
FILE NUMBER: Z189-233(SM) **DATE FILED:** March 28, 2019
LOCATION: North line of Interstate Highway 30, east of North Buckner Boulevard
COUNCIL DISTRICT: 7 **MAPSCO:** 48 D
SIZE OF REQUEST: Approx. 16.8 acres **CENSUS TRACT:** 123.02

APPLICANT: Jones Development

OWNER: Chapel Downs Dallas, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Planned Development District for LI Light Industrial District uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to construct a one-story warehouse building with approximately 283,920 square feet of floor area on the 16.8-acre subject property. The proposed development will have two access points on the I-30 Frontage Road and a 40-foot wide mutual access easement through a private drive that connects to the site on the west. A 120-foot setback is proposed on the subject site's northern property line which will contain a landscape and detention area and one row of parking.

CPC RECOMMENDATION: Denial without prejudice.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The subject site is currently undeveloped.
- As of the writing of this report, an application to 1) delete Chenault Street from N. Buckner Boulevard to East City Limit line and 2) delete Unnamed NE-1 from Chenault Street to IH-30 has not been submitted to the Transportation Department.

Zoning History: There have been no zoning cases in the area within the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Designation; ROW
East RL Thornton Freeway	Freeway	Varies
Chenault Street (not built or dedicated)	Collector	Standard-4 lanes-undivided; 60 feet

Traffic: The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and does not object to the proposed development because finalized design of the driveways to connect the site to public rights-of-way will be established with engineering plans and studies in one or more future applications such as a thoroughfare plan amendment application, subdivision plat application, and construction permit application to ensure there is not a negative impact on the existing street system.

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

A consistent theme expressed by Dallas residents is a desire that new development embraces improved transportation, urban design and housing options. These desired types and patterns of development are reflected in the Building Blocks used as guidelines in forwardDallas! The

City should facilitate development that furthers economic, transportation and land use goals supported by Dallas residents.

Building Blocks have been created to arrange housing and employment opportunities in ways that can decrease the use of cars, increase the use of public transit, improve air quality and increase land use efficiency. These Building Blocks are described in detail in the Introduction to the Policy Plan. In addition to general guidelines provided by the Building Blocks, new regulatory tools are necessary to achieve desired development types, quality and patterns. General locations for building blocks are identified on the Vision Illustration and may be designated in Area Plans.

The applicant requests a warehouse development with would improve employment opportunities and comply with the Business Center Development Block in which the site is located.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

The City must promote a healthy balance of jobs and households in Dallas. It is important that the City establish and maintain land use policies that support its economic goals. These policies should encourage continued development and expansion of employment and housing opportunities throughout the city to achieve a growth target of 400,000 new jobs and 220,000 new households between the years 2000 and 2030.

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

Area Plan:

On March 27, 2013, the City Council adopted the *2-Points to White Rock Lake Area Plan*. The Plan identifies the subject site on the eastern edge of an area identified as Strategic Opportunity Area 6. Area 6 promotes regional employment activities such as medical facilities or education centers that can take advantage of location's proximity to the interchange.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A)	Single Family
East	TH-3(A), RR with DR No. Z101-129 and Z845-374	Undeveloped Church
South	R-7.5(A)	Freeway
West	CS	Metal fabricator

Land Use Compatibility:

Surrounding land uses consist of a single family neighborhood to the north, undeveloped land and a church to the east, extensive freeway right-of-way to the south, and a metal fabricating facility to the west. The site is currently undeveloped and the proposed warehouse use on the property is considered to be compatible with surrounding properties because it will incorporate building design standards for industrial uses, front on a major freeway, is adjacent to another commercial use, and will have a large buffer between the use and the single family neighborhood to the north.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing: R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
Proposed: PDD	15'	0'/50'	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 supports the applicant's request because the development plan shows a 120-foot setback from the building to the single family development to the north and limits height to 48 feet (well below residential proximity slope), building floor area, lot coverage, and exceeds parking and loading requirements.

Parking and Loading:

The Dallas Development Code requires warehouse uses to provide one parking space for every 1,000 square feet of floor area, up to 20,000 square feet, and one space per 4,000 square feet of floor area for portions of a warehouse building that exceed 20,000 square feet. The applicant proposes to construct a warehouse with approximately 283,920 square feet which would require 86 parking spaces to be provided and the applicant proposes to construct 112 parking spaces for the site.

The Dallas Development Code requires two off-street loading spaces for the first 100,000 square feet of a warehouse use and one additional loading space for each additional 100,000 square feet or fraction thereafter. The applicant proposes to construct a warehouse with approximately 283,920 square feet which would require 3 off-street loading spaces to be provided and the applicant proposes to construct 39 trailer parking spaces with 135-foot wide truck courts for loading and unloading activities on the east and west sides of the proposed warehouse.

Landscaping:

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

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). Although the area of request is not within an identifiable MVA cluster, it abuts an “E” MVA cluster located to the north.

**CPC Action
June 20, 2019**

Motion: In considering an application for a Planned Development District for LI Light Industrial District uses on property zoned an R-7.5(A) Single Family District on the north line of Interstate Highway 30, east of North Buckner Boulevard, it was moved to **hold** this case under advisement until August 15, 2019.

Maker: Brinson
Second: Criss
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Shidid,
Carpenter, Brinson, Lewis, Jung,
Housewright, Schultz, Murphy,
Ridley

Against: 0
Absent: 2 - Johnson, Tarpley
Vacancy: 1 - District 12

Notices: Area: 500 Mailed: 94
Replies: For: 0 Against: 5

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Martha Reyna Al-Sakini, 2334 Burning Light Dr., Dallas,
TX, 75228
Nathan Hudson, 2326 Burning Light Dr., Dallas, TX,
75228

**CPC Action
August 15, 2019**

Motion: In considering an application for a Planned Development District for LI Light Industrial District uses on property zoned an R-7.5(A) Single Family District, on the north line of Interstate Highway 30, east of North Buckner Boulevard, it was moved to **hold** this case under advisement until September 5, 2019.

Maker: Brinson
Second: Shidid
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Notices: Area: 500 Mailed: 94
Replies: For: 2 Against: 17

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Demetria McCain, 2450 El Cerrito Dr., Dallas, TX, 75228

CPC Action
September 5, 2019

Motion: It was moved to recommend **denial without prejudice** of a Planned Development District for LI Light Industrial District uses on property zoned an R-7.5(A) Single Family District, on the north line of Interstate Highway 30, east of North Buckner Boulevard.

Maker: Brinson
Second: Schulte
Result: Carried: 7 to 5

For: 7 - MacGregor, Schulte, Johnson, Carpenter,
Brinson, Jung, Schultz

Against: 5 - Shidid, Housewright, Murphy, Ridley, Tarpley
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12

Notices: Area: 500 Mailed: 94
Replies: For: 2 Against: 17

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Ann Bagley, 8139 Barbaree Blvd., Dallas, TX, 75228
Desi Tanner, 2707 Runningbrook Ln., Dallas, TX, 75228
Against: Nathan Hudson, 2326 Burning Light Dr., Dallas, TX, 75228
Martha Al-Sakini, 2334 Burning Light Dr., Dallas, TX, 75228

List of Officers

Jones Development Company

Kevin Jones, President

Nick Jones, Executive Vice President

Chris Jones, Executive Vice President

Brian Staton, Vice President

Chapel Downs Dallas, LLC

Northfield Development LLC

Neil Blanchard, President

KW CDD Holdings LLC

Kelly S. Walker, Director

Chapel Downs Dallas Management LLC

Northfield Development LLC

Neil Blanchard, President

Proposed Planned Development District

ARTICLE _____.

PD _____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- _____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located on the north side of East R.L. Thornton Freeway, east of North Buckner Boulevard. The size of PD _____ is approximately 16.80 acres.

SEC. 51P- _____.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 are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district.

SEC. 51P- _____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

SEC. 51P- _____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.106. MAIN USES PERMITTED.

- (a) Except as provided, the only main uses permitted are those main uses permitted in the District, subject to the same conditions applicable in the LI Light Industrial District, as set out

in Chapter 51A. For example, a use permitted in the LI Light Industrial 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 LI Light Industrial District is subject to DIR in this district; etc.

- (b) The following uses are prohibited as main uses.
 - (1) Commercial and business service uses.
 - Machine or welding shop.
 - (2) Lodging uses.
 - Extended stay hotel or motel
 - Hotel or motel.
 - Lodging or boarding house.
 - (3) Miscellaneous uses.
 - Carnival or circus (temporary).
 - (4) Office uses.
 - Alternative financial establishment.
 - (5) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
 - (6) Retail and personal service uses.
 - Animal shelter or clinic with outside runs.
 - Car wash.
 - Commercial amusement (inside)
 - Paraphernalia shop.
 - Truck stop.
 - Vehicle display, sales, and service.
 - (7) Transportation uses.
 - Commercial bus station and terminal.
 - (8) Wholesale, distribution, and storage uses.
 - Outside storage.

- Recycling buy-back center.
- Trade center.

SEC. 51P-____.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following uses are permitted accessory uses.

- Car wash.
- Machine or welding shop.
- Outside storage.

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided, the yard, lot, and space regulations for the LI Light Industrial District apply.

(b) Rear yard. Minimum rear yard setback is 50 feet from the northern Property line.

SEC. 51P-____.109. OFF-STREET PARKING AND LOADING.

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

SEC. 51P-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .112. DESIGN STANDARDS FOR INDUSTRIAL USES.

(a) Building wall articulation.

(1) The overall street-facing facade height must vary a minimum of two feet in height for every 150 feet of horizontal length.

(2) The street-facing facade must articulate a minimum of two feet in depth for every 150 feet of horizontal wall length.

(b) Building entrances. Canopies or sunscreens with a minimum depth of five feet must be incorporated at street-facing entrances.

SEC. 51P- ____ .113. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

(a) 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 city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



DATE: 2019-03-27

RL Thornton Warehouse Development Plan

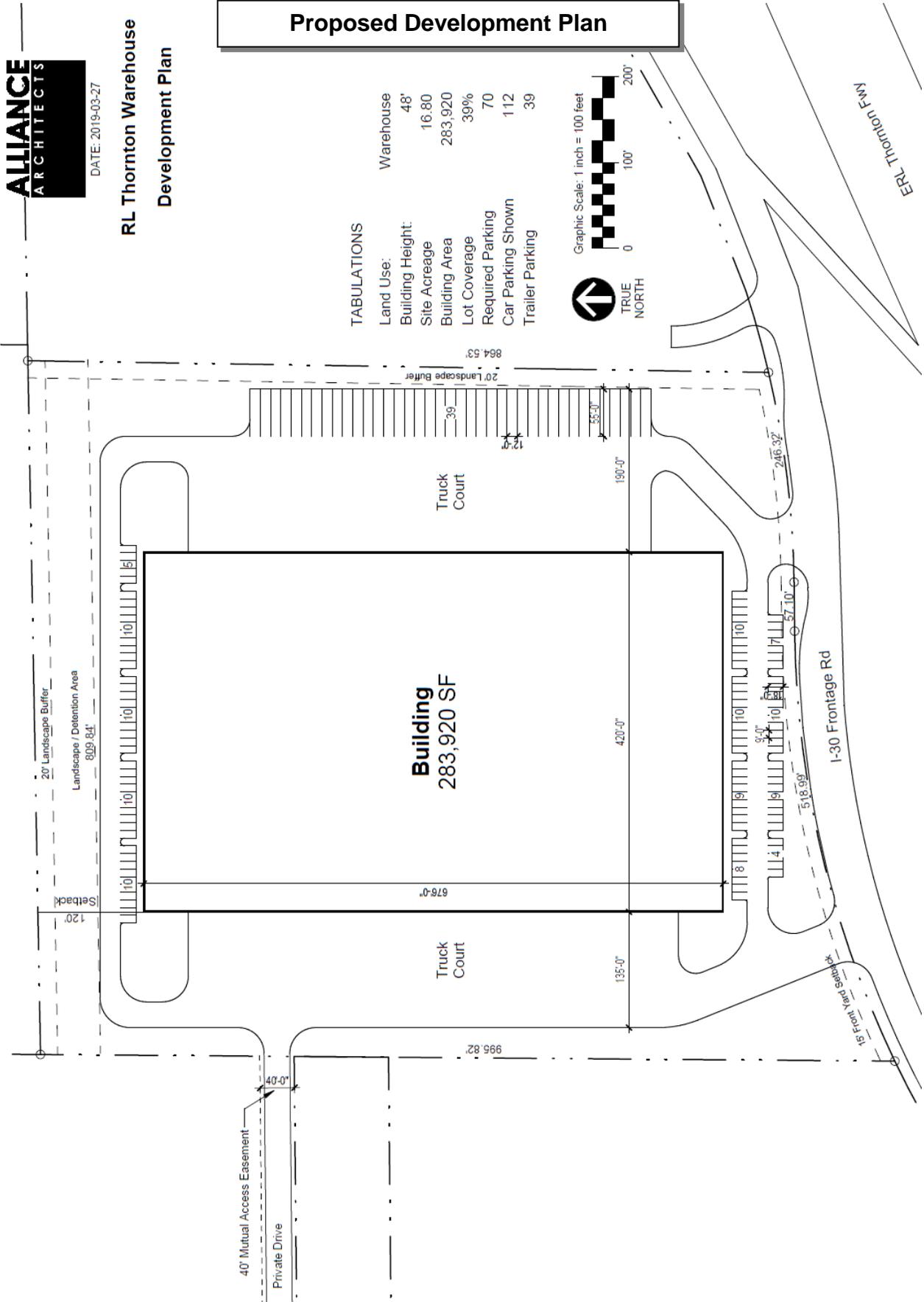
Proposed Development Plan

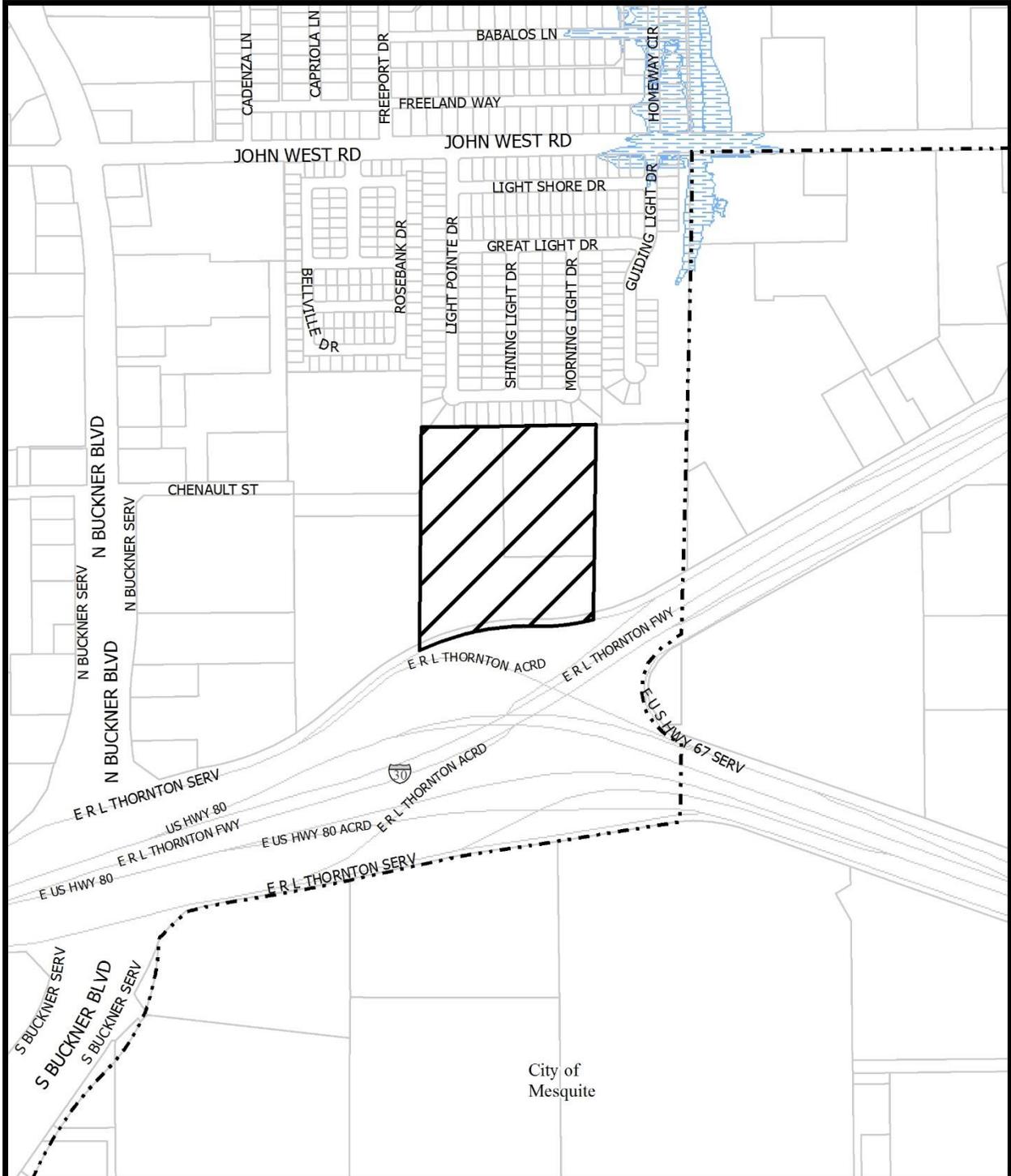
TABULATIONS

Land Use:	Warehouse
Building Height:	48'
Site Acreage	16.80
Building Area	283,920
Lot Coverage	39%
Required Parking	70
Car Parking Shown	112
Trailer Parking	39

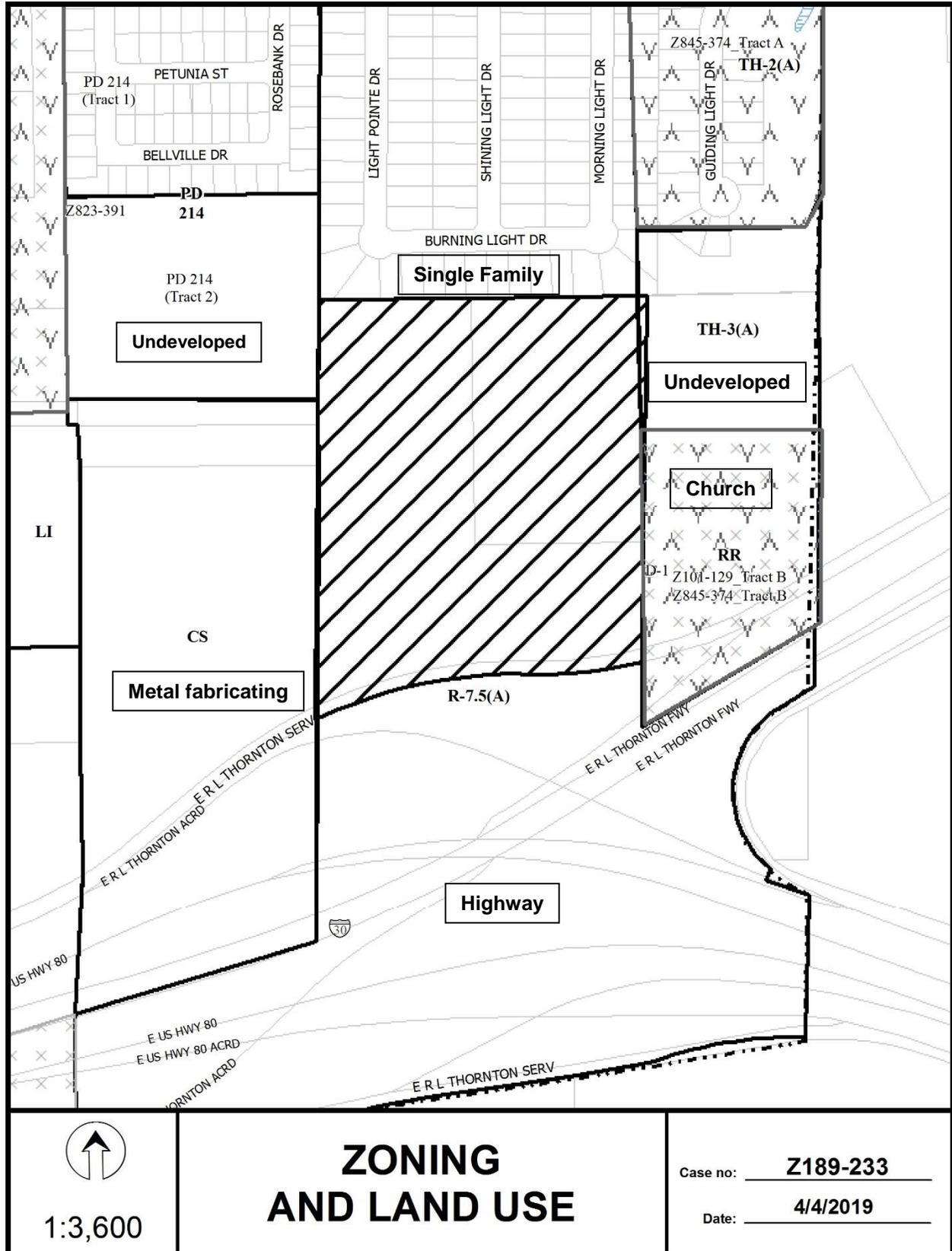


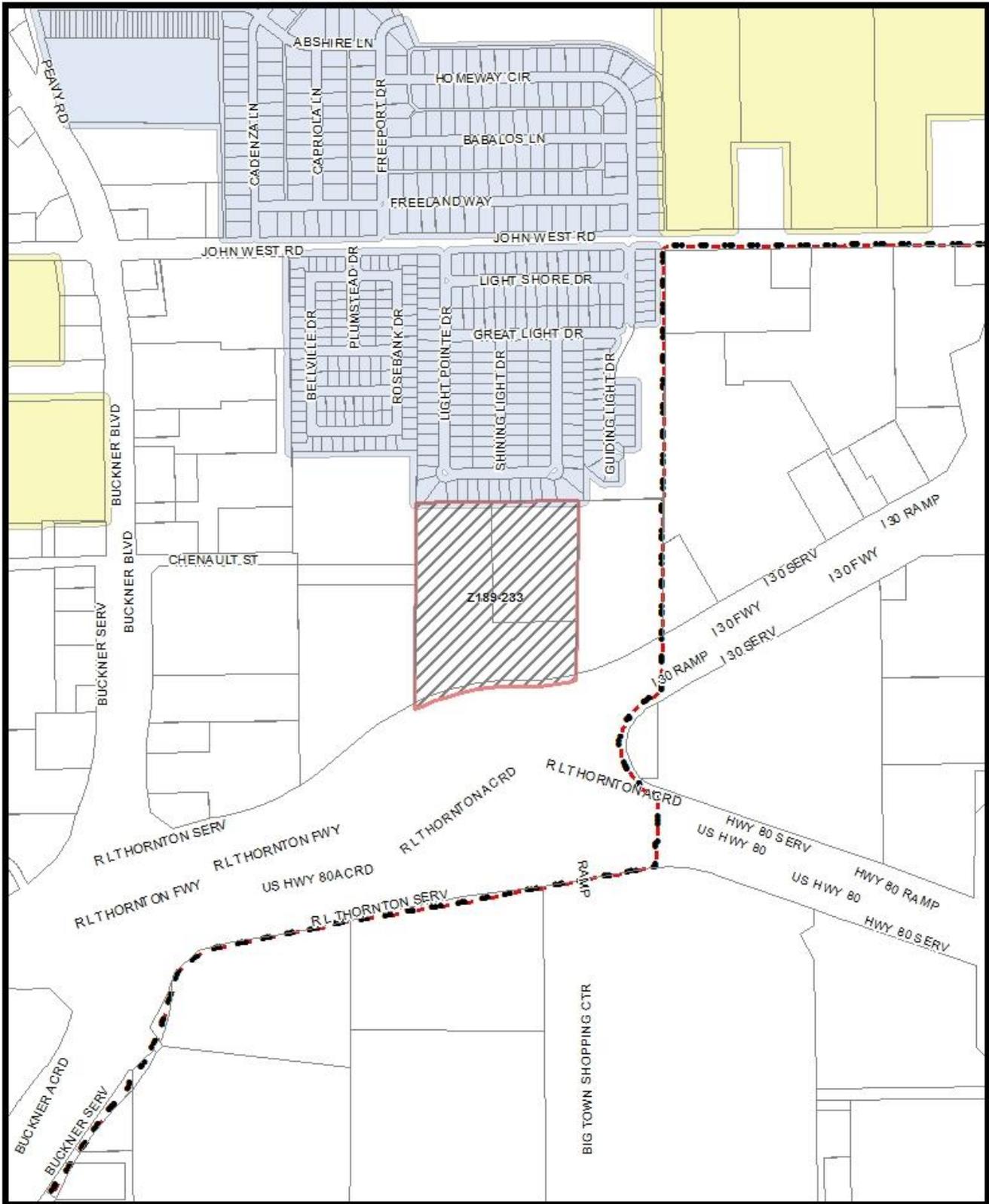
Graphic Scale: 1 inch = 100 feet





 1:7,200	<h1>VICINITY MAP</h1>	Case no: <u> Z189-233 </u> Date: <u> 4/4/2019 </u>
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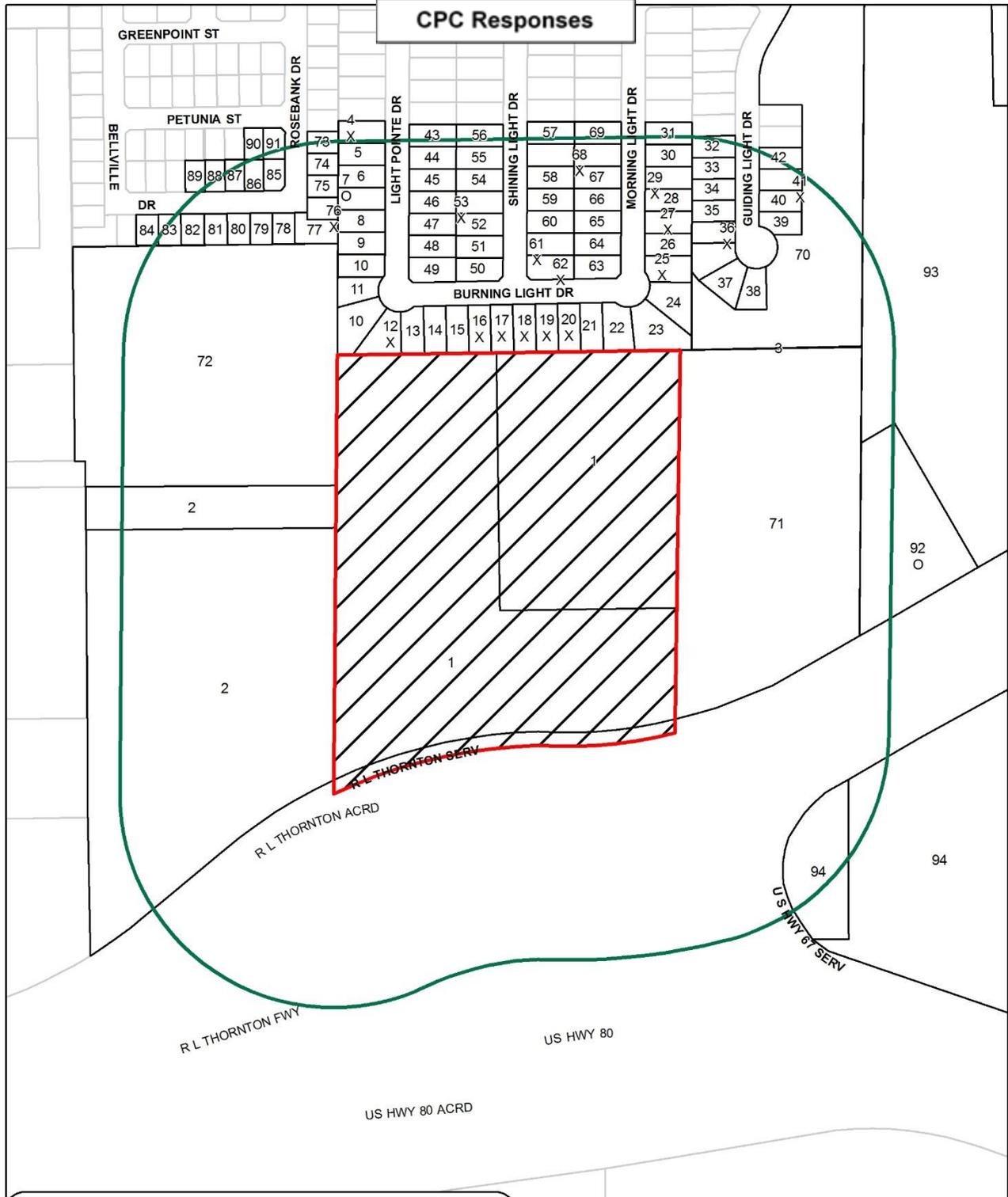


MVA Cluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/4/2019



94	Property Owners Notified (100 parcels)
2	Replies in Favor (2 parcels)
17	Replies in Opposition (17 parcels)
500'	Area of Notification
9/5/2019	Date

Z189-233
CPC



1:3,600

09/04/2019

Reply List of Property Owners***Z189-233******94 Property Owners Notified 2 Property Owners in Favor 17 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2200 JOHN WEST RD	CHAPEL DOWNS DALLAS LLC
	2	9611 E R L THORNTON FWY	SEK HOLDINGS INC
	3	3232 GUIDING LIGHT DR	SHEPHERD PLACE HOMES INC
X	4	3323 LIGHT POINTE DR	REINHART EDWARD L
	5	3327 LIGHT POINTE DR	WILLIAMS TRACIE LEE
	6	3331 LIGHT POINTE DR	BUTLER LASHONDA
O	7	3335 LIGHT POINTE DR	HAWKINS MARY
	8	3339 LIGHT POINTE DR	ANDRADE YANIRA YAMIL PORTILIO &
	9	3343 LIGHT POINTE DR	MARQUEZ CARLOS & MARIA
	10	3347 LIGHT POINTE DR	FLORES CLARA
	11	3351 LIGHT POINTE DR	G & M RENTAL PPTIES LLC
X	12	2302 BURNING LIGHT DR	TRAN LONG
	13	2306 BURNING LIGHT DR	BASEBANG FRANCIS P
	14	2310 BURNING LIGHT DR	GLENDORA PROPERTIES LLC
	15	2314 BURNING LIGHT DR	GUERRERO CHRISTIAN &
X	16	2318 BURNING LIGHT DR	JOHNSON LARRY D
X	17	2322 BURNING LIGHT DR	BARBOSA ANGEL & LAURA L
X	18	2326 BURNING LIGHT DR	HUDSON NATHAN W
X	19	2330 BURNING LIGHT DR	VILLARREAL ADAN ALVARADO & MARIA IBARRA
X	20	2334 BURNING LIGHT DR	ALSAKINI MARTHA REYNA
	21	2338 BURNING LIGHT DR	HERNANDEZ J JESUS
	22	2342 BURNING LIGHT DR	VARGAS EDGAR DAVID FLORES &
	23	2346 BURNING LIGHT DR	CASTANEDA AROON
	24	3352 MORNING LIGHT DR	MORALES VICENTE
X	25	3348 MORNING LIGHT DR	DIXON JOSEPH LYNN & EVA M
	26	3344 MORNING LIGHT DR	MILLER MELISSA LANE

09/04/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	3340 MORNING LIGHT DR	LUNA AARON ALONSO
	28	3336 MORNING LIGHT DR	CORDOVA II HENRY FRANK & VANESSA BAHENA
X	29	3332 MORNING LIGHT DR	FERRER SAUL & ESTELA
	30	3328 MORNING LIGHT DR	BLACK ROOSEVELT JR
	31	3324 MORNING LIGHT DR	GONZALEZ GABRIELA &
	32	3325 GUIDING LIGHT DR	MCBRIDE LARITHA A
	33	3329 GUIDING LIGHT DR	TRAN CHUNG THANH
	34	3333 GUIDING LIGHT DR	ARIAS VERONICA PATRICIA
	35	3337 GUIDING LIGHT DR	BARRAZA IRASEMA &
X	36	3341 GUIDING LIGHT DR	MCCRARY BRYAN
	37	3349 GUIDING LIGHT DR	EOM KELLY
	38	3353 GUIDING LIGHT DR	VEGA MARINA
	39	3338 GUIDING LIGHT DR	JACINTO ANGEL
	40	3334 GUIDING LIGHT DR	NWEKE IFEANYI VALENTINE
X	41	3330 GUIDING LIGHT DR	CALCANAS ZOILA & MIGUEL BEDOY
	42	3326 GUIDING LIGHT DR	MARES ROBERTO
	43	3324 LIGHT POINTE DR	RODRIGUEZ SERGIO T
	44	3328 LIGHT POINTE DR	DELEON TOMAS
	45	3332 LIGHT POINTE DR	PEREZ JUAN CARLOS & SANDRA MARIBEL
	46	3336 LIGHT POINTE DR	GONZALEZ MARGARITA
	47	3340 LIGHT POINTE DR	BAHENA FIDEL & MADGA A
	48	3344 LIGHT POINTE DR	RODRIGUEZ JOSE LUIS AGUERO & MARIA LUISA PUERTA &
	49	3348 LIGHT POINTE DR	MEDRANO MARISOL
	50	3347 SHINING LIGHT DR	BISWA BAL & DEVI
	51	3343 SHINING LIGHT DR	EMILIANO HECTOR MIGUEL JR & ROSILINA
	52	3339 SHINING LIGHT DR	GARCIA EDWIN GIOVANNY
X	53	3335 SHINING LIGHT DR	SOLIS MIGUEL
	54	3331 SHINING LIGHT DR	GADISON MICHELLE B
	55	3327 SHINING LIGHT DR	ZAVALA MARISOL D & BERNIA ZAVALA

09/04/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	56	3323 SHINING LIGHT DR	VELEK DOUGLAS D
	57	3322 SHINING LIGHT DR	RODRIGUEZ MARIA DEYSI
	58	3330 SHINING LIGHT DR	HINTON JACKIE TERRELL SR
	59	3334 SHINING LIGHT DR	VILLANUEVA GREGORIO &
	60	3338 SHINING LIGHT DR	JONES KLYUNDRA KENYETTE &
X	61	3342 SHINING LIGHT DR	VILLARREAL MERCEDES &
X	62	3346 SHINING LIGHT DR	BARRIGA ANTONIO MATEOS &
	63	3347 MORNING LIGHT DR	MENDOZA JOSE G & VERONICA MARTINEZ
	64	3343 MORNING LIGHT DR	MORALES WILFREDO SOLIS &
	65	3339 MORNING LIGHT DR	NEBA ERIC SUH
	66	3335 MORNING LIGHT DR	CARMONA JOSE ANTONIO & LOURDES TORRES
	67	3331 MORNING LIGHT DR	VALDEZ DANIEL & ANGELA M
X	68	3327 MORNING LIGHT DR	CHAVEZ MIGUEL
	69	3323 MORNING LIGHT DR	ROQUE VICENTE A &
	70	3232 GUIDING LIGHT DR	BURNETT VICTOR L
	71	9755 E R L THORNTON FWY	HEARTLINE MINISTRIES
	72	1911 CHENAULT ST	SEK HOLDINGS INC
	73	3323 ROSEBANK DR	ALEMAN CECILIA L
	74	3327 ROSEBANK DR	WILSON PAUL & BENITA H
	75	3331 ROSEBANK DR	FORD VALERIE SMITH
X	76	3335 ROSEBANK DR	ABRAHAM THOMAS &
	77	3440 BELLVILLE DR	HENDERSON ROBYN
	78	3436 BELLVILLE DR	SCKC 3436 BELLVILLE
	79	3432 BELLVILLE DR	FOLEY DWYLON VON
	80	3428 BELLVILLE DR	LARA LUCIANO &
	81	3424 BELLVILLE DR	RODRIQUEZ CARLOS
	82	3420 BELLVILLE DR	MOORE LASHAWNDA D ET AL
	83	3416 BELLVILLE DR	BARRIENTOS JAKE
	84	3412 BELLVILLE DR	AHMED MOHAMED D &
	85	3439 BELLVILLE DR	ONYIA EMMANUEL O

Z189-233(SM)

09/04/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	86	3435 BELLVILLE DR	LUBBERT TAMARA S
	87	3431 BELLVILLE DR	TORRES RAFAEL
	88	3427 BELLVILLE DR	BUTLER WILLIAM M &
	89	3423 BELLVILLE DR	OBOTENU MOSES
	90	2128 PETUNIA ST	VAUGHN VERONICA &
	91	2132 PETUNIA ST	MORA JUAN ANTONIO
O	92	4789 IH 30	EMA CMA PROPERTIES LTD
	93	2600 EASTFIELD BLVD	HEADWAY ESTATES LTD
	94	9700 E R L THORNTON FWY	TEXAS STATE OF