

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, OCTOBER 13, 2021

ACM: Dr. Eric A. Johnson

FILE NUMBER:	Z201-272(OA)	DATE FILED:	June 3, 2021
LOCATION:	Northwest corner of North Riverfront Boulevard and Pittsburg Street		
COUNCIL DISTRICT:	6	MAPSCO:	44 M
SIZE OF REQUEST:	±12,500 sq. ft.	CENSUS TRACT:	100.00

APPLICANT: David Nguyen, Elite Auto Solutions, LLC

OWNER: Joe Unell, The 3 B's Imports, LLC

REQUEST: An application for the renewal of Specific Use Permit No. 2353 for an auto service center use on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District.

SUMMARY: The purpose of this request is to allow for the continued operation of an auto service center use [Elite Auto Solution].

CPC RECOMMENDATION: **Approval** for a three-year period, subject to a revised site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to a revised site plan and conditions.

BACKGROUND INFORMATION:

- Planned Development District No. 621, the Old Trinity and Design District Special Purpose District was approved by Council on August 28, 2002. The PD contains 424 acres of land and consists of two subdistricts. Subdistrict 1 is further divided into twelve subdistricts retaining the potential for limited industrial warehouse uses while Subdistrict 2 allows transit-oriented mixed uses.
- The PD permits an auto service center use in Subarea 1A only by a Specific Use Permit.
- Per Dallas Development Code, an Auto Service Center is defined as a facility for the servicing or minor mechanical repair of motor vehicles. This use may include the retail sale of lubricating oils, tires, or parts for use in motor vehicles. This use does not include as its primary function the disassembly, rebuilding, and replacement of motor vehicle engines, transmissions, or other major machinery components, nor auto body repair or painting.
- Specific Use Permit No. 2353 for an auto service center was granted on this property on December 11, 2019.
- The applicant is seeking renewal of the SUP, with a reduction to one handicap parking space for the proposed parking and no proposed changes to the existing conditions.
- The 12,500 square-foot site is currently developed with a 2,080-square foot retail structure constructed in 1953. The business is currently in operation with the SUP.

Zoning History:

There have been three zoning case in the area over the past five years.

1.Z178-314: On June 12, 2019, the City Council approved an application for a new subdistrict within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned Subdistrict 1 within Planned Development District No. 621 and Planned Development District No. 442, located north of the intersection of North Stemmons Freeway Service Road and Slocum Street

2.Z189-331: On December 12, 2019, the City Council approved an application for a Specific Use Permit No. 2353 for an auto service center use [subject site].

3.Z190-136 On October 15, 2020, the City Council approved an application to amend Subdistricts 1, 1A, 1B, 1C, 1D, 1F, 1G, and 1H, and no change to Subdistricts 1E, 1I, 1J, and 2 on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, with

consideration being given to creating new sub-uses under the Commercial amusement (inside) use, requiring a specific use permit for a Commercial amusement (inside) use, and establishing parking regulations for the sub-uses such as number of required parking spaces, distance to remote parking, parking reductions, and shared parking in the area generally bounded by Sylvan Avenue/Wycliff Avenue, the meanders of the old channel of the Trinity River, Interstate 35, Continental Avenue, and the Trinity River Floodway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
N. Riverfront Blvd.	Principal Arterial	137 – 150'
Pittsburg Street	Local Street	-

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! 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 land use goals and policies of the Comprehensive Plan.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.1 Focus economic development efforts on the revitalization of the Trinity River Corridor.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial, and business operations.

Land Use Plan:

Stemmons/Design District Land Use Plan

The subject site is located within Sub-area 2 of the Stemmons/Design District Land Use Plan. The study identified major zoning districts within the study area as IR Industrial Research, MU-3 Mixed Use, IM Industrial Manufacturing, CS Commercial Service, and Planned Development District No. 339, 355, and 442. The study area is comprised of approximately 194 acres and is bounded by Stemmons Freeway to the north and east, Continental Avenue to the south, the Trinity River levee to the southwest, and Wycliff Avenue to the west. The Plan specifically addresses the transition from industrial and warehouse uses to uses that support the design industry. To facilitate this transition, and to help ensure that the area remains viable and does not deteriorate, the Plan recommended a Special Purpose District (PD No. 621) be created to address specific issues within the study area.

The PD preserves the viability of existing businesses, allows most of the existing uses, and encourage development of similar uses (office, retail, entertainment, and residential).

THE 360 PLAN (2017)

The 360 Plan, adopted by Council in 2017, is an update to 2011's Downtown Dallas 360. The Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods.

The plan recognizes the importance of planning the vision of Downtown Dallas as a complete and connected center containing a strong collection of mutually supportive districts. These supportive districts include the districts adjacent to the freeway loop that defines the Downtown area.

The 360 Plan provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education, and open space. The plan identifies the area of request within the Design District, one of the supporting districts, which is described as a unique destination for art, home furnishings, and design goods. In recent years, the Design District has emerged as a vibrant, mixed-use neighborhood as residential buildings and additional commercial services have come online.

The area plan acknowledges that the Design District has become one of the most successfully branded destinations in Dallas and indicates that, as the Design District

continues to grow and diversify, it is necessary to retain its industrious, creative energy for its continued success.

The Dallas Design District is emerging into more than an attraction for interior designers, with numerous residential and other commercial projects adding to the district's vitality. In the future, the district is envisioned to continue its role as the premier destination for interior design-oriented business and innovation, while increasing its role as an integral part of the overall Downtown experience.

The request is consistent with the Plan because the applicant is proposing to renew the specific use permit that will continue to serve the growing residential communities.

Surrounding land uses:

	Zoning	Land Use
Site	Subdistrict 1 within PD No. 621	Specific Use Permit No. 2353 for an auto service center use
North	Subdistrict 1A within PD No. 621	Undeveloped
East	Subdistrict 1 within PD No. 621	Retail, personal service & office
South	Subdistrict 1D within PD No. 621	Vacant structure
West	Subarea 1A within PD No. 621	Bail Bonds

Land Use Compatibility:

The approximately 12,500-square-foot request site is zoned Subdistrict 1A within PD No. 621 and is currently developed with a one-story 2,080-square-foot commercial structure currently utilized as Specific Use Permit No. 2353 for an auto service center use.

The requested site is adjacent to an undeveloped tract of land to the north, a bail bonds office use to the west, retail, bail bonds office, and office uses to the east across N. Riverfront Boulevard and a vacant structure to the south across Pittsburg Street.

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 a SUP for 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 to renew Specific Use Permit No 2353 for an auto service center is consistent with the provisions for granting a SUP and is consistent with the variety of land uses nearby with no incompatible uses immediately adjacent to the request site. Staff initially had questions regarding some of the services provided at this facility and coordinated with Code Compliance to make sure the services provided are within the boundary of the definition of auto service center and they have provided confirmation of compliance. Since the applicant has completed their initial two-year time frame with no issues, staff is in support of this request with a recommendation of three-year time period.

Parking:

The off-street parking requirement for an auto service center is one space for every 500 square feet of floor area with a minimum of four spaces required. The maximum floor area for the proposed use is approximately 2,080 square feet and will require 4 off-street spaces. The applicant provided a revised site plan proposing to provide ten off-street parking spaces (same as previously shown on the existing site plan) and one handicap space (instead of two).

Landscaping:

No new construction or pavement is proposed by this application. New construction will require landscaping per the provisions of PDD No. 621.

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 strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is neither within an identifiable MVA category nor has proximity to any identifiable MVA category.

Z201-272(OA)

CPC ACTION
SPETEMBER 2, 2021

Z201-272(OA)

Planner: Oscar Aguilera

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2353 for an auto service center use for a three-year period, subject to a revised site plan and conditions on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District, at the northwest corner of North Riverfront Boulevard and Pittsburg Street.

Maker: Carpenter
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 4, District 10

Notices: Area: 200 Mailed: 18
Replies: For: 1 Against: 0

Speakers: For: Paul Wieneskie, 1300 Summit Ave., Fort Worth, TX, 76102
Against: None

LIST OF OFFICERS

The 3 B's Imports, LLC

Joe Unell

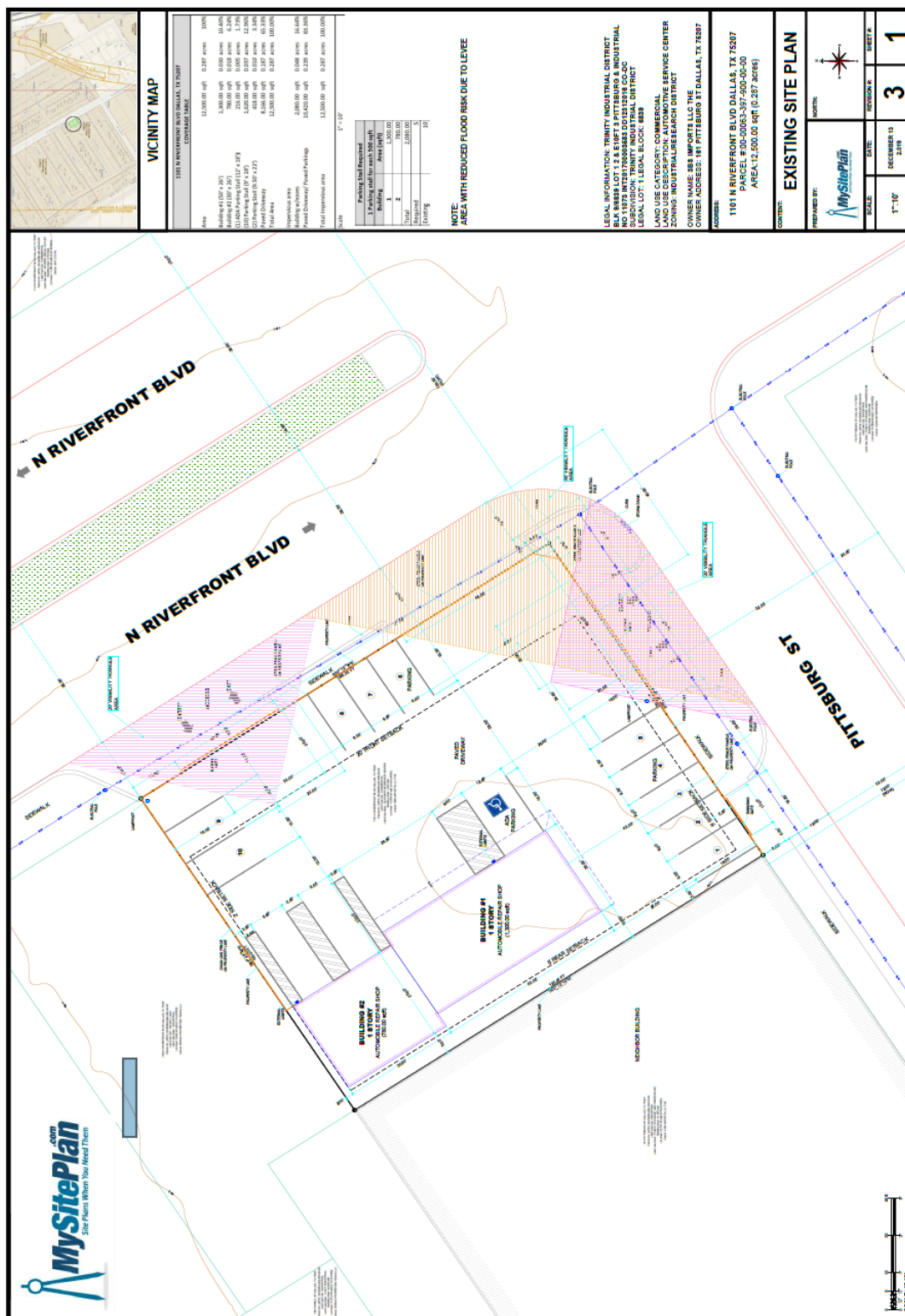
Elite Auto Solution, LLC

David Nguyen

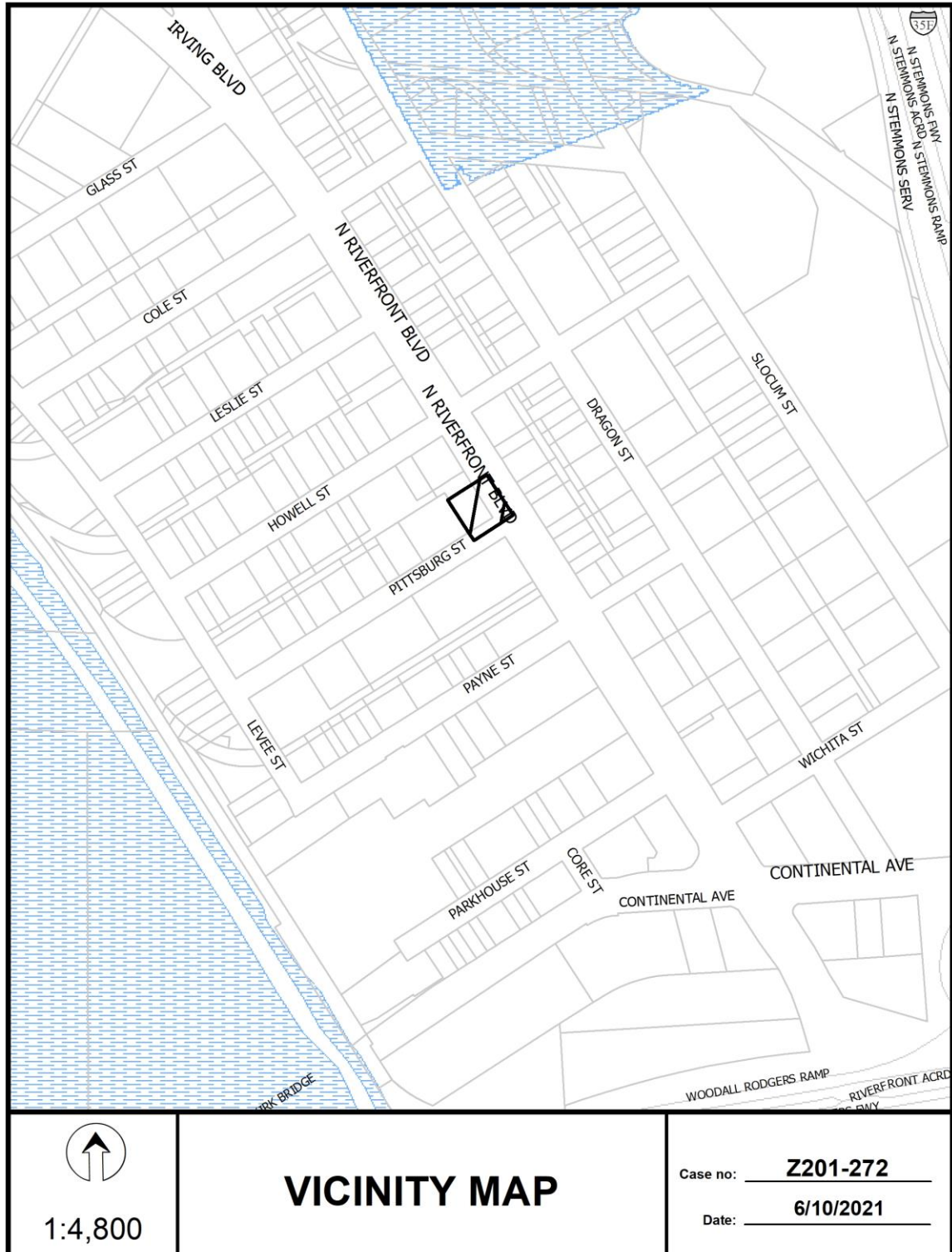
CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an auto service center use.
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 ~~December 11, 2021~~
_____ (three-years from the passage of this ordinance).
4. MAXIMUM FLOOR AREA: The maximum floor area is 2,080 square feet.
5. PARKING: A minimum of 10 off-street parking spaces must be provided in the location as shown on the attached site plan.
6. INGRESS/EGRESS: Ingress and egress to Property must be provided in the location as shown on the attached site plan.
7. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
8. 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.

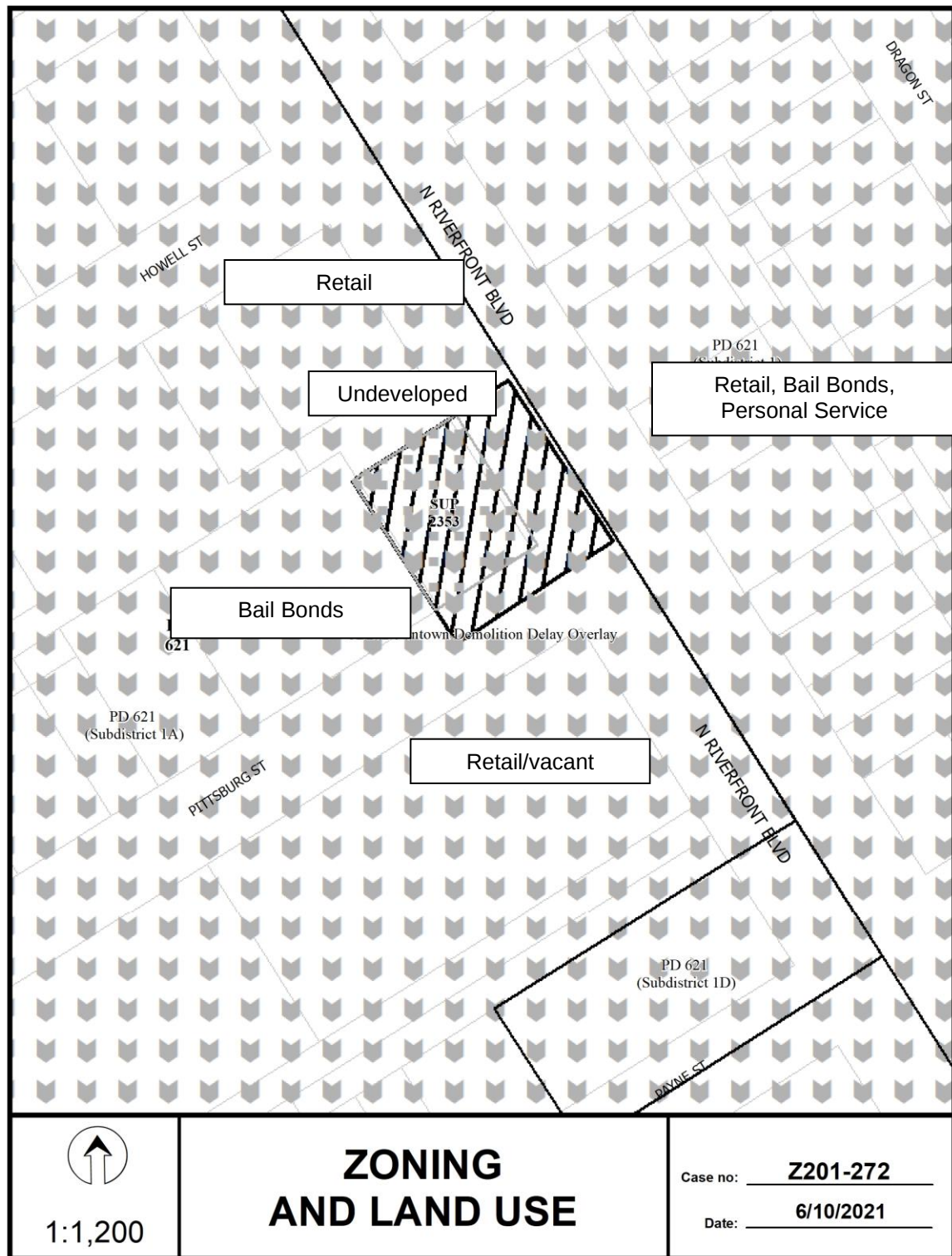
PROPOSED SITE PLAN

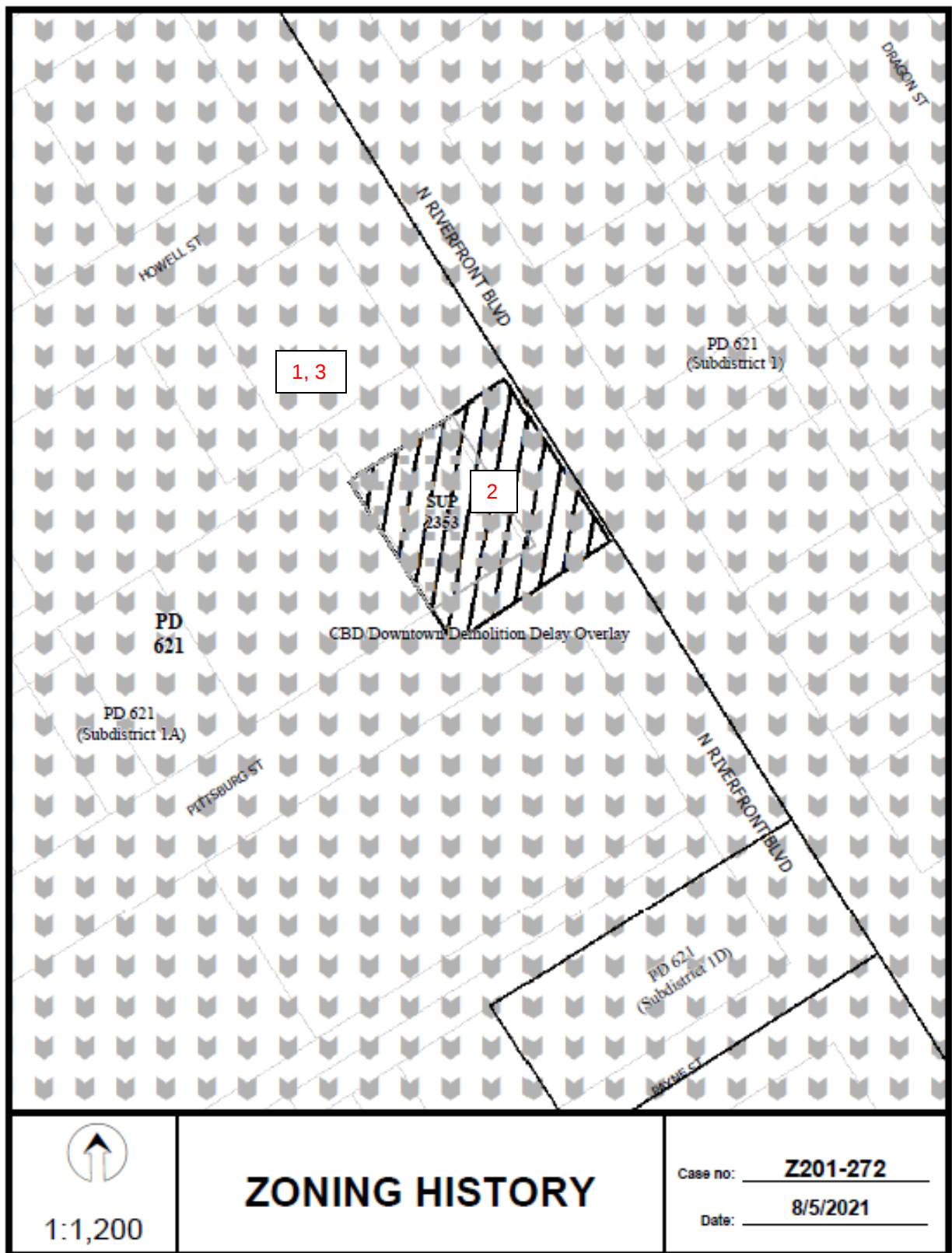














Market Value Analysis

A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 6/10/2021

CPC RESPONSES



09/01/2021

Reply List of Property Owners***Z201-272******18 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1101 N RIVERFRONT BLVD	3BS IMPORTS LLC THE
	2	161 PITTSBURG ST	3 B'S IMPORTS LLC THE
	3	1012 N RIVERFRONT BLVD	MOODY HERMAN B III &
	4	1022 N RIVERFRONT BLVD	Taxpayer at
	5	1100 N RIVERFRONT BLVD	Taxpayer at
	6	1118 N RIVERFRONT BLVD	Taxpayer at
	7	1130 N RIVERFRONT BLVD	Taxpayer at
	8	170 PITTSBURG ST	Taxpayer at
O	9	157 PITTSBURG ST	L & M PIONEER TRADING CO
	10	166 HOWELL ST	Taxpayer at
	11	174 HOWELL ST	EWING PROPERTIES TEXAS LLC
	12	1129 N RIVERFRONT BLVD	Taxpayer at
	13	1100 N RIVERFRONT BLVD	XFP LTD PS
	14	1026 N RIVERFRONT BLVD	CHRIST GEORGE CHARLES
	15	1100 N RIVERFRONT BLVD	CCFP LTD
	16	1104 N RIVERFRONT BLVD	Taxpayer at
	17	1114 N RIVERFRONT BLVD	Taxpayer at
	18	1026 N RIVERFRONT BLVD	Taxpayer at