

FILE NUMBER: Z-25-000221 **DATE FILED:** December 12, 2026

LOCATION: South line of Lake June Road, East of N. St. Augustine Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 0.30 Acres **CENSUS TRACT:** 481130118003

REPRESENTATIVE: Gena Cannon

OWNER/APPLICANT: Nikia Mitchell – Kia’s Asset Management

REQUEST: An application for an amendment to Specific Use Permit 2507 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service and a general merchandise or food store 3,500 square feet or less on property zoned CR Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to add the use of a restaurant without a drive-in to the existing SUP 2507, which currently permits general merchandise or food store 3,500 square feet or less.

STAFF RECOMMENDATION: **Approval**, subject to a site plan and conditions.

CR Community Retail District

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-77205

D-1 Liquor Control Overlay

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-83445

BACKGROUND INFORMATION

- The request site is currently developed with a 2,000-square-foot building, one story in height, which is a restaurant.
- The site is located within the D Liquor Control Overlay. In a “D” 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.
- The purpose of this application is to amend Specific Use Permit 2507, approved by the City Council on Wednesday, December 13, 2023, for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store, 3,500 square feet or less, use on property within a CR Community Retail District with a D Liquor Control Overlay. At the time, this was an appropriate use as it would allow them to operate a take-out only restaurant. The proposed change would allow them to have seating inside their restaurant.
- No changes are proposed to the site plan or property.

Zoning History

There have been two zoning change requests in the surrounding area in the past five years.

1. **Z223-137:** On June 13, 2023, City Council approved Specific Use Permit No. 2195 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, was automatically renewed for an additional five-year time period, on property zoned as an CR Community Retail District with a D-1 Liquor Control Overlay, on the west line of N St Augustine Road, and south line of Lake June Road.
2. **Z223-197:** On December 13, 2023, City Council approved Specific Use Permit No. 2507 for the sale of alcoholic beverages in conjunction with a general merchandise or food store, 3,500 square feet or less use on property within a CR Community Retail District with a D Liquor Control Overlay on the south line of Lake June Rd, East of N. St. Augustine Rd [subject site].

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW Bike Plan
Lake June Road	Principal Aerial	100' Bike Plan

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 to review engineering plans at the permitting stage to ensure compliance with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

Bus routes:
Route 30 & 218

STAFF ANALYSIS:**Comprehensive Plan:**

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.

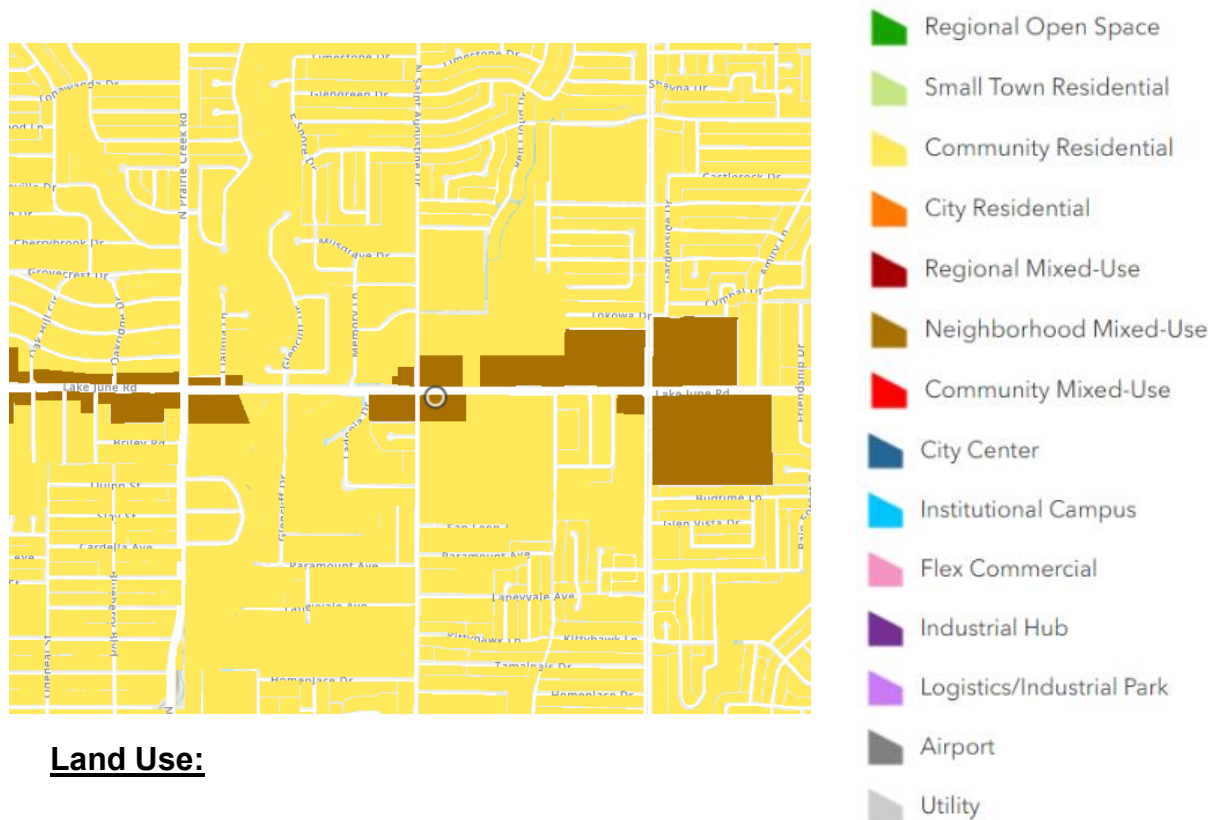
The proposed amendment to Specific Use Permit 2507 is generally **consistent** with Forward Dallas 2.0. A restaurant and general merchandise store, as primary uses within the Neighborhood Mixed-Use placetype. The site is adjacent to similar uses within CR Community Retail District. The site is within a mile of bus routes 30 and 218. The proposed restaurant and convenience store will provide services to the community. Therefore, the proposed Specific Use Permit aligns with the vision and recommendations of Forward Dallas 2.0.

Placetype Summary

Placetypes 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 placetypes may be suitable for every individual property.

Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community.



Land Use:

	Zoning	Land Use
Site	CR-D Community Retail with D Liquor Control Overlay	Vacant Building
North	PD No. 807 with D Liquor Control Overlay	Prairie Creek Branch Library
East	CR-D Community Retail with D Liquor Control Overlay	Vacant Building
South	CR-D Community Retail with D Liquor Control Overlay	Undeveloped
West	CR-D-1 Community Retail with D-1 Liquor Control Overlay and SUP No. 2195	Liquor Store

Land Use Compatibility

The site is zoned as a CR Community Retail District with a D Liquor Control Overlay. The site currently operates under Specific Use Permit 2507, approved by the City Council on Wednesday, December 13, 2023, for a store/restaurant that sells takeout food and liquor. The business would like to operate as a restaurant without a drive-in and offer alcoholic drinks for on-premises consumption.

The site is surrounded by a public library to the north, a vacant building to the east, undeveloped land to the south, and a liquor store and a restaurant to the west. In general, the applicant's request is not foreseen to have a negative impact on the surrounding properties. The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code

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.

Parking

No changes are proposed with this request. Off-street parking and loading requirements must comply with the Dallas Development Code as amended. No parking is required. However, the site currently includes 19 parking spaces.

Landscaping

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. No changes are proposed with this request; therefore, no additional landscape requirements are triggered.

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 not within an identifiable MVA Category; however, it is in proximity to a “G” MVA Cluster to the south and east, and an “F” MVA Cluster further northeast, across Lake June Road.

Crime Report:

The Dallas Police Department provided a crime report covering the period from December 29, 2023, to December 29, 2025. The area has had 1 incident call, 0 offenses, and no arrests.

Calls

Calls (Summary)	Count of Problem
07 - Minor Accident	1
Grand Total	1

Offenses

Offenses (Summary)	Count of Incidents
None	0
Grand Total	0

Arrests

Arrests (Summary)	Count of Incidents
None	0
Grand Total	0

List of Officers

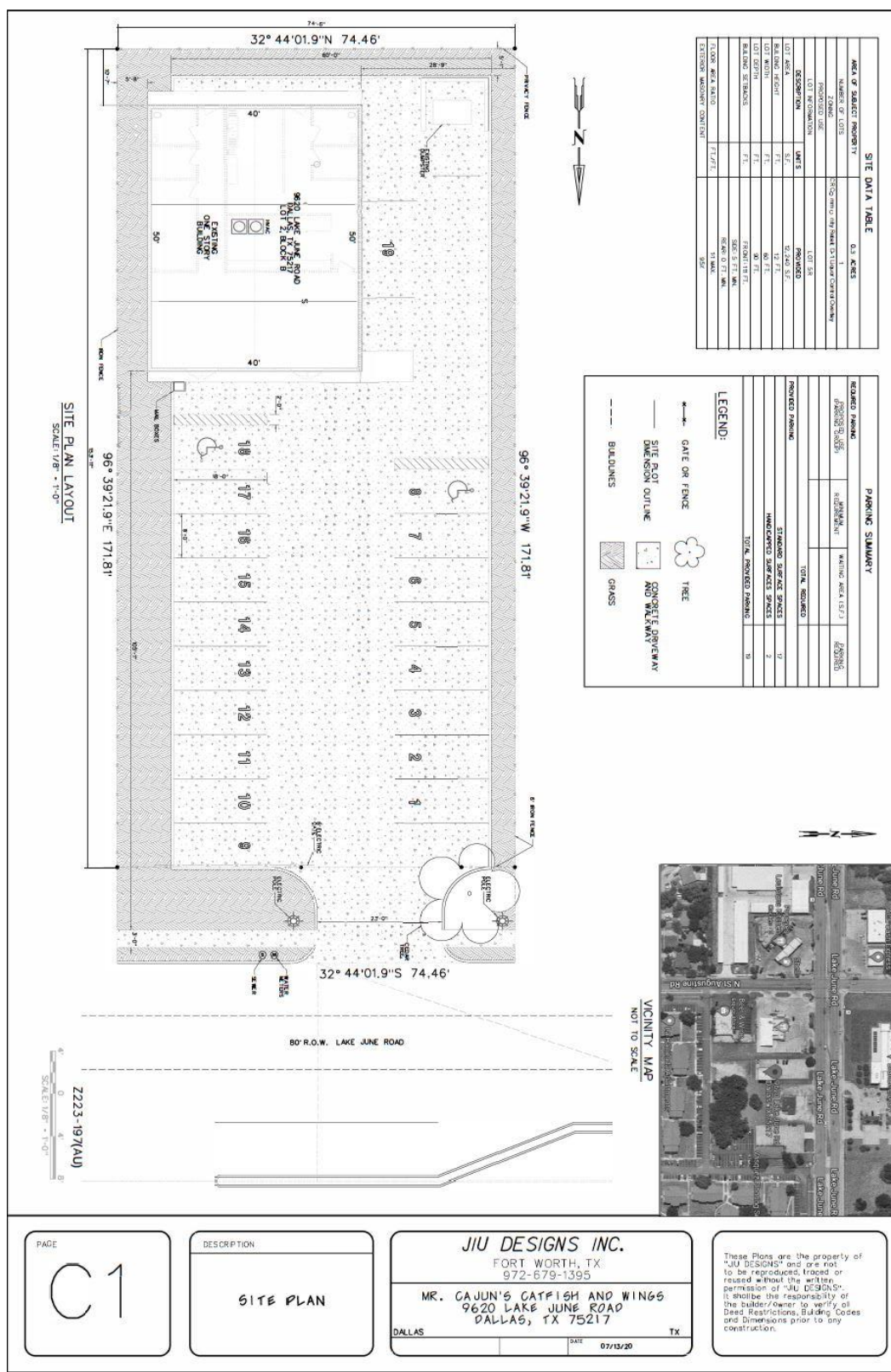
KIA'S ASSET MANAGEMENT

Nikia Mitchell – President / Manager

PROPOSED SUP CONDITIONS

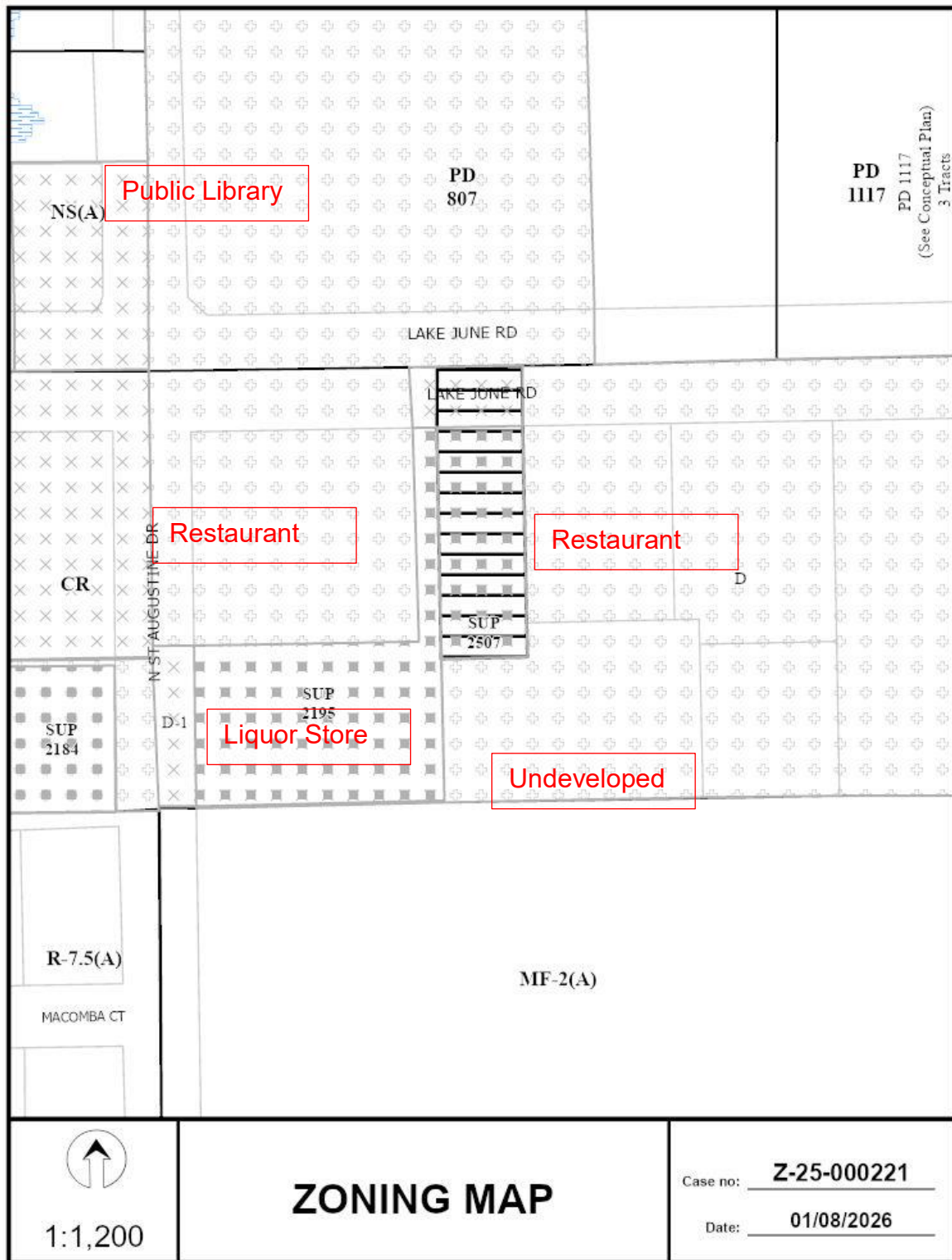
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service, and a general merchandise or food store of 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit ~~expires December 13, 2025~~ shall not expire.
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.

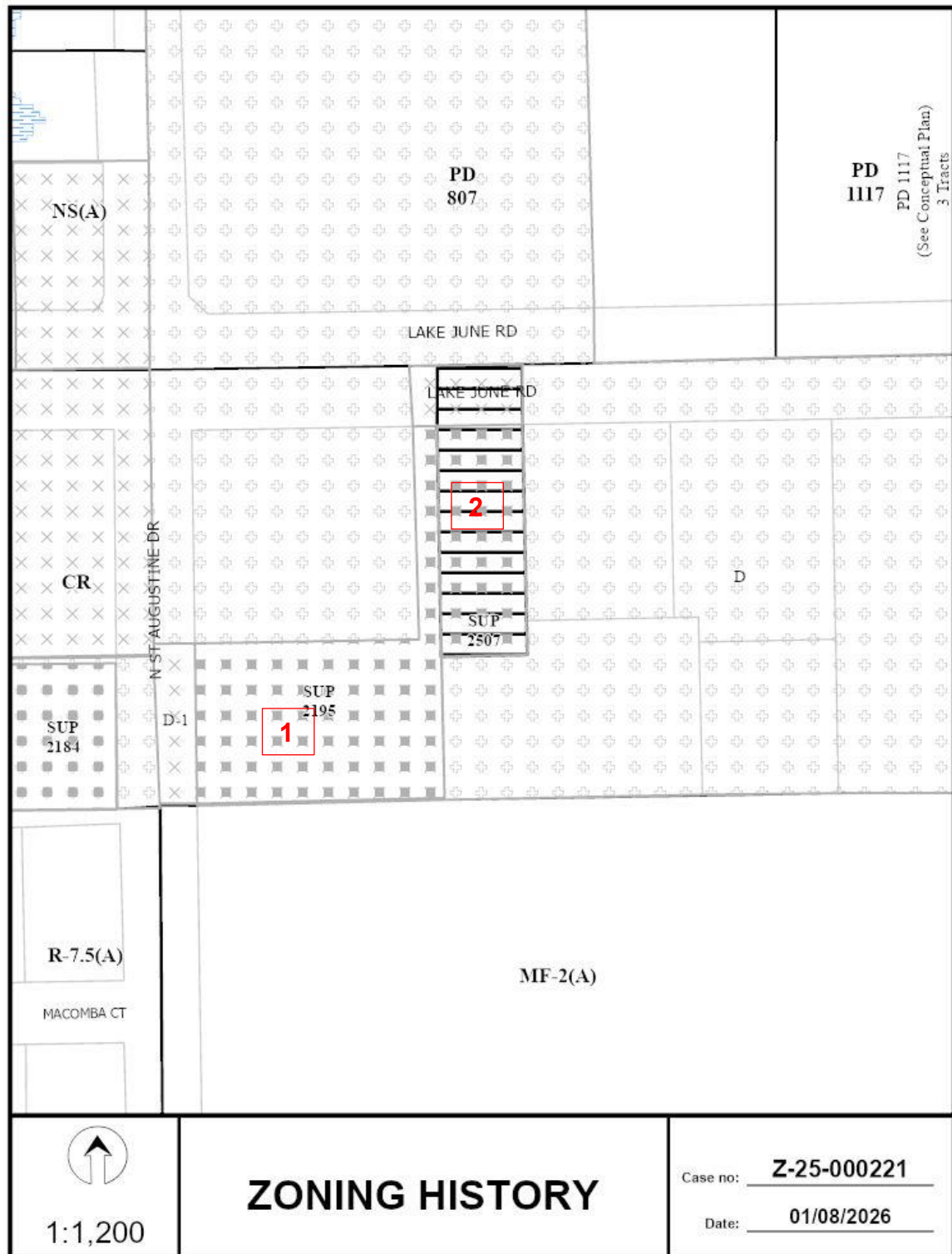
EXISTING SITE PLAN (No changes)

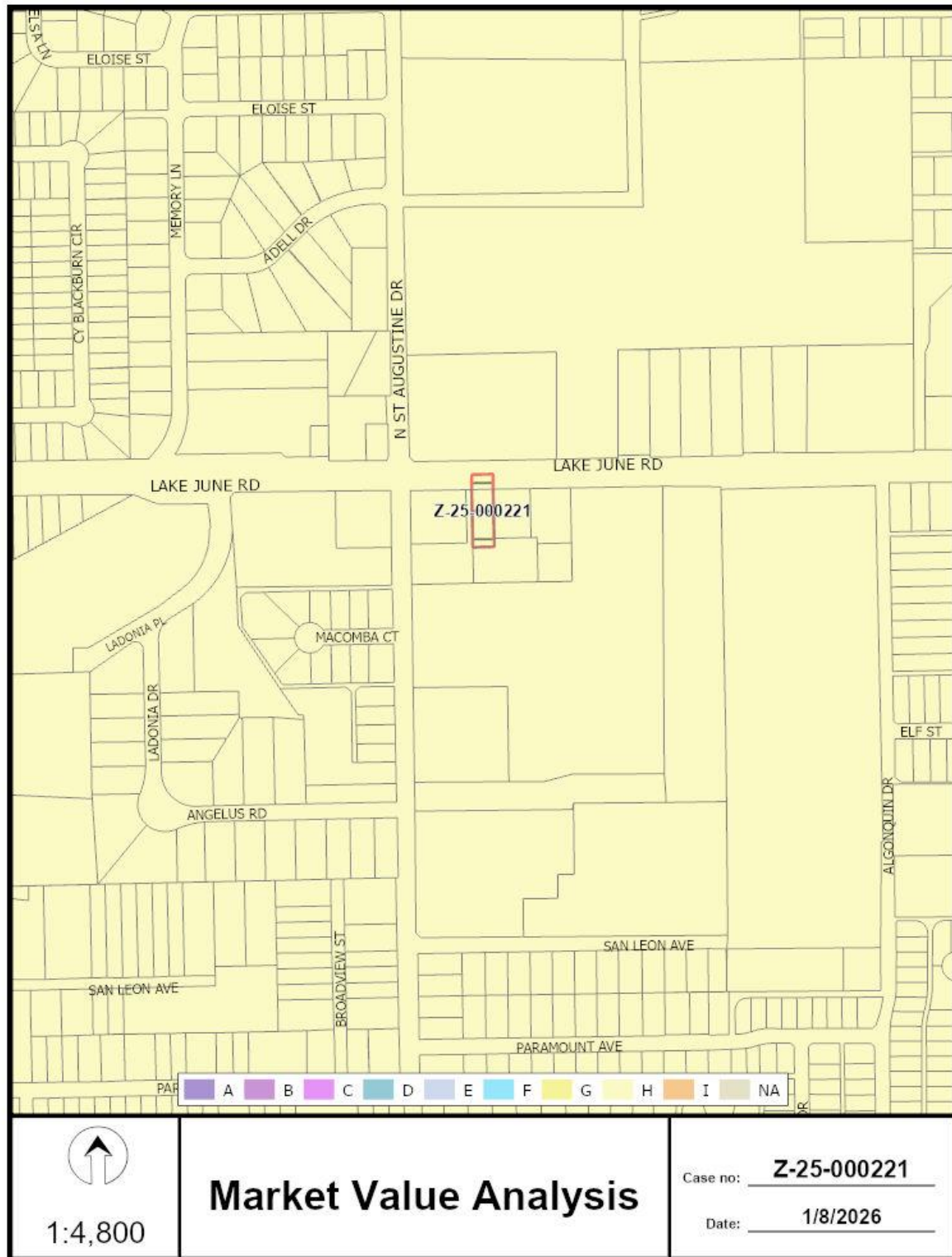












<p>The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.</p>	<p>El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re-zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.</p>
---	--

The number '0' indicates City of Dallas Ownership

 <p>1:1,200</p>	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">7</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	<p>Case no: Z-25-000221</p> <p>Date: 1/8/2026</p>
--------------------	---	---

01/08/2026

Notification List of Property Owners

Z-25-000221

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9620 LAKE JUNE RD	MR CAJUN INVESTMENTS LLC
2	9630 LAKE JUNE RD	VARUGHESE REGI &
3	9600 LAKE JUNE RD	TORRES ANTONIO &
4	1230 N ST AUGUSTINE RD	REZAEIZADEH MASOUD &
5	1198 ST AUGUSTINE DR	LA HACIENDA LLC
6	9650 LAKE JUNE RD	BRIGHT STAR MISS BAPT CH
7	9650 LAKE JUNE RD	LA HACIENDA