

FILE NUMBER: Z190-122(AU)

DATE FILED: October 29, 2019

LOCATION: South line of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive

COUNCIL DISTRICT: 8

MAPSCO: 58 Y

SIZE OF REQUEST: Approximately 0.035 Acres

CENSUS TRACT: 116.01

REPRESENTATIVE: Ryan Hughes, Griffith Firm PLLC

APPLICANT: SAI Sanjit Inc.

OWNER: Soon Young Kang, individual 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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant is requesting the Specific Use Permit to allow the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property.

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

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

Background Information

- The request site is currently developed with an approximately 10,467-square feet retail building with multiple units. The property is located within an RR Regional Retail District with a D-1 Liquor Control Overlay.
- The sale of alcoholic beverages requires a specific use permit if located within the D-1 Liquor Control Overlay.
- The applicant is requesting the Specific Use Permit to allow the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property for a 1,422-square-foot-unit inside the multi-unit building.
- On June 27, 2012, the City Council approved Specific Use Permit No. 1966 for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less, for a two-year period, for a larger unit that contained the request unit. SUP. No. 1966 was renewed on April 23, 2014 and approved with eligibility for automatic renewal for additional five-year periods.
- Due to being out of compliance with the SUP conditions (failure to obtain a convenience store license), the automatic renewal request was forwarded to City Plan Commission for consideration. On March 21, 2019, the City Plan Commission recommended denial without prejudice of the renewal of SUP No. 1966.
- Since March 2019, the applicant divided the unit in two, and only a portion containing 1,422 square feet is the subject of the current request.
- On August 7, 2015, a certificate of occupancy for a general merchandise or food store 3,500 square feet or less was issued to the applicant for the request unit.

Zoning History:

There have been five zoning changes requested in the vicinity within the past five years.

- 1. Z190-138:** On January 10, 2020, the automatic renewal of Specific Use Permit No. 2268 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet was approved for an additional five-year period, on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, located on the west line of C.F. Hawn Freeway, north of Great Trinity Forest Way.

- 2. Z189-203:** On June 26, 2019, the City Council approved Specific Use Permit No. 2340 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period, on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay, located on the south line of Great Trinity Forest Way, west of Murdock Road.

- 3. Z189-193:** On June 12, 2019, the City Council approved Specific Use Permit No. 2337 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period with eligibility of automatic renewal for additional five-year periods, on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay, located on the south line of Great Trinity Forest Way and west line of Murdock Road.

- 4. Z189-129:** On March 21, 2019, City Plan Commission recommended denial without prejudice of the renewal of Specific Use Permit No. 1966 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet, on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay, located on the south line of Great Trinity Forest Way, east of Oklaunion Drive (the request site).

- 5. Z167-221:** On April 14, 2018, the City Council approved a Specific Use Permit No. 2286 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period with eligibility for automatic renewal for additional five-year periods, on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, located on the west line of C.F. Hawn Freeway, north of Great Trinity Forest Way.

Thoroughfares/Streets:

Thoroughfare	Type	Proposed ROW
Great Trinity Forest Way (Loop 12)	Principal Arterial	107 feet Bike Plan

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that renewal of this SUP will not have a negative impact on the surrounding street system.

COMPREHENSIVE PLAN:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics. Acknowledge the importance of neighborhoods to the city’s long-term health and vitality.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	RR with D-1	General merchandise or food store 3,500 square feet or less
North	RR with D-1	Auto-related, Restaurant, Retail
South	R-7.5(A)	Single family
East	RR with D-1	Personal service
West	RR with D-1	Vacant, Personal Service, Auto-related uses

Land Use Compatibility:

The request site is zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay and located within an existing retail shopping center. The applicant proposes the selling alcohol for off-premise consumption in the existing convenience store, a 1,422-square-foot-unit in the multi-unit building.

The surrounding land uses consist of auto related uses, restaurant and general merchandise uses to the north; vacant, personal service and auto related uses to the west; single family uses to the south; and personal service uses to the east.

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 current convenience store license was renewed in September 2020.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The applicant is requesting a five-year time limit for this specific use permit. Considering the delay in the passing the convenience store

license inspections, staff is recommending a two-year time period, to allow the review and evaluation of the code compliance and reevaluate the land use compatibility.

Landscaping:

No changes to the site are proposed. Therefore, no additional landscaping is required.

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. There are currently 61 parking spaces on the property serving the entire retail building. The applicant will provide the required seven spaces on site with the remaining parking spaces being designated for other retail and personal service uses.

Police Report

Staff requested a police report from April 2014, the last time the SUP was renewed, to present. From May 2014 to present there were 190 calls, 100 calls were categorized as emergency or urgent. In the same period, there were 62 incidents and 69 arrests at this location.

Incident Number	Offense Incident	Premise	Date	Time	Crime
150585-2014	THEFT OF PROP > OR EQUAL \$50 BUT <\$500 - SHOPLIFT (NOT EMP)	Retail Store	6/22/2014	4:04:00 PM	THEFT/SHOPLIFT
198922-2014	THEFT OF PROP <\$1,500 2+ PREV CONVIC - SHOPLIFT- (NOT EMP)	Convenience Store	8/18/2014	2:30:00 PM	THEFT/SHOPLIFT
248202-2014	ROBBERY OF INDIVIDUAL (AGG)	Parking Lot (All Others)	10/14/2014	9:06:00 PM	ROBBERY-INDIVIDUAL
016288-2015	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	1/21/2015	8:26:00 PM	UUMV
046325-2015	THEFT OF PROP > OR EQUAL \$500 BUT <\$1,500 - SHOPLIFT (NOT EMP)	Other	3/1/2015	12:05:00 PM	THEFT / SHOPLIFT
222595-2015	BURGLARY OF BUILDING - FORCED ENTRY	Commercial Property Occupied/Vacant	9/25/2015	5:27:00 AM	BURGLARY-BUSINESS
046116-2016	ROBBERY OF INDIVIDUAL	Parking Lot (All Others)	2/25/2016	5:43:00 PM	ROBBERY-INDIVIDUAL

Z190-122(AU)

136356-2016	THEFT OF PROP <\$100 - SHOPLIFTING - (NOT BY EMPLOYEE)	Retail Store	4/27/2016	7:10:00 PM	
123179-2016	ROBBERY OF BUSINESS (AGG)	Restaurant / Food Service / TABC Location	5/23/2016	12:13:00 PM	ROBBERY-BUSINESS
170245-2016	THEFT OF PROP > OR EQUAL \$100 BUT <\$750- NOT SHOPLIFT	Retail Store	7/14/2016	9:30:00 PM	OTHER THEFTS
220469-2016	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	9/12/2016	8:15:00 PM	UUMV
245263-2016	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Business Office	10/11/2016	8:33:00 PM	UUMV
275439-2016	ROBBERY OF INDIVIDUAL	Outdoor Area Public/Private	11/17/2016	4:10:00 PM	ROBBERY-INDIVIDUAL
032095-2017	ROBBERY OF BUSINESS	Other	2/9/2017	8:30:00 PM	ROBBERY-BUSINESS
156710-2017	BMV	Parking Lot (Apartment)	7/10/2017	7:01:00 PM	BMV
190581-2017	ROBBERY OF BUSINESS	Restaurant/Food Service / TABC Location	8/20/2017	5:30:00 PM	ROBBERY-BUSINESS
201441-2017	ASSAULT (AGG) - DEADLY WEAPON	Parking Lot (All Others)	9/2/2017	9:17:00 PM	AGG ASSAULT - NFV
261255-2017	BURGLARY OF BUILDING - FORCED ENTRY	Retail Store	11/16/2017	2:00:00 AM	BURGLARY-BUSINESS
264150-2017	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	11/19/2017	4:15:00 PM	UUMV
276675-2017	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Outdoor Area Public/Private	12/3/2017	2:00:00 PM	UUMV
203821-2018	ROBBERY OF INDIVIDUAL (AGG)	Apartment Complex/Building	9/13/2018	9:30:00 PM	ROBBERY-INDIVIDUAL
211918-2018	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking (Business)	9/20/2018	12:30:00 AM	UUMV
212080-2018	ROBBERY OF BUSINESS	Restaurant/Food Service / TABC Location	9/24/2018	6:00:00 PM	ROBBERY-BUSINESS
048679-2018	ROBBERY OF BUSINESS	Grocery / Supermarket	3/7/2018	3:00:00 PM	ROBBERY-BUSINESS
110672-2018	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	5/24/2018	1:45:00 PM	AGG ASSAULT - NFV

Z190-122(AU)

11672-2018	ASSAULT (AGG) - DEADLY WEAPON	Convenience Store	5/24/2018	1:45:00 PM	AGG ASSAULT - NFV
049545-2018	ASSAULT (AGG) - DEADLY WEAPON	Parking (Business)	3/8/2018	5:00:00 PM	AGG ASSAULT - NFV
139137-2018	ASSAULT (AGG) - SERIOUS BODILY INJURY	Parking (Business)	6/26/2018	10:30:00 PM	AGG ASSAULT - NFV
153234-2018	ASSAULT (AGG) - PUBLIC SERVANT - (AGG, NON LAW ENF)	Grocery/Supermarket	7/13/2018	7:15:00 PM	AGG ASSAULT - NFV
260116-2018	ASSAULT (AGG) - SERIOUS BODILY INJURY	Parking (Business)	11/30/2018	7:30:00 PM	AGG ASSAULT - NFV
021658-2019	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Department / Discount Store	2/1/2019	8:50:00 AM	UUMV
066820-2019	BURGLARY OF BUILDING - FORCED ENTRY	Liquor Store	4/5/2019	4:06:00 AM	BURGLARY-BUSINESS
076786-2019	ROBBERY OF BUSINESS	Other	4/18/2019	12:00:00 PM	ROBBERY-BUSINESS
088060-2019	DEADLY CONDUCT	Parking (Business)	5/3/2019	7:00:00 PM	AGG ASSAULT - NFV
089903-2019	BURGLARY OF BUILDING - FORCED ENTRY	Retail Store	5/6/2019	3:15:00 AM	BURGLARY-BUSINESS
103475-2019	BURGLARY OF BUILDING - FORCED ENTRY	Convenience Store	5/24/2019	1:45:00 AM	BURGLARY-BUSINESS
121456-2019	ROBBERY OF INDIVIDUAL (AGG)	Parking (Business)	6/16/2019	9:32:00 PM	ROBBERY-INDIVIDUAL
127343-2019	THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	Apartment Residence	6/24/2019	3:00:00 PM	OTHER THEFT
169735-2019	ROBBERY OF INDIVIDUAL	Convenience Store	8/21/2019	12:00:00 PM	ROBBERY-INDIVIDUAL
195472-2019	ROBBERY OF BUSINESS (AGG)	Specialty Store (In a Specific Item)	9/25/2019	7:40:00 PM	ROBBERY-BUSINESS
231980-2019	BURGLARY OF A COIN OPERATED MACHINE	Parking (Business)	11/17/2019	12:00:00 AM	OTHER THEFT
007130-2020	ROBBERY OF INDIVIDUAL	Parking (Business)	1/11/2020	11:00:00 AM	ROBBERY-INDIVIDUAL
024878-2020	ASSAULT - OFFENSIVE CONTACT	Retail Store	2/6/2020	1:50:00 PM	SIMPLE ASSAULT
032077-2020	ASSAULT (AGG) - SERIOUS BODILY INJURY	Restaurant/Food Service/TABC Location	2/17/2020	10:00:00 AM	AGG ASSAULT - NFV
024878-2020	ASSAULT - OFFENSIVE	Retail Store	2/6/2020	1:50:00 PM	SIMPLE ASSAULT

Z190-122(AU)

	CONTACT				
043178-2020	CRIM MISCHIEF <\$100	Restaurant/Food Service/TABC Location	3/4/2020	2:00:00 PM	DESTRUCTION/DAMAGE/VANDALISM OF PROPERTY
068031-2020	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Parking (Business)	4/14/2020	8:30:00 PM	SIMPLE ASSAULT
093851-2020	CREDIT CARD OR DEBIT CARD ABUSE ELDERLY	Convenience Store	4/30/2020	9:11:00 AM	CREDIT CARD/ATM FRAUD
077147-2020	ASSAULT - BODILY INJURY ONLY	Outdoor Area Public/Private	4/30/2020	12:35:00 PM	SIMPLE ASSAULT
090579-2020	POSSESSION OF DRUG PARAPHERNALIA	Parking (Business)	5/22/2020	5:05:00 AM	DRUG EQUIPMENT VIOLATIONS
090579-2020	BURGLARY OF BUILDING - FORCED ENTRY	Liquor Store	5/22/2020	5:05:00 AM	BURGLARY-BUSINESS
090579-2020	POSS CONT SUB PEN GRP 1 <1G	Parking (Business)	5/22/2020	5:05:00 AM	DRUG/NARCOTIC VIOLATIONS
103660-2020	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Grocery/Supermarket	6/12/2020	10:10:00 AM	UUMV
105812-2020	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Parking (Business)	6/16/2020	11:10:00 AM	UUMV
119617-2020	ASSAULT - BODILY INJURY ONLY	Single Family Residence - Occupied	7/7/2020	10:00:00 PM	SIMPLE ASSAULT
124314-2020	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Parking (Business)	7/15/2020	11:30:00 PM	SIMPLE ASSAULT
135737-2020	ASSAULT - OFFENSIVE CONTACT	Parking (Business)	8/3/2020	6:37:00 AM	SIMPLE ASSAULT
159078-2020	BMV	Parking (Business)	9/2/2020	10:00:00 AM	THEFT FROM MOTOR VEHICLE
160450-2020	BURGLARY OF BUILDING - NO FORCED ENTRY	Grocery/Supermarket	9/9/2020	10:00:00 AM	BURGLARY-BUSINESS
165085-2020	POSS MARIJUANA <2OZ	Other	9/16/2020	12:30:00 PM	DRUG/NARCOTIC VIOLATIONS
176878-2020	ROBBERY OF BUSINESS (AGG)	Convenience Store	10/4/2020	4:15:00 PM	ROBBERY-BUSINESS
180832-2020	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	Parking (Business)	10/10/2020	5:00:00 PM	DRUG/NARCOTIC VIOLATIONS

Incident Number	Arrest Date	Arrest Time	Crime	Charge Description
198922-2014	8/18/2014	6:00:00 PM	ALL OTHER LARCENY	THEFT OF PROP <\$1,500 2+ PREV CONVIC - SHOPLFT-(NOT EMP)
240511-2014	10/6/2014	1:15:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
026928-2015	2/4/2015	12:30:00 AM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
041760-2015	2/22/2015	6:30:00 PM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
163678-2015	7/17/2015	6:00:00 AM	ALL OTHER OFFENSES	OTHER OFFENSE - MISDEMEANOR
163678-2015	7/17/2015	6:00:00 AM	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME	FAIL TO ID - INTENTIONALLY PROVIDES FALSE INFO
279155-2015	12/1/2015	4:30:00 PM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
104100-2016	5/2/2016	8:15:00 AM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
182425-2016	7/30/2016	12:38:00 AM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
252277-2016	10/20/2016	4:40:00 PM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
255718-2016	10/24/2016	3:20:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
264992-2016	11/4/2016	9:30:00 PM	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
271508-2016	11/12/2016	10:30:00 PM	PUBLIC INTOXICATION	PUBLIC INTOXICATION
290319-2016	12/6/2016	8:53:00 AM	ALL OTHER OFFENSES	INDECENT EXPOSURE
290319-2016	12/6/2016	8:53:00 AM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
307516-2016	12/27/2016	1:21:00 AM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
065335-2017	3/23/2017	7:11:00 PM	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
065335-2017	3/23/2017	7:11:00 PM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
065335-2017	3/23/2017	7:11:00 PM	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO
074026-2017	4/3/2017	1:45:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
074026-2017	4/3/2017	1:45:00 PM	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
074026-2017	4/3/2017	1:45:00 PM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
074026-2017	4/3/2017	1:45:00 PM	ALL OTHER OFFENSES	EVADING ARREST DETENTION
083397-2017	4/14/2017	4:30:00 PM	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
203794-2017	9/5/2017	8:30:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)

Z190-122(AU)

219882-2017	9/25/2017	5:22:00 PM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
219882-2017	9/25/2017	5:22:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
223972-2017	9/30/2017	5:00:00 PM	SIMPLE ASSAULT	ASSAULT -BODILY INJURY ONLY
223972-2017	9/30/2017	5:00:00 PM	WARRANT-DALLAS PD (CAPIAS)	WARRANT-DALLAS PD (CAPIAS)
223972-2017	9/30/2017	5:00:00 PM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
223983-2017	9/30/2017	5:51:00 PM	AGG ASSAULT - NFV	ASSAULT (AGG) -DEADLY WEAPON
231076-2017	10/9/2017	11:15:00 AM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
243218-2017	10/24/2017	9:00:00 AM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
265255-2017	11/21/2017	1:12:00 AM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
010365-2018	1/14/2018	9:00:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
049545-2018	3/8/2018	5:20:00 PM	WEAPON LAW VIOLATIONS	UNLAWFUL POSS FIREARM BY FELON
049545-2018	3/8/2018	5:20:00 PM	AGG ASSAULT - NFV	ASSAULT (AGG) -DEADLY WEAPON
061088-2018	3/23/2018	11:03:00 AM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
153234-2018	7/13/2018	8:40:00 PM	AGG ASSAULT - NFV	ASSAULT (AGG) -PUBLIC SERVANT - (AGG, NON LAW ENF)
170066-2018	8/3/2018	9:10:00 AM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
183049-2018	8/18/2018	8:45:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 2-A < OR EQUAL 2 OZ
201880-2018	9/11/2018	12:15:00 PM	TRESPASS OF REAL PROPERTY	CRIMINAL TRESPASS
214075-2018	9/27/2018	5:00:00 PM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
214075-2018	9/27/2018	5:00:00 PM	ALL OTHER OFFENSES	OTHER OFFENSE - MISDEMEANOR
228157-2018	10/17/2018	12:00:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)
001559-2019	1/3/2019	2:00:00 PM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
001559-2019	1/3/2019	2:00:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
009171-2019	1/14/2019	10:50:00 AM	SIMPLE ASSAULT	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)
013173-2019	1/20/2019	1:35:00 AM	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
013173-2019	1/20/2019	1:35:00 AM	ALL OTHER OFFENSES	RESIST ARREST SEARCH OR TRANSPORT
042422-2019	3/2/2019	4:28:00 PM	APOWW	APOWW (SOCIAL SERVICES REFERRAL)

088060-2019	5/3/2019	8:10:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 2 > OR EQUAL 1G<4G
088060-2019	5/3/2019	8:10:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
088060-2019	5/3/2019	8:10:00 PM	AGG ASSAULT - NFV	DEADLY CONDUCT
088060-2019	5/3/2019	8:10:00 PM	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
123180-2019	6/19/2019	9:20:00 AM	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 <1G
123180-2019	6/19/2019	9:20:00 AM	WARRANT DALLAS PD (OTHERS)	WARRANT DALLAS PD (OTHERS)
146875-2019	7/20/2019	11:37:00 PM	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 <1G
146875-2019	7/20/2019	11:37:00 PM	DUI	DWI W/OPEN CONTAINER
208075-2019	10/12/2019	7:24:00 PM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
208075-2019	10/12/2019	7:24:00 PM	PUBLIC INTOXICATION	PUBLIC INTOXICATION
208473-2019	10/13/2019	11:15:00 AM	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
024878-2020	2/6/2020	2:12:00 PM	SIMPLE ASSAULT	ASSAULT -OFFENSIVE CONTACT
024878-2020	2/6/2020	2:12:00 PM	SIMPLE ASSAULT	ASSAULT -OFFENSIVE CONTACT
024878-2020	2/6/2020	2:12:00 PM	DISORDERLY CONDUCT	DISORDERLY CONDUCT
127476-2020	7/21/2020	4:30:00 AM	APOWW (SOCIAL SERVICES REFERRAL)	APOWW (SOCIAL SERVICES REFERRAL)
135737-2020	8/3/2020	7:05:00 AM	SIMPLE ASSAULT	ASSAULT -OFFENSIVE CONTACT
180832-2020	10/10/2020	5:27:00 PM	DRUG/ NARCOTIC VIOLATIONS	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
180832-2020	10/10/2020	5:27:00 PM	WARRANT HOLD (NOT A DPD WARRANT)	WARRANT HOLD (NOT A DPD WARRANT)

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

Z190-122(AU)

colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not in an MVA category, but it is surrounded by an MVA "G" category to the south, and "H" further north.

LIST OF PARTNERS

SAI Sanjit Inc. – Applicant
Mani Thapa – President and Secretary

Soon Young Kang - Owner

**CPC Action
December 17, 2020**

Motion: In considering 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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the south line of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive, it was moved to **hold** this case under advisement until January 21, 2021.

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

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

Against: 0
Absent: 1 - Johnson
Vacancy: 0

Notices: Area: 300 Mailed: 23
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Audrey Ewer, 1415 N. Loop W., Houston, TX,
77008
Ryan Hughes, 2225 E. Randol Mills Rd., Arlington,
TX, 76011
Against: None

**CPC Action
January 21, 2021**

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 a site plan and conditions on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the south line of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive.

Maker: Blair
Second: Rubin
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

Notices: Area: 300 Mailed: 23

Replies: For: 1 Against: 0

Speakers: For: Audrey Ewer, 1415 N. Loop West, Houston, TX,
77008

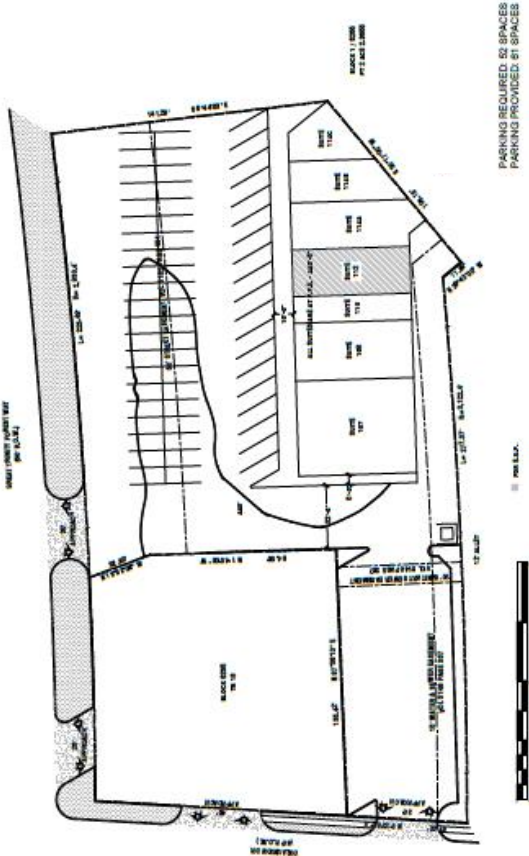
Ryan Hughes, 2225 E. Randol Mill Rd., Arlington,
TX, 76011

Against: None

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store less than 3,500 square feet.
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-year period from the passage of this ordinance)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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



LOT DESCRIPTION	
SUITE 107	2,900 S.F.
SUITE 108	1,961 S.F.
SUITE 110	812 S.F.
SUITE 112	1,422 S.F.
SUITE 114A	1,507 S.F.
SUITE 114B	1,100 S.F.
SUITE 114C	810 S.F.
TOTAL BUILDING AREA	10,467 S.F.
LOT SIZE	38,477 S.F.
% OF LOT COVERAGE	27.2%

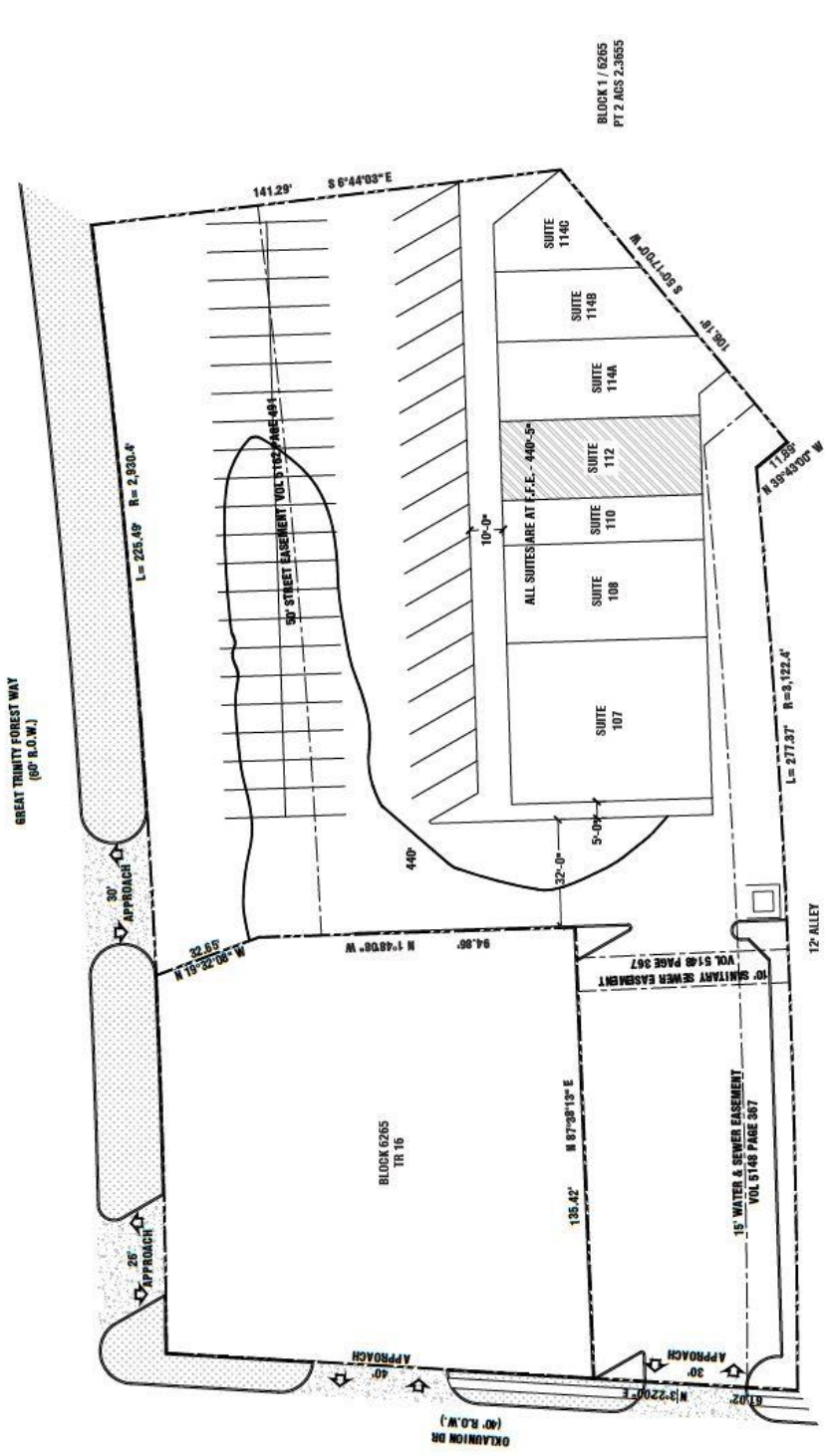
PARKING REQUIRED 52 SPACES
PARKING PROVIDED 51 SPACES

NOT EXC.



LEGAL DESCRIPTION
SHOWN FROM LOT 1

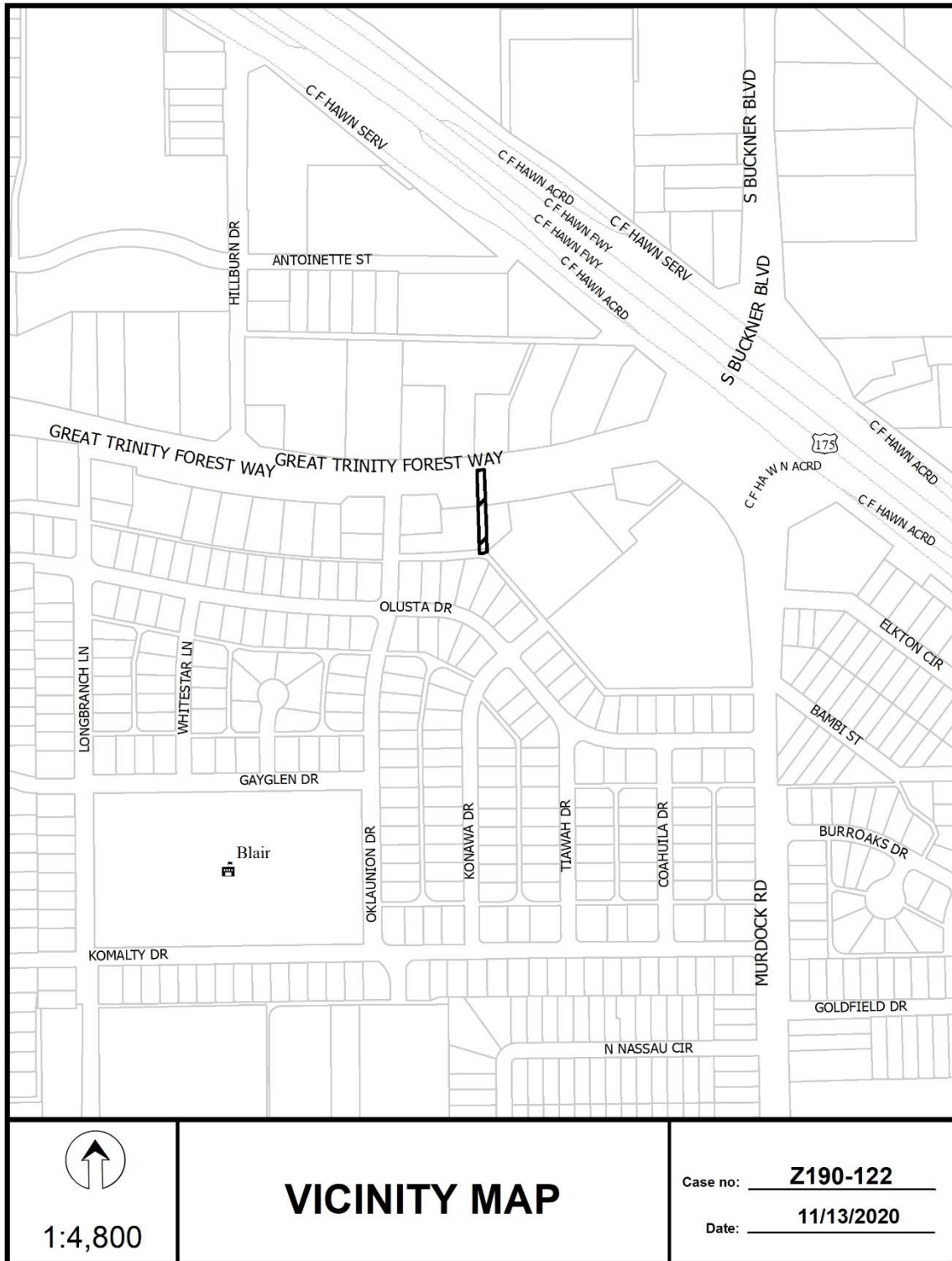
PROPOSED SITE PLAN (enlarged)

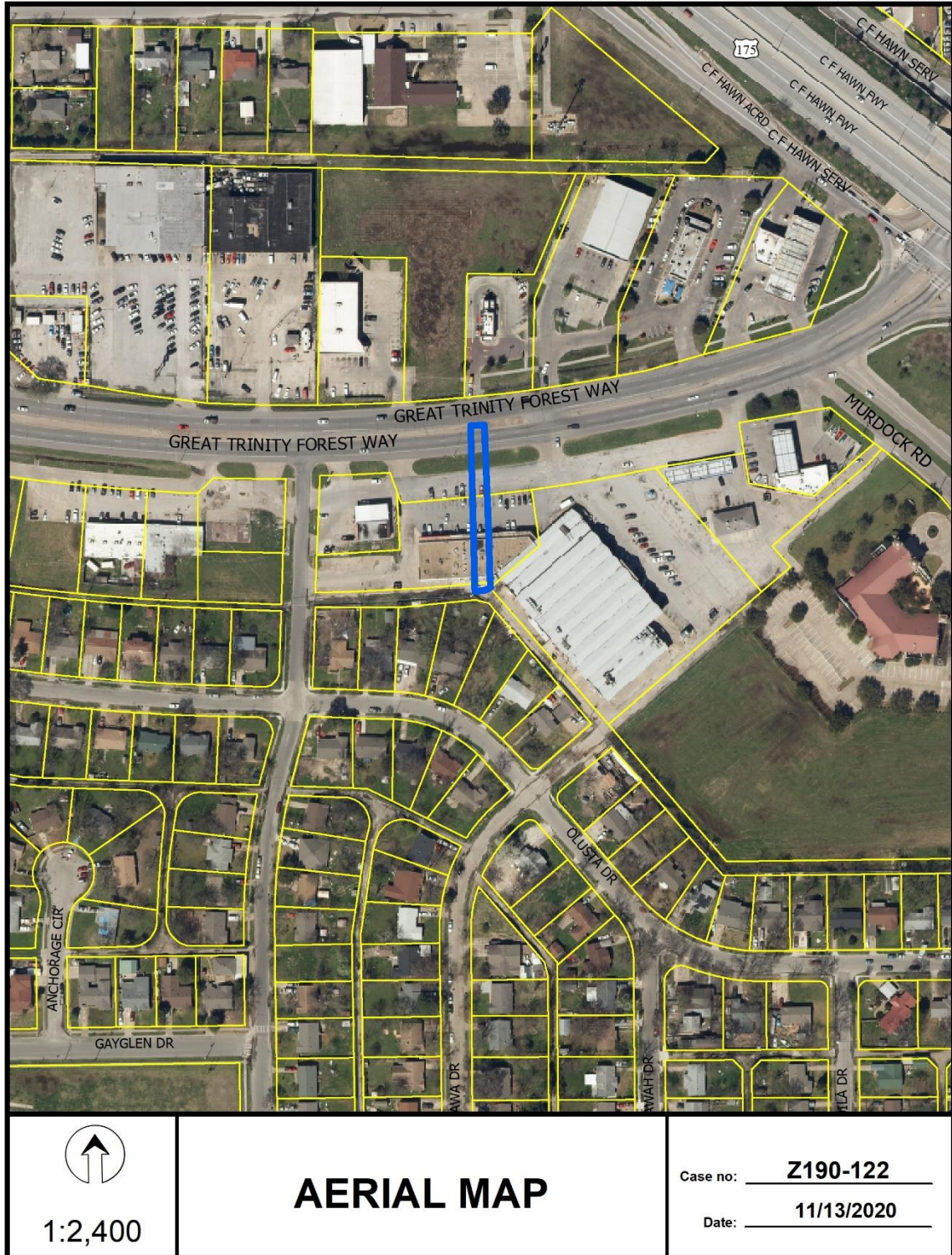


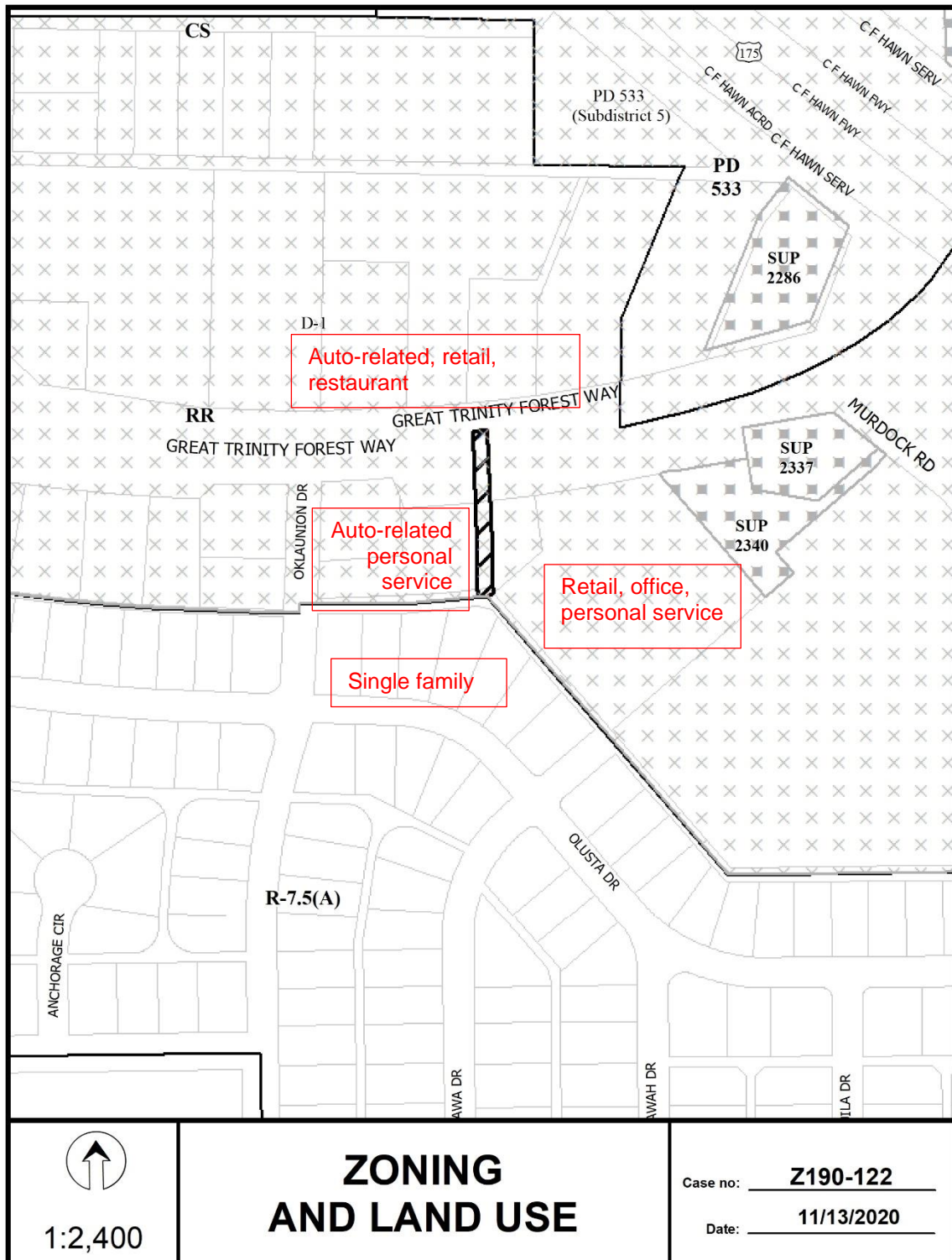
PARKING REQUIRED: 52 SPACES
PARKING PROVIDED: 61 SPACES

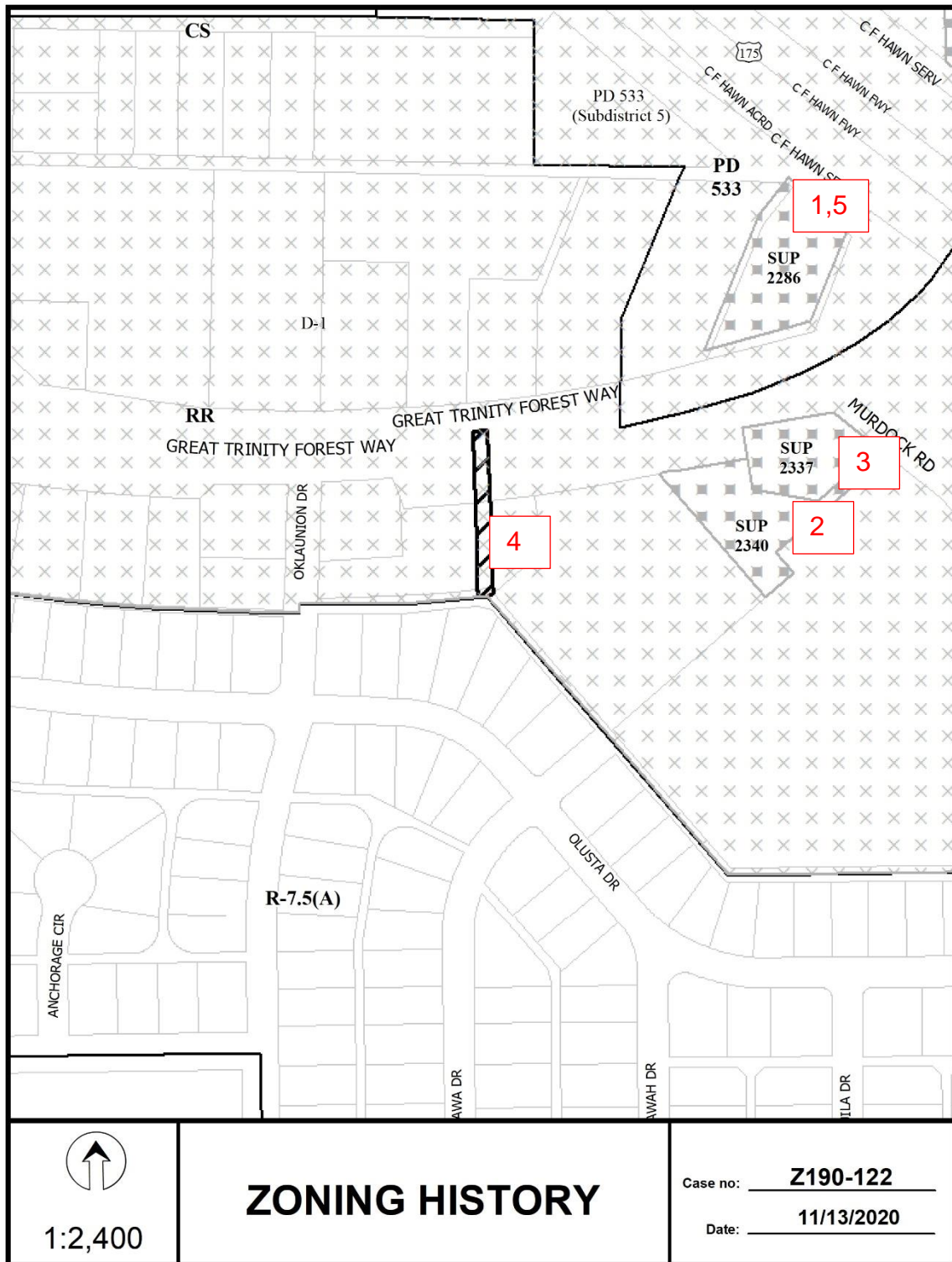


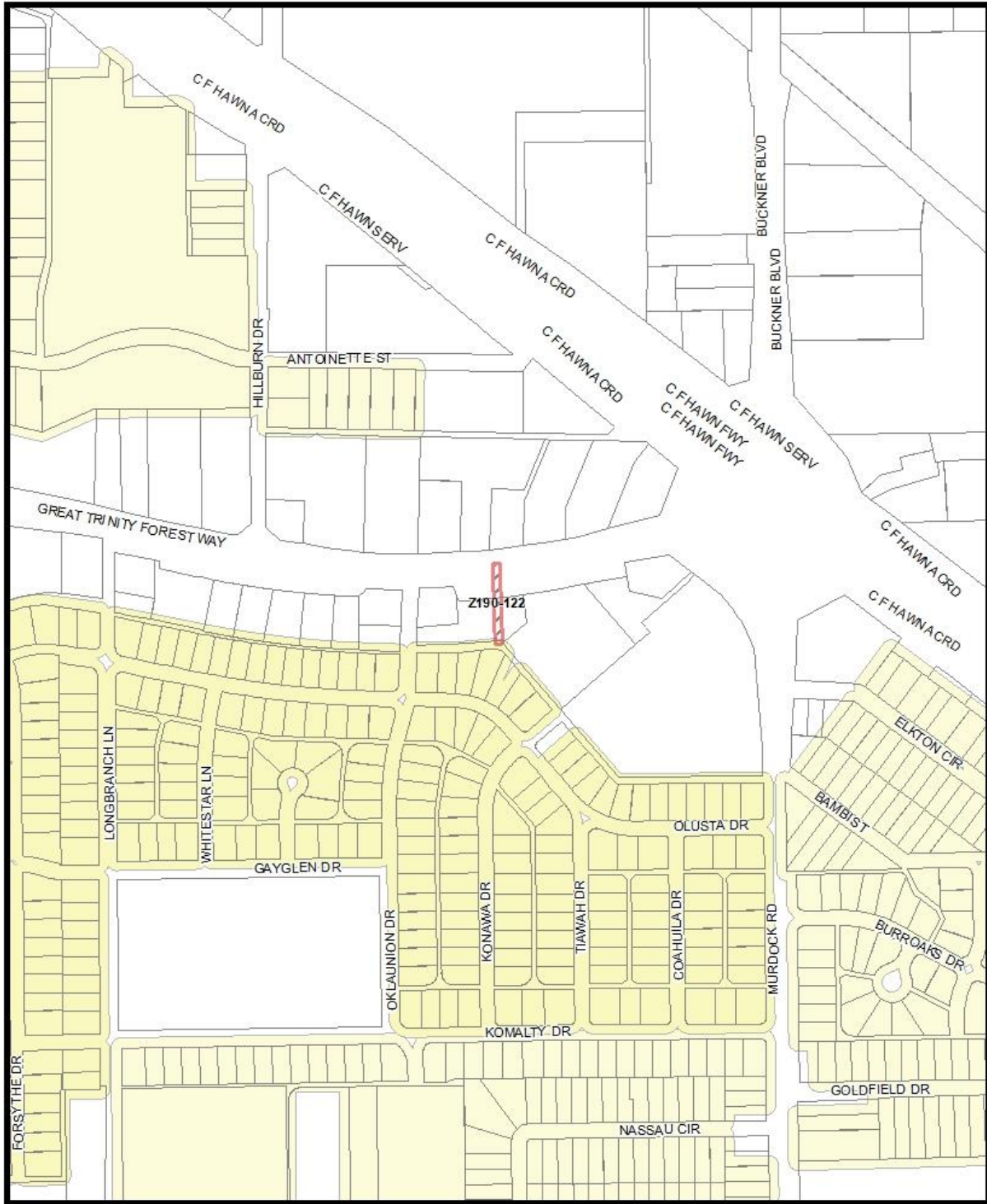
1 SITE PLAN
SCALE 1"=30'











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

 1:4,800

Market Value Analysis

Printed Date: 11/13/2020

CPC RESPONSES



<u>23</u>	Property Owners Notified (23 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>300'</u>	Area of Notification
<u>12/17/2020</u>	Date

Z190-122
CPC



1:2,400

01/20/2021

Reply List of Property Owners**Z190-122****23 Property Owners Notified****1 Property Owners in Favor****0 Property Owners Opposed**

Reply	Label #	Address	Owner
O	1	7932 GREAT TRINITY FOREST WAY	KANG SOON YOUNG
	2	7900 GREAT TRINITY FOREST WAY	MONA & NADA CORP &
	3	7904 OLUSTA DR	MELENDEZ ARTURO &
	4	7910 OLUSTA DR	CELESTINO MARTIN RUIZ
	5	7918 OLUSTA DR	ARREDONDO JOSE
	6	7926 OLUSTA DR	AGUILAR DENIS ALEXANDER RUBI &
	7	7932 OLUSTA DR	LENOVITZ J MARSHALL
	8	7905 OLUSTA DR	MERCADO MARCELINO
	9	7909 OLUSTA DR	RAMIREZ ALFREDO
	10	7915 OLUSTA DR	MEDINA LUIS
	11	7919 OLUSTA DR	ALEXIA BELLE PROPERTIES LLC
	12	7923 OLUSTA DR	NEXT WAY CONCEPTS LLC &
	13	7927 OLUSTA DR	COZBY SAMMY J &
	14	7933 OLUSTA DR	NINO JOSE JESUS
	15	7932 GREAT TRINITY FOREST WAY	KIMODALE INC
	16	8000 GREAT TRINITY FOREST WAY	R & R SULEIMAN LLC
	17	121 MURDOCK RD	UNITED HOUSE OF PRAYER
	18	7925 GREAT TRINITY FOREST WAY	SAKINA PROPERTIES INC
	19	8055 GREAT TRINITY FOREST WAY	MCDONALDS USA LLC
	20	7959 GREAT TRINITY FOREST WAY	WILLIAMS FRIED CHICKEN
	21	7939 GREAT TRINITY FOREST WAY	AUTOZONE TEXAS LP
	22	7949 GREAT TRINITY FOREST WAY	SOUTH DALLAS HOSPITALITY LLC
	23	7900 GREAT TRINITY FOREST WAY	Taxpayer at