

**CITY PLAN COMMISSION**

**THURSDAY, NOVEMBER 3, 2022**

**Planner: Ryan Mulkey, AICP**

**FILE NUMBER:** Z212-244(RM) **DATE FILED:** April 19, 2022

**LOCATION:** Southwest line of North Johnson Way, west of North Walton Walker Boulevard

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** Approx. 13.1 acres **CENSUS TRACT:** 107.01

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/APPLICANT:** Match Box Auto Recyclers LLC

**REQUEST:** An application for a CS Commercial Service District on property zoned an A(A) Agricultural District.

**SUMMARY:** The purpose of the request is to allow for the development of warehouses uses on the site.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an A(A) Agricultural District and is undeveloped.
- The applicant proposes to develop the property with warehouses.
- To accomplish this, they request a CS Commercial Service District.

**Zoning History:**

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

1. **Z201-301:** On May 25, 2022, City Council approved Planned Development District No. 1083 for MC-1 Multiple Commercial District and warehouse uses on property zoned an MC-1 Multiple Commercial District on the west line of North Walton Walker Road, north of West Davis Street.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
North Johnson Way	Local Street	-
Texas Loop 12	Highway	-

**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 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.

### Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped
North	A(A) Agricultural District	Undeveloped
East	A(A) Agricultural District	Outside storage
South	A(A) Agricultural District	Undeveloped
West	City of Grand Prairie	Undeveloped

### Land Use Compatibility:

The area of request is currently zoned an A(A) Agricultural District and is undeveloped. North, south, and west of the request area is undeveloped land. To the east is outside vehicle storage. Staff finds the applicant's request to be compatible with the surrounding uses.

Staff supports the applicant's request for a CS Commercial Service District because it will allow the proposed warehouses without allowing the more intense uses permitted in the industrial districts.

## Development Standards

Following is a comparison between the development standards of the current A(A) District and the proposed CS District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing: A(A)	50'	Side: 20' Rear: 50'	1 du/3 ac	24'	10%	None	Agricultural, single family
Proposed: CS	15' <sup>1</sup>	20' adj to res Other: No min	0.75 FAR overall 0.5 office/ lodging/retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial and business service; supporting retail, personal service, and office

<sup>1</sup> 15 feet where adjacent to an expressway or a thoroughfare; no minimum in all other cases.

### **Landscaping:**

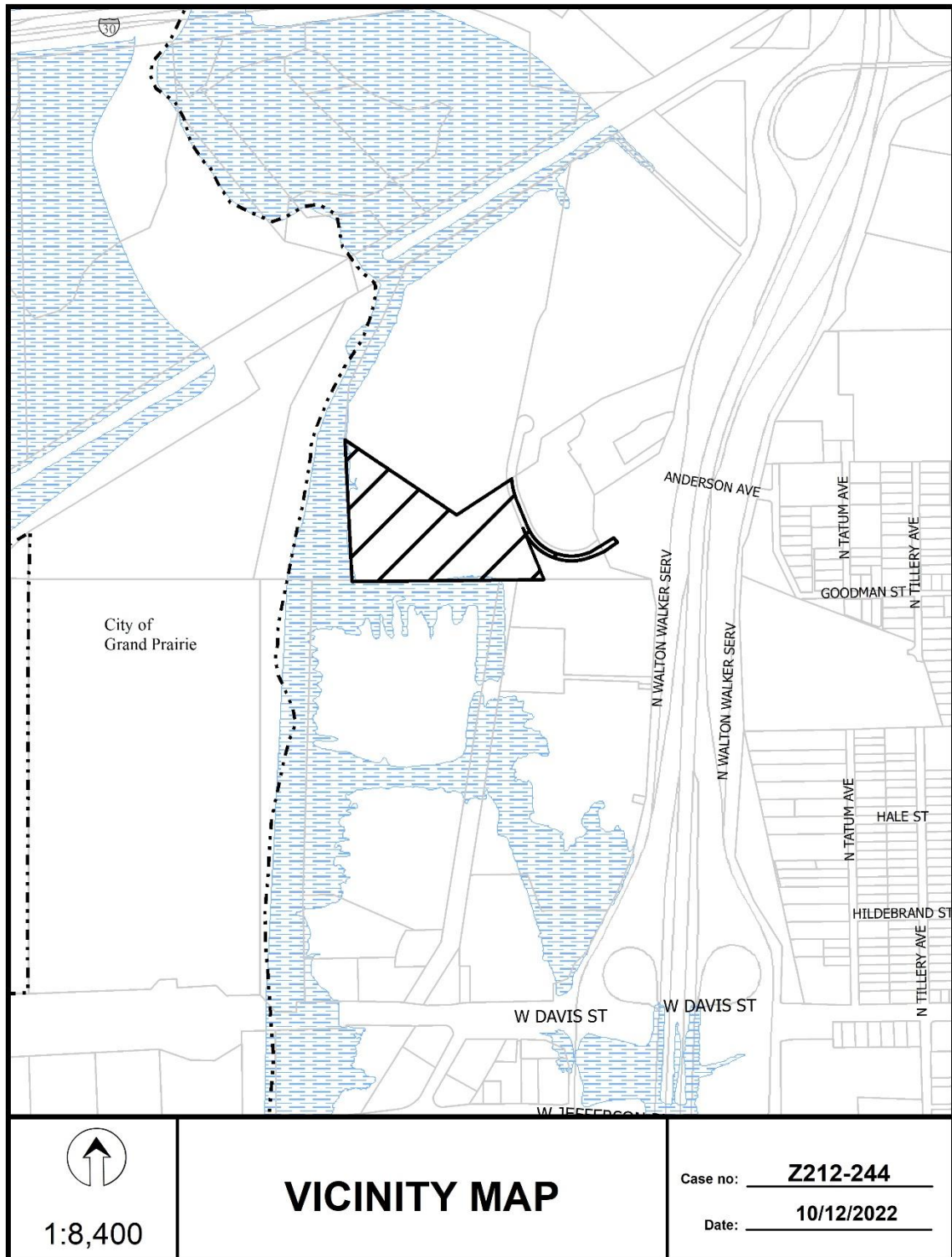
Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

### **Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a warehouse is one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet. The applicant will be required to comply with standard parking ratios at permitting.

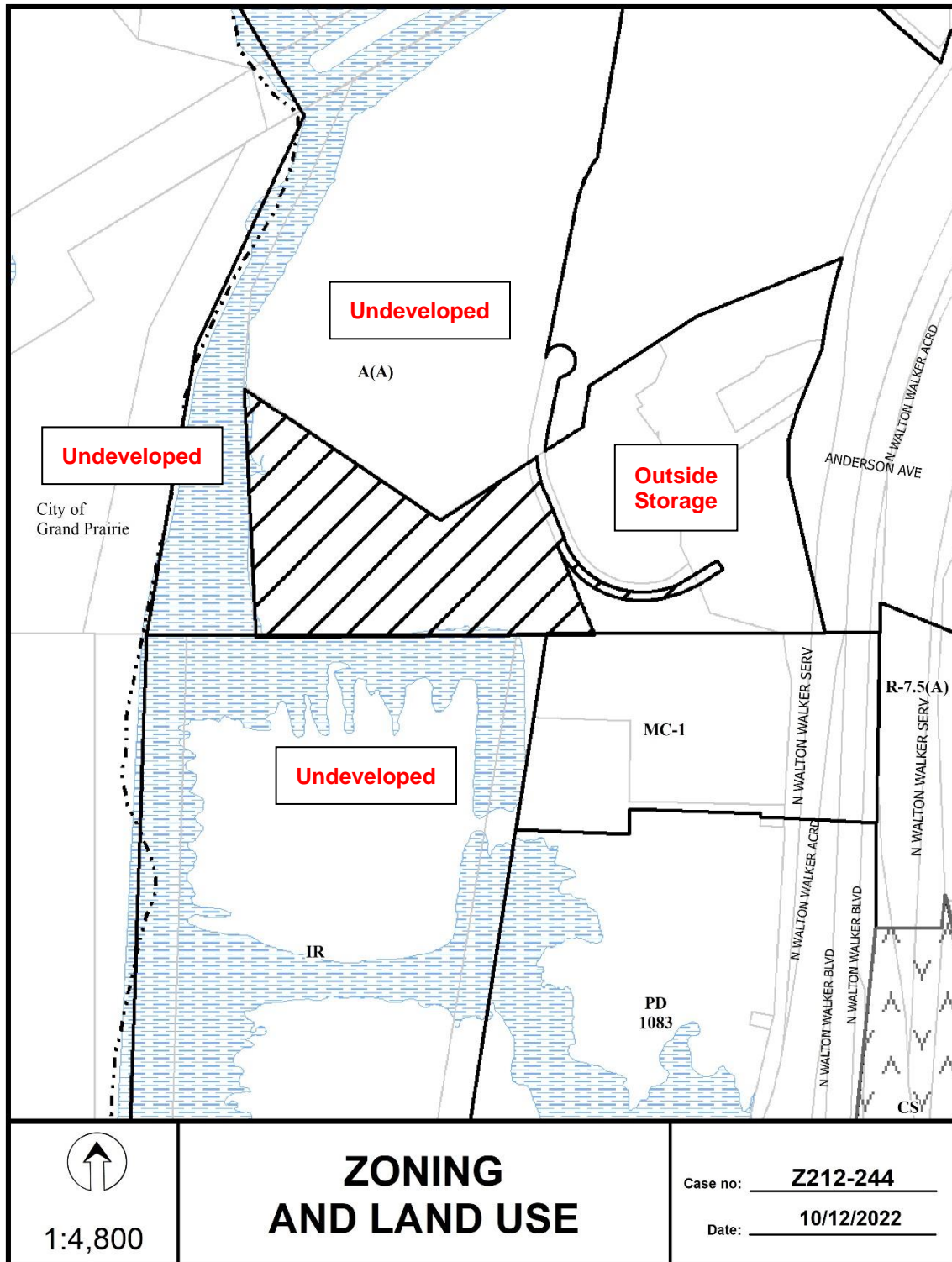
### **Market Value Analysis:**

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 not currently within an MVA cluster. East of the property across Loop 12 is a "G" MVA cluster.

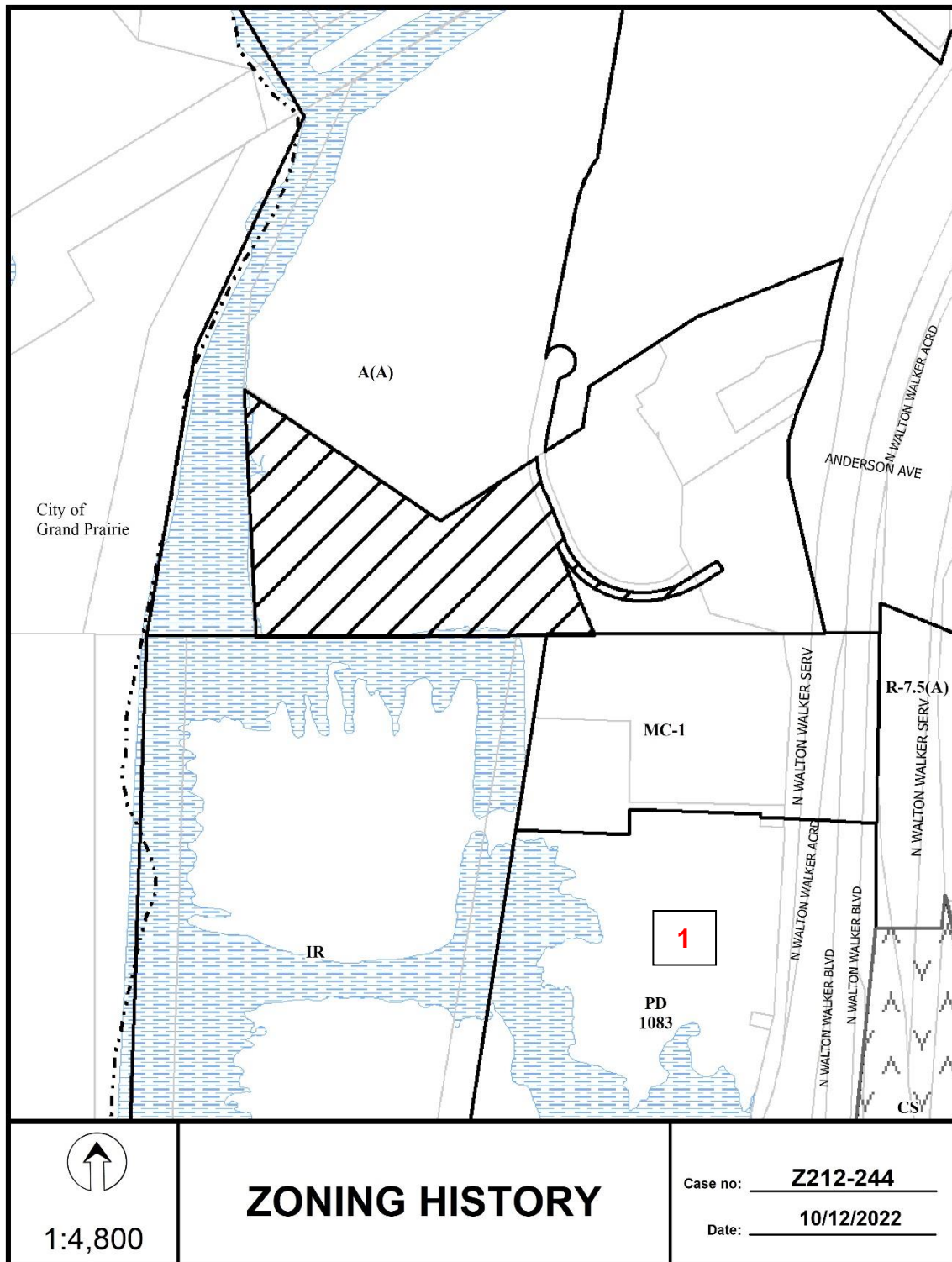




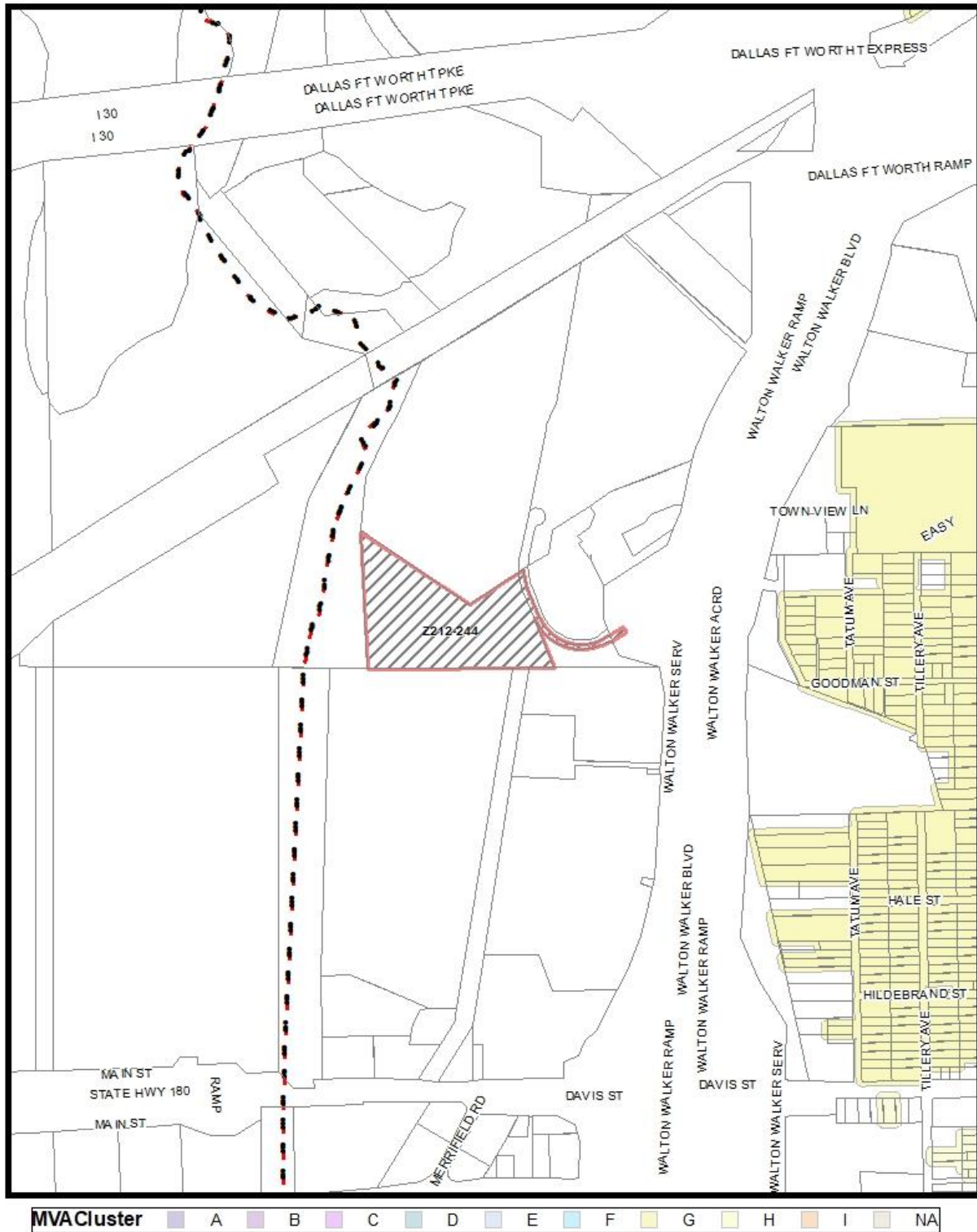








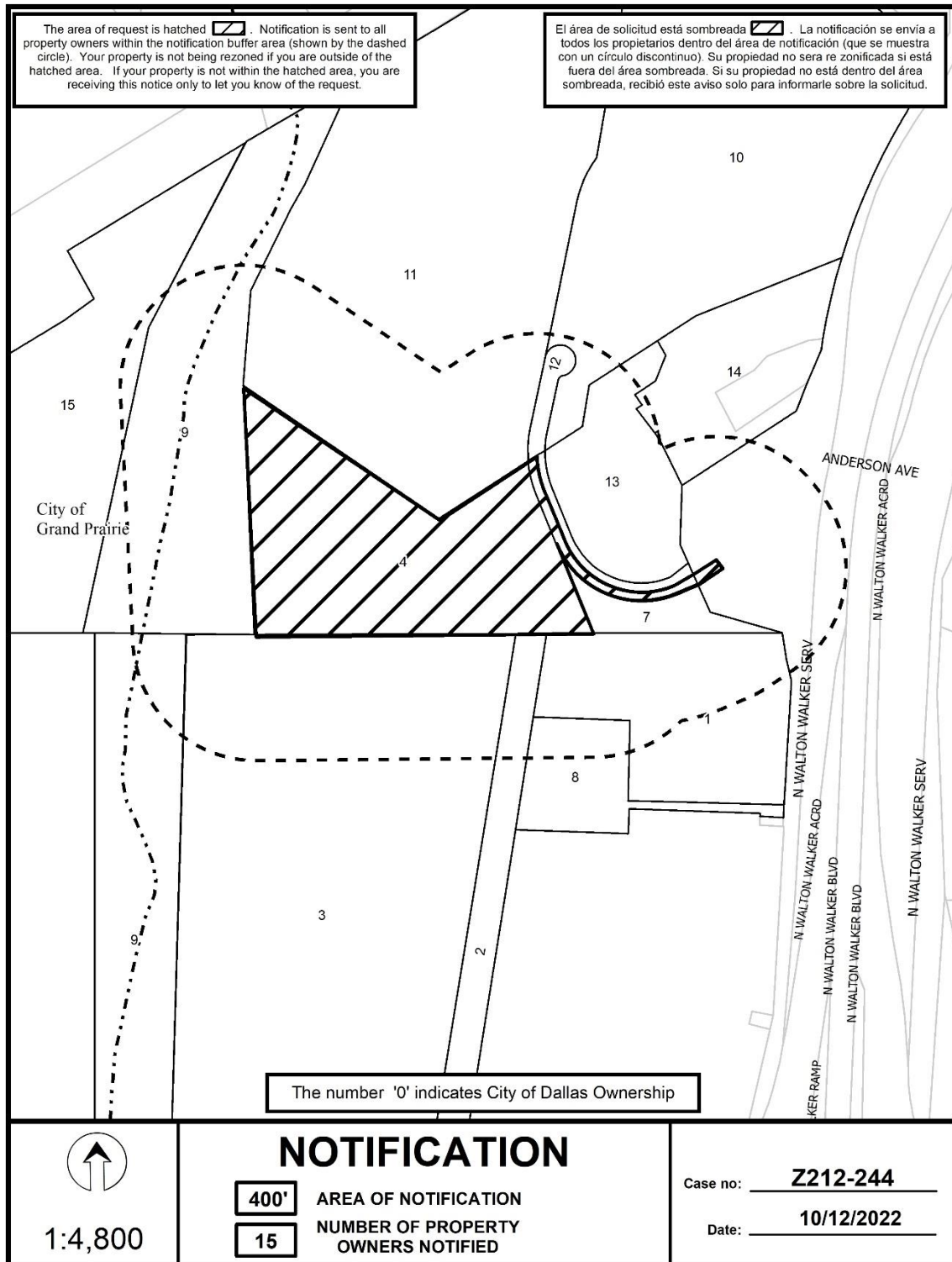




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# Market Value Analysis

Printed Date: 10/12/2022



10/12/2022

***Notification List of Property Owners***

***Z212-244***

***15 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5901 W DAVIS ST	HEIDARIAN ASADOLLAH & BRUCE
2	1000 N WALTON WALKER BLVD	ONCOR ELECTRIC DELIVERY COMPANY
3	1000 N WALTON WALKER BLVD	MATCH BOX AUTO RECYCLERS LLC
4	1300 N WALTON WALKER BLVD	MATCH BOX AUTO RECYCLERS LLC
5	1203 N WALTON WALKER BLVD	DORFMEISTER WILLIAM
6	1205 N WALTON WALKER BLVD	MATCH BOX AUTON RECYCLERS LLC
7	1207 N WALTON WALKER BLVD	HEYDARIAN BRUCE &
8	1000 N WALTON WALKER BLVD	SPRINGFUL PROPERTIES LLC
9	1000 N WALTON WALKER BLVD	EXTEN LAPORTE L P
10	1501 N WALTON WALKER BLVD	FEDEX NATIONAL LTL INC
11	1359 N WALTON WALKER BLVD	WPD LEASING LTD PS
12	1439 N WALTON WALKER BLVD	WPD LEASING LTD PS
13	1301 N WALTON WALKER BLVD	RODRIGUEZ MIGUEL & DELIA
14	1357 N WALTON WALKER BLVD	TIMDEE RAINEY INVESTMENTS LLC
15	6701 E MAIN ST	JOYNER EDITH I ESTATE OF