

FILE NUMBER: Z212-224(OA) **DATE FILED:** March 29, 2022

LOCATION: Northwest corner of Singleton Boulevard at Mican Drive

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ± 1.115 Acres **CENSUS TRACT:** 106.01

REPRESENTATIVE: Isaac Molina, Lakeside Architect

APPLICANT/ OWNER: Fredis Benitez

REQUEST: An application for a CS Commercial Service District on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow for vehicle display, sales, and service use.

CPC RECOMMENDATION: Denial without prejudice.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The vacant site is approximately 1.115 acres and zoned a CR Community Retail.
- The current CR Community Retail District zoning does not allow the proposed vehicle display, sales, and services use; therefore, the applicant is seeking to rezone to a CS Commercial Service District which permits the use subject to Residential Adjacency Review (RAR).
- While it's the applicant's intent to operate a vehicle display, sales, and service use at the site, the zoning change would allow 11 new uses by right and 27 new uses by special regulation (SUP, RAR, DIR). General zoning changes are not limited to specific uses.
- The site is located within a 100-year flood plain and adjacent to Mican Drive, which is an undeveloped street, but a proposed community collector according to the thoroughfare plan.
- There have not been any changes from the previous hearing.

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

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Singleton Boulevard	Principal Arterial	80 feet	100 feet
Mican Drive	Community Collector	60 feet	60 feet

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* was adopted by the City Council in June 2006, outlining 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 1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be in residential community areas, primarily on significant roadways or at key intersections.

Policy 1.1.7 Ensure appropriately located capacity to achieve growth targets.

West Dallas Comprehensive Land Use Study

In May 1999, City Council approved West Dallas Comprehensive Land Use Study, with the mission to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area.

3.4. Future land use policy recommendations

Policies:

- In industrial zoned areas, require landscape and architectural buffers to minimize visual impacts along major corridors. Strengthen buffer and setback requirements to shield existing residential neighborhoods from more intensive adjacent land uses.
- Encourage adequate buffering between single family and multifamily; commercial, industrial, and residential; and between industrial and commercial uses.

Land Use

Area	Zone	Use
Site	CR Commercial Retail District	Vacant lot(s)
North	CS Commercial Service District	Auto related use
East	IM Industrial Manufacturing District	Auto related and industrial uses

South	IM Industrial Manufacturing District	Warehouse and industrial uses
West	CR Commercial Retail District	Retail and auto related use

Land Use Compatibility:

The applicant is seeking approval for the rezoning of an undeveloped 1.115-acre-site from a CR Community Retail District to CS Commercial Service District to permit a vehicle display, sales, and services us, subject to an RAR Residential Adjacency Review. The surrounding land uses consist of auto related uses to the north, auto and industrial uses to the east, warehouse and industrial uses to the south, and retail and auto related uses to the west.

The site is adjacent to a CS Commercial Service District with auto related uses to the north. Additionally, the property is adjacent to warehouse and industrial uses to the south and east, both zoned an IM Industrial Manufacturing District. The site fronts a major thoroughfare, and it is adjacent to other auto related uses. The surrounding CS, CR and IM Districts, uses, and transportation infrastructure are conducive to the proposed vehicle display, sales, and service use for this site. Staff believes the vehicle display, sales, and service use is suitable and compatible with the existing warehouse, auto related businesses, and industrial uses. The proposed CS Commercial Service District complements these intense uses and will appropriately add additional services needed in the community.

Use Comparison Table:

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200
Red color	Indicates the use was added or removed
Highlighted	Indicates the special rules of applicability changed

	Existing CR	Proposed CS
Use		
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	R
Bus or rail transit vehicle maintenance or storage facility		R
Catering service	•	•
Commercial cleaning or laundry plant		R
Custom business services	•	•
Custom woodworking, furniture construction, or repair		•
Electronics service center	•	•
Job or lithographic printing		•
Labor hall		S
Machine or welding shop		R
Machinery, heavy equipment, or truck sales and services		R
Medical or scientific laboratory.		•
Medical or scientific laboratory	•	•
Technical school		•
Tool or equipment rental	•	•
Vehicle or engine repair or maintenance		R
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		•
Industrial (outside)		

	Existing CR	Proposed CS
Use		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	•
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	•	•
Foster home		
Halfway house		S
Hospital	S	R
Library, art gallery, or museum	•	
Public or private school	R/S	R/S
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel	S	R/S
Lodging or boarding house	S	•
Overnight general-purpose shelter	•	•
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Attached non-premise sign	S	S
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	S
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	R
Medical clinic or ambulatory surgical center	•	•
Office	•	•

	Existing CR	Proposed CS
Use		
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public Park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	•
Duplex		
Group residential facility		
Handicapped group dwelling unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments	•	•
Ambulance service	R	R
Animal shelter or clinic without outside runs	R	R
Animal shelter or clinic with outside runs		S
Auto service center	R	R
Business school	•	•
Car wash	D	R
Commercial amusement (inside)	S	★
Commercial amusement (outside)	S	R
Commercial motor vehicle parking		★
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	S
Dry cleaning or laundry store	•	•
Furniture store	•	•
General merchandise or food store 3,500 square feet or less	•	•
General merchandise or food store greater than 3,500 square feet	•	•
General merchandise or food store 100,000 square feet or more	S	S
Home improvement center, lumber, brick or building materials sales yard	D	R
Household equipment and appliance repair	•	•

	Existing CR	Proposed CS
Use		
Liquor store	•	•
Mortuary Funeral home, or commercial wedding chapel	•	•
Motor vehicle fueling station	•	•
Nursery, garden shop, or plant sales	•	•
Outside sales		S
Paraphernalia shop	S	S
Pawn shop	•	
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop	S	S
Taxidermist		•
Temporary retail use	•	•
Theater	•	•
Truck stop		S
Vehicle display, sales, and service		R
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		D
Heliport		S
Helistop		S
Private street or alley		
Railroad passenger station		S
Railroad yard, roundhouse, or shops		
STOL (short takeoff or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	•	S
Local utilities	S	S
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	S	R
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		

	Existing CR	Proposed CS
Use		
Tower/antenna for cellular communication	•	•
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		S
Building mover's temporary storage yard		S
Contractor's maintenance yard		R
Freight terminal		R
Livestock auction pens or sheds		
Manufactured building sales lot		R
Mini warehouse	S	•
Office showroom/warehouse		R
Outside storage		R
Petroleum product storage and wholesale		S
Recycling buy-back center	•	•
Recycling collection center	•	•
Recycling drop-off container	•	•
Recycling drop-off for special occasion collection	•	•
Sand, gravel, or earth sales and storage		S
Trade center		•
Vehicle storage lot		S
Warehouse		R

Development Standards:

District	Setbacks		Height	Lot Coverage/ Density	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: CR	15' (blockface continuity applies)	20' for Residential Districts 0' Others	54'	60% none	RPS over 26 feet in height	Retail and personal uses
Proposed: CS	15' adjacent to expressway/ thoroughfare None otherwise	20' for Residential Districts 0 Others	45'	80% none	RPS over 26 feet in height for R, R(A), D, D(A), TH or TH (A)	Commercial, Retail, and personal uses.

The permitted lot coverage will increase from 60 percent to 80 percent and the existing 15-foot setback would be maintained. The maximum allowable height will decrease from 54 to 45 feet.

Parking:

Parking will be in accordance with the parking regulations of Chapter 51A. For a vehicle display, sales, and service use, one parking space will be required per 500 square feet of floor and site area exclusive of parking area. There is no required off-street loading parking for a structure that are 0 to 10,000 square feet, one for 10,000 to 60,000 and one additional for each additional 60,00 or fraction thereof.

Landscaping:

Landscaping will be in accordance with the landscape regulations of Article X, as amended.

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 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 strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA Category.

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List of Officers

Fredis Benitez, Sole Proprietorship

CPC Action
8/4/2022

Motion: In considering an application for a CS Commercial Service District on property zoned a CR Community Retail District, at the northwest corner of Singleton Boulevard at Mican Drive, it was moved to hold this case under advisement until September 1, 2022.

Maker: Carpenter
Second: Hampton
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Shidid, Carpenter, Blair,
Jung, Housewright, Haqq, Stanard, Kingston,
Rubin.

Against: 0
Absent: 1 - Anderson
Vacancy: 3 - District 3, District 7, District 11

Notices: Area: 300 Mailed: 18
Replies: For: 0 Against: 0

Speakers: For: (Did not speak) Isaac Molina, 4207 Tolbert St., Dallas, TX,
75227
Against: None

CPC Action
9/1/2022

Motion: It was moved to recommend **denial without prejudice** of a CS Commercial Service District on property zoned a CR Community Retail District, at the northwest corner of Singleton Boulevard at Mican Drive.

Maker: Carpenter
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann,
Blair, Jung, Housewright, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Popken

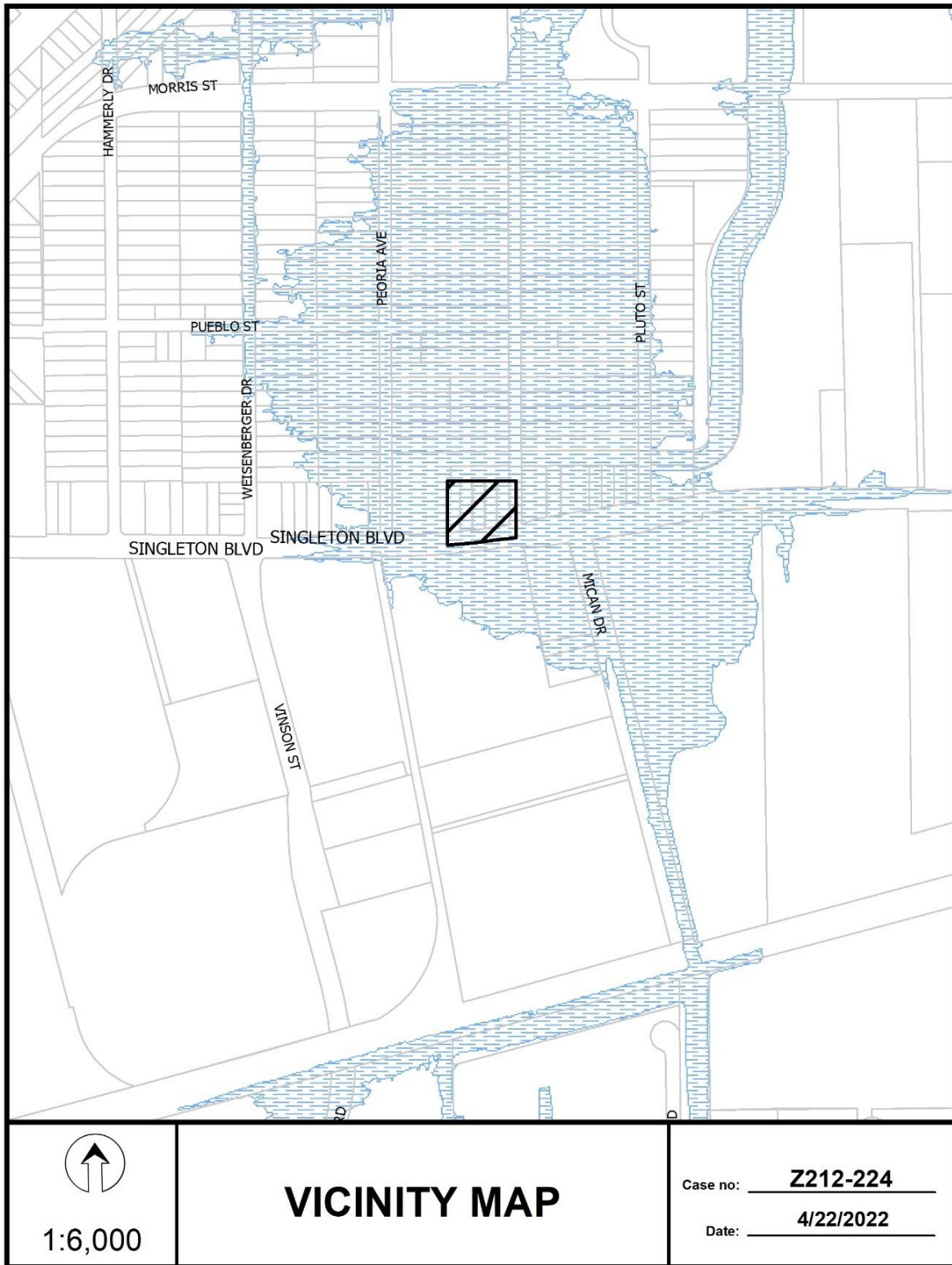
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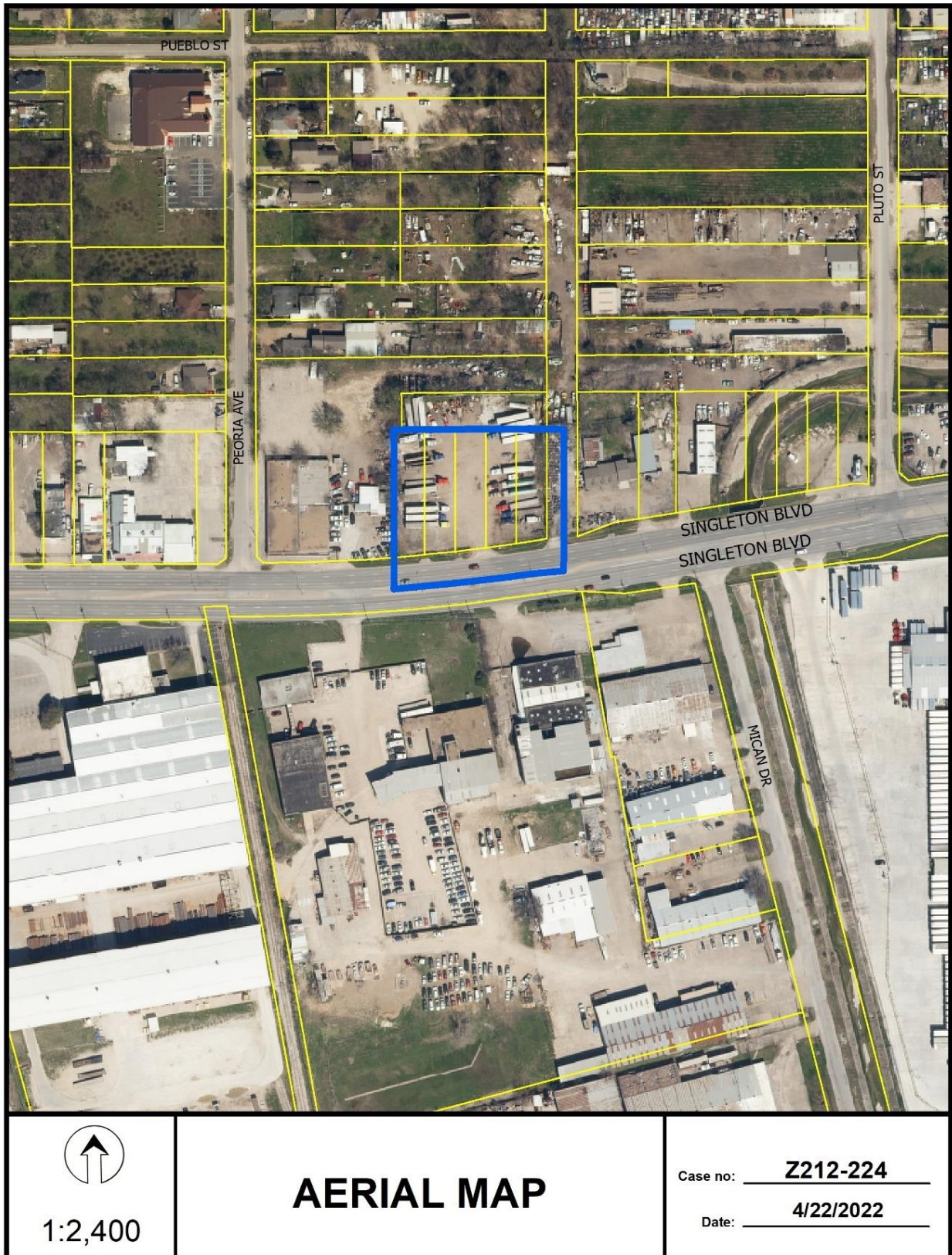
Vacancy: 2 - District 3, District 11

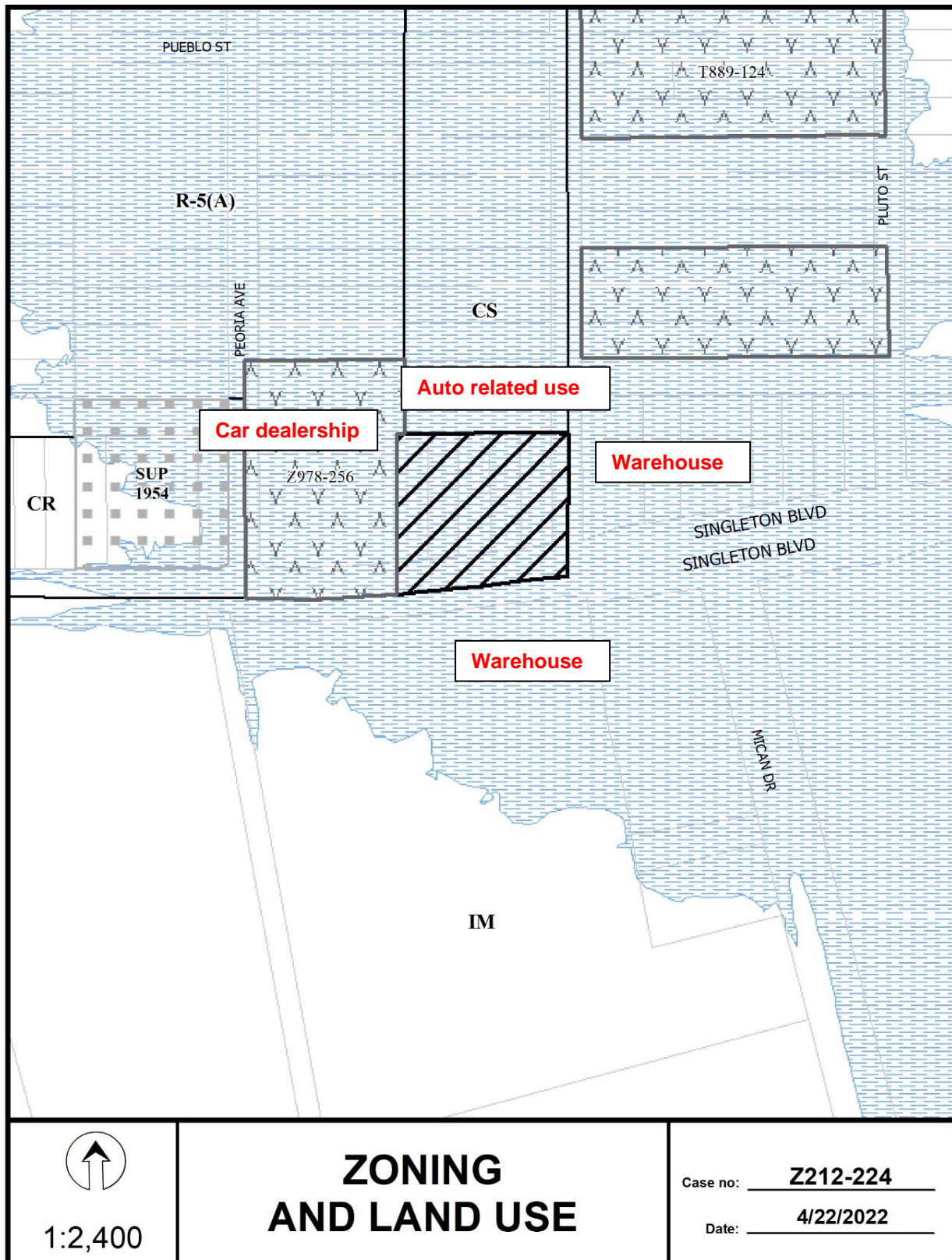
Notices: Area: 300 Mailed: 18

Replies: For: 0 Against: 0

Speakers: For: Isaac Molina, 4207 Tolbert St., Dallas, TX, 75227
Against: None









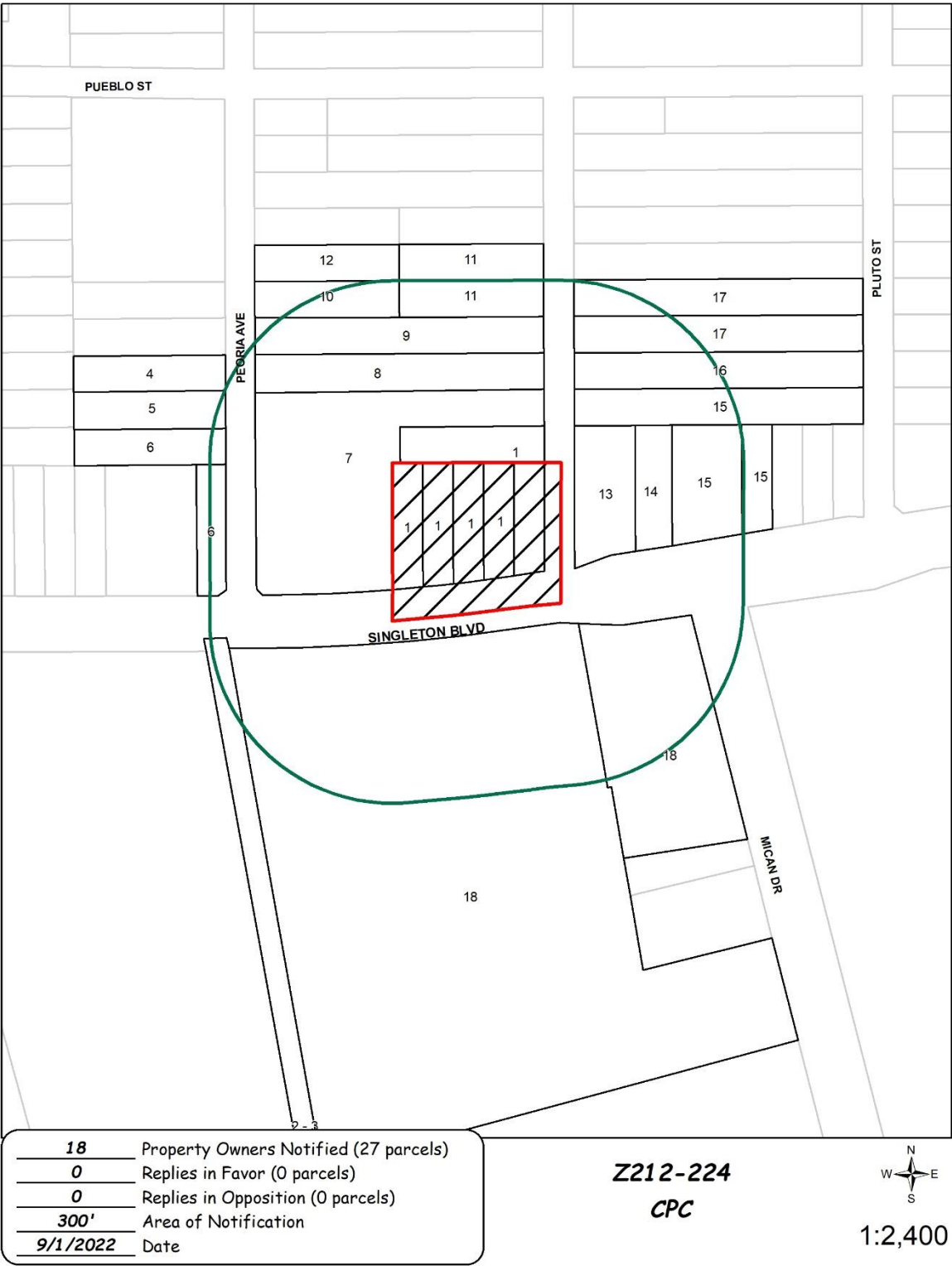
MVACluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 4/22/2022



08/31/2022

Reply List of Property Owners***Z212-224******18 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4519 SINGLETON BLVD	VILLATOLE FREDIS BENITEZ
	2	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	3	9999 NO NAME ST	UNION PACIFIC RR CO
	4	3031 PEORIA AVE	RANGEL JOSE CRUZ ROJAS &
	5	3025 PEORIA AVE	RAMOS JESUS ANTONIO &
	6	3021 PEORIA AVE	FLORES DAVID &
	7	4535 SINGLETON BLVD	BENITEZVILLATOLE FREDIS
	8	3030 PEORIA AVE	SALAZAR MANUEL &
	9	3102 PEORIA AVE	LUNA JOHN JR &
	10	3108 PEORIA AVE	LUNA JOHN & GENOVEA
	11	3117 MICAN DR	CROCKER GEORGE W
	12	3112 PEORIA AVE	LUNA JOHN & GENOVEVA
	13	4437 SINGLETON BLVD	CARRILLO SALVADOR
	14	4429 SINGLETON BLVD	CARRILLO SALVADOR
	15	4419 SINGLETON BLVD	GILCREASE STEVE R
	16	3021 PLUTO ST	CSW ENTERPRISES LLC
	17	3023 PLUTO ST	GILCOASE STEVE
	18	4528 SINGLETON BLVD	4400 SINGLETON LLC