

**FILE NUMBER:** Z190-301(AM) **DATE FILED:** July 8, 2020  
**LOCATION:** South line of C. F. Hawn Service Road, east of Murdock Road  
**COUNCIL DISTRICT:** 8 **MAPSCO:** 58 Y  
**SIZE OF REQUEST:** Approx. 0.5 acre **CENSUS TRACT:** 116.02

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**REPRESENTATIVE:** Brenda Salinas

**OWNER/APPLICANT:** Augustin Miranda

**REQUEST:** An application for the renewal of Specific Use Permit No. 2118 for a vehicle display, sales, and service use 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 allow for the continuation of the vehicle display, sales, and service use on the site.

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

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

## **BACKGROUND INFORMATION:**

- The area of request is currently zoned Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, and is being used for vehicle display, sales, and service.
- The vehicle display, sales, and service use requires a Specific Use Permit in Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2.
- The vehicle display, sales, and service use is defined as a facility for the display, service, and retail sale of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.
- On November 12, 2014, City Council approved Specific Use Permit No. 2118 for a vehicle display, sales, and service use for a three-year period on the subject site. On August 9, 2017, City Council approved a renewal of this SUP for an additional three-year period.
- There are no changes proposed to the site plan.

## **Zoning History:**

There have been three zoning cases on two sites in the area in the past five years.

1. **Z167-268:** On August 9, 2017, City Council approved a renewal of Specific Use Permit No. 2118 for a vehicle display, sales, and service use for a three-year period 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 located on the south line of C.F. Hawn Service Road, east of Murdock Road. [Subject Site]
2. **Z189-211:** On June 12, 2019, City Council approved a renewal of 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 on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay located at the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.

**Z201-185:** On April 1, 2021, staff approved an automatic renewal of Specific Use Permit No. 2339 for an additional two-year period.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
C.F. Hawn Service Road	Local Street	-

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

**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:

**ECONOMIC ELEMENT**

**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:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Planned Development District No. 534, Subdistrict 2	Vehicle display, sales, and service
<b>North</b>	Planned Development District No. 534, Subdistrict 1	Personal service use, church, undeveloped
<b>East</b>	Planned Development District No. 534, Subdistrict 2	Vehicle display, sales, and service
<b>South</b>	R-7.5(A) Single Family District	Single family
<b>West</b>	Planned Development District No. 534, Subdistrict 2	Undeveloped

**Land Use Compatibility:**

The area of request is being used for a vehicle display, sales, and service use. North of the area of request, across C.F. Hawn Freeway, are a church, personal service uses, and

undeveloped property. East of the property is another vehicle display, sales, and service use. South of the area of request is single family, and west is undeveloped property.

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. The area of request abuts another vehicle display, sales, and service use and undeveloped land. Although there are existing single family uses directly south of the site, the applicant has provided buffering in the form of fencing and landscaping to mitigate the impact on the adjacent residential properties. Additionally, staff recommends approval for a three-year period because this would allow the use and its impact to be re-evaluated in a short period of time.

**Landscaping:**

Landscaping will 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 cluster. Northeast of the area of request are other “H” MVA clusters and an “I” MVA cluster. To the southwest are a “G” MVA cluster and another “H” MVA cluster.

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**List of Partners/Principals/Officers**

Augustin Miranda – Sole Owner

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**CPC ACTION  
APRIL 22, 2021**

**Z190-301(AM)**

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2118 for a vehicle display, sales, and service use for a three-year period, subject to a site plan and conditions on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with D-1 Liquor Control Overlay, on the south line of C F Hawn Service Road, east of Murdock Road.

Maker: Blair  
Second: MacGregor  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung, Suhler,  
Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

<b>Notices:</b>	Area: 200	Mailed: 15
<b>Replies:</b>	For: 0	Against: 0

**Speakers:** None

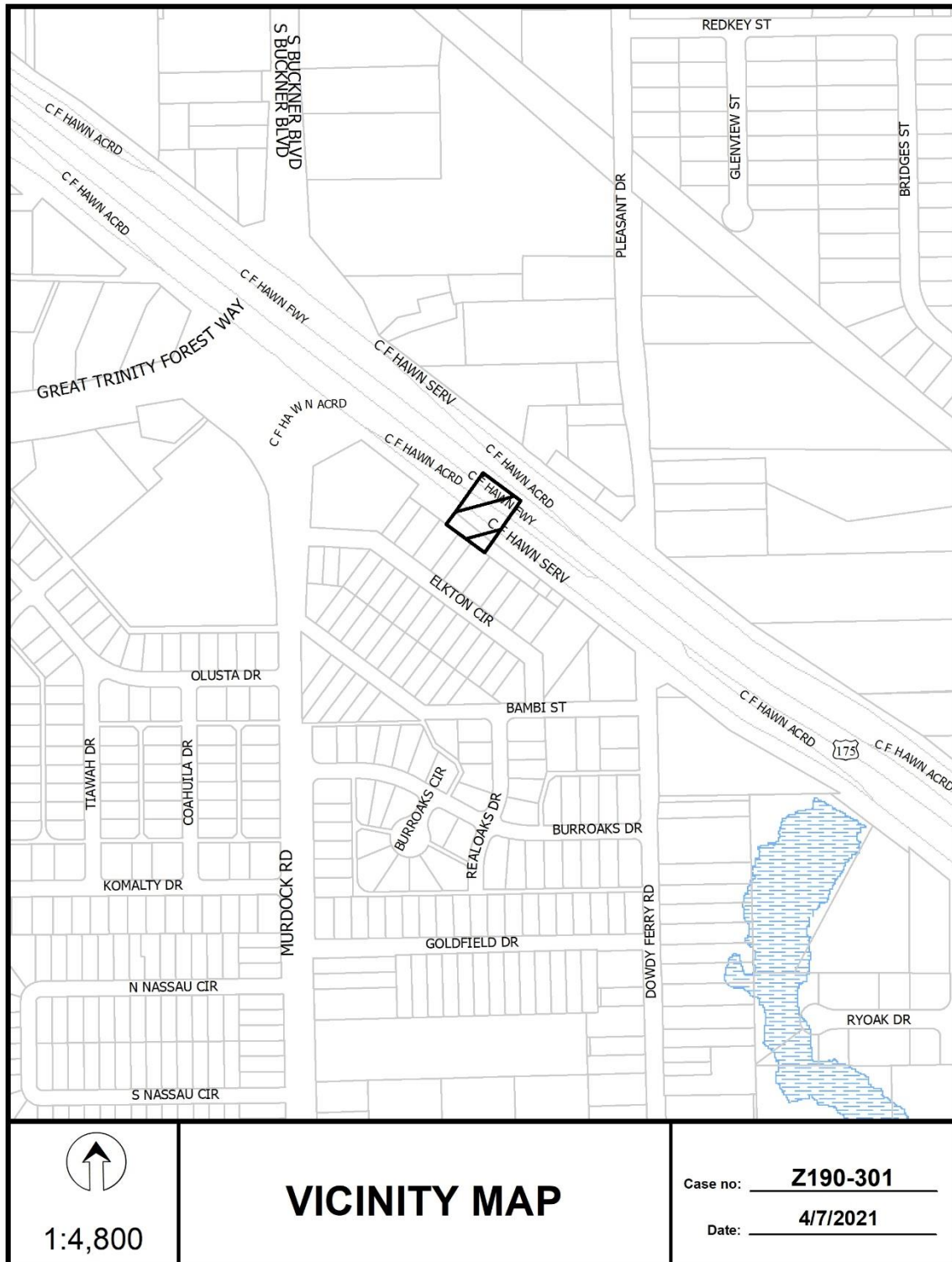
**CPC RECOMMENDED CONDITIONS**

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 ~~August 9, 2020~~ (three 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.



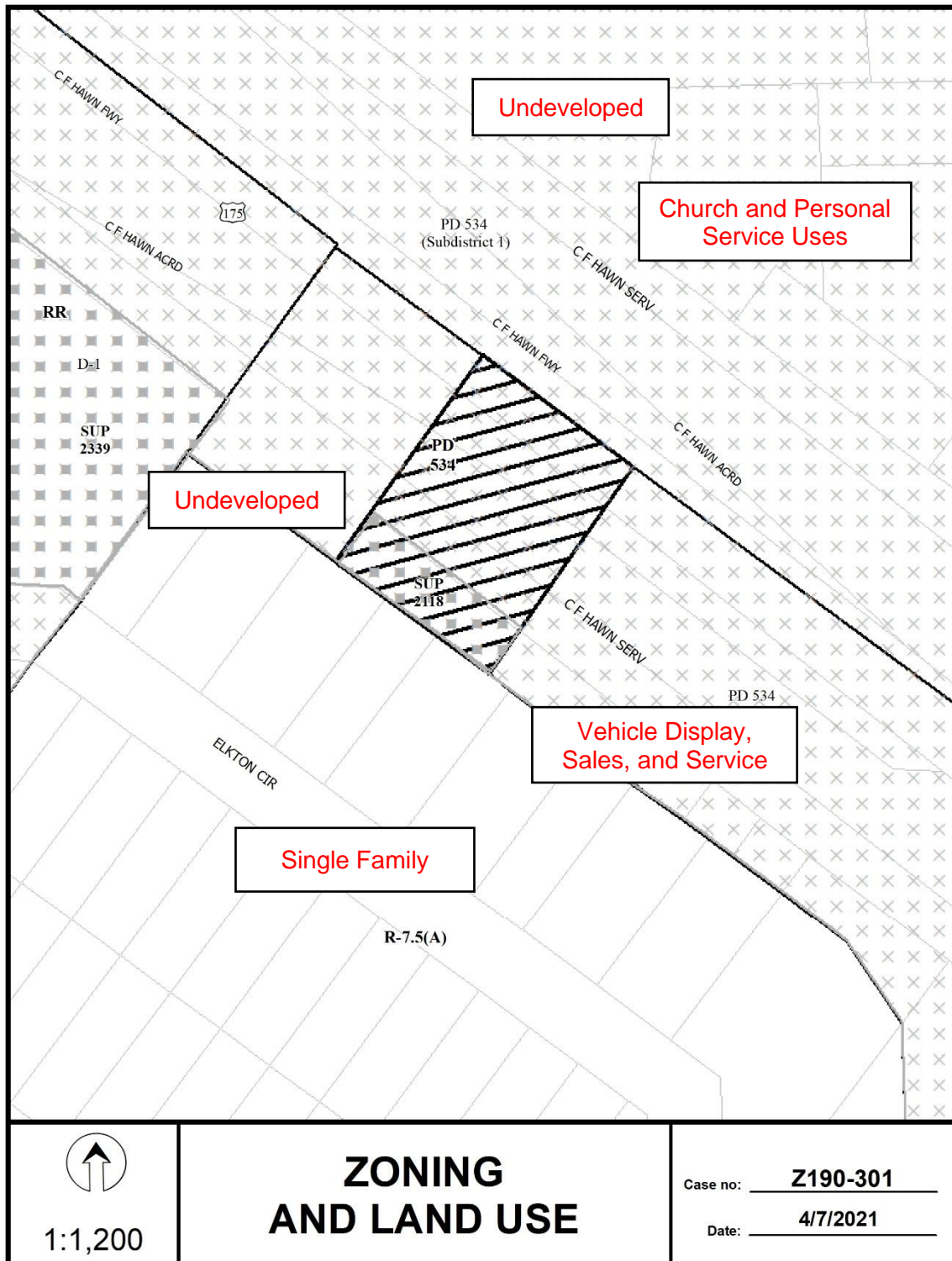


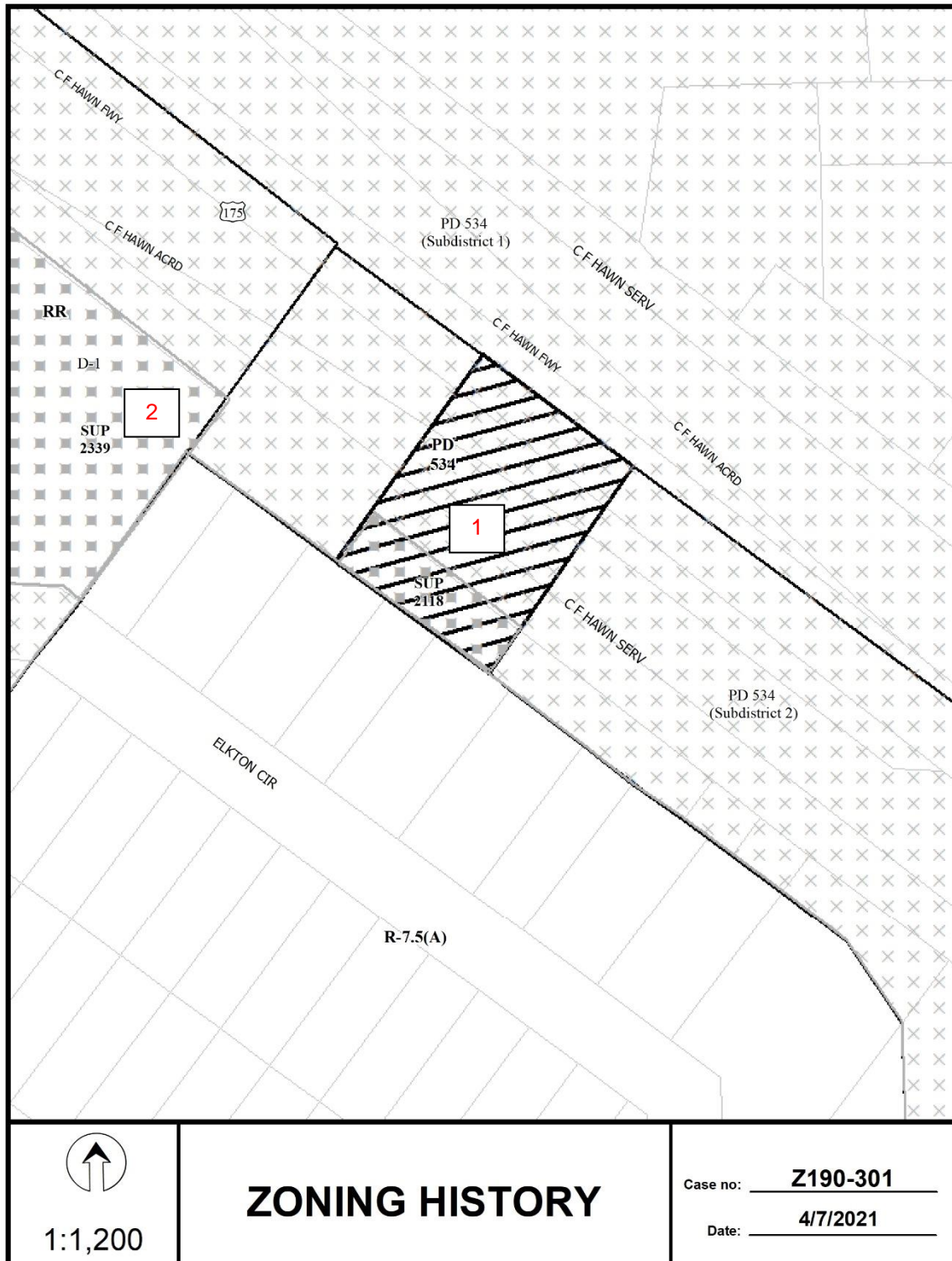
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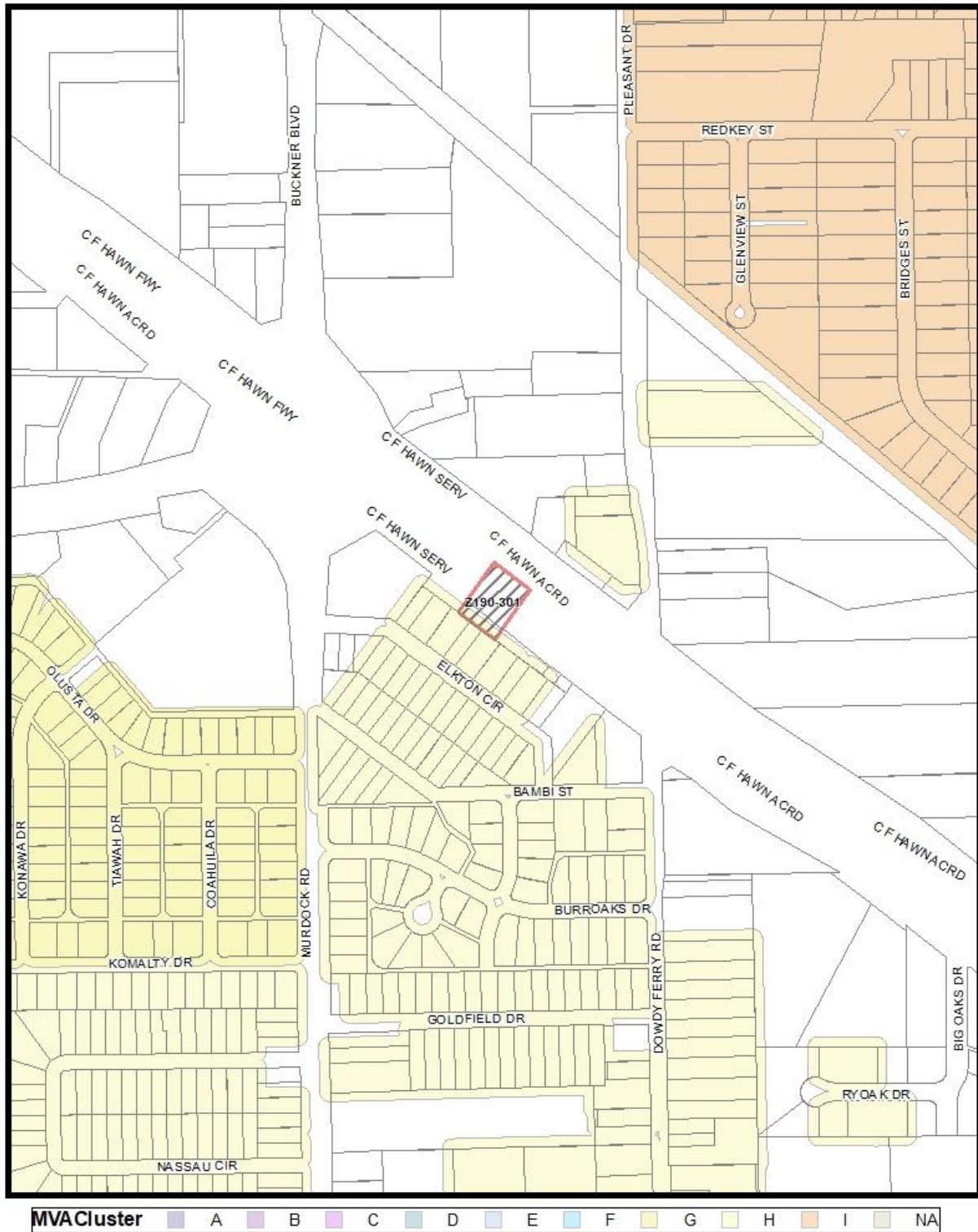












1:4,800

## Market Value Analysis

Printed Date: 4/7/2021





04/21/2021

## ***Reply List of Property Owners***

### ***Z190-301***

***15 Property Owners Notified    0 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
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	WHATLEY SHARON &
13	8204	C F HAWN FWY	8204 CF HAWN LLC
14	8152	C F HAWN FWY	Taxpayer at
15	180	MURDOCK RD	Taxpayer at