

CITY PLAN COMMISSION

THURSDAY, MAY 18, 2023

Planner: Jenniffer Allgaier, M. Arch, AICP Candidate

FILE NUMBER: Z212-196(JA) **DATE FILED:** February 22, 2022

LOCATION: Southwest corner of Joe Field Road and Denton Drive

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 2.7024 acres **CENSUS TRACT:** 48113009900

REPRESENTATIVE: Jonathan Vinson, Jackson Walker LLP

APPLICANT/OWNER: Redi-Mix LLC

REQUEST: An application for an amendment to and the renewal of Specific Use Permit No. 1530 for an Industrial (outside) use limited to a concrete plant on property zoned Subdistrict 1, Tract 2 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

SUMMARY: The applicant proposes to continue the operation of an existing concrete batch plant on the property.

STAFF RECOMMENDATION: **Approval**, subject to a revised site plan and conditions.

Planned Development District No. 498:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=498>

BACKGROUND INFORMATION:

- The request site is currently developed with an existing concrete plant, which has operated at the site since the early 1980s.
- On October 8, 2003, City Council approved an amendment to PD No. 498 to create a new Subdistrict 1 with two tracts, specifically authorizing the existing concrete plant use to operate by SUP at the request site (Tract 2 of the new subdistrict) and a home improvement center with outside storage use to operate across from the request site on Tract 1 of the new subdistrict. Specific Use Permit No. 1530 for a concrete plant was also approved by City Council at that time.
- A portion of the request site along Denton Drive frontage was dedicated for public use in conjunction with an intergovernmental right-of-way improvement project. The applicant has revised the SUP site plan to reflect the new boundaries of the property and to update fence location resulting from this right-of-way dedication.
- No other changes are proposed to the site; however, the site plan does now reflect an existing concrete ramp internal to the site that was not shown on the previous SUP site plan.
- City of Dallas Office of Environmental Quality and Sustainability (OEQS) inspects the site frequently and has no concerns about the existing facility. Stormwater Management indicates that the facility is designed so that all wastewater and stormwater is captured onsite and reused or sent to Dallas Water Utilities. Air Compliance Program staff indicates no violations found for the facility.

Zoning History:

There have been no zoning change requests in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Joe Field Road	Local Street	50 ft
Denton Drive	Community Collector	62 ft + bike track (2 lanes)

Traffic:

Right-of-way improvements, including new eight-foot-wide protected bicycle track on the east-bound side of Denton Drive (adjacent to the elevated DART light rail and opposite the request site), were recently completed as part of an intergovernmental partnership. A portion of the request site along Denton Drive frontage was dedicated for public use in conjunction with this right-of-way improvement project. The applicant has revised the SUP site plan to reflect the new boundaries of the property.

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and determined that the renewal of this Specific Use Permit will not create additional impact on the surrounding roadway system.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 498 (Subdistrict 1, Tract 2); SUP No. 1530	Concrete plant
North	PD No. 498 (Subdistrict 1, Tract 1)	Home improvement center with outside storage
East	IR Industrial Research	Office showroom/warehouse; Elevated DART rail line
South	PD No. 498	Office showroom/warehouse
West	PD No. 498	Office showroom/warehouse; retail

Land Use Compatibility:

The applicant requests to continue operating an existing concrete plant on Tract 2 of Subdistrict 1 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District. PD No. 498 allows the use by SUP at this location. The applicant seeks renewal of SUP No. 1530, as well as an amendment to the site plan to reflect new property lines and fence location resulting from right-of-way improvements recently completed at Denton Drive adjacent to the property. The revised site plan also reflects the location of an existing concrete ramp internal to the site that was not shown on previous SUP site plans.

The request site is surrounded by warehouse-related uses to the east, south, and west of the property. To the north of the request site, on Tract 1 within the same Subdistrict, there is a home improvement center with outside storage. There is an elevated DART rail line to the east of the site across Denton Drive.

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 request for continued operation of the concrete plant at the existing location, citing no issues of noncompliance or inappropriate adjacency.

Landscaping:

The existing concrete plant predates Article X, and the current zoning request does not trigger any landscaping requirements. However, for any new development on the property, landscaping will be required in accordance with Article X of the Dallas Development Code, as amended.

Parking:

In compliance with the conditions of SUP No. 1530, 21 off-street parking spaces are provided on site in the location shown on the site plan.

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 located within an MVA cluster. The nearest residential area, approximately 1,300 feet to the east of the request site, is an 'E' MVA cluster.

Officer List

Redi-Mix LLC

- **Ronnie Pruitt** – President
- **Suzanne H. Wood** – Senior Vice President and Chief Financial Officer
- **Stanley G. Bass** – Chief Strategy Officer
- **C. Wes Burton, Jr.** – Vice President and Treasurer
- **Darren Lesley** – Vice President – Aggregate Operations
- **Ryan Hall** – Assistant Treasurer
- **C. Samuel Todd** – Secretary
- **Ryan S. Prugh** – Assistant Secretary
- **S. Jason Nabors** – Assistant Secretary
- **Lynne R. Beam** – Assistant Treasurer
- **Kevin T. Halcomb** – Assistant Treasurer

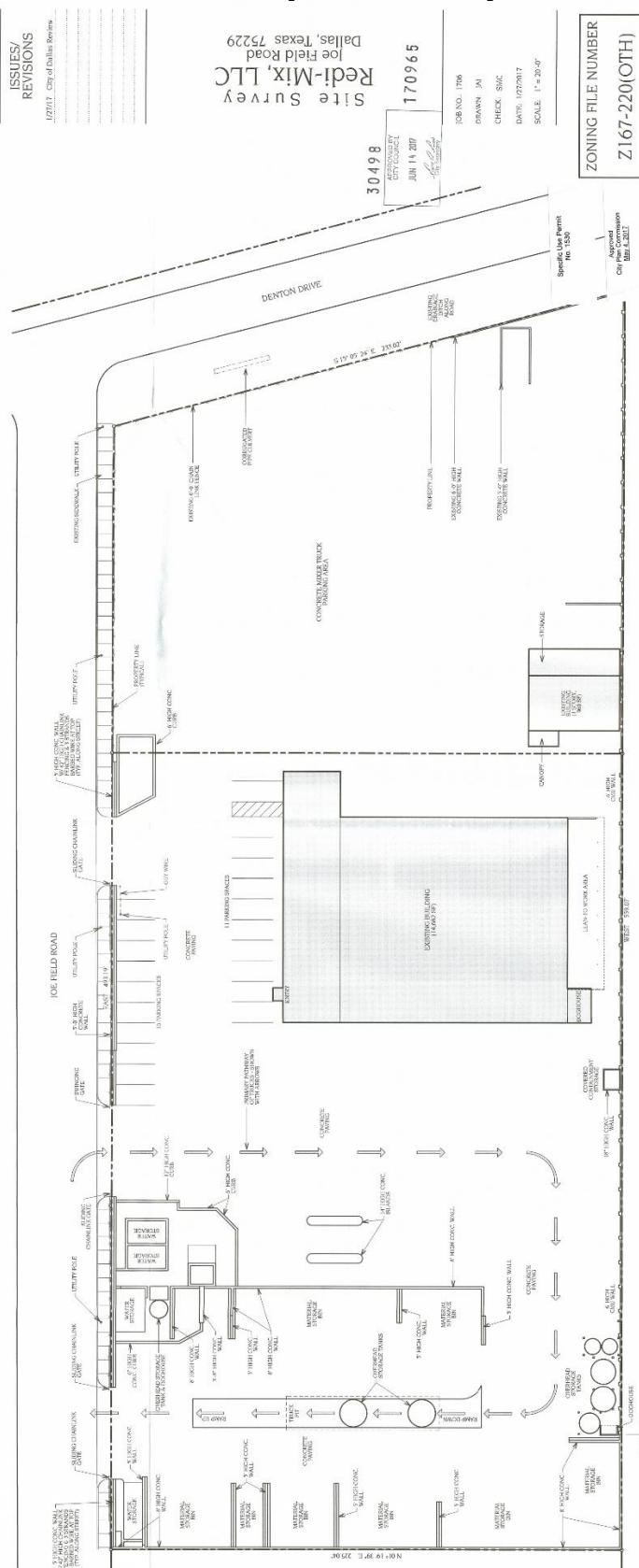
**Proposed Conditions
Renewal of SUP No. 1530**

1. USE: The only use authorized by this specific use permit is an industrial (outside) use for a concrete plant.
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 [5 years from the passage of this ordinance] June 14, 2022.
4. INGRESS/EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
5. FLOOR AREA: Maximum floor area is 15,642 square feet in the locations shown on the attached site plan.
6. OFF-STREET PARKING: A minimum of 21 off-street parking spaces must be provided in the location shown on the attached site plan.
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.

Existing SUP No. 1530 Site Plan [*For Reference*]

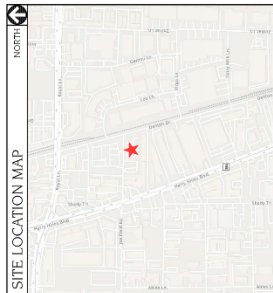
TRACT SITE INFORMATION	
LOT COVERAGE	116,906 S.F.
FLOOR AREA	15,642 S.F.
STRUCTURE HEIGHT: TALLEST STRUCTURE ON SITE = 23'-0" HIGH	
OFF-STREET PARKING:	
REQUIRED	14 SPACES
PROVIDED	21 SPACES

SITE PLAN OF READY-MIX, LLC



SITE PLAN
of Redi-Mix LLC

TRACT SITE INFORMATION	
LOT COVERAGE	116,906 S.F.
FLOOR AREA	13,642 S.F.
STRUCTURE HEIGHT: TALLEST	
STRUCTURE ON SITE = 25'-0" HIGH	
OFF-STREET PARKING:	
REQUIRED	14 SPACES
PROVIDED	21 SPACES



MACCASLIN ASSOCIATES
6000 Southwest Freeway, Suite 180
Dallas, Texas 75226-1802
(214) 343-2200
www.mccaslinassociates.com

ARCHITECT

CONSULTANT

ESTIMATING

ISSUES/ REVISIONS
12/3/22 City of Dallas Review
09/06/23 City of Dallas Review
Comments Received

Site Survey
Redi-Mix LLC
2624 Joe Field Road
Dallas, Texas 75229

JOB NO. 2291

DRAWN: CAP

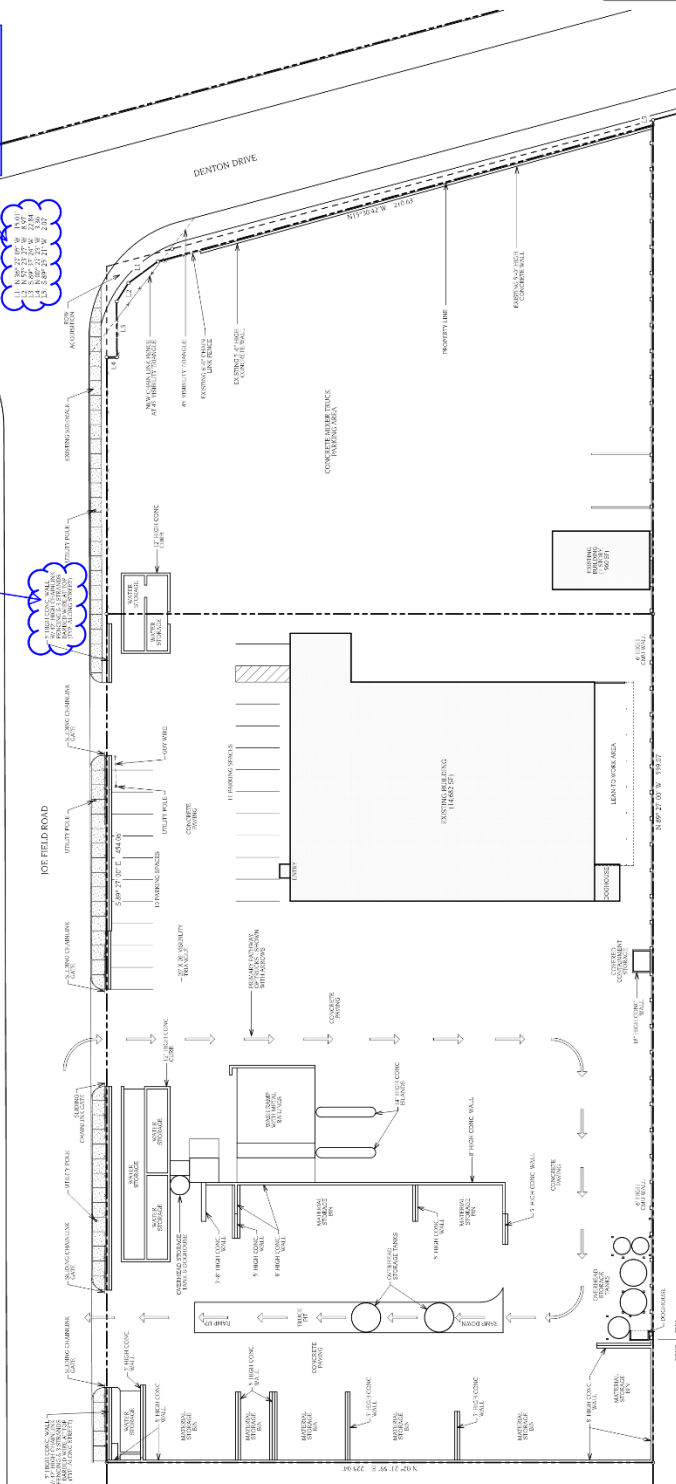
CHECK: SAM

SCALE: 1" = 20'-0"

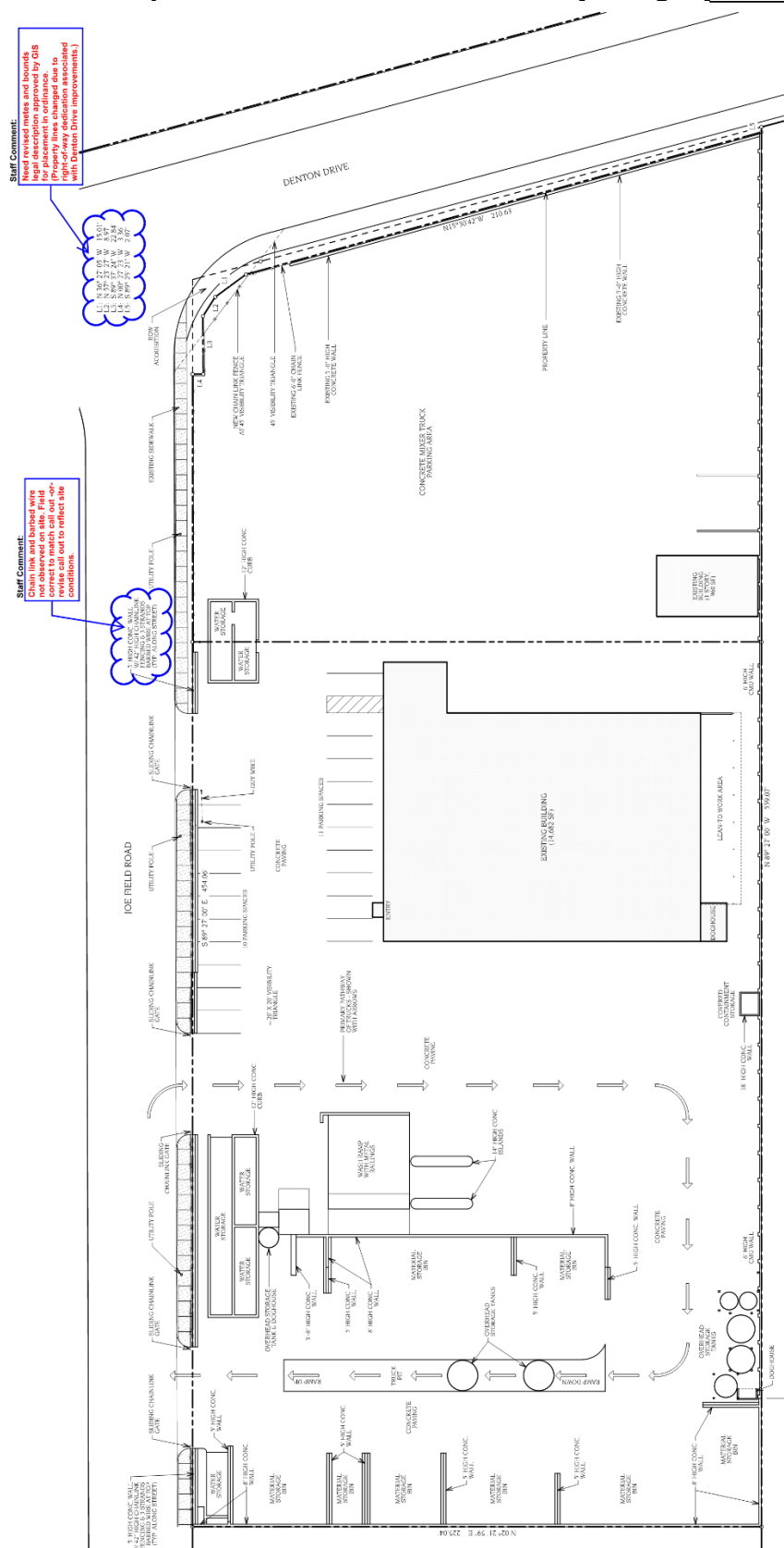
ZONING FILE NUMBER
Z212-196 (JA)

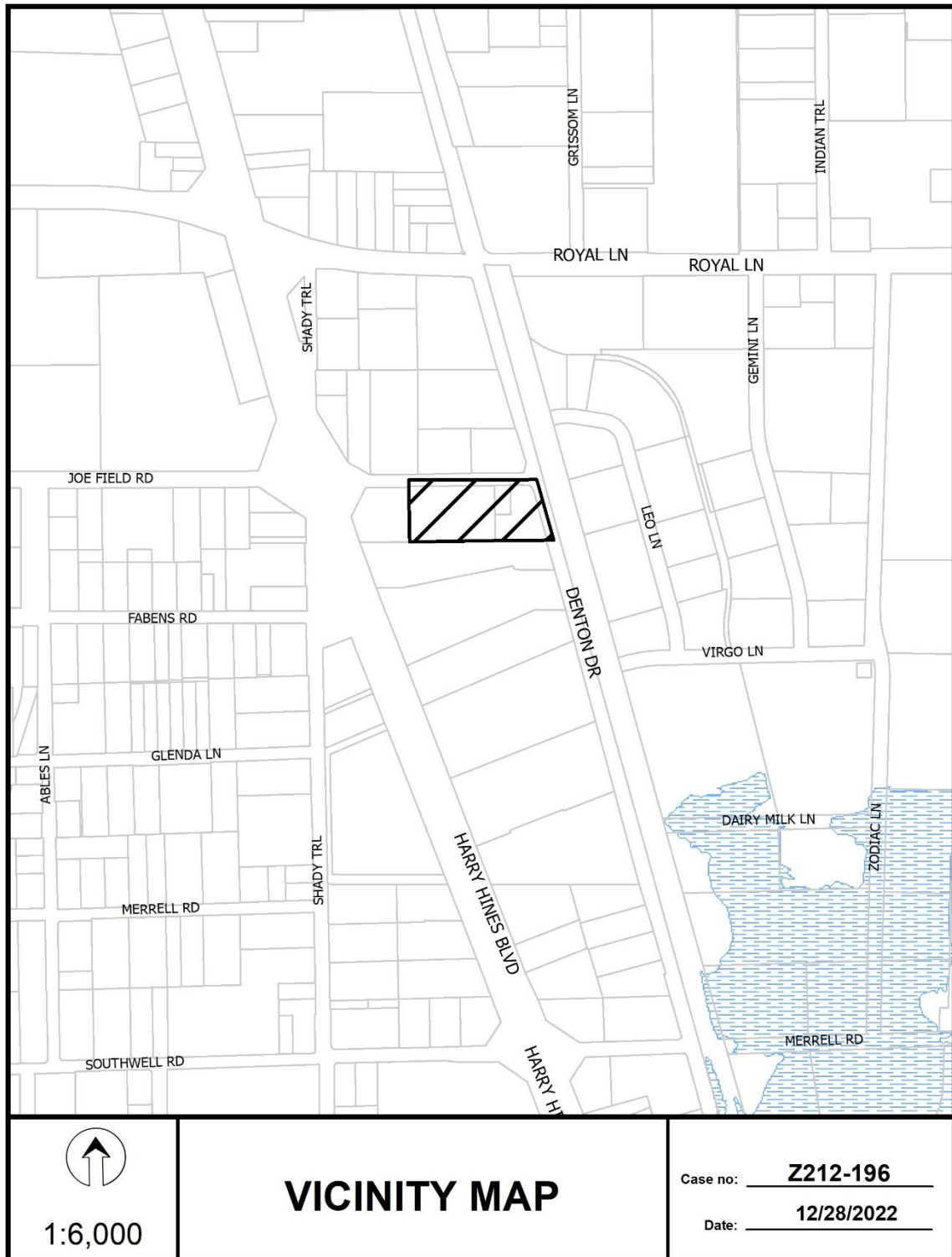
Staff Comment:
Redi-Mix LLC has provided a signed and sealed description approved by GIS. The description is correct and reflects the actual conditions. The property lines are changed due to right-of-way dedication associated with the proposed drive improvement.

Staff Comment:
Chain link and barbed wire fence is shown. The fence is correct to match call out conditions. The fence is not to reflect site conditions.

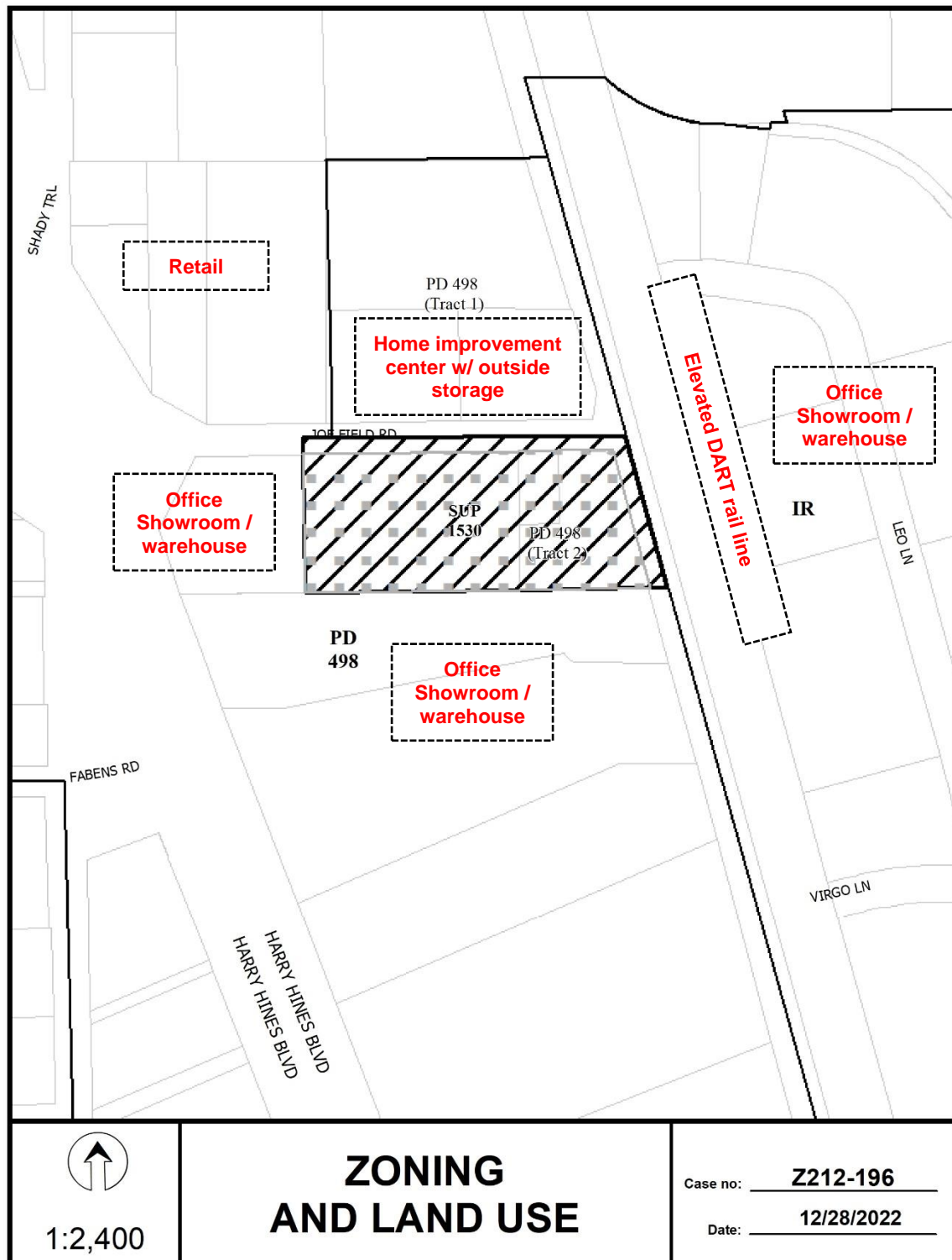


Proposed SUP No. 1530 Site Plan [Enlarged]

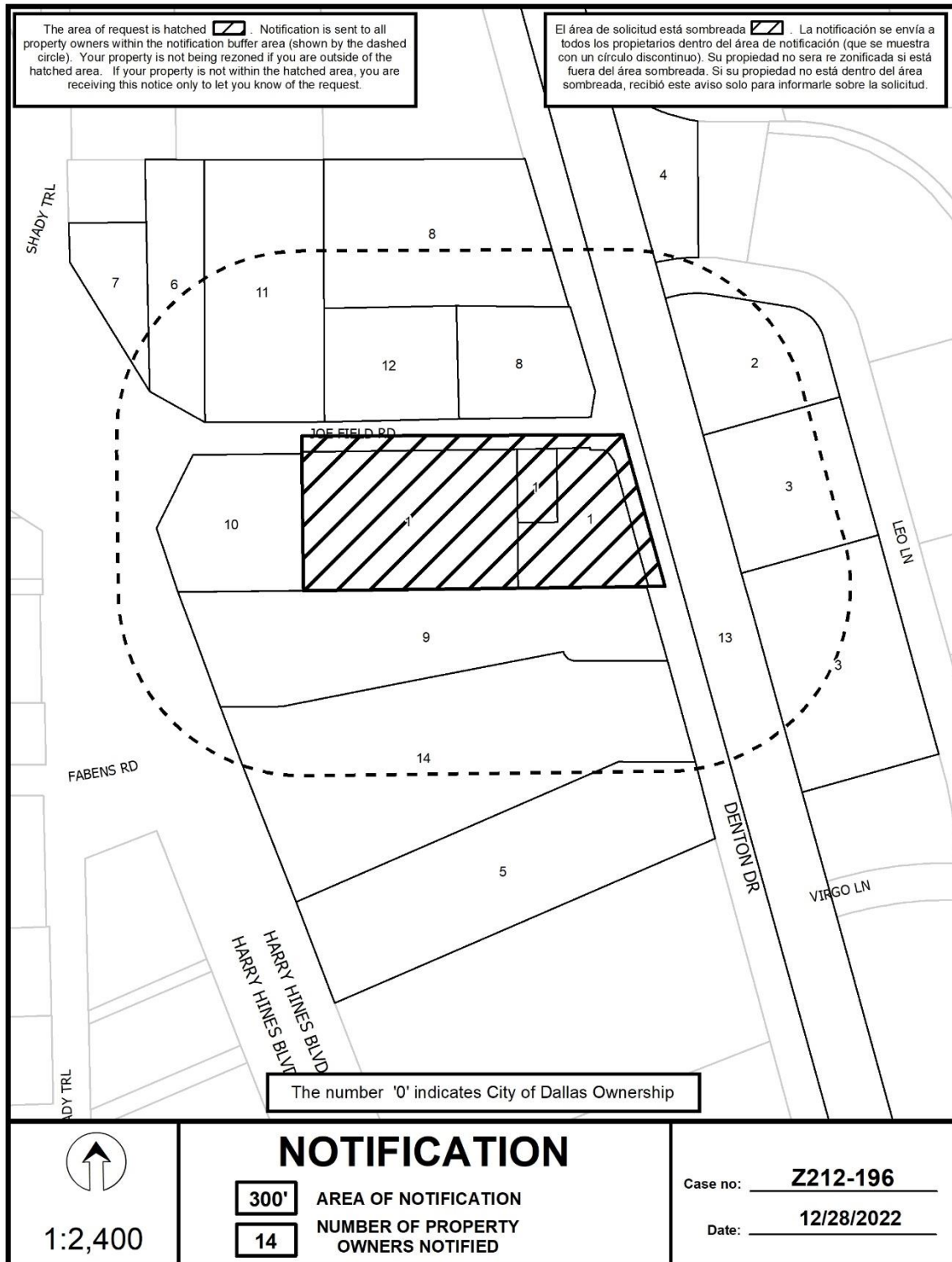












12/28/2022

Notification List of Property Owners***Z212-196******14 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2654 JOE FIELD RD	REDIMIX LLC
2	11271 LEO LN	YOU WENRU &
3	11243 LEO LN	DART DEVELOPMENT COMPANY LLC
4	11292 LEO LN	DALLAS TOBACCO & IMPORTS
5	11220 HARRY HINES BLVD	AA SILVER INVESTMENT LLC
6	2605 JOE FIELD RD	Taxpayer at
7	11310 HARRY HINES BLVD	ELEVEN THREE TEN
8	11309 DENTON DR	CUSTOM CRETE INC
9	11252 HARRY HINES BLVD	HARRY HINES PROPERTIES LLC
10	11276 HARRY HINES BLVD	S W C VENTURE INC
11	2615 JOE FIELD RD	HELEN MCGINNIS PILLIFANT GST TRUST
12	2627 JOE FIELD RD	CUSTOMCRETE INC
13	401 S BUCKNER BLVD	DART
14	11250 HARRY HINES BLVD	Taxpayer at