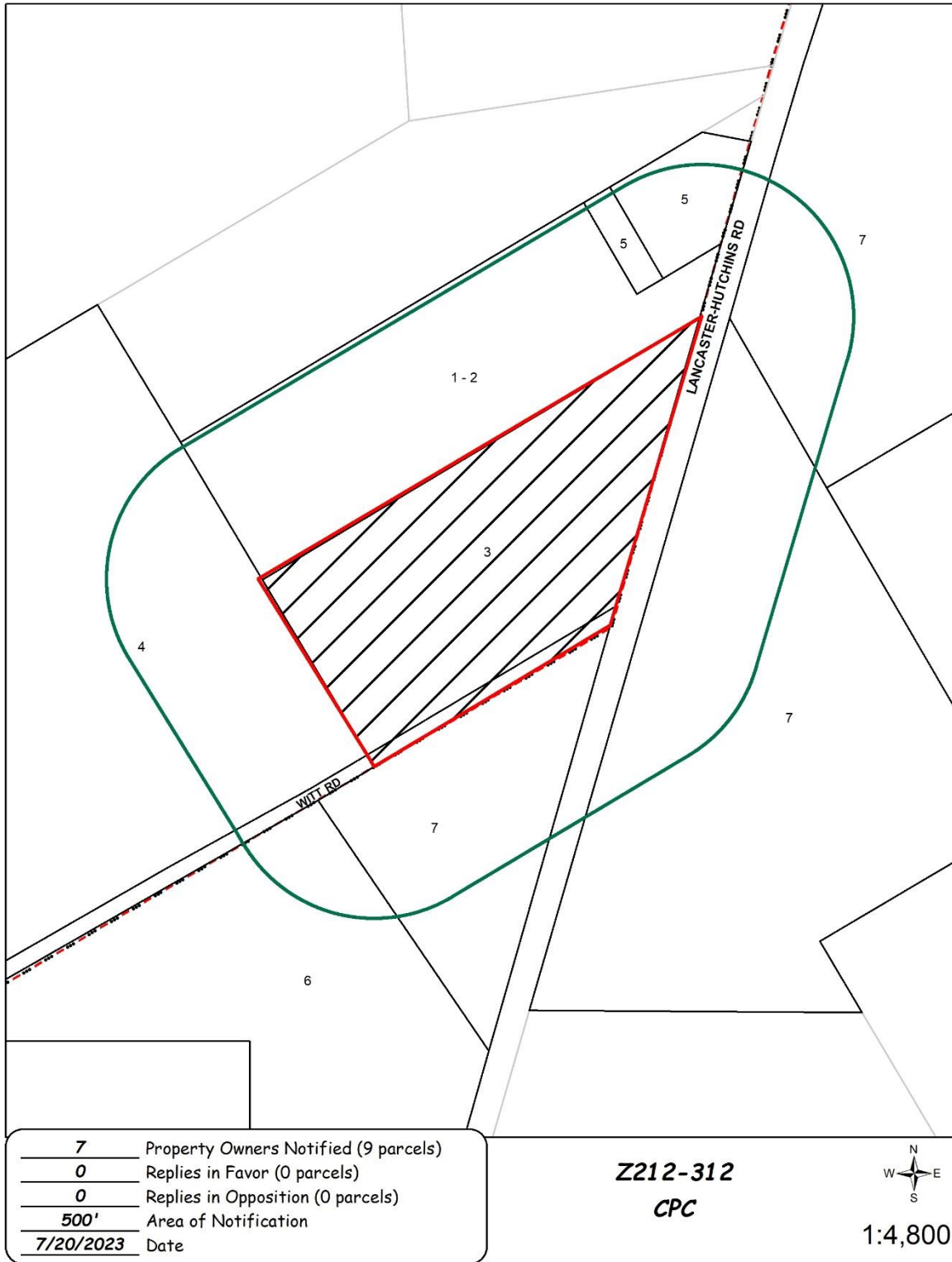
Market Value Analysis A B C D E F G H I NA

 1:8,400

# Market Value Analysis

Printed Date: 7/7/2023





Z212-312(RM)

07/19/2023

## ***Reply List of Property Owners***

***Z212-312***

***7 Property Owners Notified    0 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9559	LANCASTER HUTCHINS RD	GUNDA SREESH & SHARADHA
2	9559	LANCASTER HUTCHINS RD	GUNDA SREESH & SHARADHA
3	5401	WITT RD	GUERRERO STEPHEN MICHAEL
4	5001	WITT RD	WITT ROAD INVESTORS LP
5	2249	LANCASTER HUTCHINS RD	RUSSELL ROBERT J
6	3501	LANCASTER HUTCHINS RD	GRANITE 3501 LANCASTER LLC
7	3800	LANCASTER HUTCHINS RD	DLH LOGISTICS LLC