

# Zoning Case #1020-01

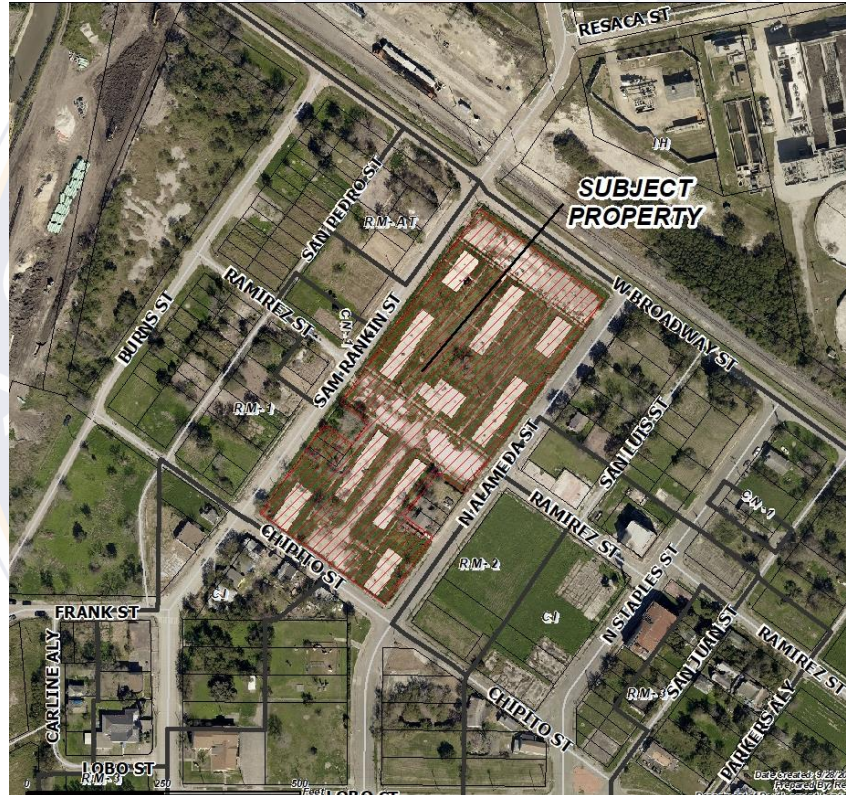
**Tex-Isle, LLC.**

**Rezoning for a Property at 1401 North Alameda Street  
From “RM-1” To “IL”**



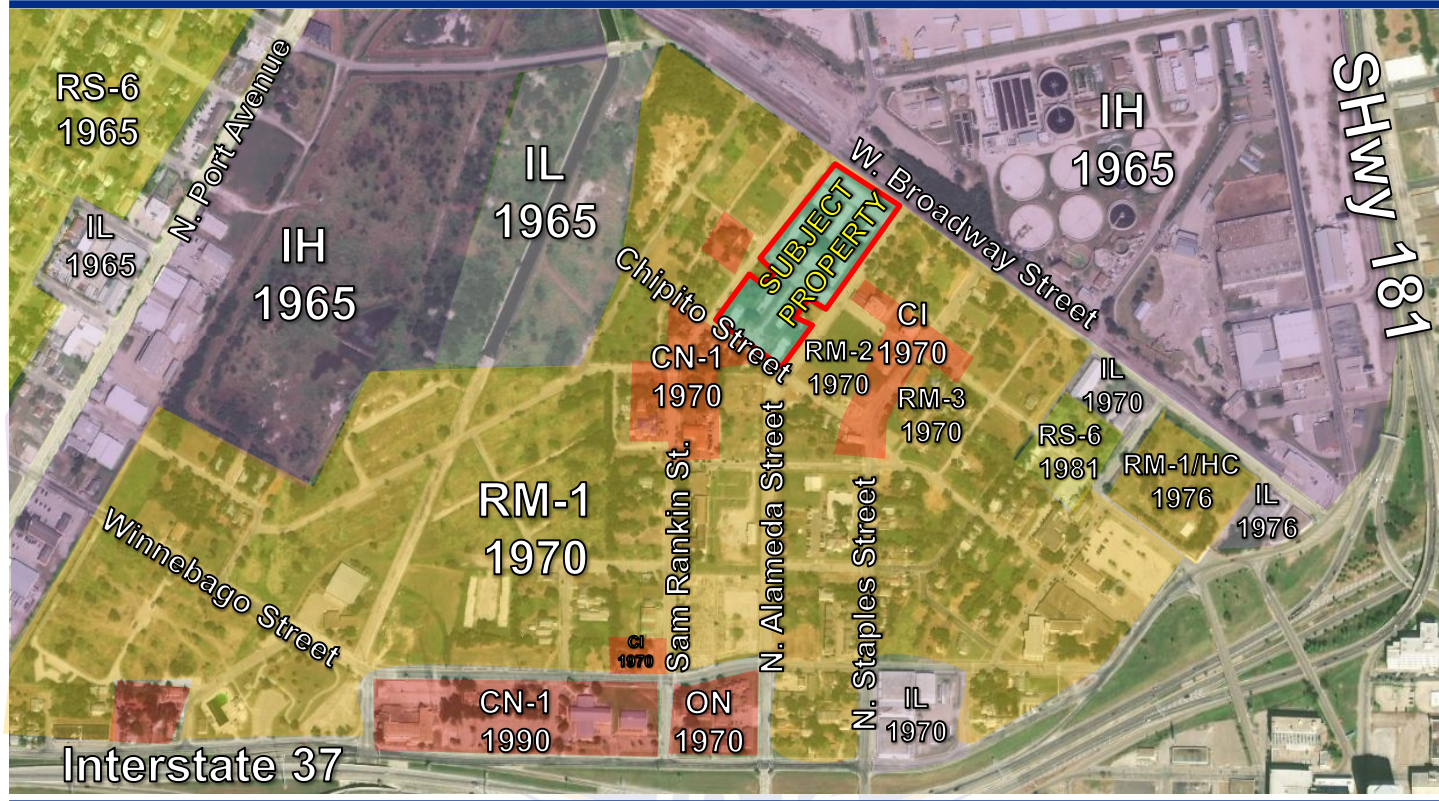
Planning  
Commission  
September 16,  
2020

# Aerial Overview





# Zoning Pattern



# UDC Requirements



## Buffer Yards:

“IL” to “RM-1”

Type C: 15-feet and 15 points

## Setbacks:

Street: 20 feet

40 feet when adjacent to Residential

## Parking:

1:1,000 GFA (Outdoor Facility)

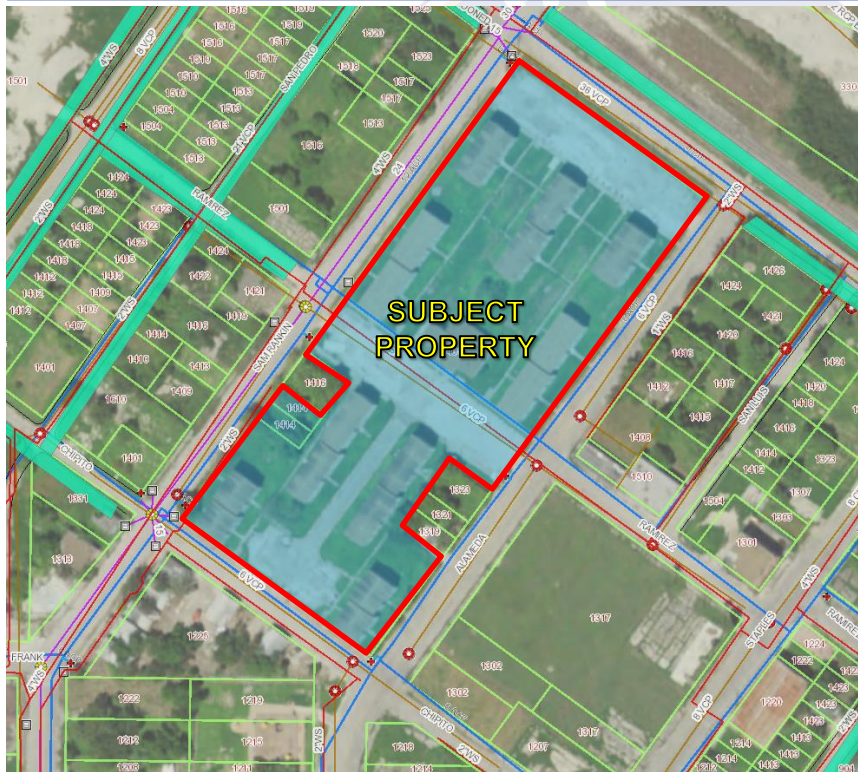
Landscaping, Screening, and  
Lighting Standards.

## Uses Allowed:

Light Industrial, Retail, Offices,  
Vehicle Sales, Bars, and Storage



# Utilities



**Water:** 12-inch ACP line located along Sam Rankin Street, a 6-inch ACP line along Chipito Street, a 6-inch ACP line along North Alameda Street, and an 8-inch CIP line along West Broadway Street.

**Wastewater:** 6-inch VCP line located along Sam Rankin Street, a 6-inch VCP line along Chipito Street, a 6-inch VCP line along North Alameda Street, and a 21-inch VCP line along West Broadway Street.

**Gas:** 2-inch line located along Sam Rankin Street, a 2-inch line along Chipito Street, a 1-inch line along North Alameda Street, and a 2-inch line along West Broadway Street.

**Storm Water:** 24-inch line located along Sam Rankin Street.

# Public Notification

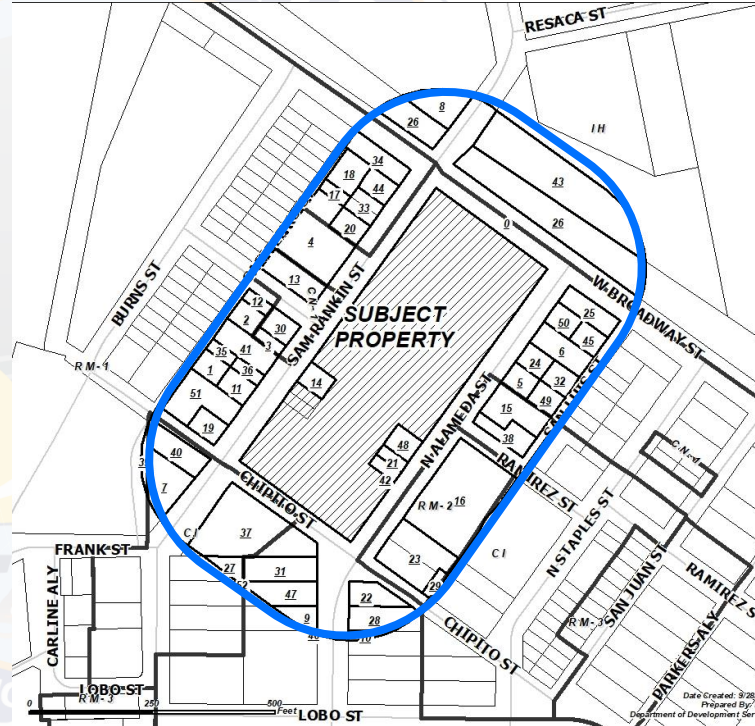
52 Notices mailed inside 200' buffer  
6 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





# Rendering



# Staff Recommendation

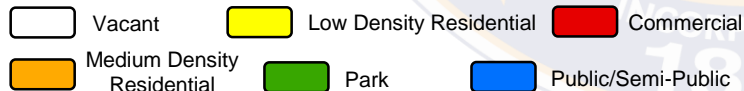
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**Denial** of the change of zoning  
to the “IL” Light Industrial District

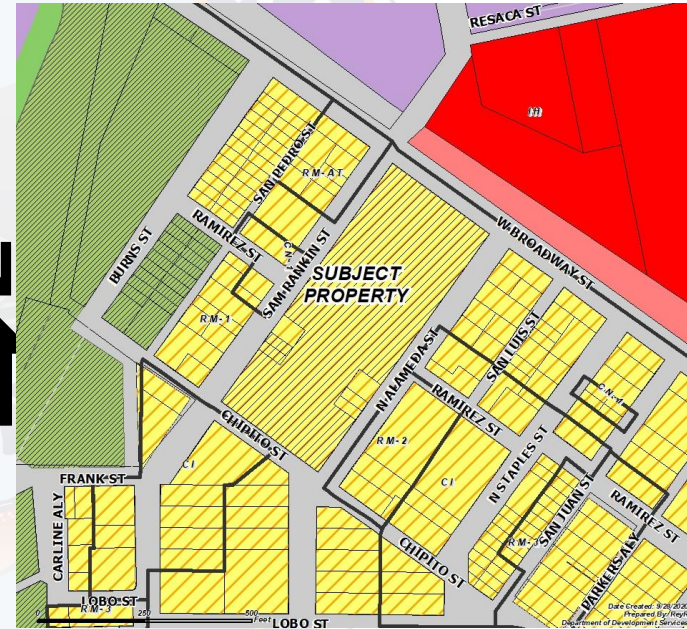


# Land Use

## Existing Land Use



## Future Land Use



# W Broadway St, North of Subject Property



# Sam Rankin Street, East of Subject Property

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## A photograph of a fenced-in area, likely a construction site or a restricted access point. A black metal fence runs across the middle of the frame. Behind the fence, there is a grassy field with some trees and utility poles in the background. A white sign with red and black text is attached to the fence. The sign reads: "NOTICE", "Zoning Change", "The City of Dallas", "is currently reviewing", "a zoning change for", "the property located at", "12345678901234567890", "Dallas, TX 75201". The text "Subject Property" is overlaid in large yellow font on the lower part of the image. The sky is clear and blue. The foreground shows a paved road with some cracks.

# Chipito Street South of Subject Property



# Chipito Street, South Side of Subject Property

