

FILE NUMBER: Z223-263(LC) **DATE FILED:** May 30, 2023

LOCATION: Northeast line of Seagoville Road, northwest of the intersection of Seagoville Road and South Belt Line Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 19,211 square feet **CENSUS TRACT:** 48113017101

REPRESENTATIVE: Robert Nunez

OWNER/APPLICANT: Abed Ammouri, Belt Line Auto Sales

REQUEST: An application for a CS Commercial Service District with a D-1 Liquor Control Overlay on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay.

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

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District with a D-1 Liquor Control Overlay and exists as an undeveloped lot.
- The lot has frontage only on Seagoville Road.
- The applicant proposes the property be rezoned to Commercial Service (CS) to allow vehicle display, sales, and service on the property.
- To accomplish this, the applicant is requesting a general zoning change.

Zoning History:

There have been eight zoning cases in the area in the last five years.

1. **Z190-221:** On September 9, 2020, City Council approved an application for Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, for a two-year period on property zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay.
2. **Z190-220:** On September 9, 2020, City Council approved an application for Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet, for a two-year period on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.
3. **Z190-191:** On June 24, 2020, City Council approved an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District.
4. **Z190-215:** On January 27, 2021, City Council approved an application for a Planned Development District for multifamily uses on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay and an R-10(A) Single Family District.
5. **Z212-284:** On September 9, 2020, City Council approved an application for the renewal of Specific Use Permit No. 2393 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a three-year period on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay.
6. **Z212-245:** On October 12, 2022, City Council approved an application for the renewal of Specific Use Permit No. 2378 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a three-year period on property zoned CR Commercial Retail District with D-1 Liquor Control Overlay.
7. **Z212-105:** On January 12, 2022, City Council approved an application for an amendment of Specific Use Permit No. 1838 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet

on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

8. **Z223-148:** On August 29, 2023, staff approved an application for auto renewal of Specific Use Permit No. 1838 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.
9. **Z234-141:** On Wednesday, August 28, 2024, the City Council approved an application for an CR Community Retail District on property zoned an R-10(A) Single Family District, subject to volunteered deed restrictions, located on the northwest line of South Belt Line Road, southwest of Seagoville Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Belt Line Road	Principal Arterial	107 Feet
Seagoville Road	Minor Arterial	80 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 will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

The request does not comply with the following land use goals and policies of the overall Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

Policy 1.1.7 Ensure appropriately located capacity to achieve growth targets.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Policy 1.2.2 Establish clear and objective standards for land use planning.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE 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.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

The proposed request does not further the goals of the Comprehensive Plan regarding complementary land use, appropriate development, or sustainability.

Comprehensive Environmental and Climate Action Plan (CECAP):

Goal 5: Dallas protects its water resources and its communities from flooding and drought.

WR10 - Evaluate policies affecting drainage and erosion to ensure sustainable

development and mitigate adverse impacts

Goal 6: Dallas protects and enhances its ecosystems and green spaces that in turn improve public health.

EG3 - Increase tree canopy in both private and public realm to complete implementation of recommendations from the Urban Forest Masterplan

Goal 8: All Dallas' communities breathe clean air.

AQ4 - Ensure new industries are an appropriate distance away from neighborhoods

The proposed zoning and site plan are non-compliant and non-supportive of CECAP target goals, undermining public health and safety.

- A. Air Quality Impacts: Increased concentrations of impervious surfaces which lead to increased heat island generation, ozone degradation etc.
- B. Air Quality and Water Quality Impacts through deforestation of existing tree canopy as well as environmentally sensitive native plant species.
- C. Water Quality Impacts: Increased concentrations of impervious surfaces increases storm water runoff, flooding and further degradation of natural systems such as creeks, streams, springs, wetlands etc.
- D. Water Quality Impacts: Increased concentrations of impervious surfaces prevents and undermines natural ground water absorption which in turn increases flooding by concentrating into runoff, requiring additional and sometimes unnecessary infrastructure expenses.

As it relates to the above Comprehensive Environmental and Climate Action Plan (CECAP), the request would be in conflict with this in several ways. The first being that the proposed use is vehicle display, sales, and service with potential for harmful chemical runoff on site and a creek directly to the west of the site that could be negatively impacted by incompatible uses. Additionally, the emissions from the vehicles on the property would conflict with the clean air goal in proximity to residential. These conflicts are a few reasons for staff's recommendation of denial.

Land Use:

	Zoning	Land Use
Site	CR with D-1 Overlay	Community Retail, undeveloped
North	CS with DR Z045-121	Commercial Retail

South	CR with SUP No. 2393 & D-1 Overlay	Community Retail; convenience store, gas station & restaurant
East	CR with DR Z190-191 & D-1 Overlay	Community Retail; auto store with parking
West	CR with D-1 Overlay, R-10(A)	Community Retail; gas station, convenience store & residential

Land Use Compatibility:

The area of request is currently a vacant lot zoned an CR District near the corner of intersection at South Belt Line Road and Seagoville Road. The area of request is currently undeveloped.

To the north of the property are residential single family uses zoned R-10(A), community retail (CR) and undeveloped lots. To the south are community retail (CR) uses. To the west and east of the property are residential single family uses zoned R-10(A) and community retail (CR) uses. Staff believes adding more auto-oriented uses in this area would not be appropriate given the growing residential uses that are planned towards this intersection. There are single-family homes and a new apartment complex within about 300-400 feet of the site. With this area being under development, as well as the surrounding existing uses, staff finds the applicant’s proposed vehicle display, sales, and service use to be inappropriate and incompatible with the surrounding area.

Development Standards:

Following is a comparison of the development standards of the current CR District and the proposed CS District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	20' adjacent to residential Other: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Proposed: CS	15' 0' on a minor	20' adjacent to residential Other: No Min.	0.75 FAR overall 0.5 office/lodging/retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

Land Use Comparison

Following is a comparison table showing differences in 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, 51A-4.213

	Existing	Proposed
Use	CR w/ D-1 Overlay	CS w/ D-1 Overlay
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 bus station and terminal		D,S,★
Commercial cleaning or laundry plant		R
Custom business services	•	•
Custom woodworking, furniture construction, or repair		•
Electronics service center	•	•
Job or lithographic printing		R
Labor hall		S
Machine or welding shop		R
Machinery, heavy equipment, or truck sales and services		R
Medical or scientific laboratory	S	•
Technical school		•
Tool or equipment rental	•	•
Vehicle or engine repair or maintenance		R
INDUSTRIAL USES		
Alcoholic beverage manufacturing		

	Existing	Proposed
Use	CR w/ D-1 Overlay	CS w/ D-1 Overlay
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		•
Industrial (outside)		
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	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		
Cemetery or mausoleum	S	S
Child-care facility	•	D
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	•	
Open enrollment charter school or private school	S	S
Public or private school	R	R
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel	S	R,S, ★
Lodging or boarding house	S	•
Overnight general purpose shelter	★	★
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign	S	S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		

	Existing	Proposed
Use	CR w/ D-1 Overlay	CS w/ D-1 Overlay
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	•	•
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, ★	S, ★
Commercial amusement (outside)	S	D
Commercial motor vehicle parking		S, ★
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	S
Drive-in theater		S
Dry cleaning or laundry store	•	•
Furniture store	•	•

	Existing	Proposed
Use	CR w/ D-1 Overlay	CS w/ D-1 Overlay
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	•	•
Liquefied natural gas fueling station	•	S
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 take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S,★	S,★
UTILITY AND PUBLIC SERVICE USES		

	Existing	Proposed
Use	CR w/ D-1 Overlay	CS w/ D-1 Overlay
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	•	•
Local utilities	S, R, ★	S, R, ★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	S	R
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
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		•
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
Accessory Use	CR w/ D-1 Overlay	CS w/ D-1 Overlay
Community center (private)		
Day home		
Game court (private)		
General waste incinerator		
Helistop	S	S

	Existing	Proposed
Use	CR w/ D-1 Overlay	CS w/ D-1 Overlay
Home occupation		
Medical/infectious waste incinerator	S, ★	S, ★
Outside display of merchandise		
Outside sales		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for vehicle display, sales, and service use is one space per 500 square feet of floor and site area exclusive of parking area.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified requested use, as well as any other uses permitted under the proposed and approved zoning district.

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 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 strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through

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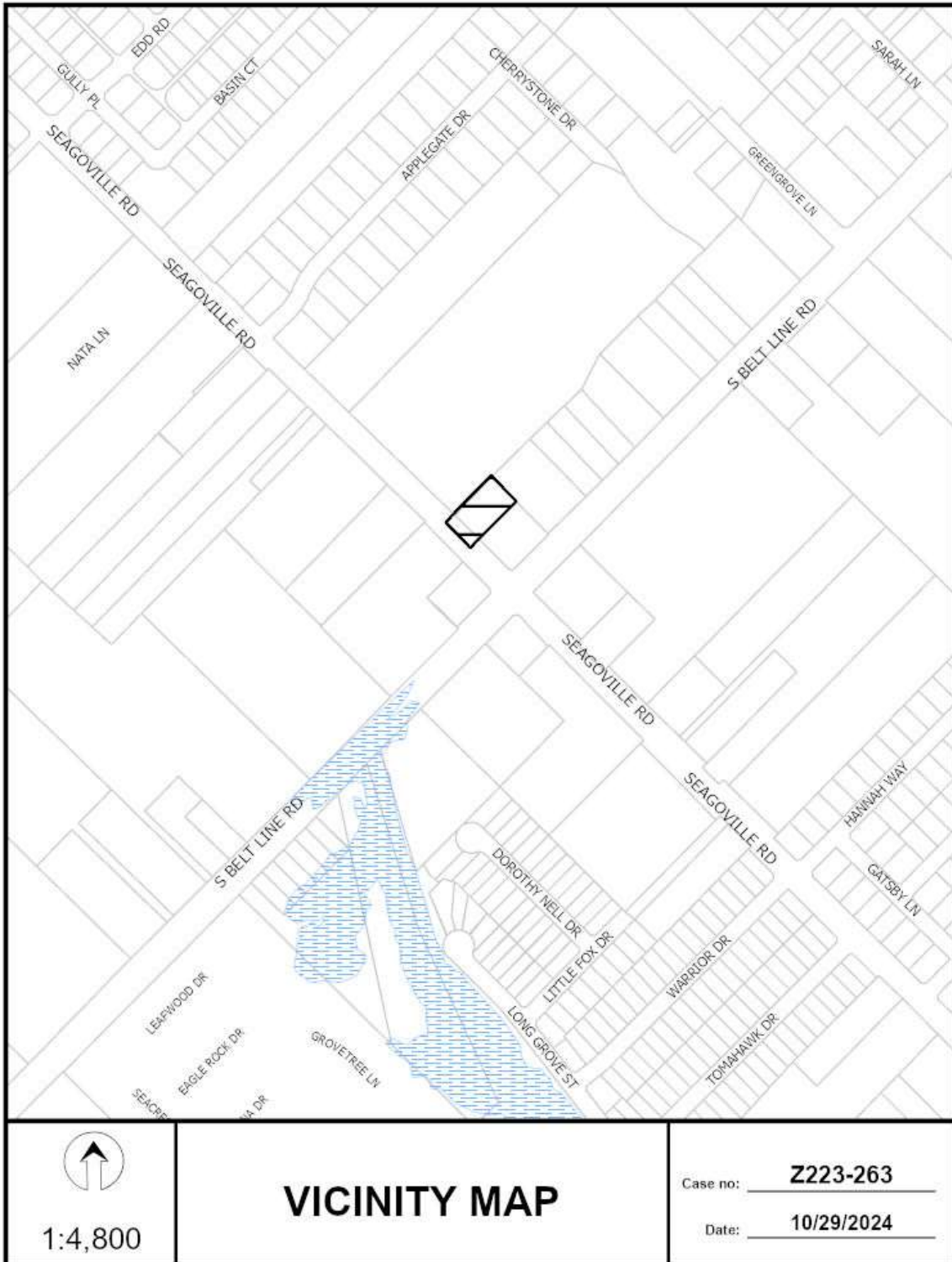
l). The area of request is currently within an “H” MVA cluster. To the North, South and West are “H” MVA clusters. To the East are “F” MVA clusters.

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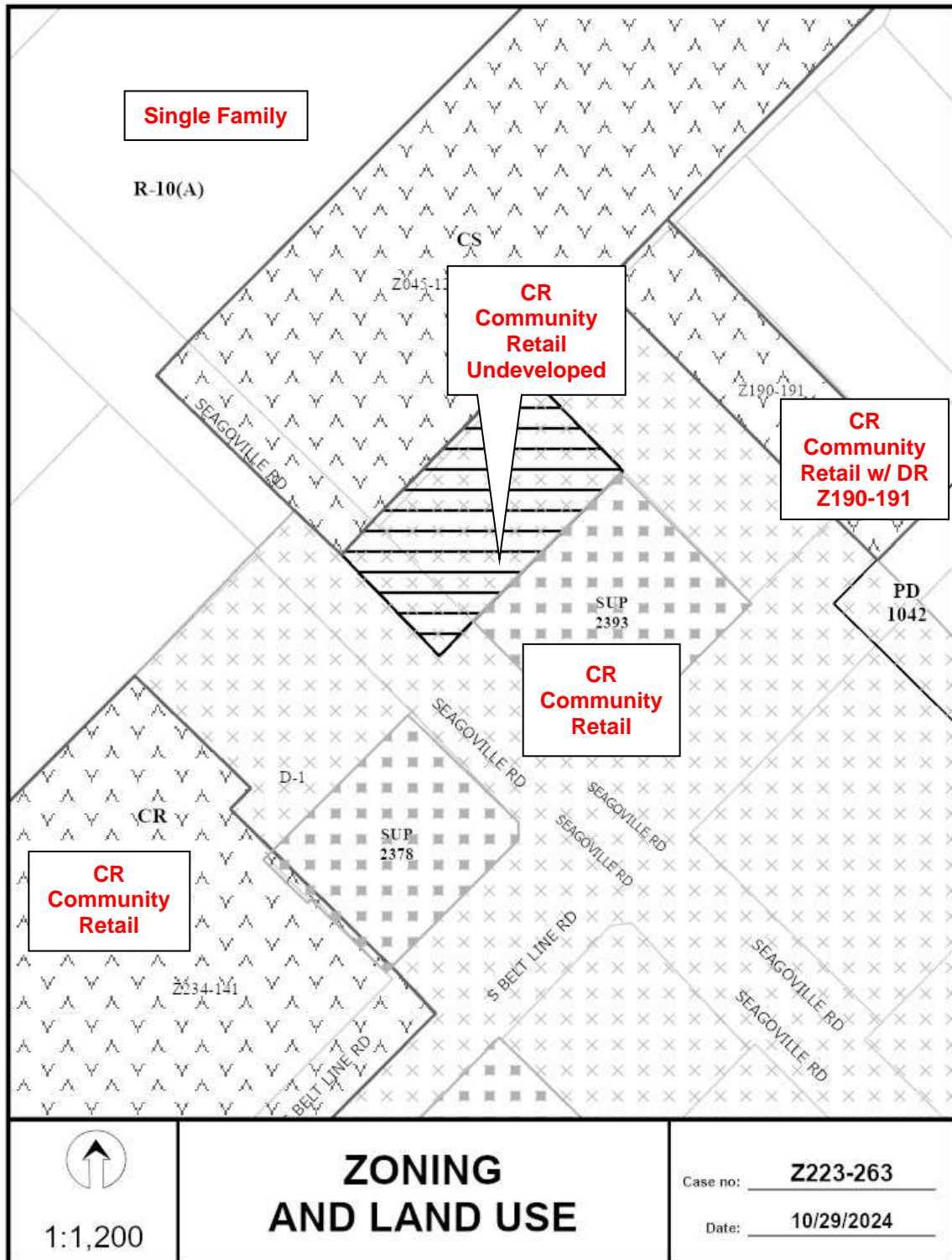
List of Officers

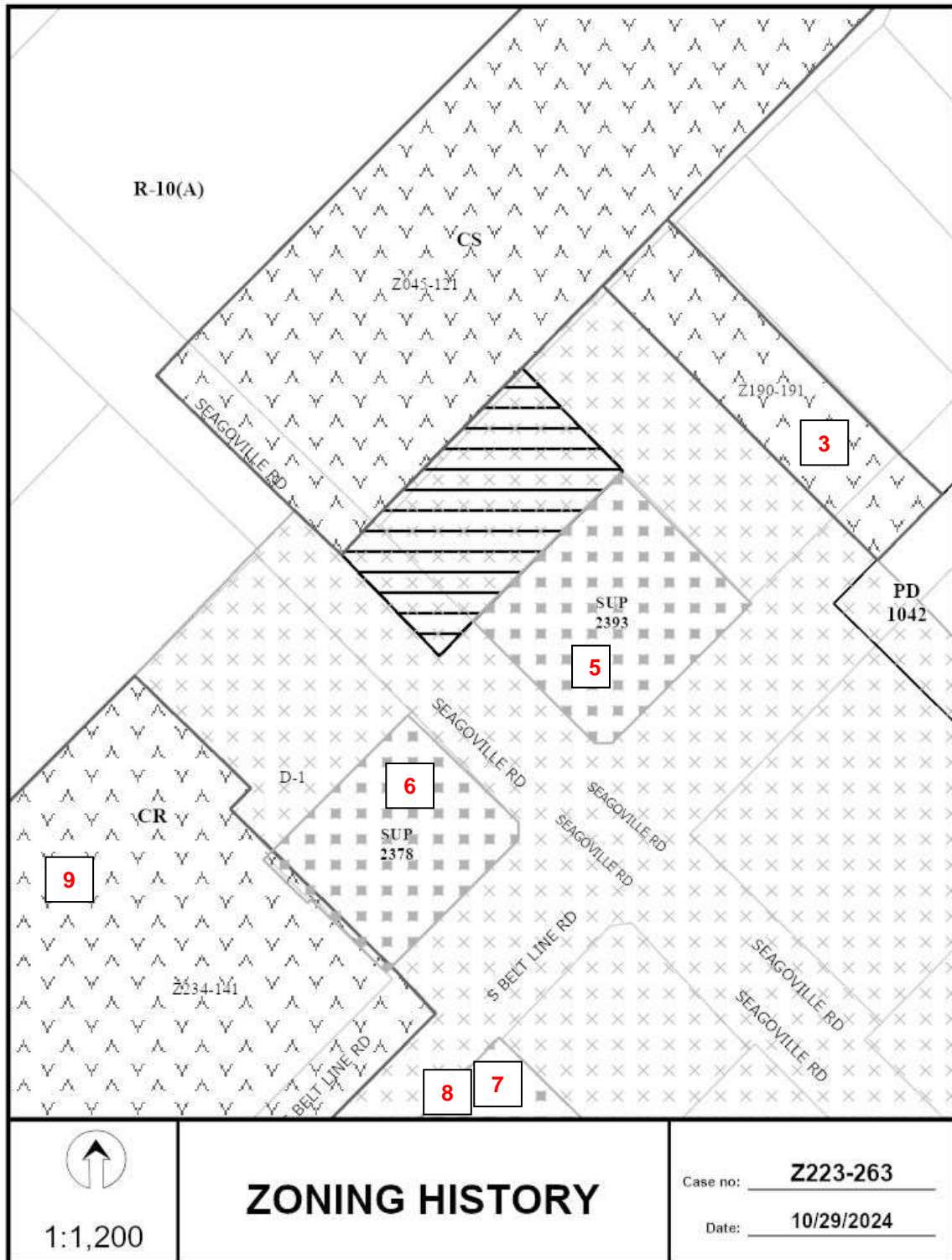
Belt Line Auto Sales

Abed Ammouri, Sole Proprietor







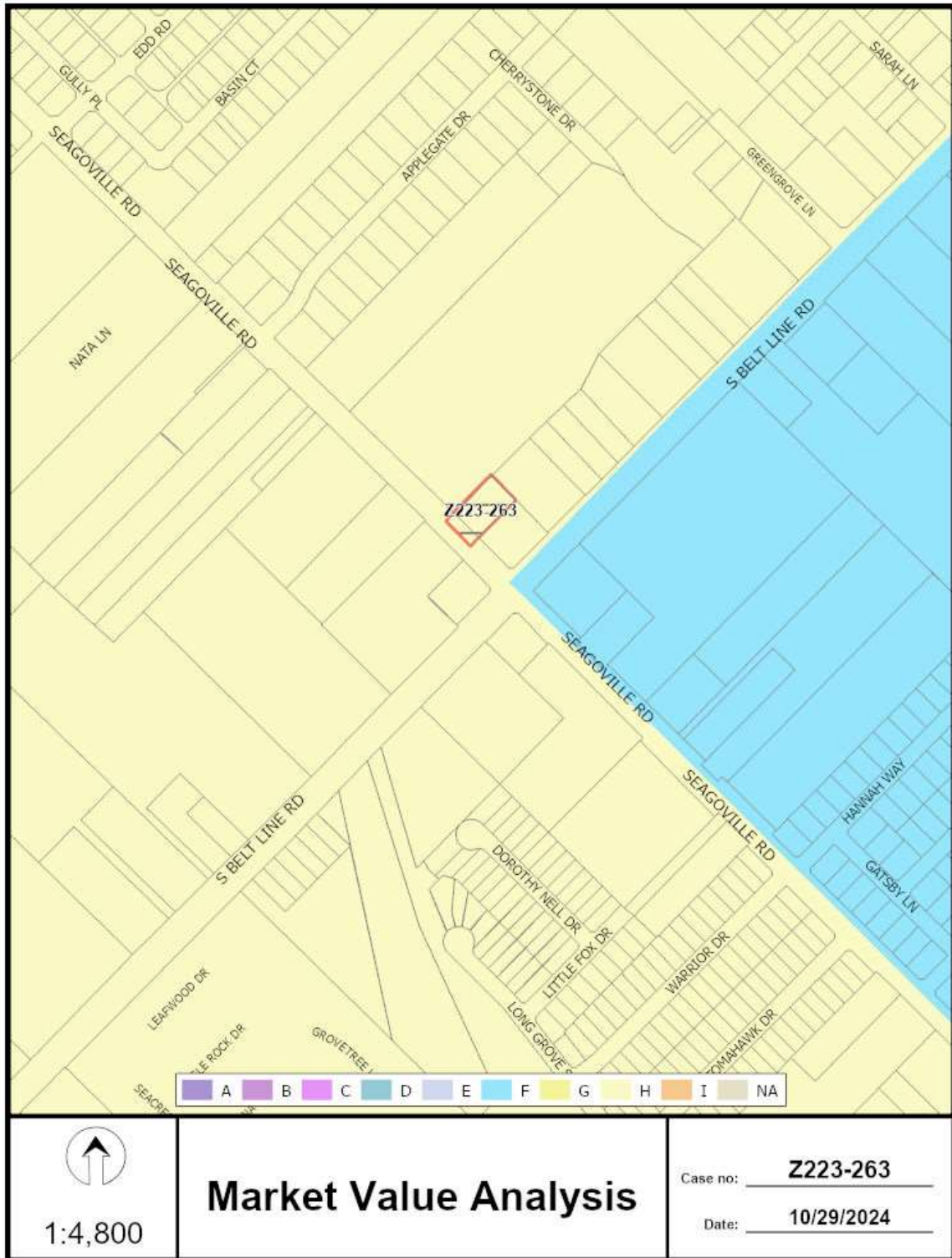


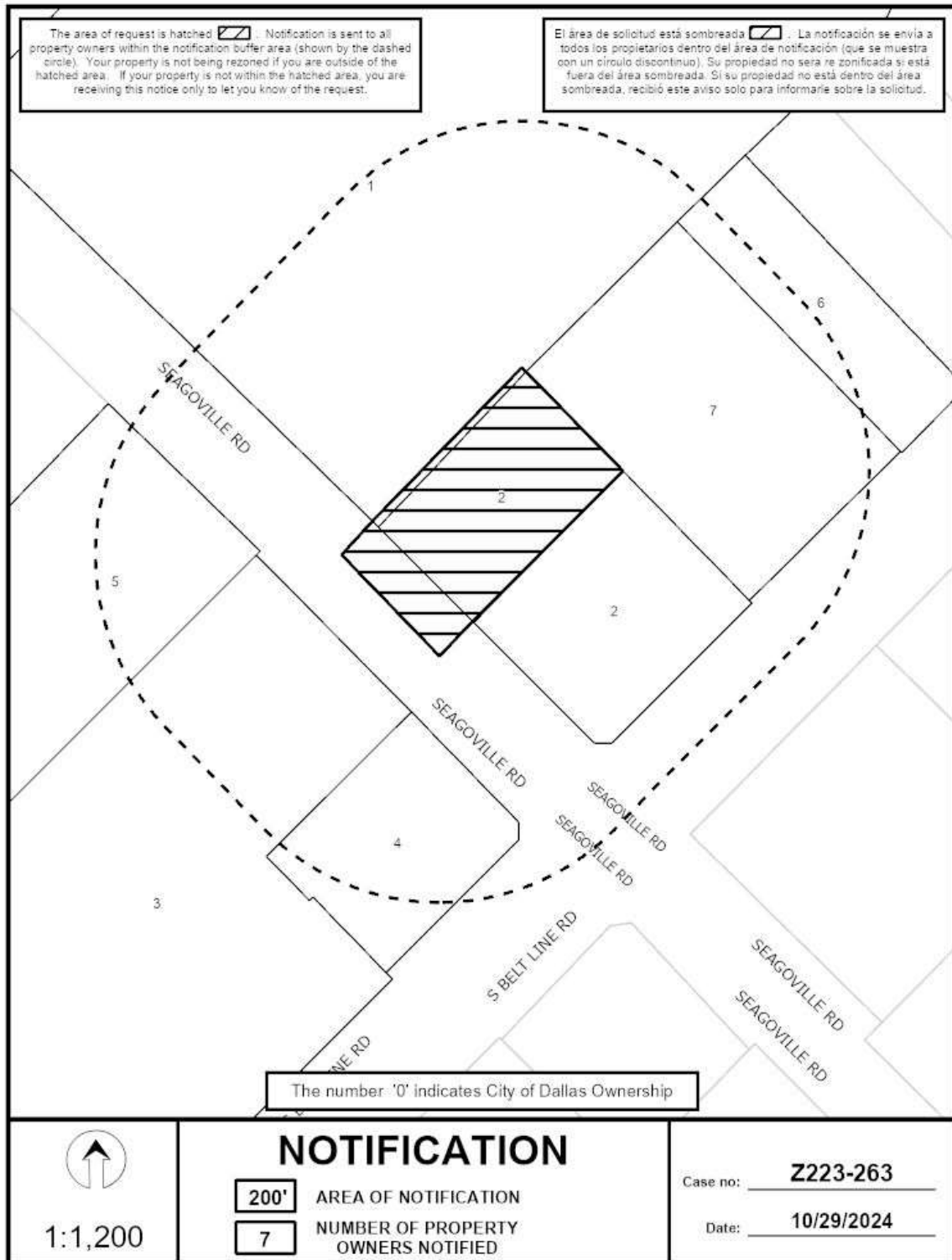
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ZONING HISTORY

Case no: Z223-263

Date: 10/29/2024





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10/29/2024

Notification List of Property Owners

Z223-263

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	15029 SEAGOVILLE RD	T W FORD LP
2	915 S BELTLINE RD	AMMOURI ABED
3	1025 S BELTLINE RD	SAI THANIYA KRUPA LLC
4	15130 SEAGOVILLE RD	SAI BUSINESS INVESTMENTS LLC
5	15104 SEAGOVILLE RD	SCHLEIMER PATSY SUE EST OF
6	933 S BELTLINE RD	RAMIREZ RICARDO RODRIGUEZ &
7	943 S BELTLINE RD	AUTOZONE PARTS INC