

FILE NUMBER: Z223-139(MP) **DATE FILED:** November 22, 2022

LOCATION: East corner of Lawson Road and Lasater Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ±3.63 acres **CENSUS TRACT:** 48113017008

**REPRESENTATIVE/
APPLICANT:** Robert Bloom

OWNER: Lawson & Hwy 80 Land Holding

REQUEST: An application for a Specific Use Permit for a mini-warehouse on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to develop the site with a mini-warehouse.

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

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and zoned a CR Community Retail District.
- The applicant proposes a new 119,564-square-foot mini-warehouse use.
- The code defines a mini-warehouse use as “a building or group of buildings containing one or more individual compartmentalized storage units for the inside storage of customers’ goods or wares, where no unit exceeds 500 square feet in floor area.”
- The proposed use is allowed within the CR District subject to a Specific Use Permit.

Zoning History:

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

1. **Z223-125:** An application for a CR Community Retail District on property zoned an A(A) Agricultural District, located on the south corner of West Lawson Road and Lasater Road. [Under Review]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Lawson Road	Principal Arterial	105 feet / 100 feet Bike Plan
Lasater Road	Principal Arterial	75 feet / 100 feet
Old Lawson Road	Local	50 foot ROW

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*, 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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

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.

East Kleberg Land Use Study

The East Kleberg Land Use Study area is located 15 miles southeast of downtown Dallas, just east of the Interstate 635 and Interstate 20 interchange, and generally bounded by I-10 to the north; the city limit line of Dallas along Stark Road to the east; to the south by Seagoville Road; and to the west by Belt Line Road. The study area contains approximately 1,476 acres of land. The East Kleberg Land Use Study offers recommendations that relate to issues the City of Dallas can support, and it should be used as a working document to guide development that supports the vision of this area of Dallas as prescribed by its property owners and stakeholders.

The study includes a future land use map to guide in zoning and land use decisions to support quality of life and economic development. The subject site is located within Subarea 4 of the overall plan and designates the subject site as Commercial. The plan recommended maintaining the existing zoning in place generally throughout Subarea 4, including the subject site's CR district. The proposed change would not change zoning on the site but authorize a particular use subject to a site plan and conditions. As such, the request remains consistent with the plans designated Commercial land use.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District	Undeveloped
North	CR Community Retail District, Outside city limit (City of Mesquite)	Undeveloped
East	CS Commercial Service District with Deed Restrictions DR. Z034- 167	Warehouse
South	R-7.5(A) Single Family District	Undeveloped, Agricultural
West	A(A) Agricultural District	Undeveloped

Land Use Compatibility:

The area of request is currently undeveloped. Properties west and southwest of the site are currently undeveloped. The property to the north of the site is outside of city limit, within the City of Mesquite. Property to the east of the site is used as a warehouse, accessed from Old Lawson Road. Properties to the south, across Old Lawson Road, are undeveloped or agricultural.

The site is currently zoned a CR Community Retail District, which requires an SUP to operate the mini-warehouse use. The definition of mini-warehouse is “A building or group of buildings containing one or more individual compartmentalized storage units for the inside storage of customers’ goods or wares, where no unit exceeds 500 square feet in floor area.”

The site plan depicts an 119,564-square-foot facility and associated parking accessed from Old Lawson Road and surrounded by wrought-iron security fencing. The office is located near the entrance, outside of the security fencing. The site plan depicts a facility across three buildings. The primary building would be a maximum of 39 feet in height and is limited by residential proximity slope from the southeast.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically 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 supports the requested use because it is not foreseen to be detrimental to any existing development pattern on nearby properties. There is not an established development pattern on this block at this time since it is largely undeveloped. The nearest developed property is built out with light industrial uses.

The site plan, SUP conditions, and surroundings would limit impact of the use on nearby residential property. Commercial development on the site may act as a physical and auditory buffer between the highway to the north and the residential properties south of the site.

The applicant is requesting an SUP for a period of five years. This should allow for both an ample period of construction and a period of operation to allow a degree of assessment of the site to determine if additional conditions or site plan adjustments are necessary.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a mini-warehouse use is a minimum of six spaces total. Per the definition of mini-warehouse, spaces may not be used for outside storage, vehicle storage, or parking for vehicles for rent. The proposed site plan includes nine spaces in total.

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 located within an MVA cluster, but surrounding the site are areas designated as an “E” cluster. There is an “F” cluster located to the west of the site.

LIST OF PARTNERS/PRINCIPALS/OFFICERS

Lawson I20 Land Holding LLC

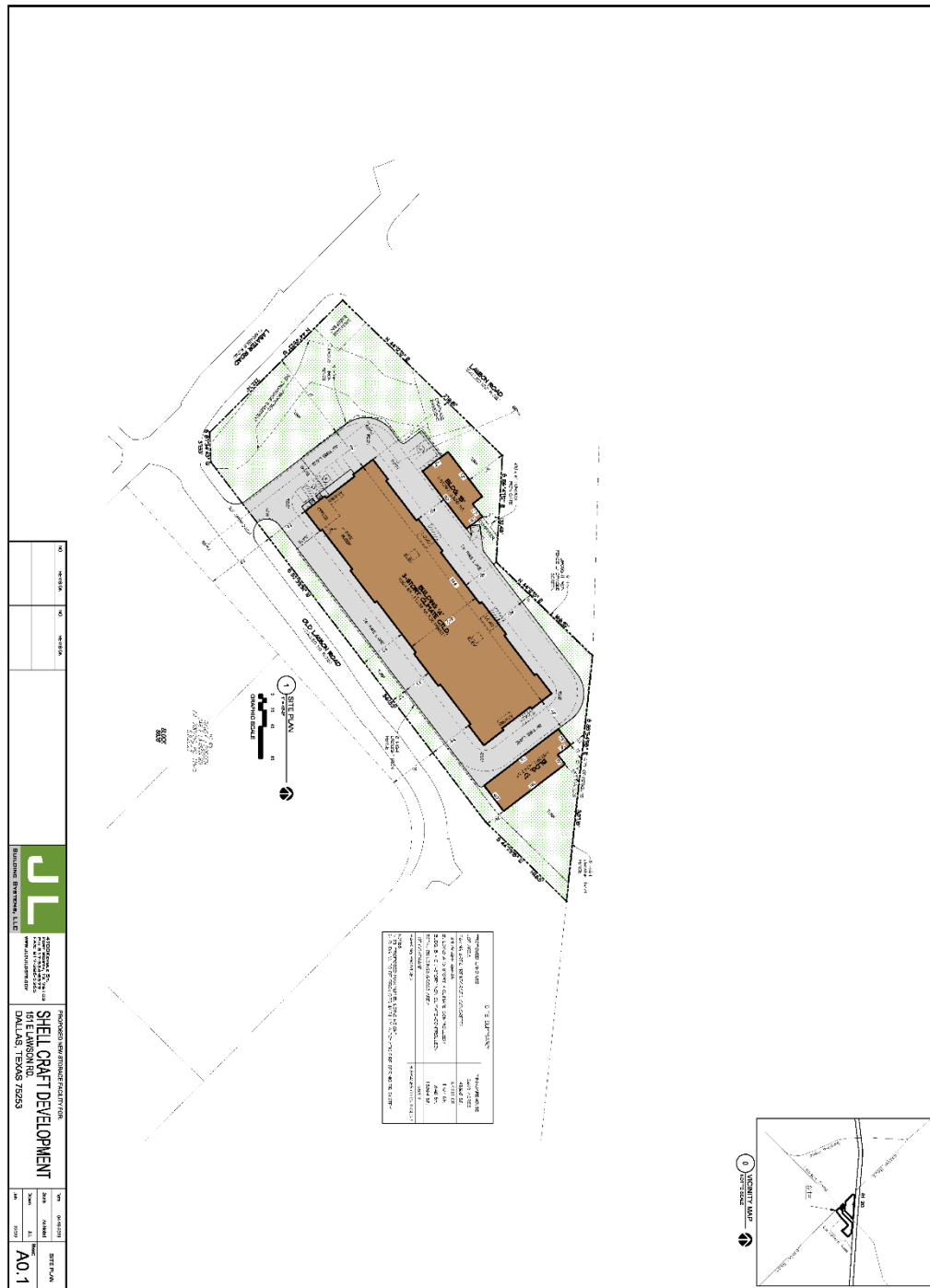
Mobeen Aslam

Pawan Bagaria

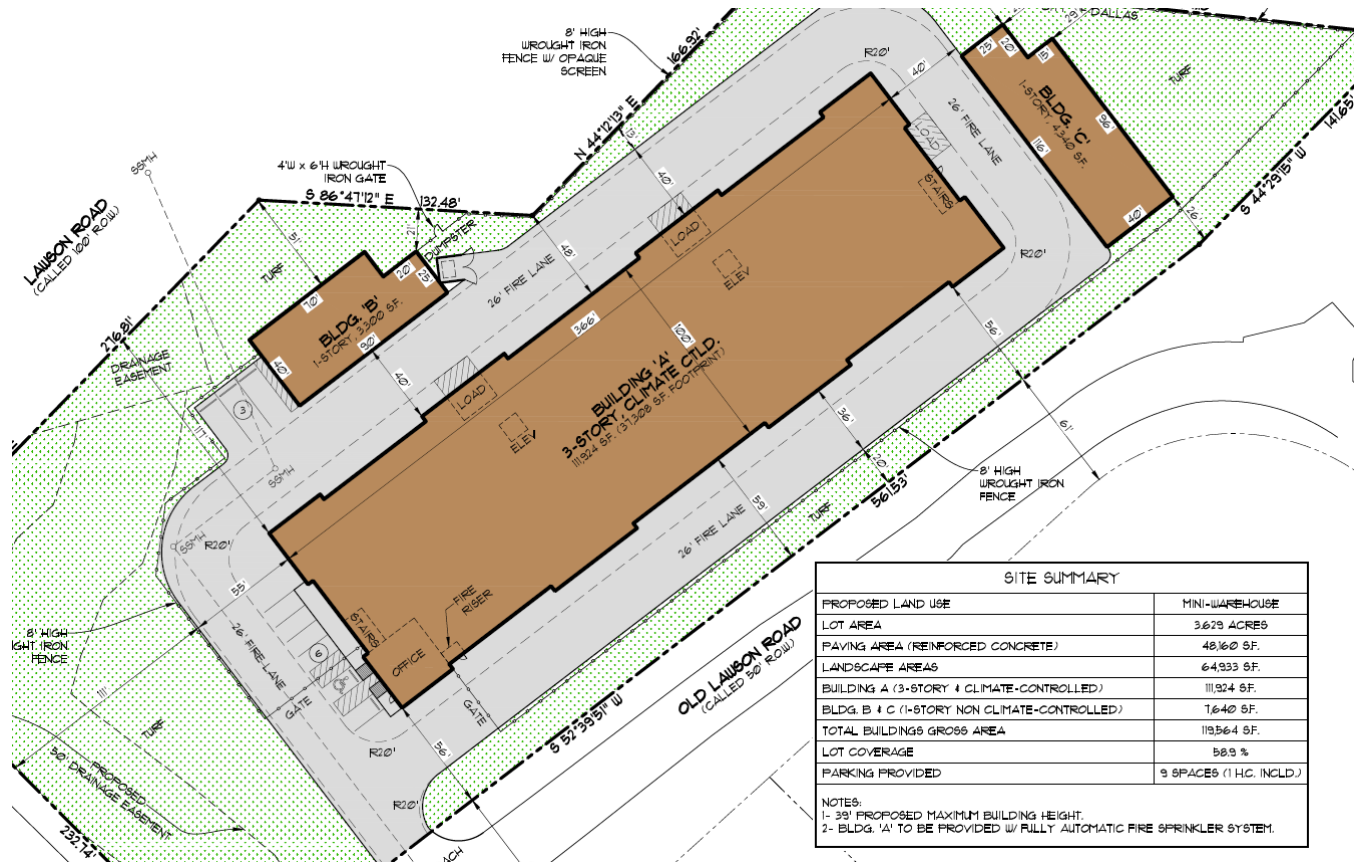
PROPOSED SUP CONDITIONS

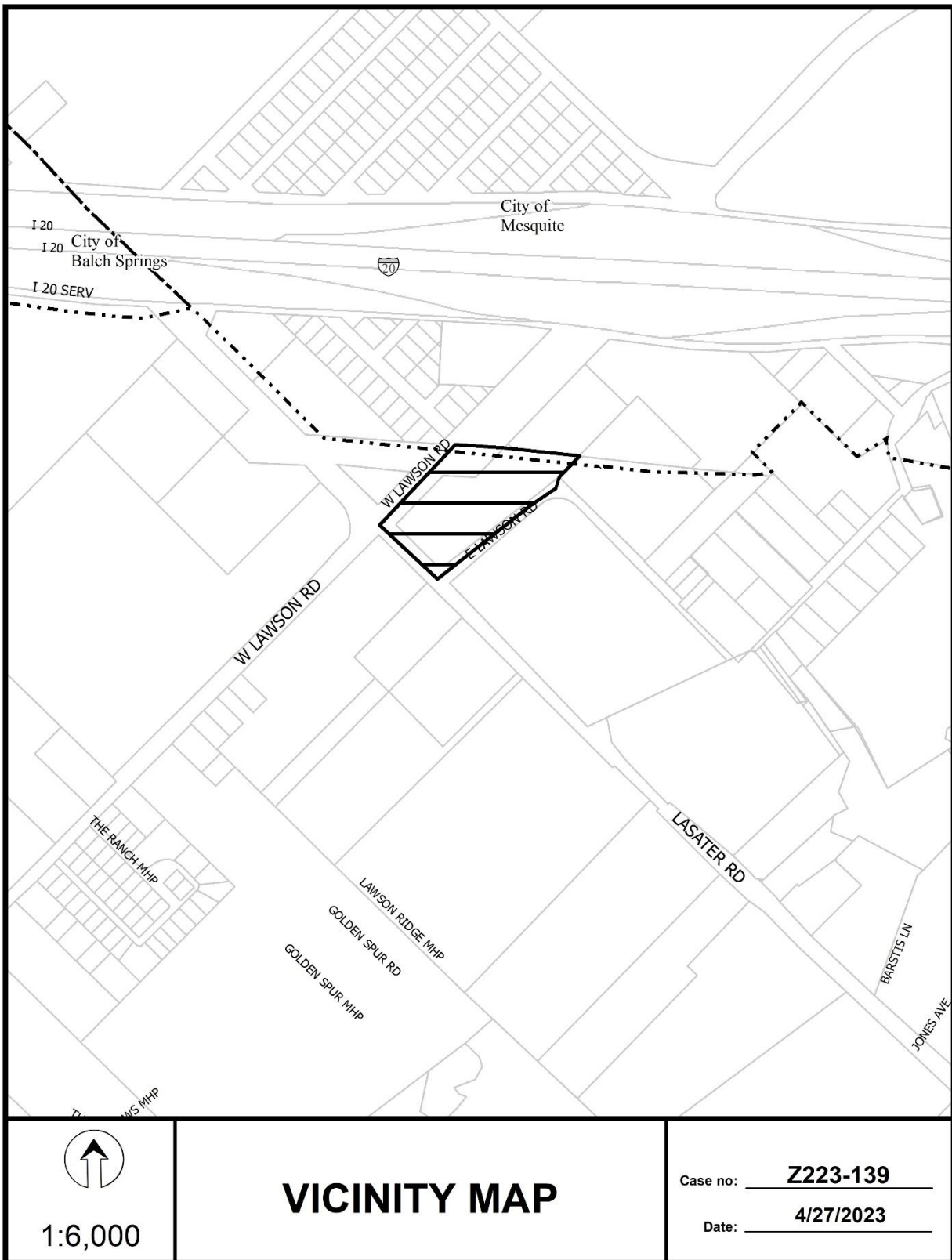
1. USE: The only use authorized by this specific use permit is a mini warehouse.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on FIVE YEARS from passage of this ordinance.
4. FLOOR AREA: The maximum floor area for a mini warehouse use is 120,000.00 square feet.
5. HOURS OF OPERATION: The mini warehouse may only operate between 7:00 a.m. and 7:00 p.m., Monday through Sunday.
6. OUTSIDE STORAGE: Outside storage of vehicles, equipment, and other materials is prohibited.
7. OUTSIDE SPEAKERS: Outside speakers are prohibited.
8. LIGHTING: Exterior lighting sources must be oriented down and onto the property they light and generally point away from residential property.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. 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.

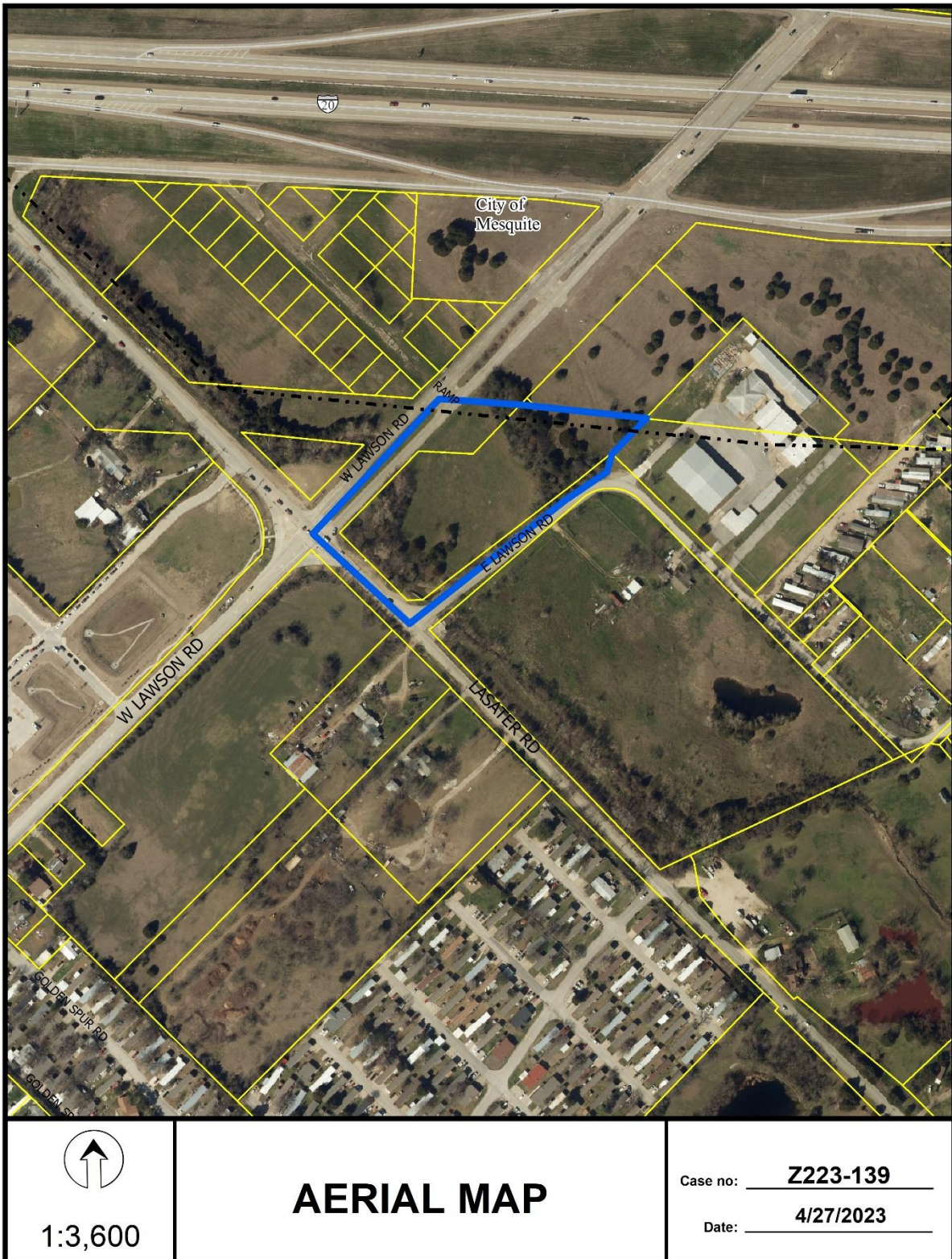
PROPOSED SITE PLAN

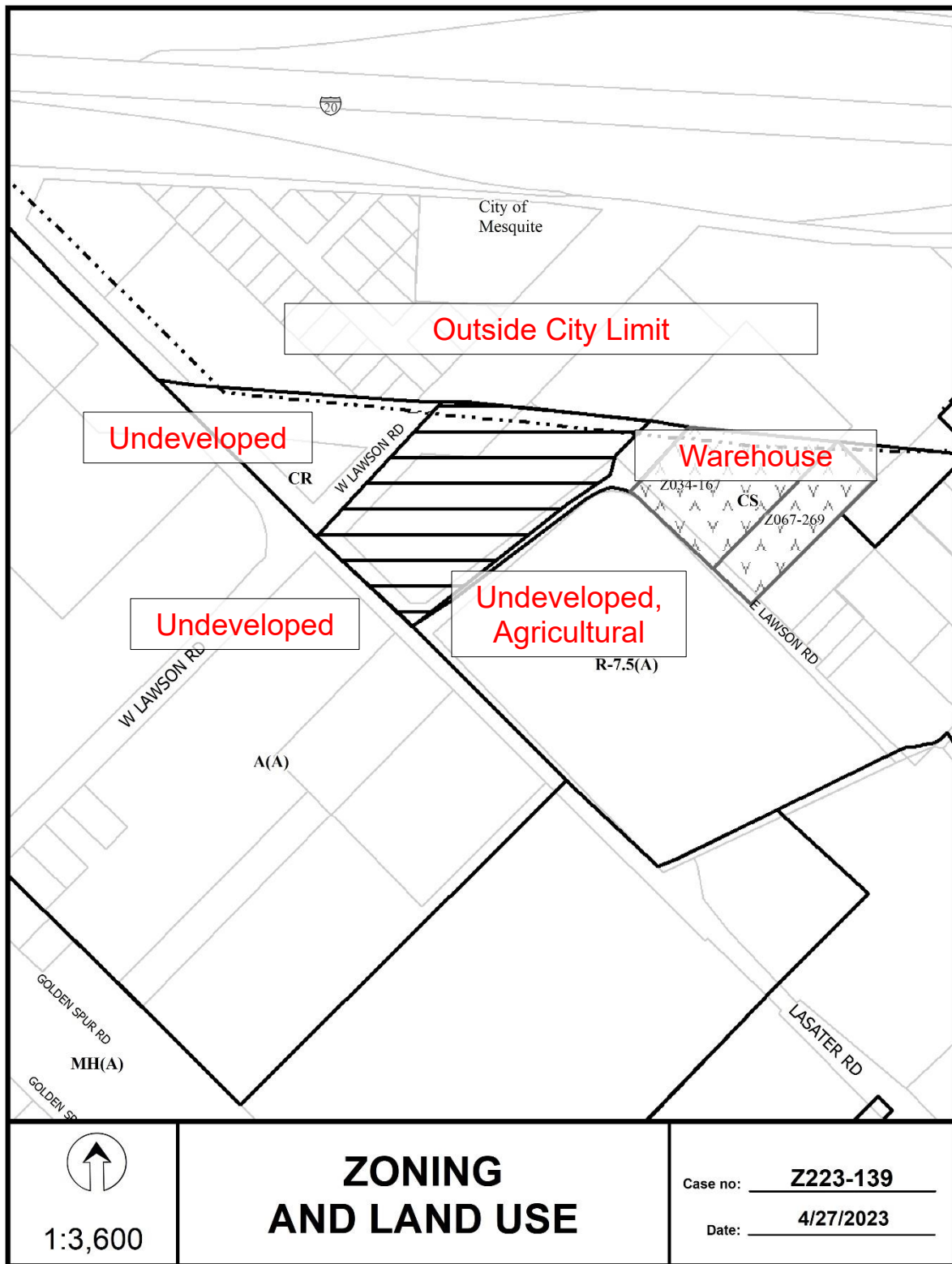


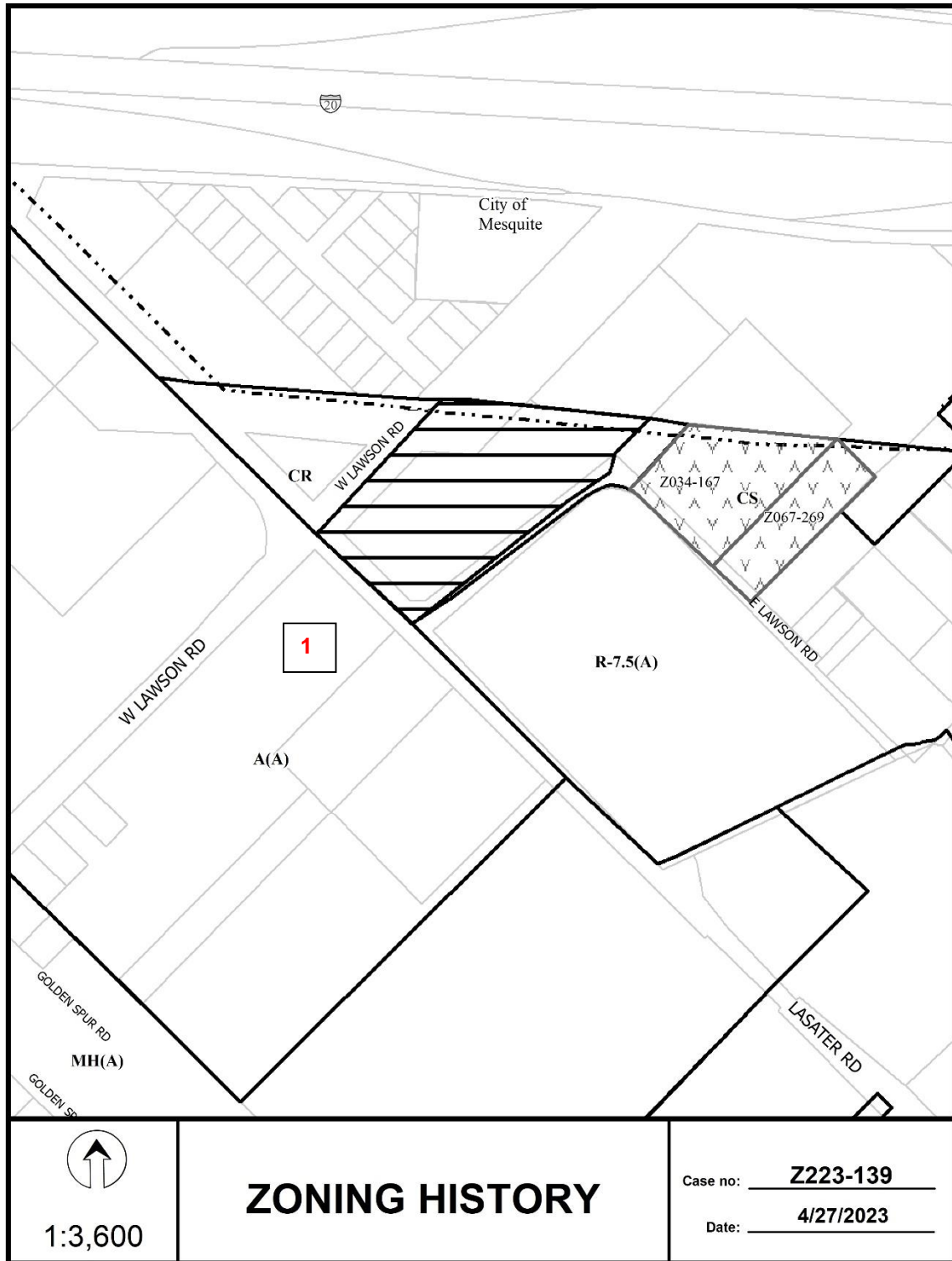
ENLARGED SITE PLAN

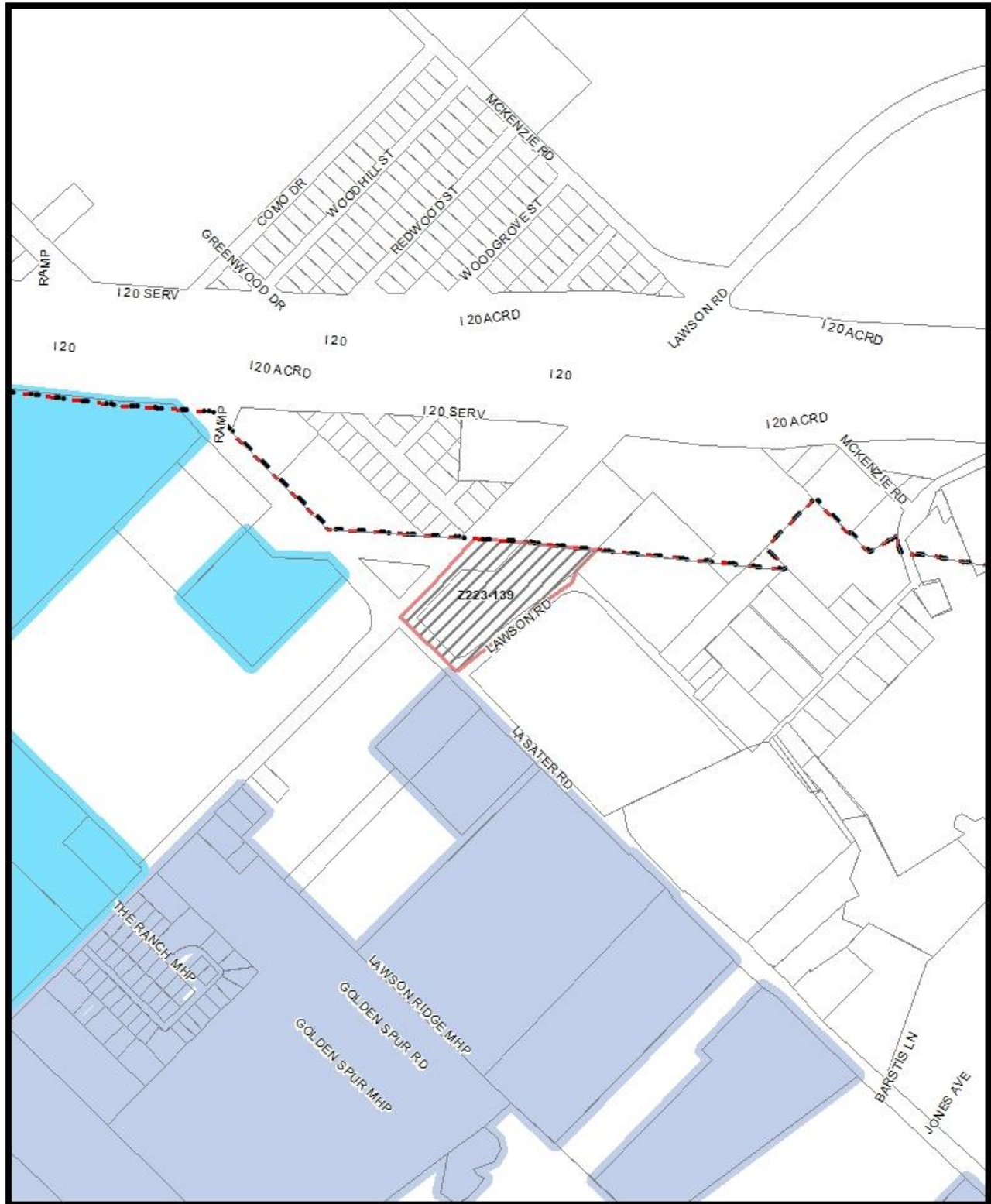












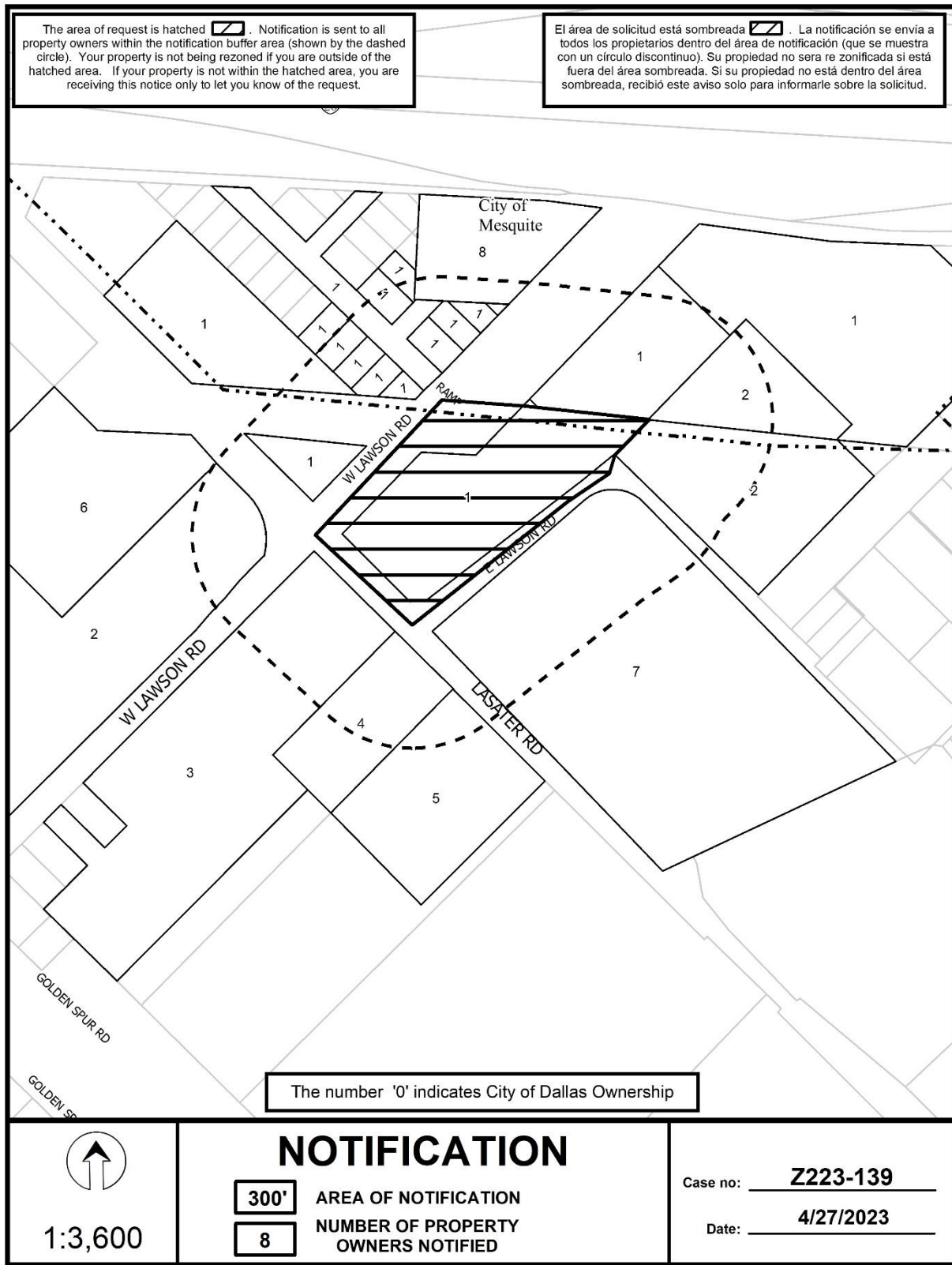
Market Value Analysis A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 4/27/2023



04/27/2023

Notification List of Property Owners

Z223-139

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13900 LASATER RD	LAWSON & HWY 20 LAND
2	253 LAWSON RD	MESQUITE ISD
3	101 LAWSON RD	OM MATAJI LLC
4	14110 LASATER RD	HALL LINDA
5	14118 LASATER RD	GUZMAN DYNASTY TRUST
6	13940 LASATER RD	CASTILLO ENRIQUE
7	248 E LAWSON RD	RODDEN RANDY J
8	500 LAWSON RD	QT SOUTH LLC