

FILE NUMBER: Z212-209(RM) **DATE FILED:** March 7, 2022

LOCATION: North line of North Stemmons Freeway, east of Commonwealth Drive

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 0.73 acre **CENSUS TRACT:** 100.00

APPLICANT: Thayer Alhindi, Alpha Autoplex

OWNER: SKL Investment Company LTD

REQUEST: An application for an IR Industrial/Research District on property zoned an MU-3 Mixed Use District.

SUMMARY: The purpose of the request is to allow vehicle display, sales, and service on the site.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an MU-3 Mixed Use District and is undeveloped.
- The applicant proposes to develop the site with vehicle display, sales, and service in conjunction with the adjacent vehicle display, sales, and service use immediately to the west.
- To accomplish this, the applicant requests an IR Industrial/Research District, which is the current zoning of the adjacent vehicle display, sales, and service use.
- The existing MU-3 District does not permit vehicle display, sales, and service. However, this use is permitted subject to residential adjacency review in the requested IR District.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z190-117:** On May 13, 2020, City Council approved Tract 1A within Planned Development District No. 278 at the south corner of North Stemmons Freeway and Commonwealth Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Stemmons Freeway	Highway	-
Commonwealth Drive	Principal Arterial	107 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 ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining 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.

Land Use:

	Zoning	Land Use
Site	MU-3 Mixed Use District	Undeveloped
North	MU-3 Mixed Use District; Area 3 within Planned Development District No. 465, the Arlington Park Special Purpose District	Single family
East	MU-3 Mixed Use District	General merchandise or food store greater than 3,500 square feet
South	MU-3 Mixed Use District	Hotel or motel
West	IR Industrial/Research District	Vehicle display, sales, and service

Land Use Compatibility:

The area of request is currently undeveloped. Along North Stemmons Freeway, the site is adjacent to vehicle display, sales, and service; general merchandise or food store greater than 3,500 square feet; and hotel or motel uses. North of the property across a railroad right-of-way is single family. Staff finds the applicant's proposal compatible with these surrounding uses.

The applicant proposes to develop the site with vehicle display, sales, and service in conjunction with the adjacent vehicle display, sales, and service use immediately to the west. To accomplish this, the applicant requests an IR Industrial/Research District, which is the current zoning of the adjacent vehicle display, sales, and service use. The existing MU-3 District does not permit vehicle display, sales, and service. However, this use is permitted subject to residential adjacency review in the requested IR District.

Development Standards

Following is a comparison table showing differences between the current MU-3 District and the proposed IR District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: MU-3	15'	20' adj to res Other: No min	3.2 FAR base 4.0 FAR max + bonus for res	270' 20 stories	80%	Proximity Slope U-form Setback Tower Spacing Visual Intrusion	Office, retail and personal service, lodging, residential, trade center
Proposed: IR	15'	30' adj to res Other: No min	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution and storage, supporting office and retail

Staff supports the request because it will allow for the expansion of an existing vehicle display, sales, and service use along a major highway. Additionally, the expansion of the existing use is not foreseen to be detrimental to surrounding properties.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for vehicle display, sales, and service is one space per 500 square feet of floor and site area exclusive of parking area. The applicant will be required to comply with this parking ratio at permitting.

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 not currently in an MVA cluster. The single family neighborhood to the north is in a “G” MVA cluster.

List of Officers

SKL Investment Company LTD

SK LEE, Principal Owner

Alpha Autoplex

Mohd Alhindi, Owner

Thayer Alhindi, General Manager

CPC Action
July 21, 2022

Motion: It was moved to recommend **approval** of an IR Industrial/Research District on property zoned an MU-3 Mixed Use District on the north line of North Stemmons Freeway, east of Commonwealth Drive.

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

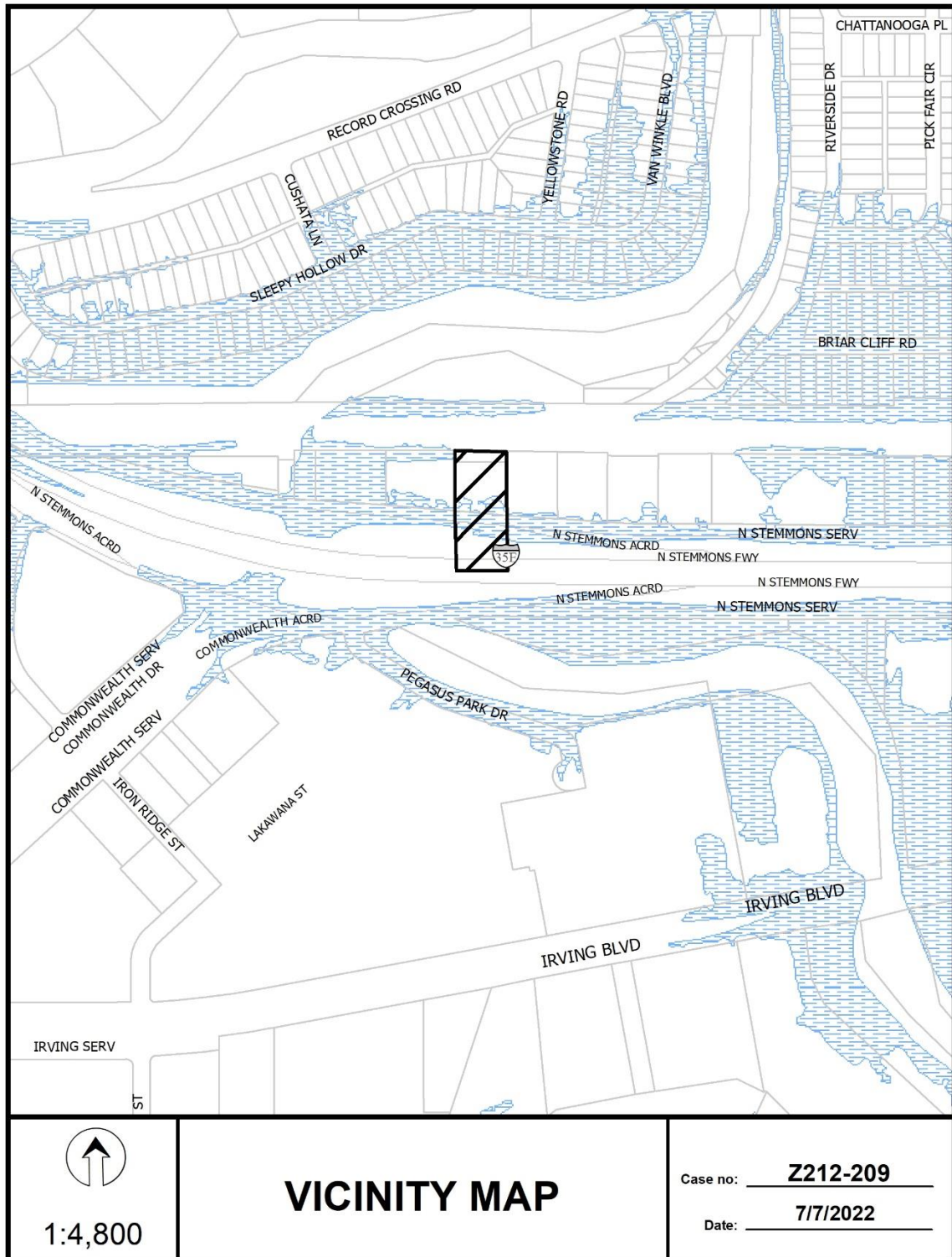
For: 13 - Popken*, Hampton, Anderson, Shidid,
Carpenter, Vann*, Blair, Jung, Housewright,
Haqq*, Stanard, Kingston, Rubin

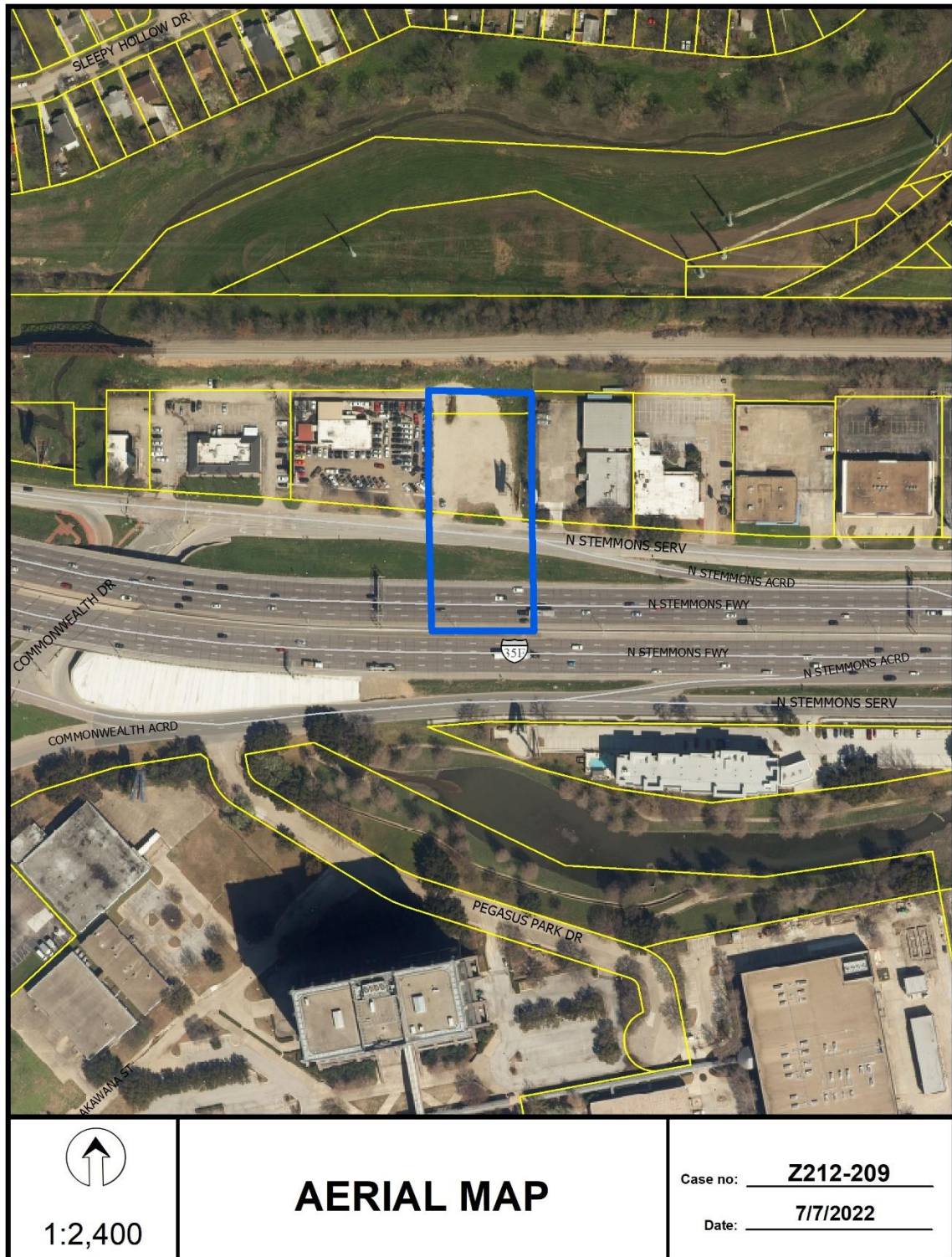
Against: 0
Absent: 1 - Gibson
Vacancy: 1 - District 3

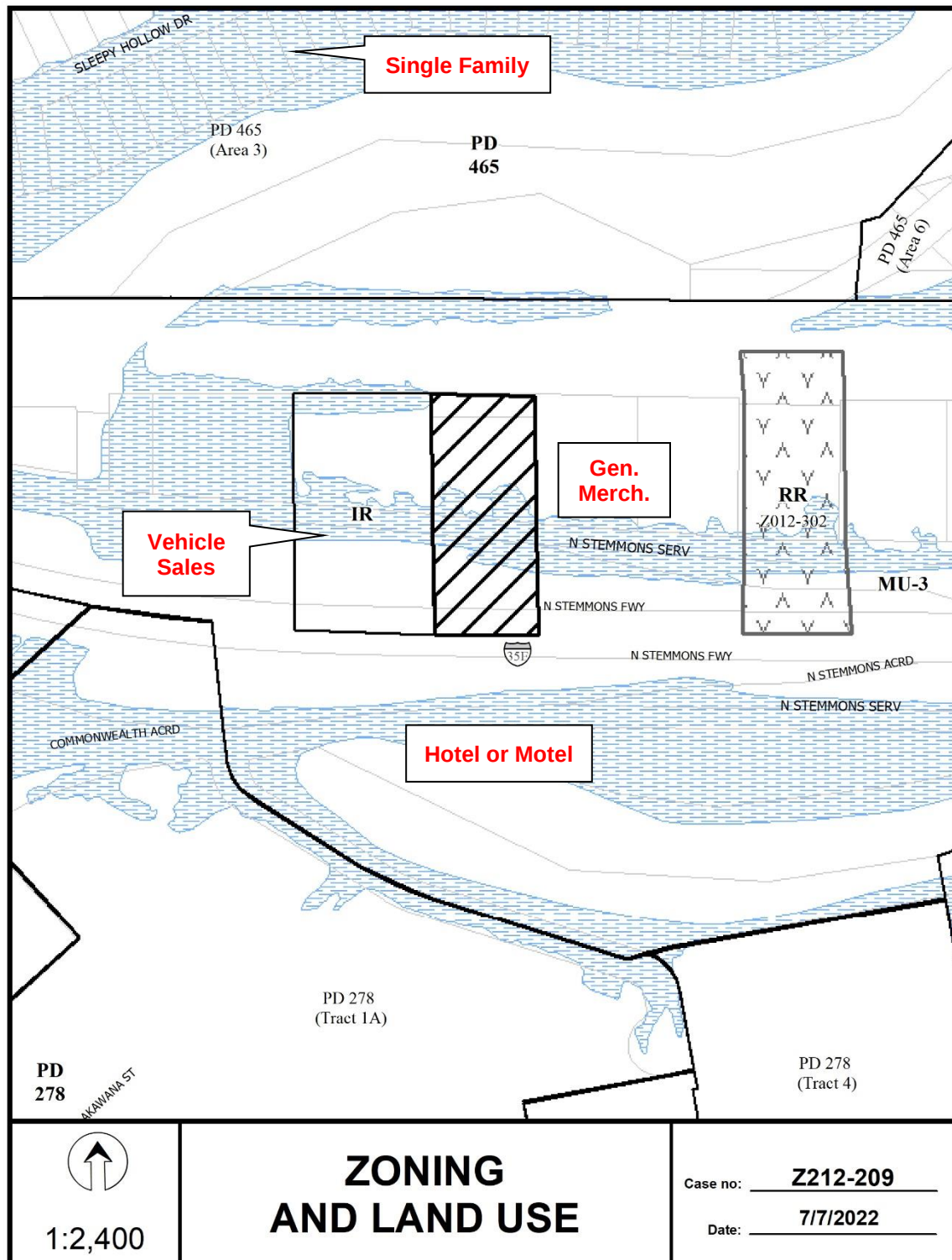
*out of the room, shown voting in favor

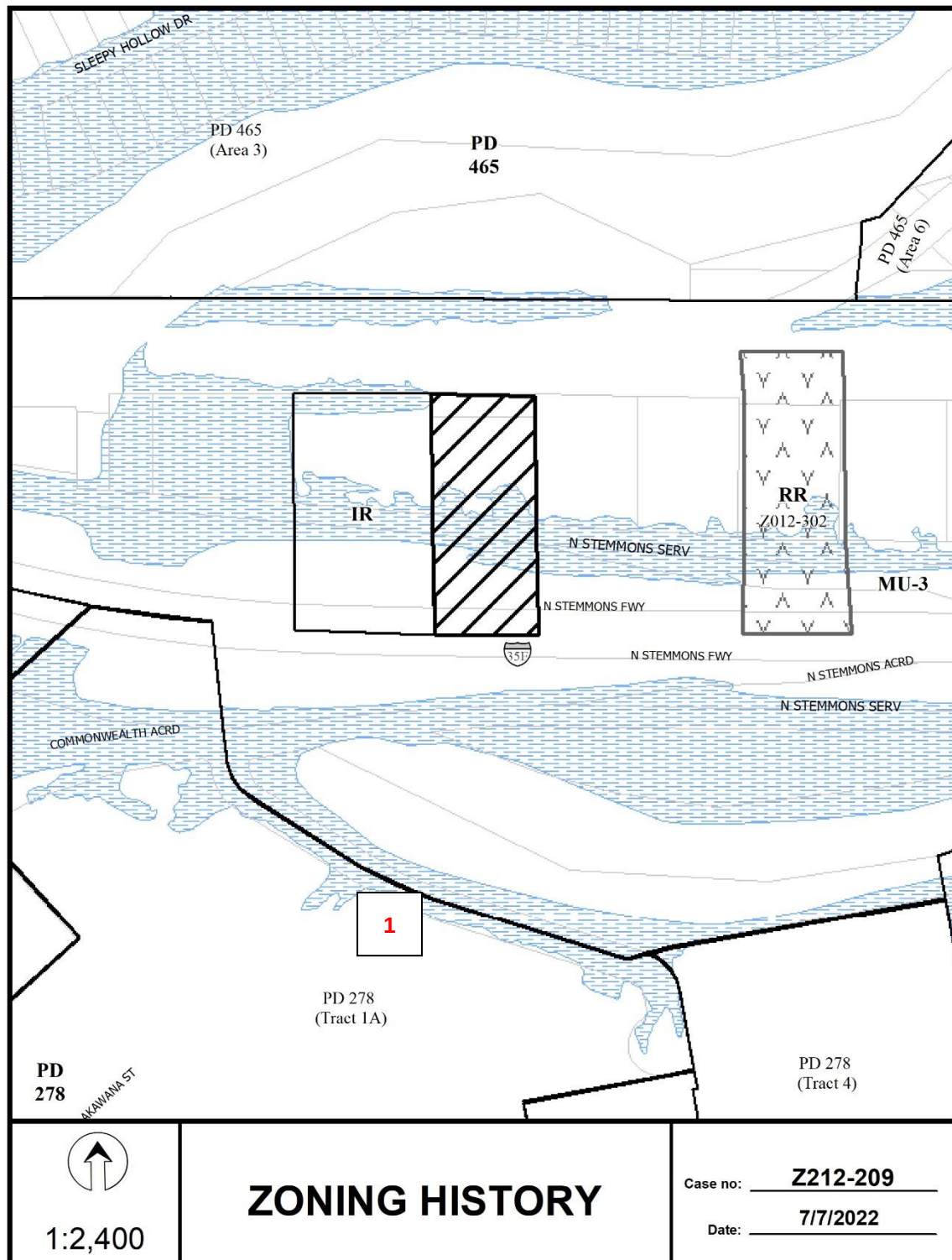
Notices:	Area: 200	Mailed: 7
Replies:	For: 0	Against: 0

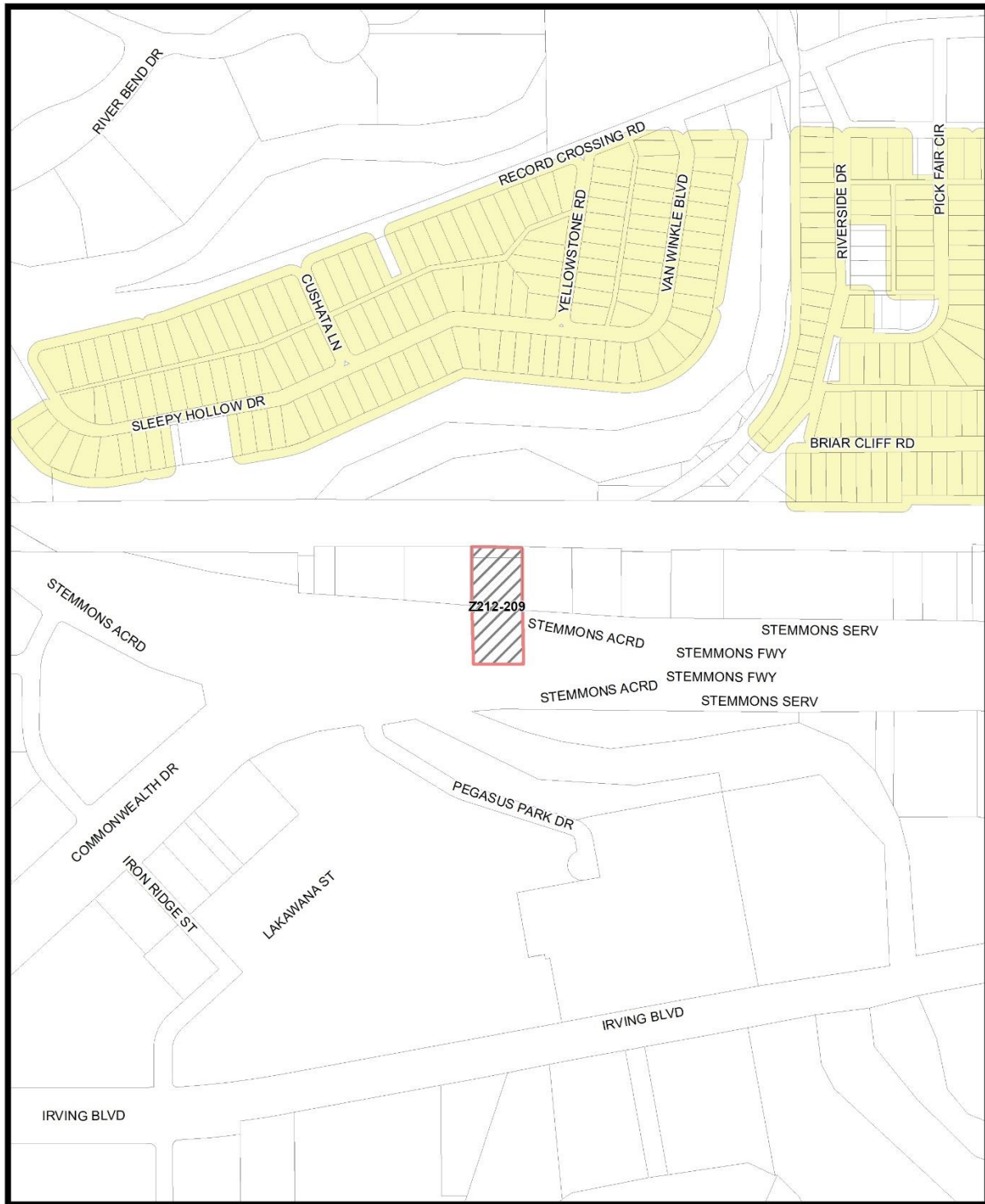
Speakers: For: Omar Teal, 3066 N. Stemmons Frwy, Dallas, TX, 75247
Against: None











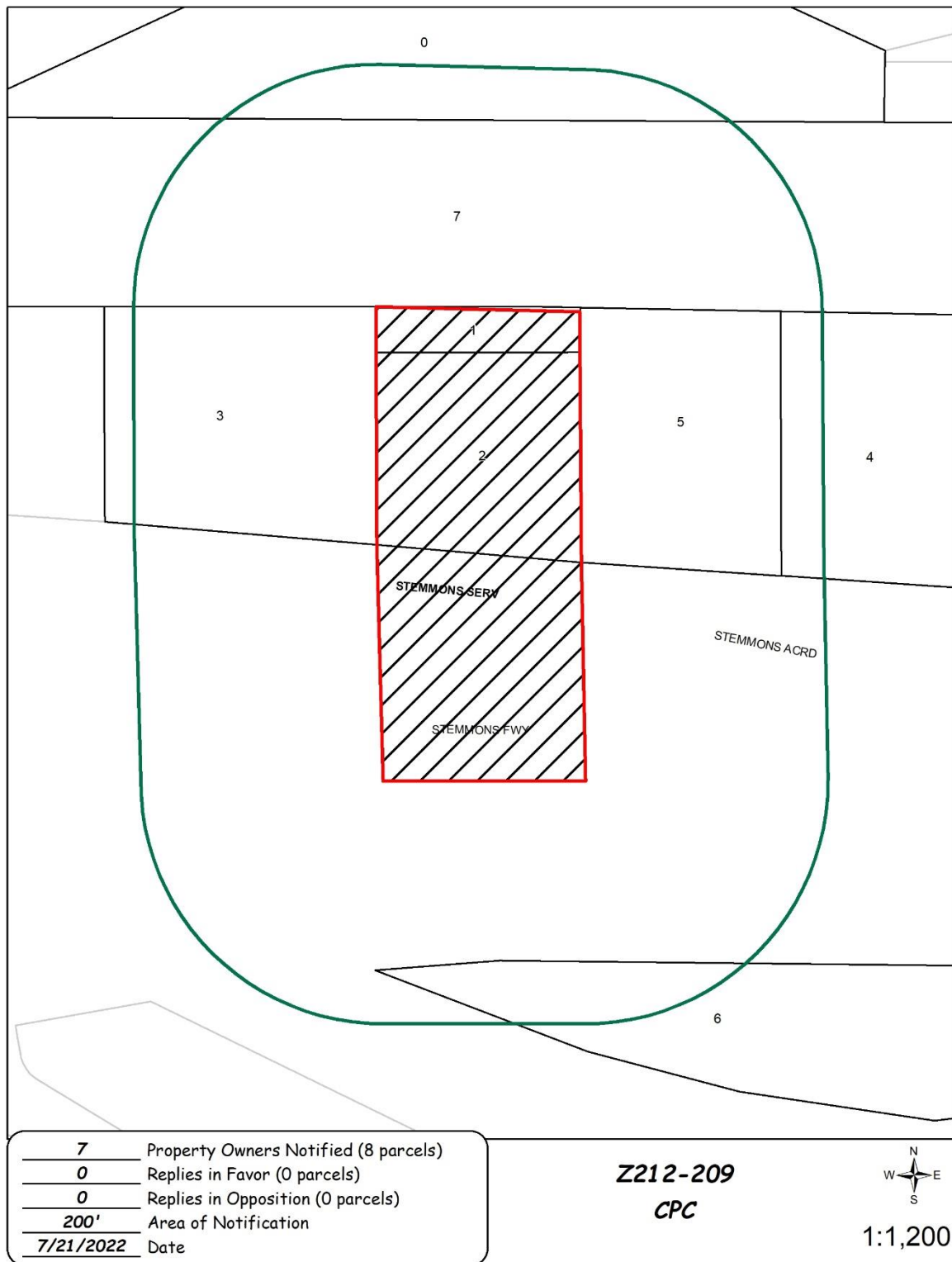
MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 7/7/2022



07/20/2022

Reply List of Property Owners

Z212-209

7 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	3068	N STEMMONS FWY	Taxpayer at
2	3066	N STEMMONS FWY	Taxpayer at
3	3090	N STEMMONS FWY	Taxpayer at
4	3050	N STEMMONS FWY	S E FUNERAL HOMES OF TEXAS INC
5	3060	N STEMMONS FWY	KAYE 1 FAMILY LTD PS
6	3051	PEGASUS PARK DR	PEGASUS LODGING LTD
7	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH