

FILE NUMBER: Z-25-000228 **DATE FILED:** February 19, 2025

LOCATION: West corner of C F Hawn Fwy and S Woody Rd.

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 1.83 ac **CENSUS TRACT:** 48113017005

OWNER/APPLICANT: 14020 CF Hawn FWY, LLC / Shazeb Daredia

REQUEST: An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned CS Commercial Service District with a D-1 Liquor Control Overlay

SUMMARY: The purpose of the request is to allow the sale of alcohol.

STAFF RECOMMENDATION: Approval, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned CS Commercial Service and is undeveloped.
- The surrounding area is predominantly industrial and commercial, with residential in close proximity.
- The applicant wishes to sell alcohol on the site. As such, they request a Specific Use Permit.
- The property is located within a D-1 Liquor Control overlay district, which a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.
- The property is within the West Kleberg Land Use Study.

Zoning History:

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|----------------------------|-----------------------|------------------------------|
| S Woody Rd | Residential Collector | 40' pavement; 60' ROW |
| C.F. Hawn Fwy | 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:

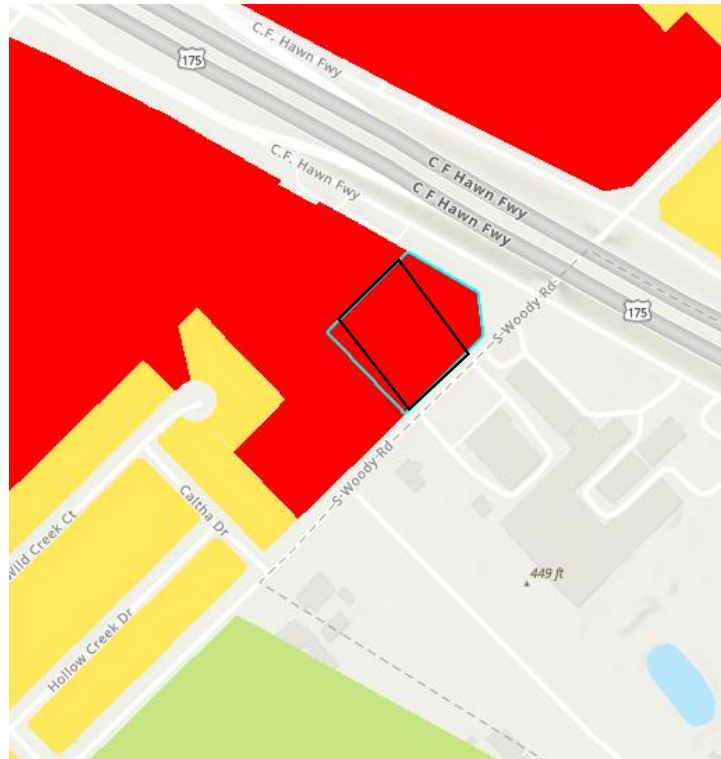
Comprehensive Plan:

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 goals and recommendations of Forward Dallas 2.0. Commercial development is identified as a primary land use within the Community Mixed-Use placetype and is a prevalent land use pattern in the surrounding area. The subject property is located along South Woody Road, a residential collector street, and occupies a corner lot. It is adjacent to existing commercial and industrial uses and is in close proximity to residential development. The property currently appears to be undeveloped.

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.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial

corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

Land Use:

| | Zoning | Land Use |
|--------------|---------------------------------|--------------------------|
| Site | CS Commercial Service | Undeveloped |
| North | CS Commercial Service | ROW |
| South | City of Seagoville Property | Industrial |
| East | MU-1 Mixed Use District | ROW |
| West | R-7.5(A) Single Family District | Single Family/Commercial |

Land Use Compatibility:

The request site is currently undeveloped. The applicant proposes selling alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.

The immediate surroundings of the site are predominantly industrial and commercial, with residential to the south of the site.

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 recommends approval of the request for a Specific Use Permit to authorize the sale of alcoholic beverages in conjunction with a general merchandise or food store exceeding

3,500 square feet. The subject property is situated along a major arterial corridor and is contiguous with existing commercial and industrial developments, rendering the proposed use generally compatible with the established land use pattern. The introduction of alcoholic beverage sales is not anticipated to generate adverse impacts on adjacent single-family residential properties or materially alter the prevailing character of the surrounding community. The principal function of the establishment is as a general merchandise or food retail operation with an ancillary fueling station, which is permitted by right; therefore, the predominant trip generation is expected to be associated with vehicular fueling activity. Furthermore, the facility will not include drive-in or drive-through service lanes, minimizing potential traffic impacts and mitigating any significant increase in vehicular circulation within the immediate area.

Development Standards

Following is a comparison table showing the development standards of the current CS Commercial Service.

| District | Setback | | Density/Lot Size | Height | Lot Cvrg. |
|----------------|---------|--------------------------------------|---|--------|-----------|
| | Front | Side/Rear | | | |
| Current: CS | 15' | Adj. to Res: 20' Other: 0' | None; FAR: 0.5 for any combination of lodging, office, and retail and personal service uses 0.75 for all uses combined | 45' | 80% |

Landscaping:

Landscaping must be provided in accordance with Article X, as amended

Parking:

Parking must be provided in accordance with the Dallas Development Code. Under the Parking Reform Amendment, there is no parking minimum. However, based on the site plan, the applicant is proposing to provide 72 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.

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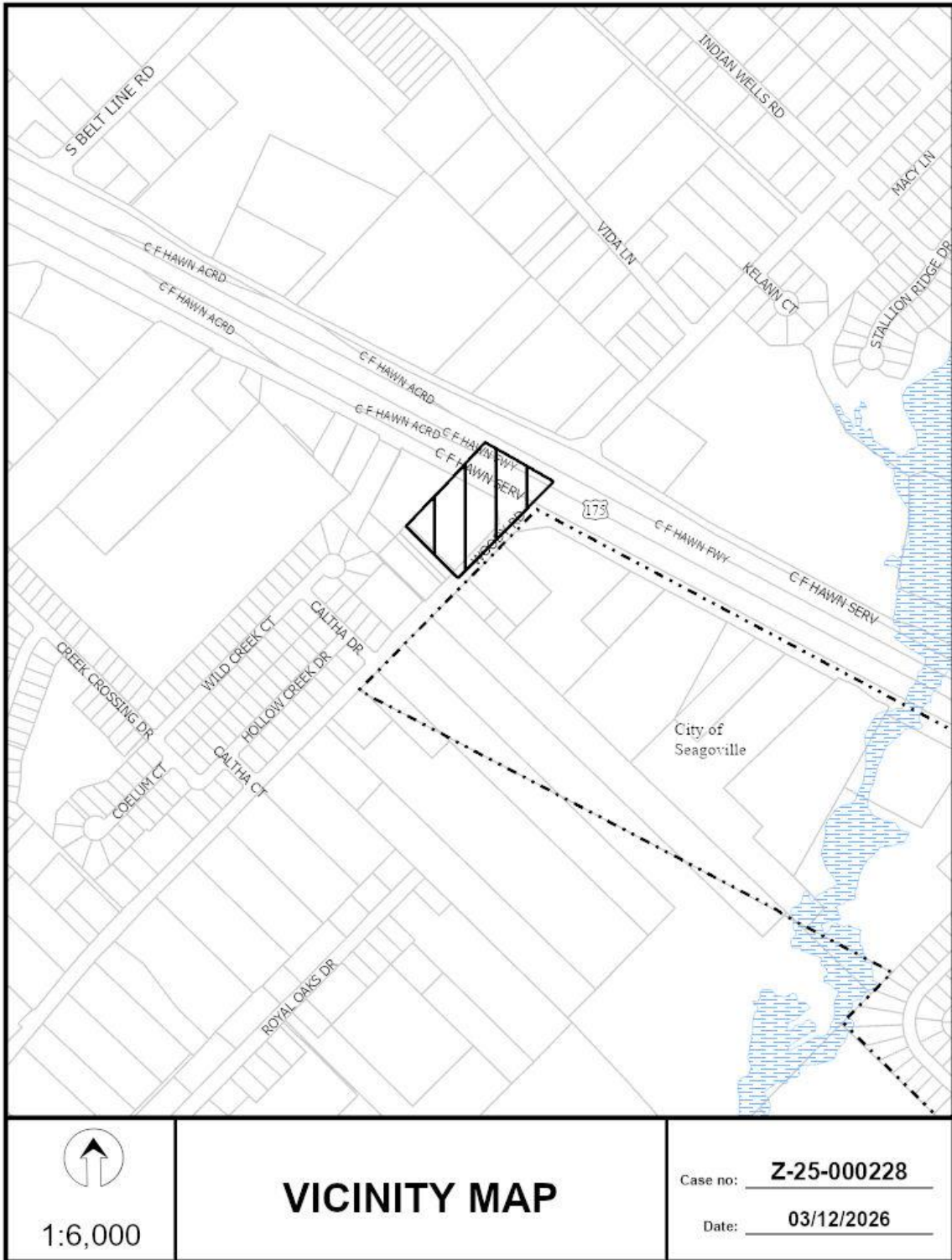
List of Partners/Principles/Officers:

14020 C F HAWN FWY - DALLAS, TX 75253

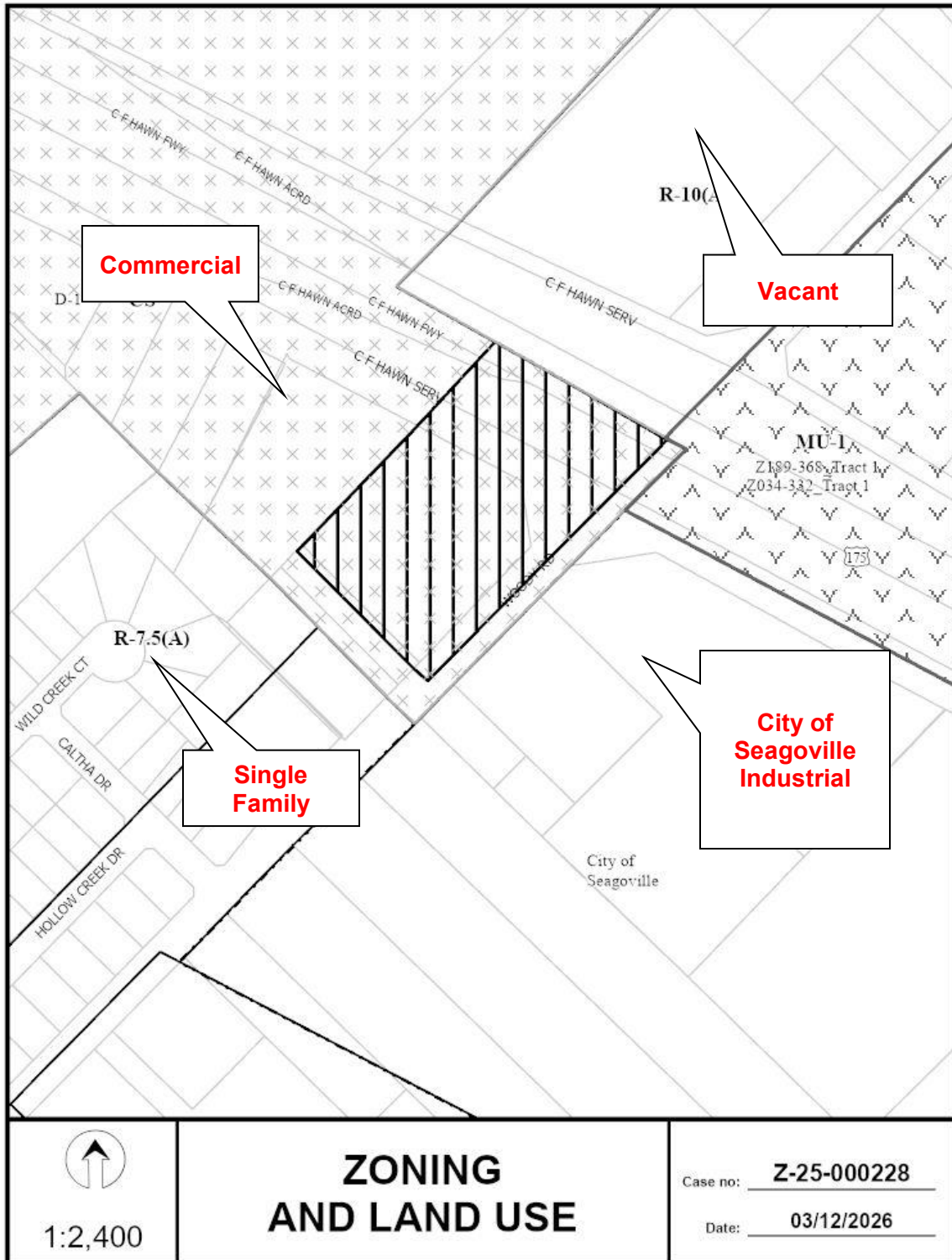
- Property Owner: 14020 CF HAWN FWY LLC
- Sole principal/officer: Shazeb Daredia, Position: Owner
- Corporate address:6600 Old Gate Rd, Plano, TX 75024

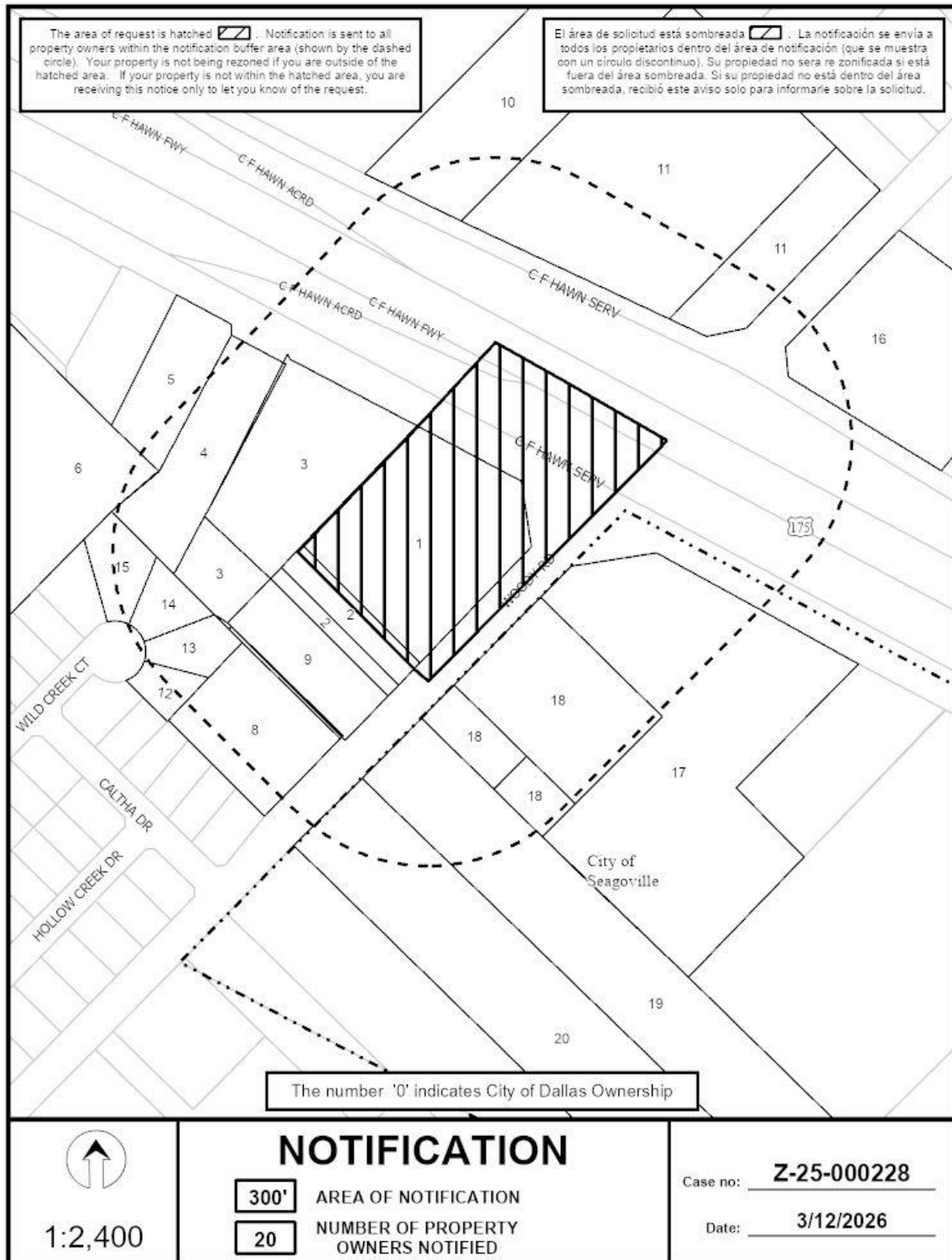
Proposed Conditions

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 greater 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 has no expiration date
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.









03/12/2026

Notification List of Property Owners***Z-25-000228******20 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------|
| 1 | 14020 C F HAWN FWY | 14020 CF HAWN FWY LLC |
| 2 | 1819 WOODY RD | JMA AUTO SHOP LLC |
| 3 | 14010 C F HAWN FWY | ROJAS JOSE RAUL & |
| 4 | 13950 C F HAWN FWY | SCALIA PROPERTIES LLC |
| 5 | 13936 C F HAWN FWY | SCALIA PROPERTIES LLC |
| 6 | 2010 WOODY RD | DELATORRE ALFONSO |
| 7 | 1925 WOODY RD | HALL M O JR |
| 8 | 1925 WOODY RD | MARTINEZ JUANITA |
| 9 | 1931 WOODY RD | M EVERETT ENDEAVORS LLC |
| 10 | 13953 C F HAWN FWY | KLEBERG TRADES MARKET INC |
| 11 | 1 C F HAWN FWY | CAPETI PROPERTIES LLC |
| 12 | 2010 WILD CREEK CT | ROLAND REBECCA & ERWIN N |
| 13 | 2006 WILD CREEK CT | CANTERO ROGELIO |
| 14 | 2002 WILD CREEK CT | PARISH D ANDRA |
| 15 | 2001 WILD CREEK CT | Taxpayer at |
| 16 | 3100 U S HWY 175 | TEXAS BLUEGRASS LLC |
| 17 | 1814 WOODY RD | HOLLOWAY DONALD R |
| 18 | 1820 WOODY RD | SOUTHWESTERN BELL |
| 19 | 1828 WOODY RD | FLORES LARRY & GLORIA |
| 20 | 1830 WOODY RD | MARSAW CORA EST OF |