

FILE NUMBER: Z-26-000005 **DATE FILED:** January 16, 2026

LOCATION: Northwest corner of Kiest Boulevard and Duncanville Road

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 154.125 acres **CENSUS TRACT:** 48113016533

OWNER: Corey Burger, Manheim Remarketing, Inc.

APPLICANT: Jasmond Anderson, JASZ Studio, LLC

REQUEST: An application for an amendment to Specific Use Permit No. 1054 for an auto auction on property zoned an IM Industrial Manufacturing District

SUMMARY: The purpose of the request is to expand the square footage of the existing building for an auto auction use.

STAFF RECOMMENDATION: Approval, subject to amended site plan.

CPC RECOMMENDATION: Approval, subject to amended site plan.

BACKGROUND INFORMATION:

- The area of request is currently developed with four buildings erected between 1990 and 2006 according to Dallas County Appraisal District records.
- Specific Use Permit 1054 for an auto auction use was approved by City Council on July 11, 1990, for a permanent time. On December 12, 1990, City Council approved an amendment to the site plan. On October 13, 1993, City Council approved an amendment to the site plan and amendment to the conditions. A minor amendment to the site plan was approved on December 28, 1994. On June 26, 1996, City Council approved an amendment to the site plan and to the conditions. On August 28, 1996, City Council approved an amendment to the site plan and amendment to the conditions. A minor amendment to the site plan was approved on March 2, 1999.
- The applicant proposes an expansion to the paint, body and mechanic shop building by 6,700 square feet. The proposed portion of the building will be 25 feet and 9 inches in height and will only contain 1 story.
- Therefore, the request is to amend the site plan/landscaping plan of SUP 1054.

Zoning History:

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

1. **Z-25-000171:** An application for an amendment to Specific Use Permit 1606 for mini warehouse use was submitted on September 24, 2025 and is under review by staff.
2. **Z223-333:** On March 27, 2024, the City Council approved an application for a Specific Use Permit for commercial motor vehicle parking for a three-year period on property zoned an IM Industrial Manufacturing District on the north line of West Kiest Boulevard, between Duncanville Road and South Walton Walker Boulevard.
3. **Z212-279:** On February 22, 2023, the City Council approved an application for a renewal of Specific Use Permit 2102 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned RR Regional Retail District with D-1 Liquor Control Overlay, northwest of the intersection of South Walton Walker Boulevard and Duncanville Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Kiest Boulevard	Principal Arterial	100 ft. BIKE PLAN
Duncanville Road	Minor Arteria	100 ft. BIKE PLAN

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.

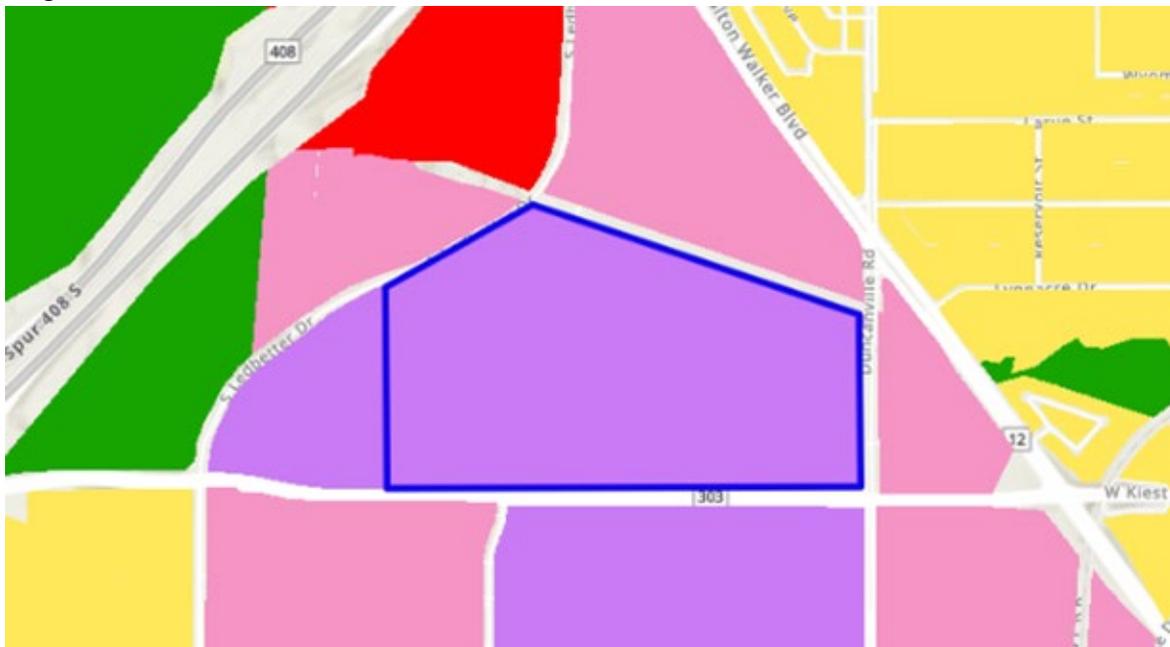
STAFF ANALYSIS:

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:

Logistics/Industrial Park



This placetype allows for primary land uses like: Commercial, Office, Utility, Light Industrial; in conjunction with supporting land uses like: Public Open Space, Private Open Space, Lodging.

Logistics/Industrial Parks are designed for warehousing, manufacturing, and distribution operations. Strategically located near major infrastructure like highways and rail lines, these areas drive economic growth by supporting efficient goods movement and employment opportunities.

The applicant's request is consistent with the characteristics of the Logistics/Industrial Park placetype.

Land Use:

	Zoning	Land Use
Site	IM District	Auto auction
North	IM District, LI District, A(A) District, and PD 760	Vehicle display, sales and service; single family, and undeveloped
East	IM District	Machinery, heavy equip. or truck sales & service
South	IR District	Vehicle or engine repair or maintenance; and industrial (inside)
West	IM District	Freight terminal

Land Use Compatibility:

The property is developed with several buildings erected between 1990 and 2006 according to Dallas County Appraisal District records and is zoned IM Industrial Manufacturing District. An auto action use is allowed in an IM District with a Specific Use Permit only. Specific Use Permit 1054 for an auto auction use was approved by City Council on July 11, 1990, for a permanent time.

The applicant proposes an expansion to the paint, body and mechanic shop building by 6,700 square feet; therefore, the request is to amend the site plan. Additionally, no changes are proposed to the conditions.

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 amendment to the site plan request because the use is not foreseen to be detrimental to surrounding properties.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended.

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 an auto auction use is none.

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

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strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently not within an MVA area.

List of Officers

Manheim Remarketing, Inc.

Scott LeToumeau – President
Patrick J. Bremmam – Vice President
Charles L. Odom – Vice President
Rebecca L. Siegel – Vice President
Anne Lofye – Real Estate Vice President
Jennifer Hightower – Secretary
Deborah M. Lucy – Assistant Secretary
Charles L. Odom – Treasurer
Gregory E. Spick – Assistant Treasurer
Rebecca L. Siegel – Assistant Treasurer

CPC Action
March 5, 2026

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 1054 for an auto auction, subject to an amended site plan, on property zoned IM Industrial Manufacturing District on the northwest corner of Kiest Boulevard and Duncanville Road.

Maker: Sims
Second: Herbert
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato,
Carpenter, Franklin Koonce, Housewright,
Kocks, Coffman, Hall, Kingston, Rubin

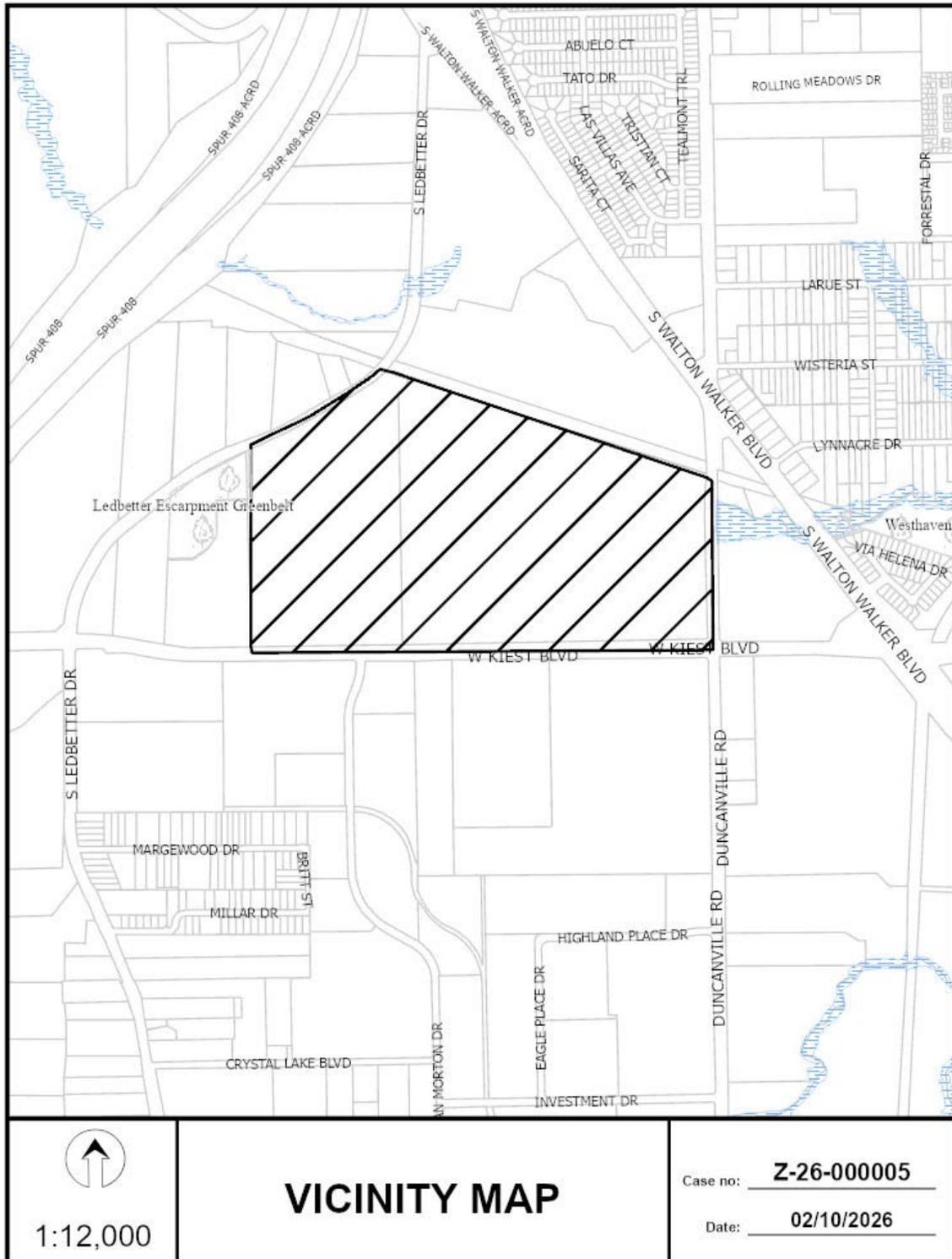
Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 0

Notices: Area: 500 Mailed: 20
Replies: For: 0 Against: 0

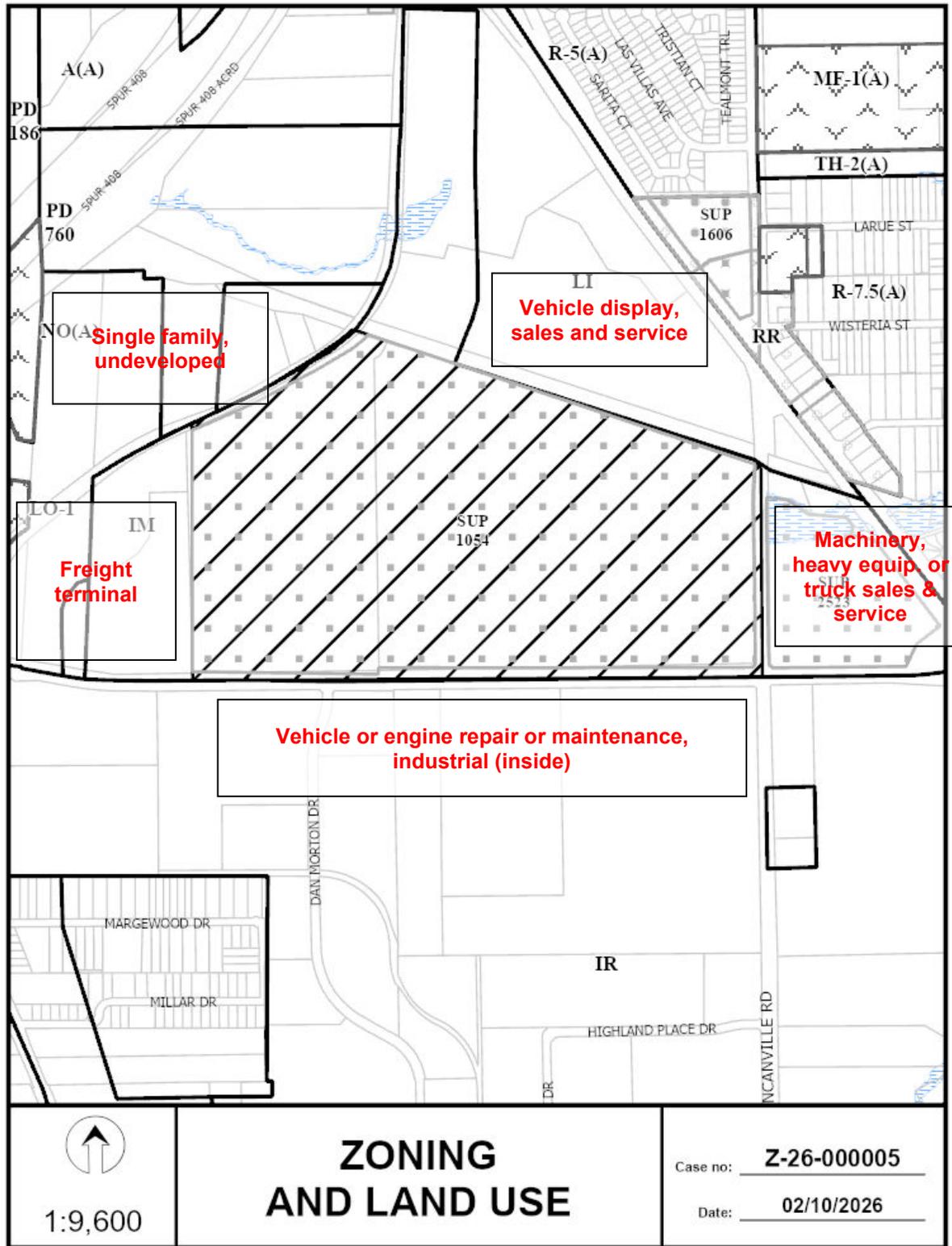
Speakers: None

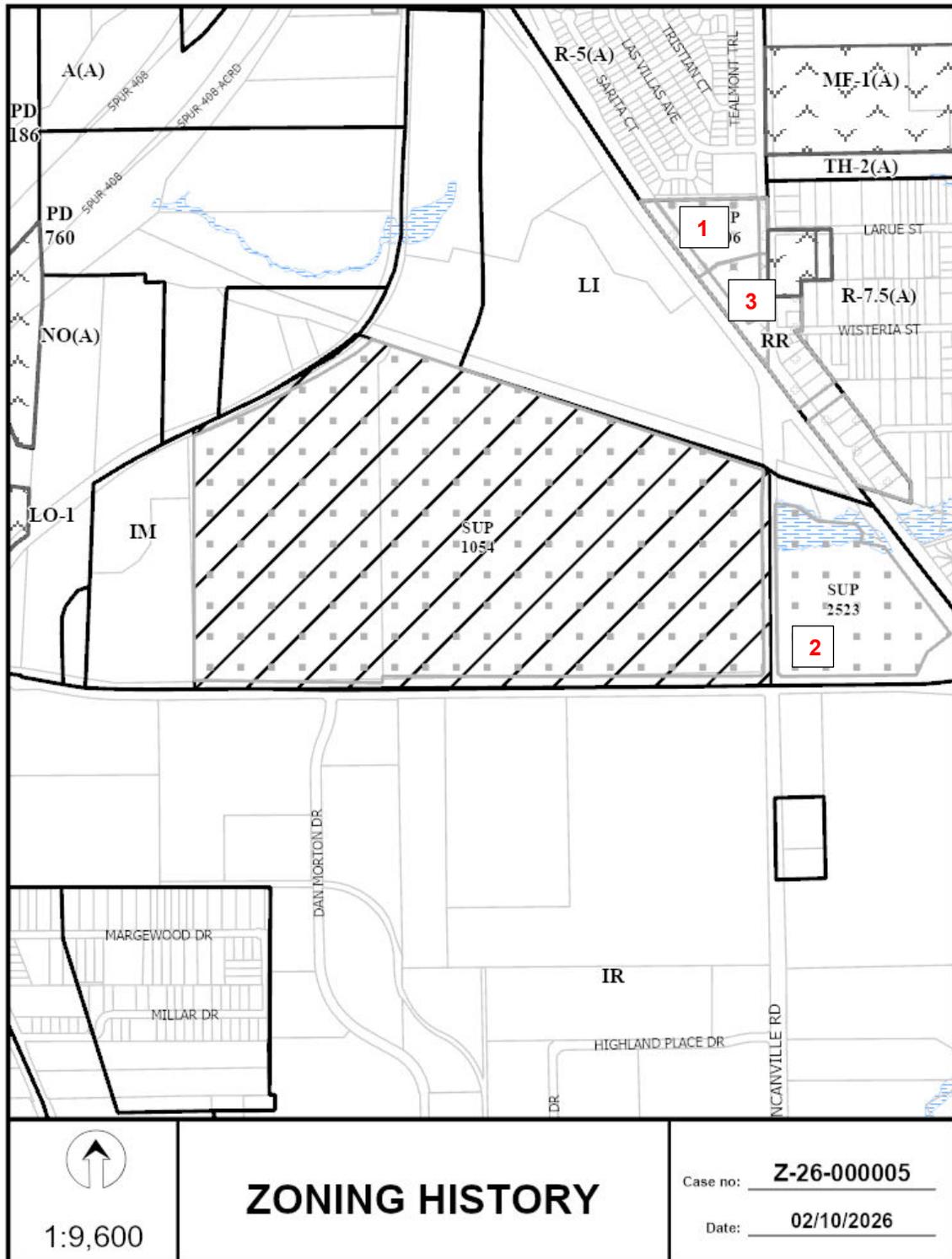
EXISTING SUP 1054 CONDITIONS (NO CHANGES PROPOSED)

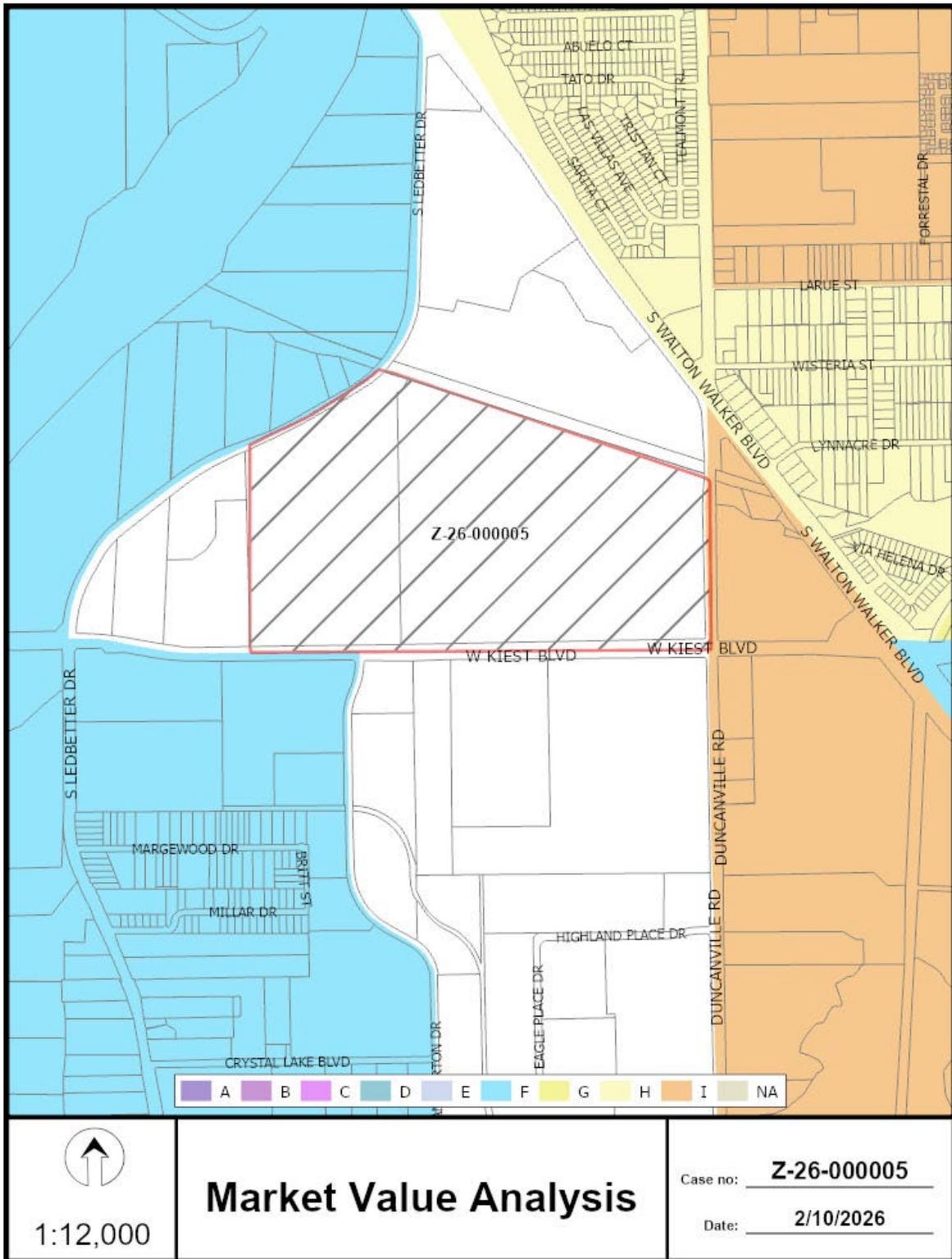
1. SITE PLAN: Use of the Property must comply with the attached site plan.
2. LANDSCAPING: Landscaping associated with all future development on the Property must be provided in accordance with Article X of the Dallas Development Code, as amended.
3. USE: The only use authorized by this specific use permit is an auto auction.
4. TIME PERIOD: This specific use permit has no expiration date.
5. SCREENING: A landscape buffer must be provided to screen the use of the Property from the adjacent uses to the east and south, as shown on the attached site/landscape plan. Live oak trees must be spaced 40 feet on center along Kiest Boulevard and Duncanville Road. An automatic underground irrigation system must be provided. All plant materials must be maintained in a healthy, growing condition at all times.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the City of Dallas.
7. MAINTENANCE: The entire premises must be properly maintained in a state of good repair and neat appearance.

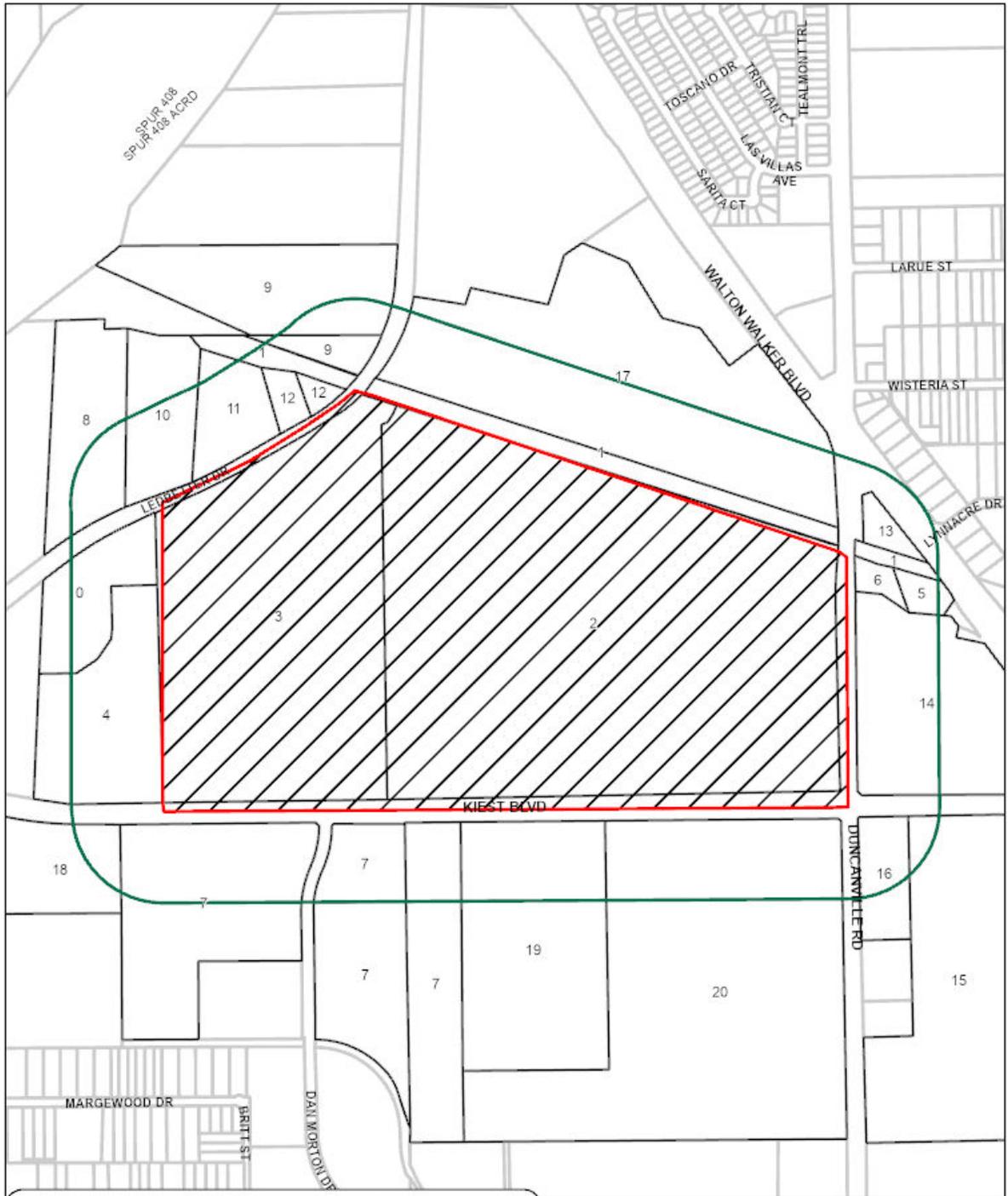












<u>20</u>	Property Owners Notified (28 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>3/5/2026</u>	Date

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CPC



1:8,400

03/04/2026

Reply List of Property Owners**Z-26-000005****20 Property Owners Notified****0 Property Owners in Favor****0 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	2901 DUNCANVILLE RD	ONCOR ELECRTC DELIVERY COMPANY
	2	5333 W KIEST BLVD	MANHEIM REMARKETING INC
	3	5600 W KIEST BLVD	AA PROPERTY HOLDINGS INC
	4	5701 W KIEST BLVD	HUNT J B TRANSPORT INC
	5	3033 S WALTON WALKER BLVD	DEANDA YOLANDA &
	6	3020 DUNCANVILLE RD	INSURE SELF STORAGE LLC
	7	5400 W KIEST BLVD	WHITEWAVE FOODS COMPANY
	8	2825 S LEDBETTER DR	LONGHORN LODGE DALLAS LLC
	9	2779 S LEDBETTER DR	BLK KNIGHT LEASING LLC
	10	2895 S LEDBETTER DR	SHARP TYLER
	11	2805 S LEDBETTER DR	LOPEZ MAURICIO
	12	2735 S LEDBETTER DR	ANGELS RESCUE OF NORTH TEXAS
	13	3006 DUNCANVILLE RD	NORTH TEXAS HOLDINGS LLC
	14	3140 DUNCANVILLE RD	JB HUNT TRANSPORT INC
	15	3548 DUNCANVILLE RD	ROLLING FRITOLAY SALES LP
	16	3330 DUNCANVILLE RD	BRENNTAG LUBRICANTS LLC
	17	2831 S WALTON WALKER BLVD	RLR INVESTMENTS LLC
	18	5800 W KIEST BLVD	WWF OPERATING CO
	19	5450 W KIEST BLVD	LBA PPF INDUSTRIAL KIEST BLVD LLC
	20	3225 DUNCANVILLE RD	OLD DOMINION FREIGHT LINE INC