

FILE NUMBER: Z190-275(LG)

DATE FILED: June 3, 2020

LOCATION: South of Cedardale Road and east of North Dallas Avenue

COUNCIL DISTRICT: 8

MAPSCO: 76 E

SIZE OF REQUEST: ±1.223 Acres

CENSUS TRACT: 167.03

APPLICANT/OWNER: Sowell Lancaster Partners, L.P.

REPRESENTATIVE: Bill Dahlstrom

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

SUMMARY: The applicant is proposing to develop the area of request with a larger parcel to the east with a warehouse/distribution facility.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The request site is a 60-foot strip of undeveloped land between the City of Dallas and City of Lancaster.
- The applicant proposes to develop the entire site (multiple Dallas and Lancaster parcels) with warehouse/distribution uses.
- Flood plain traverses the extreme southwest quadrant of the site.
- The 60-foot parcel, which lies along the City of Dallas and the City of Lancaster's corporal boundaries, was inadvertently omitted in the applicant's request for a zoning change from A(A) Agricultural District to LI Light Industrial District that was approved by the City Council on February 12, 2014 (Z123-348).
- The applicant's request proposes an LI Light Industrial District with volunteered deed restrictions that limit uses and have landscaping requirements for the property.
- The applicant volunteered deed restrictions at the CPC hearing. The deed restrictions include maintaining the landscaping buffer along the residential properties, limiting height to 60 feet, and a 100-foot setback between residential and light industrial uses.
- The City of Lancaster was contacted by the applicant and staff and stated no objections to the applicant's request.

Zoning History: There have been no new cases in the past five years.

Thoroughfares/Streets:

<u>Thoroughfare</u>	<u>Designation</u>	<u>Existing & Proposed ROW</u>
Cedardale Road	Collector	60' & 60' ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and determined that it will not negatively impact the surrounding street system.

STAFF ANALYSIS:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan contains goals and policies for the stabilization and strengthening of neighborhoods.

The request complies with the following land use goals and policies of forwardDallas!:

- GOAL 1.1 Align land use strategies with economic development priorities.
- Policy 1.1.2 Focus on Southern Sector development opportunities.

Land Use Compatibility

The request site is undeveloped. Designated flood plain traverses the area to the south, encroaching into the site at its southwest corner. The applicant is proposing to develop the site with a warehouse/distribution facility. It should be noted that an abutting 9.0-acre parcel to the west, located in the city of Lancaster, will be part of the overall development.

The site is in an area generally providing for nonresidential zoning. It should be noted that a presence of legally non-conforming single-family uses are developed on properties along both sides of Cedardale Road, some of which abut the site's northwestern quadrant. Warehouse/distribution uses are located southeast of the site on Alta Mere Drive. Lastly, an institutional use (church) is situated across Cedardale Road from the site's northeastern quadrant, with scattered residential uses further northeast and east of the site.

Prior to the City's Zoning Transition in the late 1980's, the area south of Cedardale Road and east of Lancaster Road was zoned for an A Agricultural District. As a result, these residential uses continue to enjoy legally non-conforming status.

Landscaping

Landscaping for any permitted use must comply with Article X. In addition, as part of the volunteered deed restrictions, landscaping buffers and screening will be extended to Lots 10 and 11, which currently have trees in the rear of these properties. Lots 10 and 11 abut the subject site on the north side.

Market Value Analysis

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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 to orange, representing the weakest markets. While the subject site is uncategorized, there are properties to the north and east located within Category "F."

Deed Restrictions Volunteered by the Applicant

1. Minimum 50-foot setback from the joint property line with Lots 10 and 11 of the W.O. Smith Addition, according to plat recorded at Volume 31, Page 183, P.R.D.C.T.;
2. Maximum height of all structures shall not exceed 60 feet;
3. An eight-foot screening wall is to be constructed on the joint property line with Lots 10 and 11, W.O. Smith Addition (Volume 31, Page 183, P.R.D.C.T.) pursuant to Dallas Development Code Section 51A-4.301(f)(l)(A); and
4. The following uses are not permitted:
 - Commercial bus station and terminal
 - Extended stay hotel or motel
 - Commercial parking lot or garage
 - Outside display in conjunction with a machinery, heavy equipment, or truck sales and service.
5. 100-foot setback from the joint property line with Lots 10 and 11, W.O. Smith Addition (Volume 31, Page 183, P.R.D.C.T.) for hotel and motel uses.

Partners/Officers/Principals

James E. Sowell	Chief Executive Officer
Stephen L. Brown	President
James S. Cornelius	Vice President
Kathy Fox Powell	Vice President and Secretary
Keith D. Martin	Chief Financial Officer

CPC ACTION
AUGUST 20, 2020

Motion: It was moved to recommend **approval** of an LI Light Industrial District, subject to deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, south of Cedardale Road and east of North Dallas Avenue.

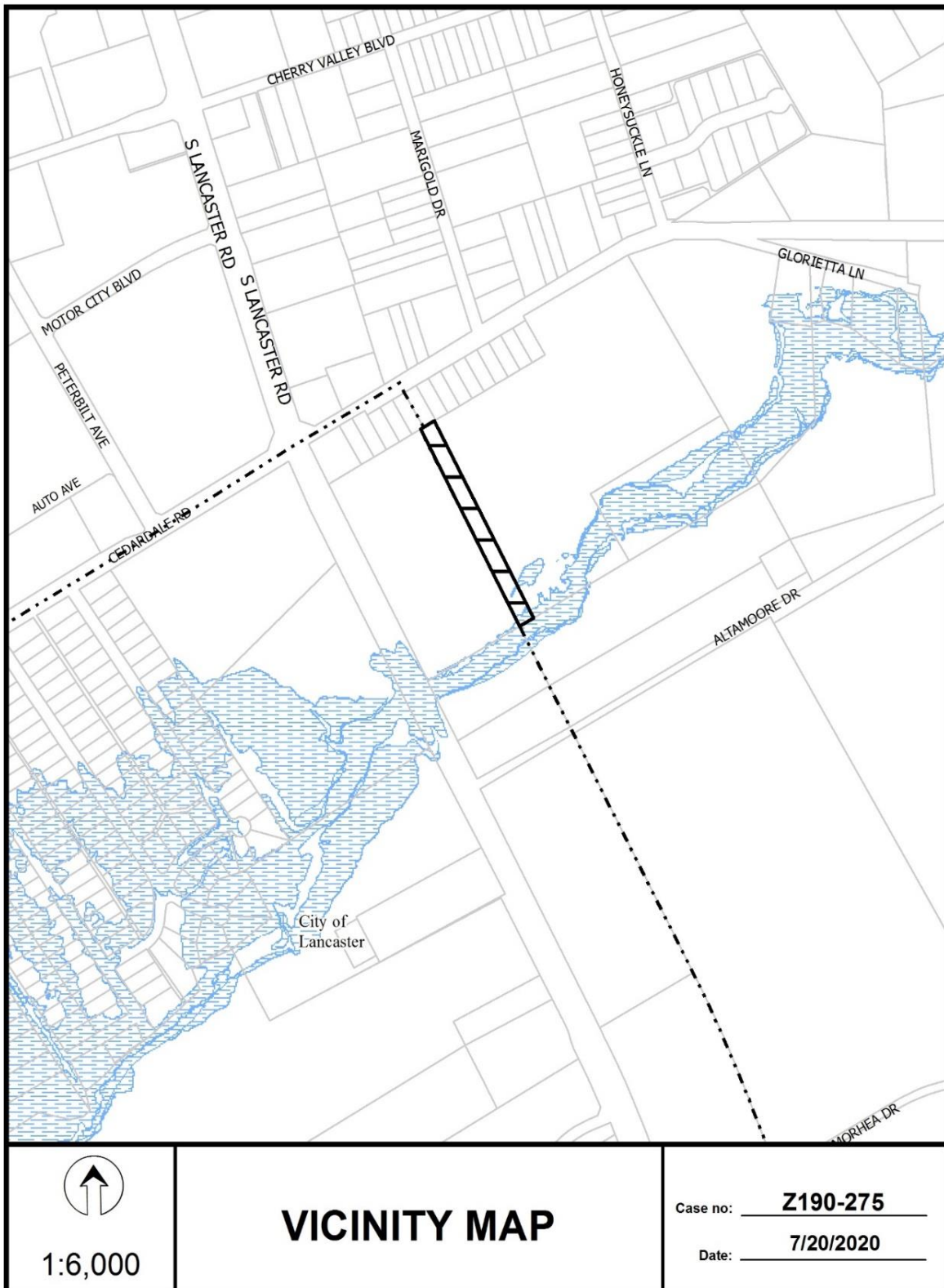
Maker: Jackson
Second: Hampton
Result: Carried: 14 to 0

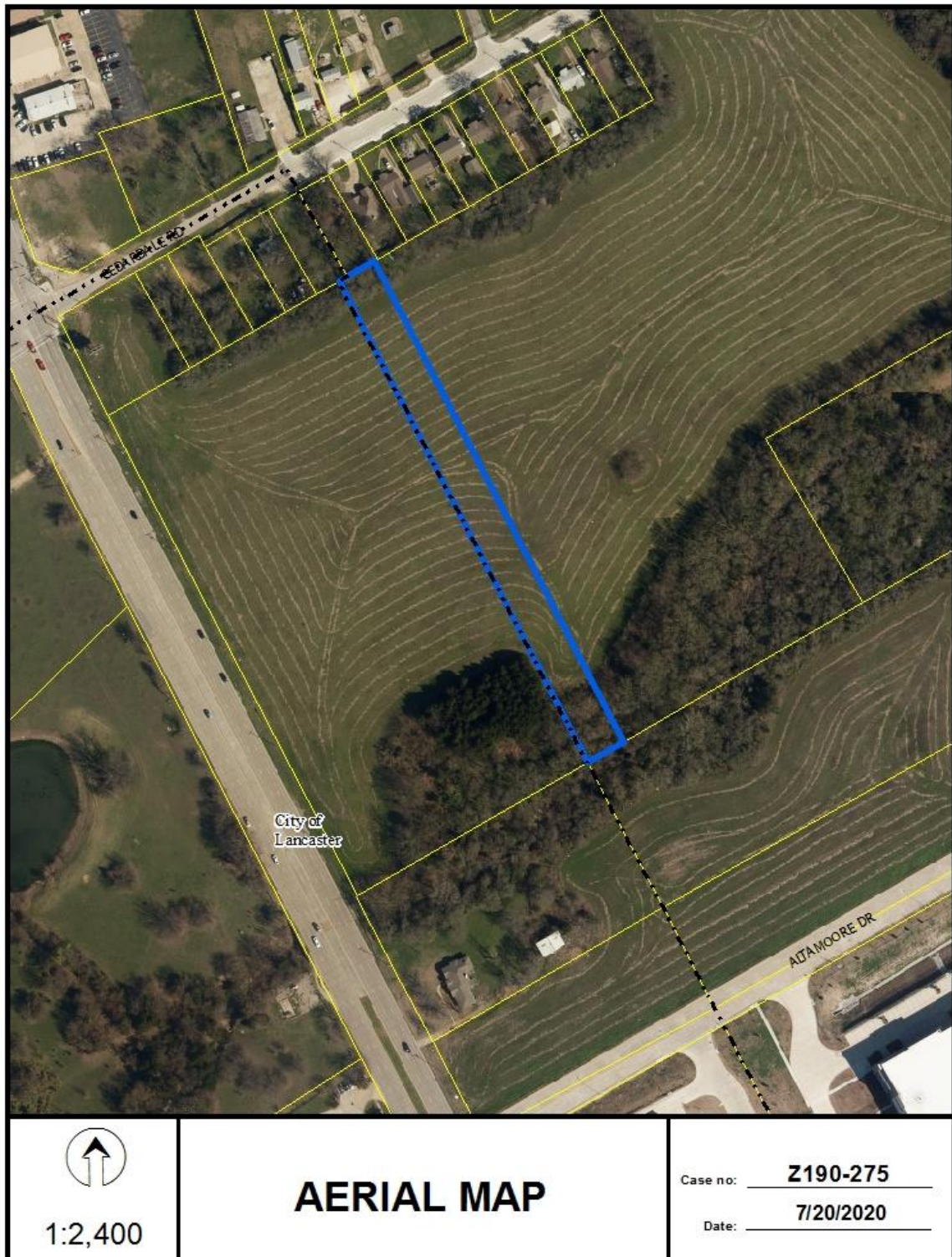
For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Murphy, Garcia, Rubin

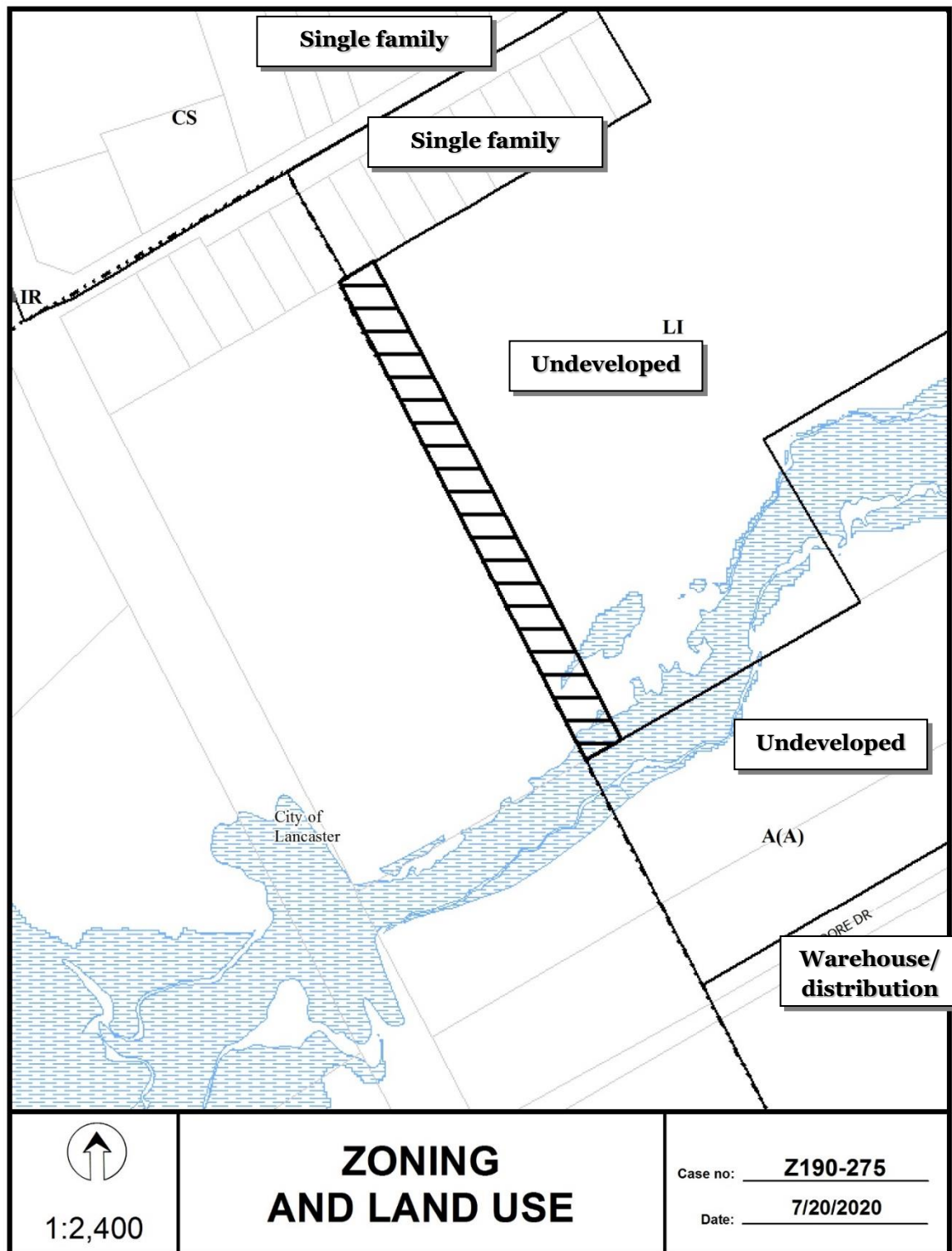
Against: 0
Absent: 0
Vacancy: 1 - District 10

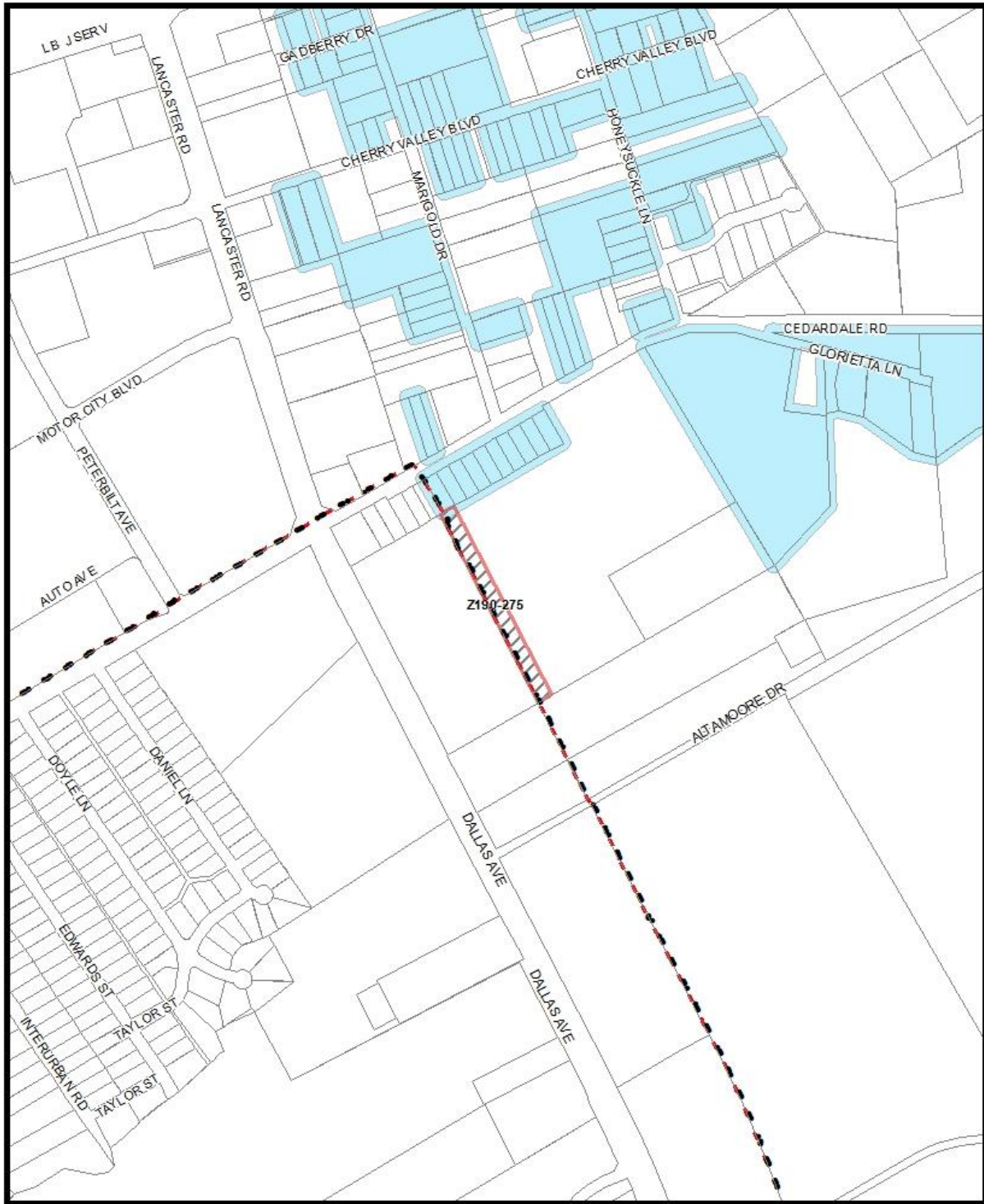
Notices: Area: 300 Mailed: 21
Replies: For: 3 Against: 0

Speakers: For: None
For (Did not speak): Bill Dahlstrom, 2323 Ross Ave., Dallas, TX, 75201
Myron Dornic, 2323 Ross Ave., Dallas, TX, 75201
Against: None









Market Value Analysis



1:6,000

Market Value Analysis

Printed Date: 7/20/2020

CPC RESPONSES



08/19/2020

Reply List of Property Owners***Z190-275******21 Property Owners Notified******3 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	2800 CEDARDALE RD	SOWELL LANCASTER PTNRS LP
	2	2723 CEDARDALE RD	786 SEARCH PTNRS INC
	3	2747 CEDARDALE RD	HARDY FREDDY C &
	4	2743 CEDARDALE RD	HARDY FREDDY & CAROL
	5	2749 CEDARDALE RD	HARDY FREDDY C
	6	2804 CEDARDALE RD	MATHIS JIMMIE LEE
	7	2762 CEDARDALE RD	KNIGHT BOBBY K
	8	2758 CEDARDALE RD	PRICE RUTH W
	9	2752 CEDARDALE RD	SMALLWOOD DEBRA JONES
	10	2748 CEDARDALE RD	MAJORS BILLY JOE
	11	2744 CEDARDALE RD	BENITES PEDRO SOSO &
O	12	2740 CEDARDALE RD	DANIELS CLAVON & BRENDA
	13	4040 N DALLAS AVE	ANGTON RICHARD T
	14	2750 CEDARDALE RD	ENSERCH CORP
	15	2736 CEDARDALE RD	CAB CONSTRUCTION
	16	2730 CEDARDALE RD	ROGERS JOHN L &
	17	2726 CEDARDALE RD	NEXTLOTS PROPERTIES LLC
	18	4040 N DALLAS AVE	ANGTON RICHARD T
	19	2700 CEDARDALE RD	MANN EDWIN S
	20	4150 N DALLAS AVE	SOWELL LANCASTER PARTNERS LP
O	21	2704 CEDARDALE RD	HIGH FIVE VENTURE