

**FILE NUMBER:** Z-25-000081 **DATE FILED:** April 18, 2025  
**LOCATION:** Northeast corner of N. Cockrell Hill Road and I-30 Frontage Road.  
**COUNCIL DISTRICT:** 6  
**SIZE OF REQUEST:** ± 1,250 square feet **CENSUS TRACT:** 48113010500

---

**REPRESENTATIVE:** Madhav Regmi

**OWNER/APPLICANT:** Anil Pathak

**REQUEST:** An application for a new specific use permit for a paraphernalia shop on property zoned Planned Development District 810.

**SUMMARY:** The purpose of the request is to allow a paraphernalia shop within the existing building.

**STAFF RECOMMENDATION:** Approval, subject to a site plan and staff's recommended conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned as PD 810. The main uses permitted within this planned development are land uses allowed by right within the Commercial Service District.
- The lot has frontage on North Cockrell Hill Road.
- The code defines a paraphernalia shop as: “An establishment that displays or offers for sale any “illegal smoking paraphernalia” as that term is defined in Chapter 31 of the Dallas City Code or any other smoking paraphernalia that is commonly used, or commonly known to be used, for the inhalation of tobacco or illegal substances. For purposes of this definition, rolling papers, tobacco cigarettes, and tobacco cigars are not considered paraphernalia.”
- The “Smoke Shop” is currently developed and operating. The applicant stated that since January 2025 the following items have **not** been sold due to the lack of a SUP.
  - a metal, wooden, acrylic, glass, stone, plastic, or ceramic pipe with or without a screen, permanent screen, hashish head, or punctured metal bowl;
  - a water pipe;
  - a carburetion tube or device;
  - a smoking or carburetion mask;
  - a chamber pipe;
  - a carburetor pipe;
  - an electric pipe;
  - an air-driven pipe;
  - a chillum;
  - a bong; or
  - an ice pipe or chiller.
- A certificate of occupancy (CO) was issued to this establishment on October 13, 2020. The CO designated the facility as a General Merchandise or food store less than 3,500 square feet. The request for the paraphernalia products triggers the specific use permit request.
- Once notified that a SUP is required for the sale of paraphernalia items, they no longer sold these items (approximately six months) to maintain compliance.

**Zoning History:**

There have been zero zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
---------------------	------	-----------------------

North Cockrell Hill Road	Principal Arterial (PA)	80 feet
--------------------------	-------------------------	---------

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

**STAFF ANALYSIS:****Comprehensive Plan:**

The new ForwardDallas 2.0 Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following place types and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Community Mixed Use Place type. Place types describe the long-term vision and desired building and preservation characteristics for different places within the city, including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design, and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the place types may be suitable for every individual property.

The Community Mixed-Use place type, Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and

attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and service are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this place type. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request or about Specific Use Permits for Paraphernalia Shop land use. However, the proposed land use is considered consistent with the Community Mixed Use Placetype.

### **Area Plans:**

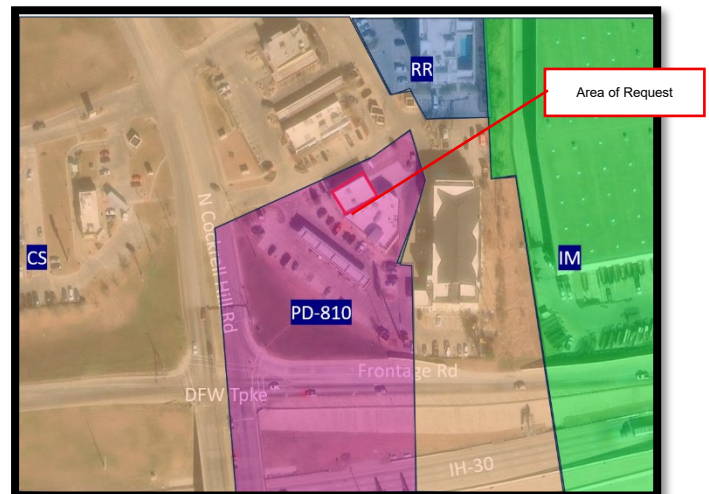
#### **Trinity River Corridor Comprehensive Land Use Study 2005 Revised 2009**

Adopted in 2005 and revised in December of 2009. The 2050 Vision Statement for the Trinity River Corridor in Dallas: The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

### **Land Use:**

	<b>Zoning</b>	<b>Use</b>
<b>Site</b>	PD-810	Retail
<b>Northeast</b>	Commercial Service and Regional Retail	Retail, Hotel or Motel
<b>South east</b>	Commercial Service	Hotel or Motel
<b>South west</b>	Commercial Service	Undeveloped
<b>North west</b>	Commercial Services	Retail



**Land Use Compatibility:**

The area of request is currently developed. The property is approximately 2,887 feet from the nearest residential subdivision (Eagle Ford Second Phase 1). Staff assesses the applicant's proposal for a paraphernalia shop use to be compatible with surrounding uses in the area as the adjacent uses are retail land uses in nature.

The area of request is currently zoned Planned Development 810. More particularly described as a retail center. The applicant proposes to include paraphernalia products in their available products for sale. To accomplish this the request was made for this specific use permit. If approved, the SUP would allow the use of the additional products listed within the paraphernalia shop land use. It is important to note that the area of request is currently operating as a General Merchandise or food store of less than 3500 square feet.

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 existing 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,

- trespass affidavits.
- height markers,
- store visibility,
- safety training programs, and

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.

### **Landscaping:**

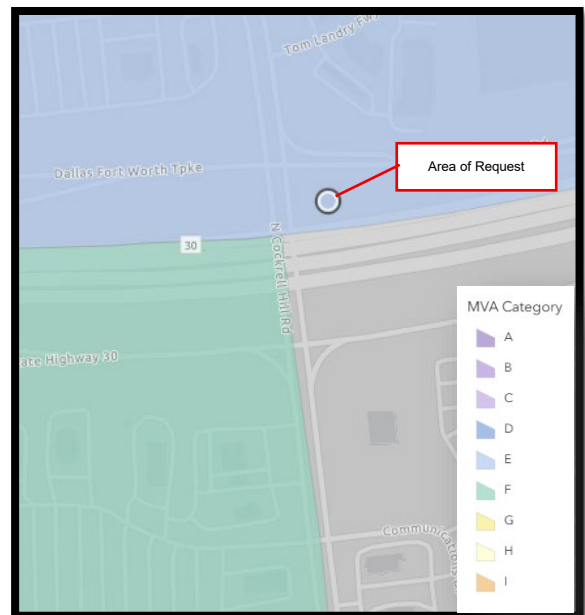
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

### **Parking:**

The Dallas Development Code as updated May 14, 2025 does not require minimum parking for the proposed use. The site plan as proposed depicts 40 existing spaces.

### **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 currently in an “E” MVA cluster that extends to the northeast and northwest. South of the request area across



Interstate Highway 30 (IH 30) are "F" MVA clusters and an area without any indication (see exhibit for reference).

**List of Officers**

Cockrell Hill USA Investments Inc.

Anil Pathak, President



### **Proposed SUP Conditions**

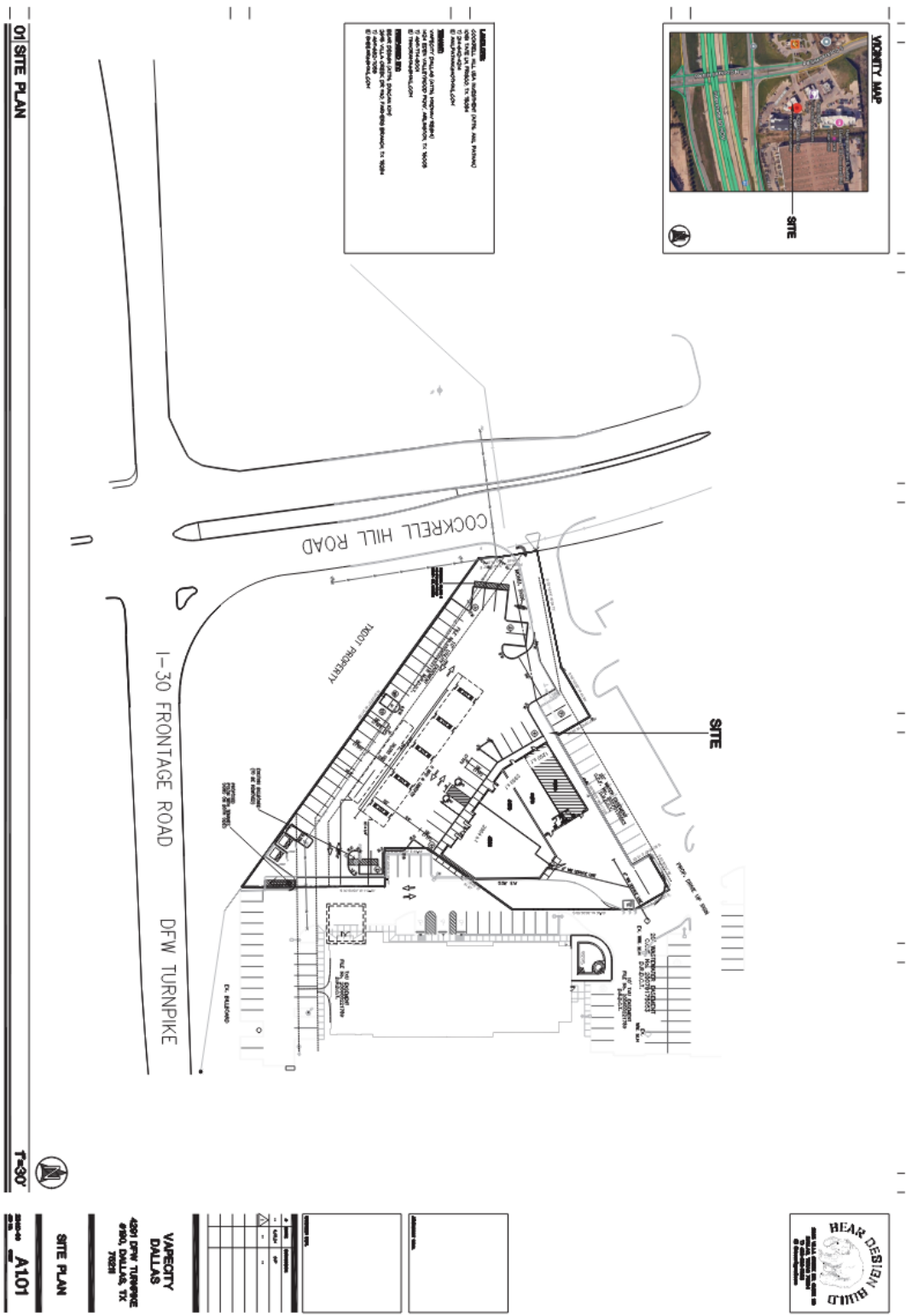
1. USE: The only use authorized by this specific use permit is a paraphernalia shop.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires [five years from the passage of this ordinance].

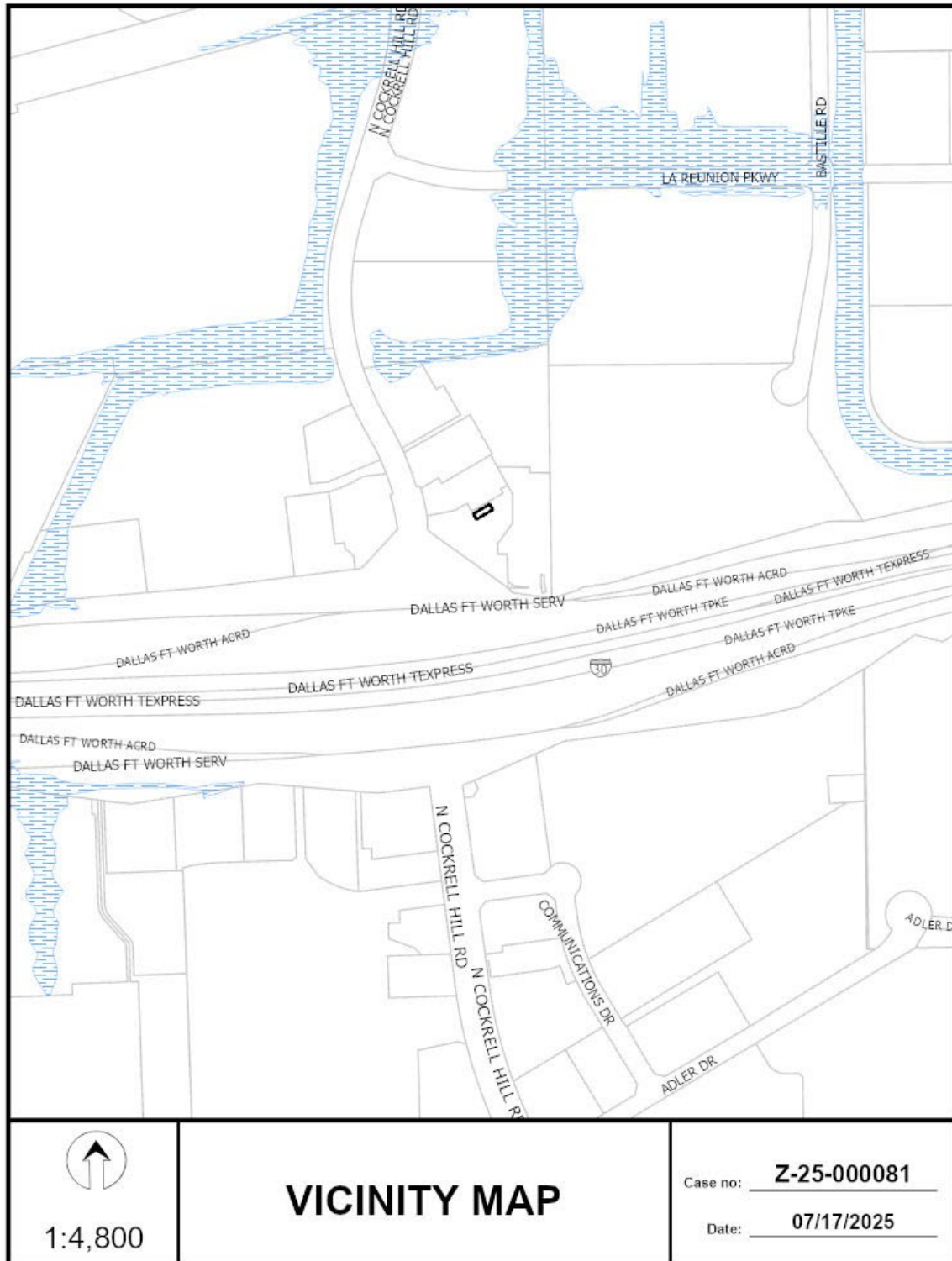
<b><u>Staff Recommendation:</u></b>
-------------------------------------

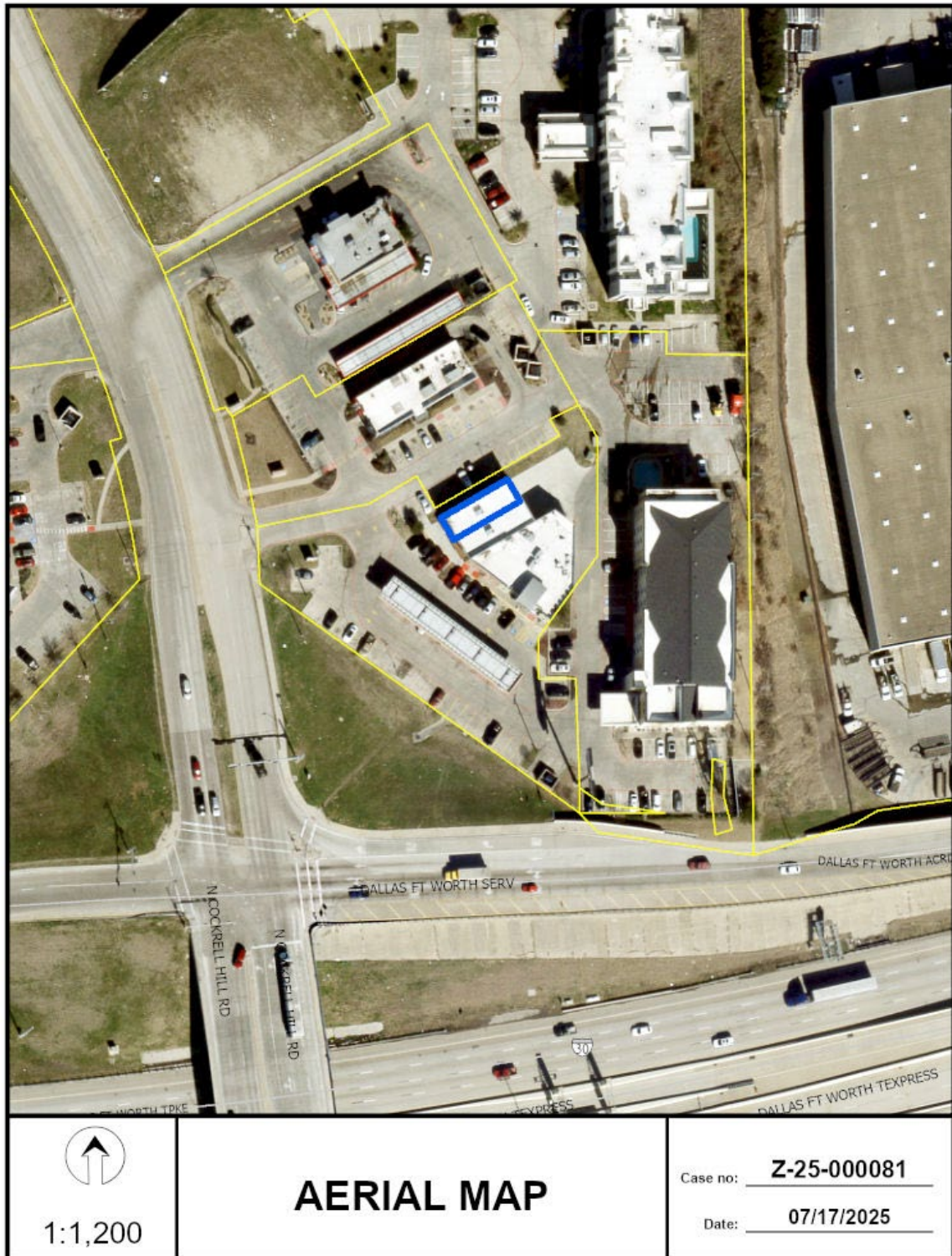
- |   |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit shall not expire. |
|---|

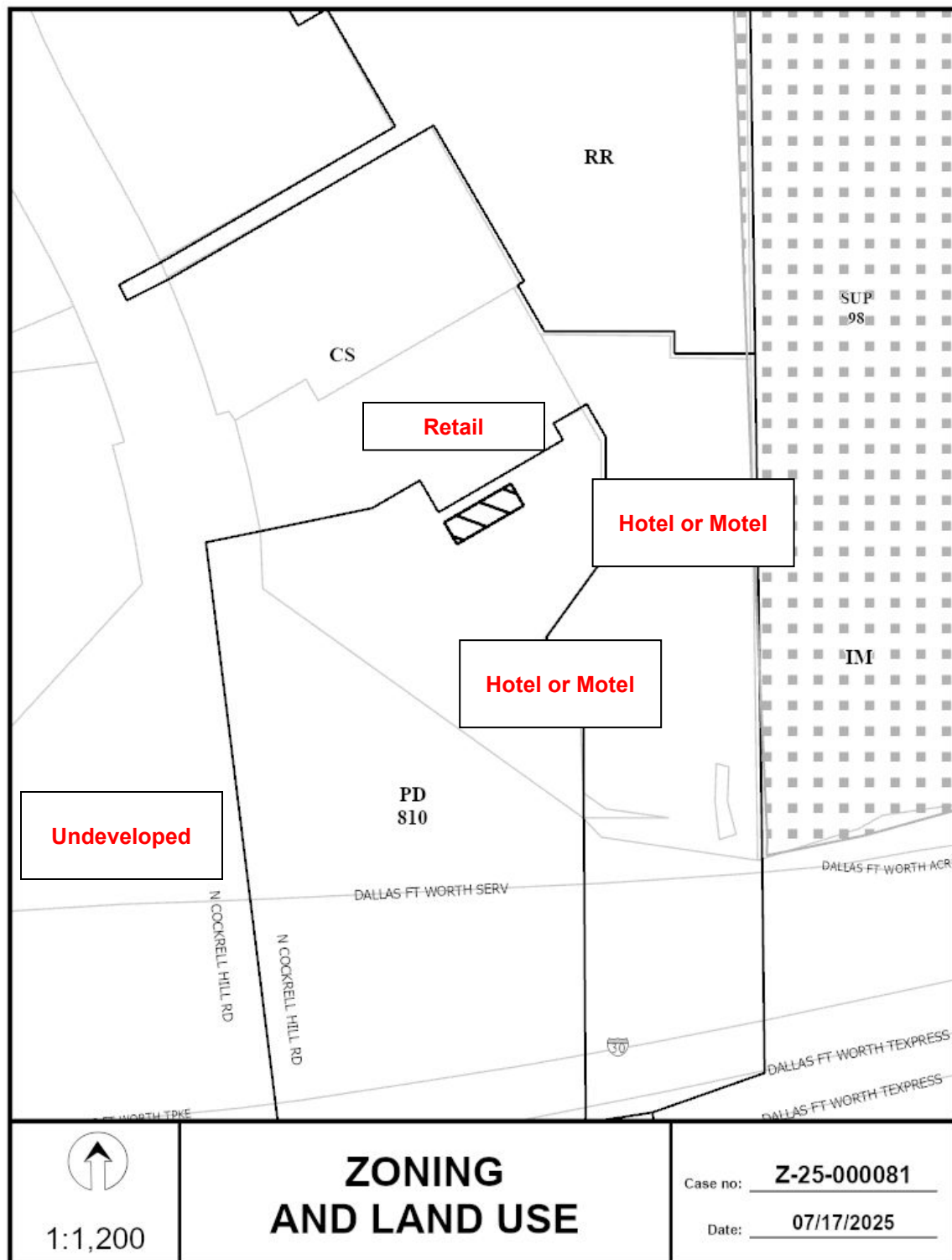
4. HOURS OF OPERATION: The paraphernalia shop may only operate between 9:00 a.m. and 9:00 p.m., Monday through Sunday.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan















07/17/2025

***Notification List of Property Owners***

***Z-25-000081***

***6 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4291 COCKRELL HILL RD	COCKRELL HILL USA INVESTMENTS INC
2	4275 IH 30	SEVA LTD
3	1702 COCKRELL HILL RD	STREET PROPERTIES INC
4	1714 COCKRELL HILL RD	SONIC LL COCKRELL HILL LP
5	1718 COCKRELL HILL RD	DALLAS WEST HOSPITALITY LLC
6	3950 BASTILLE RD	TA DALLAS TURNPIKE LLC