

FILE NUMBER: Z234-275/Z-25-000207 **DATE FILED:** August 14, 2024

LOCATION: South line of CF Hawn Frwy. Frontage Road, northwest of Ellenwood Street

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 0.76 acres **CENSUS TRACT:** 48113011702

**REPRESENTATIVE/
OWNER/APPLICANT:** Alberto Matos Cedano

REQUEST: An application for a new Specific Use Permit for vehicle display, sales, and service on property zoned Subdistrict 2, within Planned Development District 535, the C.F. Hawn Special Purpose District No. 3

SUMMARY: The purpose of the request is to allow a facility for the display, service, and retail sale of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

STAFF RECOMMENDATION: Approval for a five-year period, with eligibility for autorenewal for additional five-year periods, subject to a site plan and 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.
- The property has been home to a vehicle or engine repair or maintenance use since 2010.
- Approval of this SUP would allow the applicant to display, service, and retail sale of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.
- Section 51A-4.301(d)(4) states that any surface where vehicles are parked, moved, or driven must be constructed on a compacted subgrade and surfaced with concrete, hot mix asphalt, or a similar material. The applicant has been notified that approximately 61% of the property will be required to be brought into conformance with these surfacing requirements for an automotive use. Currently, approximately 39% of the subject site is surfaced with gravel.
- The lot has sole frontage on C.F. Hawn Freeway Frontage Road.

Zoning History:

There has been two recent zoning change requests in the area in the last five years.

1. Z234-313 – On August 13, 2025, the City Council approved the renewal of 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, located on the southeast corner of C.F. Hawn Freeway and Cade Road.
2. Z234-193 – On October 8, 2024, the City Council approved a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, located at the west corner of C.F. Hawn Freeway and Ellenwood Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
C.F. Hawn Freeway	Highway	120'

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:

- There are no transit services located within ½ mile of the subject site

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan 2.0 was adopted by the Dallas City Council in September 2024 and outlines several goals and policies that can serve as a framework for evaluating an applicant’s request. The plan designates the subject site’s future placetype as Community Mixed-Use, which combines housing, retail, and office spaces that serve the surrounding neighborhoods. Located along transit corridors, this placetype prioritizes walkability, community interaction, and access to essential services. Primary land uses within the Community Mixed-Use placetype include multiplexes, apartments, mixed-use developments, and commercial and office-related uses. Supporting land uses include agricultural uses, public or private open space, single-family detached housing, civic or public institutional uses, utilities, and light industrial uses.

The area exists now with a significant amount of light industrial uses.

FuturePT

- Regional Open Space
- Small Town Residential
- Community Residential
- City Residential
- Regional Mixed-Use
- Neighborhood Mixed-Use
- Community Mixed-Use
- City Center
- Institutional Campus
- Flex Commercial
- Industrial Hub
- Logistics/Industrial Park
- Airport
- Utility





Image: Primary/Secondary Land Uses, Chapter 3: Placetypes

Land Use:

	Zoning	Land Use
Site	PD No. 535, Subdistrict 2	Vehicle or engine repair or maintenance
North	PD No. 535, Subdistrict 2; PD 872; PD 338	Various automotive uses, Outside salvage or reclamation
East	PD No. 535, Subdistrict 1	Industrial (Indoors) For Paint Manufacturing
South	CS, Community Service District	Vacant
West	PD No. 535, Subdistrict 2	Various automotive uses, Machine and Welding Shop

Land Use Compatibility:

The request site is currently developed with four structures, all of which will support the proposed vehicle display, sales, and service use. The building on the northern side of the property will serve as the business office and contains approximately 1,133.30 square feet of floor area. Southwest of the office is a separate structure with approximately 2,031.73 square feet of floor area. Two additional structures are located on the eastern side of the property and contain approximately 712.93 square feet and 1,159.80 square feet of floor area, respectively. The three structures not used as office space will support business operations such as maintenance/repair and storage.

The subject site has maintained an active Certificate of Occupancy for vehicle or engine repair or maintenance since March 2010. The applicant is requesting a new Specific Use Permit to allow the display, service, and retail sale of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

Surrounding uses include various automotive-related businesses north of the C. F. Hawm Freeway, an indoor industrial paint manufacturing facility to the east, additional automotive-related uses and a machine and welding shop to the west, and undeveloped or vacant land to the south.

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. While the proposed land use does not align with the Community Mixed-Use future placetype designation, a vehicle display, sales, and service use reflects the area's current character and would not be considered incompatible with the adjacent uses.

Staff recommends approval of this specific use permit for a five-year period, with eligibility for automatic renewal for additional five-year periods, as the request is consistent with the existing land use pattern of surrounding properties and is located along a highway corridor. The time period will allow reevaluation over time if the neighborhood changes in character, as called for by the Community Mixed Use placetype. While the site generally complies with the proposed site plan, the applicant has been directed to improve the current paving and striping conditions on the property to ensure full compliance with the site plan and the conditions of the SUP. This can also be evaluated by staff at the new autorenewal time period.

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 retail uses, which includes vehicle display, sales, and service. Although there is no parking requirement for a use of this type, because the use inherently requires the parking of motor vehicles, the applicant is required to provide marked parking spaces per Section 51.A-4.302(d)(2). Thus, 46 parking spaces are provided on the site plan for vehicle display and storage purposes.

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.

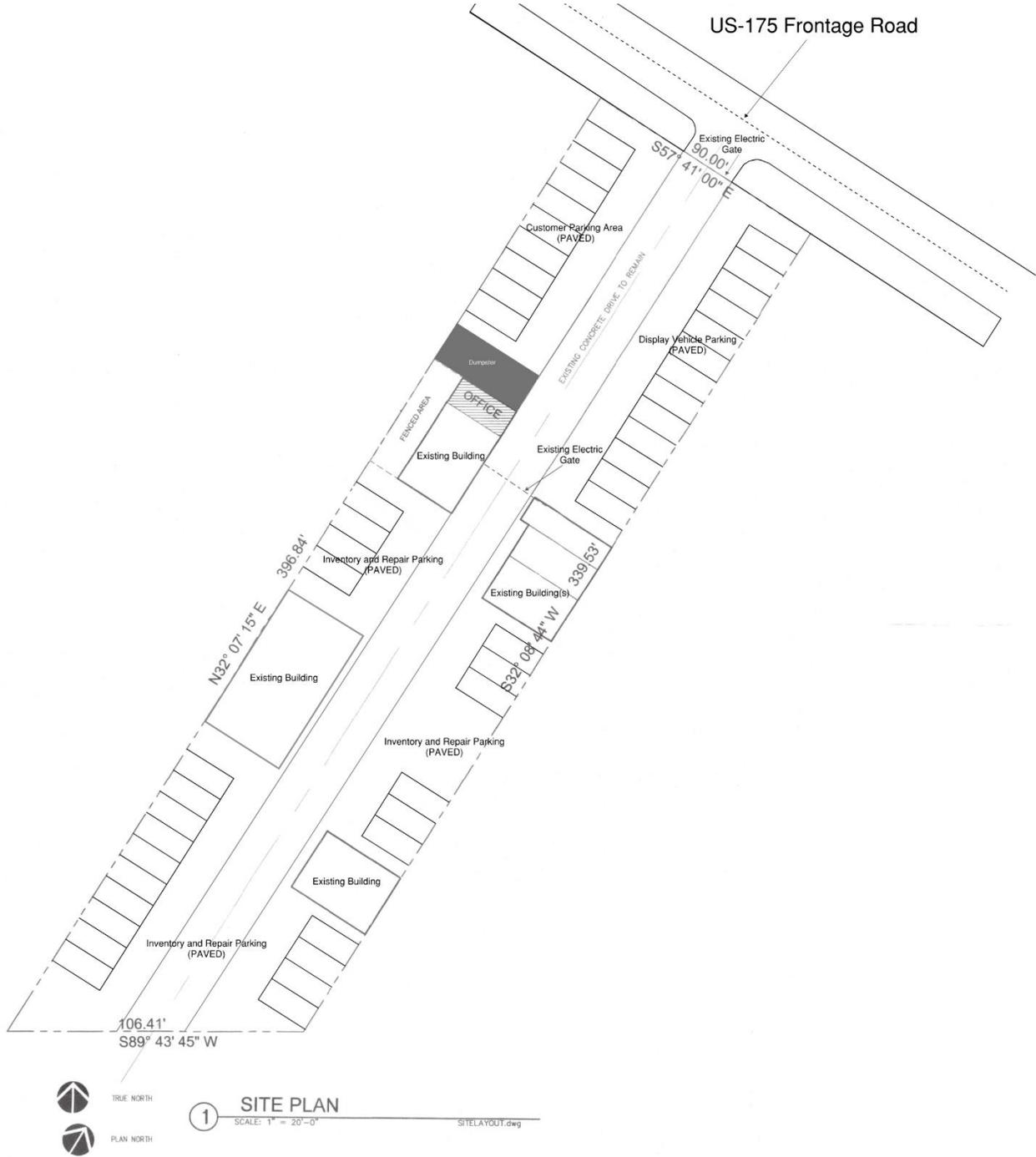
List of Officers

Alberto Matos Cedano, Business and Property Owner

Proposed SUP Conditions

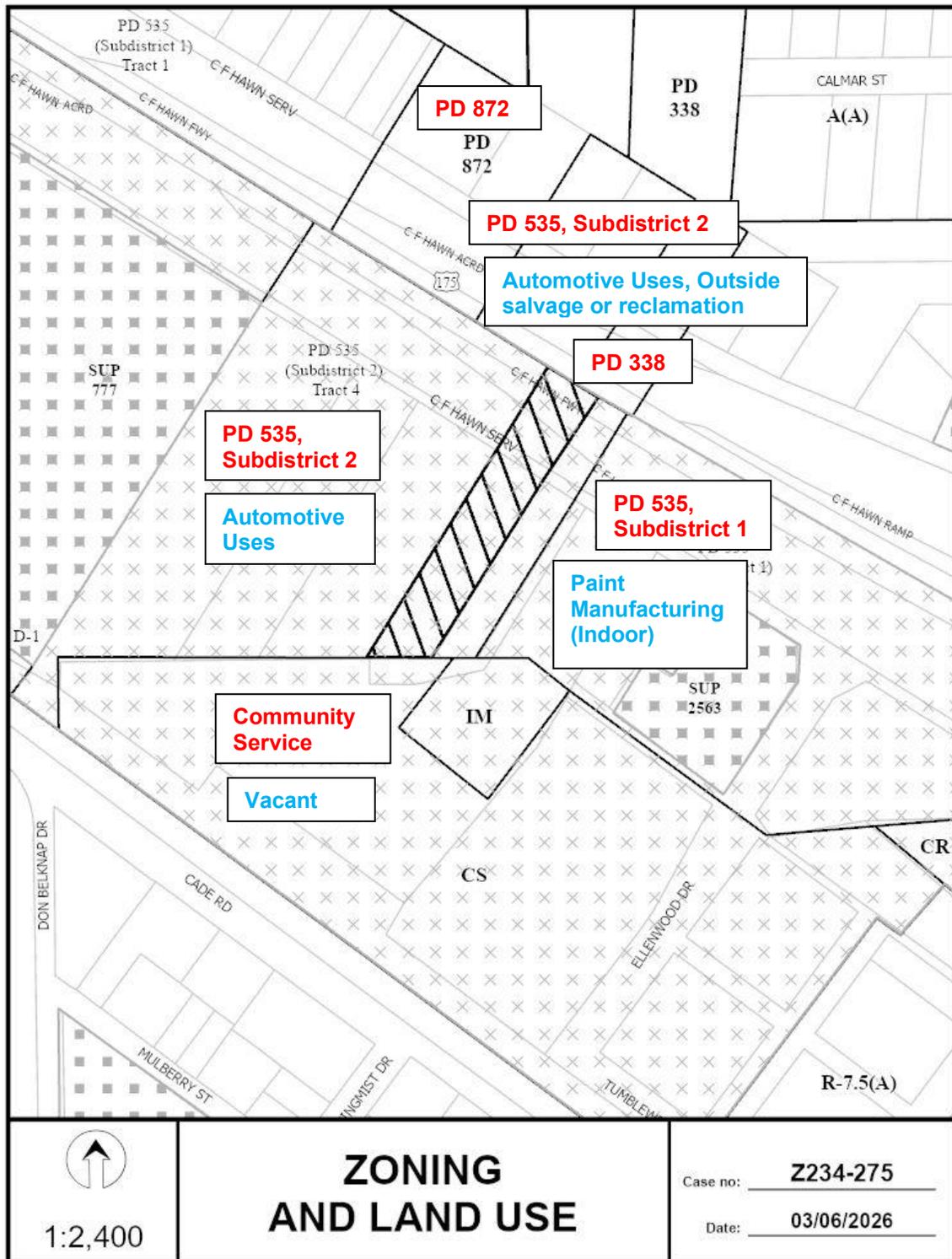
1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on five years from the passage of this Ordinance, but is 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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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 (Enlarged)

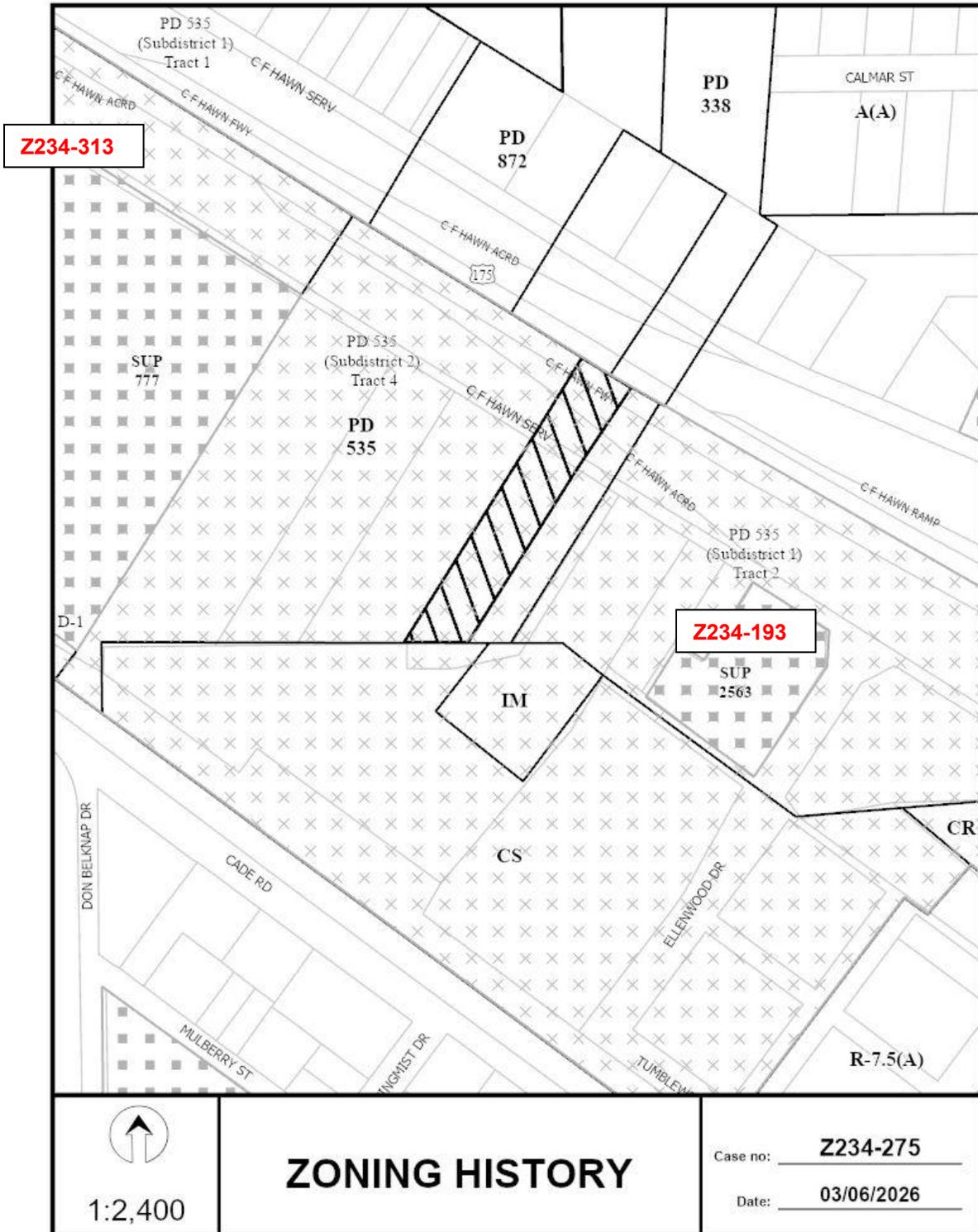


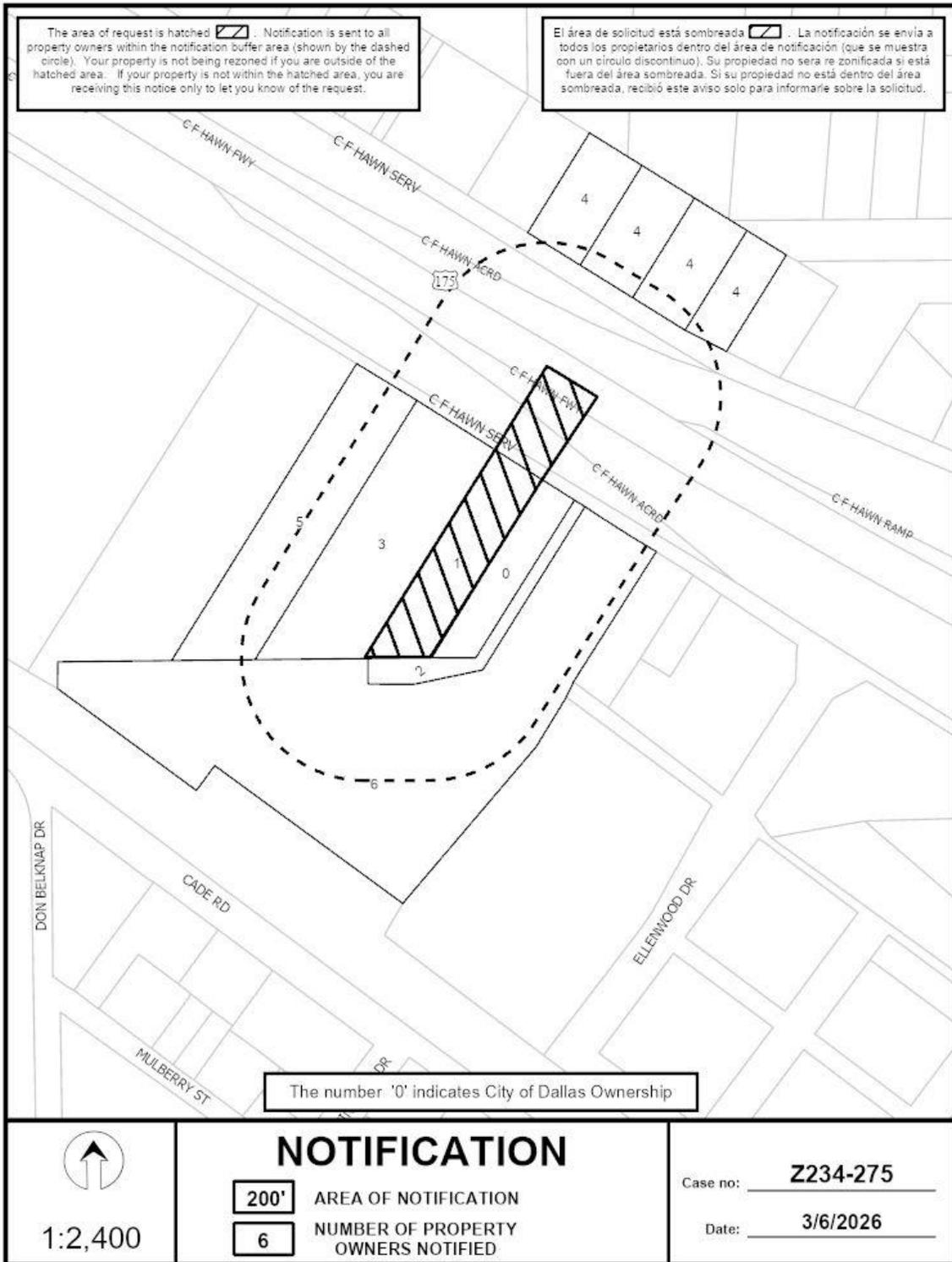






Zoning
Land Use





03/06/2026

Notification List of Property Owners

Z234-275

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10750 C F HAWN FWY	CEDANO ALBERTO M
2	10818 C F HAWN FWY	OMEGA INDUSTRIES INC
3	10718 C F HAWN FWY	FARAHMAND FARZAD
4	10723 C F HAWN FWY	SULE ETC LLC
5	10704 C F HAWN FWY	L&A HOLDINGS LP
6	10818 C F HAWN FWY	GROCO SPECIALTY COATINGS LLC