

**FILE NUMBER:** Z212-150(OA)

**DATE FILED:** December 17, 2021

**LOCATION:** Northeast side of C.F. Hawn Freeway, west of North Jim Miller Road

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** ±0.5295 acres

**CENSUS TRACT:** 93.03

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**APPLICANT/OWNER:** Heriberto Miranda “sole owner”

**REQUEST:** An application for a Specific Use Permit for a vehicle display, sales, and service use on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1.

**SUMMARY:** The applicant proposes to continue to use the request site for vehicle display, sales, and service.

**CPC RECOMMENDATION:** **Approval** for a five-year period with eligibility for automatic renewals for additional three-year periods, subject to a site/landscape plan and conditions.

**STAFF RECOMMENDATION:** **Approval** for a five-year period with eligibility for automatic renewals for additional three-year periods, subject to a site/landscape plan and conditions.

**Planned Development District No. 533:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=533>

**BACKGROUND INFORMATION:**

- On February 10, 1999, the City Council approved PD No. 533, and covers approximately 239.53 acres. The subject site is located within Subdistrict 3, which allows a commercial motor vehicle parking lot use subject to a Specific Use Permit.
- On October 12, 2009, the City Council approved Specific Use Permit No. 1771 for a vehicle display, sales, and service use for six years with eligibility for automatic renewals for additional three-year periods on the subject property.
- On December 9, 2015, the City Council approved the renewal of Specific Use Permit No. 1771 for a vehicle display, sales, and service use for a three-year period with eligibility for automatic renewals for additional three-year periods. The SUP expired on December 9, 2018.

The applicant is currently pursuing a building permit for the additional structure located on the rear of the property. The permit application is under review with the Development Services Department.

**Zoning History:**

There has been one zoning request in the surrounding area in the past five years

**1. Z178-311:** Specific Use Permit No. 1771 for a vehicle, display, sales, and service use, has been automatically renewed for an additional three-year period, pursuant to Section 51A-4219 of Chapter 51A Part II of the Dallas Development Code, of the Dallas City Code, as amended.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type    | Existing ROW |
|---------------------|---------|--------------|
| C.F. Hawn Freeway   | Highway | ±270 feet    |

**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.

**Comprehensive Plan:**

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

## LAND USE ELEMENT

### GOAL 1.1 ALIGN LAND-USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

**Policy 1.1.2** Focus on Southern Sector Development Opportunities.

## ECONOMIC ELEMENT

### GOAL 2.1 PROMOTE BALANCED GROWTH

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

**Policy 2.2.4** Focus on Logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

## STAFF ANALYSIS:

### Land Use:

|              | Zoning                      | Land Use                                          |
|--------------|-----------------------------|---------------------------------------------------|
| <b>Site</b>  | PDD No. 533, Subdistrict 3, | Vehicle display, sales, and service               |
| <b>North</b> | R-7.5(A)                    | Dart Rail and Single family                       |
| <b>West</b>  | PDD No. 533, Subdistrict 3  | Auto service center                               |
| <b>South</b> | PDD No. 533, Subdistrict 3  | Highway, Vehicle or engine repair, or maintenance |
| <b>East</b>  | PDD No. 533, Subdistrict 3  | Vacant                                            |

### Land Use Compatibility:

The site is adjacent to the DART Light Rail and single family uses to the north; vehicle display, sales, and service to the east; auto-related uses and single family uses to the south (across C.F. Hawn Freeway) and with undeveloped property and an outside storage use to the west. The ±0.5295-acre request site is developed with a ±600-square-foot office, a 2,400-square-foot storage building, and a 1,777-square-foot vehicle display, sales, and service use.

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 compatible with the adjacent property and 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 a SUP for 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.

Based on staff's analysis of the site, the existing built environment, and the specific detail of the operation in the locations noted on the site and landscape plan, staff has determined the SUP is consistent with the character of the neighborhood and conforms with all respects to all applicable zoning regulations and standards. Staff took into consideration the previous SUP No. 1771 for the same use at this property. Staff recommends approval for five-year period with eligibility for automatic renewal.

**Parking:**

Pursuant to §51A-4.210(31)(C), a vehicle display, sales, and service use requires one space per 500 square feet of floor area. The site plan includes a 600-square-foot office, a 2,400-square foot storage area, and a 1,777-square-foot display area requiring 10 spaces. Eleven (11) spaces are provided, as shown on the site plan

**Landscaping:**

Landscaping of any development will be in accordance with PDD No. 533. The applicant has met with the arborist to determine if the site meets the requirements, and the arborist has concluded the revised site and landscape plan complies.

**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

strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not located within an MVA cluster. However, an H MVA cluster is located to the northeast of the property.

**CPC Action**

**March 24, 2022**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a vehicle display, sales, and service use for a five-year period with eligibility for automatic renewals for additional three-year periods, subject to a site/landscape plan and conditions on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, on the northeast side of C.F. Hawn Freeway, west of North Jim Miller Road.

Maker: Shidid  
Second: Hampton  
Result: Carried: 10 to 0

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung,  
Housewright, Gibson, Haqq, Kingston\*, Rubin

Against: 0  
Absent: 3 - Popken, Anderson, Stanard  
Vacancy: 2 - District 3, District 7

\*out of the room, shown voting in favor

|                 |           |            |
|-----------------|-----------|------------|
| <b>Notices:</b> | Area: 200 | Mailed: 18 |
| <b>Replies:</b> | For: 0    | Against: 1 |

**Speakers:** For: Yamilet Velazquez, 1001 N. Masters Dr., Dallas, TX, 75217  
Against: None

**CPC Action**

**February 17, 2022**

**Motion:** In considering an application for a Specific Use Permit for a vehicle display, sales, and service use on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, on the northeast side of C.F. Hawn Freeway, west of North Jim Miller Road, it was moved to hold this case under advisement until March 24, 2022.

Maker: Shidid  
Second: Hampton  
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson\* Shidid,  
Carpenter, Jackson, Blair, Jung, Housewright,  
Gibson\*, Haqq, Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

\*out of the room, shown voting in favor

|                 |           |            |
|-----------------|-----------|------------|
| <b>Notices:</b> | Area: 200 | Mailed: 18 |
| <b>Replies:</b> | For: 0    | Against: 1 |

**Speakers:** None

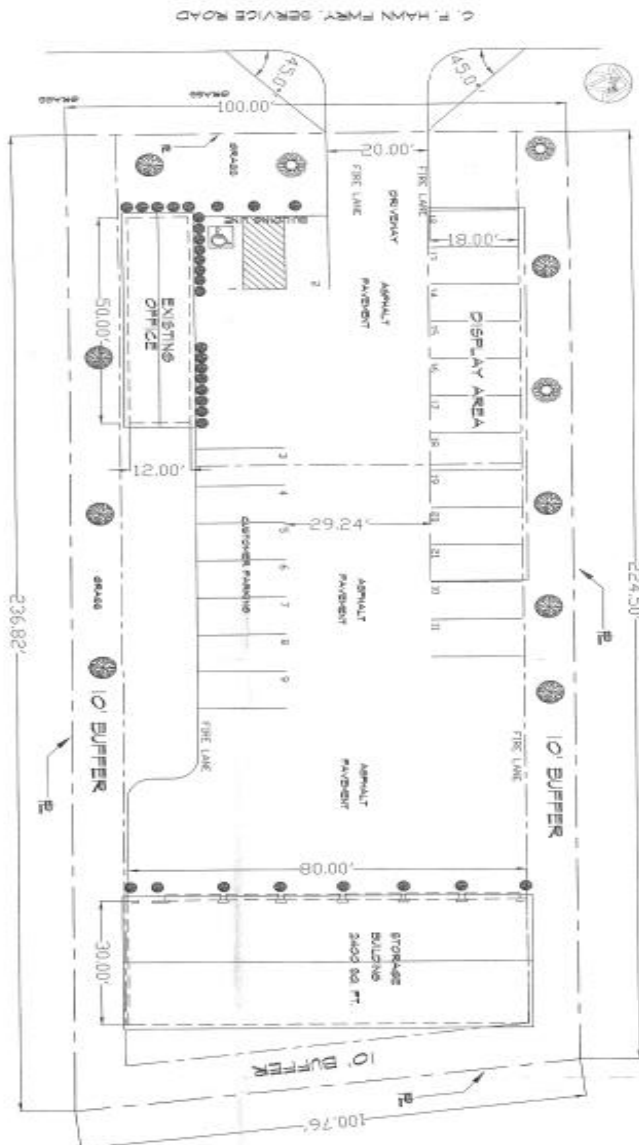
**CPC Recommended SUP Conditions**

1. USE: The only use authorized by this specific use permit is vehicle display, sales, and service.
2. SITE PLAN: The use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use expires on \_\_\_\_\_ (five years) but is eligible for automatic renewal for additional three-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180<sup>th</sup> but before the 120<sup>th</sup> day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for an automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.5.
5. PARKING: Parking must be located as shown on the attached site plan. Vehicle display is limited to the area shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENT: 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.

**CPC Recommended  
Site/Landscape Plan**

| PARKING ANALYSIS FOR MIRANDA AUTO SALES |         |                     |                     |
|-----------------------------------------|---------|---------------------|---------------------|
| SPACE                                   | SQ. FT. | PARKING<br>REQUIRED | PARKING<br>PROVIDED |
| VEHICLE DISPLAY<br>AND SALES            | 777     | 1500 ± 4            |                     |
| OFFICE                                  | 600     | 1500 ± 1            |                     |
| STORAGE                                 | 2400    | 1500 ± 3            |                     |
| TOTAL                                   | 4777    |                     | TOTAL I<br>TOTAL II |

SITE PLAN  
SCALE: 1" = 40'



APPROVED  
DATE: 06/11/08  
BY: [Signature]  
SHEA DESIGN & CONSTRUCTION  
10000  
10000  
10000

122 686  
28829

THIS DRAWING IS THE  
PROPERTY OF SHEA DESIGN  
& CONSTRUCTION. IT IS TO  
BE USED FOR THE PROJECT  
ONLY. NO PART OF THIS  
DRAWING IS TO BE REPRODUCED  
WITHOUT THE WRITTEN  
PERMISSION OF  
SHEA DESIGN & CONSTRUCTION.

| REV. | DATE |
|------|------|
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| 4    |      |
| 5    |      |
| 6    |      |

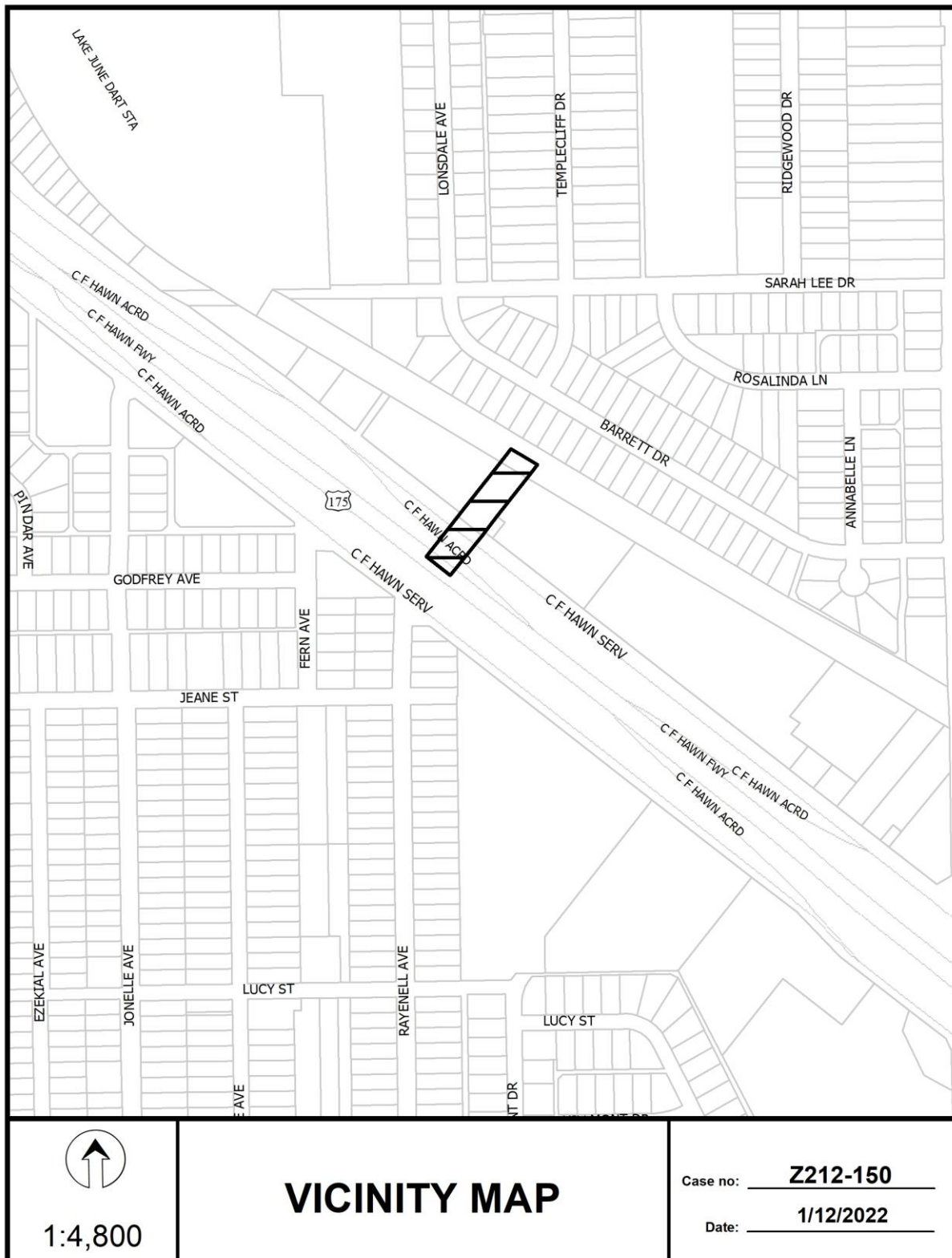
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MIRANDA AUTO SALES  
6656 C F HAWN FERRY,  
DALLAS, TEXAS  
LOT: 3 BLK: 6246

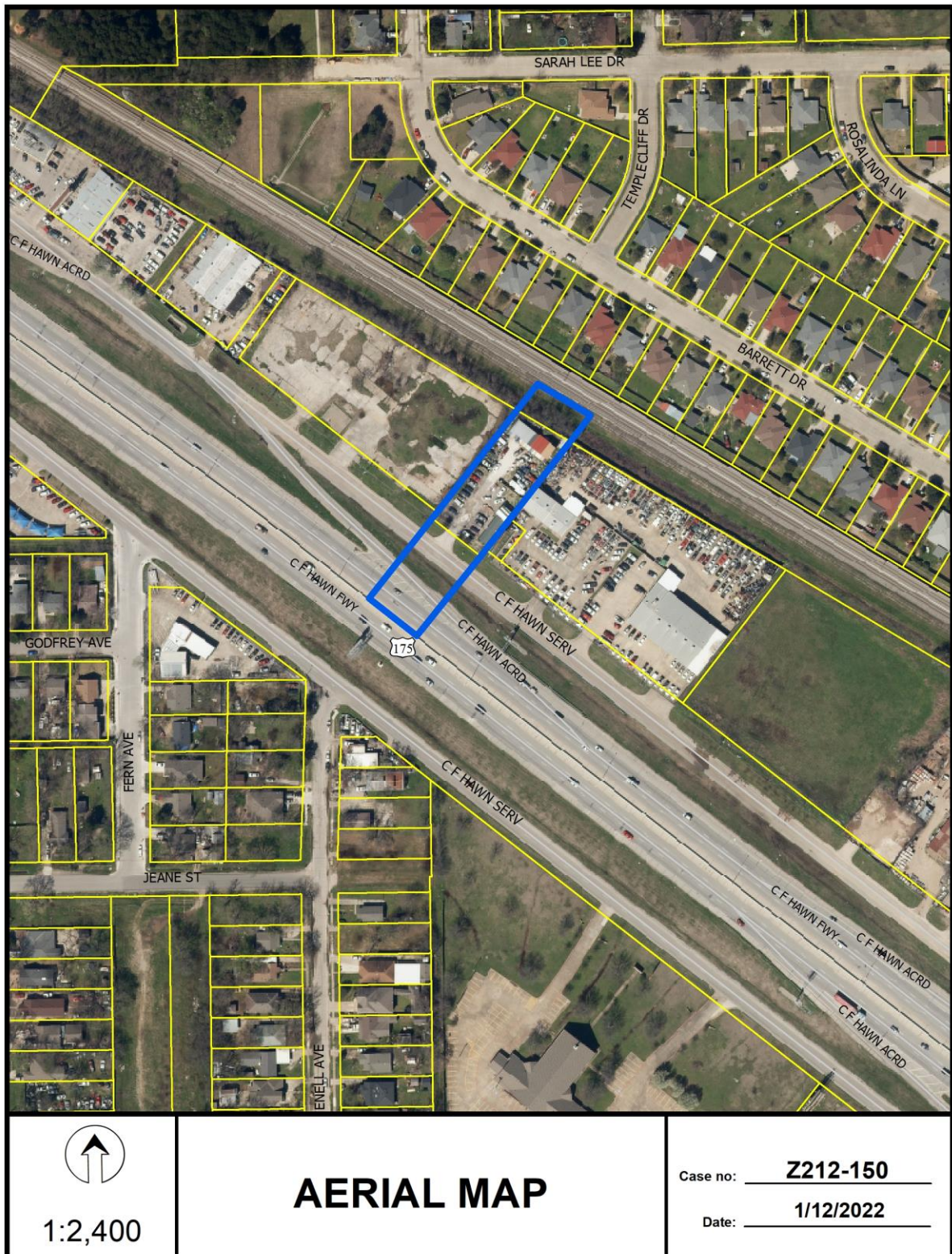
JOHN B. SHEA  
OWNER  
DATE: 06/11/08  
BY: [Signature]  
SHEA DESIGN & CONSTRUCTION

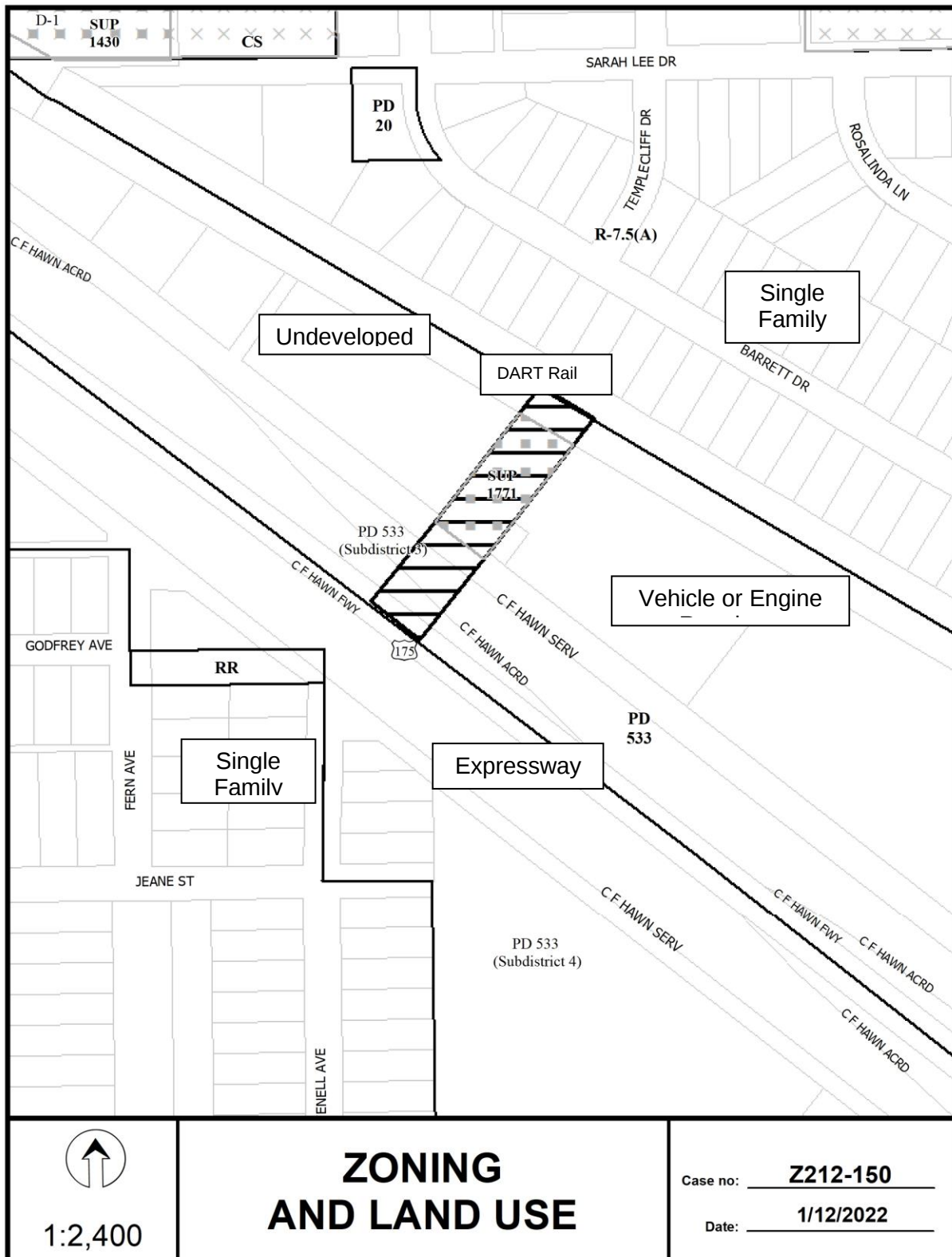
SHEA DESIGN  
&  
CONSTRUCTION  
737 S. RL THORNTON FRWY  
DALLAS, TEXAS 75203  
CELL (214) 616-7087  
FAX (214) 946-1196

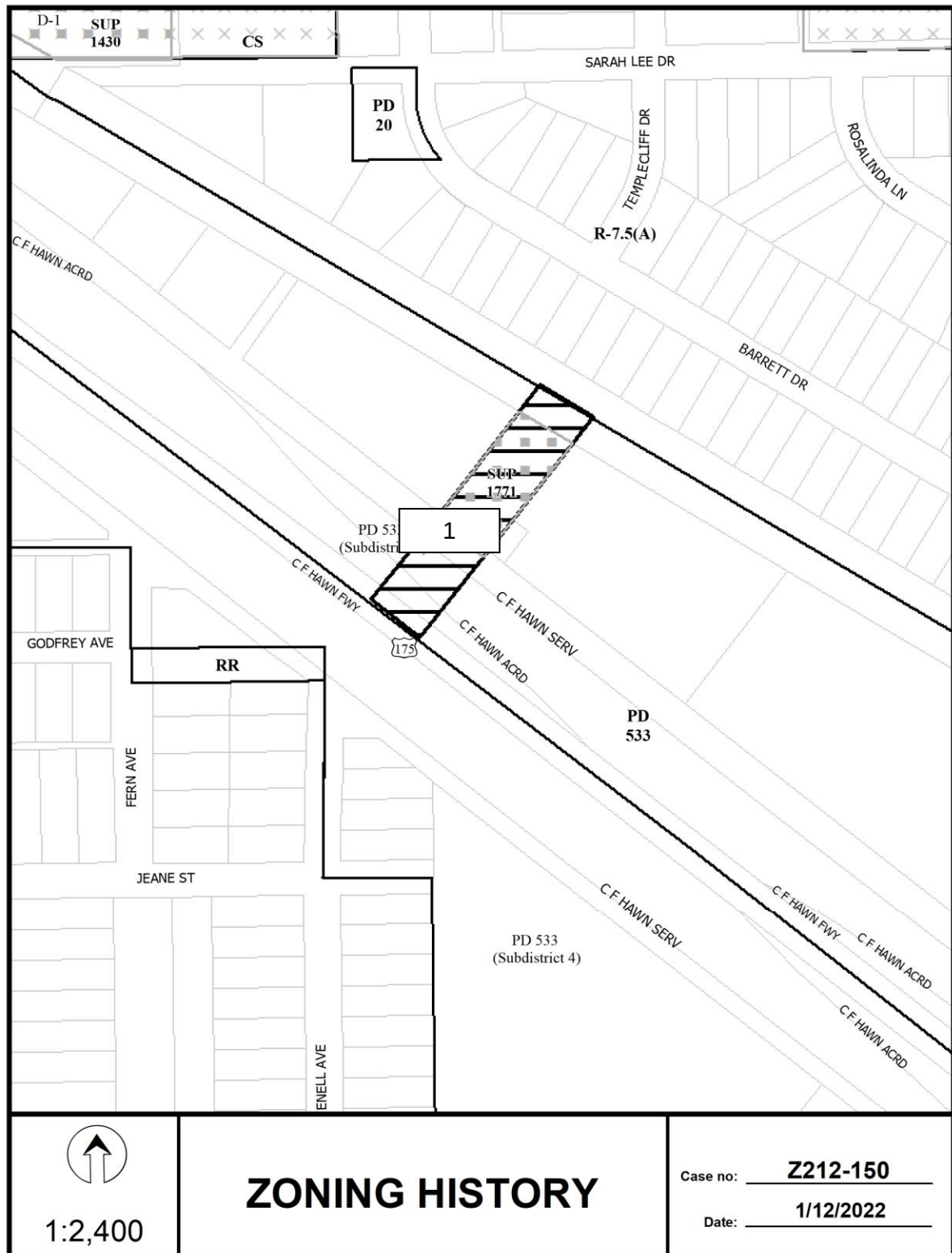
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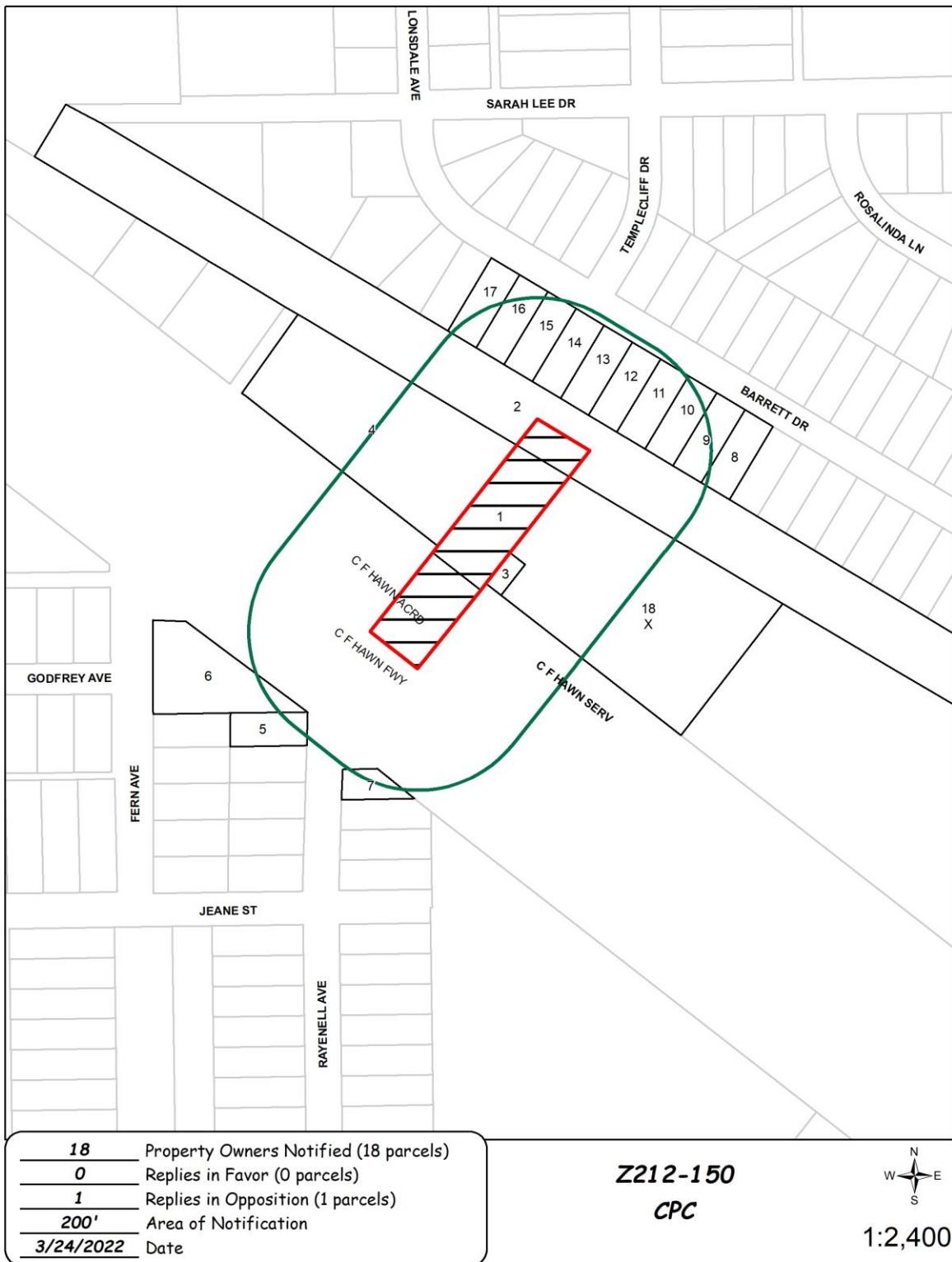
**Market Value Analysis** A B C D E F G H I NA



1:4,800

## Market Value Analysis

Printed Date: 1/12/2022



03/23/2022

***Reply List of Property Owners******Z212-150******Owners in Favor******18 Property Owners Notified  
1 Property Owners Opposed******0 Property***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>    |
|---------------------|-----------------------|-----------------------|------------------------|
|                     | 1                     | 6636 C F HAWN FWY     | MIRANDA HERBERTO       |
|                     | 2                     | 401 S BUCKNER BLVD    | DART                   |
|                     | 3                     | 6700 C F HAWN FWY     | QUALITY PROPERTY       |
|                     | 4                     | 6626 C F HAWN FWY     | Taxpayer at            |
|                     | 5                     | 821 RAYENELL AVE      | SMITH HUBERT W         |
|                     | 6                     | 826 FERN AVE          | INFINITIAUTO LLC       |
|                     | 7                     | 814 RAYENELL AVE      | ESTRADA MICHAEL JR     |
|                     | 8                     | 6904 BARRETT DR       | VAZQUEZ OSIRIS H       |
|                     | 9                     | 6850 BARRETT DR       | PATRICIO NORMA         |
|                     | 10                    | 6846 BARRETT DR       | CASTRO RODOLFO H       |
|                     | 11                    | 6842 BARRETT DR       | SCOTT MARILYN R        |
|                     | 12                    | 6838 BARRETT DR       | QUINTERO ANTONIA       |
|                     | 13                    | 6834 BARRETT DR       | ERAZMO SERGIO &        |
|                     | 14                    | 6830 BARRETT DR       | BEARD LEON             |
|                     | 15                    | 6826 BARRETT DR       | FRAUSTO JOSE GUADALUPE |
|                     | 16                    | 6822 BARRETT DR       | MOLINA NAZARIO U       |
|                     | 17                    | 6818 BARRETT DR       | ROMO JUAN              |
| X                   | 18                    | 6768 C F HAWN FWY     | USA MUSTANG SPECIALIST |