

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 6, 2025****Planner: Connor Roberts**

FILE NUMBER:	Z234-334(CR)	DATE FILED:	August 30, 2024
LOCATION:	Southeast corner of Simpson Stuart Road and Bonnie View Road.		
COUNCIL DISTRICT:	8		
SIZE OF REQUEST:	± 40,424 sqft	CENSUS TRACT:	48113020200

REPRESENTATIVE: Karl A. Crawley, MASTERPLAN

OWNER/APPLICANT: Regus Property 1, LLC

REQUEST: An application for a 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 a CR Community Retail District with a D-1 Liquor Control Overlay

SUMMARY: The purpose of the request is to allow for the sale of alcoholic beverages in conjunction with an existing general merchandise or food store (a convenience store) greater than 3,500 square feet on the site.

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

BACKGROUND INFORMATION:

- The approximately 0.93-acre area of request is currently developed with a multi-tenant commercial building. The subject suite is approximately 3,600 square feet and is occupied by a general merchandise or food store (a convenience store). The remaining suites total approximately 3,000 square feet and are occupied by a personal service use and a restaurant without a drive through.
- Access to the site is granted from abutting Bonnie View Road and Simpson Stuart Road via existing fire lanes.
- Specific Use Permit No. 1860 was previously approved for this site on June 22, 2011, allowing for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet; however, the permit was not properly renewed resulting in its revocation. This application seeks to reinstate the permissions granted under previous Specific Use Permit No. 1860. To do so, a new SUP is required.
- The proposed site plan is identical to the previously approved site plan included within Specific Use Permit No. 1860 (now expired).

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Simpson Stuart Road	Principal Arterial	100 feet Bike Plan
Bonnie View Road	Minor Arterial	100 feet Bike Plan

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:**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:

ECONOMIC ELEMENT**GOAL 2.1 PROMOTE BALANCED GROWTH**

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District with a D-1 Liquor Control Overlay	General merchandise or food store greater than 3,500 square feet; miscellaneous retail center
North	CR Community Retail District	Miscellaneous retail center; general merchandise or food store less than 3,500 square feet
East	CR Community Retail District	Miscellaneous retail center
South	MF-2(A) Multifamily District	Multifamily
West	CR Community Retail District	Vehicle or engine repair or maintenance

Land Use Compatibility:

The approximately 0.93-acre area of request is currently developed with a multi-tenant commercial building. The subject suite is approximately 3,600 square feet and is occupied by a general merchandise or food store (a convenience store). The remaining suites total approximately 3,000 square feet and are occupied by a personal service use and a restaurant without a drive through.

The general merchandise of food store greater than 3,500 square feet is permitted by right per Section 51A-4.122(b)(2)(J); however, the sale of alcoholic beverages requires a Specific Use Permit within a D-1 Liquor Control Overlay.

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 supports the request due to the compatibility with surrounding land uses. Additionally, approval of the request would reinstate a use previously approved by Specific Use Permit No. 1860, which was only rescinded due to failure to renew.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Parking:

The Dallas Development Code requires one parking space per 200 square feet of floor area for general merchandise or food store greater than 3,500 square feet uses under 10,000 square feet. Based on the proposed 3,600 square feet of floor area, the suite requires 18 spaces with 40 being provided per the attached site plan.

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 “H” MVA area.

LIST OF OFFICERS

Regus Property 1, LLC

Regus Holdings TX, LLC, Manager

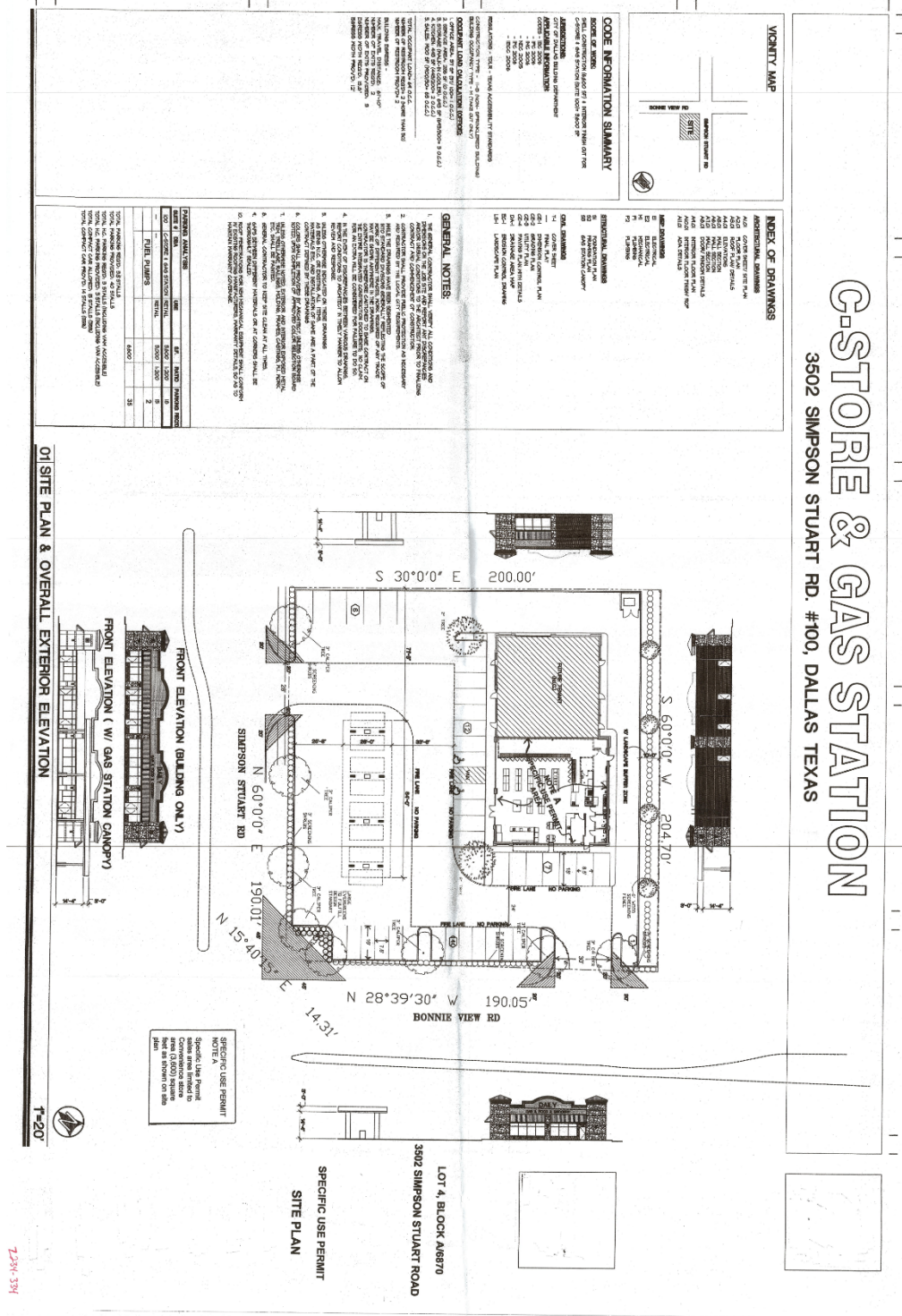
Mustafa Momin, Member

Noureen Momin, Member

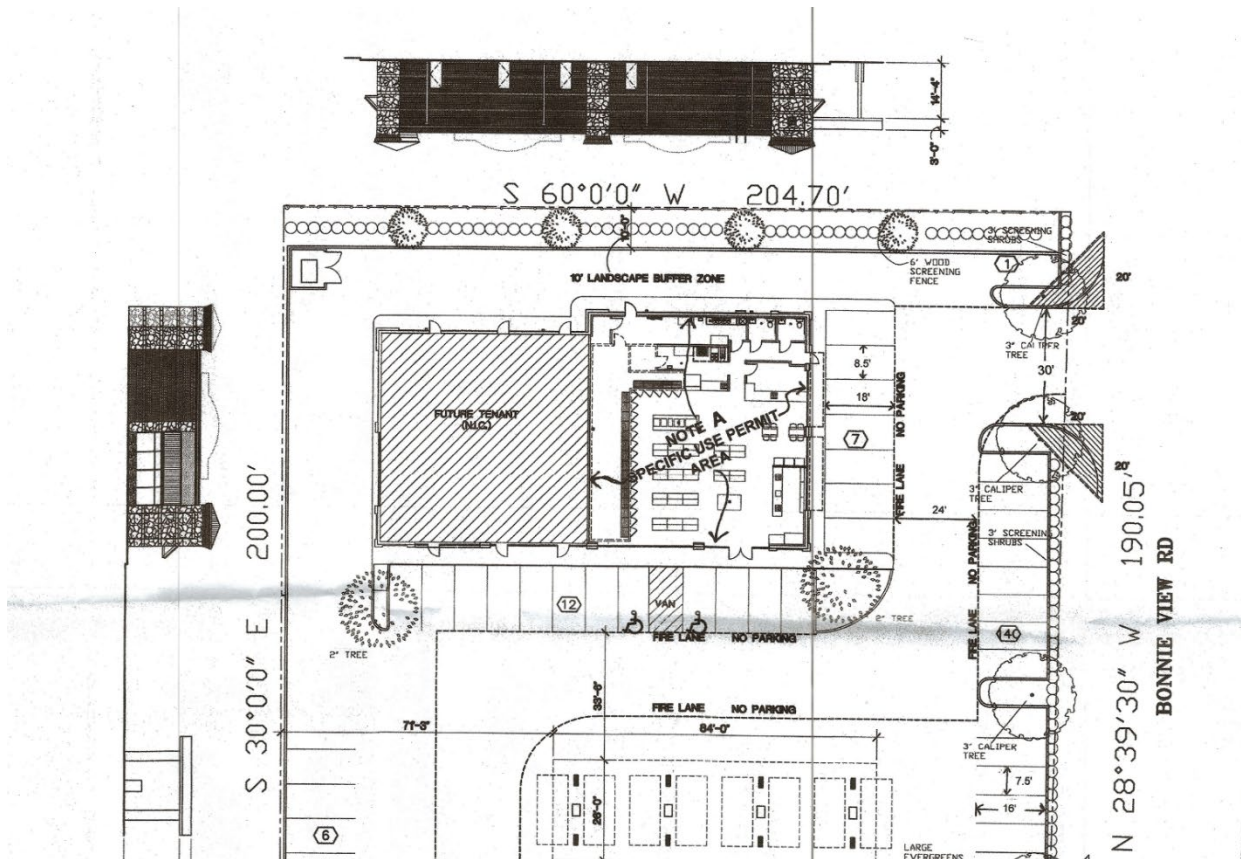
PROPOSED SUP CONDITIONS

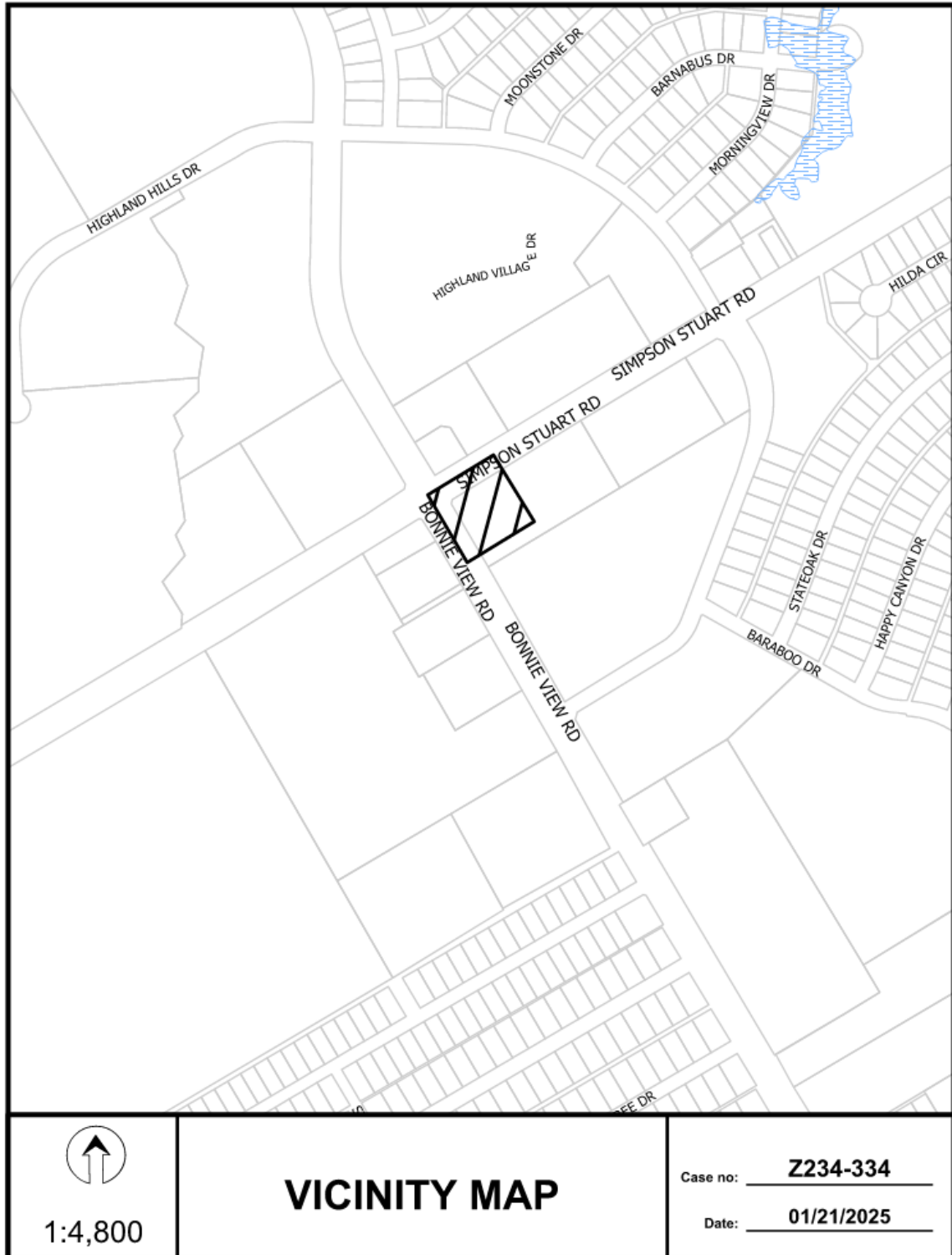
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. LANDSCAPING: Landscaping must comply with the attached site plan.
4. TIME LIMIT: This specific use permit expires on (5 years from the passage of this ordinance).
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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

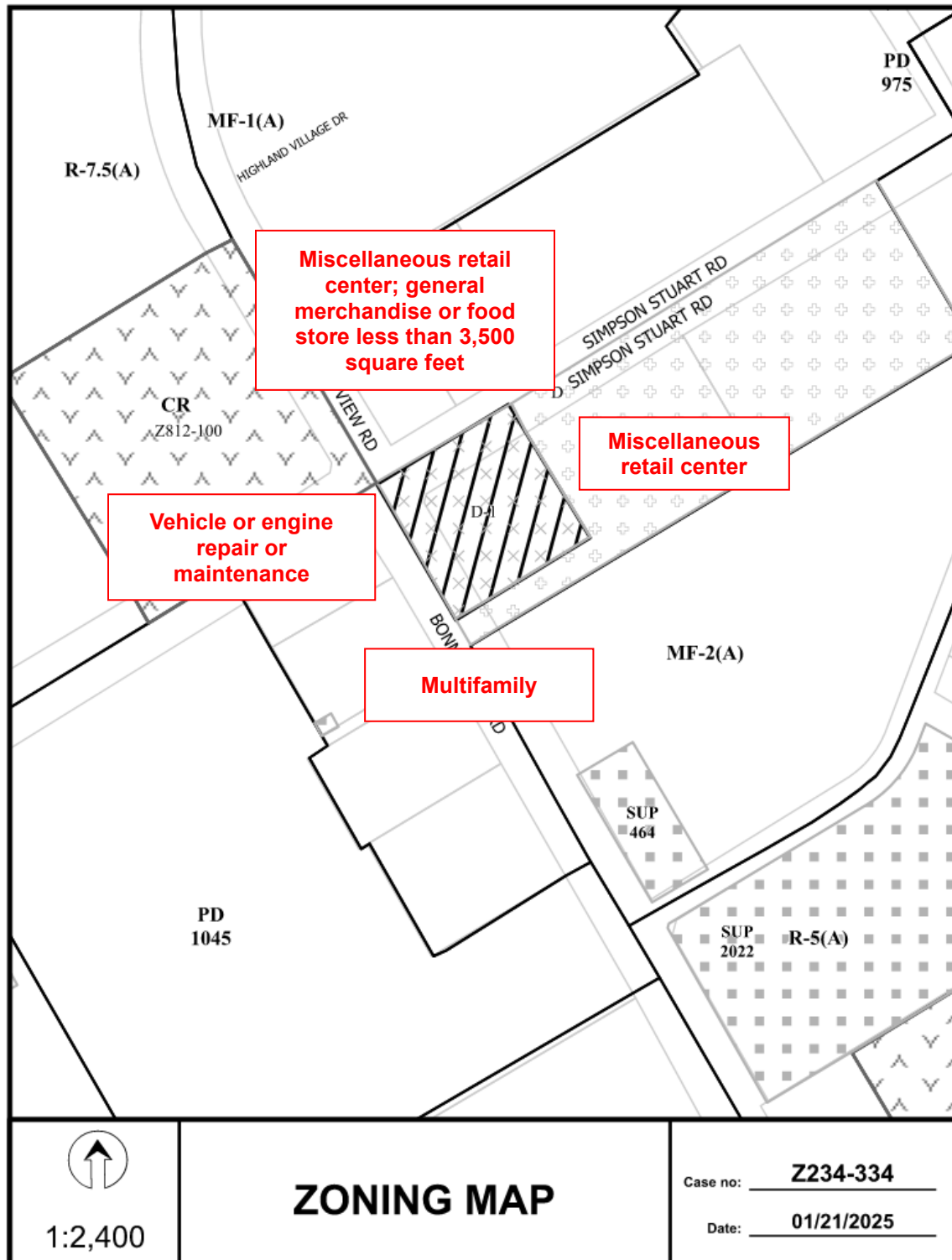


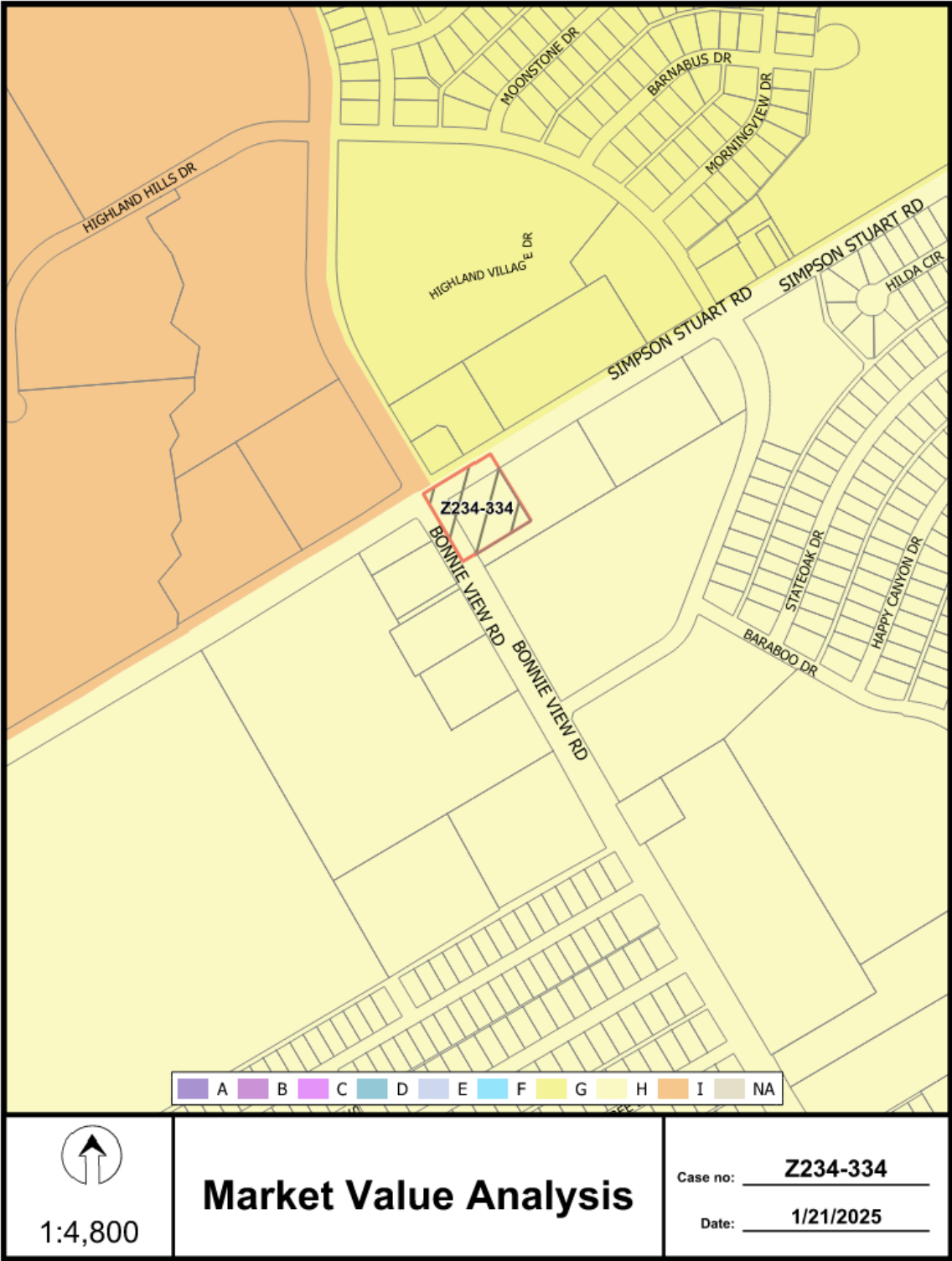
PROPOSED SITE PLAN (ENLARGED)

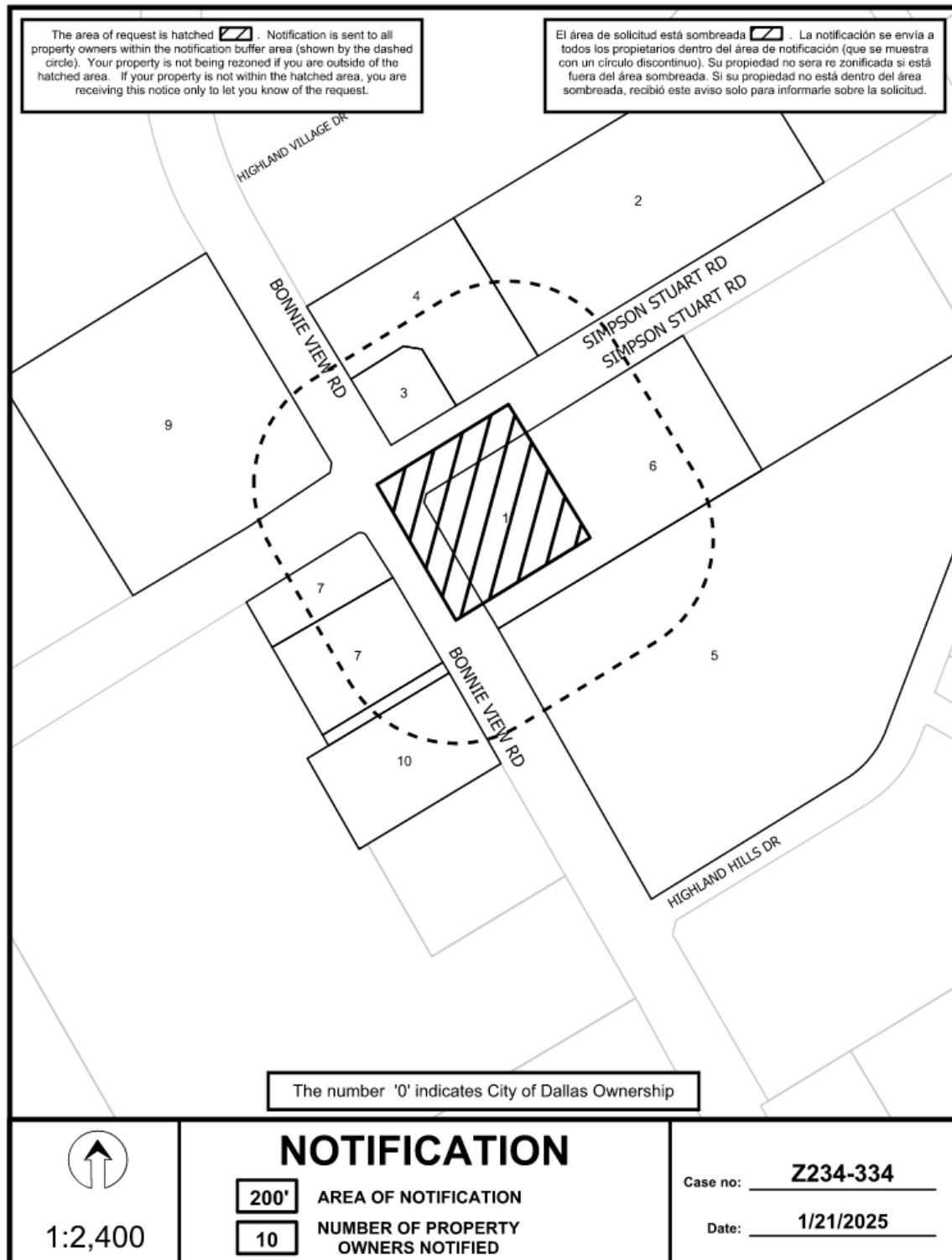












01/21/2025

Notification List of Property Owners

Z234-334

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3502 SIMPSON STUART RD	REGUS PROPERTY 1 LLC
2	3659 SIMPSON STUART RD	MOUNT TABOR BAPTIST
3	3501 SIMPSON STUART RD	INGRAM & SON CO
4	3515 SIMPSON STUART RD	3515 SIMPSON STUART LLC
5	6271 HIGHLAND HILLS DR	HIGHLAND PARK APARTMENTS LLC
6	3540 SIMPSON STUART RD	SALEH GROUP PROPERTIES
7	6161 BONNIE VIEW RD	KAE INGRAM LEGACY LLC
8	3380 SIMPSON STUART RD	TOWER ASSET SUB INC
9	6061 BONNIE VIEW RD	CITY OF HOPE AND RESTORATION LIFE
10	6171 BONNIE VIEW RD	CENTURY BONNIE LLC