

FILE NUMBER: Z245-125(LC) **DATE FILED:** December 2, 2024

LOCATION: West line of Conner Drive, south of Bruton Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: 1.02 acres **CENSUS TRACTS:** 48113020800

REPRESENTATIVE: Isai Marquez

OWNER/APPLICANT: Daniel Marquez/Laura Marquez

REQUEST: An application for a Specific Use Permit for a vehicle display, sales, and service use, on property zoned Subarea 2, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Dry Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow a new auto dealership with service center on the site.

CPC RECOMMENDATION: **Approval** for a five-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with an existing building (car wash), parking lot and existing auto service center, on property zoned Planned Development District No. 366, Subarea 2 (approx. 1.02 acres in total size).
- Geographically located in Southeast Dallas, approx. 9 miles from downtown.
- This lot has frontage only on Conner Drive.
- The purpose of the request is for a new specific use permit to allow an auto dealership with service center on the site.
- Applicant requests a new SUP.

Zoning History:

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

1. **Z201-290:** On Wednesday, May 10, 2022, the City Council approved your application and an ordinance granting renewal of Specific Use Permit No. 2312 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay located at the Southwest corner of Bruton Road and South Buckner Boulevard.
2. **Z212-336:** On Wednesday, April 12, 2023, the City Council approved an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the west line of Conner Drive between Bruton Road and Stonehurst Street.
3. **Z223-116:** On Thursday, May 16, 2024, the City Plan Commission recommended denial without prejudice of an application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the west line of Conner Drive between Bruton Road and Stonehurst Street. [subject site]

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|----------------------------|-------------------------|------------------------------|
| Conner Drive | Local Street | 50' |
| Bruton Road | PA – Principal Arterial | 100' |
| South Buckner Boulevard | PA – Principal Arterial | 107' |

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 Consistency Review:**

The new ForwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Neighborhood Centers Land Use and the Community Residential Placetype. This placetype allows the following primary land uses:

Single Family Detached & Attached; in conjunction with secondary land uses including: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional and Utility.

Placetypes describe the long term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The primary focus of the Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments..

The area of request is an existing and established business, but it is important to add a note that new development in this placetype should align with the established building form and character of the community residential placetype development patterns. These new developments should be well-integrated within the natural landscape and consideration should be given a connectivity approach to preserve existing fabric of the area. The request is consistent with Forward Dallas 2.0 as it is a commercial business that offers neighborhood stability and fosters community engagement by providing a much needed service to the immediate area and community.

Active Area & Land Use Plans:

The subject site is outside the boundaries of any active area and land use plans.

Land Use:

| | Zoning | Land Use |
|--------------|---|---|
| Site | PD. No. 366; Subarea 2, Tract 3 | Auto Service Center and parking lot |
| North | PD. No. 366; Subarea 2, Tract 3 w/ D Overlay & R-7.5(A) | Car wash, general merchandise or food store greater than 3,500 square feet and residential uses |
| East | NO(A) w/ DR Z834-107 & R-7.5(A) | Undeveloped lots and single family uses |
| South | PD. No. 366; Subarea 2, Tract 3 w/ D Overlay & SUP No. 2486 | Vehicle display, sales, and service and undeveloped lots |
| West | PD. No. 366, Subarea 2 & R-7.5(A) | Commercial Retail and residential uses |

Land Use Compatibility:

The area of request is currently developed with an existing building (car wash), parking lot and existing auto service center, on property zoned Planned Development District No. 366, Subarea 2 (approx. 1.02 acres in total size), located on the west line of Conner Drive, south of Bruton Road.

PD No. 366, Subarea 2 establishes that a specific use permit is required for the auto service center use under Subarea 2.

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20366.pdf>

To the north of the property, there is a car wash. Across Conner Drive to the east are undeveloped properties zoned NO(A) with deed restrictions [Z834-107] and single family uses zoned R-7.5(A). There are large undeveloped lots to the south of the property along Conner, as well as vehicle display, sales, and service. All the existing vehicle display, sales, and service uses are accessed from South Buckner Boulevard only. Northwest and west of the subject property, there is a general merchandise or food store greater than 3,500 square feet mixed with some residential uses.

The subject property is located within Subarea 2 of Planned Development District No. 366, which allows a mix of commercial uses, similar in comparison to a CS Commercial Service District. The previous case, Z223-116(MP) was recommended for denial as staff found that the specific auto-oriented uses require approval of an SUP in the existing PD, including auto service center; vehicle display, sales, and service; and car wash. Additionally, staff did not believe the request would be able to properly align with certain goals of the original *ForwardDallas* comprehensive plan. In staff's understanding, the previous request would call for new automotive uses to be particularly well-sited relative

to existing residential neighborhoods. Upon new review, staff finds the applicant's request for a vehicle display, sales, and service use to be appropriate and compatible with the surrounding area and existing residential uses by adding restrictions to the hours of operation and prohibiting outdoor speakers.

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.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X and PD. No. 366, as amended.

Beyond the Article X requirements, the PD calls for the following additional requirements:

- Front yard strip landscaping with an average depth of 5 feet, minimum depth of 3 feet, and maximum depth of 25 feet is required at the front property line with street trees. This is only triggered in the event of new construction or significant additional paving area.
- On-site parking must be screened with:
 - (A) a minimum three-foot-high solid fence, with an 18-inch wide planting bed located on its street side; or
 - (B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.

Based on the site plan, it is unlikely these provisions and others will be triggered.

Parking:

Both uses of auto service center and vehicle display, sales, and service require 1 space per 500 square feet of floor area. The site plan depicts 6,700 square feet of building area, which would require 14 spaces. The plan provides 24 parking spaces.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use(s), as well as any other uses permitted under the existing Planned Development District No. 366.

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 currently in a "G" MVA area. There are both the "G" and "H" MVA areas immediately to the north and west of the subject property. To the east and south is only the "G" MVA area.

Z245-125(LC)

List of Officers

D&L Service Center, 2027 Conner Drive

Daniel Marquez, Owner

Laura Marquez, Owner

CPC ACTION:

March 20, 2025

Motion: In considering an application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subarea 2, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Dry Liquor Control Overlay, on the west line of Conner Drive, south of Bruton Road, it was moved to **hold** this matter under advisement until April 10, 2025.

Maker: Housewright
Second: Hampton
Result: Carried: 11 to 0

For: 11 - Chernock, Hampton, Herbert*, Forsyth,
Shidid, Carpenter, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Herbert, Wheeler-Reagan, Franklin, Haqq
Vacancy: 0
Conflict: 1 - Rubin**

*out of room, shown voting in favor
**out of room when vote was taken

| | | |
|-----------------|-----------|------------|
| Notices: | Area: 300 | Mailed: 18 |
| Replies: | For: 0 | Against: 1 |

Speakers: None

April 10, 2025

Motion: It was moved to recommend **approval** of a Specific Use Permit for a vehicle display, sales, and service use for a five-year period, subject to a revised site plan and conditions with the following change: all vehicles displayed, sold, or serviced in conjunction with a vehicle display, sales, and service use must be parked on the property, on property zoned Subarea 2, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Dry Liquor Control Overlay, on the west line of Conner Drive, south of Bruton Road.

Maker: Shidid
Second: Hall
Result: Carried: 12 to 0

For: 12 - Chernock, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Housewright, Nightengale, Haqq,
Hall

Against: 0
Absent: 2 - Hampton, Kingston
Vacancy: 0
Conflict: 1 - Rubin**

**out of room when vote was taken

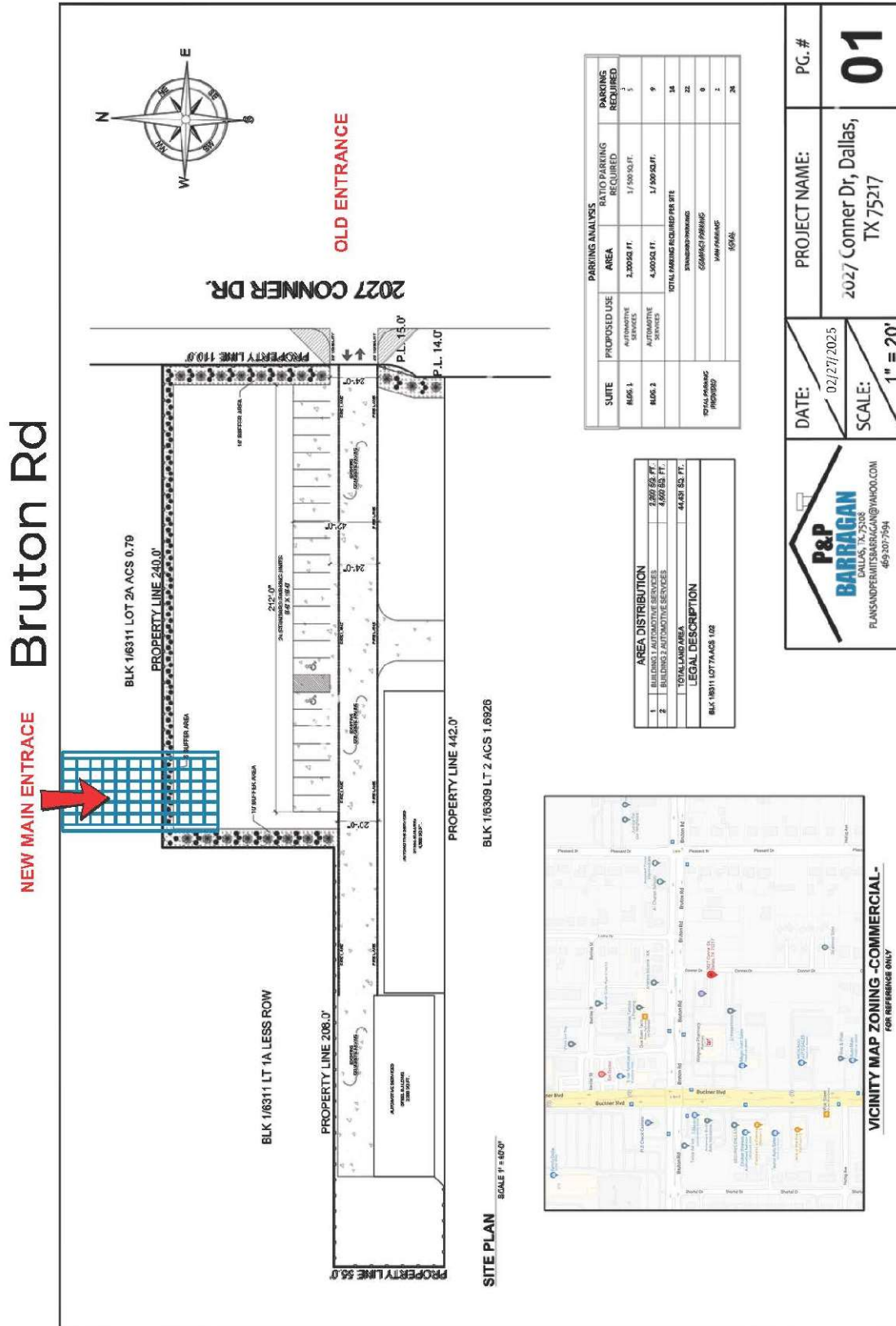
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|-----------------|-----------|------------|
| Notices: | Area: 300 | Mailed: 18 |
| Replies: | For: 0 | Against: 1 |

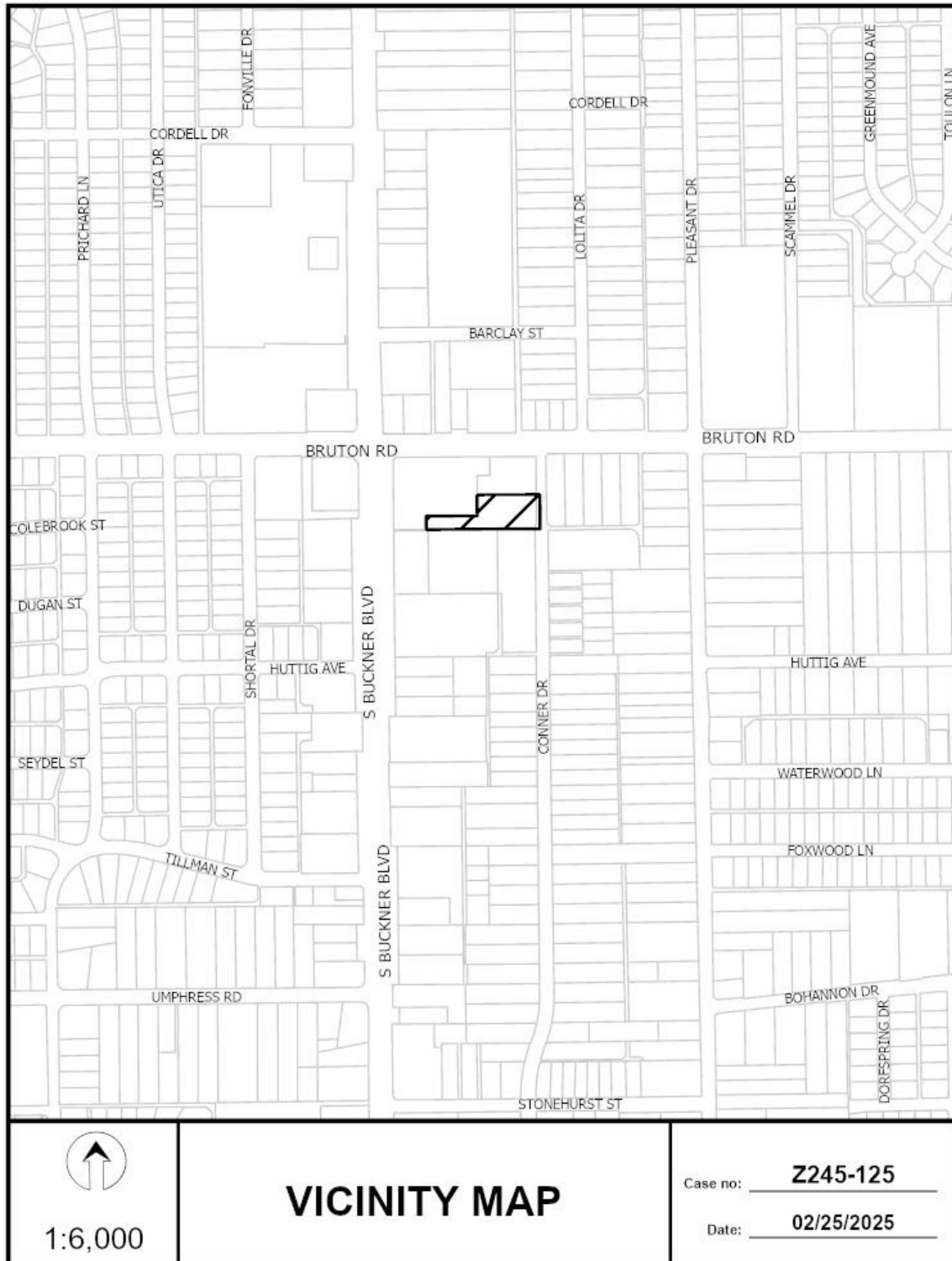
Speakers: For: Gladys Marquez, 2027 Conner Dr., Dallas, TX, 75217
Isais Marquez, 2027 Conner Dr., Dallas, TX, 75217
Against: None

CPC RECOMMENDED SUP CONDITIONS

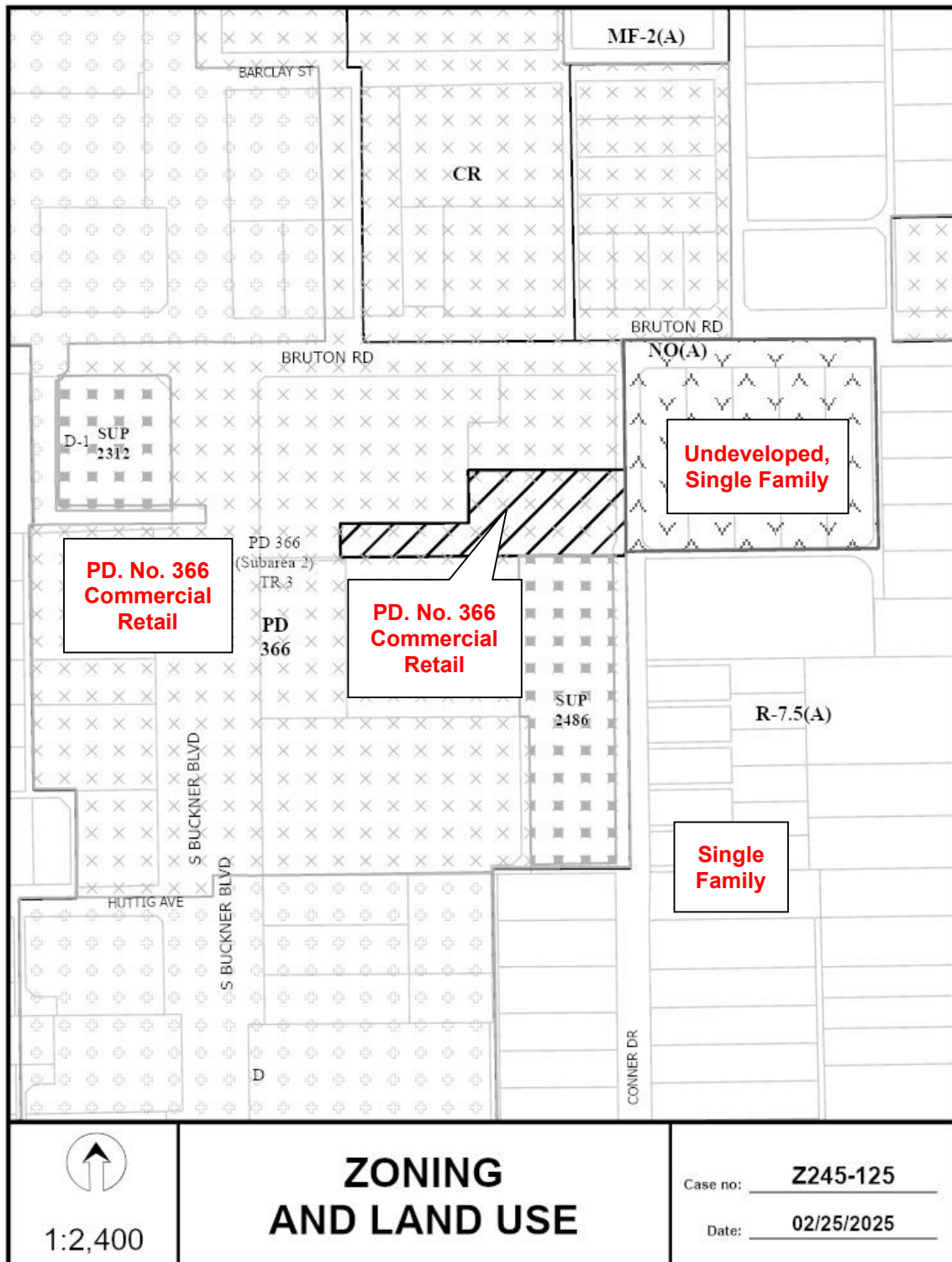
1. USE: The only use authorized by this specific use permit is a vehicle display, sales and service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from passage of this ordinance).
4. FLOOR AREA: Maximum floor area is 6,700 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The vehicle display, sales and service may only operate between 10:00 a.m. and 7:00 p.m., Monday through Saturday.
6. OUTDOOR SPEAKERS: Use of outside speakers or audio amplification devices are prohibited.
7. VEHICLES: All vehicles displayed, sold, or serviced in conjunction with a vehicle display, sales, and service use must be parked on the property.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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.

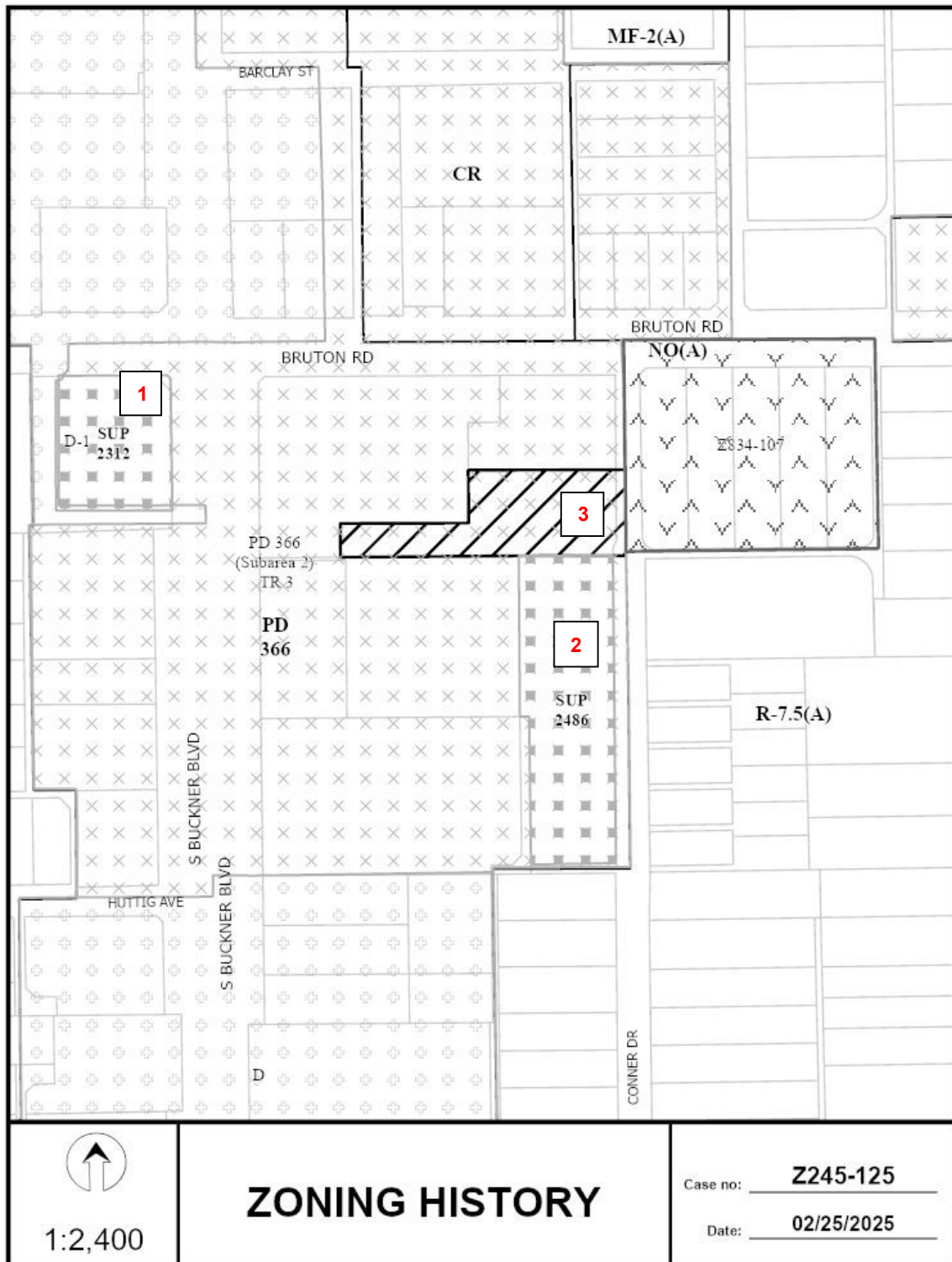
CPC RECOMMENDED SITE PLAN

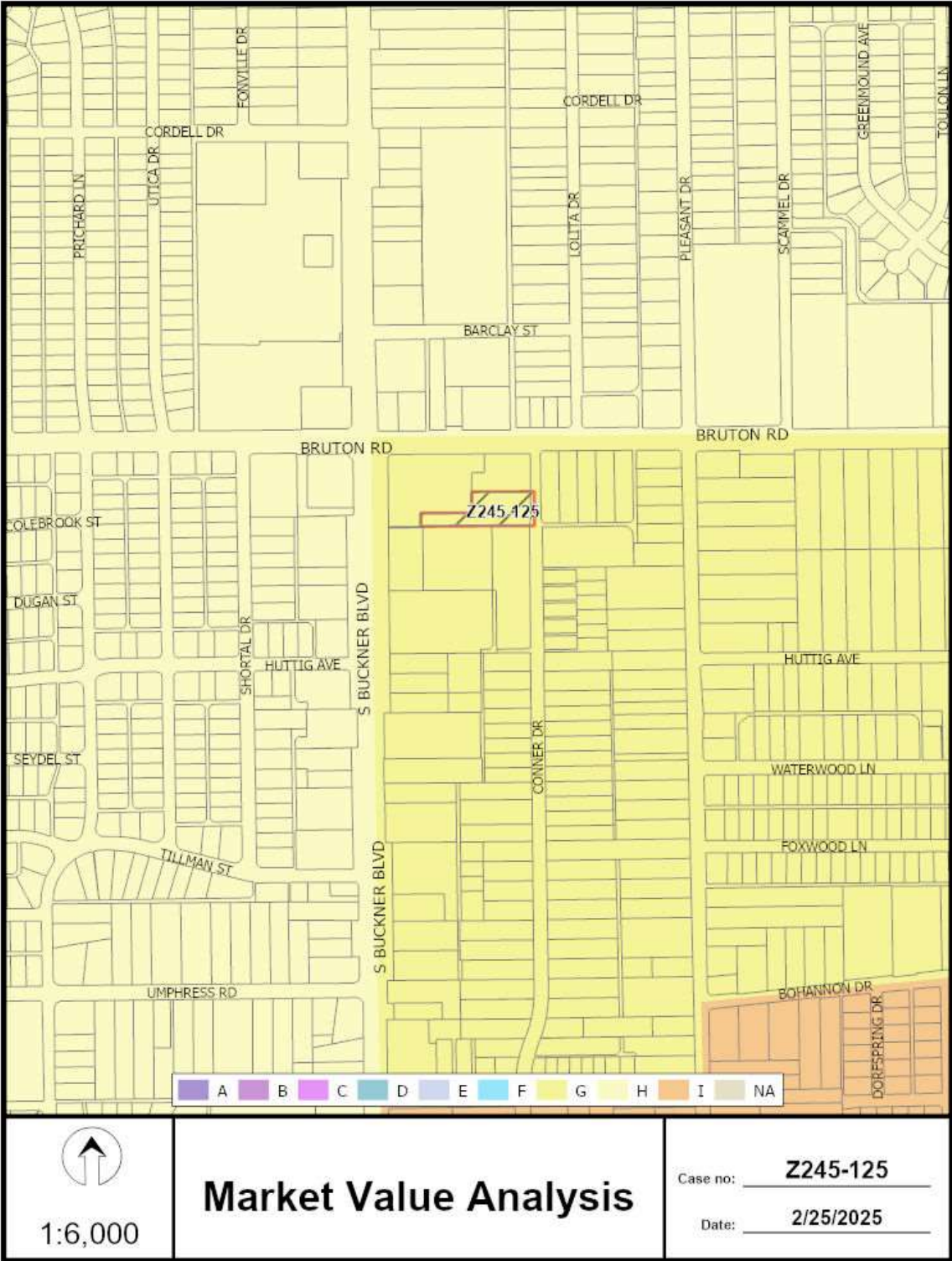


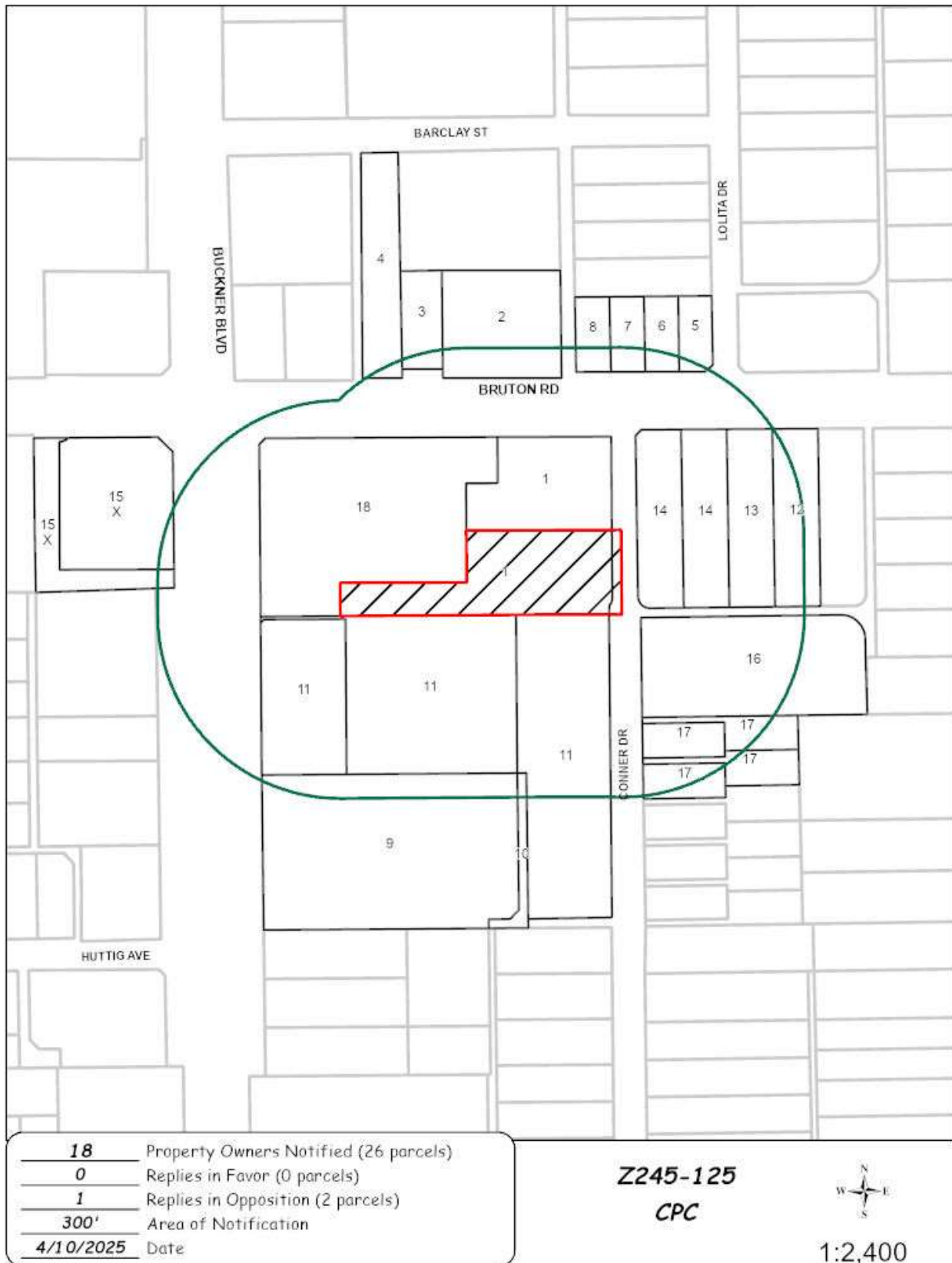












04/09/2025

Reply List of Property Owners***Z245-125******18 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|--|
| | 1 | 8140 BRUTON RD | MARQUEZ DANIEL & LAURA |
| | 2 | 8131 BRUTON RD | LEAL MARTA CASTILLO |
| | 3 | 8127 BRUTON RD | DIAZ JESUS JR |
| | 4 | 8121 BRUTON RD | HANDMADE FOODS INC M |
| | 5 | 8163 BRUTON RD | BRUTON |
| | 6 | 8159 BRUTON RD | MATN PARTNERS 1 |
| | 7 | 8153 BRUTON RD | ALTAMIRANO MANUEL ALBERTO |
| | 8 | 8149 BRUTON RD | AVILA AGUSTIN |
| | 9 | 2010 S BUCKNER BLVD | 2010 BUCKNER LLC |
| | 10 | 2010 S BUCKNER BLVD | 2010 BUCKNER CONSULTING LLC |
| | 11 | 2011 CONNER DR | MUELLER PROPERTIES LTD |
| | 12 | 8222 BRUTON RD | COMAR PROPERTIES INC |
| | 13 | 8216 BRUTON RD | FIGUEROA ORALIA M |
| | 14 | 8210 BRUTON RD | ONCOR ELECRIC DELIVERY COMPANY |
| X | 15 | 2075 S BUCKNER BLVD | CASA ROCK PARTNERS LTD & |
| | 16 | 2048 CONNER DR | SANTOYO JESUS & GAUDENSIA |
| | 17 | 2032 CONNER DR | DALLAS HOUSING AUTHORITY |
| | 18 | 2060 S BUCKNER BLVD | EXCHANGERIGHT NET LEASED PORTFOLIO 40 DST |