

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 7, 2023****Planner: Michael V. Pepe**

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**FILE NUMBER:** Z212-115(MP)**DATE FILED:** October 18, 2021**LOCATION:** Northwest line of Silverado Drive between C.F. Hawn Freeway and Kleberg Road**COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** ±1.232 acres**CENSUS TRACT:** 48113017102

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**APPLICANT/OWNER:** Steven Operations LLC**REPRESENTATIVE:** Jorge Hernandez**REQUEST:** An application for a Specific Use Permit for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay.**SUMMARY:** The purpose of this request is to allow for commercial motor vehicle parking.**STAFF RECOMMENDATION:** Denial.

**BACKGROUND INFORMATION:**

- The area of request is currently built out as a surface parking facility and zoned CS Commercial Service District.
- The use is permitted by right within the district, but requires an SUP when within 500 feet of a residential district.
- The applicant proposes a site plan with a commercial motor vehicle parking facility with 14 truck parking spaces surrounded by a fence, accessed from Silverado Drive.
- Commercial motor vehicle parking is defined by Chapter 51A as “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.”
- Staff recommends denial based on site characteristics and proximity to residential.

**Zoning History:**

There have not been any zoning case in the area in the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing / Proposed ROW
Silverado Drive	Community Collector	30 feet / 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 ANALYSIS:**

**Comprehensive Plan:**

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

The request conflicts with the following land use goals and policies of the Comprehensive Plan:

**LAND USE ELEMENT**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

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

**Policy 1.4.3** Embrace environmental sustainability.

**URBAN DESIGN ELEMENT**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian friendly streetscapes.

**Policy 5.1.3** Encourage complementary building height, scale, design, and character.

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**Policy 5.2.3** Ensure attractive gateways into the city.

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CS Commercial Service District, D-1 Liquor Control Overlay	Surface parking
<b>Northeast</b>	CS Commercial Service District, D-1 Liquor Control Overlay	Motor vehicle fueling station, Vehicle display, sales, and service
<b>Northwest</b>	CS Commercial Service District, D-1 Liquor Control Overlay	Machinery, heavy equipment, or truck sales and services
<b>Southeast</b>	CS Commercial Service District with D.R. Z845-167, D-1 Liquor Control Overlay, R-7.5(A) Single Family District	Undeveloped, Single Family
<b>Southwest</b>	CS Commercial Service District, D-1 Liquor Control Overlay	Single Family

**Land Use Compatibility:**

The area of request is currently built out as a surface parking lot. Properties to the south and southwest are developed with single family homes. Properties to the northeast include a motor vehicle fueling station and vehicle display, sales, and service. Property to the southeast of the site is undeveloped.

The site plan depicts a commercial motor vehicle parking facility with 14 truck parking spaces surrounded by a fence, accessed from Silverado Drive. The plan proposes vehicle parking directly adjacent to existing homes to the west and proposes access from a street that may have difficulty serving large vehicles.

Staff finds the proposed use adjacent to homes and with minimal infrastructure access could fail to meet criteria (2) and (3)(A), (B), (C), and (D) for the evaluation of a specific use permit, noted below.

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 finds the proposed authorization of additional industrial uses in proximity to single family is inappropriate. The property can be used under the CS Commercial Service zoning for other, potentially neighborhood-serving uses, including retail, office, and restaurant uses. A large stretch of CS zoning on the block is developed as single family, many of which were constructed before annexation and city zoning, the exception being the subject property and the adjacent parcel to the north. As such, additional intensity is not recommended on the block in keeping with the criteria for review for SUP's described above.

Staff holds that approval of a specific use permit should, as it constitutes the approval and evaluation of single use on a site, be reserved for sites that are specifically well suited

for the use. The limited street access, residential proximity, and unusual shape and size of the parcel make it poorly suited to the proposed use.

**Landscaping:**

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

**Parking:**

There is no minimum parking requirement for commercial motor vehicle parking.

**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 property is located within an “F” MVA area.

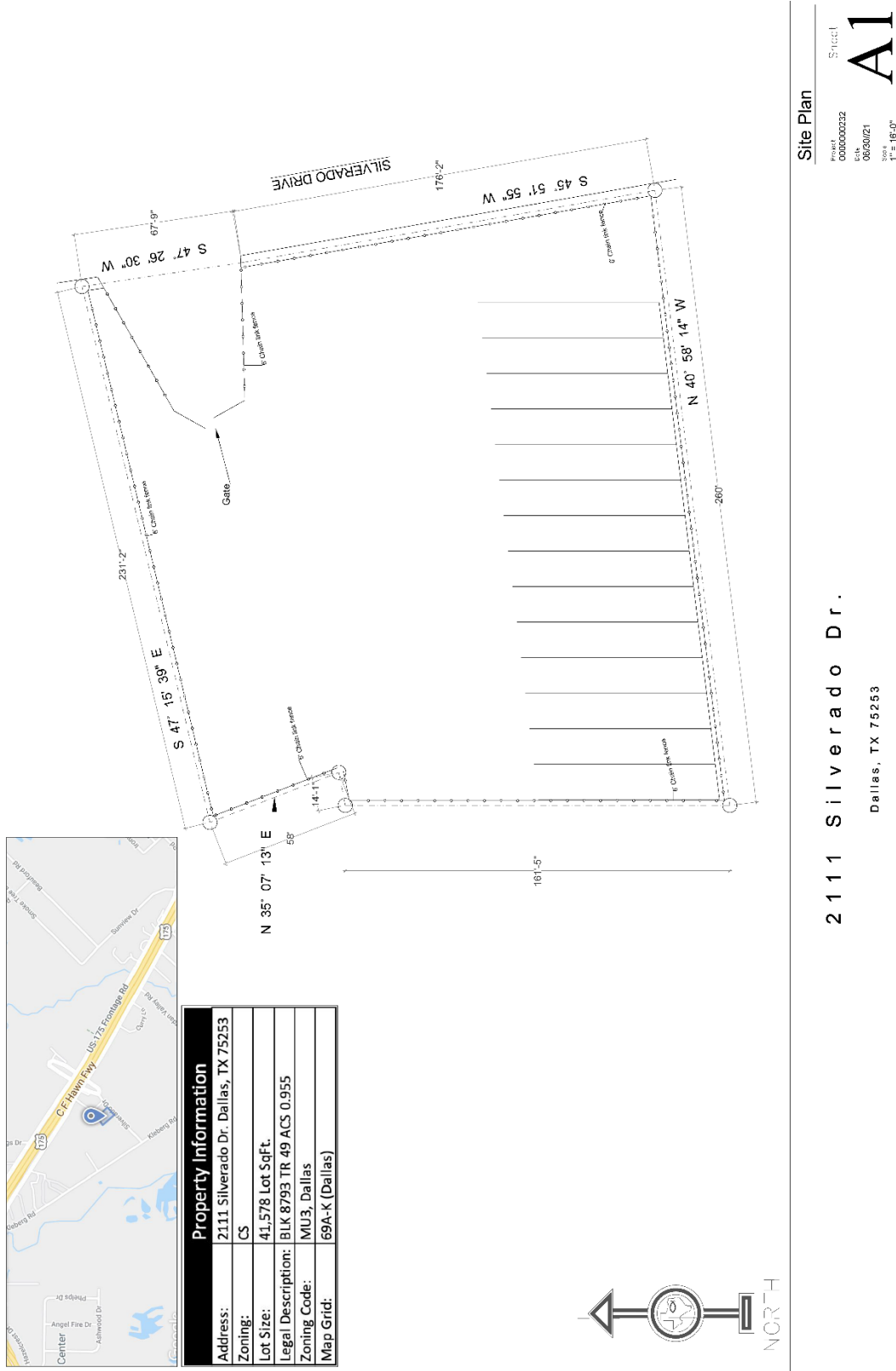
**LIST OF PARTNERS/PRINCIPALS/OFFICERS**

Steven Operations LLC  
Satwinder Singh  
Kuldeep Kaur

### **APPLICANT'S PROPOSED CONDITIONS**

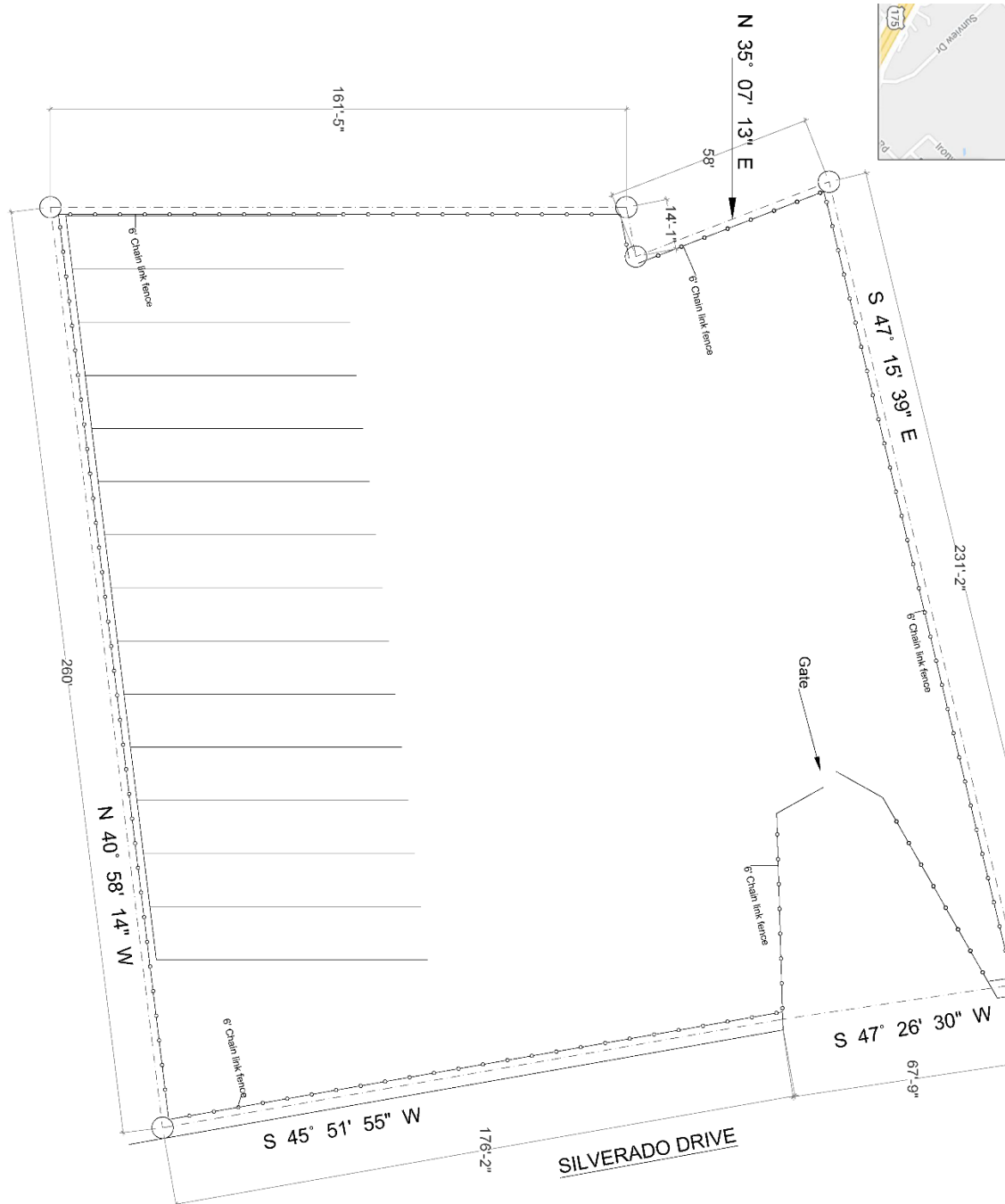
1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from the passage of this ordinance), but is eligible for automatic renewal for an additional two-year periods pursuant to Section 51A-44.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for Automatic renewal must be filed after the 180<sup>th</sup> but before the 120<sup>th</sup> day before the expiration of the current specific use permit period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for the applications for automatic renewal is strictly enforced.)
4. LIGHTING: All exterior lighting must point away from any residential adjoining property.
5. SCREENING: Any parking areas that face adjacent residential uses must be screened with a minimum 8-foot-high solid screening fence.
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.

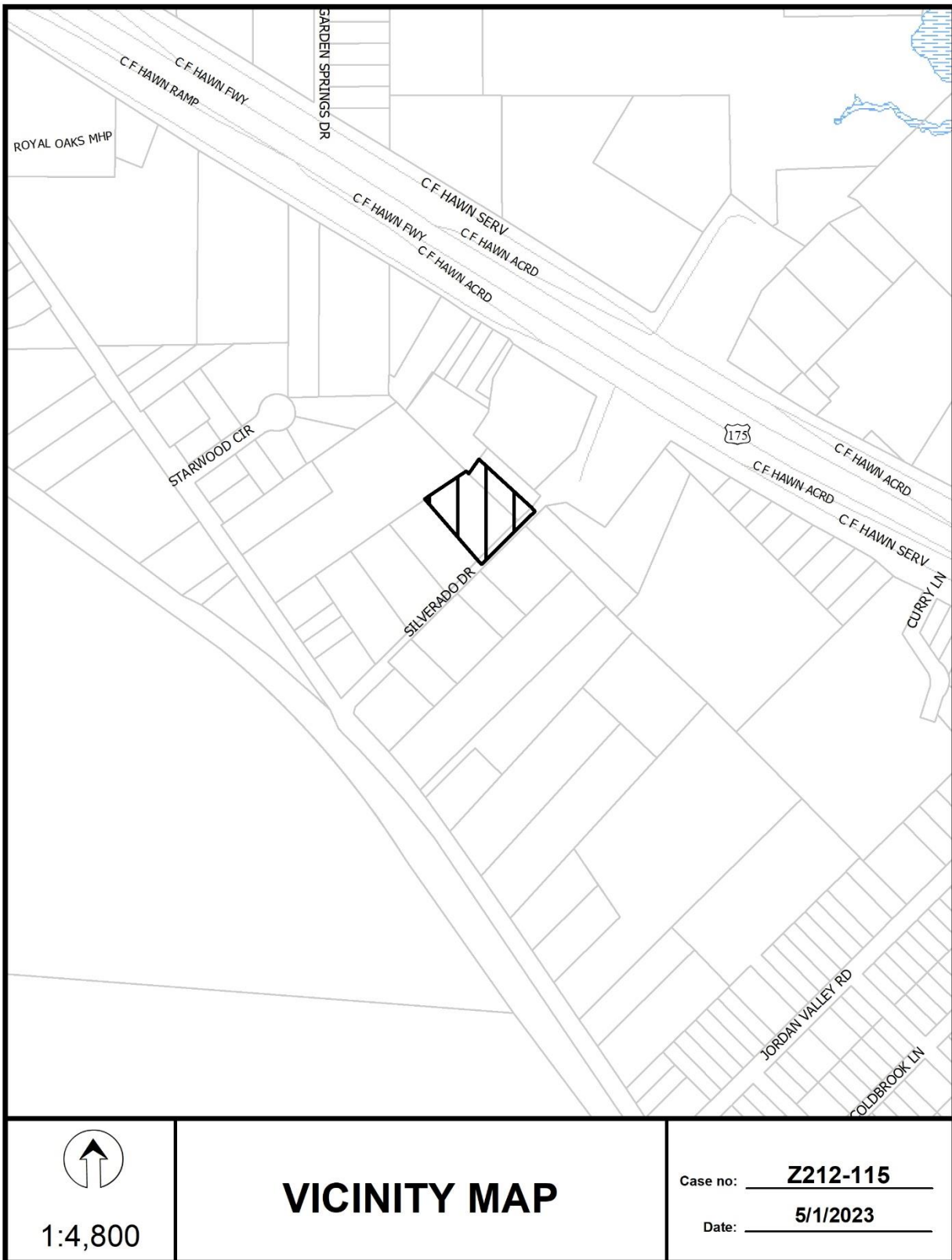
APPLICANT'S PROPOSED SITE PLAN

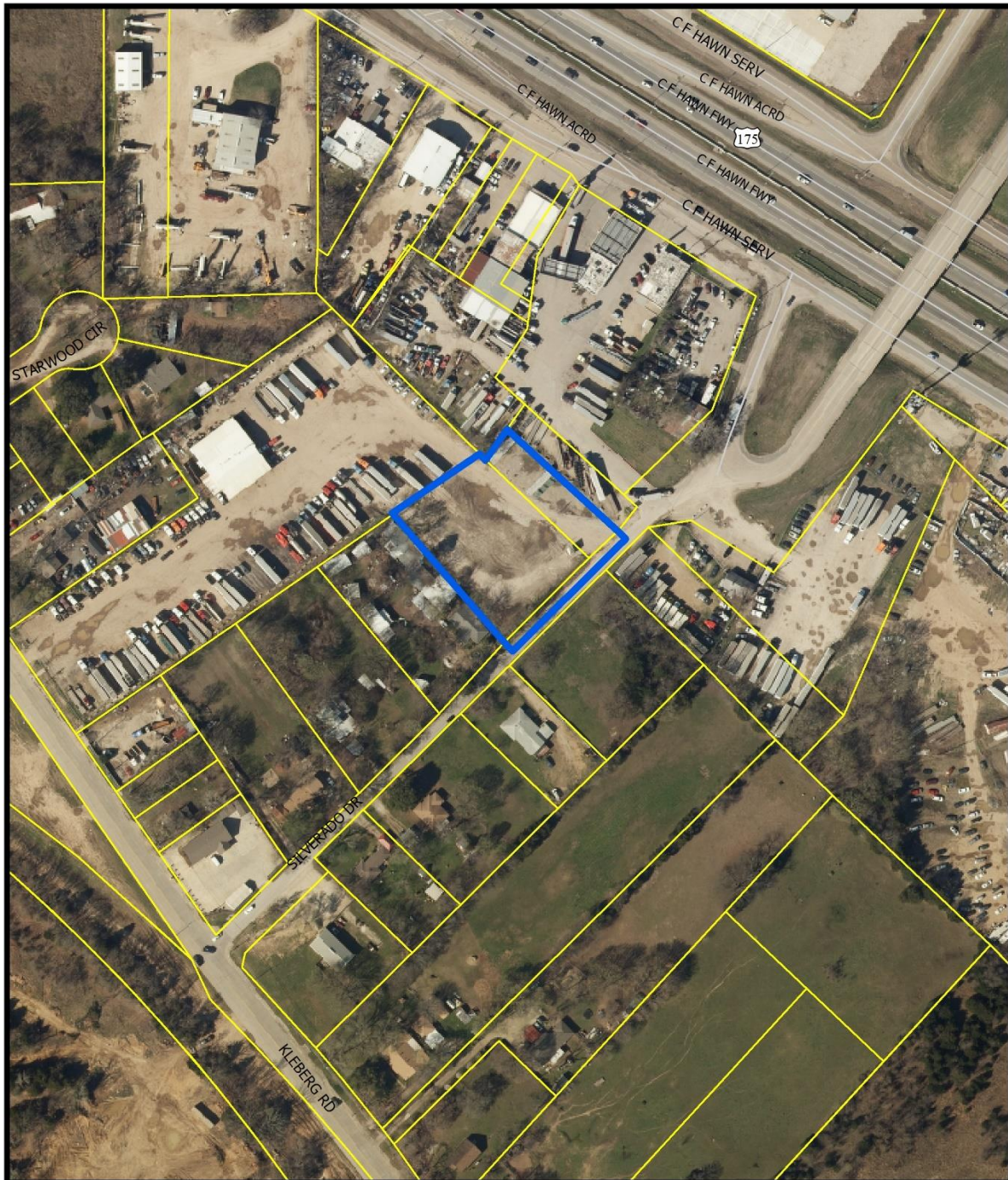




APPLICANT'S PROPOSED SITE PLAN (ENLARGED)







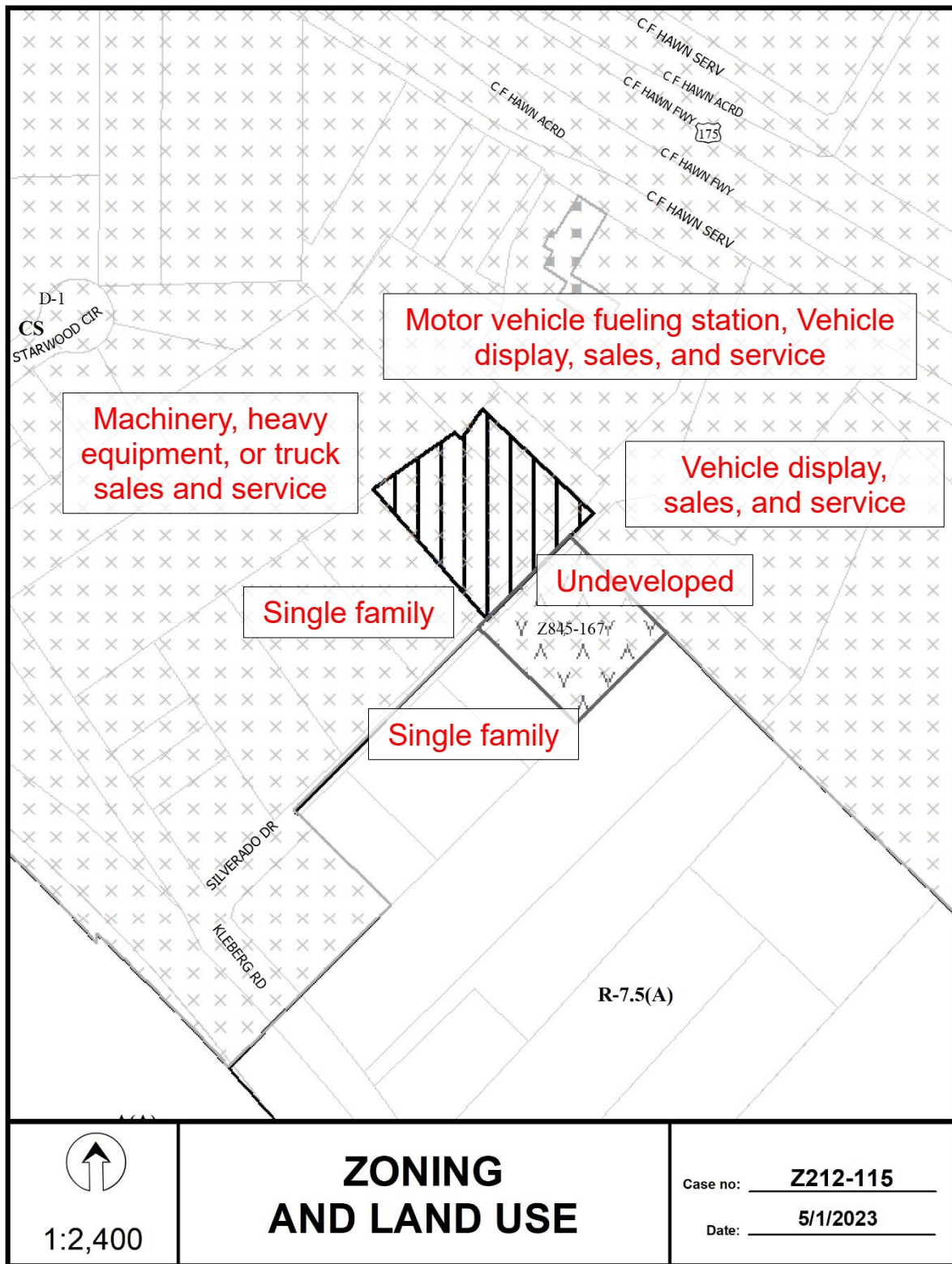
1:2,400

## AERIAL MAP

Case no: Z212-115

Date: 5/1/2023







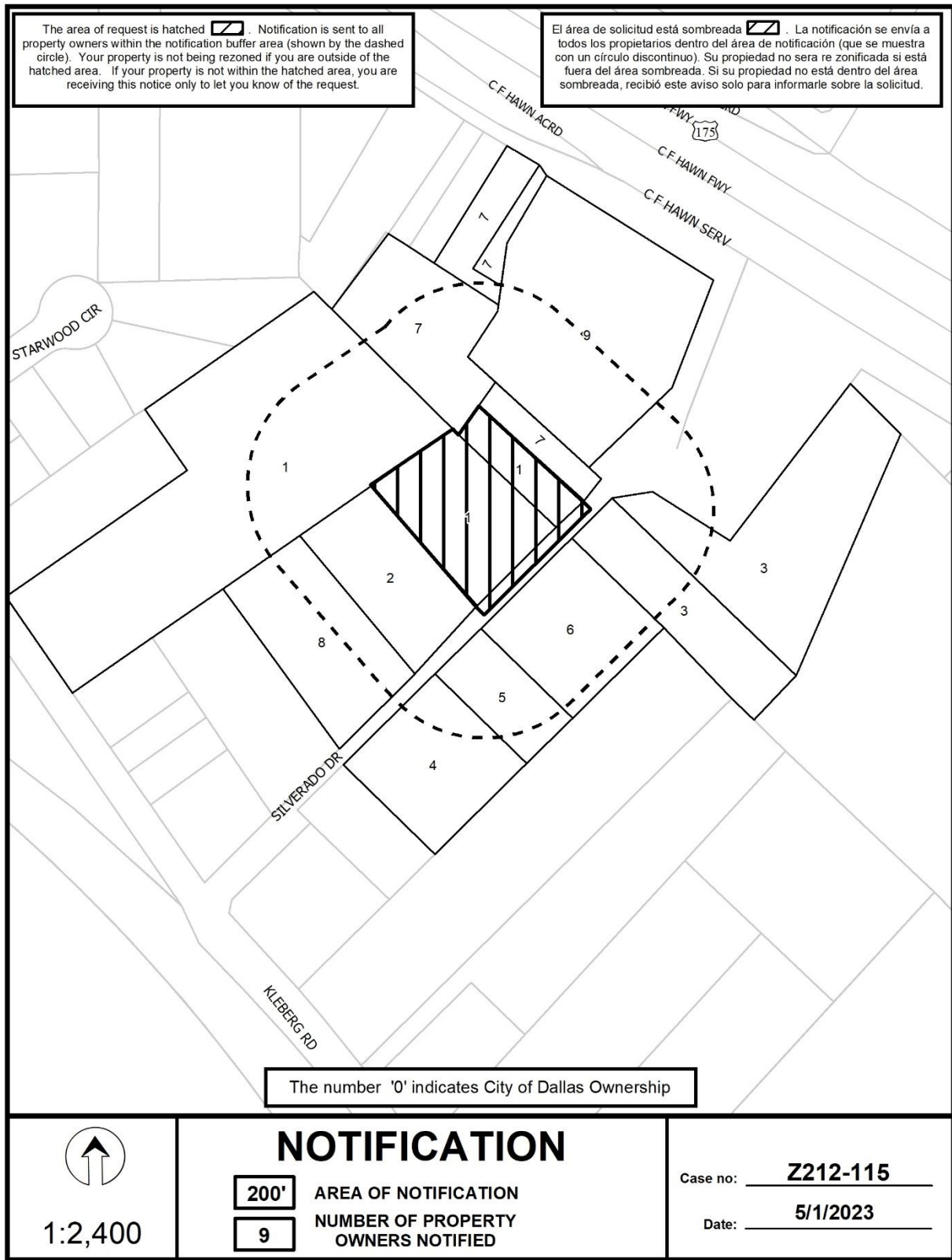
Market Value Analysis A B C D E F G H I NA



1:4,800

## Market Value Analysis

Printed Date: 5/1/2023



05/01/2023

***Notification List of Property Owners***

***Z212-115***

***9 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2105 SILVERADO DR	STEVEN OPERATIONS LLC
2	2123 SILVERADO DR	Taxpayer at
3	2110 SILVERADO DR	ALBARRAN RAFAEL
4	2208 SILVERADO DR	ABRAMS BRADLY T
5	2122 SILVERADO DR	SALAS JUAN
6	2110 SILVERADO DR	GAMES TERESO
7	2105 SILVERADO DR	TAYLOR LAWRENCE C & DEBRA
8	2207 SILVERADO DR	JOHNSON CANDY
9	11810 C F HAWN FWY	MARLOWS ENTERPRISES INC