

FILE NUMBER: Z190-212(CT)

DATE FILED: February 21, 2020

LOCATION: Northwest corner of C.F. Hawn Freeway and South St. Augustine Drive

COUNCIL DISTRICT: 5

MAPSCO: 69 G

SIZE OF REQUEST: 1.11 acre

CENSUS TRACT: 116.02

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

APPLICANT/OWNER: Naurin, Inc. - Sole Owner

REQUEST: An application for a Specific Use Permit 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. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store. [Sunoco C F Hawn Convenience Store]

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

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less, and a motor vehicle fueling station.
- The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.
- On June 11, 2014, City Council approved Specific Use Permit No. 2083 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period.
- The Specific Use Permit expired on June 11, 2016. The applicant is currently applying for a new Specific Use Permit for the same use.

Zoning History: There has been one zoning change in the vicinity during the last five years.

Z190-121 An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
C.F. Hawn Freeway	Highway	Variable lane widths
North St. Augustine Road	Community Collector	60 ft.

Traffic.

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding 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:

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	PDD No. 535-D-1	General merchandise store with fueling station
North	MF-2(A), NS(A)	Single family, Vacant office
East	PDD No. 535-D-1	C.F. Hawn Freeway
South	PDD No. 535 D-1 w/SUP No.1990	General merchandise store, Utility use
West	MF-2(A)	Undeveloped

STAFF ANALYSIS:

Land Use Compatibility: The approximately 1.11-acre site is located within Subdistrict 2 of Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property which requires a Specific Use Permit in the D-1 Liquor Control Overlay.

The adjacent land uses consist of single family and office use. The properties east of St. Augustine Road are developed with a general merchandise or food store and a utility use. North of the site is a non-conforming single-family structure. West of the site is undeveloped and south of the site is the service road for C.F. Hawn Freeway.

The location was previously approved for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on June 11, 2014. The Specific Use Permit expired on June 11, 2016.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police has determined that the request site is in compliance with Chapter 12B.

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 535 - D-1 Subdistrict 2	15'	30' adjacent to residential OTHER: No Min.	1.0 FAR overall 0.75 office/ retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

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 to orange, representing the weakest markets. A portion of the site is within an “F” MVA Cluster.

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. Landscaping will not be triggered by this request because there are no changes to the site triggering landscaping.

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 16 spaces with 16 being provided per the attached site plan.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Dallas Police Report:

Below are statistics for the past five years from the subject site:

Calls:

Response Date	Response Time	Problem	Location Name	Address
8/12/2015	10:34:00 PM	40 - Other	SHELL	9512 C F Hawn Serv Wb
8/14/2015	3:42:00 PM	40 - Other	shell	9512 C F Hawn Fwy Wb
8/25/2015	10:43:00 AM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
8/29/2015	8:40:00 AM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
10/18/2015	12:23:00 PM	40 - Other	shell	9512 C F Hawn Serv Wb
10/21/2015	9:42:00 PM	20 - Robbery	SHELL	9512 C F Hawn Fwy Wb
1/30/2016	6:53:00 PM	19 - Shooting	SHELL GAS STATION	9512 C F Hawn Fwy Wb
2/1/2016	7:23:00 PM	46 - CIT	SHELL	9512 C F Hawn Fwy Wb
2/17/2016	8:45:00 PM	20 - Robbery	SHELL	9512 C F Hawn Fwy Wb
3/27/2016	8:53:00 AM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
5/7/2016	4:41:00 AM	DASV-Dist Active Shooter Veh	SHELL	9512 C F HAWN FWY WB
6/27/2016	2:30:00 PM	41/20 - Robbery - In Progress		9512 C F HAWN SERV WB
7/9/2016	12:59:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Serv Wb
8/29/2016	10:32:00 AM	21B - Business Hold Up	SHELL STATION	9512 C F Hawn Fwy Wb
11/22/2016	10:12:00 PM	09/01 - Theft	SHELL GAS STATION	9512 C F Hawn Fwy Wb
12/7/2016	3:29:00 AM	12B - Business Alarm	*SHELL	9512 C F Hawn Fwy Wb
1/14/2017	3:43:00 AM	12B - Business Alarm	SHELL GAS STATION	9512 C F HAWN FWY EB
3/8/2017	2:50:00 PM	40/01 - Other	SENOCO	9512 C F Hawn Fwy Wb
5/3/2017	6:27:00 PM	34 - Suicide		9512-9598 C F Hawn Serv Wb
5/12/2017	2:47:00 AM	12B - Business Alarm	SHELL	9512 C F Hawn Fwy Wb
5/22/2017	9:17:00 PM	21B - Business Hold Up	SHELL	9512 C F Hawn Fwy Wb
5/29/2017	7:50:00 PM	09/01 - Theft	SUNCO GAS STATION	9512 C F Hawn Fwy Wb
6/15/2017	11:34:00 AM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
6/20/2017	1:11:00 PM	07 - Minor Accident	sunoco station	gas 9512 C F Hawn Fwy Wb
6/20/2017	1:11:00 PM	07 - Minor Accident	sunoco station	gas 9512 C F Hawn Fwy Wb
6/26/2017	7:54:00 PM	40 - Other	SUNACO GAS STATION	9512 C F Hawn Serv Wb
6/29/2017	5:24:00 PM	40 - Other		9512 C F Hawn Serv Wb

Z190-212(CT)

7/7/2017	6:46:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
8/8/2017	1:25:00 PM	40 - Other	SHELL /CONOCO	9512 C F Hawn Fwy Wb
8/14/2017	2:04:00 PM	6X - Major Dist (Violence)		9512 C F Hawn Fwy Wb
8/18/2017	9:50:00 PM	15 - Assist Officer	NULL	9512 - 9598 C F HAWN SERV WB
9/11/2017	4:14:00 PM	6X - Major Dist (Violence)	SUNOCO	9512 C F Hawn Fwy Wb
9/12/2017	3:37:00 PM	40 - Other	SUNOCO	9512 C F Hawn Serv Wb
9/28/2017	9:48:00 PM	6X - Major Dist (Violence)	SUNOCO	9512 C F HAWN FWY WB
10/1/2017	8:54:00 AM	21B - Business Hold Up	SHELL C F HAWN	9512 C F Hawn Fwy Wb
10/6/2017	10:52:00 PM	6X - Major Dist (Violence)	conoco station gas	9512 C F Hawn Fwy Wb
10/15/2017	8:55:00 AM	11V - Burg Motor Veh	SNOCO GAS STATION	9512 C F Hawn Serv Wb
11/26/2017	12:17:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
2/14/2018	6:07:00 PM	40 - Other	shell	9512 C F Hawn Serv Wb
2/19/2018	8:02:00 PM	PH - Panhandler	SHELL GAS STATION	9512 C F Hawn Fwy Wb
2/23/2018	5:05:00 PM	6X - Major Dist (Violence)		9512 C F Hawn Fwy Wb
3/3/2018	9:36:00 PM	PH - Panhandler		9512 C F Hawn Fwy Wb
3/7/2018	2:15:00 PM	6X - Major Dist (Violence)	SHELL GAS STATION	9512 C F Hawn Fwy Wb
3/18/2018	8:18:00 AM	6X - Major Dist (Violence)	shell	9512 C F Hawn Fwy Wb
4/9/2018	5:29:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
4/26/2018	6:45:00 PM	PH - Panhandler	SHELL	9512 C F Hawn Fwy Wb
4/27/2018	5:48:00 PM	PH - Panhandler	SHELL	9512 C F Hawn Fwy Wb
5/13/2018	6:01:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
5/18/2018	11:43:00 PM	PH - Panhandler	SHELL	9512 C F Hawn Fwy Wb
5/21/2018	7:46:00 PM	PH - Panhandler	SHELL	9512 C F Hawn Fwy Wb
5/22/2018	7:25:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
5/27/2018	8:42:00 AM	PH - Panhandler	shell	9512 C F Hawn Serv Wb
6/3/2018	5:57:00 PM	09 - Theft	SHELL	9512 C F Hawn Fwy Wb
6/6/2018	6:54:00 PM	PH - Panhandler	SHELL GAS STATION	9512 C F Hawn Fwy Wb
6/12/2018	12:28:00 PM	40 - Other	SUNOCO GAS STATION	9512 C F Hawn Serv Wb
6/15/2018	10:38:00 PM	40 - Other	SHELL GAS STATION	9512 C F Hawn Fwy Wb
6/24/2018	10:59:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
6/30/2018	8:22:00 PM	**PD Requested by Fire	SONOCO GAS STATION	9512 C F HAWN SERV WB

Z190-212(CT)

7/8/2018	3:45:00 PM	46A - CIT w/Ambulance	SHELL	9512 C F Hawn Fwy Wb
7/14/2018	11:27:00 PM	40 - Other	SHELL STATION	9512 C F Hawn Serv Wb
7/15/2018	11:05:00 PM	20 - Robbery	SHELL	9512 C F Hawn Fwy Wb
7/16/2018	9:13:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
7/17/2018	12:45:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
7/22/2018	12:28:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
7/23/2018	12:03:00 AM	40/01 - Other	SUNOCO	9512 C F Hawn Fwy Wb
7/24/2018	11:16:00 PM	PH - Panhandler	SHELL	9512 C F Hawn Fwy Wb
7/25/2018	10:11:00 PM	DAEF-Dist Armed Encounter Foot	SHELL	9512 C F Hawn Fwy Wb
7/28/2018	12:04:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
7/29/2018	5:14:00 PM	PH - Panhandler	SHELL	9512 C F Hawn Fwy Wb
7/30/2018	3:54:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
7/31/2018	9:13:00 AM	04 - 911 Hang Up		9512 C F Hawn Fwy Wb
8/4/2018	7:59:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
8/5/2018	7:48:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
8/9/2018	5:13:00 PM	PH - Panhandler	SONOCO	9512 C F Hawn Fwy Wb
8/10/2018	11:28:00 PM	PH - Panhandler	sonoco	9512 C F Hawn Fwy Wb
8/16/2018	5:09:00 PM	OADS - Open Air Drug Sales	SENOCO GAS STATION	9512 C F Hawn Fwy Wb
8/28/2018	12:13:00 PM	40 - Other	SENOCO GAS STATION	9512 C F Hawn Fwy Wb
8/30/2018	1:34:00 PM	40 - Other	SUNOCO GAS STATION	9512 C F Hawn Serv Wb
9/10/2018	9:09:00 PM	6XA - Major Dist Ambulance	SHELL	9512 C F Hawn Fwy Wb
9/12/2018	8:23:00 PM	33 - Prostitution	SHELL	9512 C F Hawn Fwy Wb
9/27/2018	12:31:00 PM	6X - Major Dist (Violence)	SONOCO	9512 C F Hawn Fwy Wb
9/27/2018	10:28:00 PM	40 - Other	shell gas station	9512 C F Hawn Fwy Wb
9/28/2018	10:43:00 PM	6X - Major Dist (Violence)	SUNOCO GAS STATION	9512 C F Hawn Serv Wb
9/29/2018	11:51:00 PM	40 - Other	SONOCO	9512 C F Hawn Fwy Wb
10/8/2018	5:05:00 PM	04 - 911 Hang Up		9512 C F Hawn Fwy Wb
10/18/2018	7:53:00 PM	40 - Other	SONOCO GAS STATION	9512 C F Hawn Fwy Wb
11/7/2018	9:59:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
11/21/2018	6:12:00 PM	40 - Other	sunoco gas	9512 C F Hawn Fwy Wb
12/12/2018	6:39:00 AM	40 - Other	SONOCO	9512 C F Hawn Fwy Wb
12/13/2018	11:16:00 AM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
12/16/2018	1:34:00 AM	32 - Suspicious Person	SONOCO GAS STATION	9512 C F Hawn Fwy Wb
12/19/2018	6:25:00 AM	46 - CIT	SUNOCO	9512 C F Hawn Fwy Wb
1/4/2019	5:21:00 AM	46 - CIT	SHELL	9512 C F Hawn Fwy Wb

Z190-212(CT)

1/5/2019	10:55:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
1/9/2019	1:03:00 PM	6X - Major Dist (Violence)	SUNOCO GAS STATION	9512 C F Hawn Serv Wb
1/13/2019	12:16:00 AM	32 - Suspicious Person	SHELL GAS STATION	9512 C F Hawn Serv Wb
1/13/2019	1:07:00 PM	PH - Panhandler	SHELL	9512 C F Hawn Fwy Wb
1/14/2019	11:43:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
1/15/2019	3:07:00 PM	6X - Major Dist (Violence)	ALUM GAS	9512 C F Hawn Serv Wb
1/17/2019	7:38:00 AM	6XA - Major Dist Ambulance	SHELL	9512 C F Hawn Fwy Wb
1/21/2019	1:24:00 PM	31 - Criminal Mischief	SHELL	9512 C F Hawn Fwy Wb
1/24/2019	11:34:00 PM	40/01 - Other	SHELL	9512 C F Hawn Fwy Wb
1/26/2019	7:38:00 PM	32 - Suspicious Person	SHELL	9512 C F Hawn Fwy Wb
2/4/2019	5:29:00 AM	24 - Abandoned Property	SUNOCO	9512 C F Hawn Serv Wb
2/7/2019	7:37:00 AM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
3/11/2019	11:32:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
4/4/2019	10:44:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
4/5/2019	1:06:00 PM	40 - Other	Senoco	9512 C F Hawn Serv Wb
4/5/2019	3:12:00 PM	40 - Other	SONACO GAS STATION	9512 C F Hawn Fwy Wb
4/15/2019	11:07:00 PM	6X - Major Dist (Violence)	shell gas stations	9512 C F Hawn Fwy Wb
4/18/2019	3:06:00 PM	6X - Major Dist (Violence)	ALON	9512 C F Hawn Serv Wb
4/18/2019	9:56:00 PM	40 - Other	SHELL GAS STATION	9512 C F Hawn Fwy Wb
4/22/2019	6:16:00 AM	6X - Major Dist (Violence)	SUNOCO	9512 C F Hawn Serv Wb
5/9/2019	11:01:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
5/10/2019	7:37:00 PM	40 - Other	SHELL GAS STATION	9512 C F Hawn Serv Wb
5/12/2019	11:24:00 PM	6X - Major Dist (Violence)	SHELL GAS STATION	9512 C F Hawn Fwy Wb
5/16/2019	1:04:00 PM	40 - Other	SONOCO GAS STATION	9512 C F Hawn Fwy Wb
5/16/2019	7:21:00 PM	40 - Other		9512 C F Hawn Serv Wb
5/16/2019	8:52:00 PM	6X - Major Dist (Violence)	SUNOCO	9512 C F Hawn Fwy Wb
5/23/2019	10:51:00 PM	40 - Other	SHELL GAS STATION	9512 C F Hawn Fwy Wb
6/13/2019	9:54:00 PM	PH - Panhandler	SHELL	9512 C F Hawn Fwy Wb
6/25/2019	9:43:00 PM	32 - Suspicious Person	SHELL GAS STATION	9512 C F Hawn Fwy Wb
6/26/2019	11:39:00 PM	32 - Suspicious Person	SHELL	9512 C F Hawn Serv Wb

Z190-212(CT)

6/27/2019	11:51:00 PM	32 - Suspicious Person	shell gas station	9512 C F Hawn Fwy Wb
7/16/2019	12:00:00 AM	32 - Suspicious Person	SHELL	9512 C F Hawn Fwy Wb
7/16/2019	1:31:00 PM	6X - Major Dist (Violence)	SUNOCO	9512 C F Hawn Fwy Wb
7/17/2019	12:14:00 AM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
8/17/2019	11:39:00 PM	6X - Major Dist (Violence)		9512 C F Hawn Fwy Wb
8/26/2019	5:43:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
9/4/2019	11:17:00 PM	32 - Suspicious Person	SHELL GAS STATIO	9512 C F Hawn Fwy Wb
9/9/2019	9:53:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
9/12/2019	8:12:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
9/18/2019	4:07:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
9/19/2019	7:28:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
9/22/2019	4:45:00 AM	12B - Business Alarm	CUNOCO/SHELL	9512 C F Hawn Fwy Wb
10/1/2019	4:51:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
10/15/2019	11:35:00 PM	40/01 - Other	SHELL GAS STATION	9512 C F Hawn Fwy Wb
10/21/2019	4:48:00 PM	32 - Suspicious Person	SHELL	9512 C F Hawn Fwy Wb
10/23/2019	9:08:00 PM	32 - Suspicious Person	SHELL	9512 C F Hawn Fwy Wb
10/24/2019	7:14:00 PM	6X - Major Dist (Violence)	shell station	9512 C F Hawn Serv Wb
10/25/2019	5:40:00 PM	40/01 - Other	SUNOCO GAS STATION	9512 C F Hawn Fwy Wb
10/28/2019	10:19:00 PM	6X - Major Dist (Violence)		9512 C F Hawn Fwy Wb
11/3/2019	12:02:00 AM	32 - Suspicious Person	SHELL	9512 C F Hawn Fwy Wb
11/5/2019	6:56:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
11/6/2019	8:34:00 PM	40 - Other		9512 C F Hawn Fwy Wb
11/7/2019	5:26:00 AM	40 - Other	SHELL C F HAWN	9512 C F Hawn Serv Wb
11/9/2019	6:19:00 AM	6X - Major Dist (Violence)	SHELL GAS STATION	9512 C F Hawn Fwy Wb
11/9/2019	7:56:00 PM	6X - Major Dist (Violence)	SHELL GAS STATION	9512 C F Hawn Fwy Wb
11/17/2019	10:48:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
11/20/2019	6:38:00 AM	6X - Major Dist (Violence)	conoco	9512 C F HAWN SERV WB
11/20/2019	2:40:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
11/21/2019	8:30:00 AM	32 - Suspicious Person	SUNOCO	9512 C F Hawn Fwy Wb
11/26/2019	6:09:00 PM	40/01 - Other	SHELL	9512 C F Hawn Fwy Wb

Z190-212(CT)

11/26/2019	9:44:00 PM	40/01 - Other		9512 C F Hawn Fwy Wb
12/1/2019	10:14:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
12/26/2019	1:57:00 PM	09 - Theft	SHELL C F HAWN	9512 C F Hawn Fwy Wb
1/10/2020	7:51:00 PM	6X - Major Dist (Violence)		9512 C F Hawn Fwy Wb
1/16/2020	5:09:00 AM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Serv Wb
1/17/2020	2:55:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
1/18/2020	9:20:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
1/18/2020	9:24:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
1/19/2020	4:04:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
1/19/2020	7:18:00 PM	6X - Major Dist (Violence)	SHELL GAS STATION	9512 C F Hawn Fwy Wb
1/22/2020	11:50:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
1/28/2020	11:09:00 AM	6X - Major Dist (Violence)		9512-9598 C F Hawn Serv Wb
1/30/2020	11:06:00 PM	PH - Panhandler	shell	9512 C F Hawn Fwy Wb
2/6/2020	9:40:00 PM	15 - Assist Officer	SHELL	9512 C F Hawn Fwy Wb
2/8/2020	4:59:00 PM	6X - Major Dist (Violence)	SHELL GAS STATION	9512 C F Hawn Fwy Wb
2/26/2020	11:16:00 PM	40 - Other	SHELL/CONOC	9512 C F Hawn Fwy Wb
3/10/2020	10:26:00 PM	09 - Theft	SHELL	9512 C F Hawn Fwy Wb
3/12/2020	3:53:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
3/15/2020	12:29:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
3/18/2020	9:13:00 PM	6X - Major Dist (Violence)	SHELL GAS STATION	9512 C F Hawn Fwy Wb
3/26/2020	4:24:00 AM	12B - Business Alarm	SUNOCO/SHELL CLASSIC	9512 C F Hawn Fwy Wb
3/30/2020	8:20:00 PM	32 - Suspicious Person	SHELL	9512 C F Hawn Fwy Wb
4/1/2020	6:44:00 AM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
4/6/2020	4:18:00 PM	6X - Major Dist (Violence)	SUNOCO	9512 C F Hawn Fwy Wb
4/8/2020	6:10:00 PM	6X - Major Dist (Violence)	SHELL'S	9512 C F Hawn Serv Wb
4/11/2020	10:43:00 PM	32 - Suspicious Person	SHELL STATION	9512 C F Hawn Fwy Wb
4/14/2020	2:37:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
4/24/2020	3:32:00 PM	PH - Panhandler	shell	9512 C F Hawn Fwy Wb
5/6/2020	7:18:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
5/13/2020	5:05:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb

Z190-212(CT)

5/23/2020	9:08:00 PM	6X - Major Dist (Violence)	SONOCO	9512 C F Hawn Fwy Wb
5/27/2020	5:17:00 PM	40 - Other	SHELL	9512 C F Hawn Fwy Wb
5/28/2020	7:21:00 PM	6X - Major Dist (Violence)	SHELL	9512 C F Hawn Fwy Wb
5/30/2020	1:27:00 PM	**PD Requested by Fire	sunoco station	gas 9512 C F Hawn Serv Wb

Offenses:

Year	Incident	Premise	Address
2017	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Gas or Service Station	9512 C F HAWN FWY
2017	ASSAULT (AGG) -DEADLY WEAPON	Gas or Service Station	9512 C F HAWN FWY
2017	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	9512 C F HAWN FWY
2017	BMV	Parking Lot (All Others)	9512 C F HAWN SERV N
2017	ROBBERY OF INDIVIDUAL (AGG)	Gas or Service Station	9512 C F HAWN FWY
2018	POSS CONT SUB PEN GRP 1 <1G	Convenience Store	9512 C F HAWN FWY WB
2018	THEFT FROM PERSON	Highway, Street, Alley ETC	9512 C F HAWN FWY WB
2018	ASSAULT (AGG) -DEADLY WEAPON	Outdoor Public/Private Area	9512 C F HAWN FWY
2018	CAPITAL MURDER OF MULTIPLE PERSONS	Outdoor Public/Private Area	9512 C F HAWN FWY
2018	CAPITAL MURDER OF MULTIPLE PERSONS	Outdoor Public/Private Area	9512 C F HAWN FWY
2019	ASSAULT (AGG) -DEADLY WEAPON	Highway, Street, Alley ETC	9512 C F HAWN FWY
2019	POSS CONT SUB PEN GRP 1 <1G	Highway, Street, Alley ETC	9512 C F HAWN SERV WB
2019	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Highway, Street, Alley ETC	9512 C F HAWN FWY
2019	CRIM MISCHIEF > OR EQUAL \$100 < \$750	Gas or Service Station	9512 C F HAWN FWY WB
2019	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	Outdoor Public/Private Area	9512 C F HAWN FWY
2019	PROSTITUTION (SELLER)	Gas or Service Station	9512 C F HAWN FWY
2020	POSS CONT SUB PEN GRP 1 <1G	Highway, Street, Alley ETC	9512 C F HAWN SERV WB

Arrest:

Date	Incident Num	Charge Desc	NIBRS Crime Comp Stat	Address
6/6/2015	128228-2015	PUBLIC INTOXICATION	PUBLIC INTOXICATION	9512 C F HAWN FWY
8/17/2015	190823-2015	PROSTITUTION	PURCHASING PROSTITUTION	9512 CF HAWN FWY
10/27/2015	250040-2015	PROSTITUTION (BUYER)	PURCHASING PROSTITUTION	9512 C F HAWN FWY
5/7/2016	108606-2016	PUBLIC INTOXICATION	PUBLIC INTOXICATION	9512 C F HAWN FWY
7/3/2016	161244-2016	PUBLIC INTOXICATION	PUBLIC INTOXICATION	9512 C F HAWN FWY
5/22/2017	114982-2017	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)	9512 C F HAWN FWY
5/31/2017	122238-2017	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)	9512 C F HAWN SERV N
7/11/2017	157631-2017	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)	9512 C F HAWN FWY
7/11/2017	157631-2017	POSS CONT SUB PEN GRP 1 <1G	DRUG/ NARCOTIC VIOLATIONS	9512 C F HAWN FWY
7/11/2017	157631-2017	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)	9512 C F HAWN FWY
2/3/2018	025544-2018	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)	9512 C F HAWN FWY
8/16/2018	181134-2018	POSS CONT SUB PEN GRP 1 <1G	DRUG/ NARCOTIC VIOLATIONS	9512 C F HAWN FWY WB
8/16/2018	181134-2018	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)	9512 C F HAWN FWY WB
8/17/2018	182044-2018	FAIL TO ID -GIVING FALSE/FICTITIOUS INFO PC 38.02(c)(2)	FRAUD OFFENSES	9512 C F HAWN FWY
10/8/2018	206835-2018	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)	9512 C F HAWN FWY
12/20/2018	270853-2018	APOWW (SOCIAL SERVICES REFERRAL)	APOWW	9512 C F HAWN FWY WB
3/12/2019	049931-2019	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)	9512 C F HAWN FWY WB
11/21/2019	107408-2019	WARRANT DALLAS PD (AGG ASSAULT - FV)	WARRANT DALLAS PD (AGG ASSAULT - FV)	9512 C F HAWN FWY WB
12/25/2019	257929-2019	POSS CONT SUB PEN GRP 1 <1G	DRUG/ NARCOTIC VIOLATIONS	9512 C F HAWN SERV WB
12/25/2019	257929-2019	POSS CONT SUB PEN GRP 3 < 28G	DRUG/ NARCOTIC VIOLATIONS	9512 C F HAWN SERV WB

Z190-212(CT)

12/25/2019	257929-2019	POSS CONT SUB PEN GRP 3 < 28G	DRUG/ NARCOTIC VIOLATIONS	9512 C F HAWN SERV WB
3/30/2020	059198-2020	PUBLIC INTOXICATION	PUBLIC INTOXICATION	9512 C F HAWN FWY
5/5/2020	078344-2020	POSS CONT SUB PEN GRP 1 <1G	DRUG/ NARCOTIC VIOLATIONS	9512 C F HAWN SERV WB
5/5/2020	078344-2020	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	UUMV	9512 C F HAWN SERV WB
5/25/2020	092364-2020	WARRANT DALLAS PD (ALIAS/CAPIAS)	WARRANT DALLAS PD (ALIAS/CAPIAS)	9512 C F HAWN SERV WB
5/25/2020	092364-2020	WARRANT HOLD (NOT A DPD WARRANT)	WARRANT HOLD (NOT A DPD WARRANT)	9512 C F HAWN SERV WB

CPC ACTION
June 18, 2020

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to site plan and conditions on property zoned Subdistrict 2 within Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the northwest corner of C. F. Hawn Freeway and St. Augustine Drive.

Maker: Shidid
Second: MacGregor
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 19
Replies: For: 1 Against: 2

Speakers: For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, 87710
Against: None

CPC RECOMMENED SUP CONDITIONS

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

CPC Recommendation:

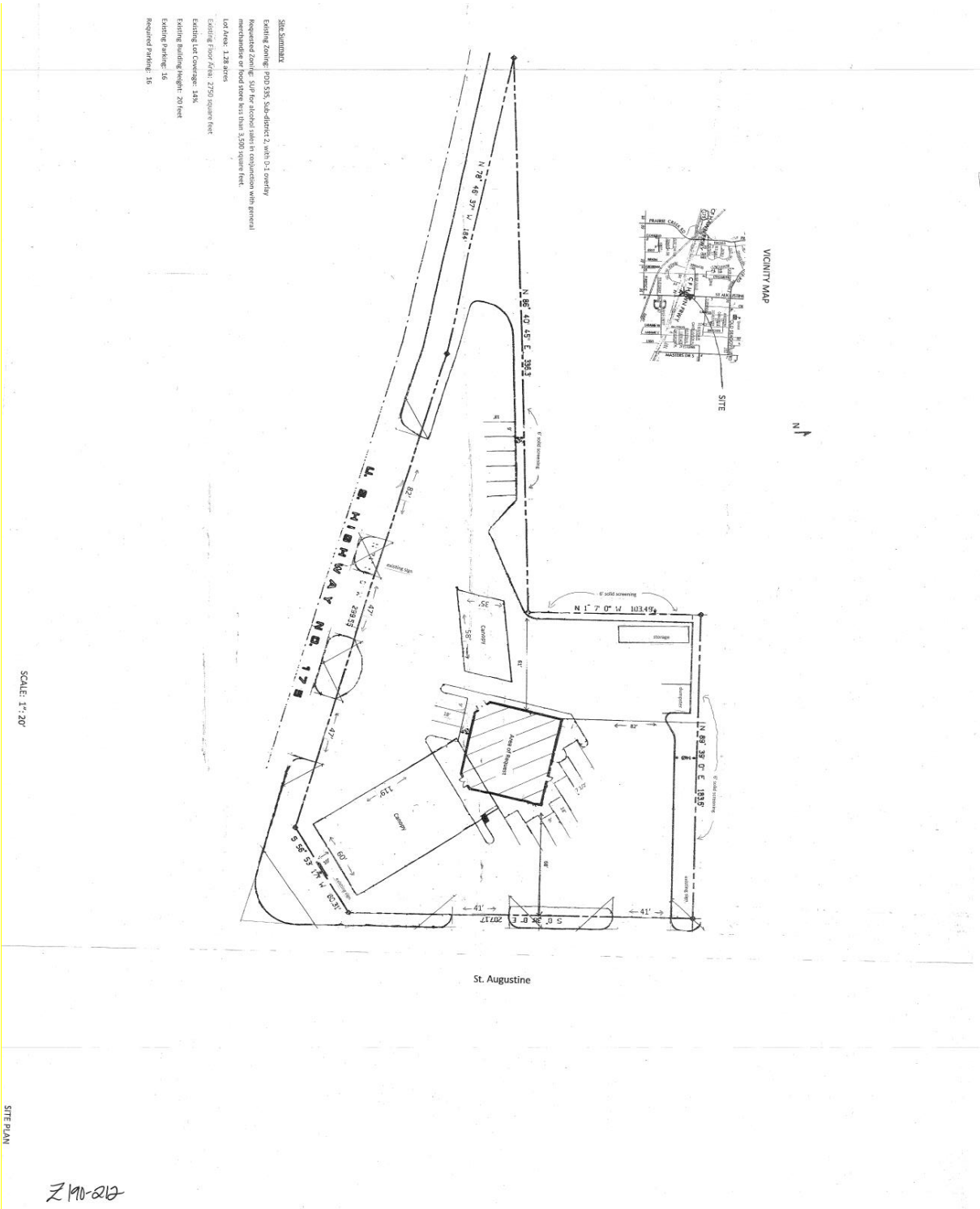
3. TIME LIMIT: This specific use permit expires on (two years from this date).

Staff Recommendation:

3. TIME LIMIT: This specific use permit expires on (two years from this date) 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. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Off-street parking must be located as shown on the attached site plan.
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.

CPC RECOMMENDED SUP SITE PLAN

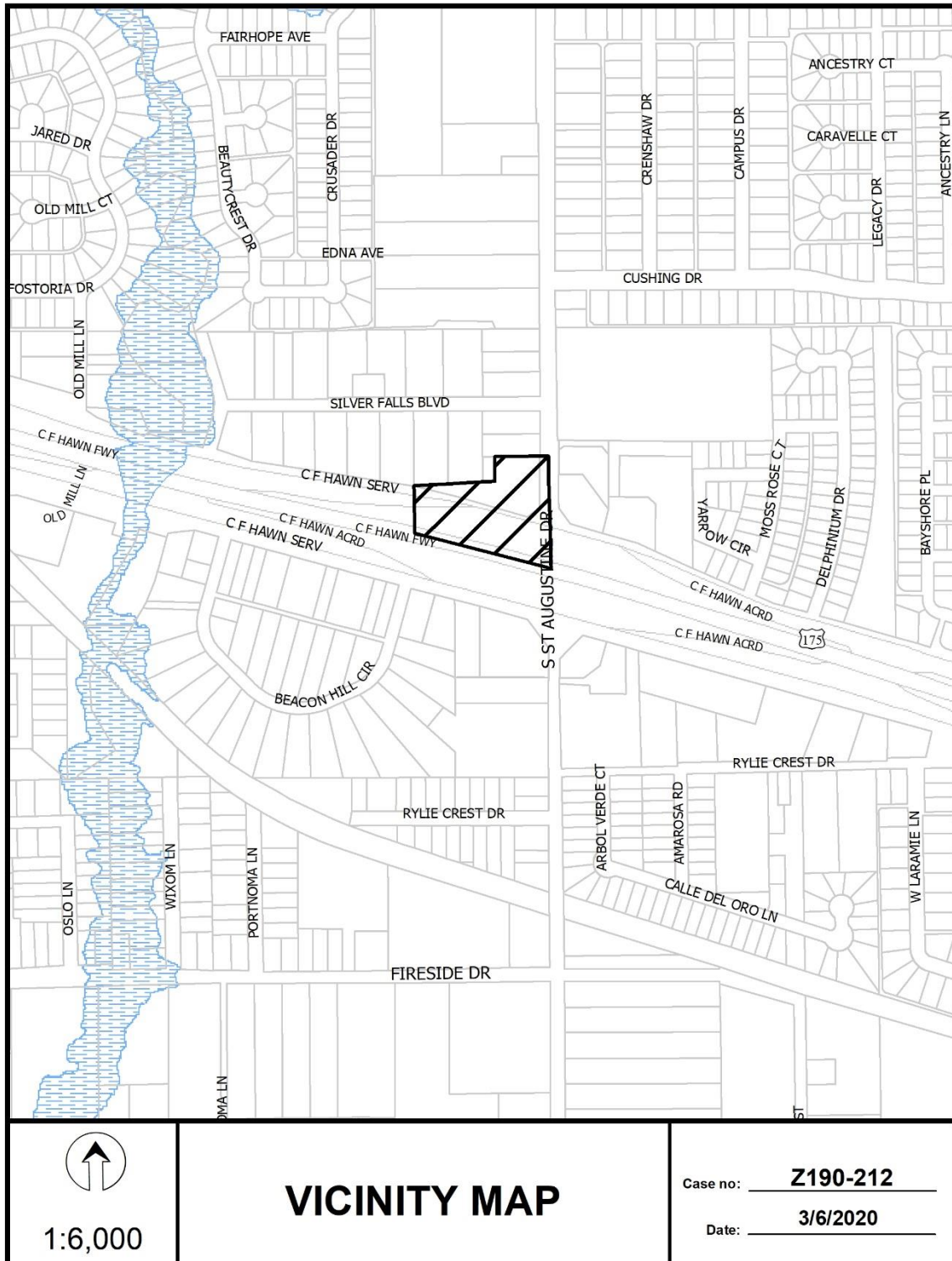


SITE SUMMARY
 Existing Zoning: PUD S35, Sub-district 2, with O-1 Overlay
 Requested Zoning: SUP for alcohol sales in conjunction with general merchandise or food store less than 3,500 square feet.
 Lot Area: 1.28 acres
 Existing Floor Area: 2750 square feet
 Existing Lot Coverage: 14%
 Existing Building Height: 20 feet
 Existing Parking: 16
 Requested Parking: 15

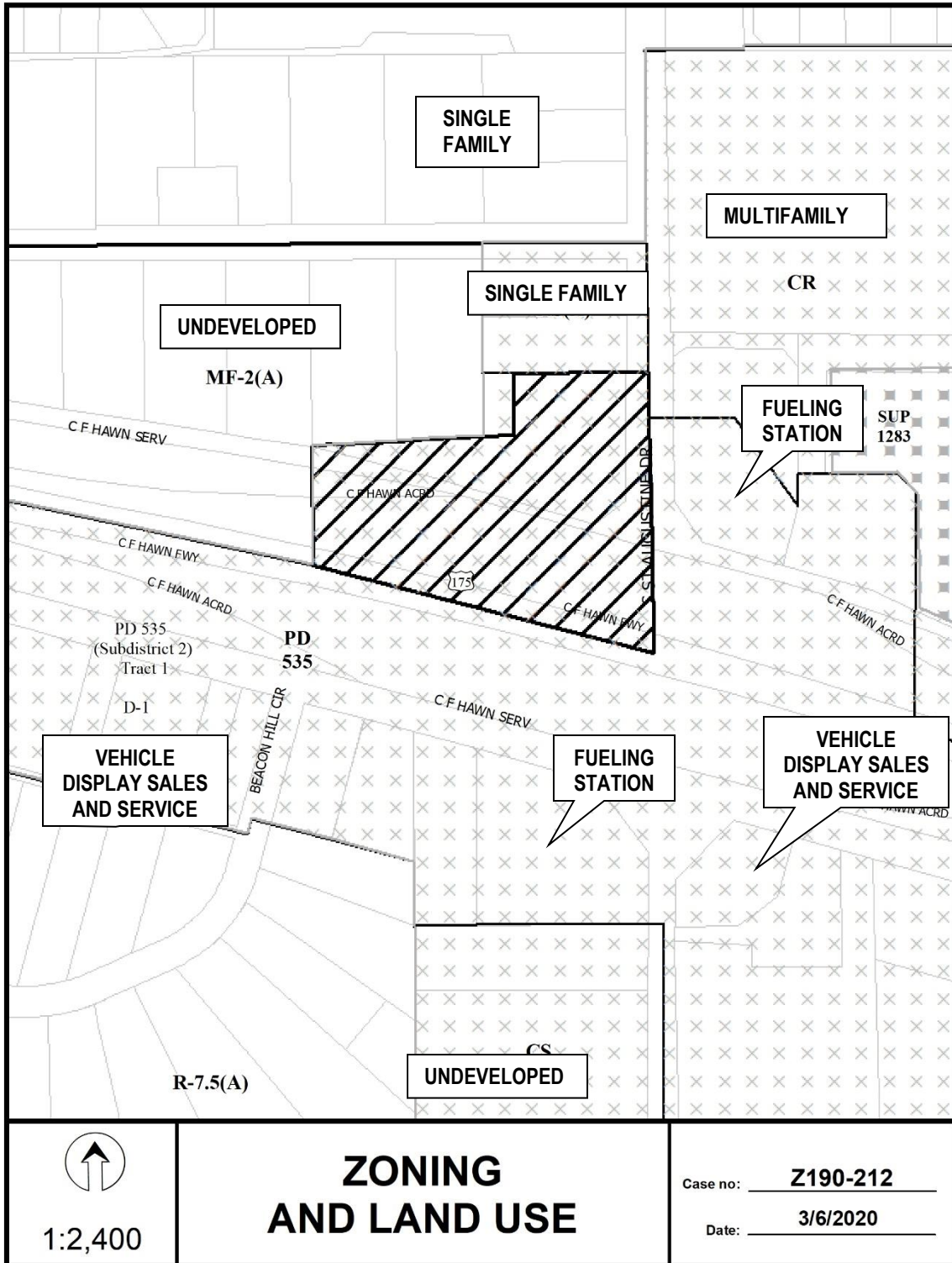
SCALE: 1"=20'

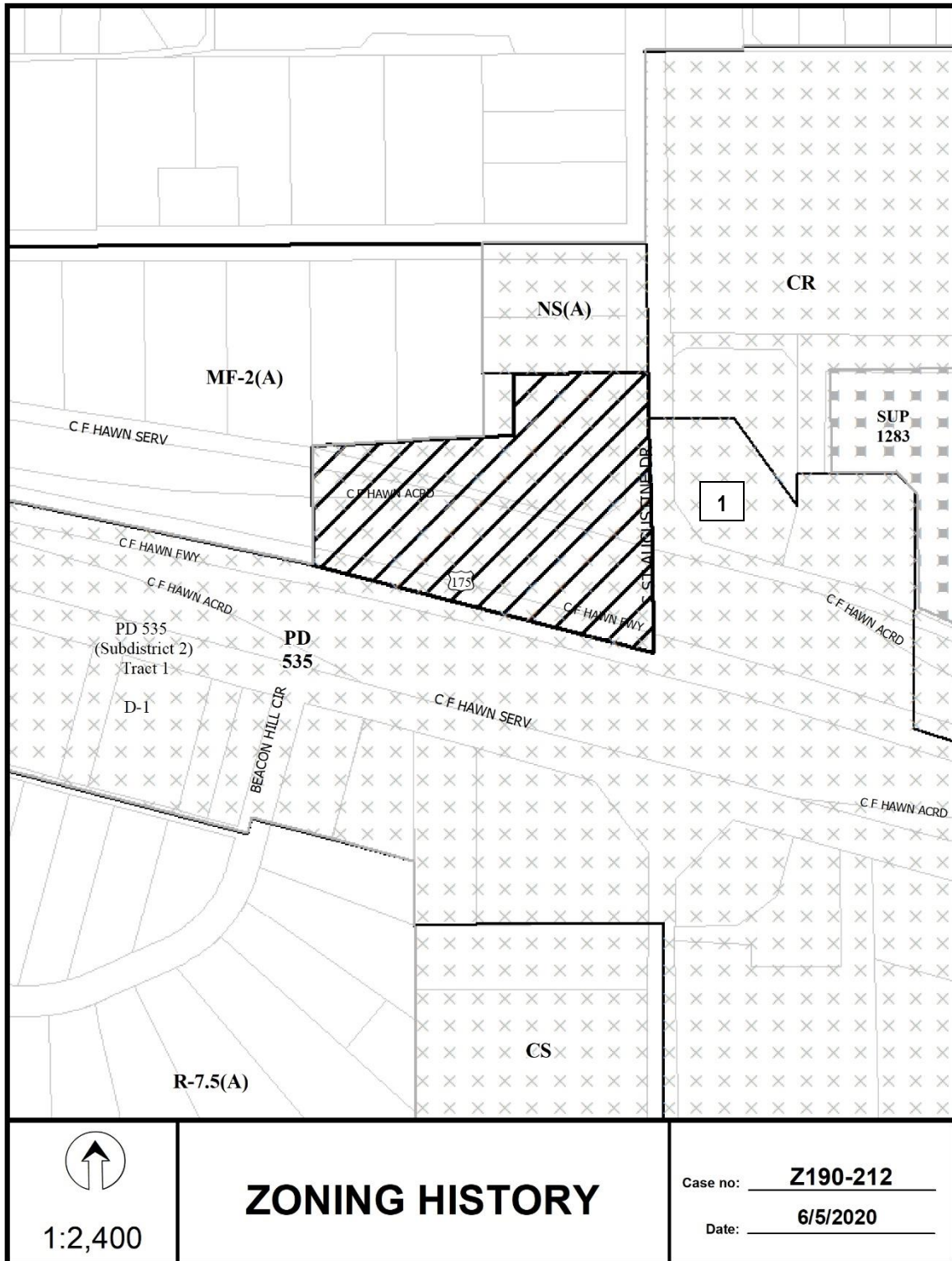
SITE PLAN

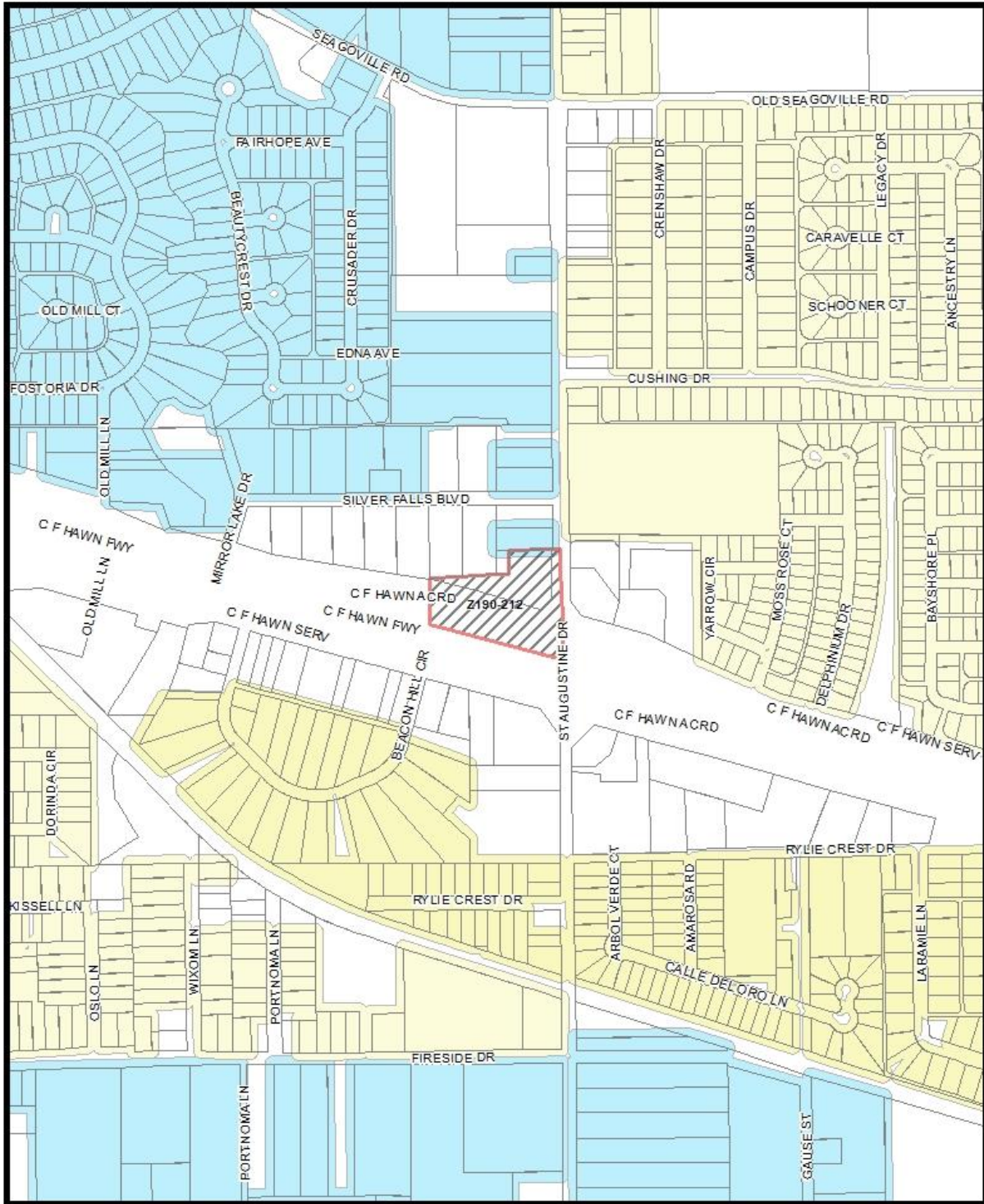
Z190-212











Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 3/6/2020

CPC RESPONSES



19	Property Owners Notified (26 parcels)
1	Replies in Favor (1 parcels)
2	Replies in Opposition (4 parcels)
300'	Area of Notification
6/18/2020	Date

Z190-212
CPC



1:2,400

06/17/2020

Reply List of Property Owners***Z190-212******19 Property Owners Notified 1 Property Owners in Favor 2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	527 ST AUGUSTINE RD	NAURIN INC
	2	9600 C F HAWN FWY	NEAL HOSPITALITY LLC
	3	459 ST AUGUSTINE RD	TIME WARNER CABLE DALLAS
O	4	9606 C F HAWN FWY	SAI BHARI INC
	5	442 ST AUGUSTINE RD	CO3 SPANISH TIMBERS LLC
	6	9626 C F HAWN FWY	SOUTHEAST DALLAS
	7	9415 C F HAWN FWY	JACOB JOSEPH PROPERTIES LTD
	8	9503 C F HAWN FWY	NAVARRO ISABEL & DARIO
	9	9515 C F HAWN FWY	AMERICAN DISTRIBUTING COMPANY
	10	9525 SILVER FALLS BLVD	MENDOZA JUAN ANTONIO
X	11	9541 SILVER FALLS BLVD	OLIVARES JUAN I &
	12	507 ST AUGUSTINE RD	AGUIRRE HELEN T
	13	515 S ST AUGUSTINE RD	AGUIRRE ERLINDA T
	14	521 ST AUGUSTINE RD	AGUIRRE J C
X	15	9508 SILVER FALLS BLVD	VALDIVIA MARIANO
	16	459 ST AUGUSTINE RD	TIME WARNER NY CABLE LLC
	17	9616 C F HAWN FWY	NEAL HOSPITALITY LLC
	18	9609 C F HAWN FWY	DAVIS B J INV LTD
	19	9531 C F HAWN FWY	CLJS INC