

**FILE NUMBER:** Z189-259(PD)

**DATE FILED:** April 29, 2019

**LOCATION:** Southeast corner of South Central Expressway and Bateman Avenue

**COUNCIL DISTRICT:** 7

**MAPSCO:** 56 Q

**SIZE OF REQUEST:** Approx. 2.47 acres

**CENSUS TRACT:** 86.03

**APPLICANT:** United and Tows, LLC./Chris Fletcher

**OWNER:** Chris Fletcher

**REPRESENTATIVE:** Santos Martinez, La Sierra Planning Group

**REQUEST:** An application for an amendment to and renewal of Specific Use Permit No. 1602 for a vehicle storage lot on property zoned a CS Commercial Service District.

**SUMMARY:** The applicant proposes to enlarge the floor area of the structures on the subject site to continue the operation of a vehicle storage lot [United Tows].

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

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

**BACKGROUND INFORMATION:**

- On January 5, 2006, Specific Use Permit No. 1602 was approved by City Council for a five-year period.
- On August 26, 2009, the SUP was expanded and the conditions and time limit were amended and approved for a four-year period with eligibility for automatic renewals for two additional two-year periods.
- On August 26, 2013, the SUP was automatically renewed for a two-year period. On July 14, 2015, the SUP was automatically renewed for a two-year period.
- On October 25, 2017, the SUP was renewed for a two-year period to expire on October 25, 2019.
- The applicant's request for a renewal of Specific Use Permit No. 1602 for a vehicle storage lot will allow for the business to continue to operate on the 2.47 acre site.
- The current tenant has been operating the business since November 2000.
- In the CS Commercial Service District, a vehicle storage lot land use is allowed by specific use permit only.

**Zoning History:** There have been no zoning requests in the vicinity within the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
South Central Expressway	Principal Arterial	100 feet
Bateman Avenue	Substandard Street	40 feet

**Traffic:**

The Engineering Division of the Department of Sustainable Development and Construction reviewed the request and determined that it will not impact the surrounding roadway system.

**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.

**Land Use Element**

GOAL 1.1           Align Land Use Strategies with Economic Development Priorities

Policy 1.1.1       Implement the Trinity River Corridor Plan.

**Trinity River Corridor Comprehensive Land Use Plan:** The site lies within the boundary of the Southward Industrial Study Area (Area 3) of the Trinity River Corridor Land Use Plan. This approximate 1,550-acre area is generally bounded by Overton Road, I45/Loop 12, and Simpson Stuart Road. The future land use module is Community Corridor, which envisions a primary land use consisting of retail-community and office-regional serving development. The land use opportunity for the immediate area surrounding the site is Commercial-Freeway and Industrial-Light.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CS, SUP No.1602	Vehicle storage lot
<b>North</b>	CS, CS-D	Retail, Single Family, Commercial amusement, Vehicle/engine repair,
<b>East</b>	CS, CS-D, IR	Railroad yard, Undeveloped land
<b>South</b>	IR	Railroad yard, Undeveloped land
<b>West</b>	CS	Heavy equipment sales/service, Auto service center, Lodging

**Land Use Compatibility:**

The request site is situated with approximately 216 feet of frontage along the east line of South Central Expressway. On August 26, 2009, the SUP was expanded and the conditions and time limit were amended and approved for a four-year period with eligibility

for automatic renewals for an additional two-year periods. On August 26, 2013, and July 14, 2015, the SUP was automatically renewed for two-year periods. The SUP was subsequently renewed on October 25, 2017 for a two-year period.

Existing structures on site include two single-story structures and an expansive area of nonpermeable surface area for the storage of vehicles. The applicant is requesting an amendment to enlarge an existing 2,695-square-foot structure by 1,168-square-feet for an attached carport and 1,044-square-feet for a detached shipping container used for storage for a total floor area of 4,907-square-feet.

The area is generally developed with a mix of commercial/industrial uses. A small number of nonconforming single family uses exist to the northeast, near the terminus of Bateman Avenue. Predominate land use in the immediate area along the east line of South Central Expressway is a rail storage yard, which abuts the eastern and southern portion of the site.

The site is maintaining the required solid screening around the perimeter.

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 applicant's request to amend and renew this specific use permit. With respect to the responsibility of monitoring the progress of the Trinity's improvements, a five-year renewal period without automatic renewals permits staff to address the continued existence of the use, which deviates from the vision of preferred uses along the corridor, as noted above.

**Parking:**

No off-street parking is required for the vehicle storage lot land use. The existing conditions of SUP No. 1602 states a minimum of five visitor parking spaces must be provided in the location shown on the attached site plan and the spaces are being provided.

**Landscaping:**

Any new development on the property will require landscaping per Article X, as amended of the Dallas Development Code.

**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). Although the area of request is not within an identifiable MVA cluster, it is adjacent to an “H” MVA cluster to the northeast.

**CPC ACTION:**  
**September 19, 2019**

**Motion:** It was moved to recommend **approval** of an amendment to and renewal of Specific Use Permit No. 1602 for a vehicle storage lot for a five-year period, subject to a revised site plan to conditions on property zoned a CS Commercial Service District, on the southeast corner of South Central Expressway and Bateman Avenue.

Maker: Schulte  
Second: Housewright  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley,

Against: 0  
Absent: 1 - Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 300 Mailed: 23  
**Replies:** For: 0 Against: 0

**Speakers:** None

**List of Partners/Principals/Officers**

United Tows LLC

Misty Adams Fletcher      General Manager

Chris Brant Fletcher      Manager

OWNER: Christopher Brant Fletcher, Individual

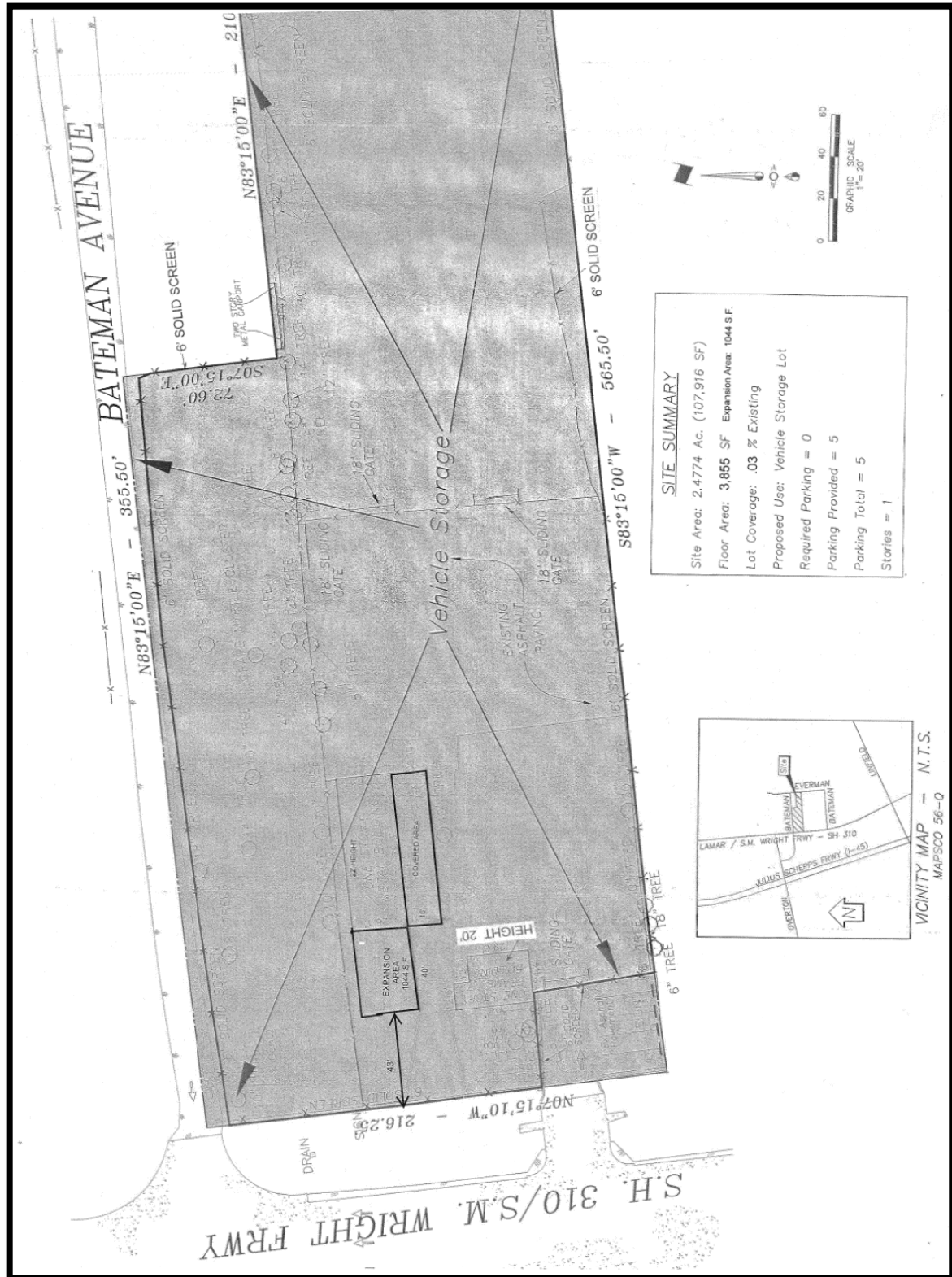
**CPC Recommended Conditions  
SUP No. 1602**

1. USE: The only use authorized by this specific use permit is a vehicle storage lot.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan/landscape plan.
3. TIME LIMIT: This specific use permit expires (five-year period from the passage of this ordinance). ~~but is eligible for automatic renewal for two additional two-year periods pursuant to Section 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 180<sup>th</sup> but before the 120<sup>th</sup> 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 applications for automatic renewal is strictly enforced.)~~  
August 26, 2013
4. SCREENING: A six-foot-high solid screening fence must be provided in the location shown on the attached site plan.
5. VEHICLE SERVICING: Repair and maintenance of vehicles on the Property is prohibited.
6. VEHICLE STORAGE AND WRECKER PARKING: Storage and staging of all stored vehicles and wreckers is limited to the location shown on the attached site plan.
7. VISITOR PARKING: A minimum of five visitor parking spaces must be provided in the location shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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.

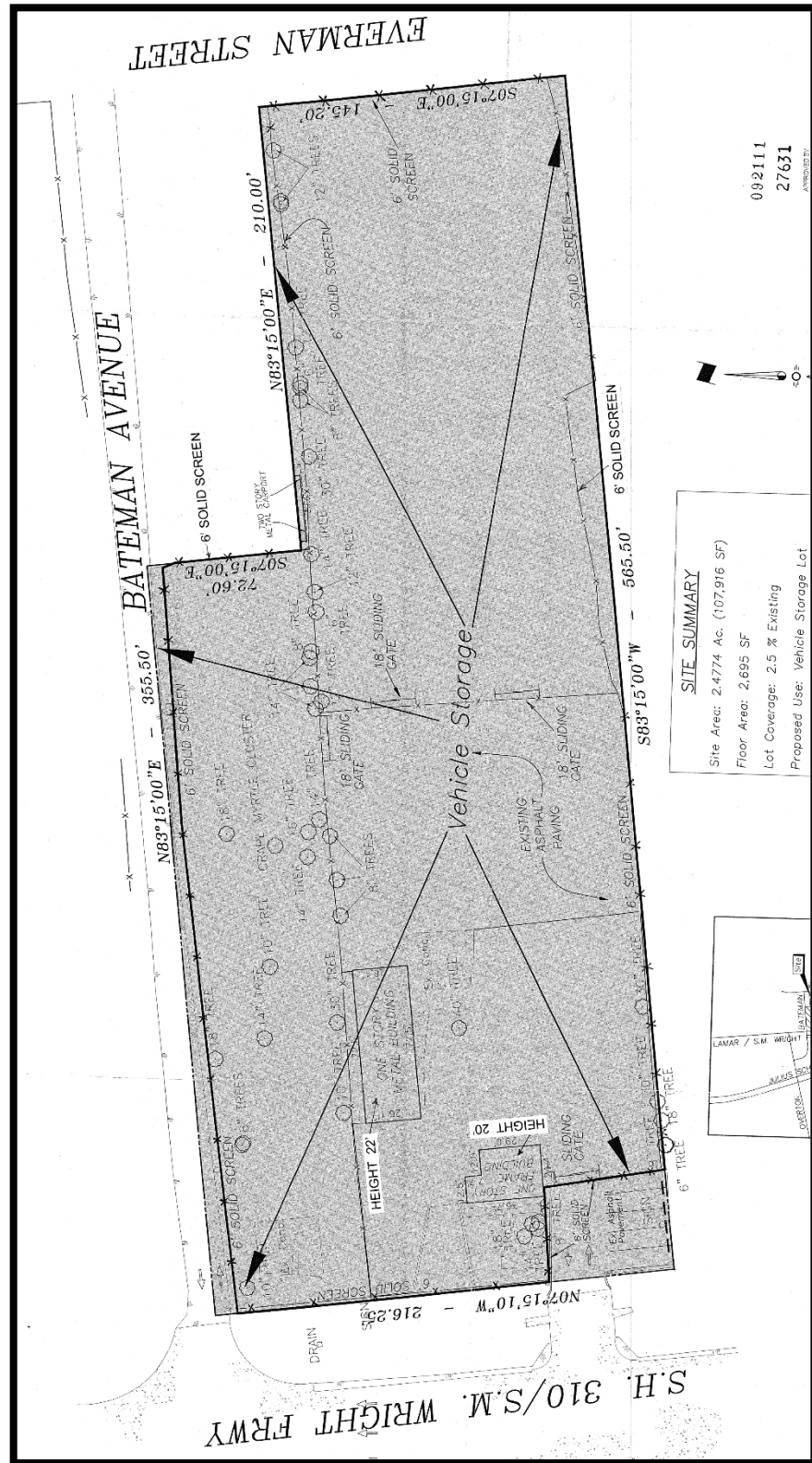


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**PROPOSED SUP SITE PLAN**



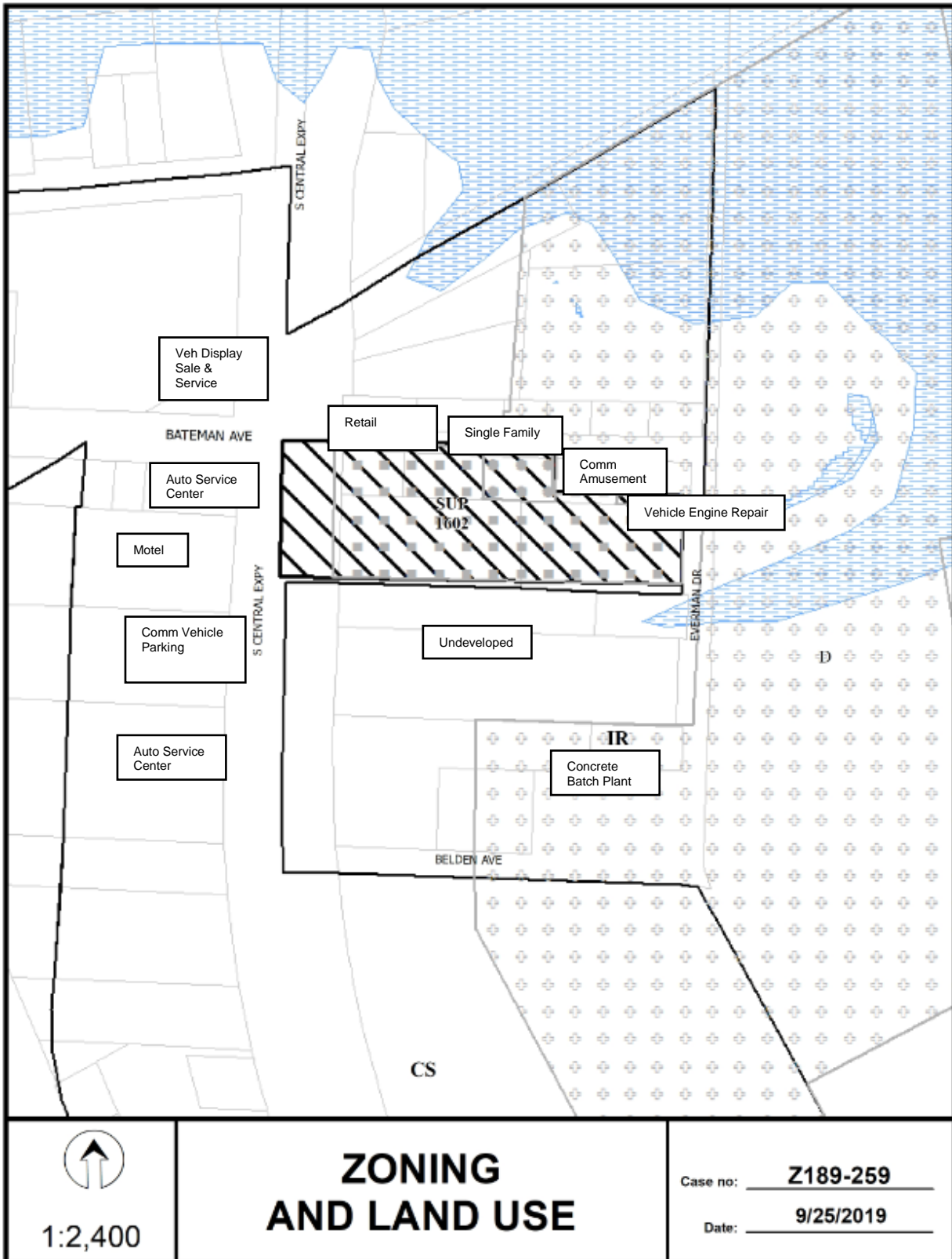
## EXISTING SUP SITE PLAN













MVACluster A B C D E F G H I NA



# Market Value Analysis

Printed Date: 7/3/2019



**CPC Responses**





09/18/2019

***Reply List of Property Owners******Z189-259******23 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	4314	BATEMAN AVE	FLETCHER CHRISTOPHER B
2	4330	BATEMAN AVE	S & C HOLDINGS LLC
3	7046	S CENTRAL EXPY	FLECTHER CHRISTOPHER B
4	4332	BATEMAN AVE	HERNANDEZ GEORGE &
5	7054	S CENTRAL EXPY	FLETCHER CHRIS
6	7015	S CENTRAL EXPY	BARAJAS NICK DBA
7	7020	S CENTRAL EXPY	PALACIOS ENRIQUE CALDERON
8	4242	BATEMAN AVE	HOPKINS VALERIE
9	4246	BATEMAN AVE	BASKETT BETTY C LIVING TR
10	7051	S CENTRAL EXPY	CONWRIGHT ROBERT
11	7055	S CENTRAL EXPY	PATEL HASMUKHLAL V
12	7022	S CENTRAL EXPY	OLIVARES JOSE A
13	7034	S CENTRAL EXPY	LENAMOND THOMAS
14	3627	EVERMAN DR	MARTYN PANSY MCCONNELL
15	4331	BATEMAN AVE	PATTERSON DOROTHY L
16	4337	BATEMAN AVE	HERNANDEZ HERMINIO
17	7038	S CENTRAL EXPY	LENAMOND THOMAS D
18	4343	BATEMAN AVE	SAMULKA W B & ANNIE B
19	4327	BATEMAN AVE	LENAMOND THOMAS
20	3719	EVERMAN DR	ST LOUIS S W RAILWAY CO
21	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
22	9999	NO NAME ST	UNION PACIFIC RR CO
23	7111	S CENTRAL EXPY	BRAR TRANSPORTATION INC