

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

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:

	Zoning	Land Use
Site	IM Industrial Manufacturing	Outside storage
North	RR Regional Retail & R-7.5(A) Single Family	Motor vehicle fueling station, Single Family
East	R-7.5(A) Single Family	Single Family
South	IR Industrial Research	Machinery, heavy equipment, or truck sales and service
West	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

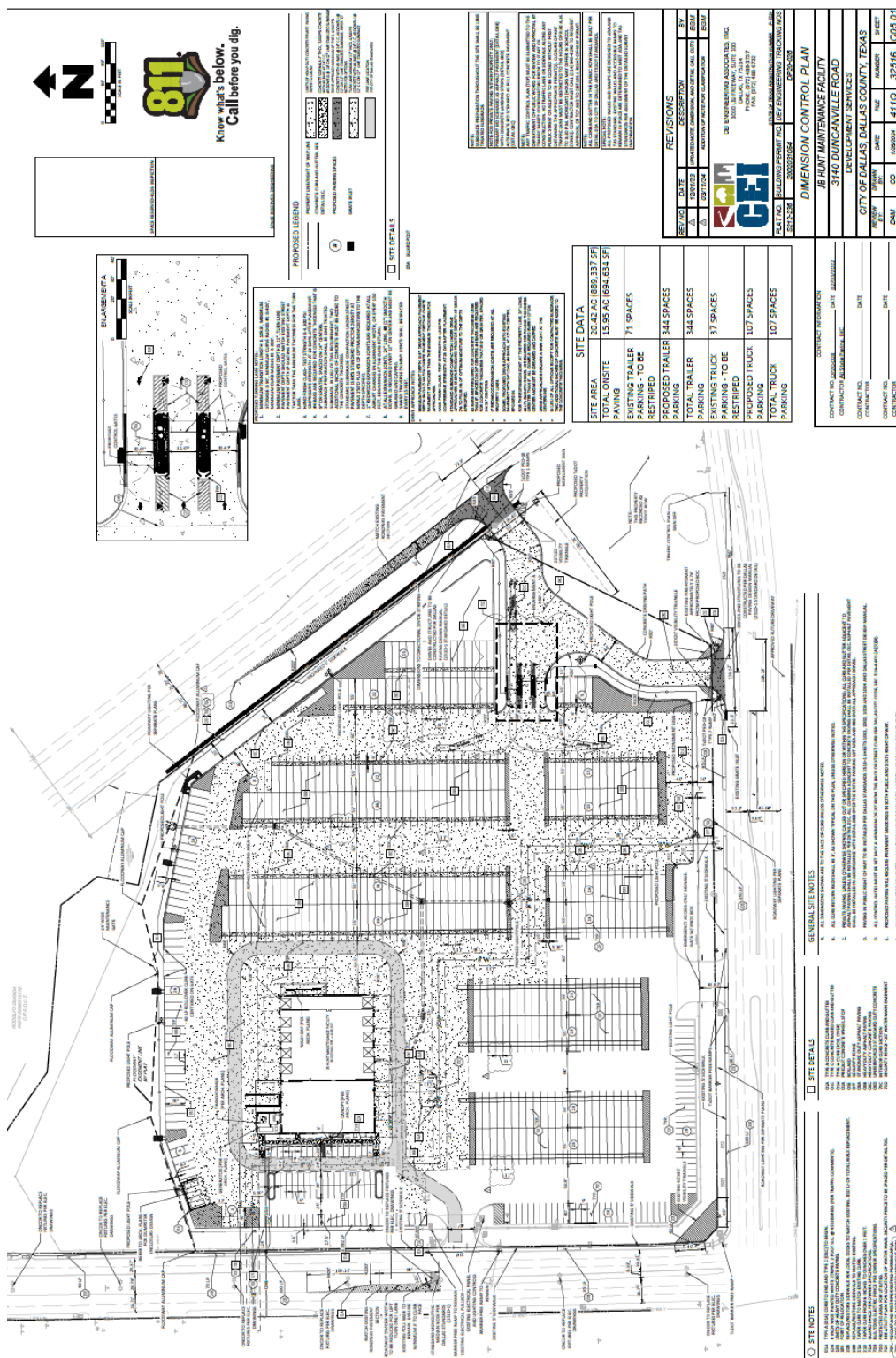
Notices:	Area: 400	Mailed: 51
Replies:	For: 1	Against: 0

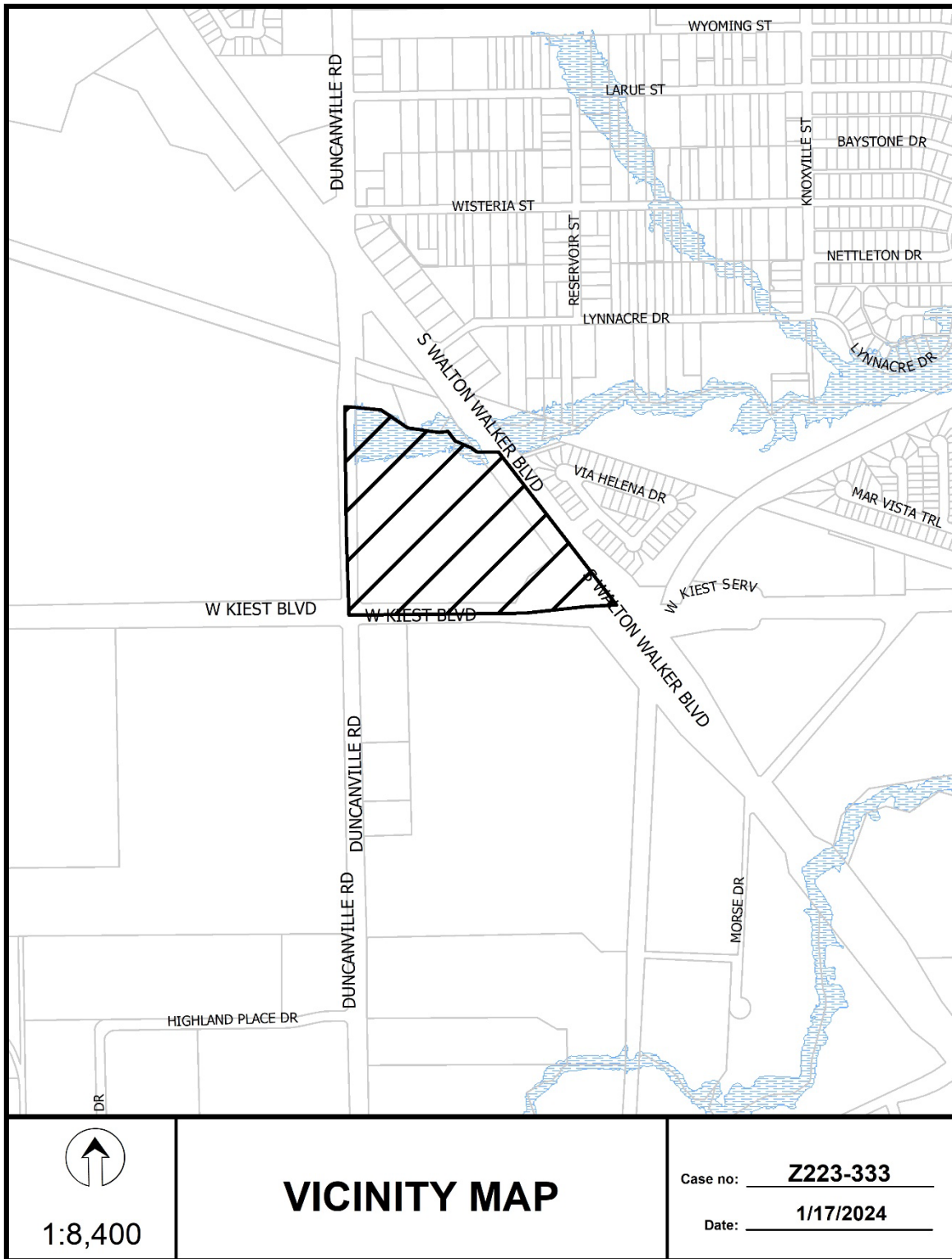
Speakers: For: Brandon Waldrum, 3030 LBJ Fwy., Dallas, TX, 75234
Against: None

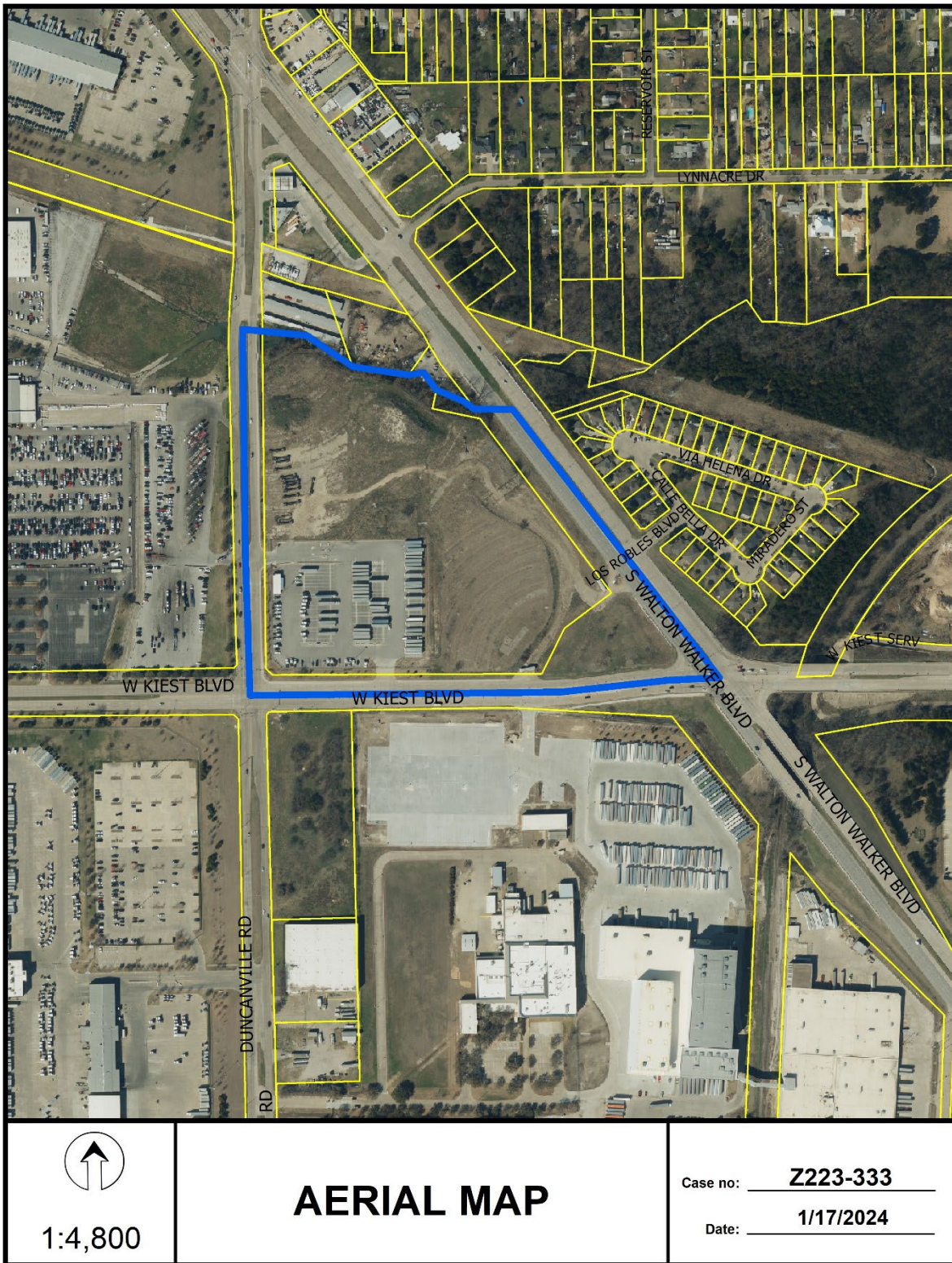
CPC RECOMMENDED CONDITIONS

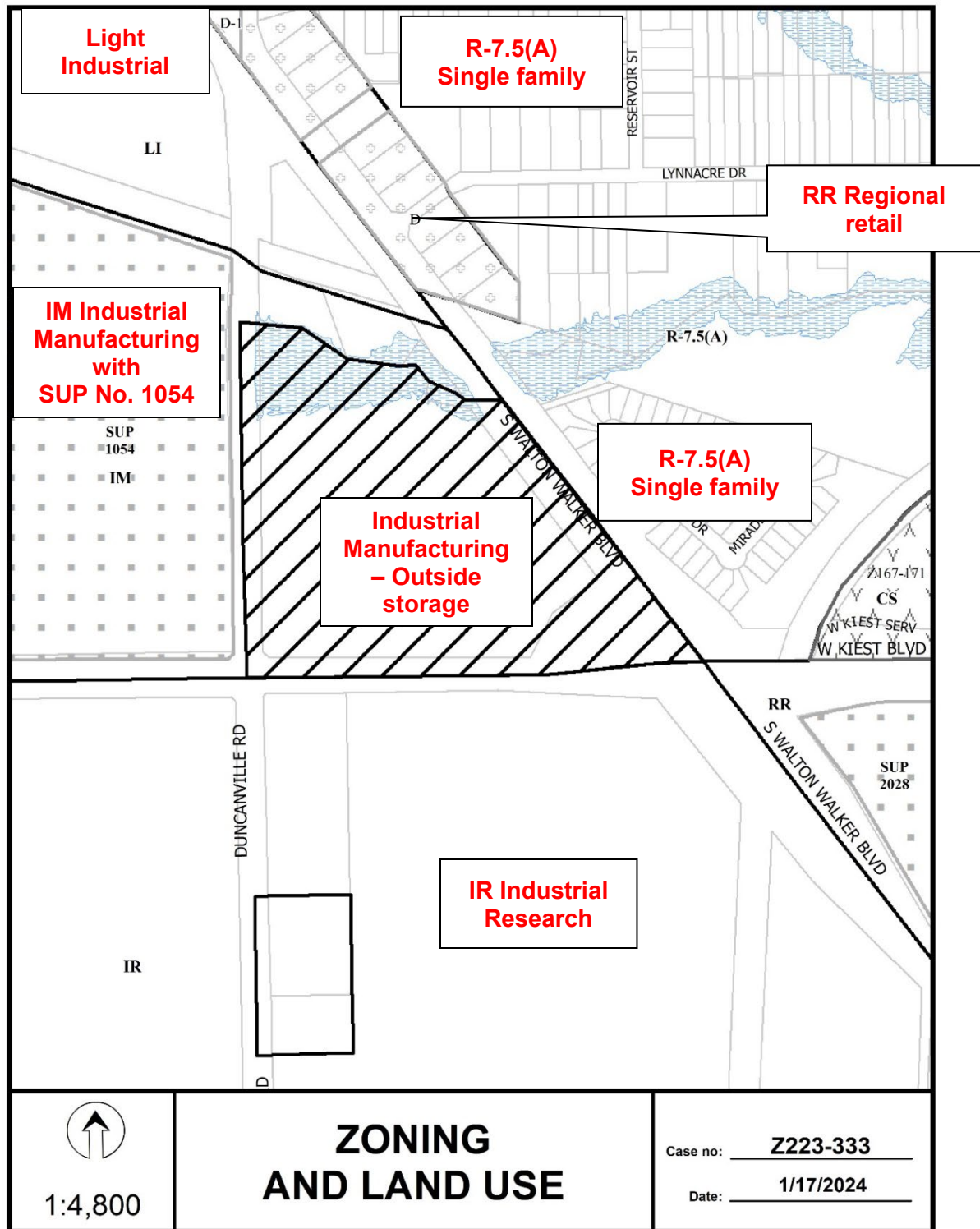
1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. INGRESS/EGRESS: 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.

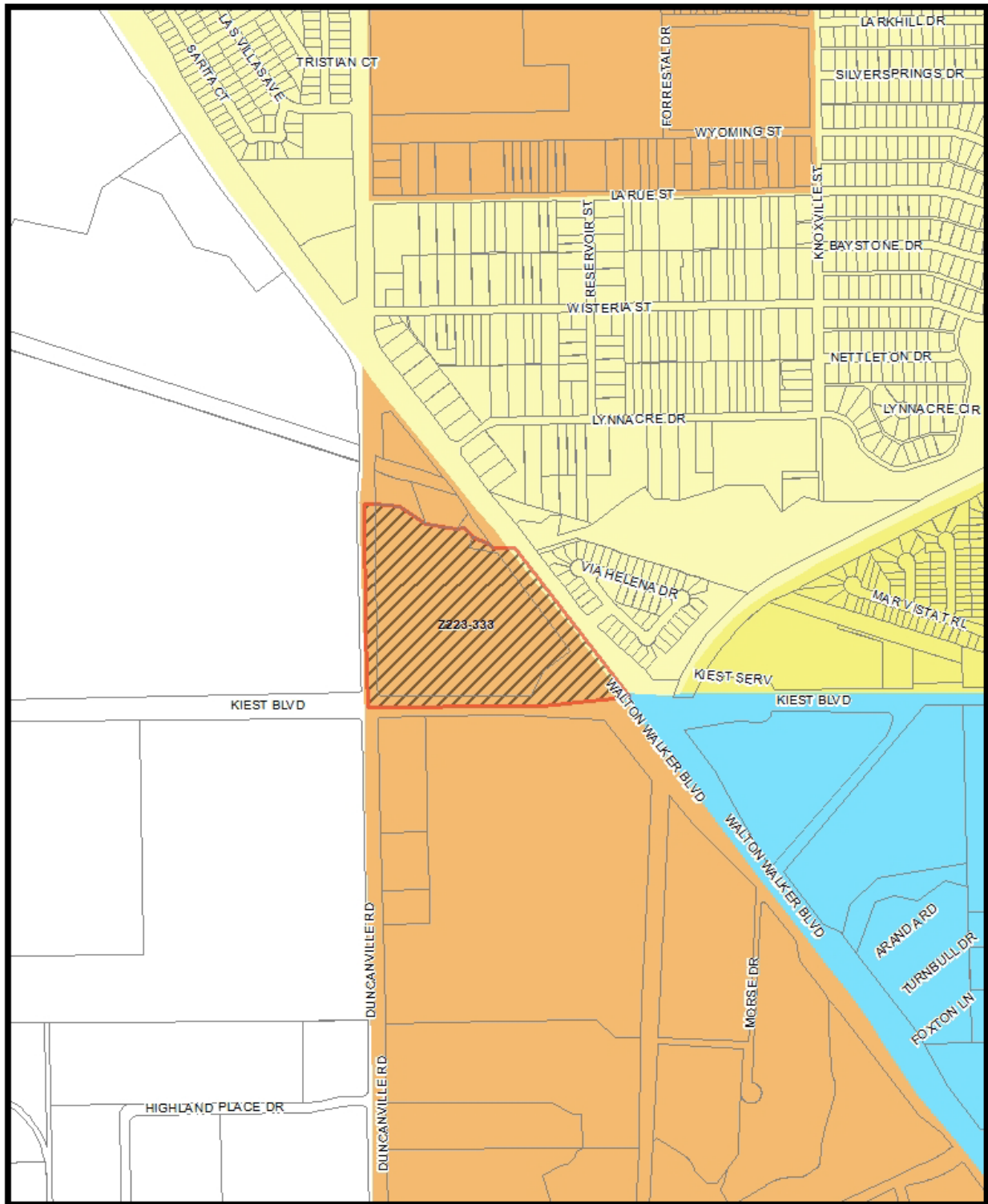
CPC RECOMMENDED SITE PLAN











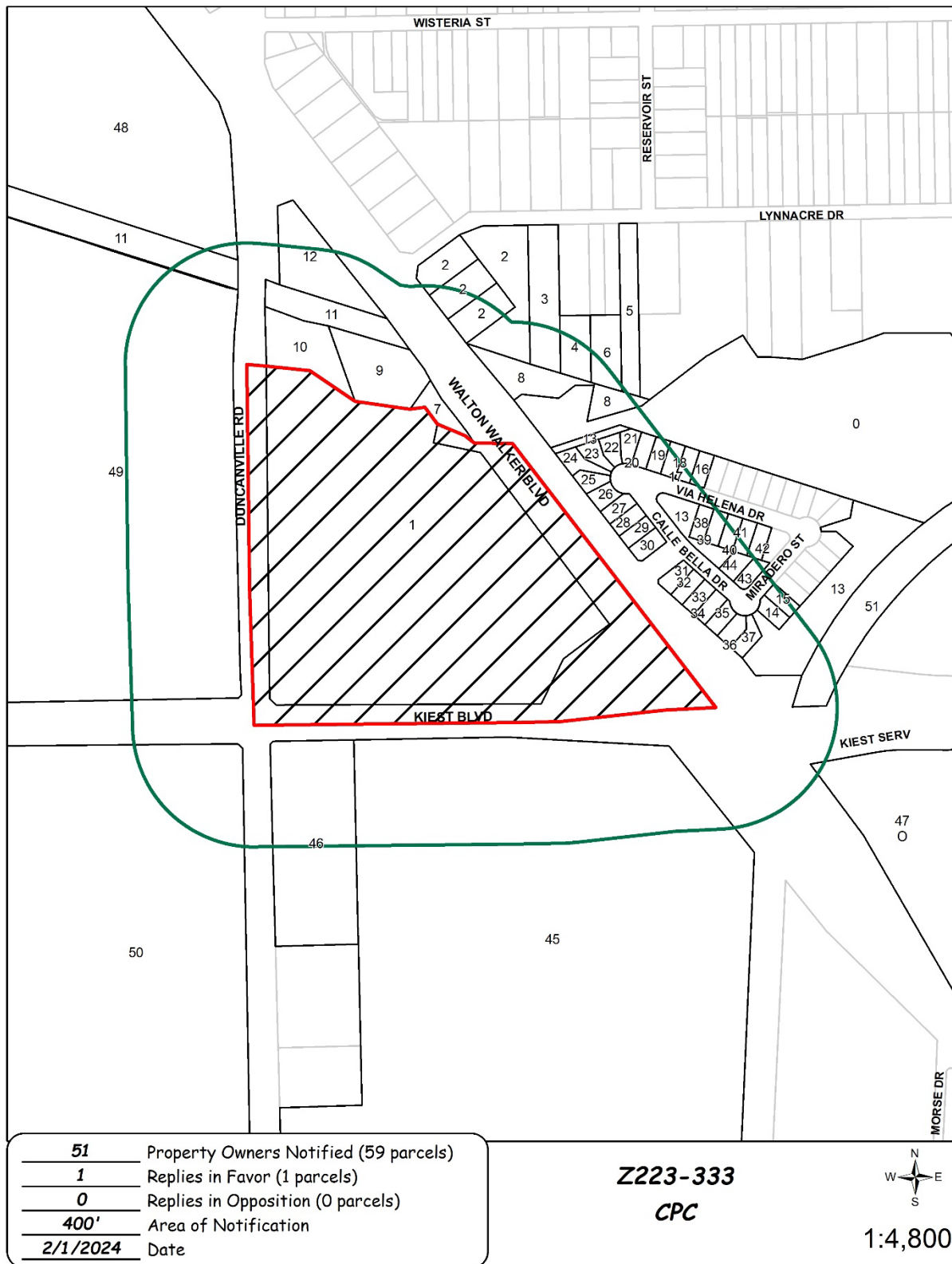
Market Value Analysis A B C D E F G H I NA



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***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
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 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 &
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