

**FILE NUMBER:** Z212-244(RM) **DATE FILED:** April 19, 2022

**LOCATION:** Southwest line of North Johnson Way, west of North Walton Walker Boulevard

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** Approx. 13.1 acres **CENSUS TRACT:** 107.01

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/APPLICANT:** Match Box Auto Recyclers LLC

**REQUEST:** An application for a CS Commercial Service District on property zoned an A(A) Agricultural District with consideration for an LI Light Industrial District with deed restrictions volunteered by the applicant.

**SUMMARY:** The purpose of the request is to allow for the development of warehouses uses on the site.

**CPC RECOMMENDATION:** **Approval** of an LI Light Industrial District with deed restrictions volunteered by the applicant in lieu of a CS Commercial Service District.

**STAFF RECOMMENDATION:** **Approval** of an LI Light Industrial District with deed restrictions volunteered by the applicant in lieu of a CS Commercial Service District.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an A(A) Agricultural District and is undeveloped.
- The applicant proposes to develop the property with warehouses.
- To accomplish this, they request a CS Commercial Service District.
- On November 3, 2022, the City Plan Commission held this item under advisement to December 15, 2022 with instructions to staff to advertise for an LI Light Industrial District with deed restrictions volunteered by the applicant. The request now includes consideration of an LI District with deed restrictions volunteered by the applicant.
- The deed restrictions volunteered by the applicant propose to prohibit some uses which are detailed in the newly added land use comparison section in the report. Staff has no objection to an LI District with deed restrictions volunteered by the applicant.

**Zoning History:**

There has been one zoning case in the area in the last five years.

1. **Z201-301:** On May 25, 2022, City Council approved Planned Development District No. 1083 for MC-1 Multiple Commercial District and warehouse uses on property zoned an MC-1 Multiple Commercial District on the west line of North Walton Walker Road, north of West Davis Street.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
North Johnson Way	Local Street	-
Texas Loop 12	Highway	-

**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 and 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:

**LAND USE ELEMENT**

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

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

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	A(A) Agricultural District	Undeveloped
<b>North</b>	A(A) Agricultural District	Undeveloped
<b>East</b>	A(A) Agricultural District	Outside storage
<b>South</b>	A(A) Agricultural District	Undeveloped
<b>West</b>	City of Grand Prairie	Undeveloped

**Land Use Compatibility:**

The area of request is currently zoned an A(A) Agricultural District and is undeveloped. North, south, and west of the request area is undeveloped land. To the east is outside vehicle storage. Staff finds the applicant's request to be compatible with the surrounding uses.

Staff supports the applicant's request for a CS Commercial Service District because it will allow the proposed warehouses without allowing the more intense uses permitted in the industrial districts. Additionally, staff supports an LI Light Industrial District with deed restrictions volunteered by the applicant because it will achieve the same intent as the applicant's original request while prohibiting some of the more intense uses permitted in a standard LI District.

**Development Standards**

Following is a comparison between the development standards of the current A(A) District and the proposed CS District. The comparison table now includes additional consideration of an LI District. There are no modifications to the development standards of an LI District proposed through the deed restrictions volunteered by the applicant.

District	Setback		Density	Height	Lot Cvrq.	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing: A(A)	50'	Side: 20' Rear: 50'	1 du/3 ac	24'	10%	None	Agricultural, single family
Proposed: CS	15' <sup>1</sup>	20' adj to res Other: No min	0.75 FAR overall 0.5 office/ lodging/retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial and business service; supporting retail, personal service, and office
Additional: LI	15'	30' adj to res Other: No min	1.0 FAR overall 0.75 office/retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution and storage, supporting office and retail

<sup>1</sup> 15 feet where adjacent to an expressway or a thoroughfare; no minimum in all other cases.

## Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing A(A) District, a CS District, an LI District with deed restrictions volunteered by the applicant, and a standard LI District. Uses highlighted in yellow are proposed to be prohibited through the deed restrictions volunteered by the applicant.

### LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200 as applicable

	Existing	Proposed	Additional	Comp
Use	A(A)	CS	LI w/DR	LI
<b>AGRICULTURAL USES</b>				
Animal production	•			
Commercial stable	•			
Crop production	•	•	•	•
Private stable				
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>				
Building repair and maintenance shop		R	R	R
Bus or rail transit vehicle maintenance or storage facility		R		R
Catering service		•	•	•
Commercial cleaning or laundry plant		R	R	R
Custom business services		•	•	•
Custom woodworking, furniture construction, or repair		•	•	•
Electronics service center		•	•	•
Job or lithographic printing		R	R	R
Labor hall		S	S	S
Machine or welding shop		R	R	R
Machinery, heavy equipment, or truck sales and services		R		R
Medical or scientific laboratory		•	•	•
Technical school		•		
Tool or equipment rental		•	•	•
Vehicle or engine repair or maintenance		R		•
<b>INDUSTRIAL USES</b>				
Alcoholic beverage manufacturing				R

Use	A(A)	CS	LI w/DR	LI
Gas drilling and production	S	S	S	S
Gas pipeline compressor station				
Industrial (inside)				R
Industrial (inside) for light manufacturing		•	•	•
Industrial (outside)				
Medical/infectious waste incinerator				
Metal salvage facility				
Mining	S			
Municipal waste incinerator				
Organic compost recycling facility	S			
Outside salvage or reclamation				
Pathological waste incinerator				
Temporary concrete or asphalt batching plant	•	★	★	★
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>				
Adult day care facility	S	•	•	•
Cemetery or mausoleum	S	S	S	S
Child-care facility	S	•	•	•
Church	•	•	•	•
College, university, or seminary	•	•	•	•
Community service center	S	S		S
Convalescent and nursing homes, hospice care, and related institutions	S			
Convent or monastery	•	•		
Foster home	S			
Halfway house		S		S
Hospital	S	R	S	S
Library, art gallery, or museum	S			
Open enrollment charter school or private school	S	S		S
Public school other than an open enrollment charter school	R	R		R
<b>LODGING USES</b>				
Extended stay hotel or motel		S	S	S
Hotel or motel		★	★	★
Lodging or boarding house		•	•	•
Overnight general purpose shelter		★	★	★
<b>MISCELLANEOUS USES</b>				
Carnival or circus (temporary)	★	★	★	★
Hazardous waste management facility				
Placement of fill material				
Temporary construction or sales office	•	•	•	•

Use	A(A)	CS	LI w/DR	LI
<b>OFFICE USES</b>				
Alternative financial establishment		S		S
Financial institution without drive-in window		•	•	•
Financial institution with drive-in window		•	R	R
Medical clinic or ambulatory surgical center		•	•	•
Office		•	•	•
<b>RECREATION USES</b>				
Country club with private membership	S	•	•	•
Private recreation center, club, or area	S	•	•	•
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		R		
Animal shelter or clinic without outside runs	•	R	R	R
Animal shelter or clinic with outside runs	S	R	★	★
Auto service center		R	R	R
Business school		•	•	•
Car wash		R	R	R
Commercial amusement (inside)		★		★
Commercial amusement (outside)	S	D		
Commercial motor vehicle parking		★		★
Commercial parking lot or garage		R	R	R
Convenience store with drive-through		S		
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		•	•	•
Home improvement center, lumber, brick or building materials sales yard		R	R	R

Use	A(A)	CS	LI w/DR	LI
Household equipment and appliance repair		•	•	•
Liquefied natural gas fueling station		S	★	★
Motor vehicle fueling station		•	•	•
Nursery, garden shop, or plant sales	•	•		
Outside sales				
Paraphernalia shop		S		S
Pawn shop		•		
Personal service use		•		•
Restaurant without drive-in or drive-through service		R	R	R
Restaurant with drive-in or drive-through service		D	D	D
Surface parking				
Swap or buy shop		S		
Taxidermist		•	•	•
Temporary retail use		•	•	•
Theater		•	•	•
Truck stop		S		S
Vehicle display, sales, and service		R		R
<b>TRANSPORTATION USES</b>				
Airport or landing field				
Commercial bus station and terminal		D		R
Heliport		S	S	S
Helistop	S	S	S	S
Private street or alley				
Railroad passenger station			S	S
Railroad yard, roundhouse, or shops				
STOL (short take-off or landing port)				
Transit passenger shelter	•	•	•	•
Transit passenger station or transfer center	S	★	★	★
<b>UTILITY AND PUBLIC SERVICE USES</b>				
Commercial radio or television transmitting station	S	•	•	•
Electrical generating plant				
Electrical substation	S	•	•	•
Local utilities	★	★	★	★
Police or fire station	S	•	•	•
Post office		•	•	•
Radio, television, or microwave tower	S	R	R	R
Refuse transfer station	S			
Sanitary landfill	S			
Sewage treatment plant	S			
Tower/antenna for cellular communication	★	★	★	★
Utility or government installation other than listed	S	S	S	S



Use	A(A)	CS	LI w/DR	LI
Water treatment plant	S			
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>				
Auto auction		S		
Building mover's temporary storage yard		S		
Contractor's maintenance yard		R		
Freight terminal		R	R	R
Livestock auction pens or sheds	S			
Manufactured building sales lot		R	R	R
Mini-warehouse		•	•	•
Office showroom/warehouse		•	•	•
Outside storage		R		R
Petroleum product storage and wholesale		S		
Recycling buy-back center		★	★	★
Recycling collection center		★	★	★
Recycling drop-off container	★	★	★	★
Recycling drop-off for special occasion collection	★	★	★	★
Sand, gravel, or earth sales and storage	S	S		
Trade center		•	•	•
Vehicle storage lot		S		
Warehouse		R	R	R

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a warehouse is 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. The applicant will be required to comply with standard parking ratios at permitting.

**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. East of the property across Loop 12 is a “G” MVA cluster.

**CPC Action  
December 15, 2022**

**Motion:** It was moved to recommend **approval** of an LI Light Industrial District and **approval** of deed restrictions volunteered by the applicant in lieu of a CS Commercial Service District on property zoned an A(A) Agricultural District on the southwest line of North Johnson Way, west of North Walton Walker Boulevard.

Maker: Carpenter  
Second: Hampton  
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Shidid, Carpenter, Wheeler-Reagan, Blair, Jung, Housewright, Treadway, Haqq\*, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Gracey  
Vacancy: 1 - District 4

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 400	Mailed: 15
<b>Replies:</b>	For: 0	Against: 0

**Speakers:** For: Bob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

**CPC Action  
November 3, 2022**

**Motion:** In considering an application for a CS Commercial Service District on property zoned an A(A) Agricultural District, on the southwest line of North Johnson Way, west of North Walton Walker Boulevard, it was moved to **hold** this case under advisement until December 15, 2022 and to instruct staff to re-advertise for LI with deed restrictions.

Maker: Carpenter  
Second: Hampton  
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Gracey, Shidid, Carpenter, Blair, Jung, Housewright, Haqq, Stanard, Kingston, Rubin

Z212-244(RM)

Against: 0  
Absent: 2 - Anderson, Vann  
Vacancy: 1 - District 11

**Notices:** Area: 400 Mailed: 15  
**Replies:** For: 0 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: Greg Joyner, Address not given

## **APPLICANT'S PROPOSED DEED RESTRICTIONS**

1. The following uses are prohibited on the Property:

(A) Commercial and business service uses.

- Bus or rail transit vehicle maintenance or storage facility.
- Commercial bus station and terminal.
- Machinery, heavy equipment, or truck sales and services.
- Vehicle or engine repair or maintenance.

(B) Industrial uses.

- Alcoholic beverage manufacturing.
- Inside Industrial.

(C) Institutional and community service uses.

- Community service center.
- Halfway house.
- Open-enrollment charter school or private school.
- Public school other than an open enrollment charter school.

(D) Office uses.

- Alternative financial establishment

(E) Retail and personal service uses.

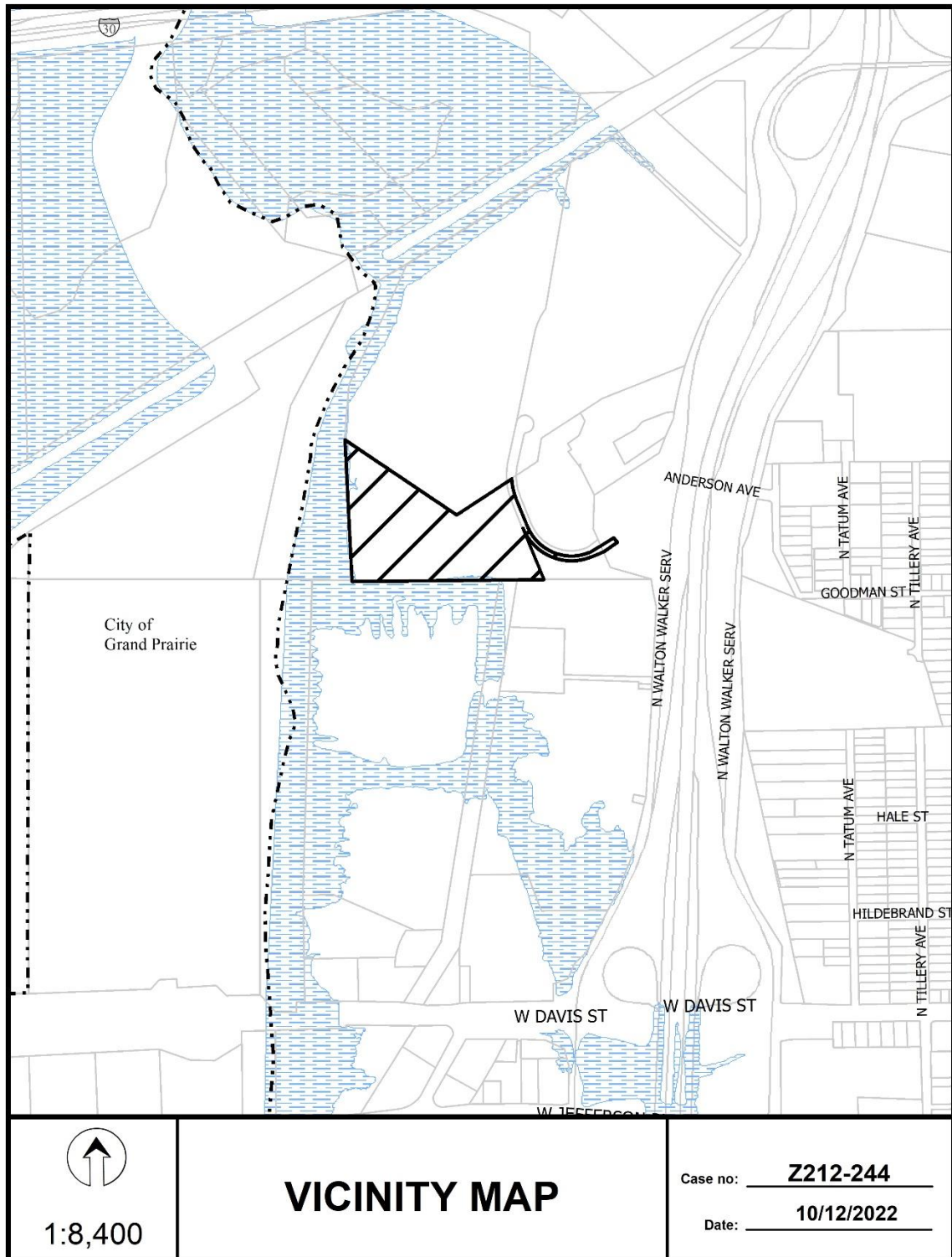
- Alcoholic beverage establishments.
- Commercial amusement (inside).
- Commercial motor vehicle parking.
- Paraphernalia shop.
- Personal service uses.
- Truck stop.
- Vehicle display, sales, and service.

(F) Transportation uses.

- Commercial bus station and terminal.

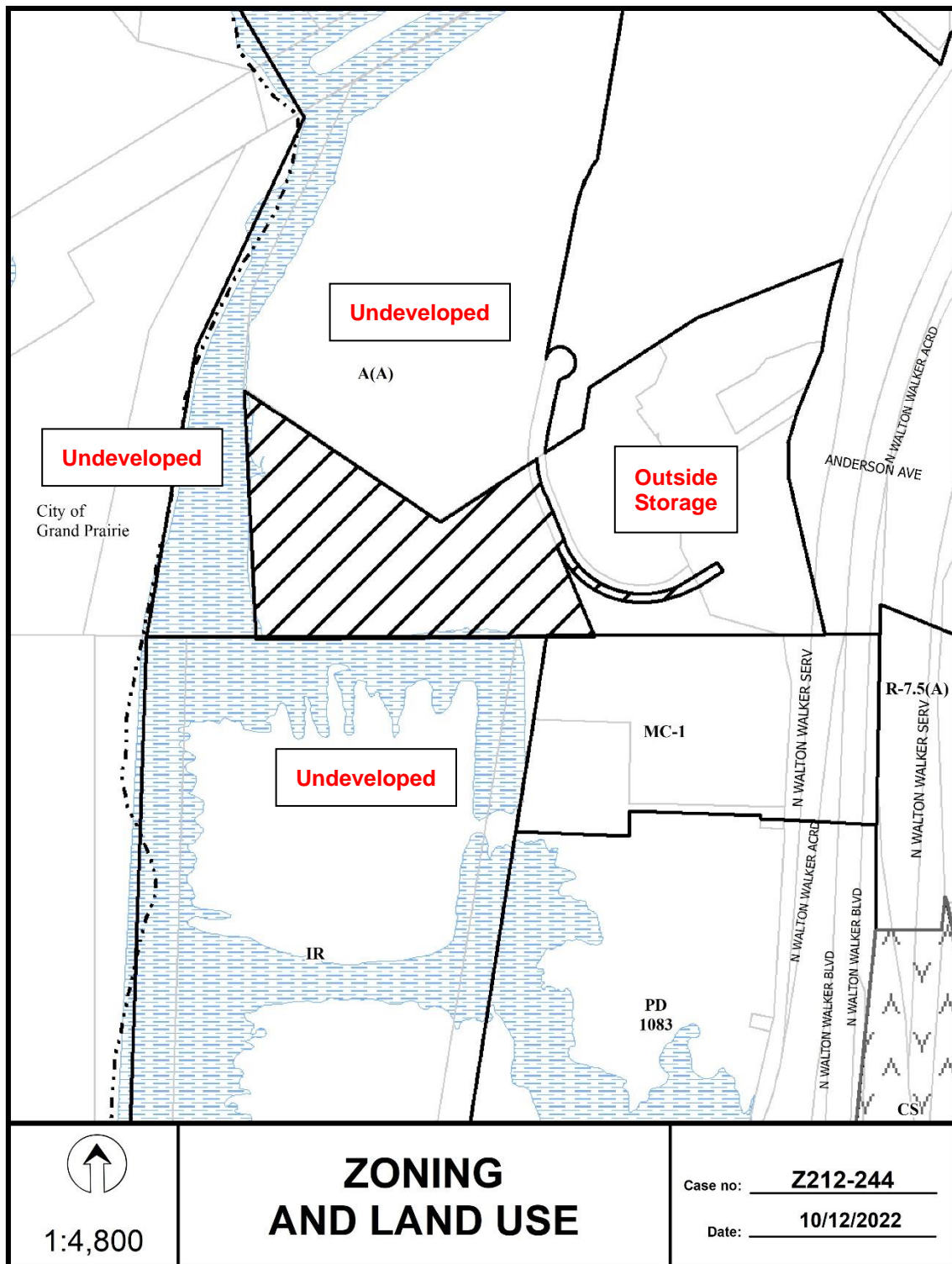
(G) Wholesale, distribution, and storage uses.

- Outside storage (with visual screening).

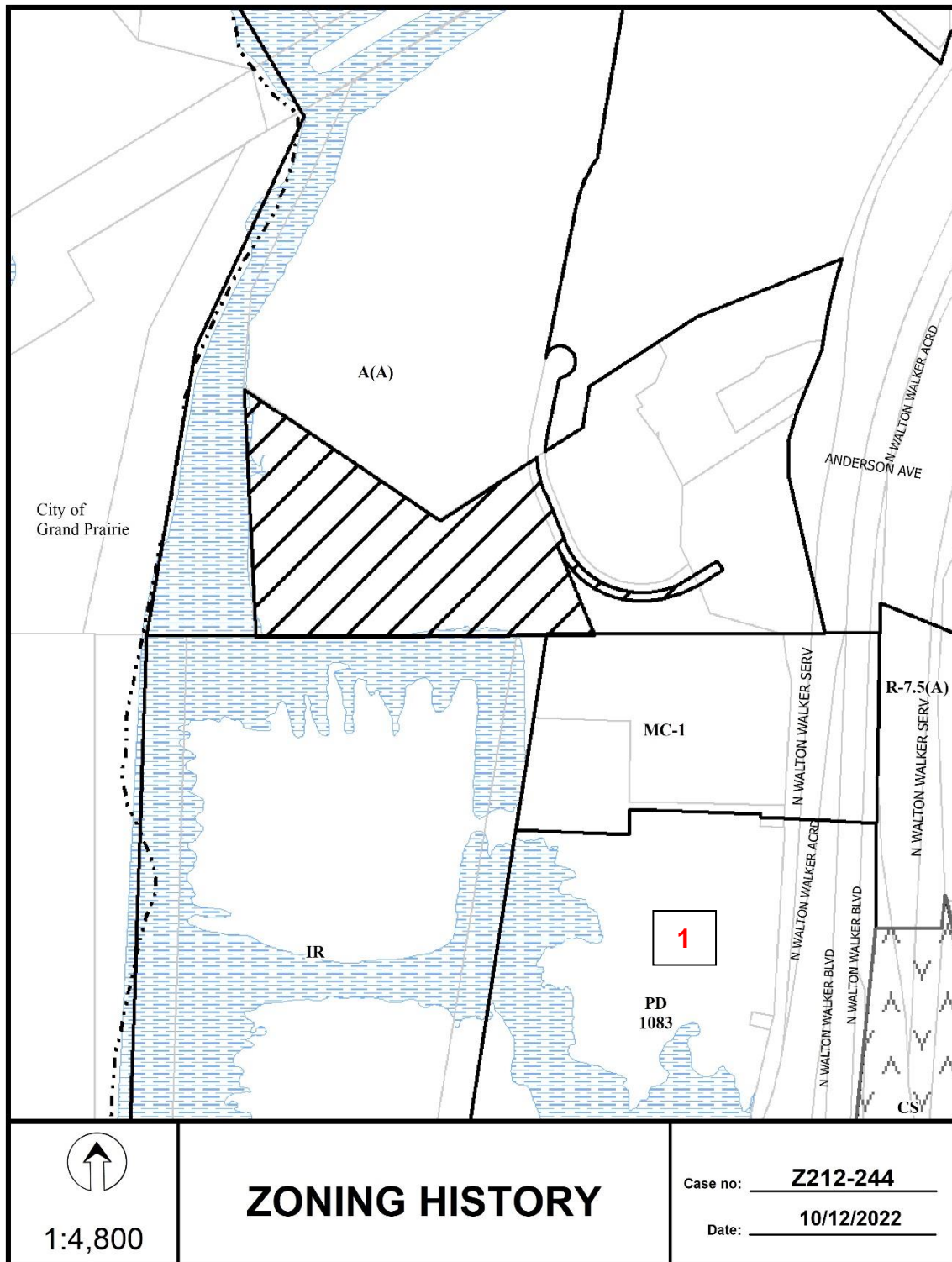


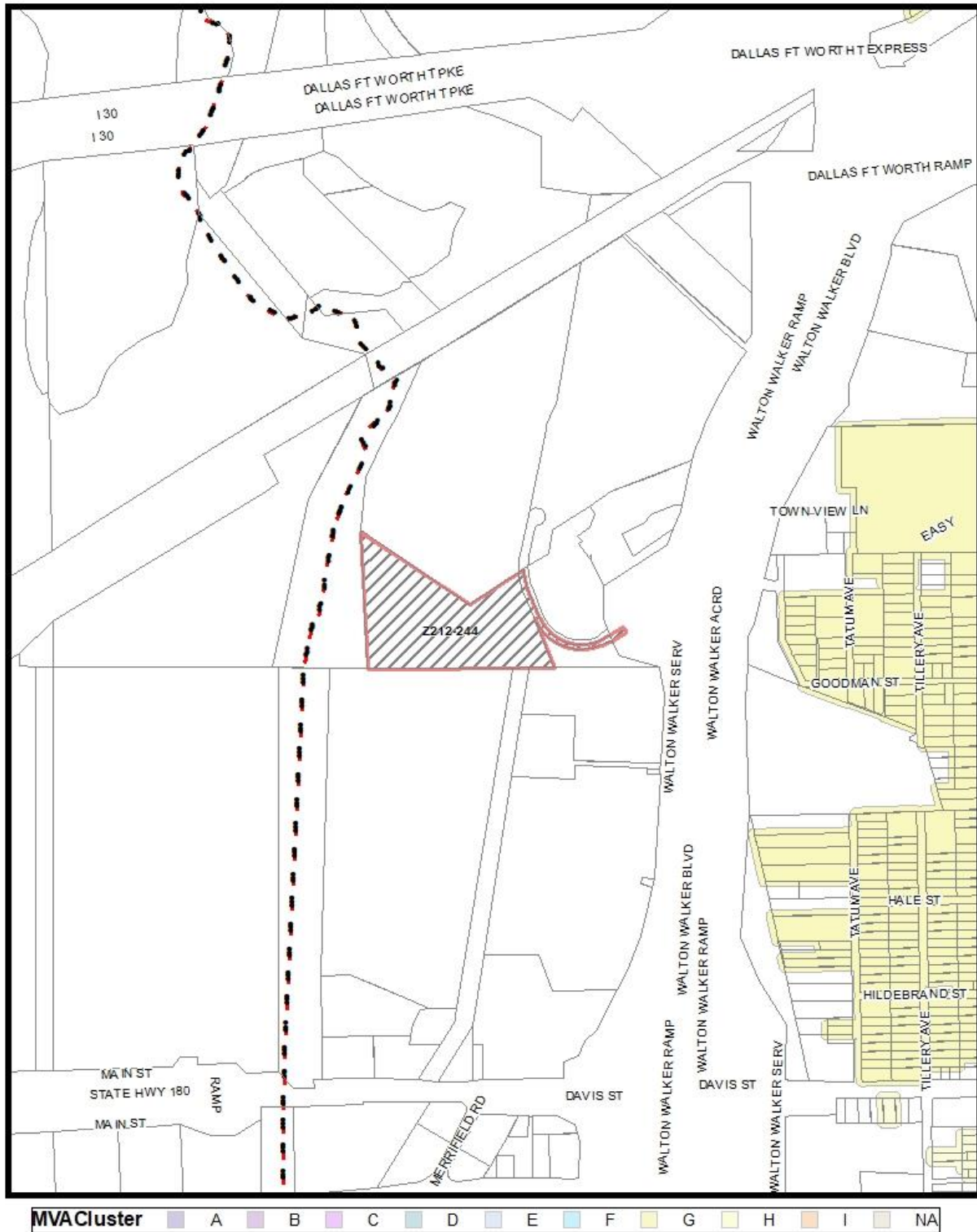












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## Market Value Analysis

Printed Date: 10/12/2022



12/14/2022

***Reply List of Property Owners******Z212-244******15 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	5901	W DAVIS ST	HEIDARIAN ASADOLLAH & BRUCE
2	1000	N WALTON WALKER BLVD	ONCOR ELECTRIC DELIVERY COMPANY
3	1000	N WALTON WALKER BLVD	MATCH BOX AUTO RECYCLERS LLC
4	1300	N WALTON WALKER BLVD	MATCH BOX AUTO RECYCLERS LLC
5	1203	N WALTON WALKER BLVD	DORFMEISTER WILLIAM
6	1205	N WALTON WALKER BLVD	MATCH BOX AUTON RECYCLERS LLC
7	1207	N WALTON WALKER BLVD	HEYDARIAN BRUCE &
8	1000	N WALTON WALKER BLVD	SPRINGFUL PROPERTIES LLC
9	1000	N WALTON WALKER BLVD	EXTEx LAPORTE L P
10	1501	N WALTON WALKER BLVD	FEDEX NATIONAL LTL INC
11	1359	N WALTON WALKER BLVD	WPD LEASING LTD PS
12	1439	N WALTON WALKER BLVD	WPD LEASING LTD PS
13	1301	N WALTON WALKER BLVD	RODRIGUEZ MIGUEL & DELIA
14	1357	N WALTON WALKER BLVD	TIMDEE RAINEY INVESTMENTS LLC
15	6701	E MAIN ST	JOYNER EDITH I ESTATE OF