

FILE NUMBER: Z190-252(JT/PD) **DATE FILED:** April 20, 2020

LOCATION: On the east side of Luna Road, north of Ryan Road

COUNCIL DISTRICT: 6 **MAPSCO:** 22 N; P

SIZE OF REQUEST: Approx. 18.407 acres **CENSUS TRACT:** 99.00

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

OWNER: West Shield Partners, LLC

APPLICANT: Venture Metals

REQUEST: An application for the renewal of Specific Use Permit No. 2261 for a metal salvage facility use with consideration to amending the site plan on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to continue operation of a metal salvage facility [Venture Metals]. A scheduled site visit revealed changes that were inconsistent with the approved site plan and amendment to the site plan is being considered.

CPC RECOMMENDATION: **Approval** for a five-year period, subject to a revised site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to a revised site plan and conditions.

BACKGROUND:

- The site is currently developed with two structures consisting of a one-story 202,232 square foot structure on the northern portion of the property and a one-story 14,117 square foot structure along the southwestern portion of the property.
- The site previously operated as a steel fabricating plant in 1963. On September 13, 2017, SUP No. 2261 was approved by City Council for a metal salvage facility use. The SUP was approved on September 13, 2017 and expires on September 13, 2020 [Z167-248]. The applicant is requesting to continue to operate the as a metal salvage facility.
- While no expansion of the use is being requested, an amendment to the site plan to reflect the current conditions of the site is needed. As such, the request seeks to remove the designated concrete pad sites along the southern portion of the site and designate the staging area where metal will be stacked until processed within the structure.
- Per 51A-4.210 a METAL SALVAGE FACILITY means a facility that collects, separates, and processes scrap metal in bulk form for reuse and manufacturing.

Zoning History: There have been three zoning change requests in the area within the last five years.

- 1. Z145-236** On August 12, 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant, and Specific Use Permit No. 2096 for a metal salvage facility, on property located on the south side of Ryan Road, east of Luna Road.
- 2. Z145-122** On March 25, 2015, City Council approved an amendment to Specific Use Permit No. 2003 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant located on the northeast corner of Luna Road and Ryan Road.
- 3. Z123-305** On September 22, 2015, the City Council approved a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on property located on the southeast corner of Cullum Lane and Harry Hines Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Luna Road	Principal Arterial	60 feet
Ryan Road	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined it will not significantly 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.

This area is identified in the comprehensive plan as an industrial area. Industrial areas are developed with low density buildings, industrial yards, and surface parking for trucks and cars. The subject site is entirely surrounded by industrial uses and zoning consistent with the industrial area.

LAND USE POLICY PLAN

TRINITY RIVER CORRIDOR COMPREHENSIVE PLAN

The subject site is located within the Elm Fork planning district – Stemmons Crossroads and Luna Road/Walnut Hill of the Trinity River Corridor Land Use Plan adopted in March 2005 and revised in December 2009.

The plan establishes Preferred Land Use Plans that apply to each one of the seven planning districts in which the study area was divided. The Area Plan also created Land Use Opportunity Plans that reflect specific opportunities that can be expected in the Trinity River Corridor based upon a market response to the capital improvements in the Trinity River Corridor Project. The maps also express the land uses desired for the corridor by stakeholders who participated in the study.

The Preferred Land Use Plan for the Elm Fork District affirms its role as a location for industrial activities and business in Dallas.

Surrounding Land Uses:

	Zoning	Land Use
Site	IM, SUP No. 2261	Metal Salvage Facility
North	IM, SUP No. 2078	Concrete or asphalt crushing
East	IR, IM	Industrial, warehouse
West	IR and SUP No. 2003	Concrete plant, undeveloped
South	IR, IM, SUP No. 2096	Metal salvage facility, industrial, outside storage

Land Use Compatibility:

The site is currently developed with two structures which the applicant wants to continue to use for a metal salvage facility and warehouse. The properties can be accessed on Ryan Road to the south and on Luna Road to the west. In addition to renewing the SUP, the request seeks to revise the site plan to remove the designated concrete pad sites along the southern portion of the site and designate the staging area where metal will be stacked until processed within the structure

The surrounding uses are industrial, with a concrete or asphalt crushing plant to the north; industrial and warehouse to the east; metal salvage facility, industrial and outside storage to the south, industrial and outside storage to the south, and undeveloped and a concrete plant to the west.

The property south of the proposed site obtained a zoning change from an IR District to an IM District with deed restrictions volunteered by the applicant and a SUP for a metal salvage facility in 2015.

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 applicant’s request is consistent with and complement the industrial related uses in the area. In fact, there is another metal salvage facility located directly to the south of the petitioned site.

Parking:

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Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. The Development Code allows parking for a metal salvage facility use to be established in the SUP, otherwise, a minimum of five parking spaces must be provided. The site provides eight off-street parking spaces.

Landscaping:

No landscaping is required as the applicant is not proposing any new construction on the site.

List of Partners

Applicant:

Venture Metals

Michael Uhrick, CEO

Mark Chazanow, President

Preston Dargan, Vice President

Owner:

West Shield Partners, LLC

Michael Uhrick, CEO

Mark Chazanow, President

Preston Dargan, Vice President

CPC ACTION
October 1, 2020

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2261 for a metal salvage facility use with consideration to amend the site plan for a five-year period, subject to a revised site plan and conditions on property zoned an IM Industrial Manufacturing District, on the east side of Luna Road, north of Ryan Road.

Maker: Carpenter
Second: Blair
Result: Carried: 13 to 0

For: 13 - MacGregor, Stinson, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Myers,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

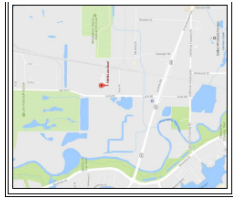
Notices: Area: 400 Mailed: 14
Replies: For: 5 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC Recommended SUP Conditions

1. USE: The only use authorized by this specific use permit is a metal salvage facility.
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 ~~September 13, 2020~~ (five years).
4. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: A minimum of five off-street parking spaces are required.
6. SCREENING: A minimum nine-foot-high solid screening fence must be maintained along the boundary of the Property, as 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 Site Plan



VICINITY MAP

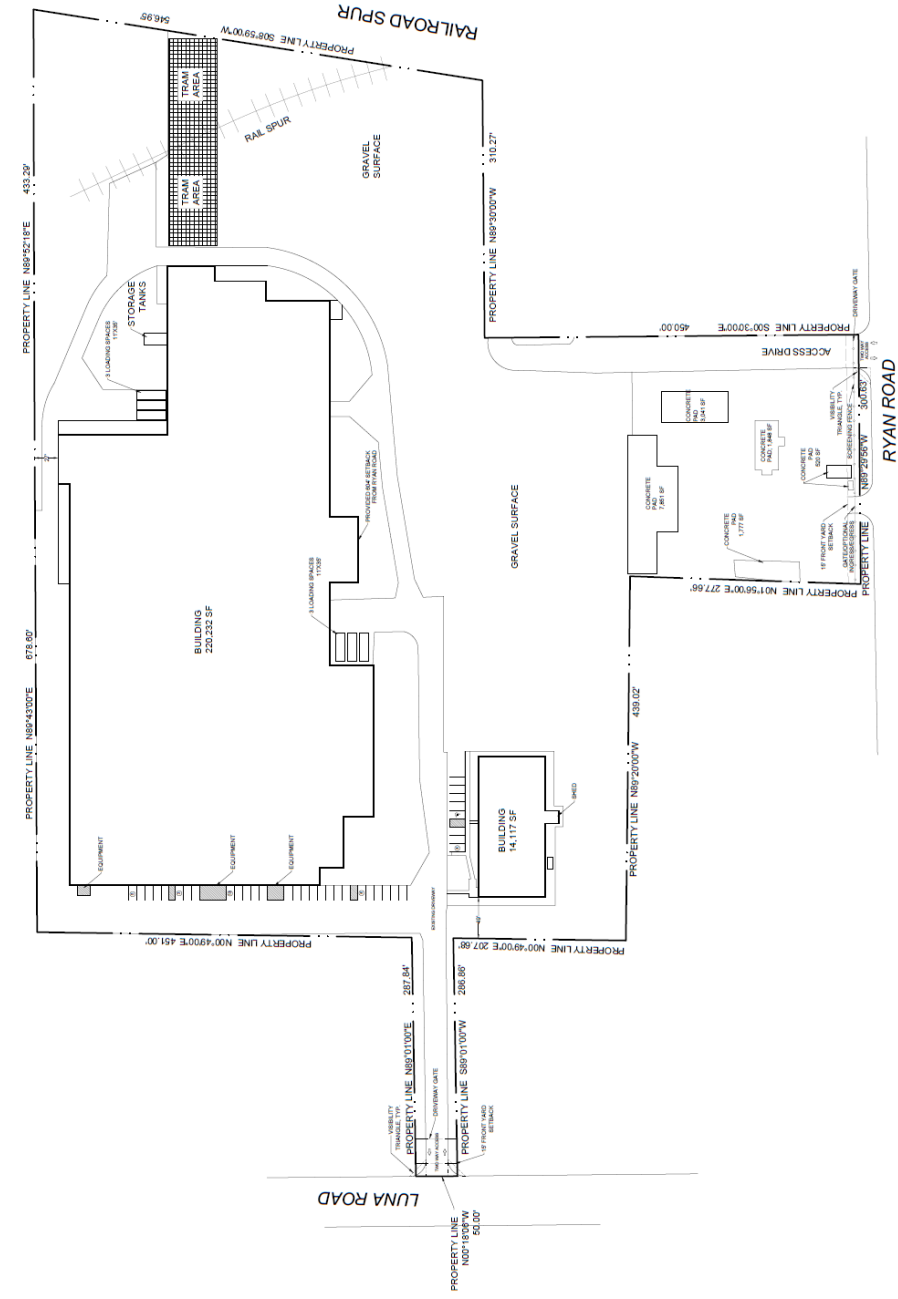
NTS



SITE DATA TABLE
 10848 LUNA ROAD
 SUP FOR METAL SALVAGE FACILITY
 IN INDUSTRIAL MANUFACTURING DISTRICT
 TOTAL SITE AREA 18.407 AC

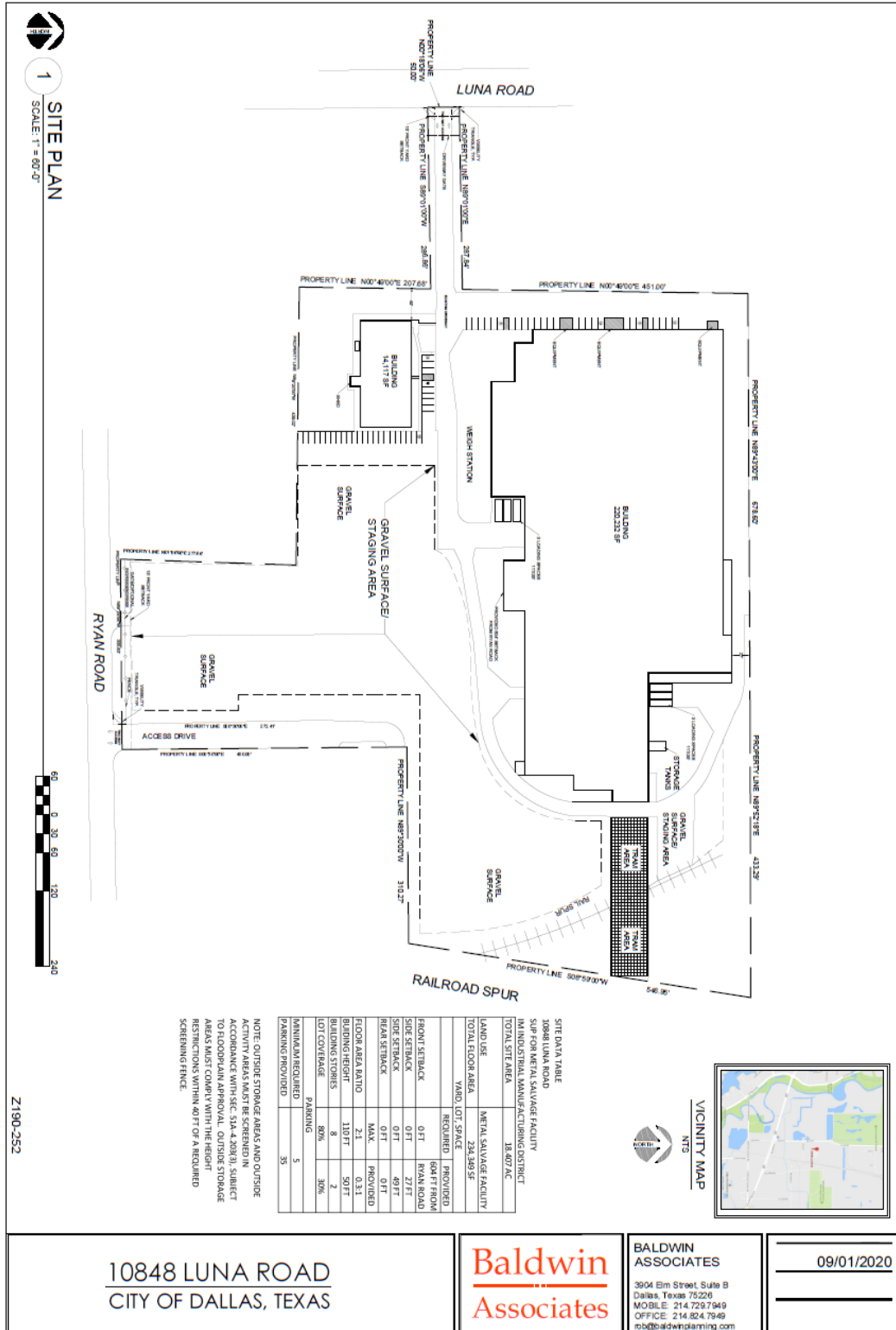
LAND USE	TOTAL FLOOR AREA	YARD, LOT, SPACE	REQUIRED	PROVIDED
METAL SALVAGE FACILITY	234,349 SF			604 FT FROM RYAN ROAD
FRONT SETBACK	0 FT		0 FT	27 FT
SIDE SETBACK	0 FT		0 FT	49 FT
REAR SETBACK	0 FT		0 FT	0 FT
FLOOR AREA RATIO	2.1		MAX.	PROVIDED
BUILDING HEIGHT	110 FT		8	50 FT
BUILDINGS STORIES	8		8	2
LOT COVERAGE	88%		88%	30%
MINIMUM REQUIRED PARKING				5
PARKING PROVIDED				35

NOTE: OUTSIDE STORAGE AREAS AND OUTSIDE ACTIVITY AREAS MUST BE SCREENED IN ACCORDANCE WITH SEC. 5JA-4-203(3), SUBJECT TO FLOODPLAIN APPROVAL. OUTSIDE STORAGE AREAS MUST COMPLY WITH THE HEIGHT RESTRICTIONS WITHIN 40 FT OF A REQUIRED SCREENING FENCE.



1 SITE PLAN
 SCALE: 1" = 60'-0"

CPC Recommended Site Plan



SITE DATA TABLE
 10848 LUNA ROAD
 SUP FOR METAL SALVAGER FACILITY
 M INDUSTRIAL MANUFACTURING DISTRICT
 TOTAL SITE AREA 18,807 AC
 LAND USE METAL SALVAGER FACILITY
 TOTAL FLOOR AREA 234,349 SF
 VARIOUS LOT SPACE
 FRONT SETBACK 0 FT FROM 104 FT FROM RYAN ROAD
 SIDE SETBACK 0 FT 27 FT
 REAR SETBACK 0 FT 49 FT
 FLOOR AREA RATIO 21% PERMITTED
 BUILDING HEIGHT 110 FT 50 FT
 BUILDING STORIES 8 2
 LOT COVERAGE 80% 30%
 PARKING 35
 MINIMUM REQUIRED 5

NOTE: OUTSIDE STORAGE AREAS AND OUTSIDE
 ACTIVITY AREAS MUST BE SCREENED IN
 ACCORDANCE WITH THE CITY OF DALLAS
 TO FOODPLAN APPROVAL. OUTSIDE STORAGE
 AREAS MUST COMPLY WITH THE HEIGHT
 RESTRICTIONS WITHIN 40 FT OF A REQUIRED
 SCREENING FENCE.



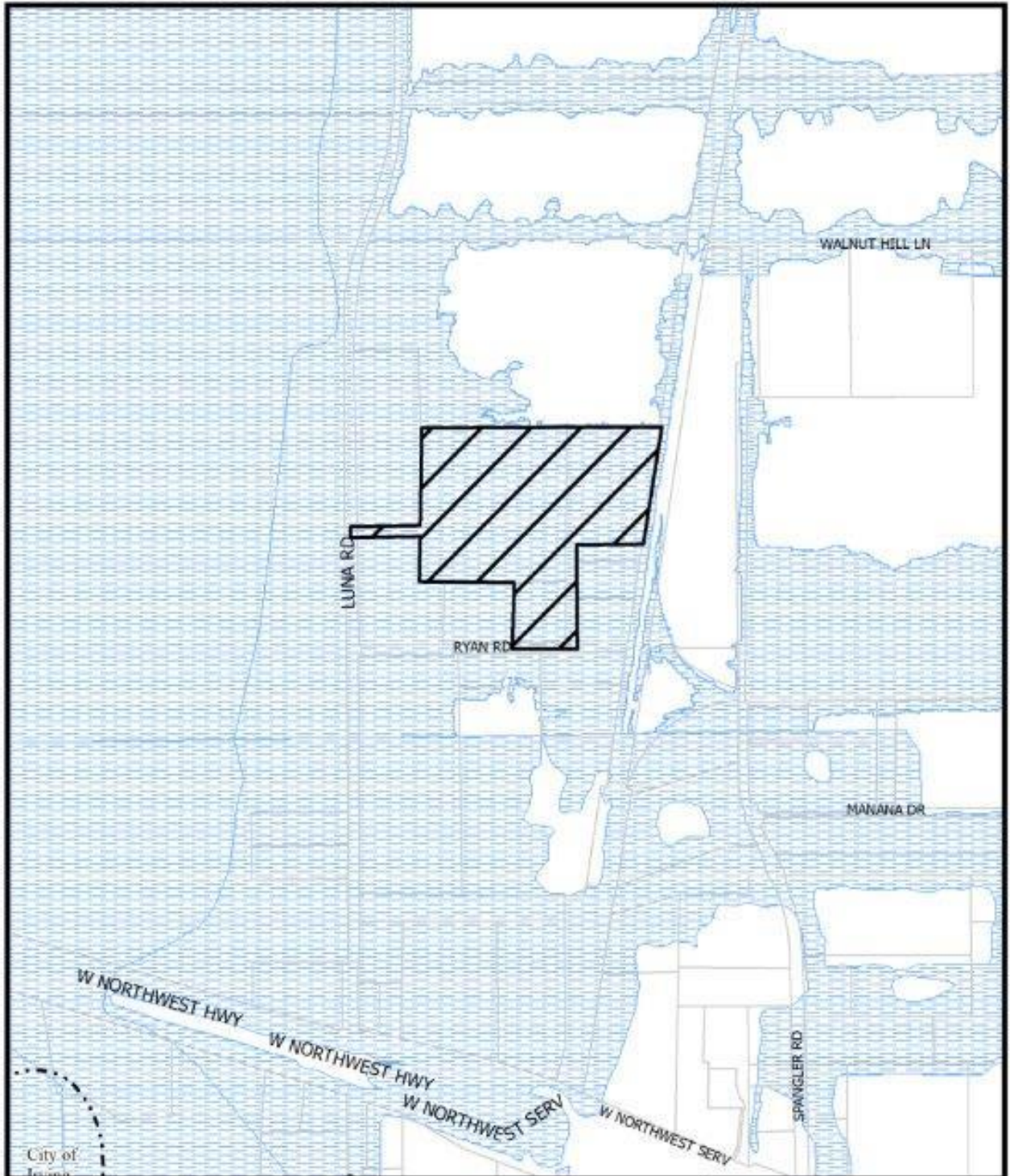
VICINITY MAP
NTS


10848 LUNA ROAD
CITY OF DALLAS, TEXAS

Baldwin Associates

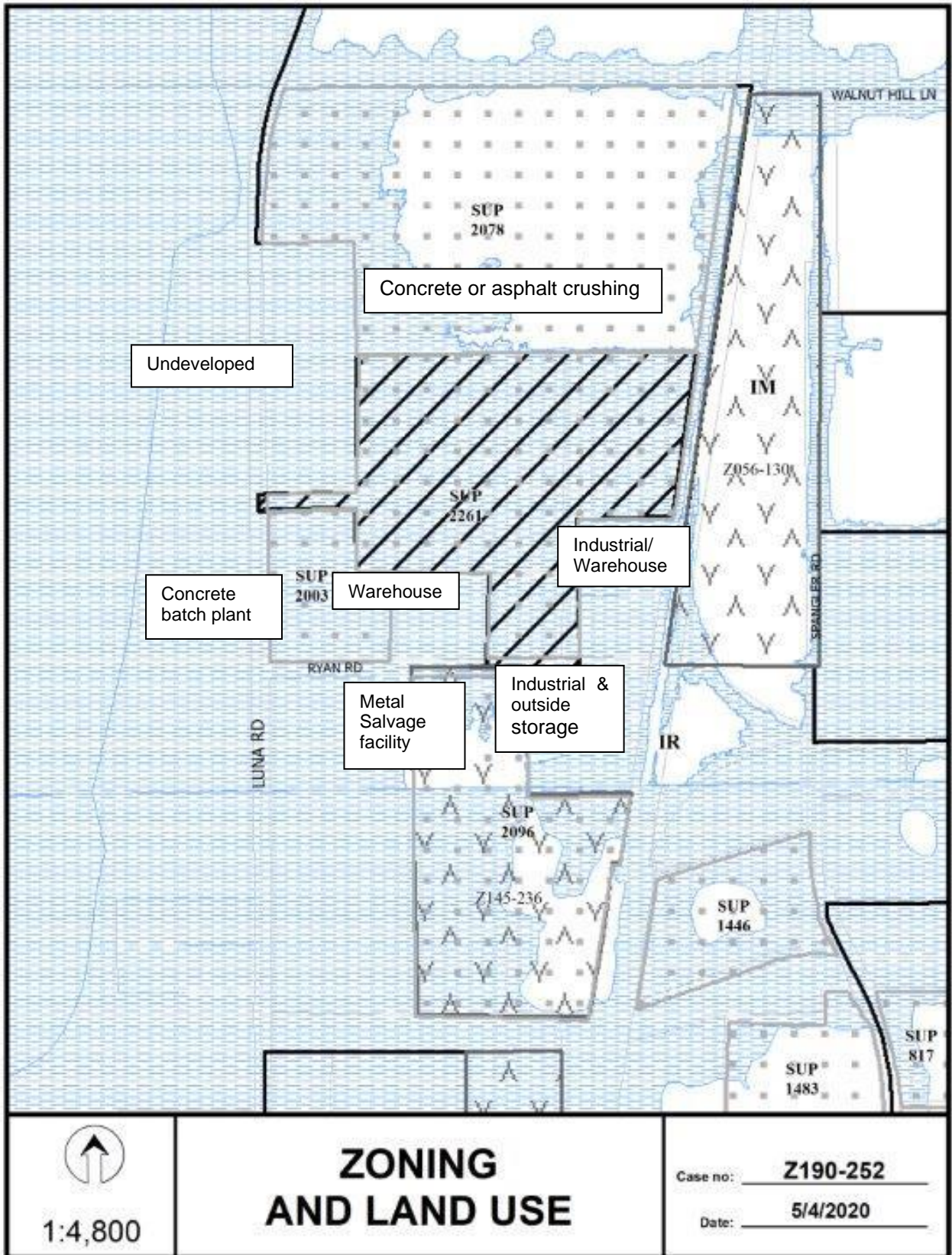
BALDWIN ASSOCIATES
 3904 Elm Street Suite B
 Dallas, Texas 75226
 MOBILE: 214.729.7949
 OFFICE: 214.824.7949
 rjb@baldwinplanning.com

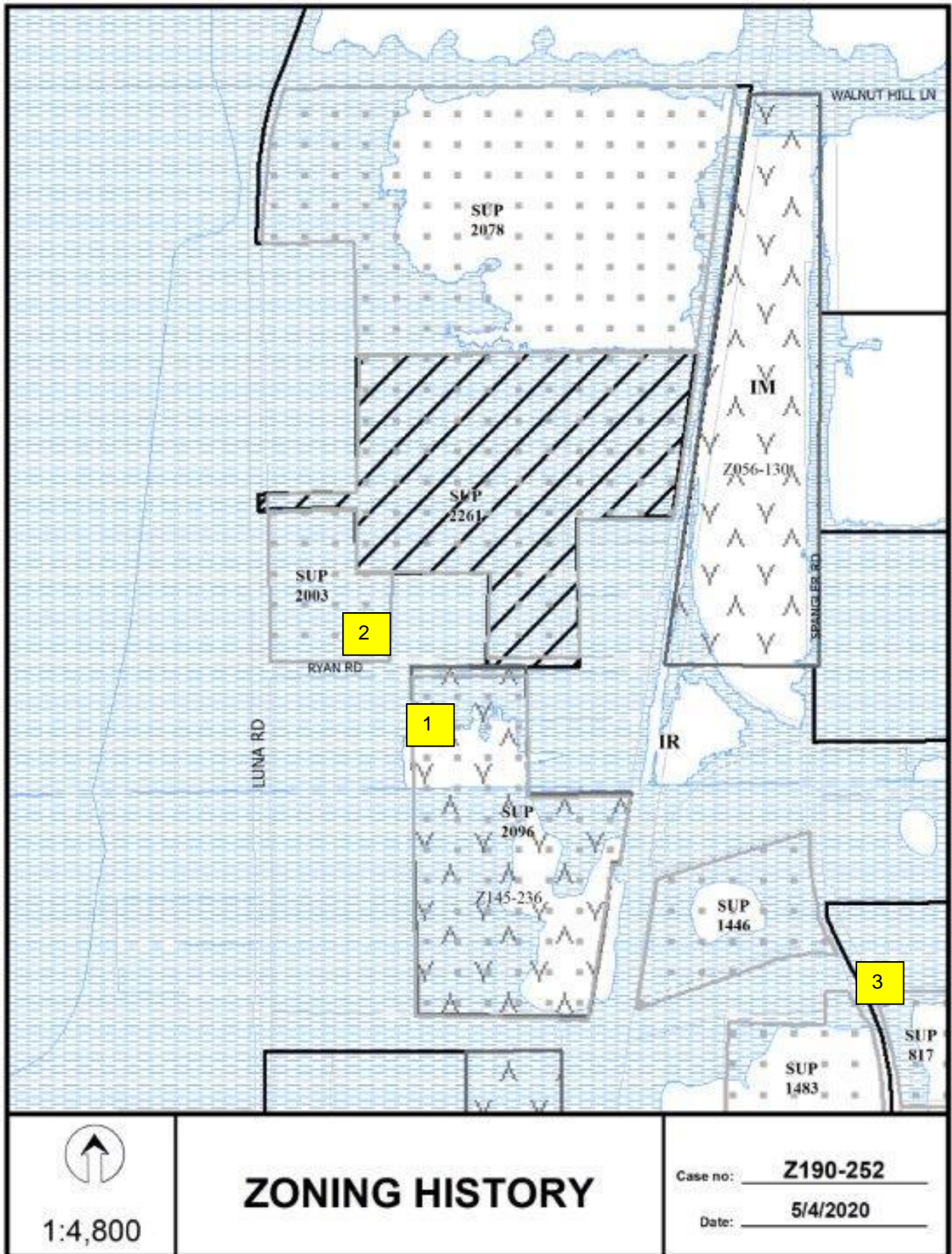
09/01/2020



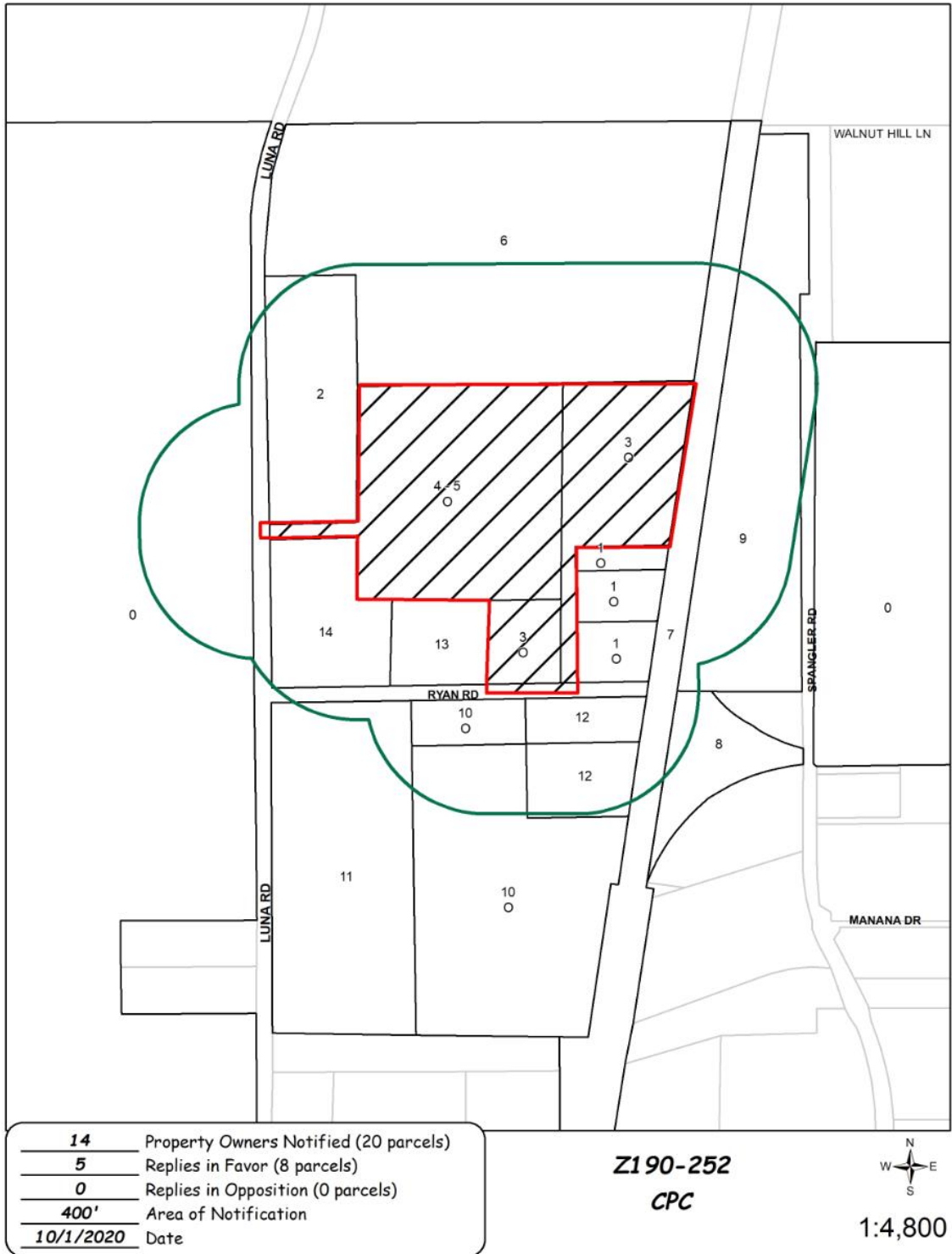
 1:7,200	VICINITY MAP	Case no: <u> Z190-252 </u> Date: <u> 5/4/2020 </u>
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CPC Responses



09/30/2020

Reply List of Property Owners

Z190-252

14 Property Owners Notified

5 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	1891 RYAN RD	DALLAS TUBE LLC
	2	10850 LUNA RD	LUNA VANOD B TRUST PART M
O	3	1865 RYAN RD	WEST SHIELD PARTNERS LLC
O	4	10848 LUNA RD	WEST SHIELD PARTNERS LLC
O	5	10848 LUNA RD	WEST SHIELD PARTNERS LLC
	6	10850 LUNA RD	ALMC RECYCLING VENTURES LLC
	7	2300 AL LIPSCOMB WAY	BNSF RAILWAY
	8	10737 SPANGLER RD	RODRIGUEZ MARIO ALBERTO &
	9	10801 SPANGLER RD	FLORIDA SPANGLER LLC
O	10	1860 RYAN RD	RYAN STREET DEVELOPERS LLC
	11	1840 RYAN RD	SHMAISANI FAMILY LIVING TRUST THE
	12	1880 RYAN RD	ARCADIAN PROPERTIES &
	13	1839 RYAN RD	1839 RYAN RD LLC SERIES OF
	14	10808 LUNA RD	SHMAISANI ISSAM AL