

**FILE NUMBER:** Z-25-000163 **DATE FILED:** December 22, 2025

**LOCATION:** Northwest corner of South Buckner Boulevard and Carr Street

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** Approx. 1.7694 acres **CENSUS TRACT:** 48113008500

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**OWNER:** Hamza Ismail, 180 Degree Architects, LLC

**APPLICANT:** Paul Wieneskie

**REQUEST:** An application for a new Specific Use Permit for a vehicle display, sales, and service use on property zoned Subarea 3 within Planned Development 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to allow vehicle display, sales, and service use on site.

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

**BACKGROUND INFORMATION:**

- The site is currently within Subarea 3 of PD 366 and is developed with a 11,960 sq. ft. single story building and a 2,752 sq. ft. storage erected in 1962 and a 1,728 sq. ft. storage in 2024 per Dallas County Appraisal District records.
- Planned Development 366, the Buckner Boulevard Special Purpose District, was established by the Dallas City Council on February 26, 1992.
- Under Subarea 3 within PD 366, a Specific Use Permit is required for a vehicle display, sales, and service use on the site.
- Therefore, the applicant is requesting a Specific Use Permit for a vehicle display, sales, and service use. No construction or changes to the site are being proposed.

**Zoning History:**

There have been no zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
South Buckner Boulevard	Principal Arterial	107 ft. BIKE PLAN
Carr Street	Local Street	--

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

**Transit Access:**

The following transit services are located within ½ mile of the site:  
15, 218

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

**Placetypes:**

Neighborhood Mixed-Use



This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility.

Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. These areas are typically located at key intersections in nodes or along corridors where small commercial shopping centers and corner stores provide access to daily needs for residents. Over time, incompatible uses in neighborhood centers such as light industrial and outdoor storage, should be redeveloped with uses that complement the neighborhood’s commercial character.

Although the applicant’s request is not fully consistent with the characteristics of the Neighborhood Mixed-Use placetype, the request is compatible with the current neighborhood’s commercial character. This is in part a reason for the recommendation for ongoing review of the site through an SUP time period. It is also worth noting the adjacent sites to the west and south are considered Flex Commercial.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Subarea 3 within PD 366 with a D-1 Liquor Control Overlay	Auto service center
<b>North</b>	Subarea 3 within PD 366 with a D-1 Liquor Control Overlay	Auto service center
<b>East</b>	LI Light Industrial District	Office showroom/ warehouse
<b>South</b>	Subarea 3 within PD 366 with a D-1 Liquor Control Overlay	Auto service center, office showroom/ warehouse
<b>West</b>	Subarea 1 within PD 366 with a D Liquor Control Overlay	Custom business services, office building

**Land Use Compatibility:**

The area of request is currently developed with a single-story building, two storages, and parking lot and is zoned Subarea 3 within PD 366. The applicant is proposing to utilize the site for a vehicle display, sales, and service use. However, Subarea 3 within PD 366 only allows a vehicle display, sales, and service use with a Specific Use Permit.

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. The proposed use is compatible with the existing development pattern in the surrounding area. Staff recommends approval for a two year period, subject to a site plan and conditions. Since the building, parking lot, and driveway are already in

existence, staff believes the two-year time period will allow an initial period for the applicant to demonstrate their operation of the vehicle display, sales, and service use, which can then be reevaluated following this initial period.

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements of Article X and PD 366, as amended. No construction or changes to site are proposed; therefore, the request will not trigger any new landscaping requirement.

**Parking:**

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for vehicle display, sales, and service use is 0 spaces.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

**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 is currently within an “H” MVA area.

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**List of Officers**

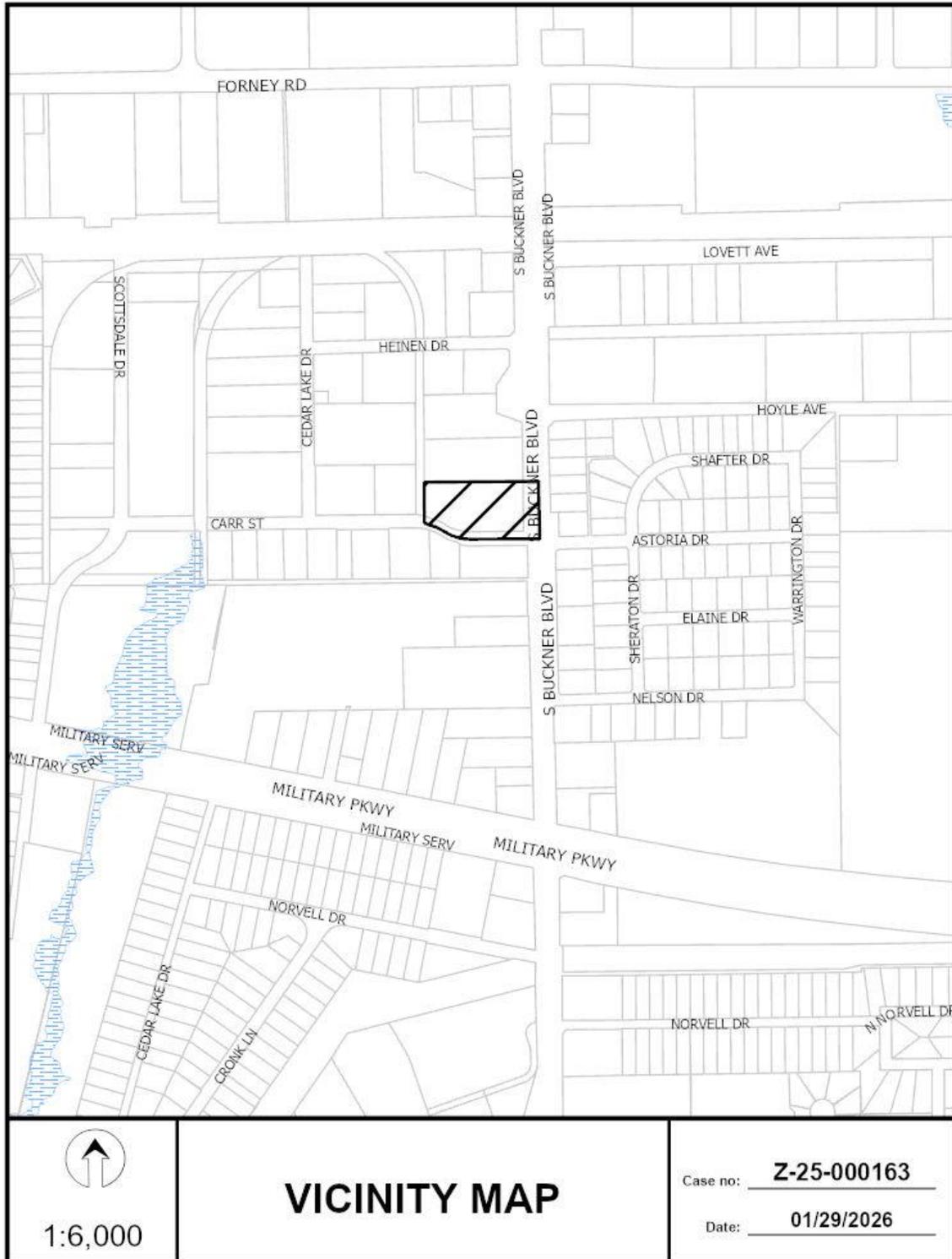
180-Degree Architects LLC

Hamza Ismail – Owner, Founder, and Principal – Managing Member

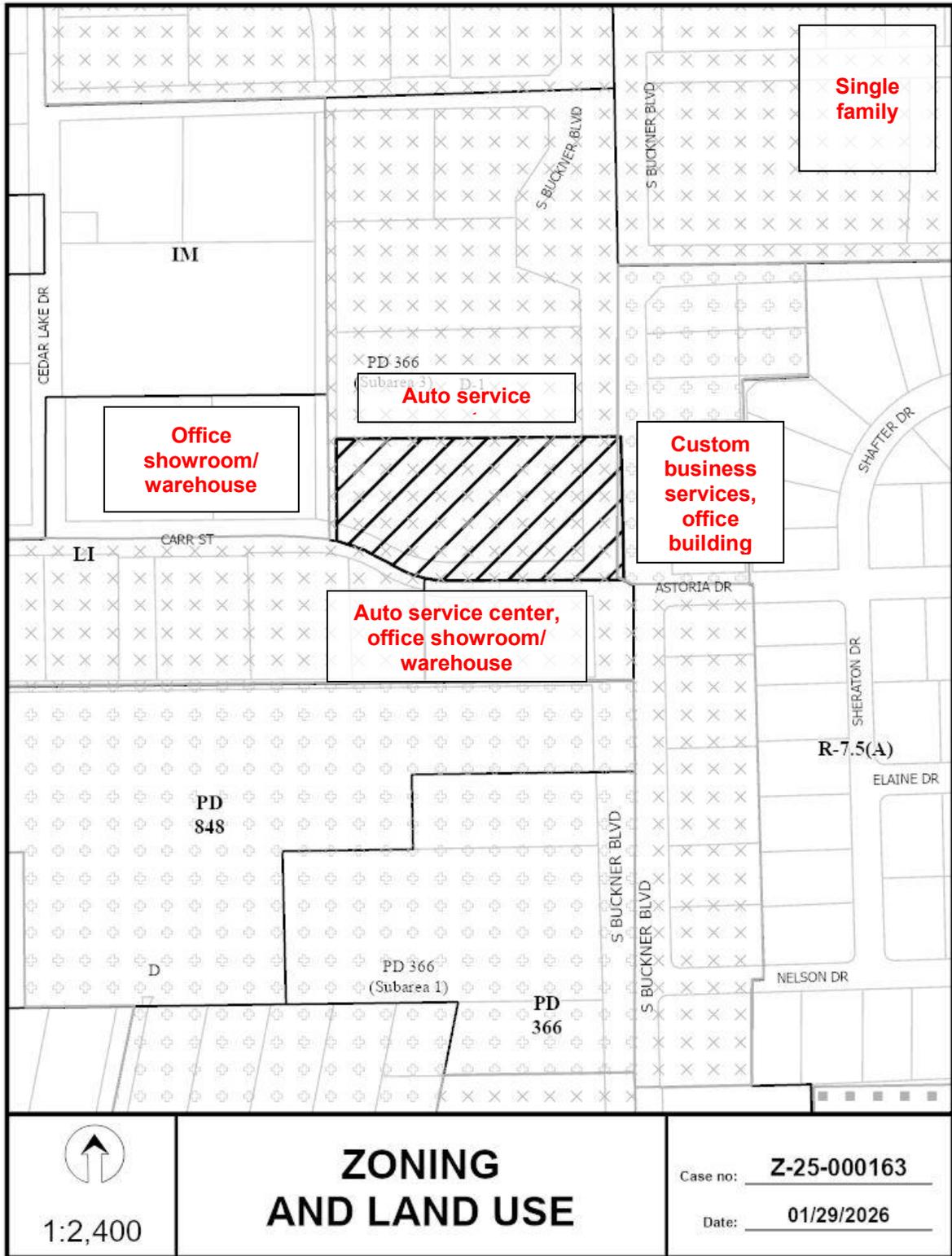
**PROPOSED SUP CONDITIONS**

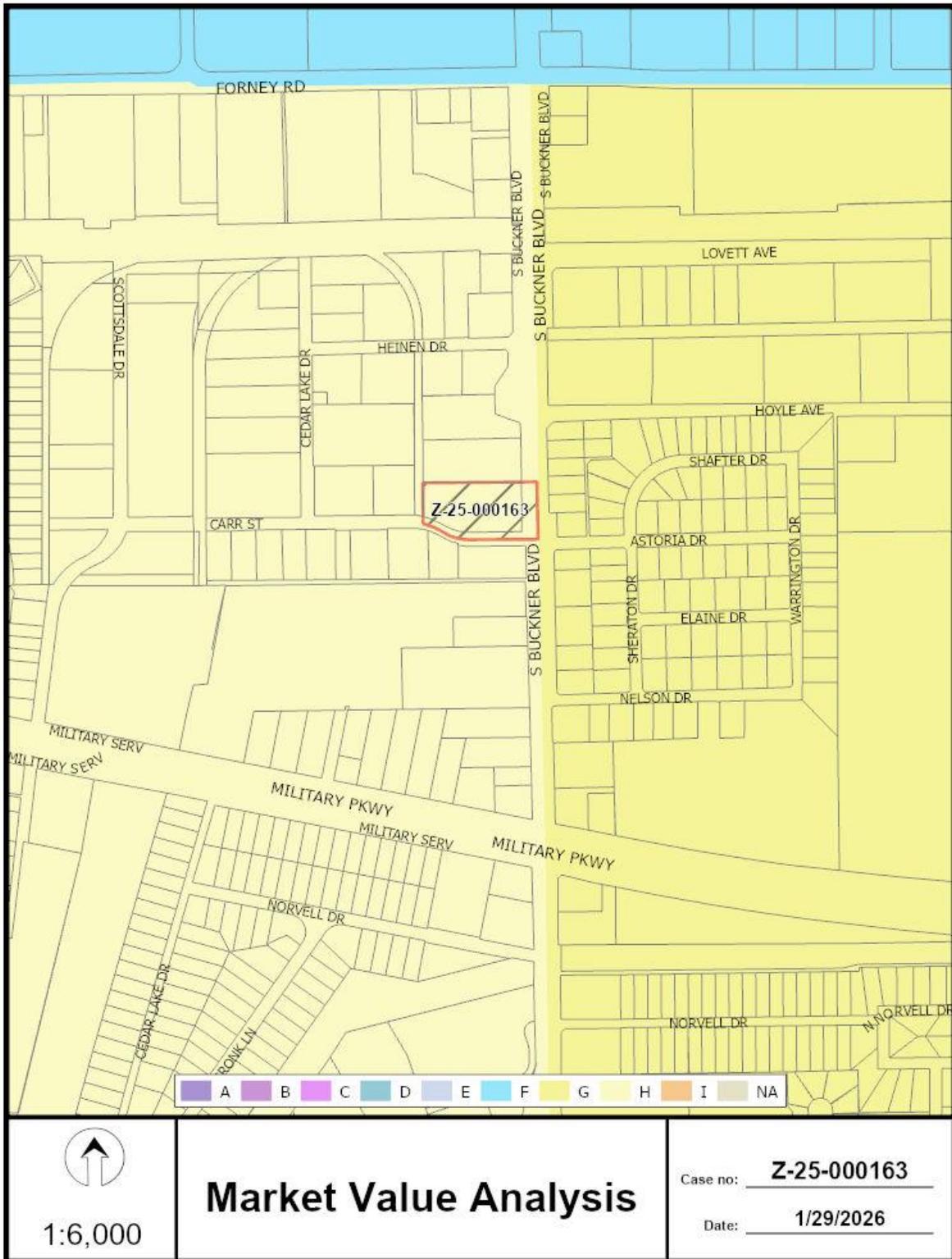
1. USE: The only use authorized by this specific use permit is vehicle display, sales, and service use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has expires on TWO YEARS.
4. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 9:00 a.m. and 6:00 p.m., Monday through Saturday.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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.

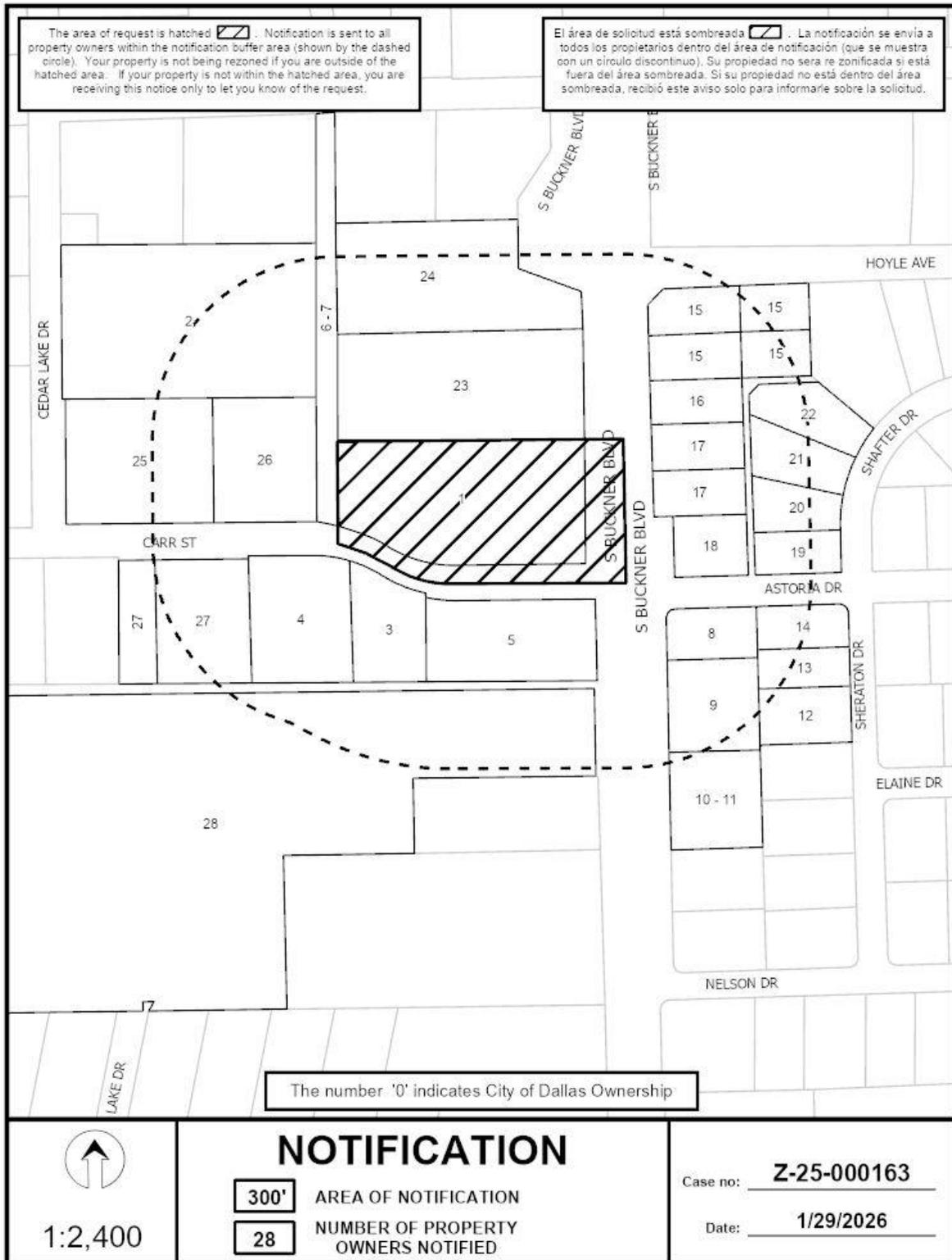












01/29/2026

***Notification List of Property Owners******Z-25-000163******28 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4001 S BUCKNER BLVD	180 DEGREE ARCHITECTS LLC
2	4120 CEDAR LAKE DR	ABC REALTY HOLDINGS LLC
3	8020 CARR ST	HEINEN LLC
4	7924 CARR ST	PARKER ENTERPRISES
5	3949 S BUCKNER BLVD	ZAXO GROUP INC
6	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
7	9999 NO NAME ST	UNION PACIFIC RR CO
8	3946 S BUCKNER BLVD	EDUKONDALA SERIES LLC
9	3930 S BUCKNER BLVD	GALAVIZ ROSA M
10	3922 S BUCKNER BLVD	QAREM FADI
11	3922 S BUCKNER BLVD	QAREM FADI
12	3935 SHERATON DR	REYNA ROCIO
13	3941 SHERATON DR	BENAVIDEZ ANGEL
14	3947 SHERATON DR	SOLIS CRESENCIO & RAMON
15	8100 HOYLE AVE	CONTINENTAL ELECTRONICS
16	4024 S BUCKNER BLVD	LIVAY LLC
17	4022 S BUCKNER BLVD	HURLEY R B
18	4014 S BUCKNER BLVD	RAWLINS JOE A
19	8103 SHAFTER DR	ARELLANO SILVIANO
20	8107 SHAFTER DR	CARTER JAMES E
21	8111 SHAFTER DR	Taxpayer at
22	8115 SHAFTER DR	TRAVIS MEAGAN J & BRADEN H
23	4105 S BUCKNER BLVD	PENA GERARDO DE LA
24	4131 S BUCKNER BLVD	SNEED JAMES W
25	4110 CEDAR LAKE DR	JMDT INC
26	7909 CARR ST	DAMESWORTH FAMILY TRUST

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7930 CARR ST	FULLER FAMILY TRUST
28	3941 S BUCKNER BLVD	Dallas ISD