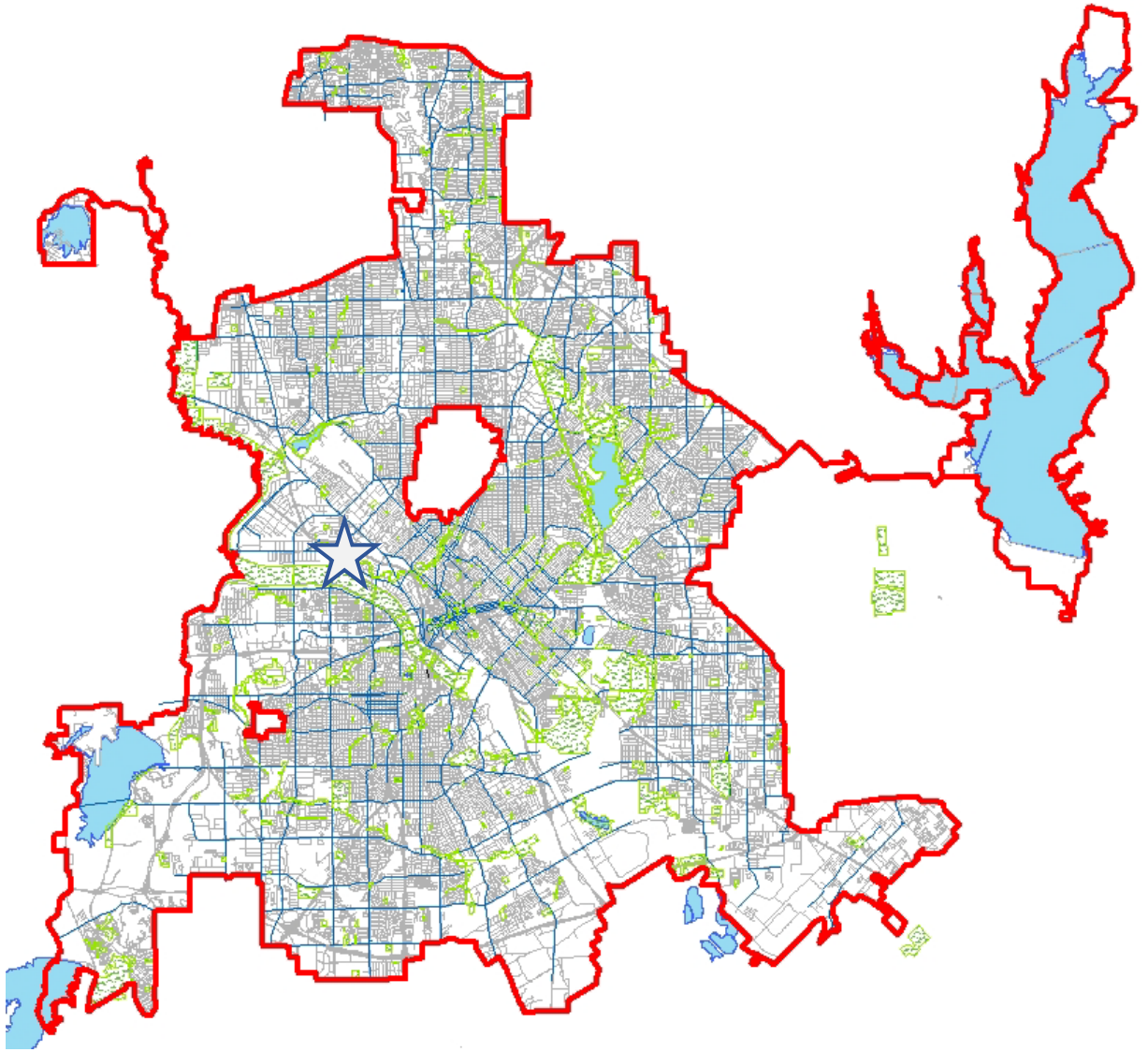
City of Dallas

# Z223-225

## City Plan Commission

Michael V. Pepe
Planning and Urban Design
City of Dallas

# Location



# Request

- An application for a Planned Development District for MU-1 Mixed Use District uses and standards and a contractor's maintenance yard use with consideration for a CS Commercial Service District on property zoned an IR Industrial Research District.
- Area of Request: Approx. 1.5927 acres

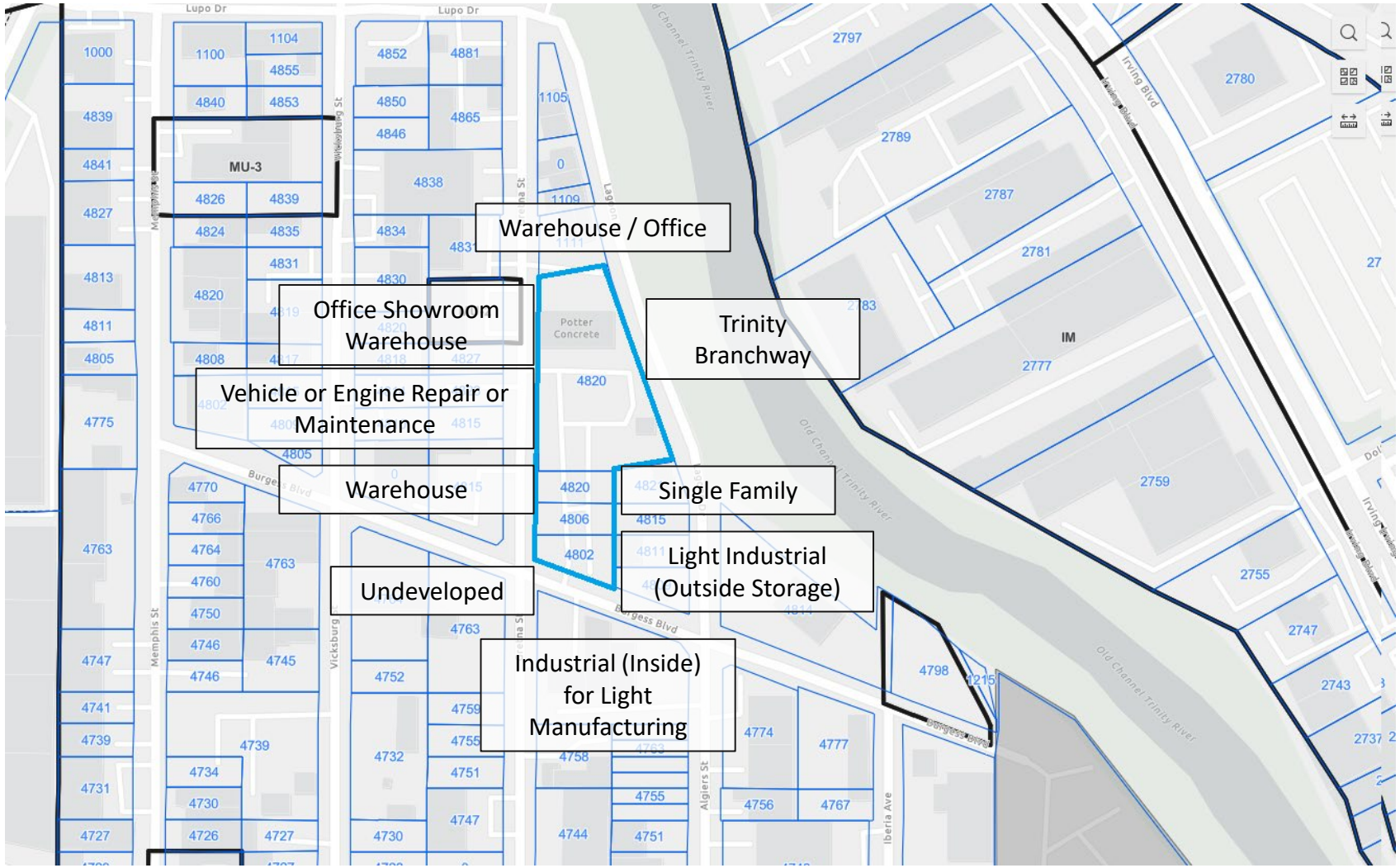
# Purpose

- The purpose of the request is to allow for modified development standards primarily related to uses, setbacks, floor area ratio, height, lot coverage, landscaping, parking and loading, sidewalks, and required screening to develop the site with a contractor's maintenance yard use.

# Aerial Map


Burgess Blvd
Memphis St
Vicksburg St
Gretna St
Lagoon Dr
Irving Blvd
Algiers St
Iberia Ave
Old Channel Trinity River
MU-3
MU-2
IM

# Zoning and Land Use



# Background

- Currently IR Industrial Research District
- Developed with a building with a CO for an office and another structure with a CO for a warehouse
- Requesting a Planned Development District with MU-1 base but allows use of a contractor's maintenance yard and modifies development standards
- City Code defines a contractor’s maintenance yard as “a facility for the storage and maintenance of contractor’s supplies and operational equipment.”

# Background

- PD proposes to define contractor's maintenance yard as "a facility for the storage and maintenance of contractor's supplies and operational equipment, outside storage, offices, greenhouse, warehouse uses associated with a contractor's maintenance yard."
- Generally, the proposed district is built around the proposal for a contractor's maintenance yard use and authorizing the built condition on the ground today.
- Staff recommends against a single property, single purpose Planned Development District. The proposed development and use could be accommodated in a CS Commercial Service District, which would downzone the property.

# Site from Gretna - looking east





# Site from Burgess - looking north





# Site from Burgess - looking north





# Site from Burgess - looking north





# Site from Burgess - looking north





# Site from Gretna - looking east





# Site from Gretna - looking east





# Site from Gretna - looking east





# Site from Gretna - looking east



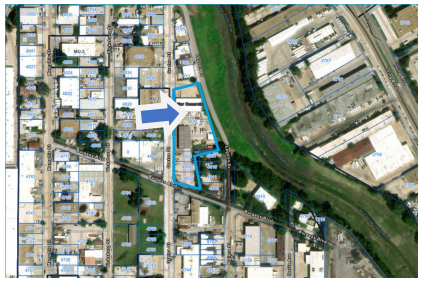


# Site from Gretna - looking east





# Site from Gretna - looking east





# Site from Gretna - looking east





# Surrounding uses – Gretna looking north



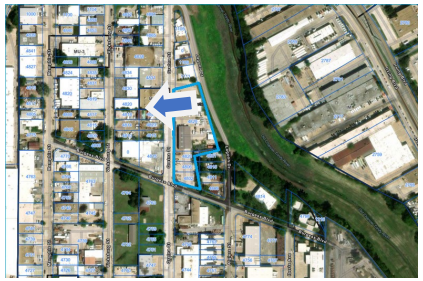


# Surrounding uses – Gretna looking west





# Surrounding uses – Gretna looking west





# Surrounding uses – Gretna looking west





# Surrounding uses – Gretna looking west





# Surrounding uses – Burgess looking south





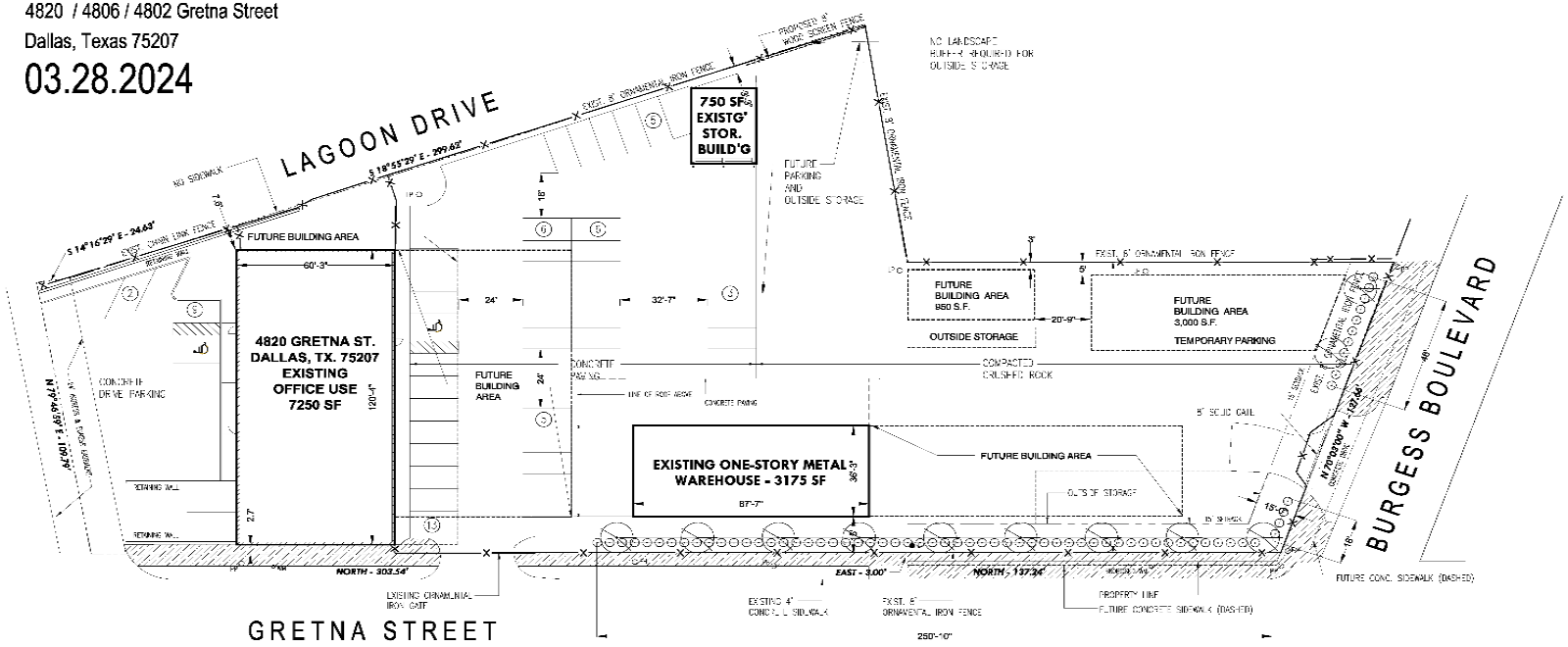
# Development Plan

## CLINT HORTICULTURE: DEVELOPMENT AND LANDSCAPE PLAN

4820 / 4806 / 4802 Gretna Street

Dallas, Texas 75207

03.28.2024




### D1 DEVELOPMENT & LANDSCAPE PLAN

SCALE 1" = 20'-0"

NORTH

PROJECT DATA:
USE: CONTRACTOR'S MAINTENANCE YARD
SITE: 1.5897 ACRES/69,377.74 SF
FLOOR AREA RATIO: 0.8:1
HEIGHT: 45 FT, PLUS 12 FT FOR STRUCTURE LISTED IN SEC. 51A-4.408(a)(2)
COVERAGE: 80%
PARKING:

| | |
|---|---|
| • CONTRACTOR'S MAINTENANCE YARD SITE AREA: 1/2,000 RATIO 44,340 SF (EXCLUDING PARKING SF | 22.17 SPACES |
| • OFFICE: 3/1,000 SF @ 7,250 SF | 21.75 SPACES |
| • WAREHOUSE/GREENHOUSES: 1/1,000 SF @ 3,175 SF | 3.18 SPACES |
| TOTAL | 47.1 SPACES |
| TOTAL PROVIDED | 49 SPACES |

FUTURE PARKING REQUIREMENTS BASED ON ADDITIONAL FLOOR AREA

LANDSCAPE LEGEND:

- LACEY OAK (Quercus laceyi) ~30' O.C.~6' BEHIND FENCE 10'-12' tall (2"-2 1/2" caliper)
- MIXED HEDGE - ~4' BEHIND FENCE
  * 'Scarlet peaks' Yaupon Holly, (Ilex vomitoria) 6' spacing, 5-6' tall.
  * Texas Mountain Laurel, (Dermato phylum) Secundiflorum, 6' spacing, 4-5' tall.
  * Pfitzer Juniper (Juniperus x Pfitzeriana) 6' spacing, 2-3' tal.
- GROUNDCOVER/GRASSES/PERENNIALS (NATIVE PLANTS WITH MOWED EDGES)

studio Meyer

CLINT HORTICULTURE
4820 / 4806 / 4802 GRETNA STREET
DALLAS, TEXAS 75207

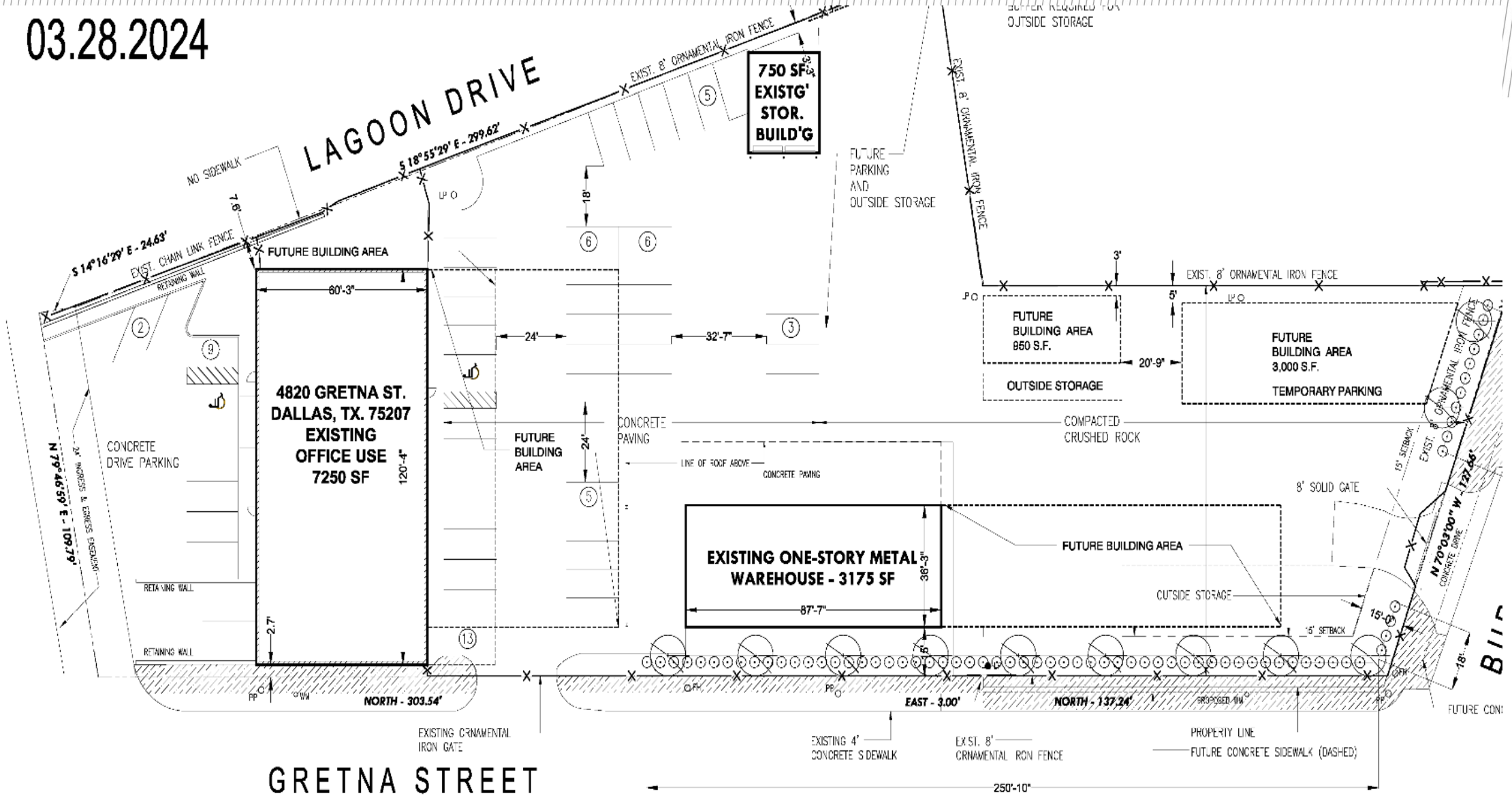
| rev | date | issue title |
|---|---|---|
| | 03.28.2024 | dev / landscape plan |

DEVELOPMENT PLAN

D1.0

project number | sheet number

03.28.2024


LAGOON DRIVE
NO SIDEWALK
S 18°55'29" E - 299.62'
EXIST. 8' ORNAMENTAL IRON FENCE
S 14°16'29" E - 24.63'
EXIST. CHAIN LINK FENCE
RETAINING WALL
FUTURE BUILDING AREA
750 SF EXISTG' STOR. BUILD'G
FUTURE PARKING AND OUTSIDE STORAGE
BUFFER REQUIRED FOR OUTSIDE STORAGE
EXIST. 8' ORNAMENTAL IRON FENCE
4820 GRETNA ST.
DALLAS, TX. 75207
EXISTING
OFFICE USE
7250 SF
60'-3"
120'-4"
24'
32'-7"
FUTURE BUILDING AREA
950 S.F.
OUTSIDE STORAGE
20'-9"
FUTURE BUILDING AREA
3,000 S.F.
TEMPORARY PARKING
CONCRETE DRIVE PARKING
CONCRETE PAVING
COMPACTED CRUSHED ROCK
LINE OF ROOF ABOVE
CONCRETE PAVING
EXISTING ONE-STORY METAL WAREHOUSE - 3175 SF
36'-3"
87'-7"
FUTURE BUILDING AREA
OUTSIDE STORAGE
8' SOLID GATE
15' SETBACK
N 70°03'00" W - 137.66'
N 79°46'59" E - 100.79'
24' INGRESS & EGRESS EASEMENT
RETAINING WALL
RETAINING WALL
2.7'
NORTH - 303.54'
EAST - 3.00'
NORTH - 137.24'
EXISTING ORNAMENTAL IRON GATE
EXISTING 4' CONCRETE SIDEWALK
EXIST. 8' ORNAMENTAL IRON FENCE
PROPERTY LINE
FUTURE CONCRETE SIDEWALK (DASHED)
250'-10"
GRETNA STREET

# Applicant's requested use definition

- CONTRACTOR'S MAINTENANCE YARD means a facility for the storage and maintenance of contractor's supplies and operational equipment, outside storage, offices, greenhouse, which is an enclosed structure used for the cultivation and protection of tender plants, and warehouse uses associated with a contractor's maintenance yard.

- **Staff recommends striking this.**

# Requested Art X exemptions

(b) The following provisions apply for a contractor's maintenance yard and are the only landscape requirements for the use.

(1) Parking lot trees are required in accordance with Article X in future parking areas.

(2) Landscape buffer.

(i) On Gretna Drive, a 15 foot landscape buffer zone is required from the south line of an existing driveway to the corner of Gretna Street and Burgess Boulevard.

(ii) On Burgess Boulevard, a 15 foot landscape buffer zone is required.

(iii) A landscape buffer zone is not required along Lagoon Drive.

(iv) Specifications for plant materials located in the 15 ft. landscape buffer along Gretna Street and Burgess Boulevard are as follows:

Lacey Oak (Quercus laceyi), 30' spacing, 1-12' tall (2"-2 1/2" caliper).

'Scarlet peaks' Yaupon Holly, (Ilex vomitoria) 6' spacing, 5-6' tall.

Texas Mountain Laurel, (Dermato phylun)

Secundiflorum, 6' spacing, 4-5' tall.

Pfitzer Juniper (Juniperus x Pfitzeriana) 6' spacing, 2-3' tall.

(3) ROW landscape areas. A landscape area comprised of groundcover/grasses and perennials will be planted between the sidewalk and property line along Gretna Street and Burgess Boulevard.

# Staff Recommended Condition

- Landscaping must be provided in accordance with Article X of Chapter 51A, as amended.

# Requested Sidewalk exemptions

(a) Sidewalks.

1) Along Gretna Street and Burgess Boulevard, a 4 foot wide sidewalk will be extended when required.

2) Along Lagoon Drive, a sidewalk is not required.

**Staff recommendation (For CPC to consider if CPC moves to recommend approval):**

(a) Sidewalks. Sidewalks with an unobstructed width of six feet are required on all street frontages

(1) Sidewalks must be level across all driveways, curb cuts, and entrances or exits to loading areas. (2) At the intersection of each driveway with a sidewalk, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

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# Staff Recommendation

- **Approval** of a CS Commercial Service District, in lieu of a Planned Development District.

City of Dallas

# Z223-225

## City Plan Commission

Michael V. Pepe
Planning and Urban Design
City of Dallas