

**HONORABLE MAYOR & CITY COUNCIL**

**WEDNESDAY, MARCH 27, 2024**

**ACM: Majed Al-Ghafry**

**FILE NUMBER:** Z223-333(LC) **DATE FILED:** August 29, 2023

**LOCATION:** North line of West Kiest Boulevard, between Duncanville Road and South Walton Walker Boulevard

**COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** Approx. 20.64 acres **CENSUS TRACT:** 48113016534

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**REPRESENTATIVE:** Brandon Waldrum, CEI Engineering Associates, Inc.

**OWNER/APPLICANT:** JB Hunt Transport, Inc.

**REQUEST:** An application for a Specific Use Permit for commercial motor vehicle parking on property zoned an IM Industrial Manufacturing District.

**SUMMARY:** The purpose of the request is to allow commercial motor vehicle parking on the site.

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

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

**BACKGROUND INFORMATION:**

- The majority of the area of request is currently undeveloped land with an existing outside storage use in the southwest corner of the site, with a lot area of approx. 20.64 acres (899,078 square feet).
- This property sits at an intersection and has frontage on Duncanville Road, West Kiest Boulevard, and South Walton Walker Boulevard.
- The site is located on the north line of West Kiest Boulevard, between Duncanville Road and South Walton Walker Boulevard.
- Request for specific use permit to allow commercial motor vehicle parking use.
- There are other pre-existing uses on site under current base zoning that are permitted by right in an IM Industrial Manufacturing District including outside storage.
- The proposed commercial motor vehicle parking use is permitted by right under an IM District. However, an SUP is required for this site due to the surrounding residential uses within 500 feet. This residential adjacency triggers the need for an SUP for the proposed use.
- This specific use permit would expire three years from the passage of ordinance.

**Zoning History:**

There have been no zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

| Thoroughfare/Street           | Type               | Existing/Proposed ROW |
|-------------------------------|--------------------|-----------------------|
| Duncanville Road              | Minor Arterial     | 100 Feet              |
| South Walton Walker Boulevard | Principal Arterial | 107 Feet              |
| West Kiest Boulevard          | Principal Arterial | 100 Feet              |

**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. Per the City of Dallas Thoroughfare Plan, Section 51A-9, Walton Walker Boulevard requires a minimum of 107 feet of right-of-way (S-6-D), Duncanville Boulevard requires a minimum of 100 feet of right-of-way (M-6-D(A)), and Kiest Boulevard requires a minimum of 100 feet of right-of-way (M-6-D(A)). Relocation of the curbs could require a

Thoroughfare Plan Amendment. Future changes to sidewalks and landscaping should conform to the Dallas City Complete Streets Manual.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which 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:

**LAND USE ELEMENT**

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

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

**Policy 1.2.2** Establish clear and objective standards for land use planning.

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**URBAN DESIGN ELEMENT**

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**Land Use:**

|              | <b>Zoning</b>                                 | <b>Land Use</b>                                           |
|--------------|-----------------------------------------------|-----------------------------------------------------------|
| <b>Site</b>  | IM Industrial Manufacturing                   | Outside storage                                           |
| <b>North</b> | RR Regional Retail & R-7.5(A) Single Family   | Motor vehicle fueling station,<br>Single Family           |
| <b>East</b>  | R-7.5(A) Single Family                        | Single Family                                             |
| <b>South</b> | IR Industrial Research                        | Machinery, heavy equipment, or<br>truck sales and service |
| <b>West</b>  | IM Industrial Manufacturing with SUP No. 1054 | Auto Auction                                              |

**Land Use Compatibility:**

The majority of the property is currently undeveloped with an existing outside storage use in the southwest corner of the site, with a lot area of approx. 20.64 acres (899,078 square feet) and with existing driveway entries. This Specific Use Permit request is to allow for a commercial motor vehicle parking use. The area of request is currently surrounded by single family uses to the north and east. To the south of the property is a machinery, heavy equipment, or truck sales and service use, and to the west is an auto auction. Staff finds the applicant's proposal compatible with these surrounding uses, provided the applicant meets the screening requirement in the proposed conditions.

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.

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff recommends an initial approval period of three years with no eligibility for automatic renewal.

**Landscaping:**

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

**Parking:**

Per the Dallas Development Code, there is no required off-street parking for the proposed commercial motor vehicle parking 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 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 currently within an “I” MVA area. To the north is an “I” MVA area, to the east is an “H” MVA area, and to the south is an “I” MVA area.

**List of Officers**

JB Hunt Transport, Inc.

Mr. John N. Roberts. III --- Chief Executive Officer  
Ms. Shelley Simpson --- President  
Mr. Nick Hobbs --- Chief Operating Officer  
Mr. Craig Harper --- Chief Sustainability Officer  
Mr. John Kuhlow --- Chief Financial Officer  
Mr. Stuart Scott --- Chief Information Officer

**CPC Action**  
**February 1, 2024**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for commercial motor vehicle parking for a three-year period, subject to a site plan and conditions with the following change: **SCREENING:** An eight-foot-high wrought iron fence with masonry must be maintained along the eastern boundary of the property, as shown on the site plan. The use of barbed wire is prohibited along the east side of the property on property zoned an IM Industrial Manufacturing District, on the north line of West Kiest Boulevard, between Duncanville Road and South Walton Walker Boulevard.

Maker: Herbert  
Second: Shidid  
Result: Carried: 10 to 4

For: 10 - Chernock, Herbert, Shidid, Wheeler-Reagan,  
Sleeper, Housewright, Treadway, Haqq, Hall,  
Kingston

Against: 4 - Hampton, Carpenter, Blair, Rubin  
Absent: 0  
Vacancy: 1 - District 4

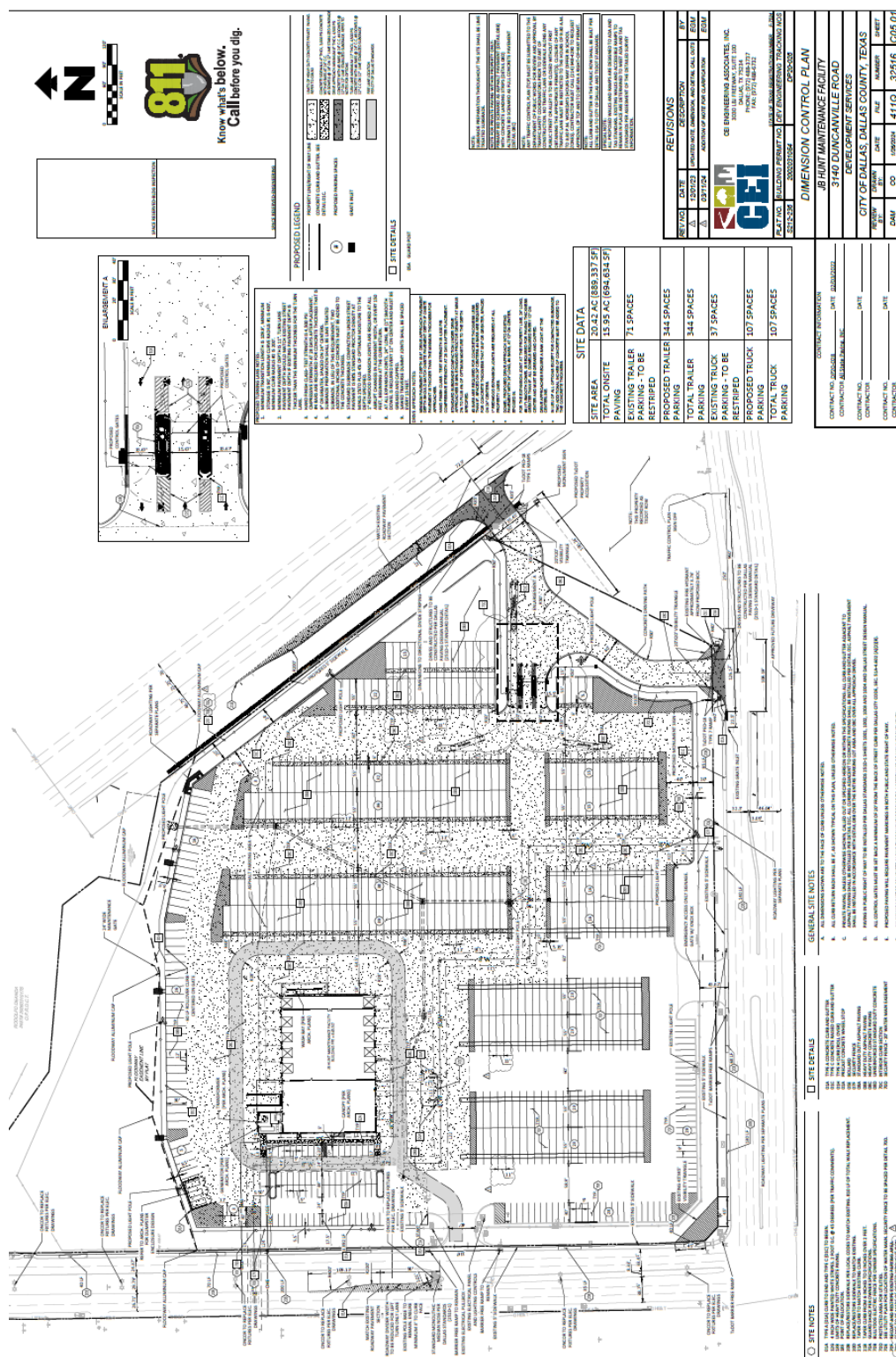
|                 |           |            |
|-----------------|-----------|------------|
| <b>Notices:</b> | Area: 400 | Mailed: 51 |
| <b>Replies:</b> | For: 1    | Against: 0 |

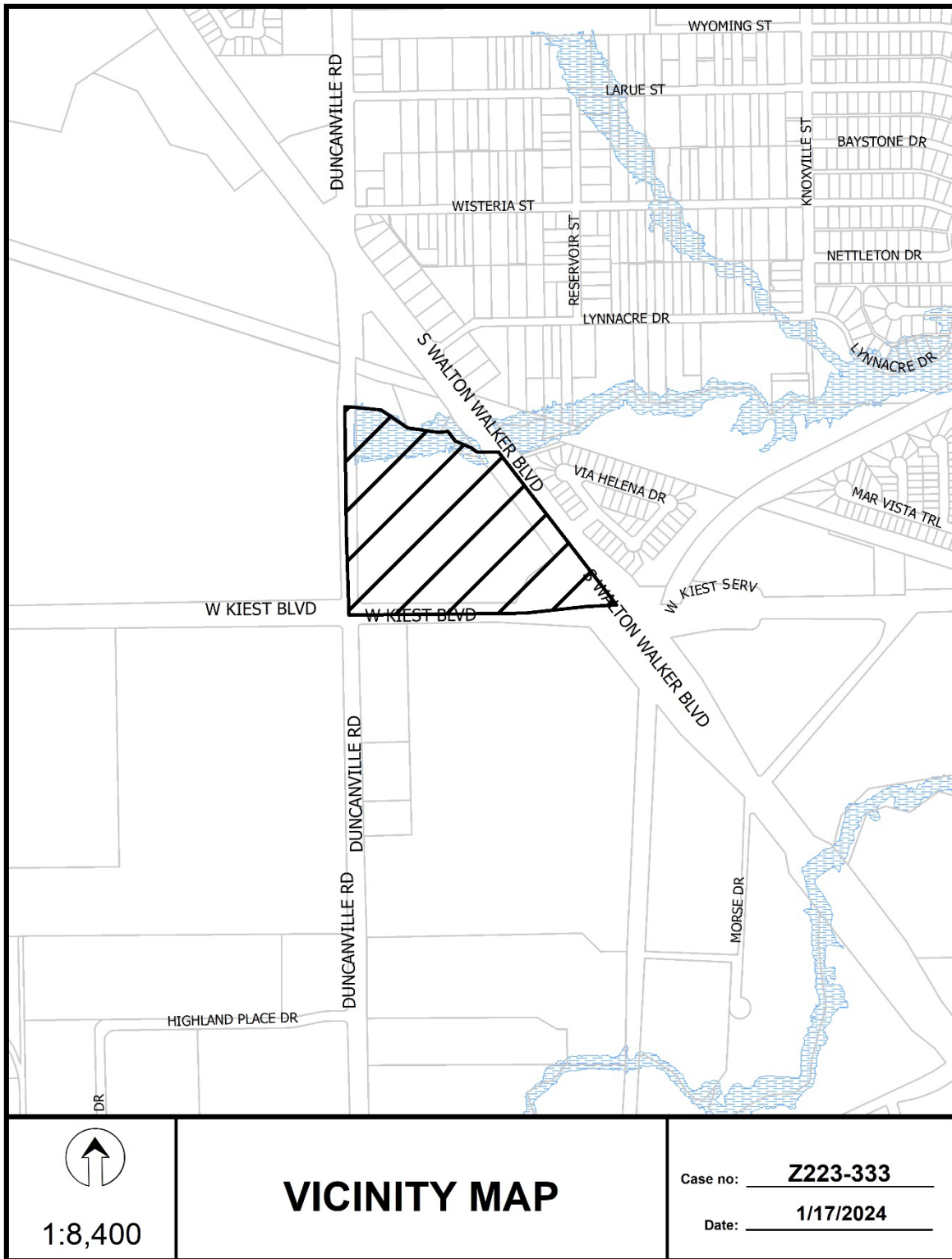
**Speakers:** For: Brandon Waldrum, 3030 LBJ Fwy., Dallas, TX, 75234  
Against: None

**CPC RECOMMENDED CONDITIONS**

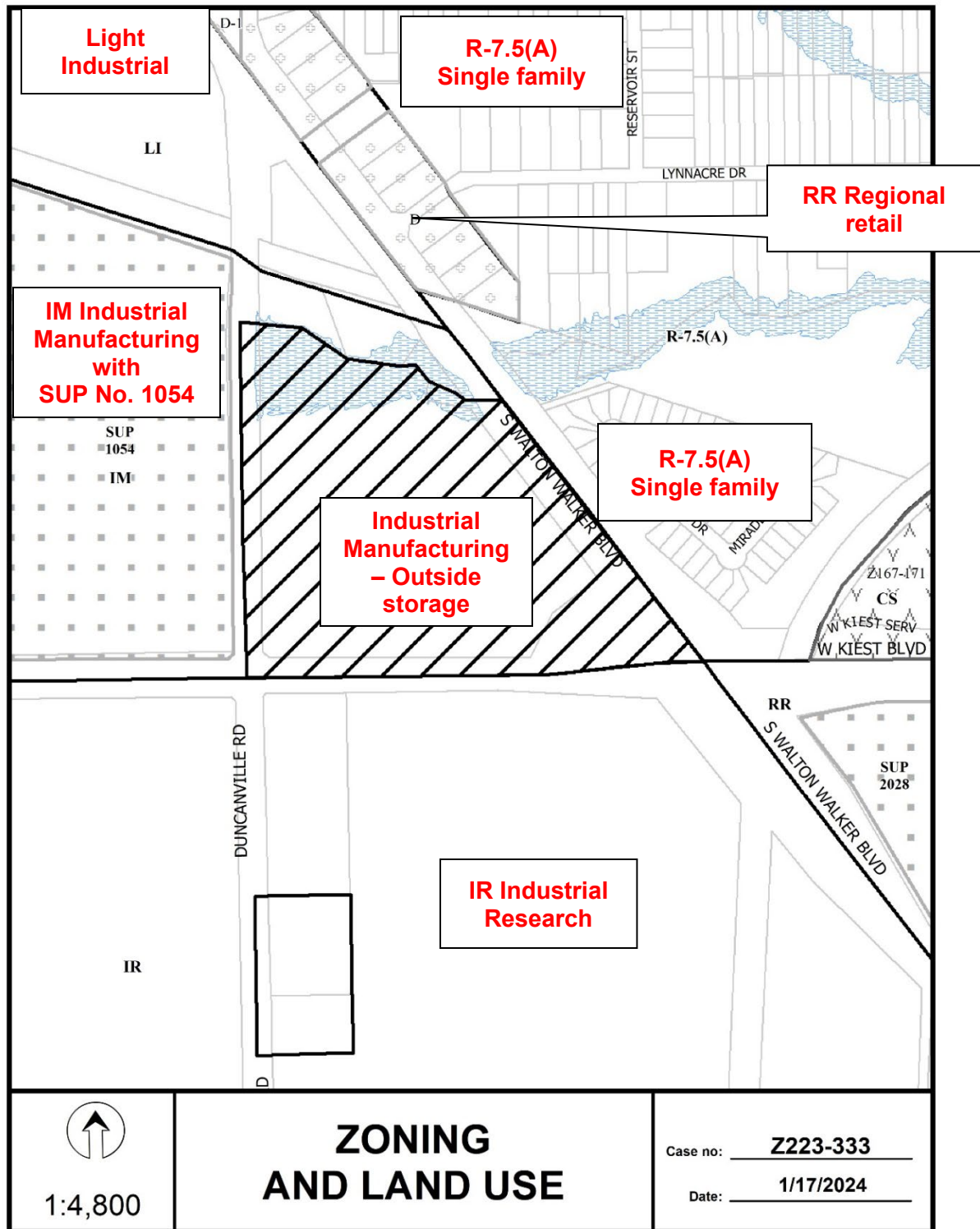
1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. SCREENING: An eight-foot-high solid screening fence must be maintained along the eastern boundary of the property, as shown on the site plan.
6. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
7. 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.

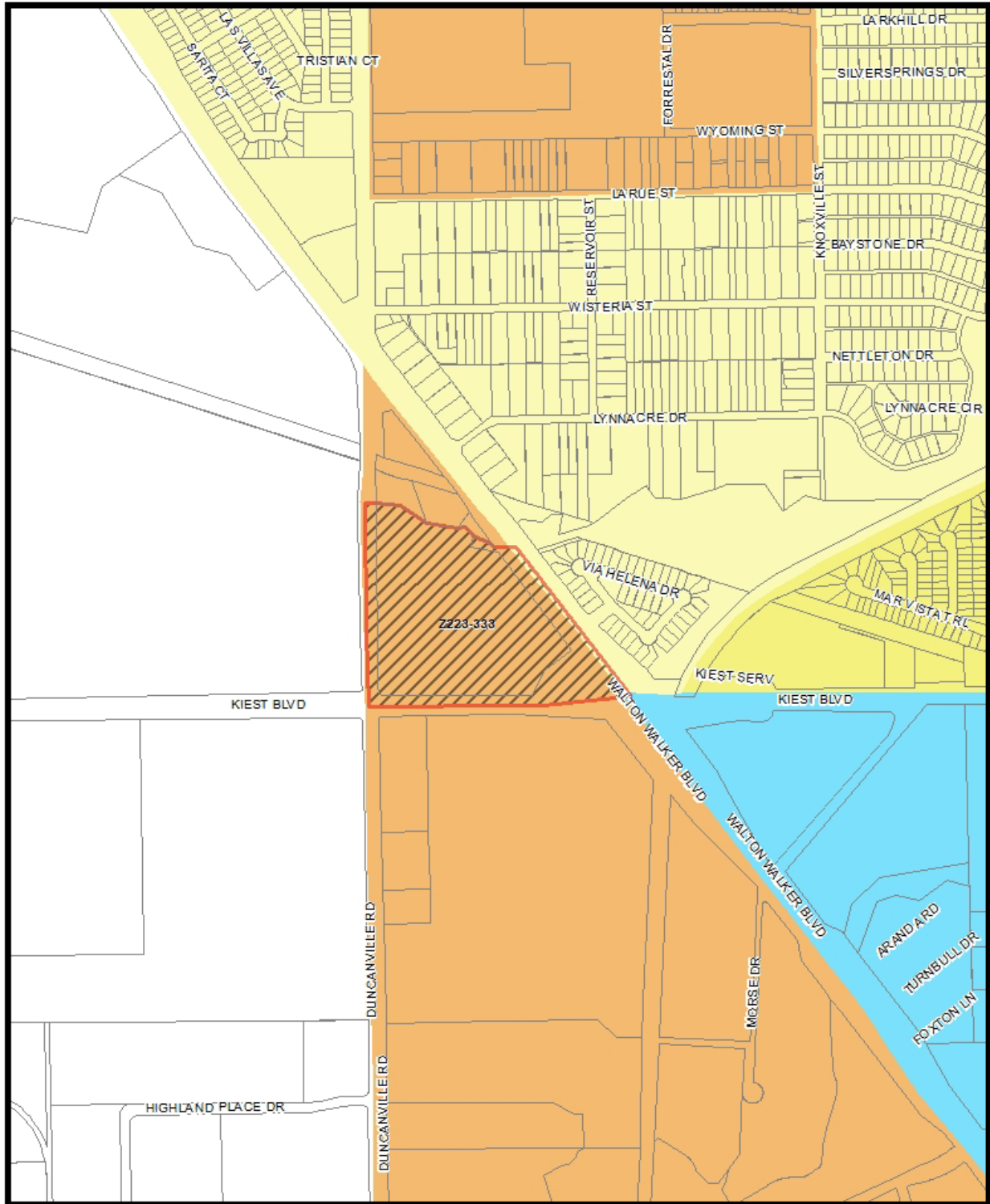
## CPC RECOMMENDED SITE PLAN











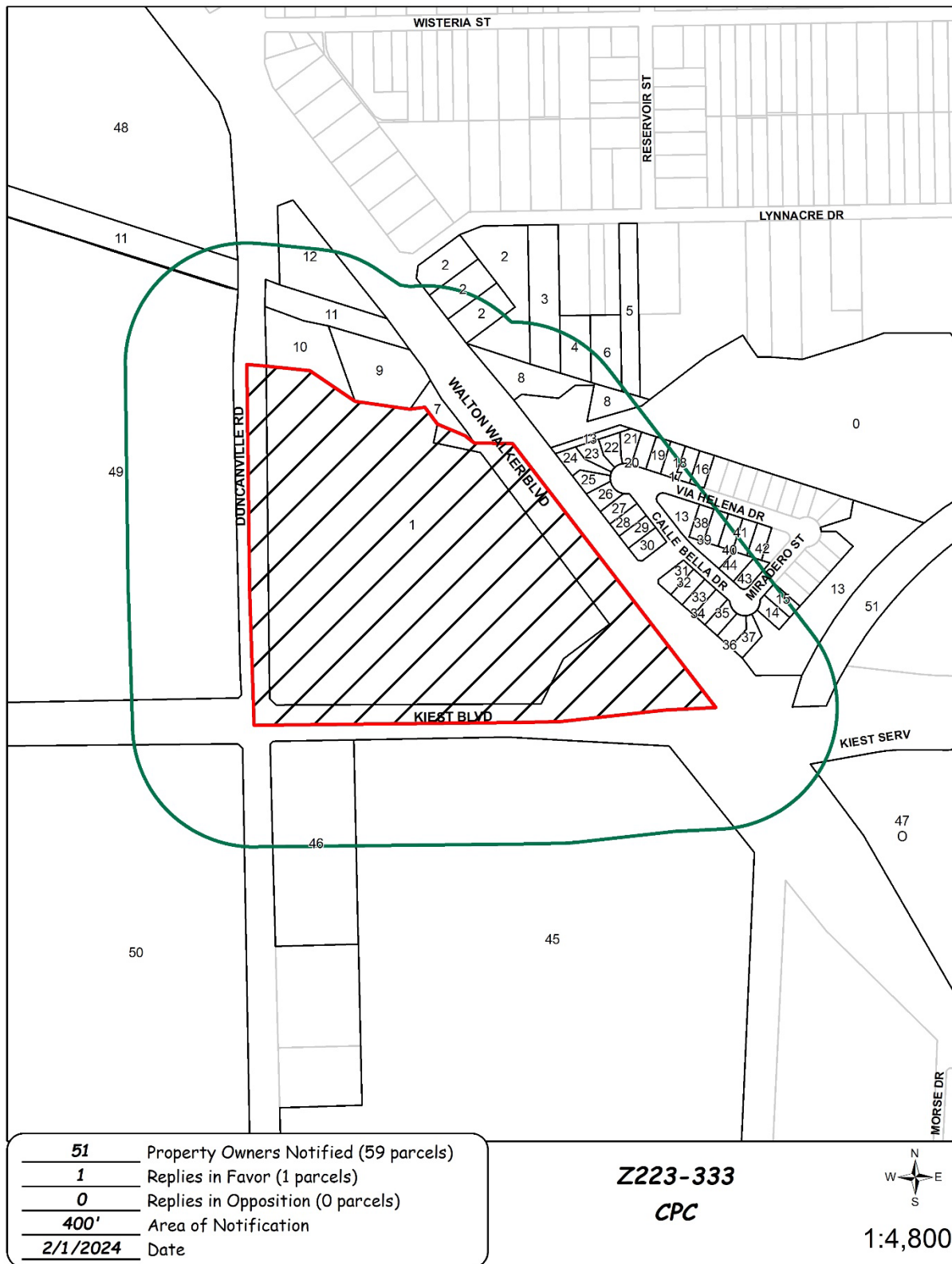
Market Value Analysis A B C D E F G H I NA



1:8,400

## Market Value Analysis

Printed Date: 1/17/2024



01/31/2024

***Reply List of Property Owners******Z223-333******51 Property Owners Notified******1 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                   | 3140                  | DUNCANVILLE RD        | JB HUNT TRANSPORT INC               |
| 2                   | 12                    | LOOP 12               | FETZER LENA M                       |
| 3                   | 4930                  | LYNNACRE DR           | ESPINOZA CARLOS                     |
| 4                   | 4928                  | LYNNACRE DR           | GODINEZ AMELIA                      |
| 5                   | 4910                  | LYNNACRE DR           | RODRIGUEZ GILIVALDO &               |
| 6                   | 8016                  | NO NAME ST            | BREWER DEVELOPMENT LLLC             |
| 7                   | 3041                  | S WALTON WALKER BLVD  | WAGGONER LOUIS B                    |
| 8                   | 3100                  | S WALTON WALKER BLVD  | UNKNOWN                             |
| 9                   | 3033                  | S WALTON WALKER BLVD  | DEANDA YOLANDA &                    |
| 10                  | 3020                  | DUNCANVILLE RD        | INSURE SELF STORAGE LLC             |
| 11                  | 2901                  | DUNCANVILLE RD        | ONCOR ELECRTCIC DELIVERY<br>COMPANY |
| 12                  | 3006                  | DUNCANVILLE RD        | SS WALTON WALKER LLC                |
| 13                  | 3100                  | S WALTON WALKER BLVD  | MRL CONSTRUCTION LP                 |
| 14                  | 4728                  | MIRADERO ST           | REYES IGNACIO                       |
| 15                  | 4724                  | MIRADERO ST           | PLUTARCO ESPIRICUETA                |
| 16                  | 3130                  | VIA HELENA DR         | SEGOVIA CESAR                       |
| 17                  | 3126                  | VIA HELENA DR         | GONZALEZ MA DEL CARMEN PENA<br>&    |
| 18                  | 3122                  | VIA HELENA DR         | EDWARDS SHARON D                    |
| 19                  | 3118                  | VIA HELENA DR         | ALVAREZ PEDRO A &                   |
| 20                  | 3114                  | VIA HELENA DR         | NAJERA BENIGNO J AZUA               |
| 21                  | 3110                  | VIA HELENA DR         | AGUINAGA GUILLERMO P                |
| 22                  | 3106                  | VIA HELENA DR         | GONZALEZ ADALBERTO                  |
| 23                  | 3102                  | VIA HELENA DR         | ISLAM MUHAMMED MUSHFIQUL            |
| 24                  | 3103                  | CALLE BELLA DR        | MEDRANO CESAR G &                   |
| 25                  | 3107                  | CALLE BELLA DR        | JUAREZ ROSALBA                      |
| 26                  | 3111                  | CALLE BELLA DR        | ESPINALBENITEZ FRANCISCO J          |

01/31/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>            | <i>Owner</i>                  |
|--------------|----------------|---------------------------|-------------------------------|
|              | 27             | 3115 CALLE BELLA DR       | ALDANA SUSANA &               |
|              | 28             | 3119 CALLE BELLA DR       | DUQUE GASTON                  |
|              | 29             | 3123 CALLE BELLA DR       | FLORES EUDOSIO &              |
|              | 30             | 3127 CALLE BELLA DR       | RIVERA MARIO J                |
|              | 31             | 3131 CALLE BELLA DR       | LOPEZ OCTAVIO E               |
|              | 32             | 3135 CALLE BELLA DR       | VELASQUEZ GERARDO             |
|              | 33             | 3139 CALLE BELLA DR       | ASTURIAS MARINA               |
|              | 34             | 3143 CALLE BELLA DR       | RAMIREZ ISREAL                |
|              | 35             | 3147 CALLE BELLA DR       | ALVARADO RIGOBERTO            |
|              | 36             | 3151 CALLE BELLA DR       | ARTEAGA ALFREDO               |
|              | 37             | 4732 MIRADERO ST          | CRUZ JERMAN                   |
|              | 38             | 3131 VIA HELENA DR        | RAMIREZ OPHELIA               |
|              | 39             | 3135 VIA HELENA DR        | CALDERON FELICIA              |
|              | 40             | 3139 VIA HELENA DR        | MENDOZA SANTOS                |
|              | 41             | 3143 VIA HELENA DR        | CARCAMO JOSE N &              |
|              | 42             | 3147 VIA HELENA DR        | GOMEZ YESSSENIA E &           |
|              | 43             | 3144 CALLE BELLA DR       | ALZAMORA HILLARY ROSA J       |
|              | 44             | 3140 CALLE BELLA DR       | LUNA RAQUEL                   |
|              | 45             | 3548 DUNCANVILLE RD       | ROLLING FRITOLAY SALES LP     |
|              | 46             | 3330 DUNCANVILLE RD       | BRENNTAG LUBRICANTS LLC       |
| O            | 47             | 4680 W Kiest BLVD         | LA ACADEMIA DE ESTRELLAS      |
|              | 48             | 2831 S WALTON WALKER BLVD | RLR INVESTMENTS LLC           |
|              | 49             | 5333 W Kiest BLVD         | MANHEIM REMARKETING INC       |
|              | 50             | 3225 DUNCANVILLE RD       | OLD DOMINION FREIGHT LINE INC |
|              | 51             | 2300 AL LIPSCOMB WAY      | BNSF RAILWAY                  |