

FILE NUMBER: Z223-281(MB) **DATE FILED:** May 16, 2023
LOCATION: West corner of C.F. Hawn Freeway and Ellenwood Drive
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 1.17 acres **CENSUS TRACT:** 48113011702

APPLICANT: Salvador Jimenez [Sole Owner]

REQUEST: An application for an amendment to Specific Use Permit No. 2276 for vehicle display, sales, and service on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to continue to the use of the site as vehicle display, sales, and service. [Sal's Auto Sales & Parts]

STAFF RECOMMENDATION: Approval for a two-year period, subject to an amended site plan and amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay. The property is currently developed with vehicle display, sales, and service.
- Specific Use Permit No. 2276 was approved on June 9, 2021 for a renewed two-year period and allows for vehicle display, sales, and service. SUP No. 2276 expired on June 9, 2023. Applicant filed for renewal on May 16, 2023.
- The applicant requests the renewal of SUP No. 2276 for a two-year period to continue the use of the site as vehicle display, sales, and service.
- The applicant does not propose any changes to the existing conditions of SUP No. 2276. The amended site plan removes language referring to Article X landscaping, as landscaping requirements are dictated by PD No. 535.

Zoning History:

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

1. **Z201-153:** On June 9, 2021, City Council approved an amendment of Specific Use Permit 2276 for a two-year period for vehicle display, sales, and service on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay on the west corner of C.F. Hawn Freeway and Ellenwood Drive. (Subject Property)
2. **Z212-243:** On October 12, 2022, City Council approved Specific Use Permit No. 2468 for a three-year period for vehicle display, sales, and service on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the northwest corner of C.F. Hawn Freeway and Haymarket Road.

Thoroughfares/Streets:

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

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. The *forwardDallas! Comprehensive Plan* 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:

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	Land Use
Site	Subdistrict 1 within PD No. 535 with SUP No. 2276 for vehicle display, sales, and service	Vehicle display, sales, and service
North	PD No. 535, Subdistrict 1	Custom woodworking, furniture construction, or repair; Industrial (inside) for light manufacturing
East	PD No. 535, Subdistrict 1	Undeveloped
South	CS Commercial Service	Outside Salvage or Reclamation
West	PD No. 535, Subdistrict 1, and IM Industrial/Manufacturing	Tower/antenna for cellular communication; Industrial (inside)

Land Use Compatibility:

The area of request is being used for vehicle display, sales, and service. The immediate area around the subject site is of a largely commercial or industrial nature. The surrounding lots, except one lot to the south of the subject site, are within the same subdistrict and tract as the subject site. Staff has determined that the proposed use is compatible with the uses in the surrounding area.

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 request because the use is not foreseen to be detrimental to surrounding properties. Uses immediately surrounding the area of request include a salvage or reclamation business, custom woodworking and industrial (inside) light manufacturing, and a tower/antenna for cellular communication.

Staff notes that applicant has not yet met compliance with the site plan submitted during the last SUP renewal. The subject site also has unpermitted improvements. Applicant has provided staff with a timeline for bidding and construction of improvements and has contacted Development Services to obtain the necessary permits and inspections for improvements and landscaping. Staff supports the request for renewal for two years in order to allow the applicant time to implement the proposed improvements and demonstrate compliance with the site plan.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3.

Parking:

PD No. 535 refers to the Dallas Development Code for parking regulations. The off-street parking requirement for vehicle display, sales, and service is one space per 500 square feet of floor area, inclusive of the display area.

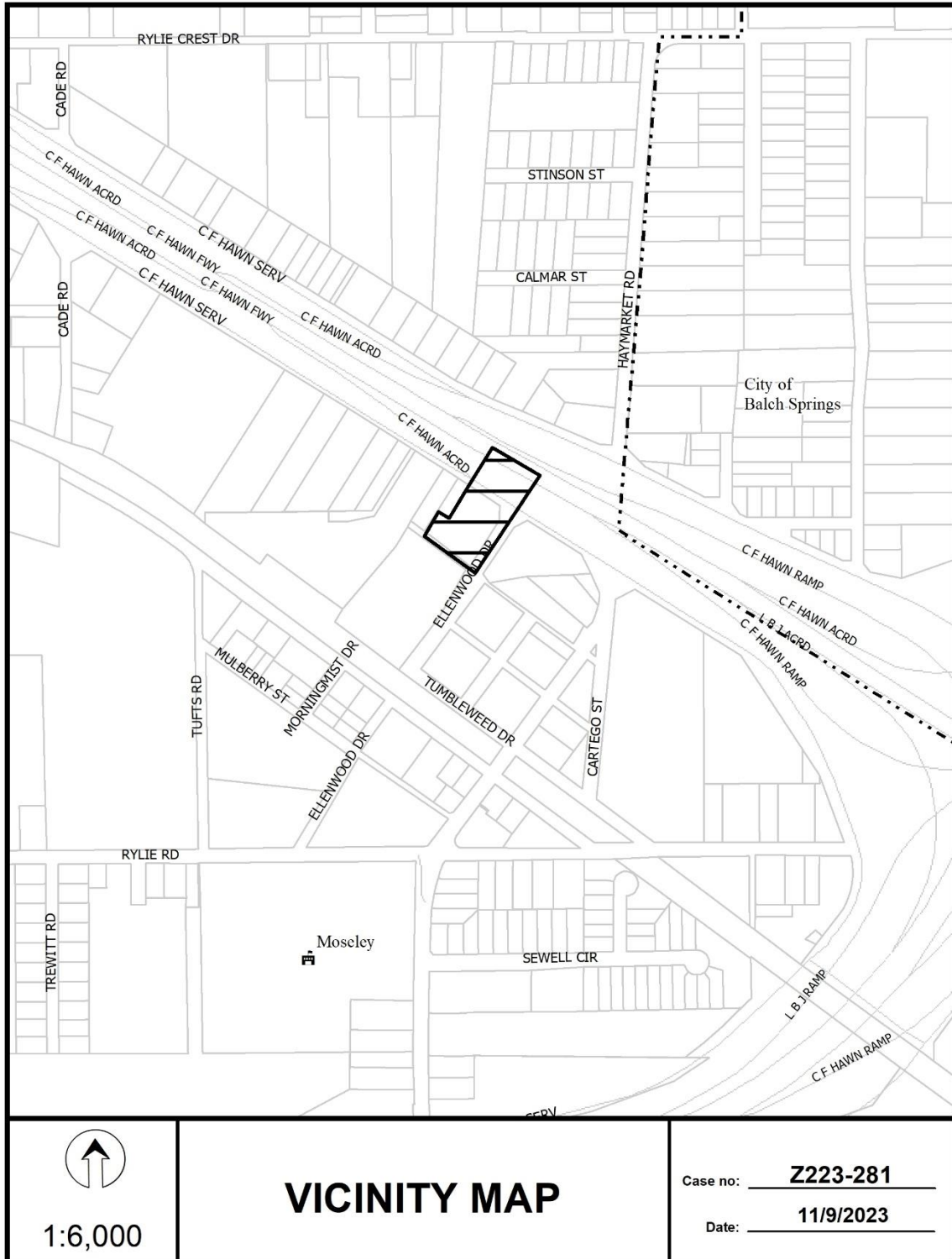
The combined floor area of the existing and proposed structures is approximately 4,494 square feet. The display area is approximately 5,252 square feet. In total, the applicant is required to provide 19 spaces. As illustrated on the site plan, 19 spaces are provided.

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 located within a "G" MVA cluster. To the north are "G" MVA clusters along Haymarket Road and Rylie Crest Drive. To the southeast are "G" MVA clusters along Tumbleweed Drive. To the west are "G" MVA clusters along Cory Street. To the south are "F" MVA clusters along Cade Road and Rylie Road.

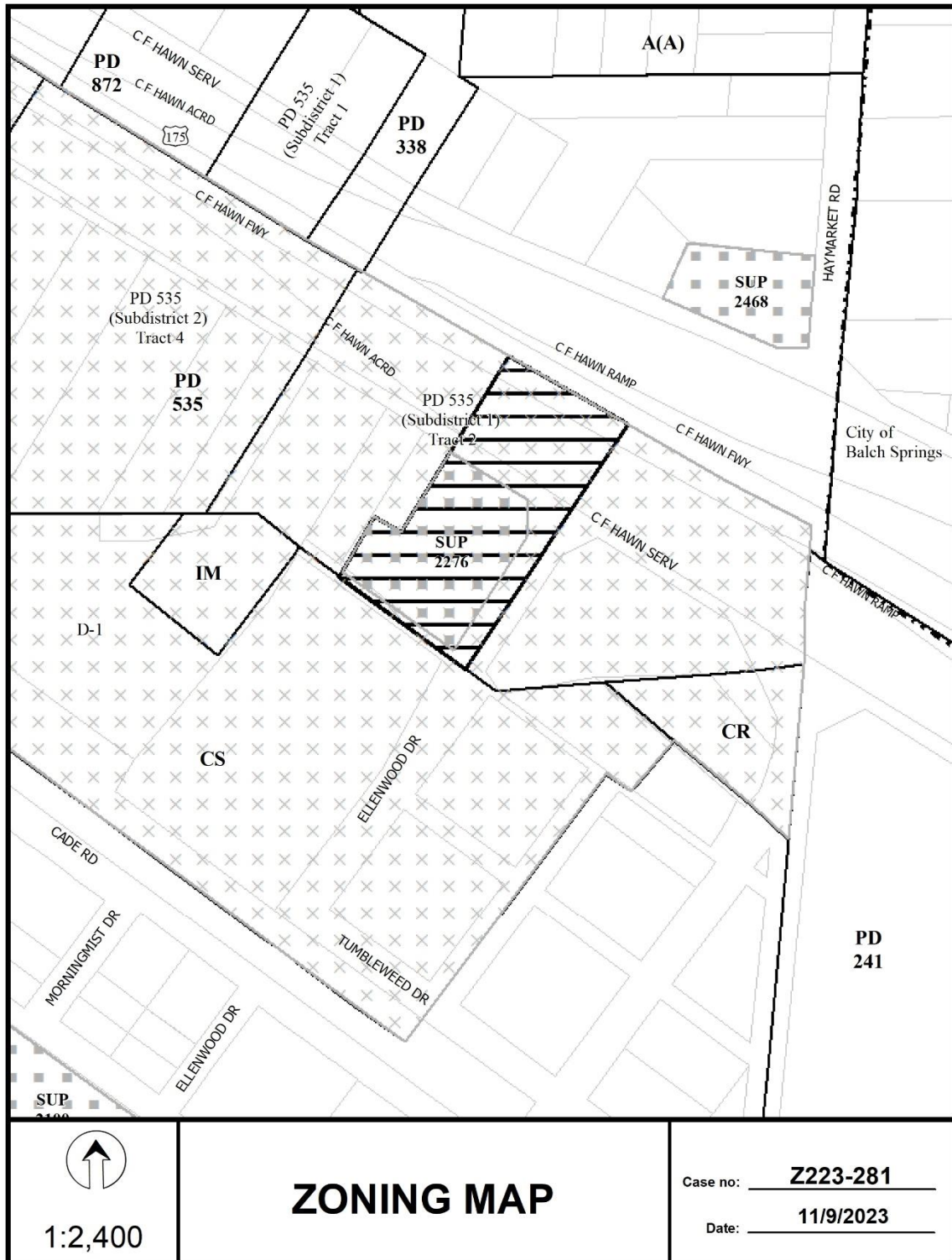
PROPOSED CONDITIONS

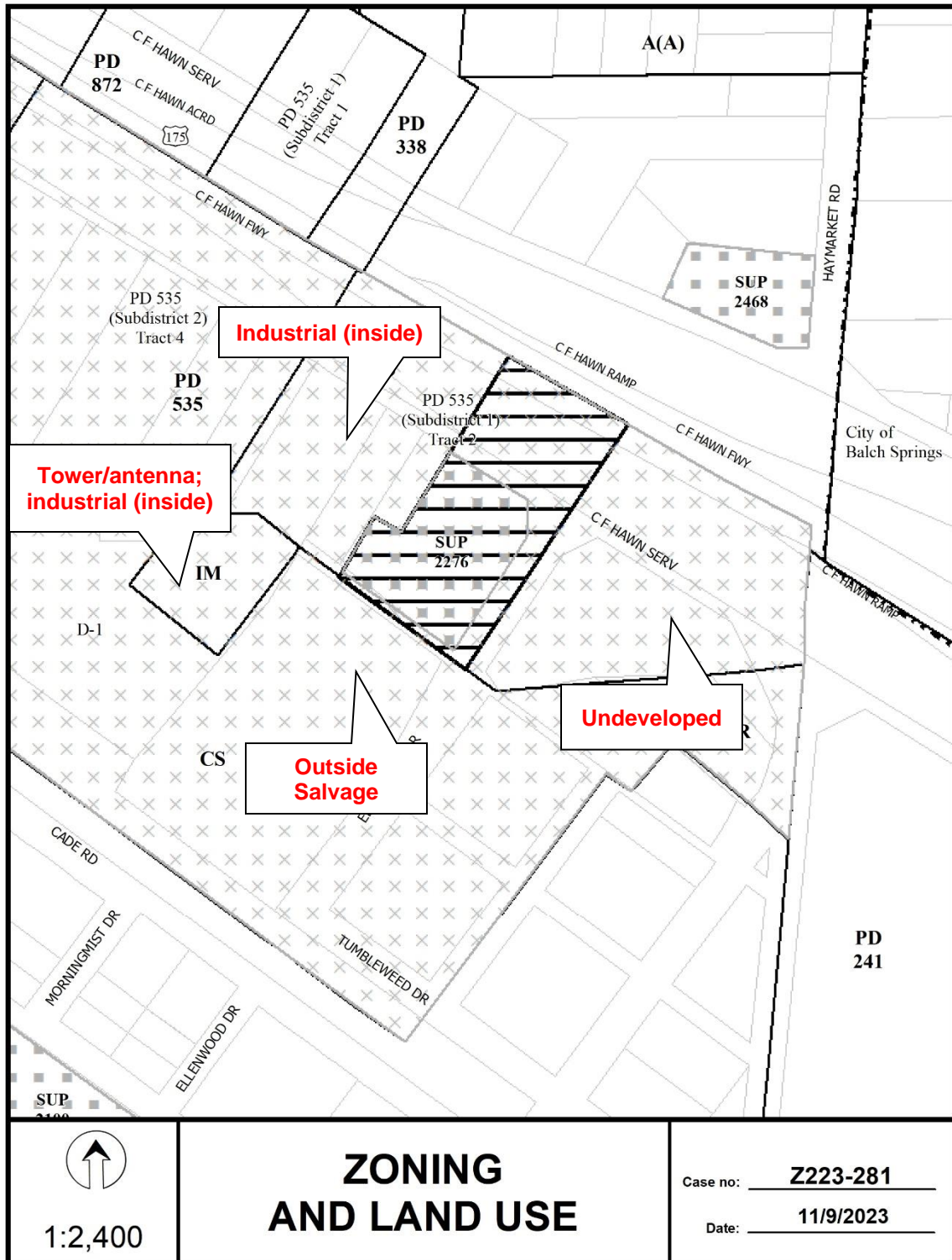
1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from the passage of this ordinance).
4. FENCING: A six-foot-high wrought iron fence must be maintained along the boundary of the Property.
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 Saturday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: Parking must be located as shown on the attached site plan. Areas for parking, vehicle display, and maneuvering of vehicles must be paved with a nonpermeable surface.
8. SIGNS: Flags and pennants are prohibited.
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.

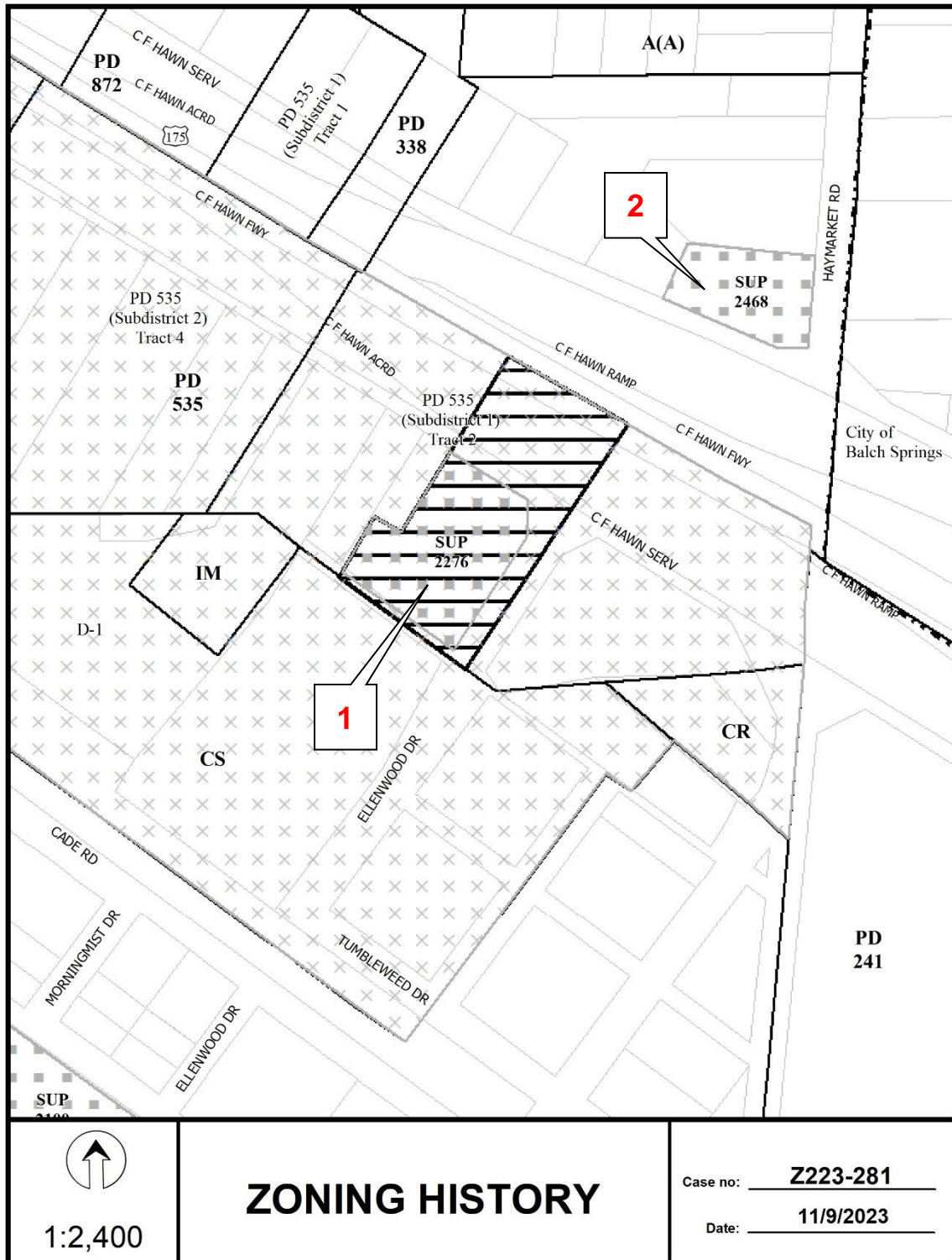


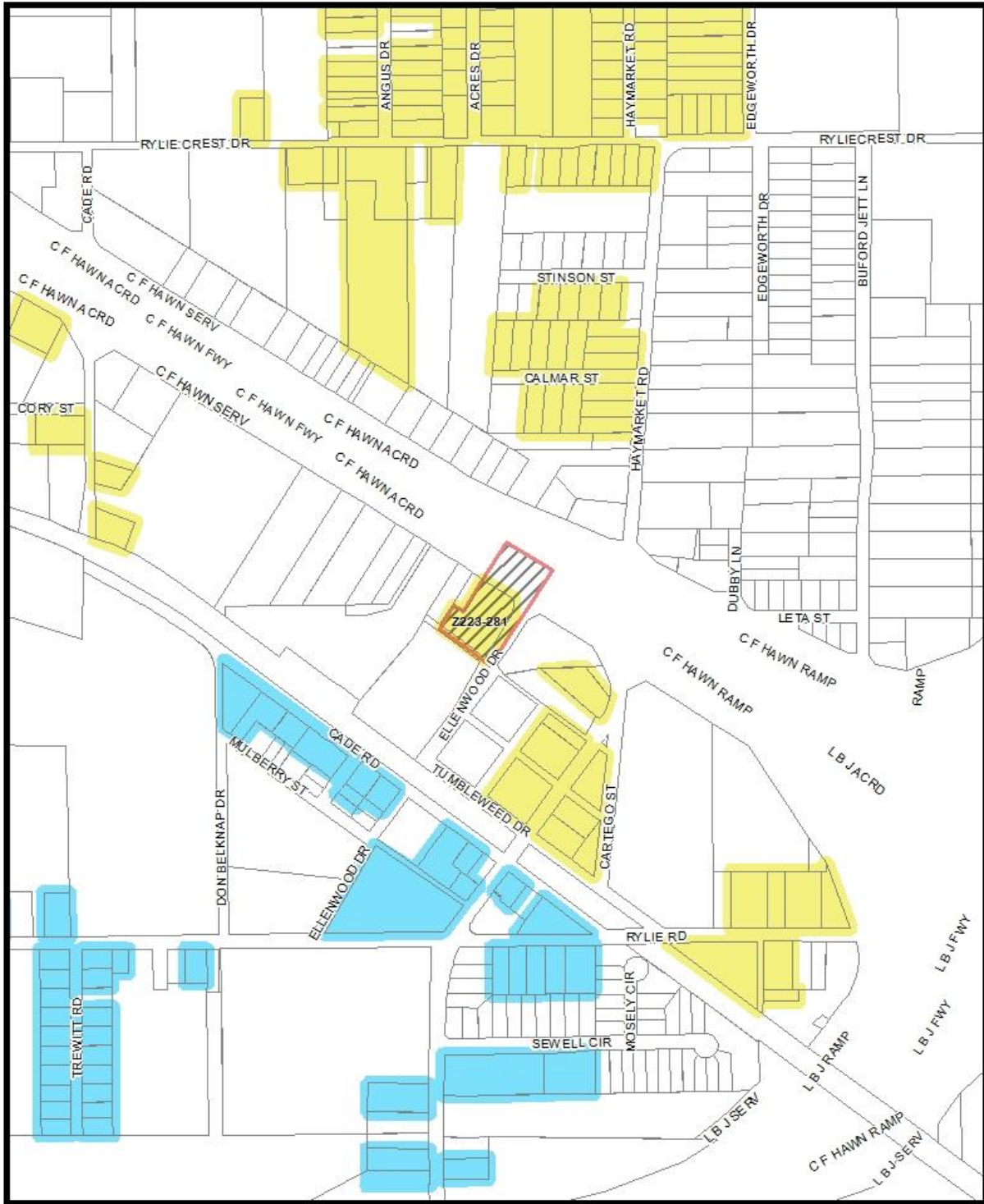


 1:2,400	<h2>AERIAL MAP</h2>	Case no: <u> Z223-281 </u> Date: <u> 11/9/2023 </u>
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Market Value Analysis

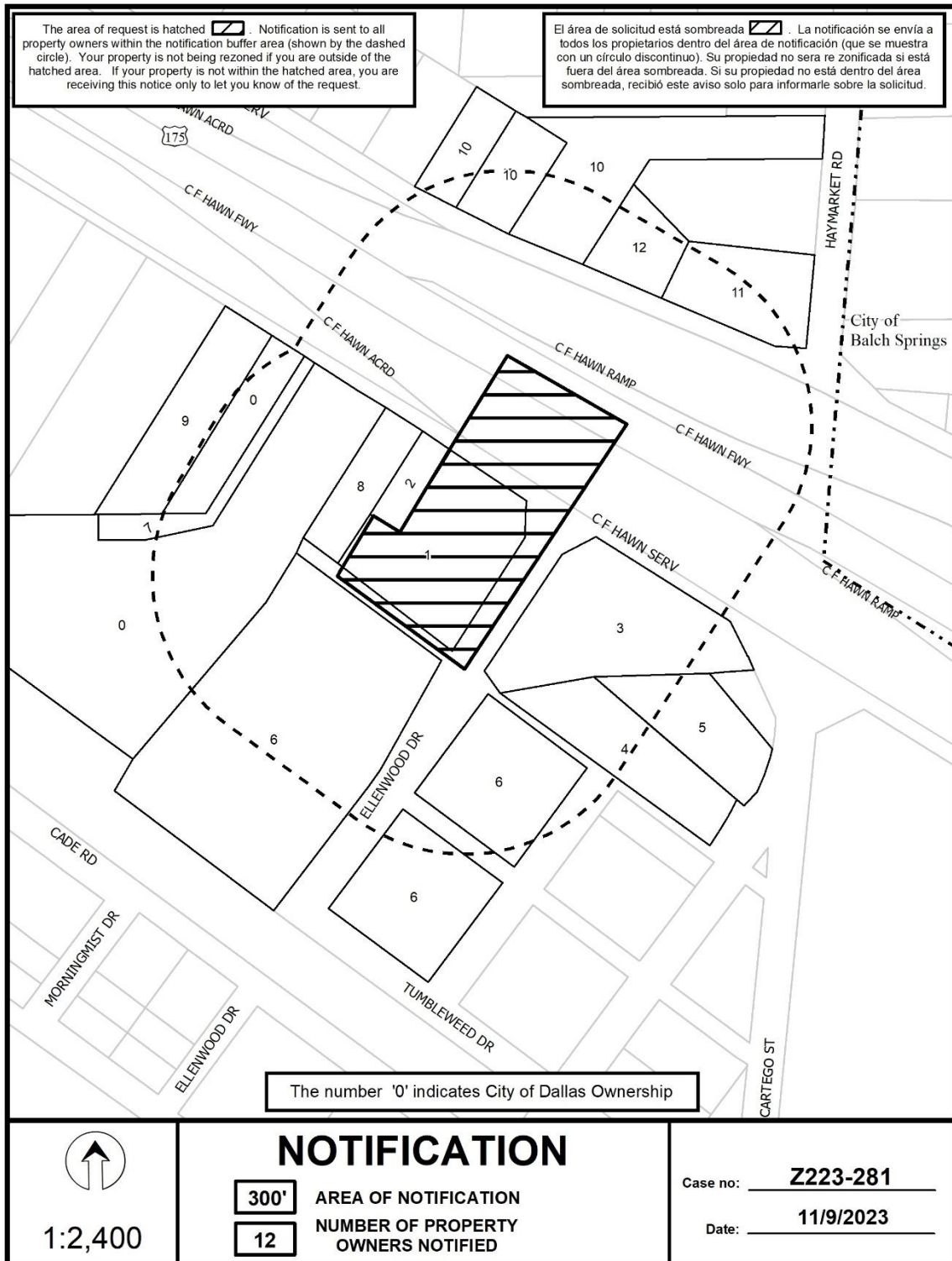
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Market Value Analysis

Printed Date: 11/9/2023



Z223-281(MB)

11/09/2023

Notification List of Property Owners

Z223-281

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1111 ELLENWOOD DR	SALS AUTO SALES & PARTS LLC
2	10822 C F HAWN FWY	SAUCEDO JUAN A &
3	10900 C F HAWN FWY	GALEANO CARLOS
4	1119 HAYMARKET RD	VILLEGAS ANDRES SALAZAR &
5	1115 HAYMARKET RD	HERNANDEZ ROLAND & ROCIO
6	1115 ELLENWOOD DR	MM RYLIE HOLDINGS LLC
7	10818 C F HAWN FWY	OMEGA INDUSTRIES INC
8	10820 C F HAWN FWY	10820 CF HAWN LLC
9	10750 C F HAWN FWY	CEDANO ALBERTO M
10	10829 C F HAWN FWY	SULE ETC LLC
11	10931 C F HAWN FWY	AGUINAGA SERGIO
12	10831 C F HAWN FWY	BROWN FRANK