

FILE NUMBER: Z-25-000213 **DATE FILED:** December 23, 2025

LOCATION: Southwest line of Botham Jean Boulevard, between Martin Luther King, Jr. Boulevard and Lenway Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 3.1887 acres **CENSUS TRACT:** 4481130034001

REPRESENTATIVE: Steven Darling, Ferguson Braswell Fraser Kubasta, PC

APPLICANT: Gold Auto Parts Recyclers

OWNER: Recycling Properties, LP

REQUEST: An application for an amendment to Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to allow for the continued operation of a recycling buy-back center.

STAFF RECOMMENDATION: Approval for a two-year period, subject to conditions.

CPC RECOMMENDATION: Approval for a two-year period, subject to conditions

BACKGROUND INFORMATION:

- The existing SUP for a recycling buy-back center for the collection of household metals and industrial metals was approved on September 9, 2015, for a two-year period. On December 13, 2017, April 24, 2019, June 23, 2021, and January 10, 2024, the City Council approved renewal of the SUP.
- The applicant is seeking to renew the SUP with no proposed changes to the existing site plan.
- The Dallas Development Code states that the time period for an SUP for a recycling buy-back center for the collection of household metals and industrial metals may not exceed a two-year period.

Zoning History:

There have been four zoning cases in the area in the last five years.

1. **Z223-222:** January 10, 2024, the City Council approved an application for the renewal of Specific Use Permit 2155 for a recycling buy-back center for the collection of household and industrial metals for a two-year period. [Subject Site]
2. **Z201-198:** On June 23, 2021, the City Council approved an application for the renewal of Specific Use Permit 2155 for a recycling buy-back center for the collection of household and industrial metals for a two-year period. [Subject Site]
3. **Z212-306:** On May 10, 2023, the City Council approved an application for an amendment to and expansion of Planned Development District 597 on property zoned an NC Neighborhood Commercial Subdistrict and an MF-2(A) Multifamily Subdistrict with deed restrictions [Z078-207] within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of Pennsylvania Avenue and Holmes Street.
4. **Z190-367:** On June 9, 2021, the City Council approved an amendment to and expansion of Planned Development District 597, subject to a conceptual plan, revised development plan, revised landscape plan, revised traffic management plan, and conditions in an area generally bound by both sides of Peabody Avenue, Julius Schepps Freeway, Panama Place, and Holmes Street

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Botham Jean Boulevard	Principal Arterial	100 ft.
Martin Luther King Jr. Boulevard	Principal Arterial	100 ft.
Lenway Street	Local Street	-

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

Bus Routes
Route 13, 104

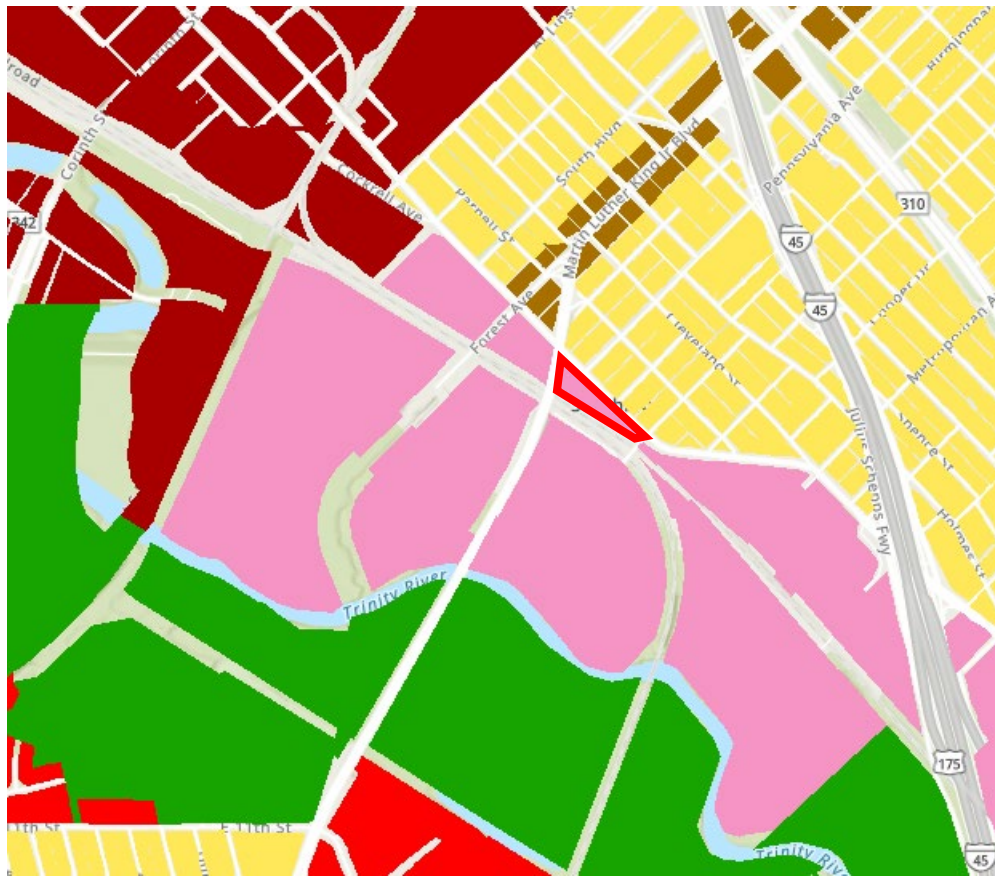
STAFF ANALYSIS:

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 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.

The proposed amendment to Specific Use Permit 2155 is generally **consistent** with Forward Dallas 2.0. Recycling buy-back center for the collection of household and industrial metals is identified as a primary use within the Flex Commercial placetype; in Forward Dallas 2.0, the Flex Commercial placetype plays a role in signaling and initiating the transition from heavier industrial uses to more compatible and less impactful land uses surrounding residential communities and environmental resources. This placetype is a mixture of general commercial, employment centers, and supporting smaller-scaled,

light industrial uses. Limited residential and retail areas may complement the employment focus of the area. Further incompatible industrial proximities to residential should not occur within this placetype, and as new development occurs, residential proximity should be given priority, and new development should address existing incompatibilities. The property fronts Botham Jean Boulevard and is within two blocks of the DART's bus routes 13 & 104. Therefore, the proposed rezoning aligns with the vision and recommendations of Forward Dallas 2.0.



- | | |
|--|---|
|  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 |

	Zoning	Land Use
Site	IM Industrial Manufacturing District, SUP No. 2155	Warehouse and recycling buy-back center
North	Planned Development No. 595 Subdistrict FWMU-3	Undeveloped, single-family, multifamily
East	Planned Development No. 595 Subdistrict CC	Undeveloped, gen. merchandise or food store less than 3,500 sq. ft., single-family
South	IM Industrial Manufacturing District	Industrial (outside), office showroom/warehouse
West	IM Industrial Manufacturing District	Office showroom/warehouse

Land Use Compatibility:

The requested area is located in an industrial area and is adjacent to several industrial uses. Properties that are generally located southwest of South Lamar Street are located within heavily industrial and commercial zoning districts. The properties to the northeast of South Lamar Avenue are undeveloped, multi-family, and single-family uses. The existing site is in an industrial area and is on a property that has been used industrially for over 20 years.

The Development Code requires a Specific Use Permit for a recycling buy-back center to collect household and industrial metals, but does not require a Specific Use Permit for recyclable materials such as clothing, aluminum cans, steel cans, glass, paper, and plastic products in the IM District. In addition, the code limits a Recycle buy-back center to a maximum of 10,000 square feet of floor area and does not allow other recycling facilities within 1,000 feet. The Code also limits the time period to no more than two years.

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 purchasing, collecting, or soliciting of metals is regulated under Chapter 40B of the Dallas City Code, secondary metal recyclers. Chapter 40B requires a secondary metal recycler's license and specifies operations for secondary metal recyclers. The purpose of the regulations in Chapter 40B is to promote the recovery of stolen property, particularly property composed of certain metals.

The use is compatible with the surrounding industrial uses and is separated from nearby residential uses by a major roadway. The use provides a service throughout the area as a place to bring materials that may otherwise not be recycled. The continued short time period allows staff to monitor the effect that this use has in the surrounding area, including potential changes in the overall character. Furthermore, the requirement of compliance the license issued by the Dallas Police Department will assist in helping to ensure the use is not detrimental to the area.

Landscaping:

Landscaping of any development will be in accordance with the landscaping requirements in Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:

The Dallas Development Code requires no parking spaces for a recycling buy-back center.

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 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 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 in an "I" MVA area, as well as the surrounding properties except for the "H" MVA area, which borders the site to the southwest, which is immediately adjacent to the site.

CPC-Action
FEBRUARY 19, 2026

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 2155 for a recycling buy-back center for the collection of household and industrial metals for a two-year period, subject to conditions, on property zoned IM Industrial Manufacturing District, on the southwest line of Botham Jean Boulevard, between Martin Luther King, Jr. Boulevard and Lenway Street.

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

For: 13 - Sims, *Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Forsyth, Koonce
Vacancy: 0

**Out of room, shown voting in favor

Notices:	Area: 300	Mailed: 32
Replies:	For: 1	Against: 0

Speakers: None

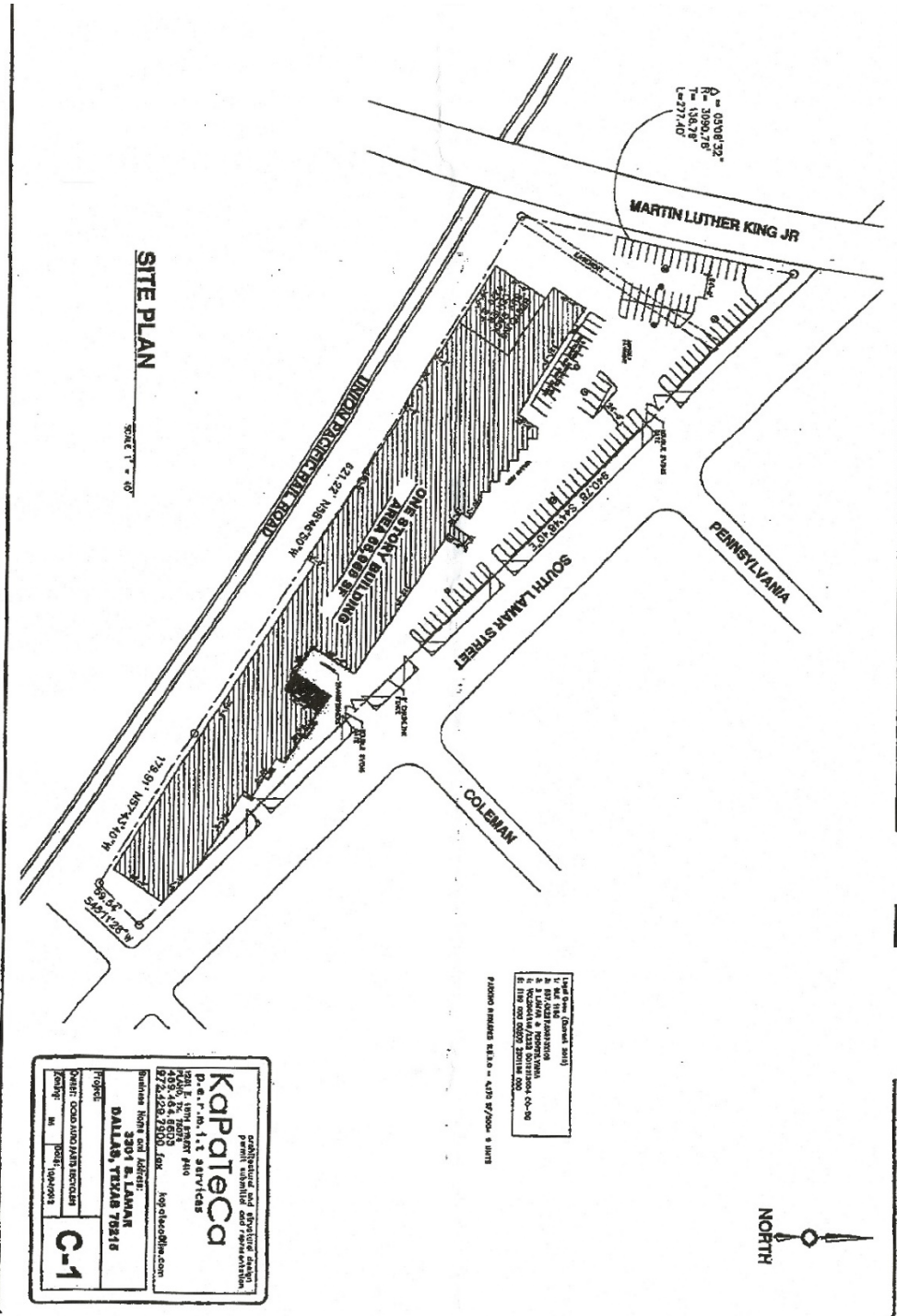
LIST OF PARTNERS/PRINCIPALS/OFFICERS

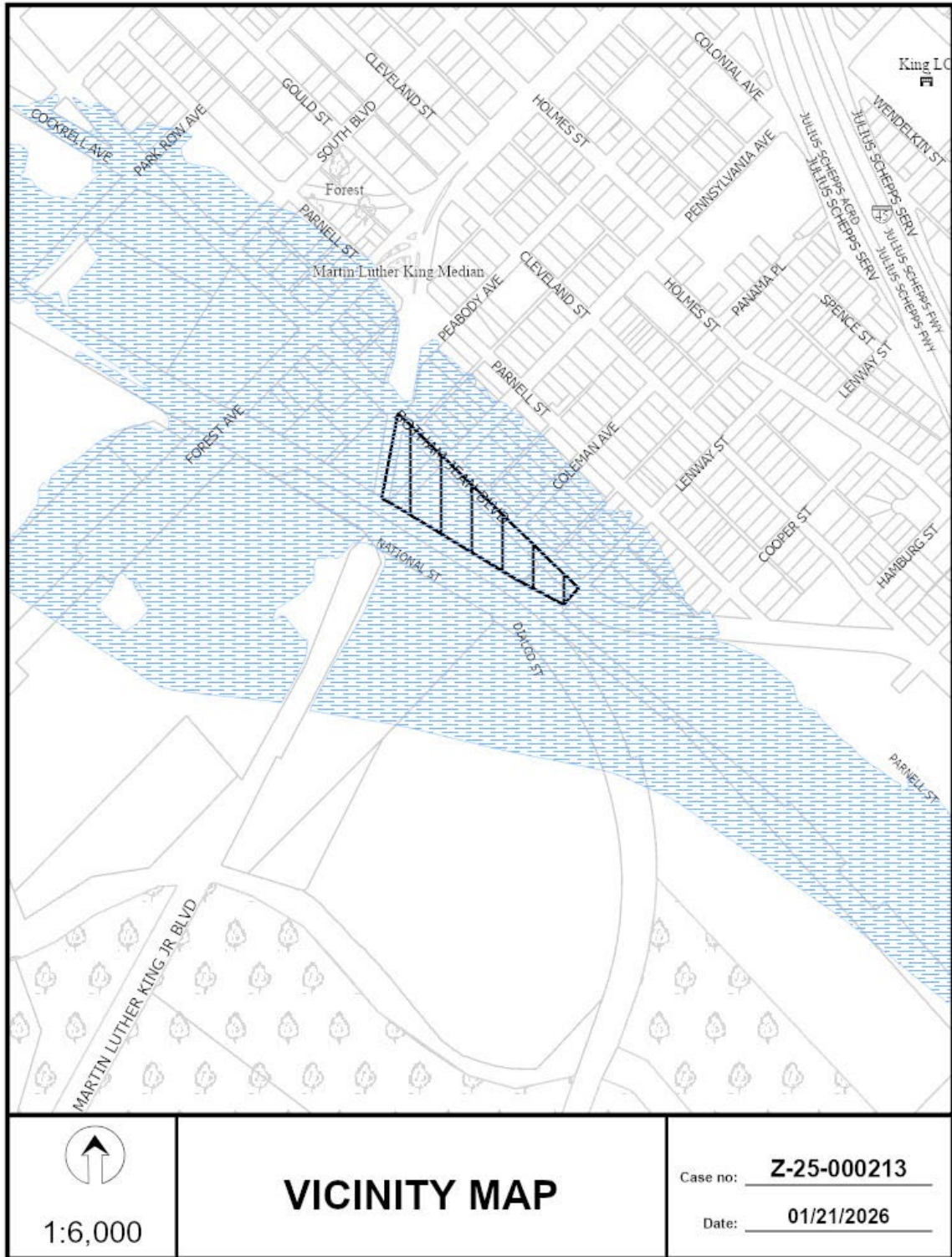
Neil Goldberg – President (Only officer)
Jonathan Spriggs - Managing Partner

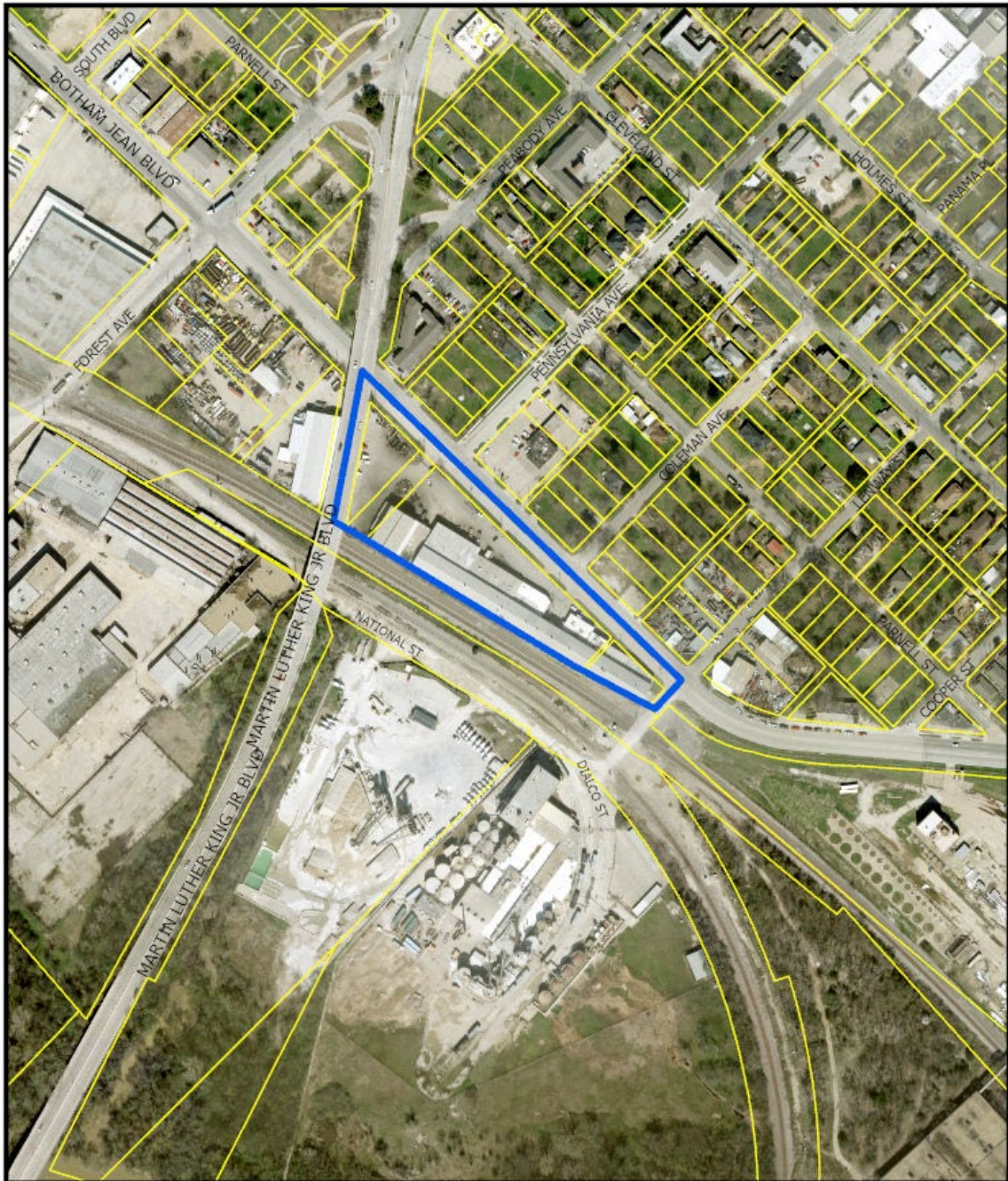
PROPOSED SUP CONDITIONS

- 1. USE:**
The only use authorized by this specific use permit is a recycling buy-back center for the collection of household and industrial materials.
- 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 *[two years from date of passage]*.
- 4. FLOOR AREA:**
The maximum floor area is 4,270 feet.
- 5. GATE:**
Both double swing gates abutting Botham Jean Boulevard and shown on the attached site plan must remain open during hours of operation.
- 6. HOURS OF OPERATION:**
The recycling buy-back center for the collection of household and industrial metals may only operate between 7:00 a.m. and 7:00 p.m., Monday through Sunday.
- 7. INGRESS/EGRESS:**
Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
- 8. LICENSE:**
The operator must maintain a secondary metal recyclers license in accordance with Chapter 40B of the Dallas City Code.
- 9. OUTSIDE STORAGE:**
Outside storage is prohibited.
- 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.

**EXISTING SITE PLAN
(No changes proposed)**





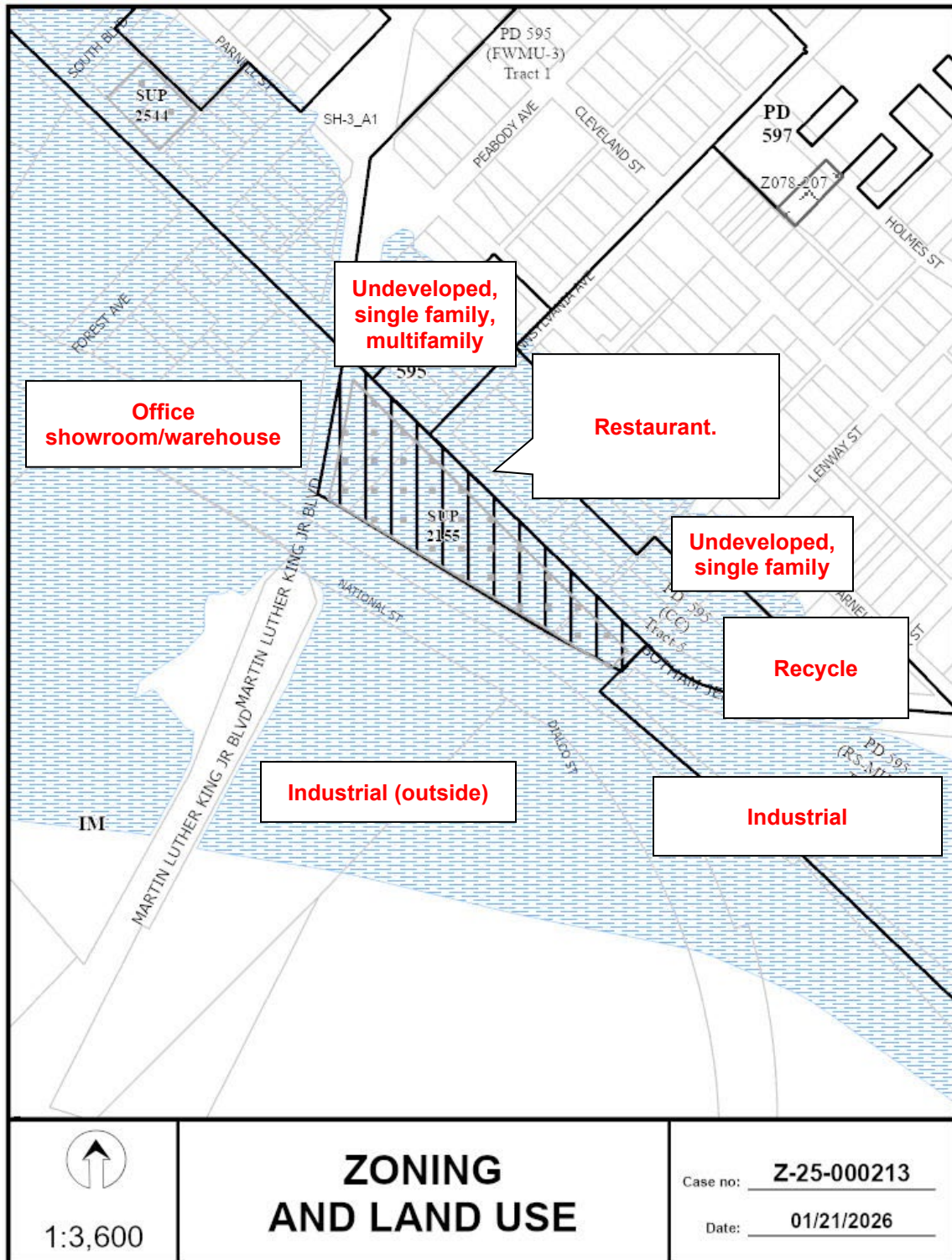


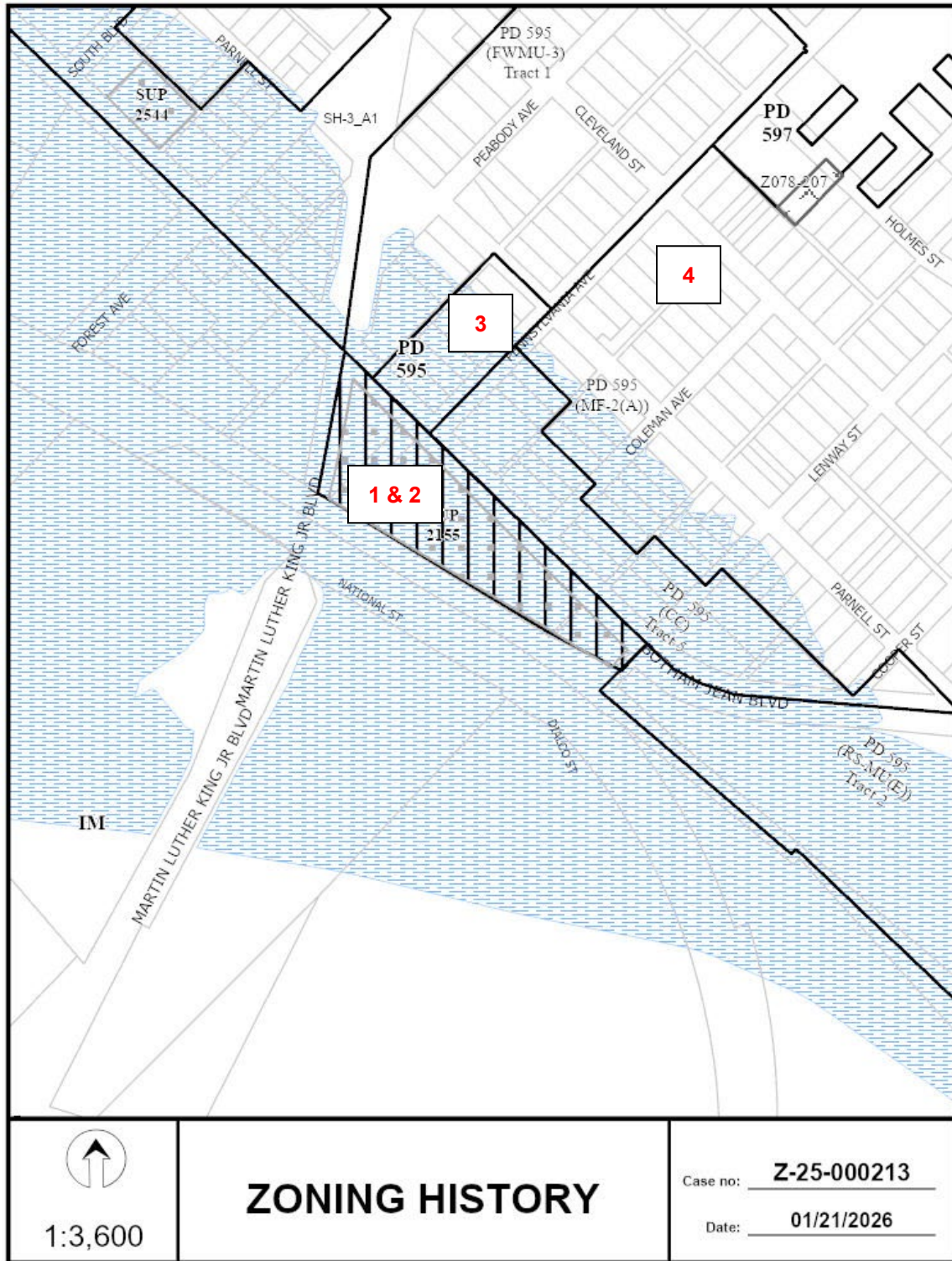
1:3,600

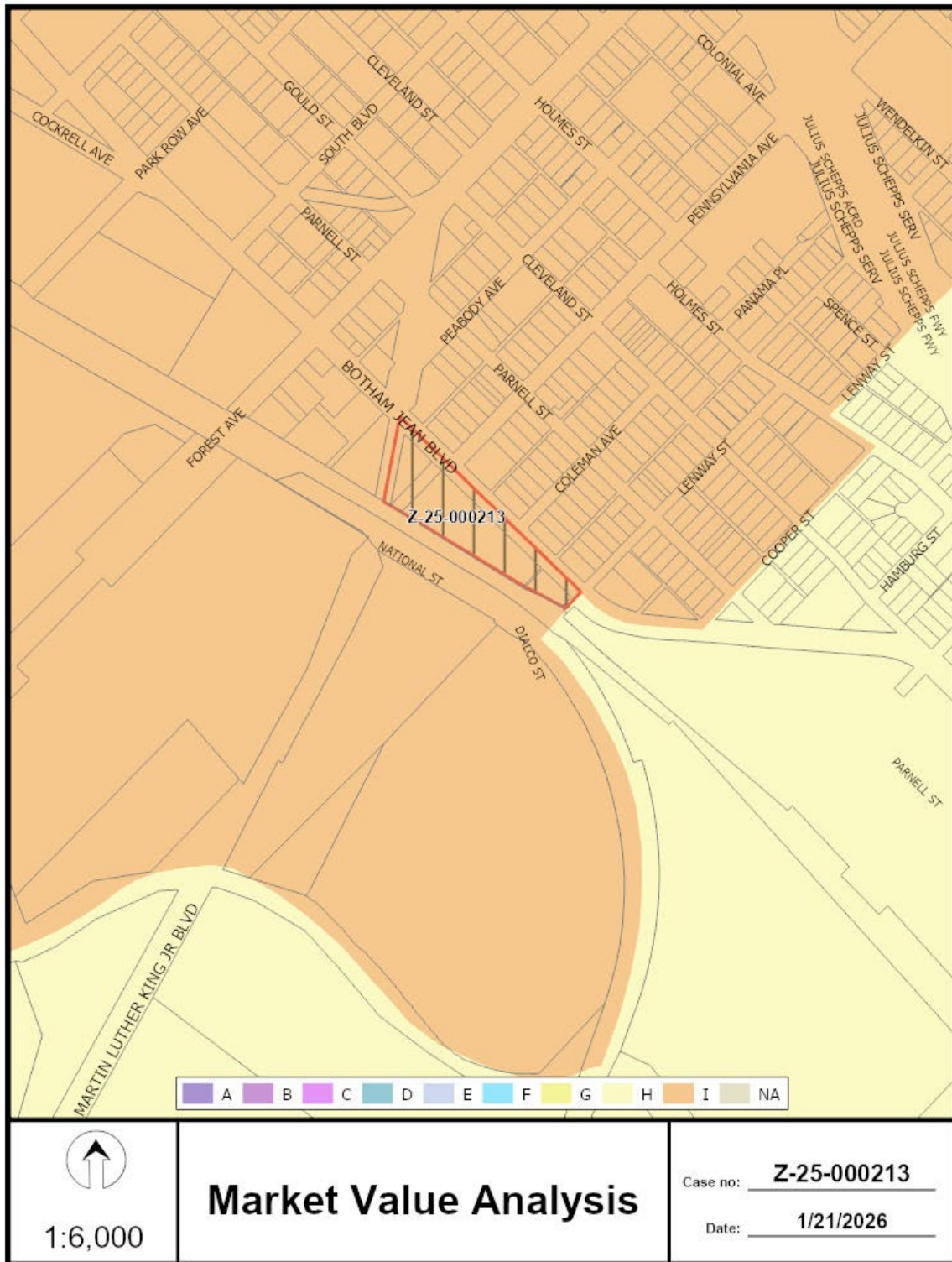
AERIAL MAP

Case no: Z-25-000213

Date: 01/21/2026









32	Property Owners Notified (56 parcels)
1	Replies in Favor (8 parcels)
0	Replies in Opposition (0 parcels)
300'	Area of Notification
2/19/2026	Date

Z-25-000213
CPC



1:2,400

02/18/2026

Reply List of Property Owners***Z-25-000213******32 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	3113 BOTHAM JEAN BLVD	RECYCLING PROP LP
	2	3008 BOTHAM JEAN BLVD	3020 BOTHAM LLC
	3	3100 BOTHAM JEAN BLVD	MYS INVESTMENTS LLC
	4	1216 PEABODY AVE	DELGADO ORLANDO
	5	1219 PENNSYLVANIA AVE	SCOTT B A RODGERS REECE
	6	1217 PENNSYLVANIA AVE	COLE ERNESTINE &
	7	1211 PENNSYLVANIA AVE	SP 1600 PENN FOUNDATION
	8	1222 PENNSYLVANIA AVE	CHESNUT HILL HOLDINGS LLC
	9	1214 PENNSYLVANIA AVE	BROWN DAVID A
	10	1216 PENNSYLVANIA AVE	BROWN DAVID A
	11	1221 COLEMAN AVE	SANKURATRI GEETHA & RAJ
	12	1213 COLEMAN AVE	PORTILLO JOSE JAIME
	13	1209 COLEMAN AVE	GSI LB 1 LLC
	14	1207 COLEMAN AVE	1600 PENNSYLVANIA INC
	15	1226 COLEMAN AVE	CARMEN GRINSTEIN INC
	16	1220 COLEMAN AVE	FREEMAN RICHARD
	17	1216 COLEMAN AVE	BASHA ASHIK MOHAMED NAZEEM &
	18	1212 COLEMAN AVE	GRINSTEIN CARMEN
	19	1206 COLEMAN AVE	WARREN WARD & G WILLIAMS
	20	3303 PARNELL ST	LOVE RODERICK
	21	1227 LENWAY ST	GRIFFIN LOIS K
	22	1223 LENWAY ST	G & A CORPORATION
	23	1209 LENWAY ST	G & A CORPORATION
	24	3505 PARNELL ST	ST PHILIPS SCHOOL &
	25	3520 BOTHAM JEAN BLVD	ACTION METALS INC
	26	1100 LENWAY ST	OCCIDENTAL CHEMICAL CORP

Z-25-000213

02/18/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3701 BOTHAM JEAN BLVD	Dallas ISD
	28	1000 FOREST AVE	STEPHENS PIPE HOUSTON LLC
	29	3301 NATIONAL ST	BEALL CONCRETE INC
	30	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	31	9999 NO NAME ST	UNION PACIFIC RR CO
	32	2300 AL LIPSCOMB WAY	BNSF RAILWAY