

FILE NUMBER: Z223-198(MP) **DATE FILED:** February 6, 2023

LOCATION: West line of Bonnie View Road, north of Logistics Drive

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ±3.0 acres **CENSUS TRACT:** 48113016709

APPLICANT: Aaron Banda

OWNER: Final Liquidation Outlet, Inc.

REQUEST: An application for (1) an LI Light Industrial District; and (2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow commercial motor vehicle parking on the site.

STAFF RECOMMENDATION: (1) Approval of an LI Light Industrial District; and (2) approval of a Specific Use Permit for commercial motor vehicle parking for a five-year period, subject to a site plan and conditions.

CPC RECOMMENDATION: (1) Approval of an LI Light Industrial District; and (2) approval of a Specific Use Permit for commercial motor vehicle parking for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The subject parcel is an undeveloped 3.0 acre lot.
- The proposed use is commercial motor vehicle parking.
- The lot would be accessed from Bonnie View Road.
- The area and its surroundings are generally light industrial in character.
- The proposed use necessitates a specific use permit due to being within 500 feet of A(A) Agricultural zoning.

Zoning History:

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

1. **Z201-345:** On January 12, 2022, City Council approved a request for 1) a CS Commercial Services District with deed restrictions volunteered by the applicant, and 2) a Specific Use Permit [SUP No. 2439] for commercial motor vehicle parking on property zoned an A(A) Agricultural District on the south line of Telephone Road west of Bonnie View Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bonnie View Road	Minor Arterial	100-foot ROW Bike Plan

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.

The proposed development will require full engineering at permitting to evaluate existing and proposed drainage patterns and verify compliance with all City standards including zero lot-to-lot storm drainage.

Bonnie View Rd is on the City of Dallas Thoroughfare Plan and classified as Principal Arterial with M-6-D(A) dimensions which requires 100 feet of ROW (or 50 feet from established centerline.)

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, particularly in the Southern Sector.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped
North	CS Commercial Service District	Undeveloped
East	Subdistrict LI w/in PD No. 761, the Dallas Logistics Port Special Purpose District	Warehouse
South	CS Commercial Service District with deed restrictions Z201-345 and SUP No. 2439	Commercial motor vehicle parking
West	CS Commercial Service District with deed restrictions Z201-345 and SUP No. 2439	Commercial motor vehicle parking

Land Use Compatibility:

The request site is situated in an area that has generally been transitioning from agricultural land to warehouse and supporting non-residential uses, including outside storage and commercial motor vehicle related uses to the west and southwest of the request site. Much of the wider vicinity to the north and west along Bonnie View Road has been rezoned previously to a CS Commercial Service District or an LI Light Industrial District. Across Bonnie View Road to the east of the request site is a warehouse developed in accordance with the LI Subdistrict within PD No. 761. Staff supports the proposed zoning change as compatible with the surrounding properties and consistent with the development patterns within the area.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety,

morals, and general welfare of the city. Staff finds that each of these criteria are met by the proposed SUP.

If approved, the request would improve consistency among districts throughout the block, and only two A(A) zoned parcels would remain. There is a clear trend of parcels along Bonnie View Road moving toward light industrial zoning and uses. Due to the adjacency of the request site to the LI Subdistrict within PD No. 761, surrounding roadway improvements have been completed along Bonnie View Road abutting the current request property.

Development Standards

District	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
Existing A(A)	50' min No max	20' min side 50' min rear for single family structures 10' min rear for other permitted structures	24' max No max stories	10% max for residential structures 25% max for nonresidential structures	No max dwelling unit density No max FAR Minimum lot size for residential use is three acres	Continuity of blockface
Proposed LI	15' min No max 50' min is required for the request site due to required continuity with the A(A) district on the same blockface	No min side or rear yard setback is required for the request site	70' max Max 5 stories	80% max	FAR: 0.5 max for retail/personal service uses, 0.75 max for lodging, office, and retail/personal service uses combined, 1.0 max for all uses combined	DIR for trip gen > 6000 per day and 500 trips per acre per day Continuity of blockface

¹Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

The above standards apply to development under an LI Light Industrial District on this site. A 50' front setback would apply to structures due to blockface continuity with A(A) district extant on the block.

Land Use Comparison:

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

KEY: • use allowed by right ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			Existing A(A)	Proposed LI
AGRICULTURAL USES				
Animal production			•	
Commercial stable			•	
Crop production			•	•
Private stable				
COMMERCIAL AND BUSINESS SERVICE USES				
Building repair and maintenance shop				RAR
Bus or rail transit vehicle maintenance or storage facility				RAR
Catering service				•
Commercial cleaning or laundry plant				RAR
Custom business services				•
Custom woodworking, furniture construction, or repair				•
Electronics service center				•
Job or lithographic printing				RAR
Labor hall				SUP
Machine or welding shop				RAR
Machinery, heavy equipment, or truck sales and services				RAR
Medical or scientific laboratory				•
Technical school				•
Tool or equipment rental				•
Vehicle or engine repair or maintenance				•
INDUSTRIAL USES				
Alcoholic beverage manufacturing				RAR
Industrial (inside) not potentially incompatible				RAR
Industrial (inside) potentially incompatible				RAR
Industrial (inside) light manufacturing				•
Industrial (outside) not potentially incompatible				
Industrial (outside) potentially incompatible				
Medical/infectious waste incinerator				
Metal salvage facility				
Mining				
Gas drilling and production			SUP	SUP
Gas pipeline compressor station				
Municipal waste incinerator				
Organic compost recycling facility			SUP	
Outside salvage or reclamation				
Pathological waste incinerator				
Temporary concrete or asphalt batching plant			•	SUP
INSTITUTIONAL AND COMMUNITY SERVICE USES				
Adult day care facility			SUP	•
Cemetery or mausoleum			SUP	SUP
Child-care facility			SUP	•
Church			•	•
College, university, or seminary			•	•
Community service center			SUP	SUP
Convalescent and nursing homes, hospice care, and related institutions			SUP	
Convent or monastery			•	
Foster home			SUP	
Halfway house				SUP

Land use comparison table cont'd on next page

KEY: • use allowed by right ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			Existing A(A)	Proposed LI
INSTITUTIONAL AND COMMUNITY SERVICE USES, cont'd				
Hospital			SUP	SUP
Library, art gallery, or museum			SUP	
Public school other than open enrollment charter school			RAR	RAR
Private school or Open enrollment charter school			SUP	SUP
LODGING USES				
Hotel or motel				★ [SUP, RAR]
Extended stay hotel or motel				SUP
Lodging or boarding house				•
Overnight general-purpose shelter				★
MISCELLANEOUS USES				
Attached non-premise sign				SUP
Carnival or circus (temporary)			BO auth	BO auth
Detached non-premise sign				
Hazardous waste management facility				
Placement of fill material				
Temporary construction or sales office			•	•
OFFICE USES				
Alternative financial establishment				SUP
Financial institution without drive-in window				•
Financial institution with drive-in window				RAR
Medical clinic or ambulatory surgical center				•
Office				•
RECREATION USES				
Country club with private membership			SUP	•
Private recreation center, club, or area			SUP	•
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				
Single family			•	
RETAIL AND PERSONAL SERVICE USES				
Ambulance service				
Animal shelter or clinic without outside run			•	•
Animal shelter or clinic with outside run			SUP	★ [SUP]
Auto service center				RAR
Alcoholic beverage establishments				★
Business school				•
Car wash				RAR
Commercial amusement (inside)				★ [SUP]
Commercial amusement (outside)			SUP	
Commercial motor vehicle parking				★ [SUP]
Commercial parking lot or garage				RAR
Convenience store with drive-through				
Drive-in theater			SUP	
Dry cleaning or laundry store				•
Furniture 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				SUP
Home improvement center, lumber, brick or building materials sales yard				RAR
Household equipment and appliance repair				•
Liquefied natural gas fueling station				★ [SUP]

Land use comparison table cont'd on next page

KEY: • use allowed by right ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			Existing A(A)	Proposed LI
RETAIL AND PERSONAL SERVICE USES, cont'd				
Mortuary, funeral home, or commercial wedding chapel				
Motor vehicle fueling station				•
Nursery, garden shop, or plant sales				
Outside sales				
Paraphernalia shop				SUP
Pawn shop				
Personal service uses				•
Restaurant without drive-in or drive-through service				RAR
Restaurant with drive-in or drive-through service				DIR
Surface parking				
Swap or buy shop				
Taxidermist				•
Temporary retail use				•
Theater				•
Truck stop				SUP
Vehicle display, sales, and service				RAR
TRANSPORTATION USES				
Airport or landing field				
Commercial bus station and terminal				RAR
Heliport				SUP
Helistop			SUP	SUP
Private street or alley				
Railroad passenger station				SUP
Railroad yard, roundhouse, or shops				
STOL (short takeoff or landing port)				
Transit passenger shelter			•	•
Transit passenger station or transfer center			SUP	★ [SUP]
UTILITY AND PUBLIC SERVICE USES				
Commercial radio or television transmitting station			SUP	SUP
Electrical generating plant				
Electrical substation			SUP	•
Local utilities			★ [SUP, RAR]	★ [SUP, RAR]
Police or fire station			SUP	•
Post office				•
Radio, television, or microwave tower			SUP	RAR
Refuse transfer station			SUP	
Sanitary landfill			SUP	
Sewage treatment plant			SUP	
Tower/antenna for cellular communication			★	★
Utility or government installation other than listed			SUP	SUP
Water treatment plant			SUP	
WHOLESALE, DISTRIBUTION, AND STORAGE USES				
Auto auction				RAR
Building mover's temporary storage yard				
Contractor's maintenance yard				
Freight terminal				
Livestock auction pens or sheds			SUP	
Manufactured building sales lot				RAR
Mini warehouse				•
Office showroom/warehouse				•
Outside storage				RAR
Petroleum product storage and wholesale				
Recycling buy-back center				★
Recycling collection center				★
Recycling drop-off container			★	★
Recycling drop-off for special occasion collection			★	★
Sand and gravel or earth sales and storage			SUP	
Trade center				•
Vehicle storage lot				
Warehouse				RAR

End of land use comparison table

Landscaping:

Landscaping and tree preservation must be provided in accordance with the requirements in Article X, as amended.

Parking:

Parking is required to be provided in accordance with Chapter 51A, as amended.

There is no minimum parking requirement for commercial motor vehicle parking.

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 within an "H" MVA area.

Z223-198(MP)

List of Officers

Final Liquidation Outlet, Inc.

Aaron Banda

Maria Irais Banda

CPC Action
APRIL 4, 2024

Motion: It was moved to recommend 1) **approval** of an LI Light Industrial District and 2) **approval** of a Specific Use Permit for commercial motor vehicle parking for a five-year period, subject to a site plan and conditions on property zoned A(A) Agricultural District, on the west line of Bonnie View Road, north of Logistics Drive.

Maker: Rubin
Second: Housewright
Result: Carried: 14 to 0

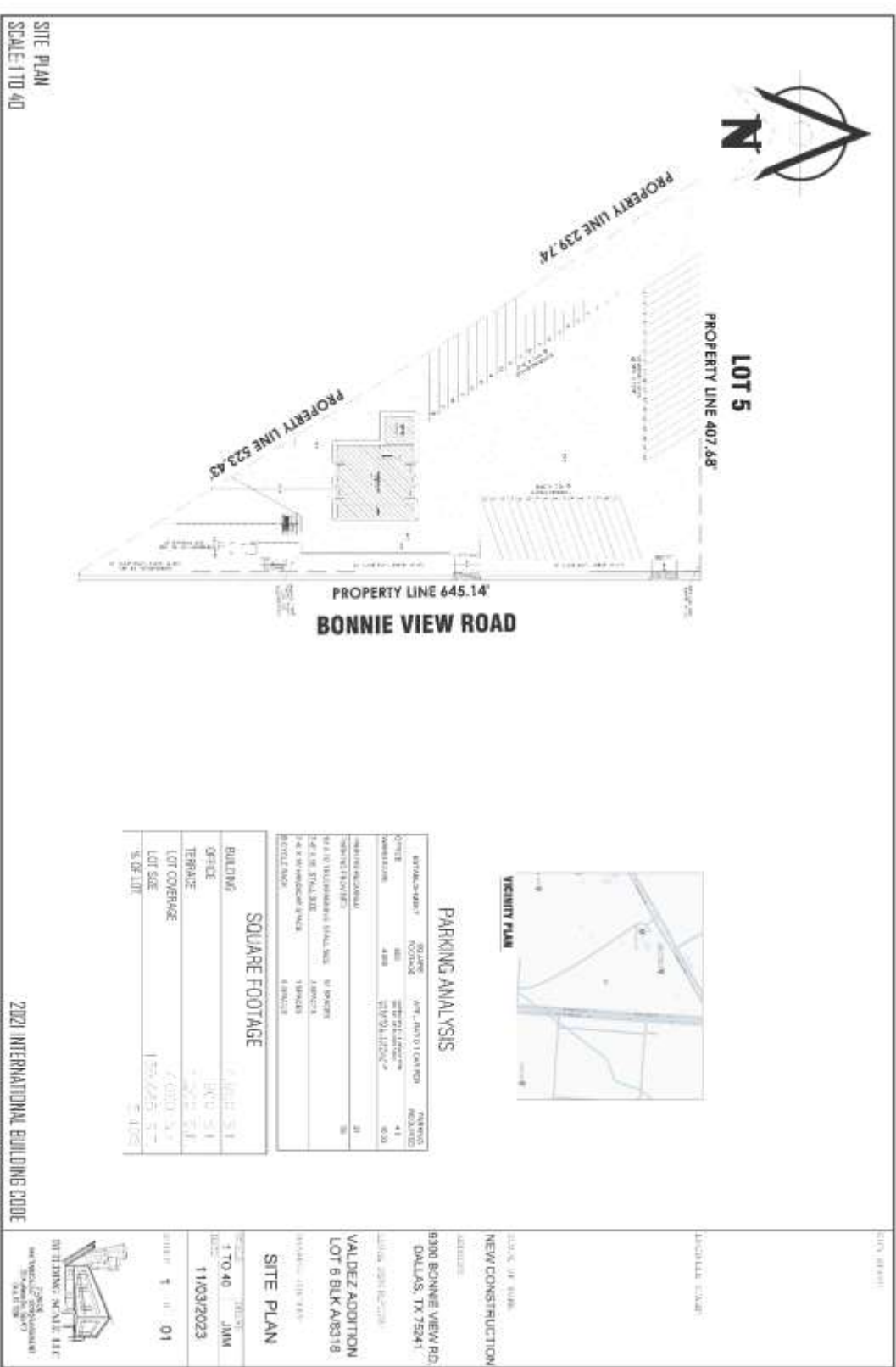
For: 14 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter,
Wheeler-Reagan, Blair, Sleeper, Housewright, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 11

Notices:	Area: 300	Mailed: 7
Replies:	For: 1	Against: 0

Speakers: None

CPC RECOMMENDED SITE PLAN

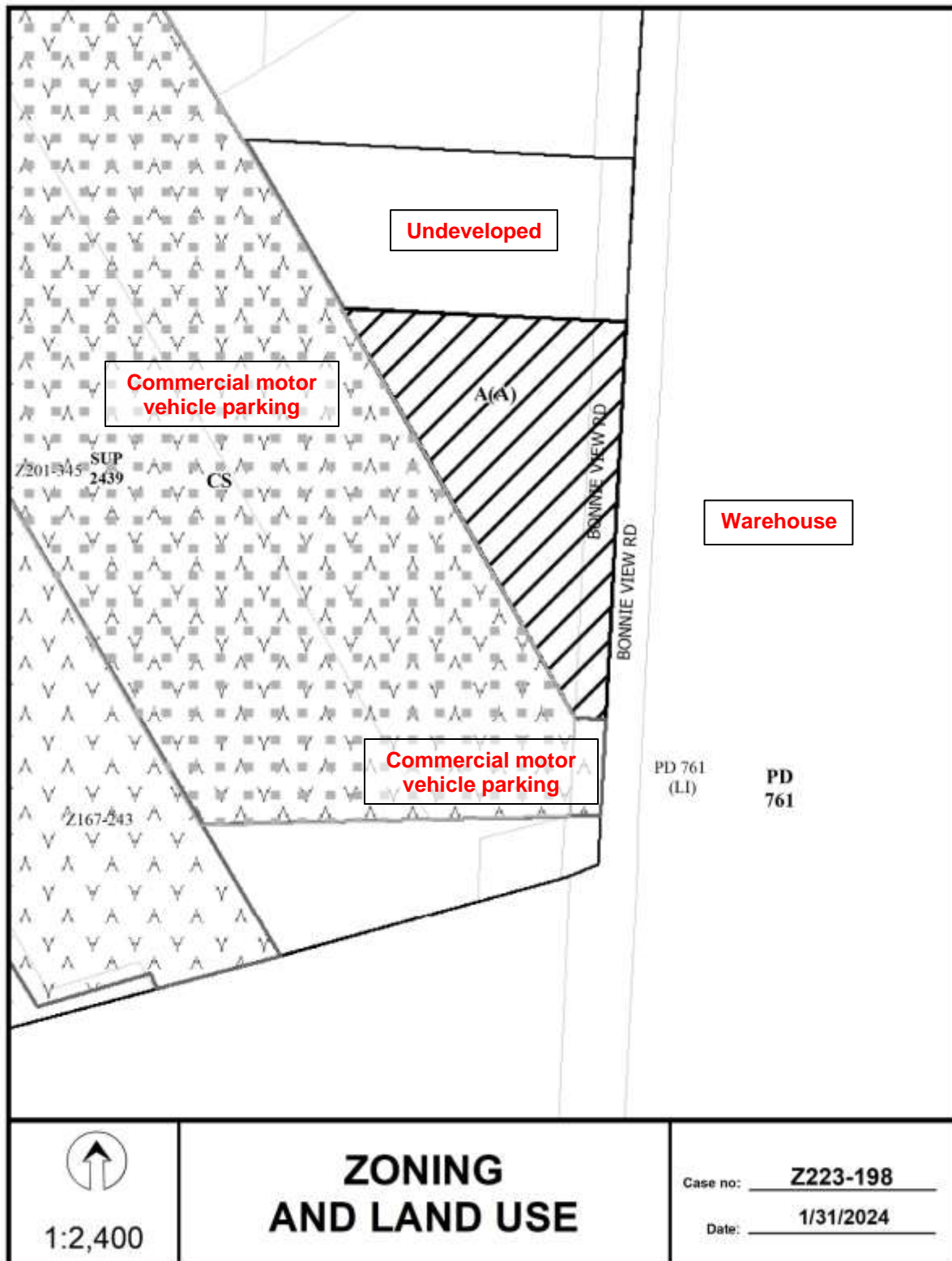


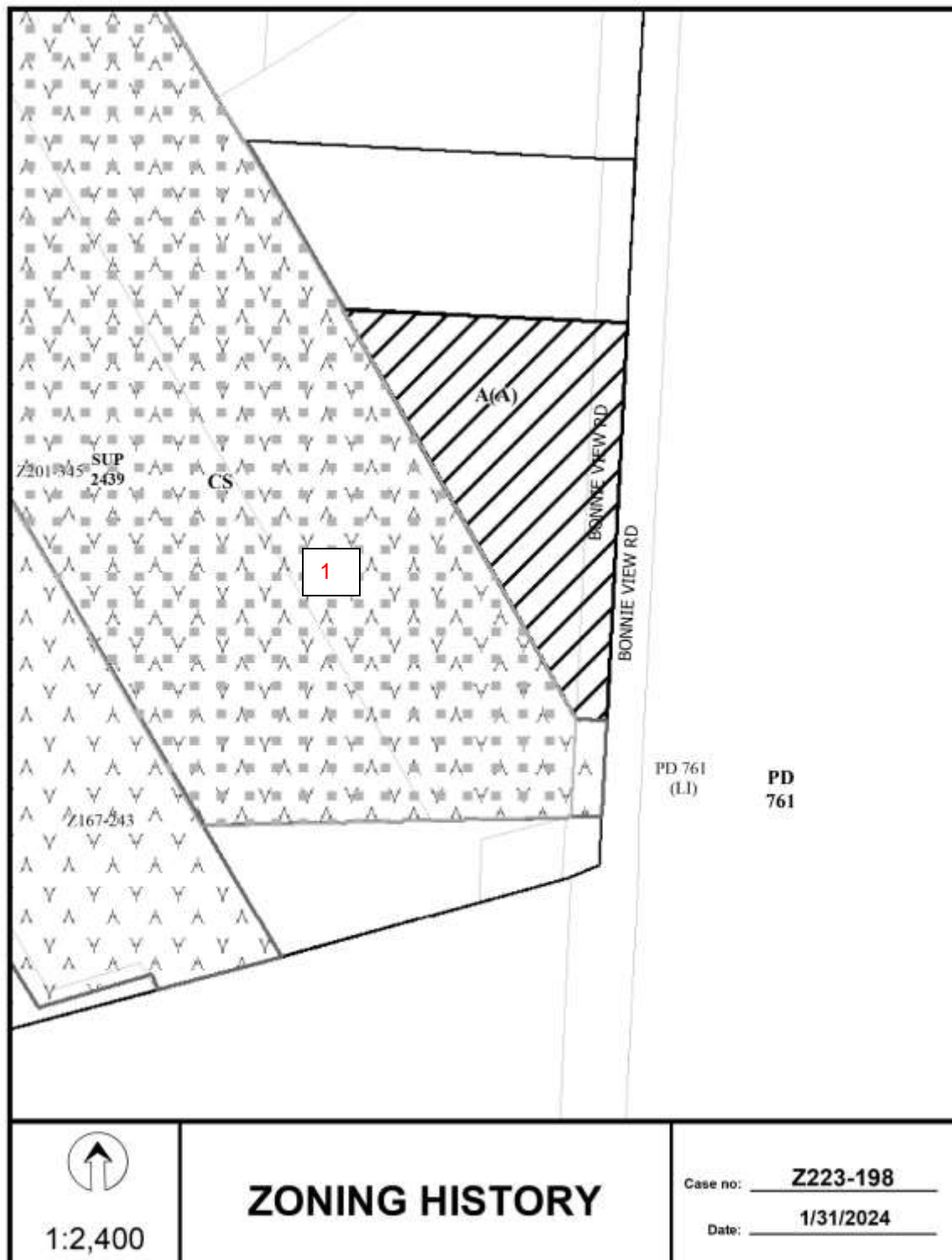
CPC RECOMMENDED CONDITIONS

1. USE: The only use authorized by this Specific Use Permit is commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-years from the passage of this ordinance).
4. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.











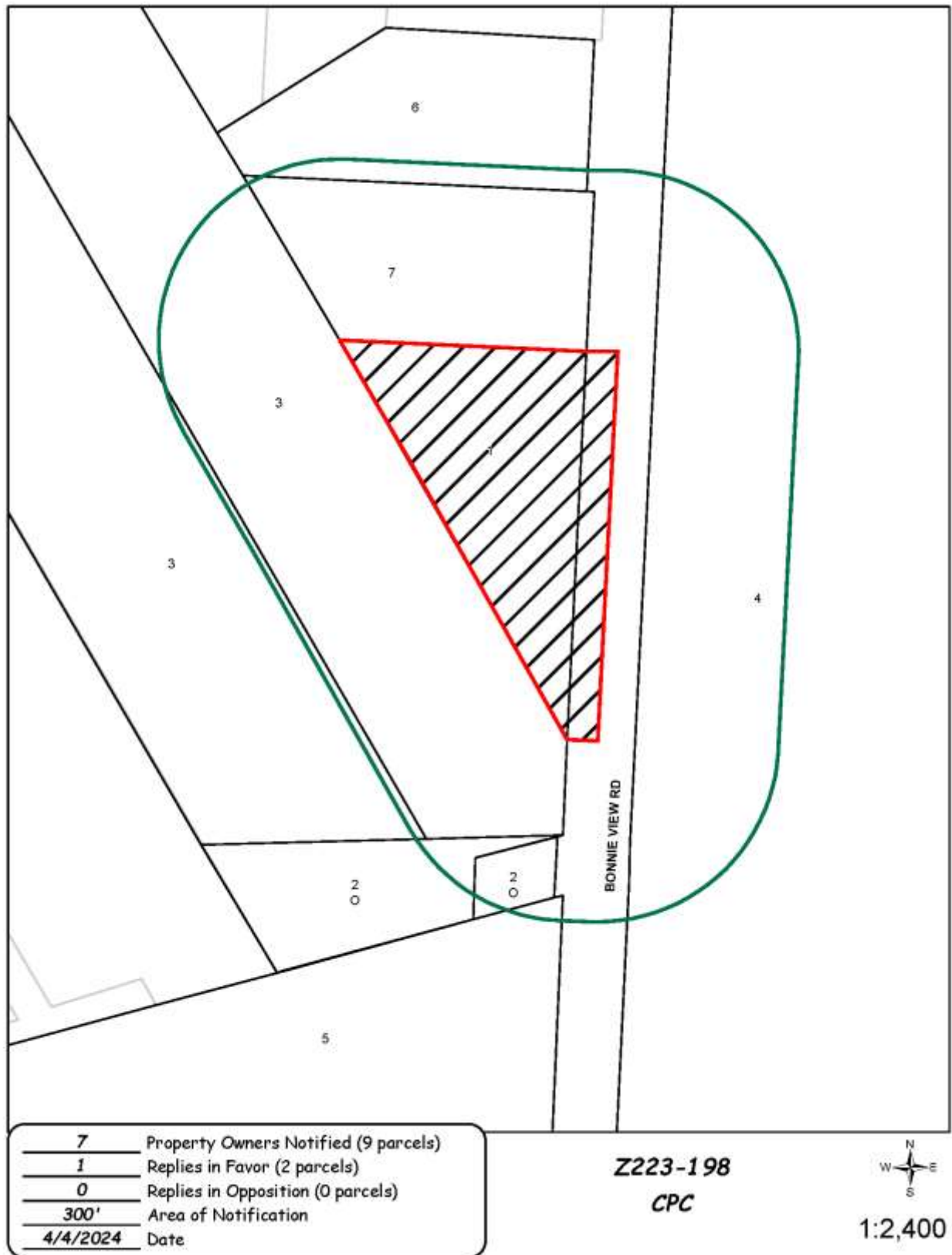
Market Value Analysis A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 1/31/2024



Z223-198(MP)

04/03/2024

Reply List of Property Owners

Z223-198

7 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	9300 BONNIE VIEW RD	FINAL LIQUIDATION OUTLET INC
O	2	9867 BONNIE VIEW RD	FENNER PAT &
	3	4100 TELEPHONE RD	NFL LOGISTICS LLC
	4	9890 BONNIE VIEW RD	SCM SOUTH DALLAS LLC
	5	10101 BONNIE VIEW RD	HALLE PROPERTIES LLC
	6	9306 BONNIE VIEW RD	BARAJAS FAMILY INVESTMENTS LLC
	7	9300 BONNIE VIEW RD	LEIJA JAVIER &