

CITY PLAN COMMISSION

THURSDAY, JUNE 12, 2025

Planner: Cherrell Caldwell

FILE NUMBER: Z245-179(CC) **DATE FILED:** March 11, 2025
LOCATION: Northeast corner of Lake June Road and S. Buckner Boulevard.
COUNCIL DISTRICT: 5
SIZE OF REQUEST: ± 22,215 sqft **CENSUS TRACT:** 48113009203

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: Sami Ebrahim, SE Legacy Drive Investments

REQUEST: An application for an amendment to Specific Use Permit No. 2518 for the sale of alcoholic beverages on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay

SUMMARY: The purpose of the request is to revise the conditions and site plan to allow for a general merchandise or food store greater than 3,500 square feet.

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

BACKGROUND INFORMATION:

- The area of request is currently located within Planned Development District 366 (PD-366) Subdistrict 2.
- The lot has frontage on both South Buckner Blvd and Lake June Road.
- The applicant proposes an amendment to the specific use permit that increases the size of the general merchandise or food store greater than 3,500 square feet. This report includes a revised site plan.
- Request is for an amendment to SUP 2518, originally approved In March 2024, pertaining to the sale of alcoholic beverages in conjunction with a general merchandise/food store. Applicant requests the following changes:
 - Removal, reconstruction and enlargement of the general merchandise or food store to the northeast corner of the site. Structure to be enlarged to 3,800 sf.
 - Removal of the car wash and all affiliated infrastructure (signage, bollards, etc.).
 - Removal and relocation of the existing dumpster and its enclosure.
 - Repositioning of fuel pump canopy.
 - Reduction of the pump canopy (underground fuel storage tanks to remain).
 - Reconfiguration of the parking area to increase parking from 12 spaces to 20 plus 2 bike racks.

Zoning History:

There have been one zoning case in the area in the last five years.

1. **Z223-322** On March 27, 2024 City Council approved an application for and an ordinance granting 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 Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road. [Subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
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Lake June Road	Principal Arterial	100 feet
South Buckner Blvd	Principal Arterial	107 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The Forward Dallas Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The area of request is situated within the Neighborhood Mixed Use Placetype. Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community. This placetype incorporates local-serving retail, services and dining options and a mix of low- and medium-density residential.

There are no goals or policies supporting or opposing the request.

Land Use:

	Zoning	Use
Site	PD-366; Subarea 2	general merchandise or food store greater than 3,500 square feet and fueling station
East	PD 366	Retail
East(Further)	PD 1087	Elementary School
South	PD 366	Retail

North	PD 366	General merchandise or food store greater than 3,500 square feet.
West	PD 366	Retail

*All surrounding properties and the subject site include a D-1 Liquor Control Overlay.

Land Use Compatibility:

The area of request is currently developed. The property is located at the intersection of Lake June Road and Buckner Blvd. Staff assesses the applicant's proposal for a general merchandise or food store greater than 3,500 square feet use to be compatible with surrounding uses in the area.

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

The adjacent land uses are compatible with the request. There are various retail facilities. The requested area is located within an intersection that is ideal for ingress and egress for individuals utilizing the motor vehicle fueling station.

Landscaping:

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

Parking:

The Dallas Development Code, as updated May 14, 2025, no parking is required for the proposed retail and personal service uses. According to the site plan, 19 spaces are provided.

Crime Statistics

The Dallas Police Department provided crime statistics from May 2023 to the present. The information is provided in the subsequent charts. There were a total of 45 calls, and 4 incidents over the time period.

Calls

Calls (Summary)	Count of Incidents
1 – Emergency	1
2 – Urgent	22
3 - General Service	21
4 - Non Critical	1
Total	45

Incidents

Incidents (Summary)	Count of Incidents
ASSAULT (AGG) -DEADLY WEAPON	1
THEFT OF PROP > OR EQUAL \$750 <\$2,500 (NOT SHOPLIFT) PC31.03(e3)	1

DISCHARGE FIREARM IN CERTAIN MUNICIPALITIES	1
BURGLARY OF BUILDING - FORCED ENTRY	1
Total	4

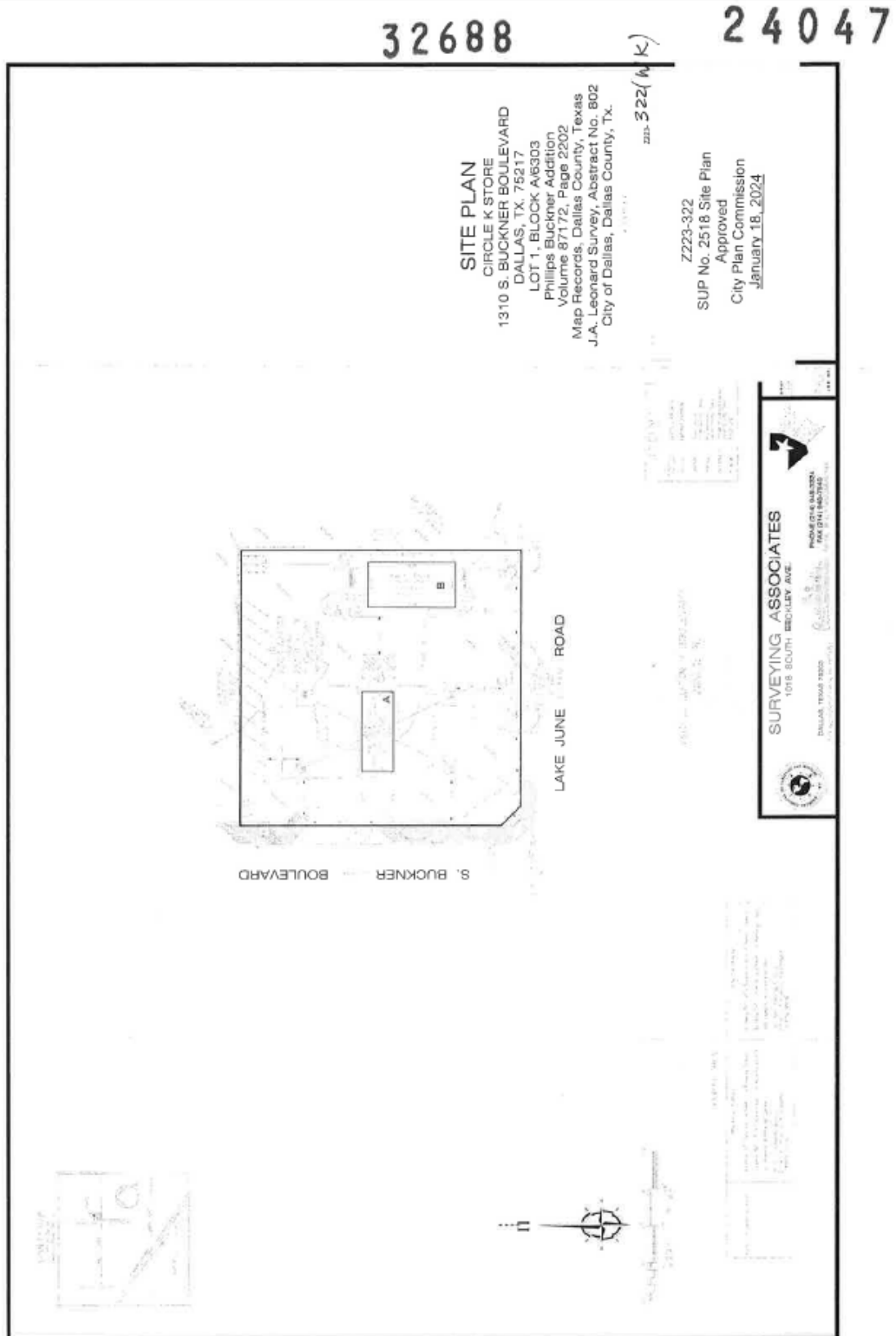
Market Value Analysis:

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 an “I” MVA cluster that extends to the northeast. To the West, Southwest, and Southeast is the “H” MVA cluster.

PROPOSED SUP CONDITIONS
SUP No. 2518

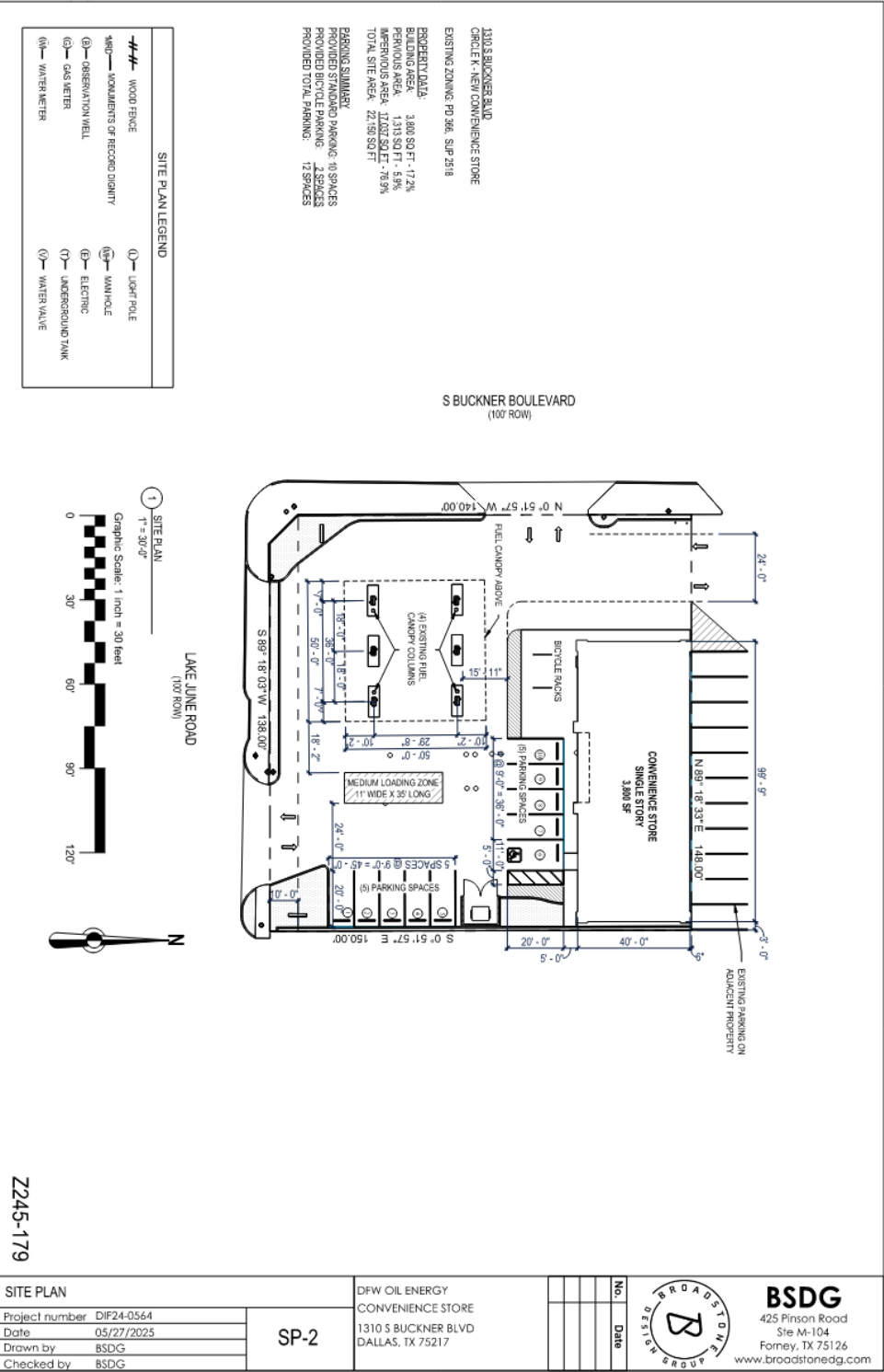
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a ~~general merchandise or food store 3,500 square feet or less,~~ general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on *(five years from the passage of this ordinance)* ~~[March 27, 2026]~~.
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.

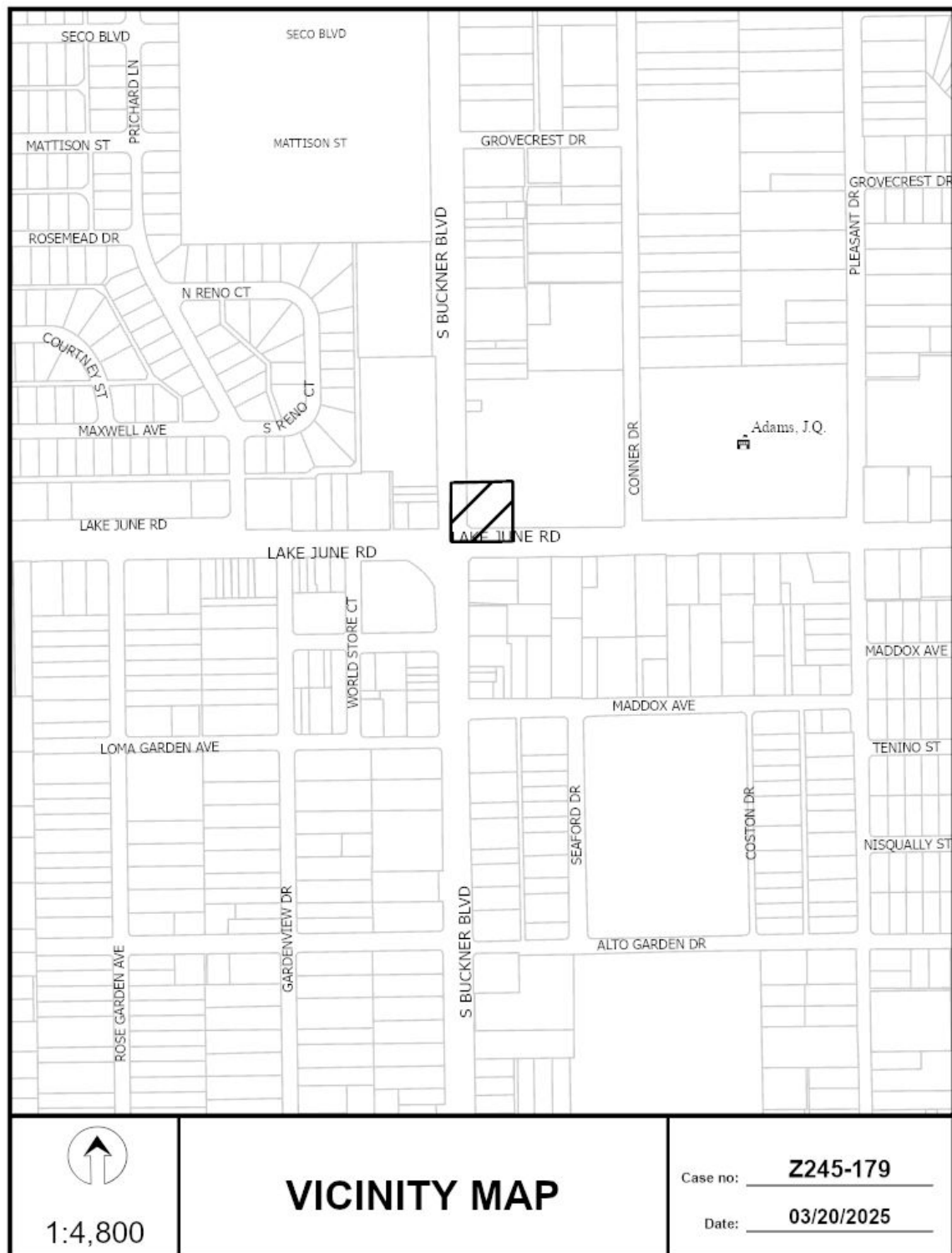
Existing Site Plan

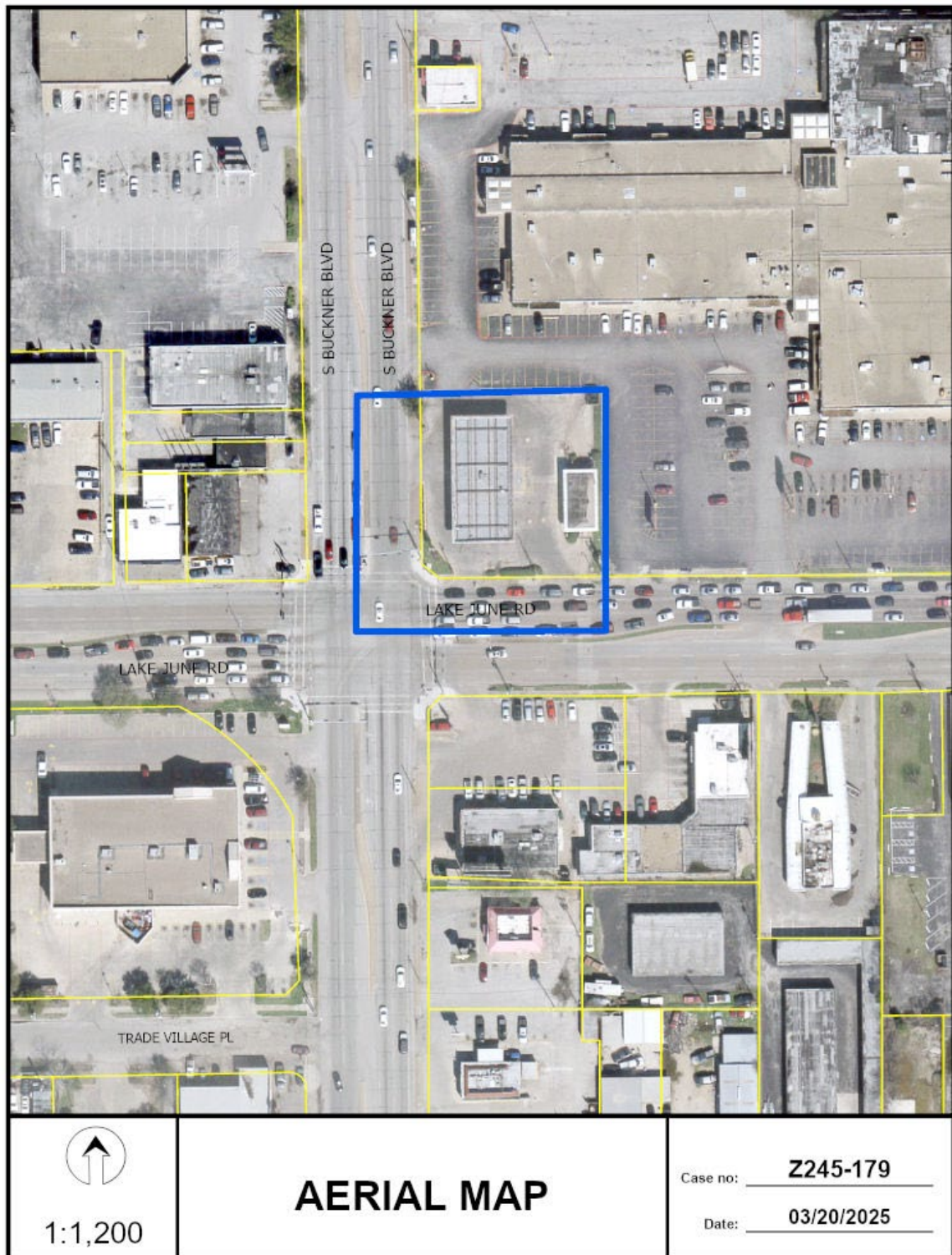


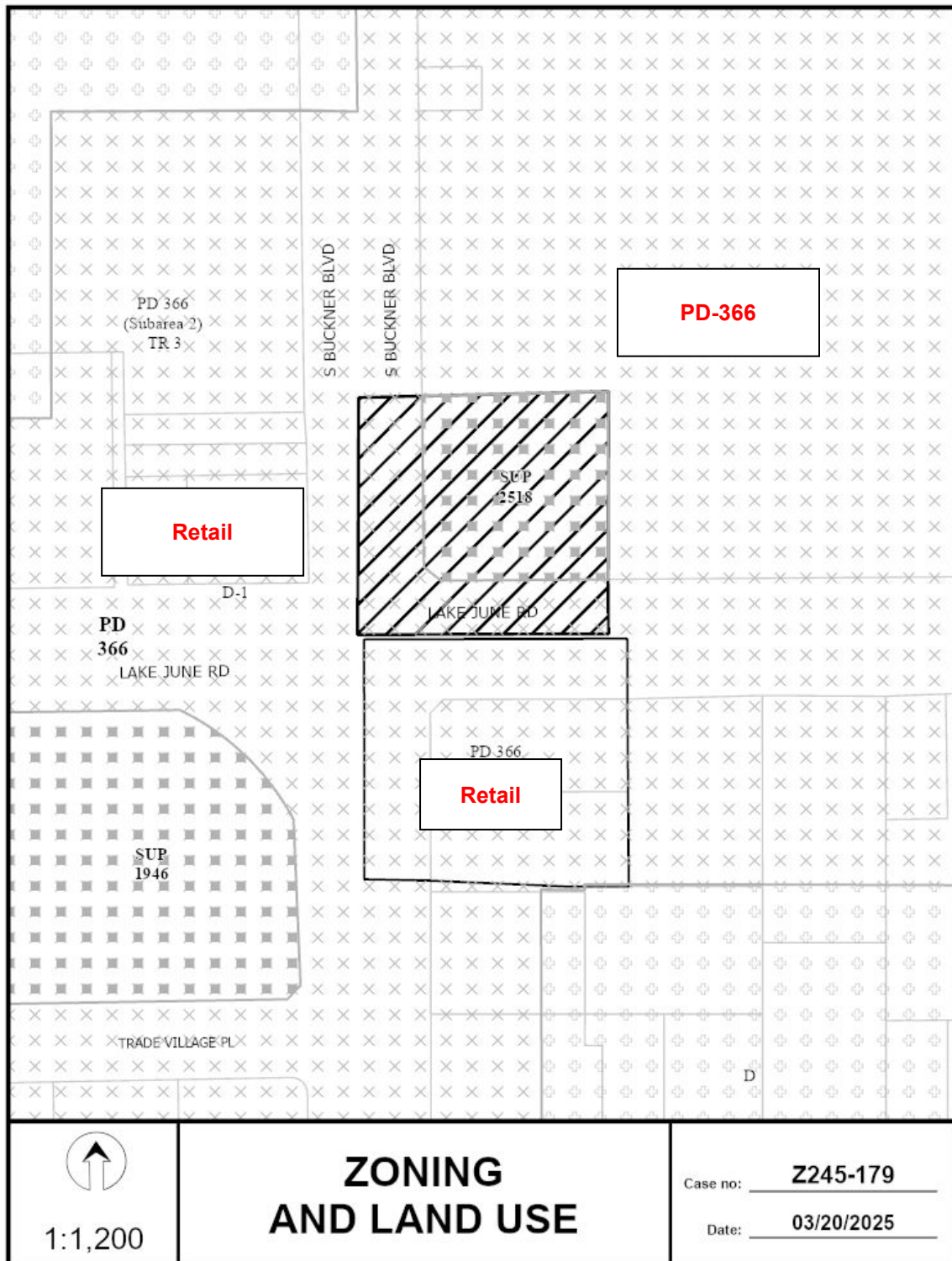
Proposed Site Plan

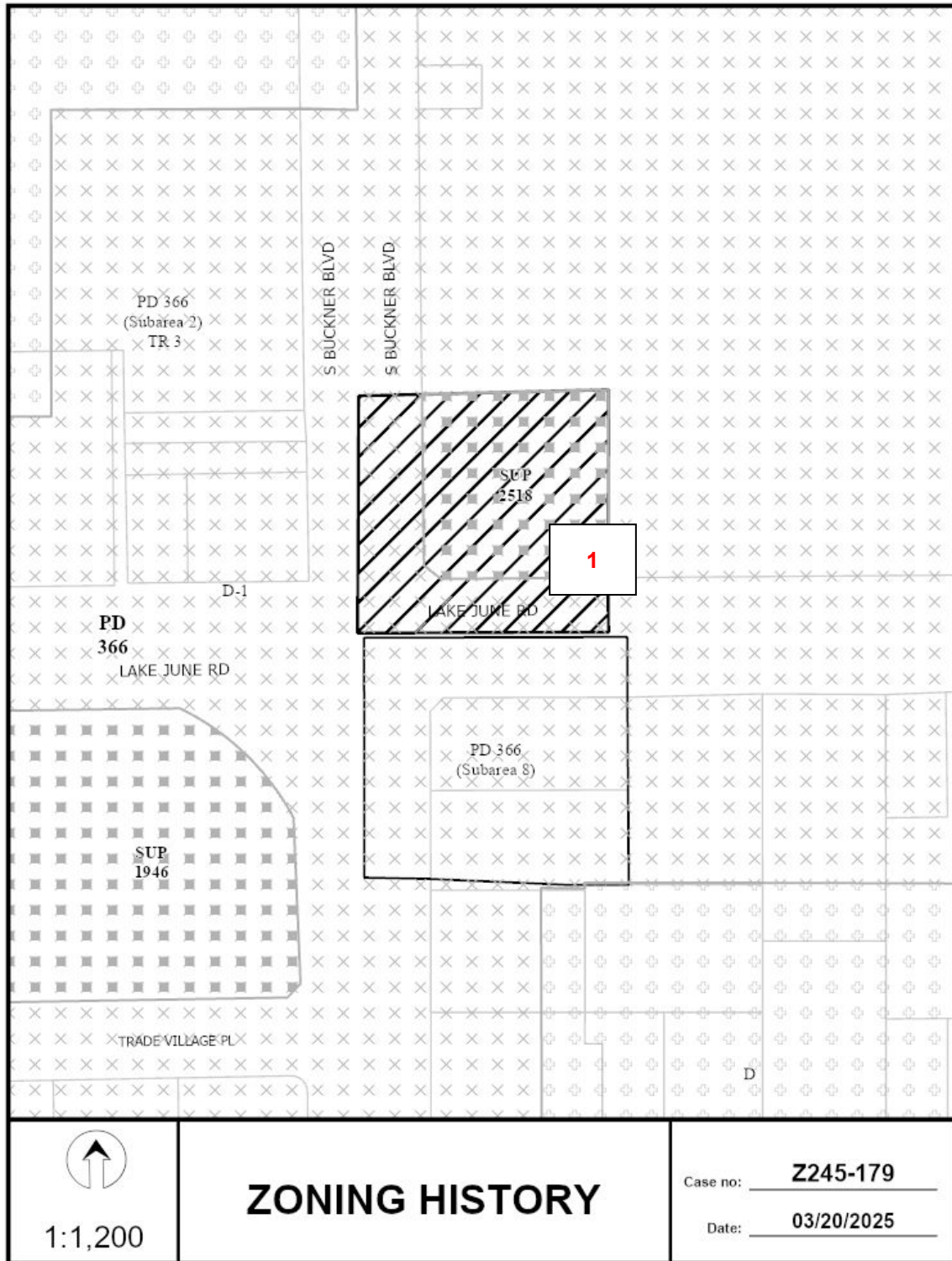
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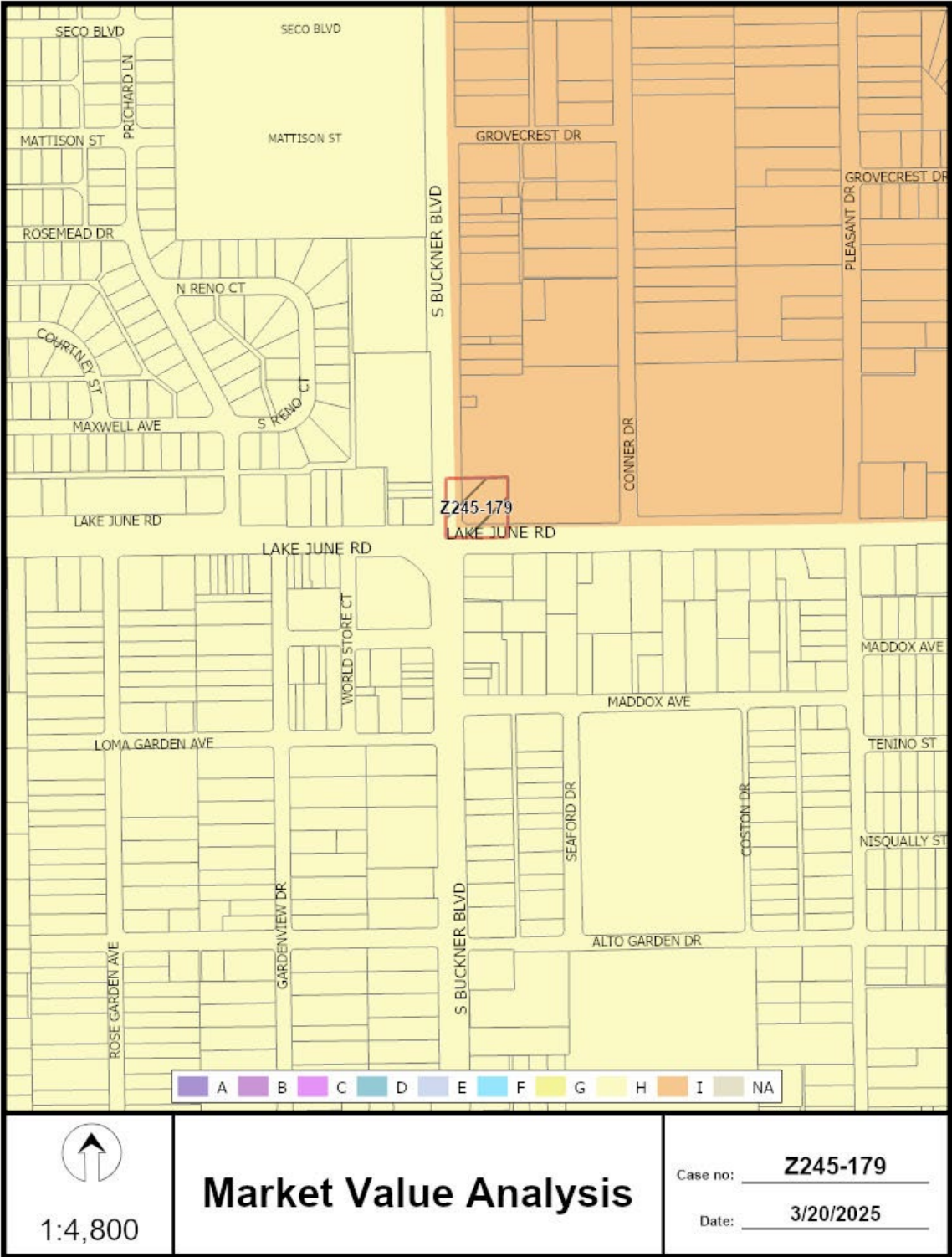


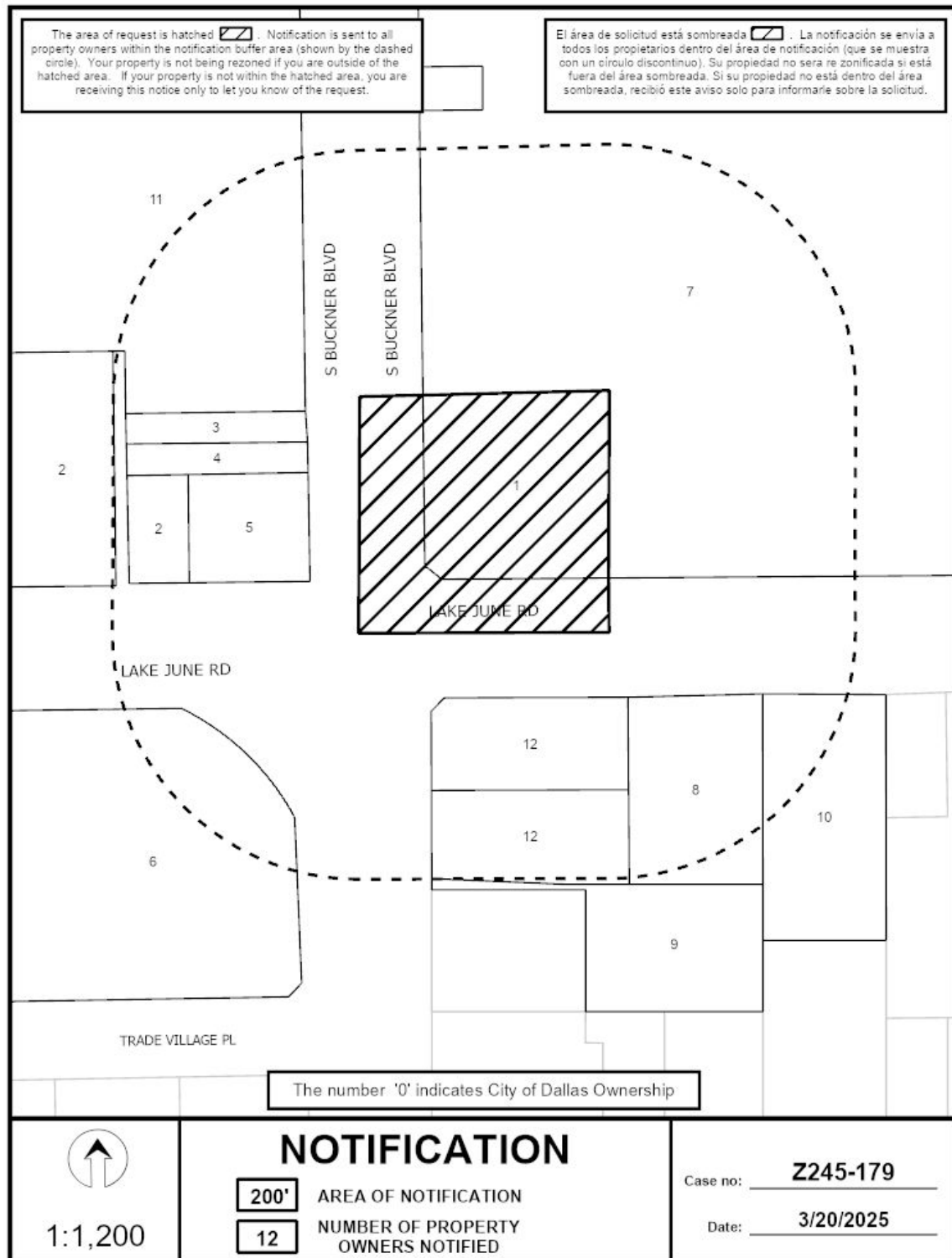












03/20/2025

Notification List of Property Owners

Z245-179

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1310 S BUCKNER BLVD	SE LEGACY DRIVE INVESTMENTS
2	8017 LAKE JUNE RD	SHIDID FAMILY LIVING TRUST
3	1311 S BUCKNER BLVD	HINDI AMGAD HAMED &
4	1309 S BUCKNER BLVD	HINDI AMGAD &
5	1301 S BUCKNER BLVD	HINDI AMGAD HAMID
6	1227 S BUCKNER BLVD	GOTTLIEB BUCKNER BLVD DRUGSTORE LLC
7	1310 S BUCKNER BLVD	MCISREHL DGS ONE LLC
8	8124 LAKE JUNE RD	REALEINS PROPERTIES LTD
9	1214 S BUCKNER BLVD	MADDOX STREET INVESTMENTS INC
10	8126 LAKE JUNE RD	NEKAN ACCOUNTING
11	1343 S BUCKNER BLVD	PVP NWC BUCKNER & LAKE JUNE LLC
12	1250 S BUCKNER BLVD	REALEINS PROPERTIES LTD