

CITY PLAN COMMISSION

THURSDAY, JUNE 12, 2025

Planner: Jordan Gregory

FILE NUMBER: Z234-313(JG) **DATE FILED:** August 14, 2024

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

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 28,749 sqft **CENSUS TRACT:** 48113011702

OWNER/APPLICANT: Jose Velazquez

REQUEST: An application for an amendment to 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.

SUMMARY: The purpose of the request is to continue the operation of an existing vehicle display, sales, and service use [Jose Auto Sales].

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

BACKGROUND INFORMATION:

- The area of the request is within PD 535, the C.F. Hawn Special Purpose District No. 3, Subdistrict 2, which was approved by City Council on August 25, 1999.
- PD 535, Subdistrict 2, requires a Specific Use Permit for a vehicle display, sales, and service use. On the contrary, vehicle or engine repair or maintenance (AKA a body shop) is allowed by right.
- On August 12, 2015, the City Council approved Specific Use Permit No. 2088 for a vehicle display, sales, and service use for a two-year period. On February 14th, 2018, the City Council approved the renewal of SUP No. 2088 for a three-year period. On March 24, 2021, the City Council approved the renewal of SUP No. 2088 for another three-year period. The most recent SUP was set to expire on March 24, 2024.
- The existing building was constructed as a retail building in 1959, according to Dallas Central Appraisal District records.
- The lot has frontage on both C.F. Hawn Freeway and Cade Road.
- No changes are proposed to the property, site plan, or conditions aside from the approval time period.

Zoning History:

There has been one recent zoning change request in the area in the last five years.

1. Z201-116 – On March 24, 2021, the City Council approved the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service use for a period of three years 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 [site of request].

Thoroughfares/Streets:

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

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.

Transit Access:

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

Rylie GoLink Zone

STAFF ANALYSIS:

Comprehensive Plan:

The Forward Dallas 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 an applicant's request.

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

Placetype:

Community Mixed-Use

This placetype designates primary land uses as: Multiplex, Apartments, and Mixed-Use. These primary land uses are in conjunction with supporting land uses: Lodging, Commercial, and Office.

The Community Mixed-Use placetype areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. A retail use as vehicle display, sales, and servicing is compatible with this placetype.

Land Use:

	Zoning	Land Use
Site	PD No. 535, Subdistrict 2	Vehicle display, sales, and service.
North	PD No. 535, Subdistrict 2	Various automotive uses
East	PD No. 535, Subdistrict 1	Church
South	R-7.5(A)	Vehicle Storage Lot

West	R-7.5(A)	Vacant
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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 which are being used for the vehicle display, sales, and service use. The other two suites are being used for 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 various automotive uses on the north side of C.F. Hawn Freeway, a church that abuts the request site to the east, a vehicle storage lot that abuts the request site from 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. 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. As the uses surrounding the site include a mix of automotive uses, as well as a church, the continued use of the request site for a vehicle display, sales, and service use is appropriate.

Staff recommends 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 is along a highway. The site complies with the original plan; however, the applicant has been instructed to improve the current paving conditions on the property to ensure full compliance with the SUP conditions.

Landscaping:

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

Parking:

According to the Dallas Development Code, as updated May 14, 2025, there are no off-street parking requirements for a vehicle display, sales, and service use. According to the site plan, there are currently 22 parking spaces provided, as well as 9 additional parking spaces for the display area.

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 in an “H” MVA cluster that extends to the north, east, west, and south.

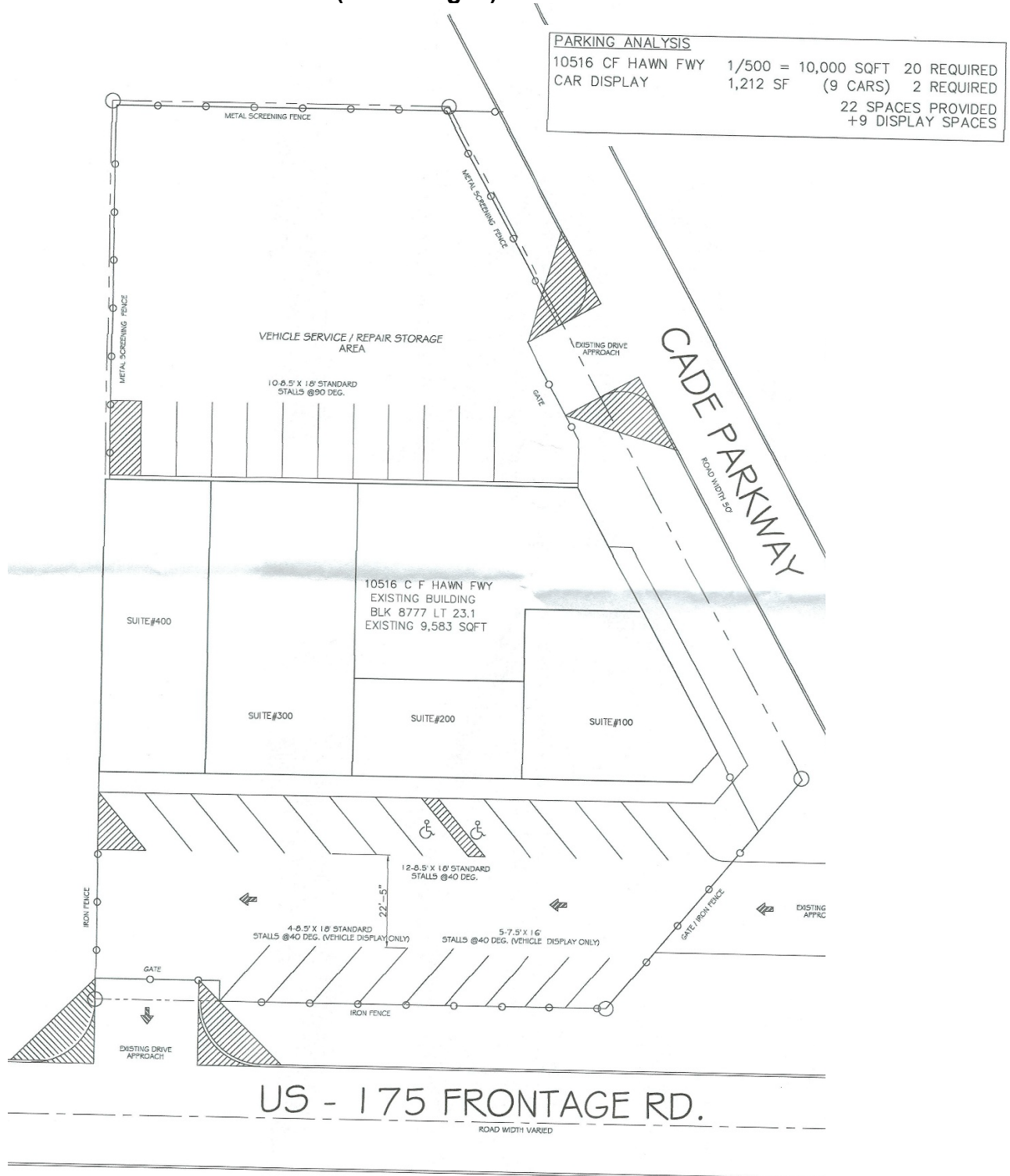
List of Officers

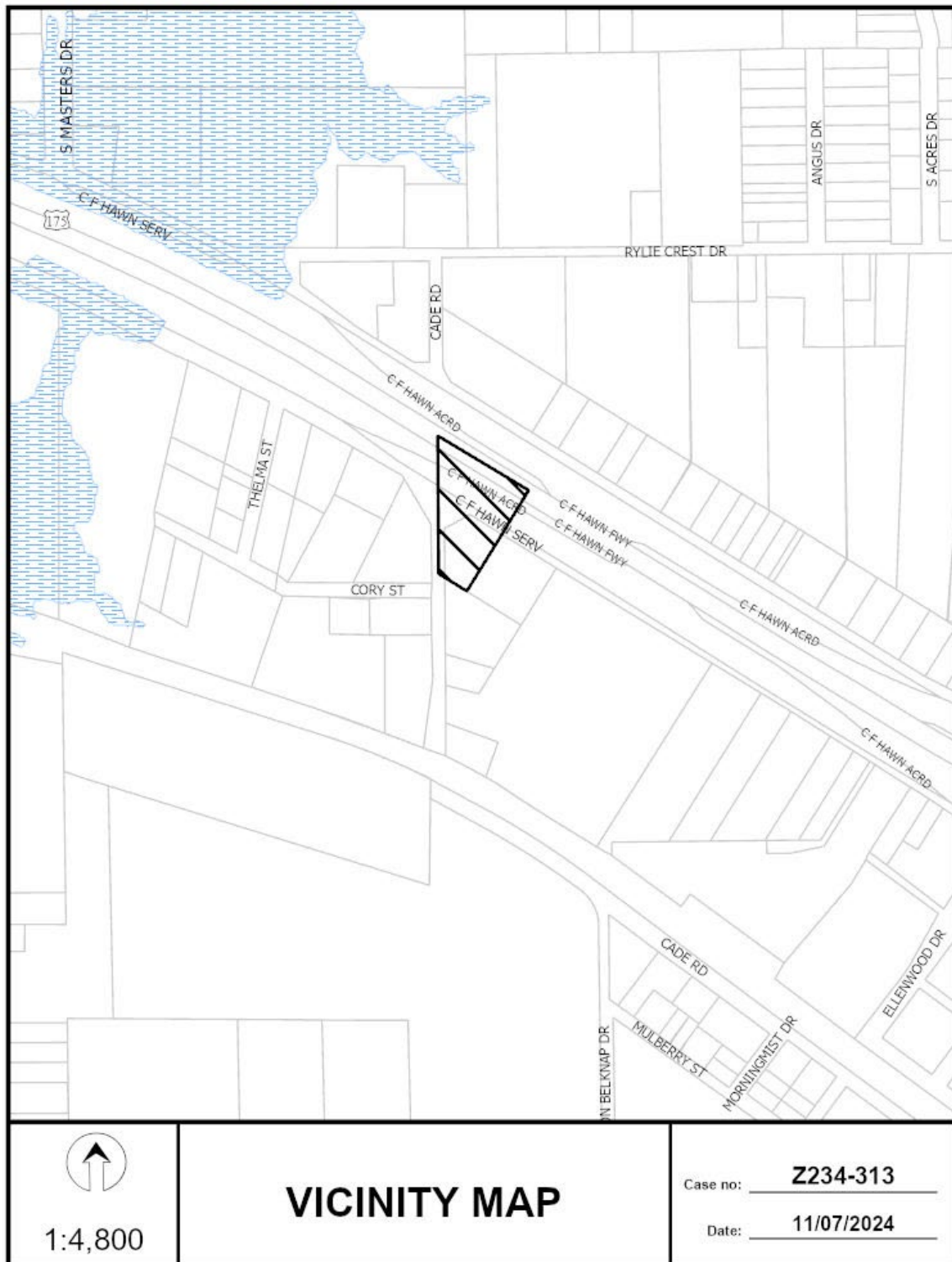
Jose Velazquez, Business and Property Owner

Proposed SUP Conditions

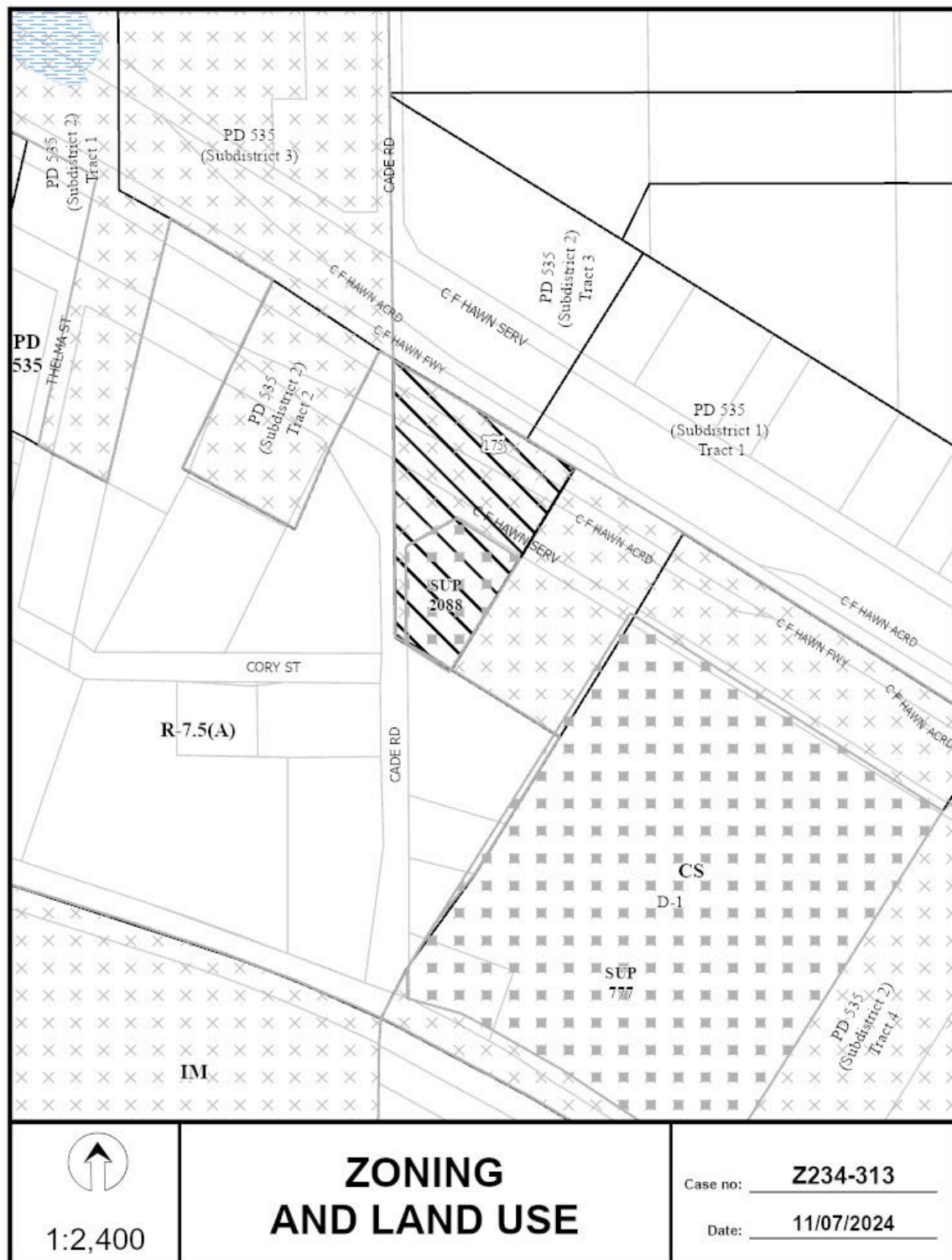
1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: The specific use permit expires on (three years from the passage of this Ordinance) [~~March 24, 2024~~].
4. FLOOR AREA: The maximum floor area is 10,000 square feet.
5. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 9:00 a.m. and 9:00 p.m., Monday through Saturday.
6. LANDSCAPING: Landscaping must be provided and maintained in accordance with the requirements of the ordinance governing Planned Development District No. 535.
7. VEHICLE DISPLAY: The maximum area for the display of vehicles is 1,212 square feet.
8. MAINTENANCE: The property will be adequately maintained in 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.

Site Plan (No Changes)

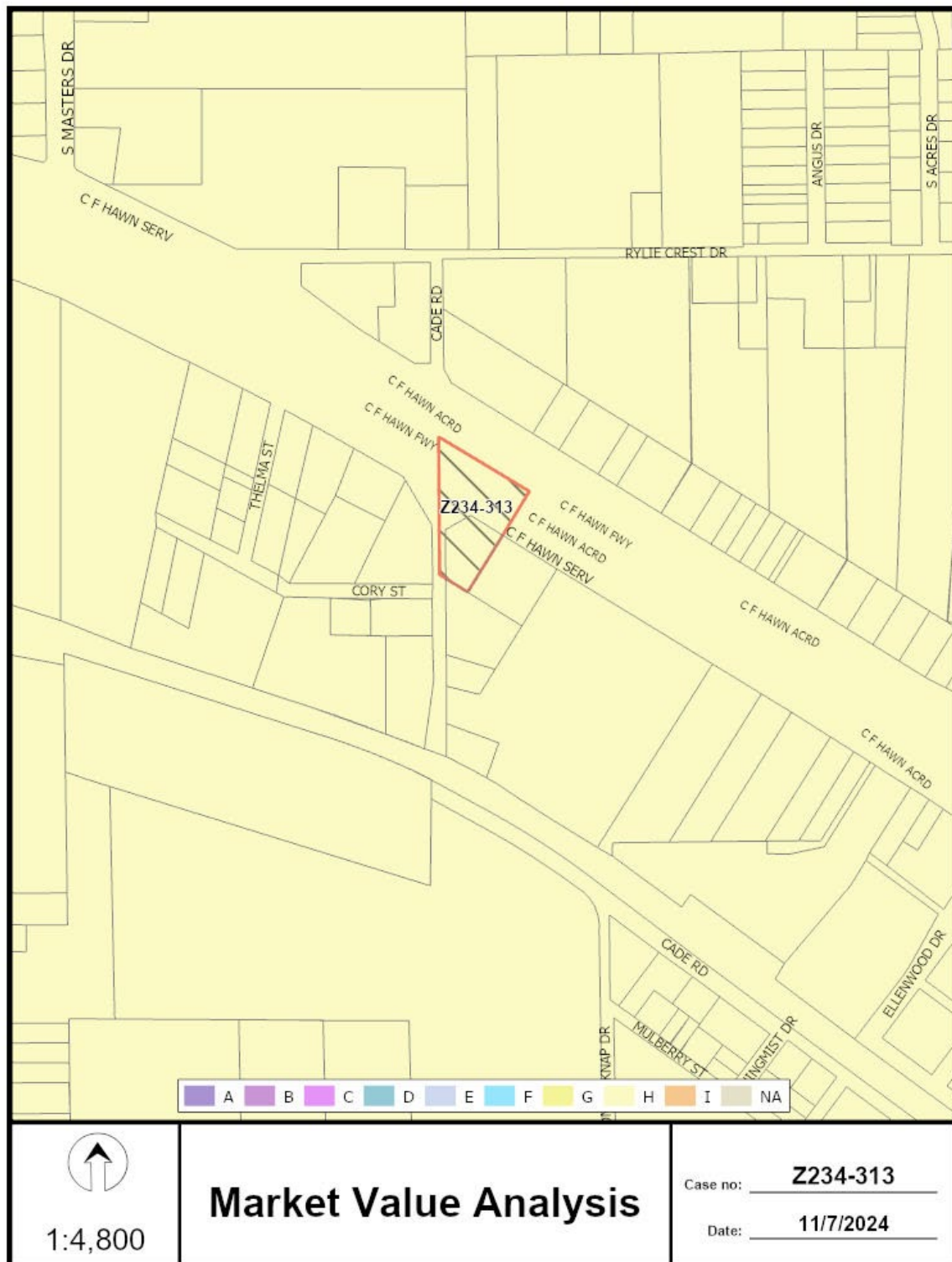


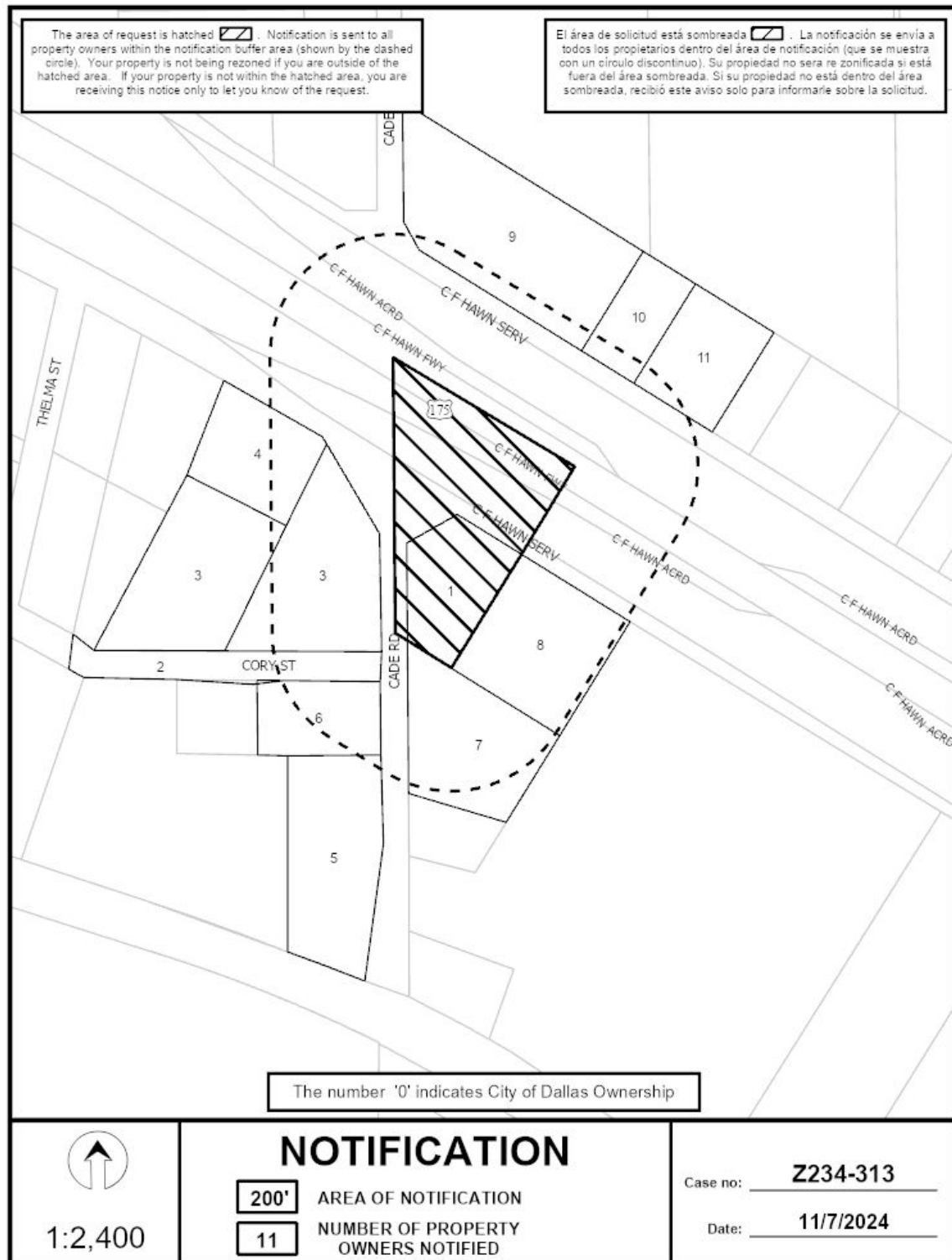






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11/07/2024

Notification List of Property Owners

Z234-313

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10516 C F HAWN FWY	VELASQUEZ JOSE GUADALUPE
2	915 CADE RD	TOPLETZ PROPERTIES
3	10430 C F HAWN FWY	TOPLETZ PROPERTY PARTNERSHIP
4	10426 C F HAWN FWY	RODDEN JAMES R
5	1015 CADE RD	VALLEJO MARCO ANTONIO & AYDEE
6	1009 CADE RD	HERNANDEZ MICHEL HERNANDEZ
7	10516 C F HAWN FWY	LOPEZ FRANCISCO &
8	10518 C F HAWN FWY	CHURCH OF GOD 7TH DAY
9	10505 C F HAWN FWY	UDENZE ANTHONY &
10	10509 C F HAWN FWY	PAZ MATEO
11	10519 C F HAWN FWY	AVELAR NORMA