

CITY PLAN COMMISSION**THURSDAY, MAY 8, 2025****Planner: Martin Bate****FILE NUMBER:** Z245-159(LC/MB) **DATE FILED:** February 7, 2025**LOCATION:** North side of Singleton Boulevard between Pluto Street and Norwich Lane.**COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 9.16 acres **CENSUS TRACT:** 48113010601

REPRESENTATIVE: Rob Baldwin**APPLICANT:** Neal Rifkin, MetalX**OWNER:** Jay Malhan, Cantex Singleton, LLC**REQUEST:** An application for a Specific Use Permit, for a metal salvage facility, on property zoned an IM Industrial Manufacturing District.**SUMMARY:** The purpose of the request is to allow to allow metal salvage facility use on the site.**STAFF RECOMMENDATION:** **Approval** for a five-year period, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with an existing building, open space, driveway and surface parking lot, (approx. 9.16 acres in total size) and zoned an IM Industrial Manufacturing District.
- This lot has frontage only on Singleton Boulevard.
- Geographically located in West Dallas, approx. 10 miles from downtown.
- No outdoor storage or work is associated with the use.
- The applicant requests a new SUP for a ten-year time period.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Singleton Boulevard	Principal Arterial [PA]	100 feet
Pluto Street	Local	-
Norwich Lane	Local	-

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, pending commensurate improvements, it will not significantly impact the surrounding roadway system. The project will be responsible for mitigating development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The new ForwardDallas 2.0 Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our City has

evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

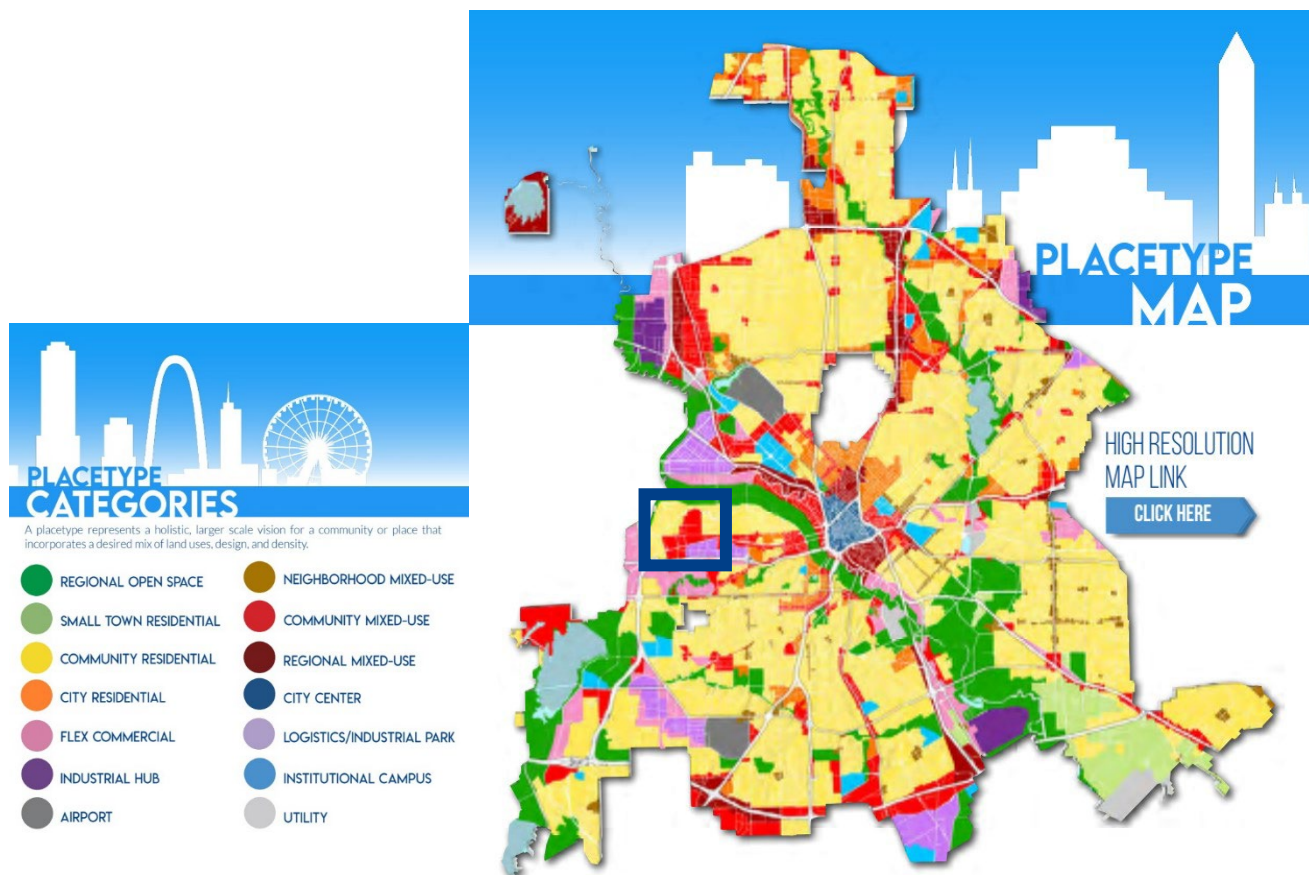
The request complies with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Community Mixed-Use Placetype. This placetype allows the following primary land uses: Multiplex, Apartments, Mixed-Use, Lodging, Commercial and Office; in conjunction with secondary land uses including: Agricultural, Public Open Space, Private Open Space, Single Family Detached & Attached, Civic/Public Institutional, Utility and Light Industrial.

The primary focus of the Community Mixed-Use placetype are typically located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

The area of request is an existing and established business, but it is important to add a note that new development in this placetype should align with the established building form and character of the Community Mixed-Use development patterns. These new developments should be well-integrated within the natural landscape and consideration should be given a connectivity approach to preserve existing fabric of the area.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype Map.



Active Area & Land Use Plans:

The subject site is within the boundaries of the following active area and land use plans;

The Trinity River Corridor Comprehensive Land Use Plan –

<https://dallascityhall.com/departments/pnv/Pages/Trinity-River-Corridor-Landing-page.aspx>

West Dallas Comprehensive Land Use Study –

<https://dallascityhall.com/departments/pnv/Strategic%20Planning%20Division%20Documents/plans/1990/We st%20Dallas%20Comprehensive%20Land%20Use%20study%20Revised%201999.pdf>

The Trinity River Corridor Comprehensive Land Use Plan:

The Trinity River Corridor includes approximately 44,000 acres in size - about 20% of the land area in Dallas. The boundaries of the corridor span from Royal Lane in the north to I-20 in southern Dallas, and approximately 1.5 miles on either side of the Trinity River.

Vision:

The 2050 Vision Statement for the Trinity River Corridor in Dallas: The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart

of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

Summary:

This Comprehensive Land Use Plan is an important tool for the individuals and organizations that make decisions affecting the Trinity River Corridor. Its broad vision describes the character this corridor should have in the future. It establishes the general principles that will direct preparation of detailed plans for smaller parts of this large area. It provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners and City officials as they review specific development proposals. The Trinity River Corridor Comprehensive Land Use Plan is the 'blueprint' for this future. The plan's main sections are:

- A Vision to Transform Dallas' Trinity River Corridor, which imagines the future of this corridor and describes its key features;
- Land Use and Urban Design Throughout the Trinity Corridor, which explains the overall principles that should guide land use and urban design in all parts of the Trinity Corridor;
- Implementation Strategies Throughout the Trinity Corridor, which explains the capital projects and other tools needed to carry out this plan;
- Trinity Corridor District Plans, which provides more detailed direction about the development patterns parts of the corridor;
- Creating This Plan, which summarizes the process used to prepare this plan; and
- Background Documents, which lists the resource reports produced during the planning process.

The area of request is within Study Area 18: Westmoreland Heights / Lake West. The land use opportunity map for Study Area 18 shows the area of request within an Industrial – Light land use type. This category “represents non-residential uses such as

warehousing, distribution, assembly, fabrication, and light manufacturing. Light industrial uses typically have fewer impacts on their surroundings (in terms of noise, traffic, pollution, etc.) than do heavy industrial uses.”

As such, staff finds the request complies with the strategies and goals of the Trinity River Corridor Comprehensive Land Use Plan.

West Dallas Comprehensive Land Use Study:

The area of request is within Subarea 3, the Ledbetter Gardens / Westmoreland Heights area of the West Dallas area plan. The area plan states that future land use “should be considered for mixed use or single family development within the district zoned IR Industrial Research. The study does not propose changes in zoning for the IM Industrial Manufacturing district which the area of request is in, and that uses are generally in conformance with the existing zoning, so no change in zoning is recommended.

As such, staff finds that the request complies with the West Dallas Comprehensive Land Use Study.

Land Use:

	Zoning	Land Use
Site	IM, Industrial Manufacturing District	Manufacturing, warehouse and surface parking
North	IM, Industrial Manufacturing District & IR, Industrial Research District	Manufacturing, warehouses and parking
East	IM, Industrial Manufacturing District & R-5(A) Single Family District	Warehouses and single family residences
South	IM, Industrial Manufacturing District w/ SUP No. 521 & 2053	Warehouses, storage and parking lots
West	IM, Industrial Manufacturing District w/ SUP No. 1004 & DR Z090-124	Warehouses and parking lots

Land Use Compatibility:

The area of request is currently developed with an existing building, open space, driveway and surface parking lot, (approx. 9.16 acres in total size) and zoned an IM Industrial Manufacturing District.

In every direction immediately adjacent to the subject property is IM Industrial Manufacturing zoning with a mix of uses including warehouses, storage and parking lots associated with those uses, as listed in the Land use table above. With this area being surrounded by industrial uses and the area of request matching the uses in the immediate area, staff finds the applicant's requested SUP to be compatible with the surrounding area. Staff supports the applicant's request but recommends a shorter time period, as this area is looking to transition to less industrial-intensive uses per the new Forward Dallas 2.0.

Within the vicinity of the area of request, to the east, is an R-5(A) Single Family District that is developed with single family residences. Caution must be taken when considering industrial uses in proximity to residential areas. In this case, the applicant's request is foreseen to not be detrimental to the nearby residential area due to the nature of the use (all salvage operations will occur indoors) and several warehouses and commercial/industrial lots that are currently established between the subject site and the residential area to the east.

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 regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties, given that all recycling/salvaging activity is being done inside the existing building. Staff recommends approval for a five-year period, subject to a site plan and conditions. This is in line with SUPs for other metal salvage facilities throughout the city.

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 a metal salvage facility in an IM Industrial Manufacturing District, is as follows; the off-street parking requirement may be established in the ordinance granting the SUP, otherwise a minimum of five spaces required. As shown on the site plan, the 71,070 square feet of indoor space associated with the SUP would only require 5 spaces. The applicant is providing 87 parking spaces, as displayed on their site plan, found on page 11 of this document.

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 I). The area of request is currently in a “E” MVA area, with the “E” MVA area surrounding the subject site in each direction.

List of Officers

CANTEX SINGLETON, LLC

CANTEX RE, LLC, Manager

CANTEX TIKA CAPITAL, LLC, Manager

Romit Cheema, President

Jay Malhan, Vice President

METALX

Daniel M. Rifkin, President

Neil I. Rifkin, Vice President

Jennifer Wilson, Treasurer

Paul Everett, Secretary

Ashley Thomas, Chief Financial Officer

APPLICANT'S PROPOSED SUP CONDITIONS

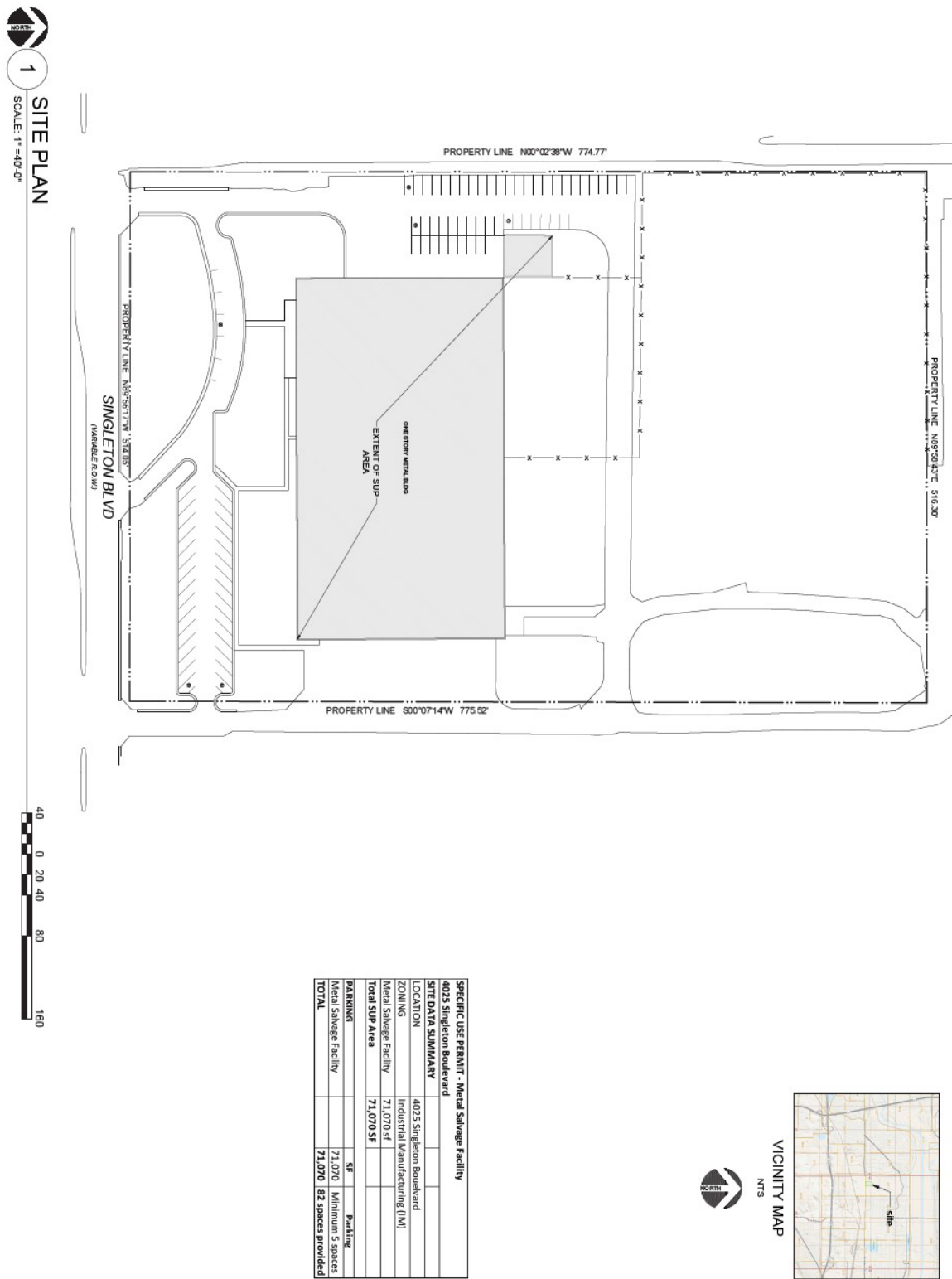
1. USE: The only use authorized by this specific use permit is a metal salvage facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires [TEN YEARS from the passage of this ordinance].

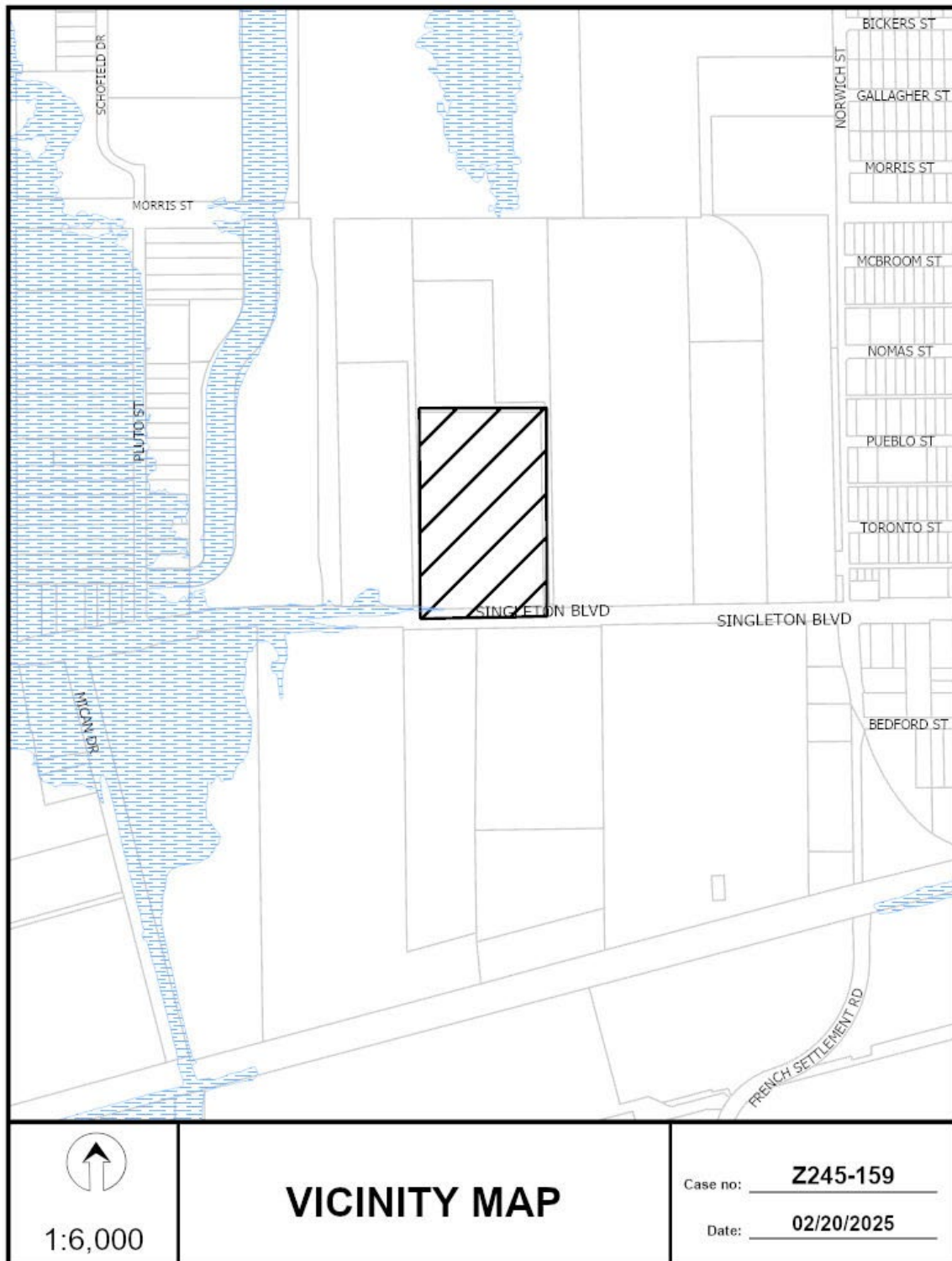
Staff's Recommendation

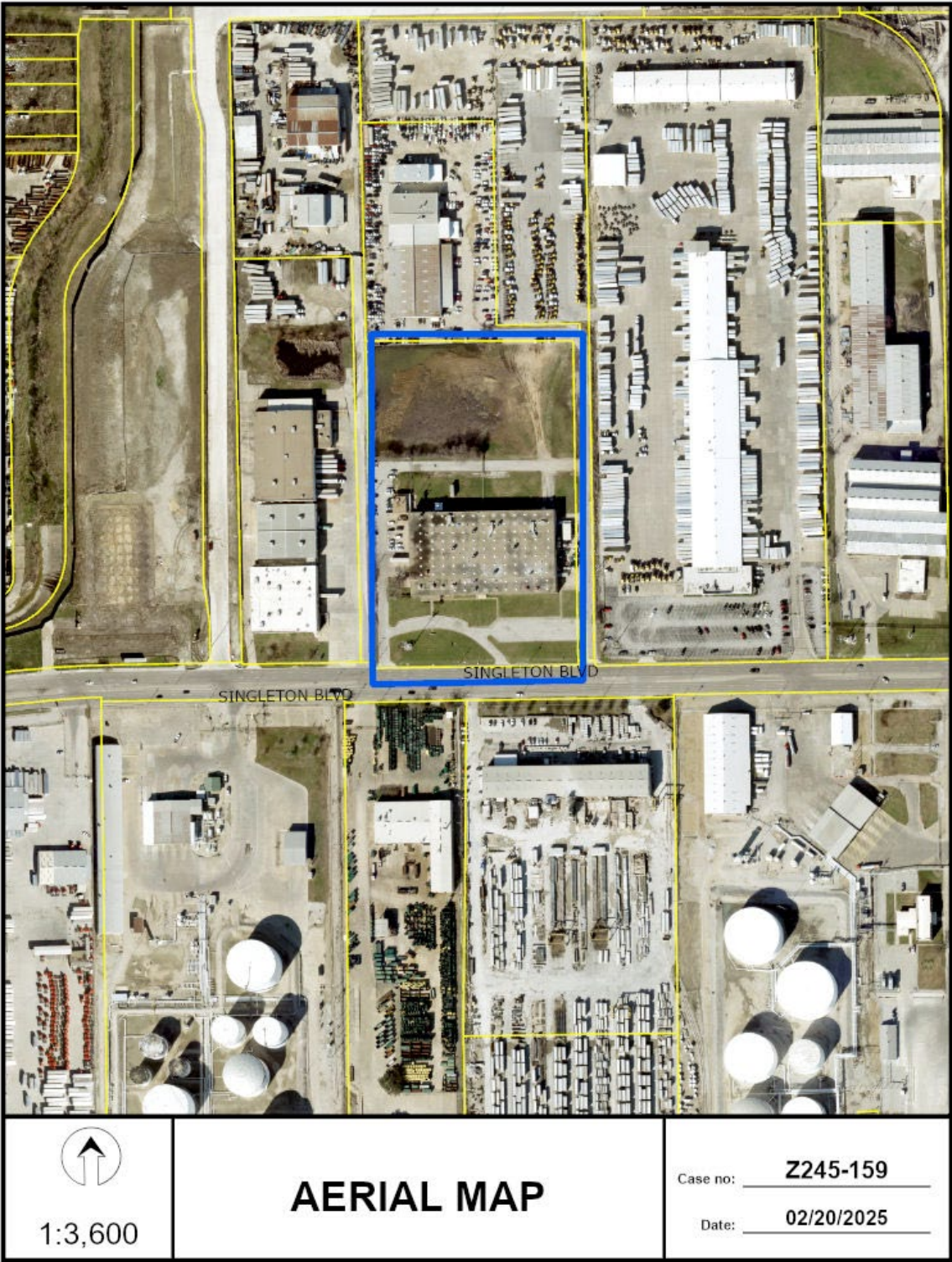
TIME LIMIT: This specific use permit expires [FIVE YEARS from the passage of this ordinance].

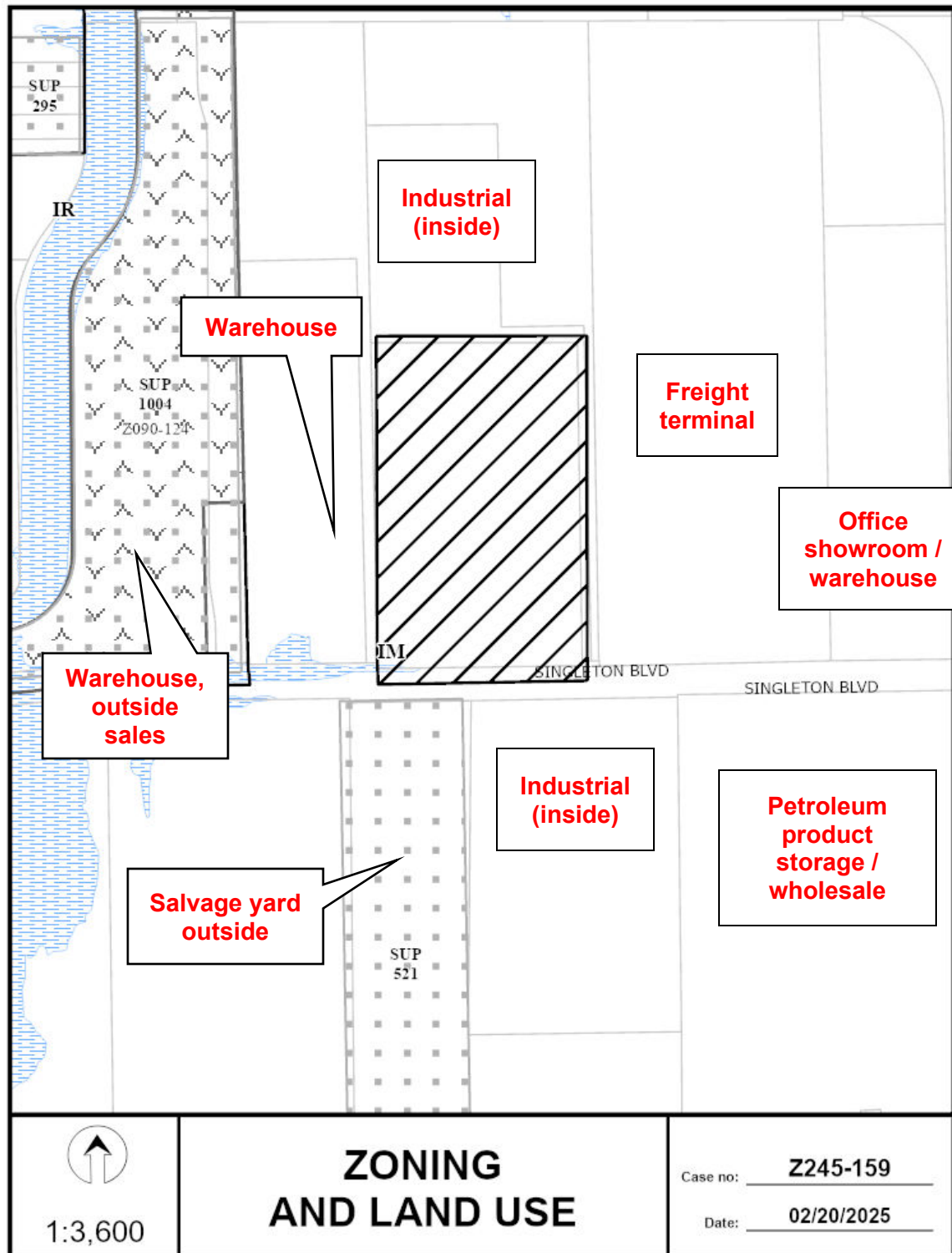
4. FLOOR AREA: The maximum floor area for the metal salvage facility is 71,070 square feet in the location shown on the attached site plan.
5. NO OUTSIDE STORAGE: Outside storage of materials is prohibited.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
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.

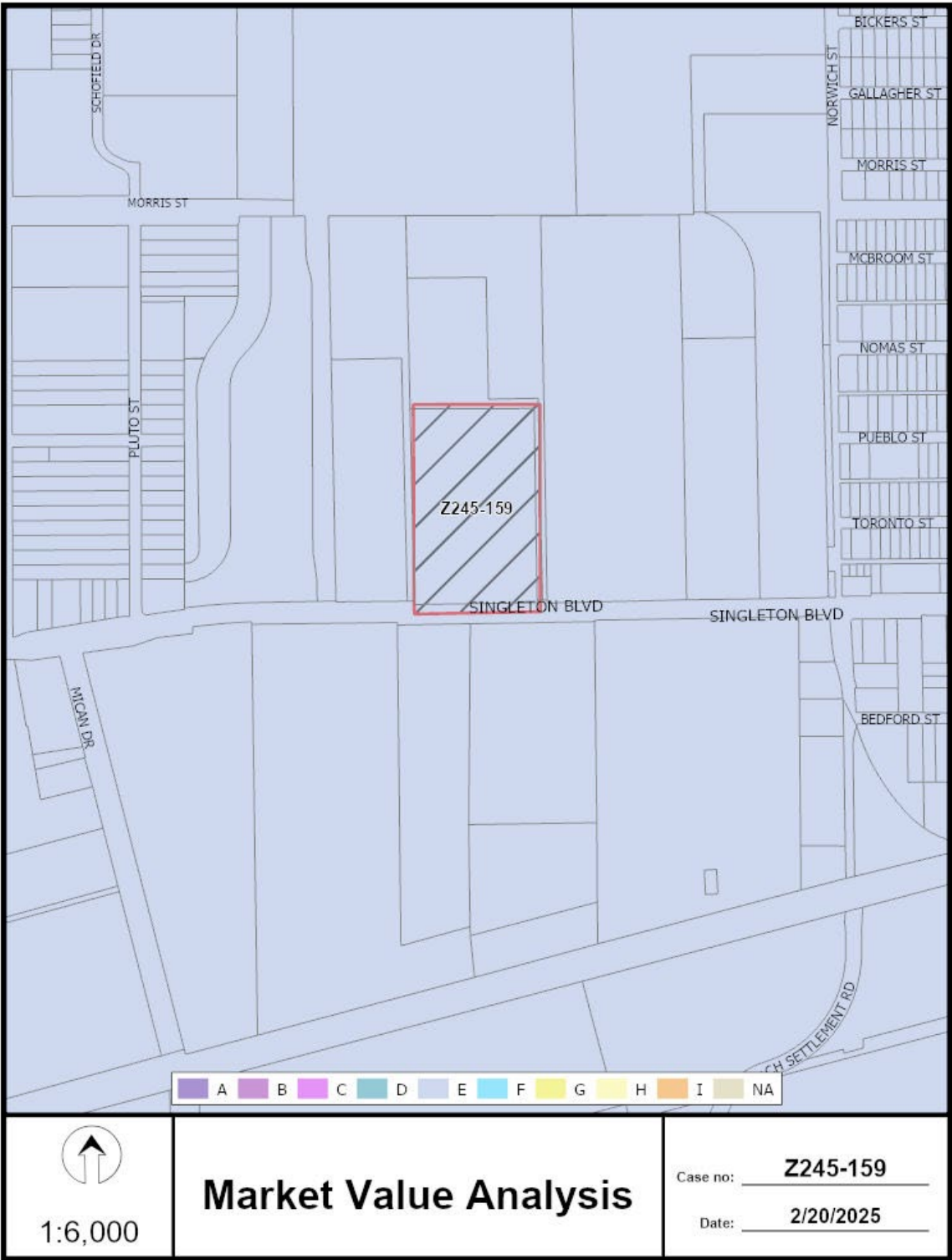
APPLICANT'S PROPOSED SITE PLAN

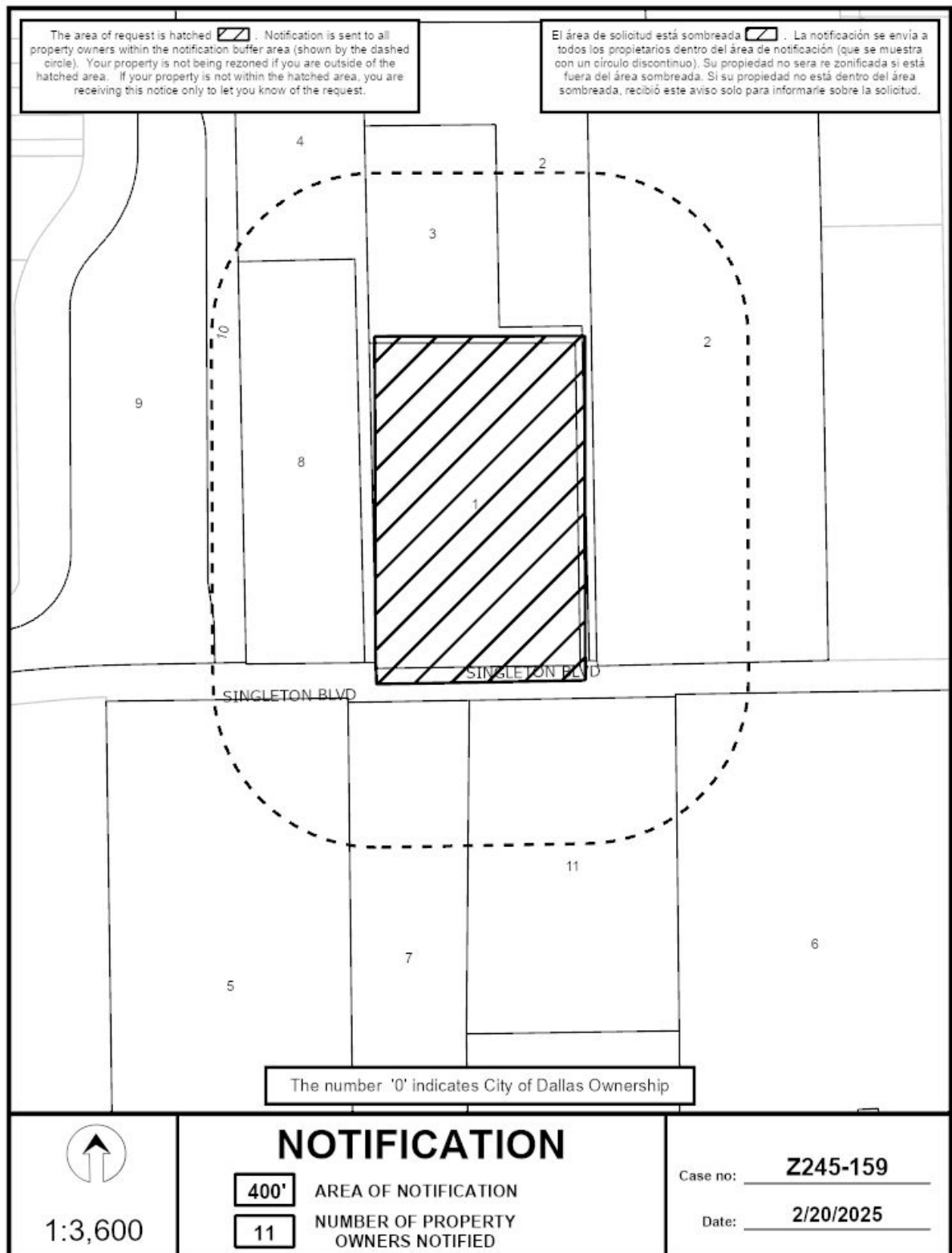












02/20/2025

Notification List of Property Owners

Z245-159

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4025 SINGLETON BLVD	CANTEX SINGLETON LLC
2	3925 SINGLETON BLVD	ESTES TERMINALS OF TX LLC
3	4023 SINGLETON BLVD	URBAN CATALYST PORTFOLIO I
4	4141 SINGLETON BLVD	DFW ECO PROCESSING LLC
5	4200 SINGLETON BLVD	MAGELLAN PIPELINE TERMINA
6	3900 SINGLETON BLVD	GLOBAL TERMINAL HOLDINGS LLC
7	3920 SINGLETON BLVD	AMERICAN CONTAINER SERV
8	4143 SINGLETON BLVD	RCI PROPERTIES DALLAS LLC
9	4243 SINGLETON BLVD	County of Dallas
10	4235 NORWICH ST	TRINITY WEST PROPERTY OWNER
11	4040 SINGLETON BLVD	MATCON PROPERTIES TEX LLC