

**FILE NUMBER:** Z212-107(OA)

**DATE FILED:** October 12, 2021

**LOCATION:** Northeast line of C.F. Hawn Service Road, west of Southeast Drive

**COUNCIL DISTRICT:** 5

**MAPSCO:** 58 P

**SIZE OF REQUEST:** ±3.51 acres

**CENSUS TRACT:** 93.04

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**APPLICANT/OWNER:** Ruth Hunsinger

**REQUEST:** An application for a Specific Use Permit for a vehicle display, sales, and service use and a commercial motor vehicle parking lot on property zoned Subdistrict 5A within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of this request is to allow for a vehicle display, sales, and service use and a commercial motor vehicle parking lot on the site [Sinai Truck Parking].

**CPC RECOMMENDATION:** Approval for a five-year period, subject to a site/landscape plan and conditions

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

**BACKGROUND INFORMATION:**

- On November 10, 2010, the City Council approved the creation of Subdistrict 5A within PDD No. 533 (Ordinance 28052), which allowed for all the uses within Subdistrict 5 as well as a commercial motor vehicle parking lot use with a Specific Use Permit.
- On November 10, 2010, the City Council approved Specific Use Permit No. 1814 for a vehicle display, sales, and service use and a commercial motor vehicle parking lot use for five years with the eligibility for automatic renewals for additional five-year periods.
- On May 15, 2016, the City Council approved the renewal of Specific Use Permit No. 1814 for a vehicle display, sales, and service use and a commercial motor vehicle parking lot use; with an expiration date of May 11, 2021, and eligible for automatic renewals for additional five-year periods.
- The applicant missed submitting the application for the renewal before the SUP expired.

**Zoning History:** There have been one zoning requests in the surrounding area in the past five years

**1. Z178-178:** On June 25, 2018, Specific Use Permit No.1714 for Community Service Center, was automatically renewed for a ten-year period, on property zoned a on property zoned Subdistrict 5A within Planned Development District No. 533.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
C.F. Hawn Freeway	Highway	±270 feet

**Traffic:**

The Engineering Section of the Department of Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

**Comprehensive Plan:**

The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Commercial Center or Corridor Building Block.

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.2** Focus On Sothern Sector Development Opportunities.

**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 2.2.4** Focus on Logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

**STAFF ANALYSIS:**

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 533, Subdistrict 5A,	Commercial Motor Vehicle Parking and Vehicle Sales, Service, and Display
<b>North</b>	R-7.5(A)	Dart Rail and Undeveloped Land
<b>West</b>	PDD No. 533, Subdistrict 5, 6, and 7, and SUP 1754	Office Showroom/Warehouse and Undeveloped Land
<b>South</b>	C.F. Hawn Freeway	Highway
<b>East</b>	PDD 533, Subdistrict 5	Single-family and Undeveloped Land

**Land Use Compatibility:**

The site abuts C.F. Hawn Freeway to the south and is surrounded by industrial uses (auto repair business) to the west, Dart Railroad tracks to the north, vacant and single-family uses to the east. The applicant's request for a Specific Use Permit to allow the continued operation of the existing a vehicle display, sales, and service use and a commercial motor vehicle parking lot on property [Sinai Truck Parking], The service area

is located in the front portion of the property and most the parking is located towards the rear of the property as indicated by the site plan. The applicant has 55 parking spaces for overnight parking and seven spaces for the existing vehicle display sales and service use.

The request provides a service and is easily accessed from C.F. Hawn Freeway. The specific use permit term allows the City to continue to evaluate the compatibility of the use with the surrounding area and to ensure compliance with the conditions and site plan are being met.

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 a SUP for 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.

Based on staff's analysis of the site, the existing built environment, and the specific detail of the operation in the locations noted on the site and landscape plan, staff has determined the SUP is consistent with the character of the neighborhood and conforms with all respects to all applicable zoning regulations and standards. The vehicles may only enter and exit the commercial motor vehicle parking lot between 6:00 a.m. and 6:00 p.m., Monday through Saturday. The vehicles may remain parked onsite overnight and on Sundays. Staff does not believe the use is not detrimental to the public health, safety, or general welfare of the city and recommends approval for five year period with no eligibility for automatic renewal.

**Parking:**

Pursuant to §51A-4.210(31)(C), a vehicle display, sales, and service use requires one space per 500 square feet of floor area. Based on the documentation provided by the applicant, the building for the aforementioned use contains a cumulative floor area of ±448 square feet. Therefore, the applicant is required to provide one off-street parking space of this use, but the applicant is providing a total of seven off-street parking spaces. According to §51A-4.210(8.1)(C),

The commercial motor vehicle parking use requires no off-street parking. Nevertheless, the SUP has placed a condition that limits the number of off-street parking spaces for this particular use. In this request, the applicant requests 55 commercial parking spaces.

**Landscaping:**

Landscaping of any development will be in accordance with PDD No. 533. The applicant has met with the Arborist to determine if the site meets the requirements, and the Arborist has concluded the revised site and landscape plan does.

**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 strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not located within an MVA cluster.

**CPC ACTION**  
**DECEMBER 16, 2021**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a vehicle display, sales, and service use and a commercial motor vehicle parking lot for a five-year period, subject to a site/landscape plan and conditions on property zoned Subdistrict 5A within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the northeast line of C.F. Hawn Service Road, west of Southeast Drive.

Maker: Haqq  
Second: Carpenter  
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Jackson, Blair, Jung, Haqq,  
Kingston, Rubin

Against: 0  
Absent: 2 - Suhler, Stanard  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 300 Mailed: 21  
**Replies:** For: 0 Against: 0

**Speakers:** None

Z212-107(OA)

**List of Partners/Principals/Officers**

***Sinai Truck Parking***

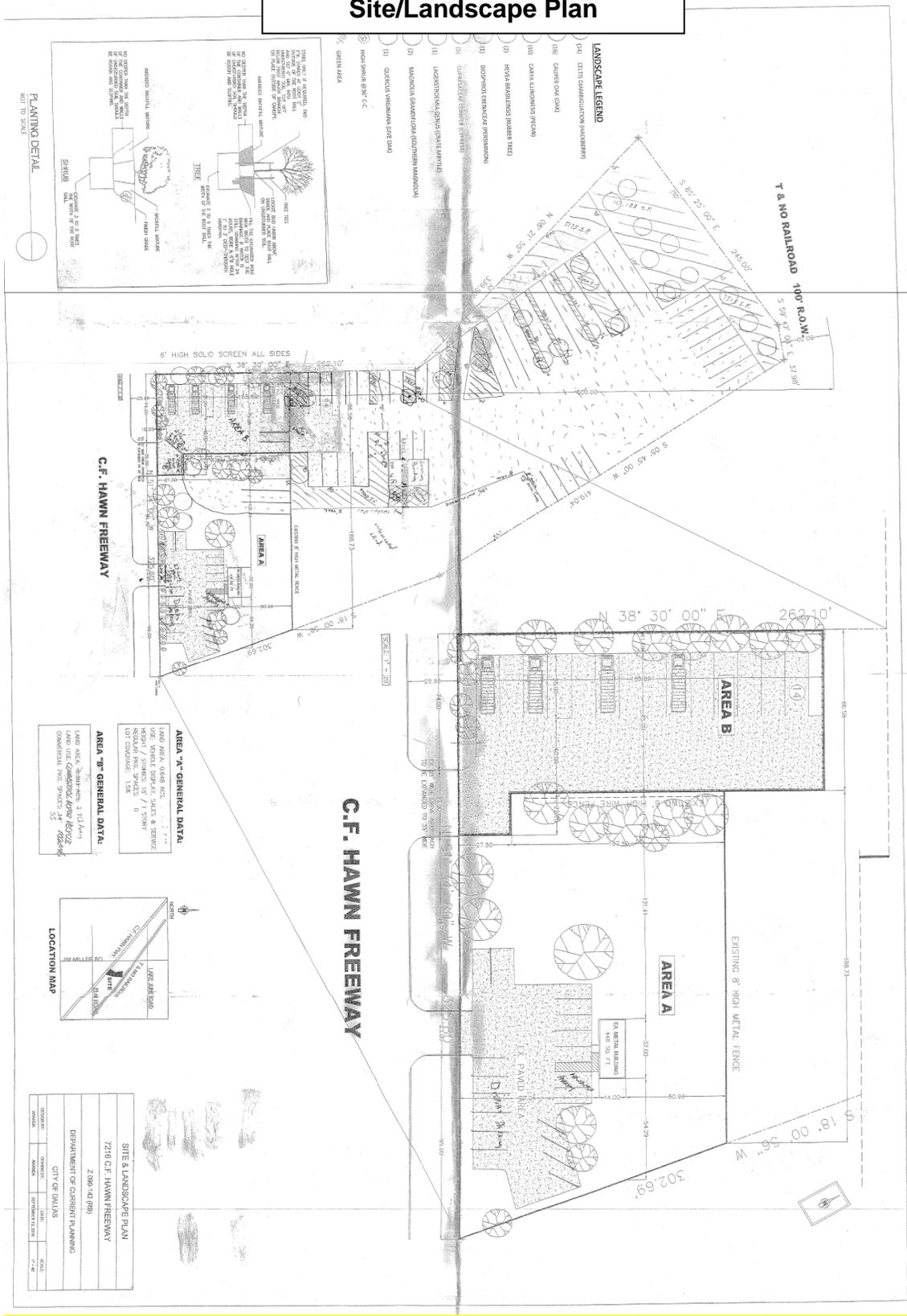
**Owner**

Ruth Hunsinger

**CPC RECOMMENDED  
SUP Conditions**

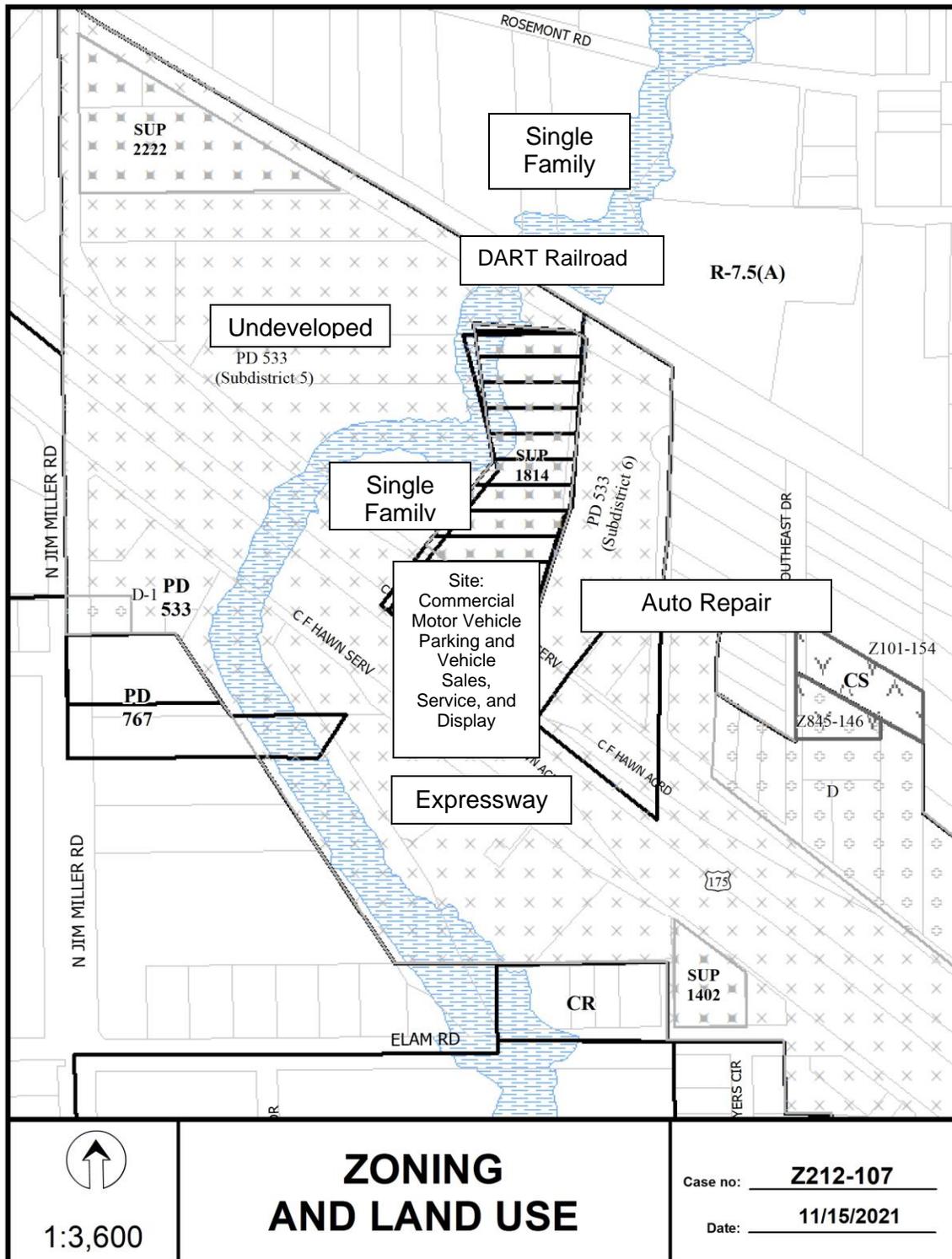
1. USE: The only uses authorized by this specific use permit are a vehicle display, sales, and service use and a commercial motor vehicle parking lot.
2. SITE PLAN: The use and development of the Property must comply with the attached site and landscape plan.
3. TIME LIMIT: This specific use permit expires on \_\_\_\_\_ (five years) from the passage of this ordinance.
4. LANDSCAPING: Landscaping must be provided as shown on the attached site and landscape plan. Plant materials must be maintained in a healthy, growing condition.
5. HOURS OF OPERATION: Vehicles may only enter and exit the commercial motor vehicle parking lot between 6:00 a.m. and 6:00 p.m., Monday through Saturday. Vehicles may remain parked onsite overnight and on Sundays.
6. VEHICLE STORAGE: The maximum number of vehicles permitted at any one time in the commercial motor vehicle parking lot is 55.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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.

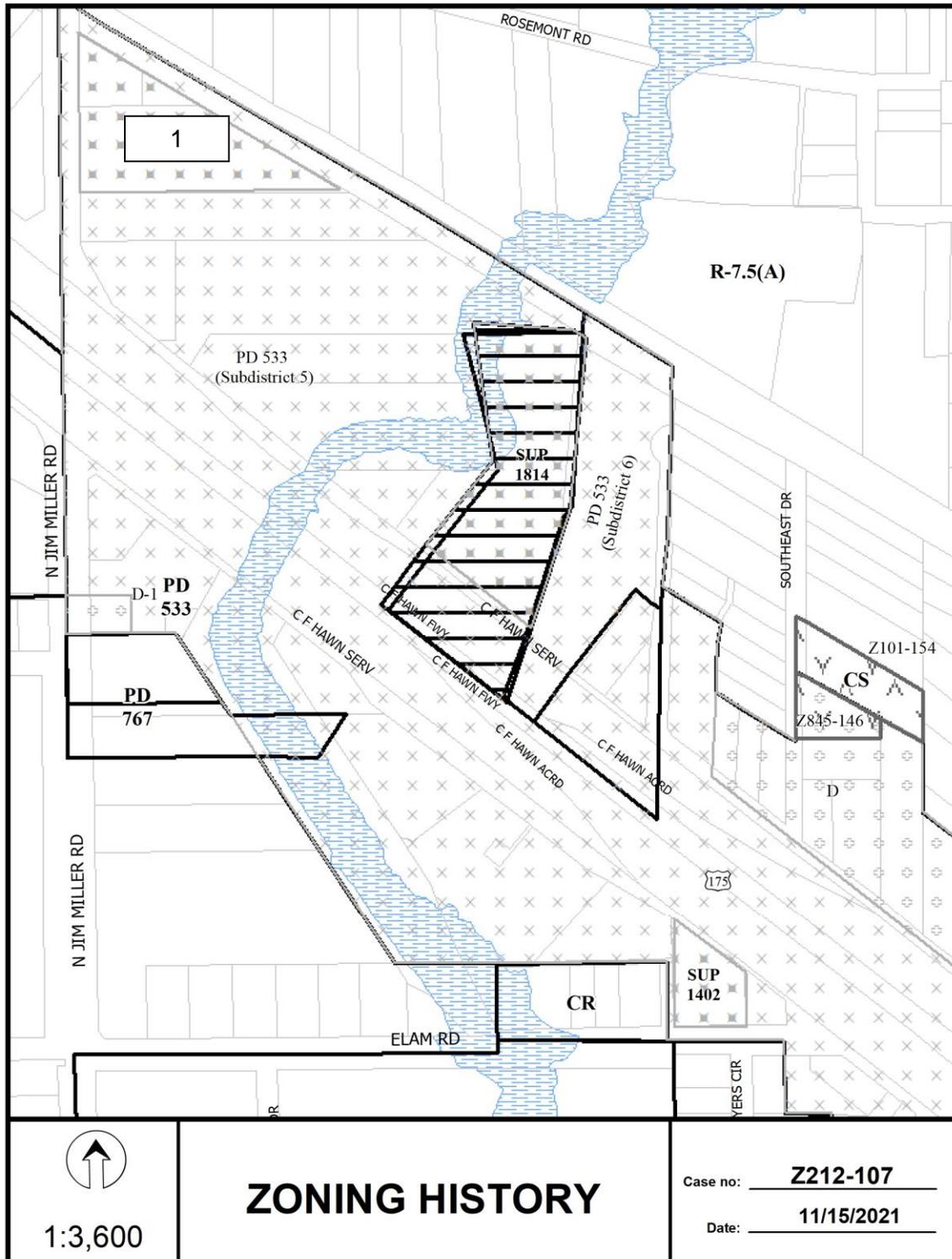
# CPC RECOMMENDED Site/Landscape Plan













Market Value Analysis A B C D E F G H I NA

1:6,000

# Market Value Analysis

Printed Date: 11/15/2021

### CPC RESPONSES



<u>21</u>	Property Owners Notified (26 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>300'</u>	Area of Notification
<u>12/16/2021</u>	Date

**Z212-107**  
**CPC**



1:2,400

12/15/2021

***Reply List of Property Owners******Z212-107******21 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	7130 C F HAWN FWY	MEHTA DIPAK
	2	7216 C F HAWN FWY	HUNSINGER JOSEPH & RUTH
	3	7220 C F HAWN FWY	PORRAS FRANCISCO
	4	7108 C F HAWN FWY	CARRANZA CABLE COMPANY LLC
	5	7212 C F HAWN FWY	WONG NOMA L
	6	401 S BUCKNER BLVD	DART
	7	7333 C F HAWN FWY	PLEASANT GROVE PPTIES I
	8	7303 C F HAWN FWY	PLEASANT GROVE PPTIES I
	9	7204 C F HAWN FWY	WONG ABEL Z & FRANCES M
	10	7230 C F HAWN FWY	GONZALEZ GUSTAVO
	11	7118 C F HAWN FWY	TAPIA JOSEPH &
	12	663 SOUTHEAST DR	HERVERT SALVADOR HERVERT
	13	671 SOUTHEAST DR	ROBLES JOSE
	14	659 SOUTHEAST DR	ROBINSON BILLYE
	15	651 SOUTHEAST DR	PORRAS FRANCISCO
	16	7500 ROSEMONT RD	JASSO MIGUEL A
	17	7322 ROSEMONT RD	CARROLL JAMES B III &
	18	7306 ROSEMONT RD	CARROLL JAMES & ALLYN
	19	7232 ROSEMONT RD	CARROLL JAMES & ALLYN
	20	1 C F HAWN FWY	TEXAS STATE OF
	21	808 N JIM MILLER RD	BALLAS VICTOR