

**FILE NUMBER:** Z212-130(RM)                      **DATE FILED:** November 8, 2021

**LOCATION:** West line of Pleasant Drive, north of the intersection of Pleasant Drive and C.F. Hawn Freeway

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** Approx. 2.03 acres                      **CENSUS TRACT:** 116.02

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Planning

**OWNER:** Sharon Whatley

**APPLICANT:** Plummer Development Company, LLC

**REQUEST:** An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay with consideration for a Specific Use Permit for an office showroom/warehouse.

**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to permitted uses and setbacks to develop the site with an office showroom/warehouse use.

**CPC RECOMMENDATION:** Approval of a Specific Use Permit for an office showroom/warehouse for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions, in lieu of a new subdistrict within Subdistrict 1 of Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2.

**STAFF RECOMMENDATION:** Approval of a Specific Use Permit for an office showroom/warehouse for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions, in lieu of a new subdistrict within Subdistrict 1 of Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2.

**PD No. 534:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20534.pdf>

**PD No. 534 Exhibits:** <https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx>

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2. The site is currently undeveloped. The applicant proposes to develop the site with an office showroom/warehouse use.
- Currently, Subdistrict 1 of PD No. 534 allows an office showroom/warehouse by Specific Use Permit only. With the proposed subdistrict, the applicant proposes to allow this use by right.
- The applicant also proposes modified development standards primarily related to permitted uses and setbacks, as well as standards for street-facing facades in the proposed subdistrict.
- On April 21, 2022, the City Plan Commission held this item under advisement to May 19, 2022 with instructions to staff to advertise for a Specific Use Permit for an office showroom/warehouse. The request now includes consideration of an SUP for an office showroom/warehouse. The applicant has submitted an SUP site plan and conditions in line with this consideration.

**Zoning History:**

There have been eight zoning cases in the area in the last five years.

1. **Z189-203:** On June 26, 2019, City Council approved Specific Use Permit No. 2340 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay south of Great Trinity Way, west of Murdock road.
2. **Z201-195:** On August 11, 2021, City Council approved the renewal of Specific Use Permit No. 2340 for an additional five-year period.
3. **Z189-211:** On June 12, 2019, City Council approved the renewal of Specific Use Permit No. 2339 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for an additional two-year period with eligibility for automatic renewal for additional two-year periods on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay at the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.
4. **Z201-185:** On June 12, 2021, an automatic renewal of Specific Use Permit No. 2339 was approved by staff for an additional two-year period.

5. **Z190-138:** On April 11, 2020, an automatic renewal of Specific Use Permit No. 2286 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was approved by staff for an additional five-year period with eligibility for automatic renewal for additional five-year periods on property zoned Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, at the west corner of C.F. Hawn Freeway and Great Trinity Forest Way.
6. **Z190-165:** On August 12, 2020, City Council approved Specific Use Permit No. 2385 for a vehicle display, sales, and service use for a two-year period on property zoned Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay at the northwest corner of South Buckner Boulevard and C.F. Hawn Freeway.
7. **Z190-301:** On June 9, 2021, City Council approved the renewal of Specific Use Permit No. 2118 for a vehicle display, sales, and service use for a three-year period on property zoned Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay on the south line of C.F. Hawn Service Road, east of Murdock Road.
8. **Z201-168:** On June 12, 2021, an automatic renewal of Specific Use Permit No. 2337 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was approved by staff for an additional two-year period with eligibility for automatic renewal for additional two-year periods on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay at the southwest corner of Great Trinity Forest Way and Murdock Road.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
C.F. Hawn Freeway	Highway	-
Pleasant Drive	Local Street	-

**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 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Staff's objection to the applicant's request is largely procedural in nature and not necessarily related to long-range planning goals. However, the request may be considered inconsistent with the following land use goals and policies of the Comprehensive Plan marked with an asterisk (\*). The request may be considered consistent with the following land use goals and policies not marked with an asterisk.

**LAND USE ELEMENT**

**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

**Policy 1.1.2** Focus on Southern Sector development opportunities.

**GOAL 1.2** PROMOTE DESIRED DEVELOPMENT

**Policy 1.1.2** Establish clear standards for land use planning. \*

**1.2.2.1** Develop clear criteria for making land use planning decisions. Standards are clear when they are easily understood and use language that has unambiguous meaning. \*

**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 2.1.3** Support efforts to grow retail and residential opportunities in the Southern Sector.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay	Undeveloped
<b>North</b>	IM-D-1 Industrial/Manufacturing District with a D-1 Liquor Control Overlay	Auto service center, vehicle or engine repair or maintenance, warehouse
<b>East</b>	IM-D Industrial/Manufacturing District with a D Liquor Control Overlay	Undeveloped
<b>South</b>	Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay	Single family, multifamily, general merchandise or food store 3,500 square feet or less, personal service use
<b>West</b>	RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay with SUP 2337, 2239, and 2340	Church, general merchandise or food store 3,500 square feet or less

**Land Use Compatibility:**

The area of request abuts auto service center, vehicle or engine repair or maintenance, and warehouse uses to the north. To the south at the hard corner of C.F. Hawn Freeway and Pleasant Drive are single family, multifamily, retail, and personal service uses. West of the request area across C.F. Hawn Freeway are church and retail uses. In terms of land use compatibility, staff has no objection to the applicant’s requested land use.

The request area is currently zoned Subdistrict 1 within PD No. 534, the C.F. Hawn Special Purpose District No. 2. After an authorized hearing process, this PD was established by Ordinance No. 23987 on August 25, 1999. At the time PD No. 534 was established, it was determined that office showroom/warehouse is an appropriate use in Subdistrict 1, provided the use is permitted by Specific Use Permit only.

With this request, the applicant proposes to create a new subdistrict and permit office showroom/warehouse by right. In addition, they propose to prohibit vehicle or engine repair or maintenance and auto service center as main uses. They also propose to prohibit accessory community center (private), accessory medical/infectious waste incinerator, accessory pathological waste incinerator, home occupation, and private stable as accessory uses.

Currently, Subdistrict 1 refers to the yard, lot, and space regulations of the LI Light Industrial District. While the applicant proposes to largely retain these regulations for the proposed subdistrict, they propose to reduce the minimum front yard setback on Pleasant Drive to 10 feet. Typically, a 15-foot front yard setback would be required here.

Lastly, the applicant proposes the following standards for street-facing facades in the proposed subdistrict:

- Maximum blank wall is 30 feet.
- Flat roofs are prohibited.
- The street facing facades of all buildings other than accessory buildings must be visually divided by providing a base. The base must be at least two feet above grade and distinguished from the remainder of the street facing facade by a change of materials, horizontal banding, change of color, or change of plane.

Staff has no objection to the applicant's proposal to restrict certain main and accessory uses, to reduce the minimum front yard setback on Pleasant Drive, or to provide standards for street-facing facades. However, staff does not support the applicant's proposal to permit office showroom/warehouse by right rather than by SUP and does not assess the overall proposal as substantial enough to warrant a new subdistrict when the existing subdistrict already allows the proposed use by SUP.

In addition, the request now includes consideration of a Specific Use Permit for an office showroom/warehouse. This consideration is in line with the current requirements of Subdistrict 1 within PD No. 534, which staff recommends maintaining. The applicant has submitted an SUP site plan and conditions that meet these current requirements.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff recommends these standards for evaluating an SUP request continue to be applied to the requested land use in order to monitor compatibility and suitability of the use moving forward, especially in this area where there is already a heavy proliferation of similar heavy commercial and industrial uses. Staff also recommends continuing to permit the use by SUP because this was the intent when this special purpose district was established by authorized hearing. Staff supports the applicant's revised request for an SUP as well as the proposed time limit of ten years with eligibility for automatic renewal for additional ten-year periods. This time limit will allow continued monitoring of the site in the future.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in PD No. 534. The applicant does not propose to modify existing landscaping requirements in the proposed subdistrict.

**Parking:**

Parking regulations in PD No. 534 refer to the standard requirements in Section 51A-4.200. The applicant does not propose to modify existing parking requirements in the proposed subdistrict.

**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. South and southwest of the request area are "H" and "G" MVA clusters, respectively. To the northwest is an "I" MVA cluster.

Z212-130(RM)

**List of Officers**

Plummer Development Company, LLC

Casey Plummer, Manager

CPC ACTION  
May 19, 2022

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an office showroom/warehouse for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the west line of Pleasant Drive, north of the intersection of Pleasant Drive and C.F. Hawn Freeway, in lieu of a new subdistrict within Subdistrict 1 of Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2.

Maker: Shidid  
Second: Hampton  
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Housewright, Standard,  
Kingston, Rubin

Against: 0  
Absent: 4 - Vann, Jung, Gibson, Haqq  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 50  
**Replies:** For: 0 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm Street, Dallas TX 75226  
Against: None

**APPLICANT'S INITIAL PD CONDITIONS**

**ARTICLE 534.**

**PD 534.**

**C.F. Hawn Special Purpose District No. 2**

**SEC. 51P-534.101. LEGISLATIVE HISTORY.**

PD 534 was established by Ordinance No. 23987, passed by the Dallas City Council on August 25, 1999. Ordinance No. 23987 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23987; 25164)

**SEC. 51P-534.102. PROPERTY LOCATION AND SIZE.**

PD 534 is established on property generally located on both sides of C.F. Hawn Freeway (U.S. Highway 175) between Buckner Boulevard and the T. & N. O. Railroad. The size of PD 534 is approximately 117.00 acres. (Ord. Nos. 23987; 25164)

**SEC. 51P-534.103. DEFINITIONS.**

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this article:

- (1) **FULL CUT-OFF LIGHT FIXTURE** means a light fixture that does not emit light above the fixture's horizontal angle. Full cut-off fixtures direct light down to the ground.
- (2) **PARKWAY** means that portion of the street right-of-way located between the street curb and the front lot line.
- (3) **SUBDISTRICT** means one of the subdistricts referred to in Section 51P-534.106 of this article.
- (4) **THIS DISTRICT** means the entire planned development district created by Ordinance No. 23987. (Ord. Nos. 23987; 25164)

**SEC. 51P-534.104. INTERPRETATIONS.**

- (a) Unless otherwise stated, all code references are to CHAPTER 51A.

(b) The provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to site plans, conceptual plans, and development plans do not apply to this district.

(c) Section 51A-2.101, “Interpretations,” applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(e) This district is considered to be a nonresidential zoning district. (Ord. Nos. 23987; 25164)

**SEC. 51P-534.105. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit 534A: subdistrict boundary descriptions.

(2) Exhibit 534B: subdistrict map. (Ord. Nos. 23987; 25164; 28694)

**SEC. 51P-534.106. CREATION OF SEPARATE SUBDISTRICTS.**

This district is divided into four subdistricts: Subdistricts 1, 1A, 2, 2A, and 3. The boundaries of all subdistricts are verbally described in Exhibit 534A. A map showing the boundaries of the various subdistricts is Exhibit 534B. In the event of a conflict, the verbal

descriptions in Exhibit 534A control over the graphic description in Exhibit 534B.” (Ord. Nos. 23987; 25164; 28694)

**SEC. 51P-534.107. MAIN USES PERMITTED.**

(a) Subdistricts 1, 1, and 3 (Light Industrial Subdistricts).

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [SUP]
- Bus or rail transit vehicle maintenance or storage facility. [RAR]
- Catering service.
- Commercial cleaning or laundry plant. [RAR]
- Custom business services.
- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Job or lithographic printing. [RAR]

-- Labor hall. [By right when located at least 1000 feet from all conforming residential uses and 500 feet from all “public school” uses; otherwise, by SUP.]

-- Machine or welding shop. [SUP]

-- Machinery, heavy equipment, or truck sales and services. [SUP]

-- Medical or scientific laboratory. [SUP]

-- Technical school.

-- Tool or equipment rental. [SUP]

-- Vehicle or engine repair or maintenance. [SUP] **Prohibited in**

**Subdistrict 1.**

(3) Industrial uses.

-- Industrial (inside).

-- Industrial (inside) for light manufacturing.

-- Industrial (outside). [By SUP if “potentially incompatible” (See Subsection (a) of Section 51A-4.203); otherwise, by right with RAR required.]

-- Metal salvage facility. [SUP]

-- Outside salvage or reclamation. [SUP]

(4) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

- Church.
- College, university, or seminary.
- Community service center. [SUP]
- Hospital. [SUP]
- Public or private school. [SUP]
  
- (5) Lodging uses.
  - Hotel or motel. [SUP]
  
- (6) Miscellaneous uses.
  - Carnival or circus (temporary). [By special authorization of the building official.]
  - Temporary construction or sales office.
  
- (7) Office uses.
  - Financial institution without drive-in window.
  - Financial institution with drive-in window. [RAR]
  - Medical clinic or ambulatory surgical center. [SUP]
  - Office.
  
- (8) Recreation uses.
  - Country club with private membership.
  - Private recreation center, club, or area.
  - Public park, playground, or golf course.
  
- (9) Residential uses.
  - None permitted.
  
- (10) Retail and personal service uses.
  - Auto service center. [SUP] **Prohibited in Subdistrict 1.**
  - Car wash. [RAR]
  - Commercial amusement (inside). [SUP]
  - Commercial parking lot or garage. [RAR]
  - Drive-in theater. [SUP]
  - Dry cleaning or laundry store.
  - Furniture store. [SUP]
  - General merchandise or food store 3,500 square feet or less.
  - Home improvement center, lumber, brick, or building materials sales yard. [RAR]
  - Household equipment and appliance repair.

- Motor vehicle fueling station.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

- Commercial bus station and terminal. *[RAR]*
- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10)(E).]*

(12) Utility and public service uses.

- Commercial radio and television transmitting station.
- Electrical generating plant. *[SUP]*
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. *[SUP]*
- Water treatment plant. *[RAR]*

(13) Wholesale, distribution, and storage uses.

- Contractor's maintenance yard. *[SUP]*
- Mini-warehouse. *[SUP]*
- Office showroom/warehouse. *[SUP]* **By right in Subdistrict 1.**
- Trade center.
- Vehicle storage lot. *[SUP]*
- Warehouse. *[RAR]*

(b) Subdistricts 2 and 2A (Commercial and Retail Subdistrict).

*OMITTED FOR BREVITY.*

(a) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in Subdistricts 1 **and 1** and 3:

- Accessory community center (private).
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

(c) The following accessory uses are not permitted in Subdistricts 2 and 2A:

- Accessory community center (private).
- Home occupation.
- Private

stable. (Ord. Nos. 23987; 25164; 28694)

**SEC. 51P-534.109. YARD, LOT, AND SPACE REGULATIONS.**

(a) Subdistricts 1 and 3. The yard, lot, and space regulations of the LI Light Industrial District, contained in Section 51A-4.123(b)(4), apply in these subdistricts. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(b) Subdistricts 2 and 2A. The yard, lot, and space regulations of the CR Community Retail District, contained in Section 51A-4.122(b)(4), apply in this subdistrict. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.) (Ord. Nos. 23987; 25164; 28694)

**(c) Subdistrict 1. Except as provided, the yard, lot, and space regulations of the LI Light Industrial District, contained in Section 51A-4.123(b)(4), apply. Minimum front yard setback on Pleasant Drive is 10 feet.**

**SEC. 51P-534.110. OFF-STREET PARKING AND LOADING.**

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 23987; 25164)

**SEC. 51P-534.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 23987; 25164)

**SEC. 51P-534.112. LANDSCAPING.**

(a) Application of section.

(1) Parkway landscaping provisions become applicable to a lot when an application is made for a building permit for construction work that increases building height, floor area ratio, required parking, or nonpermeable coverage of the lot. Parkway improvements on state highways are subject to Texas Department of Transportation approval. If this approval cannot be obtained, parkway improvements must be located within that portion of the required front yard immediately adjacent to the parkway.

(2) Site area landscaping, front yard strip landscaping, screening, and sidewalk provisions become applicable to a lot when an application is made for a building permit for construction work that increases either the floor area ratio, building height, or nonpermeable coverage of the lot by more than 20 percent. For purposes of this section, compliance with Article X must include incorporating two of the following six design standards: enhanced vehicular pavement, permeable vehicular pavement, pedestrian facilities, foundation planting strip, understory preservation, or enhanced pedestrian walkways.

(3) Front yard strip landscaping and screening provisions may be imposed during required development impact or residential adjacency review procedures.

(b) Parkway landscaping. One tree at least three and one-half caliper inches, or two trees at least one and one-half caliper inches, must be provided between the street curb and the sidewalk for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and accessways at points of ingress and egress. No underground irrigation system is required for parkway landscaping.

(c) Front yard strip landscaping.

(1) The 10-foot-wide strip of land along the entire length of the front yard and immediately adjacent to the property line must be landscaped as follows:

(A) Forty percent of the surface must be permeable.

(B) Ten percent must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three year time period.

(C) One tree at least three and one-half caliper inches, or two trees at least one and one-half caliper inches, must be provided between the street curb and the sidewalk

for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and access-ways at points of ingress and egress.

(D) An underground irrigation system must be provided.

(2) Front yard strip landscaping must be approved by the building official.

(d) Site area landscaping. The remainder of the lot must be landscaped in accordance with the provisions contained in Article X. An underground irrigation system must be provided.

(e) Screening.

(1) A six-foot-high solid screening fence must be provided along all rear and side lot lines that are adjacent to residential districts.

(2) Off-street parking must be screened from an abutting street right-of-way with:

(A) a minimum three-foot-high solid fence, with an 18-inch-wide planting bed located on its street side; or

(B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.

(3) Outside industrial uses, must be screened with a minimum six-foot-high fence with a screening factor of less than 66 percent, and an 18-inch-wide planting bed located on its street side.

(f) Sidewalks. A sidewalk with a minimum width of six feet must be provided in the parkway. On state highways, this sidewalk must be provided in the parkway, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, the property is exempt from this requirement.

(g) Completion. All landscaping must be completed in accordance with the provisions contained in Article X.

(h) General maintenance.

(1) Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city. If a property owner fails to replace landscaping required under this section within 90 days, the property owner shall be subject to a fine of up to \$2,000 per day for each day that the violation exists.

(2) Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area located in a utility easement, it is the obligation of the property owner to replace the plant materials within 90 days.

(i) Landscape plan.

(1) A landscape plan must be submitted to and approved by the building official prior to the installation of landscaping required by this article.

(2) Upon the submission of a plan for or including the installation of parkway landscaping, the building official shall circulate it to all affected city departments and all utility and communication companies for review and comment. If, after receiving comments from affected city departments and utility and communication companies, the building official determines that the construction and planting proposed is in compliance with this article, and will not be inconsistent with and will not impair the public utility or communications company use of the right-of-way, the building official shall approve the landscape plan; otherwise, the building official shall disapprove the plan.

(3) If the building official disapproves the plan on the basis that the installation of the landscaping within the parkway will be inconsistent with, or will unreasonably impair the public utility or communication company use of the street right-of-way, a new plan incorporating the parkway landscaping requirements within the required front yard shall be submitted to the building official for approval.

(j) Private license granted.

(1) The city council hereby grants a private license to each of the abutting property owners of the property in the C.F. Hawn Special Purpose District No. 2 for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this section. An abutting property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with Chapter 52 of the Dallas City Code, as amended. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgement the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(2) To the extent that the provisions contained in this section conflict with the applicable licensing provisions contained in Chapter 43 of the Dallas City Code, the provisions contained in Chapter 43 are waived.

(3) In no event shall the license granted by this section be construed to grant an easement or real property interest of any kind to the licensees. (Ord. Nos. 23987; 25164)

**SEC. 51P-534.113. SIGNS.**

(a) In general. Signs within Subdistricts 1, **1**, 2, 2A, and 3 must comply with the provisions for business zoning districts contained in Article VII. In addition, all signs within this district must comply with the following regulations.

(b) Non-premise signs. Non-premise signs are prohibited within this planned development district.

(c) Detached premise signs.

(1) Location. No portion of any detached premise sign may be located within 15 feet of the right-of-way line.

(2) Height. No portion of any detached premise sign located within 25 feet of the right-of-way line may exceed 10 feet in height.

(2) Size. No detached sign located within 25 feet of the right-of-way line may exceed 150 square feet in effective area. (Ord. Nos. 23987; 25164; 28694)

**SEC. 51P-534.114. LIGHTING.**

(a) In general. In addition to the provisions of Section 51A-4.301(e), "Lighting Regulations for Off-street Parking," the following lighting regulations apply within this district.

(b) Glare. Full cut-off luminaries are required for any fixture.

(c) Intensity. The intensity of lighting on the parking surface must be:

(1) an average of at least two footcandles, initial measurement, and at least one footcandle on a maintained basis; and

(2) a minimum at any point of at least 0.6 footcandle initial, and at least 0.4 footcandle maintained or one-third of the average footcandle measurement for the lighted area, whichever is greater.

(d) Light source. Metal halide must be used as the lighting source for lighting required under this section. High pressure sodium may not be used as a lighting source.

(e) Location. Light fixtures within the district must include luminaries located between 10 and 14 feet above grade. (Ord. Nos. 23987; 25164)

**SEC. 51P-534.115. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Any outside storage area within this district must be screened from the street right-of- way. See Section 51A-4.602(b).

(d) For an auto service center in Subdistrict 2A, overnight parking of vehicles is prohibited within 200 feet of the northeastern property line.

(e) Street facing facades in Subdistrict 1\_ must provide the following facade standards.

(1) Maximum blank wall is 30 feet.

(2) Flat roofs are prohibited.

(3) The street facing facades of all buildings other than accessory buildings must be visually divided by providing a base. The base must be at least two feet above grade and distinguished from the remainder of the street facing facade by a change of materials, horizontal banding, change of color, or change of plane.

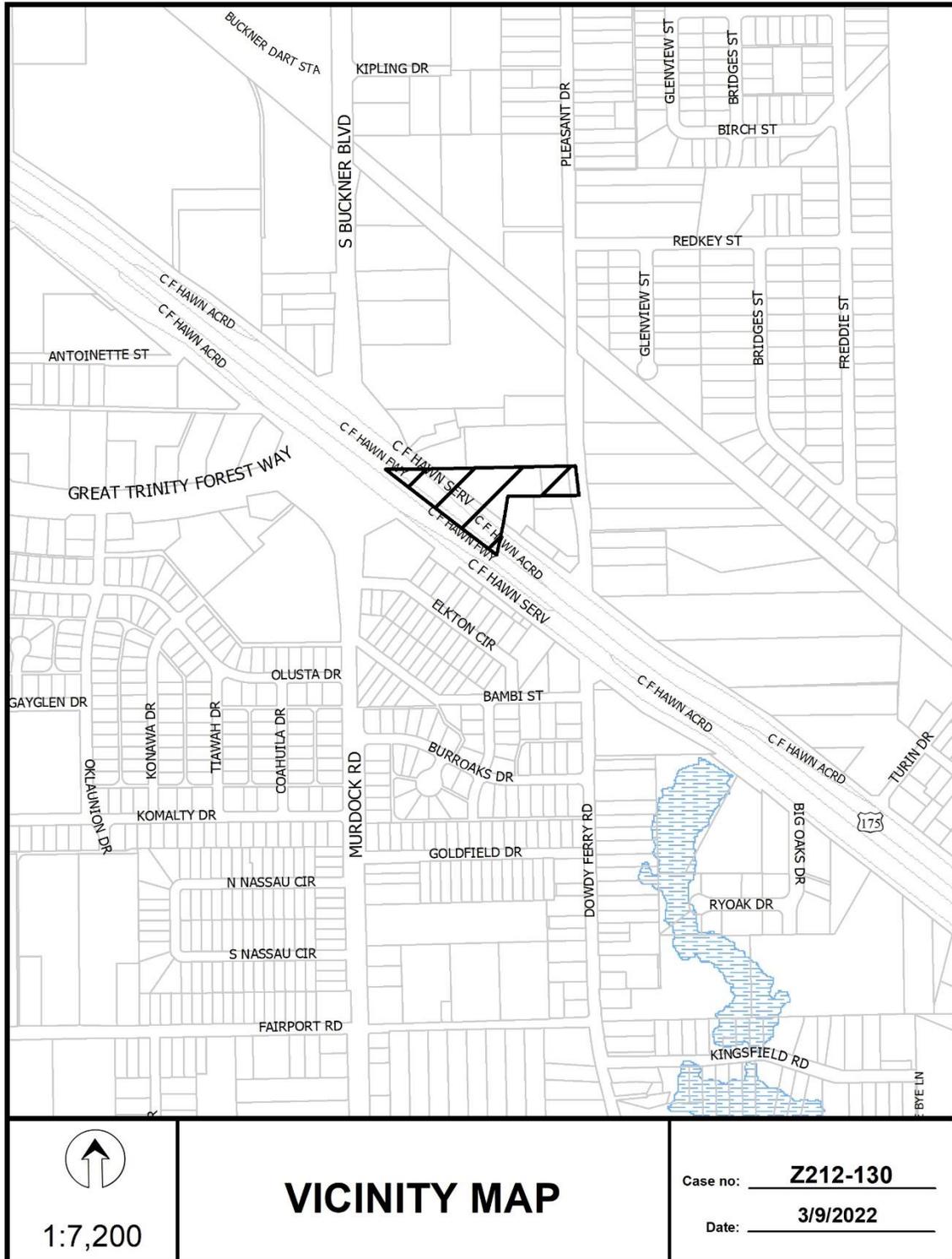
**SEC. 51P-534.116. COMPLIANCE WITH CONDITIONS.**

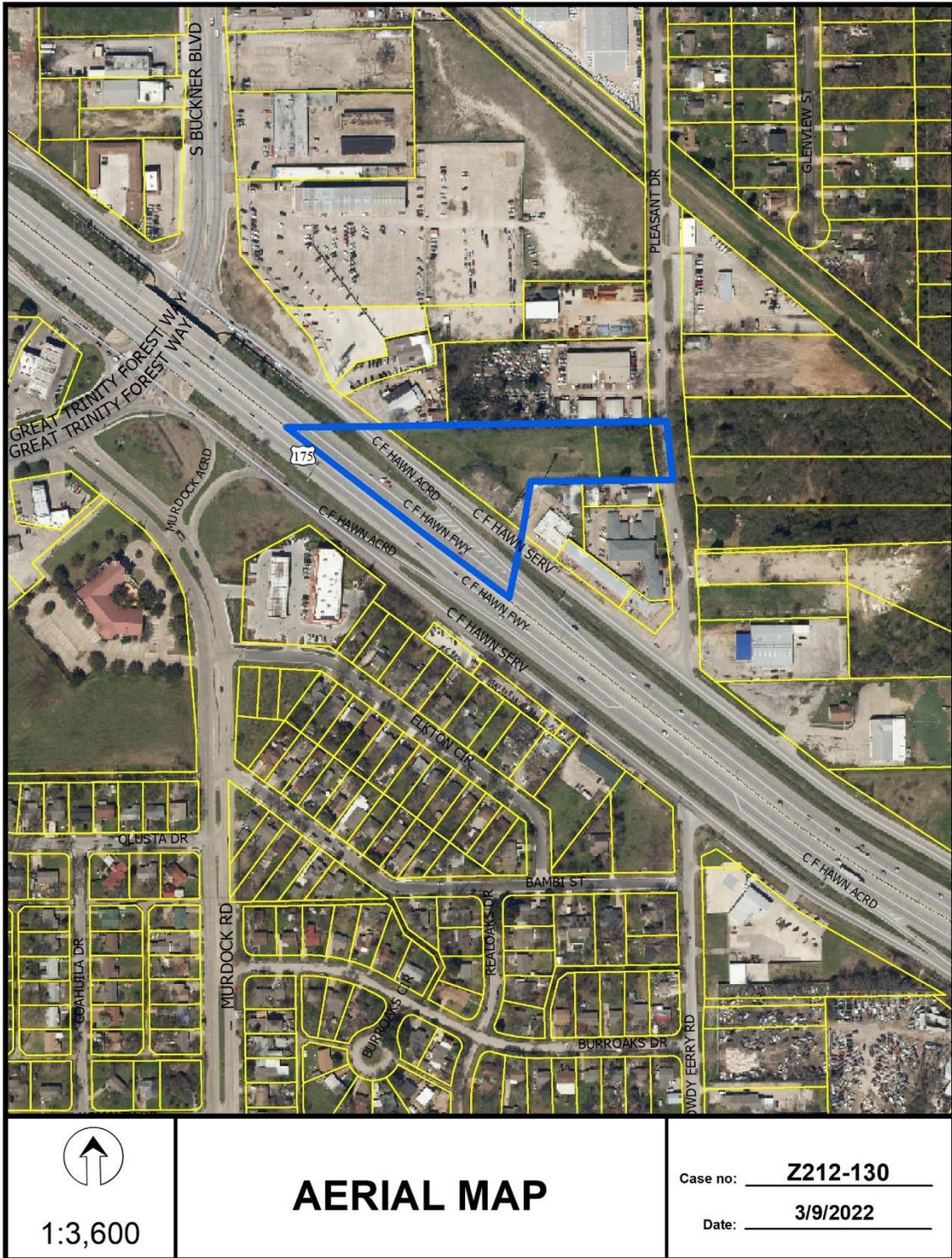
The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

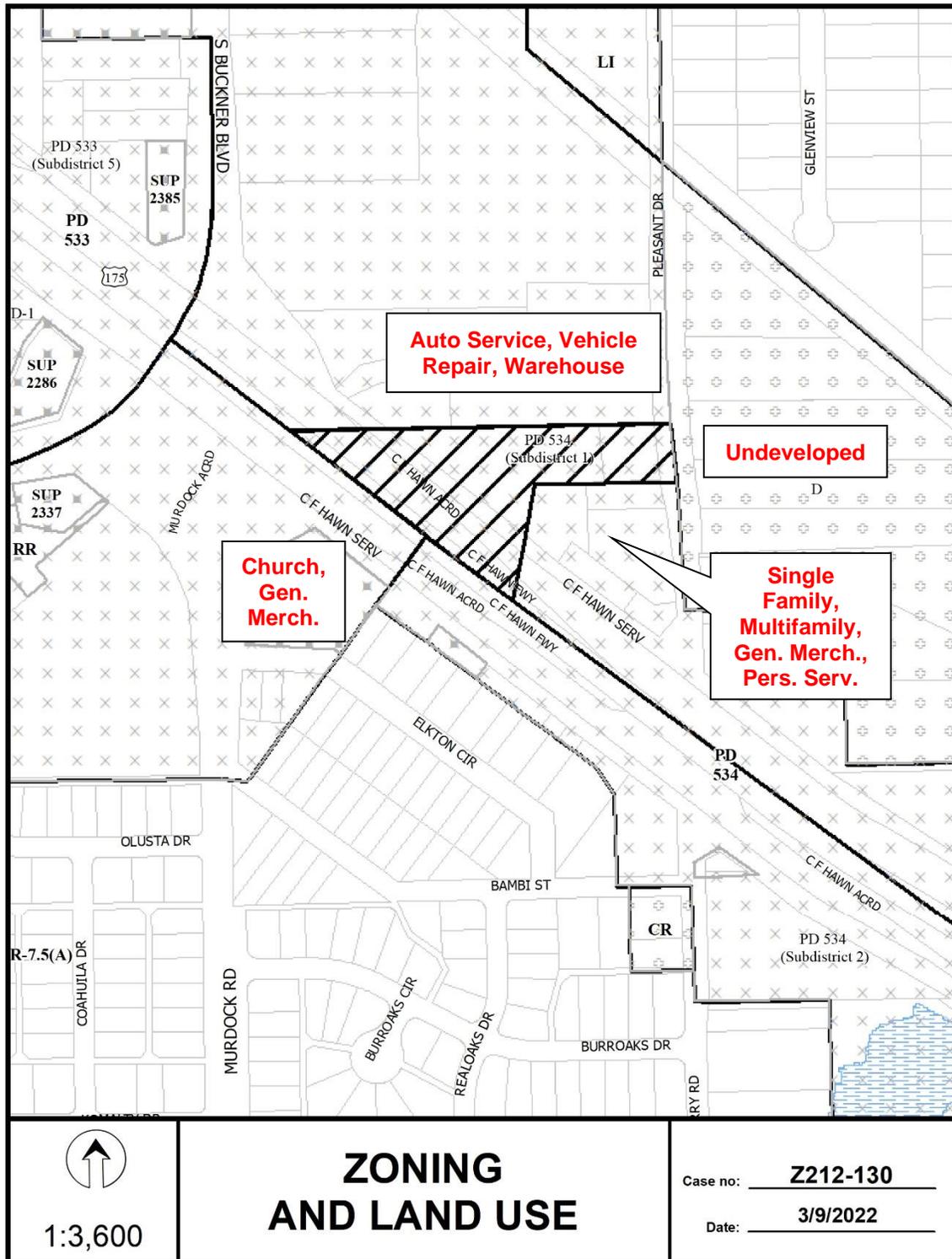
### **CPC RECOMMENDED SUP CONDITIONS**

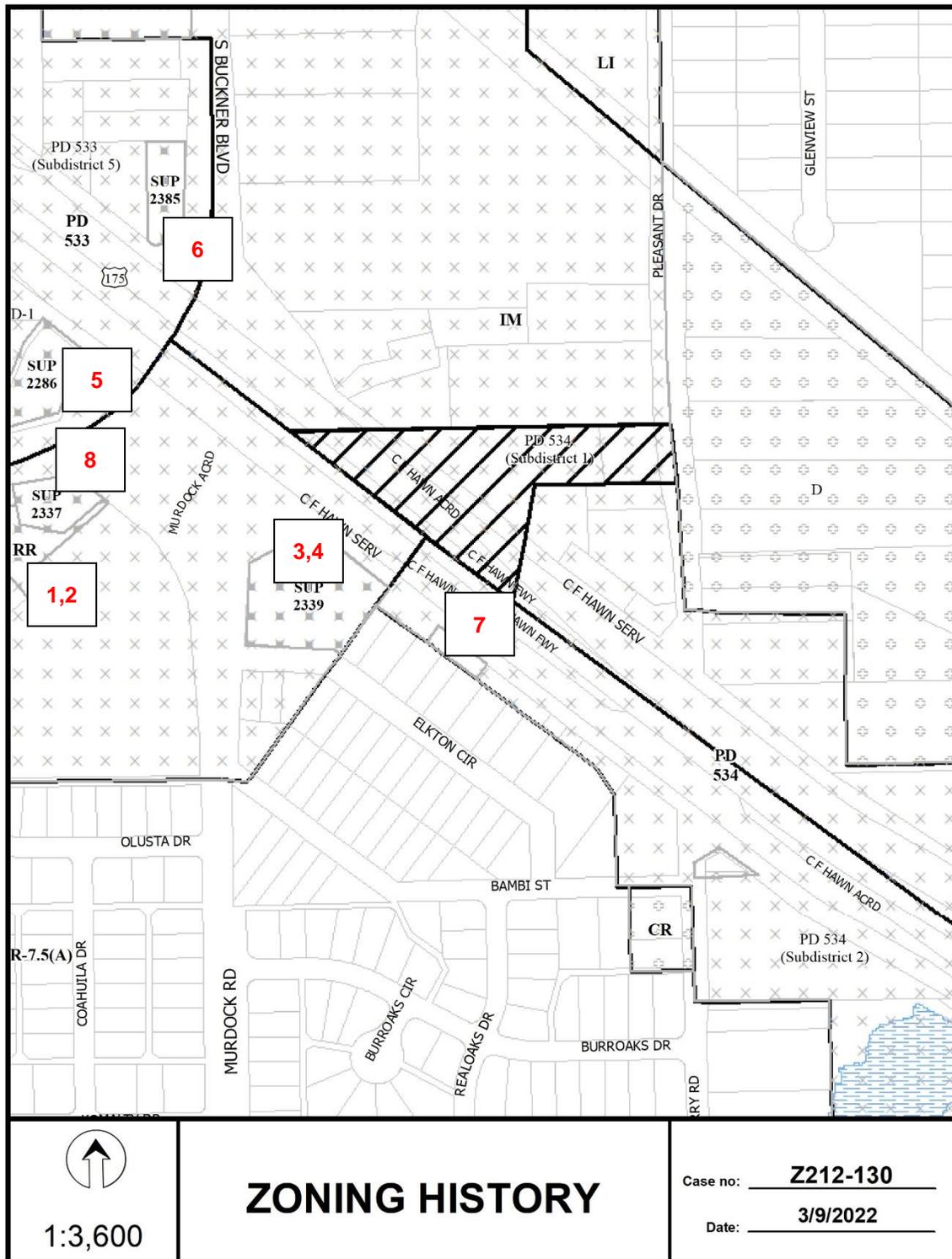
1. **USE**: The only use authorized by this specific use permit is an office showroom/warehouse.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on (ten years from the passage of this ordinance) but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **DESIGN STANDARDS**: Street facing facades must provide the following façade standards:
  - a. Maximum blank wall is 30 feet.
  - b. Flat roofs are prohibited.
  - c. The street facing facades of all buildings other than accessory buildings must be visually divided by providing a base. The base must be at least two feet above grade and distinguished from the remainder of the street facing facade by a change of materials, horizontal banding, change of color, or change of plane.
5. **LOCATION**: This SUP will allow one or more office showroom/warehouse uses on the Property as shown on the site plan.
6. **PARKING**: Parking must be provided in accordance with the requirements of Chapter 51A.
7. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.
8. **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.

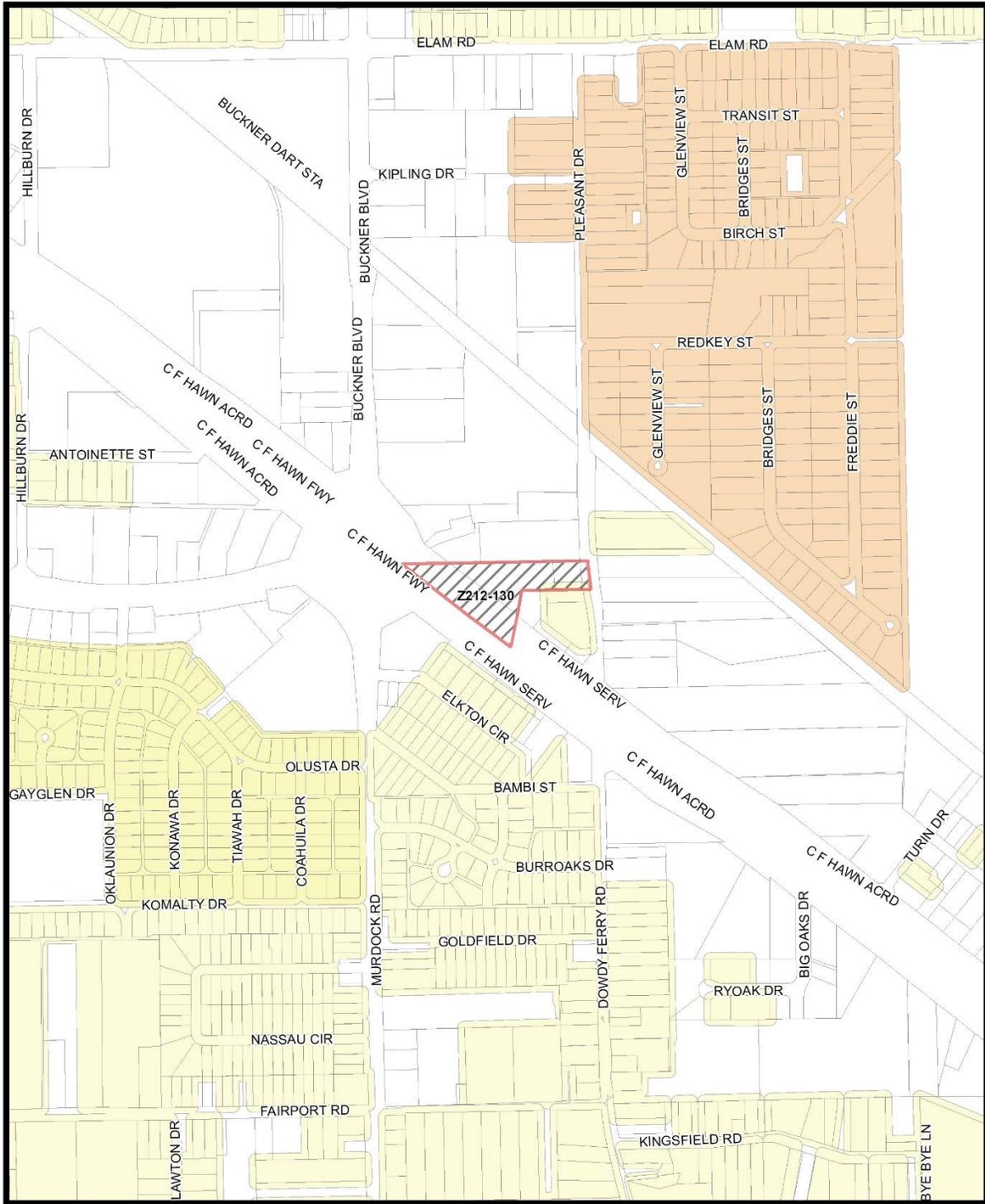












# Market Value Analysis

Printed Date: 3/9/2022



<u>50</u>	Property Owners Notified (56 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>5/19/2022</u>	Date

**Z212-130**  
**CPC**



1:3,600

05/18/2022

***Reply List of Property Owners******Z212-130******50 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	8130	C F HAWN FWY	WHATLEY SHARON &
2	141	PLEASANT DR	WHATLEY SHARON &
3	123	PLEASANT DR	LANDAVERDE ROSA
4	8152	C F HAWN FWY	STOVALL SHON PAUL
5	8132	C F HAWN FWY	CALLAWAY COMMERCIAL SERVICES LLC
6	159	PLEASANT DR	TRI CITIES QUADRANT INC
7	8098	GREAT TRINITY FOREST WAY	ENIGMA ENTERPRISES INC
8	170	PLEASANT DR	MENDOZA JUAN
9	118	PLEASANT DR	VEGA RICARDO & SILVIA
10	118	PLEASANT DR	ALONZO ALFREDO
11	122	PLEASANT DR	MBANGA PRETTY
12	122	PLEASANT DR	RICO ALFONSO RUIZ
13	102	PLEASANT DR	VENEGAS SILVESTRE
14	160	PLEASANT DR	SALAZAR HEBER &
15	8227	C F HAWN FWY	ROJAS JOSE &
16	8241	C F HAWN FWY	OMRIDDHI CORPORATION
17	8241	C F HAWN FWY	OMRIDDHI CORPORATION
18	8223	ELKTON CIR	ROJAS JOSE &
19	8215	ELKTON CIR	ROJAS JOSE &
20	8211	ELKTON CIR	MORA LIONEL V
21	8205	ELKTON CIR	MORA LEONEL
22	8143	ELKTON CIR	ROBLES DANIEL
23	8139	ELKTON CIR	PARRA RAUDEL D
24	8125	ELKTON CIR	SALAS FELIPE R
25	8127	ELKTON CIR	RAMOS ELENA
26	8123	ELKTON CIR	ROSITAS JUANITA

05/18/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8106	ELKTON CIR	GAMIZ ARTURO
28	8118	ELKTON CIR	MARTINEZ ROBERTO
29	8122	ELKTON CIR	J G & A INVESTMENTS LLC
30	8126	ELKTON CIR	AREVALO ROSANNA NATALIE &
31	8130	ELKTON CIR	HERNANDEZ SILVIA
32	8134	ELKTON CIR	HERNANDEZ MARCOS O
33	8138	ELKTON CIR	HERNANDEZ PEDRO O
34	8202	ELKTON CIR	RIOS FRANCISCO & LEONOR
35	8206	ELKTON CIR	TREJO ALFREDO
36	8210	ELKTON CIR	PENA FRANCISCO J &
37	8214	ELKTON CIR	RIOS FRANCISCO & LEONOR
38	8218	ELKTON CIR	ESMERADO JUAN &
39	121	PLEASANT DR	PLEASANT CIELO LLC
40	8222	C F HAWN FWY	MECCA APRIL INC
41	8204	C F HAWN FWY	8204 CF HAWN LLC
42	161	PLEASANT DR	MARTINEZ HUGO & DIANA A
43	8120	C F HAWN FWY	MENDOZA JUAN
44	8118	C F HAWN FWY	BWINGRAM INVESTMENTS LTD
45	120	S BUCKNER BLVD	BWINGRAM LTD
46	8000	GREAT TRINITY FOREST WAY	R & R SULEIMAN LLC
47	121	MURDOCK RD	UNITED HOUSE OF PRAYER
48	180	MURDOCK RD	SIKKA INVESTMENTS 2 LLC
49	8201	C F HAWN FWY	MIRANDA AGUSTIN M
50	8221	C F HAWN FWY	MIRANDA AGUSTIN