

FILE NUMBER: Z234-269(WK) **DATE FILED:** June 27, 2024

LOCATION: North corner of South Belt Line Road and West Lawson Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 3.2 Acres **CENSUS TRACT:** 48113017101

OWNER/APPLICANT: Sam Abusalem, Sukasa Realty LLC

REQUEST: An application for a CR Community Retail District on property zoned an R-10(A) Single Family District.

SUMMARY: The purpose of the request is to allow a commercial building and motor vehicle fueling station on the site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of the request is currently zoned an R-10(A) Single Family District.
- The site is currently undeveloped.
- The applicant proposes retail development and a motor vehicle fueling station.
- The lot has frontage on South Belt Line and West Lawson Road.

Zoning History:

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

1. **Z212-294:** On November 22, 2022, staff approved an automatic renewal of Specific Use Permit No. 2262 for outside sales for an additional five-year period on property zoned a CS Commercial Service District with deed restrictions [Z167-362] on the west line of South Belt Line Road, west of the intersection of South Belt Line Road and West Lawson Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Belt Line Road	Principal Arterial	107 feet
West Lawson Road	Principal Arterial	100 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 requested CR Community Retail district *is supported* by the following land use goals and policies of the Comprehensive Plan.

ECONOMIC DEVELOPMENT

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 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

The proposed CR district would create new retail opportunities in this area.

Land Use:

	Zoning	Land Use
Site	R-10(A) Single Family Residential	Undeveloped
North	R-10(A) Single Family Residential	Undeveloped, single family
West	CS Commercial Service with deed restrictions [Z167-362] and SUP No. 2282 for outside sales	Undeveloped, outside sales
South	R-10(A) Single Family Residential	Single family
East	CR Community Retail	Retail

Land Use Compatibility:

The request site is within an R-10(A) district and is currently vacant. The request is to change the zoning to a CR Community Retail District to develop retail and motor vehicle fueling station uses on the site.

The areas to the north and south of the site are R-10(A) districts with a CS district to the west, which is undeveloped and a CR district to the east that is developed with retail and storage uses. The applicant’s proposed use of the site would provide convenience to the surrounding residential uses and would be consistent with the developed retail in the surrounding area.

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

	Existing	Request
Use	R-10(A)	CR
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable	★	
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		R
Bus or rail transit vehicle maintenance or storage facility		
Catering service		•
Commercial bus station and terminal		

	Existing	Request
Use	R-10(A)	CR
Commercial cleaning or laundry plant		•
Custom business services		
Custom woodworking, furniture construction, or repair		•
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		S
Technical school		
Tool or equipment rental		•
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
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	S	
Cemetery or mausoleum	S	S
Child-care facility	S	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		

	Existing	Request
Use	R-10(A)	CR
Convent or monastery	S	•
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school	S	R
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		
Lodging or boarding house		S
Overnight general purpose shelter		★
MISCELLANEOUS USES		
Attached non-premise sign.		S
Carnival or circus (temporary)		
Hazardous waste management facility		★
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		S
Financial institution without drive-in window		•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	•
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		

	Existing	Request
Use	R-10(A)	CR
Residential hotel		
Retirement housing		
Single family	•	
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.		R
Ambulance service		R
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		R
Auto service center		S
Business school		•
Car wash		D
Commercial amusement (inside)		★
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
Convenience store with drive-through		S
Drive-In theater		
Dry cleaning or laundry store		•
Furniture store		•
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
Home improvement center, lumber, brick or building materials sales yard		D
Household equipment and appliance repair		•
Liquefied natural gas fueling station		
Liquor store		•
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop		S

	Existing	Request
Use	R-10(A)	CR
Pawn shop		•
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		•
Theater		•
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	S	★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	•
Local utilities	★	★
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★

	Existing	Request
Use	R-10(A)	CR
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		S
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
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		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards:

Following is a comparison of the development standards of the existing R-10(A) District and the proposed CR District.

District	Setbacks		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-10(A)	30'	SF: 6' Other: 10' / 15'	1 du/10,000 sf	30'	Res: 45% Non-res: 25%		Single family
Proposed: CR	15'	20' adj to res Other: No min	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail and personal service, office

Landscaping:

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

Parking:

Parking must be provided in accordance with the use regulations in Sec. 51A-4.200. The applicant would be required to comply with standard parking ratios at permitting.

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 and the areas to the north, east, and west are currently in a “H” MVA area. The area to the south is in an “F” MVA area.

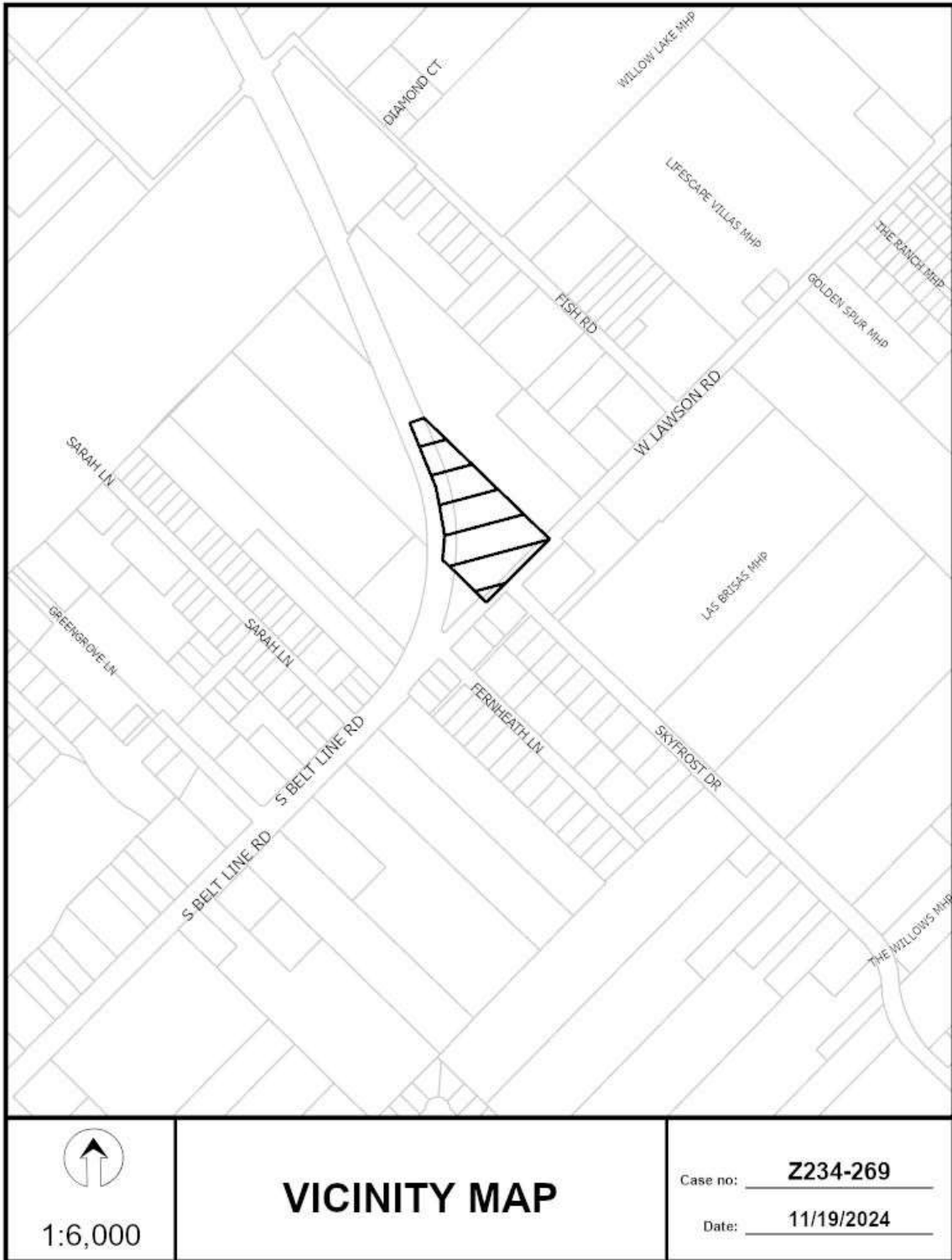
List of Officers

Sukasa Realty LLC

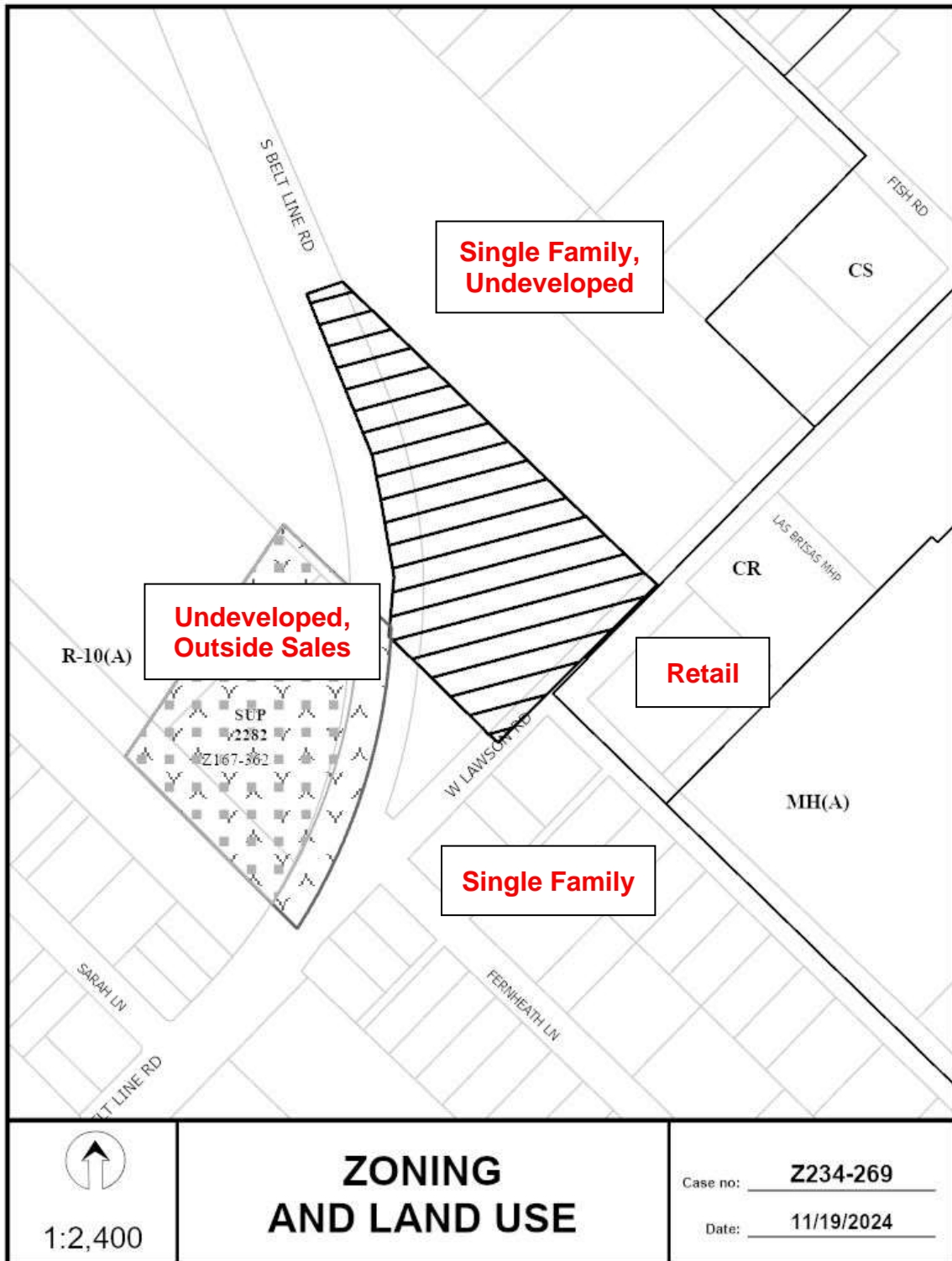
Suleiman Abusalem, Partner

Khaled Alrosan, Partner

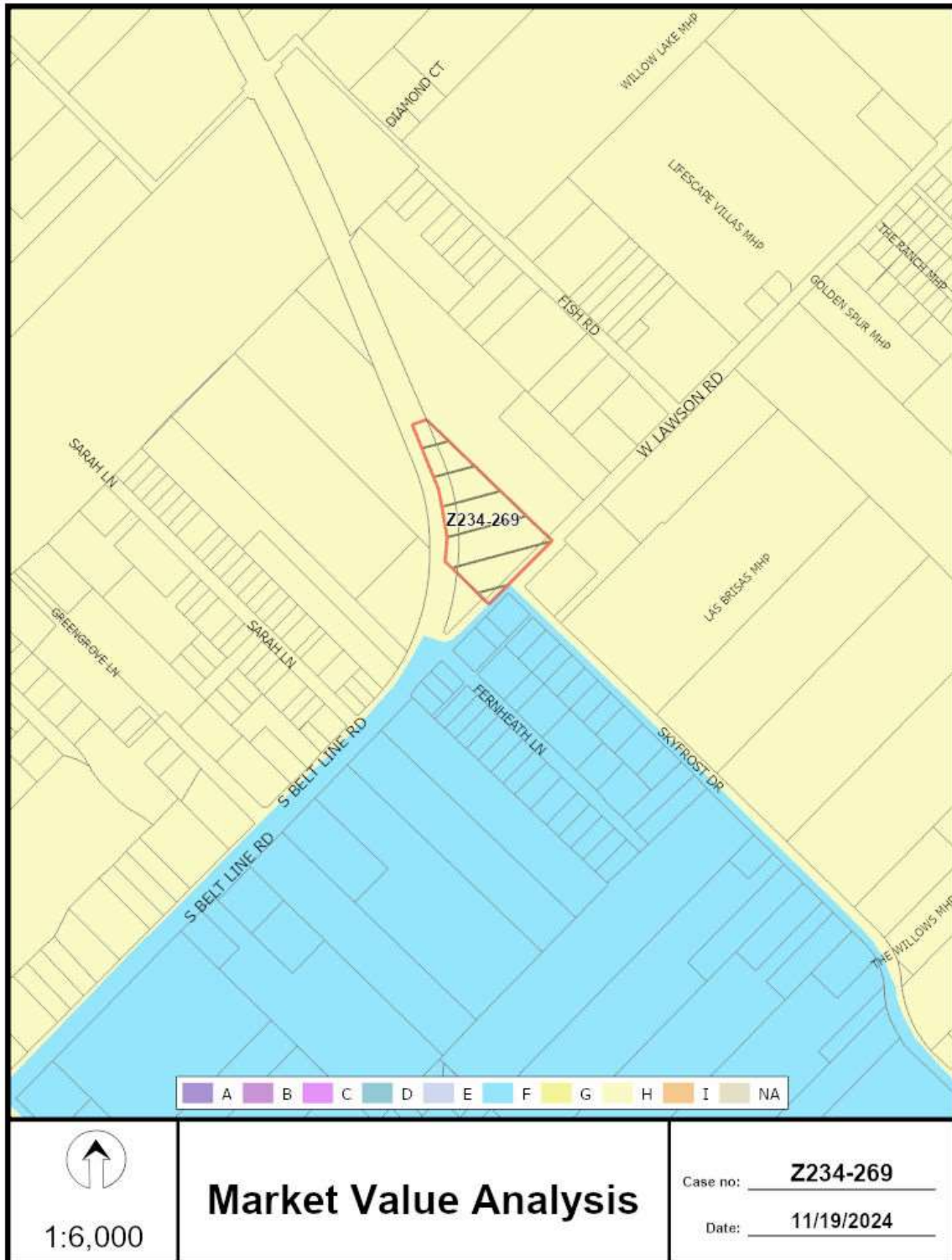
Samer Suwwan, Partner

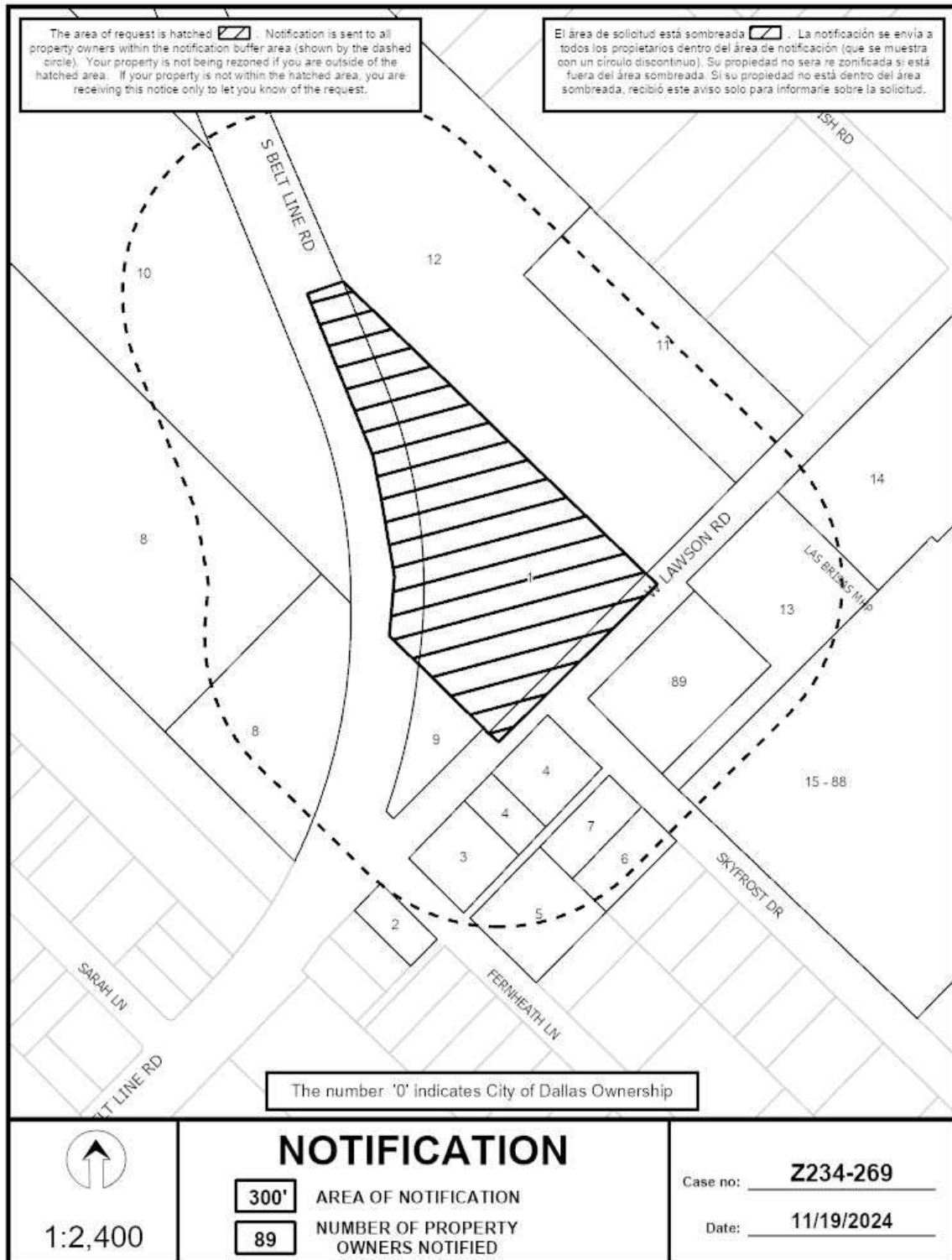












11/19/2024

Notification List of Property Owners***Z234-269******89 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	500 S BELTLINE RD	SUKASA REALTY LLC
2	634 S BELTLINE RD	CRISOSTOMO ARICEMA VAZQUEZ
3	628 LAWSON RD	REA CECILIO & GUILLERMO
4	616 LAWSON RD	BUSTOS RUBEN
5	13509 FERNHEATH LN	PINAORTIZ JOSE REYES &
6	13516 SKYFROST DR	MORALES ROBERTO
7	13510 SKYFROST DR	PESINA JOSE A
8	619 S BELTLINE RD	CHAVES RONNY DAVID
9	625 S BELTLINE RD	SANTANA TOMAS
10	599 BELTLINE RD	IGLESIA CRISTIANA EL SHADDAI
11	553 W LAWSON RD	BALCH RANDY
12	551 LAWSON RD	BALCH RANDY
13	550 LAWSON RD	OW LAS BRISAS LLC
14	550 LAWSON RD	BENDER GROUP LLC
15	570 W LAWSON RD	OW LAS BRISAS LLC
16	570 W LAWSON RD	OW Dallas Affordable Housing, LLC
17	570 W LAWSON RD	OW DALLAS AFFORDABLE HOUSING LLC
18	570 W LAWSON RD	MANCHA RAFAEL
19	570 W LAWSON RD	CARRERA NOE OMAR
20	570 W LAWSON RD	COLMENERO FELIPE
21	570 W LAWSON RD	MARTINEZ ELVIRA MENDOZA
22	570 W LAWSON RD	SANCHEZBAUTISTA JUAN &
23	570 W LAWSON RD	RENTERIA EDITH
24	570 W LAWSON RD	HERNANDEZ HUGO & CRISTINA
25	570 W LAWSON RD	VENTURA JAVIER & VALDEZ IMELDA
26	570 W LAWSON RD	ORDAZ MARIA DELOURDES

11/19/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	570 W LAWSON RD	CANDELAS JOSE
28	570 W LAWSON RD	OW DALLAS AFFORDABLE HOUSING LLC
29	570 W LAWSON RD	VARGAS ELIZABETH
30	570 W LAWSON RD	SANTIAGO TOMAS & ALVARADO HERMELINDA
31	570 W LAWSON RD	ROMERO SUSANA
32	570 W LAWSON RD	ARELLANO HECTOR JUAREZ
33	570 W LAWSON RD	LOREDO JOSE
34	570 W LAWSON RD	RAVELO MIGUEL
35	570 W LAWSON RD	BARBOZA SANDRA
36	570 W LAWSON RD	ALVARADO ISMAEL
37	570 W LAWSON RD	ALVARADO BENITO
38	570 W LAWSON RD	RAZO MARIO & MARICELA
39	570 W LAWSON RD	TELLEZ JAIME ERICA
40	570 W LAWSON RD	PEREZ ENRIQUE & MARIA
41	570 W LAWSON RD	IBARRA EDGAR
42	570 W LAWSON RD	GARCIA VILMA
43	570 W LAWSON RD	HOLT LORRAINE
44	570 W LAWSON RD	MARTINEZ BLANCA E.
45	570 W LAWSON RD	NASARIA MENDOZA M
46	570 W LAWSON RD	CORDOBA ANTONIA & ALMA MONICA
47	570 W LAWSON RD	CASTRO JOSE &
48	570 W LAWSON RD	NINO LEOBARDO
49	570 W LAWSON RD	MOTENEGRO CESAR
50	570 W LAWSON RD	SANCHEZ IRENE
51	570 W LAWSON RD	DE LA CRUZ CINTHIA
52	570 W LAWSON RD	VERA IMELDA
53	570 W LAWSON RD	ESCOBEDO FABIAN & DORA
54	570 W LAWSON RD	MARTINEZ DAVID
55	570 W LAWSON RD	LUNA MARICELA
56	570 W LAWSON RD	MARQUEZ JUAN & GALVAN MARIA
57	570 W LAWSON RD	TOVAR MARIA G

11/19/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	570 W LAWSON RD	OCAMP EDUARDO
59	570 W LAWSON RD	JIMENEZ JOSE
60	570 W LAWSON RD	VILLALOBOS MISTY
61	570 W LAWSON RD	HERNANDEZ ELIZABETH
62	570 W LAWSON RD	GARCIA FERNANDO
63	570 W LAWSON RD	COBBS WILLIE
64	570 W LAWSON RD	CRUZ ISAMAR
65	570 W LAWSON RD	BLANCO VIVANA &
66	570 W LAWSON RD	RODRIGUEZ MERCEDES
67	570 W LAWSON RD	ALVARADO MARIA
68	570 W LAWSON RD	CASTILLO JOSE
69	570 W LAWSON RD	HERNANDEZ VERONICA &
70	570 W LAWSON RD	HERNANDEZ MARIA DEL SOCORRO
71	570 W LAWSON RD	VILLA OSCAR
72	570 W LAWSON RD	SANCHEZ J REFUGIO
73	570 W LAWSON RD	SALGADO LISA MARIE
74	570 W LAWSON RD	FLORES MARIA
75	570 W LAWSON RD	MIRALRIO JAIME RODRIGUEZ
76	570 W LAWSON RD	OW DALLAS AFFORDABLE HOUSING LLC
77	570 W LAWSON RD	BERRIOS VIRBINI A
78	570 W LAWSON RD	PADRON JUAN
79	570 W LAWSON RD	ARELLANO ISIDRA
80	570 W LAWSON RD	VASQUEZ OMAR
81	570 W LAWSON RD	CARRILLO CUITLAHUAC & GLADYS
82	570 W LAWSON RD	ROMERO ALEJANDRO
83	570 W LAWSON RD	VAZQUEZ ELVA
84	570 W LAWSON RD	ORTIZ MIGUEL
85	570 W LAWSON RD	ROMERO JUAN
86	570 W LAWSON RD	FLORES NOE TRUJILLO
87	570 W LAWSON RD	GONZALEZ ADOLFO & ANA
88	570 W LAWSON RD	ROBLES LILLAN

Z234-269(WK)

11/19/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	580 W LAWSON RD	CYPRESS POINT 54 INC