

**FILE NUMBER:** Z201-116(AU)

**DATE FILED:** October 19, 2020

**LOCATION:** Southeast corner of C.F. Hawn Freeway and Cade Road

**COUNCIL DISTRICT:** 8

**MAPSCO:** 69 C

**SIZE OF REQUEST:** Approx. 0.66 acres

**CENSUS TRACT:** 117.02

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**REPRESENTATIVE**

**APPLICANT/OWNER:** Jose Velazquez

**REQUEST:** An application for the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of this request is to continue the operation of an existing car dealership [Jose Auto Sales].

**CPC RECOMMENDATION:** Approval for a three-year period, subject to conditions.

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

## **BACKGROUND INFORMATION**

- The existing building was constructed as a retail building in 1959, according to Dallas Central Appraisal District records.
- On August 25, 1999, City Council approved Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, which requires a specific use permit for a vehicle display, sales and service use and for an auto service center; however, the PDD allows a vehicle or engine repair or maintenance use (AKA a body shop) by right.
- On August 12, 2015, City Council approved Specific Use Permit No. 2088 for a vehicle display, sales and service use for a two-year period. On February 14, 2018, the City Council approved the renewal of SUP No. 2088 for a three-year period. SUP No. 2088 will expire on February 14, 2021.
- On July 29, 2016, a Certificate of Occupancy was issued for a vehicle, display, sales and service use. On March 8, 2019, a Certificate of Occupancy was issued for one of the suites inside the building for a vehicle or engine repair or maintenance use, based on SUP No. 2088.

### **Zoning History:**

There have been two recent zoning changes requested in the area in the last five years.

- 1. Z189-171** On June 12, 2019, the City Council approved the renewal of Specific Use Permit No. 1339 for an open enrollment charter school use on property zoned R-7.5(A) Single Family District, located on the northwest corner of Rylie Road and Tufts Road.
- 2. Z167-255** On February 14, 2018, the City Council approved the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, located on the southeast corner of C.F. Hawn Freeway and Cade Road [request property].

### **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.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
C. F. Hawn Freeway	Highway	120'
Cade Road	Minor Arterial	34'

**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.

There are no goals or policies supporting or opposing the request.

**Surrounding Land Uses:**

	Zoning	Land Use
<b>Site</b>	PD No. 535, Subdistrict 2, D-1	Auto repair and sales
<b>North</b>	PD No. 535, Subdistrict 2	Auto salvage
<b>East</b>	PD No. 535, Subdistrict 1, D-1	Church
<b>South</b>	R-7.5(A)	Vehicle storage lot
<b>West</b>	R-7.5(A)	Undeveloped

**Land Use Compatibility:**

The request site is currently developed with a one story, approximately 10,000-square-foot building. The building contains four suites, two of them being used for vehicle display, sales, and service use, and two being used as storage. The site is being used as a vehicle, display, sales, and service use. The applicant requests to renew Specific Use Permit No. 2088 to allow for the continuation of the vehicle display, sales, and service use.

Surrounding uses include an auto salvage lot on the north side of C.F. Hawn Freeway, a church that abuts the site to the east, a vehicle storage lot abuts the site to the south, and undeveloped land is located to the west.

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.

Staff recommends the renewal of this specific use permit for a three-year period because it is consistent with the current land use pattern of the surrounding properties and along a highway. The site is in compliance with the original plan and conditions. As the last certificate of occupancy was pulled in 2019, hence a more intensive use of the property started recently, a reconsideration of the use and time period in three years would be appropriate to determine if additional restrictions or amendments to the SUP are needed to remain compatible with surrounding properties.

**Parking:**

The off-street parking requirements for a *vehicle display, sales and service* use is one space for each 500 square feet of floor area and site area, exclusive of parking area. The building's floor area totals approximately 10,000 square feet, with an additional 1,212 square feet for display area. Therefore, 22 parking spaces are required for the site. There are currently 22 parking spaces on site, exclusive of the vehicle display area. There are also 9 parking spaces dedicated to display area.

**Landscaping:**

There is no additional impervious coverage being added; therefore, it will not trigger any requirements under Article X.

If the site were to be redeveloped in the future, landscaping must be in accordance with Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3. These requirements include providing an additional 10-foot landscape strip and six-foot sidewalk along the parkway and screening the development along all rear and side lot lines. It is important to note, there are major utilities located along C. F. Hawn Freeway that can include overhead power lines and underground water mains, which limit the amount of landscaping that can be installed on the site.

**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 area of request is not within an identifiable MVA category; however, area further south and west are located within an “G” MVA cluster.

**CPC Action**  
**February 4, 2021**

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service use for a three-year period, subject to conditions on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 with a D-1 Liquor Control Overlay, on the southeast corner of C.F. Hawn Freeway and Cade Road.

Maker: Stinson  
Second: Murphy  
Result: Carried: 14 to 0

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

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

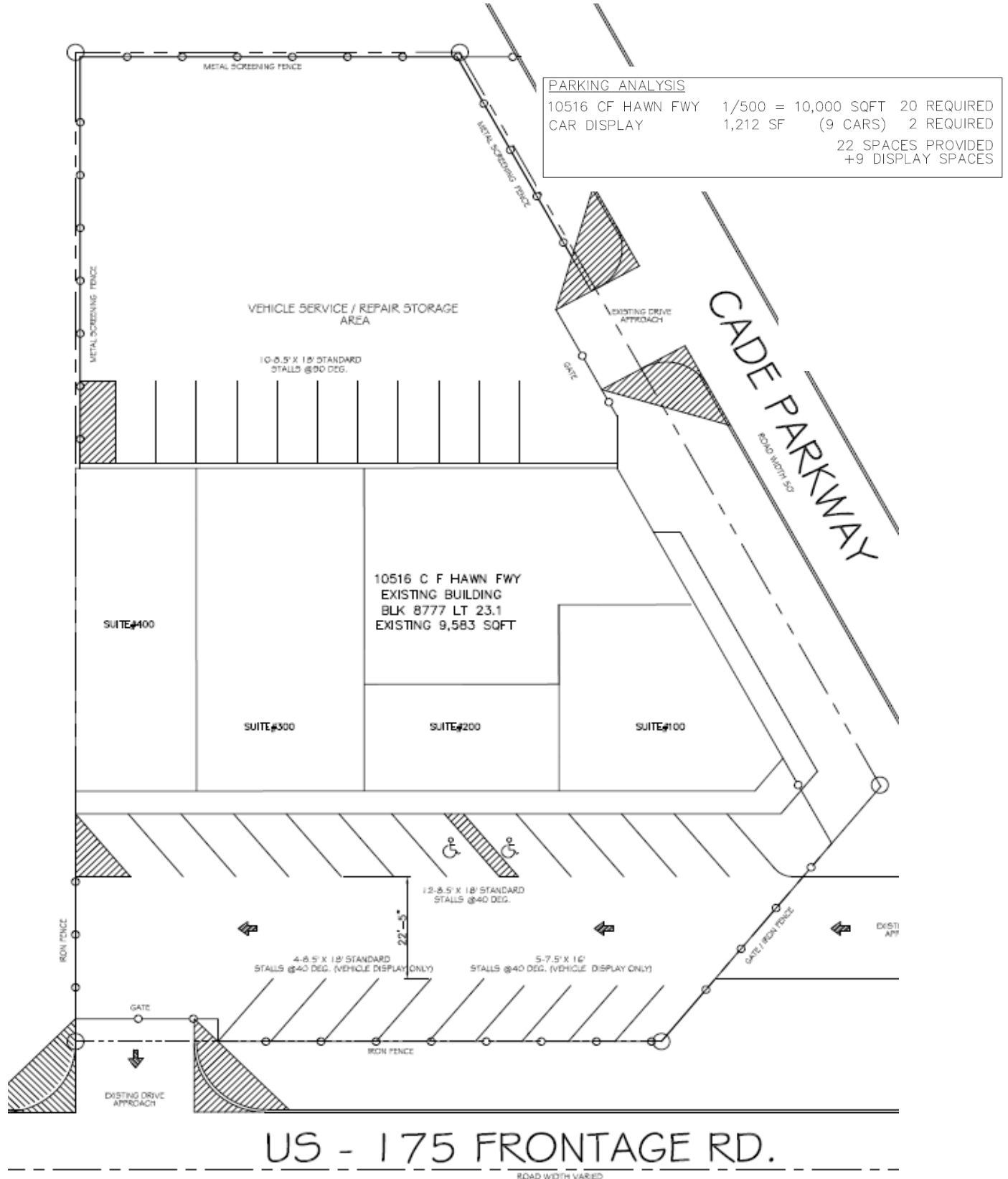
**Notices:** Area: 200 Mailed: 13  
**Replies:** For: 0 Against: 0

**Speakers:** None

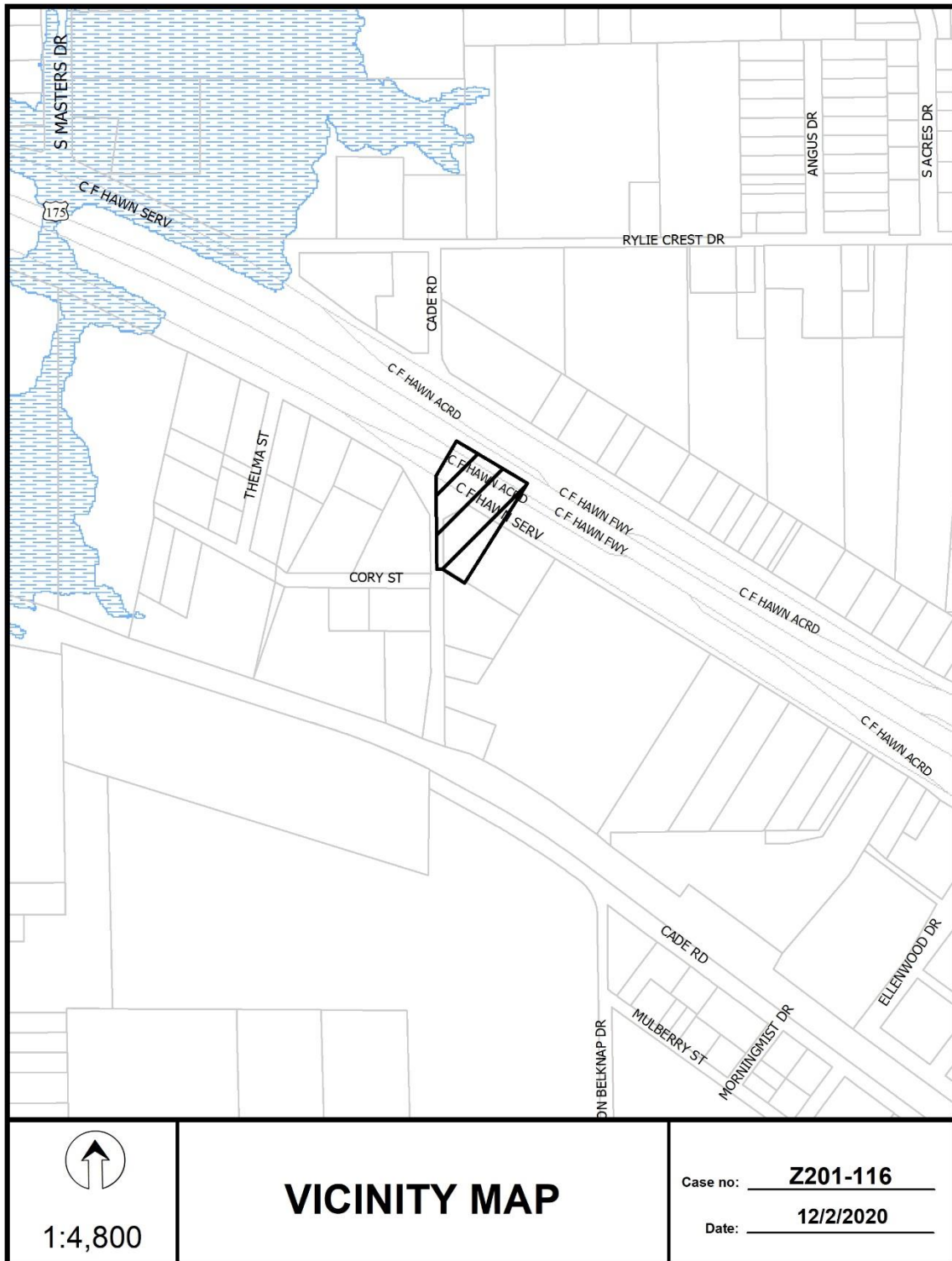
**CPC RECOMMENDED SUP CONDITIONS**

1. **USE:** The only use authorized by this specific use permit is a vehicle display, sales, and service use.
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. **MAXIMUM FLOOR AREA:** The maximum floor area is 10,000 square feet.
5. **MAXIMUM VEHICLE DISPLAY AREA:** The maximum area for the display of vehicles is 1,212 square feet.
6. **HOURS OF OPERATION:** The vehicle display, sales, and service use may only operate during the hours 9:00 a.m. to 9:00 p.m., Monday through Saturday.
7. **LANDSCAPING:** Landscaping must be provided and maintained in accordance with the requirements of the ordinance governing Planned Development District No. 535.
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.

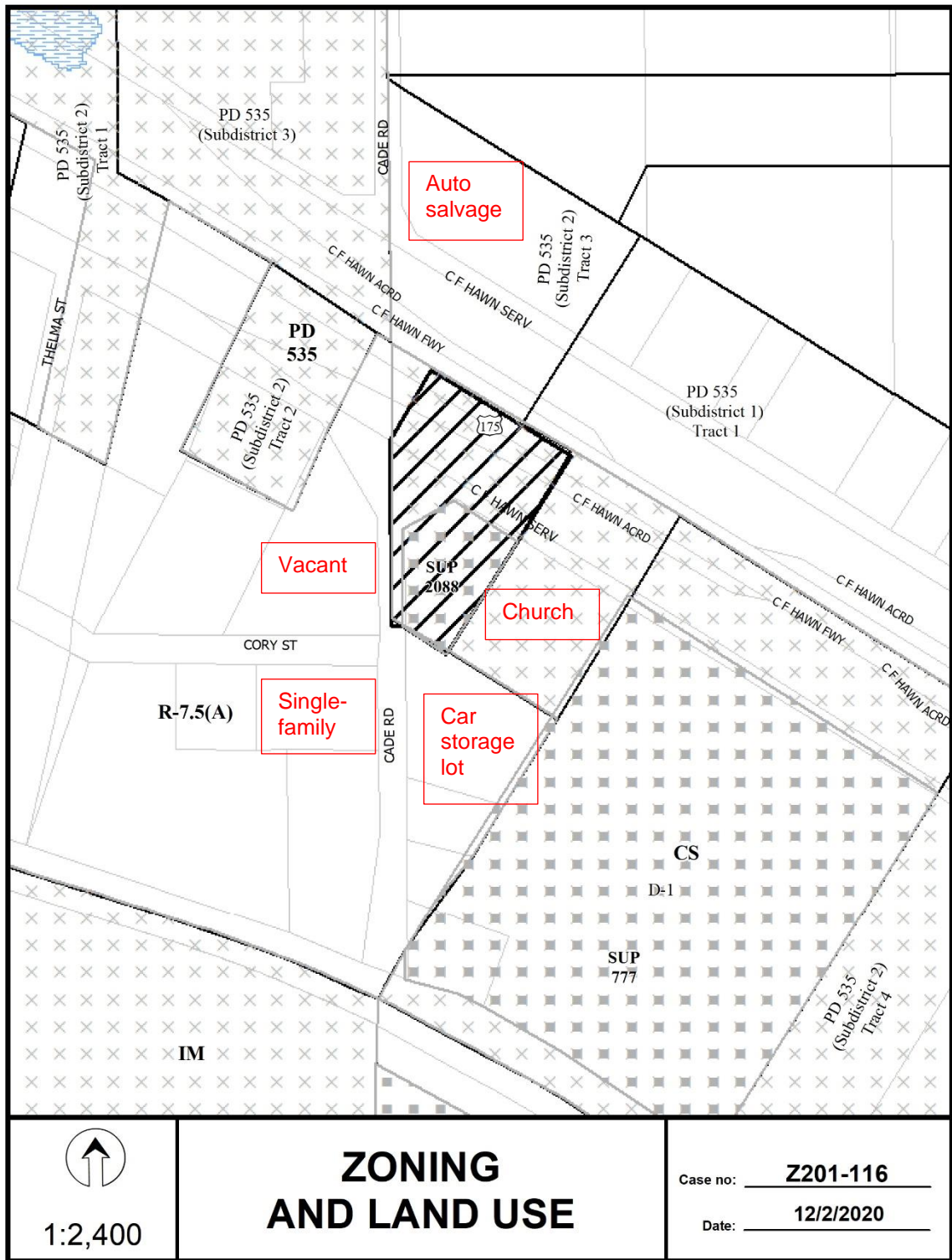
**EXISTING SITE PLAN  
(no changes)**

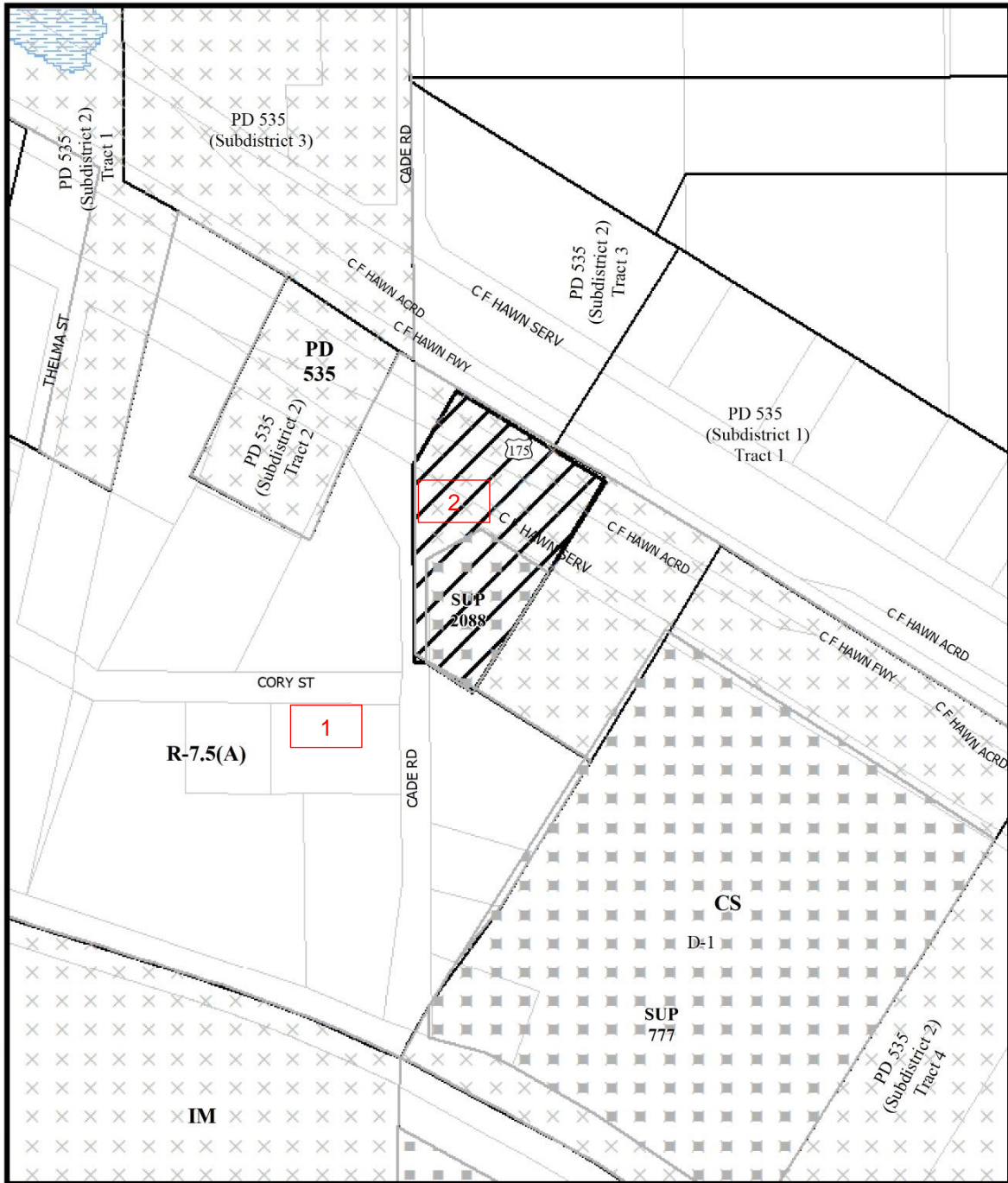








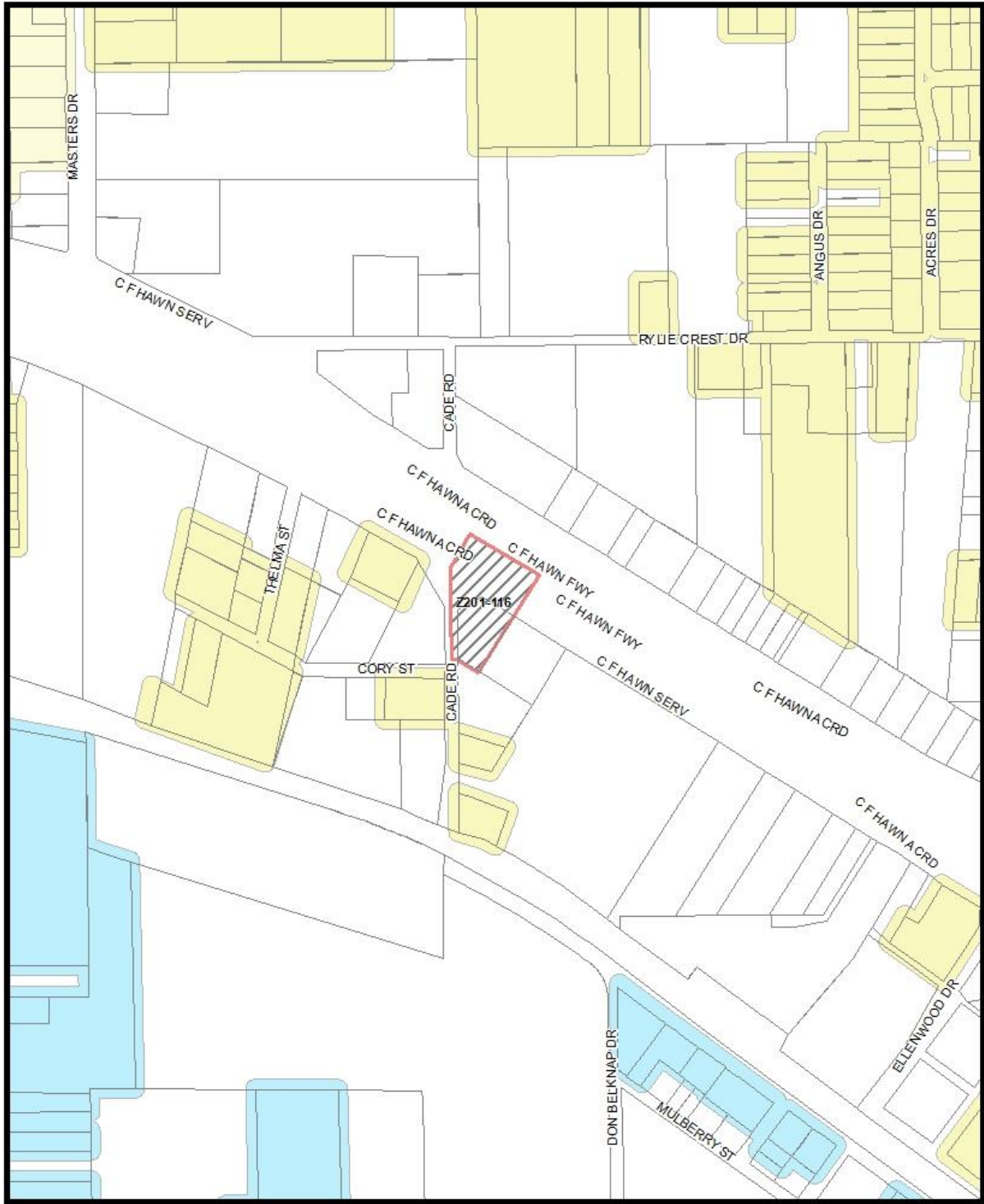




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# ZONING HISTORY

Case no: Z201-116  
Date: 12/2/2020



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

1:4,800

# Market Value Analysis

Printed Date: 12/2/2020

**CPC RESPONSES**



<u>13</u>	Property Owners Notified (12 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>2/4/2021</u>	Date

**Z201-116**  
**CPC**



1:2,400

Z201-116(AU)

02/03/2021

## ***Reply List of Property Owners***

***Z201-116***

***13 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	10516 C F HAWN FWY	Taxpayer at
	2	10516 C F HAWN FWY	VELASQUEZ JOSE GUADALUPE
	3	915 CADE RD	TOPLETZ HAROLD &
	4	10430 C F HAWN FWY	Taxpayer at
	5	105 CORY ST	TOPLETZ PROPERTY PARTNERSHIP
	6	10426 C F HAWN FWY	RODDEN JAMES RAY
	7	10426 C F HAWN FWY	RODDEN JAMES R
	8	1015 CADE RD	VALLEJO MARCO ANTONIO & AYDEE
	9	1009 CADE RD	HERNANDEZ ALBERTO
	10	10518 C F HAWN FWY	CHURCH OF GOD 7TH DAY
	11	10505 C F HAWN FWY	UDENZE ANTHONY &
	12	10509 C F HAWN FWY	PAZ MATEO
	13	10519 C F HAWN FWY	AVELAR JOE ED