

FILE NUMBER: Z234-277(SM) **DATE FILED:** July 9, 2024
LOCATION: Southeast line of South Belt Line Road, southwest of C.F. Hawn Freeway
COUNCIL DISTRICT: 8
SIZE OF REQUEST: 4.13 acres **CENSUS TRACT:** 481130117005

REPRESENTATIVE: Karl A. Crawley, Masterplan

OWNER/APPLICANT: Milan Nguyen (sole owner), MNCN Development, LLC

REQUEST: An application for 1) a planned development district for certain nonresidential uses and to maintain the areas with a D-1 Liquor Control Overlay and 2) consideration of an MU-1 Mixed Use District with a Specific Use Permit for a mini-warehouse use and to maintain the areas with a D-1 Liquor Control Overlay on property zoned a CR Community Retail District and CS Commercial Service District with a D-1 Overlay, and an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to develop retail and restaurant uses near Belt Line Road and a mini-warehouse in the rear on the property.

STAFF RECOMMENDATION: Approval of a Specific Use Permit for a twenty-year period, subject to a site plan and conditions in lieu of a planned development district for certain nonresidential uses.

PRIOR CPC ACTION: On February 6, 2025, the City Plan Commission moved to hold this case under advisement until the March 20, 2025 hearing.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped.
- The applicant proposes to develop retail and restaurant uses near Belt Line Road and a mini-warehouse in the rear on the property.
- The majority of the property fronting along South Beltline Road is zoned a CR District and allows retail development. There is a strip of land on the northeast side of the property that is zoned a CS District. The rear of the property is zoned an R-7.5(A) District. The parcel ranges from approximately 53 feet wide in the rear to approximately 94 feet wide in the front.
- The only districts that allow a mini-warehouse without an SUP are CS, industrial, and central area districts. A mini-warehouse is allowed with an SUP in CR, RR, mixed use, and multiple commercial districts. Residential districts do not permit a mini-warehouse use.
- The applicant's original submission was for a planned development (PD) district served to eliminate the time limit typically required by an SUP with no significant deviations from base zoning proposed.
- Before the February 6, 2025 CPC meeting, the applicant revised the application to a CS District, with deed restrictions volunteered to ensure compatibility with surrounding residential districts.
- The proposal presented to CPC on February 6, 2025, did not restrict the locations of the retail development or mini-warehouse; however, the applicant's list of volunteered deed restrictions, which prohibits many uses in the CS District, was considered acceptable. City Plan Commission instructed staff to renotify the case for a planned development district.
- Since the February 6, 2025 City Plan Commission meeting, the applicant has offered an alternative consideration of an MU-1 Mixed Use District with a Specific Use Permit with the conditions, including the time limit term of 20 years, as included in this case report.

Zoning History:

One zoning case has been in the area within the last five years.

1. **Z234-270:** On February 26, 2025, the City Council approved the renewal of Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction

with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the east corner of South Belt Line Road and C.F. Hawn Freeway for a five-year period, subject to conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Belt Line	Principal Arterial	S-6-D, Six Lanes Divided, 107-foot ROW

Traffic:

The Engineering Division of the Planning and Development Department has reviewed the request. A development impact review is required to determine whether the existing public infrastructure can accommodate the proposed development.

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.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

Area Plan(s):

In April 2007, City Council approved the West Kleberg Area Plan to guide future development in the area generally located south of Interstate 20 and bounded by Stark Road and the Dallas city limit to the east, Dallas County to the south, and Saint Augustine Road and Haymarket Road to the south. The goals and actions of the area plan complement the goals and policies of the *forwardDallas!* Comprehensive Plan in evaluating the applicant's request.

The request complies with the following land use goals of the West Kleberg Area Plan:

LAND USE & ZONING

GOAL 1 Protect the rural character of the community by encouraging commercial development along the commercial corridors.

ECONOMIC DEVELOPMENT

GOAL 1 Economic development that encourages business retention and attracts new "neighborhood serving" business uses to the community.

Land Use:

	Zoning	Land Use
Site	CR-D-1, R-7.5(A), and CS-D-1	Undeveloped
Northeast	CS-D-1	Undeveloped
Southeast	MF-2(A)(SAH)	Multifamily
Southwest	MU-1(SAH)-D-1 and CR-D-1	Single family and Undeveloped
Northwest	R-7.5(A)	Single Family

Land Use Compatibility:

The above table describes the zoning and land uses of the area of request and the surrounding land uses.

The majority of the property fronting along South Beltline Road is zoned a CR District and allows retail development. There is a strip of land on the northeast side of the property that is zoned a CS District. The rear of the property is zoned an R-7.5(A) District. The parcel ranges from approximately 53 feet wide in the rear to approximately 94 feet wide in the front.

The only districts that allow a mini-warehouse without an SUP are CS, industrial, and central area districts. A mini-warehouse is allowed with an SUP in CR, RR, mixed use, and multiple commercial districts.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

The applicant's original submission was for a planned development (PD) district and included a one-story retail development in the front and a mini-warehouse in the rear. Since the time limit typically required by an SUP is not limited in a PD request and no significant deviations from base zoning were proposed, the applicant revised their application to base zoning with deed restrictions. The proposal did not restrict the locations of the retail development or mini-warehouse; however, the applicant's list of volunteered deed restrictions prohibited many uses in the CS District, and staff considered them acceptable.

On February 6, 2025, CPC instructed staff to re-advertise this case for a PD instead. Because staff cannot support a PD with the sole purpose of not having a time limit imposed, staff still cannot support the applicant's proposed PD. The proposed PD conditions offer no design standards, prohibit residential uses, and it do not support any more City goals that a straight-zoning with an SUP could achieve.

Fortunately, the applicant has agreed to modify their previous request and proposes an MU-1 Mixed Use District with an SUP for a mini-warehouse for a twenty-year period. The proposed SUP reiterates the conditions proposed in the applicant's alternate proposed PD conditions and allows the site to be re-evaluated in 20 years. Additionally, the MU-1 District would still allow residential uses and has a limited number of nonresidential uses that are compatible with the surrounding uses. Therefore, staff supports the request for

an MU-1 District with an SUP for a 20-year period in lieu of the applicant’s proposed planned development (PD) district.

Development Standards:

The following is a comparison chart of the development standards for the current R-7.5(A) Single Family and CR Community Retail District and the proposed expansion of CS Commercial Service District. Also included are the proposed development standards under the applicant’s volunteered deed restrictions.

District	Setbacks		Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	SF: 5' Other:10'	30'	Res: 45% Non-Res: 25%	FAR: None Lot Size: 7,500 sq ft	Single family
Existing: CR	15'	20' adj to Residential zoning	54' RPS applies (over 26ft)	60%	Stories:4	Community Retail, Personal Service, and Office
Existing: CS	15 adj to express- way or thorough- fare	20' adj to Residential zoning	45' RPS applies (over 26ft)	80%	FAR: 0.5 lodging, office, retail, and personal service 0.75 for all other uses Stories:3	Commercial and business
Proposed PD:	15'	28' adj to Residential zoning	54' RPS applies (over 26ft)	60%	Stories:2	Community Retail, Personal Service, and Office
Proposed: MU-1	15' 20' Urban Form	20' adj. Residential District OTHER: No min.	Up to 180' but RPS applies	80%	Based on MUP	Office, retail & personal service, lodging, residential

Land Use Comparison

A comparison table shows differences in permitted uses between the existing R-7.5(A), CS, and the proposed zoning districts; CR, which abuts Belt Line Road, is omitted for brevity.

LEGEND

•	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, 51A-4.213

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
AGRICULTURAL USES				
Crop production	•	•	•	•
COMMERCIAL AND BUSINESS SERVICE USES				
Building repair and maintenance shop		R		
Bus or rail transit vehicle maintenance or storage facility		R		
Catering service		•	•	•
Commercial bus station and terminal		D,S,★		
Commercial cleaning or laundry plant		R		
Custom business services		•	•	•
Custom woodworking, furniture construction, or repair		•		•
Electronics service center		•	•	
Job or lithographic printing		R	•	
Labor hall		S		S
Machine or welding shop		R		
Machinery, heavy equipment, or truck sales and services		R		
Medical or scientific laboratory		•		S
Technical school		•		
Tool or equipment rental		•		
Vehicle or engine repair or maintenance		R		

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
INDUSTRIAL USES				
Gas drilling and production	S	S		S
Industrial (inside) for light manufacturing		•		
Temporary concrete or asphalt batching plant	★	★		★
INSTITUTIONAL AND COMMUNITY SERVICE USES				
Adult day care facility	S	•	•	•
Cemetery or mausoleum	S	S		S
Child-care facility	S	•	•	•
Church	•	•		•
College, university, or seminary	S	•		•
Community service center	S	S	S	S
Convalescent and nursing homes, hospice care, and related institutions				R
Convent or monastery	S	•	•	•
Foster home	S			•
Halfway house		S		
Hospital		R		S
Library, art gallery, or museum	S		•	•
Open-enrollment charter school or private school		S		S
Public school other than an open-enrollment charter school		R		R
Public or private school	S			
LODGING USES				
Extended stay hotel or motel		S	•	S
Hotel or motel		R,S,★	•	R,S,★
Lodging or boarding house		•	•	
Overnight general purpose shelter		★	•	
MISCELLANEOUS USES				
Attached non-premise sign.		S	S	S
Carnival or circus (temporary)	★	★		★
Temporary construction or sales office	•	•	•	•

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
OFFICE USES				
Alternative financial establishment		S		
Financial institution without drive-in window		•	•	•
Financial institution with drive-in window		R	D	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	★			★
Multifamily				•
Residential hotel				•
Retirement housing				•
Single family	•			•
RETAIL AND PERSONAL SERVICE USES				
Alcoholic beverage establishments.		★		★
Ambulance service		R		
Animal shelter or clinic without outside runs		R		R
Animal shelter or clinic with outside runs		S, ★		
Auto service center		R		R
Business school		•		•
Car wash		R		R
Commercial amusement (inside)		S, ★		S, ★
Commercial amusement (outside)		D		S
Commercial motor vehicle parking		S		

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
Commercial parking lot or garage		R		R
Convenience store with drive-through		S	S	
Drive-In theater		S		
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		S
Home improvement center, lumber, brick or building materials sales yard		R		
Household equipment and appliance repair		•		
Liquefied natural gas fueling station		S		
Liquor store		•		
Mortuary, funeral home, or commercial wedding chapel		•		•
Motor vehicle fueling station		•		•
Nursery, garden shop, or plant sales		•	•	•
Outside sales		S	•	
Paraphernalia shop		S		S
Pawn shop		•	•	
Personal service use		•	•	•
Restaurant without drive-in or drive-through service		R	R	R
Restaurant with drive-in or drive-through service		D	D	D
Swap or buy shop		S		S
Taxidermist		•		
Temporary retail use		•	•	•
Theater		•		•
Truck stop		S		
Vehicle display, sales, and service		R		

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
TRANSPORTATION USES				
Commercial bus station and terminal		D		
Heliport		S		
Helistop		S		
Private street or alley	S			
Railroad passenger station		S		
Transit passenger shelter	★	•	•	•
Transit passenger station or transfer center	S	S,★	S,★	S,★
UTILITY AND PUBLIC SERVICE USES				
Commercial radio or television transmitting station		•		•
Electrical generating plant				
Electrical substation	S	•	•	•
Local utilities	S,R,★	S,R,★	S,R,★	S,R,★
Police or fire station	S	•	•	•
Post office		•	•	•
Radio, television, or microwave tower	S	R	R	S
Tower/antenna for cellular communication	★	★	★	★
Utility or government installation other than listed	S	S		S
WHOLESALE, DISTRIBUTION, AND STORAGE USES				
Auto auction		S		
Building mover's temporary storage yard		S		
Contractor's maintenance yard		R		
Freight terminal		R		
Manufactured building sales lot		R		
Mini-warehouse		•	•	S
Office showroom/warehouse		•		
Outside storage		R		
Petroleum product storage and wholesale		S		
Recycling buy-back center		★		★
Recycling collection center		★		★
Recycling drop-off container	★	★	★	★

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
Recycling drop-off for special occasion collection	★	★	★	★
Sand, gravel, or earth sales and storage		S		
Trade center		•		
Vehicle storage lot		S		
Warehouse		R		

Landscaping:

The site is undeveloped. Any future development of the property would necessitate compliance with Article X, as amended.

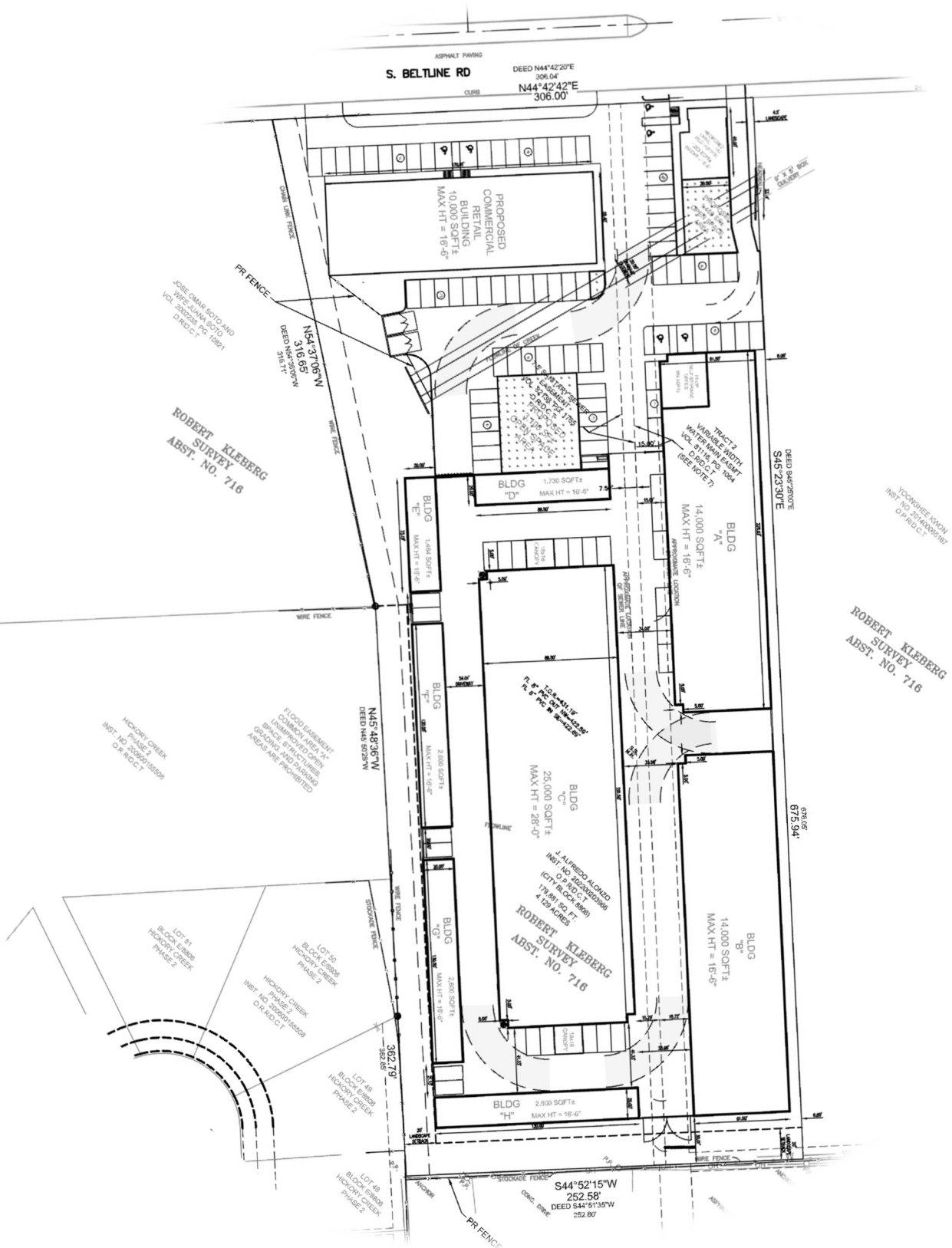
Parking:

The applicant will be required to comply with minimum off-street parking ratios for all uses.

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 Reinvestment Fund prepared the analysis for the City of Dallas. 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 strengths or weaknesses. 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 surrounding areas are in an “H” MVA area.

PROPOSED ENLARGED PD DEVELOPMENT PLAN OR SUP SITE PLAN



APPLICANT'S PROPOSED PD CONDITIONS

ARTICLE _____.

PD _____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located on the southeast line of South Belt Line Road, southwest of C.F. Hawn Freeway. The size of PD _____ is approximately 4.13 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district.

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ___A: development plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- ____ .106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Job or lithographic printing.
- (3) Industrial uses.

None.
- (4) Institutional and community service uses.
 - Child or adult care facility.
 - Church.
 - Community service center. [SUP]
 - Convent or monastery.
 - Library, art gallery, or museum.
- (5) Lodging uses.
 - Extended stay hotel or motel.
 - Hotel or motel.
 - Lodging or boarding house.
 - Overnight general purpose shelter.
- (6) Miscellaneous uses.
 - Attached non-premise sign. [SUP]
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. [DIR]
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Public park, playground, or golf course.

(9) Residential uses.

None.

(10) Retail and personal service uses.

- Convenience store with drive-through. [SUP]
- 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.
- Nursery, garden shop, or plant sales.
- Outside sales.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section [51A-4.211.](#)]

(12) Utility and public service uses.

[4.212\(4\).](#)]

- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section [51A-](#)
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [See Section [51A-](#)

[4.212\(10.1\).](#)]

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Recycling drop-off container. [SUP required if the requirements of Section [51A-4.213\(11.2\)\(E\)](#) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section [51A-4.213\(11.3\)\(E\)](#) are not satisfied.]

SEC. 51P-____.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

- Accessory community center (private).
- Home occupation.
- Private stable.
- Accessory helistop.
- Accessory medical/infectious waste incinerator. [See Section [51A-](#)

[4.217 \(3.1\).\]](#)

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard. Minimum side yard is:

(i) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(ii) no minimum in all other cases.

(c) Density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is 0.5 for all uses combined.

(e) Height.

(1) Maximum height. Unless further restricted under Subparagraph (2), maximum structure height is 28 feet

(2) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project

through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(f) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is two. Parking garages are exempt from this requirement, but must comply with the height regulations of Subparagraph (e).

SEC. 51P- ____ .109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- ____ .110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ____ .111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P- ____ .113. ADDITIONAL PROVISIONS FOR A MINI-WAREHOUSE USE.

(a) The maximum floor area for a mini-warehouse use is 65,000 square feet

(b) Solid masonry screening wall or a solid masonry wall at the perimeter of the proposed mini-warehouse use with a minimum height of 8 feet is required as shown on the attached development plan is required. The only exception is the solid gate (not masonry) shown on the development plan because of the existing sanitary sewer easement.

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(c) Hours of operation for the mini-warehouse use are Sunday to Thursday 7:00 a.m. to 7:00 p.m. and Friday and Saturday 7:00 a.m. to 9:00 p.m.

(d) All lighting must be shielded in order to prevent spillover onto the adjacent properties.

(e) No outside speakers or amplified sound is allowed.

(f) Maximum height of any structure containing a mini-warehouse use located within 30 feet of the perimeter of the Property is 18 feet.

SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

(a) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section [51A-4.803](#) before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section [51A-4.803](#) to calculate estimated trip generation.

(b) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF- 2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section [51A-4.412](#).) For purposes of this paragraph, the term “opening” means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(c) Maintenance. The Property must be properly maintained in a state of good repair and neat appearance.

(d) Compliance. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

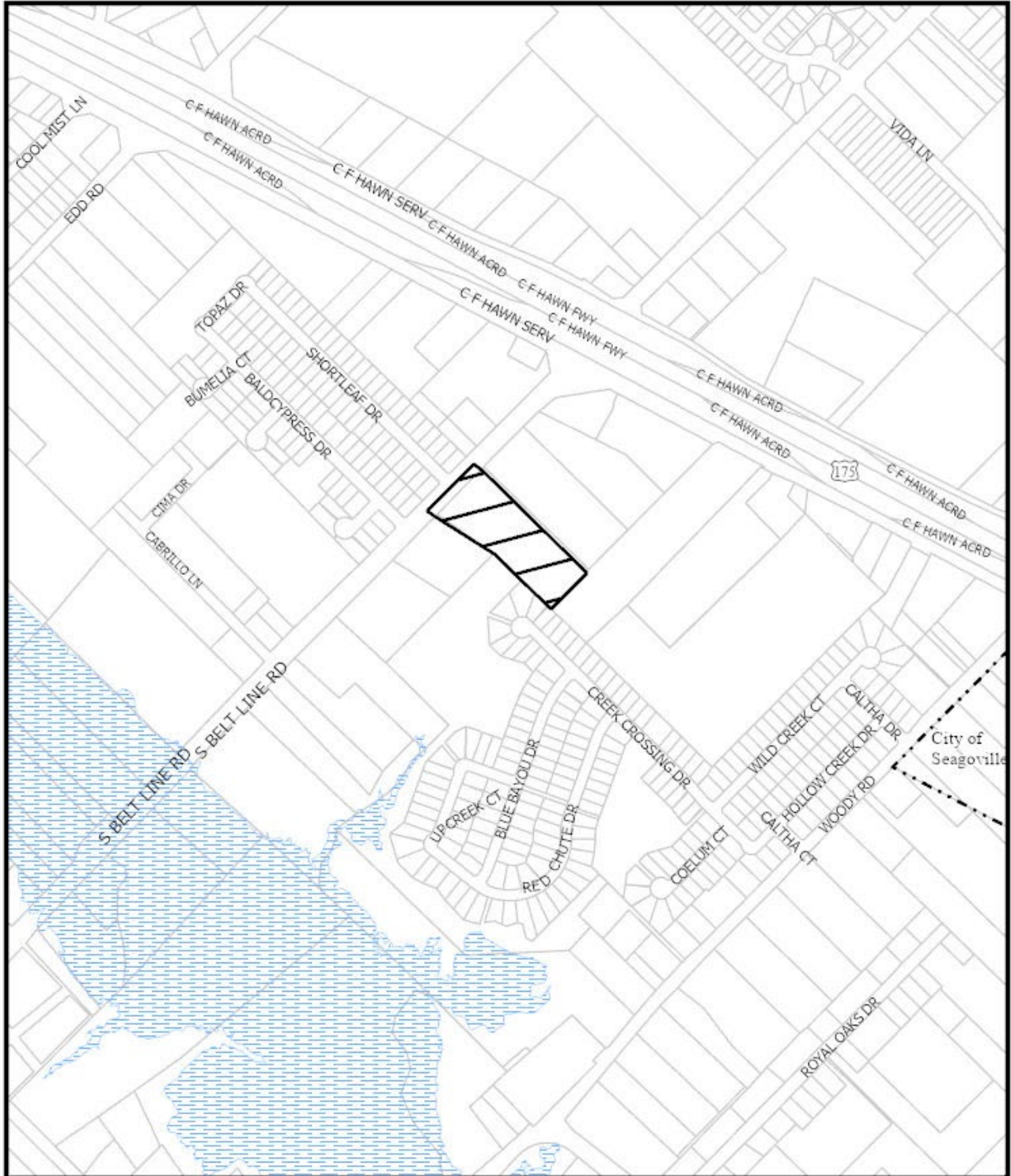
SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED SUP CONDITIONS (In Lieu of a PD)

1. **USE.** The only use permitted by this specific use permit is a mini-warehouse use.
2. **SITE PLAN.** Use of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on [20 years from the passage of this ordinance].
4. **AMPLIFIED SOUND:** No outside speakers or amplified sound is allowed.
5. **FLOOR AREA:** The maximum floor area for a mini-warehouse use is 65,000 square feet.
6. **HEIGHT:** Except as provided in this section, no structure for a mini-warehouse use may exceed 28 feet in height. No structure for a mini-warehouse use within 18 feet of the property line may exceed 18 feet in height.
7. **HOURS OF OPERATION:** Hours of operation for the mini-warehouse use are Sunday to Thursday 7:00 a.m. to 7:00 p.m. and Friday and Saturday 7:00 a.m. to 9:00 p.m.
8. **LIGHTING:** Exterior lighting must be shielded and directed away from adjoining properties.
9. **SCREENING:** Except for a solid gate, an eight-foot-high solid masonry wall must be provided in the location shown on the attached site plan.
10. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
11. **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.



1:7,200

VICINITY MAP

Case no: Z234-277

Date: 01/03/2025

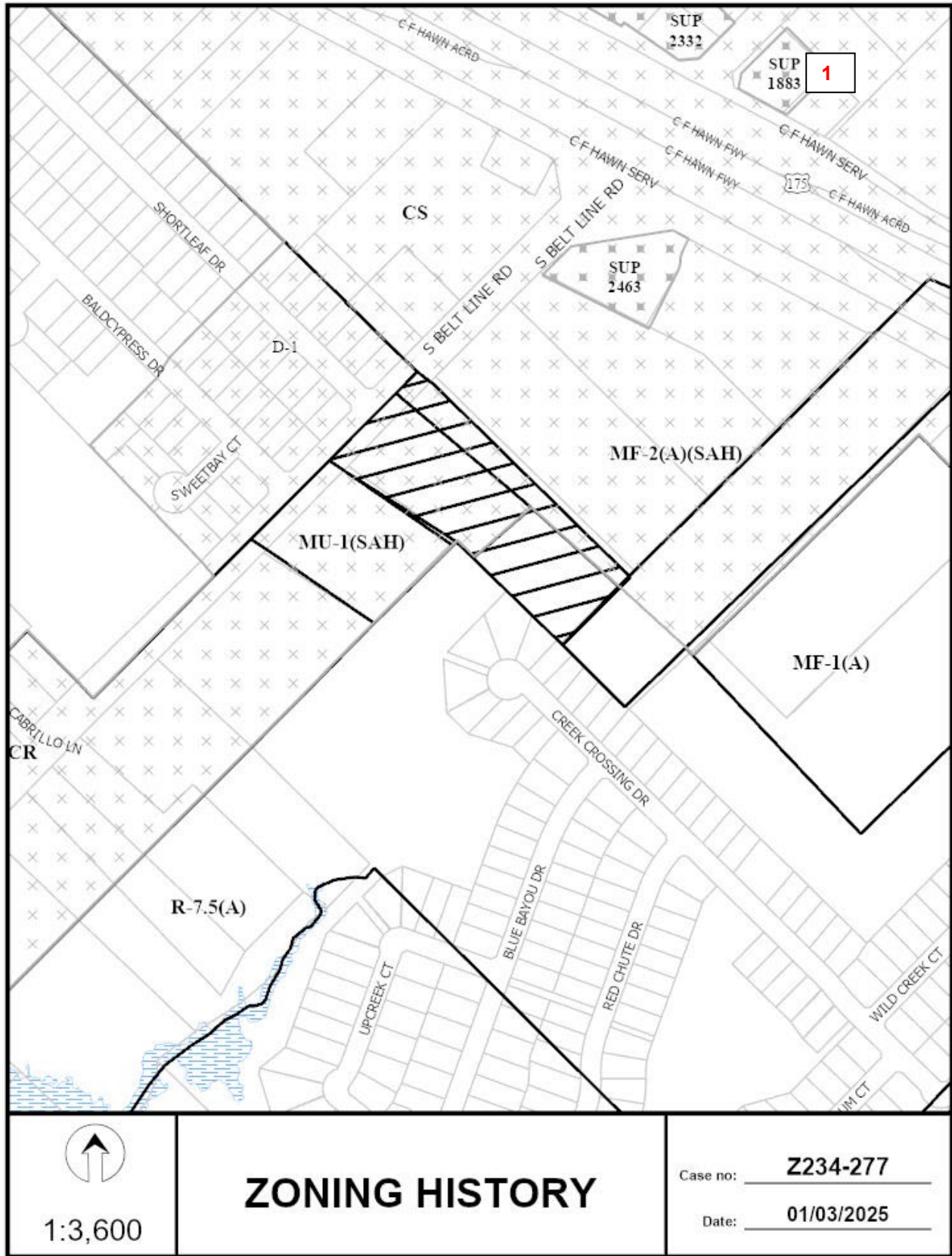


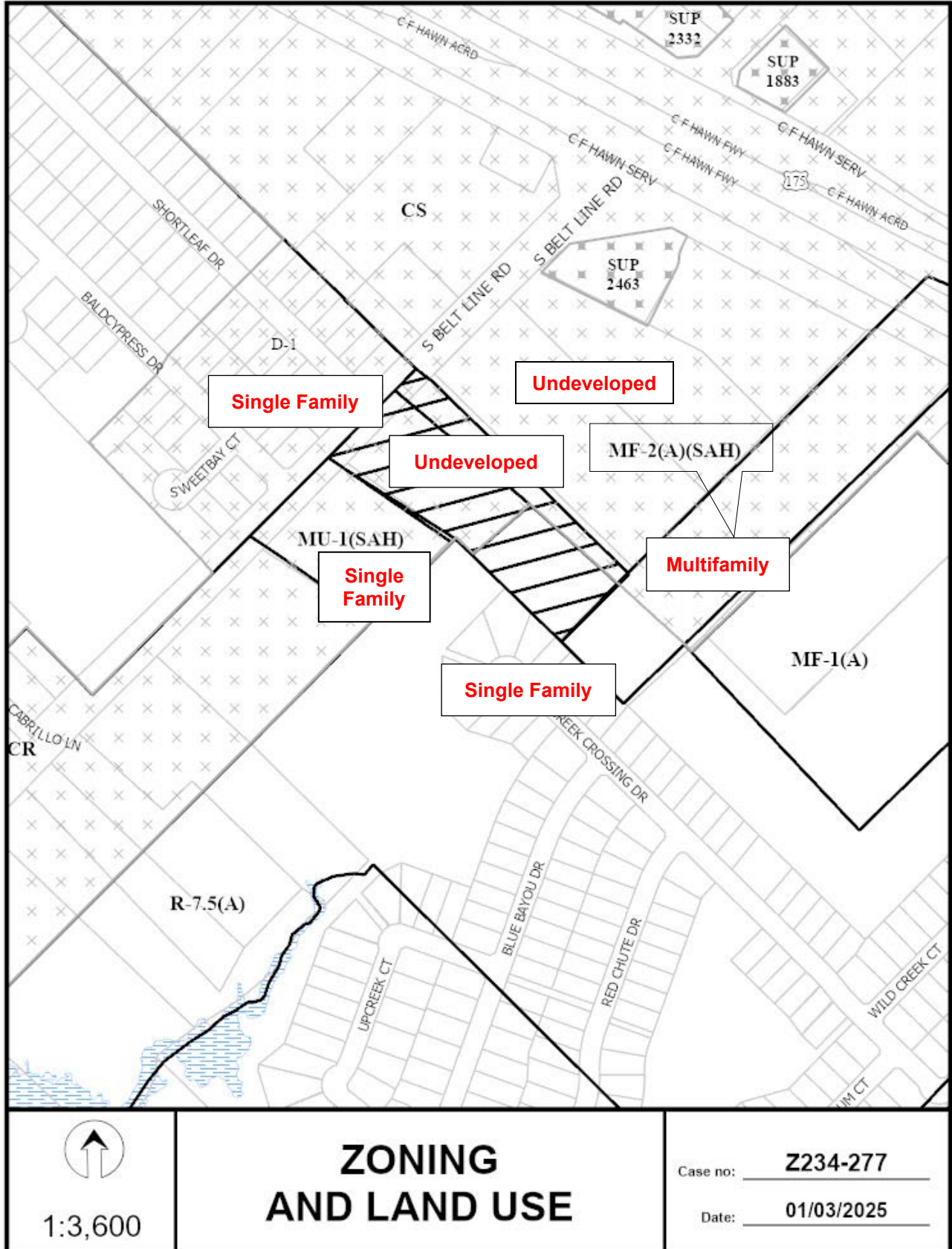
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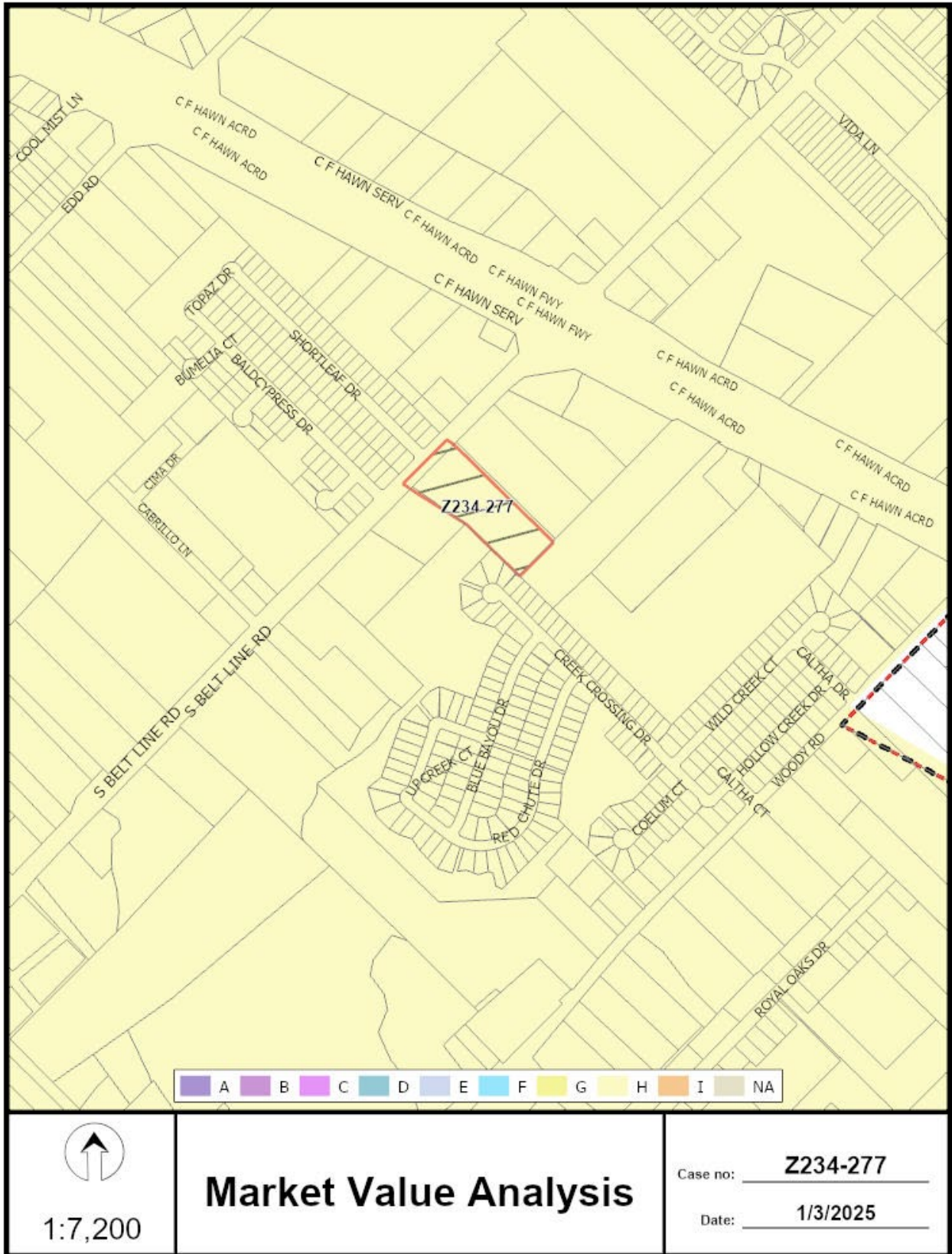
AERIAL MAP

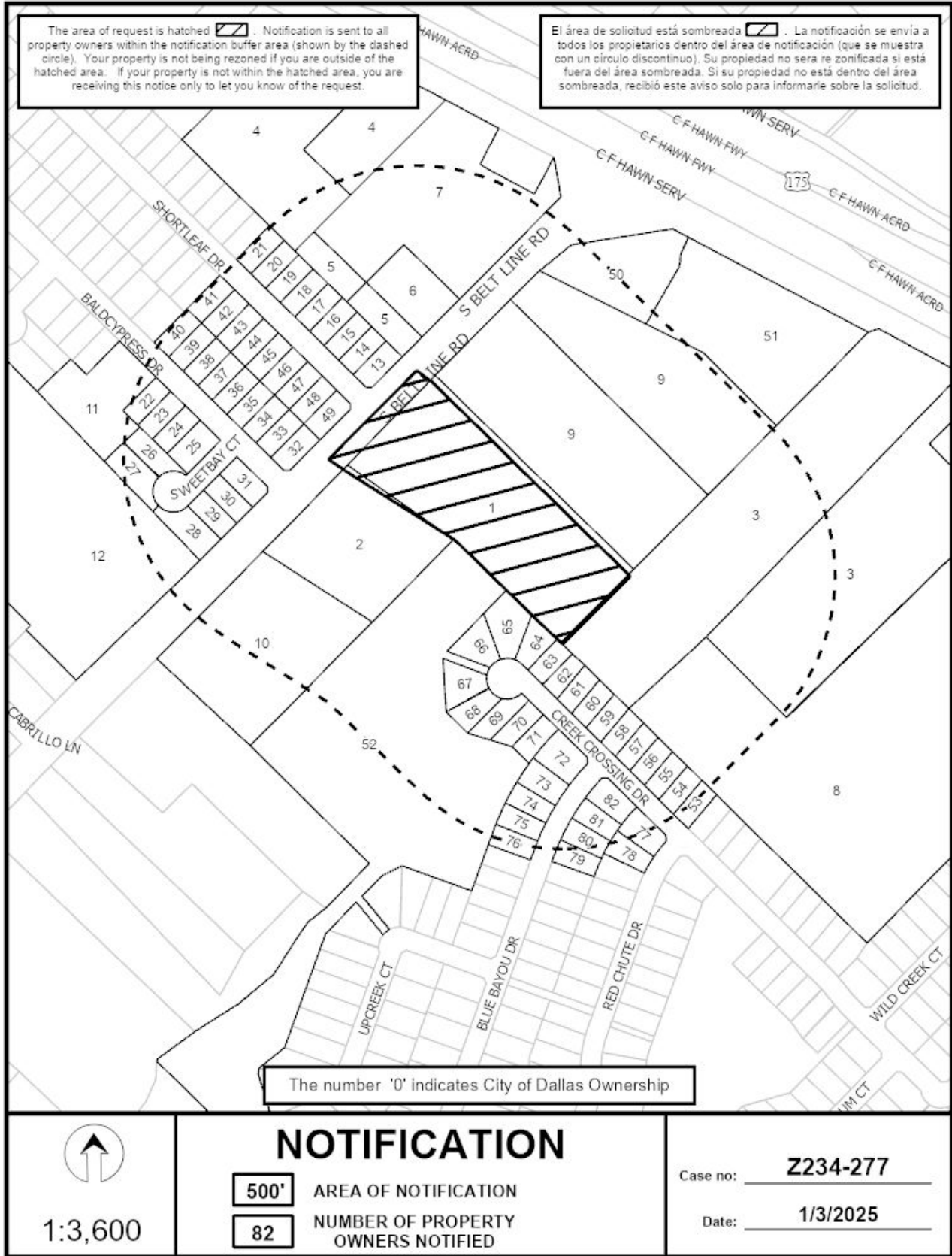
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Notification List of Property Owners***Z234-277******82 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1900 S BELTLINE RD	MNCN DEVELOPMENT LLC
2	2038 S BELTLINE RD	SOTO JOSE OMAR & JUANA
3	13700 C F HAWN FWY	CW SEAGOVILLE OWNER LLC
4	13440 C F HAWN FWY	DJK INC
5	1937 S BELTLINE RD	County of Dallas
6	1931 S BELTLINE RD	T BUCKET LLC
7	13508 C F HAWN FWY	ALMO INVESTMENT II LTD
8	2010 WOODY RD	DELATORRE ALFONSO
9	1904 S BELTLINE RD	KWON YOONGHEE
10	2000 S BELTLINE RD	SOTO JOSE OMAR &
11	13557 SHORTLEAF DR	CMC SOUTH OAK LP
12	2201 S BELTLINE RD	CLICQUE BRIAN & VICKI
13	13557 SHORTLEAF DR	SAUCEDO JORGE
14	13553 SHORTLEAF DR	CLAYBON WILLIE J
15	13549 SHORTLEAF DR	ADAME LUIS AGUILAR & MARIA AGUILAR
16	13545 SHORTLEAF DR	RIVERA SAMUEL CEBALLOS &
17	13541 SHORTLEAF DR	CURTIS TINA S
18	13537 SHORTLEAF DR	MARISCAL LUIS A FLORES &
19	13533 SHORTLEAF DR	MATTHEWS GARY DAVID
20	13529 SHORTLEAF DR	COLEMAN KIMBERLY K
21	13525 SHORTLEAF DR	VILLARREAL MARTHA L
22	13532 BALDCYPRESS DR	PROGRESS RESIDENTIAL BORROWER 8 LLC
23	13536 BALDCYPRESS DR	ROSS SHERRY
24	13540 BALDCYPRESS DR	SCOTT ELISHA
25	13544 BALDCYPRESS DR	TOVAR EDGAR R
26	2013 SWEETBAY CT	TREJO ALFREDO P & ELIZABETH R

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2017 SWEETBAY CT	DELGADO JESUS & MARIA M MACIAS
28	2016 SWEETBAY CT	GAINES MEREDITH &
29	2012 SWEETBAY CT	EVANS LISA
30	2008 SWEETBAY CT	CATO SHADAIAR &
31	2004 SWEETBAY CT	MORA CARLOS G ROMO
32	13559 BALDCYPRESS DR	SOTOTINAJERO JESUS RAMON &
33	13555 BALDCYPRESS DR	DIAZ JAVIER &
34	13551 BALDCYPRESS DR	RODRIGUEZ RAUL
35	13547 BALDCYPRESS DR	WHITAKER JOYCE A
36	13543 BALDCYPRESS DR	GIPSON GREGORY O
37	13539 BALDCYPRESS DR	SALAZAR ROBERT & RACHEL H
38	13535 BALDCYPRESS DR	GARZA CYNTHIA MARIA
39	13531 BALDCYPRESS DR	NUNO CARLOS GONZALEZ
40	13527 BALDCYPRESS DR	CISNEROS OSCAR S CALCANAS
41	13526 SHORTLEAF DR	GARCIA EDUARDO ESTEBAN
42	13530 SHORTLEAF DR	BROWN HARMON L &
43	13534 SHORTLEAF DR	VICK STEVEN D
44	13538 SHORTLEAF DR	RODRIGUEZ RANDY
45	13542 SHORTLEAF DR	CHONG MAL JU
46	13546 SHORTLEAF DR	WADE SHARON
47	13550 SHORTLEAF DR	TORRES SAUL ANTONIO MEJIA &
48	13554 SHORTLEAF DR	Taxpayer at
49	13558 SHORTLEAF DR	AGUILAR LETICIA
50	1920 S BELTLINE RD	ALMO INVESTMENTS LTD
51	13640 C F HAWN FWY	RIM INVESTMENTS LLC
52	100 CREEK CROSSING DR	HICKORY CREEK DALLAS HOA
53	13818 CREEK CROSSING DR	LUNA LUIS & MARIA
54	13814 CREEK CROSSING DR	BALDAZO OMAR &
55	13810 CREEK CROSSING DR	BRAY MELODY
56	13806 CREEK CROSSING DR	QUIROZ JOSE GUADALUPE CORPUS &
57	13802 CREEK CROSSING DR	FONSECA RAMONA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	13734 CREEK CROSSING DR	HOLLIS SHANELLE
59	13730 CREEK CROSSING DR	HARRIS GILBERT EST OF
60	13726 CREEK CROSSING DR	WAITS JENNIFER
61	13722 CREEK CROSSING DR	HARRIS JENNIFER
62	13718 CREEK CROSSING DR	HENDERSON D AVALON
63	13714 CREEK CROSSING DR	Taxpayer at
64	13710 CREEK CROSSING DR	DAVIS HENRIETTA
65	13706 CREEK CROSSING DR	GONZALES RAMIRO
66	13702 CREEK CROSSING DR	LUNA HECTOR
67	13705 CREEK CROSSING DR	LEATH CASON
68	13709 CREEK CROSSING DR	Taxpayer at
69	13713 CREEK CROSSING DR	SEVEN POINTS BORROWER LLC
70	13717 CREEK CROSSING DR	MOHEDANO UZIEL
71	13721 CREEK CROSSING DR	VEGA MARTIN & MARIA
72	2103 BLUE BAYOU DR	GRAHAM KIMETRIA
73	2107 BLUE BAYOU DR	MEZA JOAQUIN & DIANA
74	2111 BLUE BAYOU DR	NOEL LAQUITA
75	2115 BLUE BAYOU DR	DOWDY BRENDA &
76	2119 BLUE BAYOU DR	LINCOLN CARLOS & JESSICA
77	2103 RED CHUTE DR	WILSON KAMILLIA L
78	2107 RED CHUTE DR	HILL JACQUELINE
79	2116 BLUE BAYOU DR	RICHEY REBECCA
80	2112 BLUE BAYOU DR	WASHINGTON EBONY
81	2108 BLUE BAYOU DR	MPIANA AHMAD & AMIL
82	2104 BLUE BAYOU DR	DURGIN JOVONTA