

FILE NUMBER: Z-25-000089

DATE FILED: August 21, 2025

LOCATION: On the east line of Luna Road and on the north line of Ryan Road

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 18.4066 acres **CENSUS TRACT:** 48113009900

OWNER/APPLICANT: West Shield Partners, LLC, Mike Uhrick

REPRESENTATIVE: Baldwin Associates, Rob Baldwin

REQUEST: An application for an amendment to Specific Use Permit 2261 for a metal salvage facility use on property zoned an IM Industrial Manufacturing District

SUMMARY: The purpose of the request is to continue to allow the metal salvage facility.

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

BACKGROUND INFORMATION:

- 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 2261 was approved by City Council for a metal salvage facility use for a three-year period subject to a site plan and conditions.
- On November 11, 2020, SUP 2261 was approved by City Council for a metal salvage facility use for a five-year period subject to a revised site plan and conditions.
- The applicant proposes to continue to use the property as a metal salvage facility.
- The applicant is proposing to add a buffer yard landscape area with a minimum width of 15 feet to be provided along the full length of the street frontage, excluding points of ingress and egress.
- No changes are proposed to the site plan.

Zoning History:

There has been five zoning case in the area in the last five years.

1. Z245-189: On March 17, 2025, an application for a renewal of Specific Use Permit No. 2003 for an industrial (outside) potentially incompatible use limited to a concrete batch plant on property zoned IR Industrial Research District [Cowntown Redi Mix] on the northeast corner of Luna Road and Ryan Road was submitted and is under review.
2. Z234-337: On June 26, 2025, City Plan Commission recommended denial of an application for the renewal and amendment of Specific Use Permit 2078 for an industrial (outside) potentially incompatible use limited to concrete or asphalt crushing on property zoned an IM Industrial Manufacturing District, along the east line of Luna Road., north of Ryan Road. [Case was appealed and is scheduled for the December 10, 2025 City Council meeting.]
3. Z234-288: On June 26, 2025, City Plan Commission recommended denial and termination of the use for an authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District with Specific Use Permit (SUP) No. 2078 for an industrial (outside) potentially incompatible use limited to

concrete or asphalt crushing, located on the east line of Luna Road, north of Ryan Road; and with consideration to be given to evaluating whether SUP 2078 is compatible with adjacent property and consistent with the character of the neighborhood.

4. Z234-328: On February 20, 2025, City Plan Commission recommended denial of an application for 1) an IM Industrial Manufacturing District; and (2) a Specific Use Permit for a potentially incompatible industrial (outside) use, limited to asphalt or concrete batching on property zoned IR Industrial Research District, on northeast corner of Spangler Road and Mañana.
5. Z223-286: On October 23, 2024, City Council approved an application for a specific Use Permit for an industrial (outside) potentially incompatible use limited to asphalt and concrete crushing on property zoned an IM Industrial Manufacturing District on the east line of Luna Road, between Y Street and Ryan Road for a three-year period subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Luna Road	Principal Arterial	107 ft. BIKE PLAN
Ryan Road	Community Collector	60 ft. BIKE PLAN

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements.

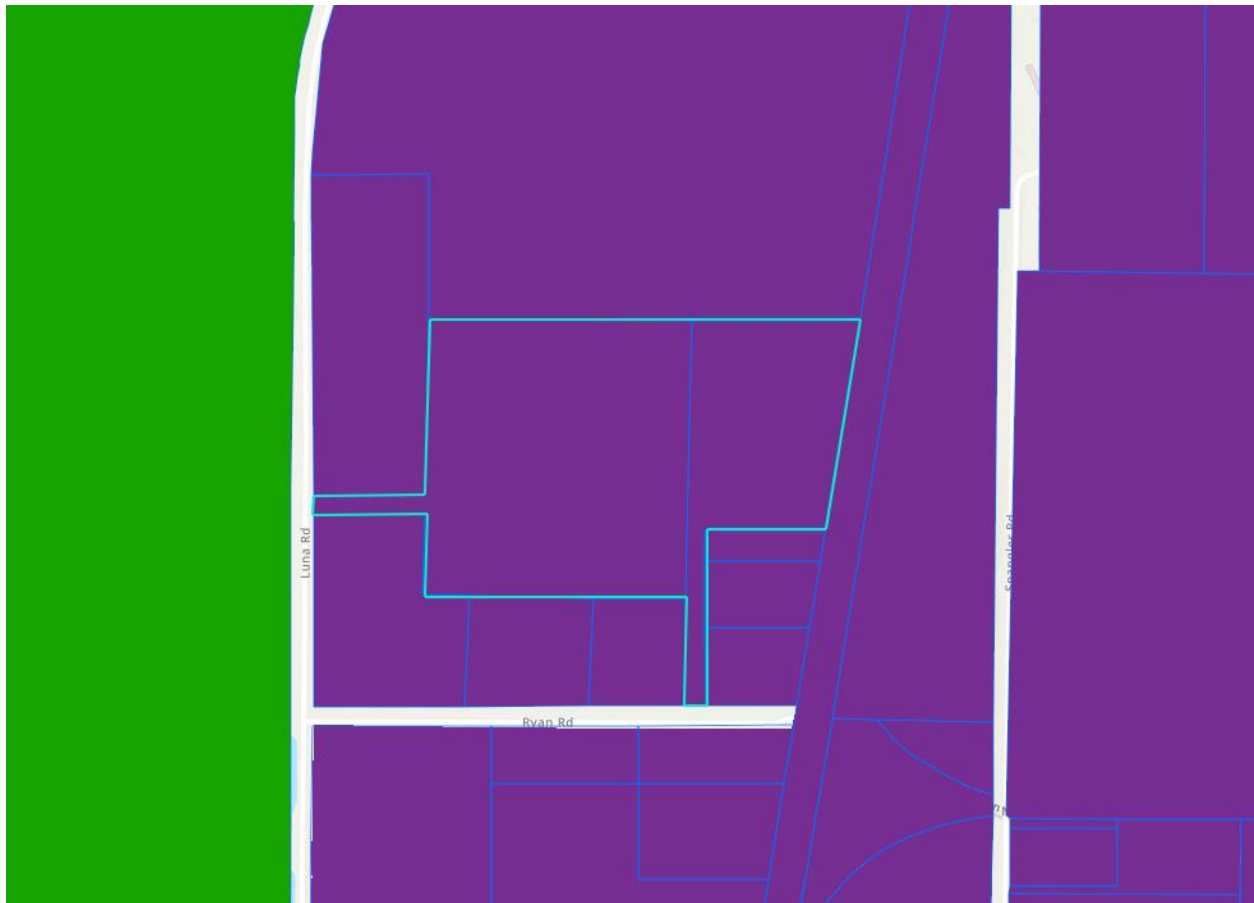
STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

Industrial Hub



This placetype allows for primary land uses like: Utility, Light Industrial, Heavy Industrial; in conjunction with supporting land uses like: Public Open Space, Private Open Space, Commercial, Office.

Industrial Hubs focus on large-scale manufacturing, processing, and heavy industry. Strategically positioned near major transit infrastructure, these areas contribute significantly to Dallas' economic landscape while balancing operational needs with environmental considerations.

The Industrial Hub placetype comprises areas identified for heavy industrial production, salvage, and storage operations. These areas, and the uses they include, should not be located in or near residential areas. Industrial uses such as asphalt batch plants, bulk processing, waste collection, and salvage facilities are contained in this placetype. The strategic and equitable location of this placetype within the city, away from proximity to neighborhoods, aims to address historic residential adjacencies while providing critical infrastructure support.

The applicant's request is consistent with the characteristics of the Industrial Hub placetype.

Land Use:

	Zoning	Land Use
Site	IM District, SUP 2261	Metal salvage facility
North	IM District, SUP 2078	Industrial (outside) potentially incompatible use limited to concrete or asphalt crushing
East	IM District, IR District	Outside storage, warehouse
South	IM District, IR District, SUP 2096	Office showroom/warehouse, metal salvage facility, vehicle storage lot
West	IR District, SUP 2003	Industrial (outside) Use limited to a concrete batch plant, undeveloped

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.

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 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.

Landscaping:

Except as otherwise provided, landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.. No additions are proposed; therefore, no new landscaping is required. However, the applicant is proposing to add a buffer yard landscape area with a minimum width of 15 feet to be provided along the full length of the street frontage, excluding points of ingress and egress.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for metal salvage facility when the use is contiguous to a single family district with a single family or handicapped group dwelling unit use is 5 spaces. Otherwise, there is no minimum off-street parking requirement.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

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 (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within an "F" MVA area.

List of Owners and Officers

West Shield Partners, LLC

Mark Chazanow, President

Mike Uhrick, Member

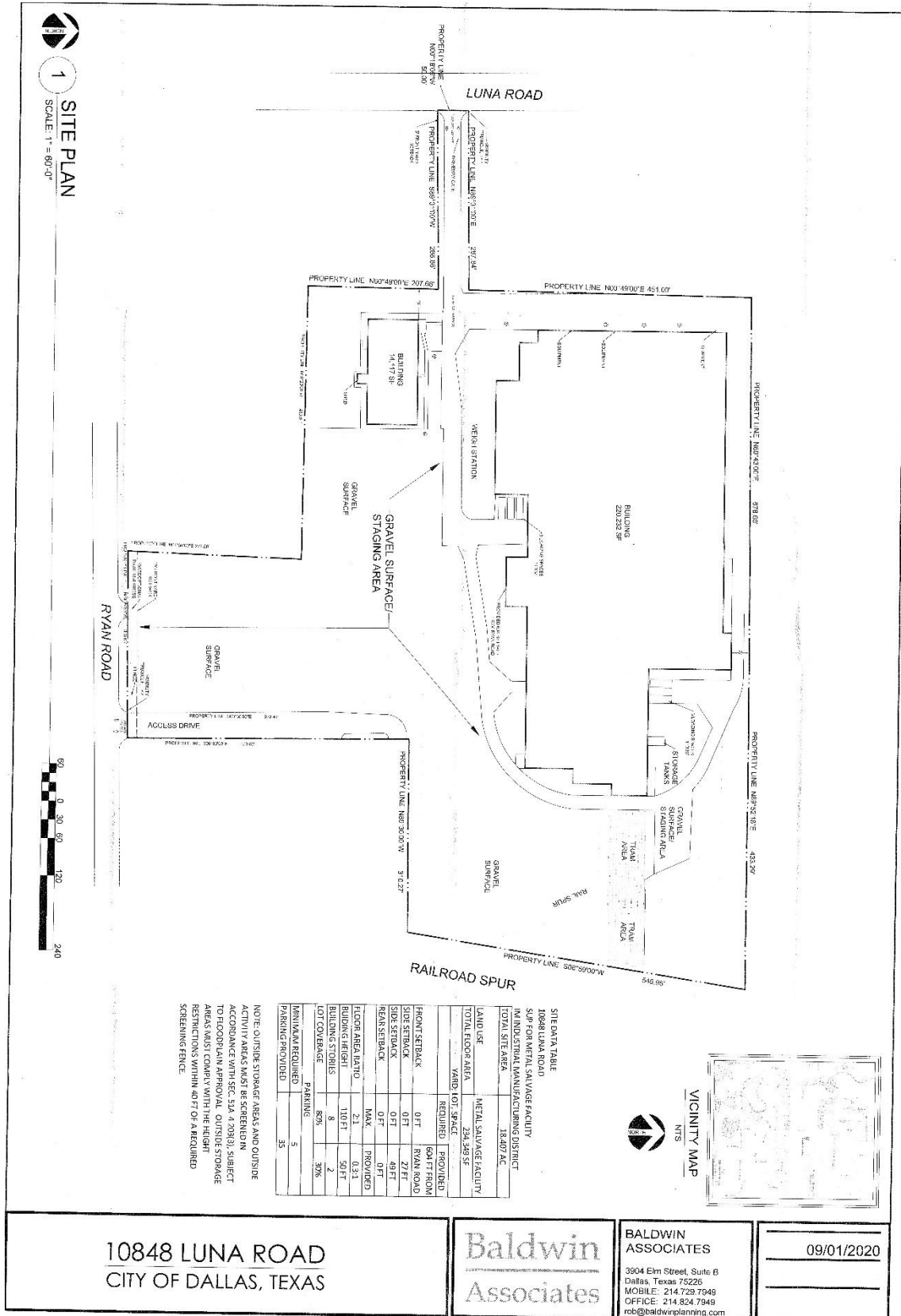
PROPOSED SUP 2261 CONDITIONS

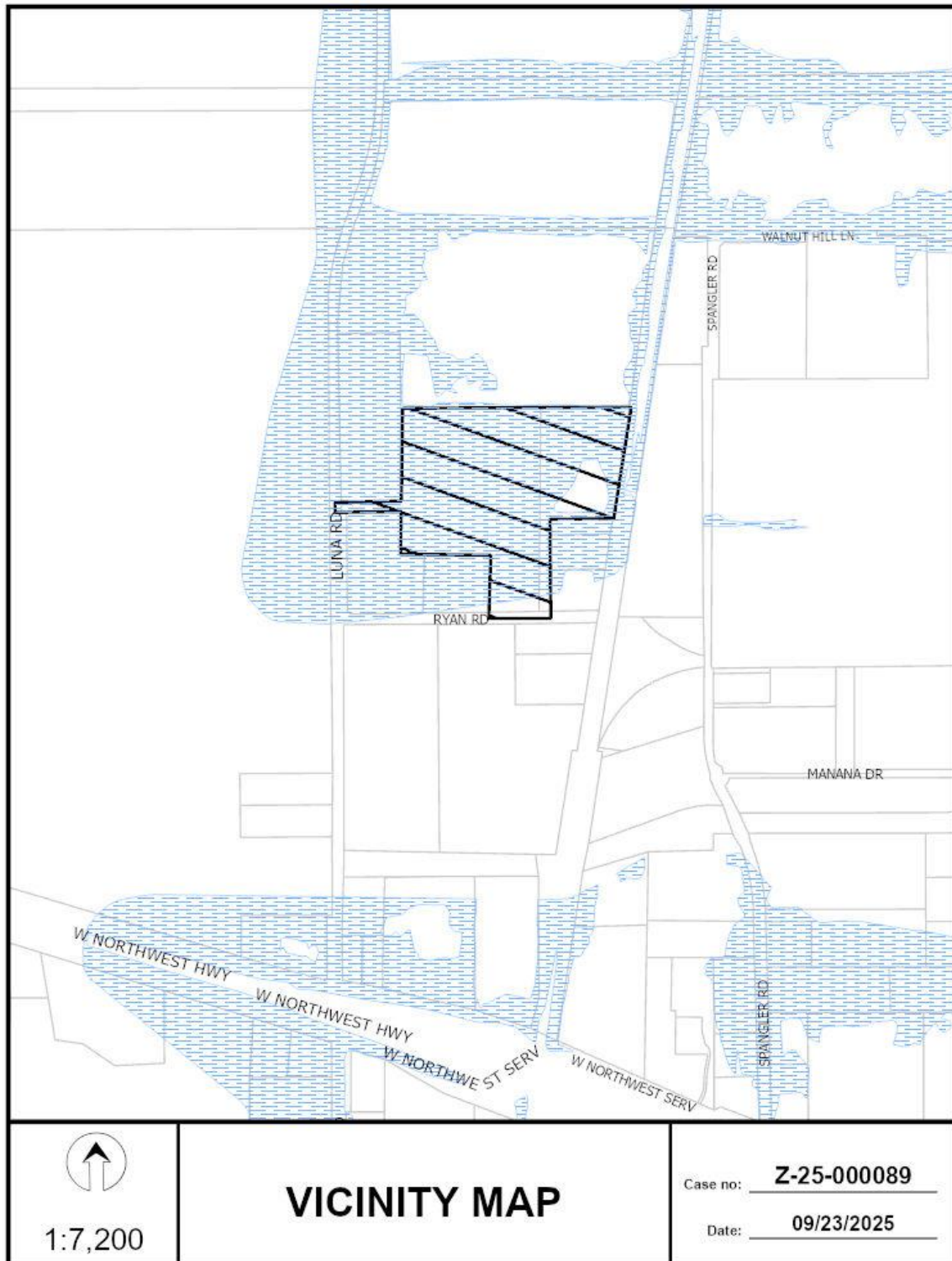
1. USE: The only use authorized by this specific use permit is a metal salvage facility.

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 (five years) September 13, 2020.
4. LANDSCAPING:
 - A. Except as otherwise provided, landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
 - B. A minimum 15-foot-wide buffer yard landscape area must be provided along the full length of the street frontage, excluding points of ingress and egress. No buildings, structures (other than buffer walls or buffer fences), storage of materials, or parking may be located within the buffer yard. This buffer yard must contain the following elements:
 - i. The designer shall select from a variety of tree plant materials from the Approved Tree List, but additional plants may be selected if approved by the director.
 - ii. A continuous shrub row along the street frontage with a minimum height of six feet at planting is required to be planted within 15 feet of the Property line. Individual plantings may be located no further than six feet of linear distance from one another except for access driveways.
 - iii. One small tree, suitable for planting under power lines is required for every 30 linear feet of street frontage. These trees may not be placed closer than 20 feet apart.
 - C. Plan materials must be maintained in a healthy, growing condition.
5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: A minimum of five off-street parking spaces are required.

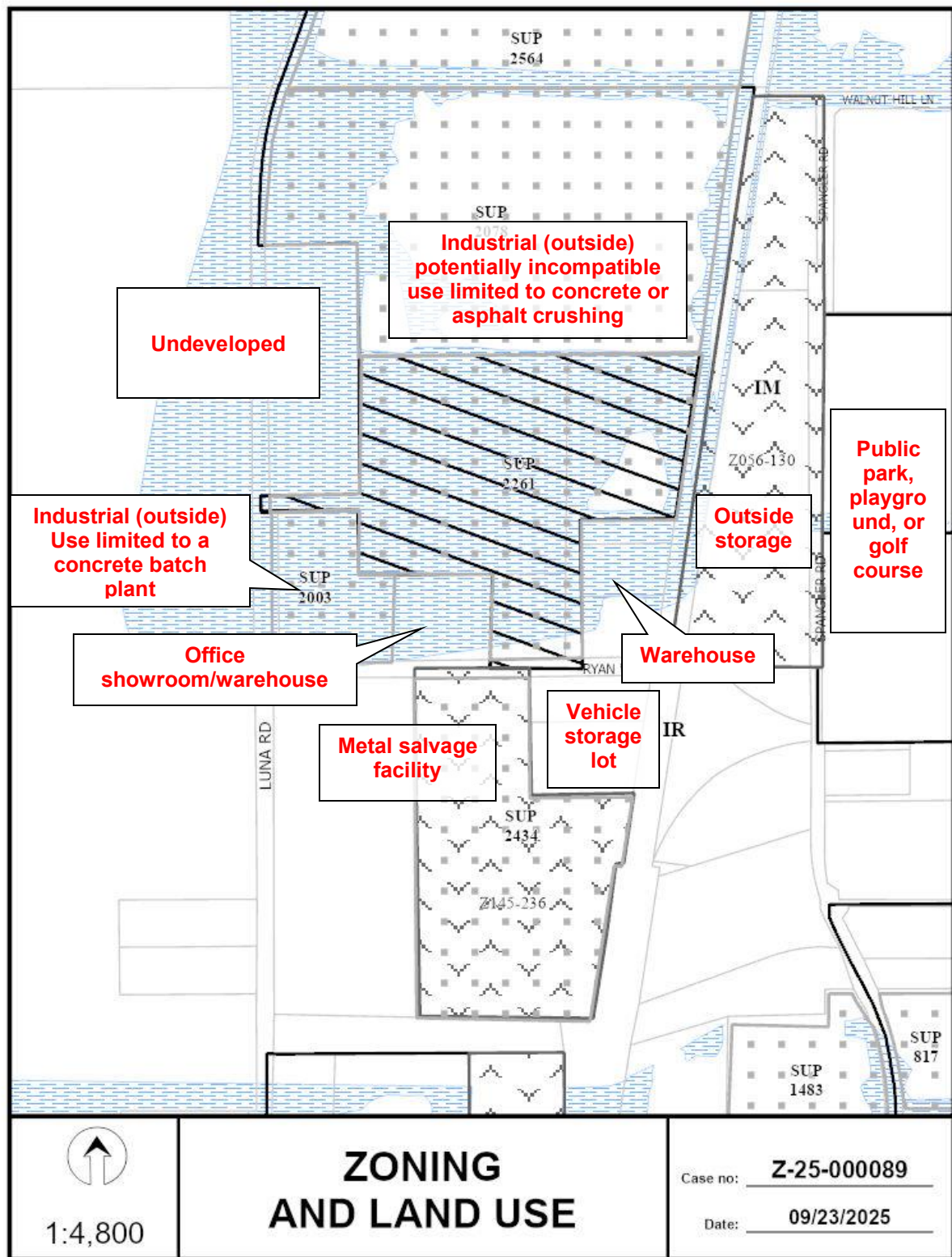
7. SCREENING: A minimum nine-foot-high solid fence must be provided in the location shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas."

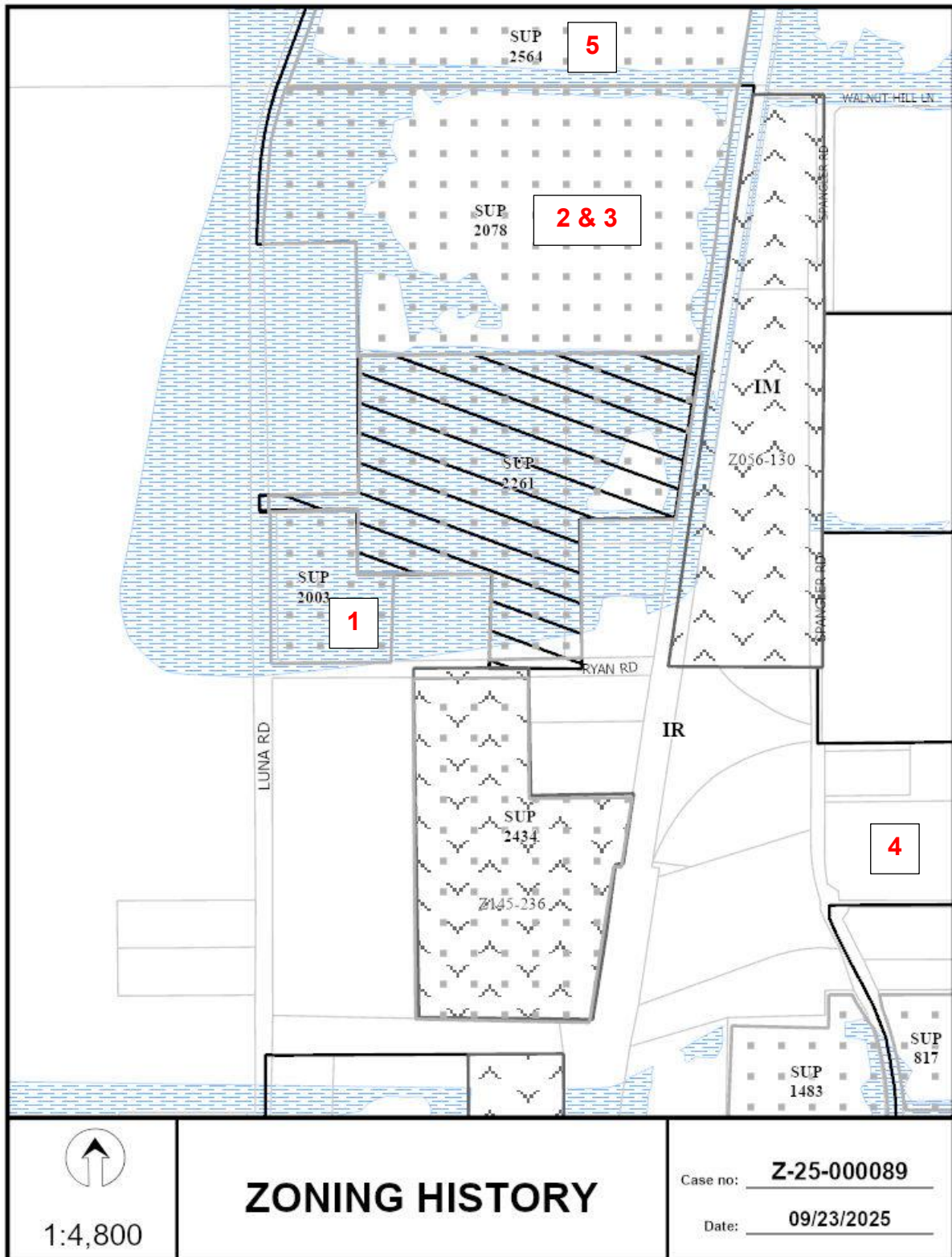
Existing Site Plan (No Changes)

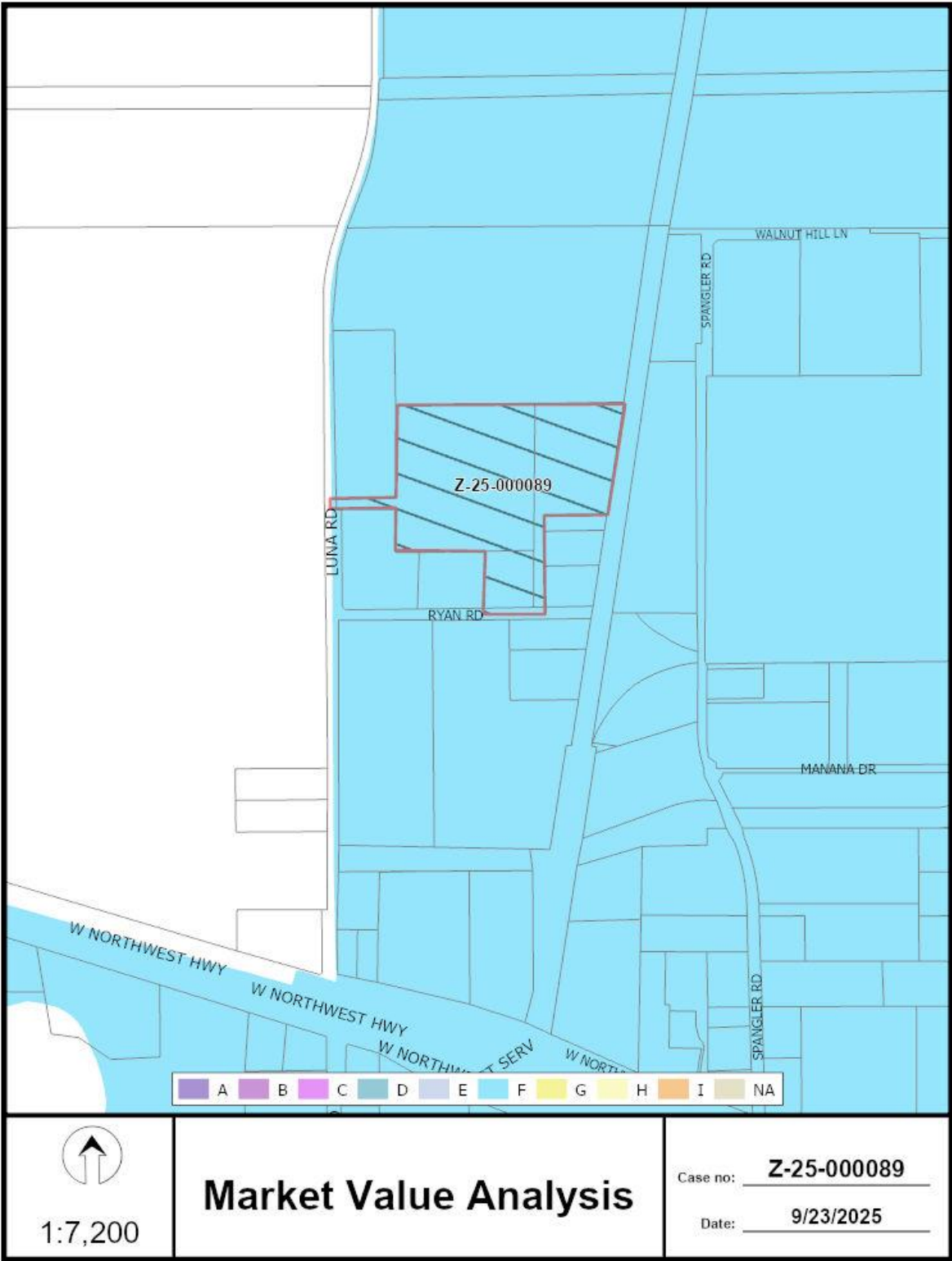


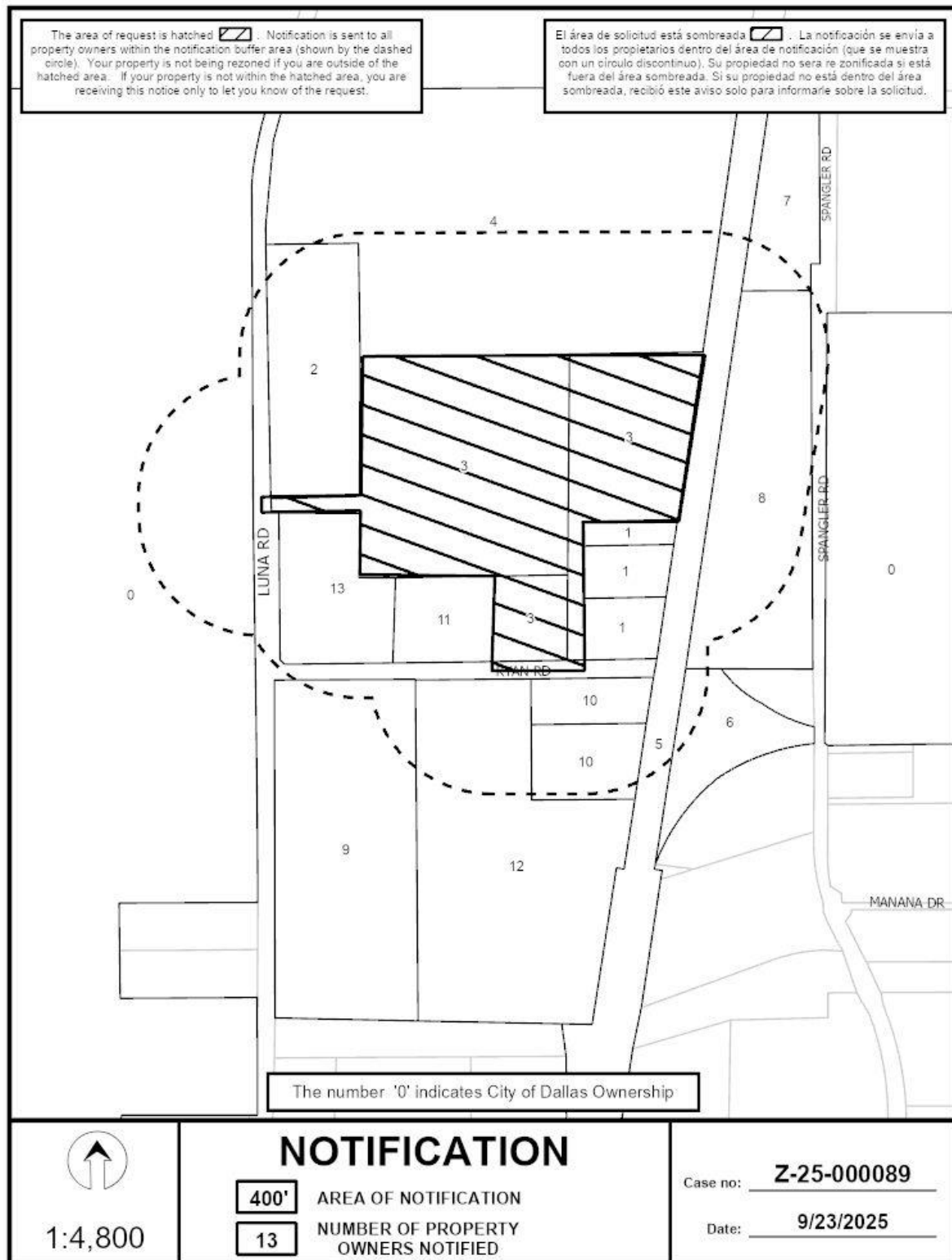












09/23/2025

Notification List of Property Owners

Z-25-000089

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1891 RYAN RD	LT NORTH TEXAS REAL ESTATE LLC
2	10850 LUNA RD	SFG ISF DALLAS 10850 LUNA LLC
3	1865 RYAN RD	WEST SHIELD PARTNERS LLC
4	10850 LUNA RD	ALMC RECYCLING VENTURES LLC
5	2300 AL LIPSCOMB WAY	BNSF RAILWAY
6	10737 SPANGLER RD	RODRIGUEZ MARIO ALBERTO &
7	10941 SPANGLER RD	ISF 10801 SPANGLER LLC
8	10801 SPANGLER RD	OSI 10801 SPANGLER ROAD LLC
9	1840 RYAN RD	SHMAISANI FAMILY LIVING TRUST THE
10	1880 RYAN RD	ARCADIAN PROPERTIES &
11	1839 RYAN RD	1839 RYAN RD LLC SERIES OF
12	1840 RYAN RD	RYAN STREET DEVELOPERS LLC
13	10800 LUNA RD	SHMAISANI ISSAM AL