

**FILE NUMBER:** Z201-186(CT) **DATE FILED:** February 5, 2021

**LOCATION:** East line of Duncanville Road, north of Ranchero Lane

**COUNCIL DISTRICT:** 3 **MAPSCO:** 62 L

**SIZE OF REQUEST:** Approx. 5.819 acres **CENSUS TRACT:** 165.20

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**APPLICANT:** Judd Mullinix

**OWNER:** Wabs Group, Inc.

**REQUEST:** An application for a Specific Use Permit for a commercial motor vehicle parking use on property zoned IR Industrial Research District.

**SUMMARY:** The purpose of the request is for the allow for a commercial motor vehicle parking use for truck parking on the site.

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

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

**BACKGROUND INFORMATION:**

- The subject site is currently undeveloped.
- The applicant proposes to use the site for a commercial motor vehicle parking use.
- A commercial motor vehicle parking use is defined as facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if the parking is not accessory to a main use on the lot.
- The existing IR Industrial Research District allows the commercial motor vehicle parking lot use by right but requires a Specific Use Permit (SUP) if located within 500 feet of residential zoning district, which triggered the SUP request.

**Zoning History:** There have been no zoning change for the area of request in the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Duncanville Road	Minor Arterial	100 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction 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. 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.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR Industrial Research	Undeveloped
<b>North</b>	IR Industrial Research	Warehouse
<b>East</b>	R-7.5(A) Single Family District	Undeveloped
<b>South</b>	IR Industrial Research	Nursery
<b>West</b>	TH-2(A) Single Family District with deed restrictions	Undeveloped

**Land Use Compatibility:**

The site is currently zoned IR Industrial Research and is currently undeveloped. The applicant proposes to develop the site with a commercial motor vehicle parking use.

The existing IR Industrial Research District allows the commercial motor vehicle parking lot use by right but requires a Specific Use Permit (SUP) if located within 500 feet of residential zoning district, which triggered the SUP request.

The adjacent land uses consist of an undeveloped tract of land west of the site, across Duncanville Road. Warehouse uses to the north of the subject site. Railroad and undeveloped tracts to the east of the site and a nursery abutting the property to the south.

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 to develop the site with a commercial motor vehicle parking and an office, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. Staff does not anticipate adverse impact of this request on surrounding areas.

**Development Standards:**

<u>District</u>	<u>Setbacks</u>			<u>Number of Units</u>	<u>Height (max)</u>	<u>Lot Coverage (max)</u>	<u>Lot area for residential use (sq. f.)</u>
	<u>Front (min)</u>	<u>Side (min)</u>	<u>Rear (min)</u>				
<b><u>Existing:</u></b> <b><u>IR</u></b>	<u>15'</u>	<u>30' adjacent to residential</u> <u>OTHER:</u> <u>No Min.</u>	<u>30' adjacent to residential</u> <u>OTHER:</u> <u>No Min.</u>	<u>No Max</u>	<u>200'</u> <u>15 stories</u>  <u>RPS Applies</u>	<u>80%</u>	<u>N/A</u>

**Landscaping:**

Landscaping of any development will be in accordance with Article X, as amended.

**Parking:**

The Dallas Development Code requires no off-street parking to be provided for a commercial motor vehicle parking use. Parking for the site must be as depicted on the site plan. The proposed office use requires one parking space per 200 square feet. The office is 2,500 and will require 13 parking spaces. The site meets parking requirements for the office 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 to orange, representing the weakest markets. The site is unidentified but is in close proximity to "F" MVA category to the east and west.

**List of Officers**

**WABS Group, Inc.**

**Directors**

George Wainaina  
Judy Kiranga

**CPC ACTION**  
**JULY 1, 2021**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a commercial motor vehicle parking use for a two-year period, subject to a site plan and conditions on property zoned IR Industrial Research District, on the east line of Duncanville Road, north of Ranchero Lane.

Maker: Stinson  
Second: Blair  
Result: Carried: 10 to 3

For: 10 - MacGregor, Stinson, Johnson, Shidid, Jackson,  
Blair, Jung, Suhler, Schwope, Garcia

Against: 3 - Hampton, Carpenter, Murphy  
Absent: 1 - Rubin  
Vacancy: 1 - District 10

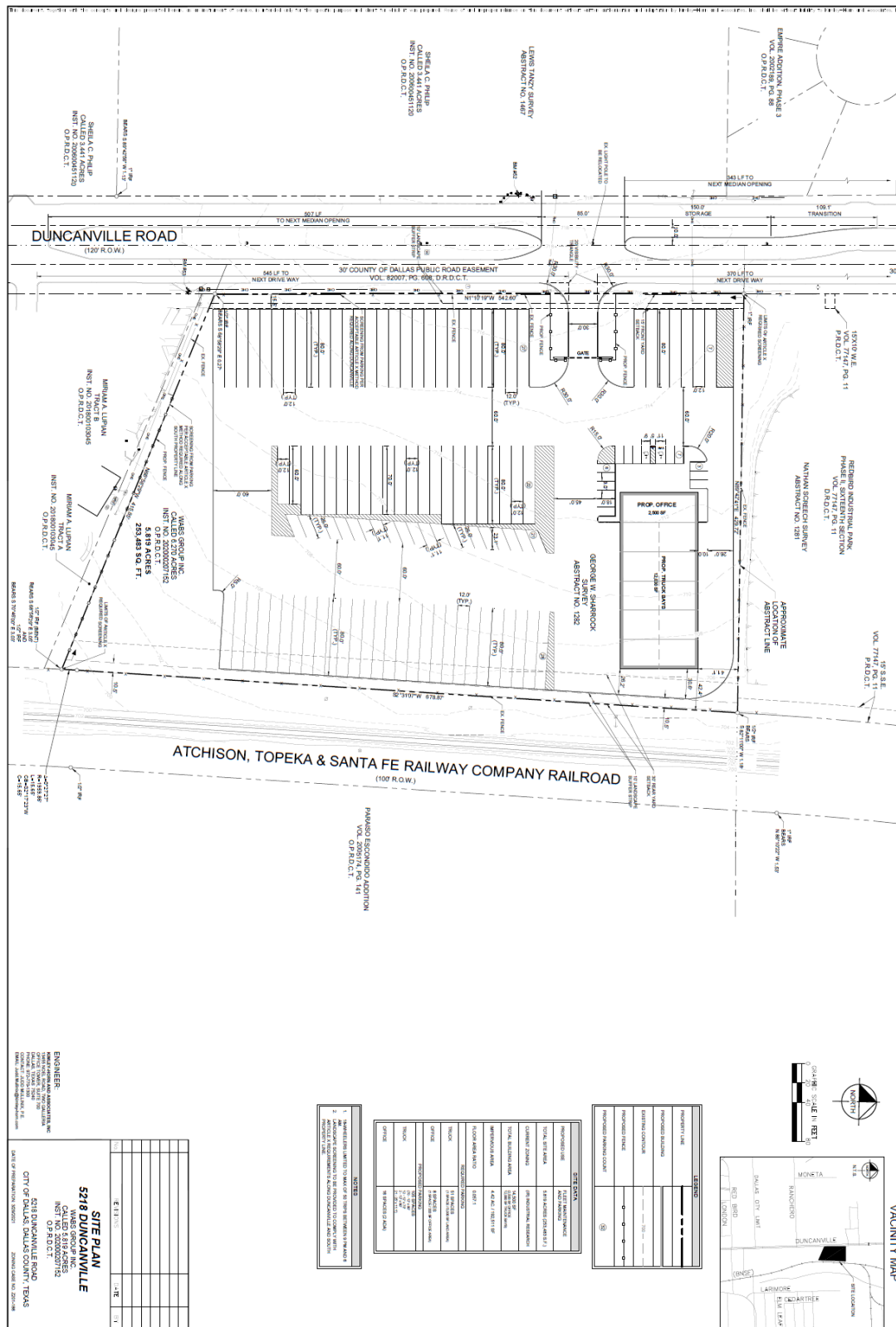
<b>Notices:</b>	Area: 400	Mailed: 25
<b>Replies:</b>	For: 0	Against: 1

**Speakers:** For: Judd Mullinix, 13455 Noel Rd., Dallas, TX, 75240  
Against: None

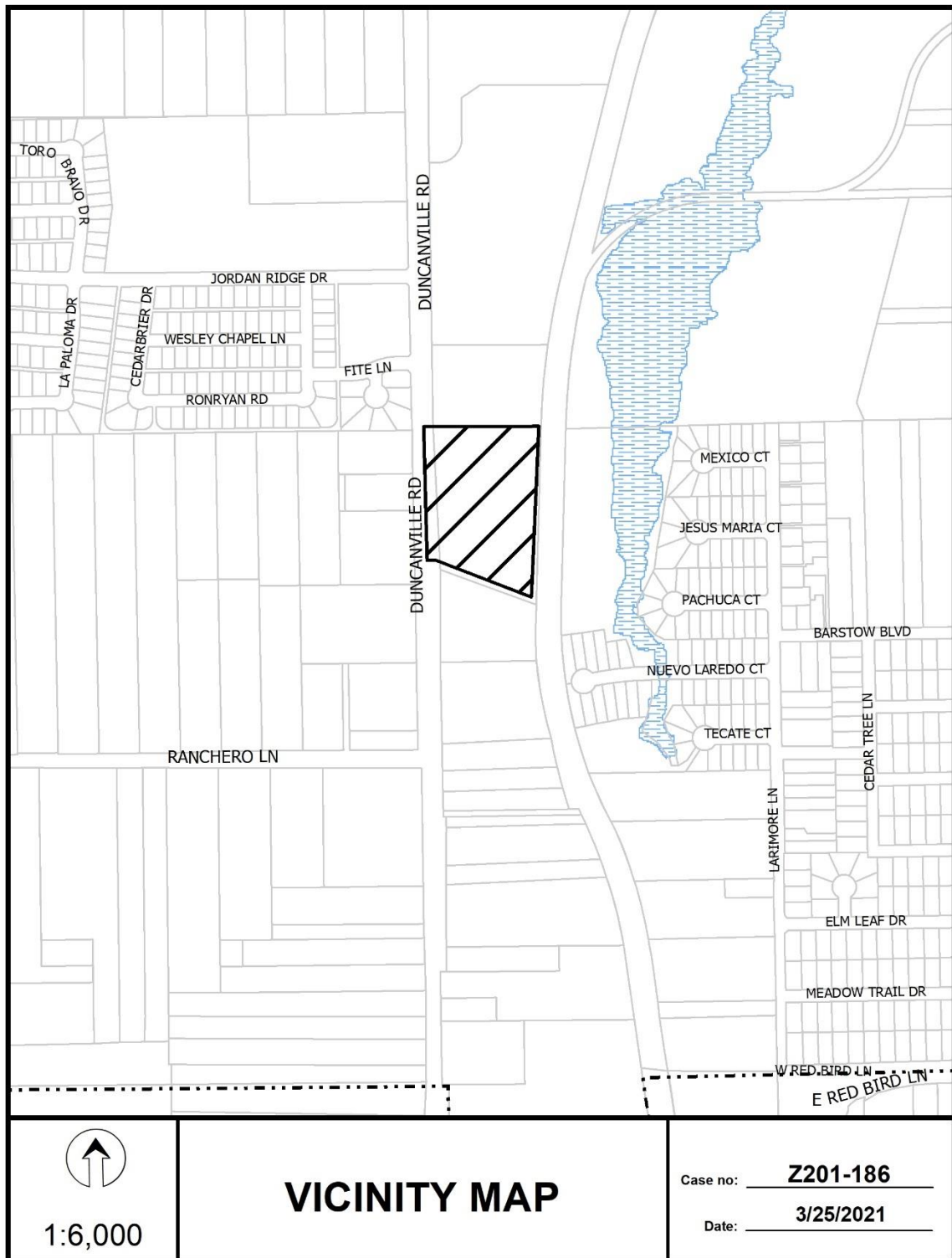
**CPC RECOMMENDED SUP CONDITIONS**

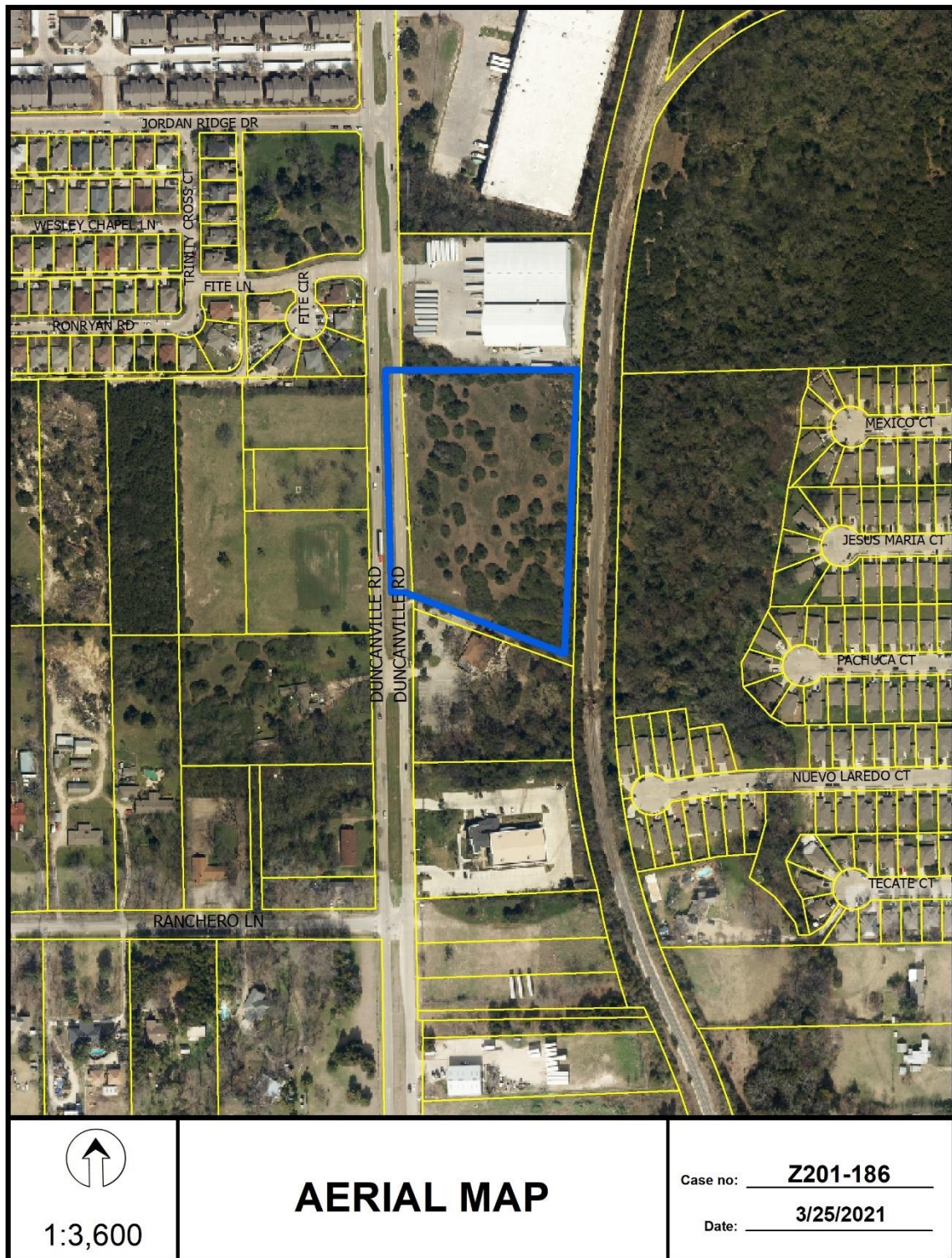
1. USE: The only use authorized by this specific use permit is a commercial motor vehicle parking use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on two years from the passage of this ordinance.
4. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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.

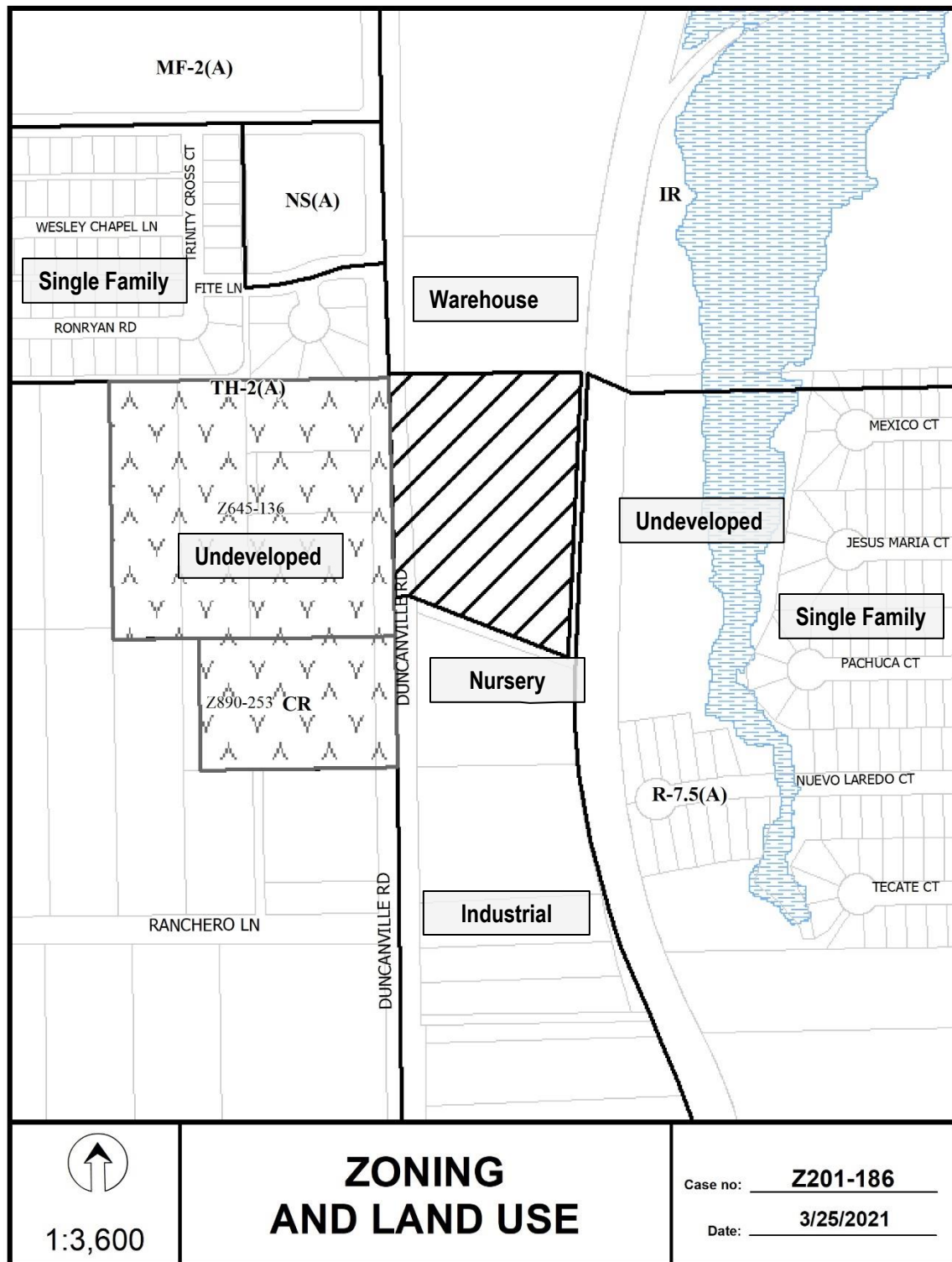
## CPC RECOMMENDED SUP SITE PLAN



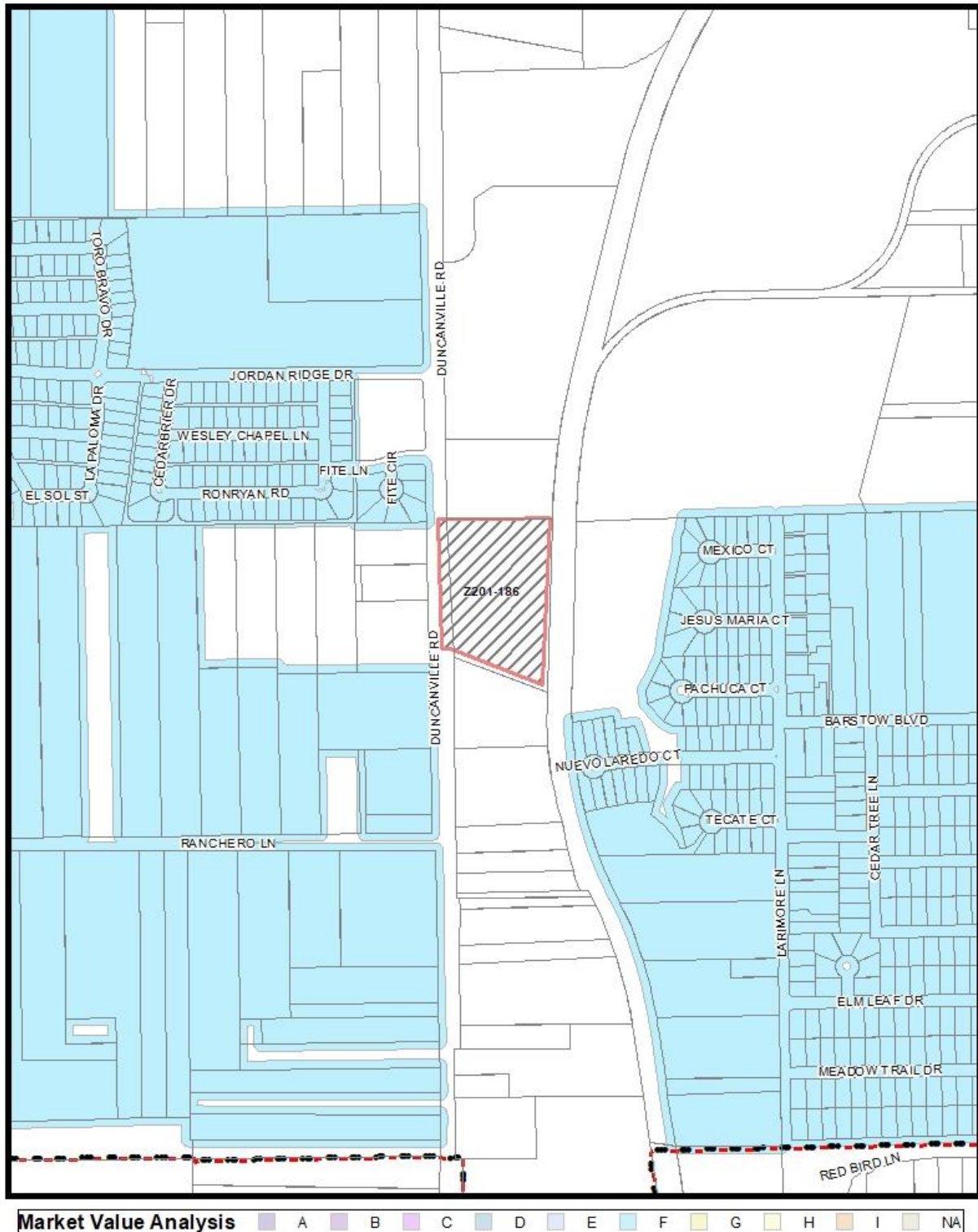












## Market Value Analysis

Printed Date: 3/25/2021

# CPC RESPONSES



06/30/2021

***Reply List of Property Owners******Z201-186******25 Property Owners Notified    0 Property Owners in Favor    1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	5218 DUNCANVILLE RD	G T INDUSTRIAL PROPERTIES INC
	2	5220 DUNCANVILLE RD	GUETA MIRIAM
	3	4700 W LEDBETTER DR	2018POLKA LLC
	4	5227 DUNCANVILLE RD	Taxpayer at
	5	4929 DUNCANVILLE RD	HERITAGE BANC SAVINGS ASSOCIATION
	6	5318 DUNCANVILLE RD	VELAZQUEZ ARNULFO
	7	1 NUEVO LAREDO CT	CONTREAS CATALINA
	8	4841 NUEVO LAREDO CT	FIVEMILE SPRINGS LLC
	9	4845 NUEVO LAREDO CT	ARENA JASON T
	10	4849 NUEVO LAREDO CT	COLETTI CHRISTOPHER
	11	4853 NUEVO LAREDO CT	VILLELA LAURA ELENA &
	12	4857 NUEVO LAREDO CT	ADAIR JUDY
	13	4861 NUEVO LAREDO CT	MCNAMARA ANTHONY
	14	4862 NUEVO LAREDO CT	CAPLAN CHANA & ELYA
	15	4884 DUNCANVILLE RD	Taxpayer at
	16	5016 TRINITY CROSS CT	MARTINEZ JESSE & EDITH M
	17	5012 TRINITY CROSS CT	ALMARAZ GABRIEL &
	18	5021 FITE CIR	PHAM ANH HAI
	19	5025 FITE CIR	STEPHENS DONALD EUGENE
	20	5029 FITE CIR	HERRADA ROSENDO
	21	5030 FITE CIR	MENDEZ ARTURO &
	22	5026 FITE CIR	SOSA JOSE &
	23	5022 FITE CIR	PEREZ NEGRON OMAR
X	24	5018 FITE CIR	BORUNDA MARIO &
	25	2300 AL LIPSCOMB WAY	BNSF RAILWAY