

FILE NUMBER: Z234-315(WK) **DATE FILED:** September 17, 2024
LOCATION: Northeast line of C.F. Hawn Freeway, west of Pleasant Drive.
COUNCIL DISTRICT: 5
SIZE OF REQUEST: Approx. ±11,325 sf **CENSUS TRACT:** 48113011603

OWNER: Greg Gust

APPLICANT: Brandon C. Rogeness

REQUEST: An application for a Specific Use Permit for a commercial amusement (inside) on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2

SUMMARY: The purpose of the request is to allow a commercial amusement (inside) on the site.

STAFF RECOMMENDATION: Approval for a five-year period, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of the request is located within Planned Development District 534, Subdistrict 1. This subdistrict functions as a heavy commercial district.
- The request is for a new SUP for a commercial amusement (inside), which is required for this use in this PD.
- The applicant’s request is for a 10-year time limit on the SUP,
- The lot has frontage on C.F. Hawn Freeway.

Zoning History:

There have been two zoning cases in the area in the last five years.

1. **Z212-130:** On June 22, 2022 City Council approved a specific use permit for an office showroom/warehouse on a property located on the north intersection of Pleasant Drive and CF Hawn Freeway.
2. **Z234-221:** On September 25, 2024 City Council approved the renewal of Specific Use Permit No. 2118 for vehicle display, sales, and service on a property located at the south line of CF Hawn Freeway, east of Murdock Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
CF Hawn Freeway	Highway	-

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. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PD 534, Subdistrict 1	Retail

North	PD 534, Subdistrict 1	Multifamily
East	PD 534, Subdistrict 1	Retail
South	PD 534, Subdistrict 1	Auto Sales
West	PD 534, Subdistrict 1	Retail

Comprehensive Plan

NEIGHBORHOODS ELEMENT

GOAL 7.1 Promote Vibrant and Viable Neighborhoods

Policy 7.1.3 Encourage a sense of community and identity.

Land Use Compatibility:

The applicant’s property, on which a ±6,000 square foot building is constructed. Is located within Planned Development District 534, Subdistrict 1, with frontage on CF Hawn Freeway.

The commercial amusement (inside) use is permitted by SUP in the PD Subdistrict. The applicant is proposing an audio and visual art gallery on the site, which is compatible with the neighborhood element of the comprehensive plan to encourage a sense of community and identity in specific neighborhoods. The use would provide a new cultural amenity in the area, which lacks similar amenities.

The request site has a multifamily development residential to the north and east; retail (a general merchandise or food store which can sell alcoholic beverages by right) and a convenience and auto-related use to the west, and CF Hawn Freeway to the south.

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. The use would provide a new cultural asset to the area, which is compatible with the comprehensive plan.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required.

Parking:

Per Dallas City Code, the off street parking requirement for a commercial amusement (inside) is one (1) space per 100 square feet. The site requires 20 parking spaces.

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). The area of request and the areas surrounding are currently in an "H" MVA area.

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List of Officers

Brandon Rogeness

8204 CF HAWN LLC
Greg Gust, Owner

PROPOSED CONDITIONS

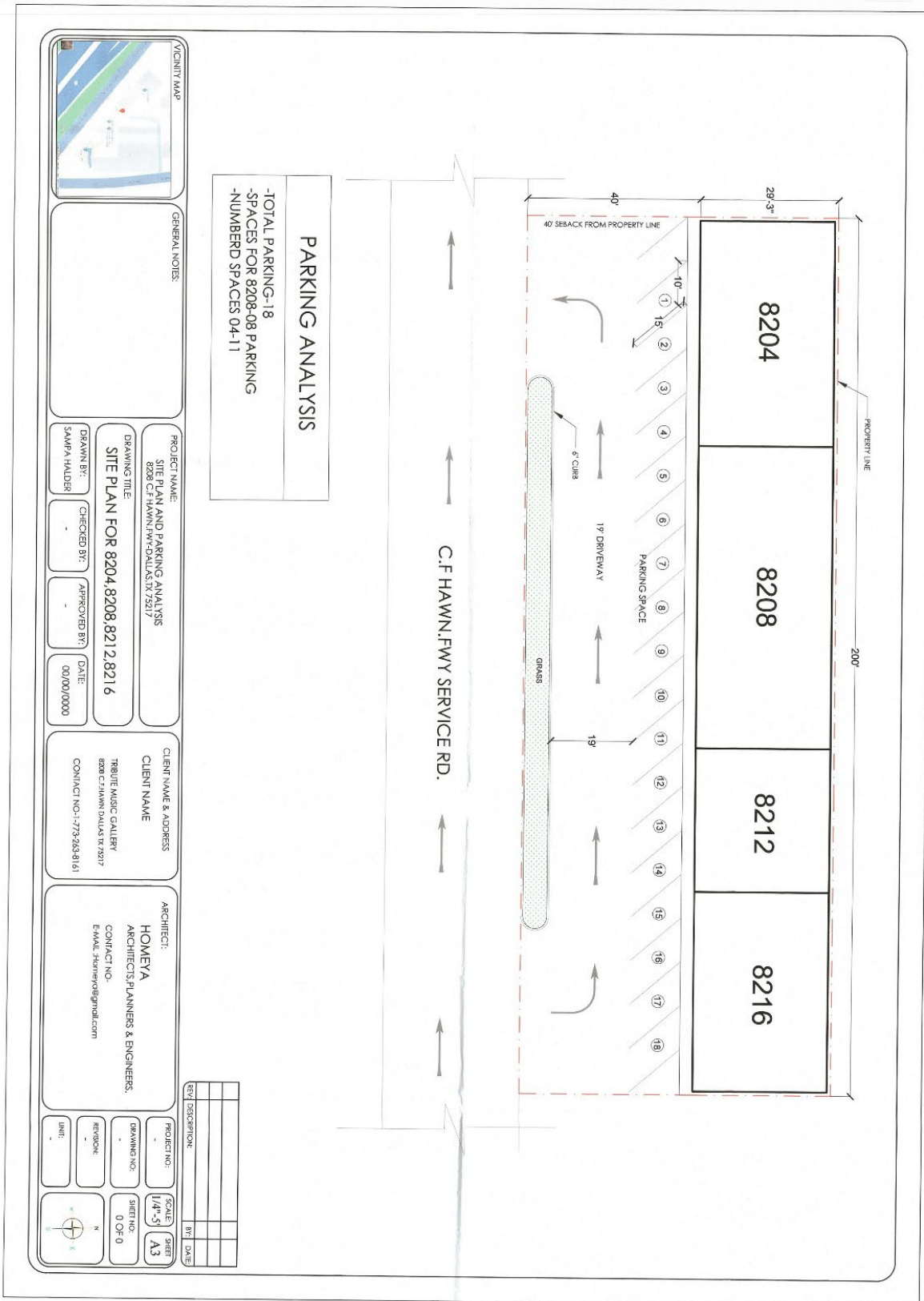
1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires in (ten years from date of approval.)

Staff Recommendation:

3. TIME LIMIT: This specific use permit expires in (five years from date of approval.)

4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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.

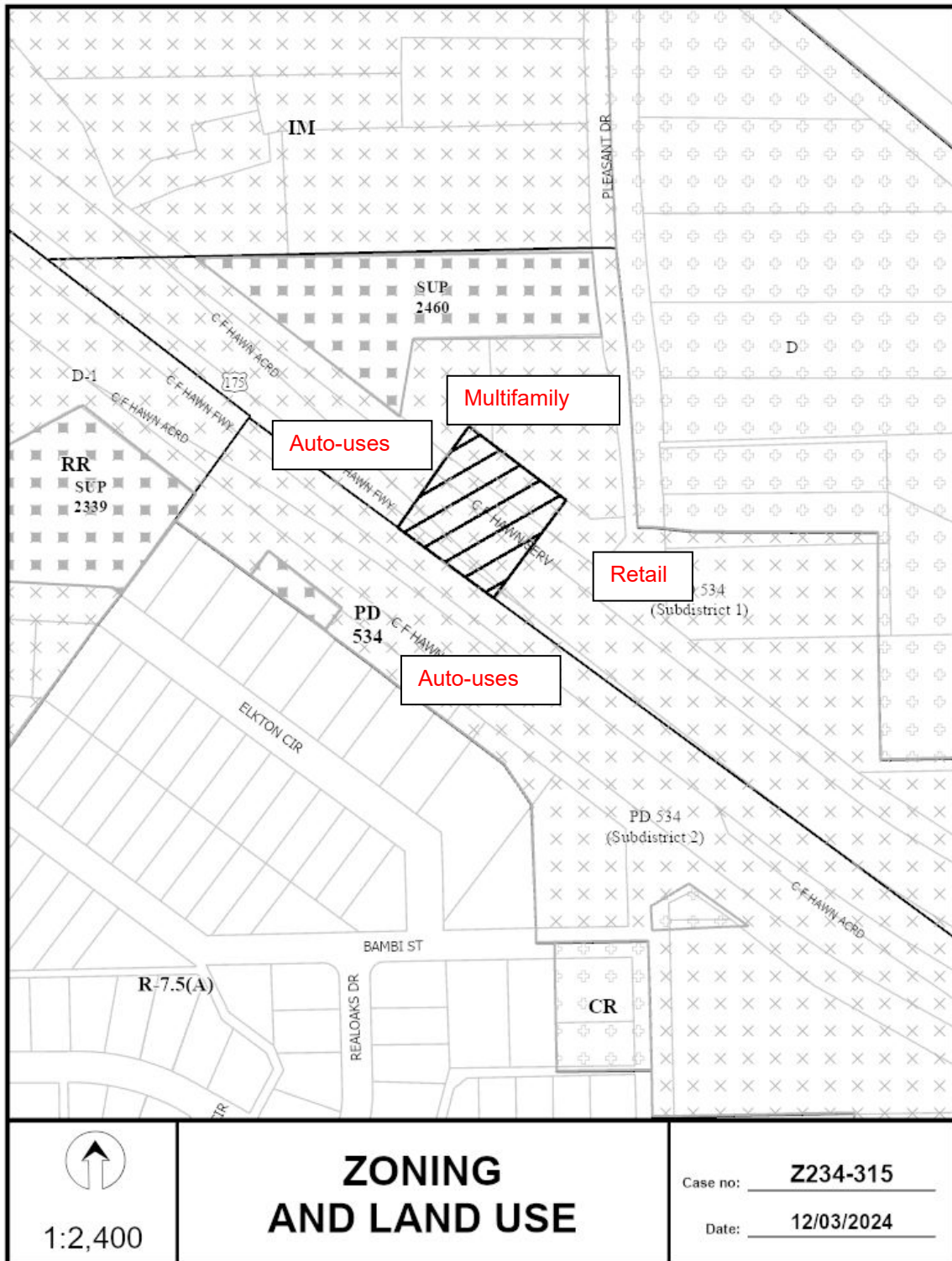
PROPOSED SITE PLAN



Z234-315





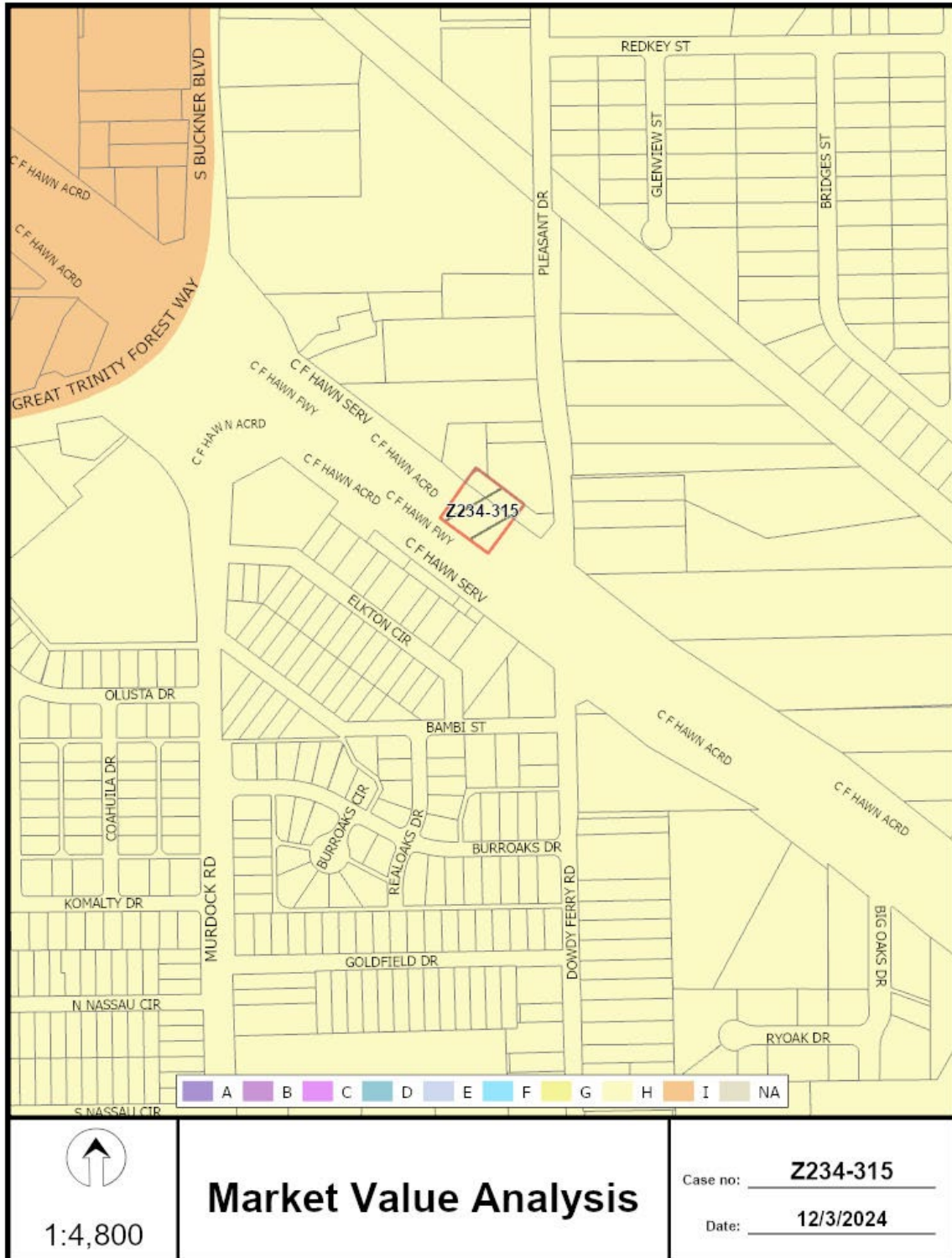


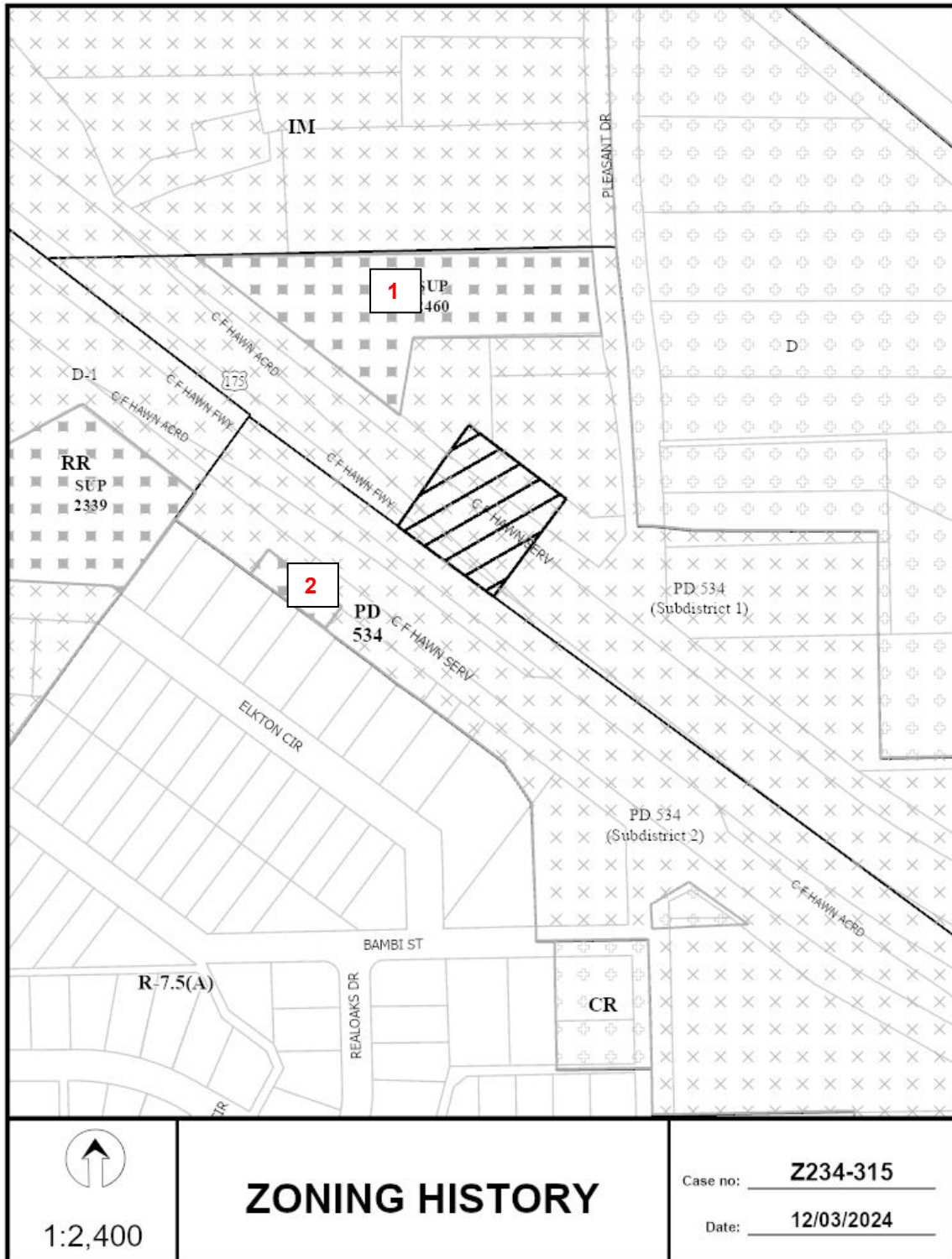
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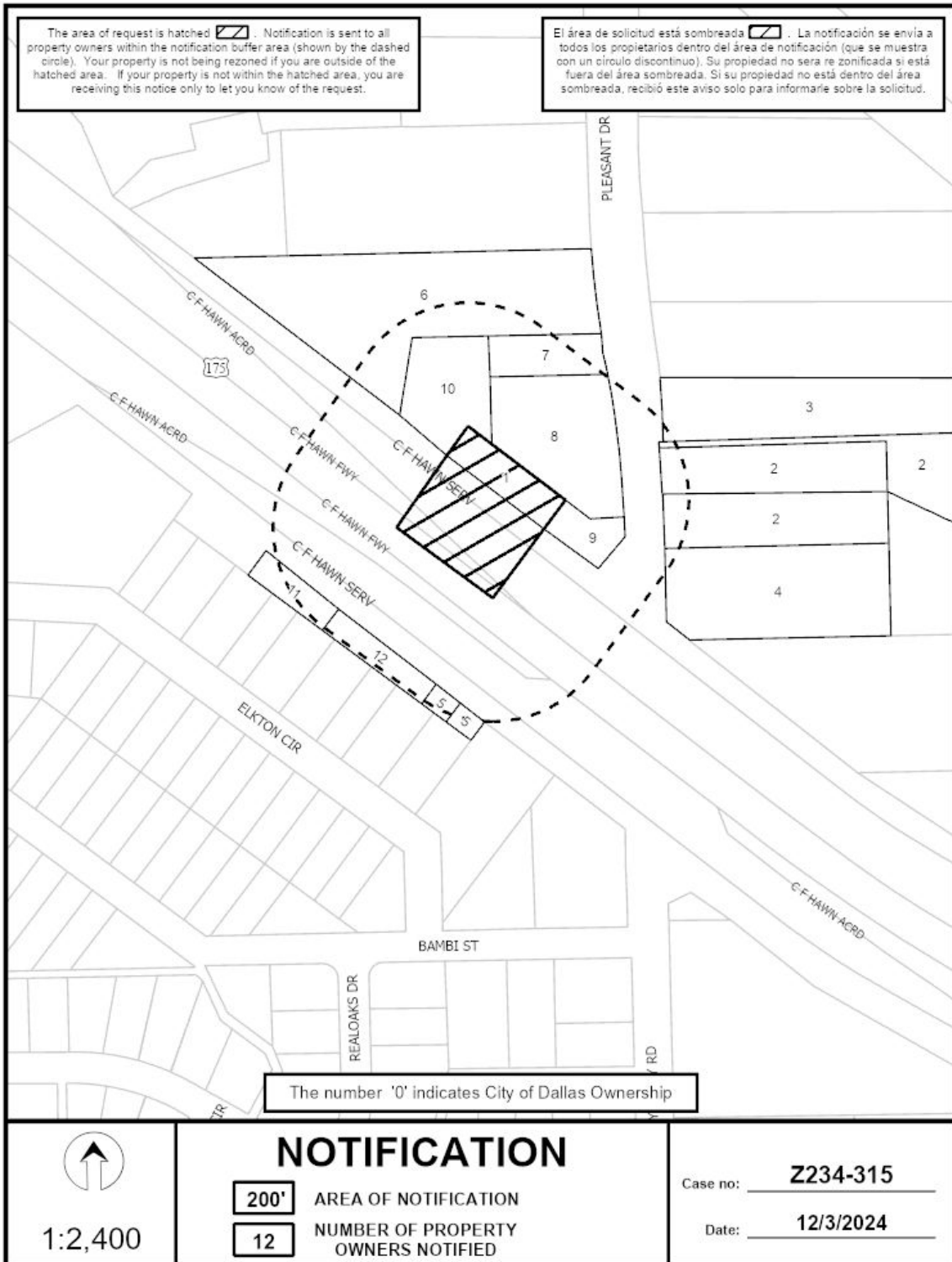
ZONING AND LAND USE

Case no: Z234-315
Date: 12/03/2024

Z234-315(WK)







Z234-315(WK)

12/03/2024

Notification List of Property Owners

Z234-315

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8204 C F HAWN FWY	8204 CF HAWN LLC
2	118 PLEASANT DR	ASBER EXPRESS SERVICES LLC
3	122 PLEASANT DR	DIMAS SAMANTHA PARRA
4	102 PLEASANT DR	VENEGAS SILVESTRE
5	8227 C F HAWN FWY	ROJAS JOSE &
6	8130 C F HAWN FWY	CF HAWN INDUSTRIAL COMPLEX LLC
7	123 PLEASANT DR	LANDAVERDE ROSA
8	121 PLEASANT DR	PLEASANT CIELO LLC
9	8222 C F HAWN FWY	HAWN ENTERPRISES
10	8152 C F HAWN FWY	STOVALL SHON PAUL
11	8201 C F HAWN FWY	MIRANDA AGUSTIN M
12	8221 C F HAWN FWY	MIRANDA AGUSTIN