

HONORABLE MAYOR AND CITY COUNCIL

WEDNESDAY AUGUST 12, 2020

ACM: Majed Al-Ghafry

FILE NUMBER: Z190-173(PD)

DATE FILED: December 3, 2019

LOCATION: East side of North Westmoreland Road, north of Fort Worth Avenue

COUNCIL DISTRICT: 1

MAPSCO: 43 X

SIZE OF REQUEST: ± 0.5578 acres

CENSUS TRACT: 69.00

REPRESENTATIVE: Rob Baldwin, Baldwin Planning

OWNER/APPLICANT: Pro Quick Lube

REQUEST: An application for a Specific Use Permit for an auto service center on property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of this request is to allow the construction of an approximately 2,745 square foot structure to operate an auto service center use.

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

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

BACKGROUND INFORMATION:

- Planned Development District No. 714 was approved by City Council on February 23, 2005. The PD consists of five subdistricts for mixed use districts balanced with residential, multifamily, and retail uses. Additionally, PD No. 714 requires compliance of Architectural Design Standards for all new construction.
- The PD allows an auto service center use in Subdistrict 5 only by a Specific Use Permit.
- The .5578-acre request site is undeveloped. The request is to allow the construction of an approximately 2,745 square foot structure to operate an auto service center use.
- The Dallas Development Code defines an auto service center use as a facility for the servicing or minor mechanical repair of motor vehicles. The use may include the retail sale of lubricant oils, tires, or parts for use in motor vehicles. This use does not include as its primary function the disassembly, rebuilding, and replacement of motor vehicle engines, transmissions, or other major machinery components, nor auto body repair or painting.

Zoning History: There has been no recent zoning change requests within the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
N. Westmoreland Road	Principal Arterial	100 ft.
Fort Worth Avenue	Principal Arterial	100 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	Subdistrict 5 w/in PD No. 714	Undeveloped
North	Subdistrict 5 w/in PD No. 714	Shopping Center
East	Subdistrict 5 w/in PD No. 714	Shopping Center
South	Subdistrict 5 w/in PD No. 714	Auto-related
West	RR, IR, Subarea E w/in PD No. 811	Undeveloped & Electric Substation

STAFF ANALYSIS:

Comprehensive Plan:

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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTRE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

The request site lies within an area considered Urban Mixed Use. The request is characteristic of an Urban Mixed-Use Building Block because it compromises a vibrant mix of office and retail uses to support adjacent and surround residential uses. The request site will provide additional uses for residents to patronize within a closely defined area.

Land Use Compatibility:

PD No. 714 was approved by the City Council on February 23, 2005 and encompasses approximately 245 acres (north and south lines of West Commerce Street and Fort Worth Avenue, between North Beckley Avenue and Westmoreland Road). Developments in the immediate area, both north and south of the Fort Worth Avenue alignment through this part of the PD, have begun to transition the area by providing residential options, both multifamily and single family dwellings.

In creating the vision for PD No. 714, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the corridor. Subdistrict 5, contains a mixed-use subdistrict that balances residential, commercial and retail uses. New development should strengthen the existing residential neighborhoods and help to create a pedestrian-friendly environment. Buildings should have minimum or no setbacks. However, the area of request is not within a residential neighborhood. Rather the request site lies within the Kessler Hills Shopping Center with adjacency to a surface parking lot that serves the shopping center to the north, undeveloped tracts and an electric substation to the west, and an auto-related use to the south

The architectural design standards created for PD No. 714 are designated because this area is an area of historical, cultural, and architectural importance and significance. The architectural design standards are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance. While the floor plan and elevations are not required with submittal of this request, the applicant provided these plans to ensure compliance which staff verified.

The approximately 0.5578-acre area of request is zoned Subdistrict 5 within PD No. 714 and is currently undeveloped.

The proposed plan intends to provide for one one-story structure, totaling approximately 2,745 square feet, fronting along the N. Westmoreland Road frontage. The attached site plan has been provided by the applicant to show the relationship of the existing and proposed development across the property.

The site is surrounded by a mix of uses, heavily influenced by office and retail along the Fort Worth Avenue alignment through this area with scattered development seen along N. Westmoreland Road.

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 request does appear to have an adverse impact on the surrounding zoning and land uses.

The applicant's request for a Specific Use Permit for an auto service center is consistent with the provisions for granting a SUP and with the non-residential uses along N. Westmoreland Road. Staff recommends approval of the request due to the compatibility of the use and its minimal impact to the surrounding area.

Parking:

The off-street parking requirements for an auto service center in PD No. 714, are in accordance with the Dallas Development Code, as amended. At a parking ratio of one space for each 500 square feet of floor area, the proposed 2,745-square-foot auto service center will require 5 spaces, as depicted in the proposed site plan, 14 spaces will be provided with two bicycle spaces.

Landscaping:

Landscaping of any development is required to comply with Sec.51P-714.114.

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers 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. The site is not within an identifiable MVA Category.

List of Partners/Principals/Officers

Pro Quick Lube

Ibrahim Ballout, President

Z190-173(PD)

CPC Action:
June 4, 2020

Motion: It was moved to recommend **approval** of a Specific Use Permit for an auto service center for a five-year period, subject to a site plan and conditions on property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, on the east side of North Westmoreland Road, north of Fort Worth Avenue.

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

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

Against: 0
Absent: 1 - Blair
Vacancy: 0

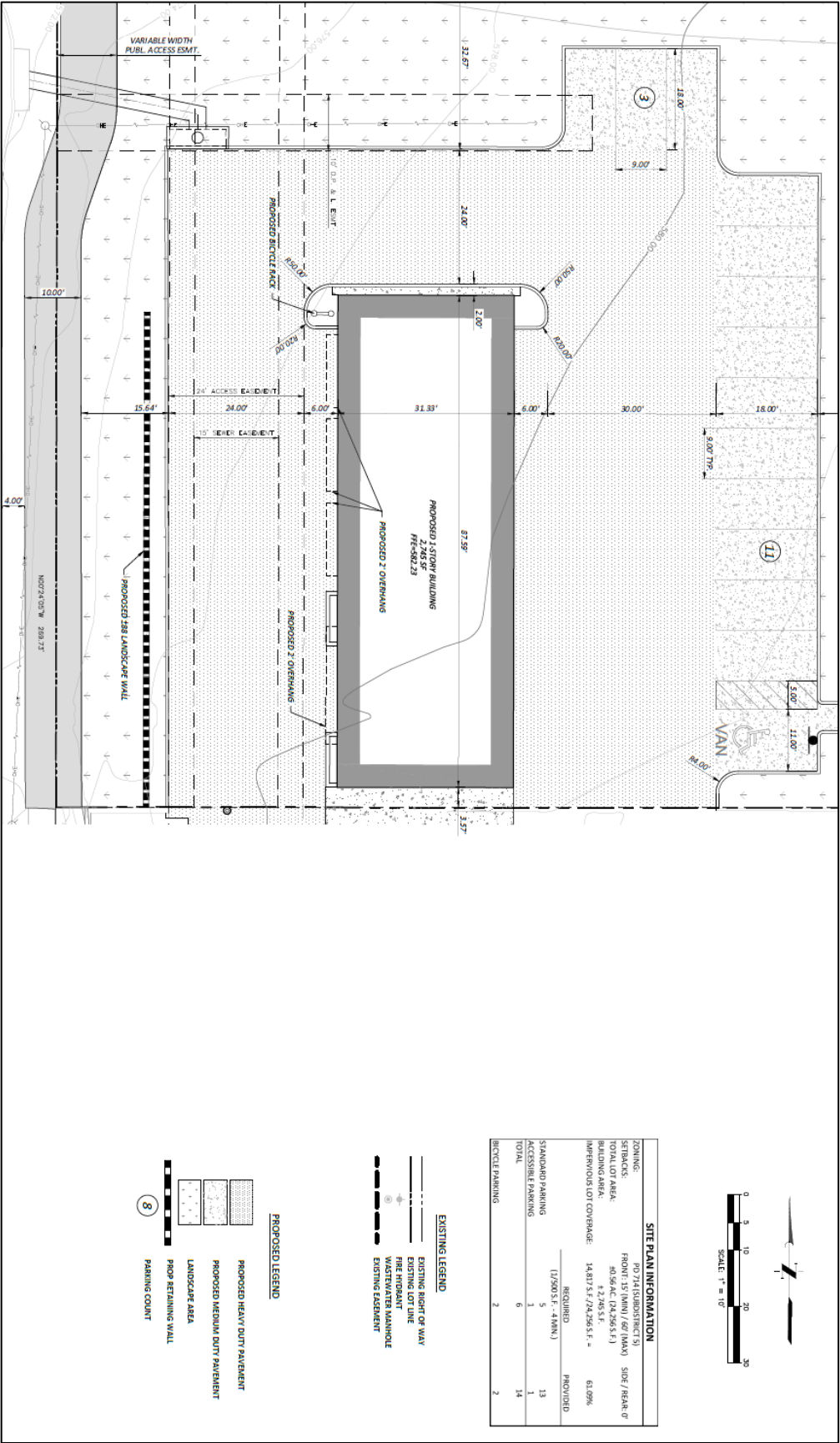
Notices:	Area: 200	Mailed: 9
Replies:	For: 0	Against: 0

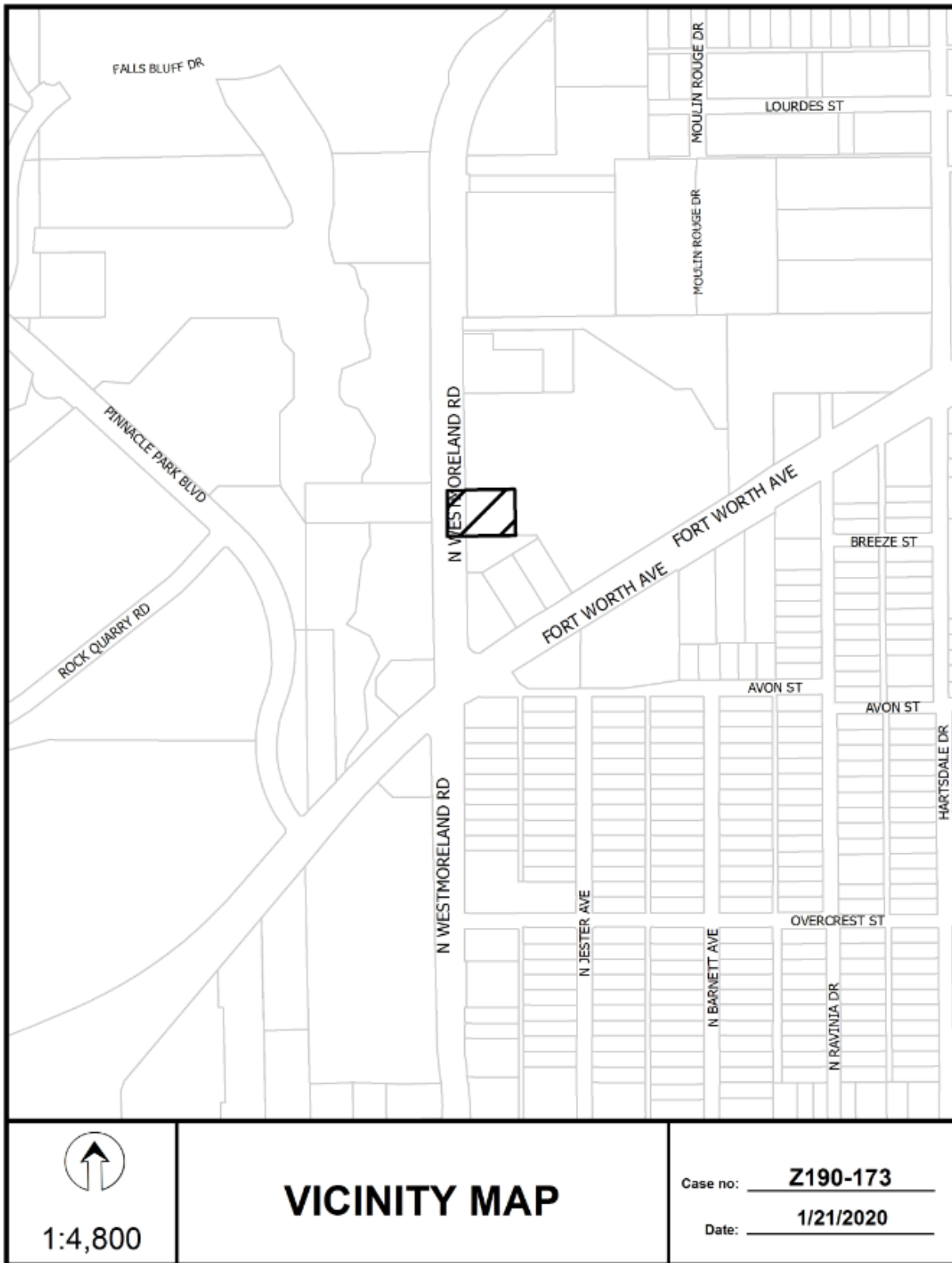
Speakers: None

CPC RECOMMENDED CONDITIONS

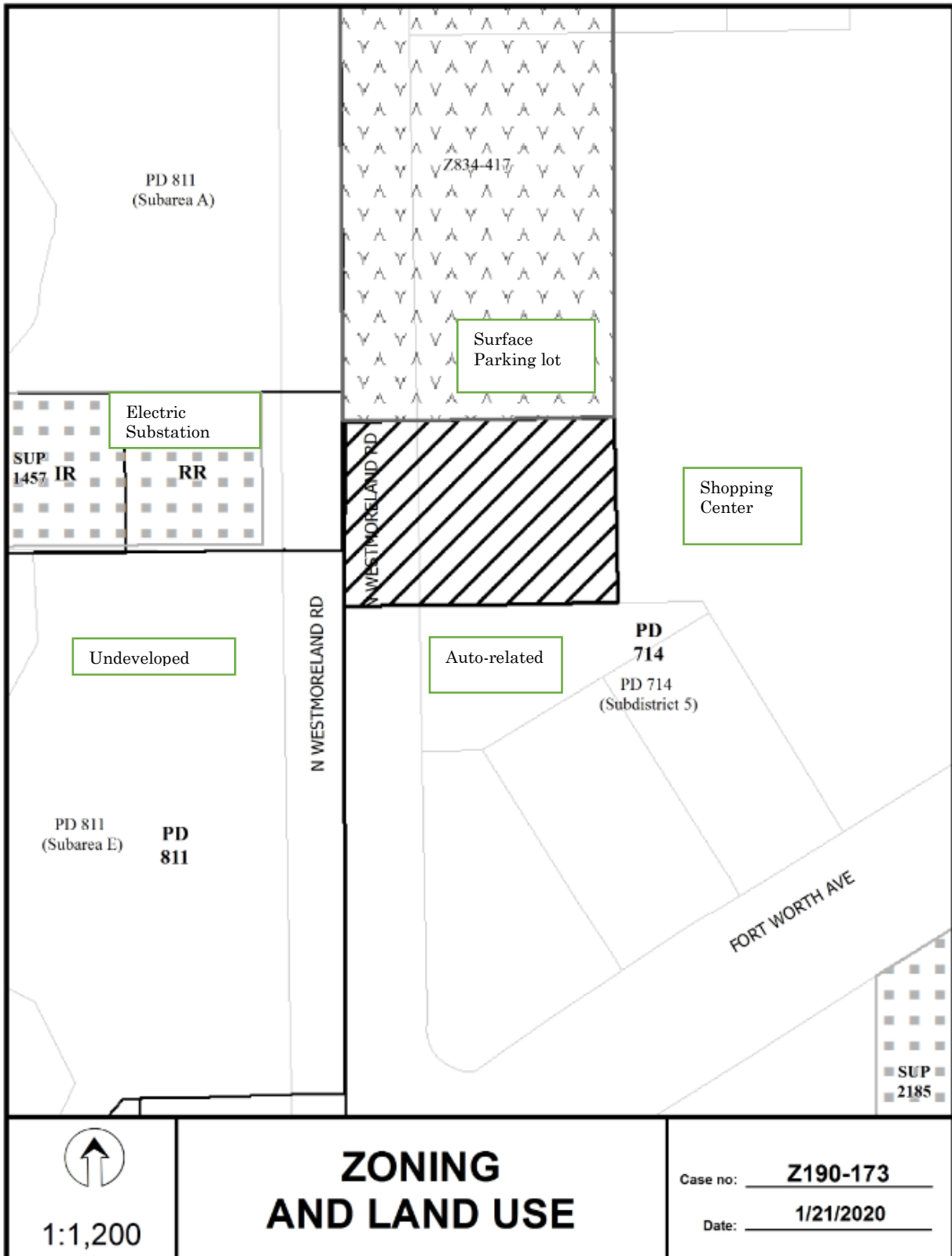
1. USE: The only use authorized by this specific use permit is an auto service center use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a _____ (five-year period).
4. HOURS OF OPERATION: The auto service center may only operate between 8:00 a.m. and 7:00 p.m., Monday through Saturday.
5. MAXIMUM FLOOR AREA: The maximum floor area is 2,745 square feet.
6. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
7. 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.

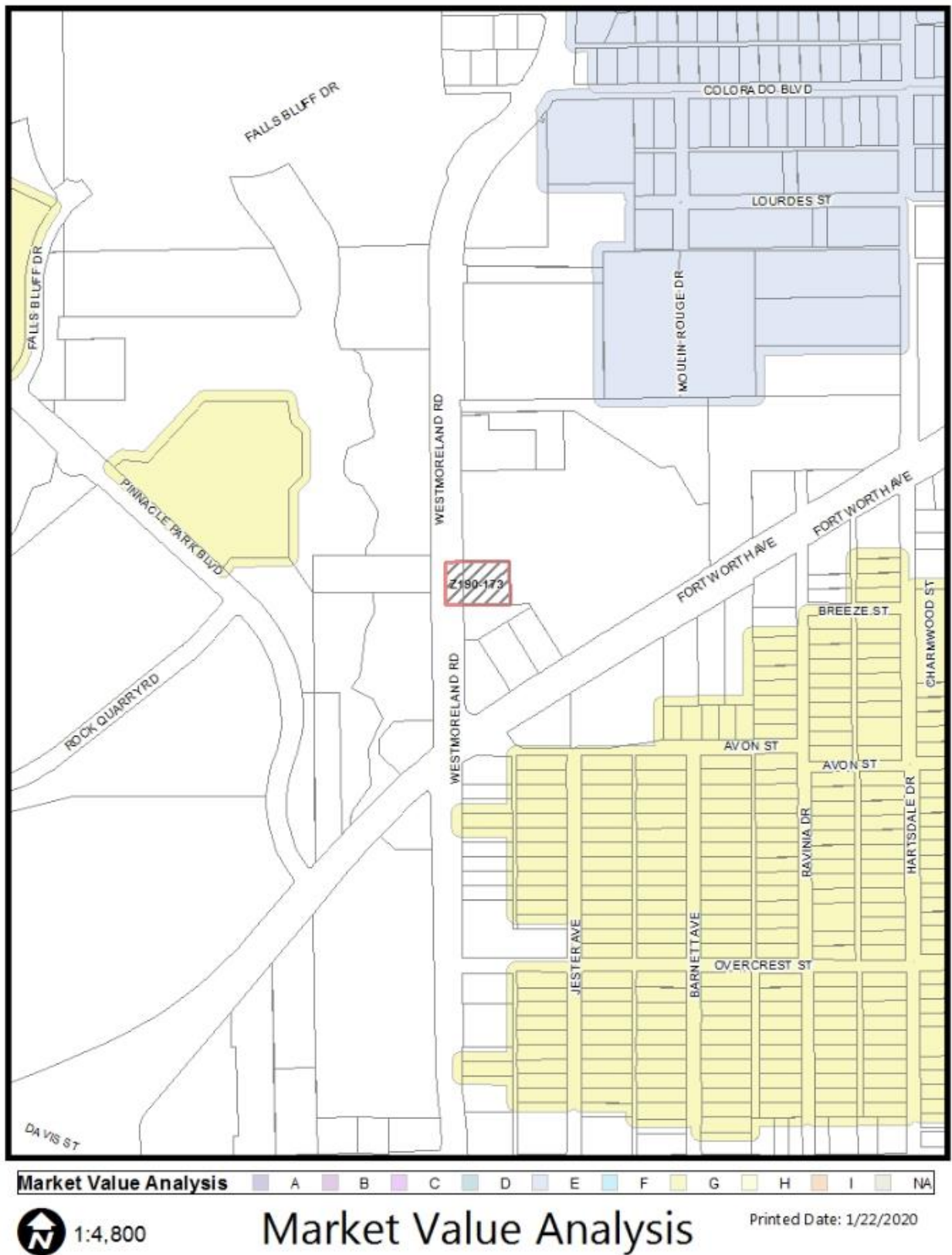
CPC RECOMMENDED SITE PLAN



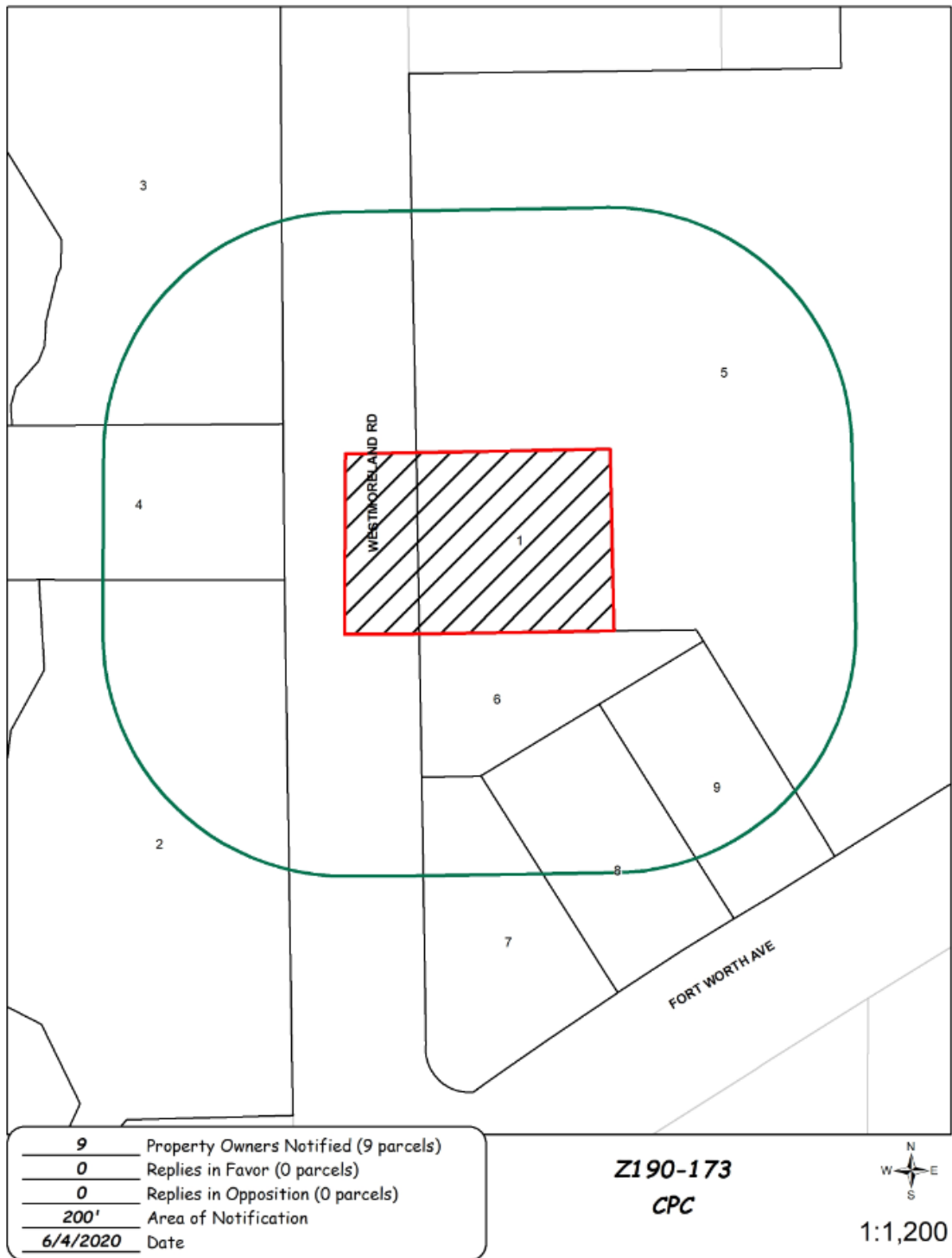








CPC RESPONSES



Reply List of Property Owners

Z190-173

9 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	1030	N WESTMORELAND RD	PRO QUICK LUBE
2	3319	FORT WORTH AVE	SLF III THE CANYON IN OAK CLIFF LP
3	1135	N WESTMORELAND RD	ADBRTAIN REALTY LLC
4	1045	N WESTMORELAND RD	ONCOR ELECRTIC DELIVERY COMPANY
5	1050	N WESTMORELAND RD	LIAM LTD
6	1020	N WESTMORELAND RD	PRO QUICK LUBE LLC
7	3233	FORT WORTH AVE	EQUITY TRUST COMPANY CUSTODIAN
8	3225	FORT WORTH AVE	FORT WORTH AVENUE PLAZA LLC
9	3223	FORT WORTH AVE	STREET PROPERTIES INC