

FILE NUMBER: Z245-211(MB) / Z-25-000198 **DATE FILED:** April 25, 2025

LOCATION: North line of Scyene Road, east of the UPRR.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 14.52 ac **CENSUS TRACT:** 48113002703

APPLICANT/OWNER: HFLP, Ltd.

REPRESENTATIVE: EE Okpa

REQUEST: An application for 1) IM Industrial Manufacturing District and 2) a new Specific Use Permit for an industrial (inside) potentially incompatible industrial use on property zoned CR Community Retail District and IM Industrial Manufacturing District with Specific Use Permit 93 for an electric substation on a portion.

SUMMARY: The purpose of the request is to allow an industrial (inside) potentially incompatible industrial use.

STAFF RECOMMENDATION: **Denial.**

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District and IM Industrial Manufacturing District.
- The request site is approximately 14.5 acres in size. It is developed with a mix of retail uses and a temporary concrete batch plant.
- The applicant wishes to develop a facility for the manufacture of materials derived from biomass, plastics, tires, and other inputs.
- The proposed use was determined to be an industrial (inside) potentially incompatible industrial use; such uses are only permitted in IM Industrial Manufacturing districts with a specific use permit.
- As such, the applicant requests to rezone the area of request to IM Industrial Manufacturing and requests a new SUP for the industrial (inside) potentially incompatible industrial use.

Zoning History:

There have been no zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Scyene Road	Principal Arterial	100 feet

Transit Access:

The area of request is within a half mile of the following transit services:

DART Bus
Route 216
Route 13

DART Rail
Green Line – Hatcher Station

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:

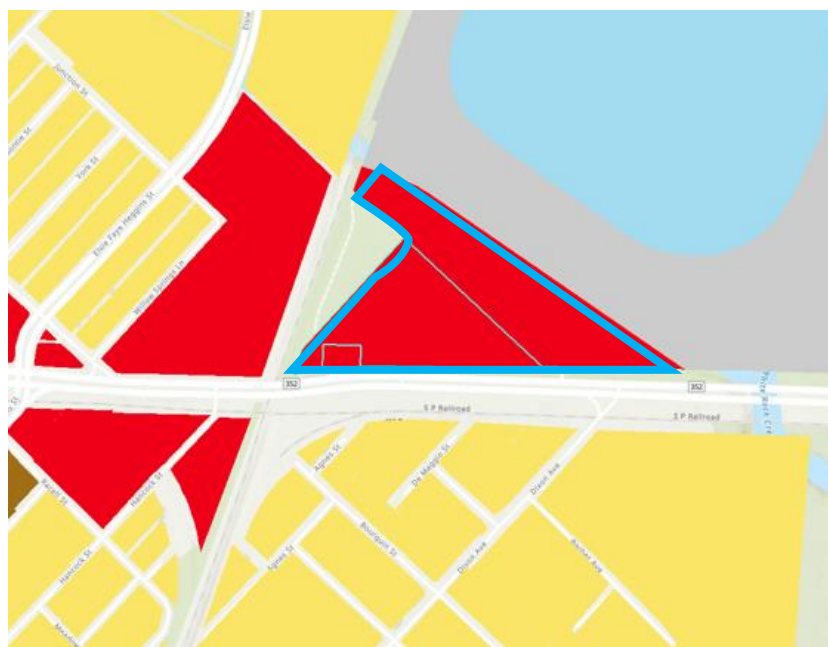
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **not consistent** with Forward Dallas 2.0. Heavy industrial uses are not designated as primary or secondary uses within the Community Mixed-Use placetype. While the placetype may allow for some light industrial uses, those are primarily envisioned as small office showroom / warehouse uses or maker spaces, rather than larger-scale manufacturing facilities. The site is in close proximity to Parkdale Lake, which is intended to be developed for the Trinity Forest Spine and LOOP Trails. The site is also near existing residential uses. As such, staff finds that the proposed change would not follow the recommendations of Forward Dallas 2.0.















Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.



Legend

	Regional Open Space		City Center
	Small Town Residential		Institutional Campus
	Community Residential		Flex Commercial
	City Residential		Industrial Hub
	Regional Mixed-Use		Logistics/Industrial Park
	Neighborhood Mixed-Use		Airport
	Community Mixed-Use		Utility

Land Use:

	Zoning	Land Use
Site	CR Community Retail, IM Industrial Manufacturing	Retail, industrial
North	IM Industrial Manufacturing, SUP 93	Vacant, electric substation
South	R-5(A) Single Family, NS(A) Neighborhood Service, MF-1(A) Multifamily	Residential
East	IM Industrial Manufacturing	Vacant
West	PD 595 RS-I	Office showroom / warehouse

Land Use Compatibility:

The area of request is currently developed with a mix of retail uses and a temporary concrete batch plant.

The request consists of two items: a general zoning change to IM Industrial Manufacturing and a new Specific Use Permit (SUP) for an industrial (inside) potentially incompatible use. The proposed IM Industrial Manufacturing district would not be consistent with the recommendations of Forward Dallas 2.0. While much of the area to the north and east is zoned IM Industrial Manufacturing, an expansion of this district would go against the vision of the comprehensive plan. The intent is for this area to develop with a mix of retail and residential uses that serve the surrounding area; the existing CR Community Retail District is more consistent with the recommendations of the comprehensive plan. While the most intensive uses in the proposed IM district require SUPs, several of the uses allowed by-right are still incompatible with the comprehensive plan and with the nearby residential area.

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.

The requested SUP would allow for an industrial (inside) potentially incompatible use. These uses are generally foreseen to be noxious to non-industrial uses; as such, they require the additional scrutiny of the SUP process. A manufacturing facility would not be consistent with the goals of Forward Dallas 2.0 for this placetype and would not be compatible with nearby residential uses.

As such, staff finds that the requested IM Industrial Manufacturing District and SUP for an industrial (inside) potentially incompatible use to be incompatible with the surrounding land uses.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

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	Proposed
Use	CR	IM
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	R
Bus or rail transit vehicle maintenance or storage facility		R
Catering service	•	•
Commercial cleaning or laundry plant		R
Custom business services	•	•

	Existing	Proposed
Use	CR	IM
Custom woodworking, furniture construction, or repair		•
Electronics service center	•	•
Job or lithographic printing		R
Labor hall		★
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
INDUSTRIAL USES		
Alcoholic beverage manufacturing		R
Gas drilling and production	S	S
Gas pipeline compressor station		S
Industrial (inside)		★
Industrial (inside) for light manufacturing		•
Industrial (outside)		★
Medical/infectious waste incinerator		S
Metal salvage facility		S
Mining		S
Municipal waste incinerator		S
Organic compost recycling facility		R
Outside salvage or reclamation		S
Pathological waste incinerator		S
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Cemetery or mausoleum	S	S
Child or adult care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	•	
Foster home		
Halfway house		
Hospital	S	S
Library, art gallery, or museum	•	

	Existing	Proposed
Use	CR	IM
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	S
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel	S	R
Lodging or boarding house	S	S
Overnight general purpose shelter	★	
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		•
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	S
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	R
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
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		
Residential hotel		
Retirement housing		
Single family		
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishment	★	★
Ambulance service	R	
Animal shelter or clinic without outside runs	R	•
Animal shelter or clinic with outside runs		★

	Existing	Proposed
Use	CR	IM
Auto service center	R	R
Business school	•	•
Car wash	D	R
Commercial amusement (inside)	★	★
Commercial amusement (outside)	S	
Commercial motor vehicle parking		S
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	•	
Home improvement center, lumber, brick or building materials sales yard	D	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		
Paraphernalia shop	S	S
Pawn shop	•	•
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop	S	
Taxidermist		•
Temporary retail use	•	•
Theater	•	•
Truck stop		S
Vehicle display, sales, and service		R
TRANSPORTATION USES		
Airport or landing field		S

	Existing	Proposed
Use	CR	IM
Commercial bus station and terminal		R
Heliport		R
Helistop		R
Private street or alley		
Railroad passenger station		S
Railroad yard, roundhouse, or shops		R
STOL (short take-off or landing port)		S
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		S
Electrical substation	•	•
Local utilities	★	★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	S	R
Refuse transfer station		S
Sanitary landfill		S
Sewage treatment plant		S
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		R
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		S
Building mover's temporary storage yard		S
Contractor's maintenance yard		R
Freight terminal		R
Livestock auction pens or sheds		S
Manufactured building sales lot		R
Mini-warehouse	S	•
Office showroom/warehouse		•
Outside storage		R
Petroleum product storage and wholesale		R
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★

	Existing	Proposed
Use	CR	IM
Sand, gravel, or earth sales and storage		R
Trade center		•
Vehicle storage lot		•
Warehouse		R

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing CR Community Retail</u>	15 feet	No min.	No min.	0.5 – 0.75	54 feet ¹	60% max.
<u>Existing and Proposed IM Industrial Manufacturing</u>	15 feet adjacent to thoroughfare	No min.	No min.	0.5 – 2.0	110 feet ¹	80% max.

1: Subject to Residential Proximity Slope

Landscaping:

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

Parking:

Per the Dallas Development Code, no minimum parking is required for this use.

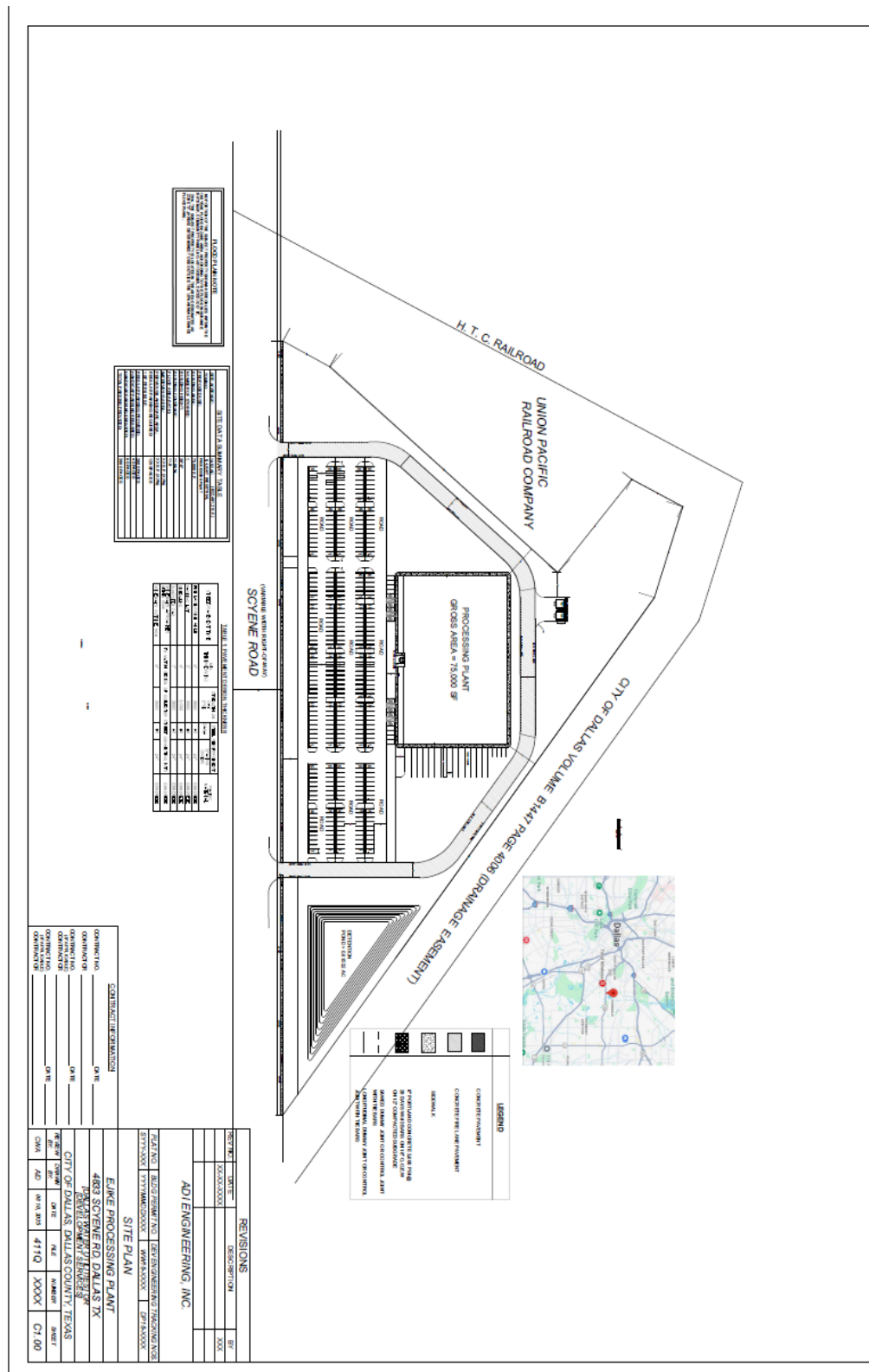
Market Value Analysis:

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 within an “I” MVA area.

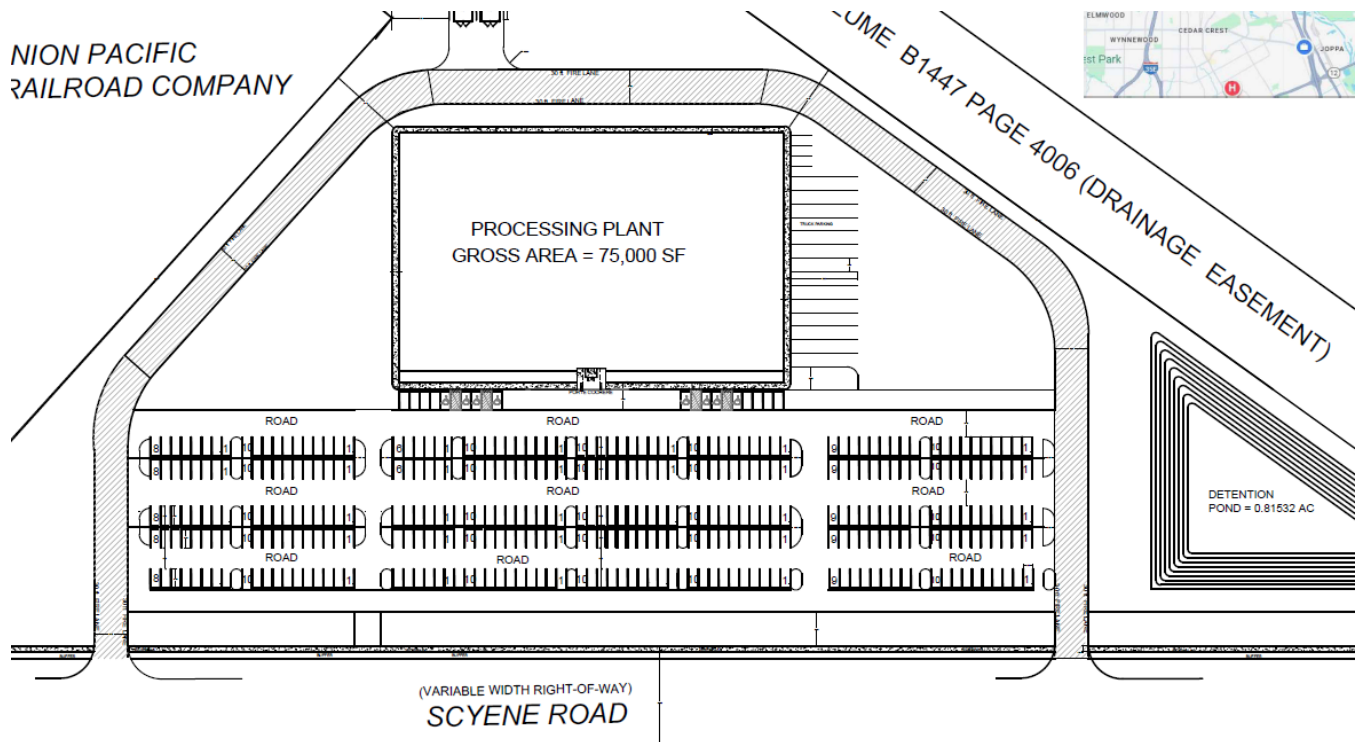
PROPOSED SUP CONDITIONS

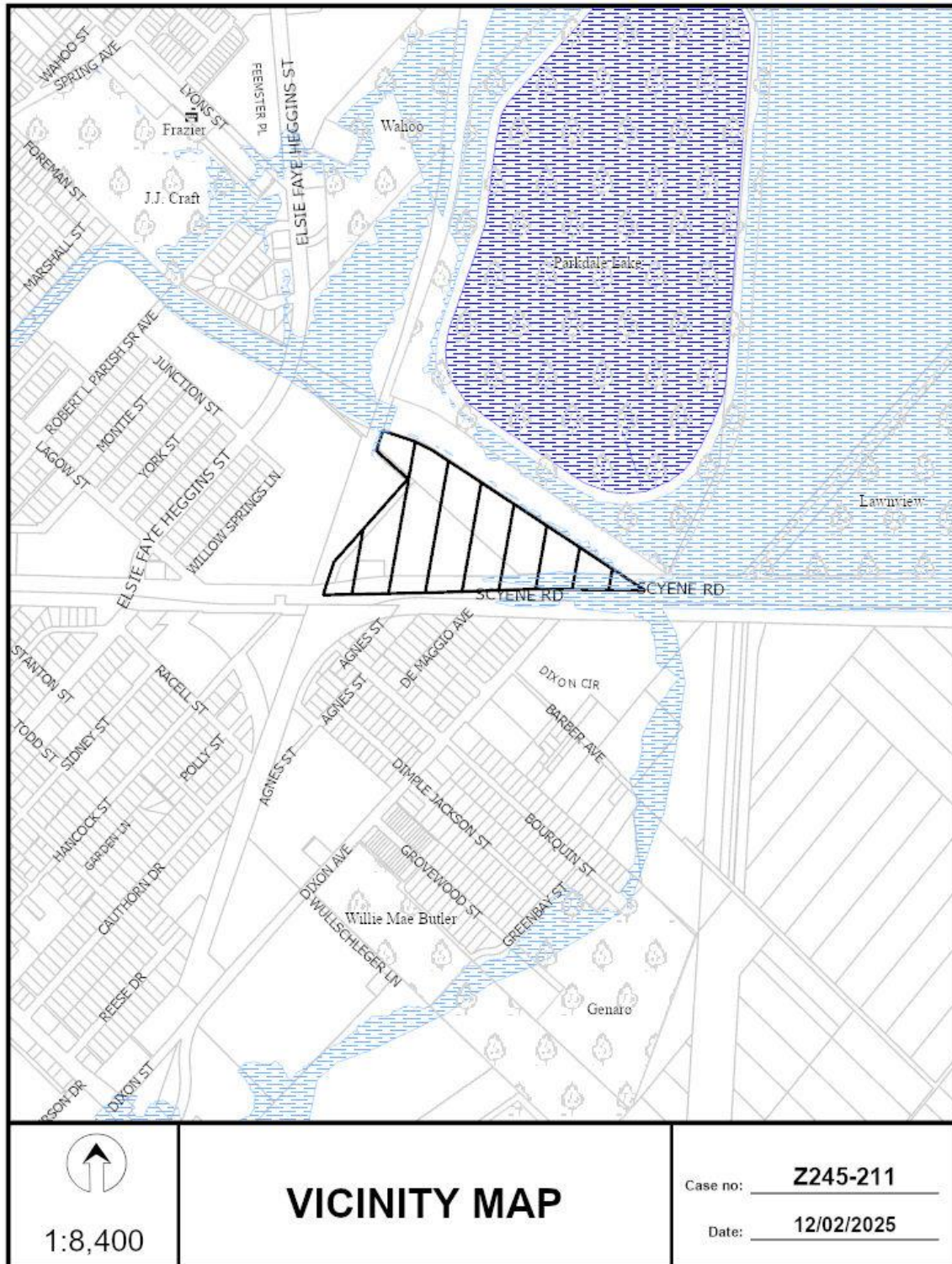
1. USE: The only use authorized by this specific use permit is an industrial (inside) potentially incompatible use limited to wood pulp or fiber reduction or processing and manufacture of rubber, natural or synthetic, including tires, tubes, or similar products.
2. SITE PLAN: Use and development of the 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].
4. FLOOR AREA: The maximum floor area for an industrial (inside) potentially incompatible use limited to wood pulp or fiber reduction or processing and manufacture of rubber, natural or synthetic, including tires, tubes, or similar products is 75,000 square feet in the location shown on the attached site.
5. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
6. MAINTENANCE: The Property must be property 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.

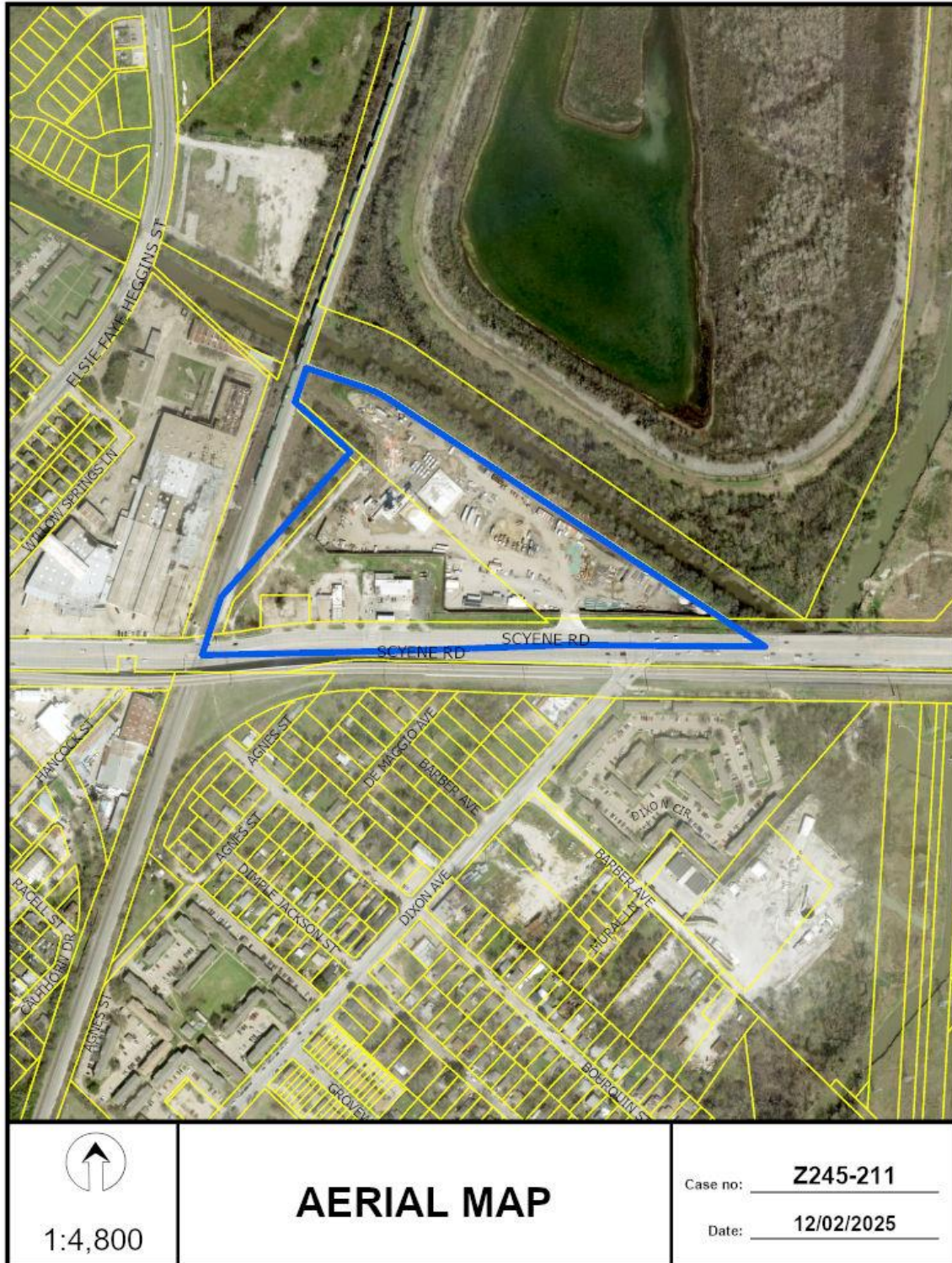
PROPOSED SITE PLAN

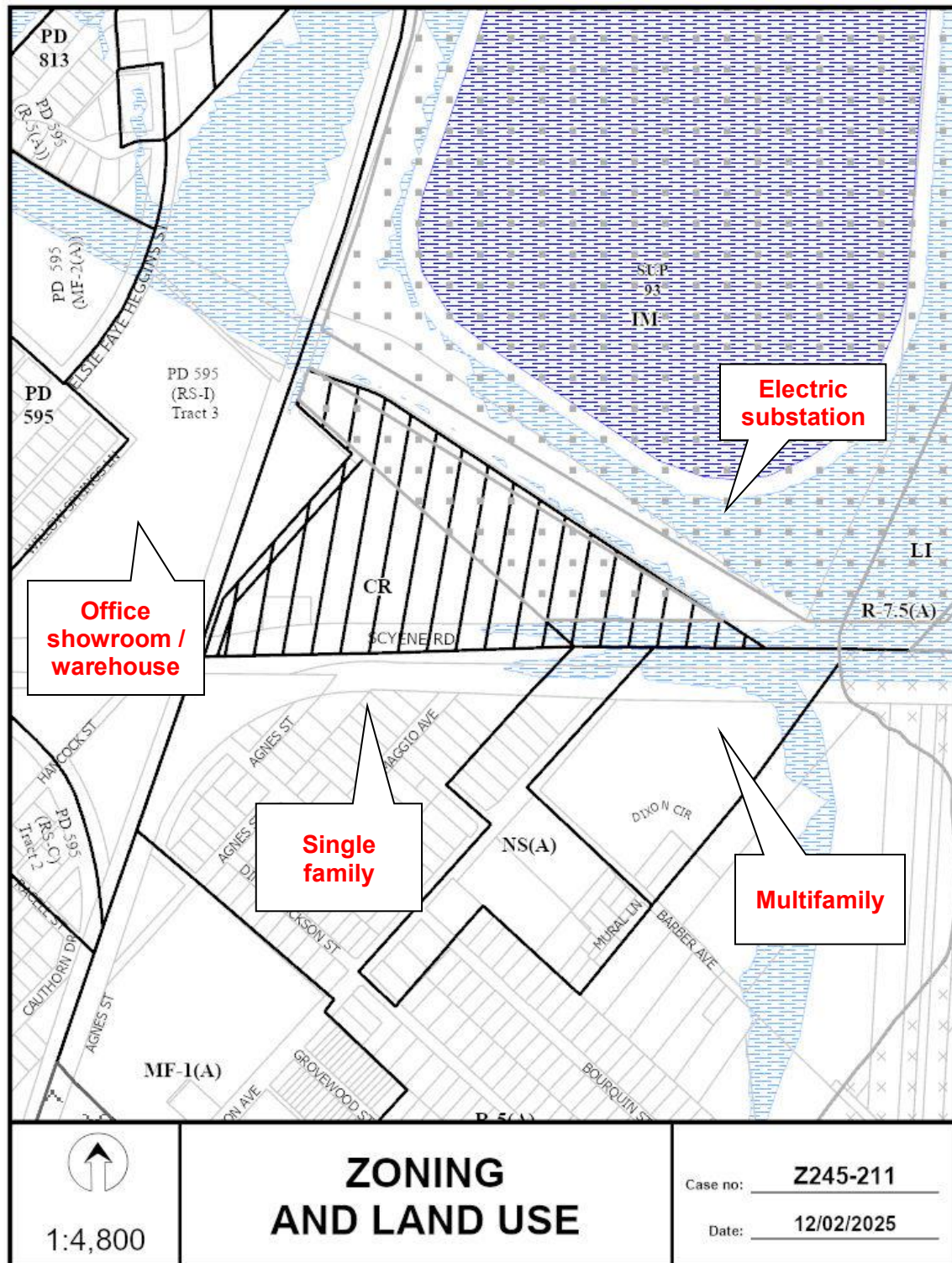


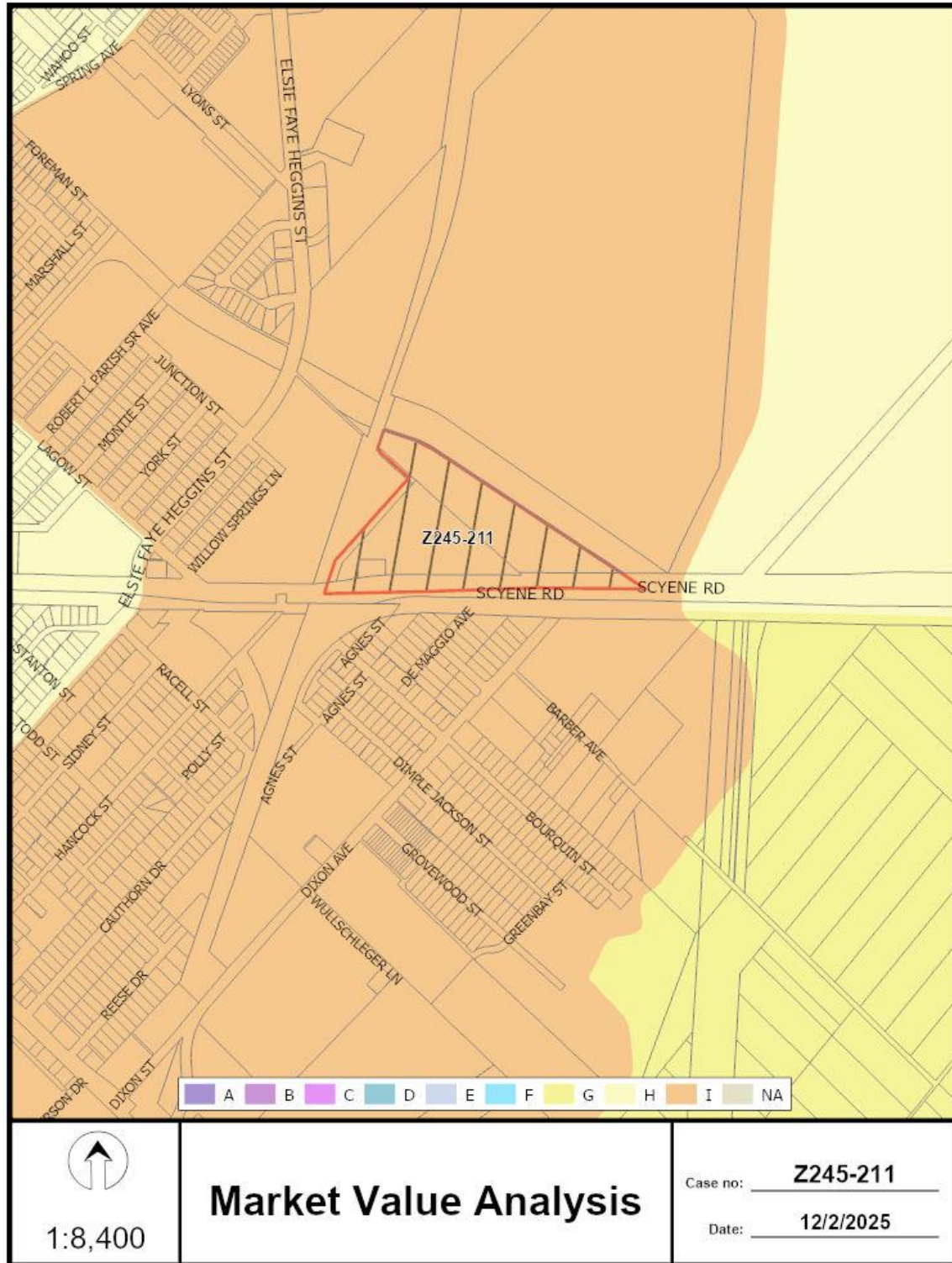
PROPOSED SITE PLAN (DETAIL)

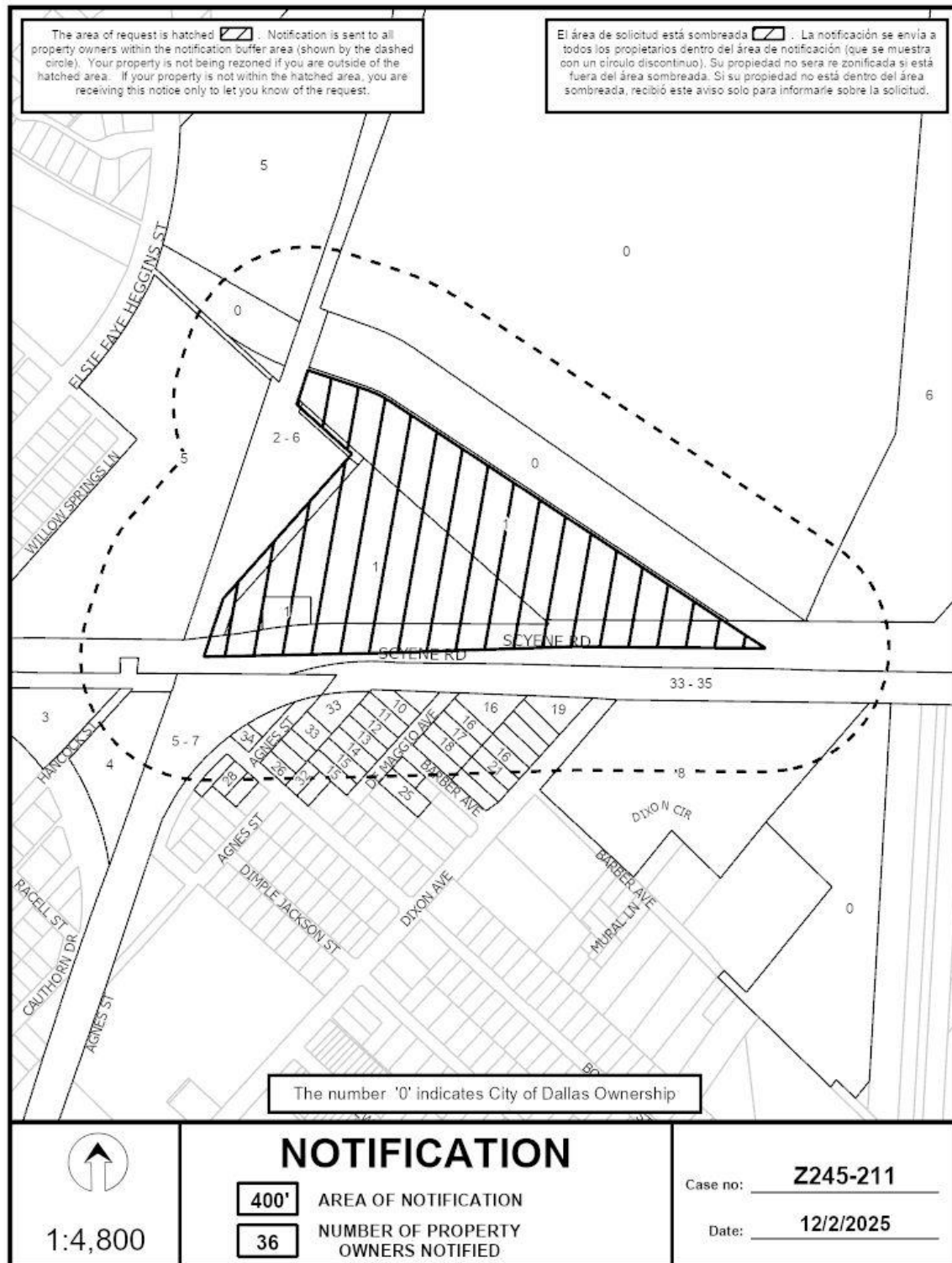












12/02/2025

Notification List of Property Owners***Z245-211******36 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4833 SCYENE RD	HFLP LTD
2	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
3	4107 HANCOCK ST	KIRK RAGSDALE 1 LLC
4	4771 SCYENE RD	LARA PEDRO
5	4700 SCYENE RD	BLAINES MOTOR SUPPLY INC
6	5746 PARKDALE DR	ONCOR ELECTRIC DELIVERY CO LLC
7	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
8	3872 DIXON CIR	STONEWOOD TERRACE
9	3911 DE MAGGIO AVE	JOHNSON EMMA EST OF
10	3907 DE MAGGIO AVE	KING KAWANNA S
11	3901 DE MAGGIO AVE	S D HOME DESIGN LLC SERIES C
12	3811 DE MAGGIO AVE	S D HOME DESIGN LLC
13	3807 DE MAGGIO AVE	CARRIZALES MARIA JUANA
14	3805 DE MAGGIO AVE	PENALOZA JOSE S
15	3803 DE MAGGIO AVE	NOYOLA MARIO
16	3908 DE MAGGIO AVE	CHAPPELL ISAAC
17	3904 DE MAGGIO AVE	EJS SOLUTIONS SERVICES LLC
18	3902 DE MAGGIO AVE	LEMUS MARICELA
19	3839 DIXON AVE	UNCLE LEE GROCERY INC
20	3837 DIXON AVE	UNCLE LEE GROCERY IN
21	3817 DIXON AVE	GREEN ROBERT LEE
22	3813 DIXON AVE	ARREDONDO MARLENE
23	3811 DIXON AVE	SMITH ELSWITH
24	3808 DE MAGGIO AVE	BARRY JOHN EMMETT &
25	3806 DE MAGGIO AVE	PRELOW SHARON
26	4002 AGNES ST	VALLEJO JAVIER

12/02/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5108 BOURQUIN ST	WEBSTER GLORIA
28	5001 BOURQUIN ST	MEDINA JOSE CANDIDO
29	4010 AGNES ST	MCCURDY RANDY G SR &
30	5011 BOURQUIN ST	PAYNE CAROL
31	4008 AGNES ST	MEDINA AUGUSTINE &
32	5104 BOURQUIN ST	SIERRA PORFIRO &
33	4016 AGNES ST	RAMOS ESTEFANY KARLA PAOLA LEE
34	4005 AGNES ST	RAMOS ESTEFANY KARLA PAOLA L &
35	401 S BUCKNER BLVD	DART
36	401 S BUCKNER BLVD	DART