

**FILE NUMBER:** Z201-190(LG) **DATE FILED:** March 8, 2021

**LOCATION:** West line of South Central Expressway, south of Simpson  
Stuart Road

**COUNCIL DISTRICT:** 8 **MAPSCO:** O 9

**SIZE OF REQUEST:** ± 1.266 acres **CENSUS TRACT:** 202.00

---

**REPRESENTATIVE/  
APPLICANT** Norberto Ornelas

**OWNER:** U.S. Realty Holdings, Inc.

**REQUEST:** An application for a CS Commercial Service District on  
property zoned an A(A) Agricultural District.

**SUMMARY:** The purpose of the request is to develop the property with  
retail and personal service uses.

**CPC RECOMMENDATION:** Denial.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an A(A) Agricultural District and is developed with a single one-story building on the premises that is currently vacant.
- The applicant proposes to redevelop the site with retail and personal service uses. These uses are not permitted in an A(A) Agricultural District. These uses are permitted in a CS Commercial Services District.

**Zoning History:** There has been one zoning case in the area in the past five years.

1. **Z189-341** An authorized hearing to determine the appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations, located in an area generally bounded by Julius Schepps Freeway to the west, McCommas Bluff Road to the south, Union Pacific Railroad to the east, and River Oaks Road to the north (pending action).

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
South Central Expressway	Principal Arterial	107 feet
Simpson Stuart Road	Principal Arterial	100 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and has determined that a preliminary traffic assessment will be required at permitting to determine development impact once a site plan is submitted for review.

**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 2.1.3** Support efforts to grow retail and residential opportunities in the Southern Sector.

#### **Area Plan:**

*Trinity River Corridor Comprehensive Land Use Study* was adopted by City Council in March 2005, and then revised in December 2009.

The 2050 Vision Statement for the Trinity River Corridor in Dallas The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River.
- Create a vibrant central city.
- Establish the Trinity River floodplain as the front yard of the City.
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the Gateway District and within a community corridor districts as identified by the land use plan. For the commercial corridor portion, the Plan recommends a mix of 50% community retail and regional office as primary uses, with the rest being mixed use, residential multifamily, entertainment, civic, parks and opens spaces and neighborhood retail. The subject site is located within an area that is recommended for commercial corridor development is planned along the Loop 12, Interstate 45 and along old South Central Expressway.

An assessment of the Gateway District is as follows:

- The I-45 Gateway District is made up of a mix of light industrial, heavy industrial, rail yard, landfill, and residential uses.

- The district is home to Joppa, one of the last historic Freedman's Towns in North Texas.
- Most of the development in this district is concentrated along the old SH 310 highway corridor, while a lack of frontage roads has suppressed development along IH-45 and IH-20.
- Despite the lack of frontage roads, the district enjoys good rail and highway access.
- Much of the district's eastern boundary borders the Great Trinity Forest.

The request is for a commercial use and is consistent with the *Preferred Land Use Plan* of the area. Therefore, the proposed request is consistent with the goals and policies of the *Trinity River Corridor Comprehensive Land Use Study*.

### **Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	A(A) Agricultural District	Unoccupied Building
<b>North/ Northwest</b>	IR Industrial Research District	Vehicle Sales
<b>Northeast</b>	IR Industrial Research District	Industrial Outside
<b>East</b>	IR Industrial Research District	Undeveloped Land
<b>South</b>	A(A) Agricultural District	Office, Single Family
<b>West</b>	A(A) Agricultural District	Undeveloped Land

### **Land Use Compatibility:**

The area of request is currently developed with a single story building on the site. Surrounding uses include vehicle sales to the north and northwest of the site, Industrial outside uses to the northeast, undeveloped land to the east and west and office and single family uses to the south. Staff supports the request because the proposed request has the potential to spur redevelopment of a major intersection with commercial uses.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>Primary Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
<b>Existing: A(A)</b>	50'	<b>Side:</b> 20' adj. to res. (not including A(A)) <b>Rear:</b> 50' for SF 10' other structures	1 DU/3 acres	24'	10% for res. 25% for non-residential		Single family, Farming, ranching and gardening activities
<b>Proposed: CS</b>	15' 0' on minor arterial	20' adj. to res. Other: no minimum	0.75 overall 0.5 for lodging/office/retail combined	45' 3 stories	80%	Residential Proximity Slope	Commercial and business service, supporting retail and personal service & office

**Landscaping:**

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

**Parking:**

Parking will be provided in accordance with Sec. 51A-4.200 of the Dallas Development Code regarding the off-street parking regulations and guidelines.

**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 uncategorized, but MVA Category "H" properties are located to the northwest, east and southeast of the site.

**List of Officers/Partners/Principals**

**U.S. Realty Holdings, Ltd.**

Shanali N. Bhagat, Agent

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

**Motion:** It was moved to recommend **denial** of a CS Commercial Service District on property zoned A(A) Agricultural District, on the west line of South Central Expressway, south of Simpson Stuart Road.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung, Suhler,  
Schwope, Murphy, Garcia

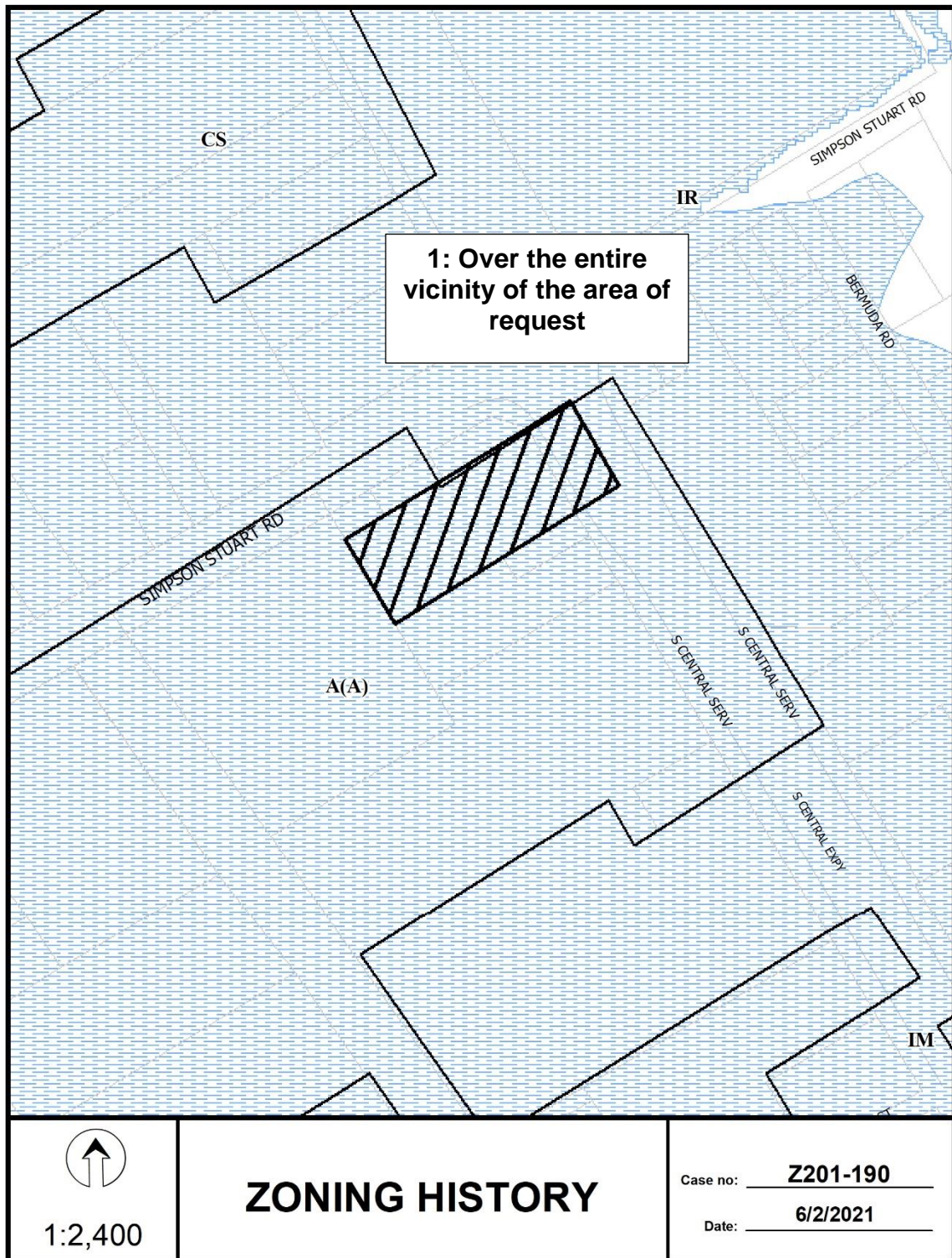
Against: 0  
Absent: 1 - Rubin  
Vacancy: 1 - District 10

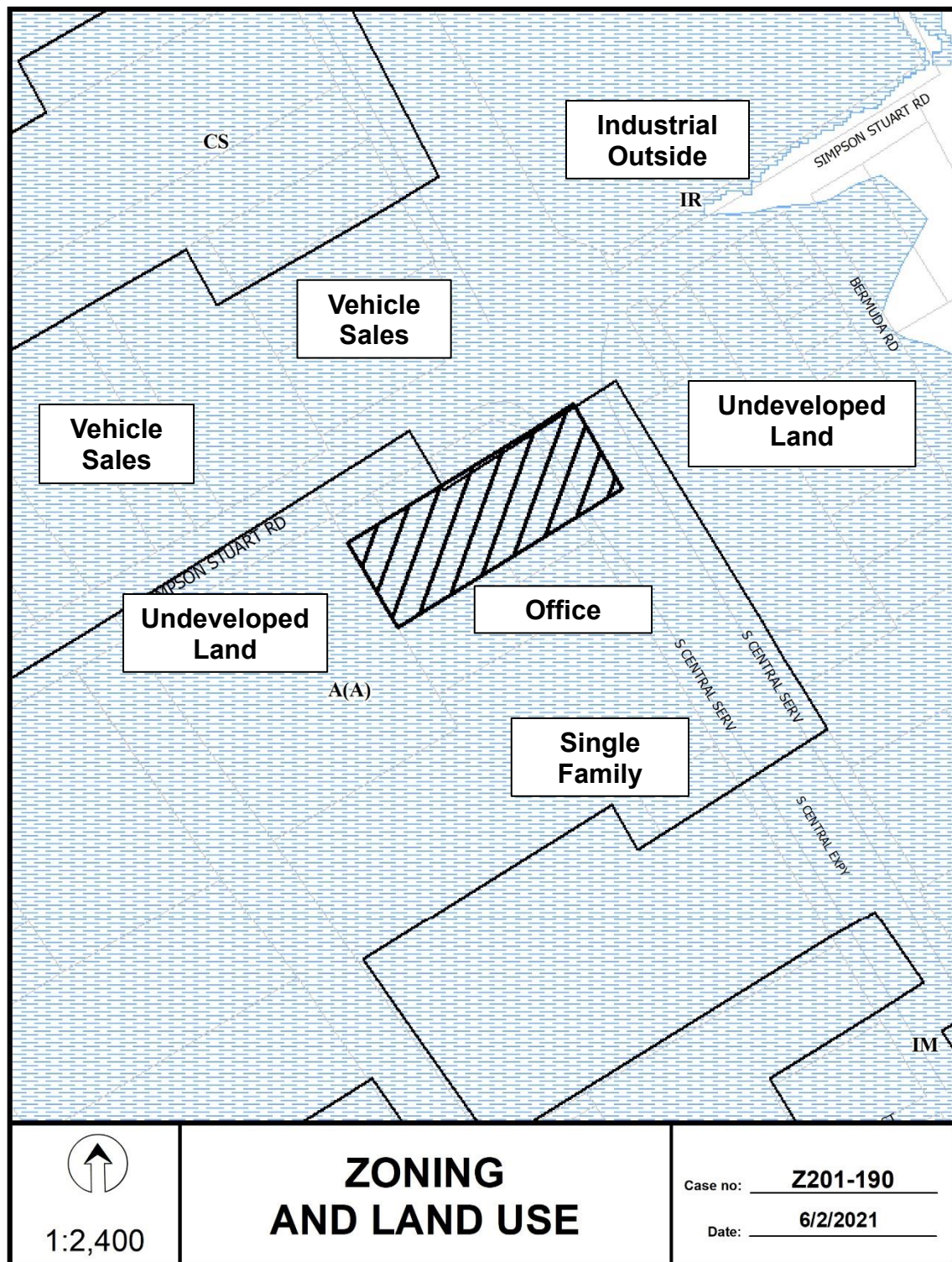
<b>Notices:</b>	Area: 300	Mailed: 16
<b>Replies:</b>	For: 0	Against: 0

**Speakers:** None











Market Value Analysis

A B C D E F G H I NA

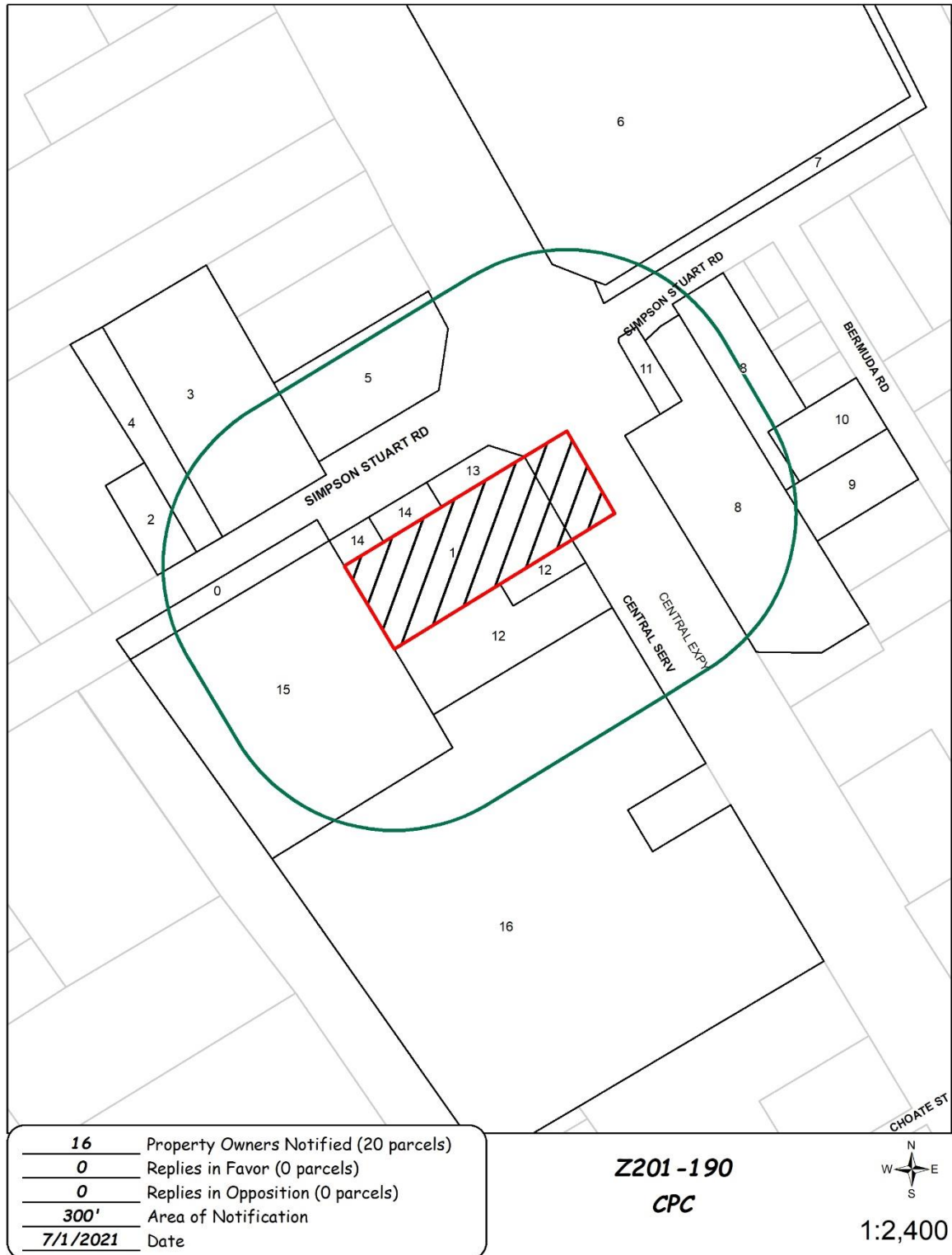


1:6,000

## Market Value Analysis

Printed Date: 6/2/2021

# CPC RESPONSES



06/30/2021

***Reply List of Property Owners******Z201-190******16 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9315	S CENTRAL EXPY	U S REALTY HOLDINGS LTD
2	4919	SIMPSON STUART RD	SANCHEZ JESUS MANUEL FLORES &
3	4927	SIMPSON STUART RD	BANKS WILFRED JR
4	4923	SIMPSON STUART RD	PEREZ TERESA
5	9255	S CENTRAL EXPY	SHANAN CALVIN H
6	9000	S CENTRAL EXPY	UTSI FINANCE INC
7	8900	S CENTRAL EXPY	SOUTHERN PACIFIC TRANS CO
8	5026	SIMPSON STUART RD	AVILA MARTIN RAMIRO
9	9331	BERMUDA RD	HERNANDEZ JACOBO &
10	9325	BERMUDA RD	COULSTON MARY LOU LF EST
11	5012	SIMPSON STUART RD	LOPEZ MARGARITO HERNANDEZ
12	9323	S CENTRAL EXPY	HUFFHINES PROPANE LLC
13	9305	S CENTRAL EXPY	GERALDINE GENEVA
14	4940	SIMPSON STUART RD	CANGELOSE GERALDINE G
15	4814	SIMPSON STUART RD	LISTOCON GROUP INC
16	9427	S CENTRAL EXPY	RUIBAL FARMS LP