

FILE NUMBER: Z-26-000013 **DATE FILED:** January 27, 2026

LOCATION: East corner of C. F. Hawn Freeway and Turin Drive

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 18,730 sq. ft. **CENSUS TRACT:** 48113011603

APPLICANT: Marisa Segovia

OWNER: Jesus Segovia

REQUEST: An application for a new Specific Use Permit for a vehicle display, sales, and service on property zoned Subdistrict 1 within Planned Development District No. 534, the C. F. Hawn Special Purpose District No. 2

SUMMARY: The purpose of the request is to allow a dealership.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

CPC RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 1 within Planned Development District 534, C F Hawn Special Purpose District No. 2 and is developed with a used car dealership.
- Planned Development District 534 was established by Ordinance No. 23987, passed by the Dallas City Council on August 25, 1999.
- The surrounding area is predominantly commercial, with commercial and industrial uses surrounding the subject site.
- The applicant wishes to use the site for a dealership. As such, they request a Specific Use Permit.

Zoning History:

There have been no zoning cases in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
C.F. Hawn Fwy	Local Street	-
Turin Dr	Local Street	-
San Marino Ave	Local Street	-

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.

Transit Access:

The area of request is within a half-mile of the following services:

DART Light Rail: No lines.

DART Bus: No routes.

STAFF ANALYSIS:

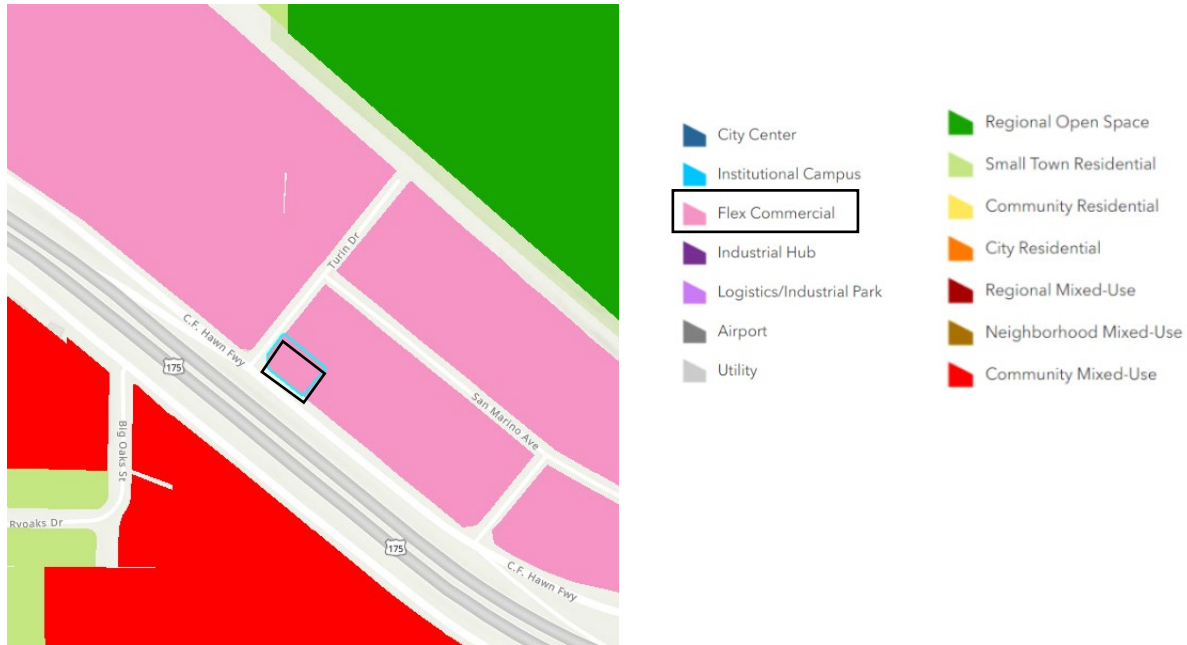
Comprehensive Plan:

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.

The proposed Specific Use Permit is generally **consistent** with the Forward Dallas 2.0 comprehensive plan. Commercial uses are identified as a primary land use within the Flex Commercial placetype and are prevalent within the surrounding context area. The subject property is located along the C. F. Hawn Freeway frontage road and is situated on a corner lot with adjacency to existing commercial and industrial development. The site appears to be currently utilized as an automobile dealership.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this specific use permit provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Placetype Summary

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 Flex Commercial placetype plays a role in signaling and initiating the transition from heavier industrial uses to more compatible and less impactful land uses surrounding residential communities and environmental resources. This placetype is a mixture of general commercial, employment centers, and supporting smaller-scaled, light industrial uses. Limited residential and retail areas may complement the employment focus of the area. Further incompatible industrial proximities to residential should not occur within this placetype, and as new development occurs, residential proximity should be given priority and new development should address existing incompatibilities.

Land Use:

	Zoning	Land Use
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Site	Subdistrict 1 within Planned Development District 534, C F Hawn Special Purpose District No. 2	Vehicular dealership
North	Subdistrict 1 within Planned Development District 534, C F Hawn Special Purpose District No. 2	Storage warehouse
South	Subdistrict 1 within Planned Development District 534, C F Hawn Special Purpose District No. 2	ROW (C. F. Hawn Fwy)
East	Subdistrict 1 within Planned Development District 534, C F Hawn Special Purpose District No. 2	Office
West	Subdistrict 1 within Planned Development District 534, C F Hawn Special Purpose District No. 2	Light industrial

Land Use Compatibility:

The request site is currently developed with an automobile dealership, and the applicant proposes to continue utilizing the existing structure for dealership operations. The immediate area surrounding the site is predominantly commercial in character, with a mix of commercial and industrial uses adjacent to the subject 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 approval of the requested Specific Use Permit (SUP). The subject property is situated adjacent to established commercial and light industrial uses and has frontage

along C.F. Hawn Freeway, a major transportation corridor. The site is currently developed and operated as a motor vehicle dealership, a use that is consistent and compatible with the surrounding development pattern. Given the existing land use context and roadway access, the proposed use is not anticipated to adversely affect the character of the area or negatively impact surrounding quality of life. Furthermore, the request is consistent with the applicable policies and objectives of ForwardDallas. The time period imposed by the SUP may allow reconsideration of the site if the land use in the area shifts to be less commercial or interacts with the surroundings in a negative way.

Development Standards

Following is a comparison table showing the development standards of the current Subdistrict 1 within Planned Development District 534, C F Hawn Special Purpose District No. 2.

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Primary Uses
	Front	Side/Rear				
Current: PD 534	15'	Adj. to R, D, TH, CH, MF: 30' All others: 0'	None; 0.5 for Retail and Personal Services Uses 0.75 for any combination of lodging, office, and retail and personal service uses 1.0 for all uses combined	70'	80%	Light Industrial, Office, Research and Development and Commercial Uses

Landscaping:

Landscaping must be provided in accordance with PD 534.

Parking:

Parking must be provided in accordance with the Dallas Development Code; however, under current Parking Reform provisions, no minimum parking is required. The submitted site plan nevertheless includes 25 parking spaces.

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 within an "H" MVA area.

CPC Action
April 9, 2026

Motion: It was moved to recommend **approval** of a new Specific Use Permit for vehicle display, sales, and service, subject to a site plan and conditions, on property zoned Subdistrict 1 within Planned Development District No. 534, C. F. Hawn Special Purpose District No. 2, on the east corner of C. F. Hawn Freeway and Turin Drive.

Maker: Serrato
Second: Herbert
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato,
Carpenter, Franklin, Koonce, Housewright,
Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 1 - District 4

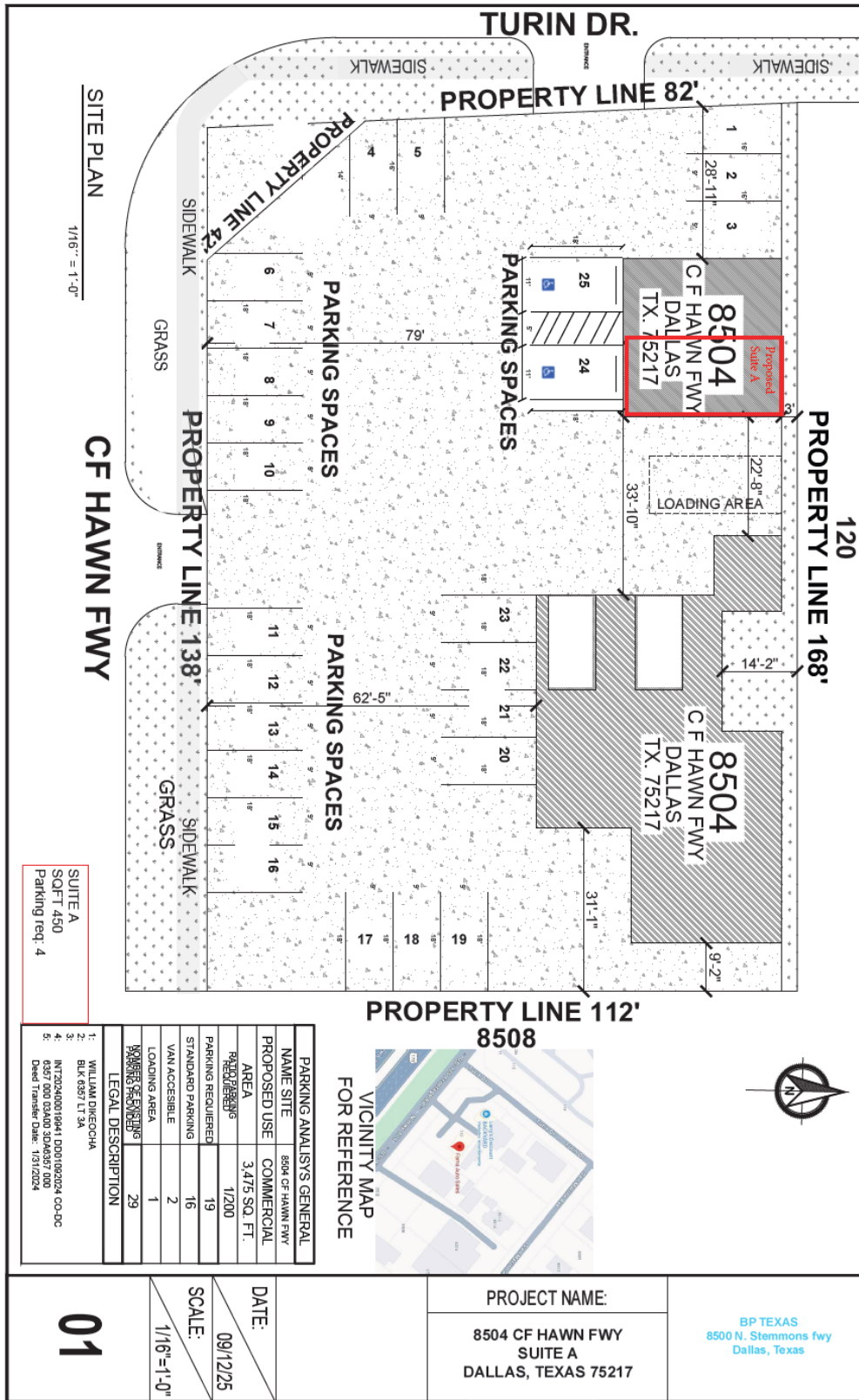
Notices: Area: 200 Mailed: 7
Replies: For: 0 Against: 0

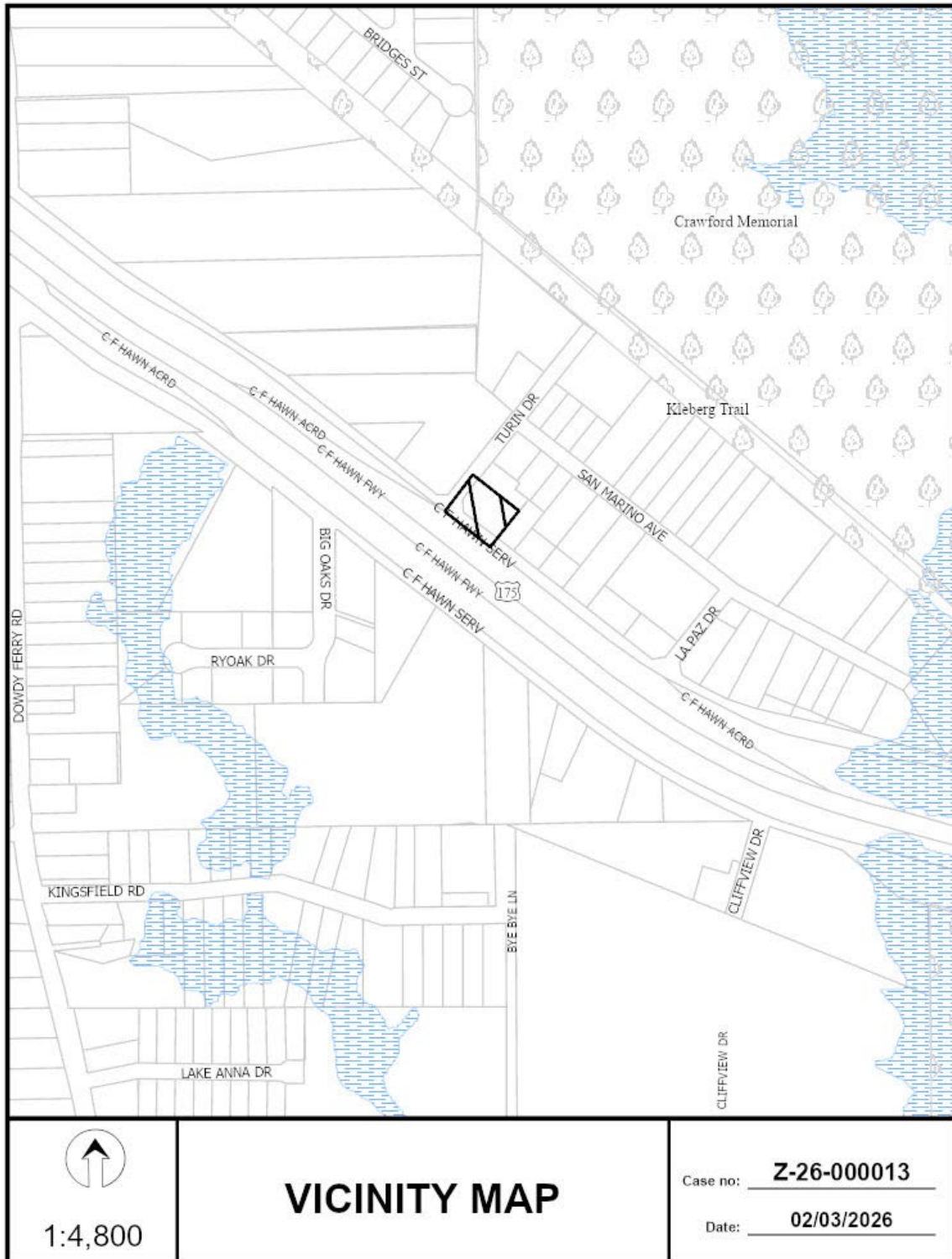
Speakers: None

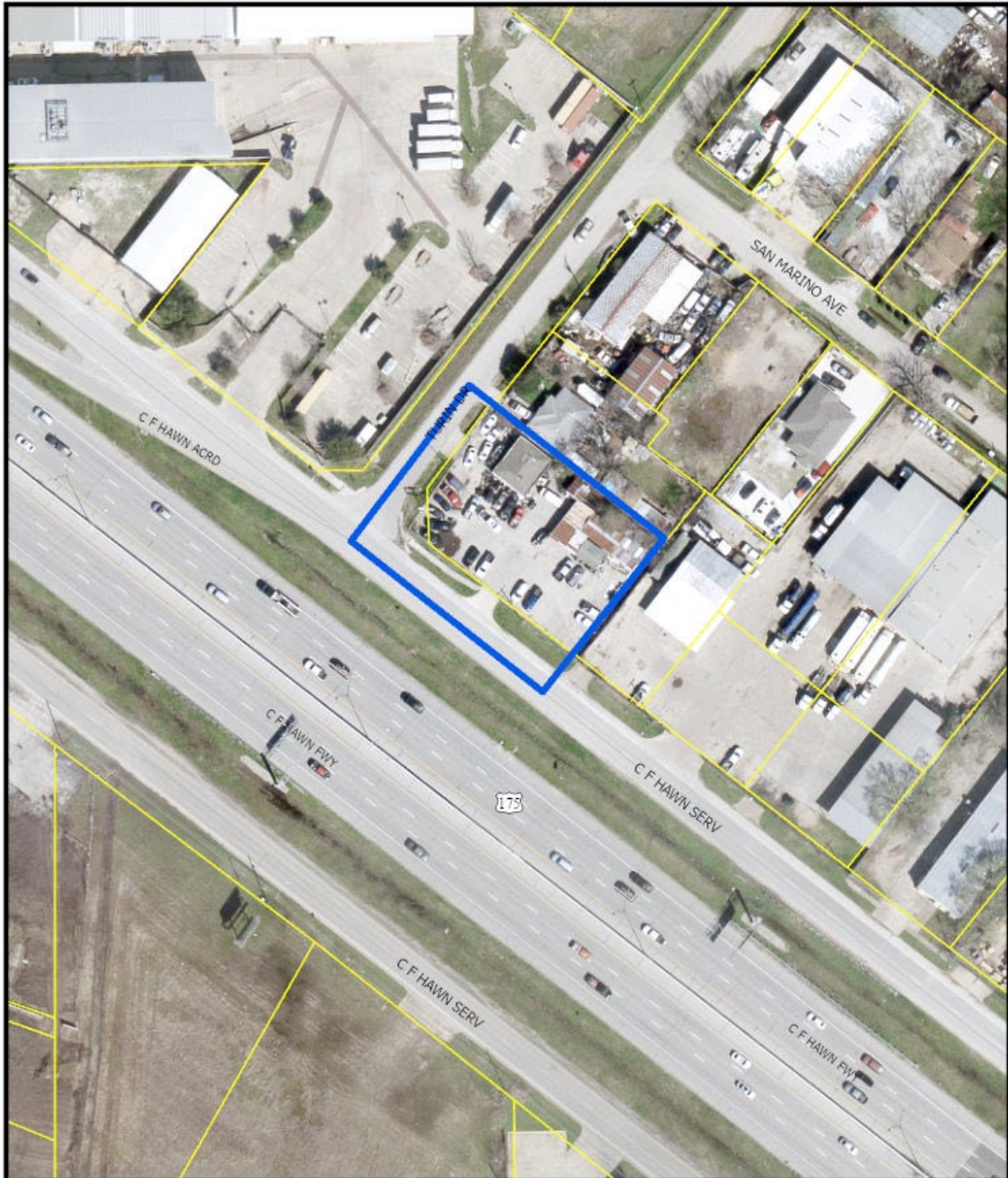
Proposed SUP Conditions

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 _____ (5-years after passage), but is eligible for automatic renewal for additional 5-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. **Landscaping:** Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. **Maintenance:** The Property must be properly maintained in a state of good repair and neat appearance.
6. **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.

Proposed Site Plan





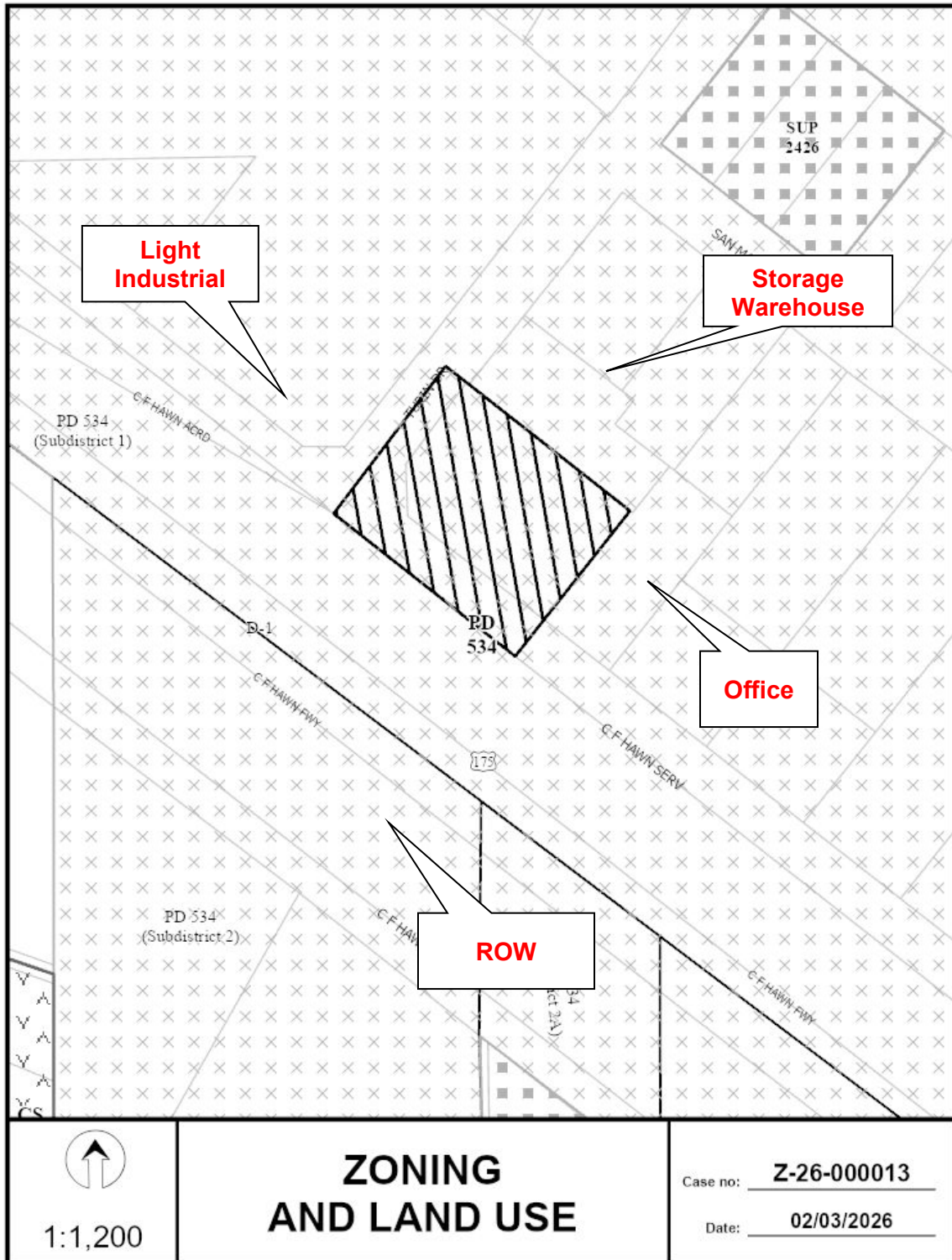


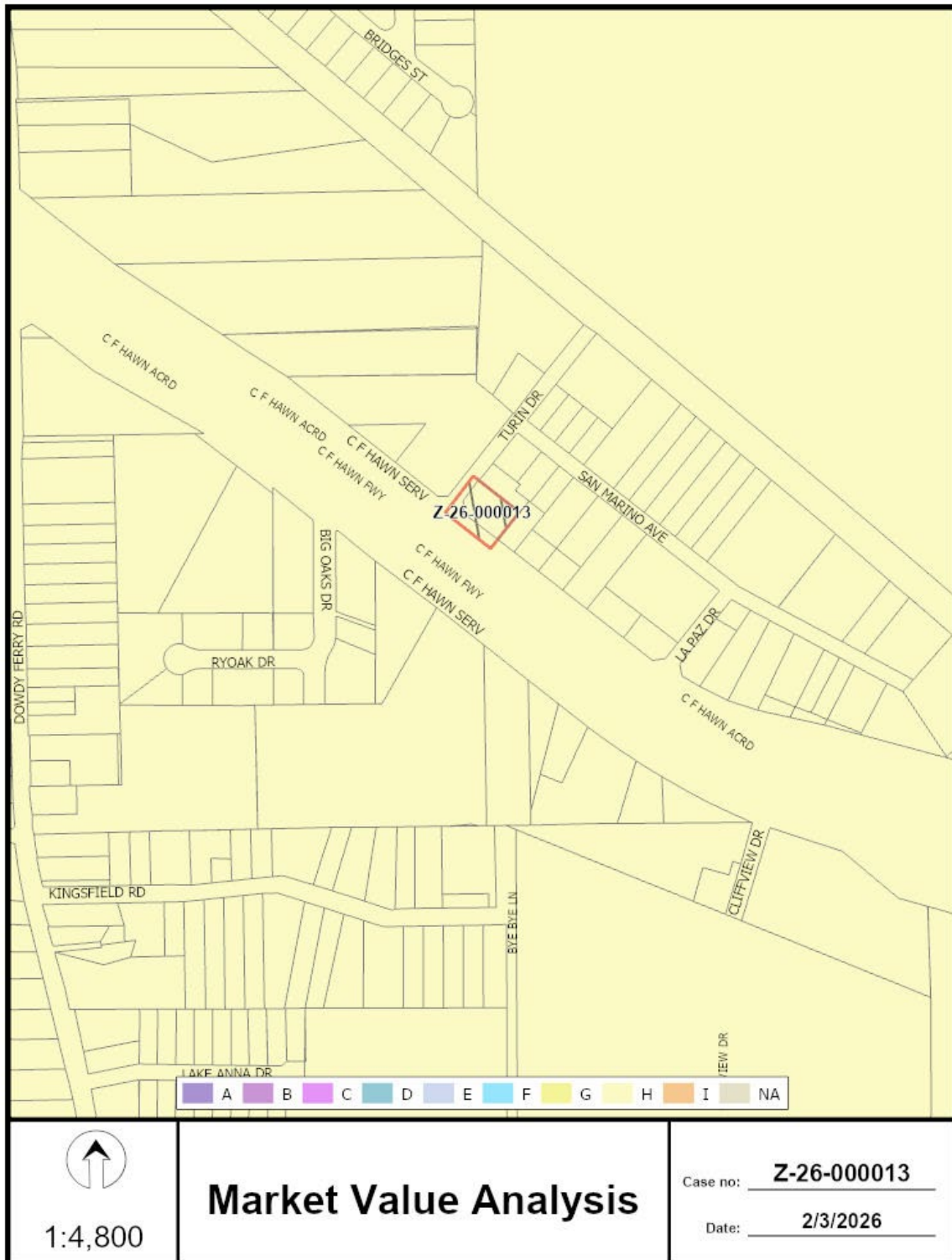
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AERIAL MAP

Case no: **Z-26-000013**

Date: **02/03/2026**







<u>7</u>	Property Owners Notified (11 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>4/9/2026</u>	Date

Z-26-000013
CPC



1:1,200

Z-26-000013

04/08/2026

Reply List of Property Owners

Z-26-000013

7 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	110	TURIN DR	SEGOVIA JESUS
2	8508	C F HAWN FWY	DELMARVA LLC
3	8506	SAN MARINO AVE	M G ENTERPRISES CONCRETE
4	120	TURIN DR	BANDA JOSE G &
5	8514	SAN MARINO AVE	LABOR RICARDO
6	8510	SAN MARINO AVE	SEGOVIA JESUS
7	8388	C F HAWN FWY	REBEL BASE LLC