

**CITY PLAN COMMISSION**

**THURSDAY, SEPTEMBER 7, 2023**  
**Planner: Andreea Udrea, PhD, AICP**

**FILE NUMBER:** Z223-189(AU) **DATE FILED:** January 25, 2023

**LOCATION:** North side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67)

**COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** Approx. 0.34 Acres **CENSUS TRACT:** 48113010906

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**OWNER/APPLICANT:** Sagani Jawed, Sole Owner

**REPRESENTATIVE:** Carlos Talison, LaSierra Planning Group

**REQUEST:** An application for the renewal and an amendment to Specific Use Permit No. 2308 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 proposes to continue the sale of alcohol for off-premise consumption in conjunction with an existing general merchandise or food store [Stop Food Mart].

**STAFF RECOMMENDATION:** **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

**RR Community Retail District**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-77205](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-77205)

**D-1 Liquor Control Overlay**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-83445](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-83445)

## BACKGROUND INFORMATION

- The request site is currently developed with a one-story building with two suites.
- The area of request is located within the D-1 Liquor Control Overlay. In a “D-1” liquor control overlay district, 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.
- On June 10, 2015, the City Council approved a change from a D Overlay to a D-1 Overlay and Specific Use Permit No. 2149 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for the site subject to this request. SUP No. 2149 expired on June 10, 2017.
- On January 9, 2019, City Council approved Specific Use Permit No. 2308 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, on the subject property. SUP No. 2308 was renewed on January 27, 2021; and expires on January 27, 2023. The application for the SUP renewal was submitted before the expiration date.
- On November 17, 2014, a Certificate of Occupancy was issued for a general merchandise or food store 3,500 square feet or less use for the request suite. A liquor license was issued for the same location on June 30, 2015.

### Zoning History

There have been three zoning change requests in the surrounding area in the past five years.

1. **Z190-342:** On January 27, 2021, City Council approved the renewal of Specific Use Permit No. 2308 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, on property zoned as an RR Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67) [subject site]
2. **Z190-199:** On May 8, 2020, the auto renewal of Specific Use Permit No. 2295 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was approved for additional five-year periods, on property zoned property zoned an RR-D Regional Retail District with a D Liquor Control Overlay located to the west of the area of request.
3. **Z178-263:** January 9, 2019, City Council approved Specific Use Permit No. 2308 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, on property zoned an RR-D-1 Regional Retail District, with a D-1 Liquor Control Overlay, located on the North side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67) [subject property.]

### **Thoroughfares/Streets**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Required ROW</b>
Camp Wisdom Road	Principal Arterial	100'	100'

### **Traffic:**

The Engineering Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

### **Land Use**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	RR Regional Retail with D-1 Liquor Control Overlay with SUP No. 2308	General Merchandise or Food Store
<b>North</b>	RR Regional Retail with D Liquor Control Overlay	Custom Business Services
<b>East</b>	RR Regional Retail with D Liquor Control Overlay	Undeveloped Land
<b>South</b>	RR Regional Retail with deed restrictions [Z834-202] and [Z912-257]	Vehicle Display Sales and Service
<b>West</b>	RR Regional Retail with D-1 Liquor Control Overlay with SUP No. 2295	Motor Fueling Station and General Merchandise or Food Store

### **Land Use Compatibility**

The request site is zoned an RR Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a one-story, approximately 3,400-square-foot retail building. The existing general merchandise or food store use currently occupies 2,000 square feet of the building with the remainder occupied by another general merchandise or food store.

Other uses surrounding the area of request, include a mix of retail, personal service, and automotive related uses. The property to the west is developed with a gas station with a convenience store with alcohol sales.

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 request site passed the convenience store annual inspection in June 2023.

In general, the applicant's request is consistent with the general provisions for a Specific Use Permit. Staff recommends approval for a three-year period with eligibility for automatic renewal for additional five-year periods. This has been the standard for the proposed use within the general area and allows for review of the use after the initial SUP.

### **Parking**

Per code, the parking ratio for retail uses is one space per every 200 square feet of floor area. The request unit is a 2,000-square foot portion of the 3,389-square foot building. The entire building is required to provide 17 parking spaces. There are currently 18 spaces on site.

### **Landscaping**

No new development is proposed. Therefore, no additional landscaping is required.

### **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 to orange, representing the weakest markets. The area of request is not within an identifiable MVA category; however, it is near the “F” MVA cluster further east, northeast, and southeast.

**Dallas Police Department**

Staff requested a report of site-related incidents, calls and arrests for the most recent two-year period, since the SUP was last renewed. There have been 13 calls to the Dallas Police for the property; with 5 calls coded as urgent. There have been 4 offenses and 1 arrest on the property in the same period of time.

Response Date	Problem	Priority Description	Location Name	Address
7/20/2021	12B - Business Alarm	3 - General Service	BOOST MOBILE	2921 W Camp Wisdom Rd
7/6/2021	20 - Robbery	2 - Urgent	boost mobile	2921 W Camp Wisdom Rd
2/4/2023	40/01 - Other	2 - Urgent		2921-2981 W Camp Wisdom Rd
8/27/2022	DH - Drug House	3 - General Service	ABANDONED BUILDING	2921 W Camp Wisdom Rd
8/15/2021	12B - Business Alarm	3 - General Service	BOOST MOBILE	2921 W Camp Wisdom Rd
7/16/2021	12B - Business Alarm	3 - General Service		2921 W Camp Wisdom Rd
5/6/2021	41/11B - Burg Busn in Progress	1 - Emergency	BOOST MOBILE	2921 W Camp Wisdom Rd
7/13/2021	12B - Business Alarm	3 - General Service	BOOST MOBILE	2921 W Camp Wisdom Rd
2/7/2021	6X - Major Dist (Violence)	2 - Urgent	BOOST MOBILE	2921 W Camp Wisdom Rd
4/12/2021	12B - Business Alarm	3 - General Service	BOOST MOBILE	2921 W Camp Wisdom Rd
8/26/2021	12B - Business Alarm	3 - General Service	BOOST MOBILE	2921 W Camp Wisdom Rd
8/21/2021	32 - Suspicious Person	2 - Urgent		2921 W CAMP WISDOM RD
10/27/2022	40/01 - Other	2 - Urgent		2921-2981 W Camp Wisdom Rd

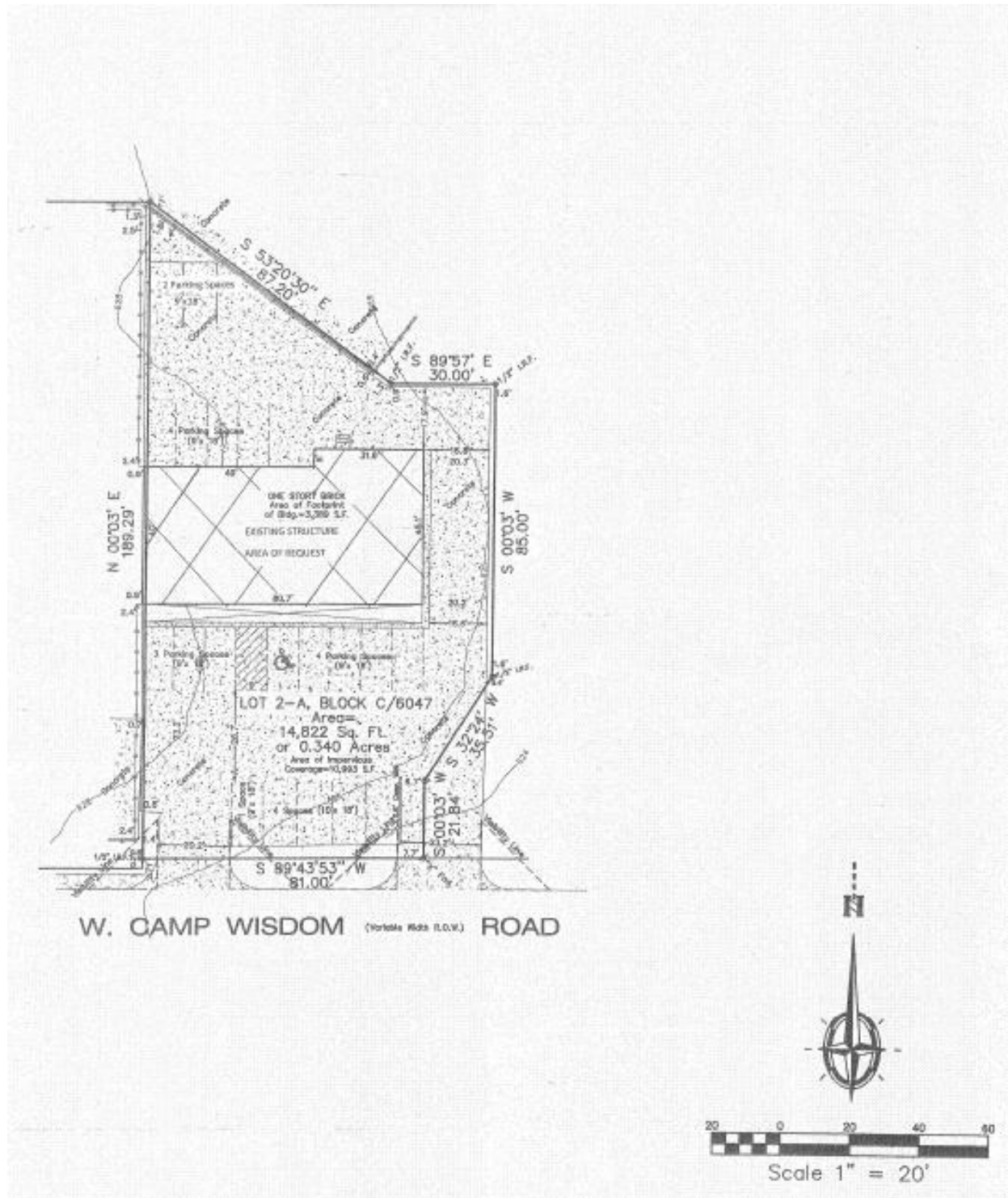
Off Incident	Premise	Address	Date1
BURGLARY OF BUILDING - FORCED ENTRY	Retail Store	2921 W CAMP WISDOM RD	5/6/2021
ROBBERY OF BUSINESS	Retail Store	2921 W CAMP WISDOM RD	7/6/2021
BURGLARY OF BUILDING - FORCED ENTRY	Retail Store	2921 W CAMP WISDOM RD	7/13/2021
MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G	Parking (Business)	2921 W CAMP WISDOM RD	8/25/2022

Address	Arrest Date	Crime
2921 W CAMP WISDOM RD	8/25/2022	DRUG/ NARCOTIC VIOLATIONS

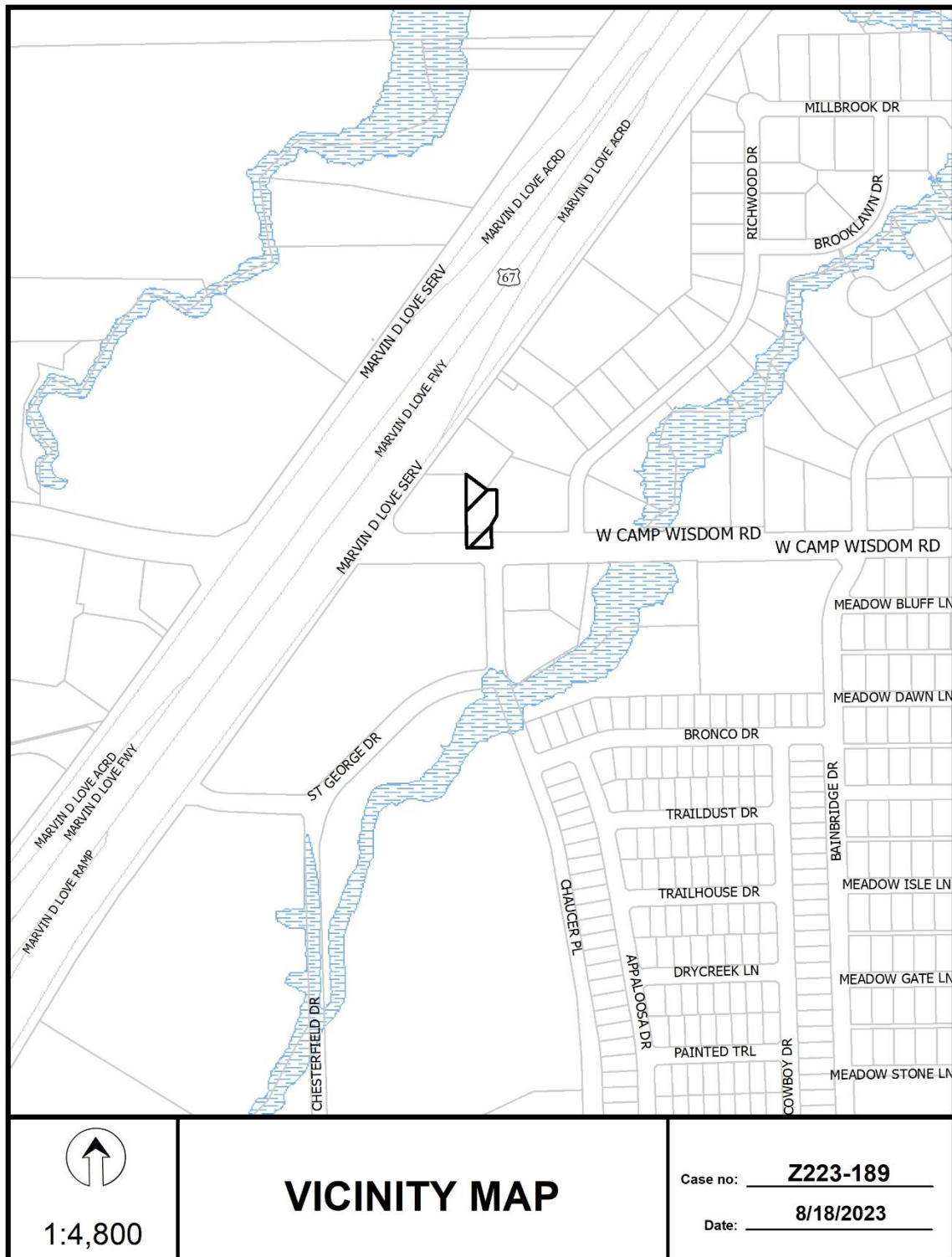
### **PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is for 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 on ~~January 27, 2023~~ (three years from the passing of this ordinance) but is eligible for automatic renewals for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
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  
(no changes)**

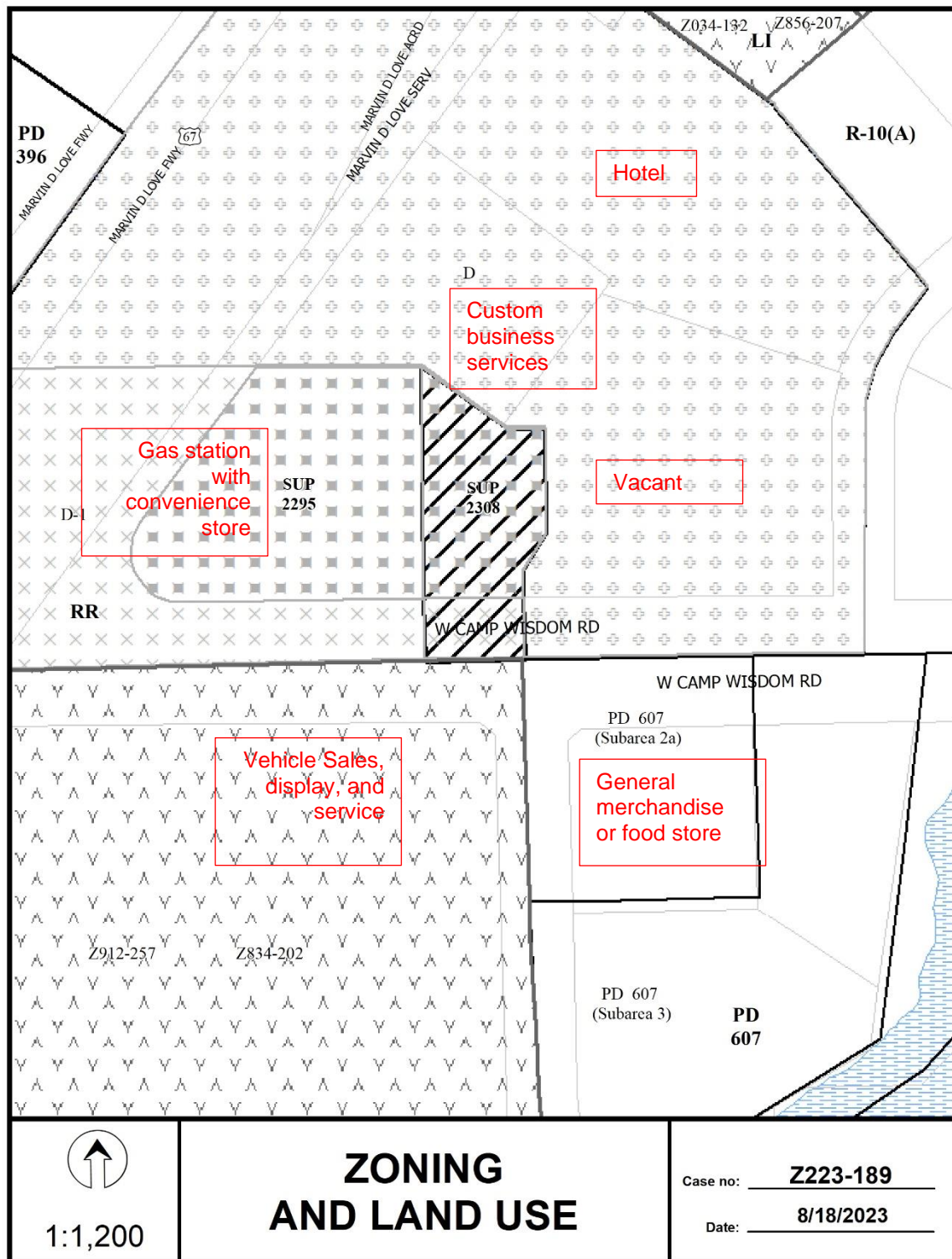


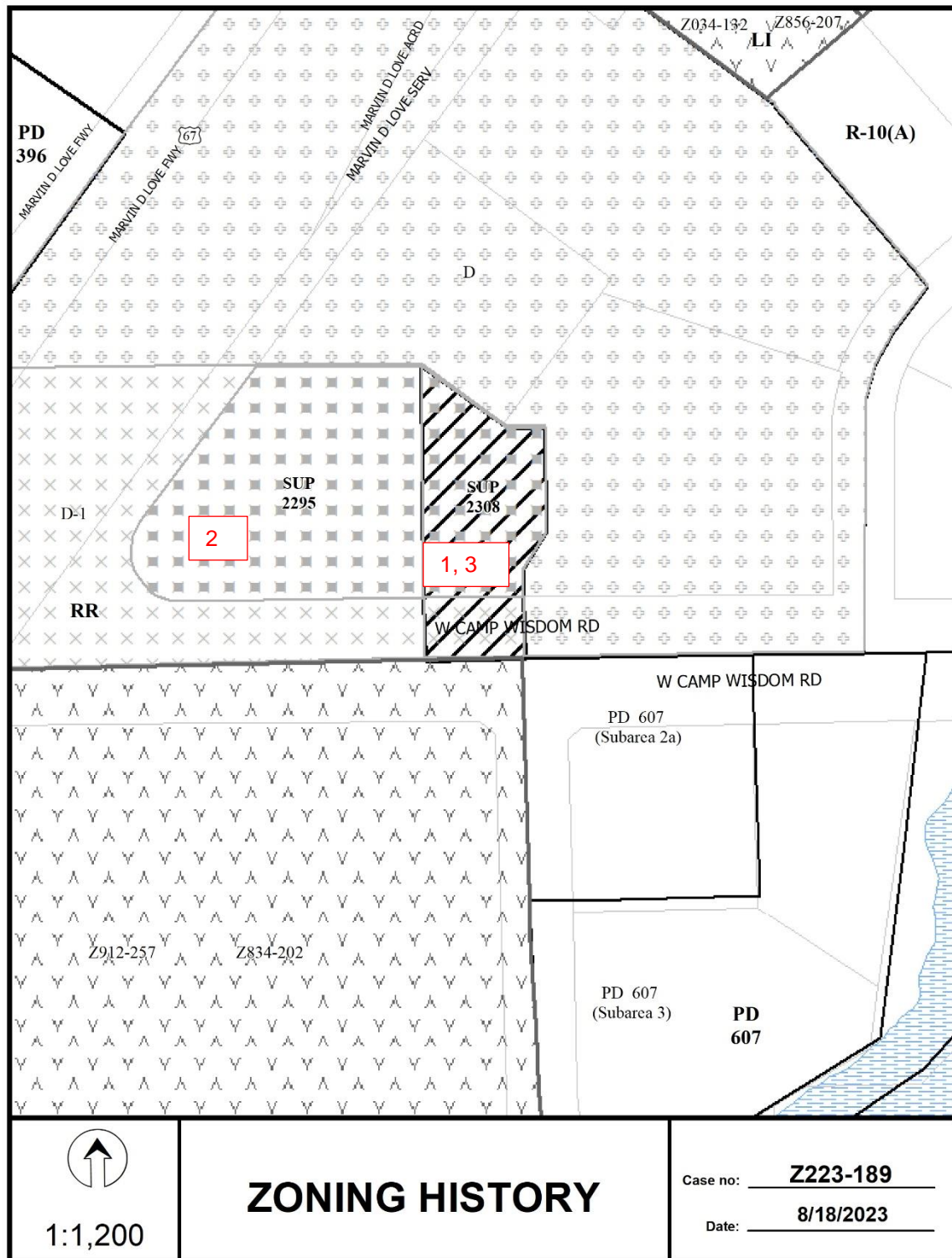


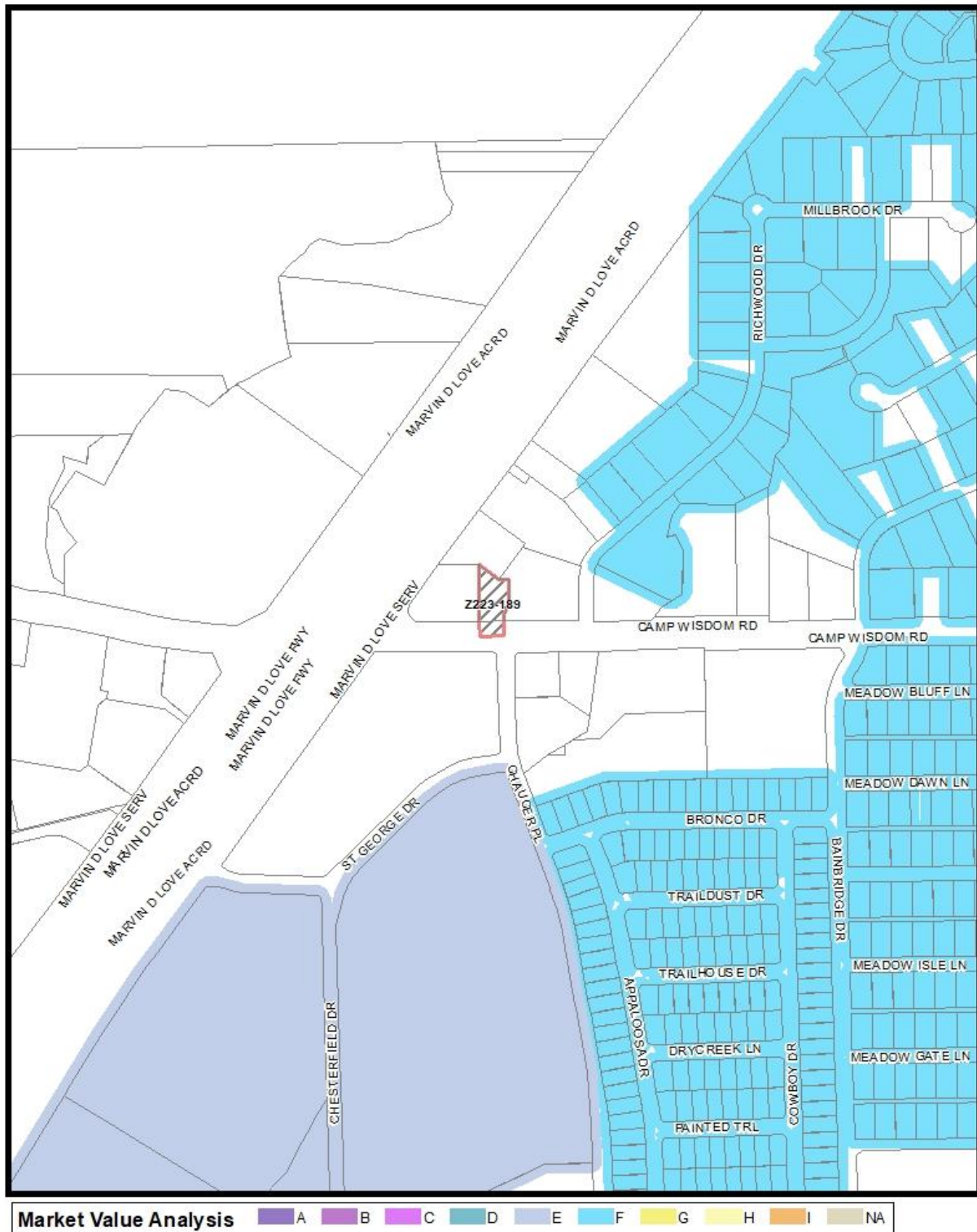








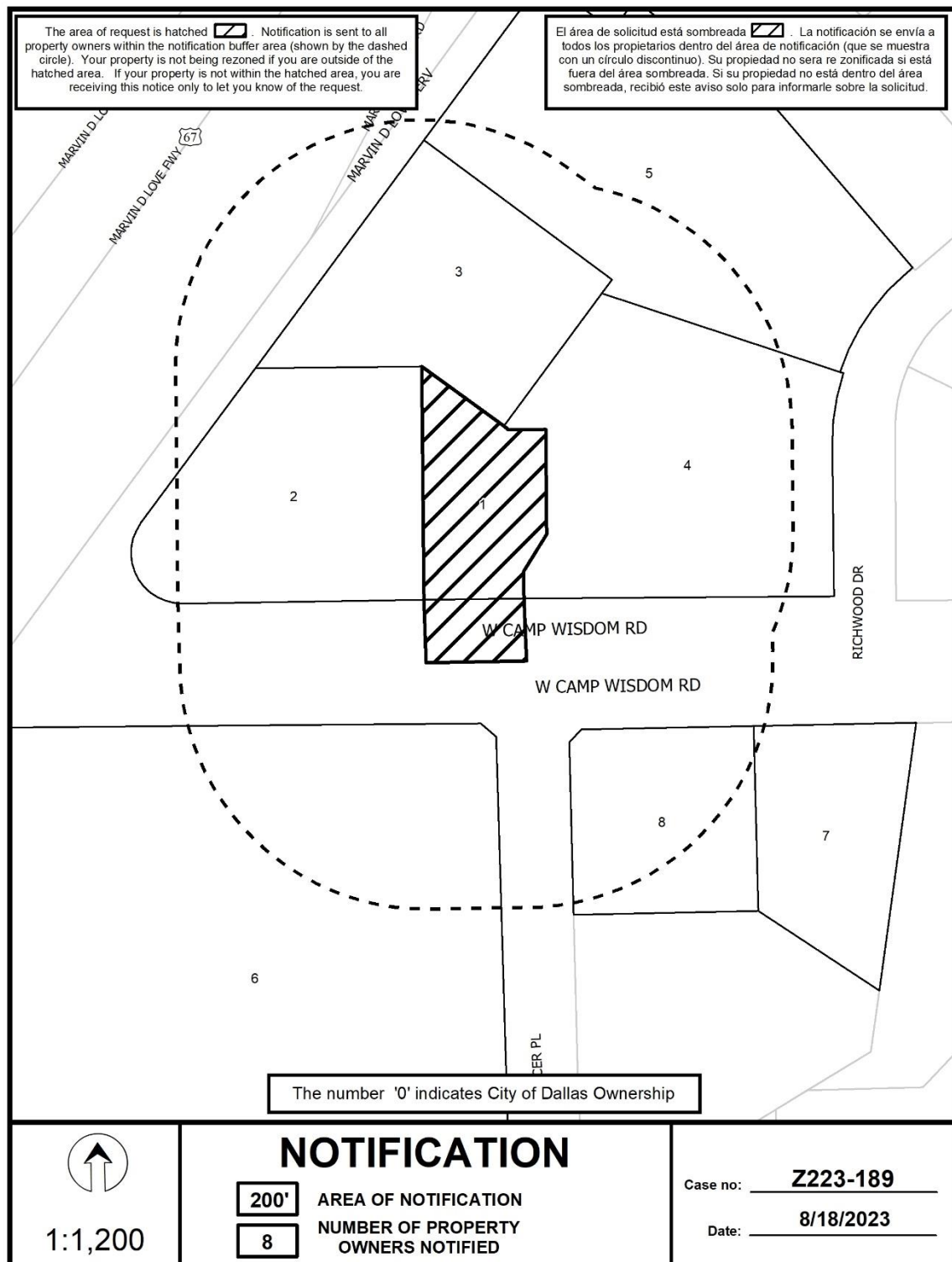




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## Market Value Analysis

Printed Date: 8/18/2023



08/18/2023

***Notification List of Property Owners***

***Z223-189***

***8 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2921 W CAMP WISDOM RD	SAGANI JAWED
2	2935 W CAMP WISDOM RD	W CAMP WISDOM LLC
3	6960 MARVIN D LOVE FWY	ALREADY GEAR INC
4	2800 W CAMP WISDOM RD	HAMPTON EMBASSY LTD
5	6950 MARVIN D LOVE FWY	AMIT INVESTMENTS INC
6	7100 MARVIN D LOVE FWY	AMERICA CAN CARS FOR KIDS
7	2940 CHAUCER PL	CAMP WISDOM CHAUCER J V
8	2950 W CAMP WISDOM RD	Taxpayer at