
FILE NUMBER: Z234-349(CR) **DATE FILED:** September 18, 2024
LOCATION: North line of Rylie Crest Drive, east of South St. Augustine Drive.
COUNCIL DISTRICT: 8
SIZE OF REQUEST: ± 35,719 sqft **CENSUS TRACT:** 48113011702

REPRESENTATIVE: Andrew Ruegg, MASTERPLAN

OWNER/APPLICANT: Home Lighting & Automation LC

REQUEST: An application for the amendment to and renewal of Specific Use Permit No. 2115 for an office showroom/warehouse on property zoned Subdistrict 2 within Planned Development No. 535, the C. F. Hawn Special Purpose District No. 3.

SUMMARY: The purpose of the request is to allow for the continued use of an office showroom/warehouse on the site.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to amended conditions.

BACKGROUND INFORMATION:

- The approximately 0.82-acre area of request is developed with a 12,380-square-foot office showroom/warehouse, with 600 square feet dedicated to office uses and 11,780 square feet dedicated to showroom/warehouse uses.
- On November 12, 2014, the City Council approved Specific Use Permit No. 2115 with an initial timeframe of 5 years, with eligibility for automatic renewal for additional 5-year periods. Following the initial renewal in 2019, the applicant is now seeking renewal and an increase in automatic renewal periods from 5- to 10-year periods.
- The proposed request is to continue the operation for an office showroom/warehouse on the property.
- Surrounding uses include miscellaneous light industrial and vehicle/outside storage uses, with a single family neighborhood to the south across Rylie Crest Drive. The subject property is access controlled from Rylie Crest Drive via a wrought iron gate.
- No changes are proposed to the existing site plan.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Rylie Crest Road	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. Staff will continue review of engineering plans at permitting to comply with city standards.

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 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Land Use:

	Zoning	Land Use
Site	Subdistrict 2 within Planned Development No. 535, the C. F. Hawn Special Purpose District No. 3	Office showroom/warehouse
North	Subdistrict 2 within Planned Development No. 535, the C. F. Hawn Special Purpose District No. 3	Miscellaneous light industrial uses
East	Subdistrict 2 within Planned Development No. 535, the C. F. Hawn Special Purpose District No. 3	Vehicle/outside storage
South	R-7.5(A)	Single family
West	Subdistrict 2 within Planned Development No. 535, the C. F. Hawn Special Purpose District No. 3	Vehicle/outside storage

Land Use Compatibility:

The approximately 0.82-acre area of request is developed with a 12,380-square-foot office showroom/warehouse, with 600 square feet dedicated to office uses and 11,780 square feet dedicated to showroom/warehouse uses. The proposed request is to continue the operation for an office showroom/warehouse on the property. No changes are proposed to the site plan. Additionally, the applicant is seeking to amend the previously approved conditions to permit automatic renewals for additional 10-year periods (an increase from 5-year periods).

Surrounding uses include miscellaneous light industrial and vehicle/outside storage uses, with a single family neighborhood to the south across Rylie Crest Drive. The subject property is access controlled from Rylie Crest Drive via a wrought iron gate.

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 applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Parking:

Per Section 51A-4.200 of the Dallas Development Code, the off-street parking requirements for an office showroom/warehouse use is provided below:

- Office: One space per 333 square feet of floor area.
- Showroom/warehouse: One space per 1,000 square feet of floor area for the first 20,000 square feet. One space per 4,000 square feet of floor area in excess of 20,000 square feet.

The approximately 0.82-acre area of request is developed with a 12,380-square-foot office showroom/warehouse, with 600 square feet dedicated to office uses and 11,780 square feet dedicated to showroom/warehouse uses. Therefore, 14 off-street parking spaces are required, as shown on the proposed site plan.

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 currently in an “H” MVA area.

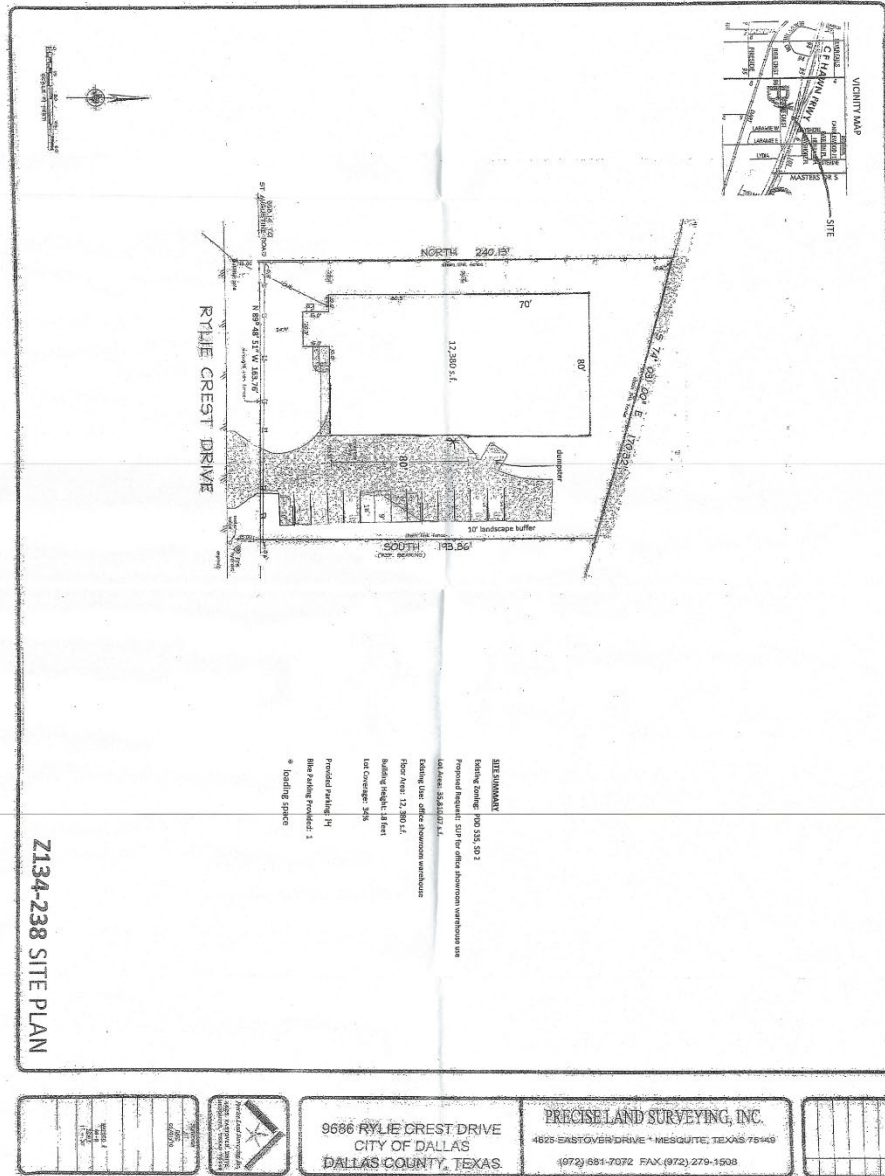
LIST OF OFFICERS

Home Lighting & Automation LC
Don Hearold, Managing Member
Carla Hearold, Member

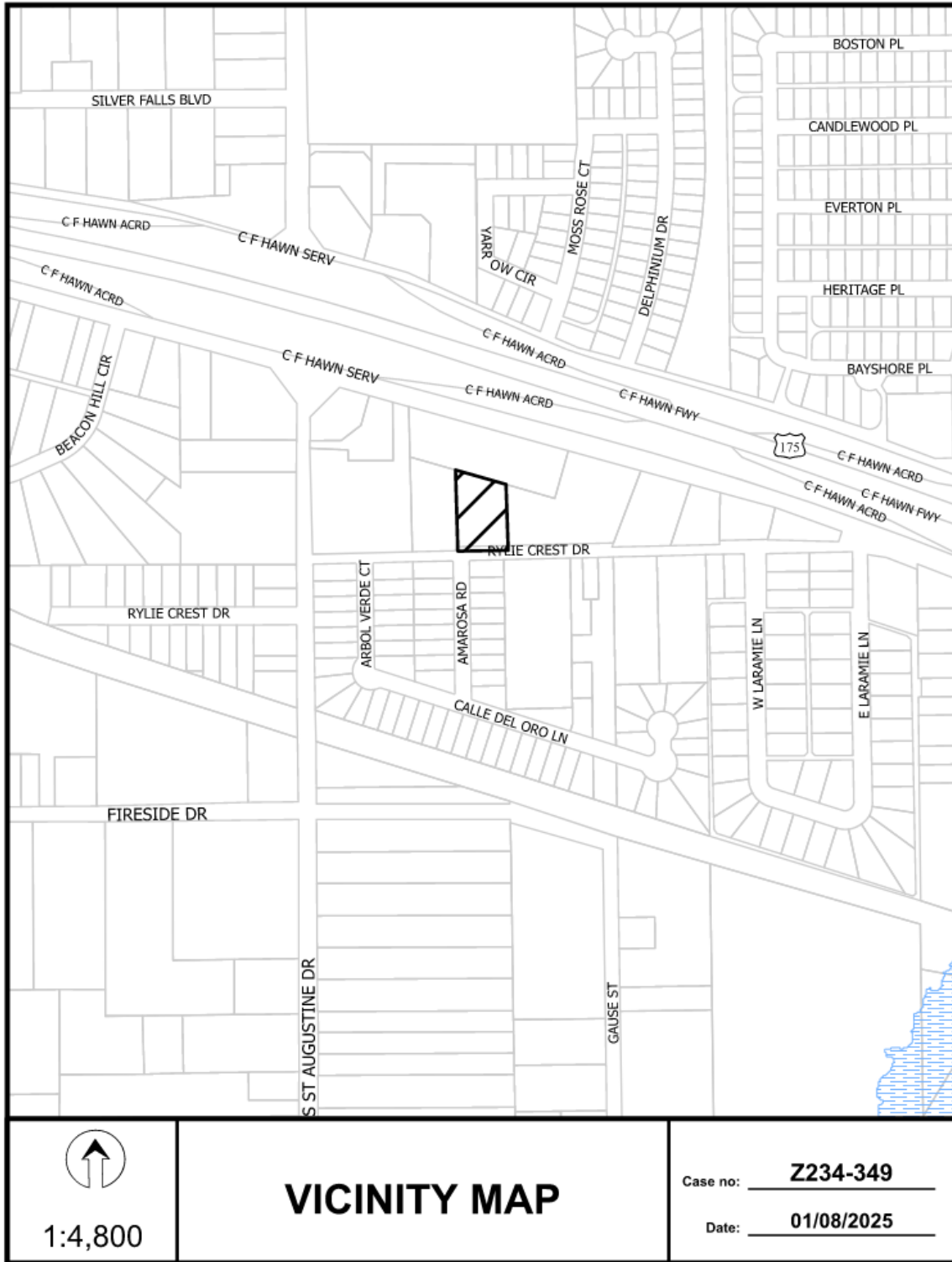
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an office showroom/warehouse.
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 (5 years from the passage of this ordinance) ~~November 12, 2024~~, but is eligible for automatic renewal for additional 10-year ~~[five-year]~~ periods pursuant to Section 51A-4.219 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 180th but before the 120th 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 applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The 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

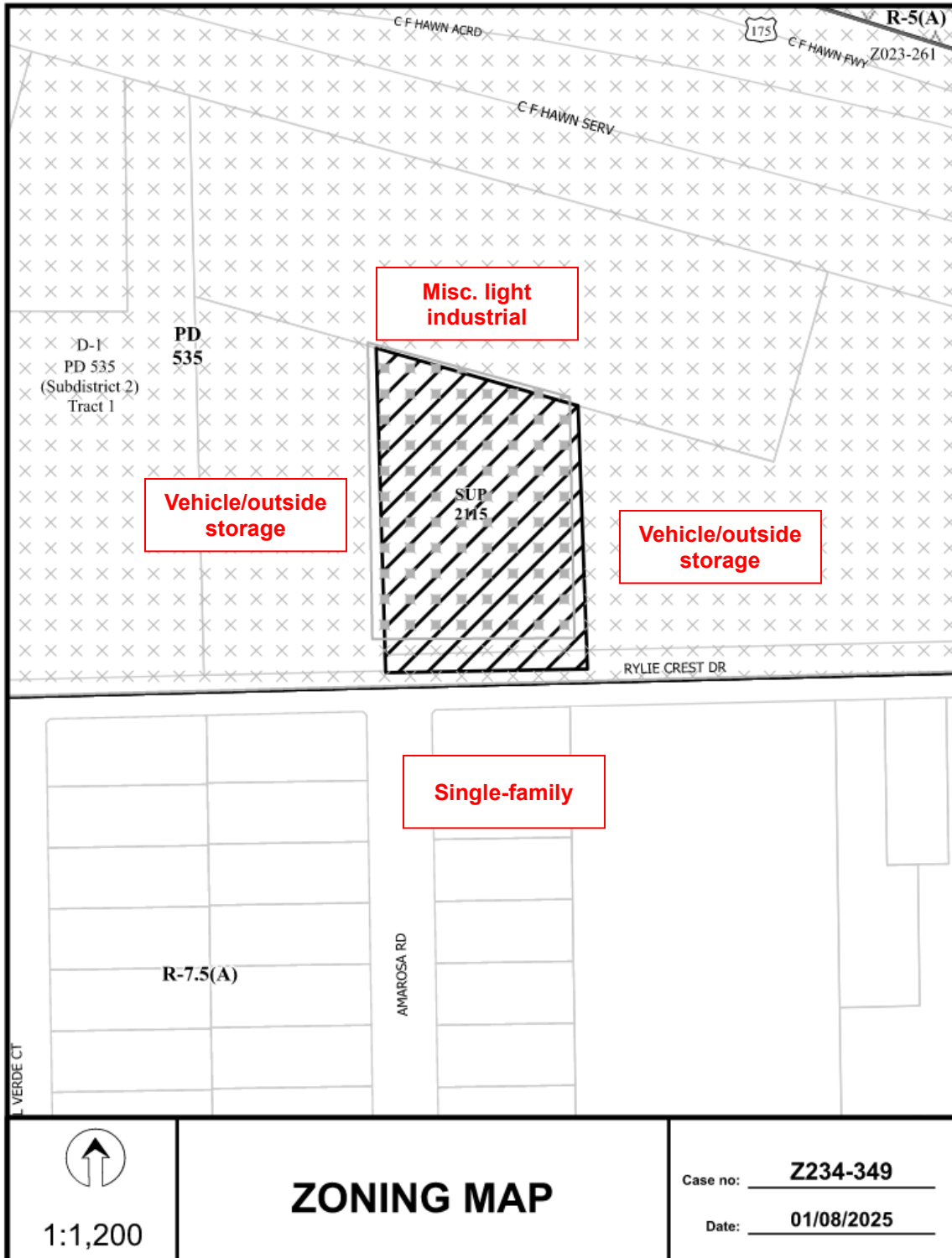
EXISTING SITE PLAN (NO CHANGES)

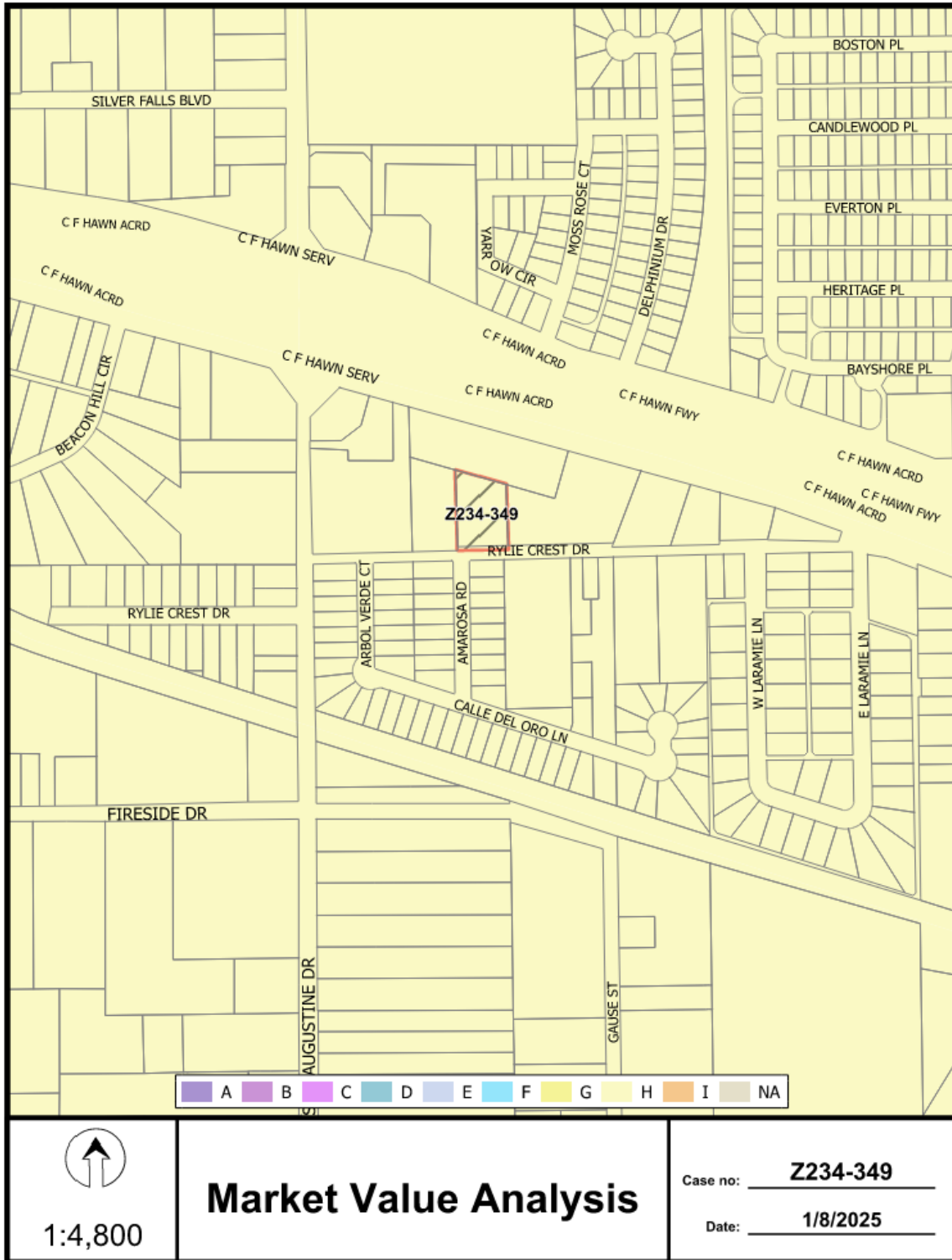


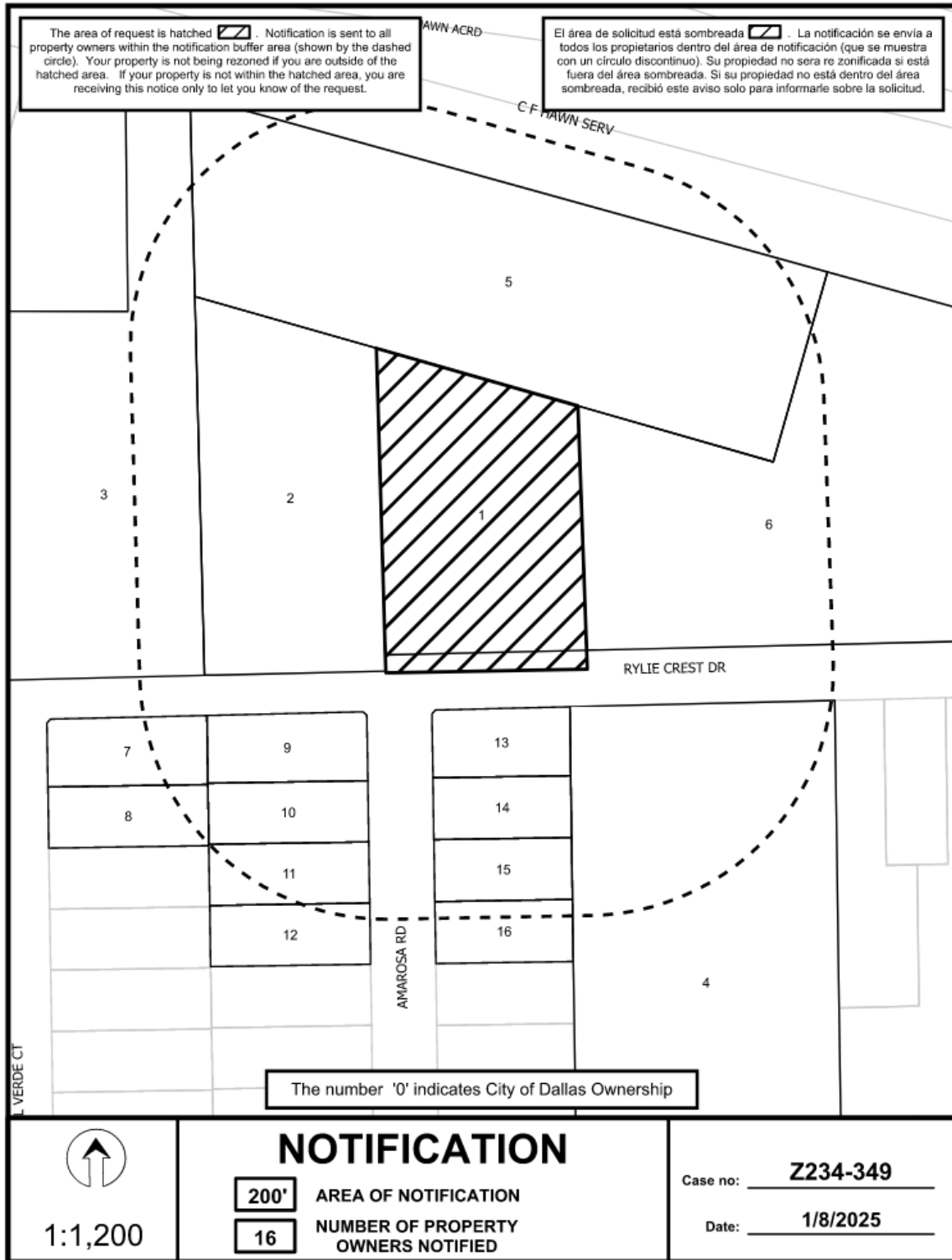
Z234-349











01/08/2025

Notification List of Property Owners

Z234-349

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9686 RYLIE CREST DR	HOME LIGHTING & AUTOMATION LC
2	9709 C F HAWN FWY	MENDOZA JUAN C
3	9625 C F HAWN FWY	RHINO CARS CO INC
4	9708 RYLIE CREST DR	RODRIGUEZ SANTIAGO
5	9709 C F HAWN FWY	KODIAK BRANDS INC
6	9779 C F HAWN FWY	KEY JACK
7	804 ARBOL VERDE CT	HERNANDEZ AMELIA DIAZ
8	808 ARBOL VERDE CT	MELENDEZ MARIO J
9	829 AMAROSA RD	SAENZ MARIA S &
10	825 AMAROSA RD	MARES GONZALO RANGEL
11	821 AMAROSA RD	SEGOVIA HECTOR
12	817 AMAROSA RD	GUTIERREZ ALEJANDRA
13	802 AMAROSA RD	MENDEZ MARIA DEL ROSARIO
14	806 AMAROSA RD	RYAN TIMOTHY I LIVING TRUST
15	810 AMAROSA RD	VASQUEZ JESUS
16	814 AMAROSA RD	WINBUSH SAPERINA