

FILE NUMBER: Z212-215(JA) **DATE FILED:** March 14, 2022

LOCATION: Southwest corner of Blanco Drive and Logistics Drive

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 5.743 acres **CENSUS TRACT:** 0167.03

REPRESENTATIVE: Bill Dahlstrom / Jackson Walker LLP

APPLICANT: CTR Clean Logistics, LLC

OWNER: DLH Logistics, LLC

REQUEST: An application for a Specific Use Permit for a truck stop on property zoned an LI Logistics Industrial Subdistrict within Planned Development District No. 761, the Dallas Logistics Port Special Purpose District.

SUMMARY: The applicant proposes to develop the property with a truck stop for commercial trucks that are powered by low and negative carbon compressed natural gas ("CNG").

CPC RECOMMENDATION: **Approval** for a 10-year period with eligibility for automatic renewal for additional 10-year periods, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a 10-year period with eligibility for automatic renewal for additional 10-year periods, subject to a site plan and conditions.

Planned Development District No. 761:

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20761.pdf>

Planned Development District Ordinances and Exhibits:

<https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx>

BACKGROUND INFORMATION:

- The request site is an undeveloped 5.743-acre platted lot in the LI Logistics Industrial Subdistrict within PD No. 761, the Dallas Logistics Port Special Purpose District.
- The ordinance establishing PD No. 761 was passed by City Council on June 27, 2007. This special purpose district is divided into four subdistricts on approximately 1,500 acres of land. In general, the PD allows warehouse, logistics, and industrial
- The applicant proposes to develop the property with a truck stop for commercial trucks that are powered by low and negative carbon compressed natural gas (“CNG”). A Specific Use Permit is required for a truck stop use in the LI Logistics Industrial Subdistrict within PD No. 761.
- The proposed truck stop is intended primarily for overnight time fill refueling of delivery trucks used in conjunction with an existing warehouse in the vicinity of the request site; however, an island for quick refueling will also be located on the property.

Zoning History: There have been no zoning change requests in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Blanco/Logistics Drive	Community Collector	Standard-4 lanes-Undivided 44' pavement, 60' ROW
Blanco/Blanco Drive	Community Collector	Standard-4 lanes-Undivided 44' pavement, 60' ROW

Traffic:

In accordance with Sec. 51P-761.115, a traffic impact analysis must be conducted by a traffic engineer and submitted to the director of public works and transportation before the issuance of a building permit for construction that will cause the total floor area within this special purpose district to exceed five million square feet and 10 million square feet. Based on the traffic impact analysis, the traffic improvements that the director determines are necessary must be made before any further building permits may be issued. The five million square foot threshold was reached in the Fall of 2018, and a traffic impact analysis was submitted in conjunction with the associated permit application as required.

The applicant provided a preliminary traffic analysis dated February 25, 2022. While the development will not significantly impact the surrounding roadway system, additional data will be requested at permitting to understand the impact of nearby intersections. ROW improvements and any further review of traffic impact will be addressed as needed at permitting.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, 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 2.1.4 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.

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting businesses within the region.

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.4 Promote alternative energy and reduce consumption.

Surrounding Land Uses:

	Zoning	Land Use
Site	LI Logistics Industrial Subdistrict within PD No. 761, the Dallas Logistics Port Special Purpose District	Undeveloped
Northwest	LI Logistics Industrial Subdistrict within PD No. 761, the Dallas Logistics Port Special Purpose District	Distribution Warehouse
Northeast	A(A) Agricultural District	Undeveloped; BNSF Railway
Southeast	LI Logistics Industrial Subdistrict within PD No. 761, the Dallas Logistics Port Special Purpose District A(A) Agricultural District	Undeveloped; Electric Substation
West SW	LI Logistics Industrial Subdistrict within PD No. 761, the Dallas Logistics Port Special Purpose District	Distribution Warehouse

Land Use Compatibility:

The request site is surrounded by predominantly undeveloped land to the northeast and southeast. The BNSF Railway runs north-south to the east of the request site across Blanco Drive, and an electric substation is further to the east across the railway line. Properties to the northwest and west-southwest are developed with distribution warehouse uses. Staff finds the applicant's proposal compatible with these surrounding uses.

The applicant proposes a truck stop specifically for commercial trucks that are powered by low and negative carbon compressed natural gas ("CNG"). The proposed truck stop is intended primarily for overnight time fill refueling of delivery trucks used in conjunction with an existing warehouse in the vicinity of the request site; however, an island for quick refueling will also be located on the property.

For purposes of the truck stop land use [Ref. [Sec. 51A-4.210](#)(b)(30.1) of the Dallas City Code] the following definitions are applicable:

- **COMMERCIAL MOTOR VEHICLE** means a motor vehicle that is designed or used for the transportation of cargo; has a gross weight, registered weight, or gross weight rating in excess of 26,000 pounds; and is not owned or operated by a governmental entity.
- **TRUCK STOP** means a facility for the retail sale of motor vehicle fuel dispensed from pumps to commercial motor vehicles.

Compression cylinder tanks used in connection with compressed natural gas fueling facilities may be above-ground but must be screened from adjacent streets, alleys, and residential uses. All other storage tanks for motor vehicle fuel must be located underground. (Note: Liquefied natural gas storage tanks are not permitted unless

approved as part of the specific use permit process and are not included in the current request.)

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 supports the request as the use is consistent with the existing zoning and with the general provisions for a Specific Use Permit. The proposed use is not foreseen to be detrimental to the surrounding properties, and it will provide clean energy refueling for commercial trucks used in conjunction with existing uses in the vicinity of the request site.

The applicant requested a time limit of 10 years with eligibility for automatic renewal for additional 10-year periods. However, for consistency with similar requests, staff initially recommended a time limit of five years with eligibility for automatic renewal for additional five-year periods.

On July 21, 2022, the City Plan Commission recommended approval of the request for a 10-year period with eligibility for automatic renewal for additional 10-year periods. While not a standard, a time limit of this length is not without precedent for a truck stop use, and staff does not object to the CPC-recommended approval period.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Planned Development District No. 761 [Ref. Sec. 51P-761.113], and the applicant has offered additional screening landscaping as a condition of the SUP in the locations shown on the proposed site plan.

Parking:

Pursuant to §51A-4.210 of the Dallas Development Code, two off-street parking spaces are required for a truck stop use. These required off-street parking spaces are provided in an area accessible to the public at all times while the use is in operation.

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 target intervention strategies more precisely 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 not located within an MVA cluster; however, there is an “F” MVA cluster approximately 1,000 feet to the north of the request site.

List of Officers

Applicant:

James C. Watson,	Managing Partner
Carter B. Ewing,	Managing Partner
Dominic Petrucci,	Managing Partner
Cole Moody,	Vice President – Acquisitions and Development
Don Wood,	Vice President – Construction Management
Don Larson,	Vice President – Construction Management

Owner:

Daniel J. McAuliffe, President of DLH Development Manager, LLC, the Sole Member of DLH Master Land Holding, LLC

**CPC ACTION
JULY 21, 2022**

Motion: It was moved to recommend **approval** of a Specific Use Permit for a truck stop use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to revised site plan and staff's recommended conditions; as briefed, on property zoned an LI Logistics Industrial Subdistrict within Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on the southwest corner of Blanco Drive and Logistics Drive.

Maker: Blair
Second: Anderson
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Housewright, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 2 - Vann, Gibson
Vacancy: 1 - District 3

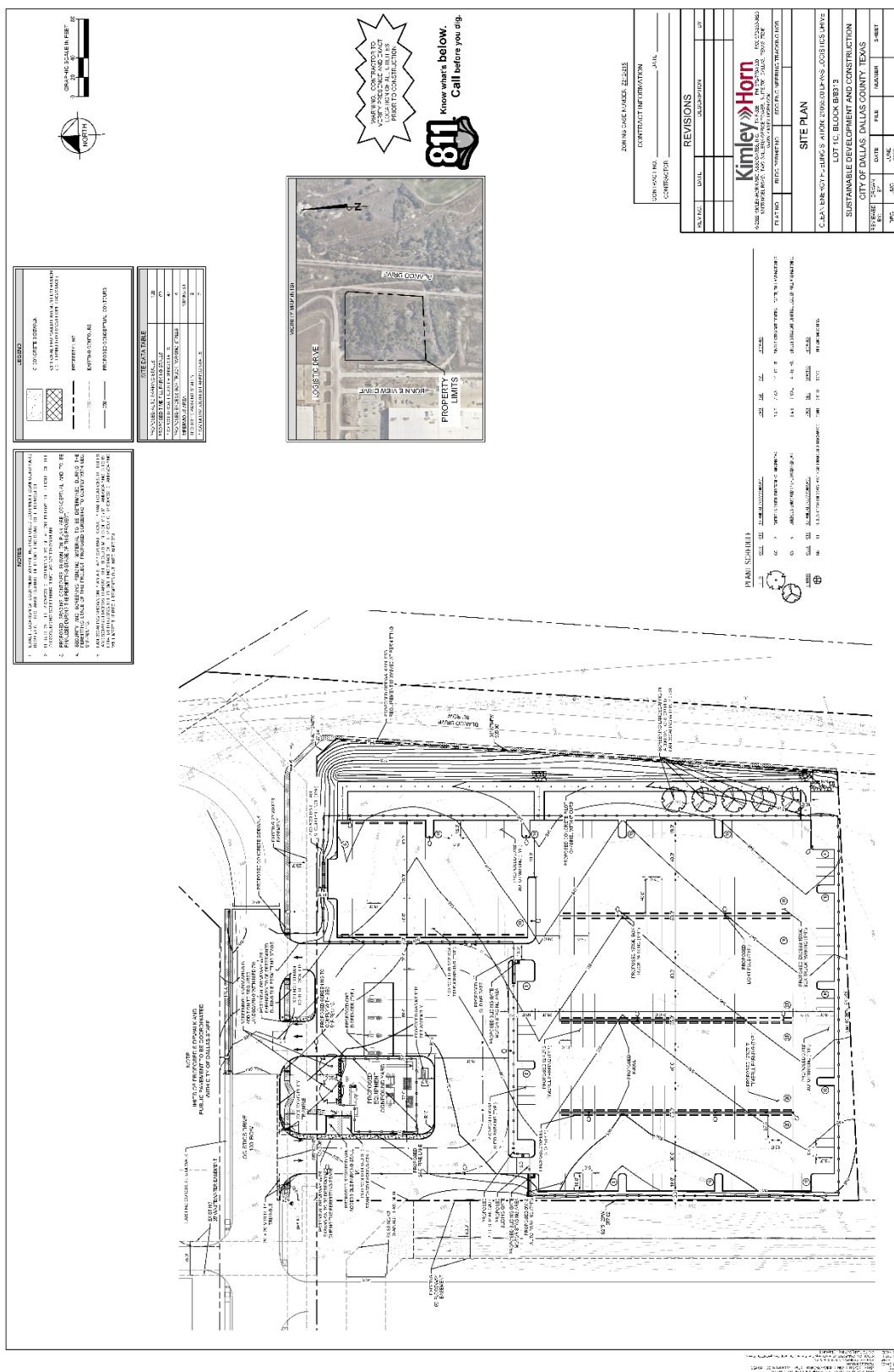
Notices:	Area: 400	Mailed: 11
Replies:	For: 0	Against: 0

Speakers: For: Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Greg Roche, 4675 McArthur Ct., Newport Beach, CA
Against: None

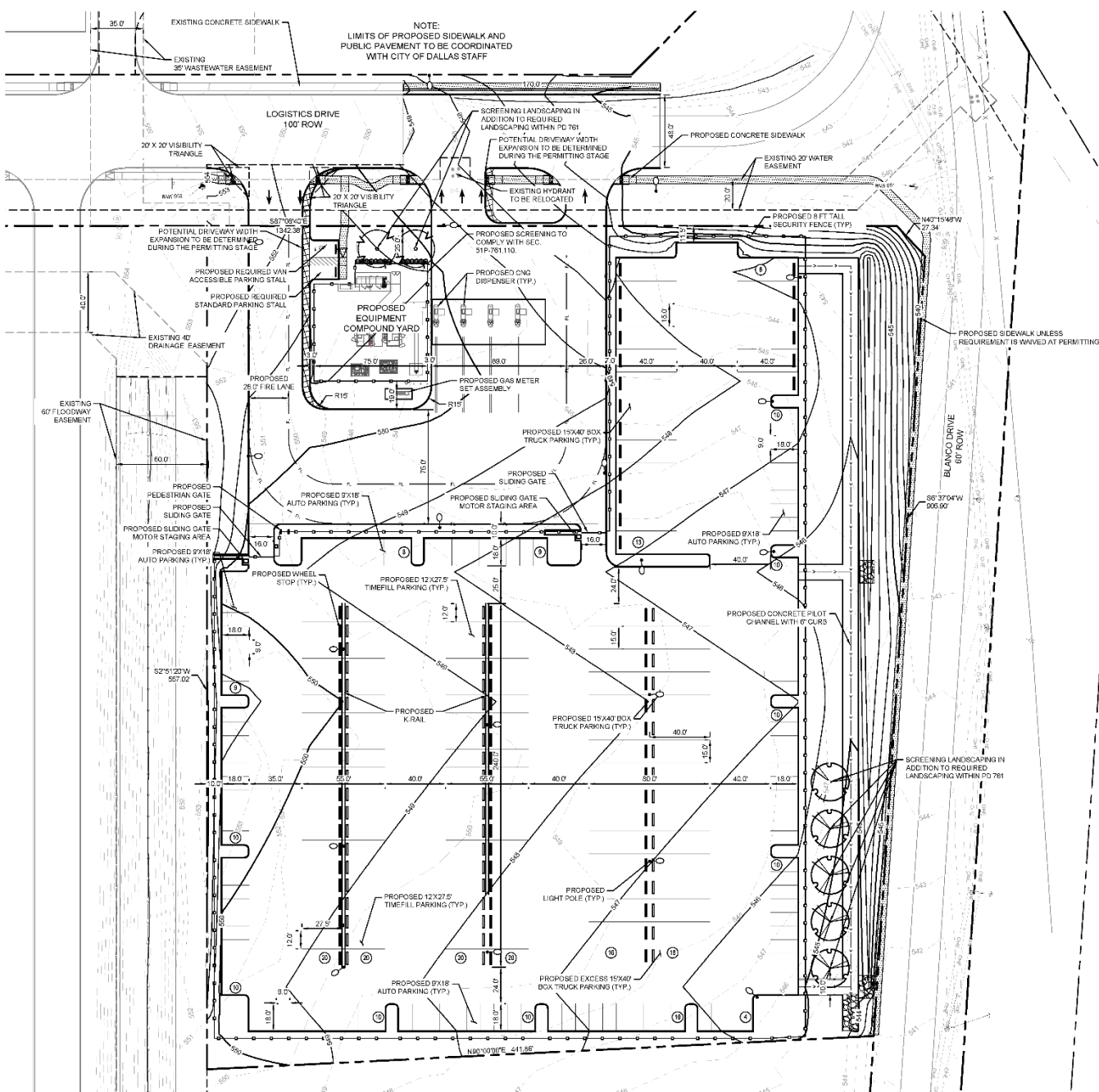
CPC RECOMMENDED CONDITIONS

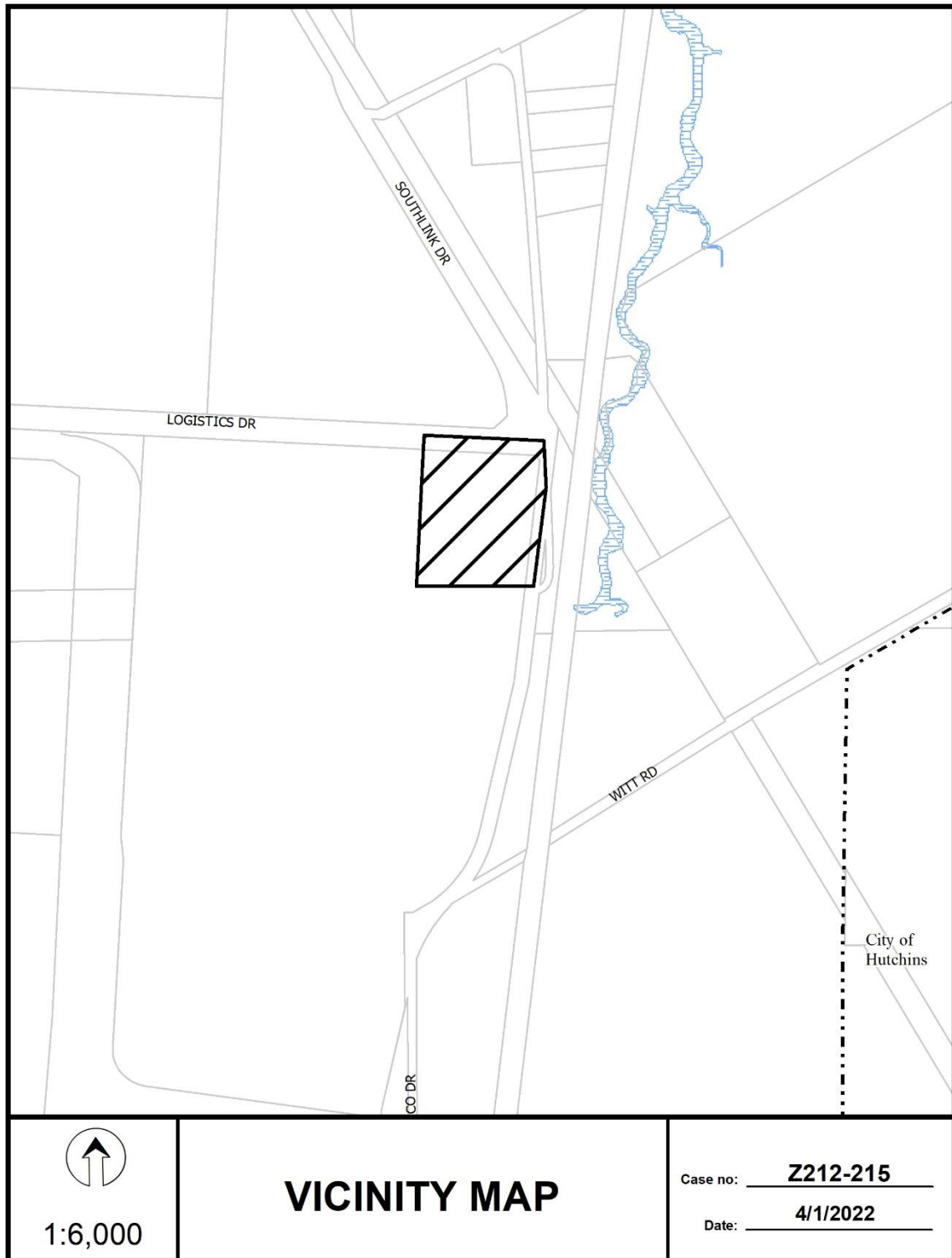
1. USE: The only uses authorized by this specific use permit is a truck stop.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of this ordinance) but is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. LANDSCAPING: Landscaping must comply with the landscaping standards in Planned Development District No. 761 and with the "Screening Landscaping in Addition to Required Landscaping within PD 761" shown on the site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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.

CPC RECOMMENDED SITE PLAN

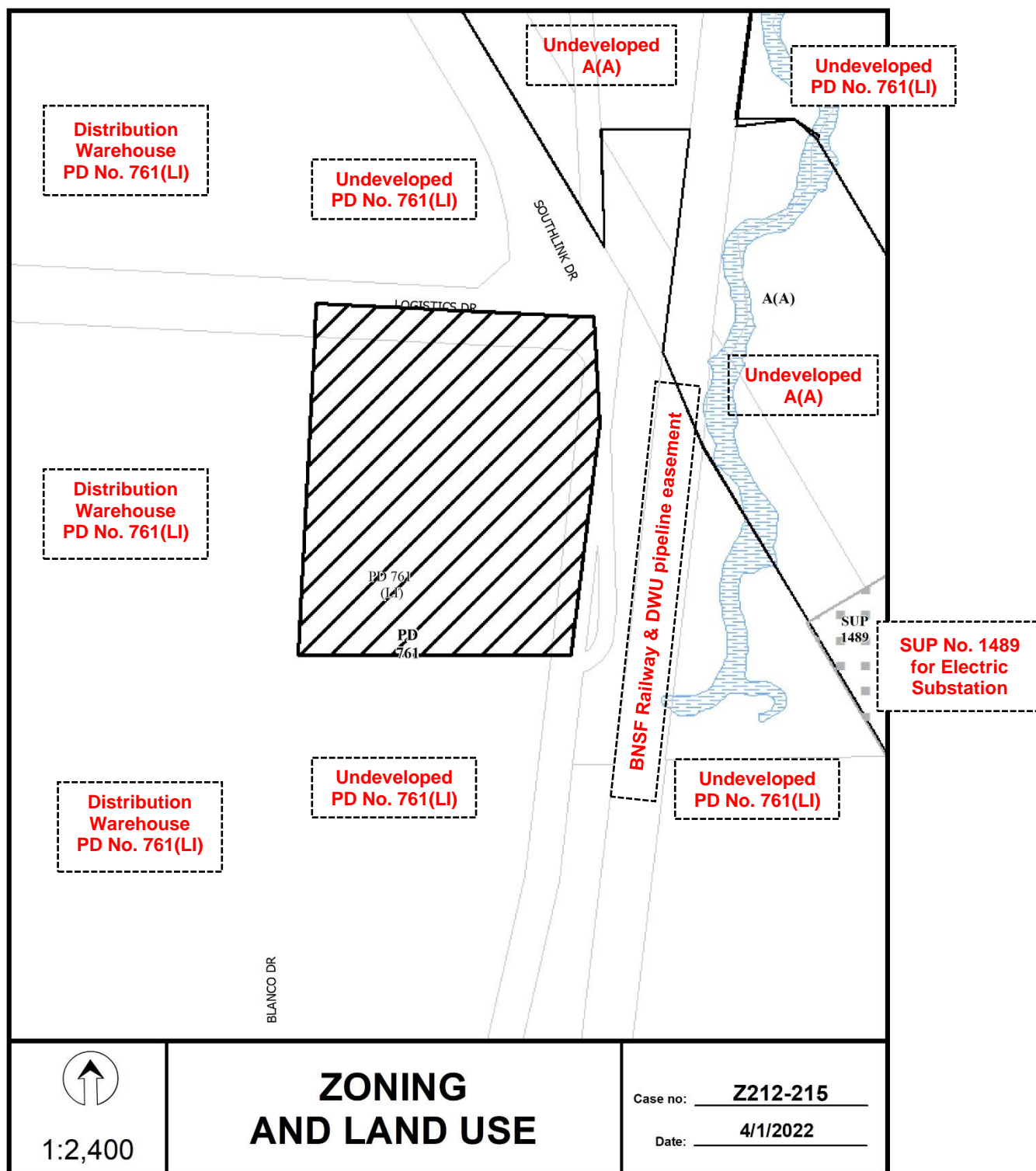


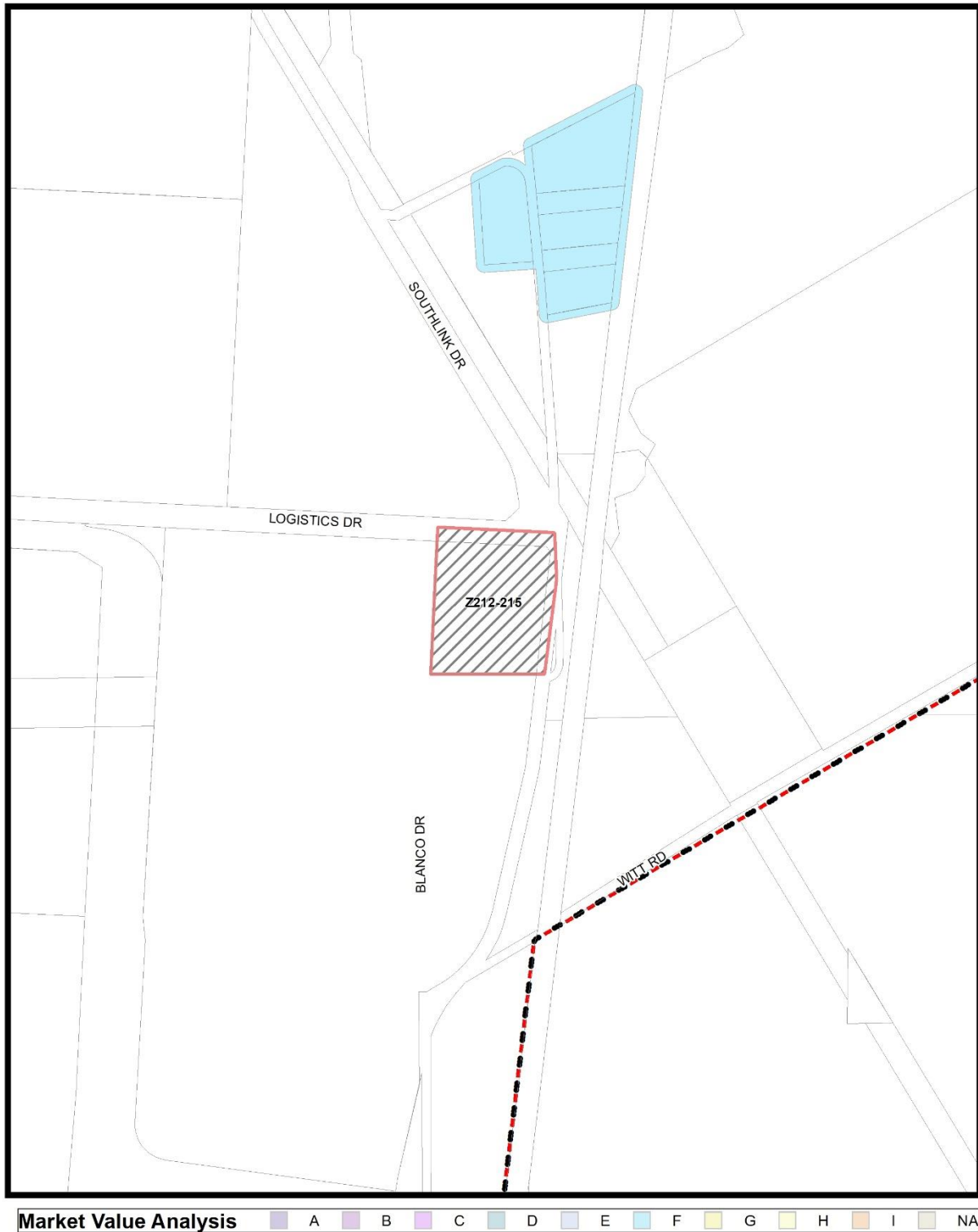
CPC RECOMMENDED SITE PLAN [ENLARGED]







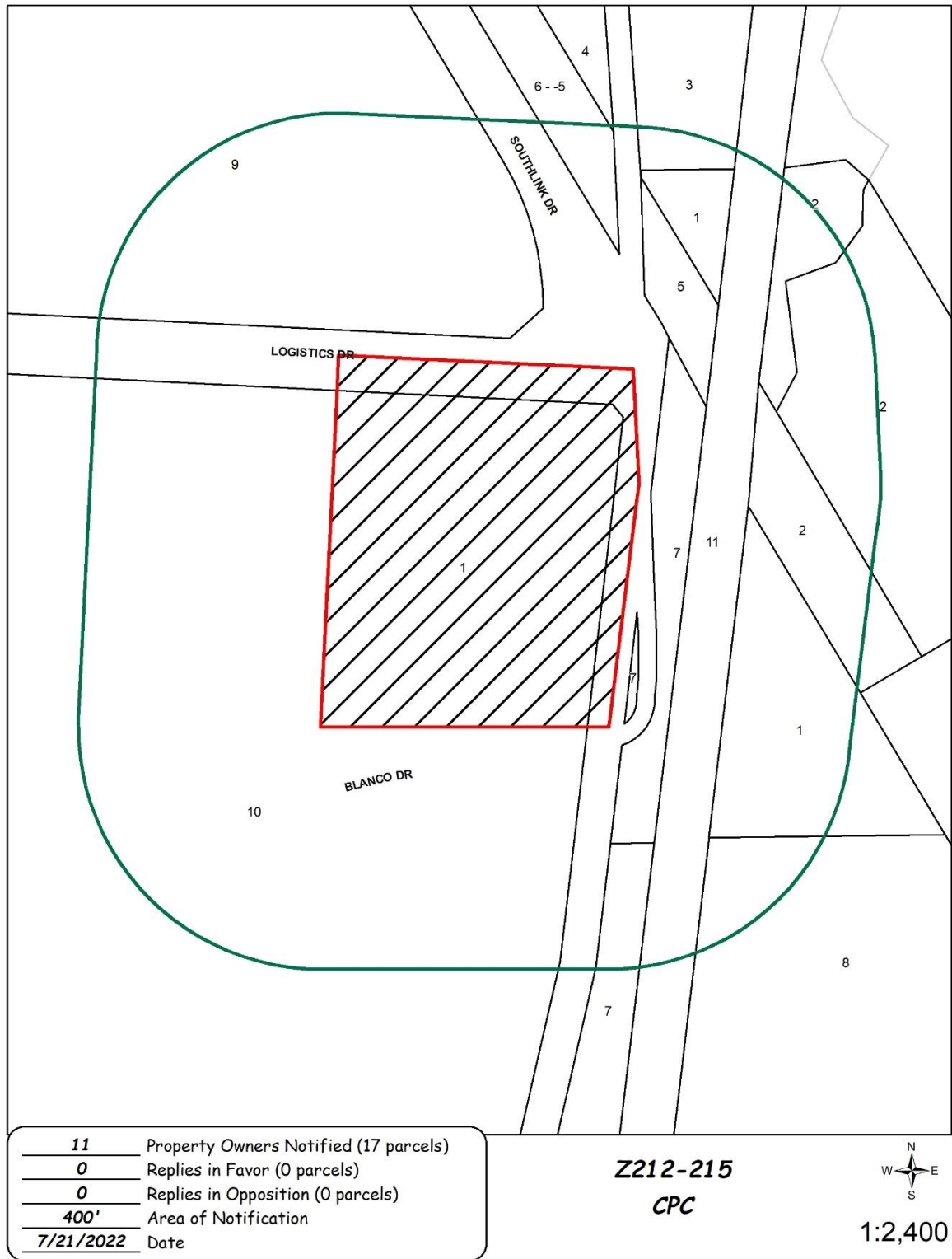




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Market Value Analysis

Printed Date: 4/1/2022



Z212-215(JA)

07/20/2022

Reply List of Property Owners

Z212-215

***11 Property Owners Notified
Owners Opposed***

0 Property Owners in Favor

0 Property

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	9800 BLANCO	DLH LOGISTICS LLC
	2	4921 WITT RD	ONCOR ELECRTIC DELIVERY COMPANY
	3	9700 BLANCO	RILEY NANCY W
	4	9701 BLANCO DR	BLACK LABEL PROPERTIES LLC
	5	9701 BLANCO DR	ONCOR ELECRTIC DELIVERY COMPANY
	6	9701 BLANCO DR	ONCOR ELECRTIC DELIVERY COMPANY
	7	9910 BLANCO RD	BNSF RAILWAY CO
	8	4725 WITT RD	COFFMAN INVESTMENTS LP &
	9	9900 BONNIE VIEW RD	9900 BONNIE VIEW DR TX BECKNELL INV
LLC			
	10	4450 LOGISTICS DR	C5LC AT BONNIE VIEW LLC
	11	2300 AL LIPSCOMB WAY	BNSF RAILWAY