## HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, OCTOBER 22, 2025

**ACM: Robin Bentley** 

**FILE NUMBER:** Z245-212(JR) / Z-25-000064 **DATE FILED:** April 25, 2025

**LOCATION:** East corner of Sheila Lane and Lakefield Boulevard.

**COUNCIL DISTRICT:** 6

SIZE OF REQUEST: Approx. 6.47 acres CENSUS TRACT: 48113007206

**REPRESENTATIVE:** Rob Baldwin

**OWNER:** Eddy Hackelman

**APPLICANT:** Compadres Realty, LLC

**REQUEST:** An application for an amendment to Specific Use Permit No.

2047 for a vehicle auction and storage use on property zoned Tract IIC Industrial-1 District within Planned Development

District No. 37

**SUMMARY:** The purpose of the request is to continue to permit the use

of vehicle auction and storage use.

**STAFF RECOMMENDATION:** <u>Approval</u>, subject to conditions.

**CPC RECOMMENDATION:** <u>Approval</u> for a two-year period, subject to conditions.

#### **BACKGROUND INFORMATION:**

- The area of the request is currently developed with a single-story building. The property is zoned Tract IIC Industrial-1 District within Planned Development District 37 with Specific Use Permit No. 2047 for vehicle auction and storage use.
- On September 11, 2013, the City Council approved SUP No. 2047 to allow vehicle auction and storage use on the subject property. On June 27, 2018, City Council approved the renewal of SUP No. 2047, subject to conditions, for a five-year period. On October 25, 2023, City Council approved the renewal of SUP No. 2047. The most recent approval would have expired on October 25, 2025. The purpose of this application is to once again renew SUP No. 2047.
- No changes are proposed to the property, site plan, or conditions.

#### **Zoning History:**

The last SUP approval on site occurred on October 25, 2023, for a period of two years.

#### **Thoroughfares/Streets:**

Thoroughfare/Street	Туре	Existing/Proposed ROW	
Sheila Lane	Local street	50 feet	
Lakefield Boulevard	Local street	50 Feet	

#### Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

#### **Transit Access:**

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

#### DART Routes:

- 20
- 233

#### **STAFF ANALYSIS:**

#### **Comprehensive Plan:**

As a high-level citywide policy document, Forward Dallas 2.0 does not include future land use recommendations at the scale of this request or about Specific Use Permits renewals such as the proposed use.

#### **Land Use:**

	Zoning	Land Use
Site	Planned Development District 37 Tract IIC Industrial-1 District with SUP 2047	Vehicle Auction and Storage
North	Planned Development District 37 with SUP 1997	Open-enrollment charter school
South	Planned Development District 37	Auto service center, Vehicle or engine repair or maintenance, Car wash, General merchandise, Auto service center, Auto service center
East	Light Industrial	Undeveloped
West	Planned Development District 37	Mini-warehouse

#### **Land Use Compatibility:**

The request site is currently developed with a one-story building. The building is a venue for the auctioning of motored vehicles and storage of motored vehicles. The site is zoned Tract IIC Industrial-1 District within Planned Development District 37.

The site is surrounded by multiple uses in every direction. To the North is an open enrollment charter school. To the East is undeveloped land. To the south is auto service centers, mini-warehousing, a car wash, a vehicle or engine repair, and a general merchandising store. To the west is vehicle sales. The use is compatible with the nearby uses and are related to each other.

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.

Compatibility for this Specific Use Permit is not ideal due to the proximity to an openenrollment charter school. Staff's position is that when the next consideration of the school's SUP is in front of the body, staff may recommend the traffic management plan coordinate activities with the two auction days of the subject site.

Staff finds that the continued operation of an auto auction and auto storage is appropriate and complementary to surrounding uses. Therefore, staff supports the applicant's request to renew the Specific Use Permit (SUP), subject to conditions and a site plan.

#### Landscaping:

Landscaping will be required pursuant to PD No. 37 Tract IIC and is depicted on the site plan.

#### Parking:

Pursuant to PD No. 37, the vehicle auction and storage use requires one off-street parking space for each 500 square feet of site area used for vehicle storage. This site provides a total of 126,390 sq. ft. of storage. SUP No. 2047 is required to provide a minimum of 253 spaces. There are currently 254 parking spaces provided according to the site plan.

#### **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 target intervention strategies more precisely 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 in an "H" MVA area.

# **List of Partners**

Compadres Realty, LLC

Alliance Auto Auction Keith A. Orr - Manager Tim Adams

#### Draft CPC Action September 4, 2025

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit 2047 for a vehicle auction and storage use for a two-year period, subject to conditions, on property zoned Tract IIC Industrial-1 District within Planned Development District 37, on the east corner of Sheila Lane and Lakefield Boulevard.

Maker: Carpenter Second: Hampton

Result: Carried: 13 to 0

For: 13 - Drobinski, Hampton, Herbert, Forsyth,

Shidid, Carpenter, Wheeler-Reagan, Sleeper, Housewright, Sims, Hall, Kingston,

Rubin

Against: 0

Absent: 1 - Franklin Vacancy: 1 - District 12

Notices:Area:400Mailed:20Replies:For:0Against:0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

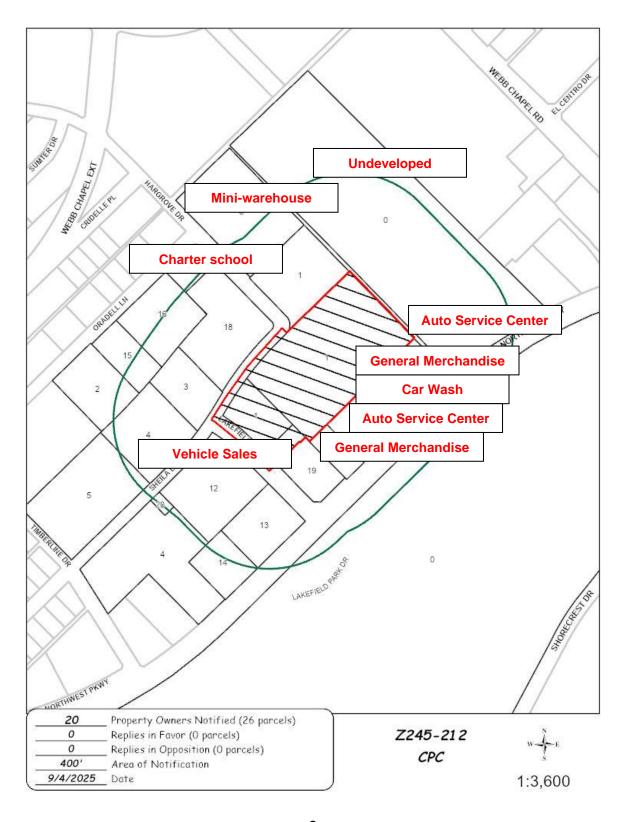
## **Proposed SUP Conditions**

- 1. <u>USE</u>: The only use authorized by this specific use permit is a vehicle auction and storage use.
- 2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
- 3. TIME PERIOD: This specific use permit expires in two years.

#### Staff's recommendation:

3.TIME PERIOD: This specific use permit expires in two years shall not expire.

- 4. <u>LANDSCAPING</u>: Landscaping must be provided and maintained in accordance with the requirements of the ordinance governing Planned Development District No. 37.
- 5. <u>DAYS OF OPERATION</u>: Vehicle auctions are limited to a maximum of two days per week.
- 6. <u>FENCING</u>: A six-foot high chain link fence must be provided on the perimeter of the Property.
- 7. <u>INGRESS-EGRESS</u>: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.
- 8. <u>MAINTENANCE</u>: The Property must be properly maintained in a state of good repair and neat appearance.
- 9. <u>PARKING</u>: Required parking may be satisfied with on-site parking or from parking provide by a remote parking site pursuant to a remote parking agreement.
- 10. <u>GENERAL REQUIREMENTS</u>: 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.



09/03/2025

# Reply List of Property Owners Z245-212

20 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

Reply	Label #	Address		Owner
	1	9400	HARGROVE DR	COMPADRES REALTY LLC
	2	3140	ORADELL LN	ERM ENTERPRISES LLC
	3	3411	SHEILA LN	AMIGO REALTY LLC
	4	3399	SHEILA LN	RPC DFW PORTFOLIO LLC
	5	3315	SHEILA LN	EL SOL DEL LAGO PROSPERITY
	6	9450	HARGROVE DR	SS HARGROVE DRIVE LLC
	7	3515	W NORTHWEST HWY	THRITEEN 109 LLC
	8	3537	W NORTHWEST HWY	WALTON ANDY
	9	3529	W NORTHWEST HWY	NDC AMHERST PARTNERS LP
	10	3421	W NORTHWEST HWY	GAAL FAMILY TRUST THE
	11	3505	W NORTHWEST HWY	ZIPS JETT 1 LLC
	12	3350	SHEILA LN	EDDINS ENTERPRISES INC
	13	3363	W NORTHWEST HWY	BV NWH LP
	14	3353	W NORTHWEST HWY	CRISTO REY MINISTRIES
	15	3214	ORADELL LN	ERM ENTERPRISES LLC
	16	3232	ORADELL LN	GODO PROPERTIES LLC
	17	3250	ORADELL LN	Taxpayer at
	18	9411	HARGROVE DR	UPLIFT EDUCATION
	19	3407	W NORTHWEST HWY	GOSCHA G E & REAL EST EQUITY
				GROUP
	20	3300	SHEILA LN	PRS GROSS I LP