

FILE NUMBER: Z190-130(AU)

DATE FILED: November 6, 2019

LOCATION: Southeast corner of Newkirk Street and Cindy Lane

COUNCIL DISTRICT: 6

MAPSCO: E-4

SIZE OF REQUEST: ± 0.29 Ac

CENSUS TRACT: 99.00

REPRESENTATIVE: Scott L. Smith

APPLICANT/OWNER: Scott L. Smith – sole officer – SLS Contractors Inc.

REQUEST: An application for an IR Industrial Research District on property zoned an R-7.5(A) Single Family District

SUMMARY: The purpose of the request is to develop the site with commercial uses under the regulations of the IR Industrial Research District.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION

- The 0.29-acre area of request is comprised of a vacant lot. The area of request is zoned an R-7.5(A) Single Family District.
- The applicant is proposing to develop the property with commercial uses under the IR development regulations. The applicant, a commercial general contractor specializing in building and interior finishes, is currently operating on the property adjacent to the south of the request site. The applicant is planning to expand the operation on the request site with an office and warehouse building, approximately 4,000 square feet, and an outside storage area, approximately 3,200 square feet in area.

Zoning History

There have been no zoning requests in the surrounding area in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Newkrik Street	Minor Arterial	60 feet Bike plan

Traffic

The Engineering Division of the Sustainable Development and Construction 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. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Surrounding Land Uses

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	IR	Single family
Northeast	R-7.5(A)	Single family
East	IR	Warehouse, distribution, showroom
South	IR	Office, showroom, warehouse, construction services
West	IR	Warehouse, distribution

Land Use Compatibility

The 0.29-acre area of request is comprised of a vacant lot. The area of request is zoned an R-7.5(A) Single Family District.

The applicant is proposing to develop the property with office, warehouse, and showroom uses under the IR development regulations. The applicant, a commercial general contractor specializing in building and interior finishes, is currently operating on the property adjacent to the south of the request site. The applicant is planning to expand the operation on the request site with an office and warehouse building, approximately 4,000 square feet, and an outside storage area, approximately 3,200 square feet in area.

This development will continue the existing industrial / commercial development south, west and east of the request site. The request site is surrounded by warehouse, distribution, showroom and office uses to the south, east and west, and by single family homes to the north and northwest. Undeveloped properties are further northeast on Cindy Lane.

The request site is surrounded by IR Districts on all sides, and by a lot zoned R-7.5(A) District located to the northeast. Properties zoned an R-7.5(A) District are located further north from the request site. Overall, the existing R-7.5(A) District is comprised of a total of five lots on the east side of Newkirk Street, north and south of Cindy Lane, and is surrounded by IR and IM districts on all sides. Four of the existing lots within the R-7.5(A) district are currently developed with single-family uses, with the remaining one lot, the

request site, being undeveloped. Single-family uses are also existing on four lots currently zoned an IR District.

Development Standards

District	Setbacks		Height (max)	Lot Coverage (max)	Density / FAR	Special Standards	Primary Uses
	Front (min)	Side & Rear (min)					
Proposed: IR	15'	30' adjacent to residential Others: No Min.	200' 15 stories	80%	FAR 2.0 overall 0.75 office/ retail 0.5 retail	RPS Visual intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Existing: R-7.5(A)	25'	5' SF Others Side: 10' Rear: 15'	30'	45% SF Others: 25%	1DU/lot		Single family residential

Overall, the most significant changes in development rights would include changing to industrial and commercial land uses, allowing a more intensive development of the property, with increased height, narrower yards, larger lot coverage and FAR.

Considering the overall composition and urban form of the adjacent area, an active and intensive industrial area, staff is supporting the request for a zoning change from single family residential district to industrial district.

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200.

Landscaping

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

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 to orange, representing the weakest markets. The subject site is uncategorized. Adjacent properties to the northeast and further north are within Category E.

CPC Action
February 20, 2020

Motion: It was moved to recommend **approval** of an IR Industrial Research District on property zoned an R-7.5(A) Single Family District, on the southeast corner of Newkirk Street and Cindy Lane.

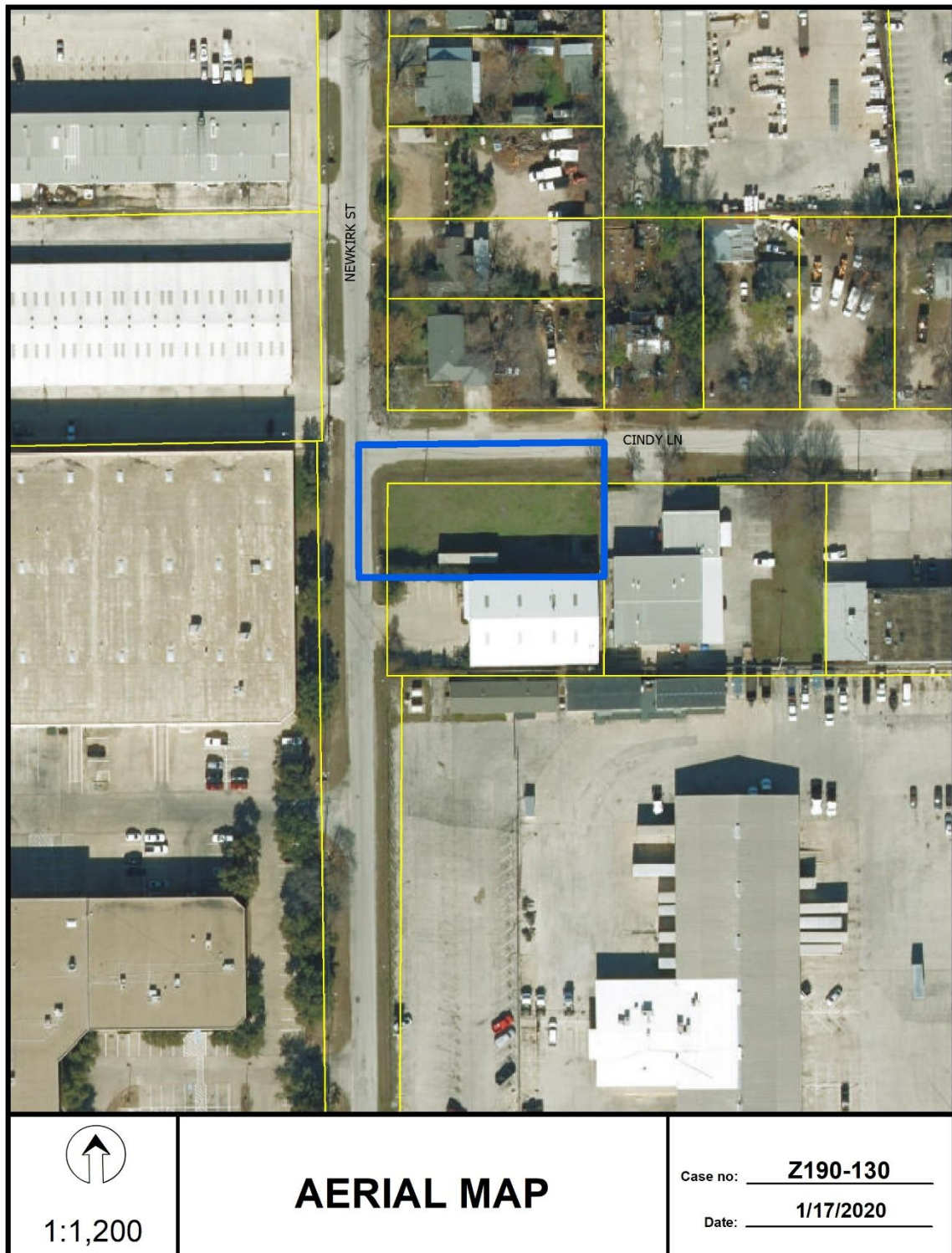
Maker: Carpenter
Second: Housewright
Result: Carried: 14 to 0

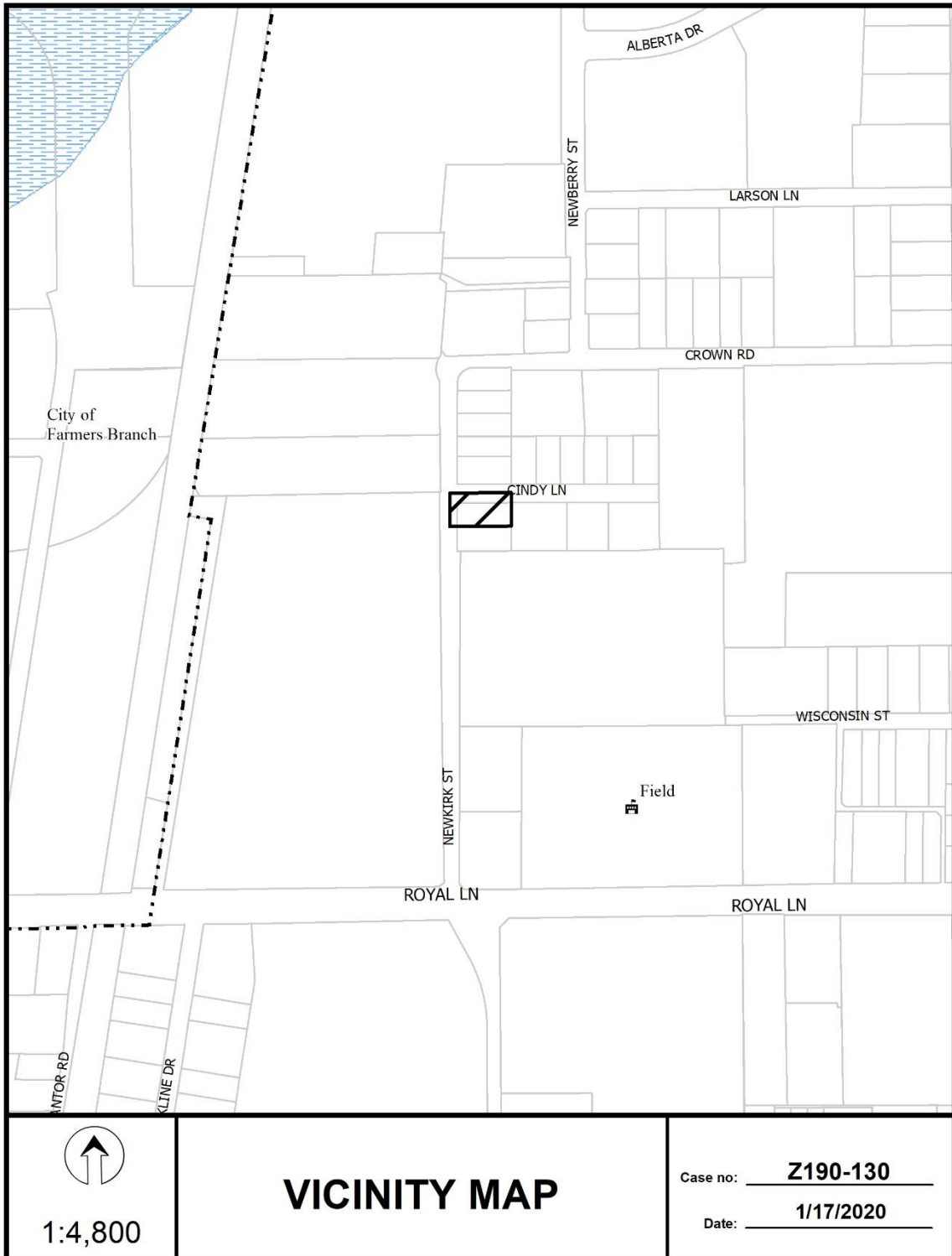
For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

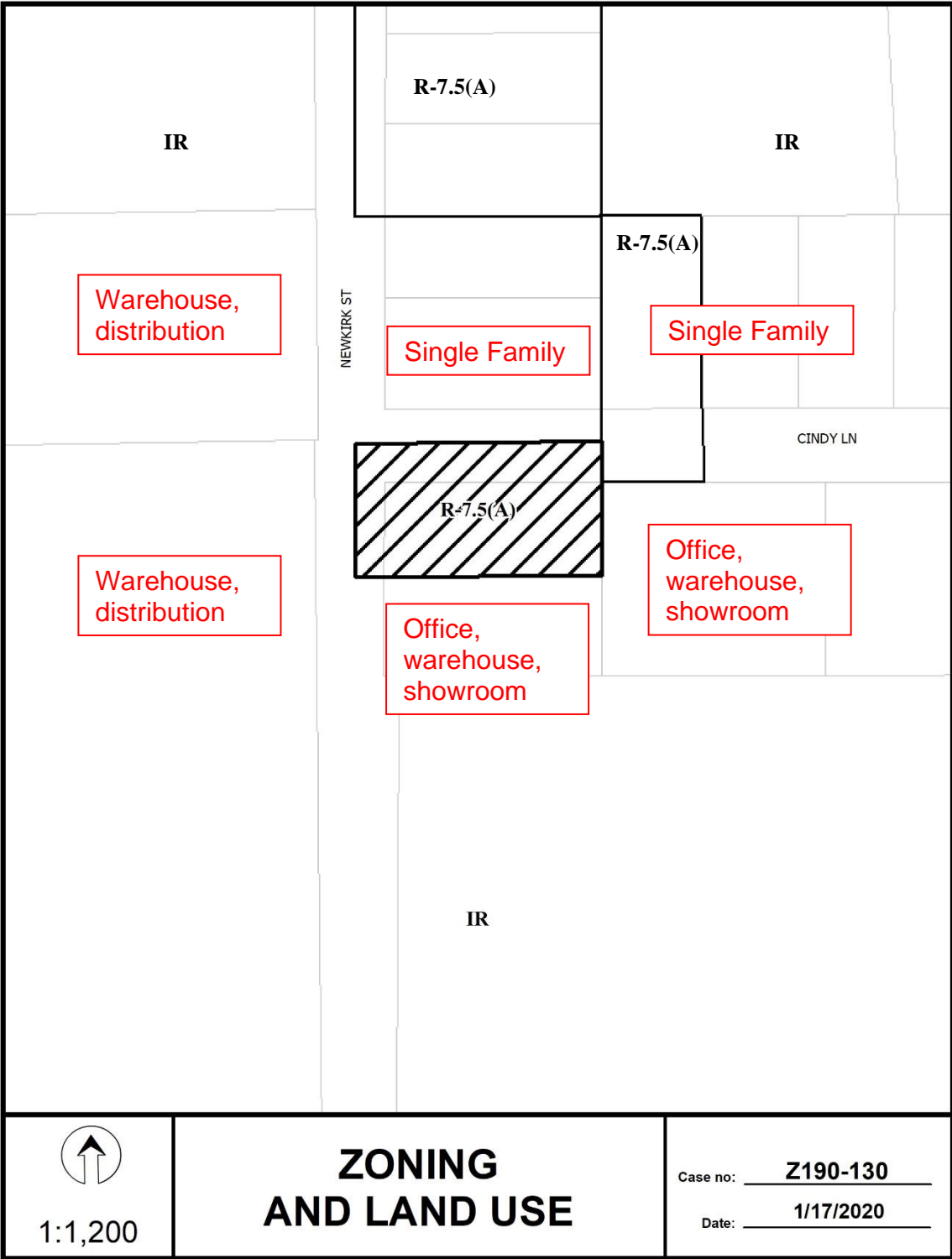
Against: 0
Absent: 0
Vacancy: 1 - District 3

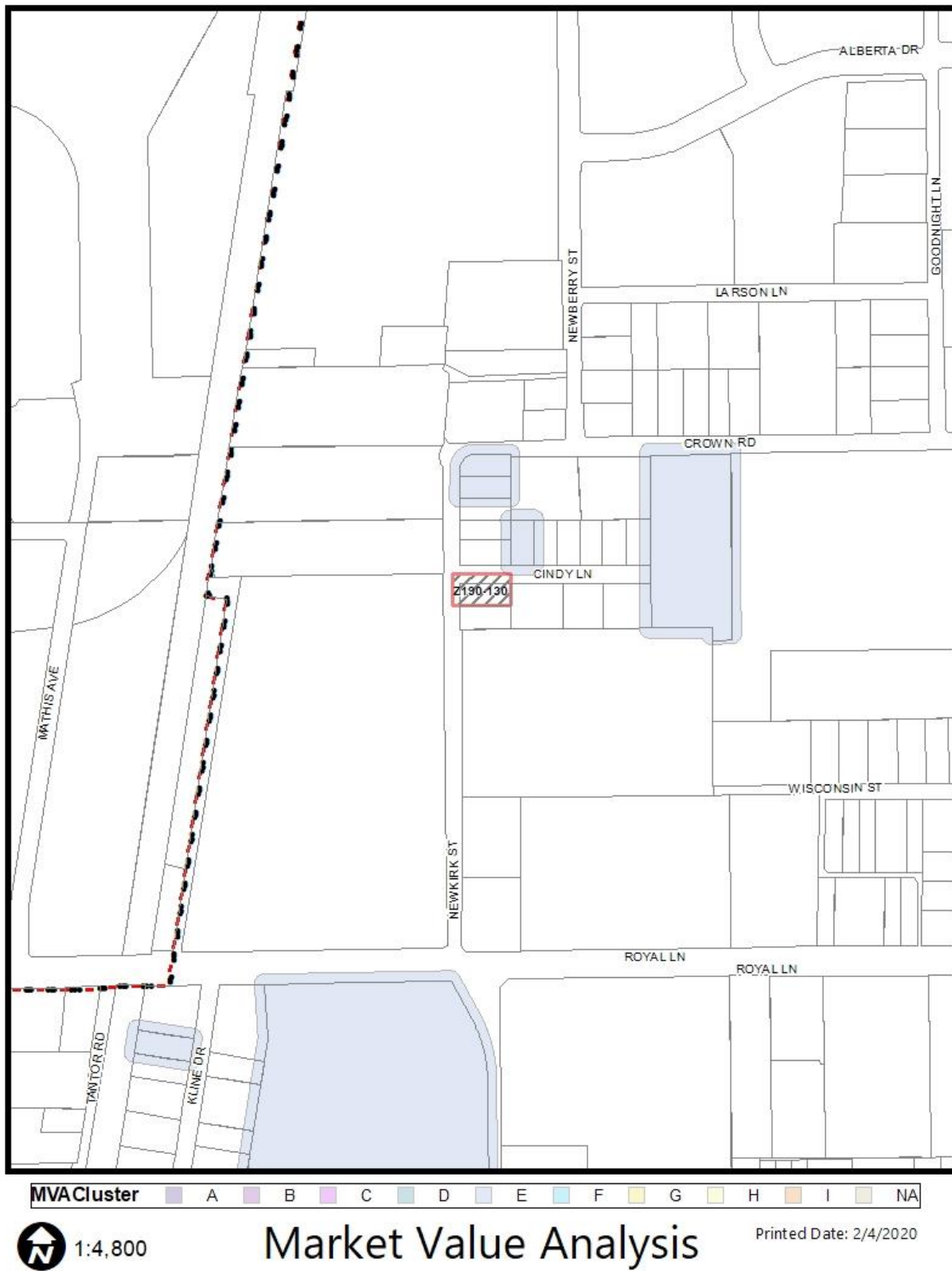
Notices: Area: 200 Mailed: 12
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Scott Smith, 11442 Newkirk St., Dallas, TX, 75229
Against: None

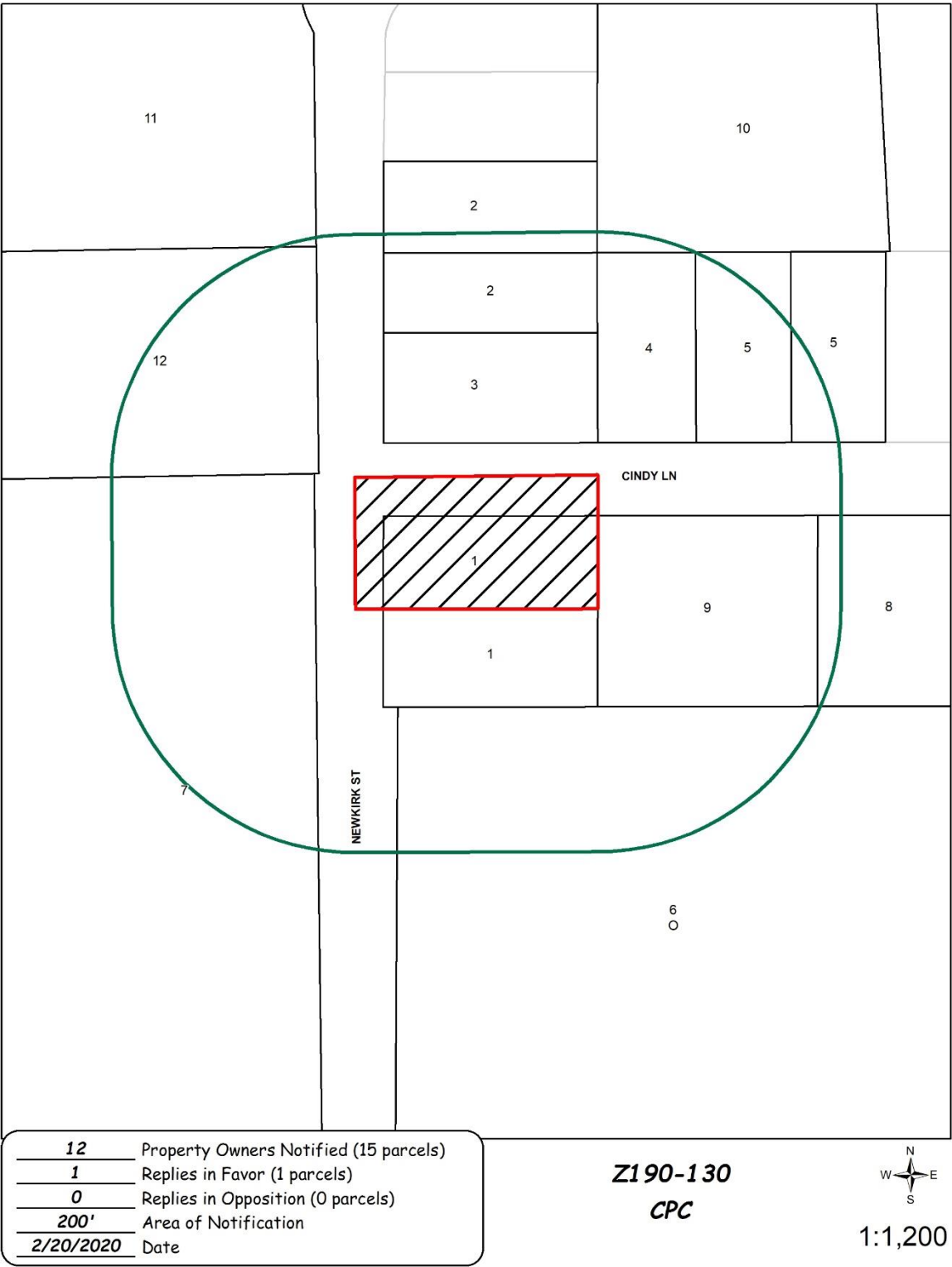








CPC RESPONSES



02/19/2020

Reply List of Property Owners***Z190-130******12 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	11446 NEWKIRK ST	SLS CONTRACTORS INC
	2	11460 NEWKIRK ST	ARBOR ASSOCIATES INC
	3	11454 NEWKIRK ST	MZM HOLDINGS LLC
	4	2117 CINDY LN	KELLEY JOHN &
	5	2133 CINDY LN	CAVER FAMILY TRUST
O	6	11430 NEWKIRK ST	DUGAN OF DALLAS LLP
	7	2007 ROYAL LN	G&I IX ROYAL LN LLC
	8	2132 CINDY LN	KEMNA PROPERTIES LLC
	9	2120 CINDY LN	NUCCETELLI DAVID
	10	2128 CROWN RD	SPADARO HOLDINGS LLC
	11	11455 NEWKIRK ST	CONCORDNEWKIRK LP
	12	11453 NEWKIRK ST	BCK PROPERTIES JOINT