

FILE NUMBER: Z-25-000175 **DATE FILED:** September 29, 2025
LOCATION: Southwest corner of South Harwood Street and St. Louis Street
COUNCIL DISTRICT: 2
SIZE OF REQUEST: Approx. 0.1863 acres **CENSUS TRACT:** 48113020402

REPRESENTATIVE: Audra Buckley / Permitted Development

APPLICANT: Benny Rubio / Dallas Sweet Harvest

OWNER: Arthur Santa-Maria / 30 Harwood LP

REQUEST: An application for the renewal of Specific Use Permit No. 2175 for a flea market on property zoned Subdistrict 2 within Planned Development District No. 357, the Farmer's Market Special Purpose District

SUMMARY: The purpose of this request is to forward Specific Use Permit No. 2175 auto renewal application to city plan commission and city council for further action in accordance with Section 51A-4.219(c)(6).

STAFF RECOMMENDATION: **Approval** of a permanent time period, subject to staff's recommended amended conditions.

CPC RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.

Specific Use Permit [Ref. Sec. 51A-4.219(c) for Automatic Renewals]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-82053

Planned Development District No. 357

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=357>

BACKGROUND INFORMATION:

- On January 27, 2016, City Council authorized the request property to be used under Specific Use Permit (SUP) No. 2175 for a flea market, subject to a site plan and conditions, for a ten-year period with eligibility for automatic renewal.
- Previously this request was submitted for an application for automatic renewal of SUP No. 2175.
- Due to the application having 20 percent or more opposition of owners within 200 feet notification area file a written protest against the automatic renewal, the application is forward to City Plan Commission and City Council as a SUP renewal for further action in accordance with Section 51A-4.219(c) of the Dallas City Code

Zoning History:

There have been no zoning change requests in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Saint Louis Street	Local	66 ft ROW; 44 ft pavement
South Harwood Street	Local	68 ft ROW; 48 ft pavement

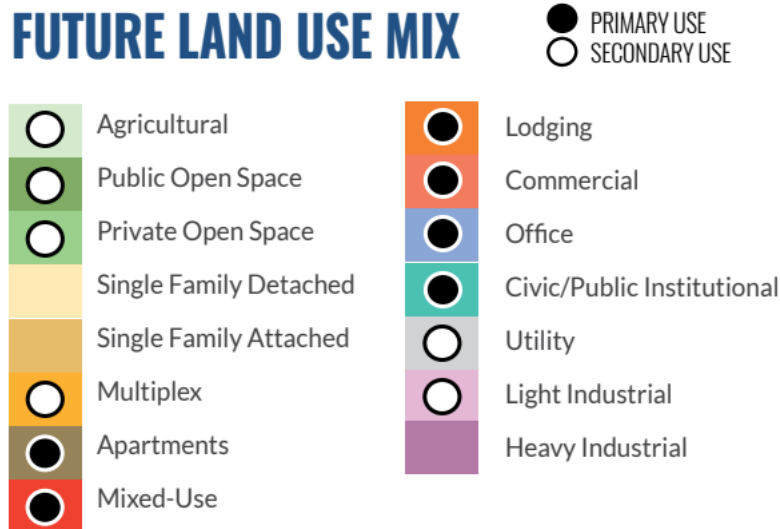
Surrounding Land Uses:

	Zoning	Land Use
Site	PD 357 (Subdistrict 2)	Flea Market
North	PD 357 (Subdistrict 1A)	Multifamily
East	PD 357 (Subdistrict 2)	Warehouse
South	PD 357 (Subdistrict 2)	Warehouse
West	PD 357 (Subdistrict 2)	Multifamily

STAFF ANALYSIS:**Land Use Compatibility:**

The area of request is located in the City Center Placetype. The City Center Placetype is a complete and connected neighborhood made up of the centrally located Downtown district and its adjoining communities. It offers an inclusive, robust, and unique combination of residential options, job opportunities, schools, open spaces, street activity, business, and retail connected by an accessible, balanced, multi-modal transportation network with a variety of options to move from one destination to the next.

The area of request is developed with an existing flea market located within Subdistrict 2 of Planned Development District No. 357. This land use is allowed only with a Specific Use Permit under the current zoning classification of the site. Specific Use Permit 2175 for a flea market has remained compatible with surrounding land uses in the City Center Placetype. Therefore, staff recommend no expiration date to the time limit of SUP 2175.



Automatic Renewal of a Specific Use Permit (SUP):

The requirements for automatic renewal of an SUP are outlined in Section 51A-4.219(c) of the Dallas City Code:

1. Application for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period.

Staff Comments: Application for automatic renewal was received within the required time frame.

2. Upon the filing of a complete application for automatic renewal, the director shall send written notice to all owners of real property lying within 200 feet of the area governed by the SUP. The notice must state that the SUP is eligible for automatic renewal and may be automatically renewed without further notice.

Staff Comments: Written notice of the application for automatic renewal was sent to property owners within 200 feet of the property governed by the SUP on December 26, 2025.

3. If the owners of 20 percent or more of the land within 200 feet of the area governed by the SUP file a written protest against the automatic renewal, the director shall forward the application to the city plan commission and city council for further action. Written protests against an automatic renewal must be filed with the director before 5:00 p.m. of the 21st calendar day after the date the notice is mailed. A protest sent through the mail must be received by the director before the deadline.

Staff Comments: Notices were mailed to four property owners within the notification area. Staff received one reply in opposition and zero replies in support before 5:00 p.m. of the 21st calendar day [January 16, 2026] after the date the notices were mailed. Opposition for this application reached 25.68% which requires further action from to the city plan commission and city council.

4. After the deadline for filing written protests has passed, the director shall review the conditions of the SUP and determine whether the conditions have been met. If the director determines that the conditions have not been met, he shall forward the application to the city plan commission and city council for further action.

Staff Comments:

- *Staff conducted initial site inspection on **December 12, 2025**, and determined conditions have been met.*

Staff Supports the request because the use is not foreseen to be detrimental to the surrounding properties. Staff Recommends approval with no expiration date, subject to staff's recommended amended conditions.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirement in Article X.

Parking:

Off-street parking and loading must be provided in accordance with Section 51P-357.110.

List of Officers

30 Harwood LP.

General Partner: HG Real Estate Solutions LLC
Sadar Hogue, President
Arthur Santa-Maria, Vice-President
Monir Khan, Vice-President

CPC Action
March 5, 2026

Motion: It was moved to recommend **approval** of a Specific Use Permit No. 2175 for a flea market for a ten-year period with eligibility for auto renewals of for additional five-years periods, subject to amended conditions, on property zoned Subdistrict 2 within Planned Development District 357 Farmers Market Special Purpose District, on the southwest corner of South Harwood Street and St. Louis Street.

Maker: Hampton
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato,
Carpenter, Franklin Koonce, Housewright,
Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 0

Notices:	Area: 200	Mailed: 4
Replies:	For: 0	Against: 1

Speakers: None

CPC-Recommended Conditions

1. USE: The only use authorized by this specific use permit is a flea market.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff recommendation:

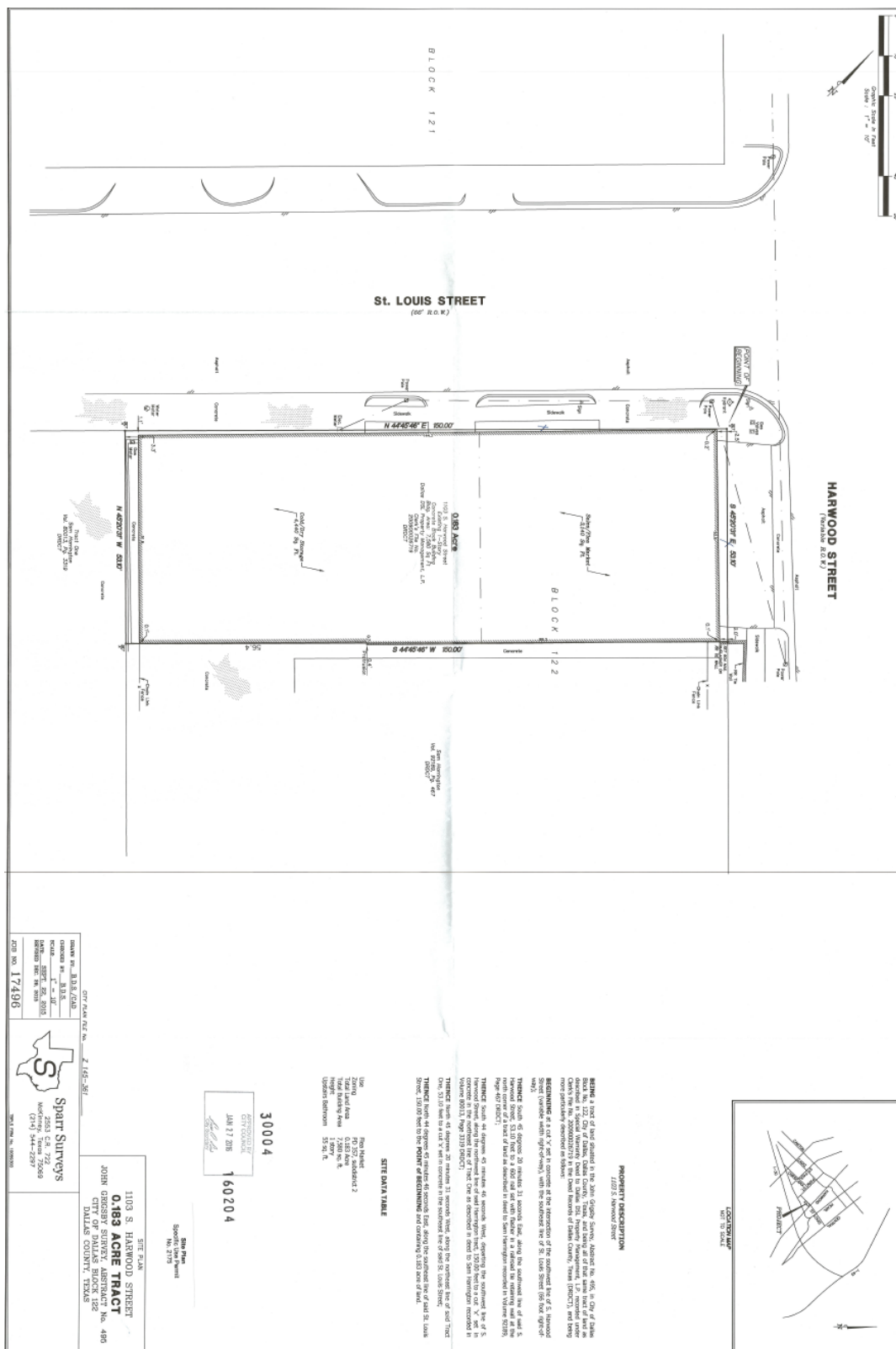
3. TIME LIMIT: ~~This specific use permit has no expiration date. This specific use permit expires on January 27, 2026, but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, 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).~~

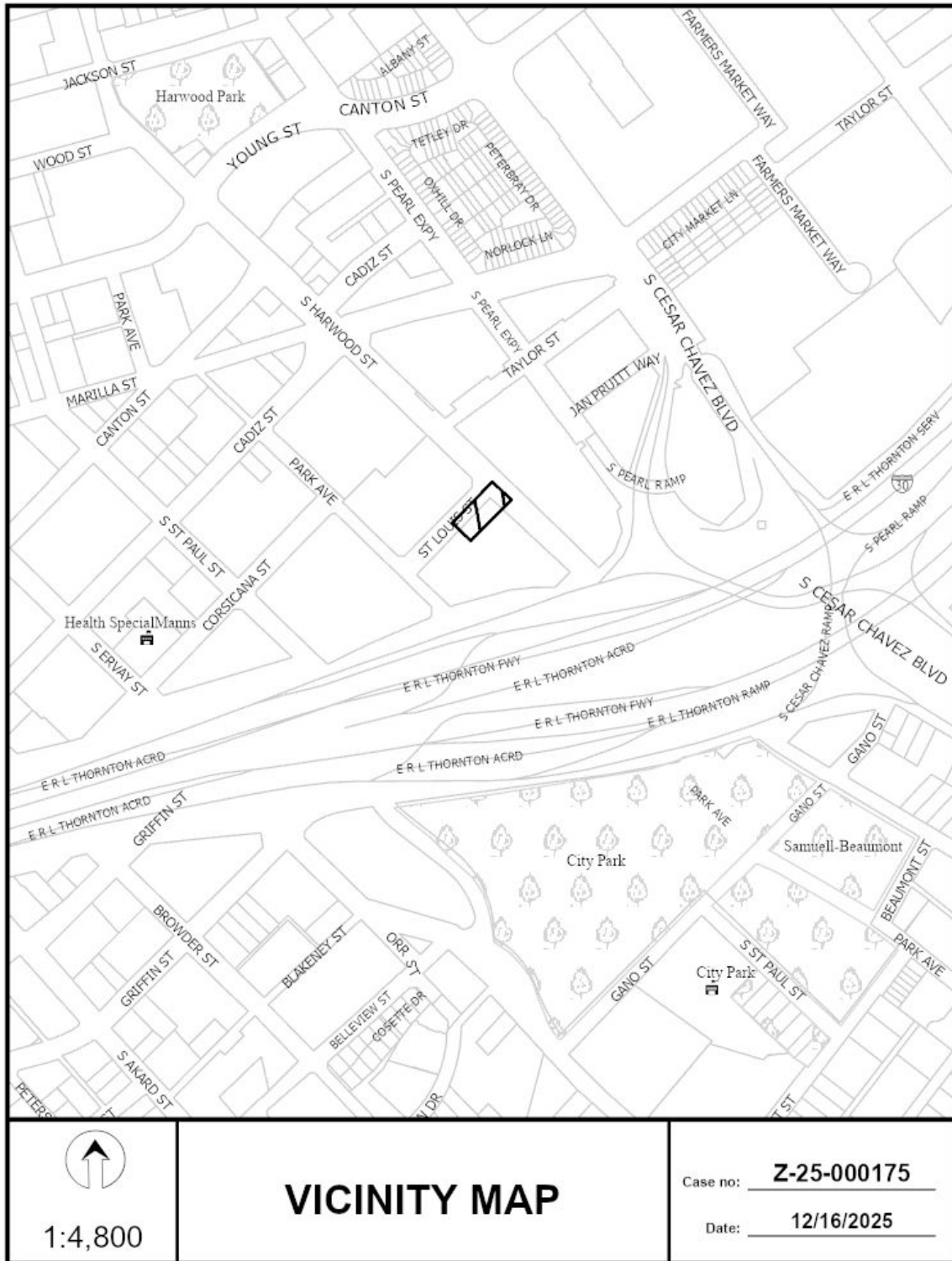
CPC Recommendation :

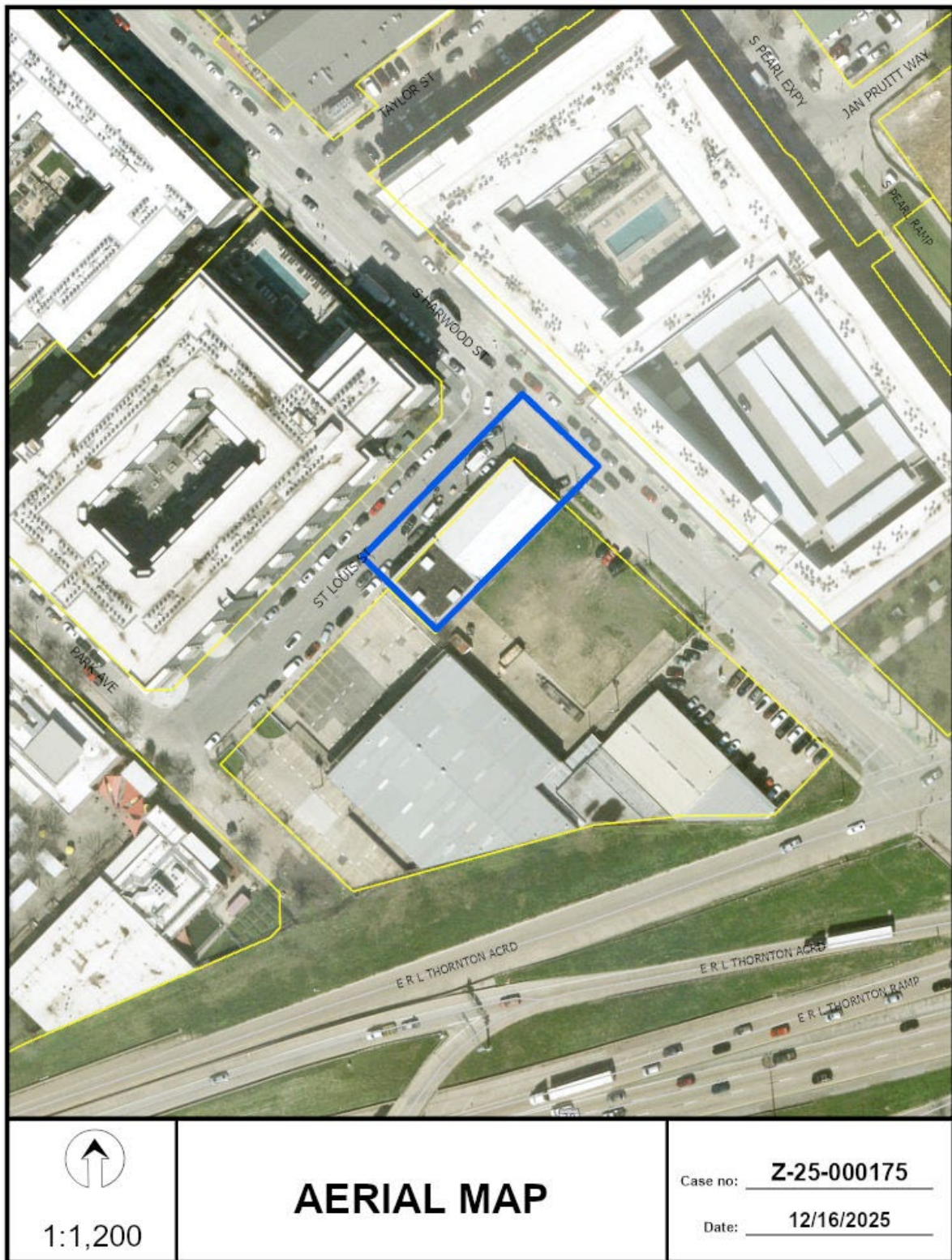
3. TIME LIMIT: This specific use permit expires on [10 years from the passage of this ordinance], but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner 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).

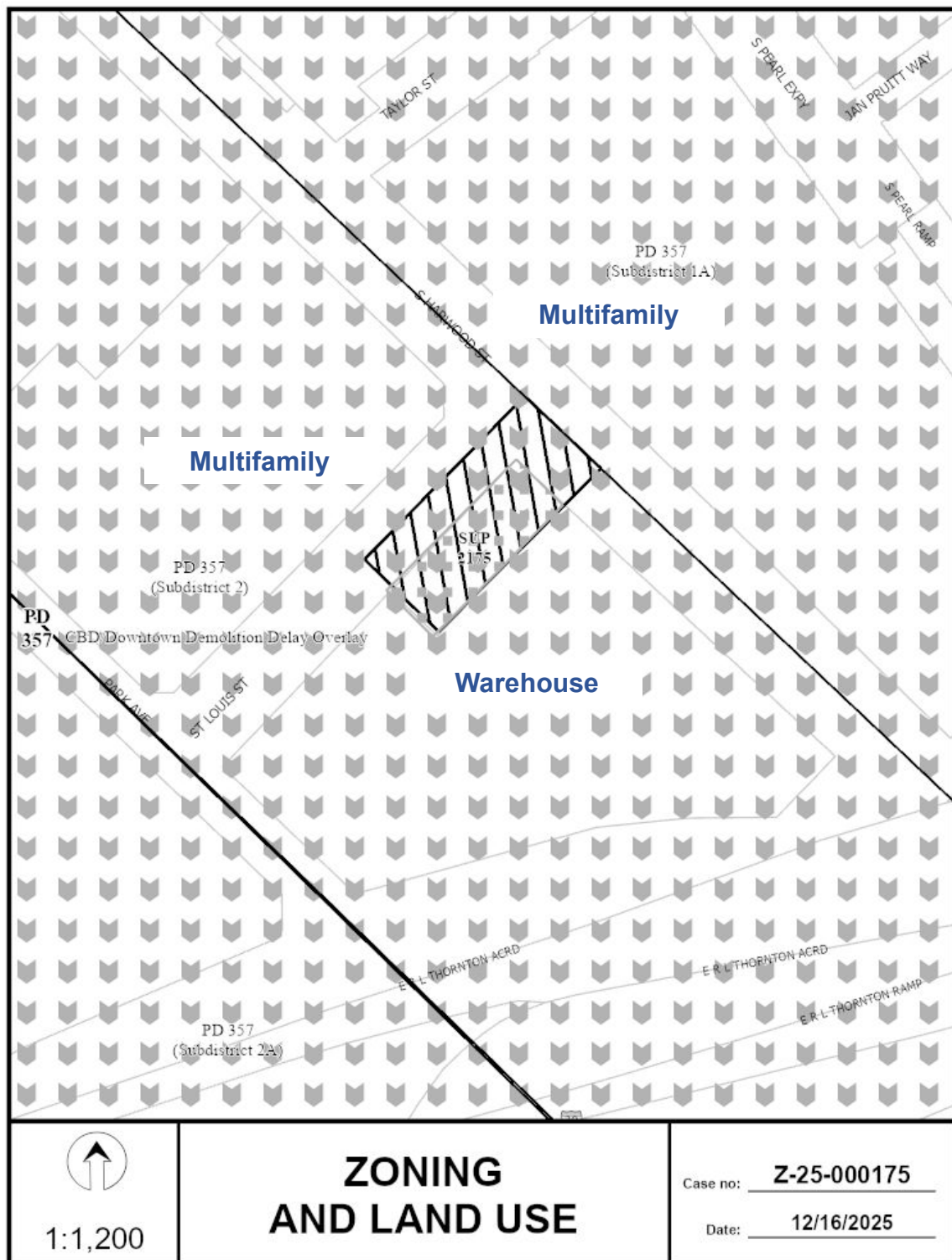
4. FLOOR AREA. The maximum floor area is 4,420 square feet.
5. INGRESS AND EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.

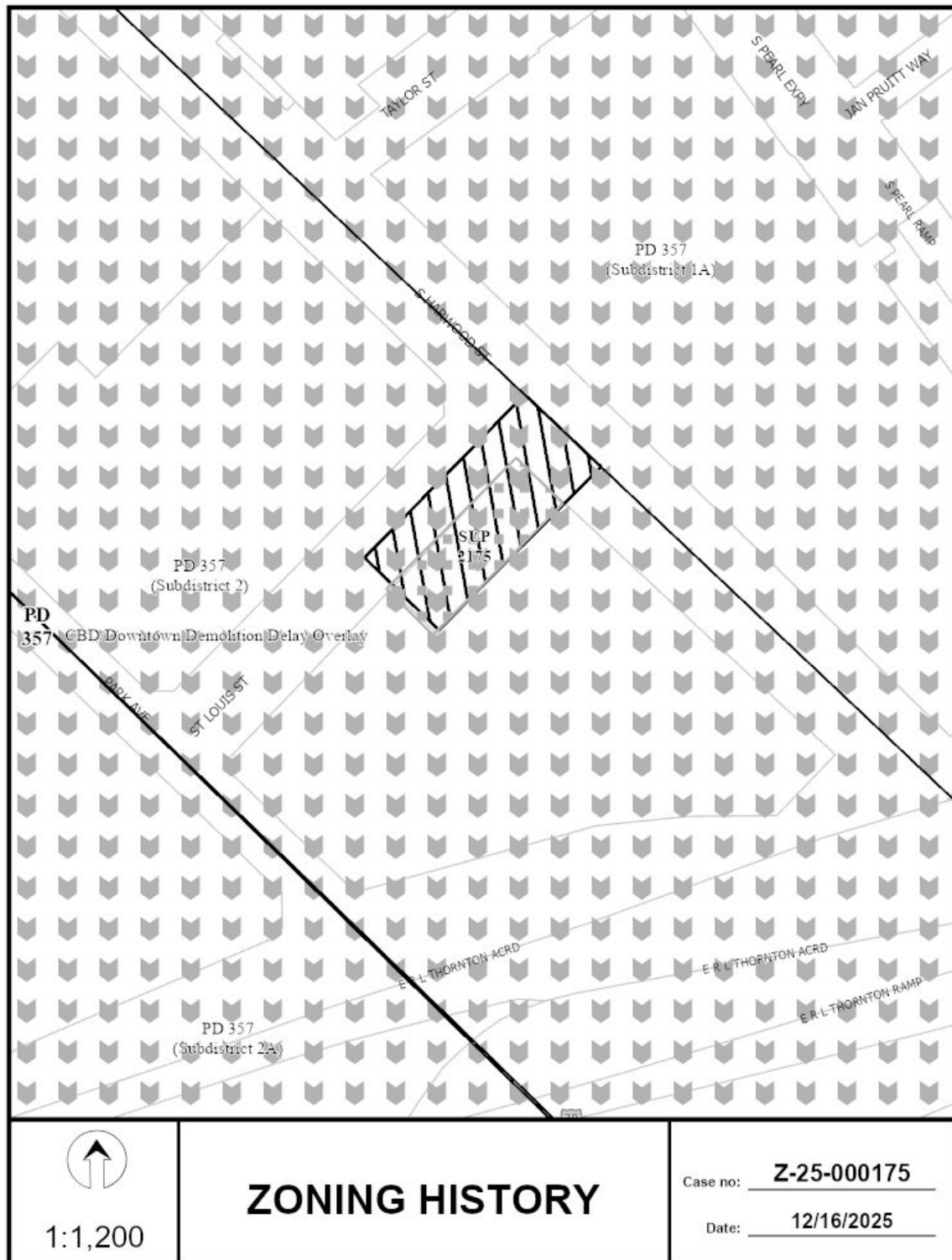
EXISTING SUP No. 2175 SITE PLAN
[No changes]



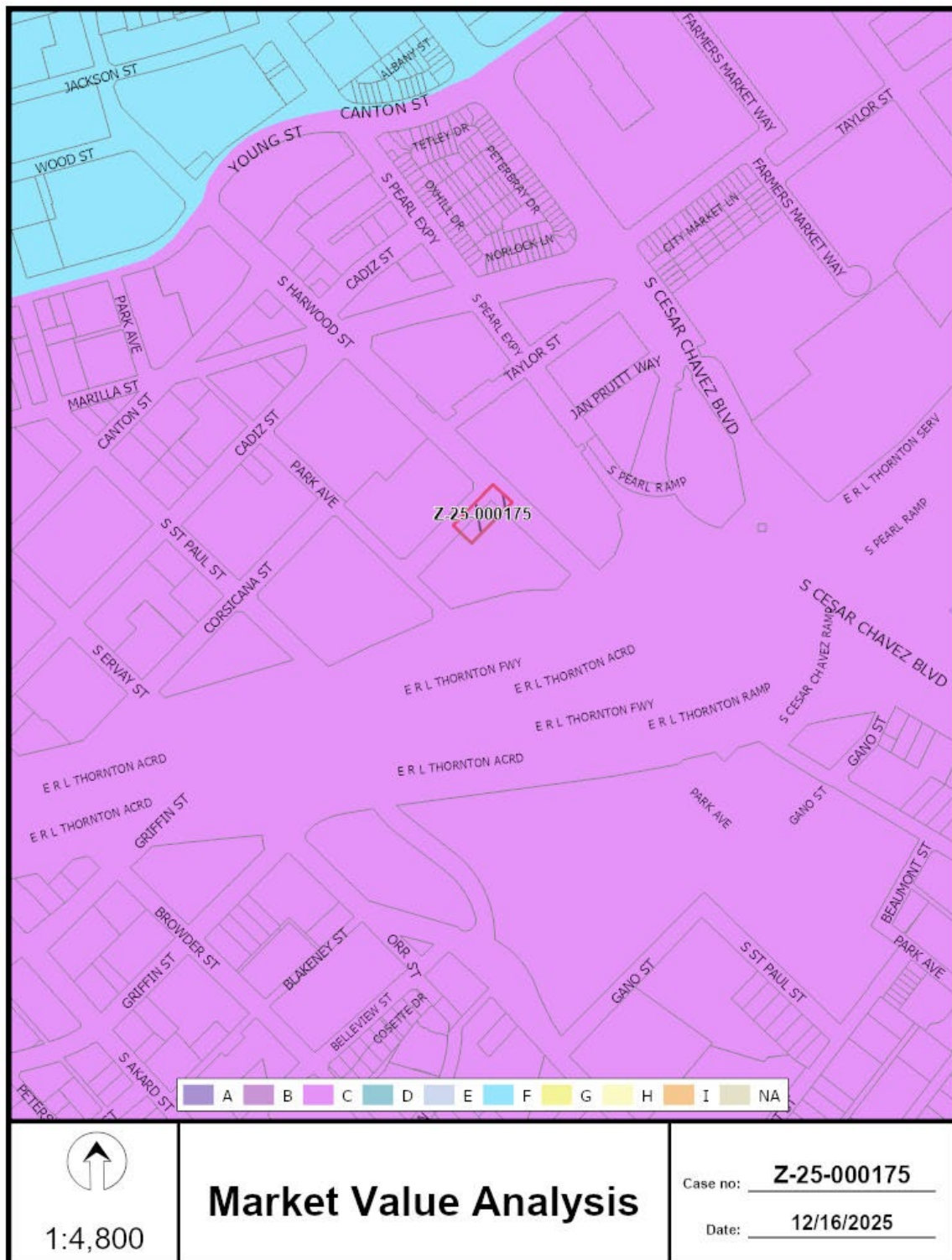








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03/04/2026

Reply List of Property Owners

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4 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	1103 S HARWOOD ST	30 HARDWOOD LP
	2	1900 ST LOUIS ST	30 HARWOOD LTD
	3	1011 S HARWOOD ST	HARWOOD TX PARTNERS LLC
X	4	1011 S PEARL EXPY	FM HARVEST LTD