

CITY PLAN COMMISSION

THURSDAY, MARCH 21, 2024

Planner: Wilson Kerr

FILE NUMBER: Z234-130(WK) **DATE FILED:** November 27, 2023

LOCATION: North line of Scyene Road, east of South Buckner Boulevard

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 1.259 acres **CENSUS TRACT:** 48113009001

REPRESENTATIVE: Adolfo Flores, Thr3 Studio LLC

OWNER: Charles Martinez, 12 Silos LLC

APPLICANT: Edgar Quijada, Q Property LLC

REQUEST: An application for a Specific Use Permit for an office showroom/warehouse on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District.

SUMMARY: The purpose of the request is to allow an office showroom/warehouse on the site.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of the request is within Subarea 1 within PD No. 366.
- The request is to allow for an office showroom/warehouse.
- The lot has frontage on Scyene Road.

Zoning History:

There have been three zoning cases in the area in the past five years.

1. **Z190-303:** On November 11, 2020, City Council approved a renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a three-year period with eligibility for automatic renewal for additional three-year periods on property zoned Subarea 7 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the northwest corner of South Buckner Boulevard and Scyene Road.
2. **Z201-219:** On August 11, 2021, City Council approved a renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned Subarea 6 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.
3. **Z201-350:** On January 5, 2022, staff approved an automatic renewal of Specific Use Permit No. 2034 for the sale of alcoholic beverages in conjunction with a general food or merchandise store greater than 3,500 square feet for a five-year period on property zoned Subarea 6 within Subarea 6 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Scyene Road	Community Collector	60'

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. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:**Land Use:**

	Zoning	Land Use
Site	PD No.366, Subarea 1	Industrial
North	PD No.366, Subarea 1	Mini-Storage
East	RR Regional Retail	Auto Repair
South	PD No.366, Subarea 1	Auto Repair
West	PD No.366, Subarea 1	Retail and Restaurant

Land Use Compatibility:

The request site is zoned Subarea 1 within PD No. 366 and is currently developed with a warehouse. The PD allows office showroom/warehouse uses with an SUP.

Other uses surrounding the request area include retail and restaurant uses to the west, a mini-storage use to the north, an auto repair use to the east, and an auto repair use to the south. The planned development of an office showroom/warehouse use on the site is complimentary to the development that has previously occurred along Scyene Road.

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. An office/warehouse use is allowed through an SUP in PD No. 366. Additionally, this development will complement the prior development along Scyene Road.

Landscaping:

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

Parking:

Per code, the parking for the office portion of the development is one space per every 333 square feet of floor area, requiring seven parking spaces. Parking for the showroom/warehouse portion of the development is one space per 1000 square feet, requiring two parking spaces. The site is required to have nine parking spaces and is providing nine spaces.

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 (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in a “G” MVA area that extends to the north, east, and immediately west. Further west of the site is an “H” MVA area. To the southwest of the site is an “F” MVA area.

List of Officers

12 Silos LLC

Charles Martinez, Owner

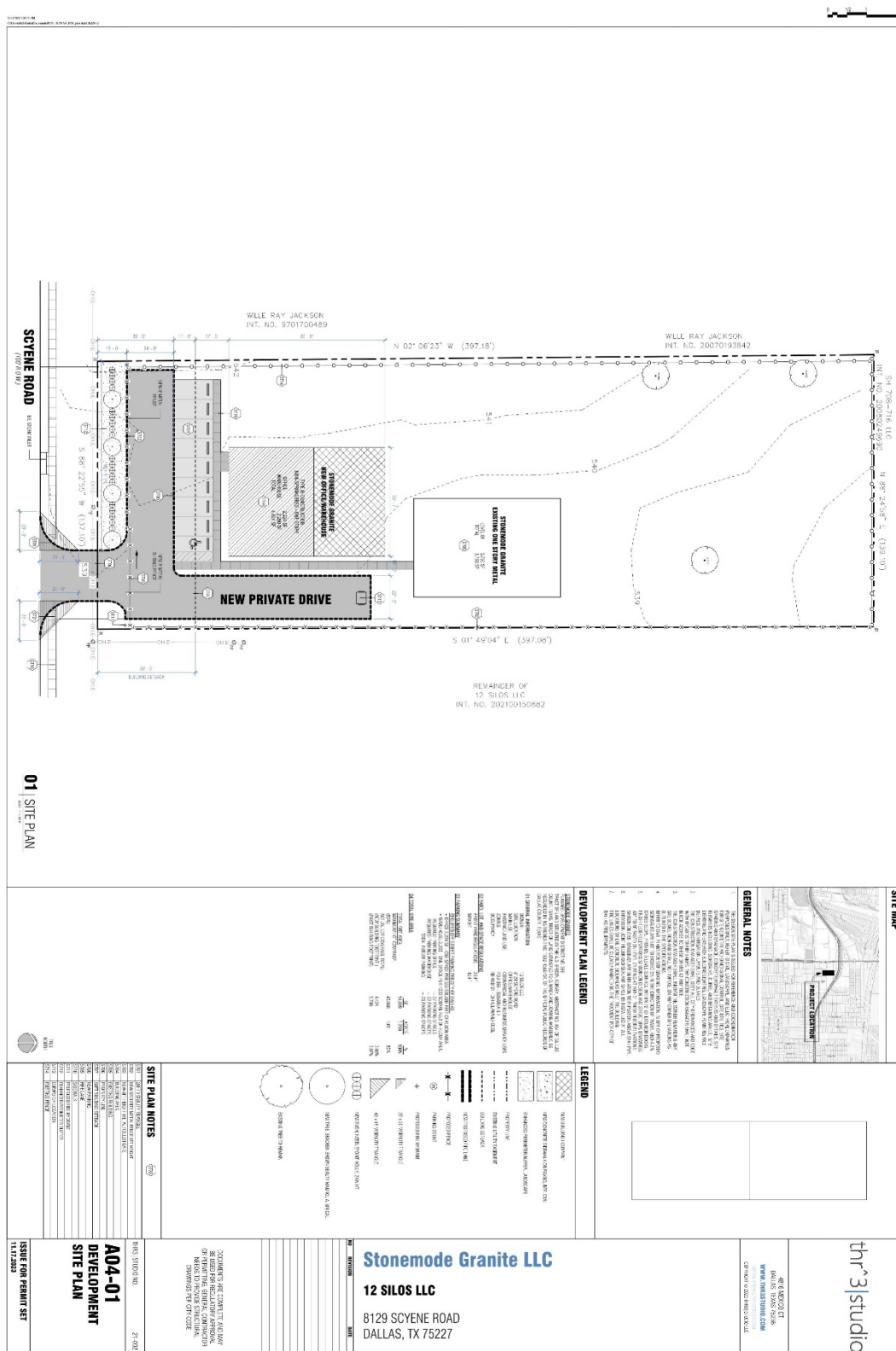
Q Property LLC

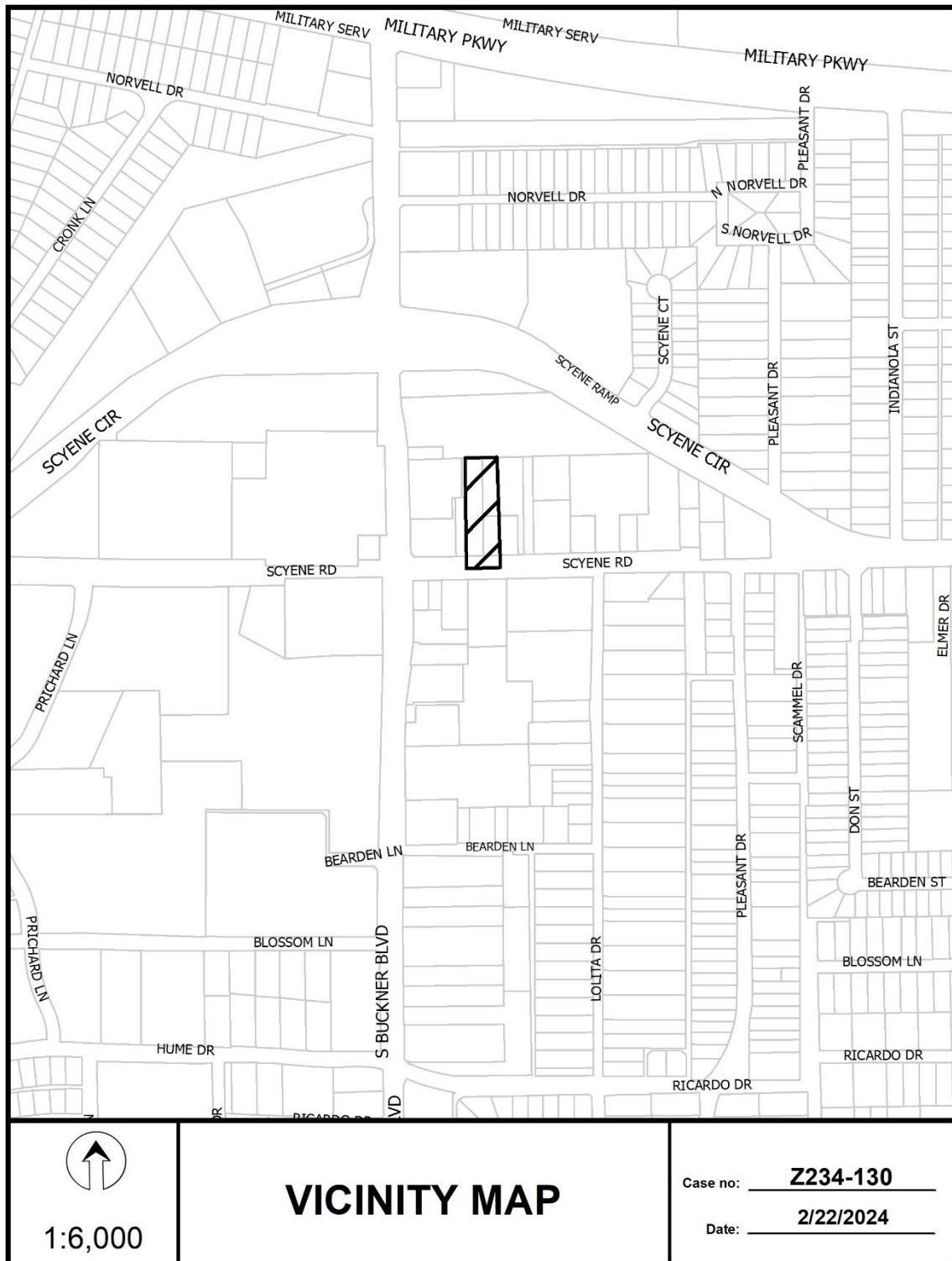
Edgar Quijada, Applicant

PROPOSED CONDITIONS

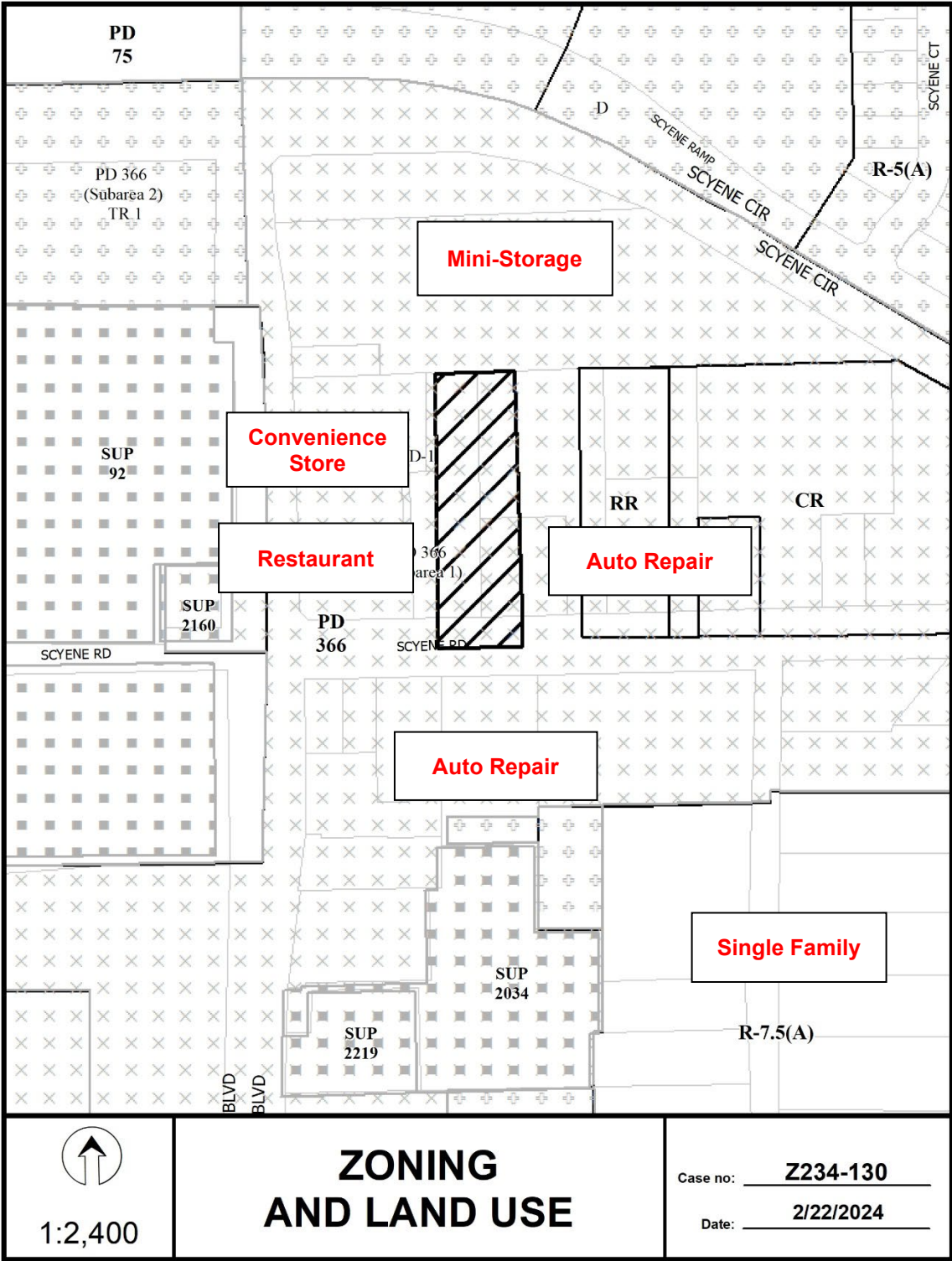
1. USE: The only use authorized by this specific use permit is an office showroom/warehouse.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a two-year period and is eligible for automatic renewal for additional five-year periods pursuant to sections 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The code currently provides that applications for automatic renewal must be filed after the 18" but before the 120"day before the expiration of the current specific use permit period. The Property owner is responsible for checking the code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
4. HOURS OF OPERATION: The office showroom/warehouse may only operate between 7:00 a.m. and 5:00 p.m., Monday through Saturday.
5. MAINTENANCE: The Property must be properly maintained is 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.

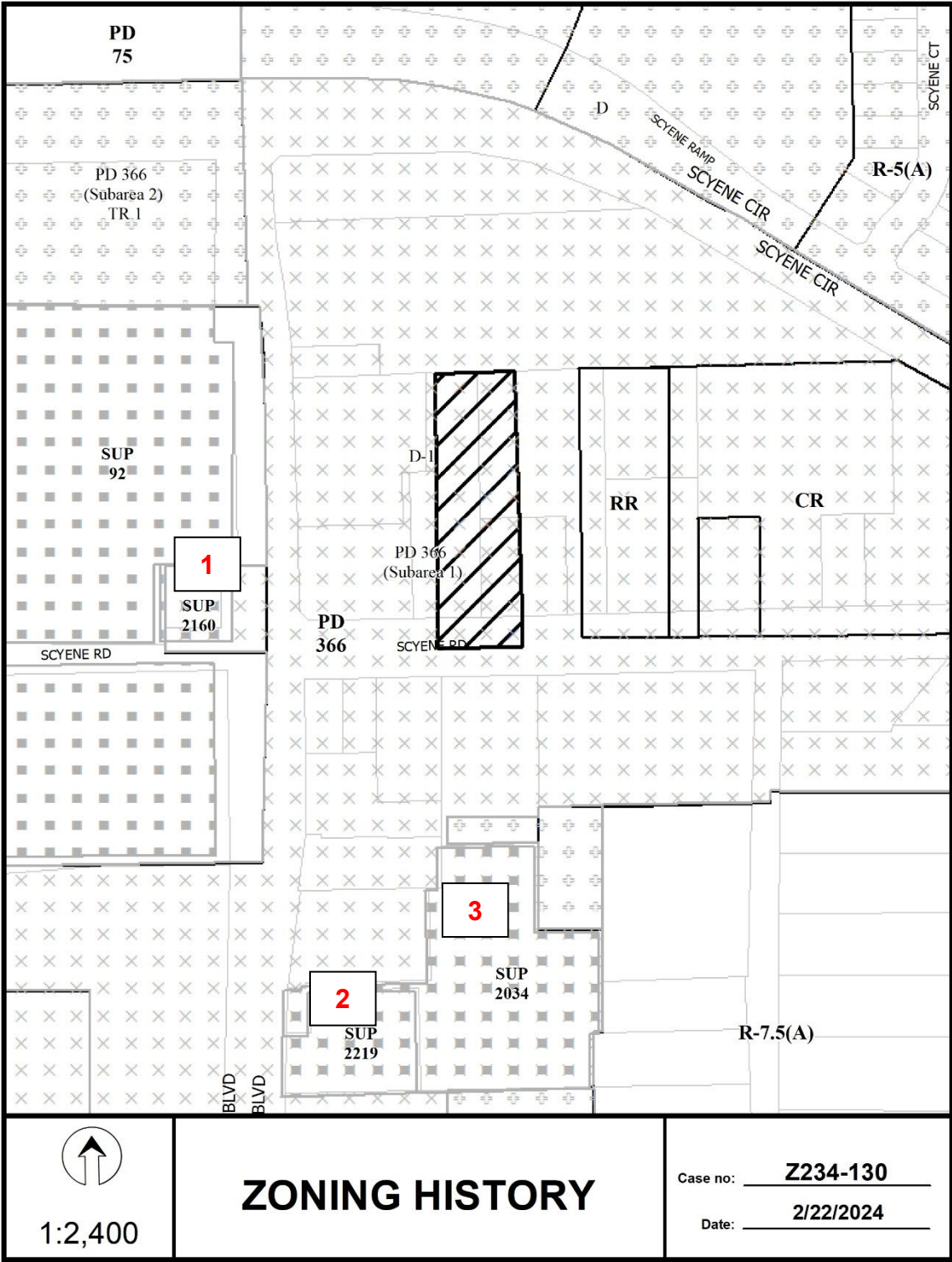
PROPOSED SITE PLAN

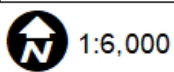
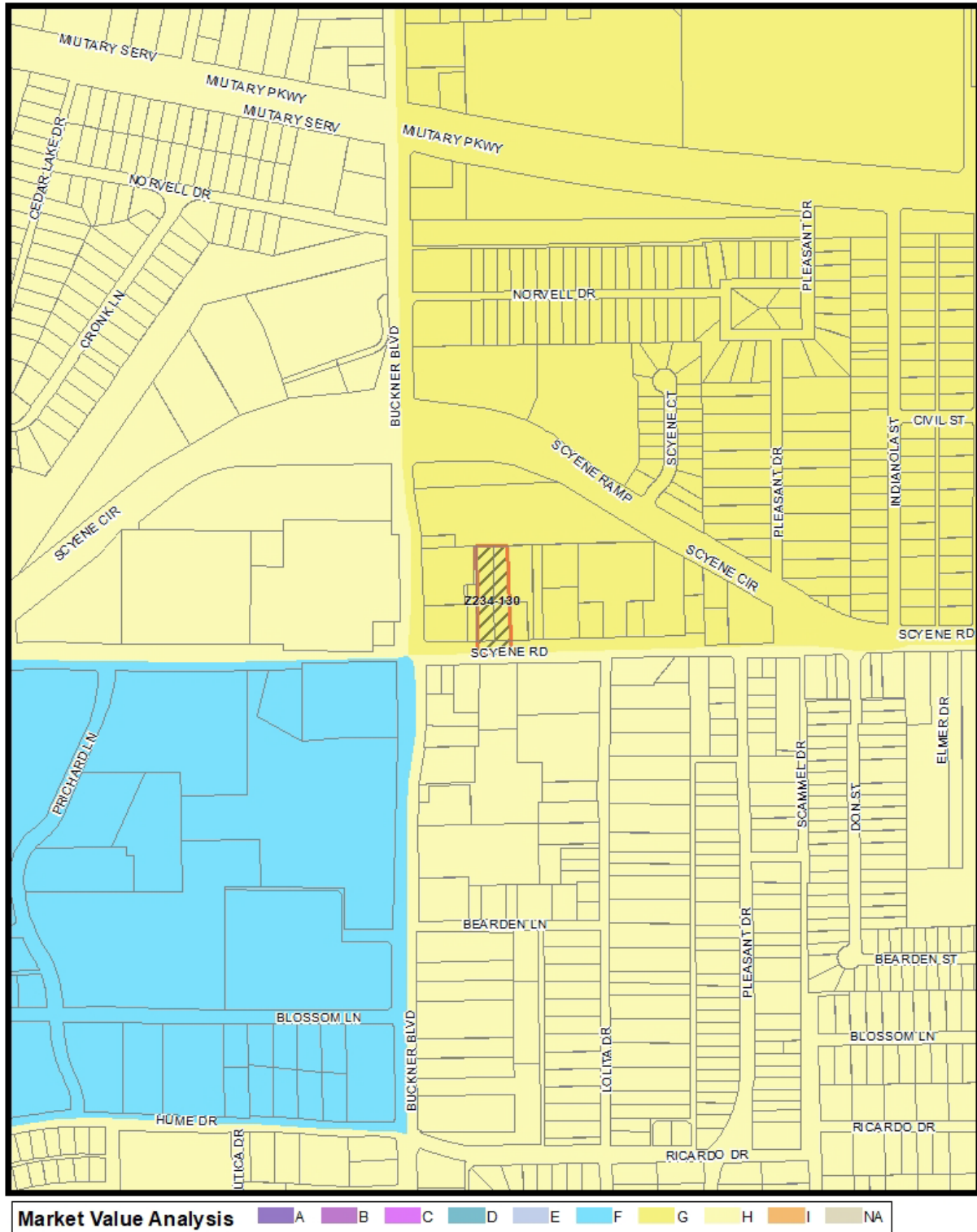






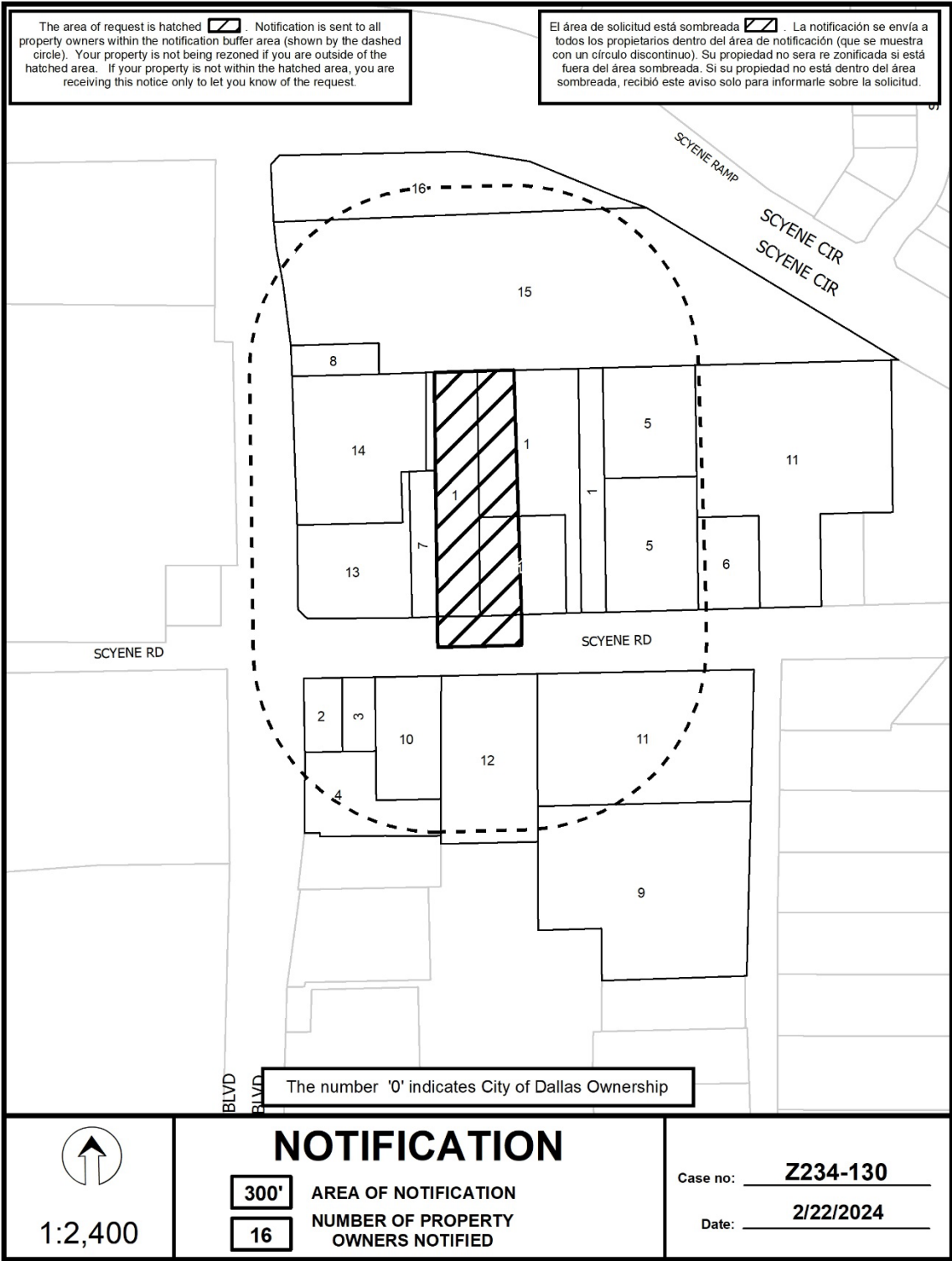






Market Value Analysis

Printed Date: 3/1/2024



01/04/2024

Notification List of Property Owners***Z223-310******46 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5204 S BUCKNER BLVD	HEB GROCERY COMPANY LP
2	7177 ROLLING FORK DR	NEWMAN TERENCE T
3	7178 ROLLING FORK DR	VIGIL ERIKA JULISSA
4	7184 ROLLING FORK DR	MCDUGAL DONALD
5	7195 ELLIOTT DR	WEST DORIS M
6	7189 ELLIOTT DR	OLIVA LUIS PADILLA &
7	7183 ELLIOTT DR	CALLAHAN GERALDINE I LIFE EST
8	7177 ELLIOTT DR	DYESS ROGER RHODES
9	5275 FREESTONE CIR	REDDOOR CYNTHIA ANN
10	5265 FREESTONE CIR	HAM DAVID & NANCY LIVING TRUST
11	5255 FREESTONE CIR	CARBAJAL CARLOS & MARIA LETICIA
12	7190 ELLIOTT DR	NAVARRETE ARMANDO
13	7184 ELLIOTT DR	Taxpayer at
14	5430 FREESTONE CIR	MARQUEZ MARTINA
15	5424 FREESTONE CIR	PERRY ELLEN MARIE
16	5418 FREESTONE CIR	COMBEST KENNETH ROYCE
17	5412 FREESTONE CIR	ZERAI AZMERA
18	5406 FREESTONE CIR	RENDON EDWARD & SUSANA
19	5330 FREESTONE CIR	CARR MARGARET
20	5324 FREESTONE CIR	MURPHYDANIELS CAROLYN
21	5318 FREESTONE CIR	WHITE CLEOPHUS
22	5312 FREESTONE CIR	JIMENEZ JOSE B SR &
23	5306 FREESTONE CIR	SOTO ELISEO & BERTHA
24	5274 FREESTONE CIR	JONES CARL & RONDA L
25	5268 FREESTONE CIR	ESPINOZA MACARIO &
26	5262 FREESTONE CIR	Taxpayer at

01/04/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5256 FREESTONE CIR	PENA JUANA
28	5250 FREESTONE CIR	TASKER ESIRIOGHENE
29	7155 VINLAND ST	VILLANUEVA MADELYN P &
30	7159 VINLAND ST	PAGE CHARLES L JR &
31	7163 VINLAND ST	NGUYEN THU NGOC
32	5244 FREESTONE CIR	ROBERTSON PHYLISS G
33	5238 FREESTONE CIR	BROWN ANITA K
34	5232 FREESTONE CIR	JENKINS MARION CHARLES
35	5195 S BUCKNER BLVD	MORDECAI PROPERTY RECOVERY LLC
36	5205 S BUCKNER BLVD	Taxpayer at
37	5202 S BUCKNER BLVD	BUCKNER BAPTIST BENEVOLENCES
38	5525 S BUCKNER BLVD	WHATABURGER OF MESQUITE
39	5501 S BUCKNER BLVD	7-ELEVEN INC
40	5555 S BUCKNER BLVD	NNN DALLAS TX OWNER LP
41	5655 BUCKNER BLVD	NNN DALLAS TX OWNER LP
42	7401 SAMUELL BLVD	WAL MART REAL EST BUS TR
43	5500 S BUCKNER BLVD	UNITED STATES BEEF CORPORATION
44	5580 S BUCKNER BLVD	Taxpayer at
45	5550 S BUCKNER BLVD	NEC BUCKNER & SAMUEL LP
46	5500 S BUCKNER BLVD	QUIKTRIP CORP