

**FILE NUMBER:** Z201-107(LG)

**DATE FILED:** October 7, 2020

**LOCATION:** North side of Telephone Road, west of Bonnie View Road

**COUNCIL DISTRICT:** 8

**MAPSCO:** 76 G; L

**SIZE OF REQUEST:** ±20.326 acres

**CENSUS TRACT:** 167.03

**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**APPLICANT:** RPG Acquisitions, LLC

**OWNER:** John H. Adams

**REQUEST:** An application for an LI Light Industrial District on property zoned an A(A) Agricultural District.

**SUMMARY:** The purpose of this request is to allow for the development of warehouse uses.

**CPC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

## **BACKGROUND INFORMATION:**

- The area of request is zoned an A(A) Agricultural District and is largely undeveloped with a few single-family homes located west of the site along Telephone Road.
- The applicant intends to develop the site with warehouse uses. The warehouse use is defined as a wholesale, distribution, and storage use in the Dallas Development Code. This land use is allowed by right in the proposed LI Light Industrial District.
- The proposed LI Light Industrial District would add a multitude of new uses, including commercial and business service; office; lodging; retail and personal service; and wholesale, distribution, and storage uses.
- Section 51A-4.111 states the purpose of property zoned A(A) Agricultural District is for agricultural uses and for areas throughout the city where urban services are not yet available. While uses permitted in this district include farming, ranching, and gardening activities; residential uses, such as college dormitory, fraternity, or sorority house and single family are also permitted in this district. Usually, property zoned A(A) will be changed to other urban zoning categories as the areas within the corporate limits of Dallas becomes fully developed.
- The area of request was a part of a prior zoning case totaling approximately 70 acres (see Z178-288) but the request was denied without prejudice by the City Plan Commission on January 3, 2019. The applicant and owner submitted another request for approximately 55.446 acres (see Z189-252) and the application was approved by the City Council on October 23, 2019 with deed restrictions that prohibit certain industrial, transportation, retail and personal service, institutional and community services and accessory uses. The area of request reflects the remainder of the property from Z178-288.

### **Zoning History:**

There have been five zoning requests in the surrounding area in the past five years:

1. **Z167-243:** On August 23, 2017, the City Council granted a CS Commercial Services District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, south of Telephone Road, east of Travis Trail.
2. **Z167-253:** On June 28, 2017, the City Council granted a CS Commercial Service District and Specific Use Permit No. 2248 for a commercial motor vehicle parking on property zoned an A(A) Agricultural District, on the west line of Bonnie View Road, south of Telephone Road.
3. **Z178-246:** On August 8, 2018, the City Council granted a CS Commercial Services District on property zoned an A(A) Agricultural District, located south of Telephone Road, east of Travis Trail.

4. **Z178-288** On January 3, 2019, the City Plan Commission recommended denial without prejudice of an application for an LI Light Industrial District on Property zoned A(A) Agricultural District at the northwest corner of Telephone Road and Bonnie View Road.
5. **Z189-252** On October 23, 2019, the City Council granted an LI Light Industrial District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District at the northwest corner of Telephone Road and Bonnie View Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Telephone Road	Principal Arterial	80 feet	S-D-4 with bike plan
Bonnie View Road	Minor Arterial	100 feet	M-6-D(A) with bike plan

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and the applicant will need to provide a preliminary traffic assessment of the proposed development before permits are obtained.

**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 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Policy 2.2.4 Focus on logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

Dallas' future development opportunities and much of the projected growth capacity lie in the Southern Sector, offering a great opportunity to guide development and direct economic activity. The vast majority of vacant land in the city is located in the Southern Sector. As such, developments similar to this are necessary in order to promote and encourage efforts for continued investment in these underutilized areas of the city.

**Area Plan:**

The site is located within the Agile Port Industrial Plan Area adopted by the City Council in June 2006. The plan recommends changes to zoning regulations and their locations will be needed to facilitate development of the area with industrial uses. This area is considered to be a highly sophisticated information-based industry that seeks to minimize inventories and respond to the growing demand for next-day or even several-times a day delivery. The Southern Sector's Agile Port Industrial Area is striving to become an intermodal freight facilities complex that can move goods from one transportation system to another (rail to truck) on a huge scale. The proposed distribution warehouse use can become a contributing element to this development pattern. Therefore, the applicant's request is consistent with the area plan, and staff is in support of this request.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	A(A)	Undeveloped land
<b>North/ Northwest</b>	PD No. 980 and A(A)	Crop Production, Single Family, and Undeveloped land
<b>Northeast</b>	A(A) and LI	Crop Production, Single Family, and Undeveloped land
<b>East</b>	LI with Deed restrictions	Warehouse
<b>South/ Southeast</b>	PD No. 761, LI and SUP No. 2145, CS and SUP No. 2248	Single Family, Undeveloped land, Truck Sales and Service, & Commercial Motor Vehicle Parking
<b>Southwest</b>	A(A) and CS with Deed restrictions	Commercial Motor Vehicle Parking, Undeveloped land, & Single Family
<b>West</b>	A(A)	Undeveloped Land, Single Family

**Land Use Compatibility:**

The subject site is largely undeveloped, with a few single family houses located at the northeast corner of the property, and along Telephone Road. Surrounding land uses consist of crop production, single family, and undeveloped land to the northeast and northwest; single family, undeveloped land, truck sales and service, and commercial

motor vehicle parking to the southeast; and, commercial motor vehicle parking, undeveloped land, and single family to the southwest.

The area of request is adjacent to PD No. 980 for commercial and business service and industrial uses to the northwest, A(A) Agricultural District to the west, north, east, and south, with LI Light Industrial District further west, and PD No. 761 (for LI uses), The Dallas Logistics Port Special Purpose District, to the southeast.

The subject site is currently zoned an A(A) Agricultural District. The Dallas Development Code describes the purpose of this district as largely transitional. As the area develops with utilities and resources become available, the area should change based on development needs.

The proposed LI Light Industrial District is described as being able to provide for light industrial office, research and development, and commercial uses in an industrial park setting. This district is designed to be located in areas appropriate for industrial development which may be adjacent to residential communities. In recent years, the surrounding areas have been developed with industrial uses. However, since the A(A) District allowed for development of single family residences, there are pockets of residential uses nearby.

The proposed LI Light Industrial District is complementary to the surrounding trend in land uses shifting from A(A) District uses to industrial uses including PD No. 980 to the north and PD No. 761 (for LI uses), the Dallas Logistics Port Special Purpose District, to the southeast.

#### **Developmental Standards:**

District	Setbacks		Height (max)	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
<b>Existing:</b> A(A)	50'	20' side 50' rear	24'	10-25%	1 DU per 3 acres	Agricultural & single family.
<b>Proposed:</b> LI	15'	30' adj. to res. (not including A(A)) 0' all others	70'	80%	Residential Proximity Slope	Commercial & business service, industrial, institutional, retail & personal service, wholesale, distribution, and storage, and office.

<b><u>Land Use Comparison:</u></b>	<b><u>Proposed</u></b>	<b><u>Existing</u></b>
<b><u>Use</u></b>	<b><u>LI</u></b>	<b><u>A (A)</u></b>
Animal production.		X
Commercial stable.		X
Building repair and maintenance shop.	RAR	
Bus or rail transit vehicle maintenance or storage facility.	RAR	
Catering service.	X	
Commercial bus station and terminal.	X	
Commercial cleaning or laundry plant.	RAR	
Custom business services.	X	
Custom woodworking, furniture construction, or repair.	X	
Electronics service center.	X	
Job or lithographic printing.	RAR	
Labor hall.	SUP	
Machine or welding shop.	RAR	
Machinery, heavy equipment, or truck sales and services.	RAR	
Medical or scientific laboratory.	X	
Technical school.	X	
Tool or equipment rental.	X	
Vehicle or engine repair or maintenance.	X	
Alcoholic beverage manufacturing.	RAR	
Industrial (inside) for light manufacturing.	X	
Inside industrial.	RAR	
Mining.		SUP
Organic compost recycling facility.		SUP
Adult day care facility.	X	SUP
Child-care facility.	X	SUP
Convalescent and nursing homes, hospice care, and related institutions.		SUP
Halfway house.	SUP	
Convent or monastery.		X
Foster home.		SUP
Library, art gallery, or museum.		SUP
Extended stay hotel or motel.	SUP	
Hotel or motel.	RAR or SUP	

<b><u>Land Use Comparison:</u></b>	<b><u>Proposed</u></b>	<b><u>Existing</u></b>
<b><u>Use</u></b>	<b><u>LI</u></b>	<b><u>A (A)</u></b>
Lodging or boarding house.	X	
Overnight general purpose shelter.	Check use.	
Attached non-premise sign.	SUP	
Alternative financial establishment.	SUP	
Financial institution without drive-in window.	X	
Financial institution with drive-in window.	RAR	
Medical clinic or ambulatory surgical center.	X	
Office.	X	
Country club with private membership.	X	SUP
Private recreation center, club, or area.	X	SUP
College dormitory, fraternity, or sorority house.		X
Handicapped group dwelling unit.		Check use.
<b><i>Single family (Existing Use)</i></b>		X
Alcoholic beverage establishments.	Check use.	
Animal shelter or clinic with outside run.	Check use.	SUP
Auto service center.	RAR	
Business school.	X	
Car wash.	RAR	
Commercial amusement (inside).	Check use.	
Commercial amusement (outside).		X
Drive-in theater.		SUP
Dry cleaning or laundry store.	X	
Furniture store.	X	
General merchandise or food store 3,500 square feet or less.	X	
General merchandise or food store 100,000 square feet or more.	SUP	
Home improvement center, lumber, brick or building materials sales yard.	RAR	
Household equipment and appliance repair.	X	
Liquefied natural gas fueling station.	Check use.	
Nursery, garden shop, or plant sales.		X
Motor vehicle fueling station.	X	
Paraphernalia shop.	SUP	
Personal service uses.	X	

<b><u>Land Use Comparison:</u></b>	<b><u>Proposed</u></b>	<b><u>Existing</u></b>
<b><u>Use</u></b>	<b><u>LI</u></b>	<b><u>A (A)</u></b>
Restaurant without drive-in or drive-thru service.	RAR	
Restaurant with drive-in or drive-through service.	DIR	
Taxidermist.	X	
Temporary retail use.	X	
Theater.	X	
Truck stop.	SUP	
Vehicle display, sales, and service.	RAR	
Commercial bus station and terminal.	RAR	
Heliport.	SUP	
Railroad passenger station.	SUP	
Transit passenger station or transfer center.	Check use.	SUP
Electrical substation.	X	SUP
Police or fire station.	X	SUP
Post office.	X	
Radio, television, or microwave tower.	RAR	SUP
Tower/antenna for cellular communication.	Check use.	Check use.
Water treatment plant.		SUP
Freight terminal.	RAR	
Livestock auction pens or sheds.		SUP
Manufactured building sales lot.	RAR	
Mini-warehouse.	X	
Office showroom/warehouse.	X	
Outside storage.	RAR	
Recycling buy-back center.	Check use.	
Recycling collection center.	Check use.	
Recycling drop-off container.	Check use.	Check use.
Recycling drop-off for special occasion collection.	Check use.	Check use.
Sand, gravel, or earth sales and storage.		SUP
Trade center.	X	
<b><i>Warehouse (Proposed Use).</i></b>	<b><i>RAR</i></b>	
<b><i>X indicates permitted by right.</i></b>		
<b><i>SUP indicates permitted with a Specific Use Permit.</i></b>		
<b><i>RAR indicates permitted, but subject to Residential Adjacency Review.</i></b>		
<b><i>Check use indicates special provisions in Sec.51A-4.200.</i></b>		
<b><i>Alternating color pattern indicates a new category of uses as separated in the Dallas Development Code.</i></b>		



**Parking:**

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

**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 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. A portion of the site lies within Category F. The remainder is uncategorized. The surrounding properties are also either uncategorized, or within Category F.

**List of Officers**

RPG Acquisitions, LLC  
Mike Gray, Manager  
Greg Thurman, Manager

**CPC ACTION**  
**MARCH 4, 2021**

**Motion:** It was moved to recommend **approval** of an LI Light Industrial District on property zoned an A(A) Agricultural District, at the north side of Telephone Road, west of Bonnie View Road.

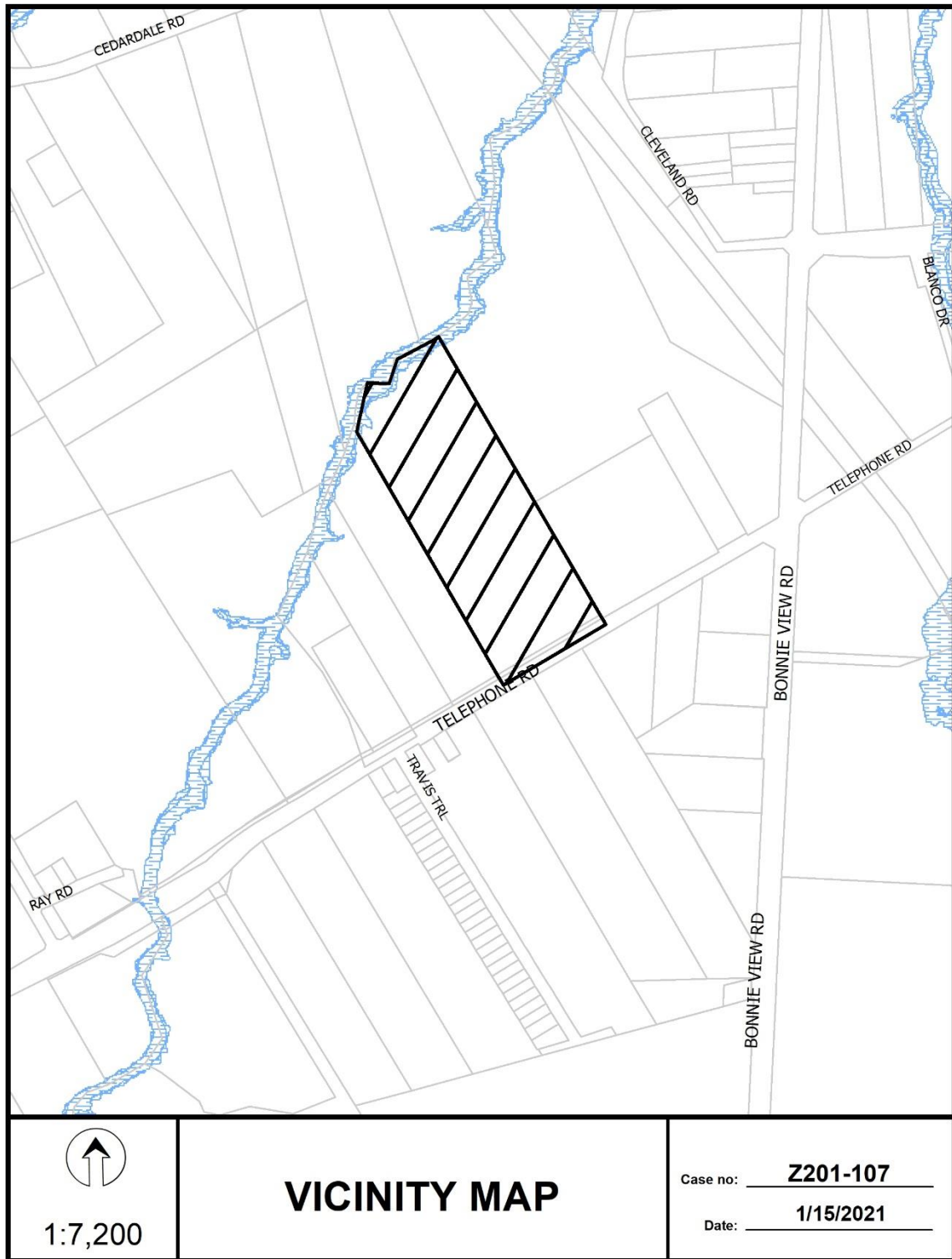
Maker: Jackson  
Second: Murphy  
Result: Carried: 14 to 0

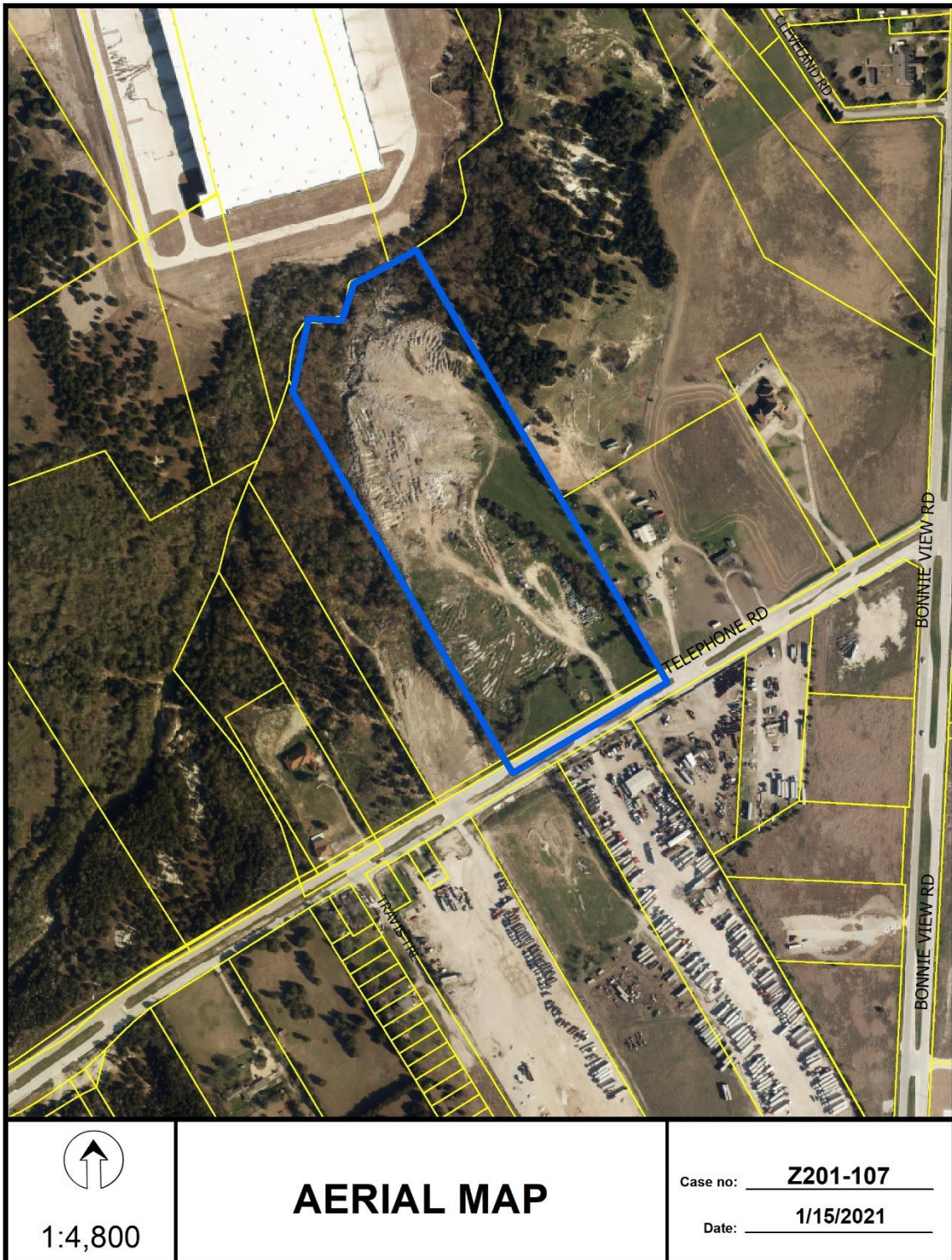
For: 14 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung, Suhler,  
Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

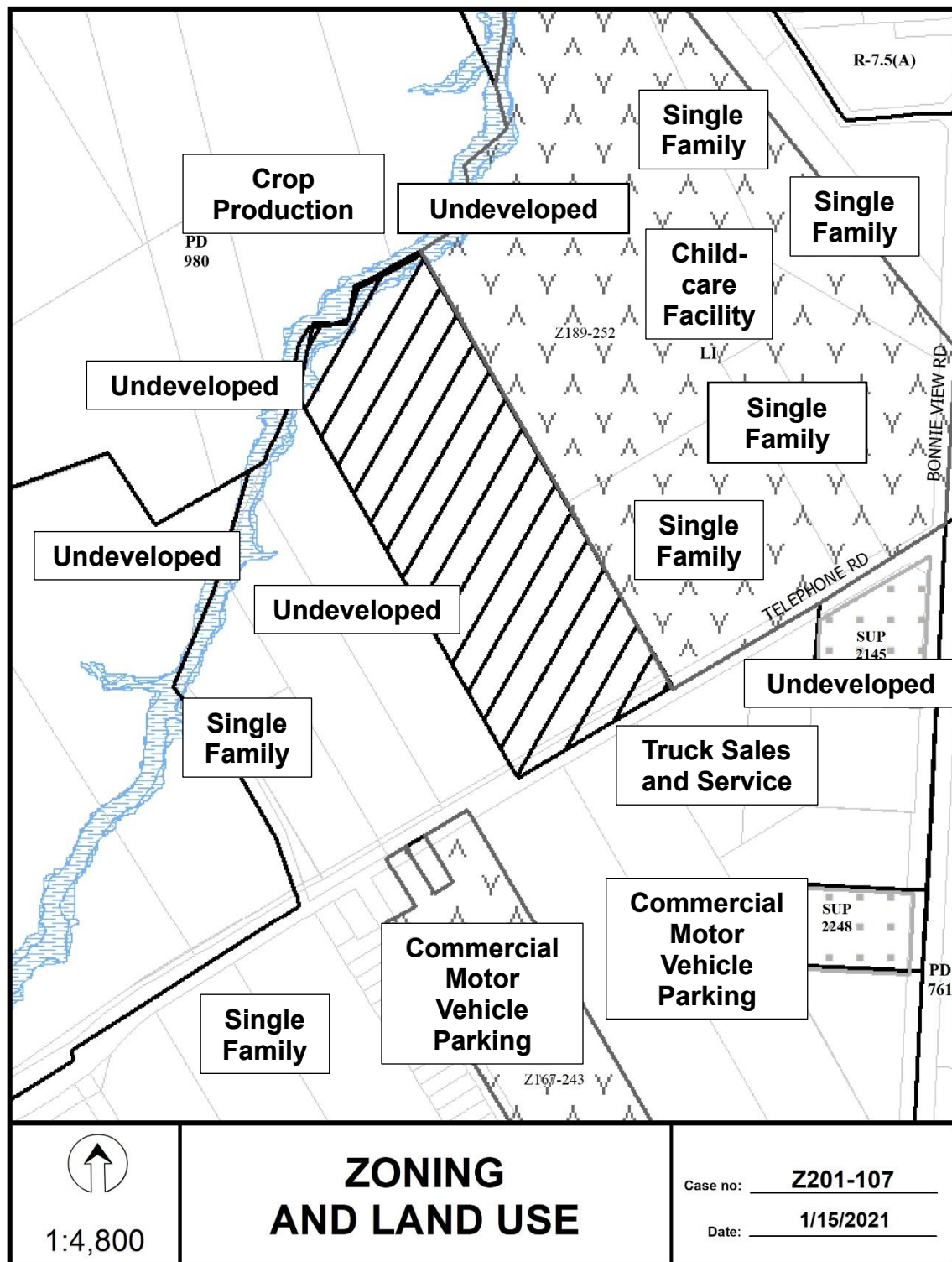
**Notices:** Area: 400 Mailed: 12  
**Replies:** For: 0 Against: 0

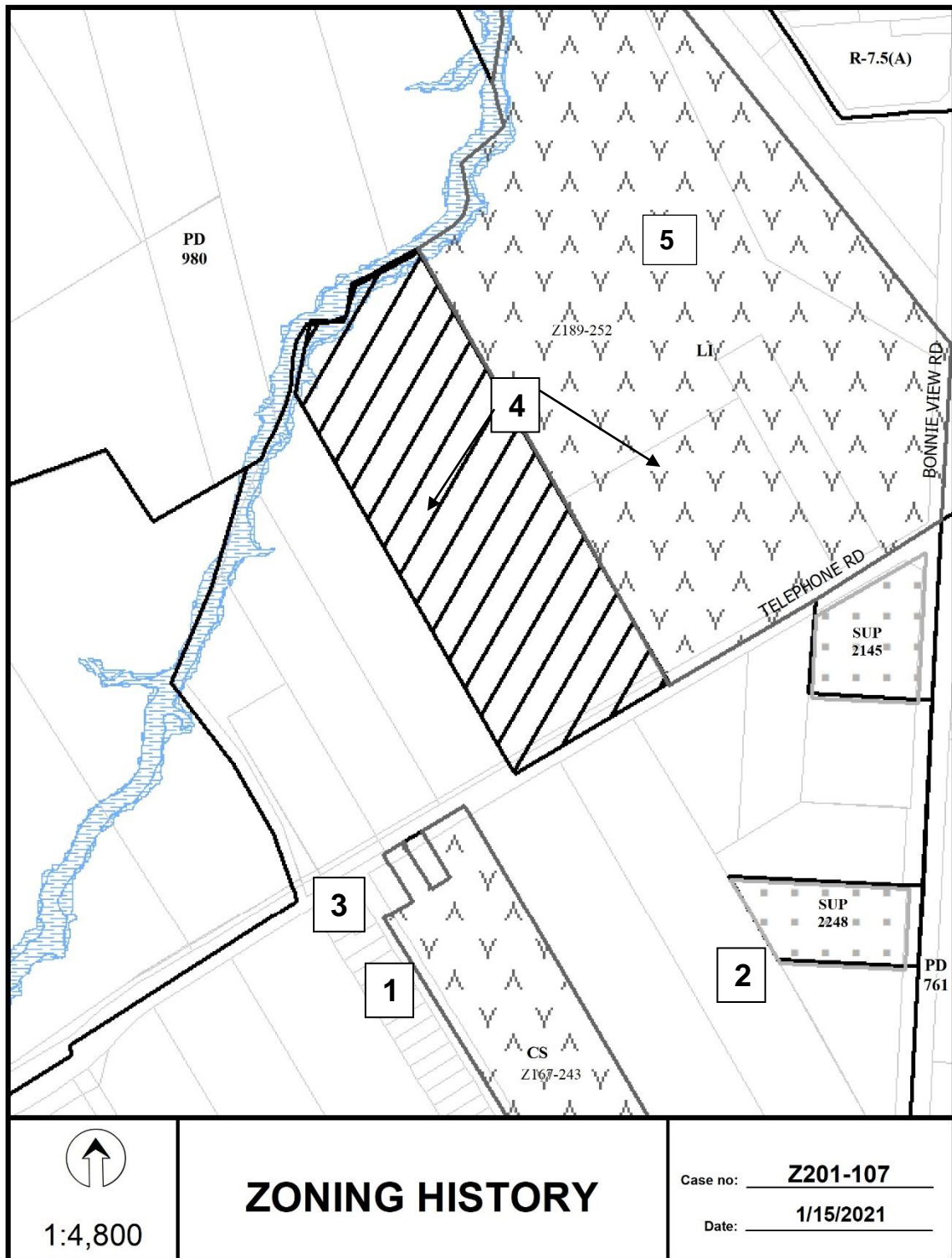
**Speakers:** For: None  
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

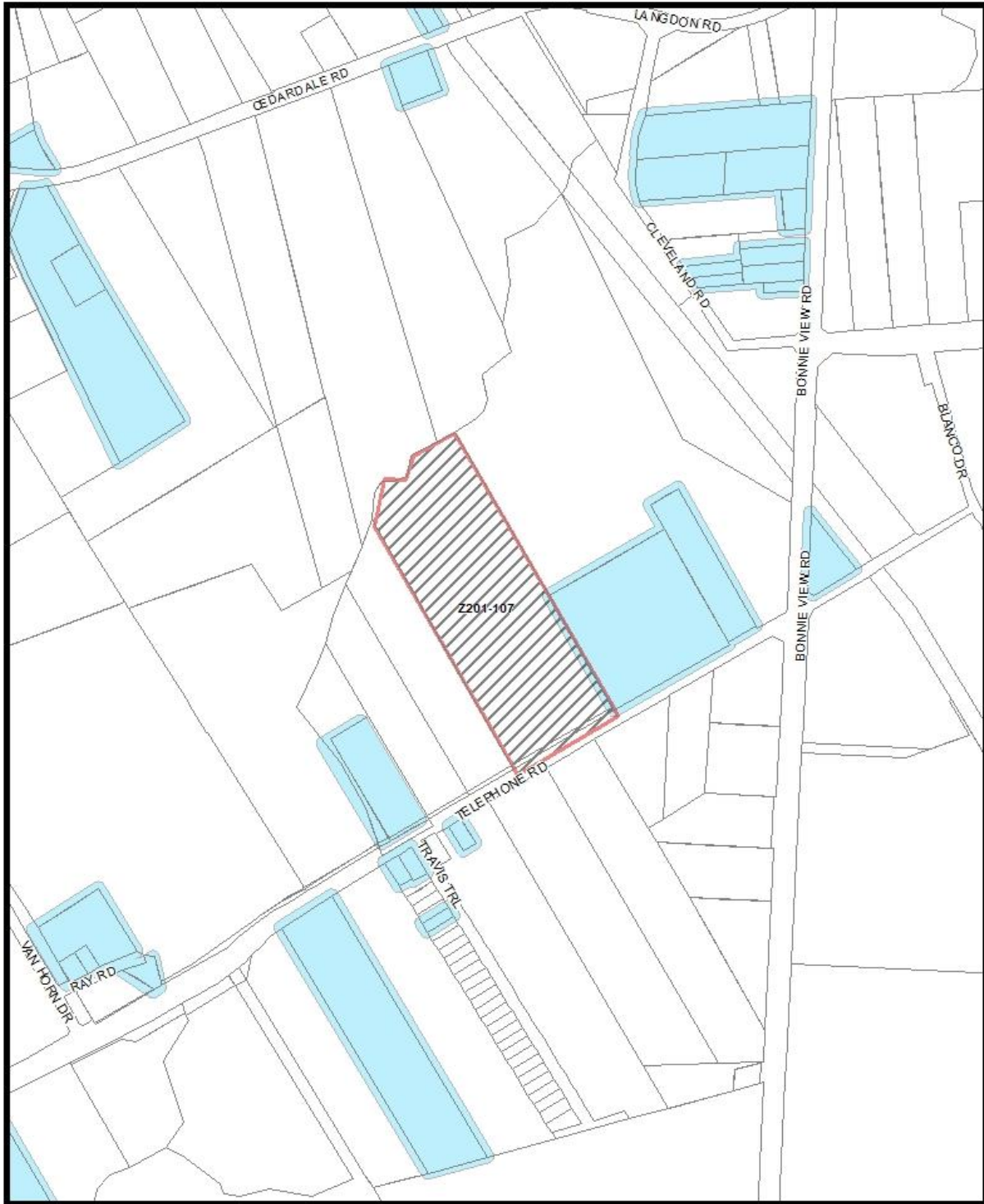












Market Value Analysis



1:7,200

## Market Value Analysis

Printed Date: 1/15/2021

A B C D E F G H I NA



**CPC RESPONSES**



03/03/2021

***Reply List of Property Owners******Z201-107******12 Property Owners Notified    0 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3935	TELEPHONE RD	Taxpayer at
2	4041	TELEPHONE RD	ADAMS JOHN H
3	4125	TELEPHONE RD	RALPHS GROCERY COMPANY
4	3900	CEDARDALE RD	CEDARDALE PHASE I LLC
5	3925	TELEPHONE RD	CHAVEZ MANUEL VALENCIA &
6	3845	TELEPHONE RD	TC ALTAMOORE PHASE 1 VENTURE LLC
7	3918	TELEPHONE RD	ROBERTS QUINCY
8	9600	TRAVIS TRL	Taxpayer at
9	4100	TELEPHONE RD	NFL LOGISTICS LLC
10	3800	CEDARDALE RD	Taxpayer at
11	4200	TELEPHONE RD	SOTO JUAN CARLOS CRUZ
12	4130	TELEPHONE RD	BENSON FREDDIE LEE &