

FILE NUMBER: Z190-354(LG)

DATE FILED: September 15, 2020

LOCATION: North side of Taylor Street, east of North Walton Street

COUNCIL DISTRICT: 2

MAPSCO: 46 J

SIZE OF REQUEST: ± 0.592 acres

CENSUS TRACT: 204.00

REPRESENTATIVE: Lora Zeanchock, Jacobs Engineering

APPLICANT: Alex Oshmyansky

OWNER: Radical Computing, Inc.

REQUEST: An application for a Specific Use Permit for a manufacturing laboratory on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The applicant is requesting a specific use permit to allow a manufacturing laboratory on the site.

CPC RECOMMENDATION: **Approval** for a three-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- Planned Development District No. 269 was established by the Dallas City Council on April 29, 1987. The PD consists of two tracts - A and B - and is approximately 273.64 acres.
- In PD No. 269, a manufacturing laboratory requires a specific use permit. It is defined as an operation involving compounding of products such as perfumes and pharmaceuticals, and the development and assembly of instruments and similar items. A manufacturing laboratory is also permitted in HC Heavy Commercial, central area and industrial districts, per Section 51-4.216(9)(A)(B) of the Dallas Development Code.
- The applicant is requesting a specific use permit to allow for a manufacturing laboratory and demolition of the existing building for new construction.

Zoning History: There have been no zoning cases requested in the area in the past five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Proposed ROW
Elm Street	Community Collector	38 feet	60 feet
Hall Street	Community Collector	44 feet	60 feet

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 request complies with the following land use 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.

AREA PLAN:

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

One of the goals of the *Downtown Dallas 360 Plan* is to build complete neighborhoods grow a diverse mixture of commercial, retail and entertainment services. The applicant's request is consistent with the above listed goal of the plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 269 Tract A	Office/Showroom Warehouse
Northwest	PD No. 269 Tract A	Multiple Family & Retail
North/East	PD No. 269 Tract A	Personal Services
Southeast	PD No. 269 Tract A	Police Station & Surface Parking
South	PD No. 269 Tract A	Multiple Family
Southwest	PD No. 269 Tract A	Office/ Showroom Warehouse
West	PD No. 269 Tract A	Entertainment/Arcade & Surface Parking

Land Use Compatibility:

The site is currently being used as an office/showroom warehouse. Office Showroom/warehouse uses are also located southwest of the request site. Multiple family uses are located to the northwest and south of the request site. Retail is to the northwest of the site. Personal service uses are located to the north and east of the site. A police station and surface parking are located southeast, and entertainment (arcade) uses with surface parking are located west of the request site.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the applicant's request and has no objections to the applicant's request.

Parking:

PD No. 269 requires one parking space for every 500 square feet of building area for a manufacturing laboratory, per Section 51-4.216(9)(C) of the Dallas Development Code. The current building is 22,898 square feet. Therefore, the required amount of parking is 46 spaces. Since the building occupies most of the site, parking does not exist on the site and cannot be constructed to meet the parking requirements. Via a parking agreement, the applicant has agreed to provide 61 spaces from a lot located west of the site.

Landscaping:

Landscaping will be provided per PD No. 269 regulations.

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 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 to orange, representing the weakest markets. The area of request and the surrounding properties are uncategorized.

List of Partners/Principles/Officers

Radical Computing, Inc.

- Mark Cuban, President and CEO
- Robert Hart, Senior Executive Vice President, General Counsel and Secretary
- Dawn Knox, Vice President and Treasurer

CPC ACTION
December 17, 2020

Motion: It was moved to recommend **approval** of a Specific Use Permit for a manufacturing laboratory for a three-year period, subject to a site plan and conditions with the following additional SUP condition: - item 1, to include use is limited to mixing, assembling, and packaging pharmaceuticals (directing staff to confirm) with final language to be verified by Building Inspection on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Taylor Street, east of North Walton Street

Maker: Hampton
Second: MacGregor
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: 200 Mailed: 21
Replies: For: 0 Against: 0

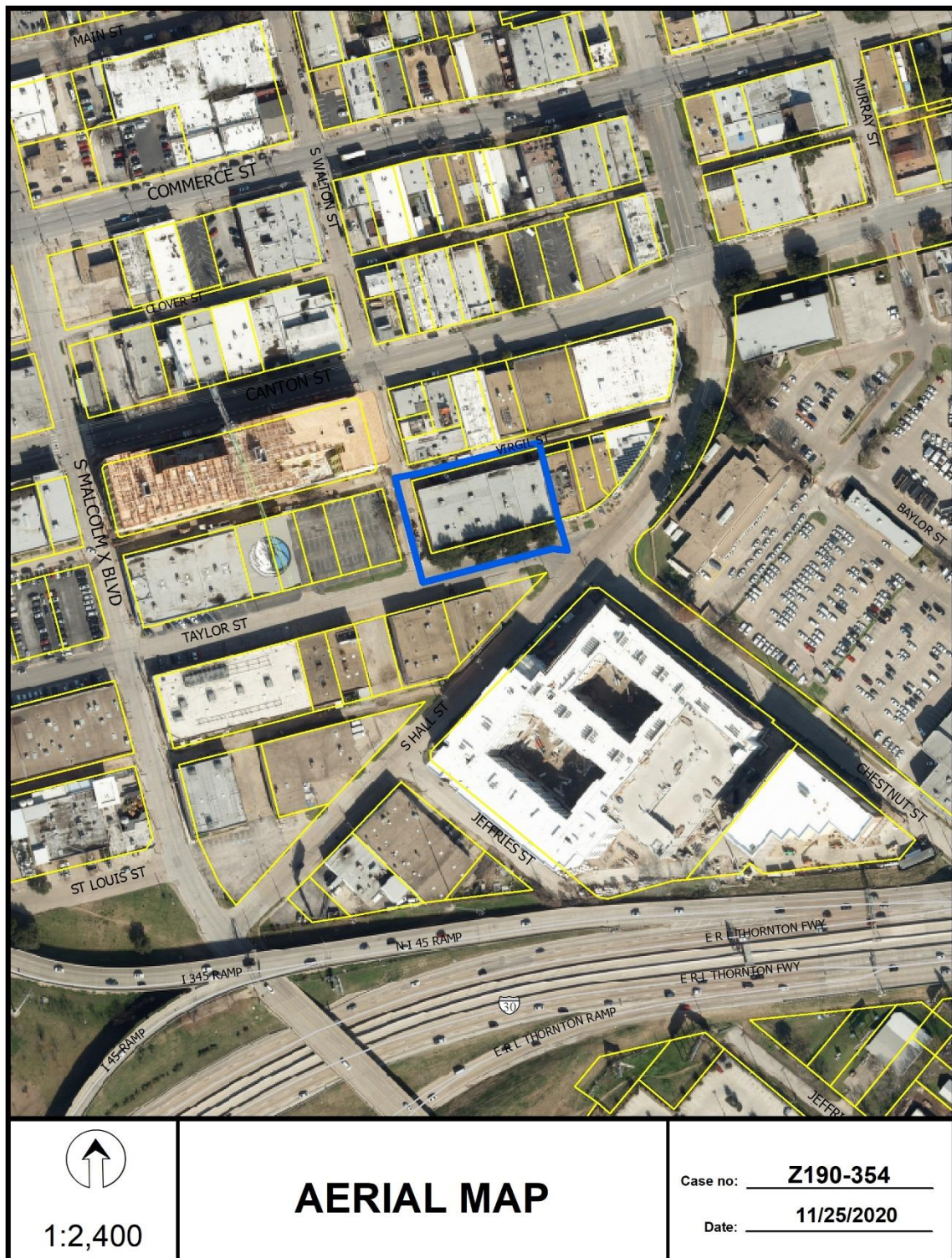
Speakers: For: Alexander Oshmyansky, 320 S. Walton St., Dallas,
Against: None
Against (Did not speak): Mary Stone, 5726 Brookstown Dr., Dallas, TX, 75230

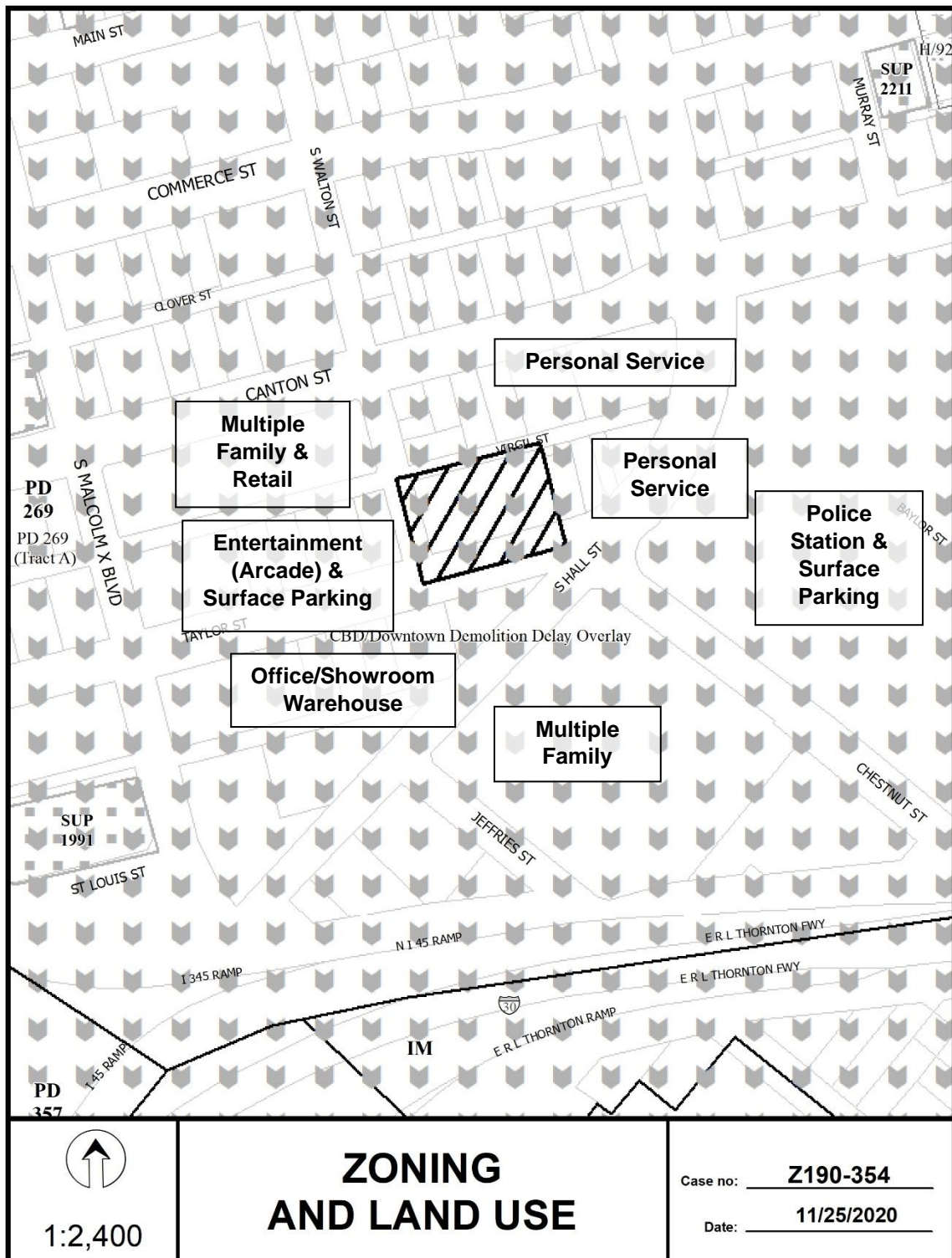
CPC Recommended SUP Conditions

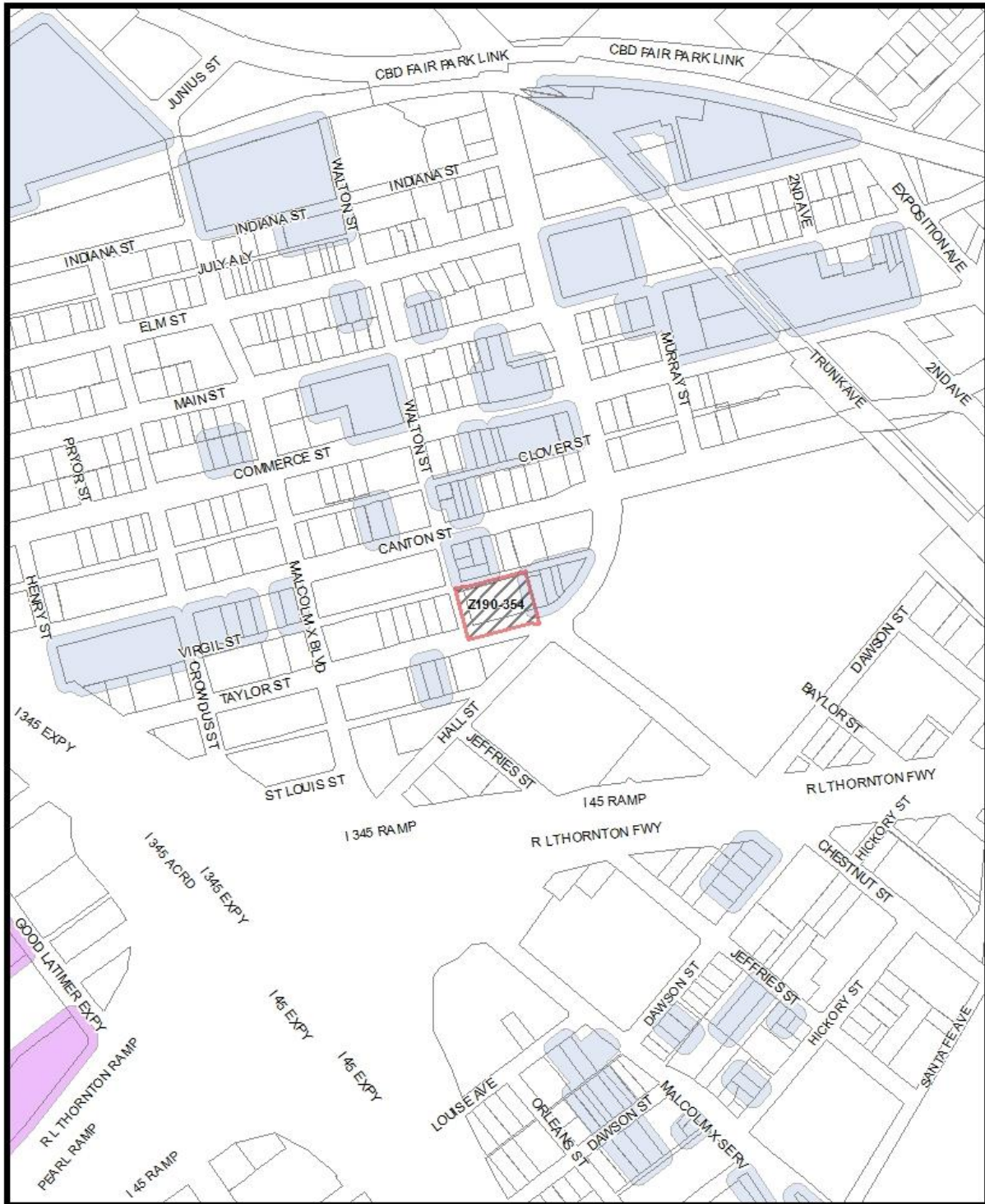
1. USE: The only use authorized by this specific use permit is a manufacturing laboratory use limited to mixing, assembling, and packaging pharmaceuticals.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires three years from the passage of this ordinance.
4. FLOOR AREA: The maximum floor area is 22,898 square feet.
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.











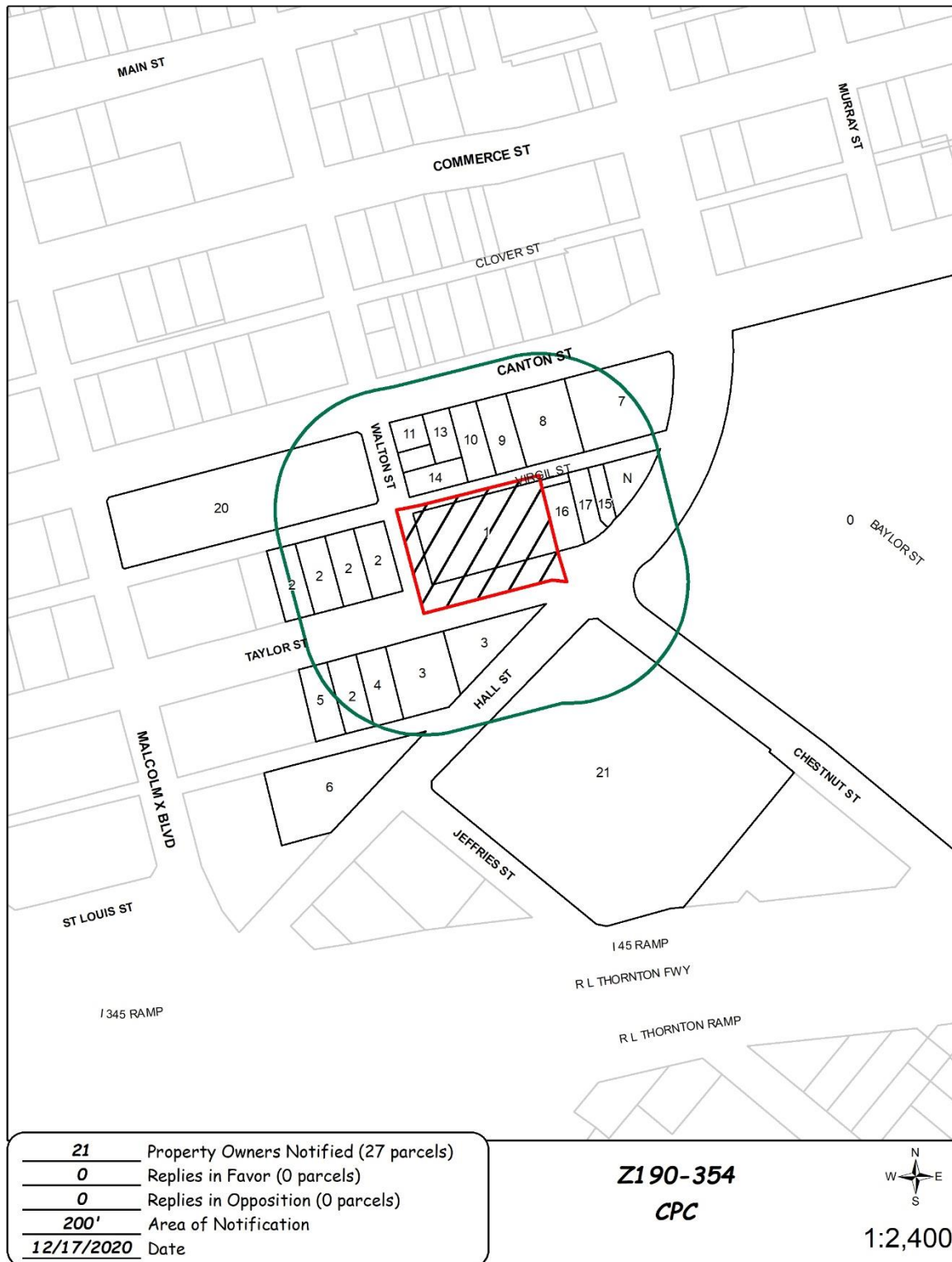
Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 11/25/2020

CPC RESPONSES



12/16/2020

Reply List of Property Owners***Z190-354******21 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3030	TAYLOR ST	RADICAL COMPUTING, INC.
2	2921	TAYLOR ST	RADICAL COMPUTING INC
3	2934	TAYLOR ST	TRW REALTY HOLDING LLC
4	2928	TAYLOR ST	TRW REALTY HOLDINGS LLC
5	2920	TAYLOR ST	MEGHANI PARTNERSHIP INC
6	441	S HALL ST	TRAVERTINE LLC
7	3030	CANTON ST	DEEP CANTON 3030 LLC
8	3020	CANTON ST	LONE STAR CLAIM CARE LLC
9	3012	CANTON ST	LALCO INC
10	3008	CANTON ST	3008 CANTON STREET VENTURE LLC
11	3002	CANTON ST	HASKINS MICHAEL & VIRGINIA
12	306	S WALTON ST	WORKMAN ROBERT DANGER
13	3004	CANTON ST	BEAUREGARD PAUL DONALD II
14	310	S WALTON ST	GAETA FLP I LTD PS
15	335	S HALL ST	SINNETT IAN C
16	3025	TAYLOR ST	NEWTON JEFFREY PAUL
17	3027	TAYLOR ST	PETERMAN JOHN MOFFATT &
18	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
19	9999	NO NAME ST	UNION PACIFIC RR CO
20	2900	CANTON ST	CC DEEP ELLUM LLC
21	400	S HALL ST	STILLWATER DEEP ELLUM LLC