

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 4, 2025

Planner: Jacob Rojo

FILE NUMBER: Z-25-000064(JR) / Z245-212(JR)

DATE FILED: April 25, 2025

LOCATION: East corner of Sheila Lane and Lakefield Boulevard

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 6.47 acres

CENSUS TRACT: 48113007206

REPRESENTATIVE: Rob Baldwin

APPLICANT: Eddy Hackelman

OWNER: Compadres Realty, LLC

REQUEST: An application for an amendment to Specific Use Permit 2047 for a vehicle auction and storage use, on property zoned Tract IIC Industrial-1 District within Planned Development District 37

SUMMARY: The purpose of the request is to continue to permit the use of vehicle auction and storage use.

STAFF

RECOMMENDATION: Approval, subject to conditions.

PRIOR CPC ACTION: On August 7, 2025 the City Plan Commission moved to hold the case until September 4.

BACKGROUND INFORMATION:

- The area of the request is currently developed with a single-story building. The property is zoned Tract IIC Industrial-1 District within Planned Development District 37 with Specific Use Permit No. 2047 for vehicle auction and storage use.
- On September 11, 2013, the City Council approved SUP No. 2047 to allow vehicle auction and storage use on the subject property. On June 27, 2018, City Council approved the renewal of SUP No. 2047, subject to conditions, for a five year period. On October 25, 2023 City Council approved the renewal of SUP No. 2047. The most recent approval would have expired on October 25, 2025. The purpose of this application is to once again renew SUP No. 2047.
- No changes are proposed to the property, site plan, or conditions.
- Since the previous hearing, the applicant has not proposed any changes.

Zoning History:

The last SUP approval on site occurred on October 25, 2023 for a period of two years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Sheila Lane	Local street	50 Feet
Lakefield Boulevard	Local street	50 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Routes

- 20
- 233

STAFF ANALYSIS:

As a high-level citywide policy document, Forward Dallas 2.0 does not include future land use recommendations at the scale of this request or about Specific Use Permits renewals such as the proposed use.

Land Use

	Zoning	Land Use
Site	Planned Development District 37 Tract IIC Industrial-1 District with SUP 2047	Vehicle Auction and Storage
North	Planned Development District 37 with SUP 1997	Open-enrollment charter school
East	Light Industrial	Undeveloped
South	Planned Development District 37	Auto service center, Vehicle or engine repair or maintenance, Car wash, General merchandise, Auto service center, Auto service center,
West	Planned Development District 37	Mini-warehouse

Land Use Compatibility:

The request site is currently developed with a one-story building. The building is a venue for the auctioning of motored vehicles and storage of motored vehicles. The site is zoned Tract IIC Industrial-1 District within Planned Development District 37.

The site is surrounded by multiple uses in every direction. To the North is an open enrollment charter school. To the East is undeveloped land. To the south is auto service centers, mini-warehousing, a car wash, a vehicle or engine repair, and a general merchandising store. To the west is vehicle sales. The use is compatible with the nearby uses and are related to each other.

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.

Compatibility for this Specific Use Permit is not ideal due to the proximity to an open-enrollment charter school. Staff's position is that when the next consideration of the school's SUP is in front of the body, staff may recommend the traffic management plan coordinate activities with the two auction days of the subject site.

Staff finds that the continued operation of an auto auction and auto storage is appropriate and complementary to surrounding uses. Therefore, staff supports the applicant's request to renew the Specific Use Permit (SUP), subject to conditions and a site plan.

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. This site provides a total of 126,390 sqft of storage. SUP No. 2047 is required to provide a minimum of 253 spaces. There are currently 254 parking spaces provided according to the site plan.

Landscaping:

Landscaping will be required pursuant to PD No. 37 Tract IIC and is depicted on the site plan.

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 target intervention strategies more precisely 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 in an "I" MVA area.

List of Officers

Compadres Realty, LLC:

Alliance Auto Auction

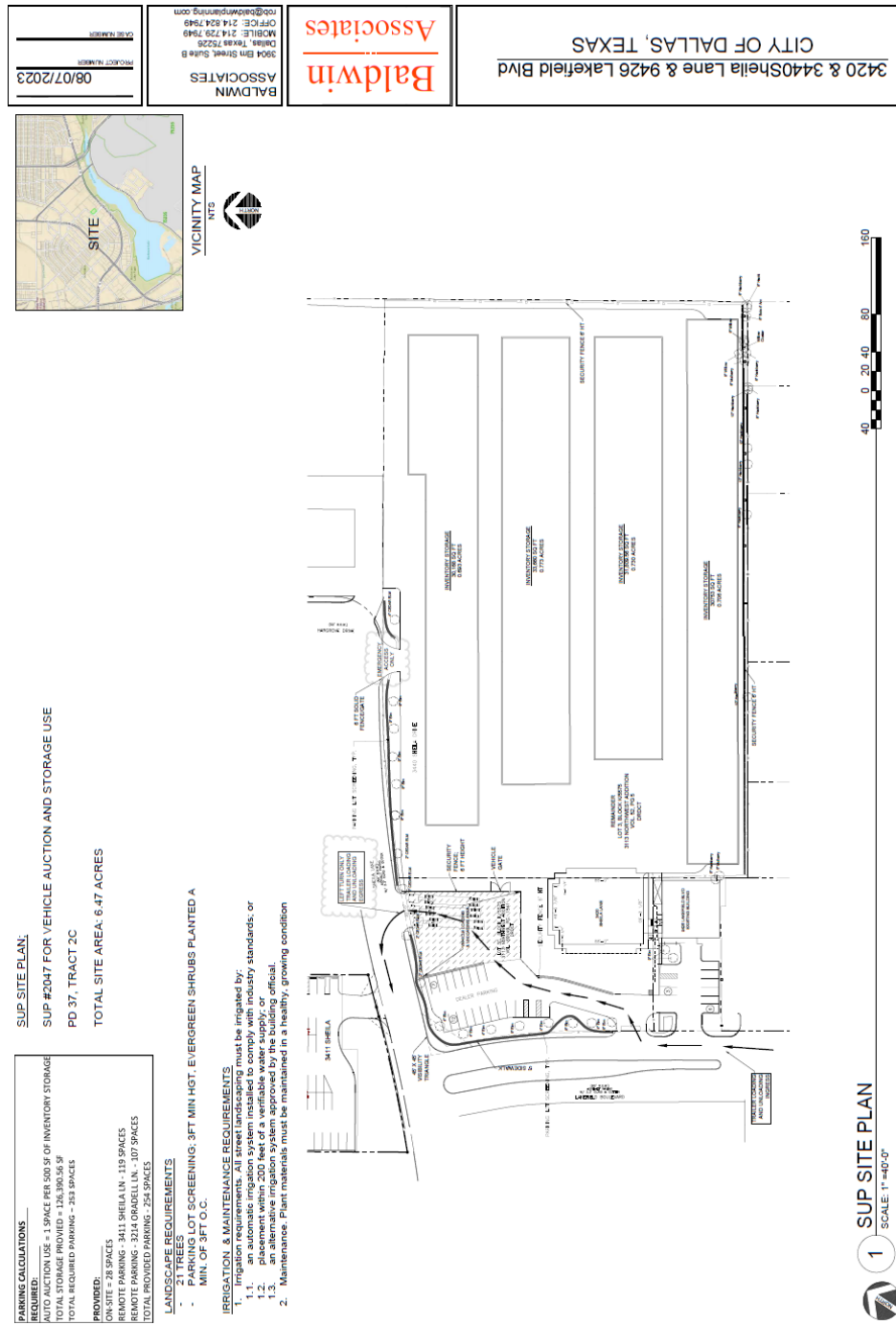
Keith A. Orr – Manager

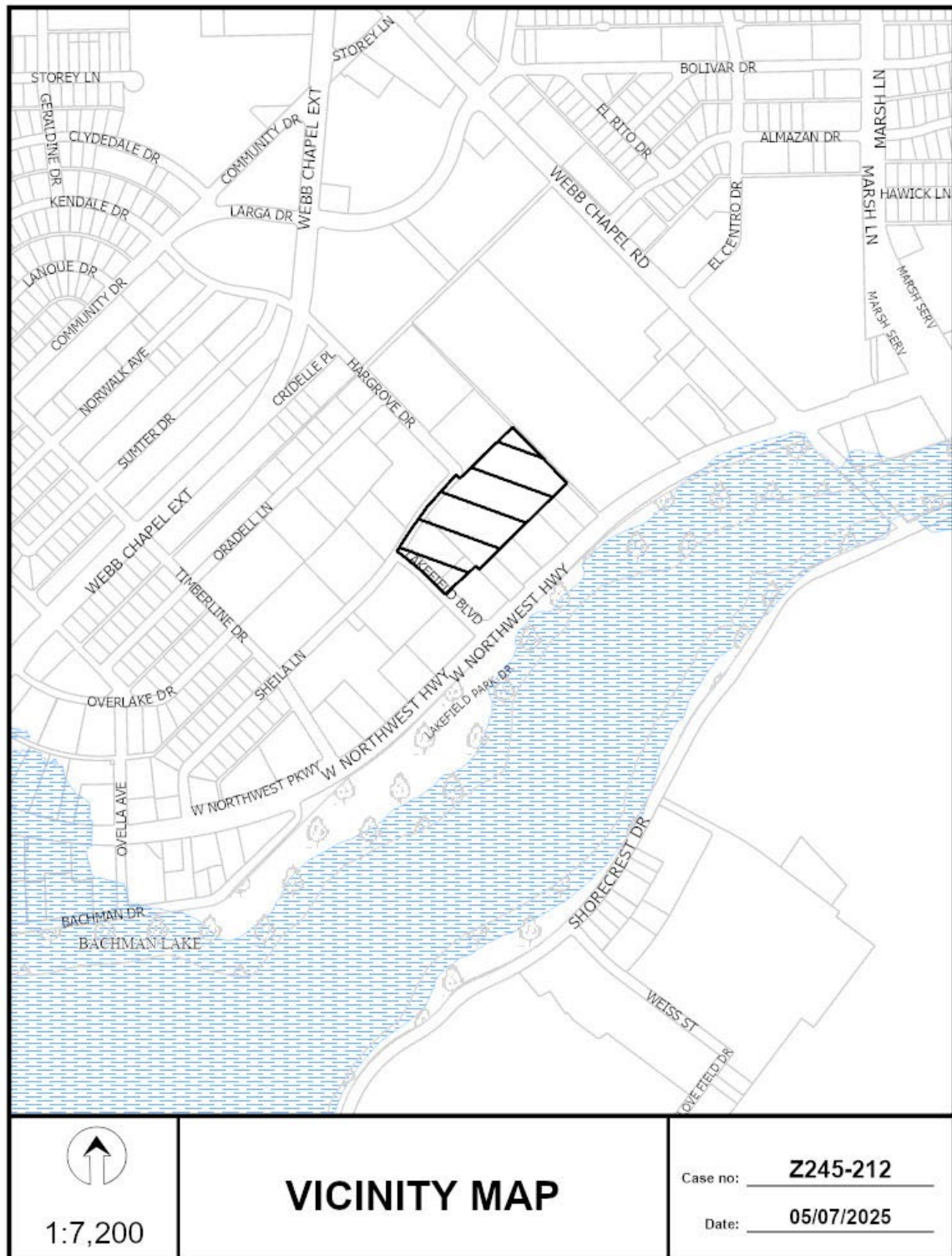
Tim Adams – Manager

PROPOSED SUP CONDITIONS

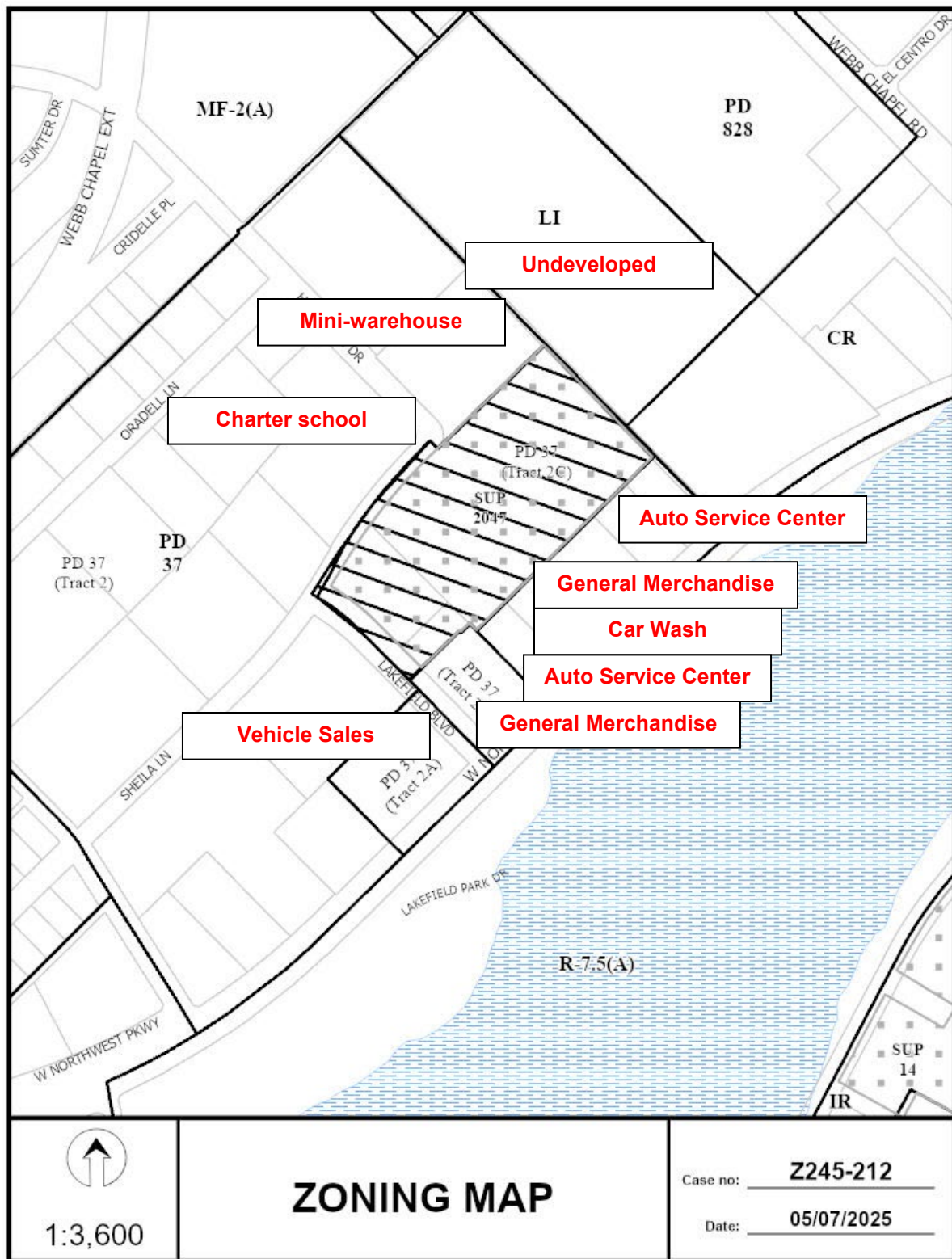
1. USE: The only use authorized by this specific use permit is a vehicle auction and storage use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME PERIOD: This specific use permit ~~expires in two years~~ shall not expire.
4. LANDSCAPING: Landscaping 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 high chain link fence must be provided on the perimeter of the Property.
7. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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.
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.

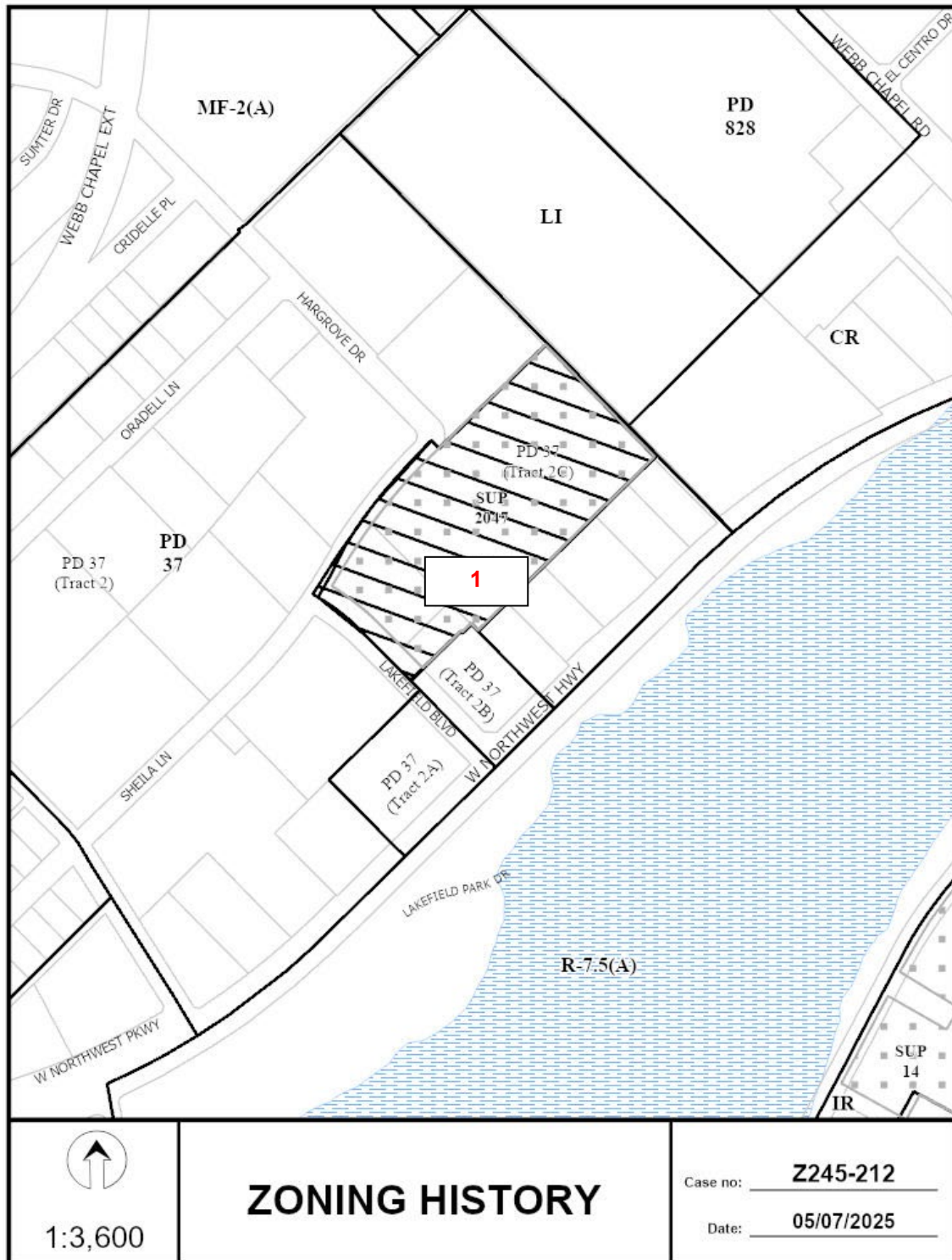
EXISTING SITE PLAN (no proposed changes)

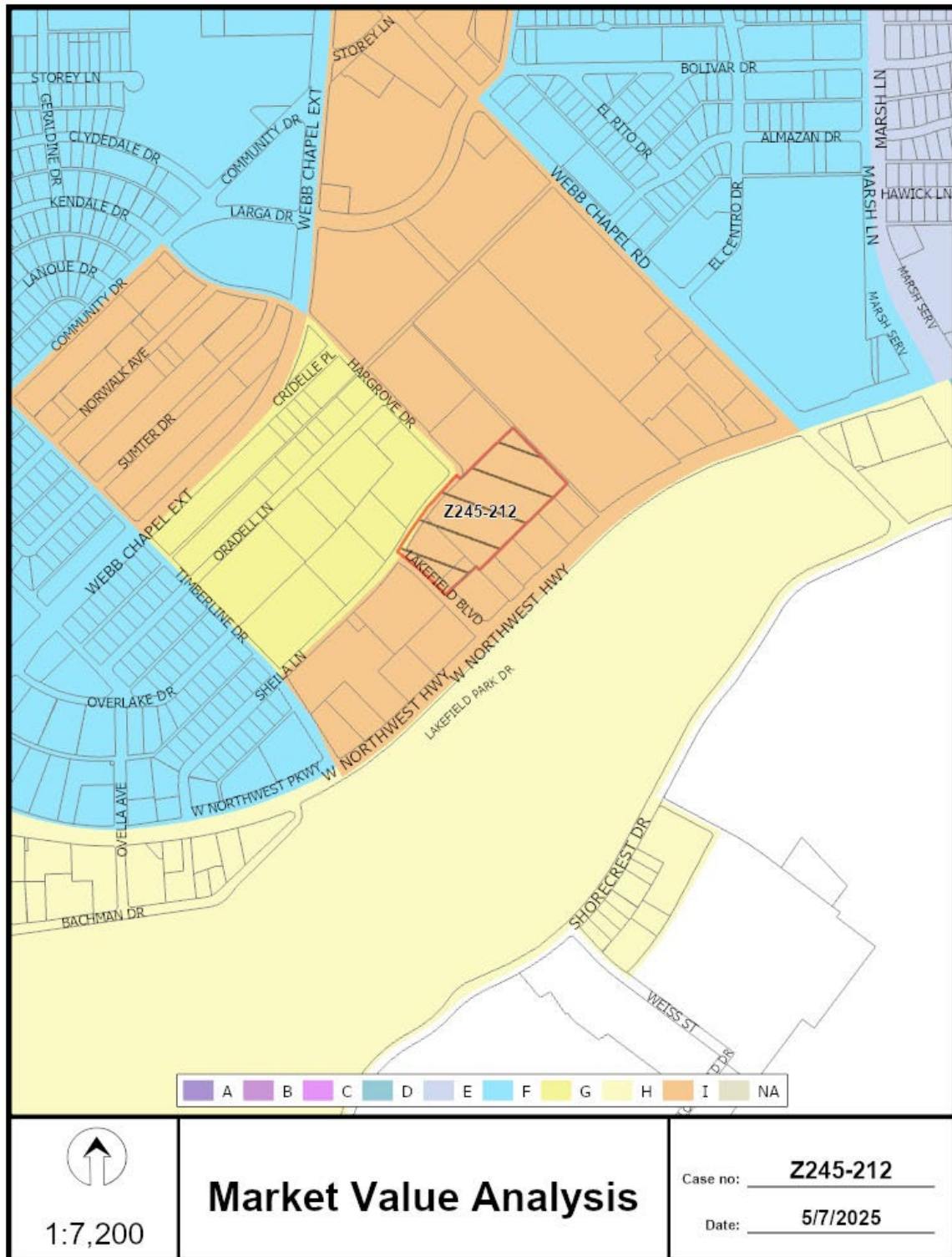


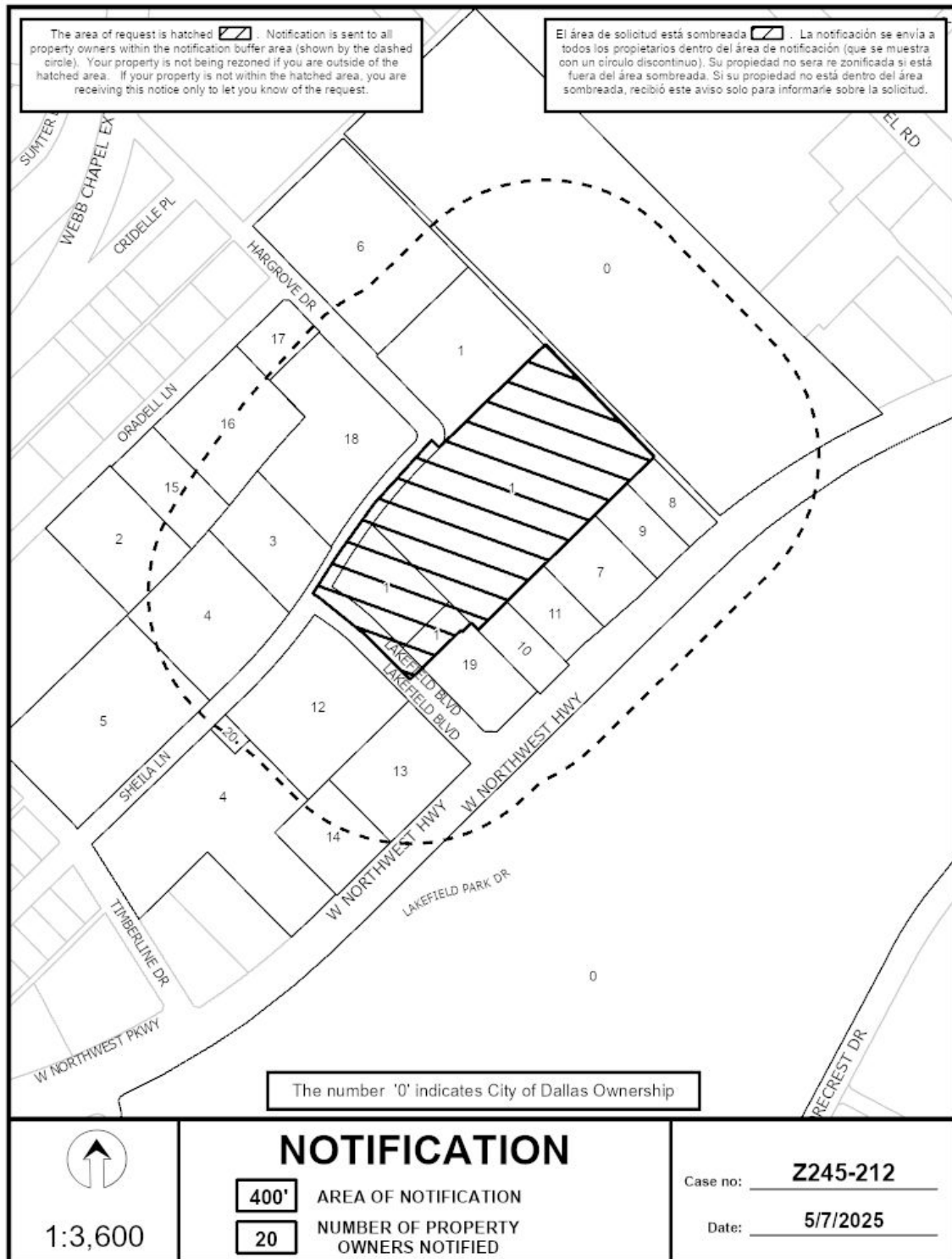












07/07/2025

Notification List of Property Owners

Z-25-000064

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9400 HARGROVE DR	COMPADRES REALTY LLC
2	3140 ORADELL LN	ERM ENTERPRISES LLC
3	3411 SHEILA LN	AMIGO REALTY LLC
4	3399 SHEILA LN	RPC DFW PORTFOLIO LLC
5	3315 SHEILA LN	EL SOL DEL LAGO PROSPERITY
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	3214 ORADELL LN	ERM ENTERPRISES LLC
16	3232 ORADELL LN	GODO PROPERTIES LLC
17	3250 ORADELL LN	Taxpayer at
18	9411 HARGROVE DR	UPLIFT EDUCATION
19	3407 W NORTHWEST HWY	GOSCHA G E & REAL EST EQUITY GROUP INC
20	3300 SHEILA LN	PRS GROSS I LP