

**FILE NUMBER:** Z234-155(WK) **DATE FILED:** January 12, 2024

**LOCATION:** Southwest corner of South Buckner Boulevard and Forney Road.

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** Approx. 26,833 sqft **CENSUS TRACT:** 48113008500

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**REPRESENTATIVE:** Audra Buckley, Permitted Development

**OWNER/APPLICANT:** Trispeed Investment Inc

**REQUEST:** An application for an amendment to Specific Use Permit No. 2359 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

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

**BACKGROUND INFORMATION:**

- The area of the request is within a LI Light Industrial District with a D-1 Liquor Control Overlay.
- The request is to renew SUP No. 2359 to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
- SUP No. 2359 was passed on May 11, 2022 for a two year period.
- The property is currently developed with a 2,244 square foot general merchandise or food store.

**Zoning History:**

There have not been any zoning case in the area in the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
South Buckner Blvd	Principal Arterial	107' Bike Plan
Forney Rd	Community Collector	80'

**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.

**STAFF ANALYSIS:****Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	LI Light Industrial	General Merchandise or Food Store 3,500 Square Feet or Less, Motor Vehicle Fueling Station
<b>North</b>	MC-1 Multiple Commercial	Undeveloped
<b>East</b>	LI Light Industrial	Auto service center
<b>South</b>	LI Light Industrial	Vacant Retail
<b>West</b>	LI Light Industrial	Auto service center

Note: The subject property and all surrounding properties include a D-1 Liquor Control Overlay.

**Land Use Compatibility:**

The request site is within a LI-D-1 District with a D-1 Liquor Control Overlay and is currently occupied by a general merchandise or food store 3,500 square feet or less in conjunction with a motor vehicle fueling station.

Other uses surrounding the area of request include auto service uses to the west and east, a vacant retail use to the south, and an undeveloped tract of land across Forney Road to the north. The existing general merchandise or food store less than 3,500 square feet on the site is complementary to the current uses along South Buckner Boulevard and Forney Road.

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. A general merchandise store greater than 3,500 square feet is allowed by right in an LI Light Industrial District. Additionally, this development will complement the other developments along South Buckner Boulevard and Forney Road.

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 Department has determined that the request site meets the standards in Chapter 12B.

The applicant does not propose changes to the site plan or conditions, besides the period of five years.

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

**Parking:**

Per code, the required parking for a general merchandise or food store at 2,400 square feet is one space per every 200 square feet of floor area. The site is required to provide 12 parking spaces, the applicant has provided 17 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 currently in a “H” MVA area that extends to the south and west. Directly across South Buckner Boulevard is a “G” MVA Area, and across Forney Road to the North is a “F” MVA area.

**Crime Report**

A copy of the police report of offences recorded at this property is provided below for the period of May 11, 2022 to May 7, 2024.

Offenses

<b>Offenses (Summary)</b>	<b>Count of Incidents</b>
BURGLARY - BUSINESS	1
MISCELLANEOUS	1
<b>Grand Total</b>	<b>2</b>

Calls

<b>Calls (Summary)</b>	<b>Count of Problem</b>
40/01 - Other	1
11B - Burg of Bus	1
6X - Major Dist (Violence)	1
<b>Grand Total</b>	<b>3</b>

Arrests

<b>Arrests (Summary)</b>	<b>Count of Incidents</b>
DUI	1
<b>Grand Total</b>	<b>1</b>

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**Trispeed Investment Inc**  
Akram Alzoubi - President

## List of Officers

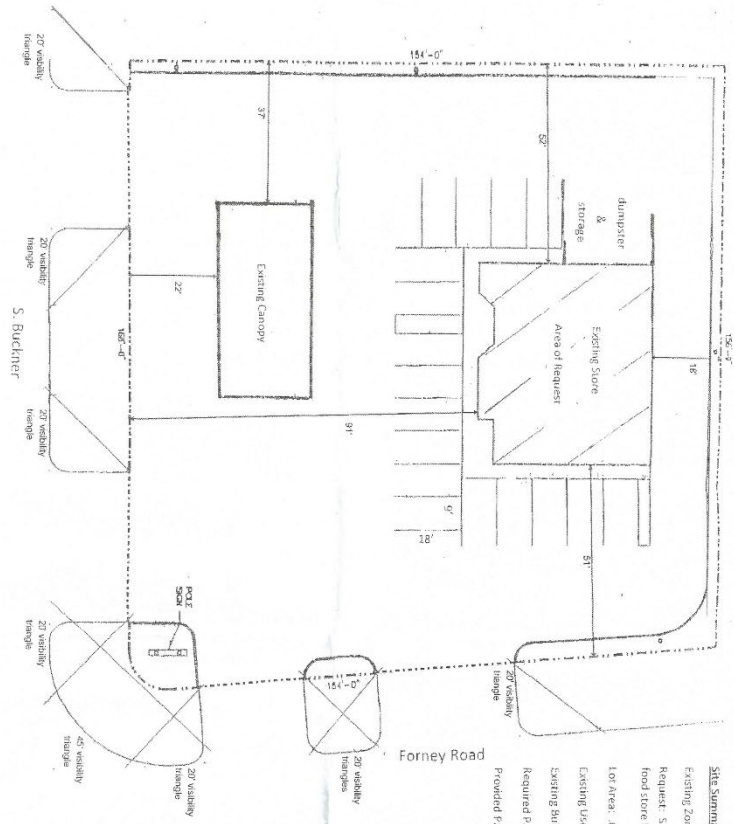
### **PROPOSED CONDITIONS**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires ~~in two years~~ (five years from the passage of this ordinance).
5. MAINTENANCE: The property will be adequately maintained in 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.



# **EXISTING SITE PLAN (No Changed Proposed)**

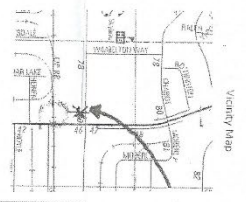
Scale: 1" = 20'



## **Site Summary**

Existing Zoning: L with S-1 Overlay  
Request: SUP for off premise alcohol consumption associated with a general merchandise or food store less than 3500 square feet  
Lot Area: 6.15 acres  
Existing Use: General merchandise or food store less than 3500 square feet  
Existing Building Area: 2400 square feet  
Required Parking: 14  
Provided Parking: 17

Specific Use Permit  
No. 2359



Approved  
City Plan Commission  
November 21, 2019

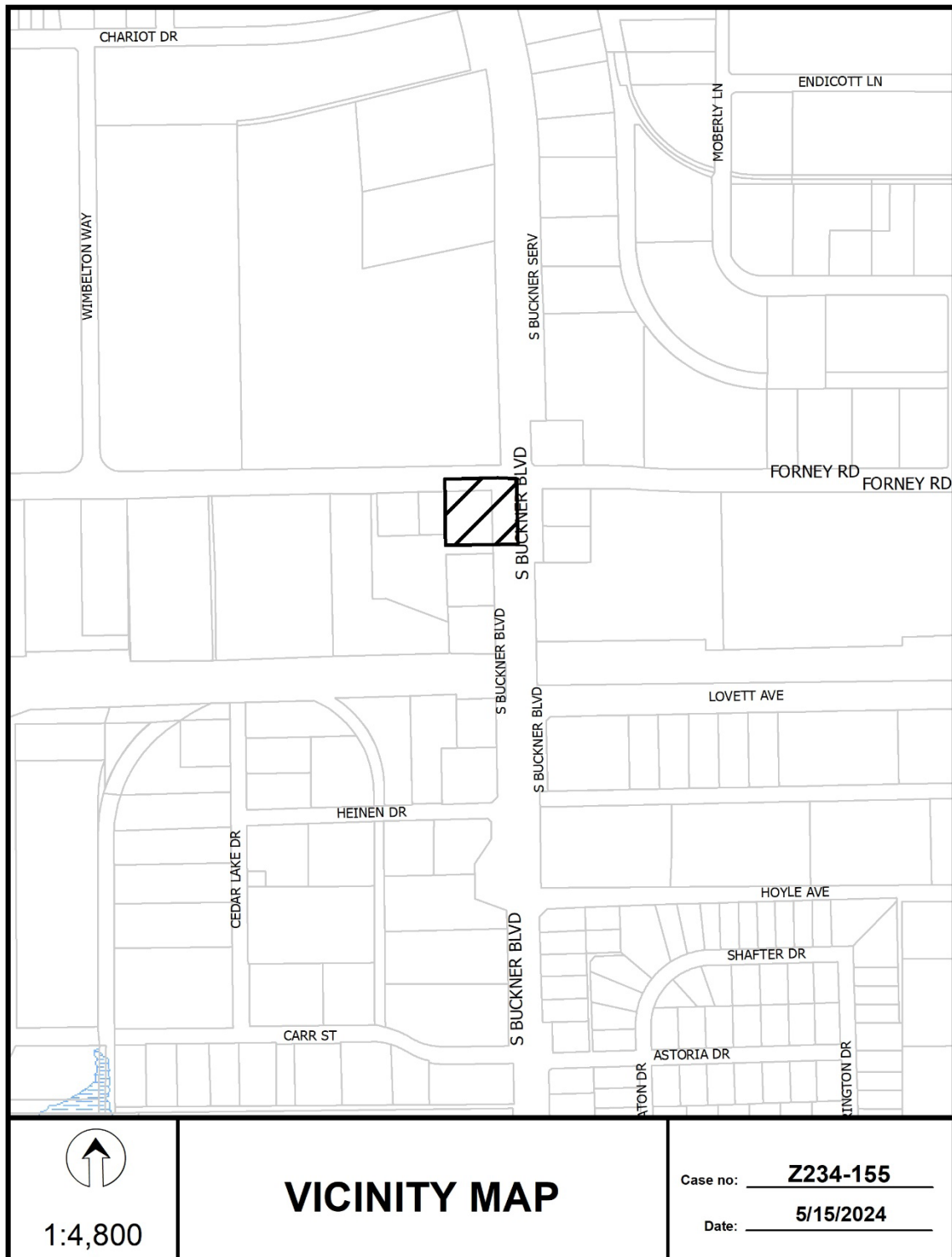
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Site Plan

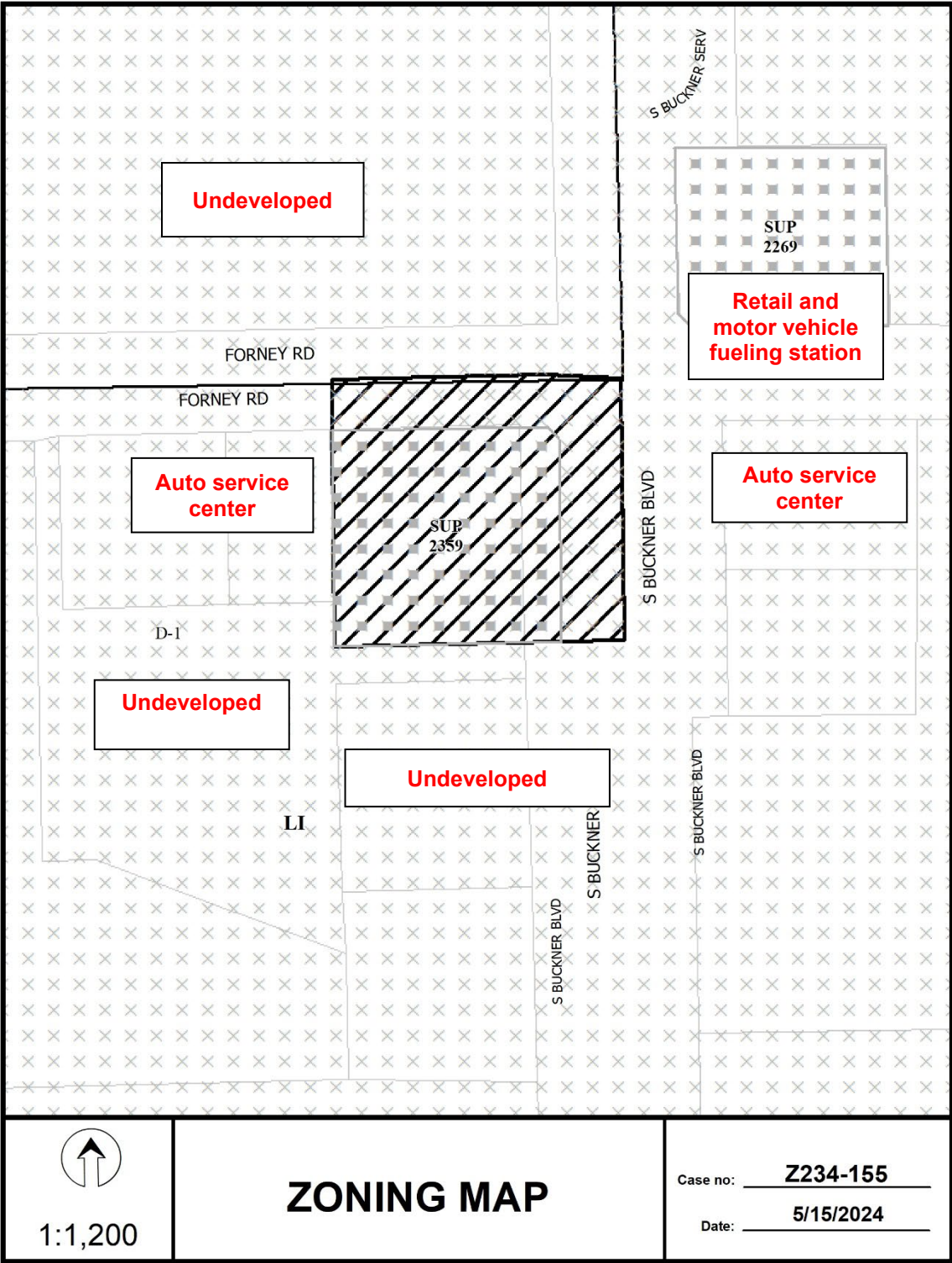
Z234-155

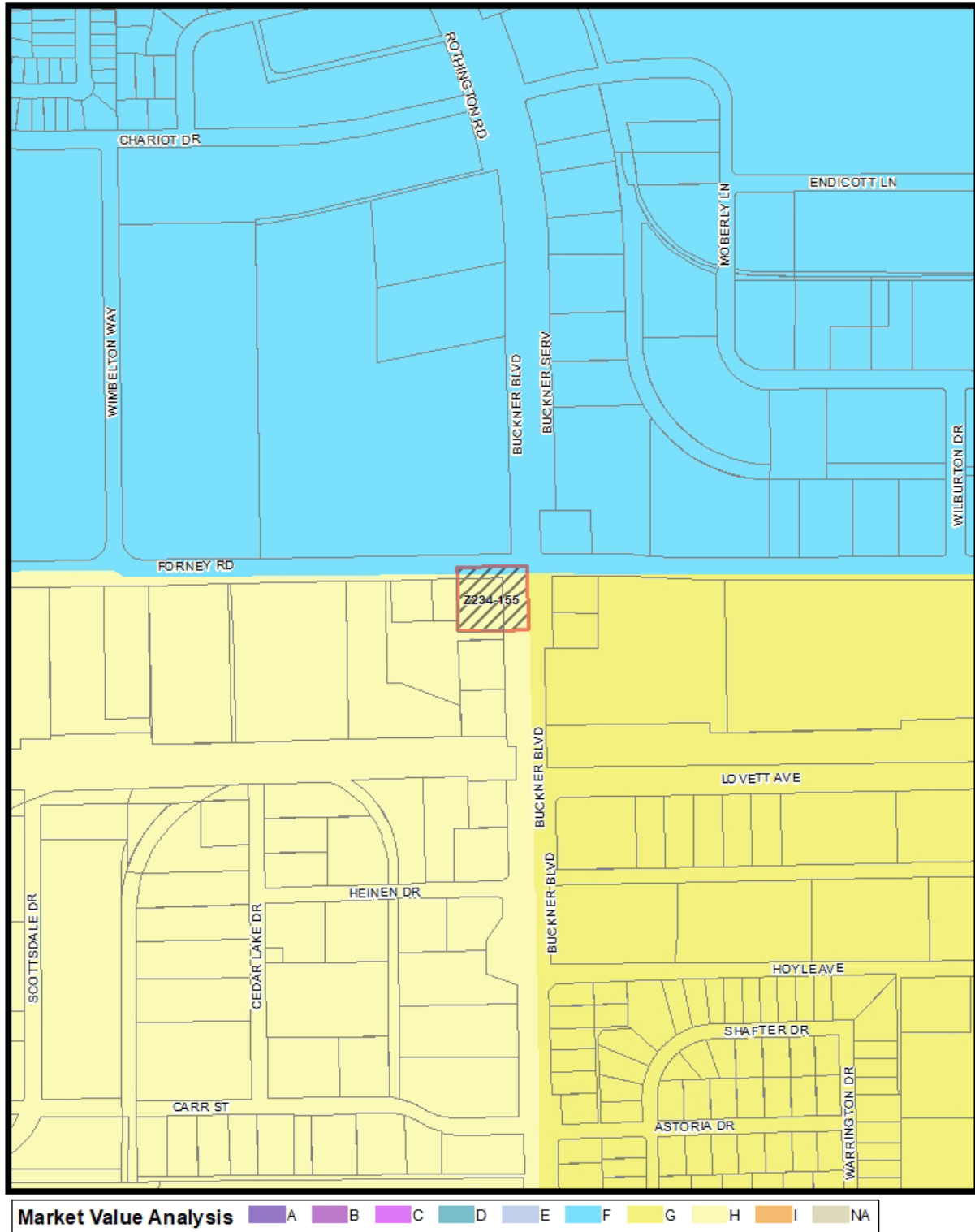
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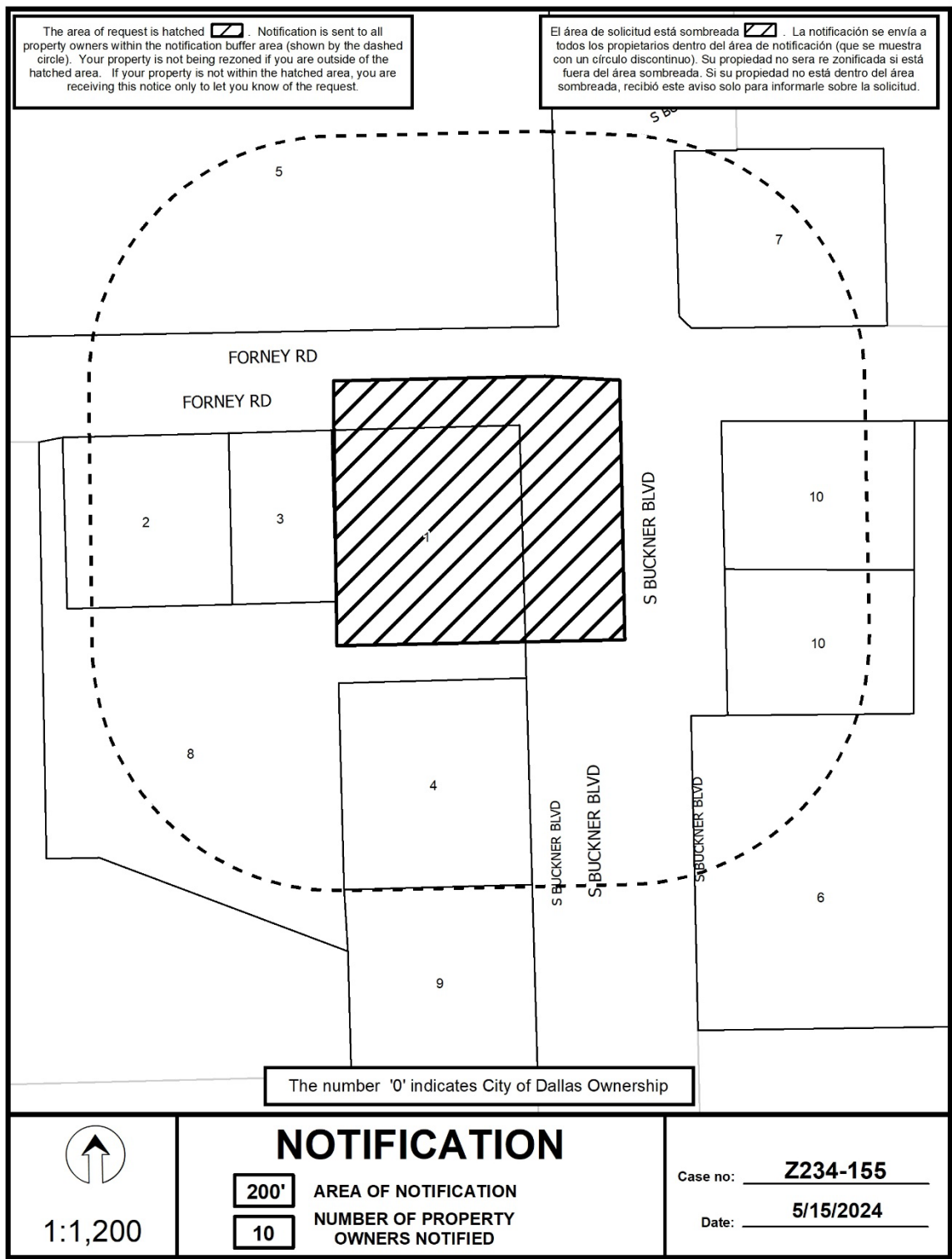












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05/15/2024

## ***Notification List of Property Owners***

***Z234-155***

***10 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4625 S BUCKNER BLVD	TRISPEED INVESTMENT INC
2	8020 FORNEY RD	KINGDOM BUILDERS CHRISTIAN CENTER OF FAITH
3	8050 FORNEY RD	Taxpayer at
4	4545 S BUCKNER BLVD	FULL LIFE OUTREACH CHRISTIAN CENTER
5	4700 S BUCKNER BLVD	MDJ BUCKNER LLC
6	4520 S BUCKNER BLVD	WHEEL MART TEXAS INC
7	4710 S BUCKNER BLVD	BERT & BOB INVESTMENT CO
8	4617 S BUCKNER BLVD	PRUETT DARYL JEROME
9	4509 S BUCKNER BLVD	TORRES JOSE IGNACIO
10	4612 S BUCKNER BLVD	ZAXO GROUP INC