

FILE NUMBER: Z201-161(HC)-2

DATE FILED: December 29, 2020

LOCATION: Southeast corner of Norwich Lane and Bedford Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 1.294 acres

CENSUS TRACT: 105.00

APPLICANT/OWNER: Ignacio Hernandez, HZ Auto Sales, LLC

REPRESENTATIVAS: Ignacio Hernandez and Lorena Hernandez

REQUEST: An application for the renewal of Specific Use Permit No. 2053 for outside storage and reclamation use on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of the request is to allow an outside salvage or reclamation use to continue to operate on the site.

STAFF RECOMMENDATION: Approval, subject to a site plan and conditions.

PRIOR CPC ACTION: This item was held under advisement on July 21, 2022 and September 1, 2022.

BACKGROUND INFORMATION:

- Specific Use Permit (SUP) No. 2053 was first approved on November 12, 2013 with a time limit of two years, to expire November 12, 2015. On April 27, 2016 the SUP renewal was approved for a five-year time period to expire on April 27, 2021.
- This application was submitted December 29, 2020 as an auto renewal, however, upon review by staff it was determined that the SUP conditions did not allow for autorenewal and the applicant then resubmitted for a renewal.
- The renewal of SUP 2053 will allow the applicant to continue to operate a vehicle, display sales and service use on this site in conjunction with an auto service center use which is allowed by right.
- The site plan has been revised to reflect an enclosed covered pad, the reconfiguration of parking, and the relocation of a covered concrete pad for container storage.
- Additionally, the applicant is aware that the site receives trash from outside their perimeter. However, it is a high priority for them to keep it cleaned and to continually maintain the property. During two separate site visits, staff did not find trash or waste on or around the property.

Zoning History: There have been no zoning applications in the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing & Proposed ROW
Norwich Street	Collector	80 feet
Bedford Street	Local	50 feet

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 ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.7 Ensure appropriately located capacity to achieve growth targets. The City should maintain a zoning capacity sufficient to meet market demand for a 15- to 20-year time frame. These growth targets should be regularly monitored and adjustments made as needed.

Surrounding Land Uses:

	Zoning	Land Use
Site	IM	Outside salvage and reclamation, vehicle display sales and service
North	IM	Nonconforming single family and vehicle related uses
South	IM	Industrial outside/contractor's maintenance yard
West	IM	Industrial, retail
East	IM	Nonconforming single family, undeveloped, vehicle related use

Land Use Compatibility:

The property is located on an oddly shaped corner lot, with the outside salvage and reclamation use extending internally into the lot. Solid screening (a minimum nine feet in height) is provided around the perimeter of the outside stacking areas as well as a

designated non-permeable surface area for fluids to be removed and captured from the vehicles, and for other uses as required by the Development Code.

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.

Compatibility with surrounding uses and community facilities – The property is located at the corner of Bedford Street and Norwich Street and it is surrounded by various outside commercial and industrial uses. Some nonconforming residential uses also exist in the surrounding area. The continuation of the use is compatible with the surrounding area. Code requirements for the use include solid screening and stacking height limitation. Additionally, increased setbacks are required with the maximum stacking height internalized to the site as depicted on the site plan.

Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties – The use neither contributes to, enhances, nor promotes the welfare of the area of request and adjacent properties.

Not a detriment to the public health, safety, or general welfare – Staff's conditions established in the SUP ordinance and the site plan provide for a dedicated non-permeable surface area for draining of fluids prior to vehicles being placed in the outside storage area. These conditions ensure that the use does not pose a detriment to the public health, safety, or general welfare.

Conforms in all other respects to all applicable zoning regulations and standards – The use of the property and the site plan conform to all applicable zoning regulations and standards.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. Parking to be provided as shown on the site plan.

Landscaping:

Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code. No additional landscape is required with the renewal.

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. While the subject site is not located within a designated market type, Category I and H can be found surrounding the site in every direction.

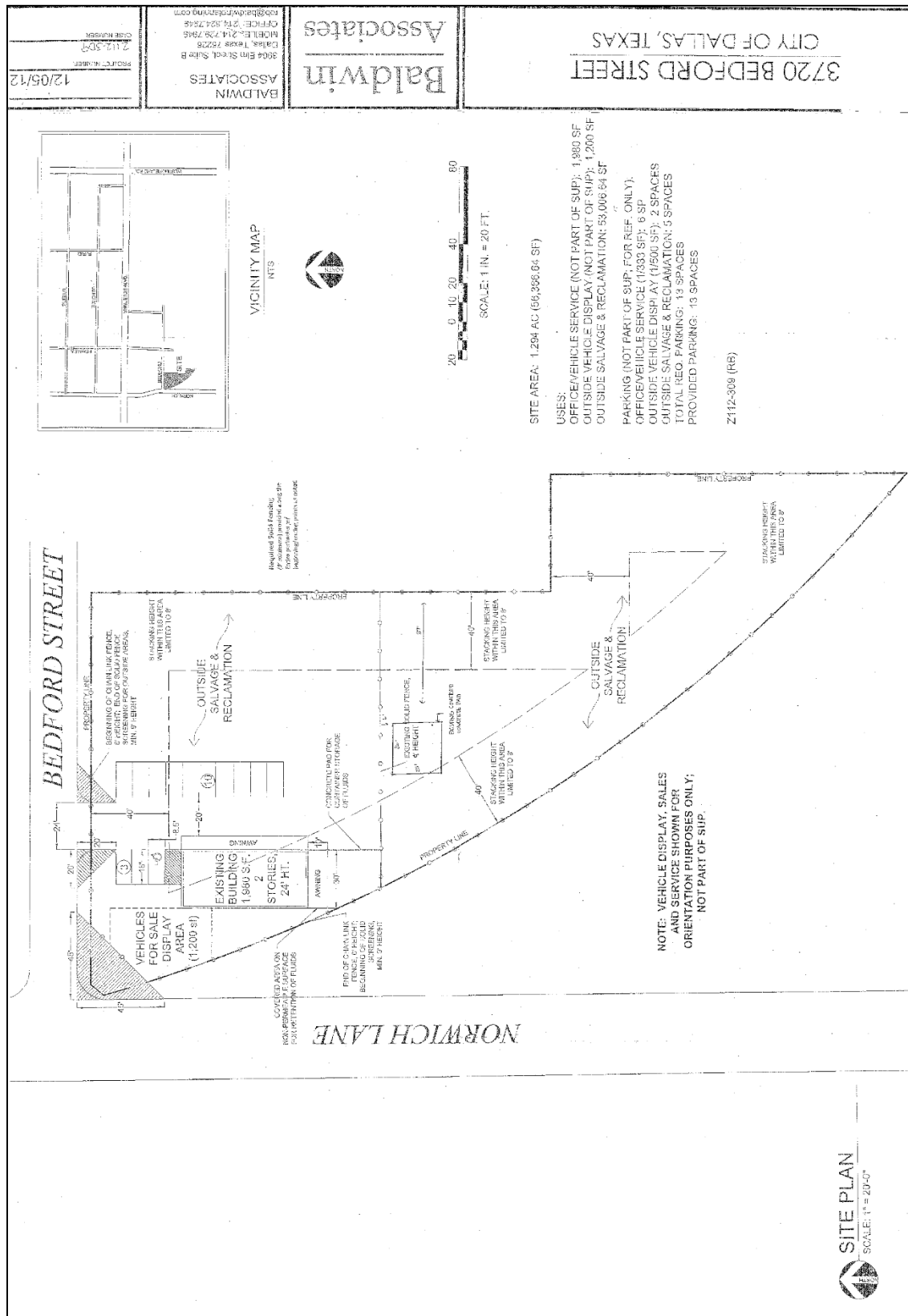
PROPOSED SUP CONDITIONS

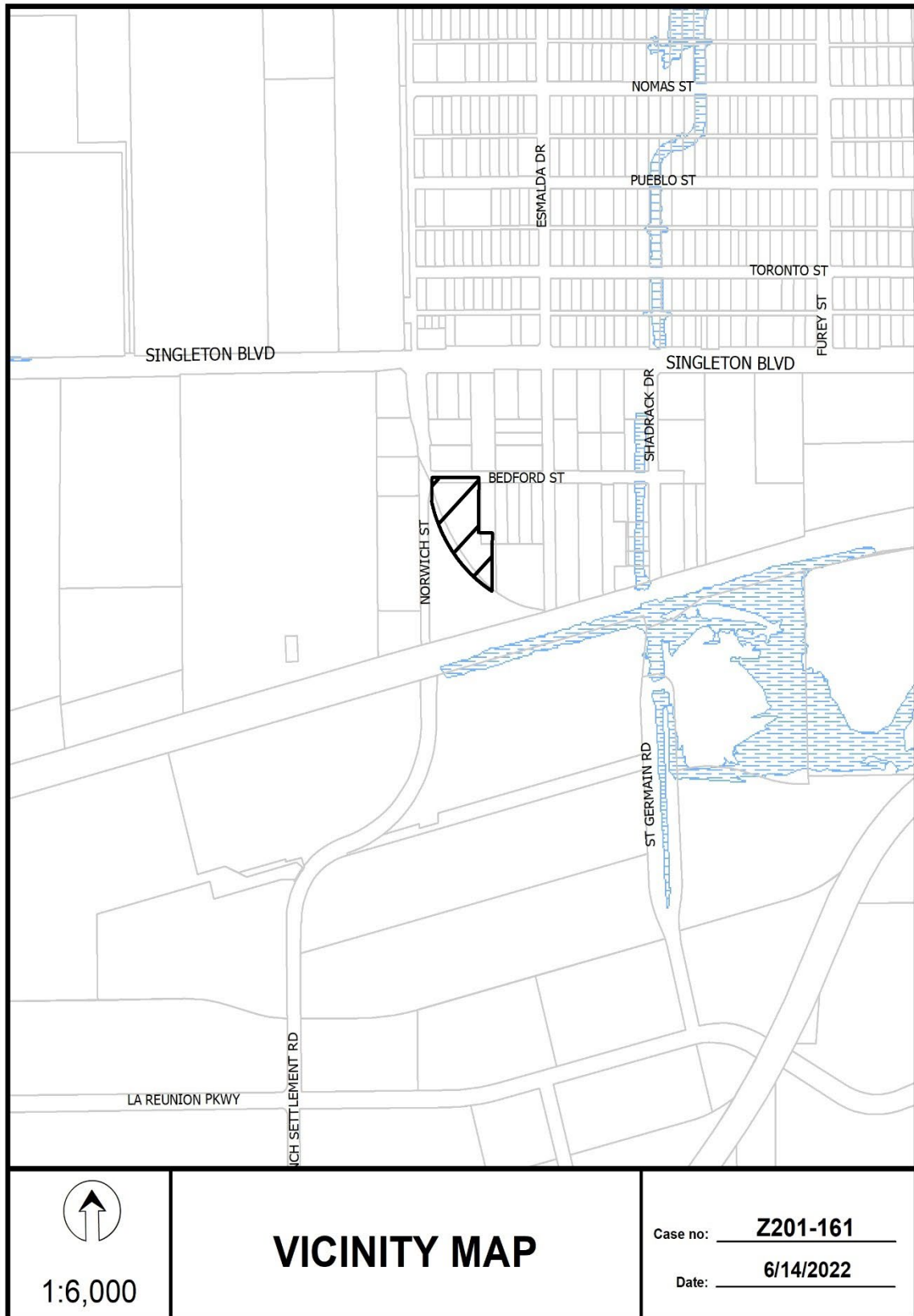
1. USE: The only use authorized by this specific use permit is outside salvage or reclamation.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~April 27, 2024~~ (five years) from the date of approval.
4. FLUID REMOVAL: Draining of fluids from vehicles must be performed within the covered non-permeable surface area located 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.

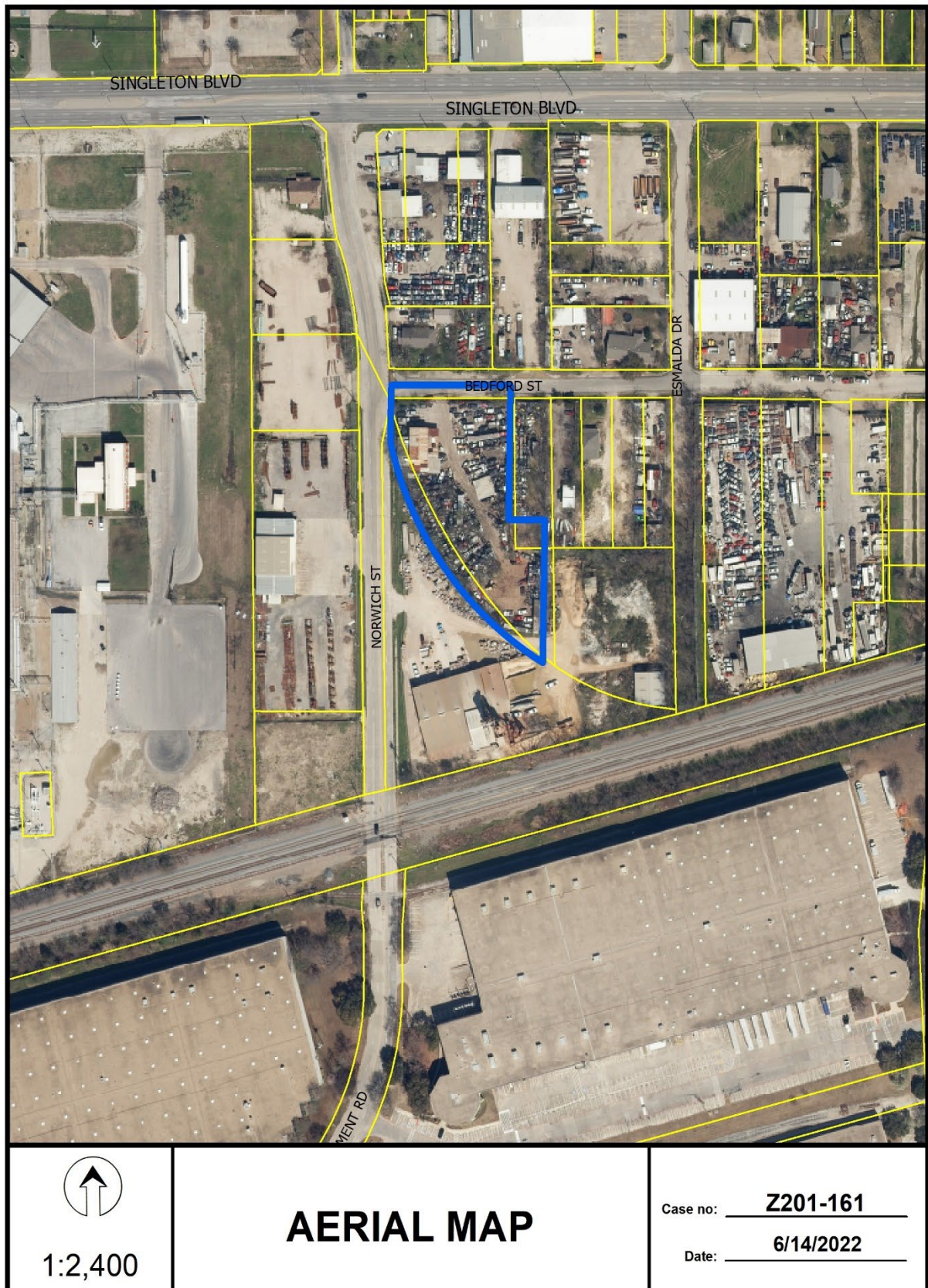
REVISED SITE PLAN

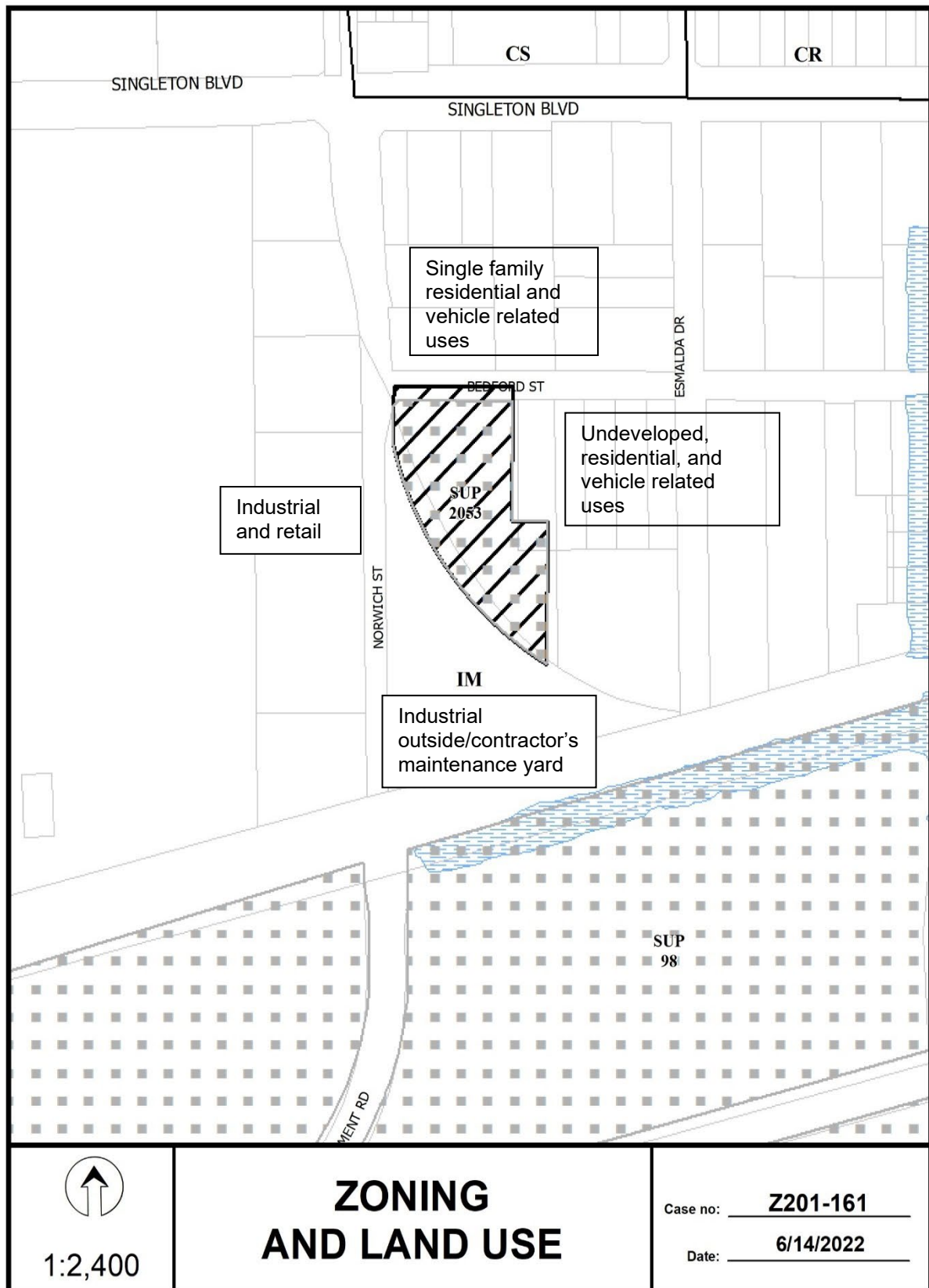
[illegible]

EXISTING SITE PLAN







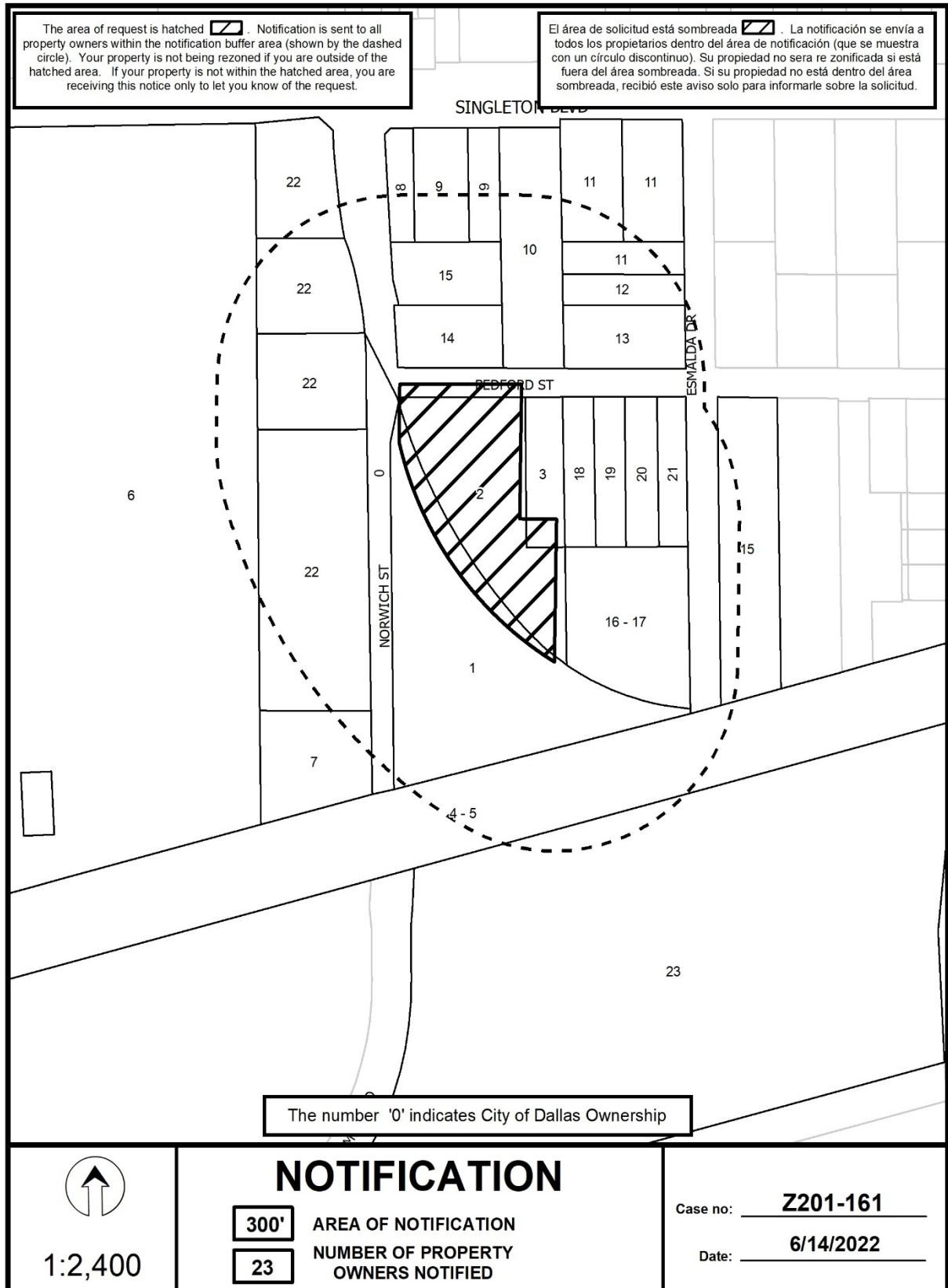




1:4,800

Market Value Analysis

Printed Date: 1/29/2021



06/14/2022

Notification List of Property Owners***Z201-161******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2624 NORWICH ST	JERNIGAN DIANE D
2	3720 BEDFORD ST	HERNANDEZ IGNACIO SR &
3	3716 BEDFORD ST	RICO LEOPOLDO
4	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
5	9999 NO NAME ST	UNION PACIFIC RR CO
6	3900 SINGLETON BLVD	MOTIVA ENTERPRISES LLC
7	2901 NORWICH ST	VELAZQUEZ ABIGAIL &
8	3728 SINGLETON BLVD	NATHAL RODRIGUEZ CORP
9	3724 SINGLETON BLVD	NATHAL RODRIGUEZ CORP
10	3722 SINGLETON BLVD	JDS DIESEL AND GAS REPAIR INC
11	3714 SINGLETON BLVD	STEPHYS INC
12	2811 ESMALDA DR	ROMERO GILBERT
13	2803 ESMALDA DR	RICO LEOPOLDO & MARIA G
14	2802 NORWICH ST	CASTRO JUAN JOSE &
15	2810 NORWICH ST	NATHAL RODRIGUEZ CORP
16	2700 ESMALDA DR	DAVIS CHARLES W
17	2700 ESMALDA DR	TEXACO INC
18	3712 BEDFORD ST	RICO LEOPOLDO
19	3708 BEDFORD ST	CRUZ AMADEO
20	3704 BEDFORD ST	REYES SIMON GARCIA EST OF
21	3702 BEDFORD ST	CASTANEDA ELIZABETH
22	2777 NORWICH ST	SINGLETON COMMERICAL
23	2322 FRENCH SETTLEMENT RD	TURNPIKE SUB LLC