

FILE NUMBER: Z234-201(CR) **DATE FILED:** April 2, 2024
LOCATION: Southwest line of C. F. Hawn Freeway, southeast of Big Oak Street
COUNCIL DISTRICT: 8
SIZE OF REQUEST: ± 1.77 acres **CENSUS TRACT:** 48113011603

REPRESENTATIVE: Rob Baldwin, Baldwin Associates LLC

OWNER: Reeves Group, Ltd.

APPLICANT: Luanne Franks dba Kel's Auto

REQUEST: An application for a Specific Use Permit for vehicle display, sales, and service on property zoned Subdistrict 2A within Planned Development No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow vehicle display, sales, and service on the site.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request encompasses one parcel with two multi-tenant buildings (Building 1 to the west and Building 2 to the east) providing a variety of light industrial and commercial uses. The combined square footage of both buildings is 34,250 square feet.
- The requested vehicle display, sales, and service use would operate within two suites totaling approximately 2,000 square feet within Building 2.
- Existing SUP No. 1968 allows for office showroom/warehouse uses on the site, and is set to expire on June 27, 2032, with eligibility for additional 20-year periods.
- There are two designated parking spaces to be reserved for vehicle display, sales, and service.

Zoning History:

There have been two zoning cases in the area in the last five years:

1. **Z201-239:** On May 25, 2022, the City Council denied without prejudice an application for 1) a CS Commercial Service District on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within a D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and 2) the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District on the southwest line of C.F. Hawn Frontage Road, east of Dowdy Ferry Road.
2. **Z201-171:** On January 12, 2022, the City Council approved an application for 1) a new Planned Development Subdistrict for LI Light Industrial District uses; and 2) a Specific Use Permit for a commercial motor vehicle parking use on property zoned Subdistrict 1 within Planned Development District No. 2, with a D-1 Liquor Control Overlay on the east line of San Marino Avenue, south of Turin Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
C.F. Hawn Freeway	Highway	-

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.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can 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 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Land Use:

	Zoning	Use
Site	PD No. 534, C F Hawn Special Purpose District No. 2, Subdistrict 2A	Multi-tenant buildings (2) used for light industrial and commercial uses
North	PD No. 534, C F Hawn Special Purpose District No. 2, Subdistrict 1	Auto Service Center; miscellaneous industrial uses
East	PD No. 534, C F Hawn Special Purpose District No. 2, Subdistrict 2	Miscellaneous industrial uses
South	MH(A) and R-7.5(A)	Manufacture home park and single-family
West	PD No. 534, C F Hawn Special Purpose District No. 2, Subdistrict 2	Undeveloped

Land Use Compatibility:

The area of request encompasses a single property developed with two multi-tenant structures (Building 1 to the west and Building 2 to the east). The requested SUP would allow for two suites within Building 2 to operate as a vehicle display, sales, and service. Other tenants on the site include office showroom/warehouses, and vehicle or engine repair or maintenance.

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 finds that this application for vehicle display, sales, and service meets the approval criteria for SUPs as established by Section 51A-4.219 of the Dallas Development Code.

Staff supports the request due to the similar intensity of the requested use compared to the other uses on site.

Landscaping:

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

Parking:

Parking within PD No. 534, Subdistrict 2A is governed by Section 51A-4.200 of the Dallas Development Code. The applicant has provided a tenant parking analysis illustrating the following parking requirements on site:

Use	Parking Ratio (space/sq. ft.)	Parking Required
Office Warehouse/Showroom	1:333 Office 1:1,000 Showroom/Warehouse	16
Industrial Light Manufacturing (Inside)	1:600	3
Vehicle or Engine Repair or Maintenance	1:500, but not less than 5	20
Office	1:333	3
Proposed: Vehicle Display, Sales, and Service	1:500 display/suite	4

Overall, 46 parking spaces are required on site for all tenants. A total of 91 spaces are provided. The application indicates that two parking spaces would be occupied with vehicles on display; this condition would not jeopardize the minimum parking requirements identified in Section 51A-4.200.

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

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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 area.

List of Officers

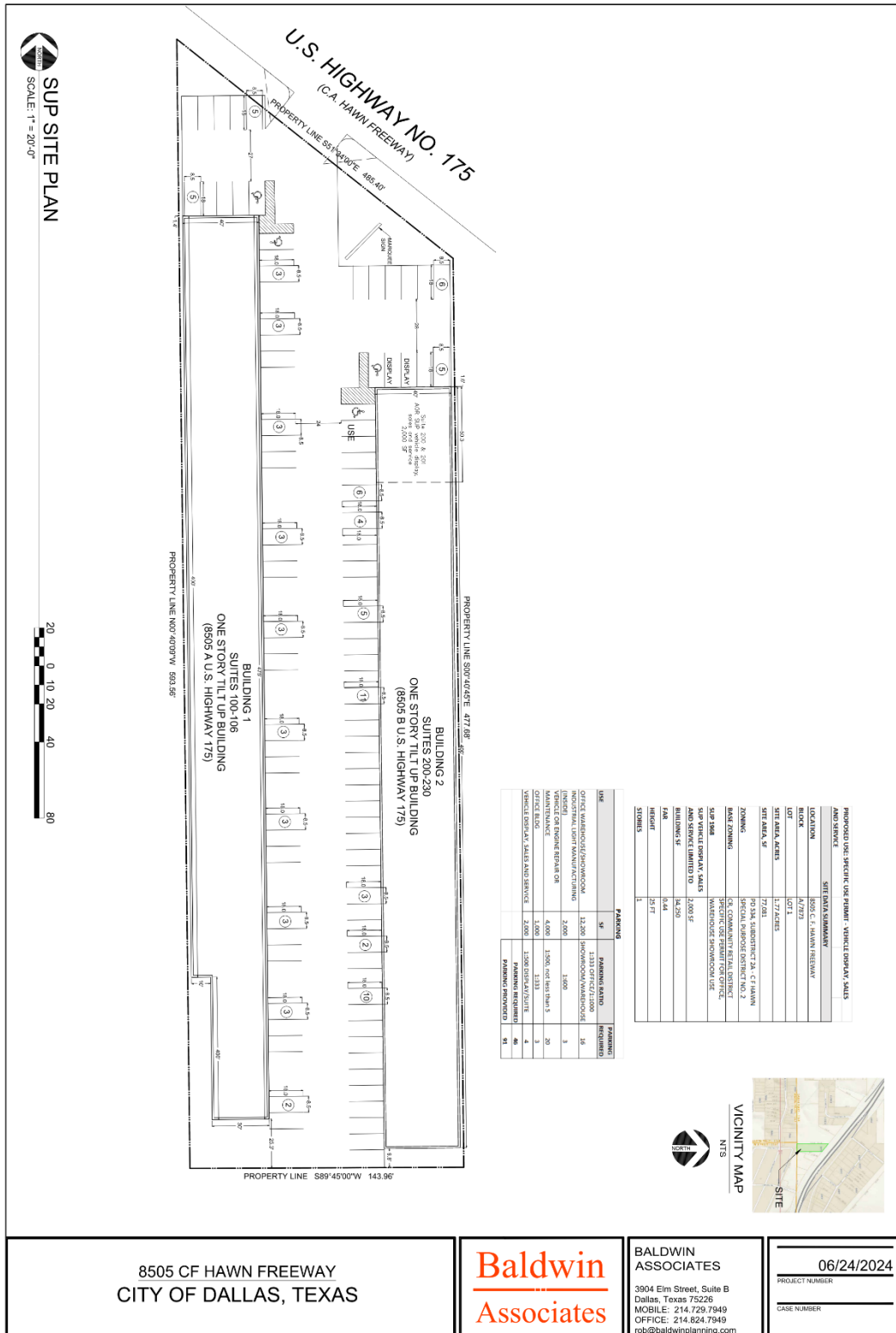
Luanne Barner Franks, Individual
Dbas – Kel's Auto

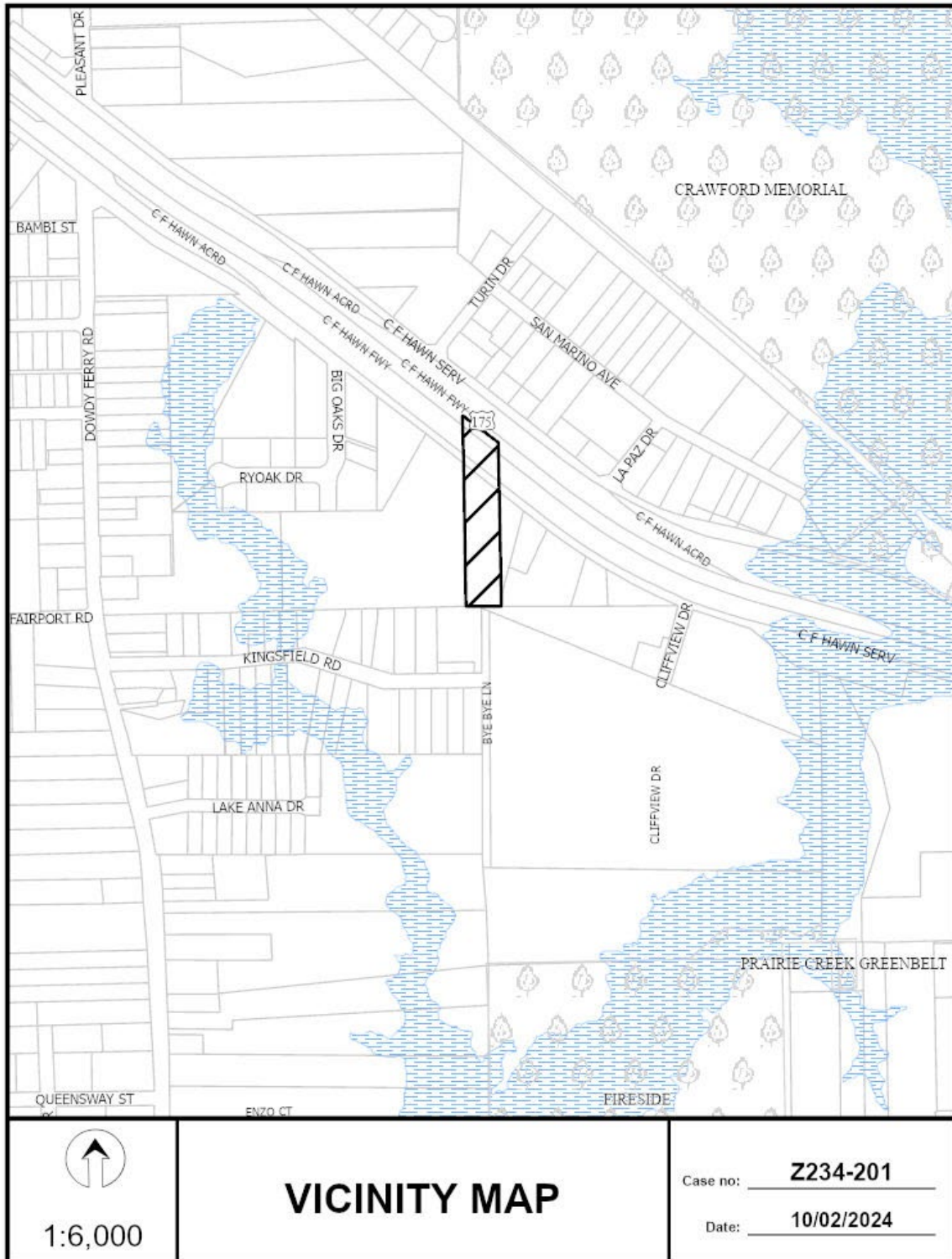
Reeves Group, Ltd.
George M. Reeves, III, Partner
Cameron Brickhouse, Partner

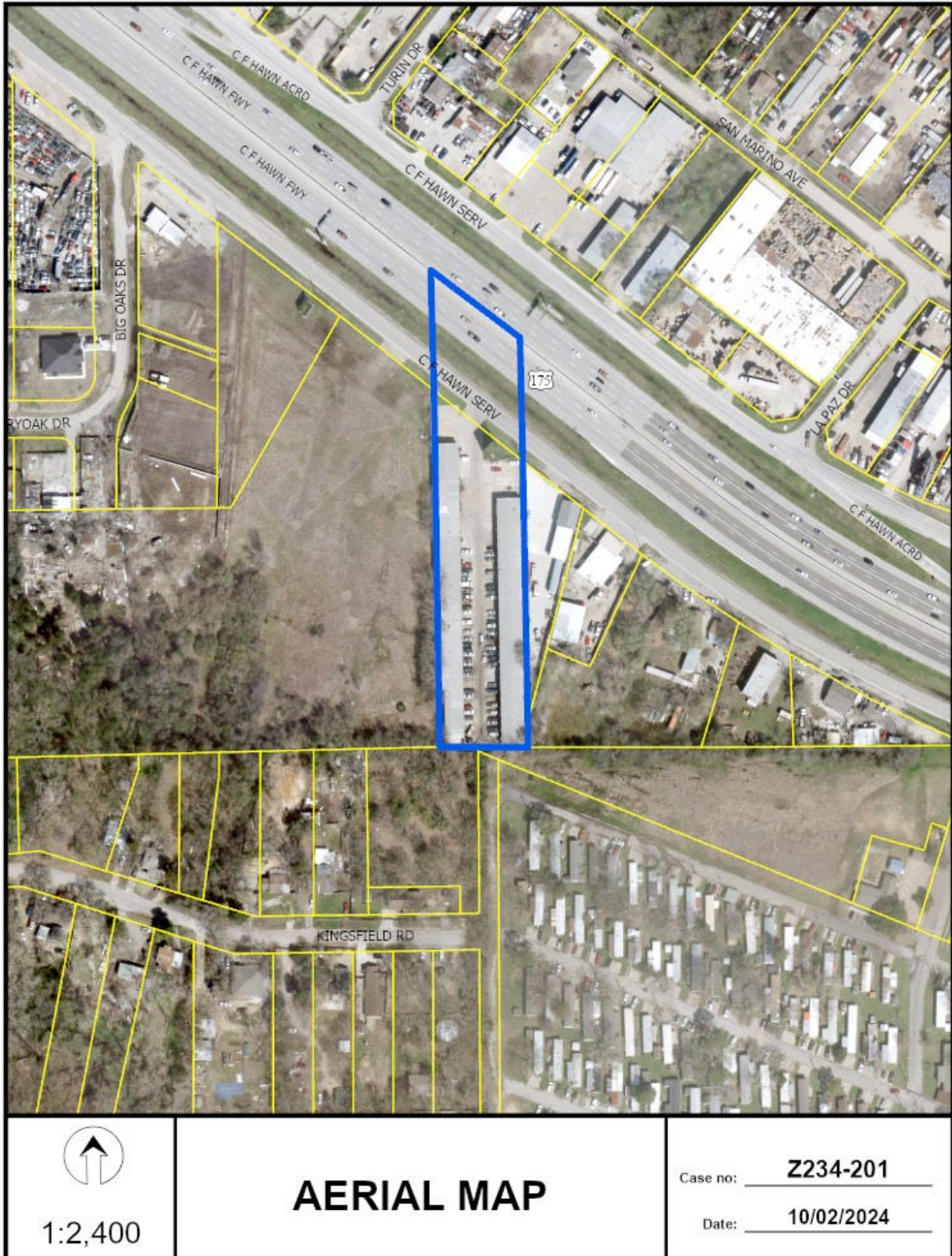
PROPOSED CONDITIONS

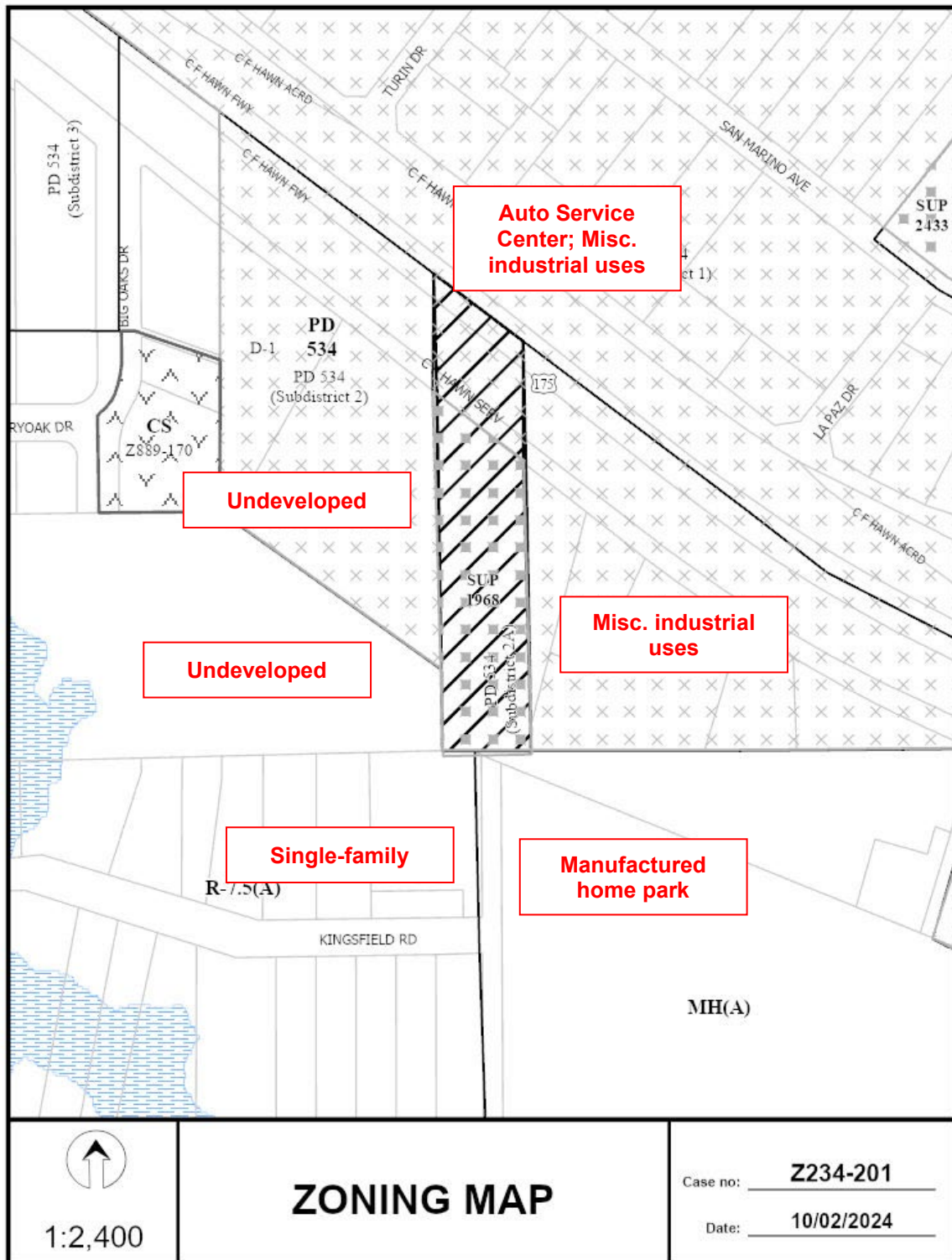
1. USE: The only use authorized by this specific use permit is vehicle display, sales, and service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance) but is eligible 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. FLOOR AREA: The maximum floor area is 2,000 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The vehicle display, sales and service use may only operate between 8:00 a.m. and 8:00 p.m., Monday through Friday, and between 8:00 a.m. and 9:00 p.m. on Saturday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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 SITE PLAN

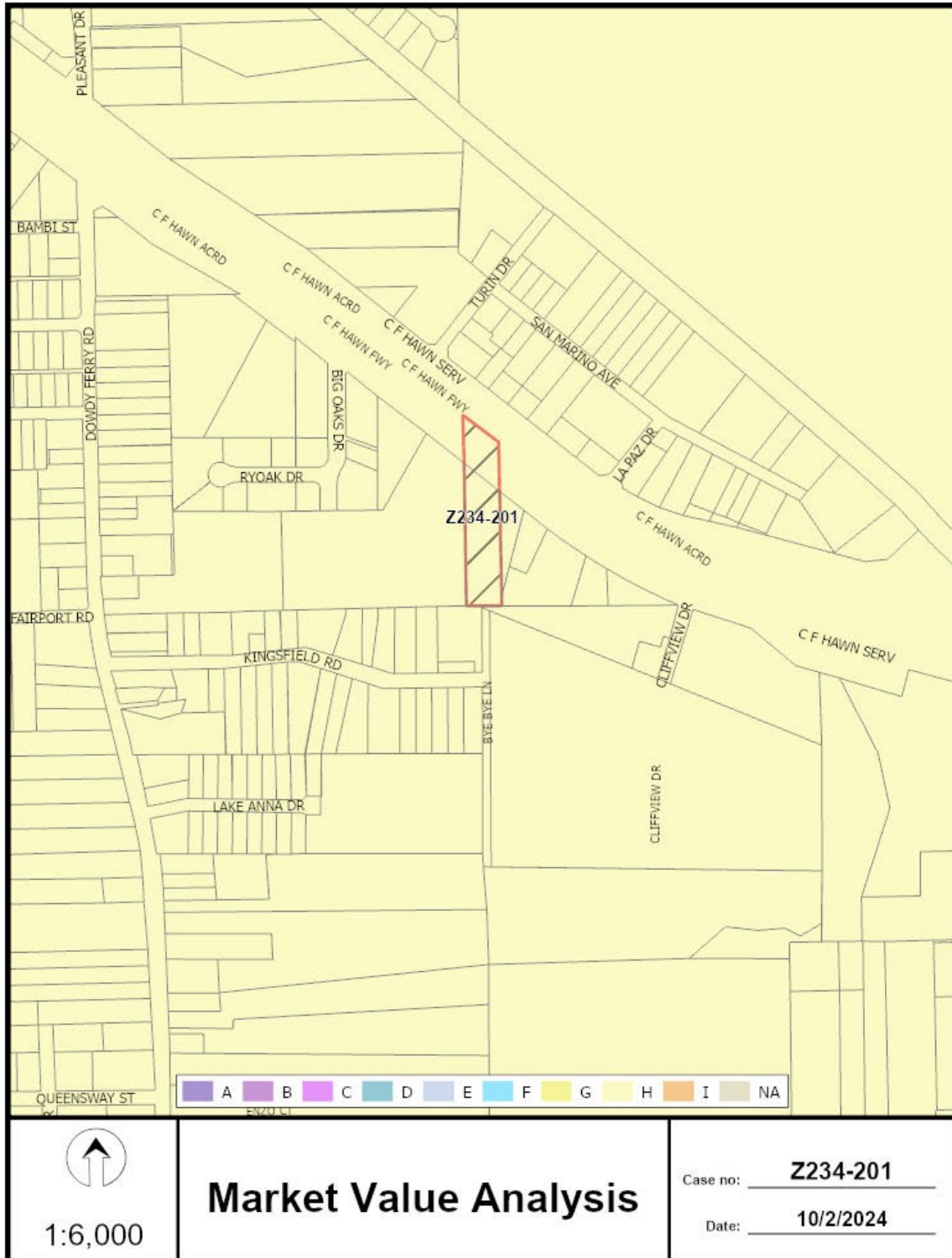


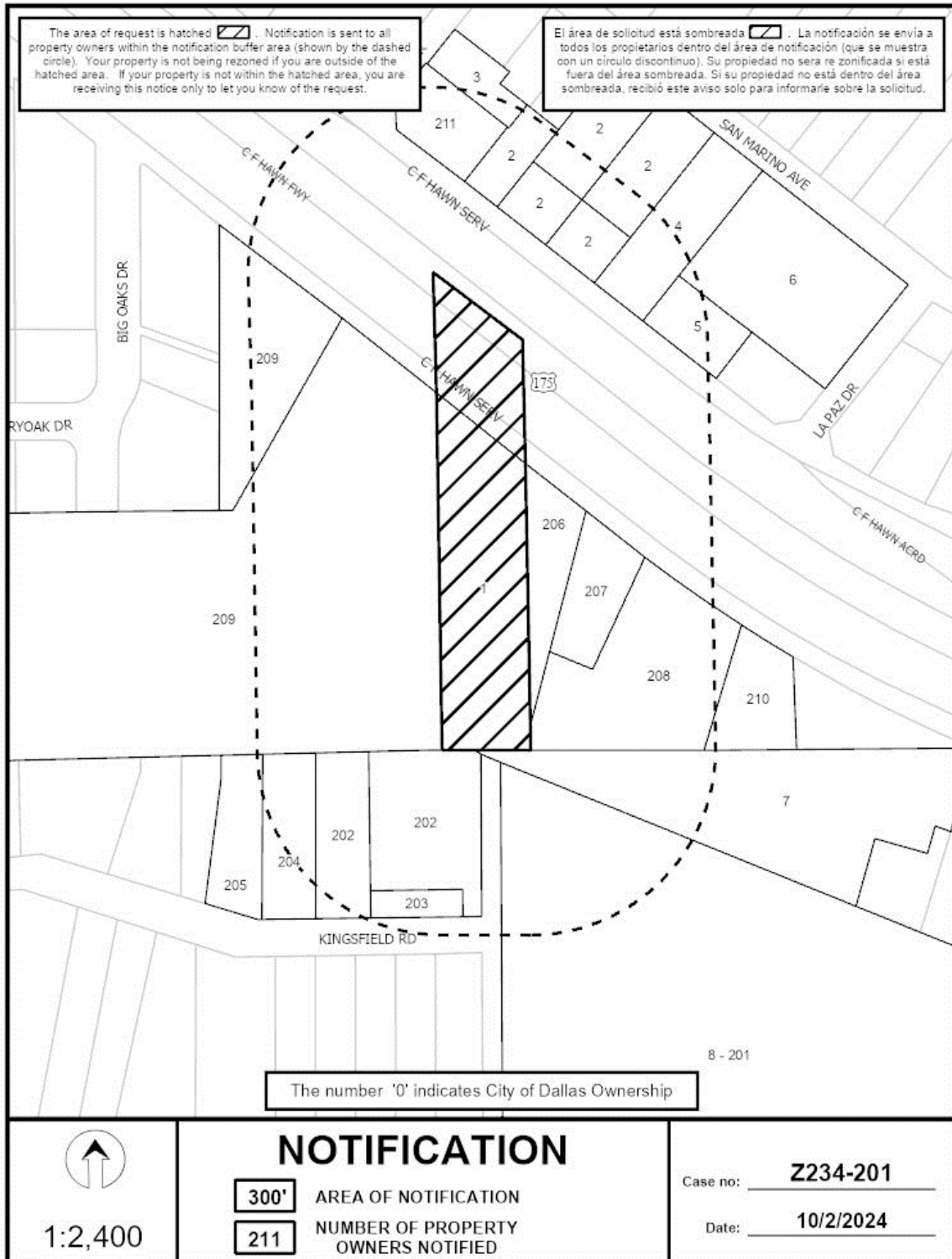












10/02/2024

Notification List of Property Owners***Z234-201******211 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8505 C F HAWN FWY	REEVES GROUP LTD
2	8508 C F HAWN FWY	DELMARVA LLC
3	120 TURIN DR	BANDA JOSE G &
4	8524 C F HAWN FWY	HOUSE DEARL
5	8528 C F HAWN FWY	CERVANTES JOSE
6	121 LA PAZ DR	JESSUP CHARITABLE
7	733 CLIFFVIEW DR	Taxpayer at
8	733 CLIFFVIEW DR	OW RIDGECREST LLC
9	733 CLIFFVIEW DR	MUNOZ JAZMIN
10	733 CLIFFVIEW DR	MARTINEZ JORGE
11	733 CLIFFVIEW DR	OW DALLAS AFFORDABLE HOUSING, LLC
12	733 CLIFFVIEW DR	OW DALLAS AFFORDABLE HOUSING, LLC
13	733 CLIFFVIEW DR	OW DALLAS AFFORDABLE HOUSING LLC
14	733 CLIFFVIEW DR	ARANDA AUGUSTIN
15	733 CLIFFVIEW DR	ESPINOZA ANTONIA
16	733 CLIFFVIEW DR	MARTINEZ MONICA
17	733 CLIFFVIEW DR	SANCHEZ, MARTIN A.G.
18	733 CLIFFVIEW DR	RAMOS MARIA
19	733 CLIFFVIEW DR	RUELAS, SANDRA
20	733 CLIFFVIEW DR	LOPEZ HECTOR
21	733 CLIFFVIEW DR	RUIZ NANCY
22	733 CLIFFVIEW DR	VASQUEZ JUVENTINO
23	733 CLIFFVIEW DR	GALARZA JESUS
24	733 CLIFFVIEW DR	ADAME MARIA
25	733 CLIFFVIEW DR	ROJAS DAVID
26	733 CLIFFVIEW DR	ULLOA ISSELDA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	733 CLIFFVIEW DR	MORALES PORFIRIO
28	733 CLIFFVIEW DR	GARZA TOMAS
29	733 CLIFFVIEW DR	CARRANZA MATERESITA
30	733 CLIFFVIEW DR	DAGOBERTO MORENO
31	733 CLIFFVIEW DR	LOMELI JOSE
32	733 CLIFFVIEW DR	SANCHEZ JUAN
33	733 CLIFFVIEW DR	CORTEZ EFREN & OLGA
34	733 CLIFFVIEW DR	RODRIGUEZ DEMETRIO
35	733 CLIFFVIEW DR	ASTORGA VICTOR
36	733 CLIFFVIEW DR	VELASQUEZ MAGALY
37	733 CLIFFVIEW DR	ALDERETE FLORA
38	733 CLIFFVIEW DR	LICEA CANDIDO
39	733 CLIFFVIEW DR	GUDINO ESMERALDA
40	733 CLIFFVIEW DR	MEDELLIN MARIANA
41	733 CLIFFVIEW DR	MENDEZ JUAN
42	733 CLIFFVIEW DR	GALAN JUANITA
43	733 CLIFFVIEW DR	SOSA, MARIA
44	733 CLIFFVIEW DR	HURRERA LUIS
45	733 CLIFFVIEW DR	VASQUEZ MARIA LOURDES
46	733 CLIFFVIEW DR	VILLAGRAN JOEL
47	733 CLIFFVIEW DR	OLALDE JUAN
48	733 CLIFFVIEW DR	ROMO FERNANDO
49	733 CLIFFVIEW DR	DOMINGUEZ, GUADALUPE H
50	733 CLIFFVIEW DR	GARCIA AMALIO
51	733 CLIFFVIEW DR	SIMON MAURICO
52	733 CLIFFVIEW DR	REZA AMBROSIO
53	733 CLIFFVIEW DR	NINO JOSE C.
54	733 CLIFFVIEW DR	MUNOZ MA DE LA ANGELES
55	733 CLIFFVIEW DR	PATRON, LEONARD G
56	733 CLIFFVIEW DR	GUTIERREZ ROSA
57	733 CLIFFVIEW DR	AGUILERA SANTIAGO

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	733 CLIFFVIEW DR	HERNANDEZ PEDRO
59	733 CLIFFVIEW DR	DIAS ENRIQUE
60	733 CLIFFVIEW DR	SALAZAR TOBIAS
61	733 CLIFFVIEW DR	CASTRO, MARGARITA
62	733 CLIFFVIEW DR	GOMEZ, JOSE
63	733 CLIFFVIEW DR	ZUNIGA JAIME
64	733 CLIFFVIEW DR	FRIAS ERNESTO
65	733 CLIFFVIEW DR	ROMO ABEL
66	733 CLIFFVIEW DR	OVALLE JAIME
67	733 CLIFFVIEW DR	LOPEZ JOSE
68	733 CLIFFVIEW DR	MARTINEZ JESUS NOE
69	733 CLIFFVIEW DR	CARRANZA MIGUEL
70	733 CLIFFVIEW DR	MORALES ALMA
71	733 CLIFFVIEW DR	PEREZ WILSON
72	733 CLIFFVIEW DR	MUNOZ JOSE
73	733 CLIFFVIEW DR	PONCE, MARIBEL
74	733 CLIFFVIEW DR	CORTINA, LUCIA
75	733 CLIFFVIEW DR	MALDONADO ALFONSO
76	733 CLIFFVIEW DR	BAILON ANAL
77	733 CLIFFVIEW DR	RODAS, ALMA
78	733 CLIFFVIEW DR	PEREZ JUAN
79	733 CLIFFVIEW DR	RIOS FRANCISCO
80	733 CLIFFVIEW DR	ALVAREZ JOSE
81	733 CLIFFVIEW DR	BARAJAS ALFREDO
82	733 CLIFFVIEW DR	GARCIA JESSICA
83	733 CLIFFVIEW DR	RAMOS JOSE L
84	733 CLIFFVIEW DR	RODRIGUEZ SEVERIANO
85	733 CLIFFVIEW DR	VELAZQUEZ MARIA
86	733 CLIFFVIEW DR	BLAGBURN SANDRA
87	733 CLIFFVIEW DR	CASTRO MARIA
88	733 CLIFFVIEW DR	DELACRUZ UFRANO

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	733 CLIFFVIEW DR	HERNANDEZ GERARDO
90	733 CLIFFVIEW DR	IPINE LORENZO
91	733 CLIFFVIEW DR	RODRIQUEZ CELIA
92	733 CLIFFVIEW DR	DIAZ, PRIMITIVO M
93	733 CLIFFVIEW DR	VILLAGRAN MANUEL
94	733 CLIFFVIEW DR	PADRON CARDENAS VICTOR A & MONTOYA BRENDA
95	733 CLIFFVIEW DR	RIVAS JUAN
96	733 CLIFFVIEW DR	VAZQUEZ CARLOS
97	733 CLIFFVIEW DR	OW DALLAS AFFORDABLE HOUSING LLC
98	733 CLIFFVIEW DR	MALDONADO, SILVIA
99	733 CLIFFVIEW DR	MARTINEZ PABLO
100	733 CLIFFVIEW DR	PORTILLO OLGA
101	733 CLIFFVIEW DR	PEREZ EUNICE
102	733 CLIFFVIEW DR	ALVAREZ, ANA
103	733 CLIFFVIEW DR	ZUNIGA MARTHA
104	733 CLIFFVIEW DR	FLORES ROBERT
105	733 CLIFFVIEW DR	GOMEZ JOSE
106	733 CLIFFVIEW DR	PONCE MARIBEL & JOSE
107	733 CLIFFVIEW DR	PERAZA MARCOS
108	733 CLIFFVIEW DR	LOPEZ MACARIA
109	733 CLIFFVIEW DR	TORRES MANUEL
110	733 CLIFFVIEW DR	PARADA GUADALUPE
111	733 CLIFFVIEW DR	FRANCISCO VENCES LOPEZ
112	733 CLIFFVIEW DR	GONSALEZ MARIA
113	733 CLIFFVIEW DR	CHAVEZ JULIO & CRYSTAL
114	733 CLIFFVIEW DR	ARGUELLO MARCELA
115	733 CLIFFVIEW DR	ANTONIO ALBA
116	733 CLIFFVIEW DR	PERALES LORENA
117	733 CLIFFVIEW DR	RAMIREZ LUIS
118	733 CLIFFVIEW DR	RODRIGUEZ, OSCAR D
119	733 CLIFFVIEW DR	SERVIN AMANCIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	733 CLIFFVIEW DR	PEREZ FABIAN
121	733 CLIFFVIEW DR	YANEZ JUAN
122	733 CLIFFVIEW DR	ZAVALA ELIAS
123	733 CLIFFVIEW DR	CORTEZ SANTAMARIA JUAN H
124	733 CLIFFVIEW DR	DIXON JOHN L
125	733 CLIFFVIEW DR	HERNANDEZ ZAIDA
126	733 CLIFFVIEW DR	GARZA HERNALA
127	733 CLIFFVIEW DR	ROJAS SAUL
128	733 CLIFFVIEW DR	LOPEZ MONICA
129	733 CLIFFVIEW DR	HERNANDEZ ESTELA
130	733 CLIFFVIEW DR	SALGODO CESAR
131	733 CLIFFVIEW DR	LOPEZ FABIAN
132	733 CLIFFVIEW DR	RUIZ JUAN
133	733 CLIFFVIEW DR	MENDOZA ISRAEL
134	733 CLIFFVIEW DR	MULLER MARY
135	733 CLIFFVIEW DR	GONZALEZ NORMA L
136	733 CLIFFVIEW DR	RODRIGUEZ PATSY EST OF
137	733 CLIFFVIEW DR	FRAYRE JESUS
138	733 CLIFFVIEW DR	LOPEZ MARTIN
139	733 CLIFFVIEW DR	MENDEZ ALFONSO
140	733 CLIFFVIEW DR	GUADALUP JIMENEZ
141	733 CLIFFVIEW DR	CORDERO SOFIA
142	733 CLIFFVIEW DR	VARGAS, JOSE
143	733 CLIFFVIEW DR	YANEZ JUAN
144	733 CLIFFVIEW DR	ROMO JOSE
145	733 CLIFFVIEW DR	GARZA RUTH S.
146	733 CLIFFVIEW DR	MORIN MARTIN
147	733 CLIFFVIEW DR	VALENSIANA HORACIO
148	733 CLIFFVIEW DR	HERNANDEZ APOLINAR
149	733 CLIFFVIEW DR	OVALLE, MARTHA
150	733 CLIFFVIEW DR	NAVARRO ROMUALDA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	733 CLIFFVIEW DR	FLORES, SANDRA
152	733 CLIFFVIEW DR	GONZALEZ ALICIA
153	733 CLIFFVIEW DR	ROMO TEODORO M
154	733 CLIFFVIEW DR	ROMO ANTONIO
155	733 CLIFFVIEW DR	MARTINEZ ANN
156	733 CLIFFVIEW DR	MIRIAM RODRIGUEZ
157	733 CLIFFVIEW DR	YALDIVIA FRANCISO
158	733 CLIFFVIEW DR	PEREZ JOSE
159	733 CLIFFVIEW DR	SANCHEZ EDUARDO G
160	733 CLIFFVIEW DR	CABRERA JONATHAN
161	733 CLIFFVIEW DR	GONZALEZ HUMBERTO
162	733 CLIFFVIEW DR	REYES MARICELA
163	733 CLIFFVIEW DR	AGUILIAR FRANCISCO
164	733 CLIFFVIEW DR	MARTINEZ VICENTE
165	733 CLIFFVIEW DR	ROGELIO AUILA
166	733 CLIFFVIEW DR	LOPEZ, EDUARDO
167	733 CLIFFVIEW DR	MACIAS GILBERTO
168	733 CLIFFVIEW DR	BARAJAS YSIDRO
169	733 CLIFFVIEW DR	CRUZ MARIA GUADALUPE
170	733 CLIFFVIEW DR	HERNANDEZ, PRIMITIVO C
171	733 CLIFFVIEW DR	ESQUIVEL CYNTHIA R
172	733 CLIFFVIEW DR	JAIRO BENITO REYES
173	733 CLIFFVIEW DR	PEREZ MARCELINO
174	733 CLIFFVIEW DR	MARTINEZ MARIA
175	733 CLIFFVIEW DR	RUIZ JOSE
176	733 CLIFFVIEW DR	GARCIA LEONARD
177	733 CLIFFVIEW DR	JASSO PEDRO
178	733 CLIFFVIEW DR	NEAVE JORGE & RAMONA
179	733 CLIFFVIEW DR	ZUNIGA DERMIN DE JESUS
180	733 CLIFFVIEW DR	MENDOZA, MANUEL
181	733 CLIFFVIEW DR	ROMO JAVIER

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	733 CLIFFVIEW DR	PADILLA, ROSA
183	733 CLIFFVIEW DR	SOLIS, JULIO A
184	733 CLIFFVIEW DR	MARTINEZ CLEMENTE E
185	733 CLIFFVIEW DR	ALERAHAM ADRIANO
186	733 CLIFFVIEW DR	MARTINEZ ENRIQUE
187	733 CLIFFVIEW DR	SOTO CARLOS
188	733 CLIFFVIEW DR	BADILLO RAMON
189	733 CLIFFVIEW DR	MALDONADO ARNULFO
190	733 CLIFFVIEW DR	GALAN SUSAN C
191	733 CLIFFVIEW DR	PERAZA EDGAR
192	733 CLIFFVIEW DR	LLANAS MARIO
193	733 CLIFFVIEW DR	TAPIA JUANA
194	733 CLIFFVIEW DR	GLORIA EZEQUIEL & BERENICE
195	733 CLIFFVIEW DR	OAK WOOD MANAGEMENT LLC
196	733 CLIFFVIEW DR	REYNA JOHNNY
197	733 CLIFFVIEW DR	ARRONA HUMBERTO
198	733 CLIFFVIEW DR	GAONA, DULCE
199	733 CLIFFVIEW DR	RODRIGUEZ HILDA
200	733 CLIFFVIEW DR	OW DALLAS AFORDABLE HOUSING LLC
201	733 CLIFFVIEW DR	ESPARZA JUAN &
202	8449 KINGSFIELD RD	BELITERE NICHOLAS SR
203	8445 KINGSFIELD RD	HUERTA ROMAN
204	8425 KINGSFIELD RD	SALAZAR MARIA
205	8421 KINGSFIELD RD	CAZARES CASAS LLC
206	8523 C F HAWN FWY	PEREZ MARIA
207	8525 C F HAWN FWY	MORALES JOSE
208	8601 C F HAWN FWY	LINDSEY ROBERT ED
209	8501 C F HAWN FWY	BBC PPTY MGMT GROUP INC
210	8613 C F HAWN FWY	VRLA MILTON F SR & ALBINA
211	110 TURIN DR	DIKEOCHA WILLIAM