

FILE NUMBER: Z234-221(MB) **DATE FILED:** April 25, 2024
LOCATION: South line of C F Hawn Freeway, east of Murdock Road
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 2,178 sqft **CENSUS TRACT:** 48113011603

OWNER/APPLICANT: Agustin Miranda

REPRESENTATIVE: Roy Miranda

REQUEST: An application for an amendment to Specific Use Permit No. 2118 for vehicle display, sales, and service on property zoned Subdistrict 2 within Planned Development District 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 continue a vehicle display, sales, and service use.

STAFF RECOMMENDATION: Approval, subject to a site plan and conditions.

PD No. 534:

<https://dallascityhall.com/departments/cityattorney/Articles/PDF/Article%20534.pdf>

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay. The property is currently developed with vehicle display, sales, and service.
- SUP No. 2118 was originally approved by City Council on August 13, 2008 for a three-year period. The SUP has since been renewed several times, most recently on June 9, 2021 for an additional three-year period.
- SUP No. 2118 expired on June 9, 2024. Applicant filed for renewal on April 25, 2024.
- The applicant does not propose any changes to the existing conditions or site plan of SUP No. 2118, and requests a renewal for an additional three-year period.

Zoning History:

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

1. **Z201-185:** On April 1, 2021, Specific Use Permit No. 2339 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet was approved for automatic renewal for a period of two years on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.
2. **Z190-301:** On June 9, 2021, City Council approved a renewal for Specific Use Permit No. 2118 for a three-year period for vehicle display, sales, and service on property zoned Subdistrict 2 within Planned Development District No. 534, the C F Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the south line of C F Hawn Freeway, east of Murdock Road. [Subject site]

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. 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 2 within PD No. 534 with SUP No. 2118 for vehicle display, sales, and service	Vehicle display, sales, and service
North	PD No. 534, Subdistrict 1	General merchandise or food store < 3,500 sqft, personal service
East	PD No. 534, Subdistrict 2	Vehicle display, sales, and service
South	R-7.5(A) Single Family	Single family
West	RR-D-1 Regional Retail with a D-1 Liquor Control Overlay	General merchandise or food store > 3,500 sqft, motor vehicle fueling station

Land Use Compatibility:

The area of request is being used for vehicle display, sales, and service. The immediate area around the subject site is a mix of commercial and residential uses. Across C F Hawn Freeway is a retail development with a mix of personal service and general merchandise or food store < 3,500 sqft uses. Adjacent to the subject site to the east is a site with vehicle display, sales, and service use. To the west is a motor vehicle fueling station, general merchandise or food store > 3,500 square feet, and SUP No. 2339 for the sale of alcoholic beverages. South of the site is an R-7.5(A) Single Family District with single family uses.

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.

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While the adjacency to residential uses is suboptimal, staff supports the request for renewal as the use has been ongoing and regularly reviewed by commission and council. Staff supports the requested three-year time period as this allows regular review of the use to determine if it is still compliant with the provisions listed above. Additionally, the site's location on a highway frontage road is appropriate for the use. No changes are proposed to the site plan.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2.

Parking:

Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, refers to the Dallas Development Code for parking regulations. Pursuant to the Dallas Development Code, the off-street parking requirement for the vehicle display, sales, and service use is one space per 500 square feet of floor area, inclusive of the display area.

Total floor area for the site is 177 square feet, and total display area is 1,307 square feet. In total, the applicant is required to provide three spaces. As illustrated on the site plan, three spaces are provided.

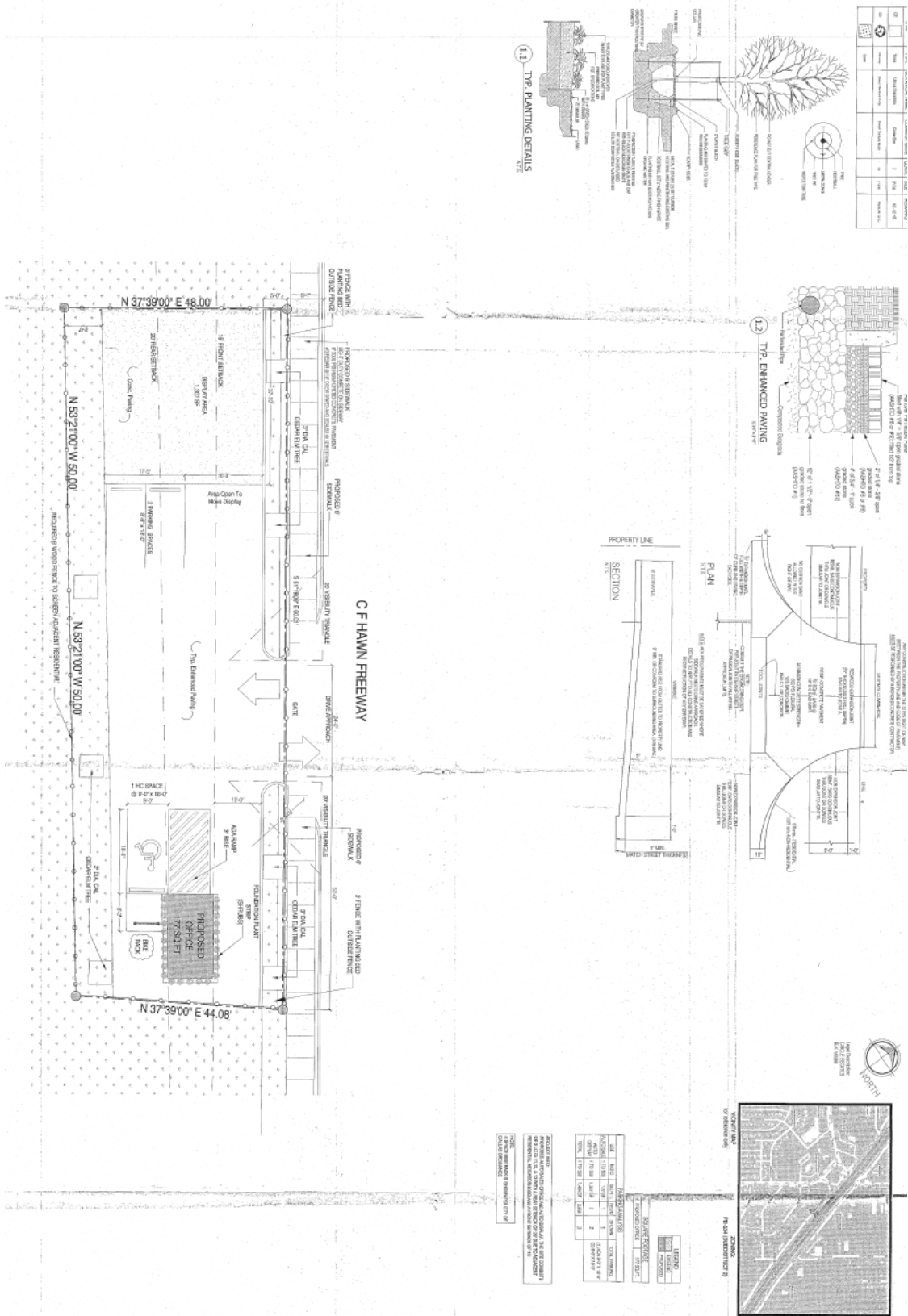
Market Value Analysis:

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 an "H" MVA area.

PROPOSED CONDITIONS (NO CHANGES)

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 [3 years from the passage of this ordinance].
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with the requirements of the ordinance governing Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2.
5. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 10:00 a.m. and 6:00 p.m., Monday through Friday.
6. MAXIMUM FLOOR AREA: The maximum floor area for the vehicle display, sales, and service use is 180 square feet.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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 CHANGES PROPOSED)



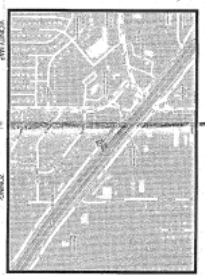
NO.	DESCRIPTION	DATE	BY	CHKD.
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3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
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17	REVISION			
18	REVISION			
19	REVISION			
20	REVISION			

11 TYP. PLANTING DETAILS

12 TYP. ENHANCED PAVING

PROPERTY LINE SECTION

PLAN



PROJECT INFO	
PROJECT NO.	12345
DATE	12/15/2023
SCALE	AS SHOWN
DESIGNER	ABC COMPANY
CLIENT	XYZ CORPORATION
PROJECT LOCATION	123 MAIN ST, ANYTOWN, CA
PROJECT DESCRIPTION	EXISTING SITE PLAN (NO CHANGES PROPOSED)
DATE OF PREPARATION	12/15/2023
DATE OF REVISION	
DATE OF CHECK	
DATE OF APPROVAL	



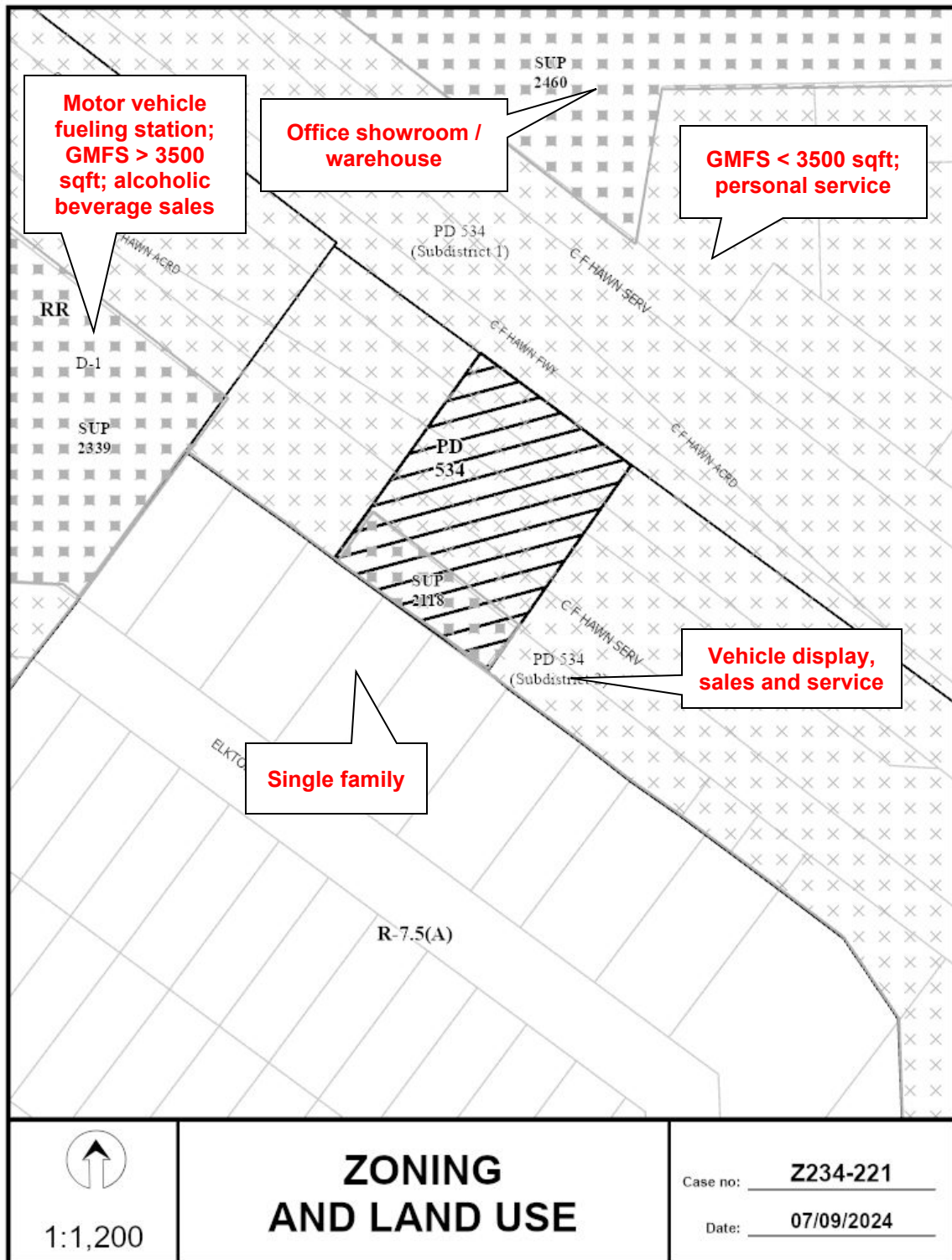


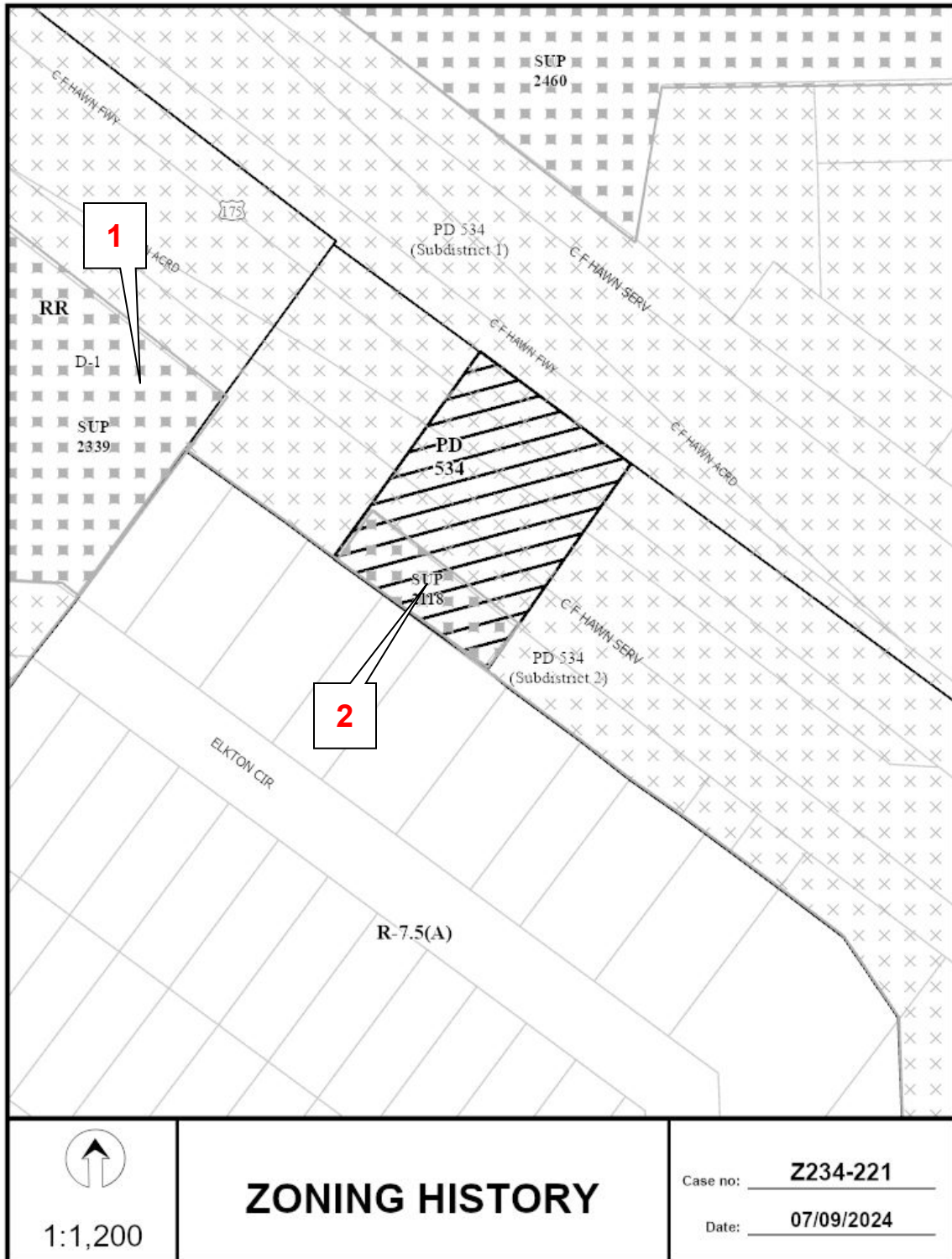
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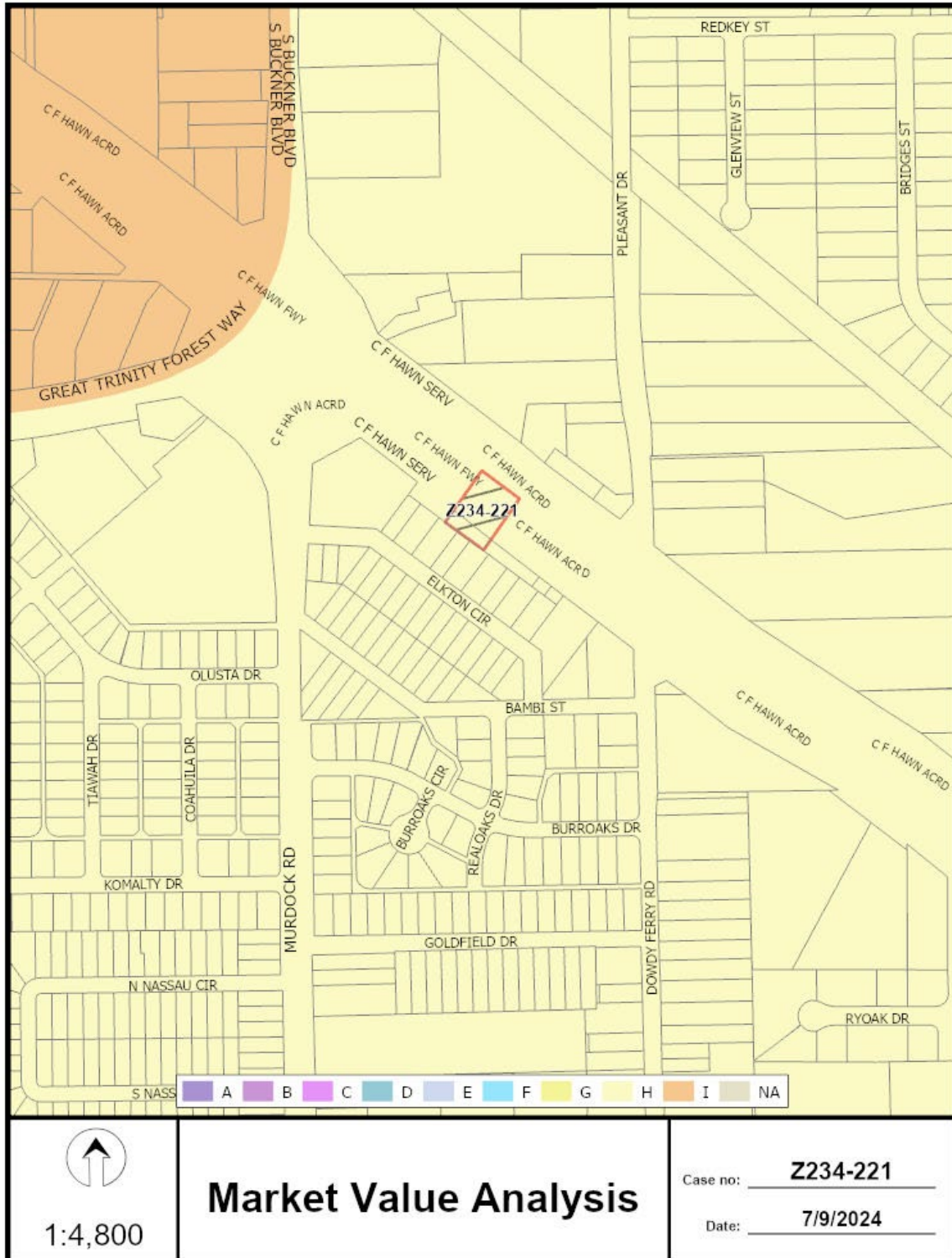
AERIAL MAP

Case no: Z234-221

Date: 07/09/2024









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07/09/2024

Notification List of Property Owners

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15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8201 C F HAWN FWY	MIRANDA AGUSTIN M
2	8221 C F HAWN FWY	MIRANDA AGUSTIN
3	8227 C F HAWN FWY	ROJAS JOSE &
4	8215 ELKTON CIR	ROJAS JOSE &
5	8211 ELKTON CIR	MORA LIONEL V
6	8205 ELKTON CIR	MORA LEONEL
7	8143 ELKTON CIR	ROBLES DANIEL
8	8139 ELKTON CIR	PARRA RAUDEL D
9	8125 ELKTON CIR	SALAS FELIPE R
10	8127 ELKTON CIR	RAMOS ELENA
11	8123 ELKTON CIR	ROSITAS JUANITA
12	8130 C F HAWN FWY	CF HAWN INDUSTRIAL COMPLEX LLC
13	8204 C F HAWN FWY	8204 CF HAWN LLC
14	8152 C F HAWN FWY	STOVALL SHON PAUL
15	180 MURDOCK RD	MOUNTAIN DATX003 LLC