

**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 5, 2023**

**Planner: Jenniffer Allgaier, M. Arch, AICP Candidate**

**FILE NUMBER:** Z212-323(JA) **DATE FILED:** August 24, 2022

**LOCATION:** West line of Bonnie View Road, south of Telephone Road

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** Approx. 2.8 acres **CENSUS TRACT:** 48113016709

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**REPRESENTATIVE:** Dorrett Vanderberg

**APPLICANT/OWNER:** New World Contracting, LLC

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

**SUMMARY:** The applicant proposes to develop the property with office and warehouse uses.

**STAFF RECOMMENDATION:** Approval.

**A(A) Agricultural District [Ref. Sec. 51A-4.111]:**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-28144](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-28144)

**LI Light Industrial District [Ref. Sec. 51A-4.123(b)]:**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-30391](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-30391)

## BACKGROUND INFORMATION:

- The request is for an LI Light Industrial District on the northernmost portion of platted lot 4 in block A/8318, which is currently undeveloped and zoned an A(A) Agricultural District.
- The applicant proposes to develop the area of request with office and warehouse uses.

### Zoning History:

There have been four zoning change requests in the area in the last five years.

1. **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 an A(A) Agricultural District at the northwest corner of Telephone Road and Bonnie View Road.

**Note:** The area of request for this application includes the combined areas associated with subsequent zoning requests Z189-252 and Z201-107.

2. **Z189-252:** On October 23, 2019, the City Council approved a request for an LI Light Industrial District on property zoned an A(A) Agricultural District with deed restrictions volunteered by the applicant on the northwest corner of Telephone Road and Bonnie View Road. The volunteered deed restrictions prohibit specified uses on the property
3. **Z201-107:** On April 14, 2021, the City Council approved a request for an LI Light Industrial District on property zoned an A(A) Agricultural District on the north line of Telephone Road west of Bonnie View Road.
4. **Z201-345:** On January 12, 2022, City Council approved a request for (1) a CS Commercial Services District with deed restrictions volunteered by the applicant, and (2) a Specific Use Permit [SUP No. 2439] for commercial motor vehicle parking on property zoned an A(A) Agricultural District on the south line of Telephone Road west of Bonnie View Road.

**Note:** The initial request was for an LI Light Industrial District on property zoned an A(A) Agricultural District. However, due to the proximity of residential uses, the applicant amended the request as reflected in the City Council approval referenced above.

### Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Bonnie View <i>[Simpson Stuart to Lancaster City Limit]</i>	Minor Arterial	Minimum-6 lanes-Divided 100' right-of-way

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request. While it will not significantly impact the surrounding roadway system, additional data, including a traffic signal warrant analysis of Bonnie View Road at Telephone Road, will be requested at permitting. Any further review of traffic impact will be addressed as needed at permitting.

**STAFF ANALYSIS:****Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies of the comprehensive plan:

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

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

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	A(A) Agricultural District	Undeveloped
<b>North</b>	LI Light Industrial District	Undeveloped; warehouse
<b>West</b>	A(A) Agricultural District	Outside storage of commercial motor vehicles w/out proper COs
<b>South</b>	A(A) Agricultural District; CS Commercial Service District	Undeveloped
<b>Southwest</b>	CS Commercial Service District w/ SUP 2439	Commercial motor vehicle parking
<b>East</b>	Subdistrict LI w/in PD No. 761, the Dallas Logistics Port Special Purpose District	Warehouse

**Land Use Compatibility:**

The request site is situated in an area that has generally been transitioning from agricultural land to warehouse and supporting non-residential uses, including outside storage and commercial motor-vehicle related uses to the west and southwest of the request site. Much of the wider vicinity to the north and west along Telephone Road has been rezoned previously to an LI Light Industrial District and either remains undeveloped or has been developed with warehouse uses consistent with those uses permitted in the

neighboring Dallas Logistics Port Special Purpose District located across Bonnie Road to the east of the request site.

Although small areas of single family residential uses remain on property zoned an A(A) Agricultural District in the wider vicinity to the southwest along Telephone Road, staff notes that the request site has no residential adjacency and the proposed zoning change will not impact these residential uses. Due to the adjacency of the request site to the LI subdistrict within PD No. 761, surrounding roadway improvements have been completed along Bonnie View Road abutting the current request property.

Staff supports the proposed zoning change as compatible with the surrounding properties and consistent with the development patterns within the area.

### **Development Standards:**

Following is a comparison table showing differences in development standards between the current A(A) Agricultural District and the proposed LI Light Industrial District.

District	Setbacks		Height	Lot Coverage <sup>1</sup>	Density/FAR	Special Standards
	Front	Side/Rear				
<b>Existing A(A)</b>	50' min	20' min side 50' min rear for single family structures 10' min rear for other permitted structures	24' max  No max stories	10% max for residential structures  25% max for nonresidential structures	No max dwelling unit density  No max FAR  Minimum lot size for residential use is three acres	Continuity of blockface
<b>Proposed LI</b>	15' min typically  50' min is required for the request site due to required continuity with the A(A) district on the same blockface	no min side or rear yard setback is required for the request site	70' max  Max 5 stories	80% max	Residential uses not permitted.  FAR: 0.5 max for retail/personal service uses, 0.75 max for lodging, office, and retail/personal service uses combined, 1.0 max for all uses combined  No min lot size	DIR for trip gen > 6000 per day and 500 trips per acre per day  Continuity of blockface

<sup>1</sup>Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

**Land Use Comparison:**

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

<b>KEY:</b> • use allowed by right   ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			<b>Existing A(A)</b>	<b>Proposed LI</b>
<b>AGRICULTURAL USES</b>				
Animal production			•	
Commercial stable			•	
Crop production			•	•
Private stable				
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>				
Building repair and maintenance shop				RAR
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				SUP
Machine or welding shop				RAR
Machinery, heavy equipment, or truck sales and services				RAR
Medical or scientific laboratory				•
Technical school				•
Tool or equipment rental				•
Vehicle or engine repair or maintenance				•
<b>INDUSTRIAL USES</b>				
Alcoholic beverage manufacturing				RAR
Industrial (inside) not potentially incompatible				RAR
Industrial (inside) potentially incompatible				RAR
Industrial (inside) light manufacturing				•
Industrial (outside) not potentially incompatible				
Industrial (outside) potentially incompatible				
Medical/infectious waste incinerator				
Metal salvage facility				
Mining				
Gas drilling and production		SUP		SUP
Gas pipeline compressor station				
Municipal waste incinerator				
Organic compost recycling facility		SUP		
Outside salvage or reclamation				
Pathological waste incinerator				
Temporary concrete or asphalt batching plant		•		SUP
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>				
Adult day care facility		SUP		•
Cemetery or mausoleum		SUP		SUP
Child-care facility		SUP		•
Church		•		•
College, university, or seminary		•		•
Community service center		SUP		SUP
Convalescent and nursing homes, hospice care, and related institutions		SUP		
Convent or monastery		•		
Foster home		SUP		
Halfway house				SUP

Land use comparison table cont'd on next page

<b>KEY:</b> • use allowed by right    ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			<b>Existing A(A)</b>	<b>Proposed LI</b>
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES, cont'd</b>				
Hospital			SUP	SUP
Library, art gallery, or museum			SUP	
Public school other than open enrollment charter school			RAR	RAR
Private school or Open enrollment charter school			SUP	SUP
<b>LODGING USES</b>				
Hotel or motel				★ [SUP, RAR]
Extended stay hotel or motel				SUP
Lodging or boarding house				•
Overnight general-purpose shelter				★
<b>MISCELLANEOUS USES</b>				
Attached non-premise sign				SUP
Carnival or circus (temporary)		BO auth		BO auth
Detached non-premise sign				
Hazardous waste management facility				
Placement of fill material				
Temporary construction or sales office		•		•
<b>OFFICE USES</b>				
Alternative financial establishment				SUP
Financial institution without drive-in window				•
Financial institution with drive-in window				RAR
Medical clinic or ambulatory surgical center				•
Office				•
<b>RECREATION USES</b>				
Country club with private membership		SUP		•
Private recreation center, club, or area		SUP		•
Public park, playground, or golf course		•		•
<b>RESIDENTIAL USES</b>				
College dormitory, fraternity, or sorority house		•		
Duplex				
Group residential facility				
Handicapped group dwelling unit		★		
Manufactured home park, manufactured home subdivision, or campground				
Multifamily				
Residential hotel				
Retirement housing				
Single family		•		
<b>RETAIL AND PERSONAL SERVICE USES</b>				
Ambulance service				
Animal shelter or clinic without outside run		•		•
Animal shelter or clinic with outside run		SUP		★ [SUP]
Auto service center				RAR
Alcoholic beverage establishments				★
Business school				•
Car wash				RAR
Commercial amusement (inside)				★ [SUP]
Commercial amusement (outside)		SUP		
Commercial motor vehicle parking				★ [SUP]
Commercial parking lot or garage				RAR
Convenience store with drive-through				
Drive-in theater		SUP		
Dry cleaning or laundry store				•
Furniture store				•
General merchandise or food store 3,500 square feet or less				•
General merchandise or food store greater than 3,500 square feet				
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				•
Liquefied natural gas fueling station				★ [SUP]

Land use comparison table cont'd on next page

<b>KEY:</b> • use allowed by right    ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			<b>Existing A(A)</b>	<b>Proposed LI</b>
<b>RETAIL AND PERSONAL SERVICE USES, cont'd</b>				
Mortuary, funeral home, or commercial wedding chapel				
Motor vehicle fueling station				•
Nursery, garden shop, or plant sales				
Outside sales				
Paraphernalia shop				SUP
Pawn shop				
Personal service uses				•
Restaurant without drive-in or drive-through service				RAR
Restaurant with drive-in or drive-through service				DIR
Surface parking				
Swap or buy shop				
Taxidermist				•
Temporary retail use				•
Theater				•
Truck stop				SUP
Vehicle display, sales, and service				RAR
<b>TRANSPORTATION USES</b>				
Airport or landing field				
Commercial bus station and terminal				RAR
Heliport				SUP
Helistop		SUP		SUP
Private street or alley				
Railroad passenger station				SUP
Railroad yard, roundhouse, or shops				
STOL (short takeoff or landing port)				
Transit passenger shelter		•		•
Transit passenger station or transfer center		SUP		★ [SUP]
<b>UTILITY AND PUBLIC SERVICE USES</b>				
Commercial radio or television transmitting station		SUP		SUP
Electrical generating plant				
Electrical substation		SUP		•
Local utilities		★ [SUP, RAR]		★ [SUP, RAR]
Police or fire station		SUP		•
Post office				•
Radio, television, or microwave tower		SUP		RAR
Refuse transfer station		SUP		
Sanitary landfill		SUP		
Sewage treatment plant		SUP		
Tower/antenna for cellular communication		★		★
Utility or government installation other than listed		SUP		SUP
Water treatment plant		SUP		
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>				
Auto auction				RAR
Building mover's temporary storage yard				
Contractor's maintenance yard				
Freight terminal				
Livestock auction pens or sheds		SUP		
Manufactured building sales lot				RAR
Mini warehouse				•
Office showroom/warehouse				•
Outside storage				RAR
Petroleum product storage and wholesale				
Recycling buy-back center				★
Recycling collection center				★
Recycling drop-off container		★		★
Recycling drop-off for special occasion collection		★		★
Sand and gravel or earth sales and storage		SUP		
Trade center				•
Vehicle storage lot				
Warehouse				RAR

End of land use comparison table

**Landscaping:**

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

**Parking:**

Off-street parking and loading must be provided in accordance with Division 51A-4.200 for all uses to be located on the property.

**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 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 (A through C), to orange, representing the weakest markets (G through I). The area of request is not currently within an MVA cluster; however, there are small "E" MVA clusters located sporadically to the north and southwest within the vicinity of the request site.

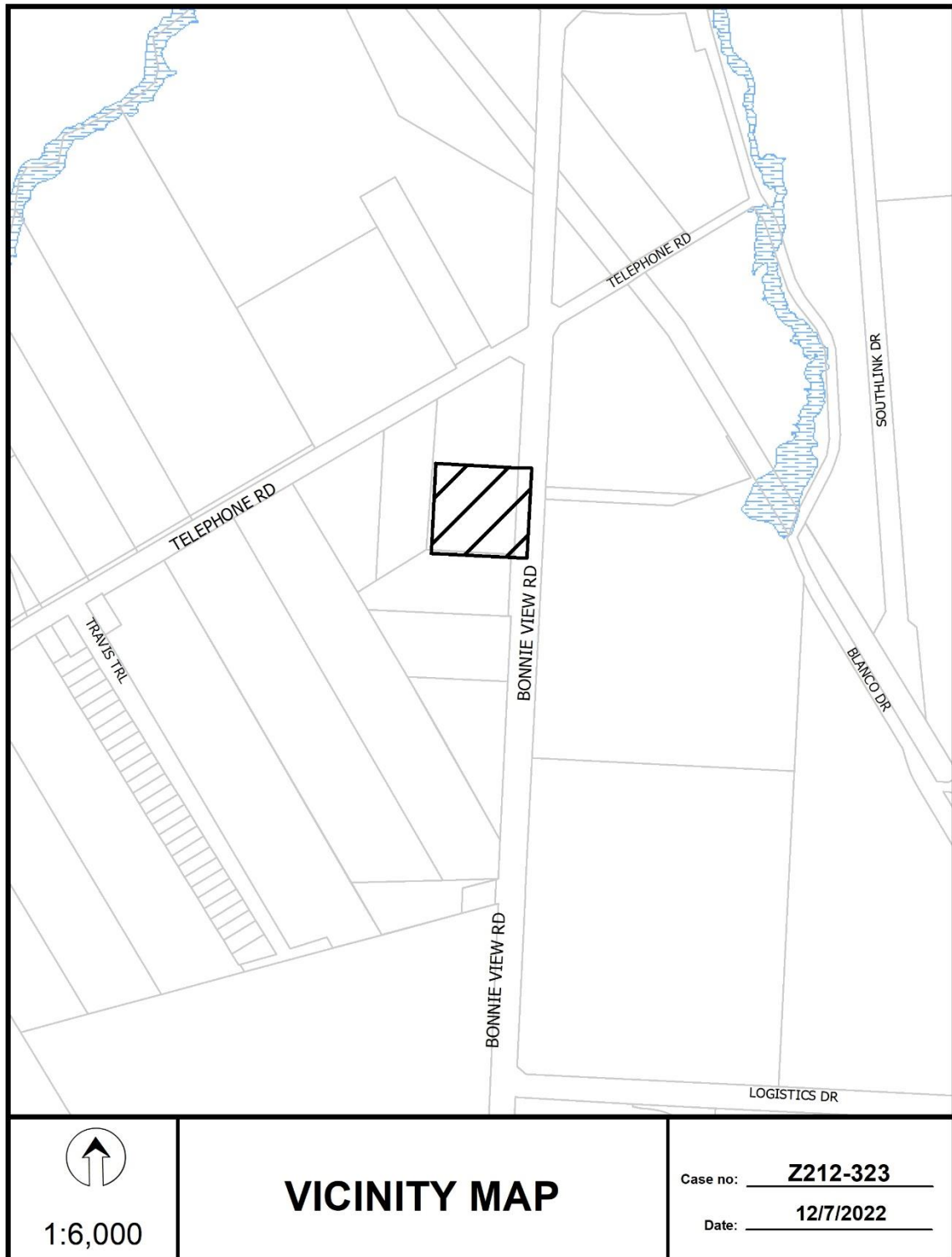


**List of Partners/Principals/Officers**

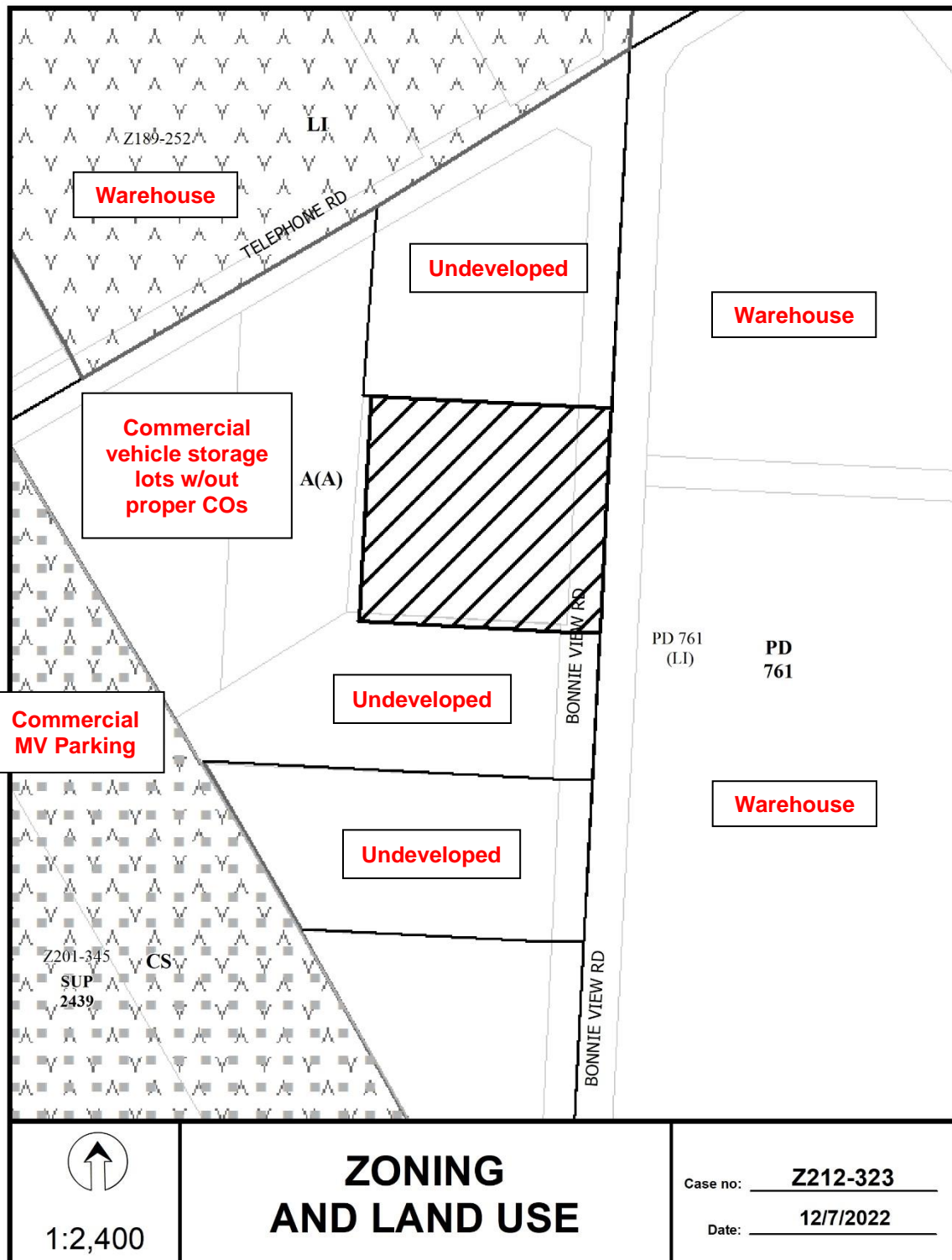
Applicant:

New World Contracting, LLC

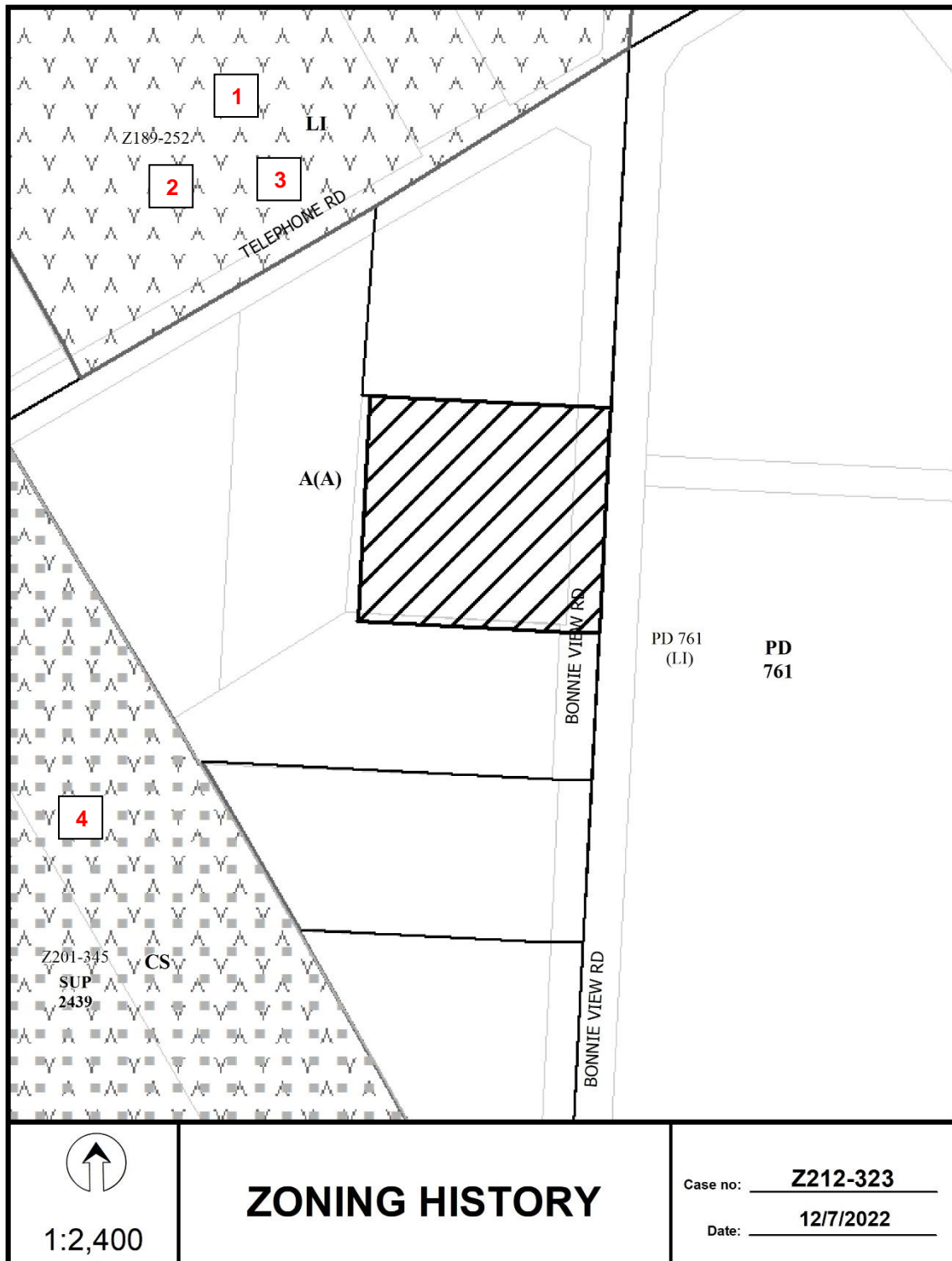
- Dorrett Vanderberg, Member

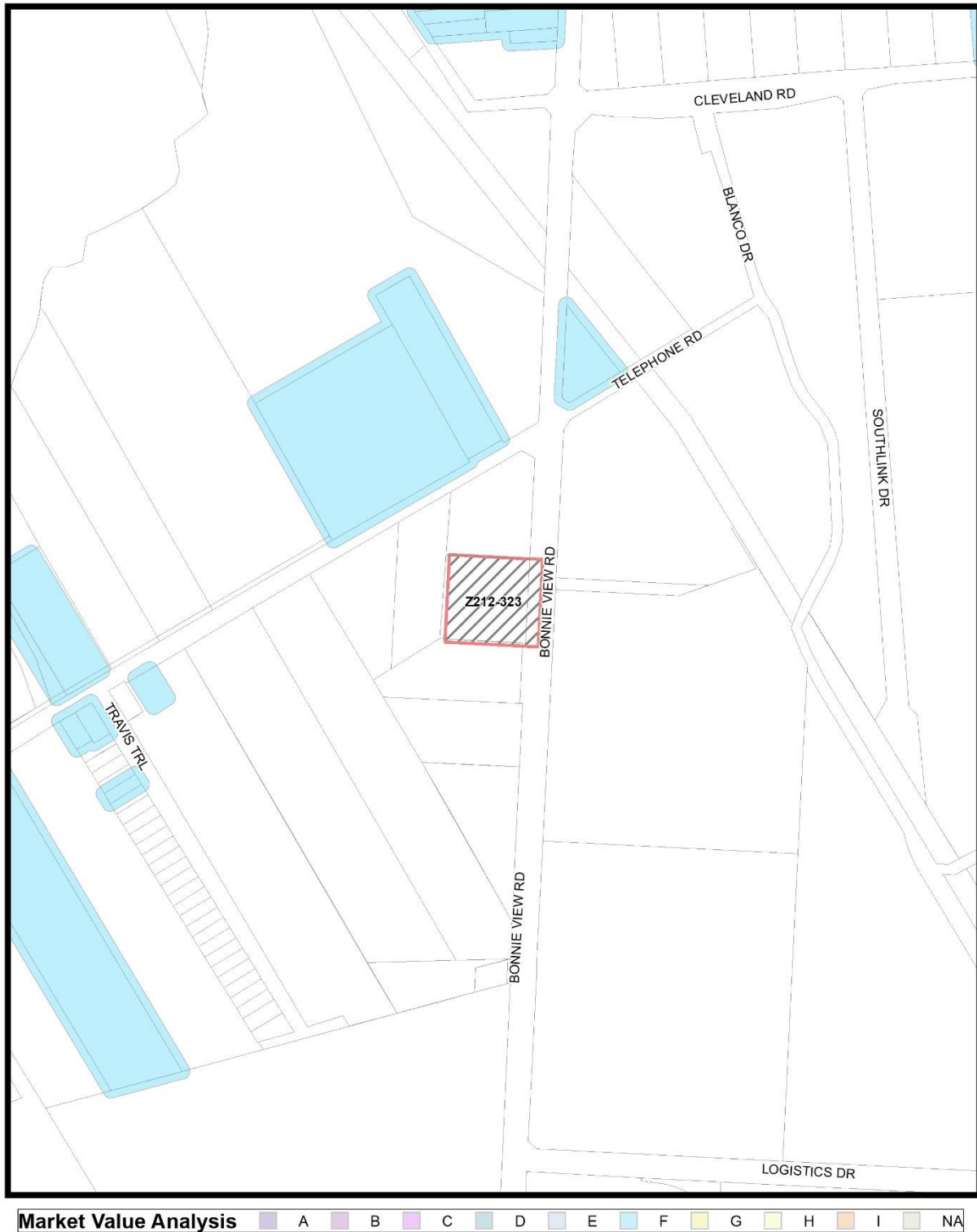








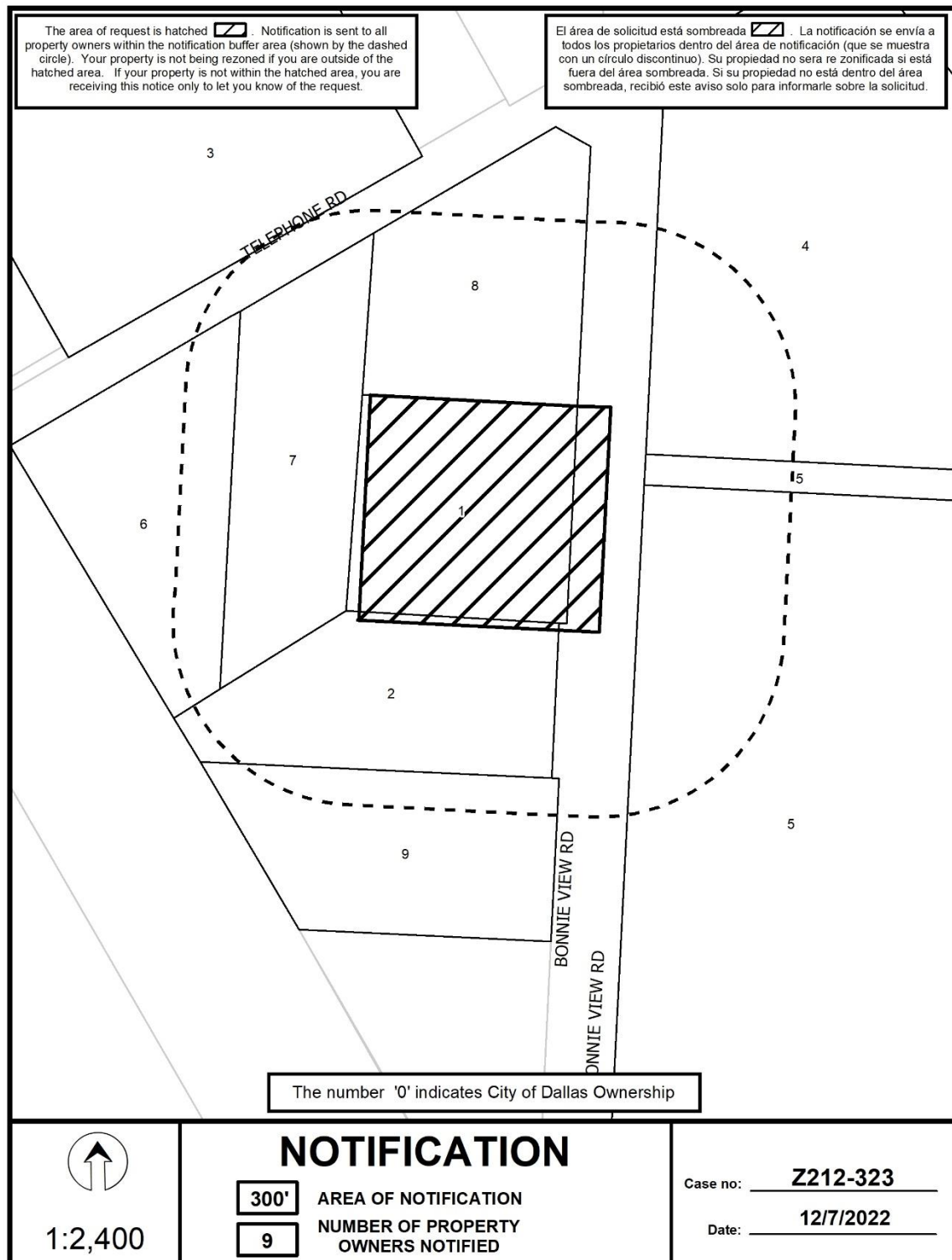




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## Market Value Analysis

Printed Date: 12/7/2022



12/07/2022

***Notification List of Property Owners***

***Z212-323***

***9 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9300 BONNIE VIEW RD	NEW WORLD CONTRACTING LLC
2	9306 BONNIE VIEW RD	REDMON OLA M
3	4125 TELEPHONE RD	RALPHS GROCERY COMPANY
4	9300 BONNIE VIEW RD	SCM SOUTH DALLAS II LLC
5	9890 BONNIE VIEW RD	SCM SOUTH DALLAS LLC
6	4200 TELEPHONE RD	CRUZ NOE
7	4130 TELEPHONE RD	BENSON FREDDIE LEE &
8	4200 TELEPHONE RD	GARCIA JAIME
9	9300 BONNIE VIEW RD	LEIJA JAVIER &