

**FILE NUMBER:** Z212-346(JM)

**DATE FILED:** September 16, 2022

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

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** Approx. 6.47 acres

**CENSUS TRACT:** 72.02

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**OWNER/APPLICANT:** Compadres Realty, LLC

**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**REQUEST:** An application for 1) an amendment to Tract IIC within Planned Development District No. 37; and 2) an amendment to and a renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use on property zoned Planned Development District No. 37.

**SUMMARY:** The applicant proposes to expand an existing vehicle auction and storage use.

**STAFF RECOMMENDATION:** **Approval** of an amendment to Tract IIC within Planned Development District No. 37, subject to revised conditions; and **approval** of an amendment to and a renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions.

**PRIOR CPC ACTION:** On August 3, and July 6, 2023, the City Plan Commission held this case under advisement to finalize details of the request. A revised site plan is proposed. Changes in the case report are highlighted.

**PLANNED DEVELOPMENT DISTRICT No. 37:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=37>

**BACKGROUND INFORMATION:**

- Planned Development District No. 37 was approved by City Council on September 5, 1967 and has been amended several times.
- On February 24, 1999, the PD was amended to create Tract IIC for I-1 Industrial District Uses and a *vehicle auction and storage use* by Specific Use Permit on Tract IIC only and this amendment included a development plan for Tract IIC. This amendment defined a *vehicle auction and storage use* as a facility for the auction of vehicles including the storage of inoperable vehicles for a period not to exceed 14 calendar days. For the purposes of this definition, vehicles include automobiles, trucks, boats and other conveyances.
- Specific Use Permit No. 1380 was also approved on February 24, 1999, for a vehicle auction and storage use. It expired on April 9, 2008 and was not renewed.
- Specific Use Permit No. 2047 was approved on September 11, 2013, for a vehicle auction and storage use and subsequently renewed on June 27, 2018 for a five-year period.
- The applicant proposes to expand the vehicle storage area, move loading of vehicle inventory into the lot, and add one driveway on the western frontage along Sheila Lane to accommodate the new vehicle loading area. Staff recommends reducing the controlling plans for the site by amending the conditions of the PD to permit an SUP site plan to control. In all other cases, a development plan would be required. Approval of this request would terminate the existing Tract IIC Development Plan Exhibit 37D.

**Zoning History:**

There has been one zoning cases in the area in the last five years.

1. **Z212-320:** An application for the renewal of SUP No. 1997 for an open-enrollment charter school on property zoned Tract II within PD No. 37, west of Hargrove Drive, north of Sheila Lane. [*Under review and pending resubmittal.*]

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Lakefield Boulevard	Local	80 feet/--
Sheila Lane	Local	50 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.

**STAFF ANALYSIS:****Surrounding Land Uses:**

Location	Zoning	Land Use
Site	PD No. 37 Tract IIC; SUP No. 2047	Vehicle auction and storage use
Northeast	LI; CR	Utilities
Southeast	PD No. 37 Tracts II and IIB	Retail
Southwest	PD No. 37 Tract II	Auto-related
Northwest	PD No. 37 Tract II; SUP No. 1997	Open-enrollment charter school

**Land Use Compatibility:**

The site is utilized as a vehicle auction and storage use and developed with two buildings, approximately 3,600 square feet and 6,700 square feet in floor area, and a large surface parking lot. The applicant proposes to continue to operate a vehicle auction and storage use; however, changes are proposed to the controlling plans for the use. The applicant proposes an expansion of the vehicle storage area, addition of an interior loading area for delivery of vehicles off the street, and a new driveway along the western frontage of Shelia Lane to accommodate the separated vehicle loading zone.

The request site is surrounded by a local utility use to the northeast; retail uses to the southeast; an auto-related use to the southwest and an open-enrollment charter school use to the northwest. It is noted that the request site is within the flight path of Dallas Love Field.

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.

The applicant's request is consistent with the intent of the Dallas Development Code. The addition of an interior loading zone should relieve existing conflicts with traffic from having semi-trailers parked along the street frontage of the property. On August 7<sup>th</sup>, the applicant submitted a revised site plan showing a proposed emergency access gate with a six-foot gate at the western Sheila Lane frontage.

Staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a revised site plan and revised conditions. Additionally, staff recommended to the applicant to amend the PD to permit an SUP site plan to control over usage of the site, no longer requiring a duplicate development plan and PD amendment each time the SUP site plan needs to be changed. For this specific case, a PD amendment was added for that reason. Two controlling plans creates confusion, room for error, and is more costly for the applicant/time consuming for all parties. A condition in the PD for Tract IIC is added permitting an SUP site plan to control for uses where an SUP is required. In all other cases, a development plan is required. If this case is approved, the existing Tract IIC development plan, Exhibit 37D, would be terminated to permit the SUP site plan to control.

#### **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. The applicant proposes to increase the vehicle storage area from 84,746 square feet of site area for vehicle storage, with 170 spaces required and 172 spaces provided as depicted on the existing plans, to 126,391 square feet of site area for vehicle storage, with 253 spaces required and 254 spaces provided. According to the plan provided, 28 spaces are on-site and 226 are remote parking spaces across Sheila Lane to the north. A remote parking agreement will be required, per code.

#### **Landscaping:**

Landscaping will be required pursuant to PD No. 37 and is depicted on the site plan. Notable changes include a reduction in the screening provided along Sheila Lane due to the addition of a second driveway entrance along the western Sheila Lane frontage. The proposed amended site plan identifies the existing 21 Cedar Elm trees running along the Sheila Lane and Lakefield Boulevard frontages. The revised plan includes parking lot screening at a height of three feet along those street frontages.

**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 subject site is not identified within an MVA cluster. However, west of the area of request are “G” and “H” MVA clusters and north of the site is an “E” MVA cluster.

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**Partners/Principals/Officers:**

Compadres Realty, LLC

Alliance Auto Auction

Keith A. Orr, Manager

Tim Adams, Manager

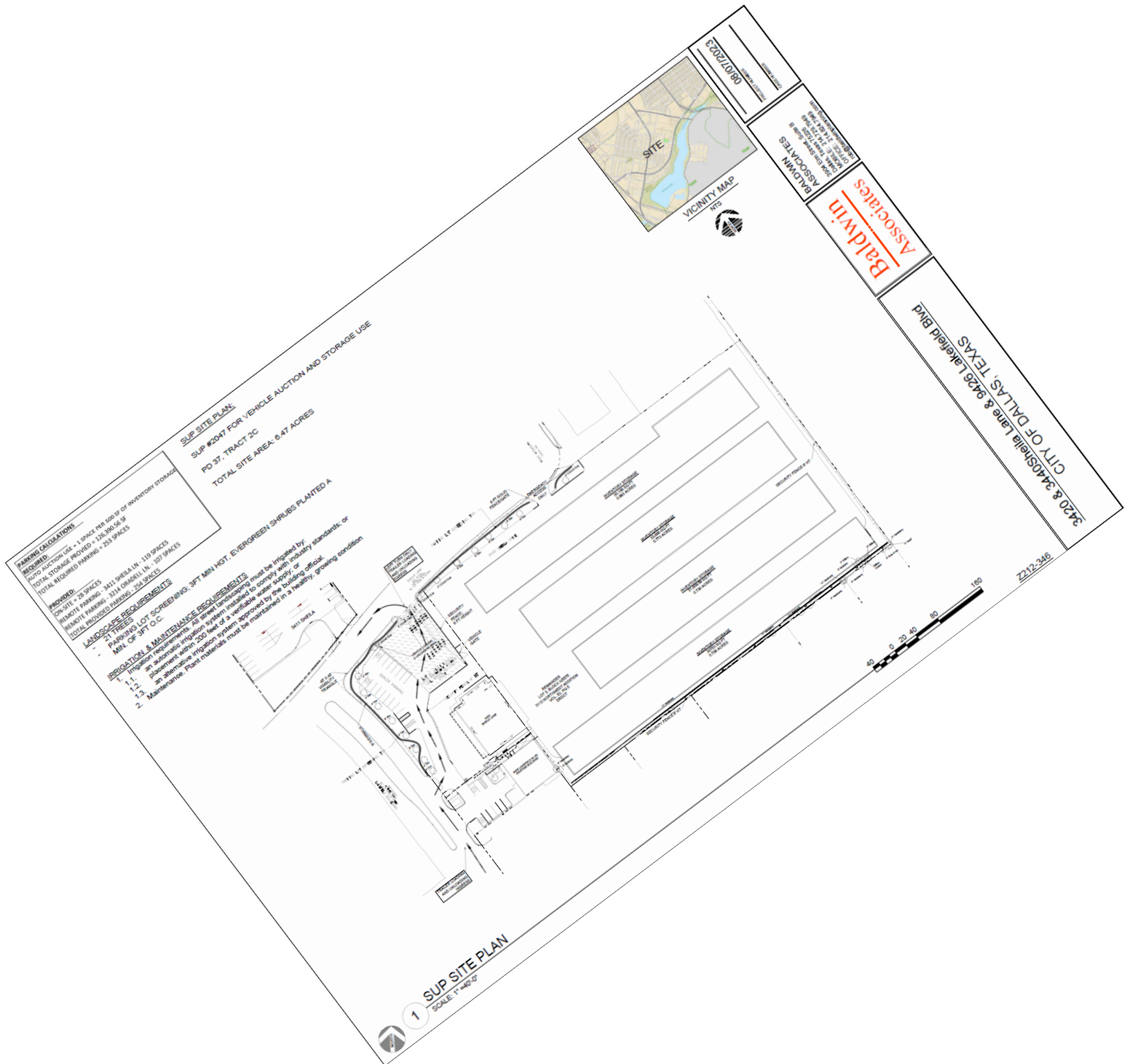
**Proposed Amending Conditions  
SUP No. 2047**

1. USE: 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 LIMIT: This specific use permit expires on June 27, 2023 (five years from the date of passage), but is eligible for automatic renewal for additional five-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 180th but before the 120th 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 automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with the requirements of the ordinance governing Planned Development District No. 37.
5. DAYS OF OPERATION: Vehicle auctions are limited to a maximum of two days per week.
6. FENCING: A six-foot chain link fence must be provided on the perimeter of the property.
7. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
8. PARKING: Required parking may be satisfied with on-site parking or from parking provide by a remote parking site pursuant to a remote parking agreement.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. 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.





**Proposed SUP Site Plan**  
*Rotated to match existing*



## Proposed SUP Site Plan

### SUP SITE PLAN:

**SUP #2047 FOR VEHICLE AUCTION AND STORAGE USE**

PD 37, TRACT 2C

TOTAL SITE AREA: 6.47 ACRES

### SUP SITE PLAN

SCALE: 1" = 40'-0"

#### PARKING CALCULATIONS

REQUIRED:

- AUTO AUCTION USE - 1 SPACE PER 500 SF OF INVENTORY STORAGE
- TOTAL STORAGE PROVIDED - 126,390.56 SF
- TOTAL REQUIRED PARKING - 253 SPACES

PROVIDED:

- ON-SITE - 28 SPACES
- REMOTE PARKING - 3411 SHEILA LN - 119 SPACES
- REMOTE PARKING - 3214 ORADELL LN - 107 SPACES
- TOTAL PROVIDED PARKING - 254 SPACES

#### LANDSCAPE REQUIREMENTS

- 21 TREES
- PARKING LOT SCREENING: 3FT MIN HGT. EVERGREEN SHRUBS PLANTED A MIN. OF 3FT O.C.

#### IRRIGATION & MAINTENANCE REQUIREMENTS

- Irrigation requirements. All street landscaping must be irrigated by:
  - an automatic irrigation system installed to comply with industry standards; or
  - placement within 200 feet of a verifiable water supply; or
  - an alternative irrigation system approved by the building official.
- Maintenance: Plant materials must be maintained in a healthy, growing condition



**Amending PD Conditions****ARTICLE 37.****SEC. 51P-37.101. LEGISLATIVE HISTORY.**

PD 37 was established by Ordinance No. 11931, passed by the Dallas City Council on September 5, 1967. Ordinance No. 11931 amended Ordinance No. 10962, Chapter 51 of the Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 11931 was amended by Ordinance No. 12100, passed by the Dallas City Council on March 11, 1968; Ordinance No. 13670, passed by the Dallas City Council on June 5, 1972; Ordinance No. 16844, passed by the Dallas City Council on January 28, 1981; Ordinance No. 17068, passed by the Dallas City Council on July 22, 1981; Ordinance No. 17313, passed by the Dallas City Council on February 24, 1982; Ordinance No. 22163, passed by the Dallas City Council on August 24, 1994; Ordinance No. 23163, passed by the Dallas City Council on June 11, 1997; Ordinance No. 23185, passed by the Dallas City Council on June 11, 1997; and Ordinance No. 23807, passed by the Dallas City Council on February 24, 1999. Ordinance No. 16844 rezoned a 3.8-acre portion of the property from PD 37 to an Industrial-1 District; Ordinance No. 17068 rezoned a 6.6247-acre portion of the property from PD 37 to an Industrial-1 District; Ordinance No. 17313 rezoned a 2.18-acre portion of the property from PD 37 to a Multiple-Family-2 District; and Ordinance No. 23163 rezoned a 10.3-acre portion of the property from PD 37 to a CR Community Retail District. (Ord. Nos. 10962; 11931; 12100; 13670; 16844; 17068; 17313; 22163; 23163; 23185; 23807; 25423)

**SEC. 51P-37.102. PROPERTY LOCATION AND SIZE.**

PD 37 is established on property generally located on the north corner of Timberline Drive and West Northwest Highway. The size of PD 37 is approximately 51.09 acres. (Ord. Nos. 11931; 12100; 16844; 17068; 17313; 23163; 25423)

**SEC. 51P-37.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. (Ord. 25423)

**SEC. 51P-37.104. DEVELOPMENT PLAN.**

In connection with this PD, the development plan (Exhibit 37A) is composed of two parts designated as Tracts I and II. The permitted uses and applicable regulations for each of these designated tracts are set forth in the regulations of this article. All development in the area covered by this PD must comply with the approved development plan and the requirements of this article. *[Note: In Ordinance No. 22163, Tracts IIA and IIB were designated as subareas of Tract II, and development plans were provided for Tracts IIA and IIB. In Ordinance No. 23807, a new Tract IIC was created, and new development plans were provided for Tracts IIA (Exhibit 37B), IIB (Exhibit 37C), and IIC (Exhibit 37D).]* (Ord. Nos. 11931; 23807; 25423)  
The Tract IIC development plan Exhibit 37D is terminated with issuance of an SUP.

When a Specific Use Permit is required in Tract IIC, no development plan is required with development. Otherwise, development must comply with Exhibit 37D or provide a new development plan.

**SEC. 51P-37.105.**

**BUILDING SITE APPROVAL.**

(a) Creation of building site for Tract I. No permit for the construction of any building or buildings upon any lot or plot may be issued for Tract I, as shown on the development plan, until a site plan indicating the development of this entire tract under one unified development plan has been approved by the city plan commission and thereby made a part of this article. This site plan must indicate all utility and drainage easements, alleys, streets, and other public improvements necessary to meet the normal requirements for platting, including the designation of building areas and such easements, alleys, and streets as are required and have been properly dedicated or abandoned, and the necessary public improvements have been provided.

(b) Platting/subdivision for Tract II. Permits for the construction of buildings meeting the requirements of this article, as amended, together with all other applicable city requirements, must be issued for any lot or plot in Tract II, the area of which is shown on the development plan, if the lot or plot was recorded as a lot or group of lots as a part of a plat properly filed in the plat records of Dallas County, Texas, before the passage of Ordinance No. 11931, or if the lot or plot is a part of a revised subdivision plat submitted to and approved by the city plan commission (making it a part of Ordinance No. 11931), and filed for record with the county clerk. (Ord. Nos. 11931; 25423)

**SEC. 51P-37.106.**

**USES.**

Within these three designated Tracts, no use other than those set forth as follows are permitted.

(1) TRACT I. Within the area of this tract, all uses permitted in the Industrial-1 District as defined in the comprehensive zoning ordinance are permitted.

(2) TRACT II. Within the area of this tract, all uses permitted in the Industrial-1 District as defined in the comprehensive zoning ordinance are permitted; except, however, that no outside or open storage, display, or sales are permitted within a 215-foot-deep strip of properties fronting along Northwest Highway as indicated on the approved development plan, and except that caretakers quarters are permitted within Lot 8-A in City Block J/5775. Auto or motorcycle display, sales, and service (outside) uses are allowed within Tracts IIA and IIB.

(3) TRACT IIC. The following uses are permitted within this tract:

(A) All uses permitted in any other tract of PD 37.

(B) Vehicle auction and storage use. *[SUP]*

(i) A "vehicle auction and storage use" is defined as a facility for the auction of vehicles including the storage of inoperable vehicles for a period not to exceed 14 calendar days.

(ii) For purposes of this definition, "vehicles" include automobiles, trucks, boats, and other conveyances.

(iii) Visual screening is required as shown on the approved development plan for a vehicle auction and storage use. (Ord. Nos. 23807; 25423)

**SEC. 51P-37.107. GENERAL REGULATIONS.**

(a) Except as provided in Subsections (b) and (c) below, the regulations with regard to front yards, side yards, rear yards, maximum lot coverage, minimum off-street parking and loading requirements, signs, building height, and accessory buildings shall be as set forth in the comprehensive zoning ordinance for the Industrial-1 District and in all other applicable provisions of Sections 11 through 26 of the comprehensive zoning ordinance; except that, minimum front yards of 40 feet must be provided along Northwest Highway.

(b) For the vehicle auction and storage use, one parking space for each 500 square feet of site area used for vehicle auction must be provided on the Property **or by remote parking agreement.**

(c) Off-street parking **spaces on areas in** Tract IIC must be clearly and permanently identified pursuant to Section 51-4.301 or identified by the use of wheel guards and barriers. (Ord. Nos. 23807; 25423)

**SEC. 51P-37.108. PAVING.**

(a) Except as provided in Subsection (b) below, all driveways, entrances, and parking areas must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary.

(b) The parking surface for a vehicle auction must be constructed of the materials set forth in Section 51-4.301 or two inches of gravel, or similar surface material approved by the building official. Areas used for vehicle auction and vehicle storage must provide a surface consisting of at least two inches of gravel, or similar surface material approved by the building official. (Ord. Nos. 23807; 25423)

**SEC. 51P-37.109. FIRE LANES.**

Fire lanes must be provided in accordance with the requirements of the Dallas Fire Department. (Ord. Nos. 11931; 25423)

**SEC. 51P-37.110. LANDSCAPING REQUIRED ON TRACT IIC.**

(a) Street trees. A minimum of 21 three-inch caliper canopy trees must be provided along the street frontage of Lakefield Boulevard and Sheila Lane and must be spaced no more than 30 feet from center of trunk to center of trunk as shown on the development plan for Tract IIC.

(b) Canopy trees. Installation of the canopy trees must be completed no later than six months after the issuance of a certificate of occupancy for a vehicle auction and storage use on Tract IIC.

(c) Screening. Plant screening consisting of **vines shrubs** approved for local use by the director of parks and recreation must be planted, as shown on the development plan for Tract IIC. The plant screening must be located in beds and be capable of obtaining a solid appearance within three years. The plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density.

(d) Irrigation requirements. All street landscaping must be irrigated by:

- (1) an automatic irrigation system installed to comply with industry standards; or
- (2) placement within 200 feet of a verifiable water supply; or
- (3) an alternative irrigation system approved by the building official.

(e) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 23807; 25423)

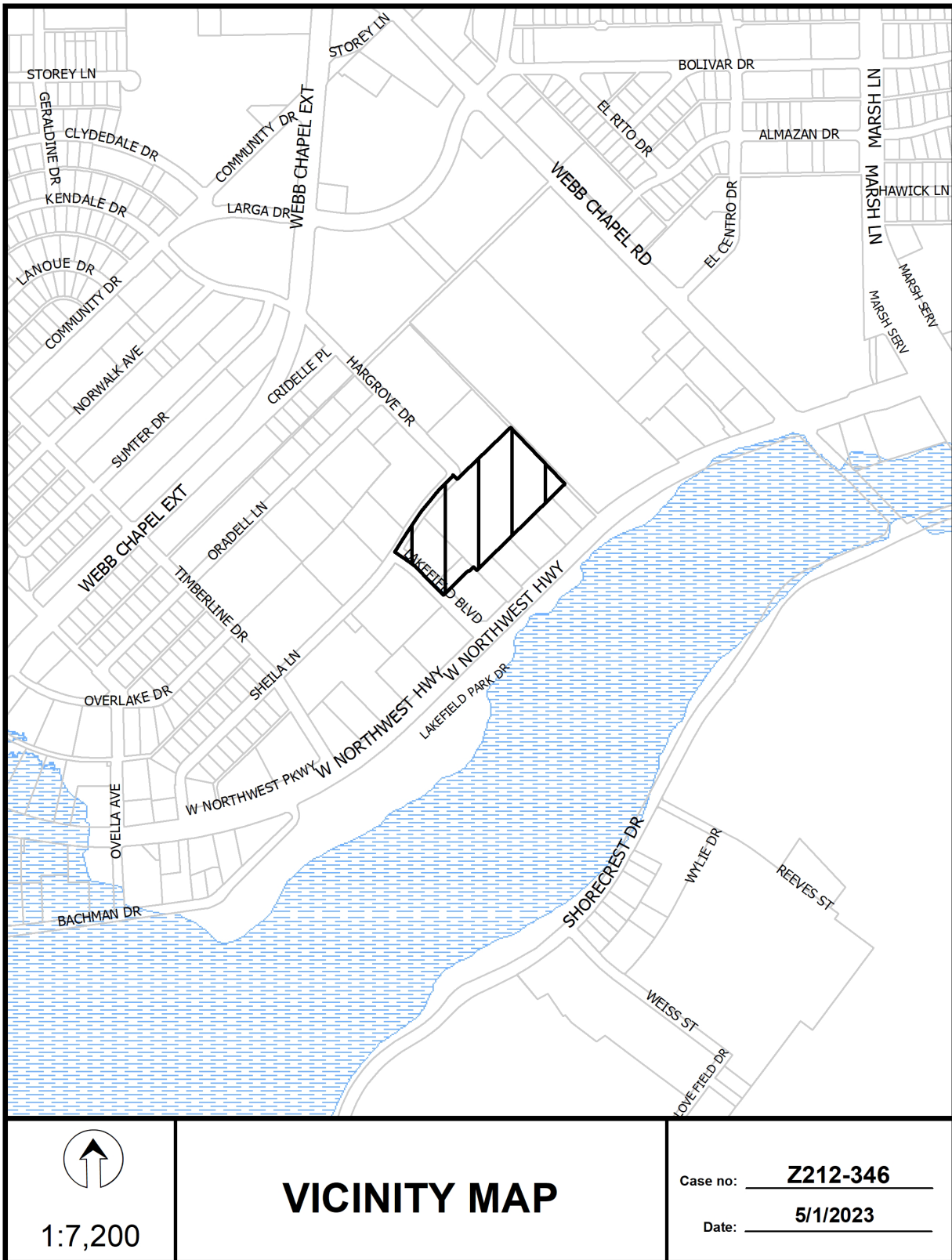
**SEC. 51P-37.111. GENERAL REQUIREMENTS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for such purpose to the satisfaction of the director of public works and transportation.

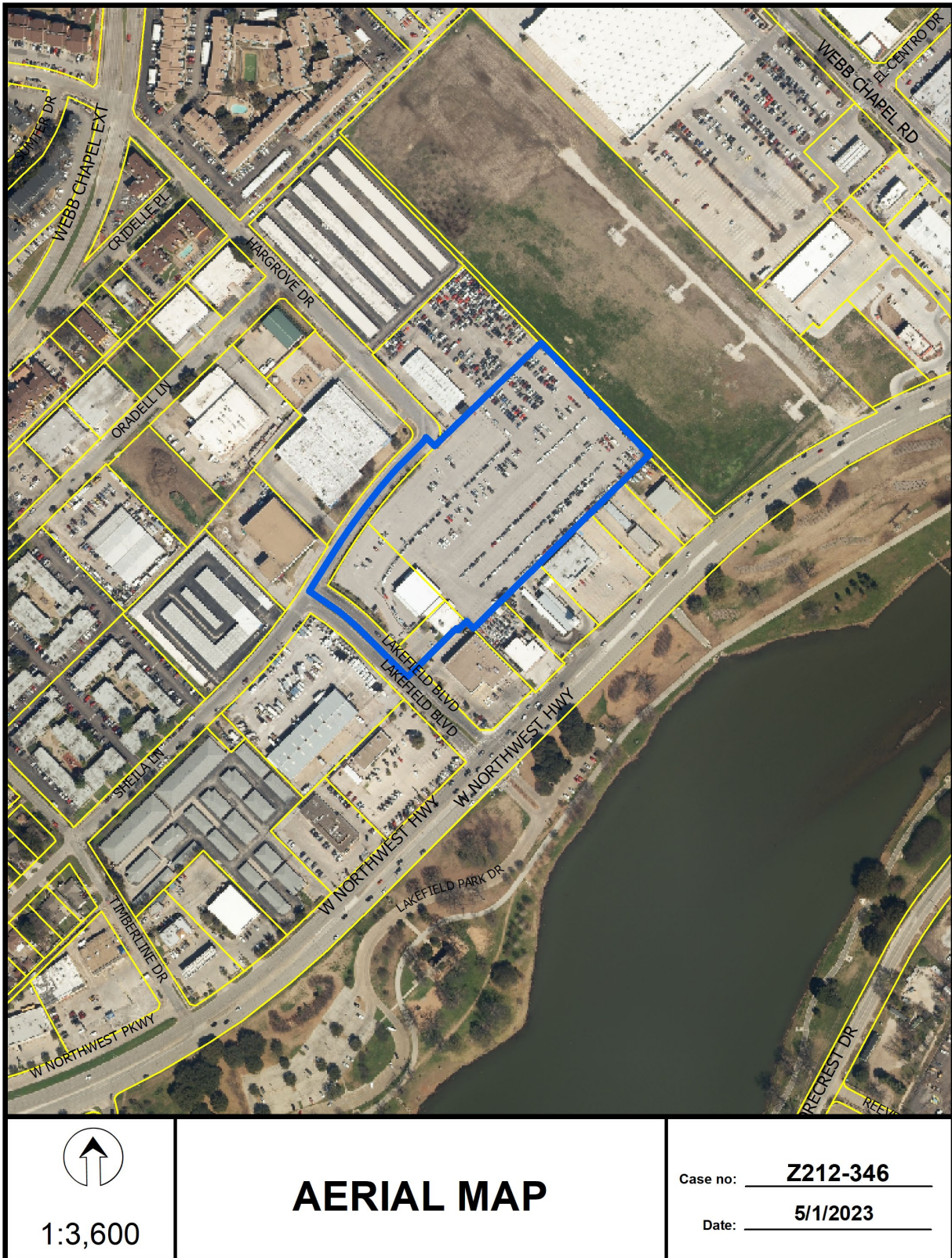
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22163; 25423; 26102)

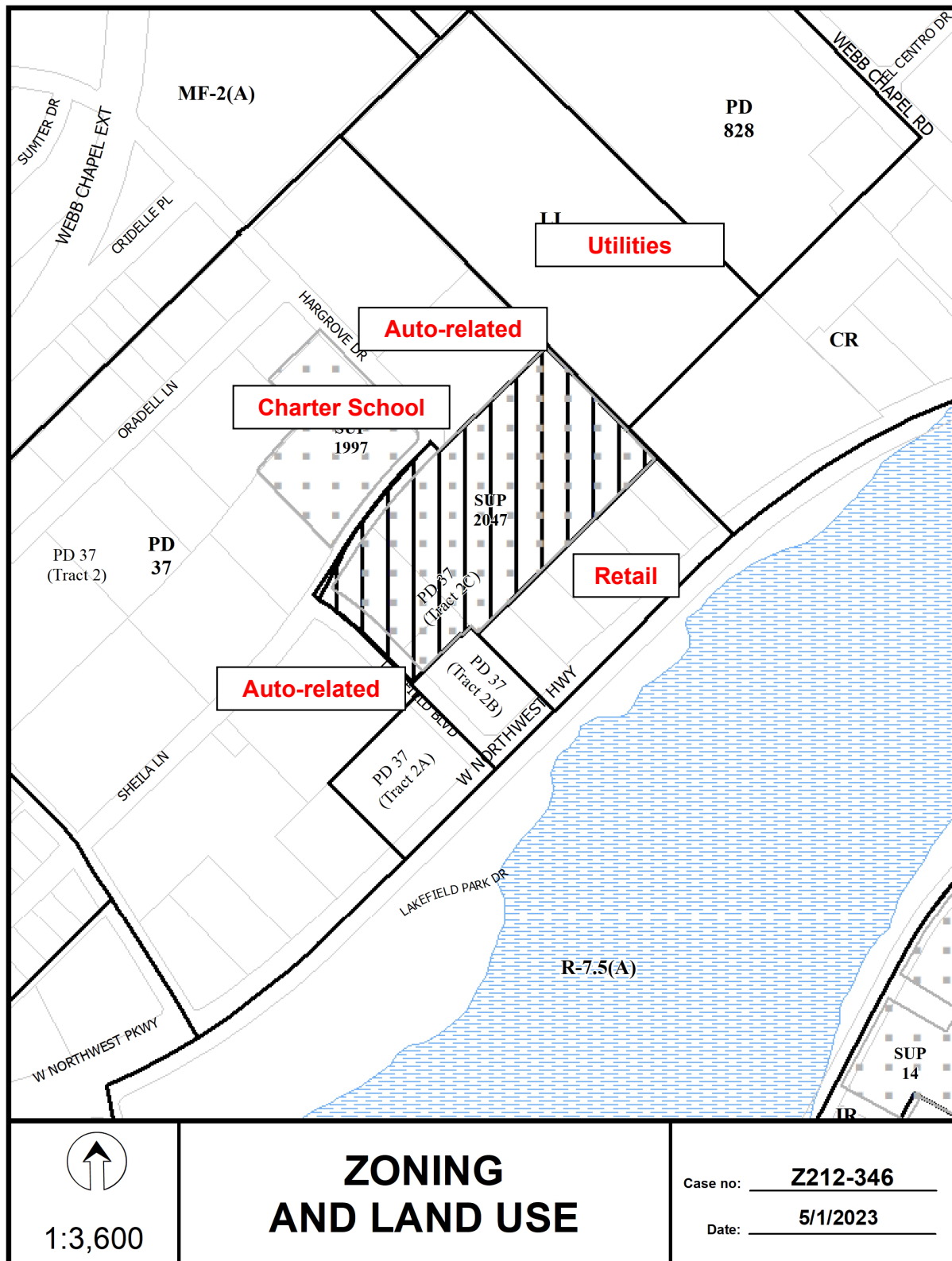
**SEC. 51P-37.112. ZONING MAP.**

PD 37 is located on Zoning Map Nos. G-5 and G-6. (Ord. Nos. 23807; 25423)

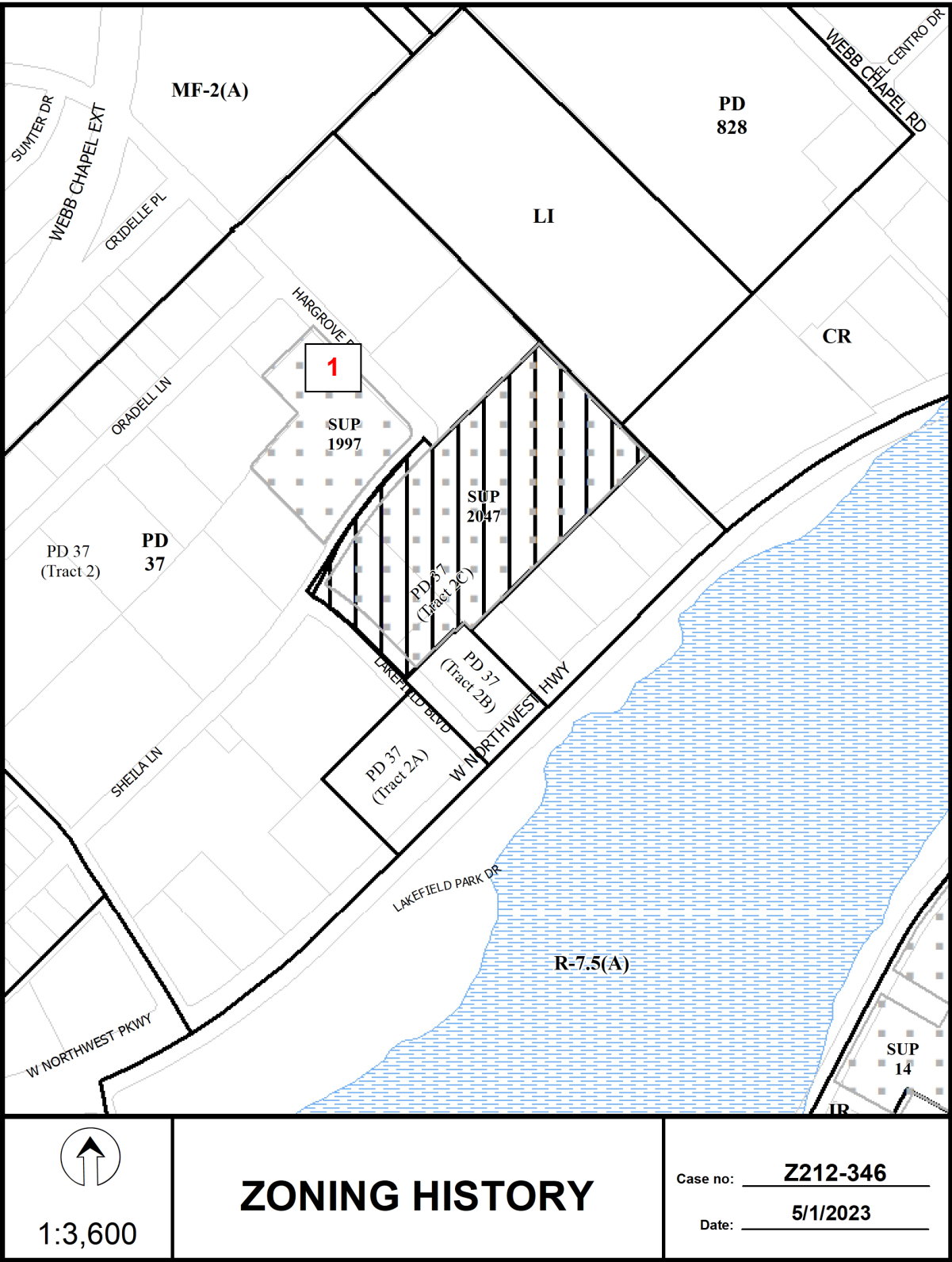




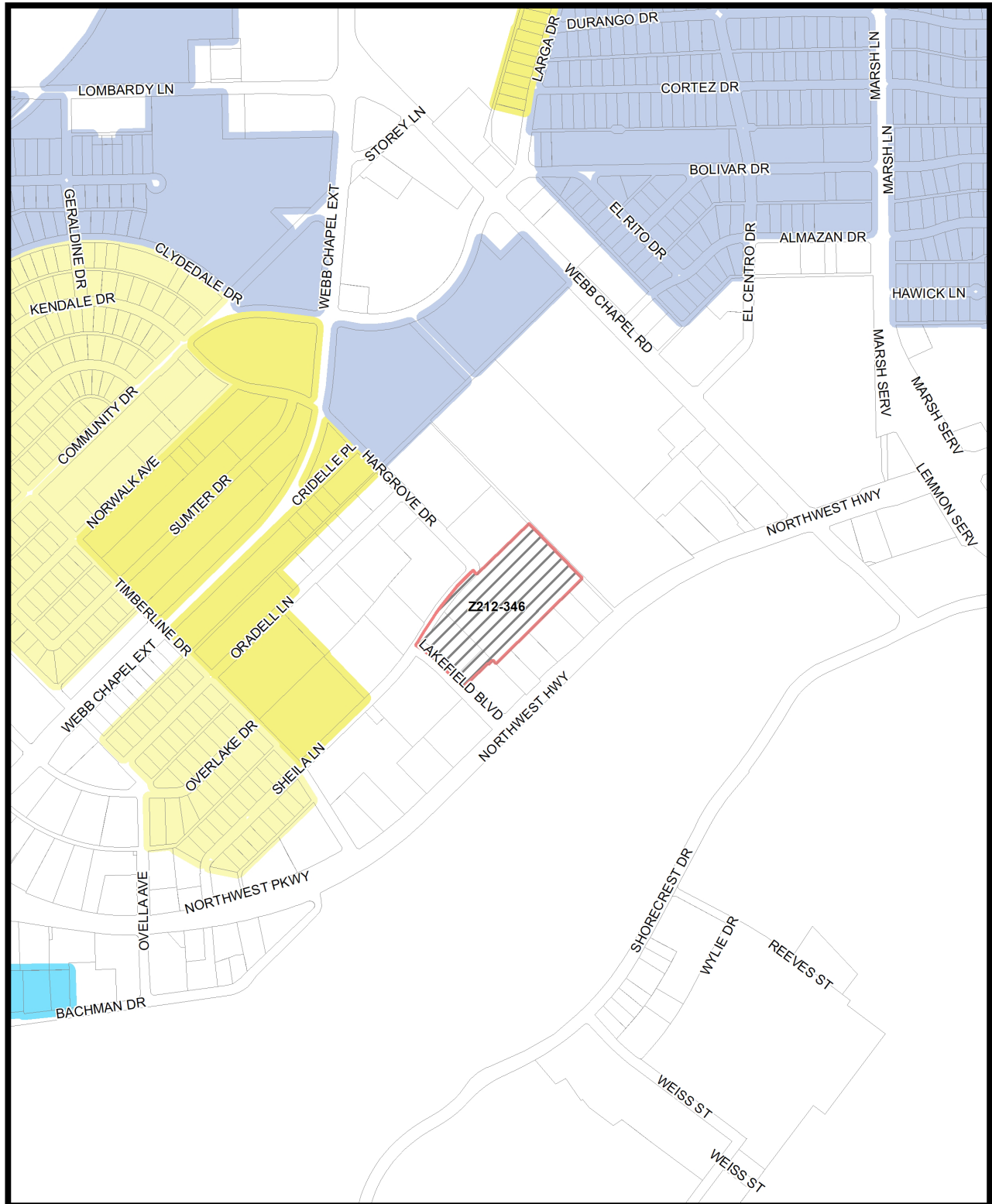








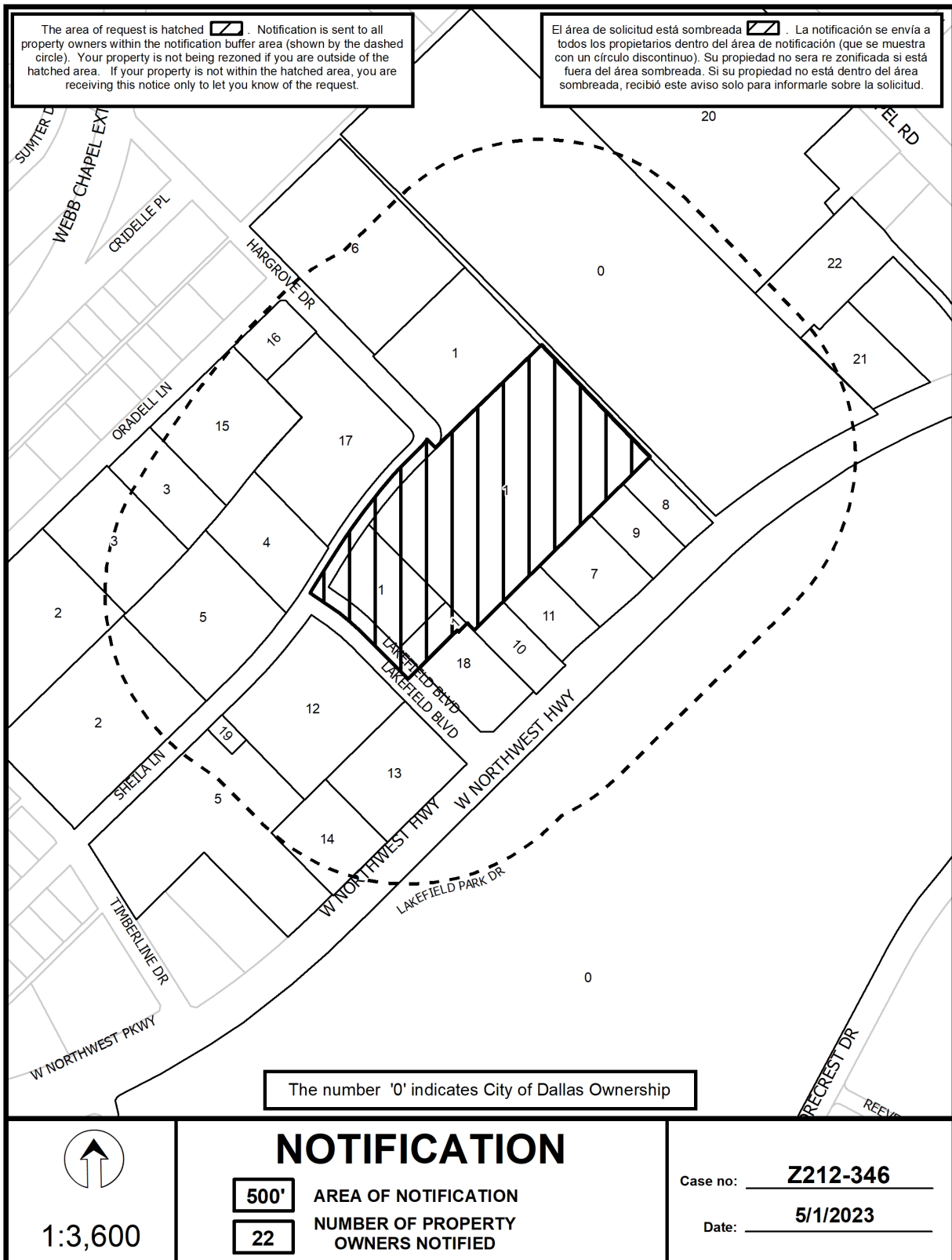
Z212-346(JM)



1:7,200

## Market Value Analysis

Printed Date: 5/1/2023



05/01/2023

***Notification List of Property Owners***  
***Z212-346***

***22 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9400 HARGROVE DR	COMPADRES REALTY LLC
2	3102 ORADELL LN	EL SOL DEL LAGO LLC
3	3140 ORADELL LN	ERM ENTERPRISES LLC
4	3411 SHEILA LN	RAIS HOMAYOUN
5	3399 SHEILA LN	RPC DFW PORTFOLIO LLC
6	9450 HARGROVE DR	SS HARGROVE DRIVE LLC
7	3515 W NORTHWEST HWY	THRITEN 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	3232 ORADELL LN	GODO PROPERTIES LLC
16	3250 ORADELL LN	LOWEID INVESTMENTS LLC
17	9411 HARGROVE DR	UPLIFT EDUCATION
18	3407 W NORTHWEST HWY	GOSCHA G E & REAL EST EQUITY GROUP INC
19	3300 SHEILA LN	PRS GROSS I LP
20	9461 WEBB CHAPEL RD	SAMS REAL ESTATE BUSINESS TRUST
21	3625 W NORTHWEST HWY	METRO PACIFIC EQUITIES INC
22	3641 W NORTHWEST HWY	RED BIRD I 20 CORP