

CITY PLAN COMMISSION

THURSDAY, MAY 18, 2023

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z212-351(AU) **DATE FILED:** September 22, 2022

LOCATION: Southeast corner of Elam Road and South Buckner Boulevard

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 0.61 Acres **CENSUS TRACT:** 48113011701

OWNER/APPLICANT: Elam Crossing LP

REPRESENTATIVE: Andrew Ruegg, Masterplan

REQUEST: An application for an amendment to and renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within Subarea 4 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay District.

SUMMARY: The purpose of the request is to allow the continued sale of alcoholic beverage within a convenience store associated with a gas station [7 Eleven].

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

PD No. 366:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=366>

BACKGROUND INFORMATION:

- The area of request is currently located within Subarea 4 of Planned Development District No. 366, with a D-1 Liquor Control Overlay District. Subarea 4 defaults to all uses permitted within the IM Industrial Manufacturing District. 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.
- The area of request also holds Specific Use Permit No. 1850. SUP No. 1850 was approved by City Council on May 25, 2011 for a two-year period with eligibility for automatic renewals for additional five-year periods.
- On May 22, 2013, SUP No. 1850 was renewed and amended for a two-year period with eligibility for automatic renewals for additional five-year periods.
- On May 24, 2015, SUP No. 1850 was automatically renewed for additional five years.
- On February 24, 2021, SUP No. 1850 was renewed and amended for a two-year period, expiration date being February 24, 2023. The application for renewal was submitted in September 2022, thus the SUP is eligible for renewal.
- The property is currently developed with a 5,600 square-foot-building with five suites, one being used as convenience store with a gas station. The general merchandise suite is 3,000 square feet in area. The most recent certificate of occupancy for the convenience store was issued on June 8, 2020.

Zoning History:

There have been three zoning change requests in the area within the last five years.

1. Z201-218: On October 13, 2021, City Council approved Specific Use Permit No. 2427 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 Planned Development District No. 366(Buckner Boulevard Special Purpose District) with a D-1 Liquor Control Overlay, on the north line of Elam Road and east line of Buckner Boulevard.

2. Z190-366: On February 24, 2021, City Council approved the renewal of Specific Use Permit No. 1850 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 Planned Development District No. 366(Buckner Boulevard Special Purpose District) with a D-1 Liquor Control Overlay, on the south line of Elam Road and east line of Buckner Boulevard. [*area of request*]

3. Z190-271: On August 3, 2020, the automatic renewal of Specific Use Permit No. 1730 for a private-club bar use was approved for an additional three-year time period, on property zoned as Planned Development District No. 366(Buckner Boulevard Special Purpose District) with a D-1 Liquor Control Overlay, east line of Buckner Boulevard.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing/ Proposed ROW
South Buckner Boulevard	Principal Arterial	107 ft.
Elam Rd	Principal Arterial	100 ft.

Transportation

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed use will not have a negative impact on the surrounding street system.

Land Use

	Zoning*	Land Use
Site	PDD No. 366 (Subarea 4)	General merchandise/Convenience store
North	PDD No. 366 (Subarea 2A)	Auto-Related Use (Tire Shop)
South	PDD No. 366 (Subarea 4)	Office; Private Club
East	CR	Office
West	PDD No. 366 (Subarea 4)	DART Station
*All surrounding zoning has D-1 Liquor Control Overlay		

STAFF ANALYSIS

Land Use Compatibility

The site is surrounded by a mix of nonresidential uses of various intensity. The sale of alcoholic beverages on the property requires a specific use permit in the D-1 Dry Liquor Control Overlay and staff does not foresee any negative impact for selling alcoholic beverages in conjunction with an already established convenience store.

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 applicant's request subject to the attached conditions is consistent with the intent of the Dallas Development Code.

Landscaping

There are no changes to the site. So, no additional landscaping is required.

Parking

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area. There are no changes to the site and the parking is being provided the same as when the SUP was initially approved. 28 parking spaces are indicated on the SUP Site Plan.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 not within an identifiable MVA cluster. Surrounding properties to the northeast and northwest are within “H” category and surrounding properties to the southeast are within “I” category.

Crime Statistics

Based on Dallas Police Department's crime statistics between February 2021 and March 2023, 27 offenses, 7 arrest, and 167 calls were generated from the subject property.

Offense Data

Signal	Off Incident	Premise	Date
6XE - DISTURBANCE EMERGENCY	THEFT OF PROP <\$100 - SHOPLIFTING - (NOT BY EMPLOYEE)	Single Family Residence - Occupied	11/1/2021
40 - OTHER	UNLAWFUL CARRYING WEAPON	Parking (Business)	4/8/2021
6X - MAJOR DIST (VIOLENCE)	CRIM MISCHIEF > OR EQUAL \$100 < \$750	Convenience Store	5/17/2021
6XE - DISTURBANCE EMERGENCY	POSSESSION OF DRUG PARAPHERNALIA	Gas or Service Station	10/19/2021
41/09 - THEFT - IN PROGRESS	THEFT FROM PERSON	Airport - All Others	7/9/2021
7X - MAJOR ACCIDENT	UNLAWFUL CARRYING WEAPON	Highway, Street, Alley ETC	1/8/2022
09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	10/17/2021
11B/01 - BURGL OF BUS	BURGLARY OF BUILDING - FORCED ENTRY	Commercial Property Occupied/Vacant	9/11/2022
7X - MAJOR ACCIDENT	POSS MARIJUANA <2OZ	Highway, Street, Alley ETC	1/8/2022
58 - ROUTINE INVESTIGATION	POSS MARIJUANA <2OZ	Gas or Service Station	6/3/2021
40/01 - OTHER	CREDIT CARD OR DEBIT CARD ABUSE	Retail Store	3/27/2022
40/01 - OTHER	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	Highway, Street, Alley ETC	8/5/2022
20 - ROBBERY	ROBBERY OF BUSINESS	Convenience Store	12/28/2021
16A - INJURED PERSON W/AMB	ASSAULT -BODILY INJURY ONLY	Parking (Business)	6/6/2022
11V - BURGL MOTOR VEH	BMV	Gas or Service Station	6/16/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -OFFENSIVE CONTACT	Gas or Service Station	4/14/2022
DASF-DIST ACTIVE SHOOTER FOOT	DISCHARGE FIREARM IN CERTAIN MUNICIPALITIES	Gas or Service Station	6/11/2021
6X - MAJOR DIST (VIOLENCE)	ASSAULT -VERBAL THREAT	Gas or Service Station	6/21/2022
58 - ROUTINE INVESTIGATION	UNLAWFUL CARRYING WEAPON	Gas or Service Station	6/3/2021
09V-01 UUMV JUST OCRD	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Parking (Business)	7/14/2022

6XEA - DISTURBANCE EMERG AMB	ASSAULT -BODILY INJURY ONLY	Gas or Service Station	9/24/2022
41/20 - ROBBERY - IN PROGRESS	ROBBERY OF INDIVIDUAL (AGG)	Outdoor Area Public/Private	7/3/2021
PSE/11V - BURG MOTOR VEH	BMV	Gas or Service Station	9/2/2022
6X - MAJOR DIST (VIOLENCE)	ASSAULT -OFFENSIVE CONTACT	Gas or Service Station	7/6/2022
6XE - DISTURBANCE EMERGENCY	TERRORISTIC THREAT FEAR IMMINENT SBI	Convenience Store	11/25/2022
09V-01 UUMV JUST OCD	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking (Business)	11/22/2022

Arrests Data

Address	Arrest Date	Crime	Charge Desc
440 S BUCKNER BLVD	4/8/2021	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
440 S BUCKNER BLVD	6/3/2021	DRUG/ NARCOTIC VIOLATIONS	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
440 S BUCKNER BLVD	6/3/2021	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
440 S BUCKNER BLVD	6/3/2021	DRUG/ NARCOTIC VIOLATIONS	POSS MARIJUANA <2OZ
440 S BUCKNER BLVD	10/19/2021	DRUG EQUIPMENT VIOLATIONS	POSSESSION OF DRUG PARAPHERNALIA
5440 S BUCKNER BLVD	1/8/2022	WEAPON LAW VIOLATIONS	UNLAWFUL CARRYING WEAPON
440 S BUCKNER BLVD	10/12/2022	DRUG/ NARCOTIC VIOLATIONS	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G

Calls Data

Response_Date	Problem	Priority_Descrip tion	Location_Name	Address
2/7/2021	40 - Other	3 - General Service	7 ELEVEN	440 S Buckner Blvd
2/20/2021	6XE - Disturbance Emergency	1 - Emergency	SEVEN ELEVEN	440 S Buckner Blvd
2/26/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
2/28/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
3/1/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
3/3/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd

3/11/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
3/15/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
3/17/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
3/18/2021	PH - Panhandler	4 - Non Critical	7-ELEVEN;	440 S Buckner Blvd
3/18/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
3/23/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
3/27/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
3/29/2021	PH - Panhandler	4 - Non Critical	7-ELEVEN;	440 S Buckner Blvd
4/8/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
4/19/2021	32 - Suspicious Person	2 - Urgent	11-Jul	440 S Buckner Blvd
4/27/2021	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
4/30/2021	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
5/17/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
5/18/2021	40/01 - Other	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
5/23/2021	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
5/27/2021	40/01 - Other	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
5/31/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
6/2/2021	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
6/8/2021	04 - 911 Hang Up	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
6/11/2021	DASF-Dist Active Shooter Foot	1 - Emergency	7ELEVEN	440 S Buckner Blvd
6/13/2021	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
6/13/2021	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
6/23/2021	6X - Major Dist (Violence)	2 - Urgent	7-eleven	440 S Buckner Blvd
6/25/2021	40/01 - Other	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
6/25/2021	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
6/26/2021	24 - Abandoned Property	4 - Non Critical	11-Jul	440 S Buckner Blvd

6/26/2021	OADS - Open Air Drug Sales	3 - General Service		440 S Buckner Blvd
6/28/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
7/11/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
7/12/2021	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
7/16/2021	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
7/22/2021	40/01 - Other	2 - Urgent	SEVEN ELEVEN	440 S Buckner Blvd
7/22/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
7/23/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
7/24/2021	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
7/24/2021	38 - Meet Complainant	4 - Non Critical		440 S Buckner Blvd
8/1/2021	38 - Meet Complainant	4 - Non Critical	11-Jul	440 S Buckner Blvd
8/2/2021	40 - Other	3 - General Service	7-ELEVEN;	440 S Buckner Blvd
8/3/2021	40/01 - Other	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
8/8/2021	40/01 - Other	2 - Urgent		440 S Buckner Blvd
8/9/2021	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
8/13/2021	32 - Suspicious Person	2 - Urgent	7 eleven	440 S Buckner Blvd
8/16/2021	40 - Other	3 - General Service	7-ELEVEN;	440 S Buckner Blvd
8/19/2021	6X - Major Dist (Violence)	2 - Urgent	TAQUERIA	440 S Buckner Blvd
8/21/2021	20R - Robbery (report)+1hr	4 - Non Critical	7-ELEVEN;	440 S Buckner Blvd
8/30/2021	36/01 - Aband Child Critical	2 - Urgent		440 S Buckner Blvd
8/31/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
9/13/2021	46 - CIT	2 - Urgent		440 S Buckner Blvd
9/21/2021	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
9/25/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd

9/26/2021	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
9/27/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
10/7/2021	40 - Other	3 - General Service		440 S Buckner Blvd
10/16/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
10/17/2021	09V - UUMV	4 - Non Critical		440 S Buckner Blvd
10/17/2021	15 - Assist Officer	1 - Emergency	NULL	440 S BUCKNER BLVD
10/19/2021	6XE - Disturbance Emergency	1 - Emergency	7 ELEVEN	440 S BUCKNER BLVD
10/24/2021	40 - Other	3 - General Service	7 ELEVEN	440 S Buckner Blvd
11/7/2021	**PD Requested by Fire	2 - Urgent		440 S Buckner Blvd
11/11/2021	46 - CIT	2 - Urgent	11-Jul	440 S Buckner Blvd
11/14/2021	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
11/14/2021	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
11/23/2021	46 - CIT	2 - Urgent		440 S Buckner Blvd
12/1/2021	11B - Burg of Bus	3 - General Service	chipinque furniture	1440 S Buckner Blvd
12/1/2021	PH - Panhandler	4 - Non Critical		440 S Buckner Blvd
12/3/2021	6X - Major Dist (Violence)	2 - Urgent	7 eleven	440 S Buckner Blvd
12/3/2021	40 - Other	3 - General Service		440 S Buckner Blvd
12/20/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
12/26/2021	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
12/27/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
12/28/2021	20 - Robbery	2 - Urgent		440 S Buckner Blvd
12/29/2021	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
1/2/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
1/7/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd

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1/7/2022	PH - Panhandler	4 - Non Critical	7 ELEVEN	440 S Buckner Blvd
1/8/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
1/9/2022	40/01 - Other	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
1/13/2022	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
1/31/2022	40 - Other	3 - General Service	7-ELEVEN	440 S Buckner Blvd
2/2/2022	**PD Requested by Fire	2 - Urgent	11-Jul	440 S Buckner Blvd
2/4/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
2/10/2022	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
2/12/2022	40 - Other	3 - General Service	7-ELEVEN;	440 S Buckner Blvd
2/15/2022	6XE - Disturbance Emergency	1 - Emergency		440 S Buckner Blvd
3/1/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
3/5/2022	6XA - Major Dist Ambulance	2 - Urgent	711	440 S Buckner Blvd
3/14/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
3/21/2022	04 - 911 Hang Up	2 - Urgent		440 S Buckner Blvd
3/23/2022	04 - 911 Hang Up	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
3/28/2022	40/01 - Other	2 - Urgent		440 S BUCKNER BLVD
4/5/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
4/14/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
4/14/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
4/17/2022	22A - Animal Attack	1 - Emergency	7 eleven	4400 S BUCKNER BLVD
4/21/2022	46A - CIT w/Ambulance	1 - Emergency	7 ELEVEN	440 S Buckner Blvd
4/29/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
5/4/2022	6XE - Disturbance Emergency	1 - Emergency		440 S Buckner Blvd

5/5/2022	6X - Major Dist (Violence)	2 - Urgent	seven eleven	440 S Buckner Blvd
5/5/2022	20 - Robbery	2 - Urgent		440 S Buckner Blvd
5/8/2022	40/01 - Other	2 - Urgent		440 S Buckner Blvd
5/10/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
5/11/2022	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
5/24/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
5/24/2022	DAEV-Dist Armed Encounter Veh	1 - Emergency	7ELEVEN	440 S Buckner Blvd
6/3/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
6/5/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
6/6/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S BUCKNER BLVD
6/9/2022	40 - Other	3 - General Service	7-ELEVEN;	440 S Buckner Blvd
6/12/2022	6X - Major Dist (Violence)	2 - Urgent		440 S Buckner Blvd
6/18/2022	11V - Burg Motor Veh	4 - Non Critical		440 S Buckner Blvd
6/23/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
6/30/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
7/3/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
7/4/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
7/6/2022	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN	440 S Buckner Blvd
7/6/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
7/11/2022	46 - CIT	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
7/13/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
7/19/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
7/20/2022	40/01 - Other	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
7/20/2022	40/01 - Other	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd

7/20/2022	6XA - Major Dist Ambulance	2 - Urgent	7-ELEVEN;	440 S Buckner Blvd
7/20/2022	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
7/20/2022	40/01 - Other	2 - Urgent	11-Jul	440 S Buckner Blvd
7/28/2022	25 - Criminal Assault	2 - Urgent	7-eleven	440 S Buckner Blvd
8/1/2022	40 - Other	3 - General Service	CHIPINQUE FURNITURE	1440 S Buckner Blvd
8/4/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
8/5/2022	6X - Major Dist (Violence)	2 - Urgent	RESTAURANT	440 S Buckner Blvd
8/9/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
8/11/2022	40 - Other	3 - General Service	11-Jul	440 S Buckner Blvd
8/28/2022	40/01 - Other	2 - Urgent		440 S Buckner Blvd
8/28/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd
8/29/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
9/3/2022	40/01 - Other	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
9/8/2022	40 - Other	3 - General Service	7-ELEVEN;	440 S Buckner Blvd
9/11/2022	11B/01 - Burg of Bus	2 - Urgent	CHIPINQUE FURNITURE	1440 S Buckner Blvd
9/12/2022	40 - Other	3 - General Service		440 S Buckner Blvd
9/14/2022	6X - Major Dist (Violence)	2 - Urgent	7- ELEVEN	440 S Buckner Blvd
9/24/2022	6XEA - Disturbance Emerg Amb	1 - Emergency	11-Jul	440 S Buckner Blvd
9/27/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
9/28/2022	11V/01 - Burg Motor Veh	3 - General Service	11-Jul	440 S Buckner Blvd
9/28/2022	07 - Minor Accident	3 - General Service		440 S Buckner Blvd
9/29/2022	6X - Major Dist (Violence)	2 - Urgent	9/29 SEVEN ELEVEN	440 S Buckner Blvd
9/30/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S Buckner Blvd
10/10/2022	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd

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10/12/2022	DAEF-Dist Armed Encounter Foot	1 - Emergency	711	440 S Buckner Blvd
11/1/2022	6X - Major Dist (Violence)	2 - Urgent	7-eleven	440 S Buckner Blvd
11/4/2022	04 - 911 Hang Up	2 - Urgent		440 S Buckner Blvd
11/22/2022	09V-01 UUMV Just Ocrd	3 - General Service	TACARIA LOS CUATES	440 S Buckner Blvd
11/25/2022	6XE - Disturbance Emergency	1 - Emergency	11-Jul	440 S Buckner Blvd
11/29/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
12/1/2022	6X - Major Dist (Violence)	2 - Urgent	11-Jul	440 S BUCKNER BLVD
12/6/2022	07 - Minor Accident	3 - General Service		440 S BUCKNER BLVD
12/6/2022	07 - Minor Accident	3 - General Service		440 S BUCKNER BLVD
12/6/2022	07 - Minor Accident	3 - General Service		440 S BUCKNER BLVD
12/10/2022	6X - Major Dist (Violence)	2 - Urgent	12/10 711	440 S Buckner Blvd
12/14/2022	7X - Major Accident	2 - Urgent	11-Jul	440 S Buckner Blvd
12/14/2022	7X - Major Accident	2 - Urgent	11-Jul	440 S Buckner Blvd
12/16/2022	40 - Other	3 - General Service	7-ELEVEN	440 S Buckner Blvd
12/27/2022	6X - Major Dist (Violence)	2 - Urgent	7 ELEVEN	440 S Buckner Blvd
1/2/2023	6X - Major Dist (Violence)	2 - Urgent	7-ELEVEN	440 S Buckner Blvd

Z223-131(AU)

LIST OF OFFICERS

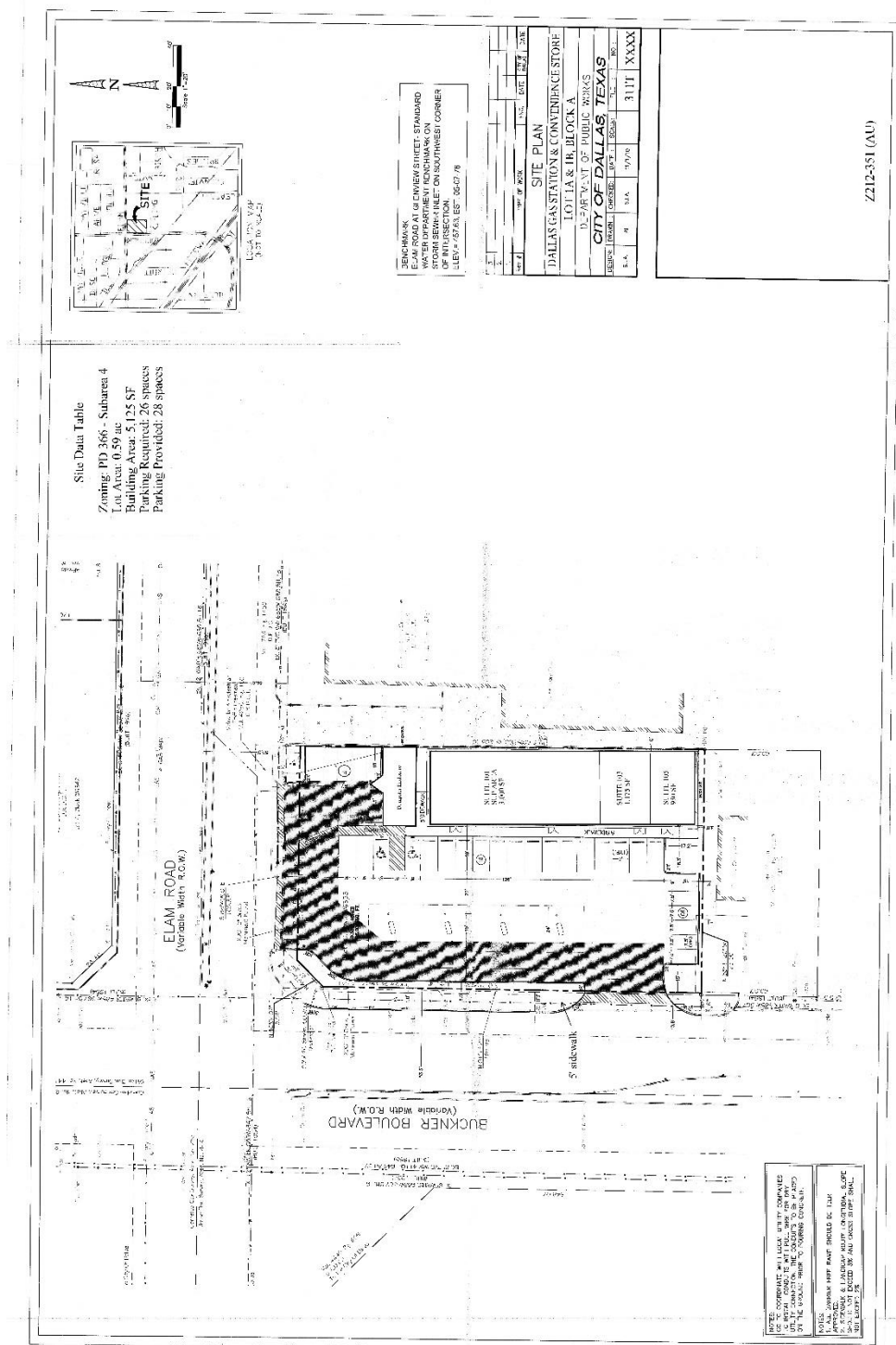
Elam Crossing, LP
Mostafa Setayesh

SUP NO. 1850 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 _____ (two-year period from the passage of this ordinance) but is eligible for automatic renewal 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.

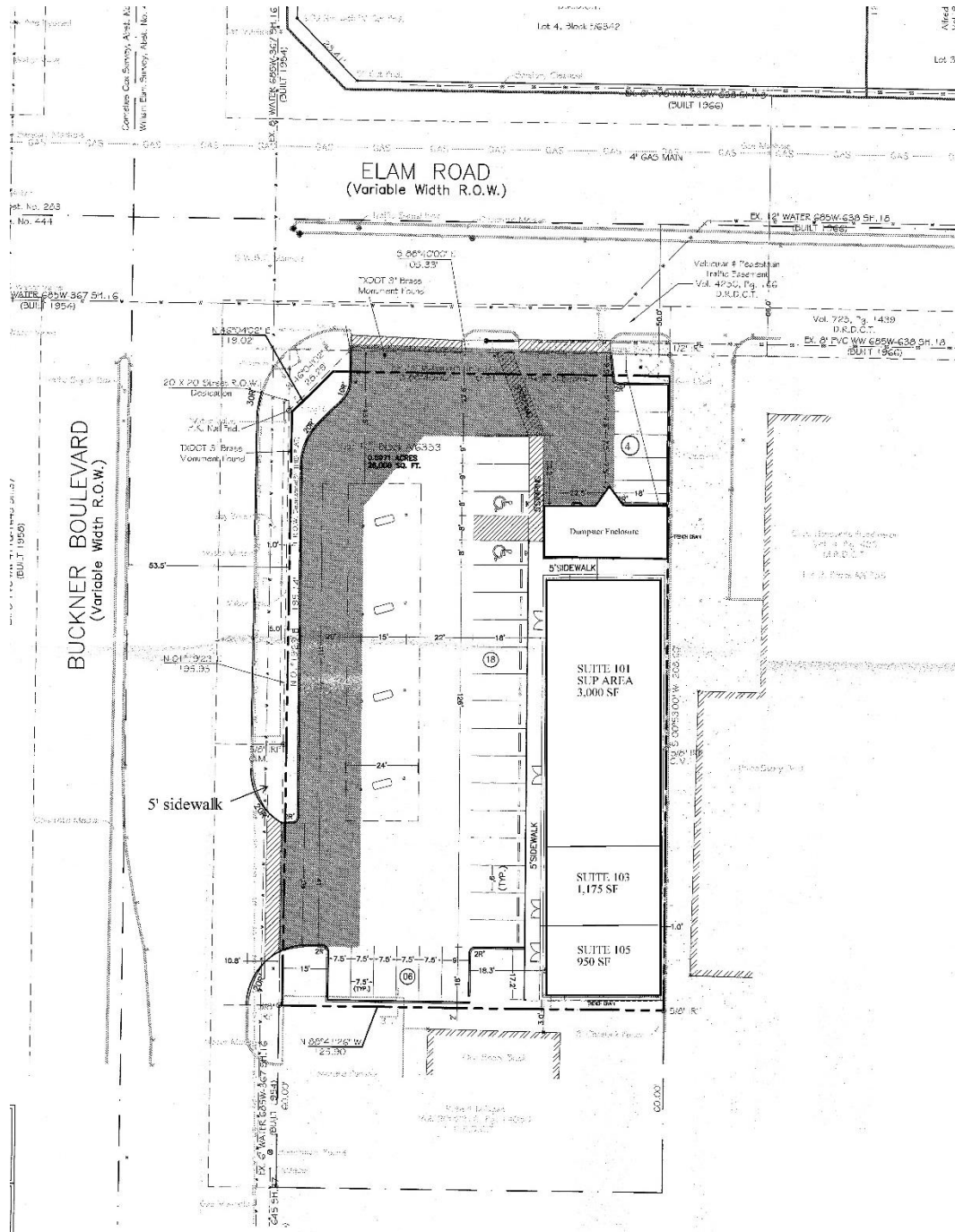
EXISTING SITE PLAN SUP NO.1850
(no changes)

*The SUP Site Plan has been updated for a better clarity of information. The garbage dumpster orientation is corrected, per the existing situation on site.
No changes are included with this request.*



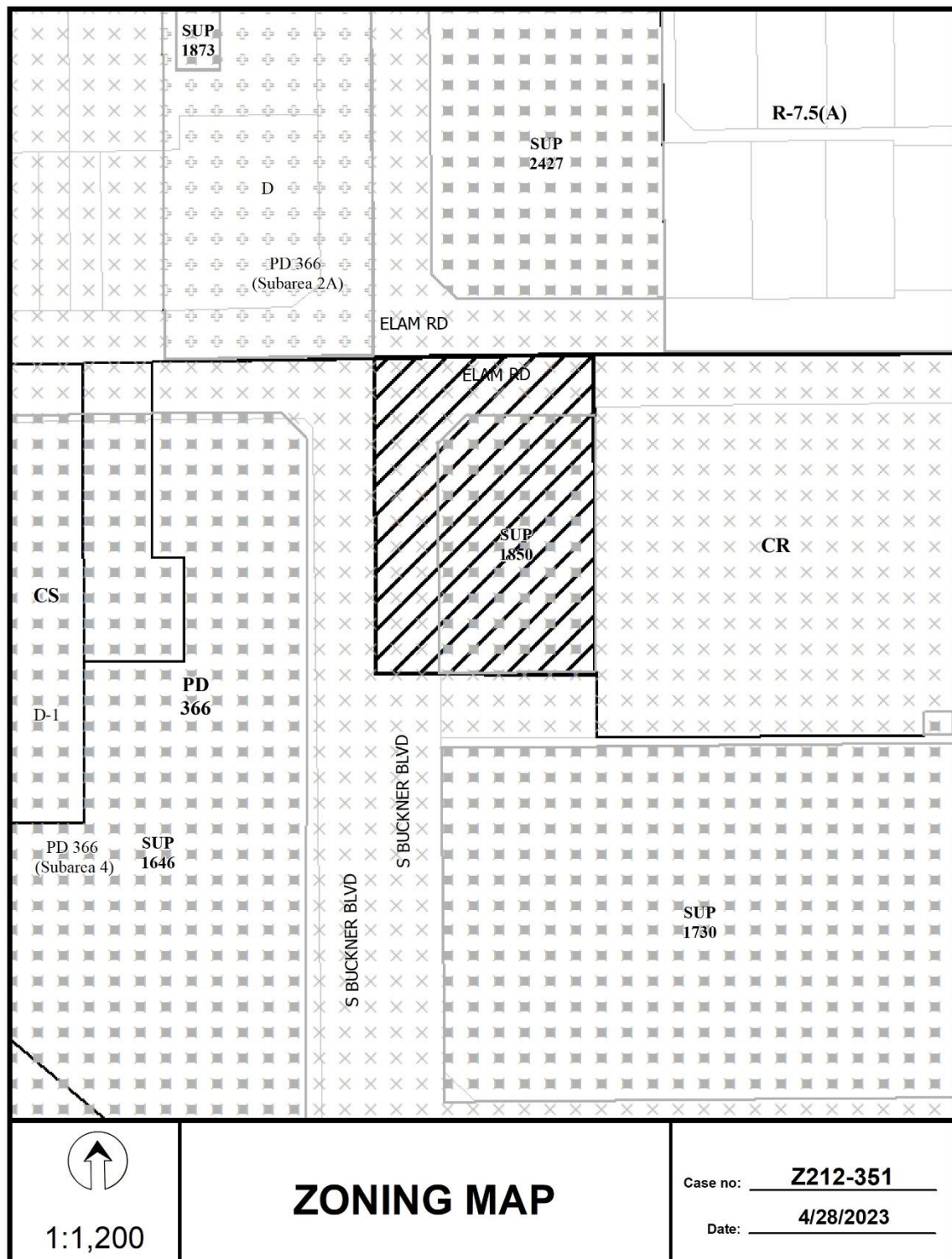
EXISTING SITE PLAN SUP NO.1850 (no changes; enlarged)

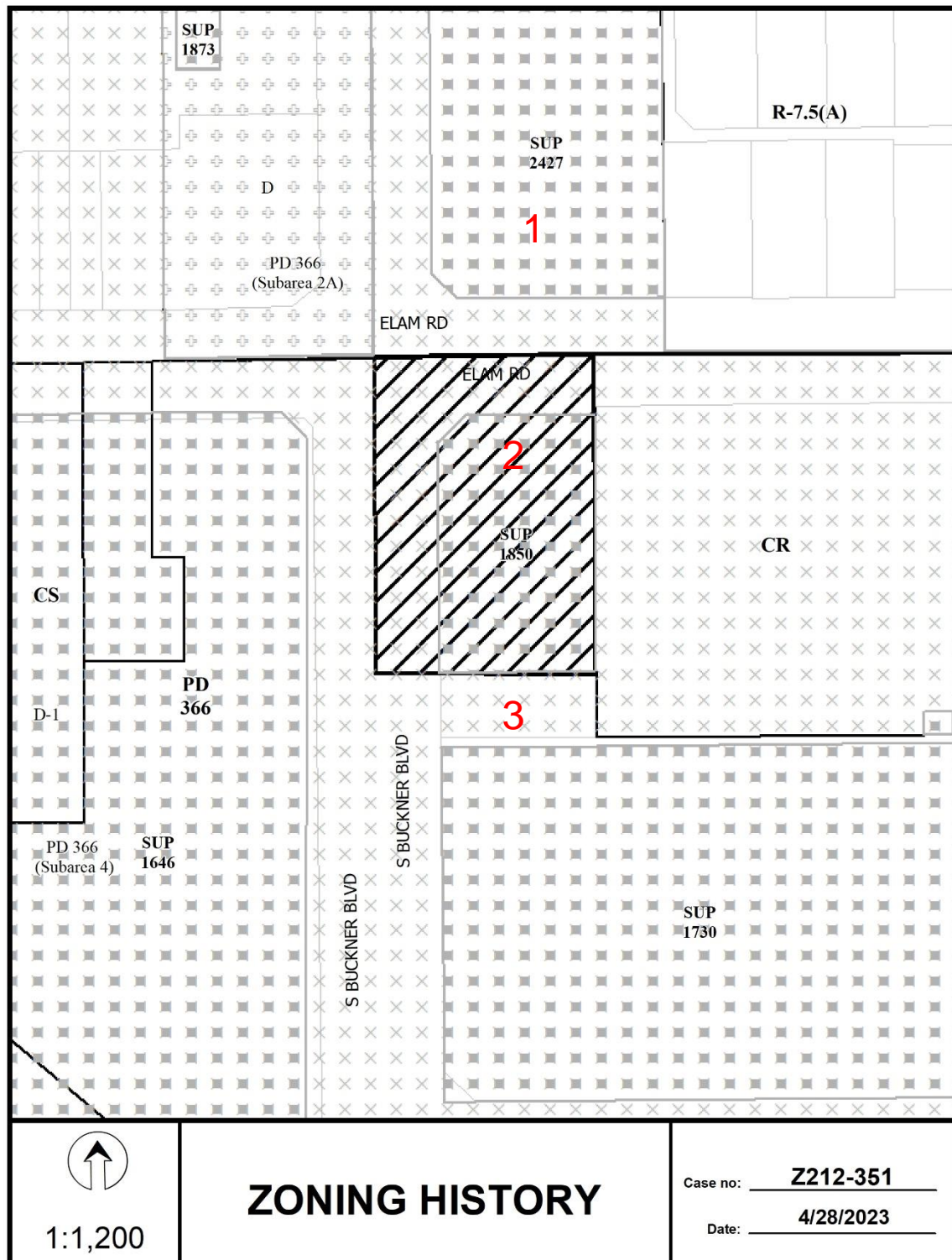
The SUP Site Plan has been updated for a better clarity of information. The garbage dumpster orientation is corrected, per the existing situation on site. No changes are included with this request.

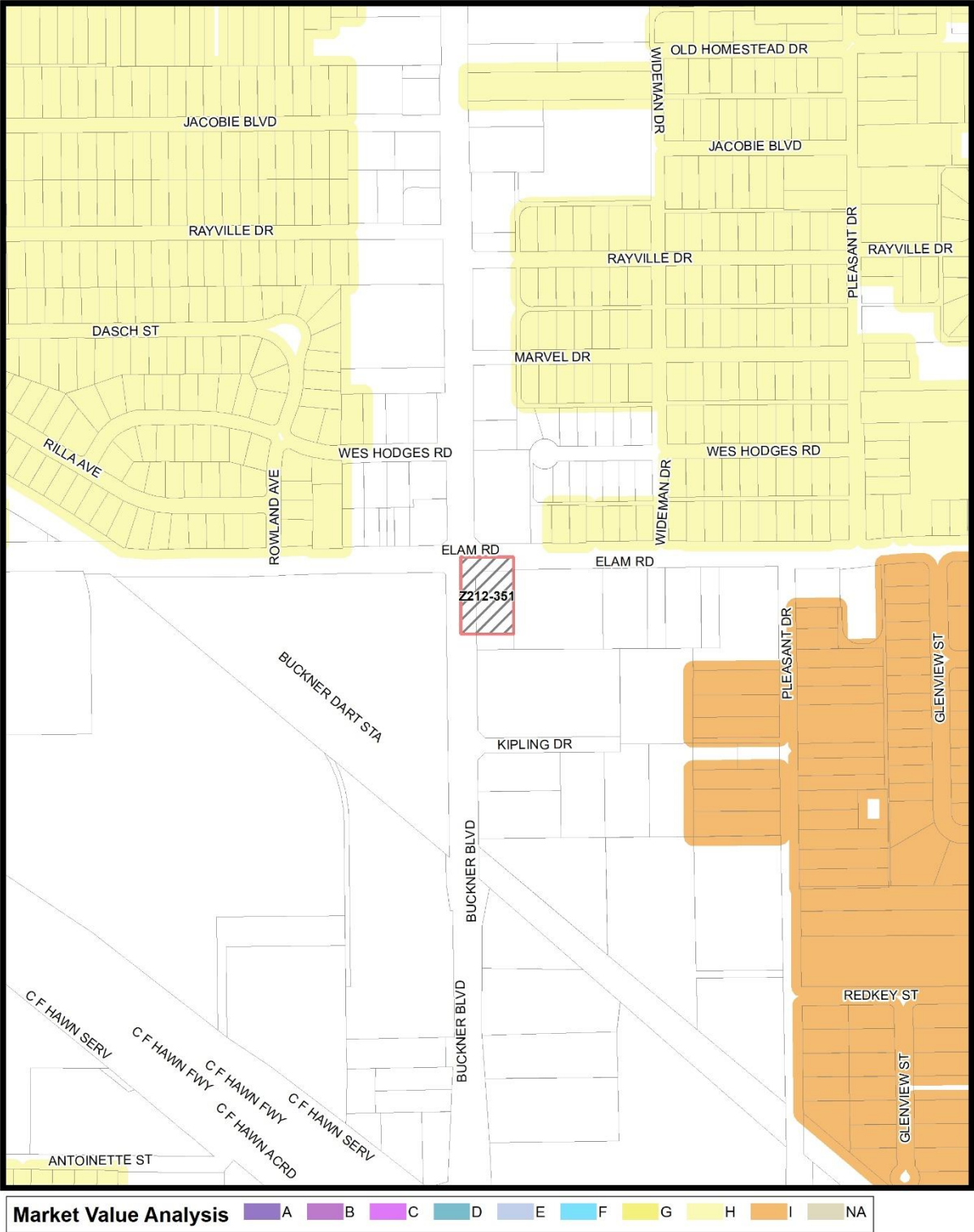








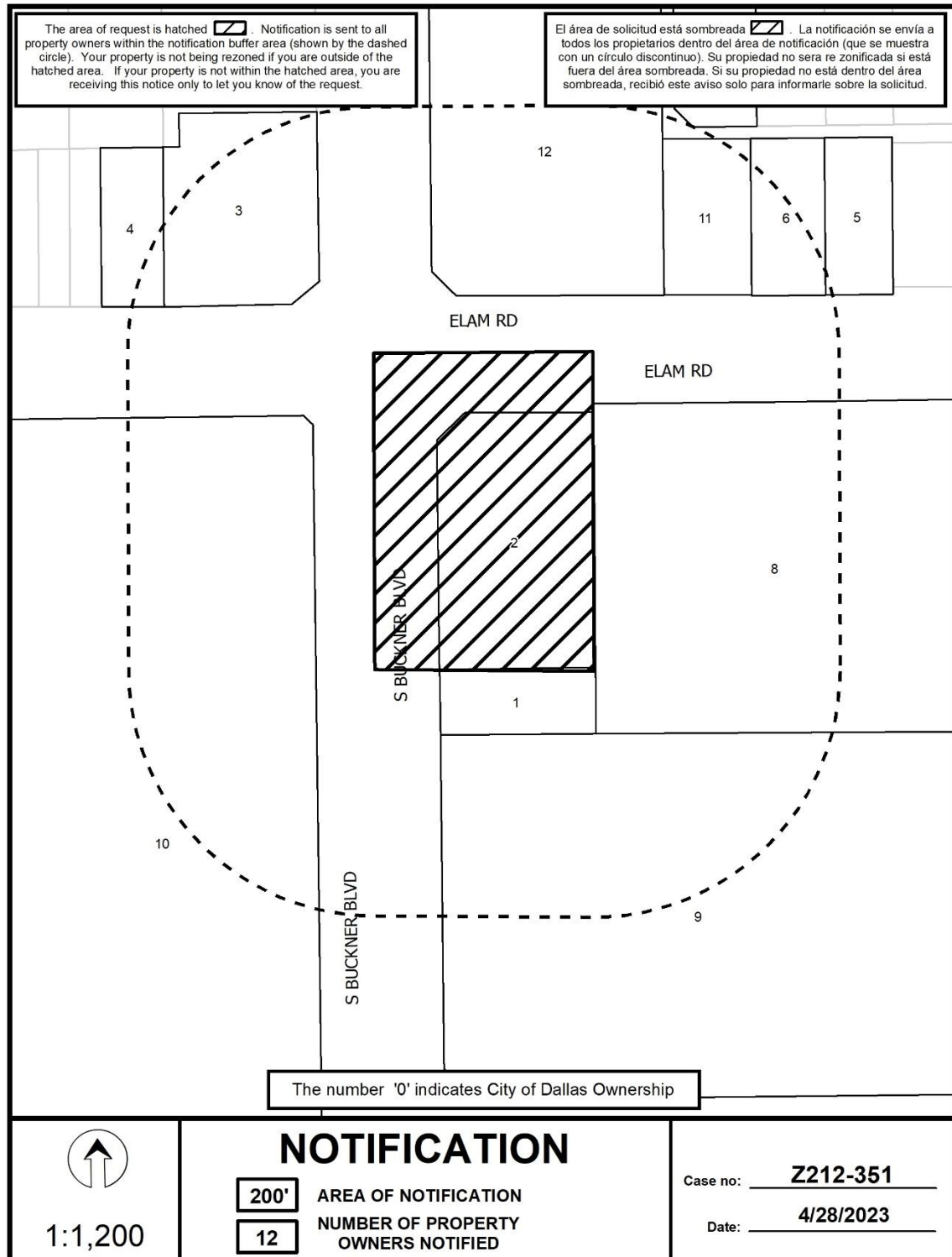




 1:4,800

Market Value Analysis

Printed Date: 4/28/2023



04/28/2023

Notification List of Property Owners

Z212-351

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	426 S BUCKNER BLVD	PREECE & PREECE INC
2	440 S BUCKNER BLVD	ELAM CROSSING LP
3	509 S BUCKNER BLVD	MCDANIEL TED
4	8031 ELAM RD	BARRON MARIO & SONIA
5	8129 ELAM RD	BEDFORD ANTHONY J
6	8123 ELAM RD	MARTINEZ ISRAEL BENITEZ &
7	8106 WES HODGES RD	LEAL EVANGELINA RODRIGUEZ TR
8	8114 ELAM RD	SOUTHWESTERN BELL
9	400 S BUCKNER BLVD	WHATS HOT FUND WORLD LTD
10	8008 ELAM RD	DALLAS AREA RAPID TRANSIT
11	8119 ELAM RD	LEAL EVANGELINA RODRIGUEZ
12	500 S BUCKNER BLVD	RS BUCKNER LLC