

FILE NUMBER: Z-25-000056

DATE FILED: April 21, 2025

LOCATION: Southwest line of South Riverfront Boulevard, between the Jefferson Boulevard Viaduct and South I-35E Freeway

COUNCIL DISTRICT: 1

SIZE OF REQUEST: 2.38 acres

CENSUS TRACT: 48113010002

REPRESENTATIVE: Sarah Honeycutt

APPLICANT: Shayne Hastings, Tesla, Inc

OWNER: Fuel City Dallas RE LLC

REQUEST: An application for a new Specific Use Permit for a motor vehicle fueling station on property zoned Mixmaster Riverfront Subarea within Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

SUMMARY: The purpose of the request is permit the use of a motor vehicle fueling station, specifically an electric vehicle charging station.

STAFF RECOMMENDATION: **Approval**, subject to a site plan and conditions.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Mixmaster Riverfront Subarea within Planned Development District No 784 and is undeveloped.
- The applicant proposes a motor vehicle fueling station use. When an electric vehicle charging station is on its own lot, rather than an accessory to a broader use, motor vehicle fueling station is the Code categorization for such a main use.

Zoning History:

There have not been any zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
S. Riverfront Boulevard	Local	50 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.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Routes Red Line, Blue Line

STAFF ANALYSIS:

Comprehensive Plan:

Comprehensive Plan Consistency Review

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 to 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.

Consistency Review Recommendation

Forward Dallas does not provide guidance on the proposed use.

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.

Subject Property Placetype(s) Community Mixed Use

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.

Land Use:

	Zoning	Land Use
Site	Mixmaster Riverfront Subarea within PD No 784	Undeveloped
North	Mixmaster Riverfront Subarea within PD No 784, Subd. 1	Water treatment plant
East	Mixmaster Riverfront Subarea within PD No 784	Motor vehicle fueling station
South	Subdistrict G within PD No 468	Trinity Floodplain
West	Mixmaster Riverfront Subarea within PD No 784	Undeveloped

Land Use Compatibility:

North of the site, along Riverfront, there is a water treatment plant. To the east, there is a motor vehicle fueling station, which is associated with the subject site. South of the site is the Trinity Levee and Floodplain. West of the site, there is an undeveloped lot.

The site is appropriate for a motor vehicle fueling station. The area has existing motor vehicle fueling station uses and this site does not have true street frontage where improvements to the pedestrian realm could be made.

Landscaping:

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

Parking:

Parking is required to be provided in accordance with Chapter 51A, as updated May 14, 2025. The updated code would not require a minimum parking motor vehicle fueling station uses due to transit proximity. As with any minimum required parking, these ratios only reflect the minimum amount required. The applicant may provide additional parking beyond these.

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 subject property does not have an MVA category due to being isolated from residential uses.

Motion: It was moved to recommend **approval** of a new Specific Use Permit for a motor vehicle fueling station for a five-year period, subject to a site plan and conditions, on property zoned Mixmaster Riverfront Subarea within Planned Development District No 784, Trinity River Corridor Special Purpose District, on the southwest line of S. Riverfront Boulevard, between the Jefferson Boulevard Viaduct and S. I-35E Freeway.

Maker: Drobinski
Second: Housewright
Result: Carried: 15 to 0

For: 15 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Haqq,
Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 3
Replies: For: 0 Against: 0

Speakers: For: Jacob Finley,
Sarah Honeycutt, 520 S. Main St., Akron, OH, 44311
Shayne Hastings, 3500 Deer Creek Rd., Palo Alto, CA, 94304
Against: None

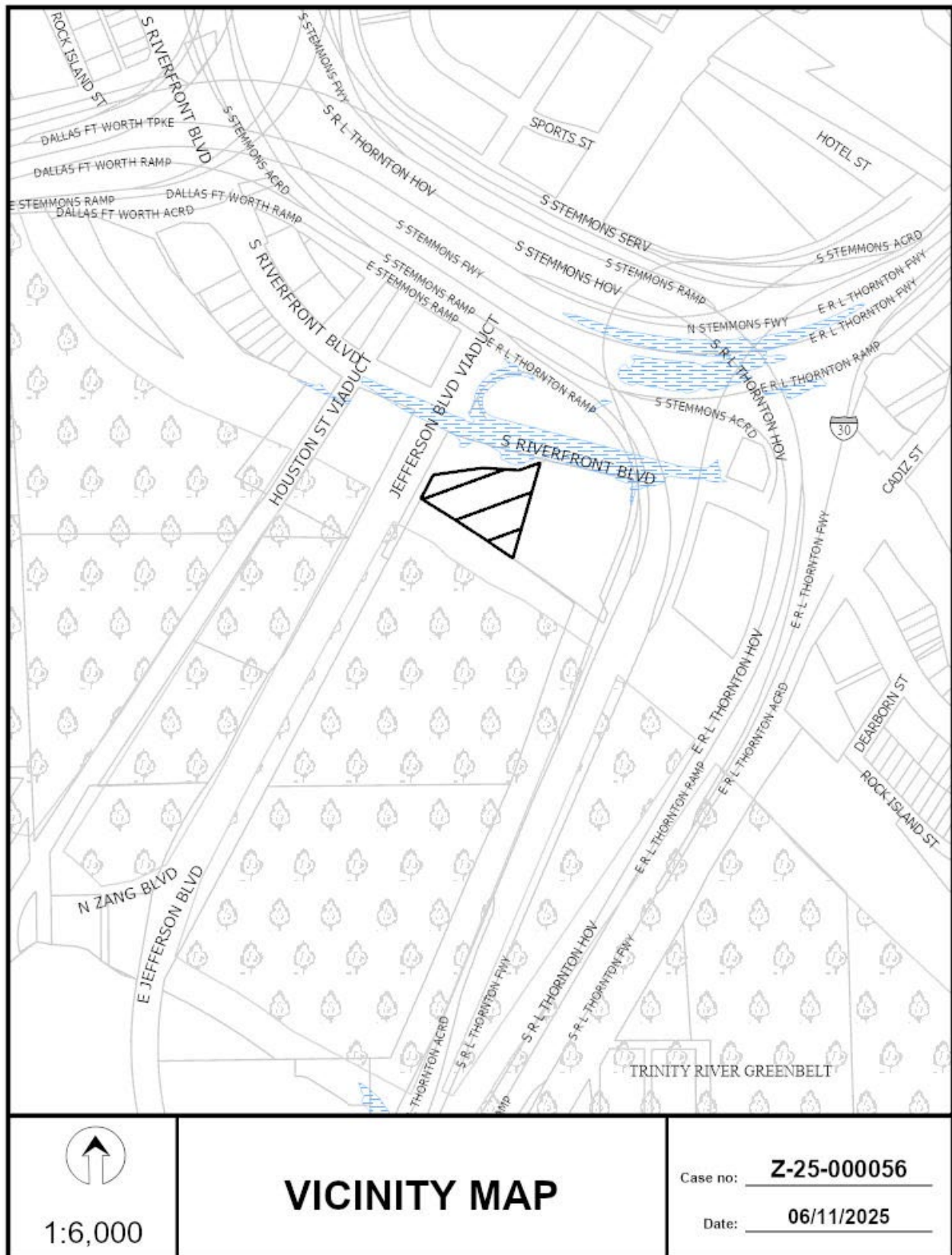
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this Specific Use Permit is a motor vehicle fueling station.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires in (five years from the date of this ordinance.

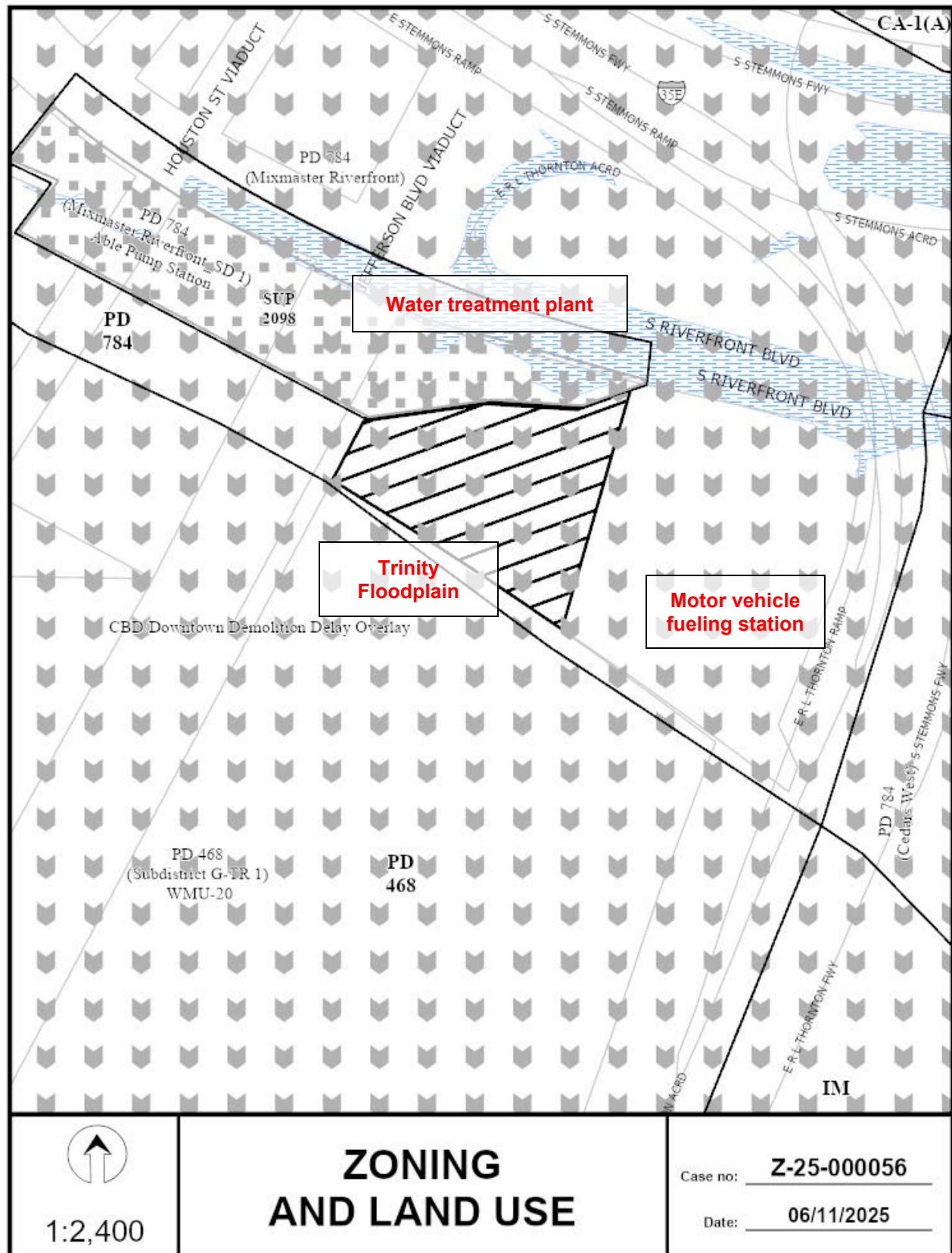
Staff Recommendation and Applicant Request:

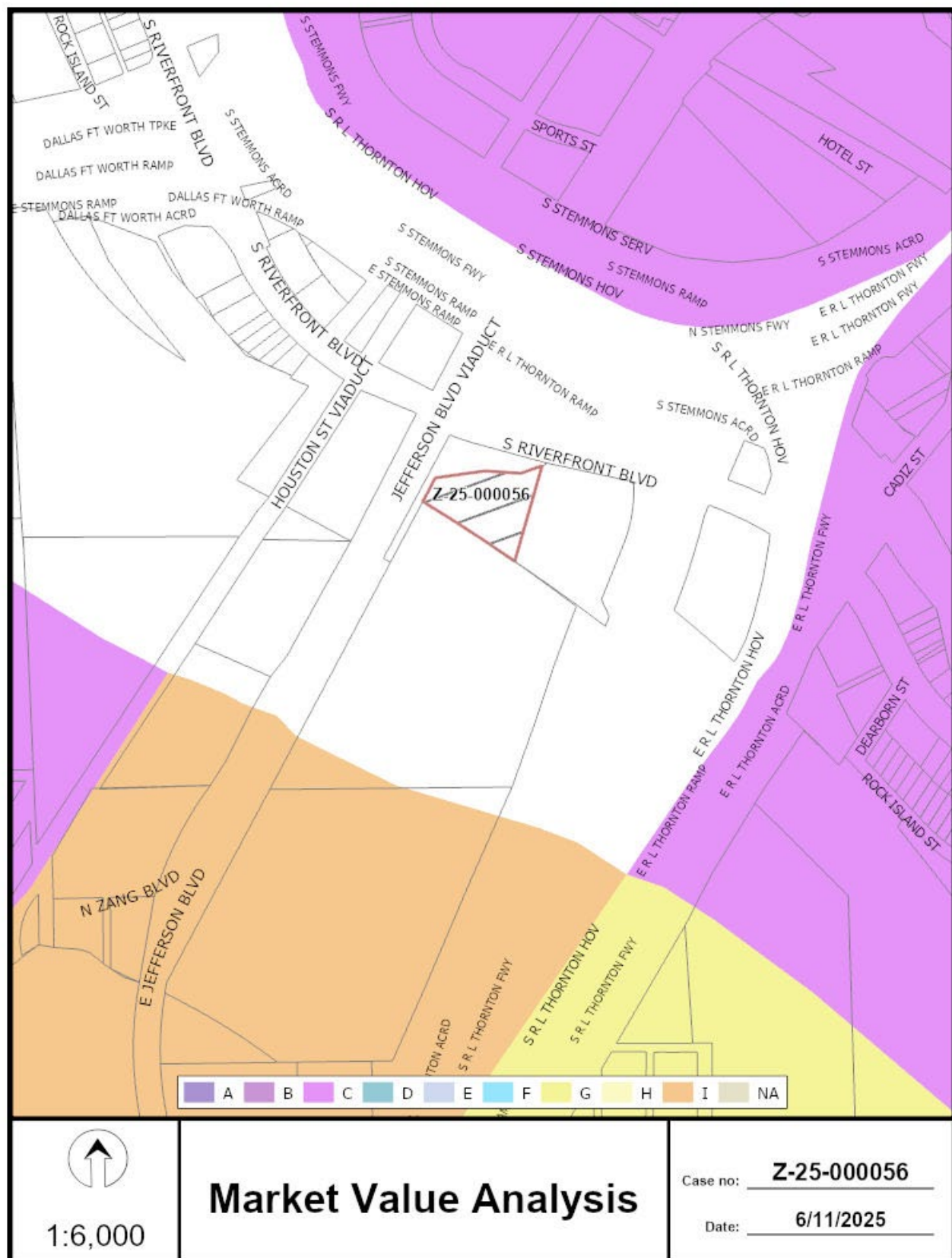
3. TIME LIMIT: This specific use permit shall not expire.

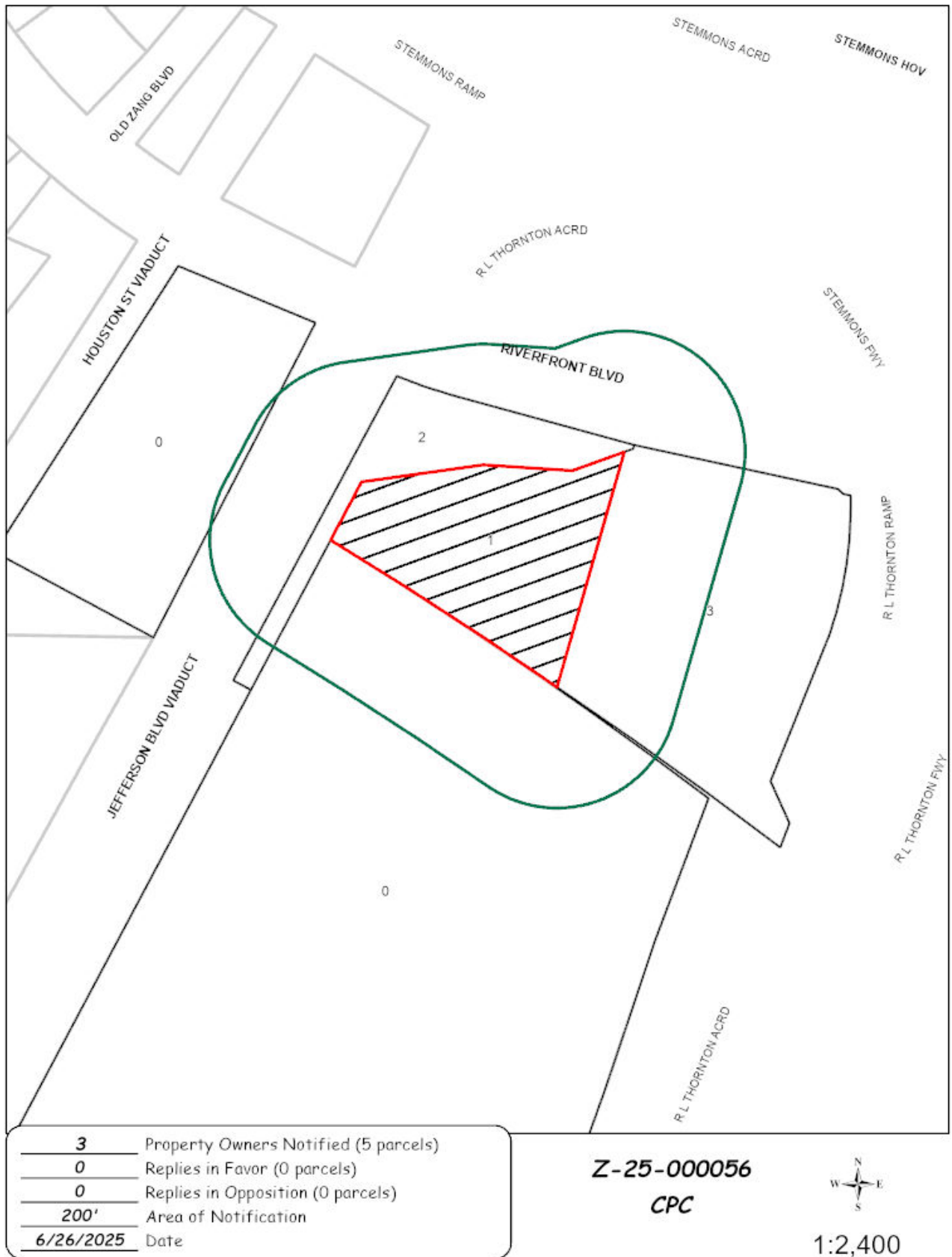
4. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.











Z-25-000056

06/25/2025

Reply List of Property Owners

Z-25-000056

3 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	701	S RIVERFRONT BLVD	FUEL CITY DALLAS RE LLC
2	639	S RIVERFRONT BLVD	DALLAS COUNTY FLOOD
3	801	S RIVERFRONT BLVD	FUEL CITY DALLAS RE LLC