

FILE NUMBER: Z190-366(NN) **DATE FILED:** September 28, 2020
LOCATION: Southeast corner of South Buckner Boulevard (Loop 12) and Elam Road
COUNCIL DISTRICT: 5 **MAPSCO:** 58 U
SIZE OF REQUEST: ± 0.59 Acres **CENSUS TRACT:** 117.01

REPRESENTATIVE: La Sierra Planning Group

APPLICANT/OWNER: Elam Crossing L.P.

REQUEST: An application for the renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 4 within Planned Development District No. 366 with a D-1 Liquor Control Overlay.

SUMMARY: The applicant is requesting to continue the sale of alcohol for off-premise consumption in conjunction with a general merchandise or food store use on the property (7-eleven).

CPC RECOMMENDATION: Approval for a two-year period, subject to conditions.

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

BACKGROUND INFORMATION

- The site is developed with a 5,800 square foot convenience food store and motor vehicle fueling station.
- Specific Use Permit No. 1850 was approved by City Council on May 25, 2011 for a two-year period with automatic renewals for an additional five years.
- The auto renewal deadline was missed, and the renewal was approved by Council on May 22, 2013 for a two-year period with auto-renewals for an additional five-year period.
- The auto-renewal deadline was again missed, and Council approved a renewal on March 24, 2015 for a five-year period with auto-renewals for an additional five-year period.
- The auto renewal deadline was again missed, and the applicant is seeking the renewal with this request.

Zoning History

There have been four recent zoning requests in the area within the last five years.

1. **Z190-271:** On April 23, 2014, the City Council approved the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. **Z189-204:** On April 23, 2014, the City Council approved a D-1 Liquor Control Overlay and Specific Use Permit No. 2344 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, subject to a site plan and conditions.
3. **Z178-330:** On December 13, 2018, the City Plan Commission recommended denial of an application for a Specific Use Permit for the placement of fill material use on property zoned an R-7.5(A) Single Family District.
4. **Z167-331:** Application for the automatic renewal of Specific Use Permit No. 1730 for an alcoholic beverages establishment to be used as a private-club bar was automatically renewed for an additional three-year time period.

Thoroughfares/Streets

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

Traffic

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		

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.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

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.

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 not within an identifiable MVA

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cluster. Surrounding properties to the northeast and northwest are within “H” category and surrounding properties to the southeast are within “I” category.

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.

Crime Statistics

Based on Dallas Police Department’s crime statistics, 72 offenses, 77 arrest, and 995 calls were generated from the subject property over the past five years.

Offenses:

Incident	Premise	Address	Date
THEFT OF SERVICE < \$100	Convenience Store	440 S BUCKNER BLVD	2/23/2017
THEFT OF PROP > OR EQUAL \$2,500 BUT <\$30K (BY EMPLOYEE)	Convenience Store	440 S BUCKNER BLVD	7/21/2017
ASSAULT -FAM VIOL THREA	Convenience Store	440 S BUCKNER BLVD	7/18/2017
ASSAULT (AGG) -DEADLY WEAPON	Highway, Street, Alley ETC	440 S BUCKNER BLVD	10/9/2017
CRIM MISCHIEF >OR EQUAL \$100 BUT <\$750	Parking Lot (All Others)	440 S BUCKNER BLVD	10/6/2017
ROBBERY OF INDIVIDUAL (AGG)	Outdoor Area Public/Private	440 S BUCKNER BLVD	2/14/2018
CRIM MISCHIEF >OR EQUAL \$100 BUT <\$750	Convenience Store	440 S BUCKNER BLVD	10/21/2017
BURGLARY OF BUILDING - FORCED ENTRY	Retail Store	1440 S BUCKNER BLVD	2/24/2018
THEFT OF PROP <\$2500 2/MORE PREV CONV - NOT SHOPLIFT	Convenience Store	440 S BUCKNER BLVD	12/31/2017
BURGLARY OF BUILDING - FORCED ENTRY	Business Office	440 S BUCKNER BLVD	4/5/2017
ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Outdoor Area Public/Private	440 S BUCKNER BLVD	7/26/2017
ASSAULT (AGG) -DEADLY WEAPON	Convenience Store	440 S BUCKNER BLVD	5/5/2019
ASSAULT -FAM VIO, PREV CONV - BOD INJ ONLY	Highway, Street, Alley ETC	440 S BUCKNER BLVD	4/16/2020
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Other	440 S BUCKNER BLVD	3/23/2019
CRIM MISCHIEF > OR EQUAL \$100 < \$750	Convenience Store	440 S BUCKNER BLVD	6/15/2019
THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	Business Office	440 S BUCKNER BLVD	1/8/2019
THEFT FROM PERSON-PURSE SNATC	Gas or Service Station	440 S BUCKNER BLVD	2/17/2019
ROBBERY OF INDIVIDUAL (AGG)	Highway, Street, Alley ETC	440 S BUCKNER BLVD	3/23/2019
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	440 S BUCKNER BLVD	6/20/2020
ROBBERY OF INDIVIDUAL	Highway, Street, Alley ETC	440 S BUCKNER BLVD	8/19/2018
ASSAULT (AGG) -DEADLY WEAPON	Highway, Street, Alley ETC	440 S BUCKNER BLVD	10/9/2017
HARASSMENT	Gas or Service Station	440 S BUCKNER BLVD	1/15/2019
ASSAULT -BODILY INJURY ONLY	Outdoor Area Public/Private	440 S BUCKNER BLVD	9/19/2019
CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	Commercial Property Occupied/Vacant	440 S BUCKNER BLVD	10/9/2020
CRIM MISCHIEF > OR EQUAL \$100 < \$750	Gas or Service Station	440 S BUCKNER BLVD	1/16/2019
ASSAULT -OFFENSIVE CONTACT	Gas or Service Station	440 S BUCKNER BLVD	3/24/2019
THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT	Convenience Store	440 S BUCKNER BLVD	6/7/2018
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	440 S BUCKNER BLVD	10/7/2018
ROBBERY OF INDIVIDUAL	Highway, Street, Alley ETC	440 S BUCKNER BLVD	9/3/2017
BMV	Parking Lot (All Others)	440 S BUCKNER BLVD	11/18/2017
ROBBERY OF BUSINESS	Gas or Service Station	440 S BUCKNER BLVD	8/23/2020
FORGERY GOVT/NATIONAL INST/MONEY/SECURITY	Convenience Store	440 S BUCKNER BLVD	12/20/2020
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	440 S BUCKNER BLVD	9/5/2017
DECEPTIVE BUSINESS PRACTICE	Gas or Service Station	440 S BUCKNER BLVD	8/22/2017
ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	Single Family Residence - Occupied	440 S BUCKNER BLVD	10/9/2017
CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	Convenience Store	440 S BUCKNER BLVD	11/22/2018
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	440 S BUCKNER BLVD	7/31/2020
POSS CONT SUB PEN GRP 1 > OR EQUAL 4G<200G	Parking (Business)	440 S BUCKNER BLVD	7/26/2019
TERRORISTIC THREAT FEAR IMMINENT SBI	Gas or Service Station	440 S BUCKNER BLVD	9/24/2020
ROBBERY OF INDIVIDUAL (AGG)	Outdoor Area Public/Private	440 S BUCKNER BLVD	12/29/2019
ROBBERY OF BUSINESS	Gas or Service Station	440 S BUCKNER BLVD	11/26/2020
ASSAULT -VERBAL THREAT	Other	440 S BUCKNER BLVD	11/8/2020
CRIM MISCHIEF > OR EQUAL \$100 < \$750	Convenience Store	440 S BUCKNER BLVD	4/25/2020
ROBBERY OF BUSINESS (AGG)	Convenience Store	440 S BUCKNER BLVD	10/22/2020
CRIM MISCHIEF > OR EQUAL \$100 < \$750	Retail Store	440 S BUCKNER BLVD	10/2/2018
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	440 S BUCKNER BLVD	12/31/2017
ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Highway, Street, Alley ETC	440 S BUCKNER BLVD	3/12/2019
ROBBERY OF BUSINESS (AGG)	Retail Store	440 S BUCKNER BLVD	2/4/2020
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Gas or Service Station	440 S BUCKNER BLVD	4/2/2018
ASSAULT -VERBAL THREAT	Gas or Service Station	440 S BUCKNER BLVD	10/20/2020

Incident	Premise	Address	Date
UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Convenience Store	440 S BUCKNER BLVD	2/17/2017
THEFT FROM BUILDING> OR EQUAL \$100<\$750 (NOT SHOPLIFT)	Commercial Property Occupied/Vacant	440 S BUCKNER BLVD	5/12/2020
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Convenience Store	440 S BUCKNER BLVD	10/13/2018
ASSAULT -VERBAL THREAT	Gas or Service Station	440 S BUCKNER BLVD	8/28/2020
CRIM MISCHIEF > OR EQUAL \$2,500 < \$30K	Convenience Store	440 S BUCKNER BLVD	6/21/2020
ASSAULT -BODILY INJURY ONLY	Gas or Service Station	440 S BUCKNER BLVD	9/26/2019
ROBBERY OF INDIVIDUAL	Outdoor Area Public/Private	440 S BUCKNER BLVD	11/4/2018
ROBBERY OF BUSINESS (AGG)	Other	440 S BUCKNER BLVD	11/7/2018
THEFT OF PROP > OR EQUAL \$750 <\$2,500 (EMPLOYEE) PC 31.03(e3)	Convenience Store	440 S BUCKNER BLVD	6/15/2019
THEFT OF PROP <\$2500 2+ PREV CONVIC -SHOPLFT-(NOT EMP)	Convenience Store	440 S BUCKNER BLVD	11/4/2018
THEFT OF PROP <\$2,500 2+PREV CONV (SHOPLFT-NOT EMP) PC31.03(e4D)	Convenience Store	440 S BUCKNER BLVD	6/18/2019
ASSAULT -OFFENSIVE CONTACT	Gas or Service Station	440 S BUCKNER BLVD	9/11/2018
THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	Outdoor Area Public/Private	440 S BUCKNER BLVD	6/24/2019
POSS CONT SUB PEN GRP 1 <1G	Outdoor Area Public/Private	440 S BUCKNER BLVD	2/17/2018
ROBBERY OF BUSINESS	Commercial Property Occupied/Vacant	440 S BUCKNER BLVD	6/22/2019
ASSAULT -OFFENSIVE CONTACT	Convenience Store	440 S BUCKNER BLVD	1/1/2019
THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT	Convenience Store	440 S BUCKNER BLVD	1/30/2018
THEFT OF PROP > OR EQUAL \$100 BUT <\$750- NOT SHOPLIFT	Restaurant/Food Service/TABC Location	440 S BUCKNER BLVD	1/16/2017
BMV	Gas or Service Station	440 S BUCKNER BLVD	11/1/2020
ROBBERY OF INDIVIDUAL (AGG)	Parking (Business)	440 S BUCKNER BLVD	10/26/2019
ASSAULT (AGG) -DEADLY WEAPON	Highway, Street, Alley ETC	440 S BUCKNER BLVD	5/2/2019
ROBBERY OF INDIVIDUAL	Convenience Store	440 S BUCKNER BLVD	10/22/2018

Arrests:

Date	Address	Charge Description
1/9/2015	440 S BUCKNER BLVD	CRIMINAL TRESPASS
1/18/2015	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
2/13/2015	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
2/15/2015	440 S BUCKNER BLVD	PUBLIC INTOXICATION
3/3/2015	440 S BUCKNER BLVD	PUBLIC INTOXICATION
4/23/2015	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
5/23/2015	440 S BUCKNER BLVD	PUBLIC INTOXICATION
6/9/2015	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
6/11/2015	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
6/30/2015	440 S BUCKNER BLVD	PUBLIC INTOXICATION
8/9/2015	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
8/15/2015	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
8/20/2015	440 S BUCKNER BLVD	PUBLIC INTOXICATION
8/21/2015	440 S BUCKNER BLVD	NULL
8/28/2015	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
9/6/2015	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
9/19/2015	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
10/6/2015	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
10/27/2015	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
10/27/2015	440 S BUCKNER BLVD	PUBLIC INTOXICATION
10/27/2015	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
10/27/2015	440 S BUCKNER BLVD	WARRANT-DALLAS PD (CAPIAS)
10/27/2015	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
11/28/2015	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
1/10/2016	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
5/6/2016	440 S BUCKNER BLVD	TERRORISTIC THREAT - FEAR IMMINENT SBI
5/6/2016	440 S BUCKNER BLVD	TERRORISTIC THREAT - FEAR IMMINENT SBI
5/6/2016	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
5/30/2016	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
6/15/2016	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
7/6/2016	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
7/6/2016	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
7/20/2016	440 S BUCKNER BLVD	PUBLIC INTOXICATION
7/22/2016	440 S BUCKNER BLVD	EVADING ARREST DETENTION
7/22/2016	440 S BUCKNER BLVD	DISORDERLY CONDUCT
8/20/2016	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
8/20/2016	440 S BUCKNER BLVD	POSS CONT SUB PEN GRP 1 <1G
8/23/2016	440 S BUCKNER BLVD	PUBLIC INTOXICATION
8/24/2016	440 S BUCKNER BLVD	POSS CONT SUB PEN GRP 3 < 28G
8/24/2016	440 S BUCKNER BLVD	DWI
9/5/2016	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
10/4/2016	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
11/20/2016	440 S BUCKNER BLVD	POSS CONT SUB PEN GRP 1 > OR EQUAL 4G<200G
12/4/2016	440 S BUCKNER BLVD	ASSAULT -OFFENSIVE CONTACT
12/13/2016	440 S BUCKNER BLVD	ROBBERY OF INDIVIDUAL (AGG)
12/25/2016	440 S BUCKNER BLVD	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY
2/25/2017	440 S BUCKNER BLVD	PUBLIC INTOXICATION
3/10/2017	440 S BUCKNER BLVD	UNLAWFUL POSS FIREARM BY FELON
3/10/2017	440 S BUCKNER BLVD	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G
3/10/2017	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
4/4/2017	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
4/13/2017	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
5/7/2017	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)

Date	Address	Charge Description
5/29/2017	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
6/3/2017	440 S BUCKNER BLVD	FALSE ALARM OR REPORT
6/3/2017	440 S BUCKNER BLVD	FAIL TO ID -FUGITIVE FROM JUSTICE
6/3/2017	440 S BUCKNER BLVD	OTHER OFFENSE - MISDEMEANOR
6/3/2017	440 S BUCKNER BLVD	OTHER OFFENSE - MISDEMEANOR
6/3/2017	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
6/25/2017	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
10/1/2017	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
10/22/2017	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
10/30/2017	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
11/1/2017	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
11/1/2017	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
11/18/2017	440 S BUCKNER BLVD	BMV
11/27/2017	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
12/5/2017	440 S BUCKNER BLVD	PUBLIC INTOXICATION
1/23/2018	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
2/17/2018	440 S BUCKNER BLVD	PUBLIC INTOXICATION
2/17/2018	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
2/17/2018	440 S BUCKNER BLVD	POSS CONT SUB PEN GRP 1 <1G
4/15/2018	440 S BUCKNER BLVD	PUBLIC INTOXICATION
5/24/2018	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
6/17/2018	440 S BUCKNER BLVD	PUBLIC INTOXICATION
6/25/2018	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
6/30/2018	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
7/4/2018	440 S BUCKNER BLVD	WARRANT-DALLAS PD (CAPIAS)
7/14/2018	440 S BUCKNER BLVD	PUBLIC INTOXICATION
8/9/2018	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
8/30/2018	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
9/10/2018	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
9/13/2018	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
9/15/2018	440 S BUCKNER BLVD	PUBLIC INTOXICATION
10/24/2018	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
1/15/2019	440 S BUCKNER BLVD	THEFT OF PROP <\$2,500 2+PREV CONV (NOT SHOPLIFT) PC31.03 (e4D)
1/15/2019	440 S BUCKNER BLVD	WARRANT-DALLAS PD (ALIAS)
2/2/2019	440 S BUCKNER BLVD	PUBLIC INTOXICATION
2/23/2019	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
3/7/2019	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
3/9/2019	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
3/14/2019	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
3/24/2019	440 S BUCKNER BLVD	DWI W/CHILD UNDER 15 YOA
3/27/2019	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
3/27/2019	440 S BUCKNER BLVD	WARRANT DALLAS PD (OTHERS)
4/4/2019	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
4/8/2019	4400 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
4/8/2019	4400 S BUCKNER BLVD	WARRANT DALLAS PD (THEFT OTHER)
4/8/2019	4400 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
4/8/2019	4400 S BUCKNER BLVD	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO
4/25/2019	440 S BUCKNER BLVD	PUBLIC INTOXICATION
6/15/2019	440 S BUCKNER BLVD	PUBLIC INTOXICATION
6/18/2019	440 S BUCKNER BLVD	THEFT OF PROP <\$2,500 2+PREV CONV (SHOPLFT-NOT EMP) PC31.03(e4D)
6/22/2019	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
6/22/2019	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
7/4/2019	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
7/15/2019	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
7/23/2019	440 S BUCKNER BLVD	PUBLIC INTOXICATION
7/26/2019	440 S BUCKNER BLVD	POSS MARIJUANA <2OZ
7/26/2019	440 S BUCKNER BLVD	POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G
7/26/2019	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
7/26/2019	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
7/26/2019	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
7/26/2019	440 S BUCKNER BLVD	POSS CONT SUB PEN GRP 1 <1G
7/26/2019	440 S BUCKNER BLVD	POSS CONT SUB PEN GRP 1 > OR EQUAL 4G<200G
8/7/2019	440 S BUCKNER BLVD	PUBLIC INTOXICATION
8/20/2019	440 S BUCKNER BLVD	WARRANT HOLD (OUTSIDE AGENCY)
9/26/2019	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
10/27/2019	440 S BUCKNER BLVD	UNAUTHORIZED USE OF MOTOR VEH - OTHER VEH DWI
11/5/2019	440 S BUCKNER BLVD	DWI
12/15/2019	440 S BUCKNER BLVD	TRAF VIO -RECKLESS DRIVING
12/15/2019	440 S BUCKNER BLVD	TRAF VIO -RECKLESS DRIVING
1/6/2020	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
1/11/2020	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
2/17/2020	440 S BUCKNER BLVD	WARRANT HOLD (NOT A DPD WARRANT)
2/26/2020	440 S BUCKNER BLVD	WARRANT HOLD (NOT A DPD WARRANT)
3/28/2020	440 S BUCKNER BLVD	PUBLIC INTOXICATION
4/22/2020	440 S BUCKNER BLVD	PUBLIC INTOXICATION
5/18/2020	440 S BUCKNER BLVD	WARRANT HOLD (NOT A DPD WARRANT)
5/18/2020	440 S BUCKNER BLVD	WARRANT HOLD (NOT A DPD WARRANT)
5/18/2020	440 S BUCKNER BLVD	WARRANT HOLD (NOT A DPD WARRANT)
5/23/2020	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
7/21/2020	440 S BUCKNER BLVD	WARRANT DALLAS PD (ALIAS/CAPIAS)
8/23/2020	440 S BUCKNER BLVD	PUBLIC INTOXICATION

Z190-366(NN)

Date	Address	Charge Description
10/14/2020	440 S BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)
10/20/2020	440 S BUCKNER BLVD	ASSAULT -VERBAL THREAT
10/20/2020	440 S BUCKNER BLVD	WARRANT DALLAS PD (ALIAS/CAPIAS)

Z190-366(NN)

LIST OF OFFICERS

Elam Crossing, LP

Mostafa Setayesh

**CPC ACTION
JANUARY 7, 2021**

Motion: It was moved to recommend **approval** of application for the renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period, subject to conditions on property zoned Subarea 4 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the southeast corner of South Buckner Road (Loop 12) and Elam Road.

Maker: Shidid
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Jackson, Myers,
Vacancy: 0

Notices: Area: 200 Mailed: 12
Replies: For: 0 Against: 0

Speakers: For: Santos Martinez, 12 Tanager Terrace, Angel Fire, NM,
Against: None

CPC RECOMMENDED 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. **TIME LIMIT:**

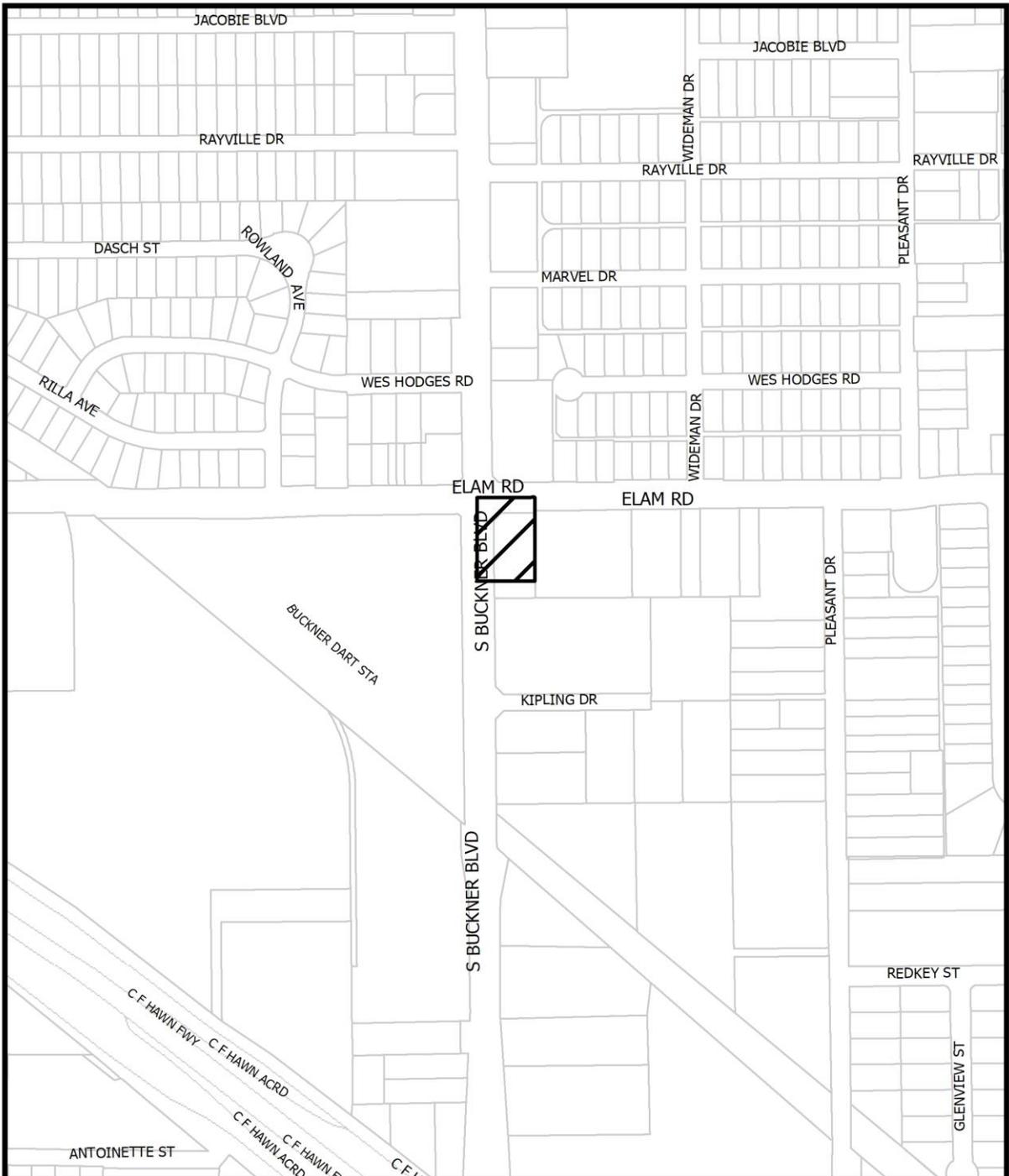
CPC recommendation:

This specific use permit expires on _____ (two-year period from the passage of this ordinance)

Staff recommendation:

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.

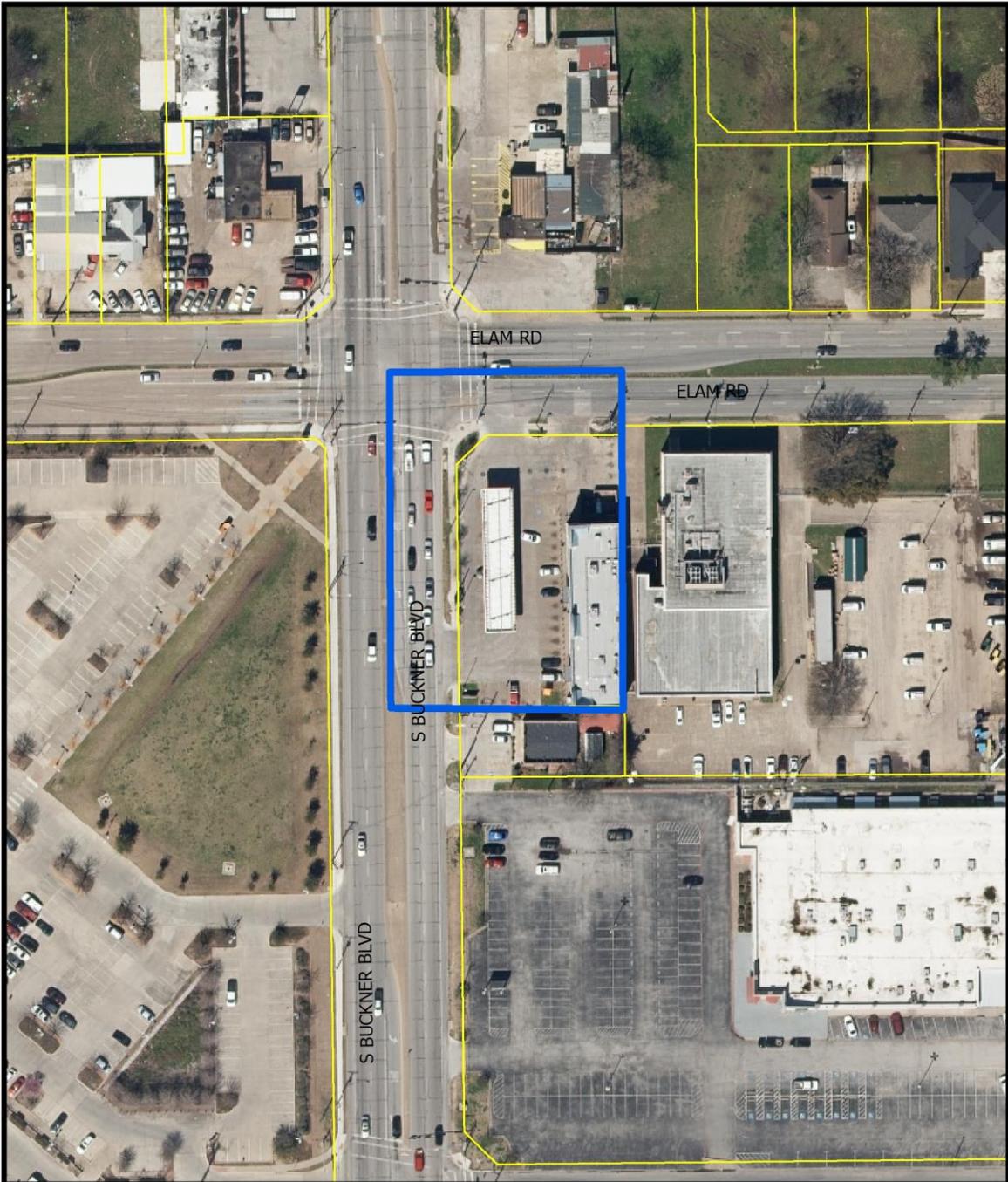


1:4,800

VICINITY MAP

Case no: **Z190-366**

Date: **10/27/2020**

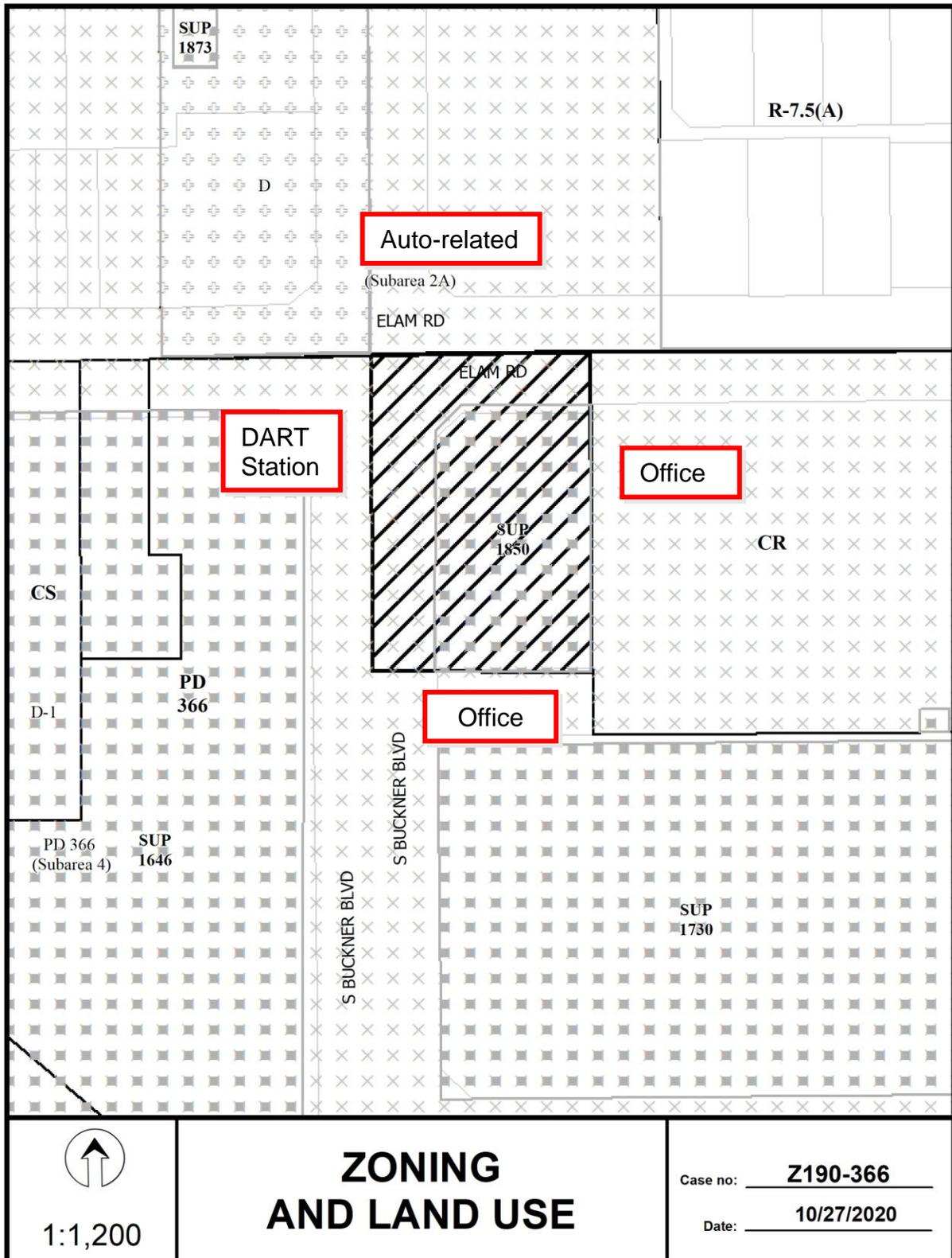


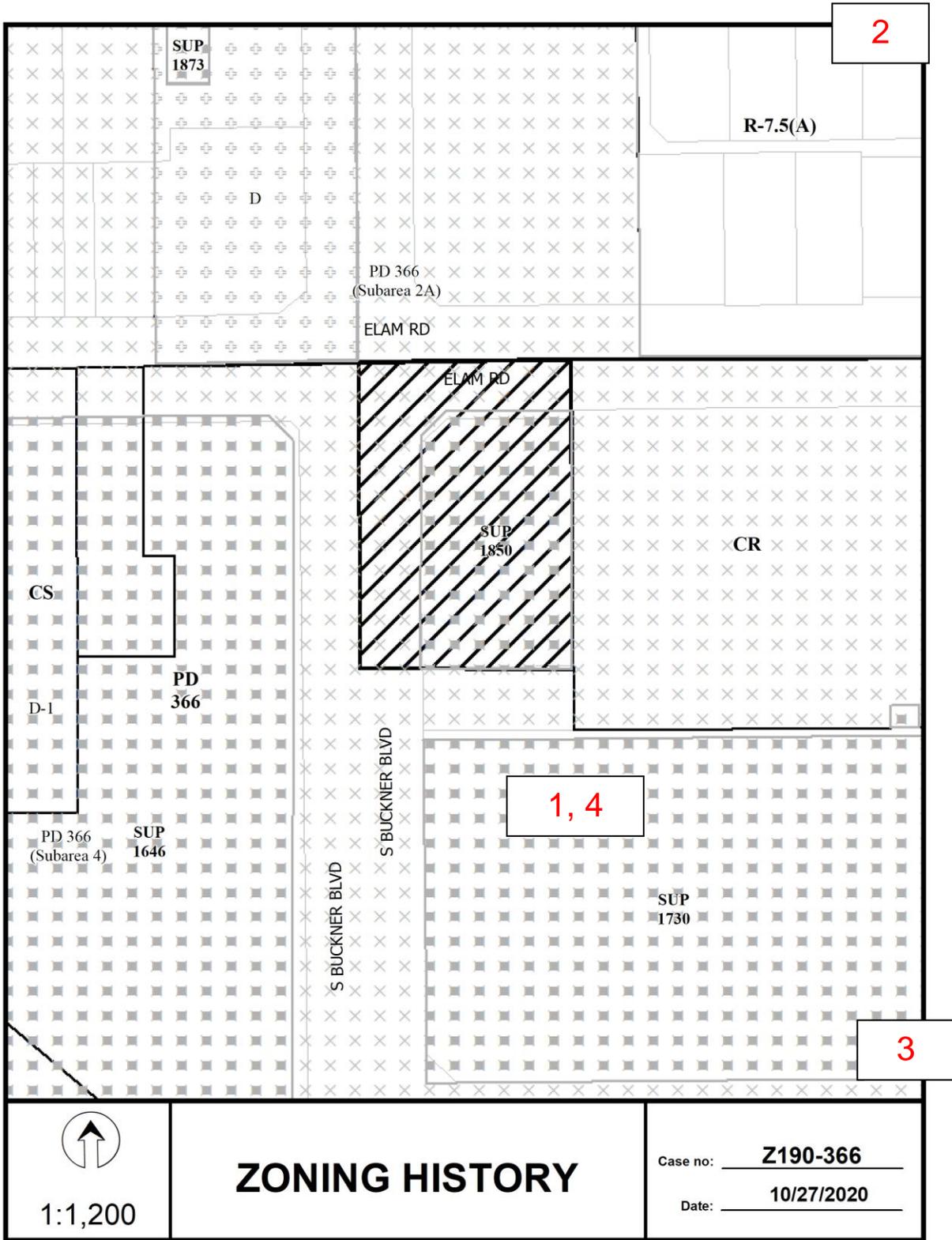
1:1,200

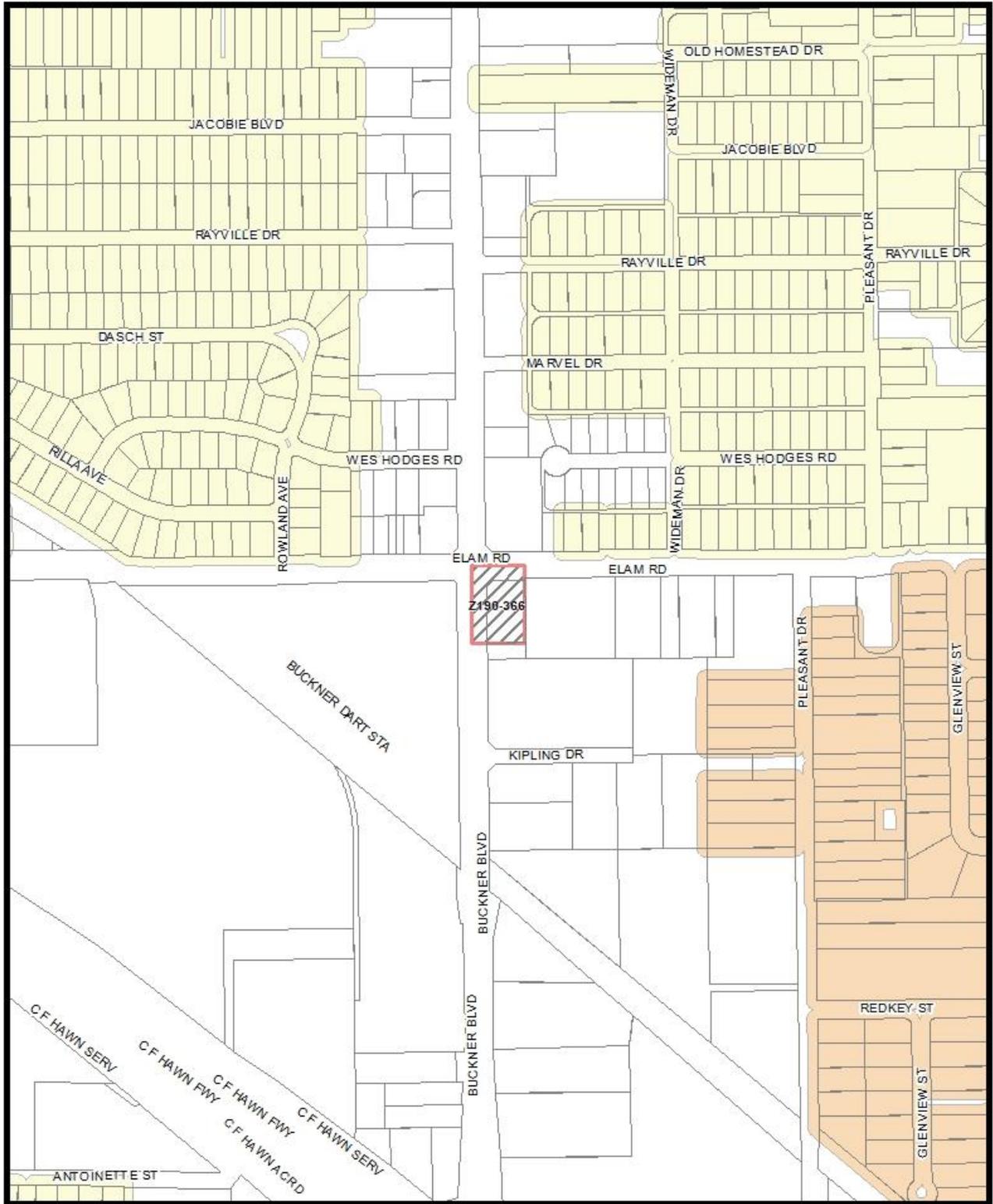
AERIAL MAP

Case no: Z190-366

Date: 10/27/2020







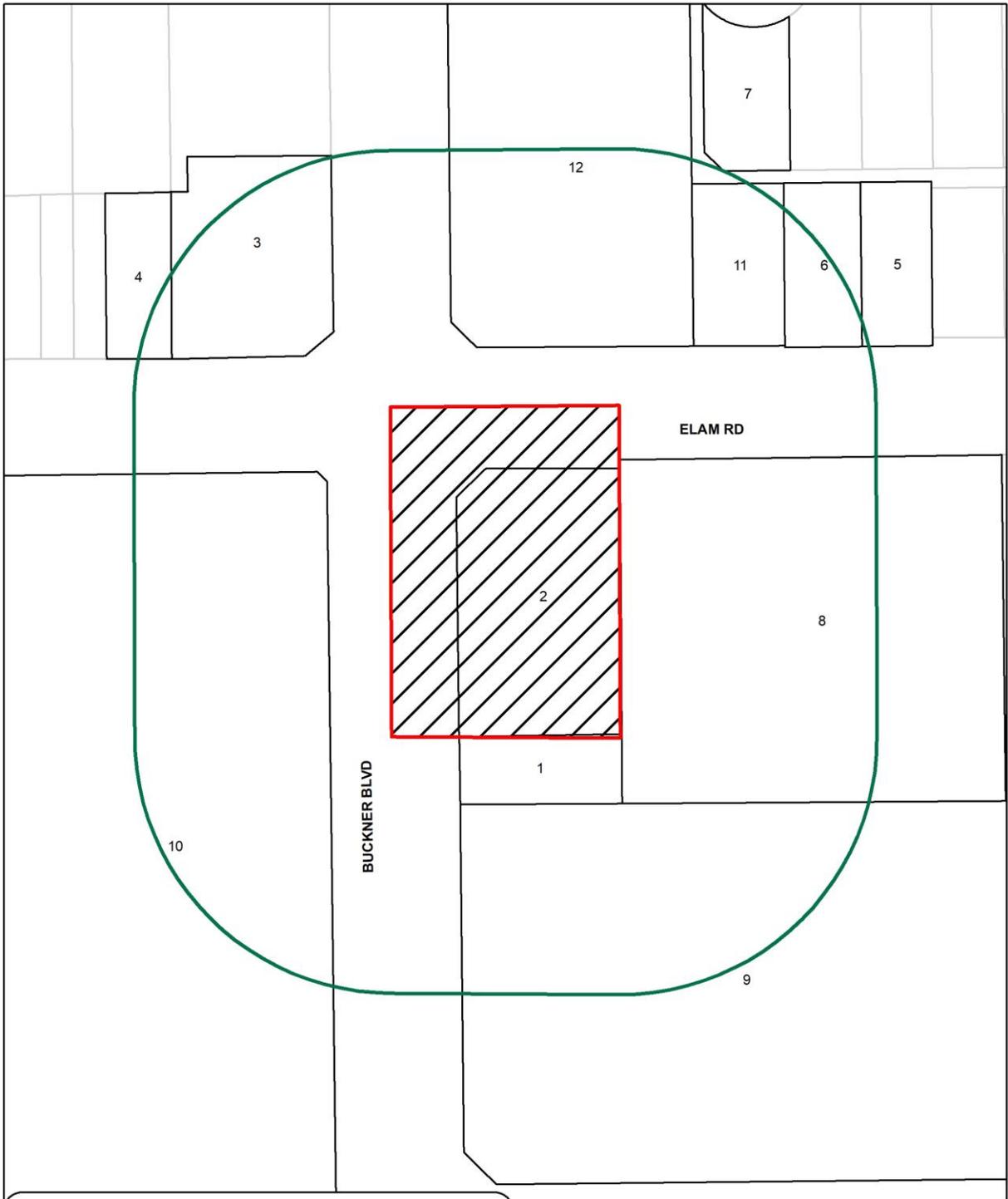
Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 12/24/2020

CPC RESPONSES



<u>12</u>	Property Owners Notified (12 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>1/7/2021</u>	Date

Z190-366
CPC



1:1,200

01/06/2021

Reply List of Property Owners

Z190-366

12 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<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	GUTIERREZ LIZ
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 ALFREDO LAMAS
12	500	S BUCKNER BLVD	LEAL EVANGELINA RODRIGUEZ TR