

**FILE NUMBER:** Z212-279(MP)

**DATE FILED:** June 10, 2022

**LOCATION:** Northwest of the intersection of South Walton Walker Boulevard and Duncanville Road

**COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** ±2.12 acres

**CENSUS TRACT:** 0188.01

**REPRESENTATIVE:** Skye Thibodeaux, Masterplan

**OWNER:** SEJ Asset Management and Investment Co

**REQUEST:** An application for a renewal of Specific Use Permit No. 2102 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned RR Regional Retail District with D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet located in the existing building on this site to continue. [7-Eleven]

**STAFF RECOMMENDATION:** Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions.

**PREVIOUS CPC ACTION:** At the December 15, 2022 hearing, the City Plan Commission moved to hold the case under advisement to the January 5, 2023 hearing.

**BACKGROUND INFORMATION:**

- The property is seeking to renew an SUP for alcohol sales within a gas station convenience store.
- The property is currently developed as a motor vehicle fueling station with a convenience store [7-Eleven].
- The request site included SUP No. 2102 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet. SUP No. 2102 was approved on September 9, 2015 for a two-year period with eligibility of automatic renewals for additional five-year periods. The SUP was auto-renewed on September 9, 2017.
- The applicant did not submit an auto-renewal before the auto-renewal deadline. The auto-renewal expired on September 9, 2022.
- The applicant is not proposing changes to the conditions, site plan, or use.
- The applicant has not proposed any changes since the previous hearing.

**Zoning History:**

There has been one zoning case in the area in the past five years.

1. **Z212-267:** On May 5, 2022, staff received an application for a Specific Use Permit for surface parking, on property zoned IM Industrial manufacturing district, located on the northwest line of S Walton Walker Boulevard, between Duncanville Road and W Kiest Boulevard. (Under Review)

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Duncanville Road	Minor Arterial	100' ROW
South Walton Walker Boulevard	Principal Arterial	107' ROW

**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 ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006 and 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:

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.2** Focus on Southern Sector development opportunities.

**1.1.5.3** Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

**GOAL 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1.3** Support efforts to grow retail and residential opportunities in the Southern Sector.

**Surrounding Land Uses:**

	<b>Zoning District</b>	<b>Land Use</b>
<b>Site</b>	RR Regional Retail District with D-1 Liquor Control Overlay; and SUP 2102	General merchandise or food store greater than 3,500 square feet, motor vehicle fueling station, with alcohol sales
<b>North</b>	RR Regional Retail District with D Liquor Control Overlay; and SUP 1606	Mini-Warehouse
<b>West</b>	LI Light Industrial District	Warehouse
<b>East</b>	MF-1(A) Multifamily District with deed restrictions [Z912-123 and Z978-243], RR Regional Retail District with D Liquor Control Overlay	Retirement Housing; vehicle display, sales, and service

South	LI Light Industrial District	Warehouse
-------	------------------------------	-----------

**Land Use Compatibility:**

The site is developed with a general merchandise or food store greater than 3,500 square feet and a motor vehicle fueling station. North of the site is developed as a mini-warehouse. Properties across Duncanville Road to the east are developed as retirement housing and auto sales uses. Properties to the west, southwest, and south are developed as warehousing. Ongoing alcohol sales are unlikely to have an adverse impact on neighboring uses.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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. Staff obtained confirmation that the applicant is in compliance with Chapter 12B and maintains a current registration.

The site has operated without issues in the past seven years and complies with the conditions of the SUP. Additionally, the applicant is not requesting any changes to the existing site plan, so operation should continue as it has for the past few years. Staff does not see evidence of detriment to the adjacent properties, and as such, staff recommends approval for ten years with eligibility for automatic renewal for an additional ten-year period. The applicant does not propose any changes to the existing site plan.

**Parking:**

The applicant proposes no changes to the current parking layout, which is shown on the previously approved site plan and as required pursuant to the Dallas Development Code.

A general merchandise or food stores greater than 3,500 square feet requires 1 space per 200 square feet. The existing store is 4,464 square feet, requiring 22 spaces. The use of a motor vehicle fueling station requires 2 spaces. The existing uses require a total of 24 car spaces. The existing site plan provides 36 car spaces in total.

**Landscaping:**

Any new development on the property will require landscaping per Article X of the Dallas Development Code. No new development or expansion is being proposed with this request, 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

located within an “E” MVA Category, with properties to the east located within an “F” MVA Category.

**Police Report:**

Staff obtained the following statistics from the Dallas Police Department for the time period beginning September 9, 2017:

- *Offenses:36*

Incident Number	Date	Time	Incident
225658-2017	10/2/2017	19:44	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE
027638-2018	2/7/2018	7:47	ROBBERY OF INDIVIDUAL (AGG)
067923-2018	4/1/2018	5:58	BMV
111487-2018	5/25/2018	14:11	CRIM MISCHIEF > OR EQUAL \$100 < \$750
178941-2018	8/14/2018	0:12	THEFT OF PROP <\$100 -SHOPLIFTING - (NOT BY EMPLOYEE)
245238-2018	11/12/2018	3:07	ROBBERY OF INDIVIDUAL
019943-2019	1/30/2019	4:32	ROBBERY OF BUSINESS (AGG)
031946-2019	2/16/2019	4:39	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS
120227-2019	6/15/2019	8:33	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS
129068-2019	6/27/2019	7:36	ASSAULT -BODILY INJURY ONLY
134843-2019	7/4/2019	21:18	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY
134844-2019	7/4/2019	21:19	CRIM MISCHIEF > OR EQUAL \$100 < \$750
161005-2019	8/9/2019	15:45	THEFT OF PROP <\$100 -SHOPLIFTING - (NOT BY EMPLOYEE)
001862-2020	1/3/2020	17:59	ASSAULT -BODILY INJURY ONLY
013624-2020	1/21/2020	8:52	CRIM MISCHIEF > OR EQUAL \$100 < \$750
025178-2020	2/6/2020	22:47	THEFT OF PROP <\$100 -SHOPLIFTING - (NOT BY EMPLOYEE)
031461-2020	2/16/2020	13:04	THEFT OF PROP <\$100 -SHOPLIFTING - (NOT BY EMPLOYEE)
066675-2020	4/12/2020	12:43	ASSAULT -OFFENSIVE CONTACT
110225-2020	6/23/2020	16:34	BMV
151114-2020	8/26/2020	11:04	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE
227030-2020	12/20/2020	21:26	POSS MARIJUANA <2OZ
002982-2021	1/5/2021	17:02	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE
115737-2021	6/30/2021	12:41	BMV
121518-2021	7/9/2021	7:17	BMV
152147-2021	8/24/2021	0:48	CRIM MISCHIEF <\$100
183611-2021	10/9/2021	15:38	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE
194583-2021	10/26/2021	12:09	STEALING RECEIVING STOLEN CHECK
034180-2022	2/25/2022	11:21	CRIM MISCHIEF > OR EQUAL \$100 < \$750
054479-2022	3/29/2022	7:24	ROBBERY OF BUSINESS (AGG)
072561-2022	4/25/2022	18:00	BMV
131872-2022	7/22/2022	2:50	ASSAULT -BODILY INJURY ONLY

176184-2022	9/27/2022	19:59	THEFT OF PROP > OR EQUAL \$750 <\$2,500 (EMPLOYEE) PC 31.03(e3)
185854-2022	10/12/2022	13:48	POSS OF DANGEROUS DRUG
194933-2022	10/27/2022	0:25	ASSAULT (AGG) FAM VIO DEADLY WEAPON- NO SBI
194956-2022	10/27/2022	1:25	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY

- *Calls: 157*

Incident Number	Response Date	Response Time	Problem	Priority Description	Call Disposition
17-1775062	9/17/2017	3:17:00 PM	21B - Business Hold Up	2 - Urgent	C - Cover Only
17-1799707	9/21/2017	9:33:00 AM	09V-01 UUMV Just Ocrd	3 - General Service	R - Report
17-1800126	9/21/2017	10:43:00 AM	40/01 - Other	2 - Urgent	NC - No Complainant
17-1935705	10/11/2017	1:07:00 PM	DAEV-Dist Armed Encounter Veh	1 - Emergency	C - Cover Only
17-1939800	10/12/2017	1:40:00 AM	40 - Other	3 - General Service	C - Cover Only
17-2450697	12/30/2017	7:46:00 AM	40/01 - Other	2 - Urgent	C - Cover Only
18-0086027	1/14/2018	4:47:00 PM	40/01 - Other	2 - Urgent	R - Report
18-0086027	1/14/2018	4:47:00 PM	40/01 - Other	2 - Urgent	R - Report
18-0209008	2/3/2018	3:50:00 AM	32 - Suspicious Person	2 - Urgent	NP - No Police Action
18-0230242	2/7/2018	6:30:00 AM	20 - Robbery	2 - Urgent	R - Report
18-0576622	4/2/2018	10:18:00 PM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
18-0887546	5/20/2018	12:02:00 AM	16A - Injured Person w/Amb	2 - Urgent	R - Report
18-0897786	5/21/2018	3:01:00 PM	38 - Meet Complainant	4 - Non Critical	R - Report
18-0924787	5/25/2018	1:51:00 PM	21B - Business Hold Up	2 - Urgent	AT - Alarm True
18-1246580	7/10/2018	3:10:00 PM	40/01 - Other	2 - Urgent	R - Report
18-1292460	7/17/2018	12:30:00 PM	40 - Other	3 - General Service	NP - No Police Action
18-1473328	8/13/2018	11:27:00 PM	6X - Major Dist (Violence)	2 - Urgent	R - Report
18-1520595	8/20/2018	10:01:00 PM	46 - CIT	2 - Urgent	NP - No Police Action
18-1617203	9/4/2018	6:03:00 PM	7X - Major Accident	2 - Urgent	NP - No Police Action
18-1625868	9/6/2018	2:37:00 AM	38 - Meet Complainant	4 - Non Critical	NP - No Police Action
18-1645915	9/9/2018	3:09:00 AM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
18-1856399	10/11/2018	7:01:00 AM	40/01 - Other	2 - Urgent	NP - No Police Action
18-1939926	10/24/2018	6:01:00 PM	07 - Minor Accident	3 - General Service	NC - No Complainant
18-2056899	11/12/2018	2:35:00 AM	20 - Robbery	2 - Urgent	R - Report
18-2081218	11/16/2018	2:29:00 AM	DAEV-Dist Armed Encounter Veh	1 - Emergency	R - Report
18-2180439	12/2/2018	4:36:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
18-2217107	12/8/2018	1:29:00 AM	40 - Other	3 - General Service	NP - No Police Action
18-2244531	12/12/2018	3:40:00 PM	07 - Minor Accident	3 - General Service	NP - No Police Action
19-0174015	1/30/2019	4:08:00 AM	20 - Robbery	2 - Urgent	C - Cover Only

Z212-279(MP)

19-0194690	2/2/2019	1:26:00 PM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
19-0290325	2/18/2019	12:22:00 AM	41/09 - Theft - In Progress	1 - Emergency	C - Cover Only
19-0435973	3/12/2019	11:09:00 PM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
19-0436192	3/12/2019	11:43:00 PM	21B - Business Hold Up	1 - Emergency	AF - Alarm False
19-0436677	3/13/2019	1:22:00 AM	12B - Business Alarm	3 - General Service	AF - Alarm False
19-0437763	3/13/2019	6:17:00 AM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
19-0629466	4/10/2019	5:19:00 PM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
19-0630093	4/10/2019	6:58:00 PM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
19-0631373	4/10/2019	10:41:00 PM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
19-0631542	4/10/2019	11:19:00 PM	38 - Meet Complainant	4 - Non Critical	NP - No Police Action
19-0686599	4/19/2019	7:49:00 AM	46 - CIT	2 - Urgent	R - Report
19-0833547	5/10/2019	3:41:00 PM	40 - Other	3 - General Service	NP - No Police Action
19-0838595	5/11/2019	9:46:00 AM	40 - Other	3 - General Service	NP - No Police Action
19-0850838	5/13/2019	5:06:00 AM	40 - Other	3 - General Service	NP - No Police Action
19-0870891	5/16/2019	5:30:00 AM	6X - Major Dist (Violence)	2 - Urgent	C - Cover Only
19-0904239	5/20/2019	2:29:00 PM	40 - Other	3 - General Service	NP - No Police Action
19-0916669	5/22/2019	9:38:00 AM	40 - Other	3 - General Service	NP - No Police Action
19-0972874	5/30/2019	6:27:00 AM	04 - 911 Hang Up	2 - Urgent	NP - No Police Action
19-0990738	6/1/2019	3:24:00 PM	40/01 - Other	2 - Urgent	NC - No Complainant
19-1000403	6/2/2019	10:16:00 PM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
19-1023223	6/6/2019	2:58:00 AM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
19-1093183	6/15/2019	6:40:00 AM	09V-01 UUMV Just Ocrd	3 - General Service	R - Report
19-1095976	6/15/2019	4:38:00 PM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
19-1125134	6/19/2019	7:17:00 PM	07 - Minor Accident	3 - General Service	R - Report
19-1125134	6/19/2019	7:17:00 PM	07 - Minor Accident	3 - General Service	R - Report
19-1148510	6/22/2019	10:46:00 PM	40/01 - Other	2 - Urgent	NP - No Police Action
19-1194489	6/29/2019	1:12:00 PM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
19-1194809	6/29/2019	2:02:00 PM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
19-1313661	7/16/2019	2:31:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
19-1391843	7/27/2019	10:31:00 AM	6X - Major Dist (Violence)	2 - Urgent	R - Report
19-1483766	8/9/2019	2:59:00 PM	6X - Major Dist (Violence)	2 - Urgent	R - Report
19-1483766	8/9/2019	2:59:00 PM	6X - Major Dist (Violence)	2 - Urgent	R - Report
19-1576918	8/22/2019	10:30:00 PM	6G - Random Gun Fire	3 - General Service	NP - No Police Action
19-1640988	8/31/2019	10:35:00 PM	40 - Other	3 - General Service	NP - No Police Action
19-1700231	9/9/2019	1:55:00 PM	6X - Major Dist (Violence)	2 - Urgent	C - Cover Only
19-1744660	9/15/2019	8:40:00 PM	40/01 - Other	2 - Urgent	NP - No Police Action
19-1898757	10/7/2019	5:10:00 PM	40/01 - Other	2 - Urgent	R - Report
19-1914989	10/10/2019	3:59:00 AM	PH - Panhandler	4 - Non Critical	NP - No Police Action
19-2034560	10/27/2019	4:35:00 PM	6X - Major Dist (Violence)	2 - Urgent	R - Report
19-2269184	12/2/2019	1:37:00 PM	6X - Major Dist (Violence)	2 - Urgent	R - Report
19-2279384	12/4/2019	1:43:00 AM	40/01 - Other	2 - Urgent	NP - No Police Action



Z212-279(MP)

19-2358631	12/15/2019	6:35:00 PM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
19-2382653	12/19/2019	1:35:00 PM	6X - Major Dist (Violence)	2 - Urgent	R - Report
19-2445218	12/29/2019	2:14:00 PM	6X - Major Dist (Violence)	2 - Urgent	NC - No Complainant
20-0019030	1/3/2020	5:17:00 PM	6X - Major Dist (Violence)	2 - Urgent	R - Report
20-0131807	1/21/2020	7:23:00 AM	11V/01 - Burg Motor Veh	3 - General Service	R - Report
20-0241970	2/6/2020	10:05:00 PM	41/20 - Robbery - In Progress	1 - Emergency	R - Report
20-0256750	2/8/2020	11:57:00 PM	09/01 - Theft	3 - General Service	NP - No Police Action
20-0268473	2/10/2020	8:13:00 PM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
20-0281833	2/12/2020	9:54:00 PM	DAEF-Dist Armed Encounter Foot	1 - Emergency	R - Report
20-0305388	2/16/2020	12:32:00 PM	09 - Theft	4 - Non Critical	R - Report
20-0454599	3/9/2020	10:40:00 PM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
20-0545710	3/24/2020	1:17:00 AM	40 - Other	3 - General Service	R - Report
20-0662264	4/12/2020	11:27:00 AM	40 - Other	3 - General Service	M - Mark Out Only
20-0691823	4/17/2020	11:55:00 AM	6X - Major Dist (Violence)	2 - Urgent	NC - No Complainant
20-0826931	5/8/2020	11:07:00 AM	6X - Major Dist (Violence)	2 - Urgent	R - Report
20-0943862	5/26/2020	7:59:00 AM	24 - Abandoned Property	4 - Non Critical	NP - No Police Action
20-1110767	6/20/2020	10:42:00 PM	40 - Other	3 - General Service	NC - No Complainant
20-1124989	6/23/2020	5:52:00 AM	04 - 911 Hang Up	2 - Urgent	NC - No Complainant
20-1301502	7/19/2020	3:27:00 PM	6X - Major Dist (Violence)	2 - Urgent	NC - No Complainant
20-1304910	7/20/2020	4:27:00 AM	40/01 - Other	2 - Urgent	C - Cover Only
20-1546853	8/26/2020	10:45:00 AM	09V-01 UUMV Just Ocrd	3 - General Service	R - Report
20-1786929	10/2/2020	3:49:00 AM	6X - Major Dist (Violence)	2 - Urgent	R - Report
20-1944947	10/25/2020	10:57:00 PM	24 - Abandoned Property	4 - Non Critical	R - Report
20-2046437	11/11/2020	12:23:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
20-2238791	12/11/2020	10:53:00 AM	40 - Other	3 - General Service	NP - No Police Action
20-2239335	12/11/2020	12:36:00 PM	40 - Other	3 - General Service	NP - No Police Action
21-0145957	1/25/2021	6:33:00 AM	07 - Minor Accident	3 - General Service	NP - No Police Action
21-0223242	2/6/2021	2:15:00 PM	32 - Suspicious Person	2 - Urgent	C - Cover Only
21-0251182	2/11/2021	6:05:00 AM	07 - Minor Accident	3 - General Service	NC - No Complainant
21-0346587	2/26/2021	2:23:00 AM	09 - Theft	4 - Non Critical	R - Report
21-0395921	3/5/2021	7:58:00 PM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
21-0396515	3/5/2021	9:52:00 PM	6X - Major Dist (Violence)	2 - Urgent	R - Report
21-0456926	3/15/2021	3:34:00 AM	04 - 911 Hang Up	2 - Urgent	C - Cover Only
21-0644441	4/12/2021	1:00:00 PM	38 - Meet Complainant	4 - Non Critical	NP - No Police Action
21-0770933	5/1/2021	6:06:00 PM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
21-0800977	5/6/2021	1:16:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
21-0867751	5/15/2021	7:04:00 PM	20 - Robbery	2 - Urgent	NC - No Complainant
21-1050370	6/10/2021	7:07:00 PM	07 - Minor Accident	3 - General Service	NC - No Complainant
21-1136243	6/22/2021	12:06:00 PM	7X - Major Accident	2 - Urgent	C - Cover Only
21-1136243	6/22/2021	12:06:00 PM	7X - Major Accident	2 - Urgent	C - Cover Only

Z212-279(MP)

21-1213270	7/2/2021	6:14:00 PM	07 - Minor Accident	3 - General Service	NP - No Police Action
21-1217504	7/3/2021	4:27:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
21-1273978	7/9/2021	6:45:00 PM	40 - Other	3 - General Service	NP - No Police Action
21-1347934	7/19/2021	10:42:00 PM	6X - Major Dist (Violence)	2 - Urgent	NC - No Complainant
21-1452893	8/3/2021	5:10:00 PM	07 - Minor Accident	3 - General Service	NC - No Complainant
21-1596342	8/23/2021	11:10:00 PM	6X - Major Dist (Violence)	2 - Urgent	R - Report
21-1596344	8/23/2021	11:10:00 PM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
21-1596723	8/24/2021	12:47:00 AM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
21-1626384	8/28/2021	5:25:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
21-1627089	8/28/2021	9:03:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
21-1641922	8/30/2021	11:20:00 AM	07 - Minor Accident	3 - General Service	R - Report
21-1774351	9/18/2021	12:34:00 AM	40 - Other	3 - General Service	NC - No Complainant
21-1824827	9/25/2021	1:56:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
21-2035574	10/23/2021	11:37:00 PM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
21-2052791	10/26/2021	11:46:00 AM	41/20 - Robbery - In Progress	1 - Emergency	R - Report
21-2058333	10/27/2021	7:20:00 AM	7X - Major Accident	2 - Urgent	NC - No Complainant
21-2121265	11/5/2021	2:56:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
21-2336642	12/7/2021	12:07:00 AM	40/01 - Other	2 - Urgent	NP - No Police Action
21-2373037	12/12/2021	4:57:00 AM	21R - Res Panic Alarm	2 - Urgent	AF - Alarm False
21-2415950	12/18/2021	12:55:00 PM	40 - Other	3 - General Service	NP - No Police Action
21-2436845	12/21/2021	6:30:00 PM	40 - Other	3 - General Service	NP - No Police Action
21-2443273	12/22/2021	7:38:00 PM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
22-0245424	2/7/2022	2:41:00 PM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
22-0353880	2/23/2022	11:21:00 AM	46 - CIT	2 - Urgent	R - Report
22-0364818	2/25/2022	10:52:00 AM	43 - Road Rage	2 - Urgent	R - Report
22-0390085	3/1/2022	7:52:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
22-0477472	3/13/2022	11:19:00 PM	40 - Other	3 - General Service	C - Cover Only
22-0560259	3/26/2022	12:20:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
22-0583627	3/29/2022	6:34:00 AM	41/20 - Robbery - In Progress	1 - Emergency	R - Report
22-0760723	4/22/2022	7:04:00 PM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
22-0804304	4/29/2022	1:09:00 AM	6X - Major Dist (Violence)	2 - Urgent	C - Cover Only
22-0878002	5/9/2022	3:20:00 AM	6X - Major Dist (Violence)	2 - Urgent	C - Cover Only
22-0926895	5/15/2022	6:37:00 PM	20R - Robbery (report)+1hr	4 - Non Critical	NP - No Police Action
22-0979313	5/22/2022	10:14:00 PM	16 - Injured Person	3 - General Service	NP - No Police Action
22-1004777	5/26/2022	3:53:00 PM	DH - Drug House	3 - General Service	NP - No Police Action
22-1124228	6/12/2022	12:02:00 AM	09/01 - Theft	3 - General Service	NP - No Police Action
22-1419068	7/22/2022	2:23:00 AM	6X - Major Dist (Violence)	2 - Urgent	R - Report
22-1448392	7/26/2022	10:16:00 AM	6X - Major Dist (Violence)	2 - Urgent	NP - No Police Action
22-1452676	7/26/2022	10:19:00 PM	21B - Business Hold Up	2 - Urgent	AF - Alarm False

Z212-279(MP)

22-1474874	7/30/2022	1:44:00 AM	46 - CIT	2 - Urgent	NP - No Police Action
22-1511405	8/4/2022	2:37:00 AM	40/01 - Other	2 - Urgent	C - Cover Only
22-1561535	8/11/2022	1:22:00 AM	21B - Business Hold Up	2 - Urgent	AF - Alarm False
22-1834722	9/18/2022	3:30:00 AM	07 - Minor Accident	3 - General Service	NP - No Police Action
22-1899667	9/27/2022	8:21:00 AM	09 - Theft	4 - Non Critical	R - Report
22-2003722	10/12/2022	1:14:00 AM	40/01 - Other	2 - Urgent	NC - No Complainant
22-2117585	10/28/2022	11:43:00 AM	40 - Other	3 - General Service	NP - No Police Action
22-2202107	11/9/2022	4:36:00 PM	DAEV-Dist Armed Encounter Veh	1 - Emergency	R - Report

- *Arrests: 1*

Incident Number	Arrest Date	Arrest Time	ChargeDesc
227030-2020	12/20/2020	9:26:00 PM	POSS MARIJUANA <2OZ

Z212-279(MP)

**List of Partners/Principals/Officers**

**SEJ Asset Management & Investment Company**

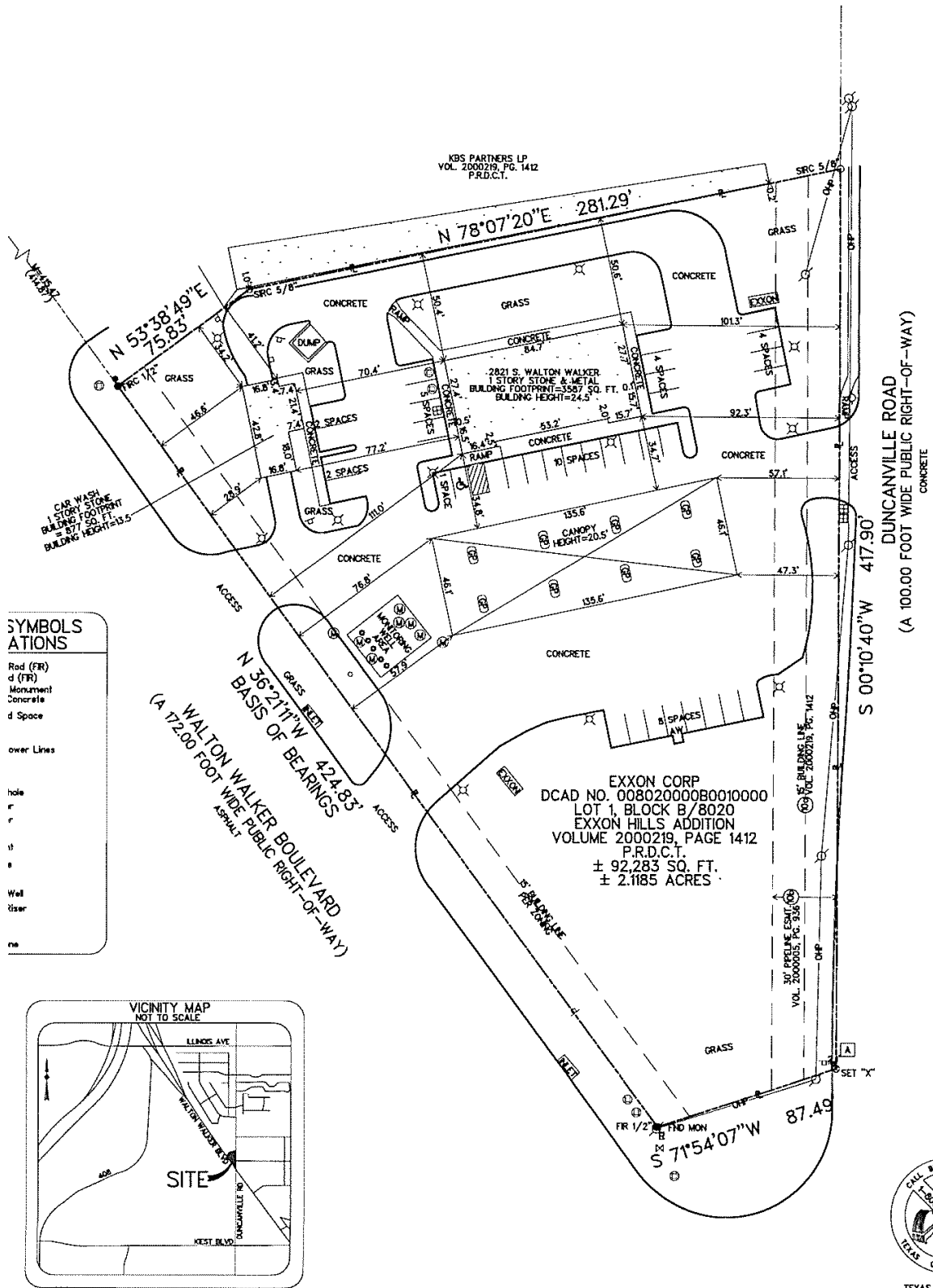
Suzanne Harrison, Manager  
Kimberly Duncan, Director of Licensing  
Rankin Gasaway, Vice President

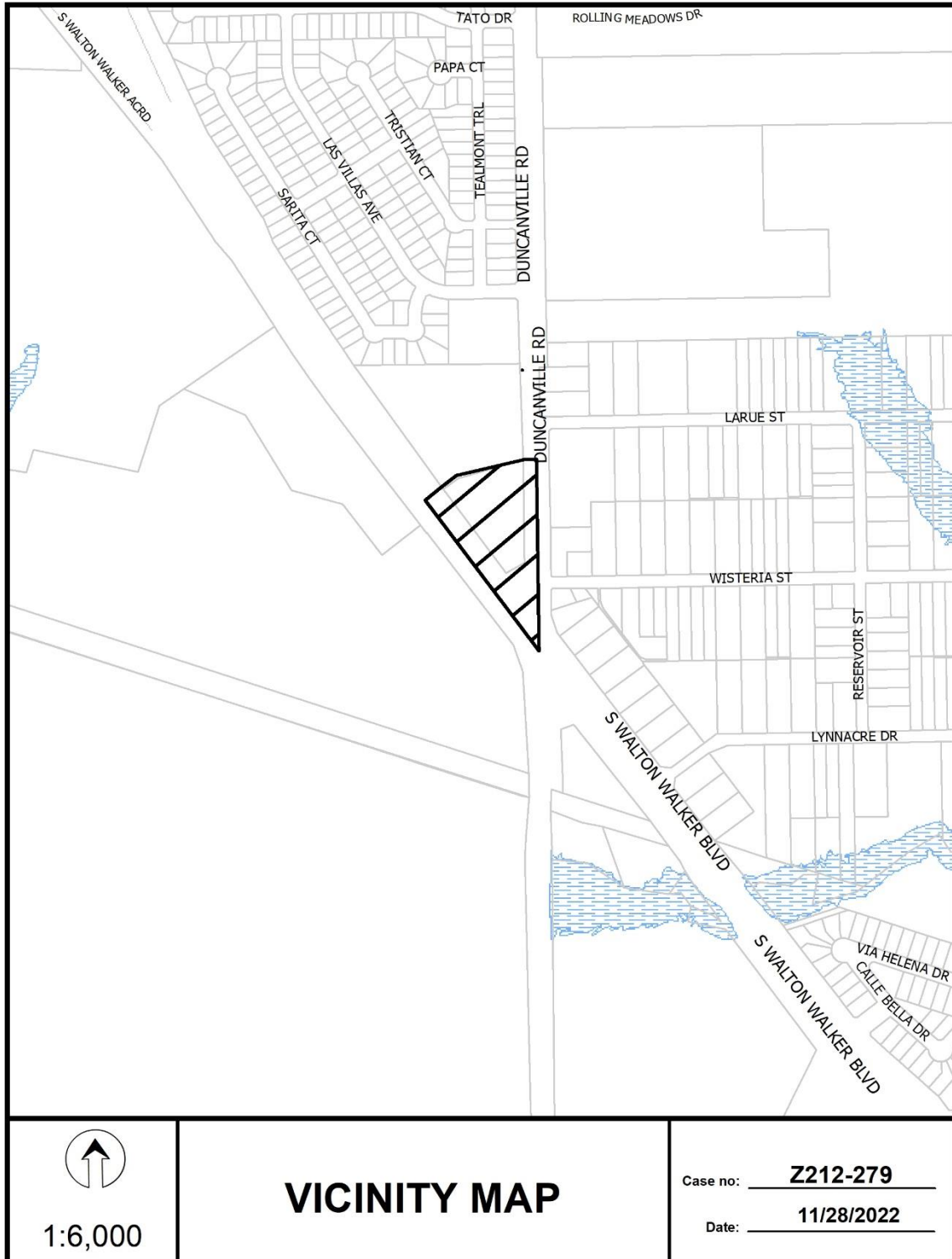
### Proposed SUP No. 2102 Conditions

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 expires on ~~September 9, 2017~~ (ten years from the passage of this ordinance) but is eligible for automatic renewal for additional ten 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 with the City of Dallas.

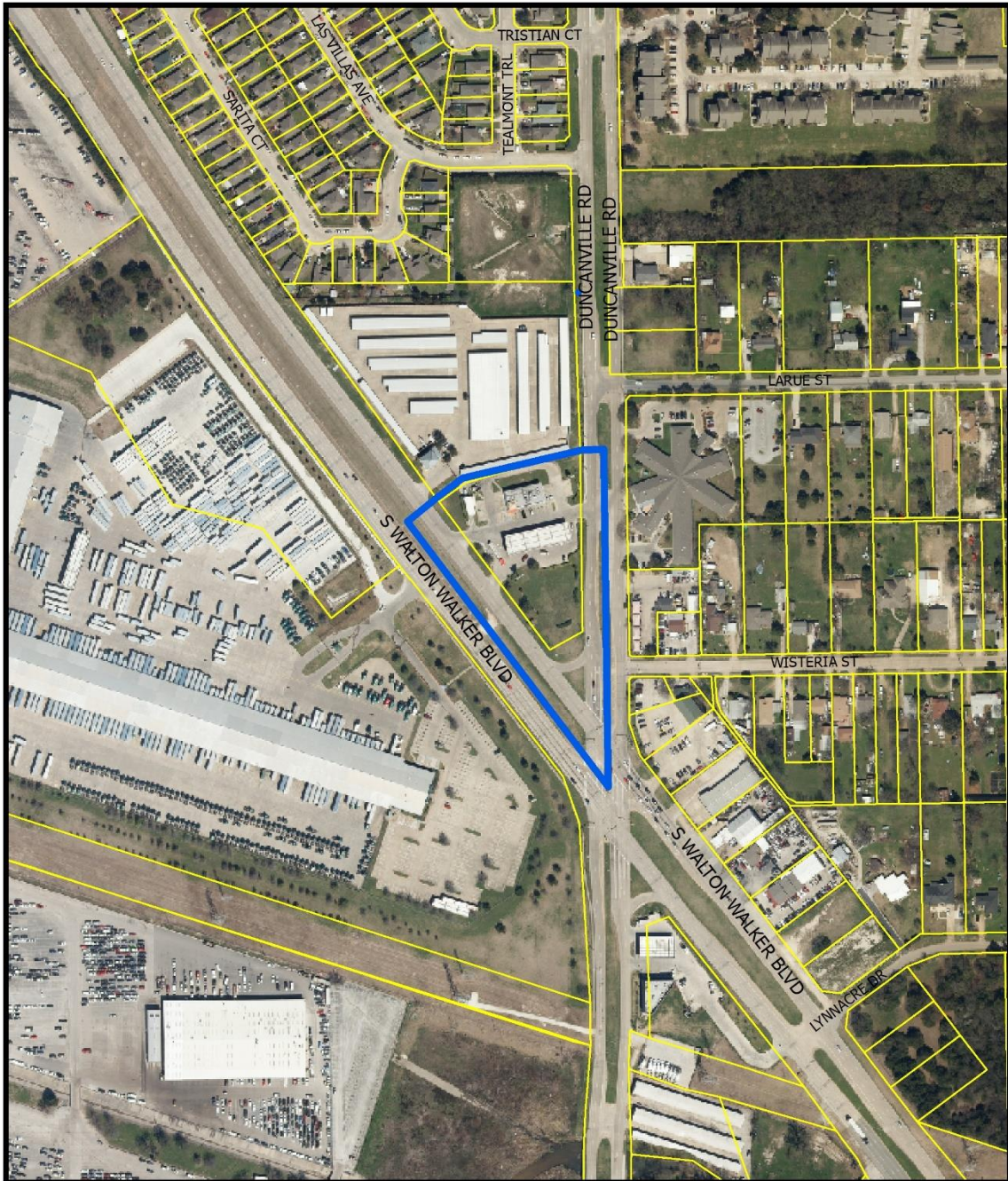


**Existing Site Plan (No changes) Detail**







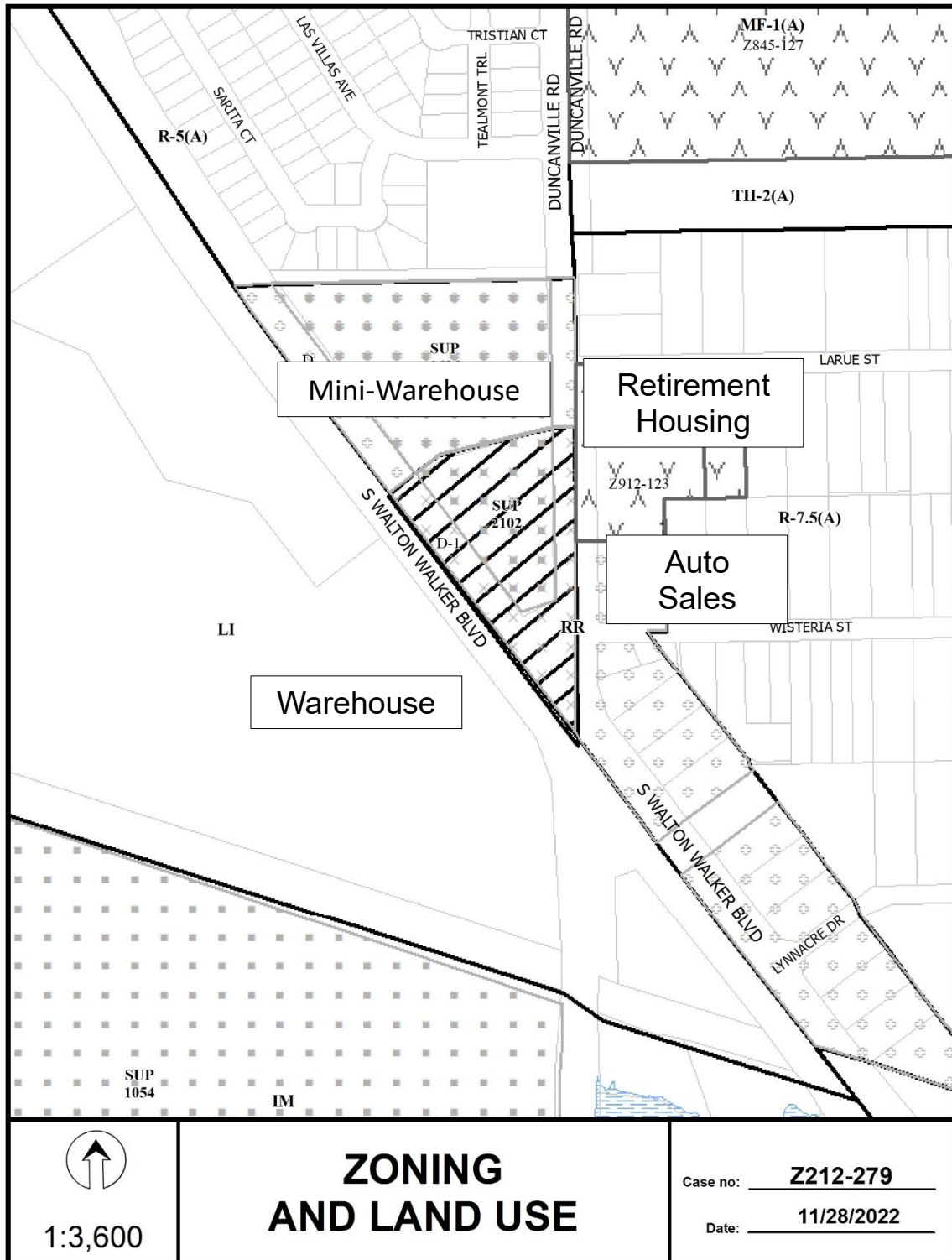


1:3,600

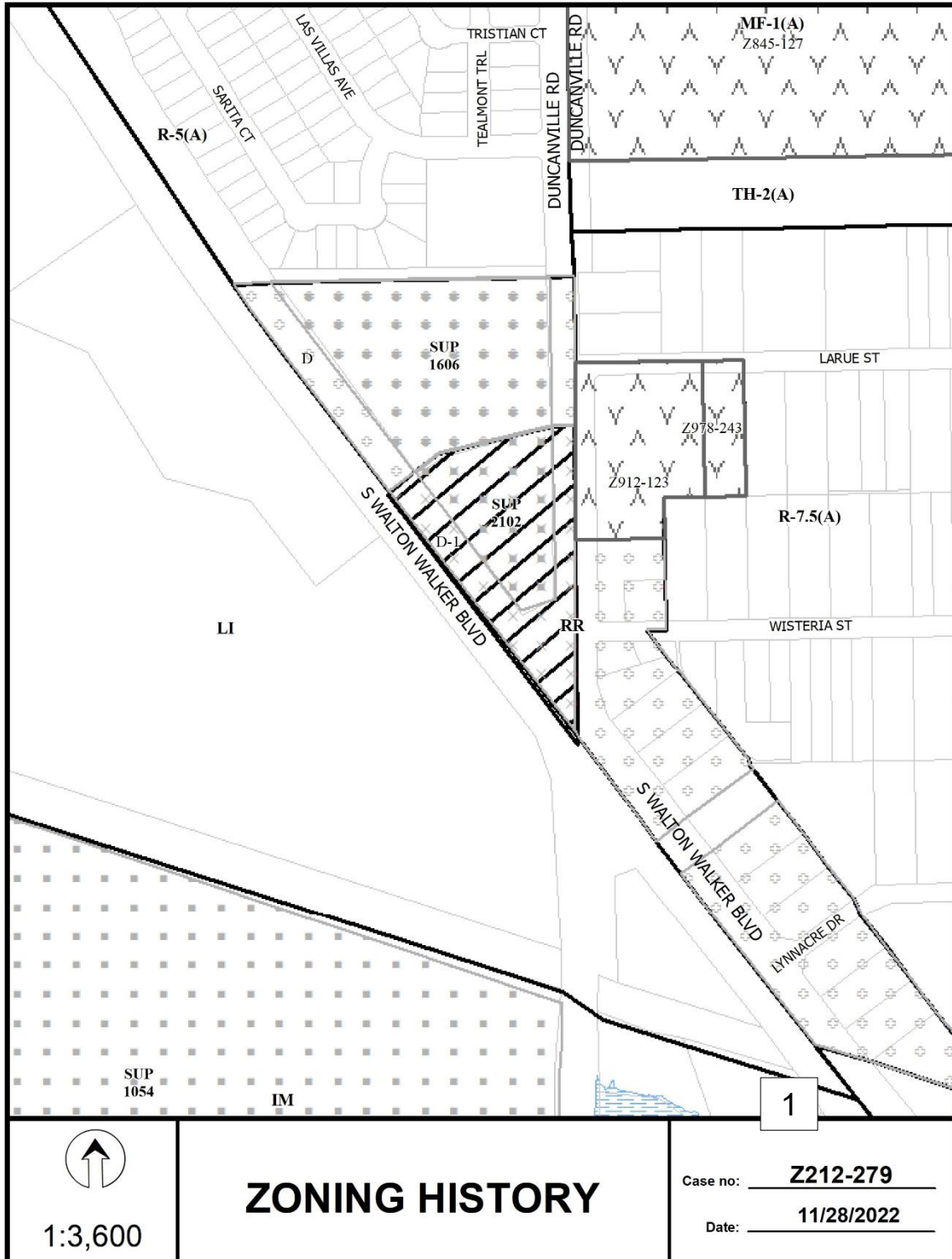
# AERIAL MAP

Case no: Z212-279

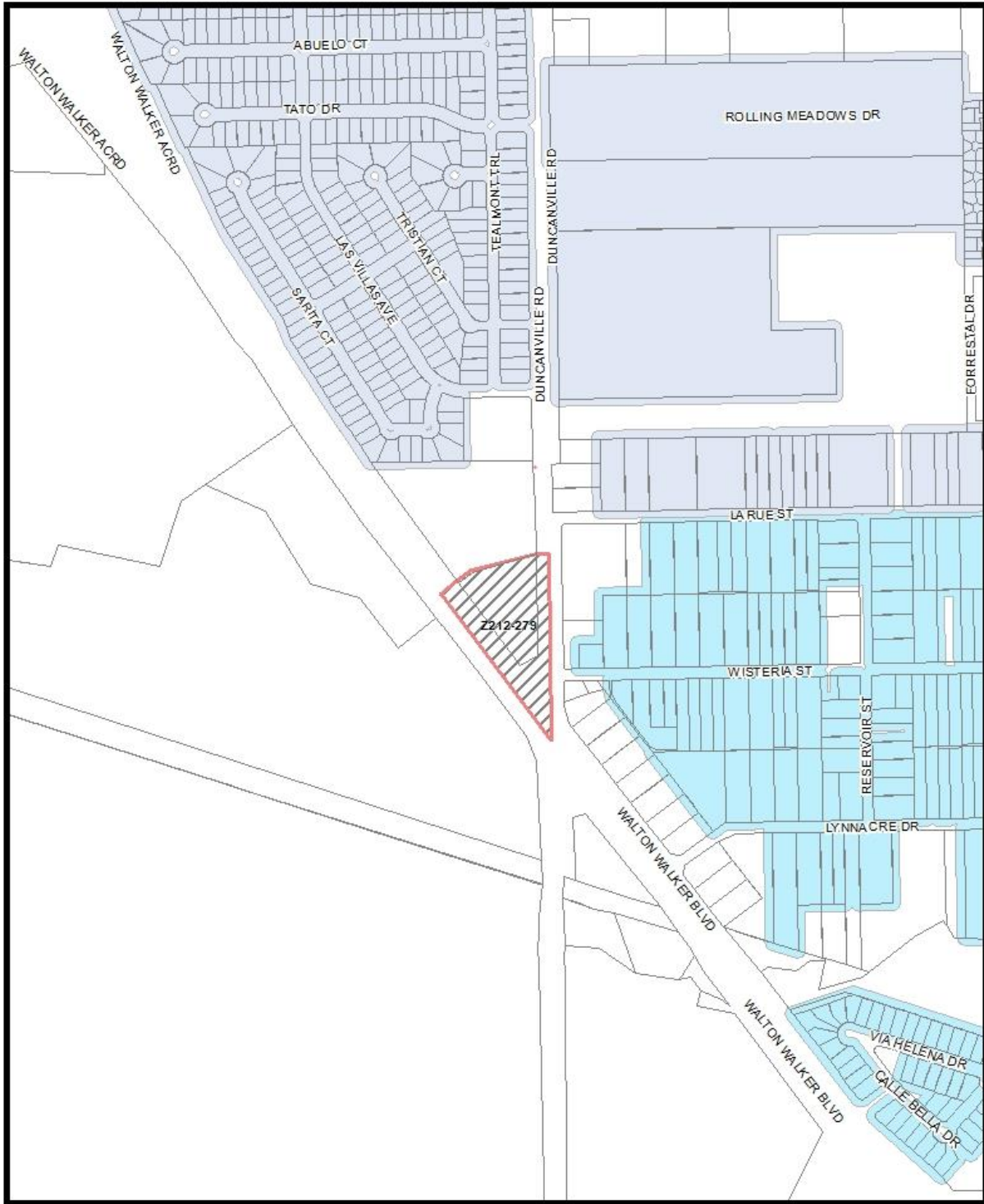
Date: 11/28/2022







Z212-279(MP)

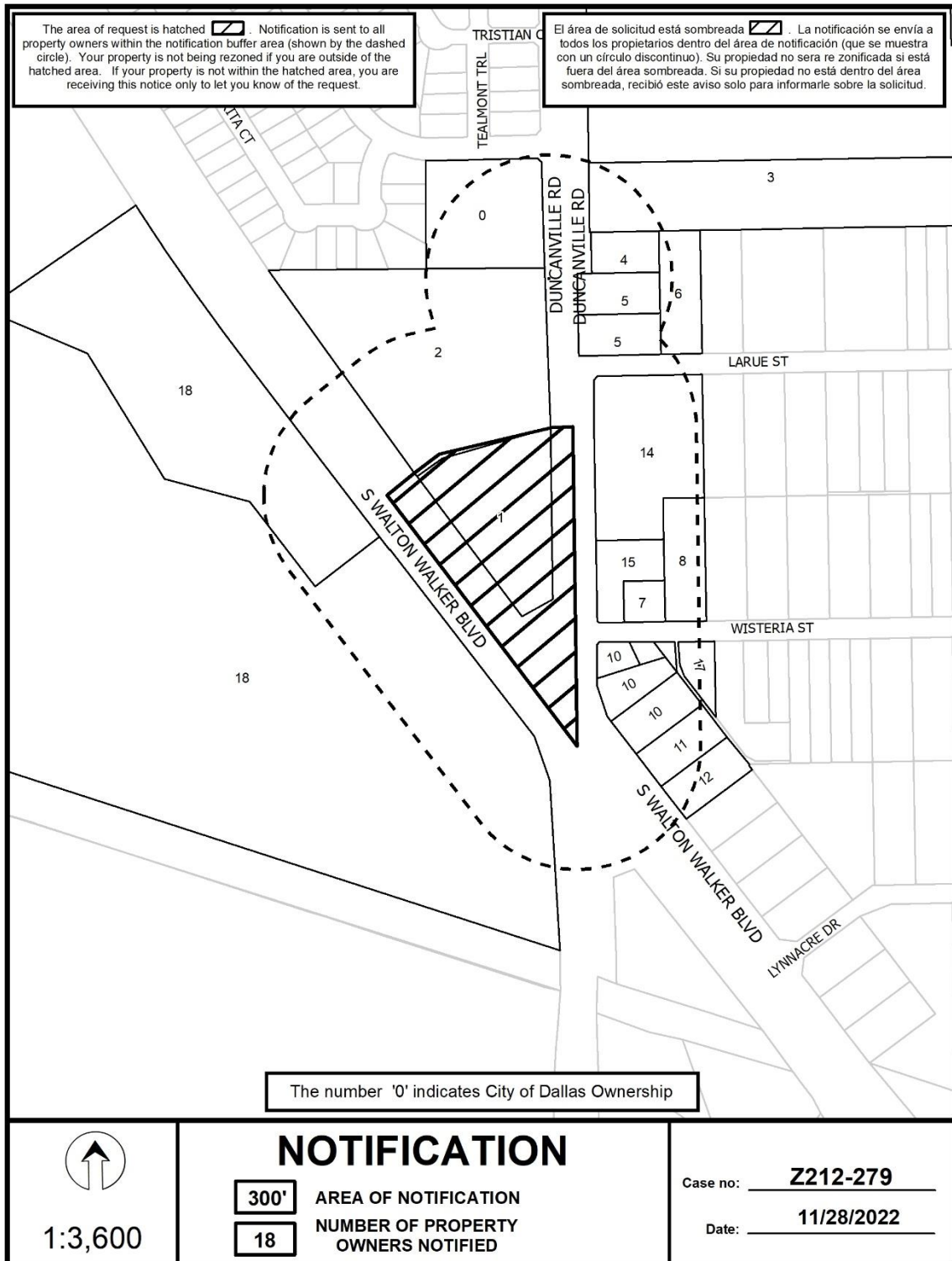


MVACluster A B C D E F G H I NA

1:6,000

# Market Value Analysis

Printed Date: 12/1/2022



11/23/2022

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

### ***Z212-279***

#### ***18 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2821 S WALTON WALKER BLVD	SEJ ASSET MGMT & INVESTMENT
2	2825 S WALTON WALKER BLVD	EXTRA SPACE PROPERTIES 107 LLC
3	2740 DUNCANVILLE RD	RESIDENCIAL LOS ROBLES
4	2838 DUNCANVILLE RD	RARDN LC
5	2846 DUNCANVILLE RD	REGALADO MIKE ROLANDO &
6	4985 LARUE ST	REGALADO MIKE R & MARY L
7	4991 WISTERIA ST	MARTINEZ ROSA MARIA
8	4987 WISTERIA ST	ORTIZ ARTEMIO
9	4992 WISTERIA ST	REYES FRANKLIN A &
10	2900 S WALTON WALKER BLVD	REYES FRANKLIN A &
11	2970 S WALTON WALKER BLVD	OWENS KRISTOPHER K &
12	2976 S WALTON WALKER BLVD	GUERRERO PORFIRIO
13	2740 DUNCANVILLE RD	RESIDENCIAL LOS ROBLES
14	2918 DUNCANVILLE RD	FIRST DUNCANVILLE CAPITAL
15	2938 DUNCANVILLE RD	SOLIS JUAN HERNANDEZ &
16	4990 WISTERIA ST	EVANS JOE &
17	4986 WISTERIA ST	BALDERAS AIDA
18	2831 S WALTON WALKER BLVD	RLR INVESTMENTS LLC