

FILE NUMBER: Z190-325(CT)

DATE FILED: August 6, 2020

LOCATION: North of Witt Road between Lancaster-Hutchins Road and Blanco Drive

COUNCIL DISTRICT: 8

MAPSCO: 77 J

SIZE OF REQUEST: ±103.7 acres

CENSUS TRACT: 167.03

REPRESENTATIVE: Lauren Montgomery

APPLICANT: Dollar-Flowers Realty Partners

OWNER: South Dallas 103 JV

REQUEST: An application for the expansion of Planned Development District No. 761 (LI Subdistrict) on property zoned an A(A) Agricultural District

SUMMARY: The purpose of the request is to allow for warehouse uses to be allowed on the subject site.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- PD No. 761 was established on June 27, 2007 and contains 1,145.76 acres. The PD area is comprised of three subdistricts: Logistics Industrial (LI), Logistics Industrial Area I (LI-A-1), and Logistics Retail (LR).
- The purpose of this request is to allow for PD No. 794 (LI) uses on the property, which would allow for the proposed warehouse development.

Zoning History: There have been no new zoning requests near the site within the area in the last five years.

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.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Witt Road	Community Collector	60'
Unnamed Road	Community Collector	60'

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.

ECONOMIC ELEMENT

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 business within the region.

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped
North	A(A)	Single Family/Undeveloped
East	A(A)	Single Family/Undeveloped
South	PD No. 761(LI)	Undeveloped
West	PD No. 761(LI), A(A)	Auto Repair

Land Use Compatibility:

The request site is currently undeveloped. Much of the surrounding land is undeveloped. The subject site is adjacent to Planned Development District No. 761(LI). The developed areas surrounding the site are mainly comprised of large warehouse uses. Abutting the subject site directly to the south is property zoned Planned Development District No. 761(LI) and the subject site essentially connects the Planned Development District from the west to a portion of the Planned Development District south of the site. The A(A) District is often viewed as a place holder district until a direction has been envisioned for the area. The area is largely industrial and the request to expand the PD will ensure development of similar uses is consistent with other development.

PD No. 761 was created with design guidelines to encourage quality development that will contribute to the overall aesthetics of the special purpose district as a unique place by enhancing the built environment. These guidelines are intended to ensure that new development and redevelopment will be compatible with and enhance the overall appearance of the special purpose district. These design standards include the surface of exterior walls (excluding doors or windows) facing a public street, residential use, or public open space must consist of stone, glass block, tile, cast metal, cast or cultured stone, concrete, or a combination of these materials. Other cement products are limited to 50 percent of the buildings' exterior finishes.

Lighting must be designed in accordance with Illuminating Engineering Society of North America (IESNA) practices. A lighting plan that complies with the requirements of this section must be approved by the building official with the application for a building permit for work on the building site.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Max Floor Area	Primary Uses
	Front	Side/Rear					
Existing: A(A) Agricultural District	50'	20' side yard 50' rear yard for SFD 10' for other permitted structure	24'	10% for residential structures; 25% for non-residential structures	N/A	N/A	Agricultural
Proposed: PD No. 761 (LI)	50'	Side: 100' for lots abutting res. No min. for lots abutting railroad ROW or rail spurs Rear: 25' for lots abutting res. No min. for lots abutting railroad ROW or rail spurs	200'	55%	Residential Proximity Slope	2.0	Industrial

Parking:

PD No. 761 requires parking regulations per Division 51A-4.200 for off-street parking/loading requirements for each use. The applicant proposes a warehouse use which requires one parking 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.

Landscaping:

Landscaping for the proposed development must comply with conditions outlined in Planned Development District No. 761 (LI) standards. For the proposed warehouse use, one tree having a caliper of at least two inches must be provided for each 6,000 square

feet of foot area, or fraction thereof, with a minimum of four trees being provided. If a use is located between an intermodal railroad facility use and Bonnie View Road and abuts an intermodal railroad facility use buffer, then the building official shall grant that use a credit against the site trees requirement for trees planted in the abutting intermodal railroad facility buffer at a tree-for-tree ratio.

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 to orange, representing the weakest markets. While the subject site is in a "G" MVA category, there are clusters of "C" and "D" Categories to the south of the site.

List of Officers

Dollar-Flowers Realty Partners

Pete Flowers – President
Dean Flowers – Vice President
James Dollar – Vice President

South Dallas 103 JV

Mike Looney, Sole Member

CPC ACTION
December 17, 2020

Motion: It was moved to recommend **approval** of the expansion of Planned Development District No. 761 (LI Subdistrict) on property zoned an A(A) Agricultural District, north of Witt Road between Lancaster-Hutchins Road and Blanco Drive.

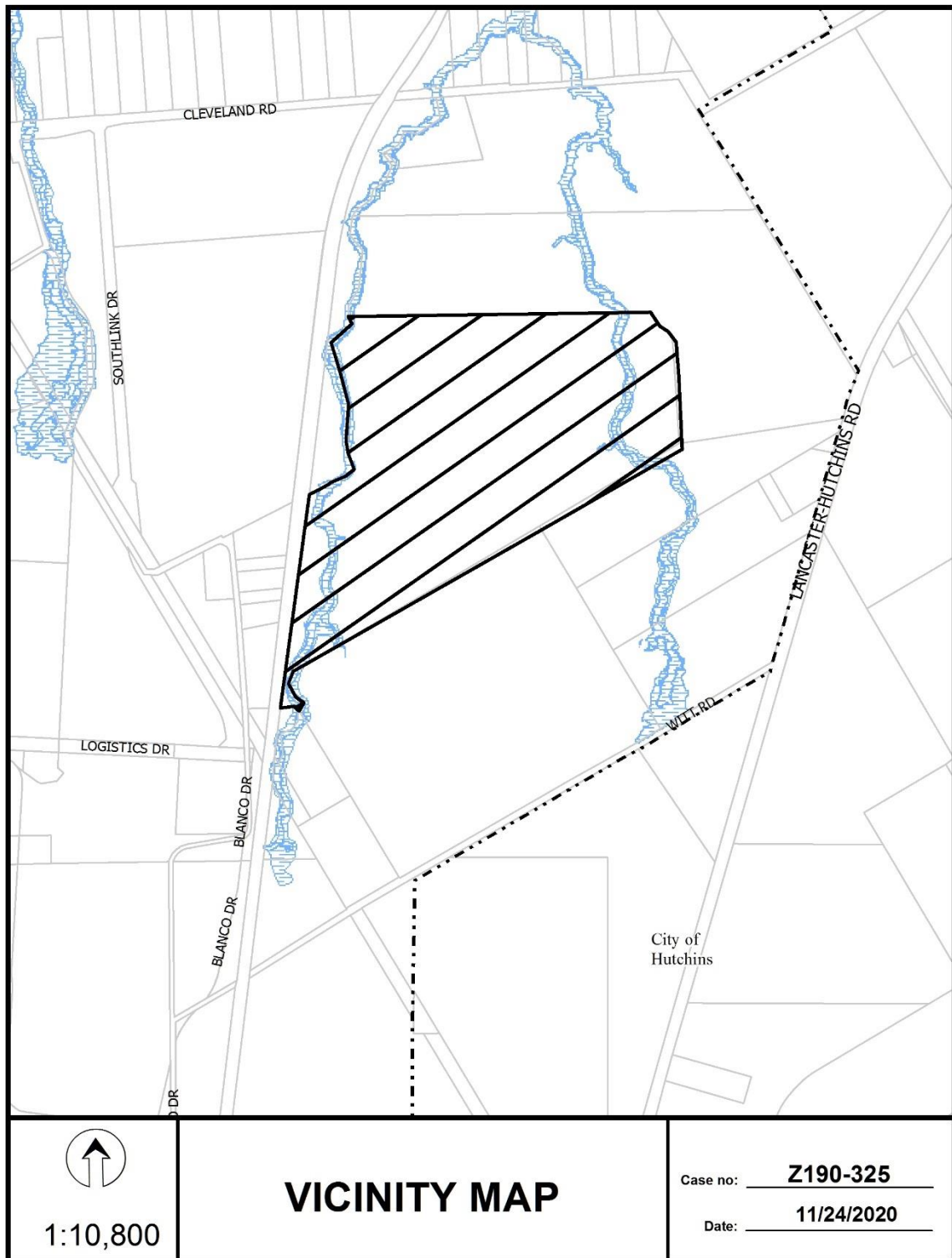
Maker: Hampton
Second: Murphy
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Blair, Jung, Myers, Suhler,
Schwope, Murphy, Garcia, Rubin

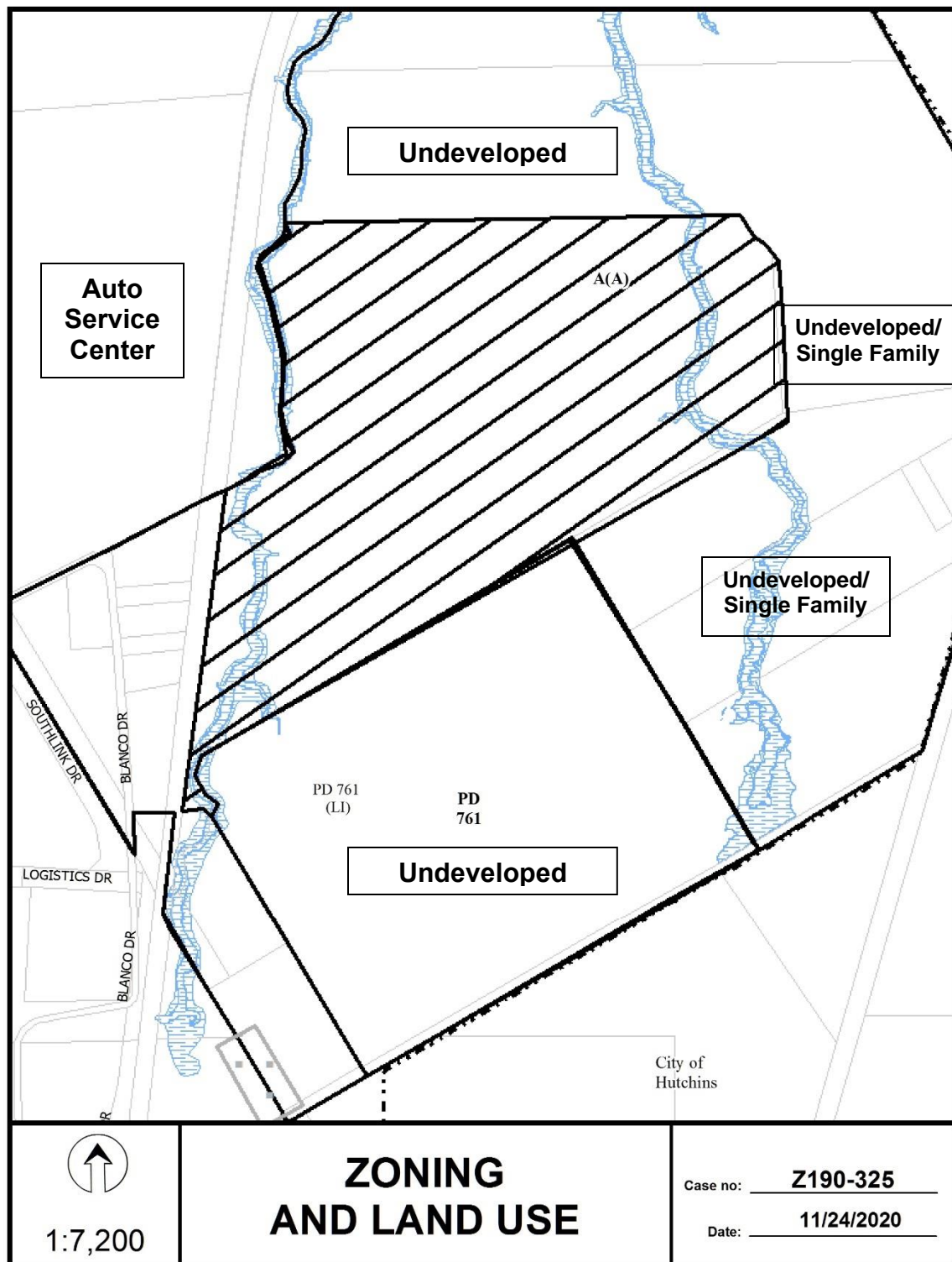
Against: 0
Absent: 1 - Johnson
Vacancy: 0

Notices:	Area: 500	Mailed: 24
Replies:	For: 2	Against: 0

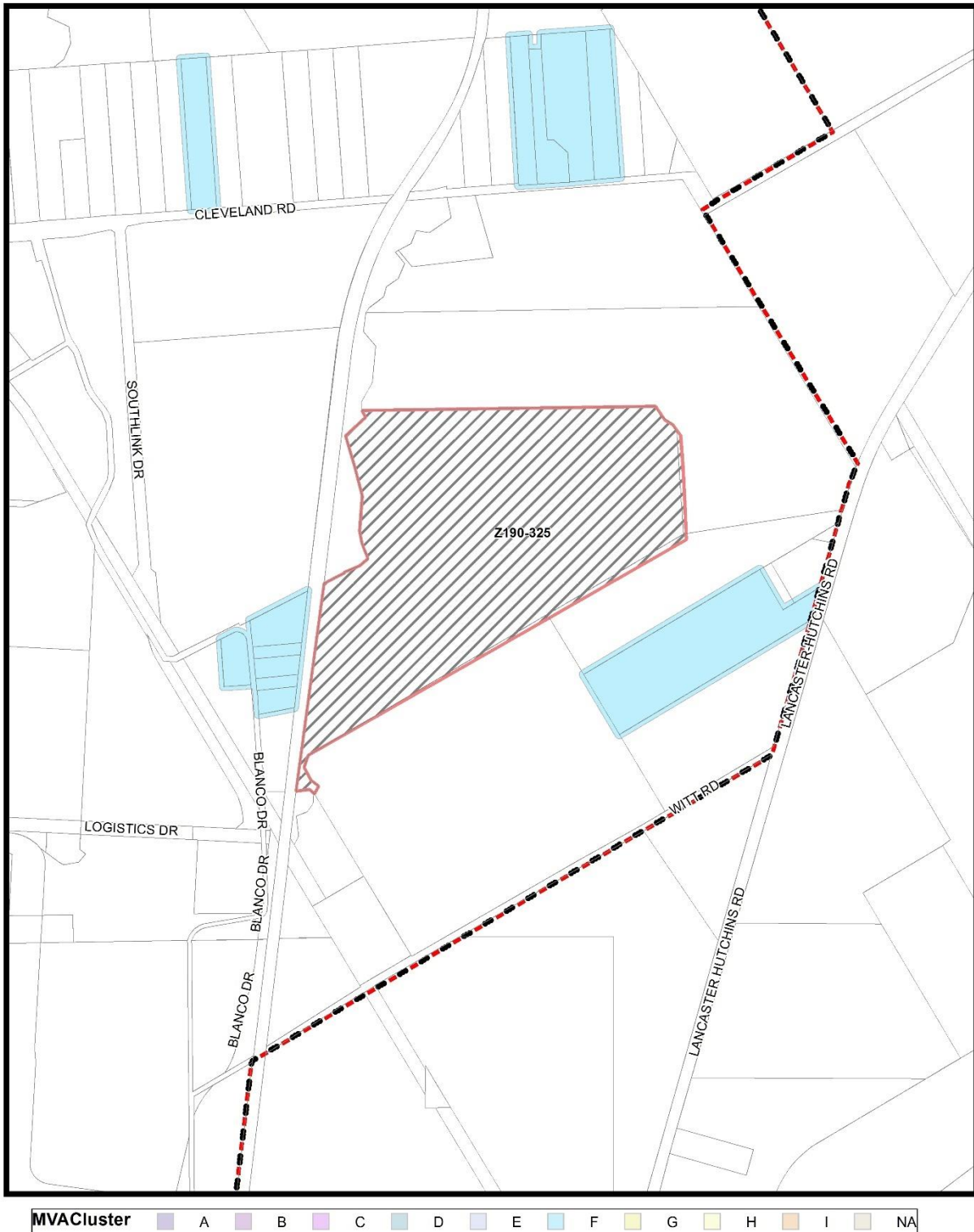
Speakers: None







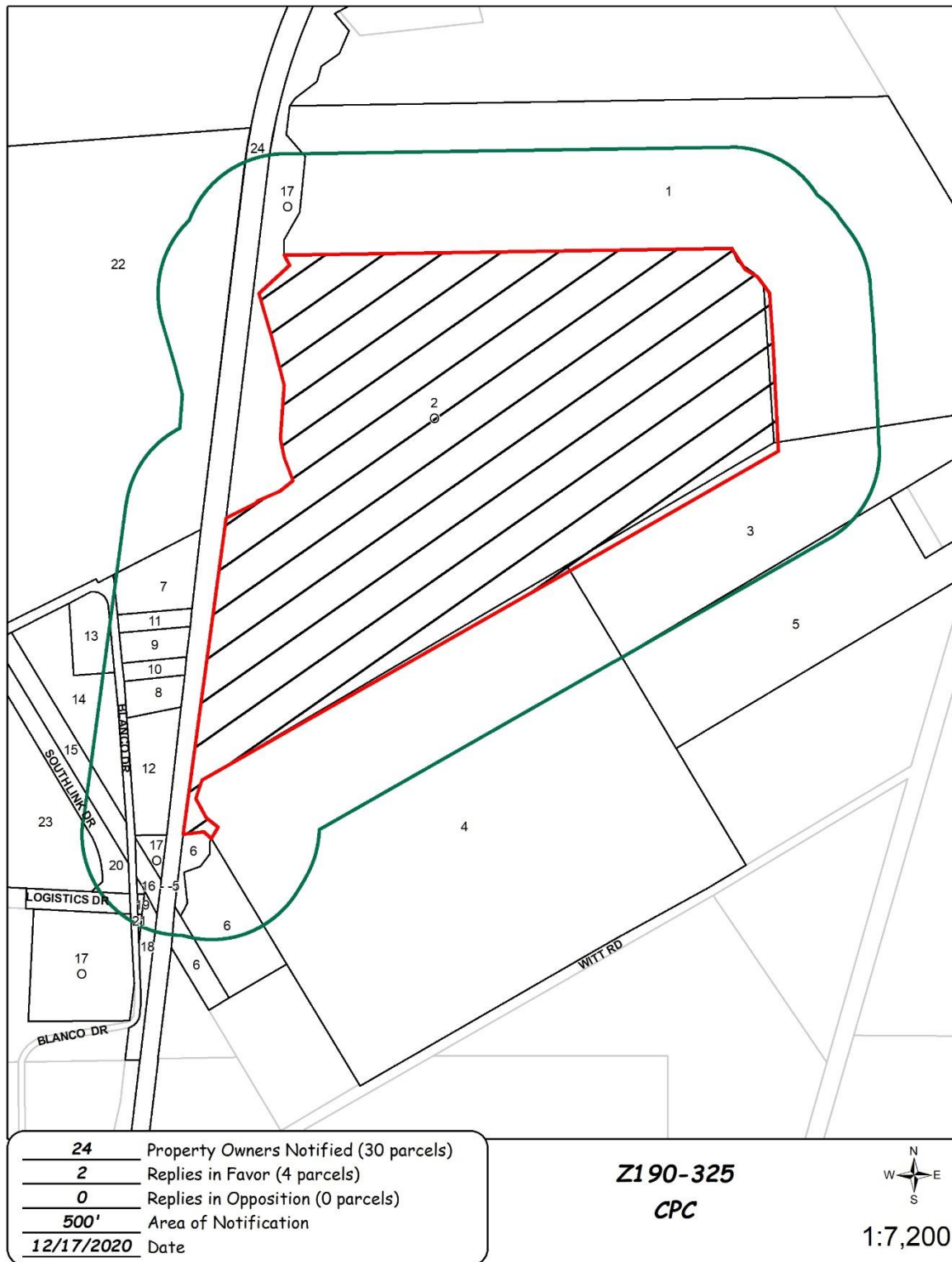
Z190-325(CT)



1:10,800

Market Value Analysis

Printed Date: 11/24/2020



12/16/2020

Reply List of Property Owners***Z190-325******24 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	9455 LANCASTER HUTCHINS RD	BERRY MURDINE FAMILY TRUST
O	2	4950 CLEVELAND RD	SOUTH DALLAS 103 J V
	3	9497 LANCASTER HUTCHINS RD	HAMDAN AMER
	4	5001 WITT RD	WITT ROAD INVESTORS LP
	5	9559 LANCASTER HUTCHINS RD	TRUE HOLINESS GOSPEL CHURCH
	6	4921 WITT RD	ONCOR ELECRTIC DELIVERY COMPANY
	7	9606 BLANCO DR	OZYM CHARLES DENNIE
	8	9706 BLANCO	MYERS TERRY EDWARD
	9	9630 BLANCO	WHITE PAUL L IRREV TRUST
	10	9636 BLANCO	RODRIGUEZ REBECCA
	11	9614 BLANCO	WHITE VIOLET EST OF
	12	9700 BLANCO	RILEY NANCY W
	13	9631 BLANCO	GARIBAY JUAN
	14	9701 BLANCO DR	BRUNNER BUREL A EST OF
	15	9701 BLANCO DR	ONCOR ELECRTIC DELIVERY COMPANY
	16	9701 BLANCO DR	ONCOR ELECRTIC DELIVERY COMPANY
O	17	8900 BLANCO DR	DLH LOGISTICS LLC
	18	9910 BLANCO RD	BNSF RAILWAY CO
	19	9910 BLANCO RD	Taxpayer at
	20	9900 BONNIE VIEW RD	Taxpayer at
	21	9910 BLANCO RD	DLH MASTER PARCEL #42-52 (444.75 ACRES)
	22	4700 CLEVELAND RD	I 20 DISTRIBUTION PARK PHASE I
	23	9900 BONNIE VIEW RD	9900 BONNIE VIEW DR TX BECKNELL LLC
	24	2300 AL LIPSCOMB WAY	BNSF RAILWAY