

CITY PLAN COMMISSION

THURSDAY, JULY 23, 2026

Planner: Liliana Garza

FILE NUMBER: Z-26-000076

DATE FILED: April 16, 2026

LOCATION: Southwest corner of Dairy Milk Lane and Zodiac Lane, AKA
2850 Dairy Milk Lane.

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 2.102 acres

CENSUS TRACT: 48113009701

OWNER: John Sewell / CKS Packaging Inc.

APPLICANT: Kevin McCarthy / CKS Packaging Inc.

REPRESENTATIVE: Rob Baldwin / Baldwin Associates

REQUEST: An application for an amendment to Specific Use Permit No.
2377 for commercial motor vehicle parking on property zoned
IR Industrial Research District.

SUMMARY: The purpose of the request is to continue to allow a
commercial motor vehicle parking use on the site.

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

BACKGROUND INFORMATION:

- On April 22, 2020, the City Council adopted an ordinance granting SUP 2377 for a commercial motor vehicle parking use at the site for a three-year period. A minor amendment was approved by City Plan Commission on October 21, 2021 to allow drainage improvements (M201-043). On June 28, 2023, the City Council approved the renewal of SUP 2377 for a commercial motor vehicle parking use for a three-year period subject to a revised site plan, a revised landscape plan, and conditions.
- Commercial motor vehicle parking is a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if the parking is not accessory to a main use on the lot.
- The requested commercial motor vehicle parking use is allowed by right in an IR district; however, a commercial motor vehicle parking use requires an SUP if located within 500 feet from a residential district. An R-7.5(A) Single Family District is located 342 feet to the east of this property.
- The applicant has applied for a renewal to SUP 2377 to continue the use for a commercial motor vehicle parking use. The request site remains unimproved. However, no changes to both site plan and landscape plan are being proposed.

Zoning History:

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

1. **Z223-128:** On June 28, 2023, the City Council approved an application for the renewal of SUP 2377 for a commercial motor vehicle parking use for a three-year period, subject to a revised site plan, a revised landscape plan, and conditions [Current Site].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Zodiac Lane	Local	60 feet
Dairy Milk Lane	Local	60 feet

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. The project will be responsible to mitigate development impact as determined through the engineering review process.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 233, Light rail – Green Line

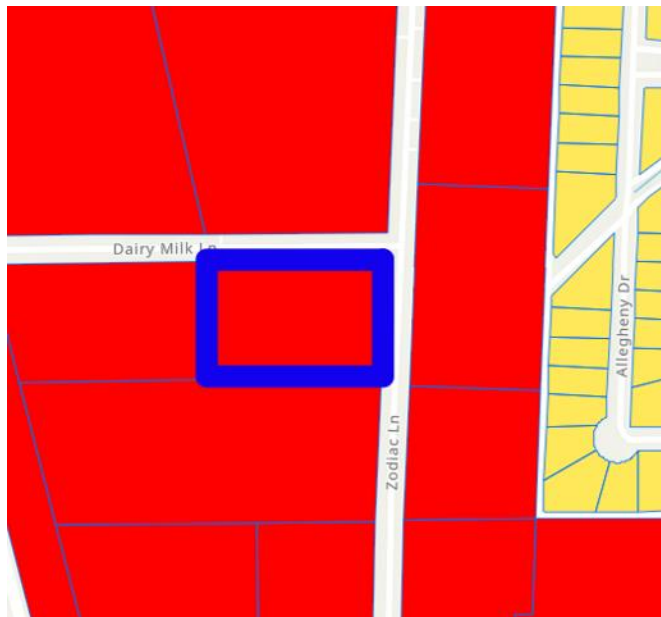
STAFF ANALYSIS:

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:

Community Mixed-Use



This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial.

Community Mixed-Use areas combine housing, retail, and office spaces to serve multiple neighborhoods. Located along transit corridors, these areas prioritize walkability, community interaction, and access to essential services, creating vibrant and inclusive spaces.

The applicant's request is consistent with the characteristics of secondary uses supporting the Community Mix-Use placetype, the commercial motor vehicle parking use is compatible with the current neighborhood's light industrial character.

Land Use:

	Zoning	Land Use
Site	IR District	Undeveloped
North	IR District	Office showroom/warehouse
East	IR District	Office showroom/warehouse
South	IR District	Office showroom/warehouse
West	IR District	Office showroom/warehouse

Land Use Compatibility:

The request site is located within an industrial area and is adjacent to office showroom/warehouse and warehouse uses on all sides. The 2.07-acre site remains unimproved. The use has yet to operate since a paving and drainage permit was pending due to drainage improvements and replatting requirement. The applicant is now ready to move forward, but the SUP requires to be renewed since it expires this year.

The requested commercial motor vehicle parking use will facilitate the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if parking is not accessory to a main use on the lot.

A Specific Use Permit is required for a commercial motor vehicle parking use in the IR Industrial/Research District if located within 500 feet of a residential district, measured in a straight line, without regard to intervening structures or objects, from the nearest of the lot where the use is conducted to the nearest boundary of the zoning district at issue. Property to the east along Allegheny Drive is zoned an R-7.5(A) Single Family District and measures less than 350 feet from the request site. However, between the request site and the residential district lies a warehouse storage use. Staff does not believe the proposed use will pose a negative impact since an intervening warehouse storage use separates the proposed use from the nearby residential district.

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.

While the request site is within 500 feet of a residential district, staff has considered that the residential district is not immediately adjacent to the site and will not be significantly impacted by the proposed use. Additionally, the request site will provide landscape trees and 187 shrubs along both frontages. Staff recommends approval of the request for a three-year period. While the request site is adjacent to office showroom/warehouse and warehouse uses, and these uses do back up to the residential district, the proposed use does not exist within the area. The initiation of the use at the site since the approval of the SUP was halted due to issues with drainage and replatting. Since the use has yet to operate and integrate with this neighborhood and the area's planned transition to community mixed use could make it less appropriate in the future, staff recommends a renewal of three years in lieu of the five year request.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended and existing landscape plan.

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 commercial motor vehicle parking use does not require off street parking or loading. As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these; the existing site plan depicts 58 parking spaces.

Per Section 51A-4.301(d)(2), for a use other than a single family, duplex, or vehicle storage lot use, each off-street parking space must be clearly and permanently identified by stripes, buttons, tiles, curbs, barriers, or another method approved by the building

official. The proposed SUP conditions include the requirement for either (A) concrete paving; or, (B) hot mix asphalt paving which consists of a binder and surface course.

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 Officers

CKS PACKAGING

Charles K. Sewell – Chairman
John R. Sewell – President & CEO
Scott K. Sewell – COO; Operations
W. Drew Sewell – COO; Administration
Dewayne Phillips – Executive Vice President
Dan Fischer - CFO
Jim Meyman – V.P Operations
Lloyd Martin – V.P Manufacturing
Kevin McCarty – V.P. of Engineering

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
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 from the passage of this ordinance [~~June 28, 2026~~].

<u>Staff Recommendation:</u>

- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on <u>three years from the passage of this ordinance</u> [June 28, 2026]. |
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4. LANDSCAPING: Landscaping must be provided and maintained in accordance with the attached landscape plan.
5. INGRESS/EGRESS: Ingress and egress of commercial motor vehicles is prohibited between 10:00 p.m. and 7:00 a.m. (the next day), Monday through Sunday.
6. SURFACE PAVING: Surface paving must be concrete or asphalt.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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 proposed)

2850 DAIRY MILK LANE
CITY OF DALLAS, TEXAS

Baldwin Associates
3904 Elm Street, Suite B
Dallas, Texas 75226
OFFICE: 214.624.7940
MOBILE: 214.723.7940
rob@baldwin.com

BALDWIN ASSOCIATES

VICINITY MAP

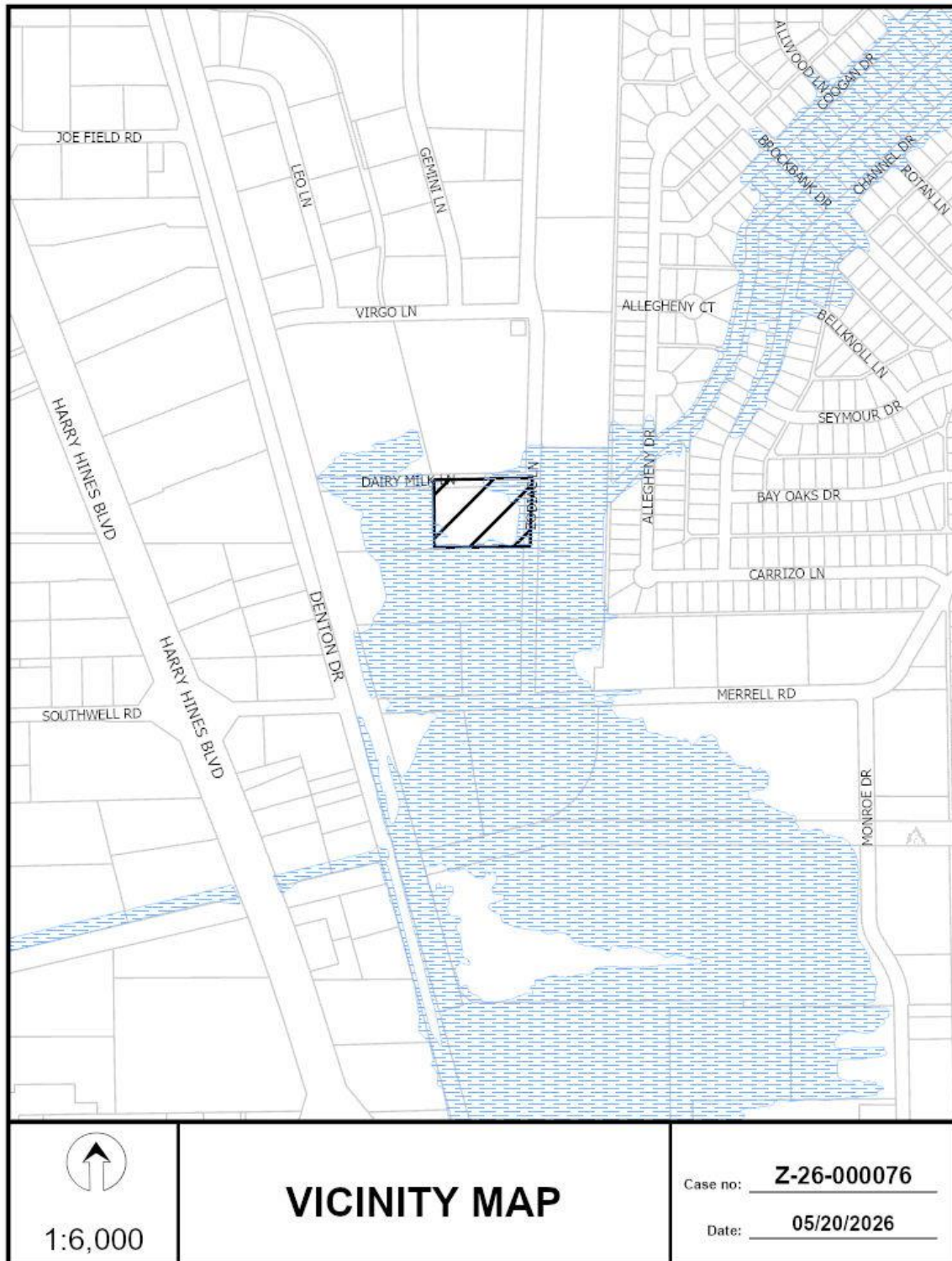
SITE DATA TABLE
2850 DAIRY MILK LANE
IR INDUSTRIAL RESEARCH DISTRICT
SUP FOR COMMERCIAL TRUCK PARKING

TOTAL SITE AREA	30,285 SF	2.02 AC
PARKING	0	PROVIDED
	0	50 TRUCK PARKING

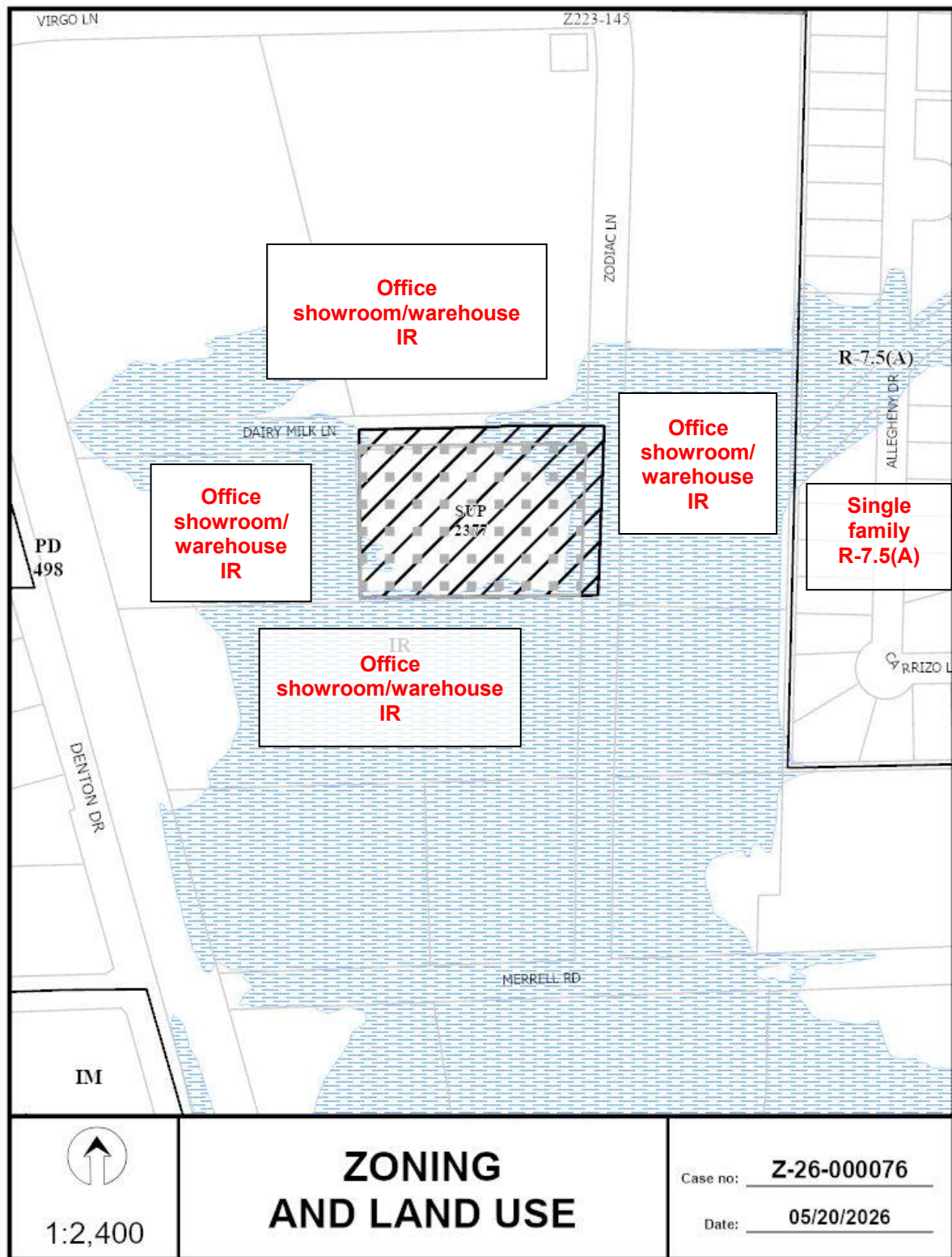
1 SUP SITE PLAN
SCALE: 1" = 20'-0"

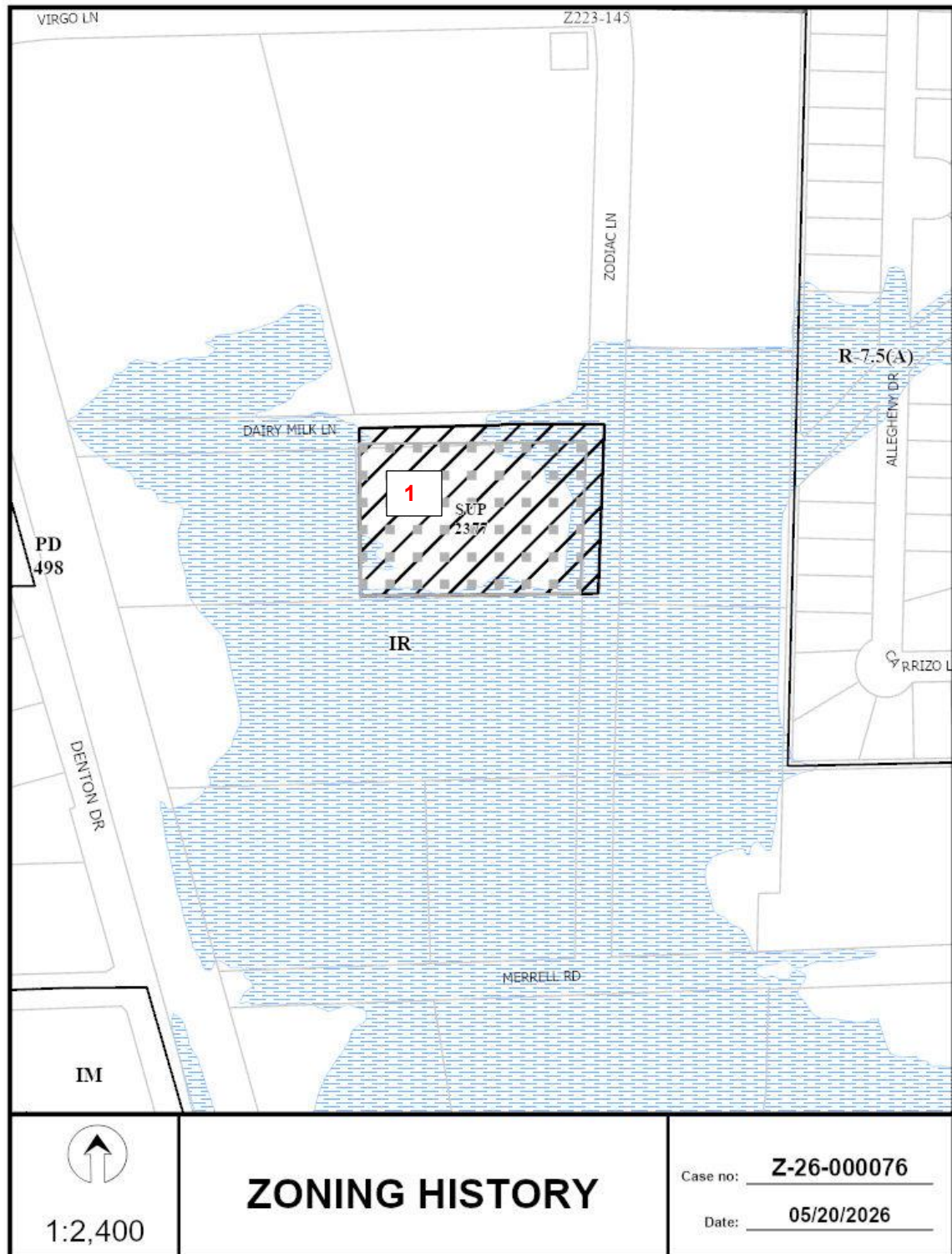
EXISTING LANDSCAPE PLAN (No changes proposed)

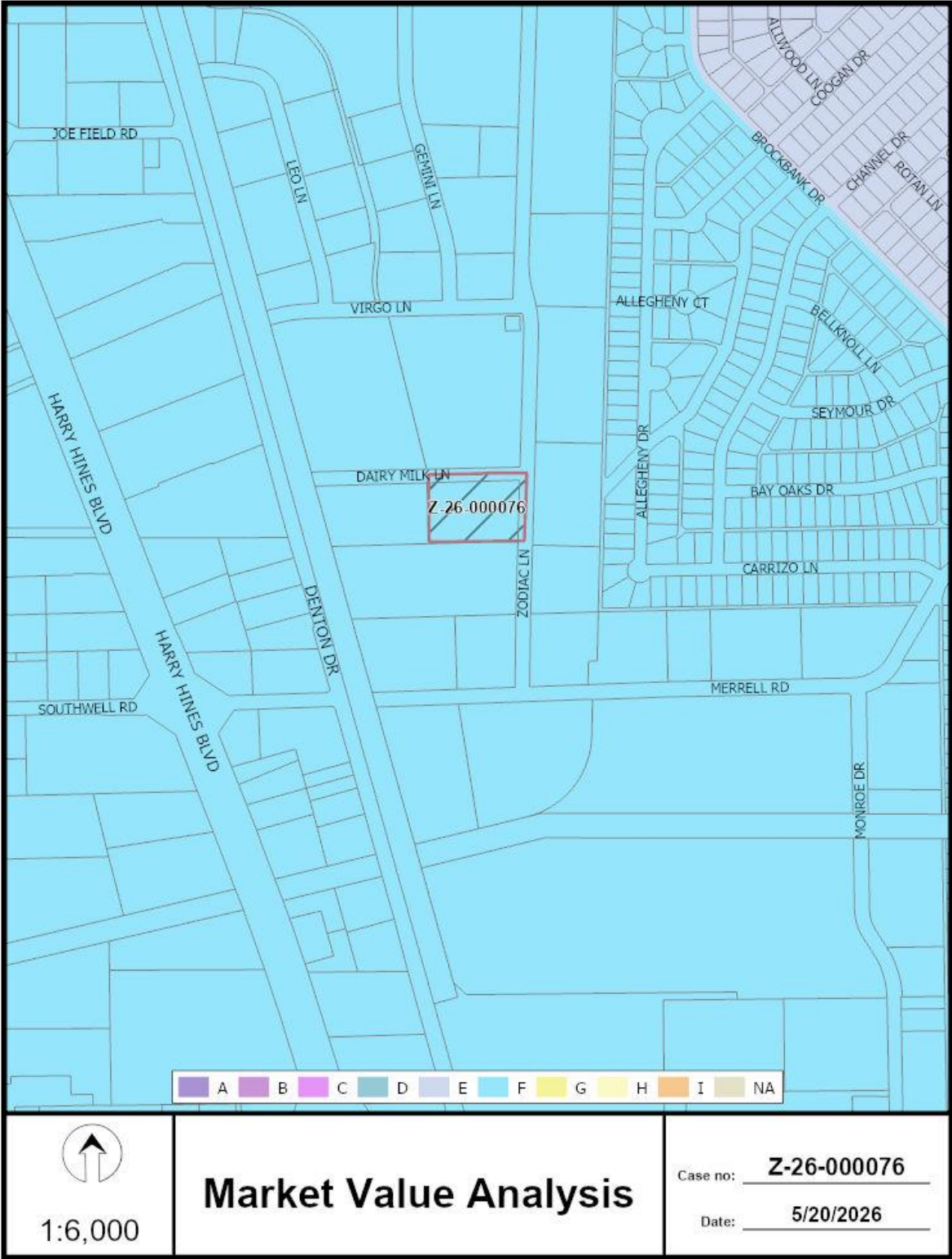
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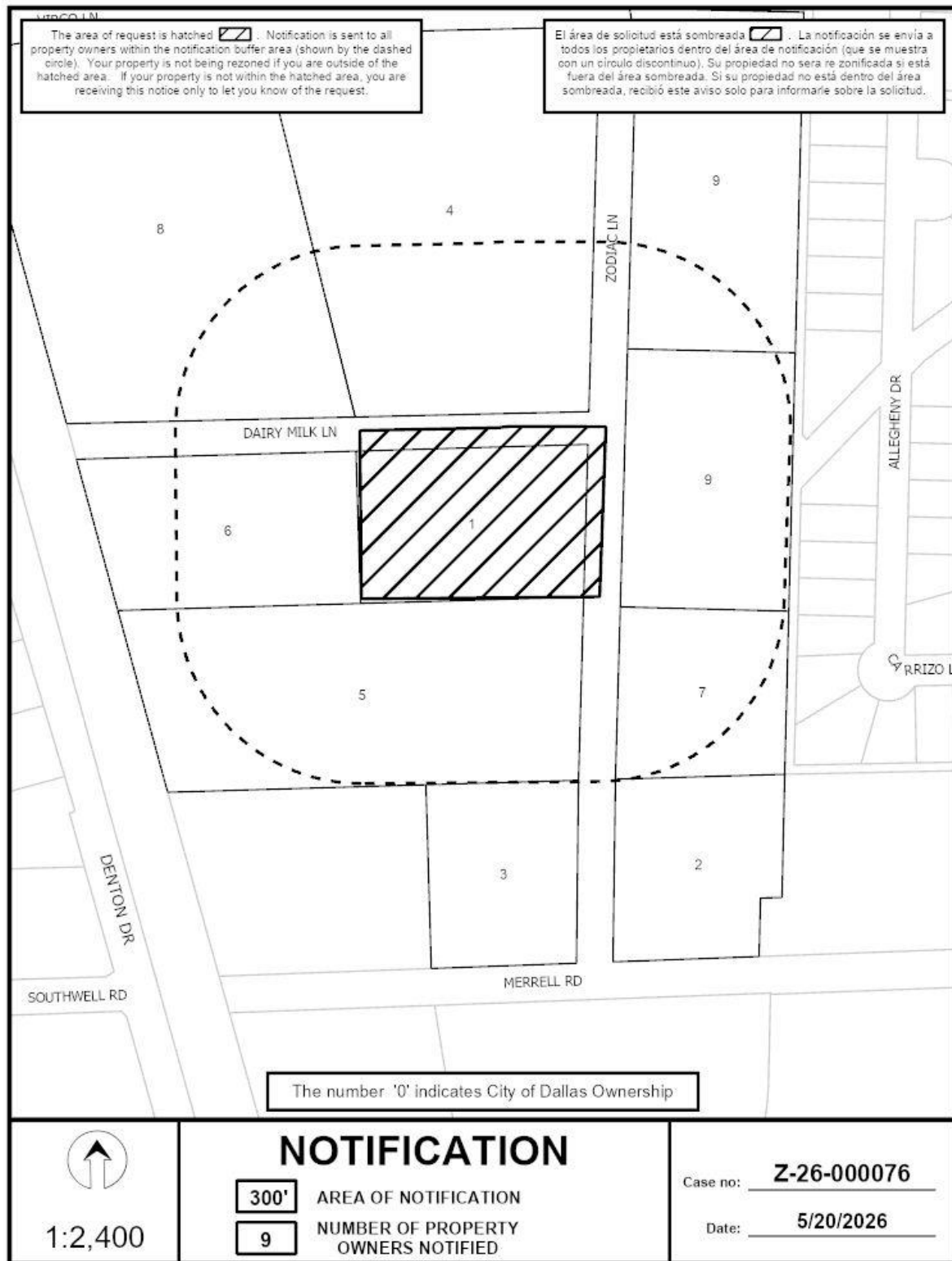












05/20/2026

Notification List of Property Owners

Z-26-000076

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2850 DAIRY MILK LN	CKS PACKAGING INC
2	10310 ZODIAC LN	CANTEX ZODIAC LLC
3	2839 MERRELL RD	WBATLAS HOLDINGS LLC
4	11125 ZODIAC LN	ICON IPC TX PROPERTY
5	11129 ZODIAC LN	MNS PPTIES INC
6	11180 DENTON DR	AUTO GLASS INTL INC
7	11120 ZODIAC LN	GONE CAMPING LLC
8	2802 VIRGO LN	ICON IPC TX PROPERTY OWNER
9	11150 ZODIAC LN	FUTERFAS FAMILY LP