
FILE NUMBER: Z189-329(PD) **DATE FILED:** August 12, 2019
LOCATION: East side of South Buckner Boulevard, south of Stonehurst Street
COUNCIL DISTRICT: 5 **MAPSCO:** 58 G
SIZE OF REQUEST: ± .59 acres **CENSUS TRACT:** 92.01

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

APPLICANT/OWNER: Shawar Investments, LLC

REQUEST: An application for a Specific Use Permit for an auto service center use on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.

SUMMARY: The applicant is proposing to operate an auto service center use in an existing structure previously occupied by a discount tire operator.

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

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

BACKGROUND INFORMATION:

- Planned Development District No. 366 was approved by City Council on February 26, 1992. The PDD consists of ten subareas for Mixed Use Project [MUP] uses.
- The PDD allows an auto service center use in Subarea 2 only by a Specific Use Permit.
- The 0.59-acre site is currently developed with an approximately 7,040-square foot structure constructed in 1955. The applicant proposing to occupy the building with an auto service center use.
- The Dallas Development Code defines an auto service center use as a facility for the servicing or minor mechanical repair of motor vehicles. The use may include the retail sale of lubricant oils, tires, or parts for use in motor vehicles. This use does not include as its primary function the disassembly, rebuilding, and replacement of motor vehicle engines, transmissions, or other major machinery components, nor auto body repair or painting.

Zoning History: There has been one recent zoning changes requested within the area in the past five years.

1. **Z156-183:** On August 9, 2017 the City Council approved an authorized hearing for an amendment to Planned Development District No. 366 and to allow Accessory outside display of merchandise in Subarea 2 within Planned Development District No. 366 generally along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road, between Carbona Drive on the west and Pleasant Drive on the east.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Buckner Blvd	Principal Arterial	107 ft.	107 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly 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.

The request complies with the following land use goals and policies of the Comprehensive Plan because it is retaining the existing zoning regulations while allowing an additional use that is not only compatible but allowed within the subdistrict with an added layer of regulation.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

Land Use:

	Zoning	Land Use
Site	Subarea 2 within PDD No. 366-D-1	Vacant structure
North	Subarea 2 within PDD No. 366-D-1	Personal service, office
East	R-7.5(A)	Single family
South	Subarea 2 within PDD No. 366-D-1	Auto service center, restaurant
West	Subarea 2 within PDD No. 366-D-1	Retail, personal service & office

Land Use Compatibility:

The approximately 0.59-acre area of request is zoned Subarea 2 within PDD No. 366 with a D-1 Liquor Control Overlay and is currently developed with a one-story approximately 7,040-square-foot structure previously utilized as a discount tire use.

Surrounding uses include an auto service center use directly adjacent to the south, followed by a restaurant use; retail, personal service and office uses are located to the west across South Buckner Boulevard, personal service and office uses are abutting the site to the north. Single family uses are developed in an R-7.5(A) Single Family district to the east of the site.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

Therefore, the applicant's request for a Specific Use Permit for an auto service center is consistent with the provisions for granting a SUP and with the non-residential uses along South Buckner Boulevard. While residential uses are in proximity to the site and other non-residential uses, the specific use permit allows staff and City Plan Commission to evaluate the compatibility of the use and its impact in the surrounding area, staff recommends approval of the request.

Parking:

The off-street parking requirements for an auto service center in PDD No. 366, are in accordance with the Dallas Development Code, as amended. At a parking ratio of one space for each 500 square feet of floor area, the proposed 7,040-square-foot auto service center will require 14 spaces, as depicted in the proposed site plan, 36 spaces will be provided.

Landscaping:

Landscaping of any development is required to comply with Sec. 51P-366.110. While the site is currently developed, and no modifications that will trigger landscape requirements are being proposed, the applicant has agreed to install an additional landscape buffer along the eastern property boundary which abuts single family uses, and additional landscaping on the front of the property along South Buckner Boulevard.

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. The site is not within an identifiable MVA Category; however, it is in close proximity to an "H" MVA Cluster to the east.

CPC ACTION
March 26, 2020

Motion: It was moved to recommend **approval** of a Specific Use Permit for an auto service center use for a three-year period, subject to a site plan, landscape plan and conditions on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the east side South Buckner Boulevard, south of Stonehurst Street.

Maker: Schultz
Second: Hampton
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson, Shidid,
Carpenter, Jackson*, Blair, Jung, Schultz,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Housewright
Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 19
Replies: For: 2 Against: 0

Speakers: None

Z189-329(PD)

LIST OF OFFICERS

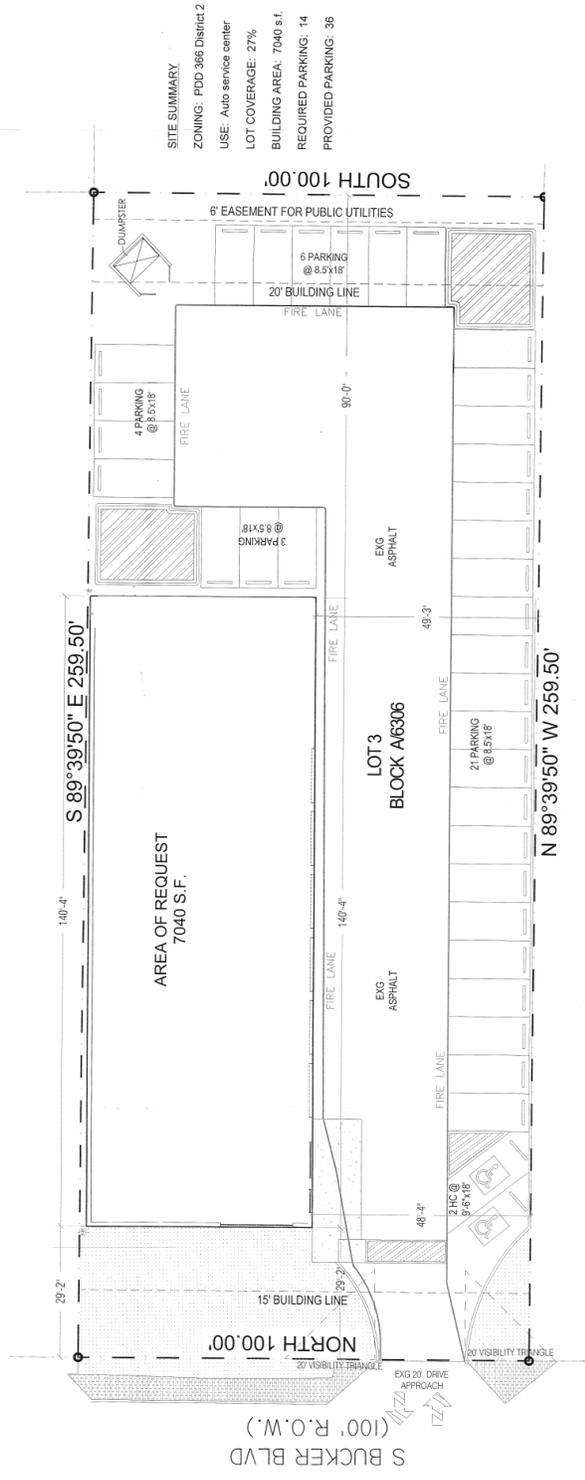
- Mohammad Shawar, Manager
- Nasser Awad

CPC APPROVED SUP CONDITIONS

1. **USE**: The only use authorized by this specific use permit is an auto service center use.
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 _____ (three-year period).
4. **HOURS OF OPERATION**: The auto service center may only operate between 8:00 a.m. and 7:00 p.m., Monday through Saturday.
5. **MAXIMUM FLOOR AREA**: The maximum floor area is 7,040 square feet.
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 APPROVED SITE PLAN

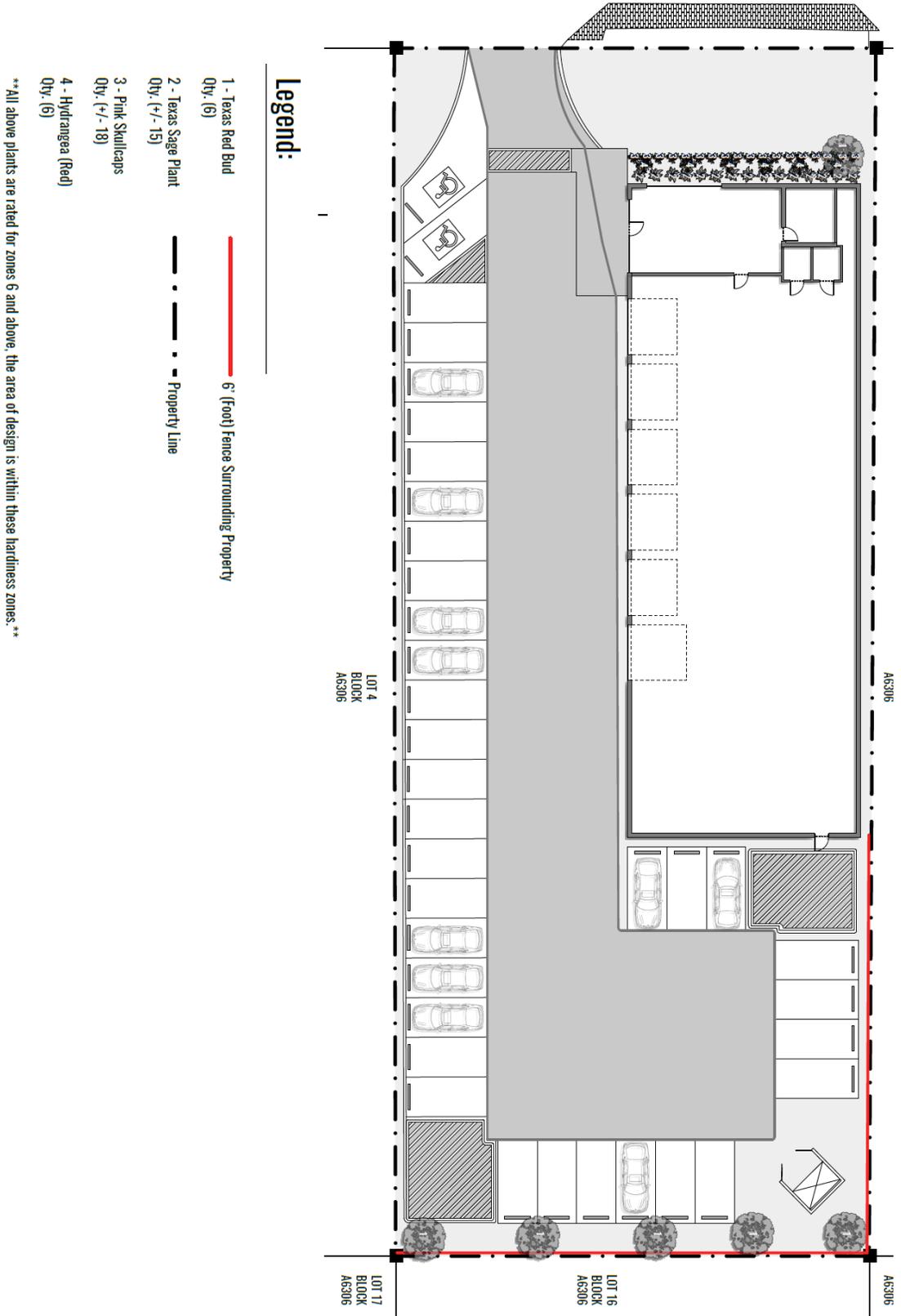
Z189-329



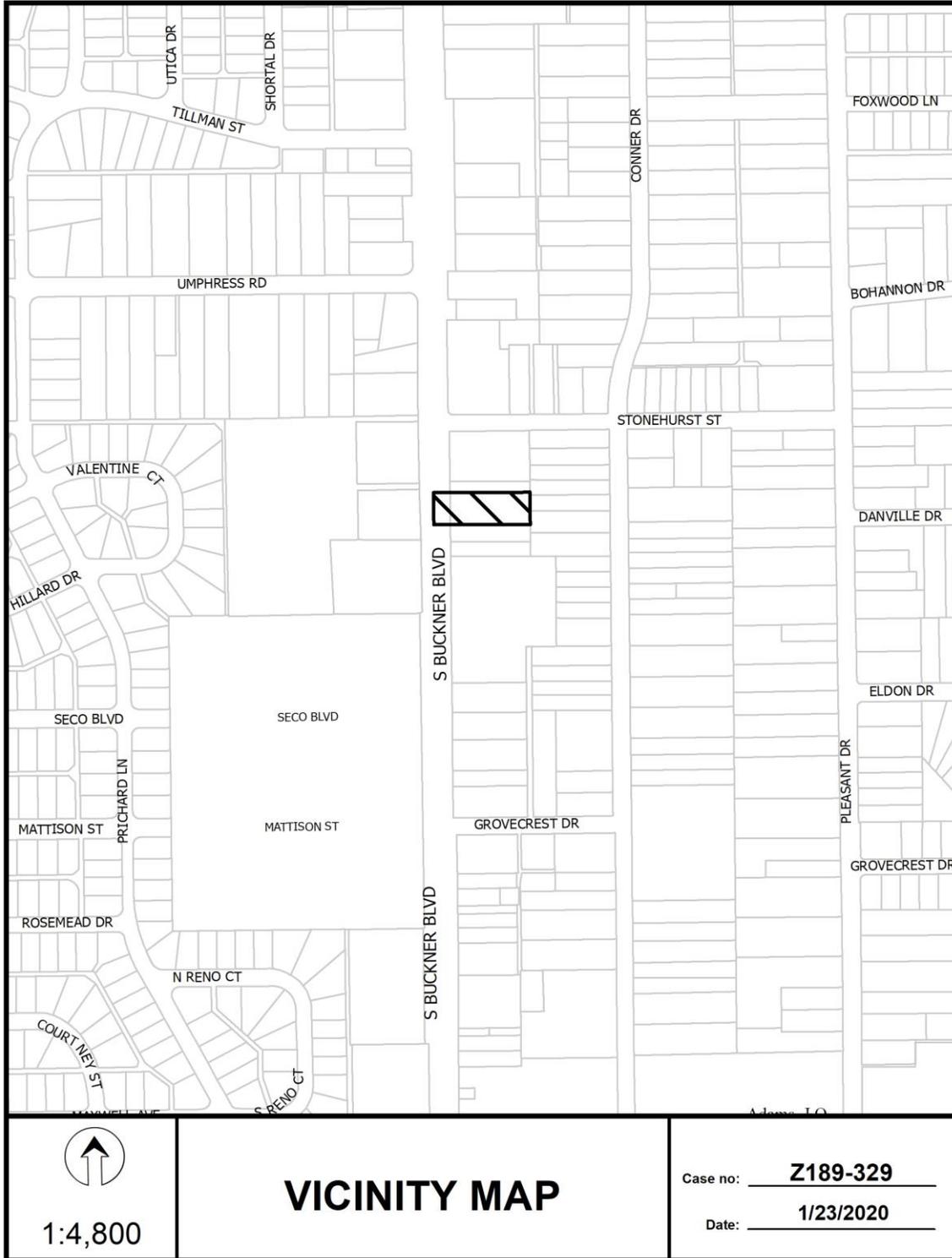
SITE SUMMARY
 ZONING: PDD 368 District 2
 USE: Auto service center
 LOT COVERAGE: 27%
 BUILDING AREA: 7040 s.f.
 REQUIRED PARKING: 14
 PROVIDED PARKING: 36

01 site plan 1'-00"=10'-00"

CPC APPROVED LANDSCAPE PLAN



All above plants are rated for zones 6 and above, the area of design is within these hardness zones.



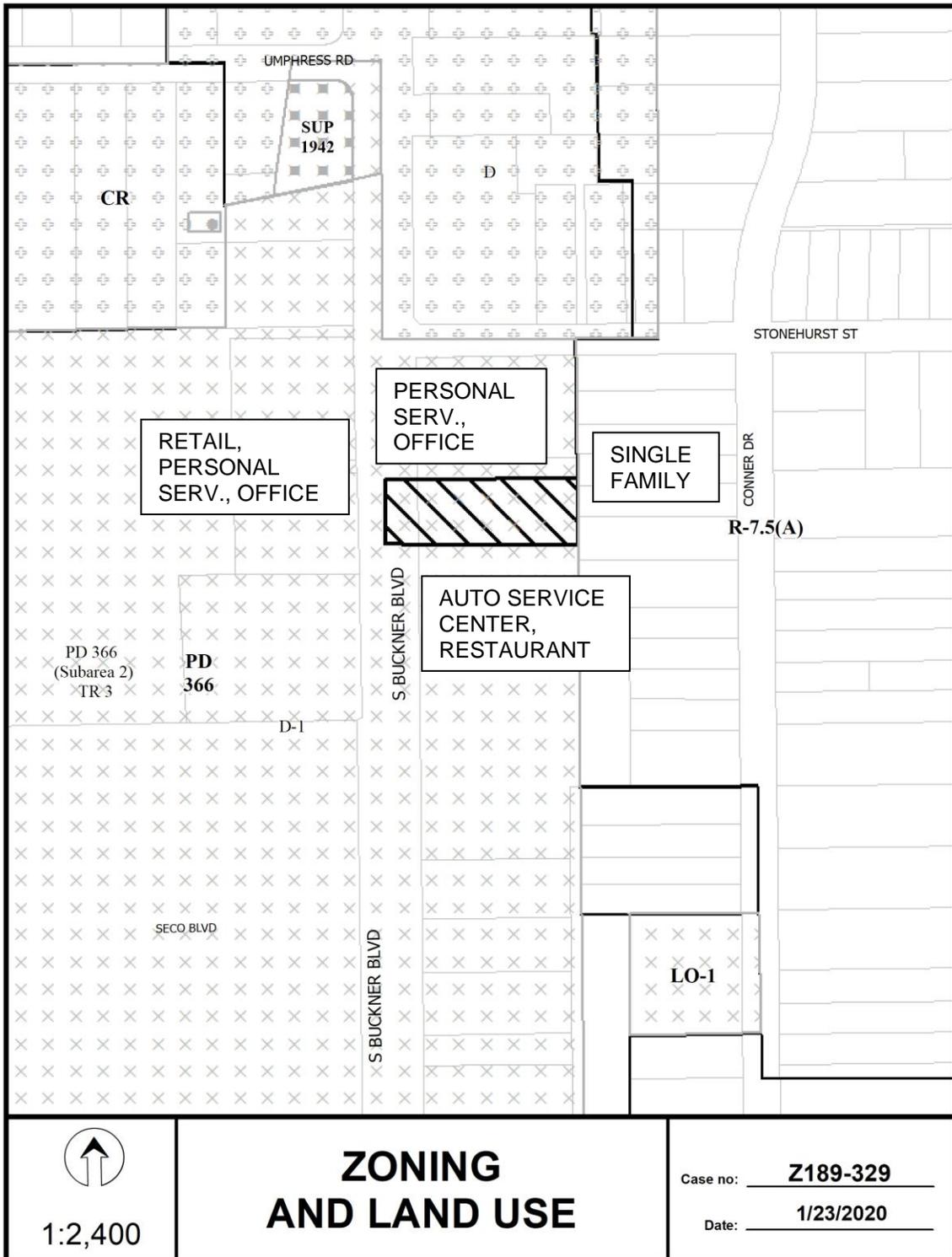


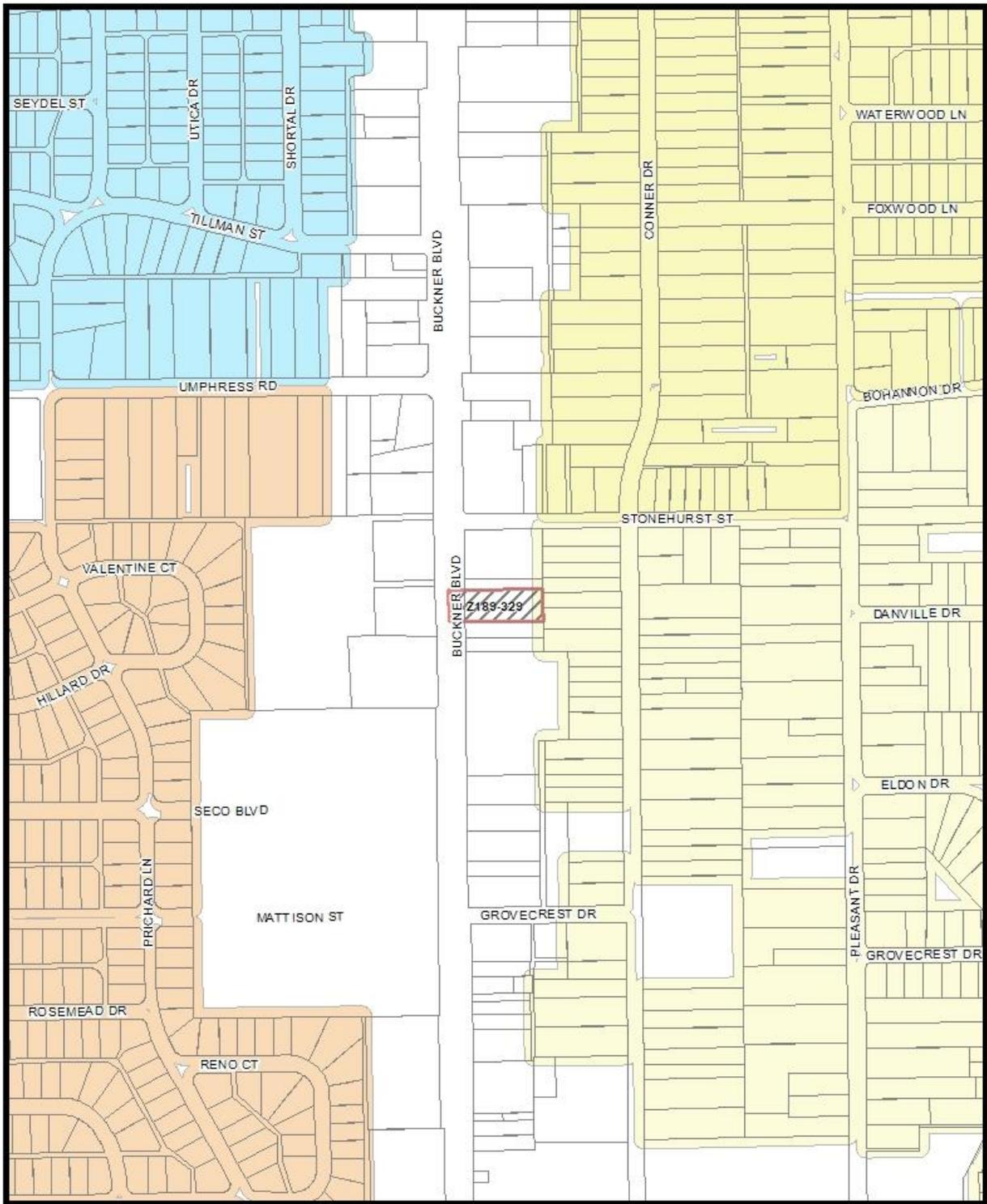
1:2,400

AERIAL MAP

Case no: Z189-329

Date: 1/23/2020





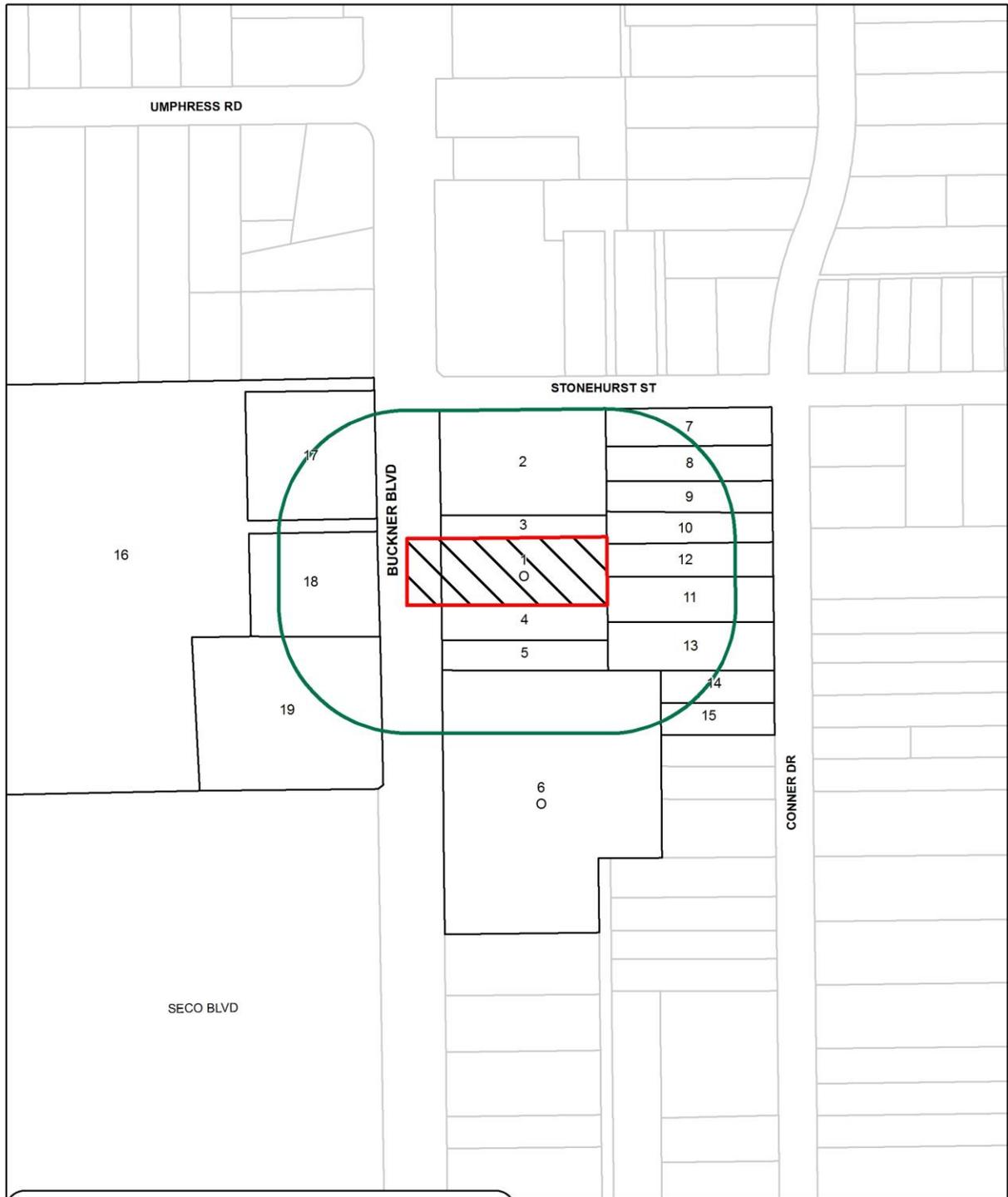
MVA Cluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 1/23/2020

CPC RESPONSES



<u>19</u>	Property Owners Notified (19 parcels)
<u>2</u>	Replies in Favor (2 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>3/26/2020</u>	Date

Z189-329
CPC



1:2,400

Reply List of Property Owners***Z189-329******19 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	1638 S BUCKNER BLVD	SHAWAR INVESTMENTS LLC
	2	1654 S BUCKNER BLVD	KLOEBER PROPERTIES LTD
	3	1642 S BUCKNER BLVD	VILLEGAS VICTOR & MA GUADALUPE
	4	1630 S BUCKNER BLVD	SANCHEZ MARTIN JR
	5	1624 S BUCKNER BLVD	SANCHEZ DELORES MARIA &
O	6	1536 S BUCKNER BLVD	NEWTEX REALTY LP
	7	1655 CONNER DR	OLIVARES GILBERTO R &
	8	1651 CONNER DR	ABOVO CORPORATION
	9	1643 CONNER DR	TREJO JUAN CARLOS VELAZQUEZ
	10	1647 CONNER DR	MORENO ALEJANDRO & ELVIRA
	11	1635 CONNER DR	CHAVARRIA FERNANDO
	12	1639 CONNER DR	MENCHACA DANIEL O &
	13	1627 CONNER DR	RAMIREZ CARMELO
	14	1619 CONNER DR	DOMINQUEZ CARLOS E &
	15	1615 CONNER DR	TOVAR ALFONSO & MODESTA
	16	1639 S BUCKNER BLVD	1639 BUCKNER PLAZA LLC
	17	1685 S BUCKNER BLVD	KRUGER PAUL W & CUI YE LEE
	18	1625 S BUCKNER BLVD	REISBERG FRED INV LTD
	19	1605 S BUCKNER BLVD	COMMERCIAL NATIONAL BANK