

**FILE NUMBER:** Z223-188(CR)      **DATE FILED:** January 24, 2023

**LOCATION:** Southwest corner of Lake June Road and Holcomb Road

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** ± 0.43 acres      **CENSUS TRACT:** 48113009202

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**REPRESENTATIVE:** Parvez Malik, Malik Law Firm

**OWNER/APPLICANT:** Deeyanasai Enterprise Inc.

**REQUEST:** An application for an amendment to Specific Use Permit No. 2365 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to allow for the continued sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

**STAFF RECOMMENDATION:** **Approval** for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to an amended site plan and amended conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.
- The sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less operates within a suite of an existing building on site, totaling 2,076 square feet.
- The lot has frontage on both Lake June Road and Holcomb Road, with two points of ingress and egress to the site on each frontage.

**Zoning History:**

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

1. **Z190-357:** On February 24, 2021, City Council approved a renewal of Specific Use Permit No. 2365 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 property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Lake June Road and Holcomb Road. [Subject Site]
2. **Z201-151:** On April 14, 2021, approved an amendment to Specific Use Permit No. 187 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Holcomb Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Lake June Road	Principal Arterial	100 feet
Holcomb Road	Local Street	-

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:****Land Use:**

	<b>Zoning</b>	<b>Use</b>
<b>Site</b>	CR-D-1	Multi-tenant building; General merchandise or food store (≤3,500 sqft), Motor vehicle fueling station, Personal service use
<b>North</b>	RR-D	Vehicle or engine repair or maintenance
<b>South</b>	R-7.5(A)	Single family
<b>East</b>	CR-D-1 with SUP No. 1866	Sale of alcoholic beverages in conjunction with a general merchandise or food store (≤3,500 sqft), Motor vehicle fueling station
<b>West</b>	RR-D	Dry cleaning or laundry store

**Land Use Compatibility:**

The area of request is currently located within a developed building, shared between the existing general merchandise or food store 3,500 square feet or less and a personal service use. The property abuts Lake June Road to the north and Holcomb Road to the east; similar auto-centric uses occupy the parcels adjacent to the site, including a vehicle or engine repair or maintenance and a motor vehicle fueling station. A single family neighborhood is separated from the subject site to the south by an alley lined on both sides by fence lines.

Updates to the approved details of existing SUP No. 2365 include corrections to the parking analysis and dumpster relocation. No changes to the base zoning of CR-D-1 are requested.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public

health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city. Staff finds that this application for renewal of SUP 2365 meets the approval criteria for SUPs as established by Section 51A-4.219 of the Dallas Development Code.

Staff supports the request due to the continuity of the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on-site and proposed compliance with all other applicable provisions of the Dallas Development Code.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

**Parking:**

The Dallas Development Code requires off-street parking to be provided for the following uses on site at the indicated ratios:

- |                                                     |                  |
|-----------------------------------------------------|------------------|
| a) General merchandise or food store (≤3,500 sqft): | 1 space/200 sqft |
| b) Motor vehicle fueling station:                   | 2 spaces         |
| c) Personal service use:                            | 1 space/200 sqft |

Based on the above ratios, a total of 16 parking spaces are required for all uses on site. All 16 stalls are accounted for.

**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

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strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an "H" MVA area.

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**List of Officers**

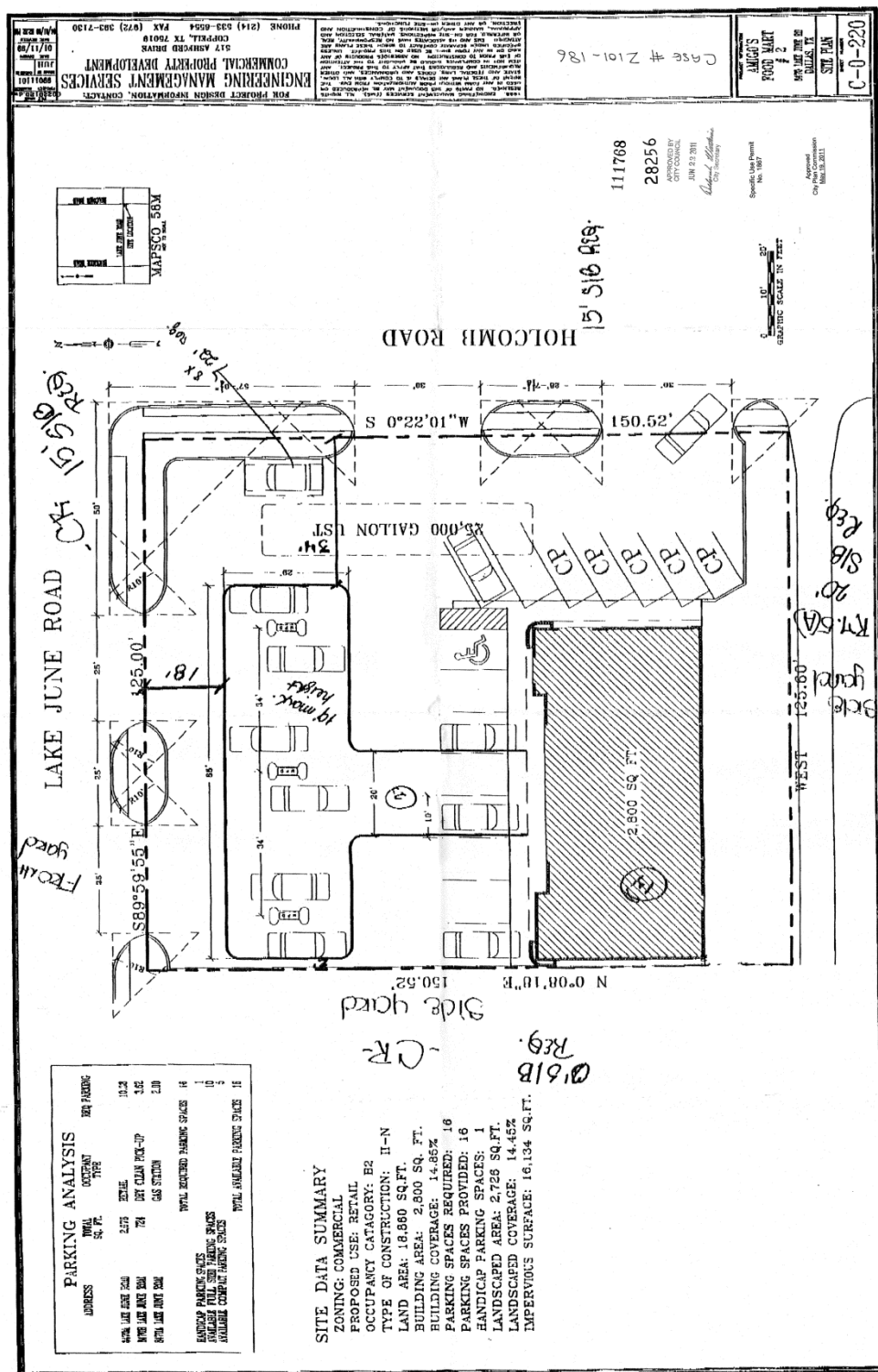
Deeyanasai Enterprise Inc.

Umesh Shrestha, Director/Officer

### PROPOSED CONDITIONS

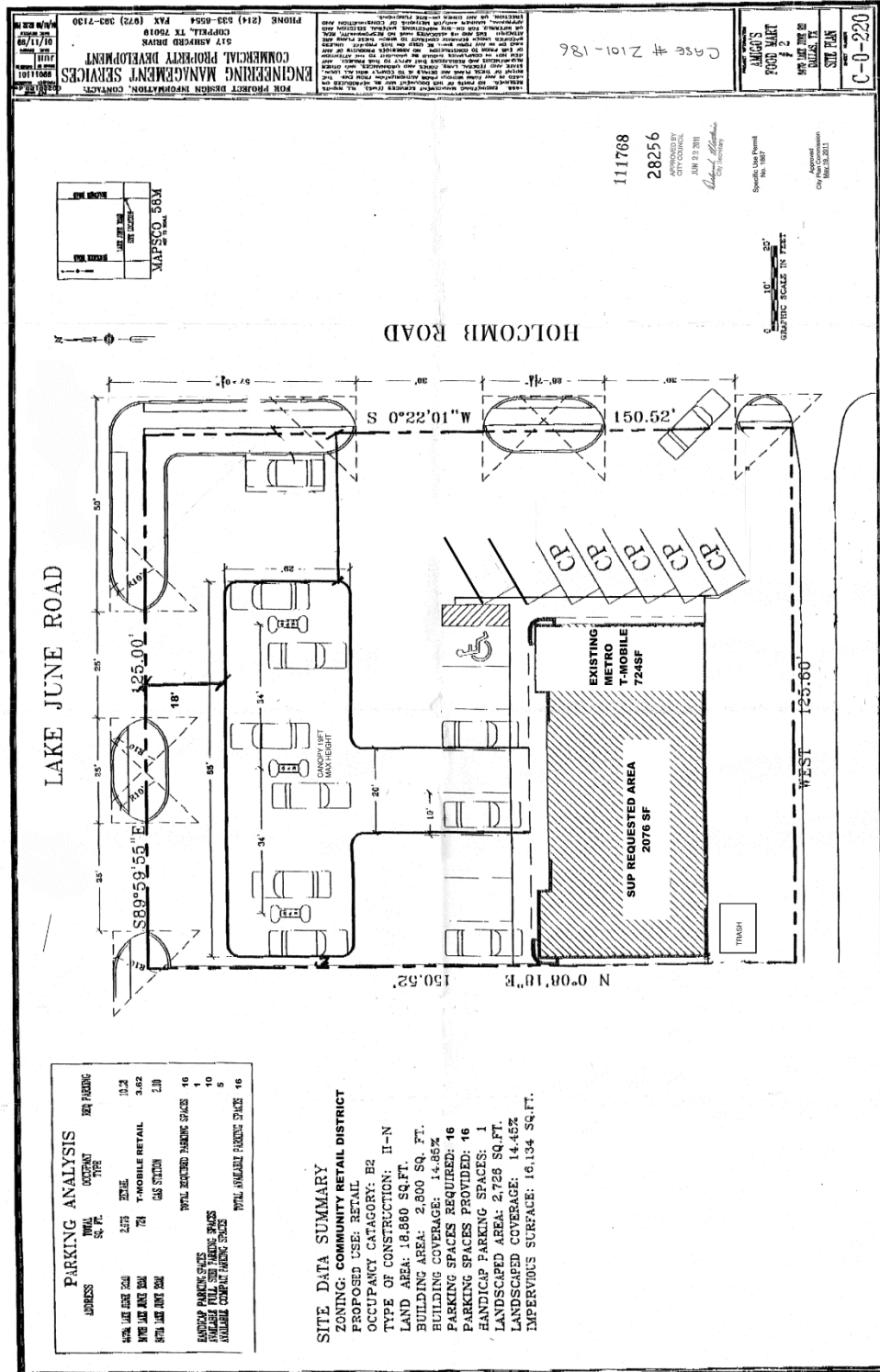
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires TWO YEARS but is eligible for automatic renewal for additional TWO-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.

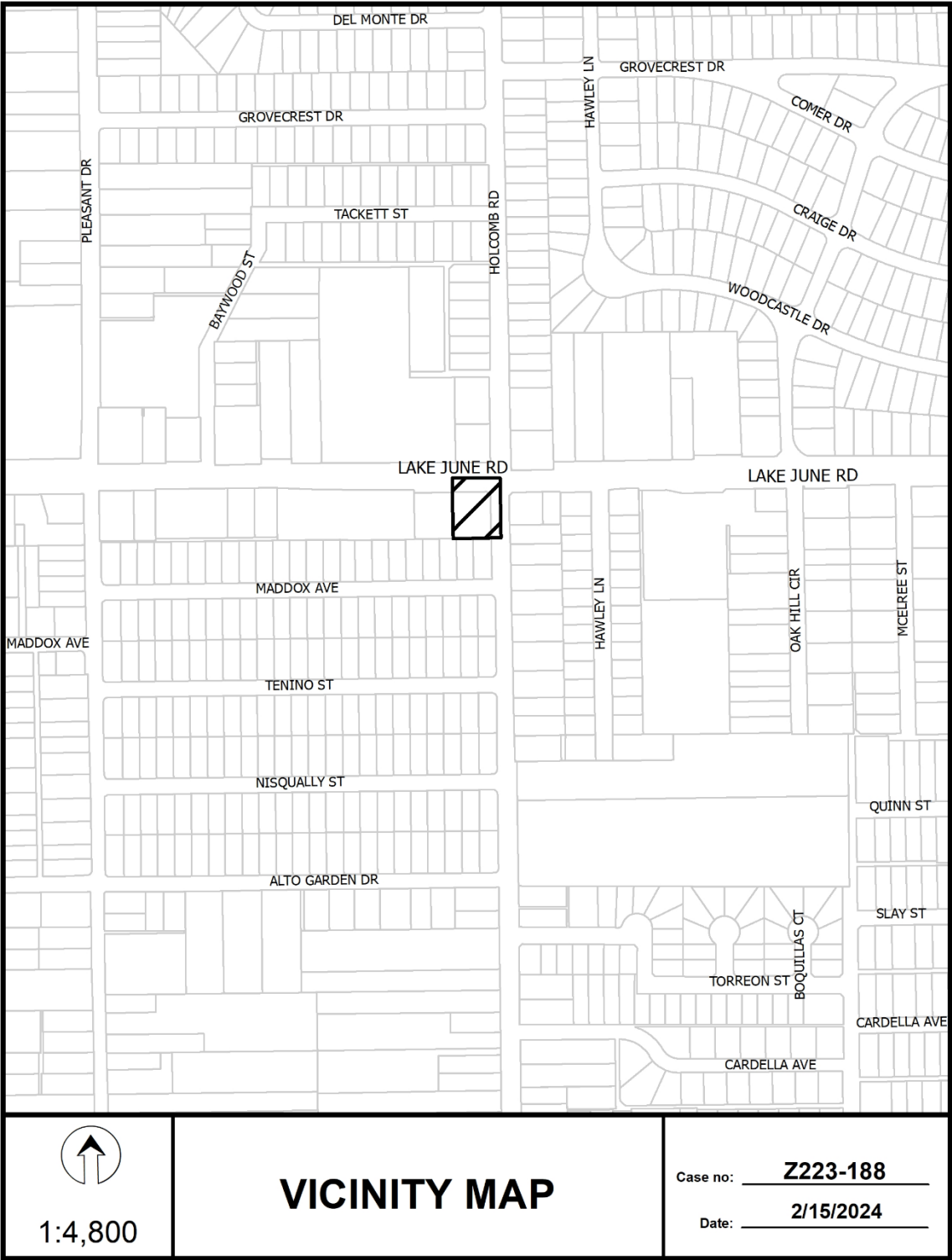
## EXISTING SITE PLAN



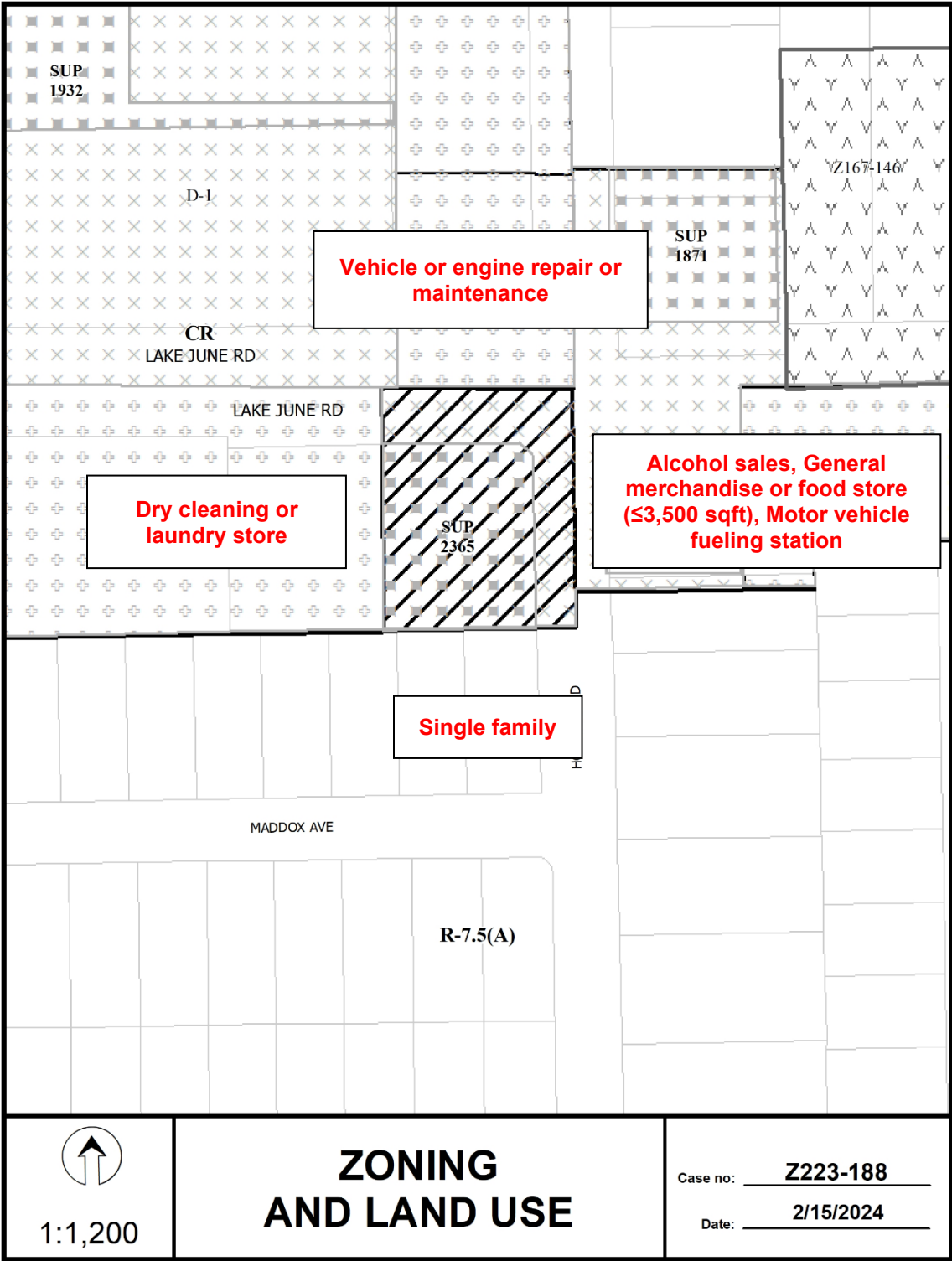


# PROPOSED SITE PLAN

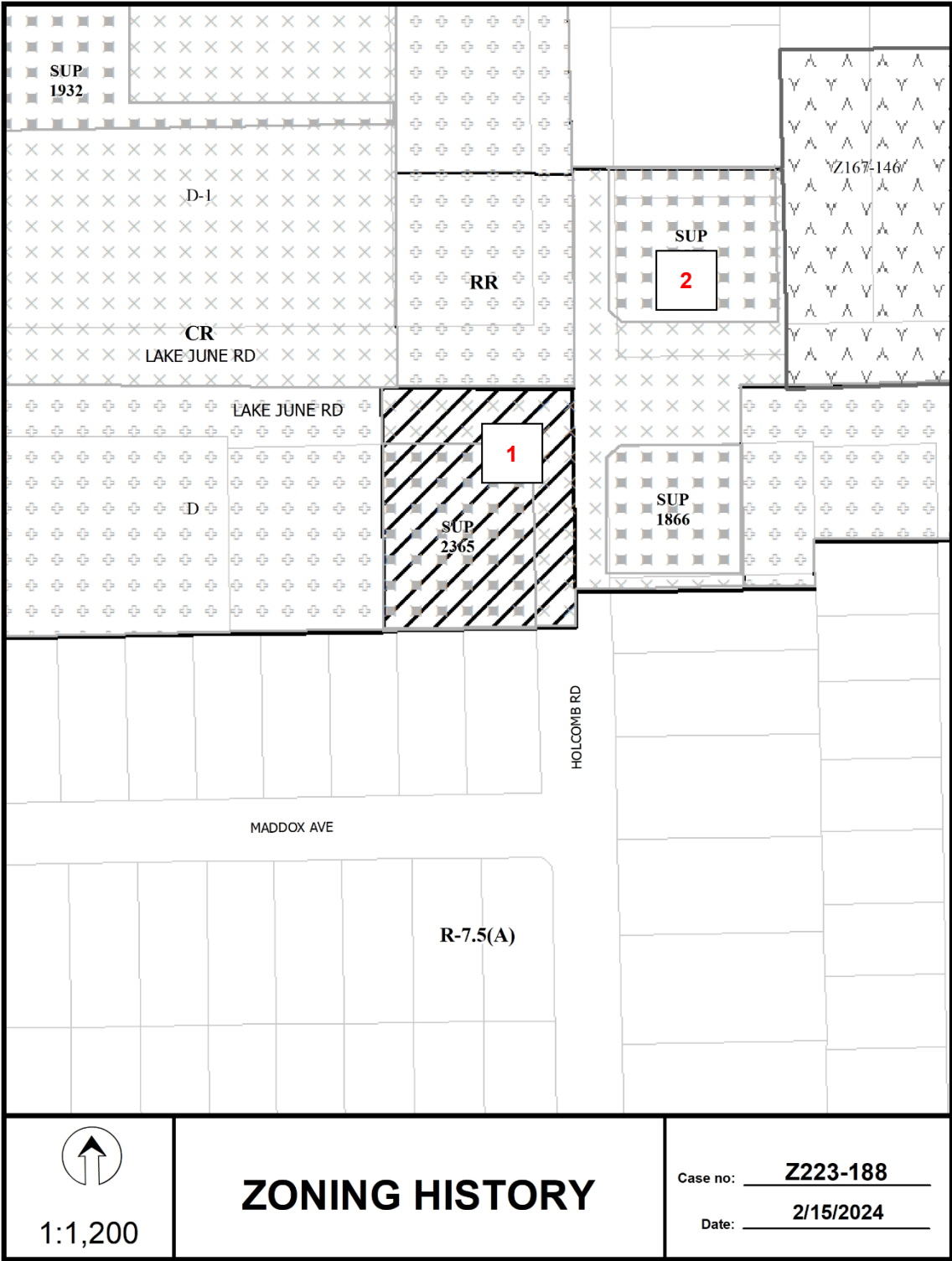


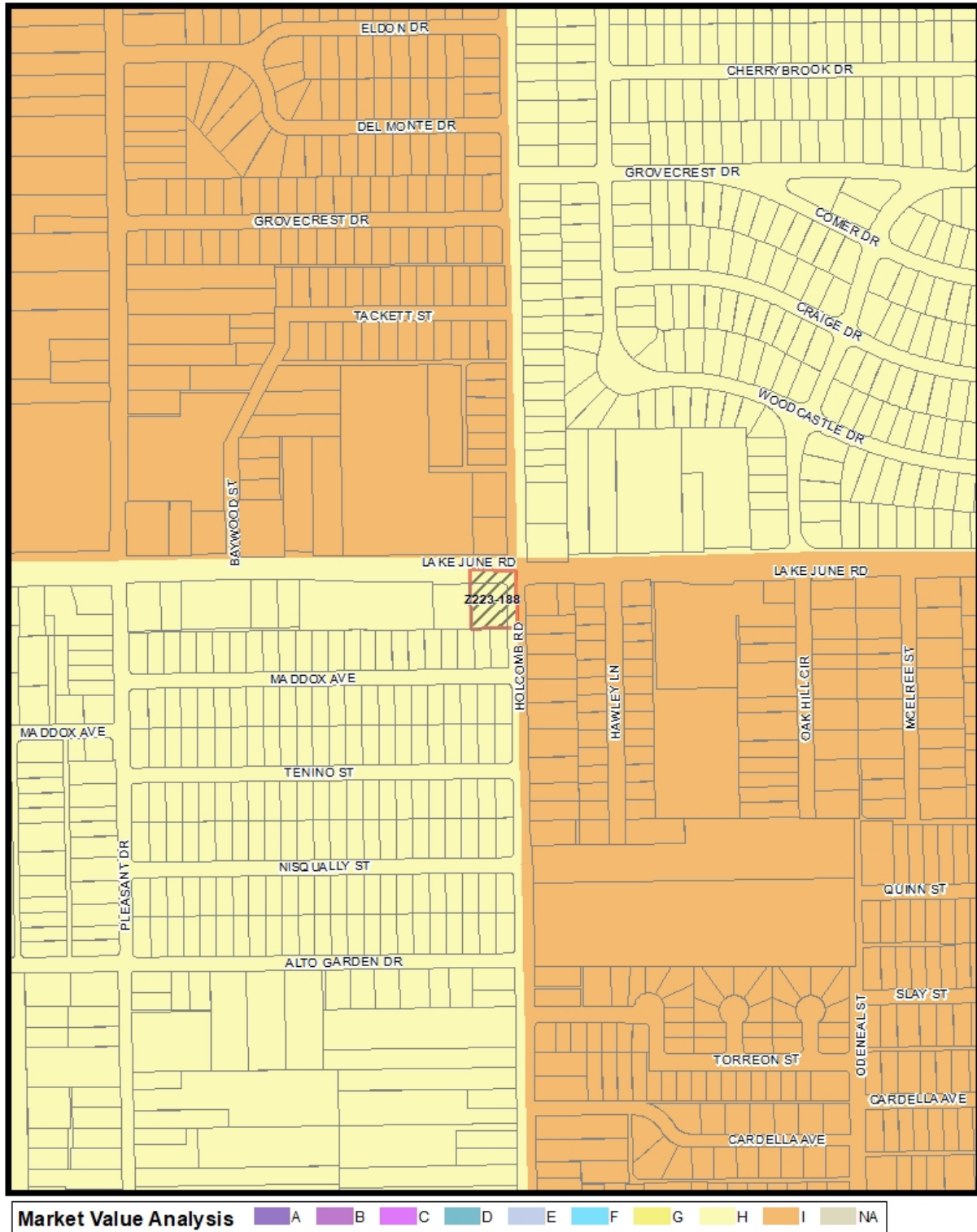






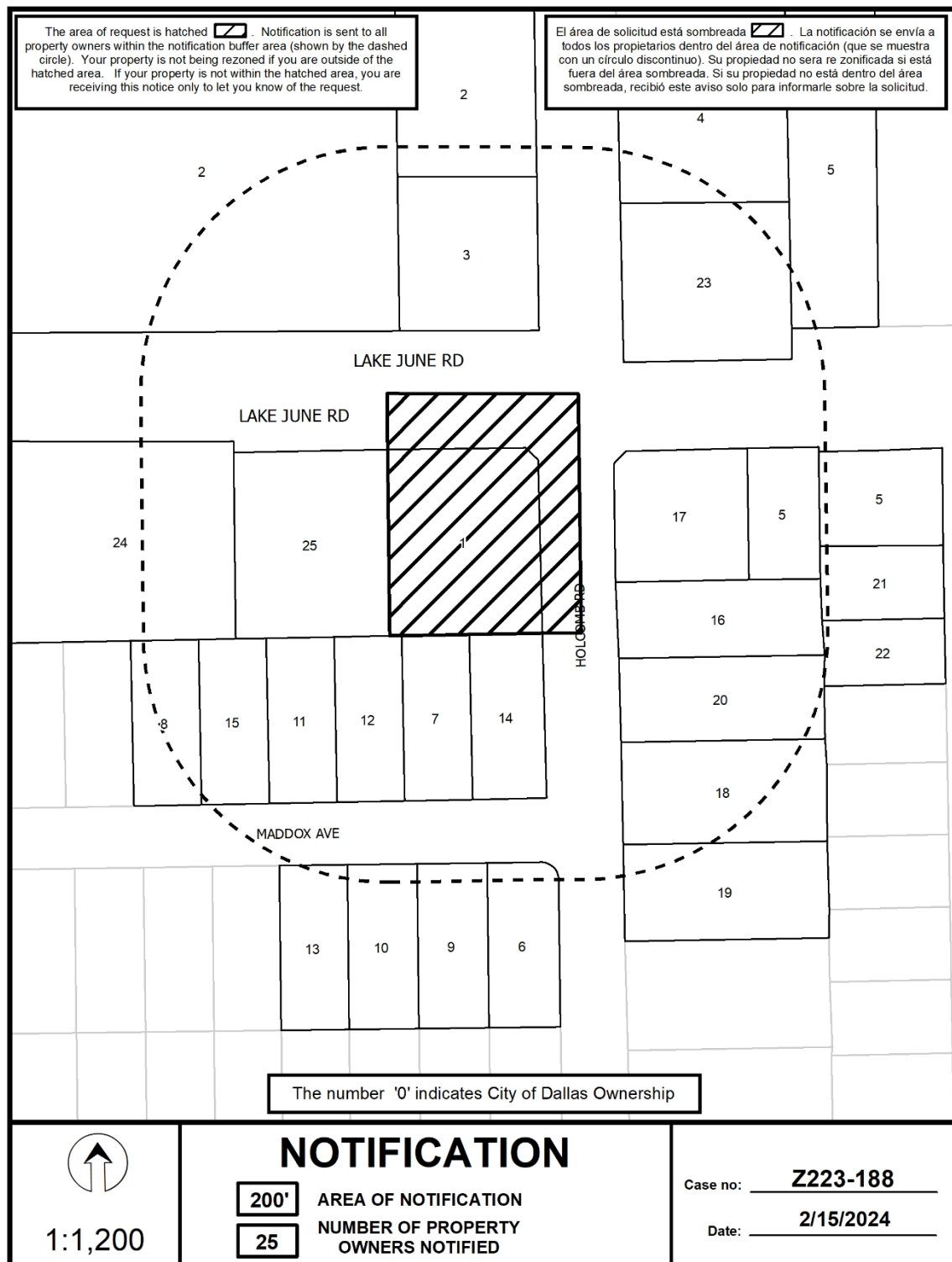






## Market Value Analysis

Printed Date: 2/15/2024



02/15/2024

***Notification List of Property Owners******Z223-188******25 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8470 LAKE JUNE RD	DEEYANSAI ENTERPRISE INC
2	8443 LAKE JUNE RD	MARTINEZ RUBEN
3	8449 LAKE JUNE RD	ORTIZ JOSE & SANDRA
4	1316 HOLCOMB RD	RAMIREZ JOSEFINA EST OF
5	8515 LAKE JUNE RD	MUMITH FAHIM
6	8450 MADDOX AVE	ZAVALA ALEXI BONIFACIO &
7	8447 MADDOX AVE	HERNANDEZ GRISELDA
8	8429 MADDOX AVE	MAQUITICO NAYELI
9	8446 MADDOX AVE	BARBOZA JAIME
10	8442 MADDOX AVE	HERNANDEZ GIL
11	8439 MADDOX AVE	PERRUSQUIA VERONICA
12	8443 MADDOX AVE	HERNANDEZ JOSE BELEN
13	8438 MADDOX AVE	Taxpayer at
14	8451 MADDOX AVE	ALVARADO JAVIER & OLIMPIA
15	8435 MADDOX AVE	MORALES JOSE G &
16	1236 HOLCOMB RD	DURAN JOSE JORGE
17	8502 LAKE JUNE RD	NISHTHA INC
18	1224 HOLCOMB RD	MARTINEZ JACINTO &
19	1218 HOLCOMB RD	MAGANA MARIA
20	1232 HOLCOMB RD	DURAN AGUSTINE OLMOS
21	1231 HAWLEY LN	HERNANDEZ ROGELIO
22	1227 HAWLEY LN	MENDEZ BELEN V
23	8505 LAKE JUNE RD	CLUB CREEK RENTAL PROPERTY LLC
24	8416 LAKE JUNE RD	Taxpayer at
25	8440 LAKE JUNE RD	WASH JUNE INC