

FILE NUMBER: Z-25-000061 / Z245-180(CC) **DATE FILED:** March 13, 2025

LOCATION: On the northeast line of East Ledbetter Drive, east of R.L. Thornton Freeway Service Road

COUNCIL DISTRICT: 4

SIZE OF REQUEST: ± 1.924 acres **CENSUS TRACT:** 48113005902

REPRESENTATIVE: Jennifer Hiromoto

OWNER/APPLICANT: Raman Gill

REQUEST: An application for an amendment to Specific Use Permit No. 2316 for the sale of alcoholic beverages on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to continue the operation of the existing alcohol sales.

CPC RECOMMENDATION: **Approval** for a five-year period, subject to a site plan and conditions.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned RR Regional Retail District with a D-1 Liquor Control Overlay. The property is currently developed.
- The lot has frontage on East Ledbetter Drive.
- The request has received renewal three times after its original adoption.
- Specific Use Permit No. 2316 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less received approval February 13, 2019 for a time period of two years. The permit was set to expire February 13, 2021 and the permit received a renewal June 28, 2023, for a time period of two years expiring June 28, 2025. Consequently this application for renewal was submitted.
- There are no changes to the main structure, site plan or conditions.

Zoning History:

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

1. **Z212-265:** On December 14, 2022, City Council approved an application for an ordinance granting a Specific Use Permit for a child-care facility on property zoned an MF-2(A) Multifamily Family District with Specific Use Permit No. 634 for home for the aged, on the south line of East Ann Arbor Avenue, west of South Marsalis Avenue for a five-year period, subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
East Ledbetter	PA-Principal Arterial	107 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 Consistency Review

Forward Dallas 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.

Consistency Review Recommendation

Forward Dallas 2.0 does not provide guidance on the proposed use.

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.

Subject Property Placetype(s) Community Residential

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Land Use:

	Zoning	Use
Site	RR, D-1, SUP No. 2316	General merchandise or food store 3,500 square feet or less
North	RR, D	Vacant
East	RR, D-1	Retail, Restaurant, Auto service center, personal service
South	RR, D	Retail (Vacant)
West	RR, D	Hotel or Motel

Land Use Compatibility:

The area of request is currently developed. The property abuts retail uses. Staff assesses the applicant's proposal for the continued use of the general merchandise or food store to be compatible with surrounding uses in the area.

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.

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 the proposed uses do not have a minimum required parking. The site plan includes 28 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 “F” MVA cluster that extends to the northeast and northwest. South of the request area across East Ledbetter Drive are “H” MVA. To the southwest are “E” MVA clusters.

Crime Statistics

The Dallas Police Department provided crime statistics from May 2020 to the present. The information is provided in the subsequent charts. There were a total of 242 calls, 54, incidents, and 41 arrests over the time period.

Arrests

Offenses (Summary)	Count of Incidents
ASSAULT -BODILY INJURY ONLY	1
CRIM MISCHIEF > OR EQUAL \$100 < \$750	1
CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	1
CRIMINAL TRESPASS	1
FRAUD USE/POSS IDENTIFYING INFO # ITEMS 5<10	1
MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	2
MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G	1
MAN DEL CONT SUB PEN GRP 2 or 2-A < 1G *DRUG FREE ZONE*	1
OTHER OFFENSE - MISDEMEANOR	4
POSS CONT SUB PEN GRP 1 <1G	1
POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	1
POSS CONT SUB PEN GRP 1/1-B <1G	2
POSS CONT SUB PEN GRP 2-A < OR EQUAL 2 OZ	2
POSS MARIJUANA <2OZ	1
POSS MARIJUANA <2OZ *DRUG FREE ZONE*	2
POSS MARIJUANA >4OZ< OR EQUAL 5LBS	1
POSSESSION OF DRUG PARAPHERNALIA	5
PUBLIC INTOXICATION	3
THEFT OF PROP > OR EQUAL \$750 <\$2,500 (EMPLOYEE) PC 31.03(e3)	1

TRAFFIC VIOLATION - NON HAZARDOUS	1
UNLAWFUL CARRYING WEAPON	3
UNLAWFUL POSS FIREARM BY FELON	2
VIO BOND/PROTECTIVE ORDER	1
Total	41

Calls

Calls (Summary)	Count of Incidents
1 – Emergency	25
2 – Urgent	142
3 - General Service	59
4 - Non Critical	16
Total	242

Incidents

UNLAWFUL POSS FIREARM BY FELON	1
UNLAWFUL CARRYING WEAPON	3
UNAUTHORIZED USE OF MOTOR VEH AUTOMOBILE	2
THEFT OF PROP > OR EQUAL \$750 <\$2,500 (EMPLOYEE) PC 31.03(e3)	5
THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT	1
ROBBERY OF INDIVIDUAL (AGG)	2
ROBBERY OF INDIVIDUAL	1
ROBBERY OF BUSINESS (AGG)	1
POSSESSION OF DRUG PARAPHERNALIA	3
POSS MARIJUANA >4OZ< OR EQUAL 5LBS	1
POSS MARIJUANA <2OZ *DRUG FREE ZONE*	1
POSS MARIJUANA <2OZ	3
POSS CONT SUB PEN GRP 2-A < OR EQUAL 2 OZ	1
POSS CONT SUB PEN GRP 2 < 1G	1
POSS CONT SUB PEN GRP 1/1-B <1G POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	2
POSS CONT SUB PEN GRP 1 <1G	2

MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G	1
FORGERYGOVT/NATIONAL INST/MONEY/SECURITY	1
CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	3
CRIM MISCHIEF > OR EQUAL \$100 < \$750	3
CREDIT CARD OR DEBIT CARD ABUSE	1
BURGLARY OF BUILDING - FORCED ENTRY	1
ASSAULT -VERBAL THREAT	1
ASSAULT -BODILY INJURY ONLY	2
ASSAULT (AGG) -DEADLY WEAPON	11
Total	54

Texas Alcoholic Beverage Commission (TABC) Information:

TABC License numbers, information, and statuses may be retrieved here by searching an address: <https://apps.tabc.texas.gov/publicinquiry/StatusNewLayout.aspx>

TABC Complaint Information, including criminal allegations and administrative allegations, may be retrieved here by searching an address or license number: <https://apps.tabc.texas.gov/publicinquiry/ComplaintInvestigation.aspx>

CPC RECOMMENDED SUP CONDITIONS
Renewal SUP No. 2316

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 on *(five years from the passage of this ordinance)*.

Staff Recommendation:

3. TIME LIMIT: This specific use permit 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.

CPC ACTION
June 26, 2025

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2316 for the sale of alcoholic beverages for a five-year period, subject to a site plan and conditions, on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay, on the northeast line of E. Ledbetter Drive east of R.L. Thornton Freeway Service Road.

Maker: Forsyth
Second: Sims
Result: Carried: 15 to 0

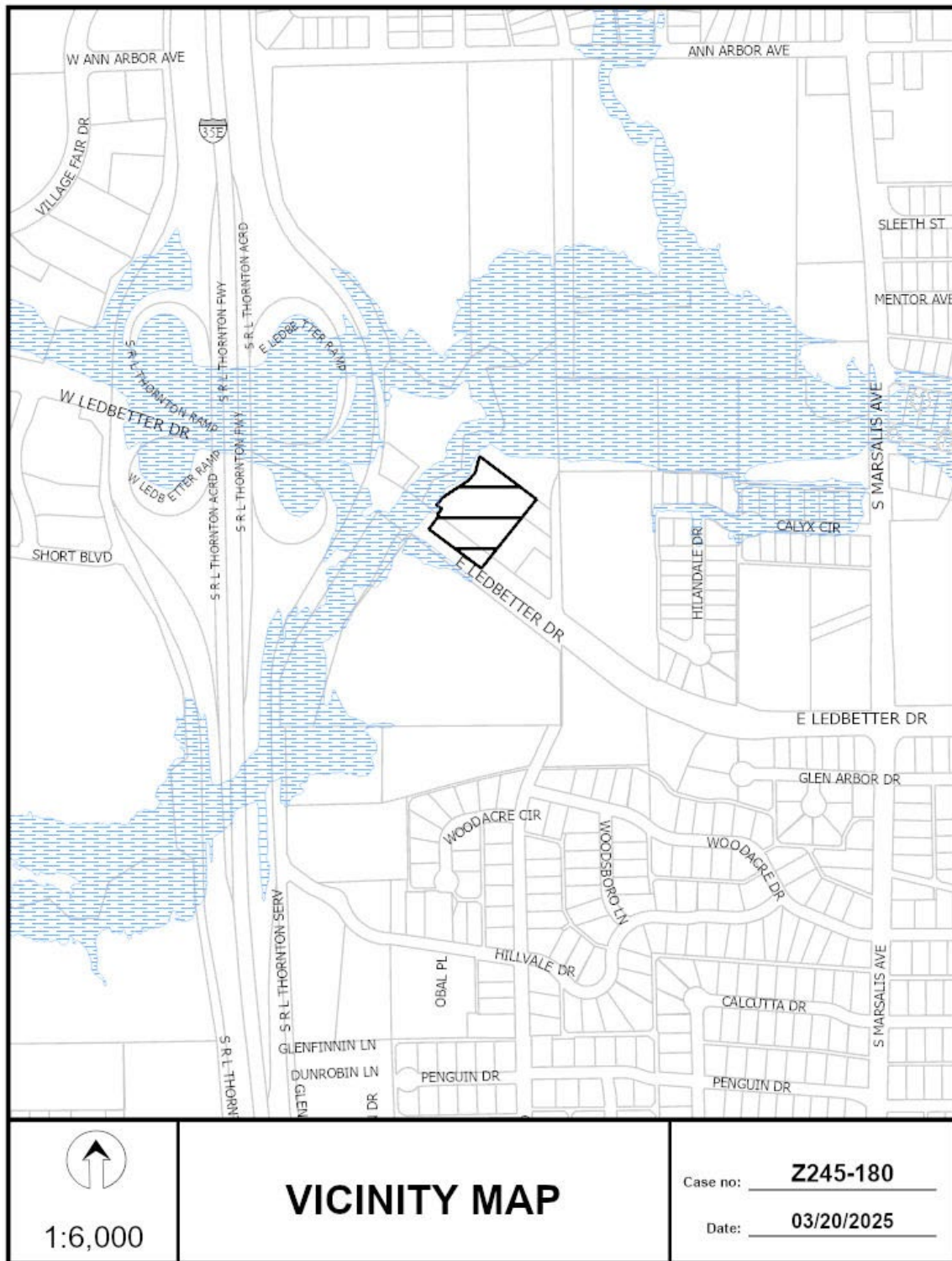
For: 15 - Drobinski, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Franklin, Sleeper, Housewright,
Sims, Haqq, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 0

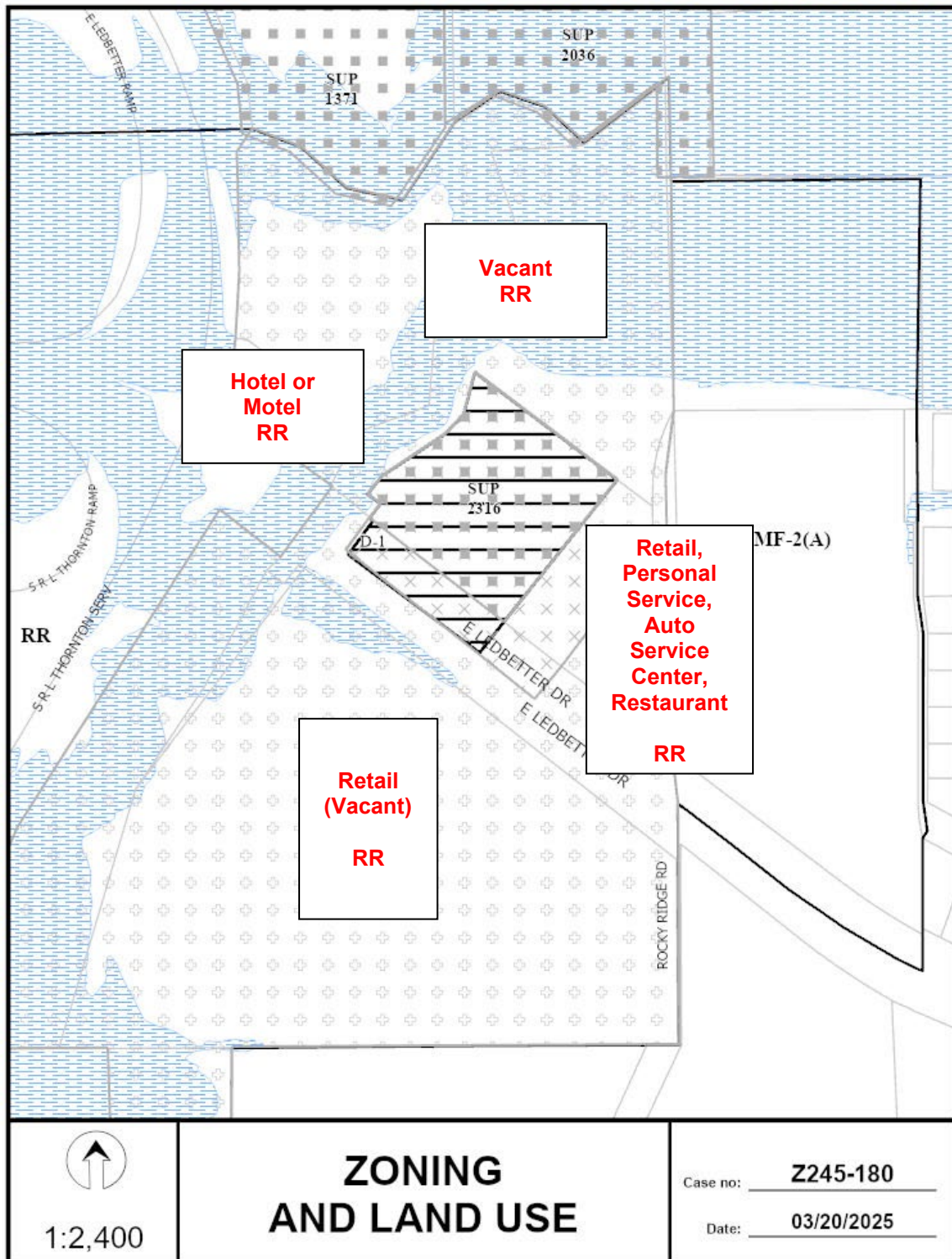
Notices: Area: 300 Mailed: 9
Replies: For: 0 Against: 0

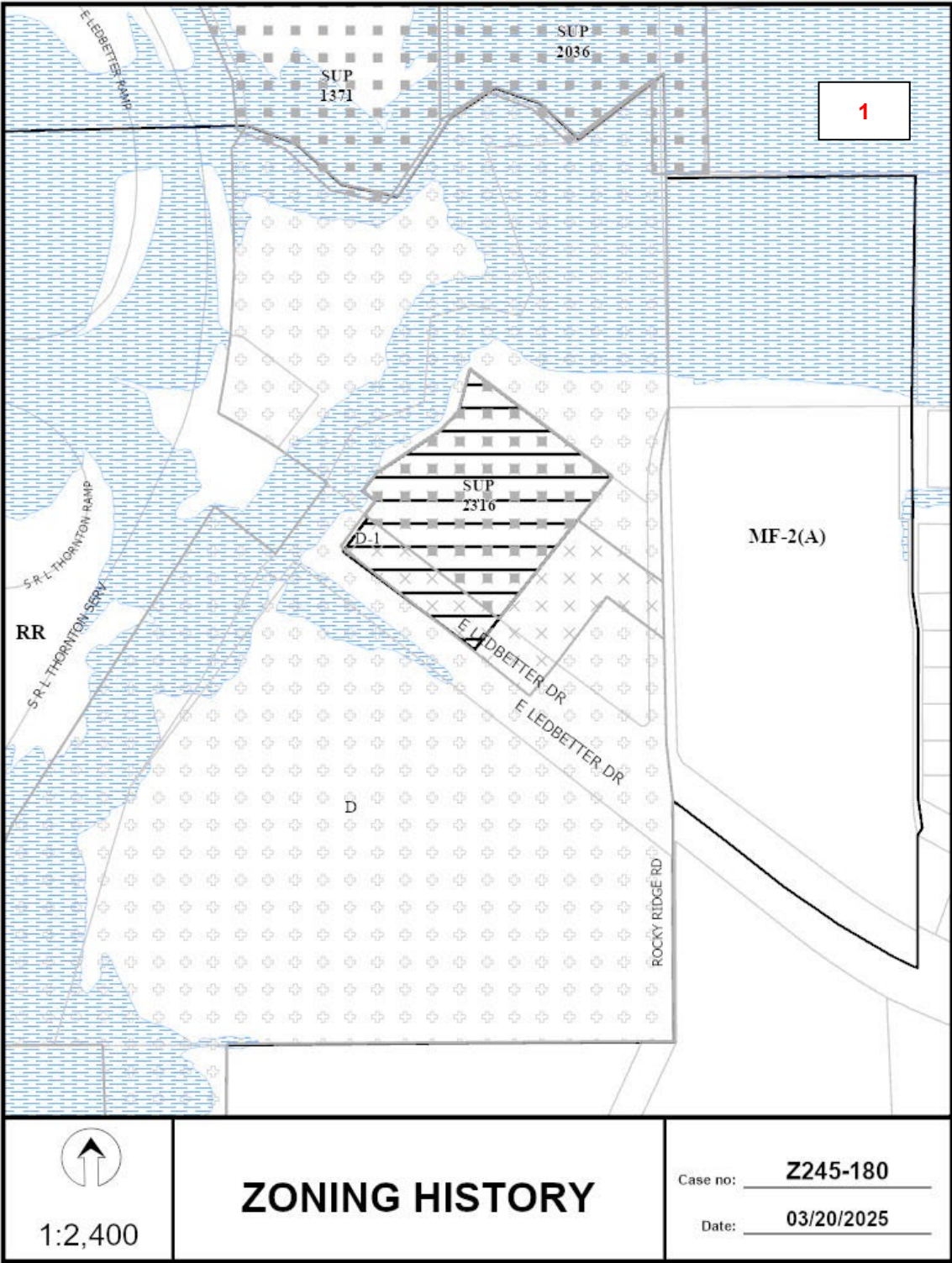
Speakers: For: Jennifer Hiromoto, 10233 E. Northwest Hwy., Dallas,
TX, 75238
Against: None

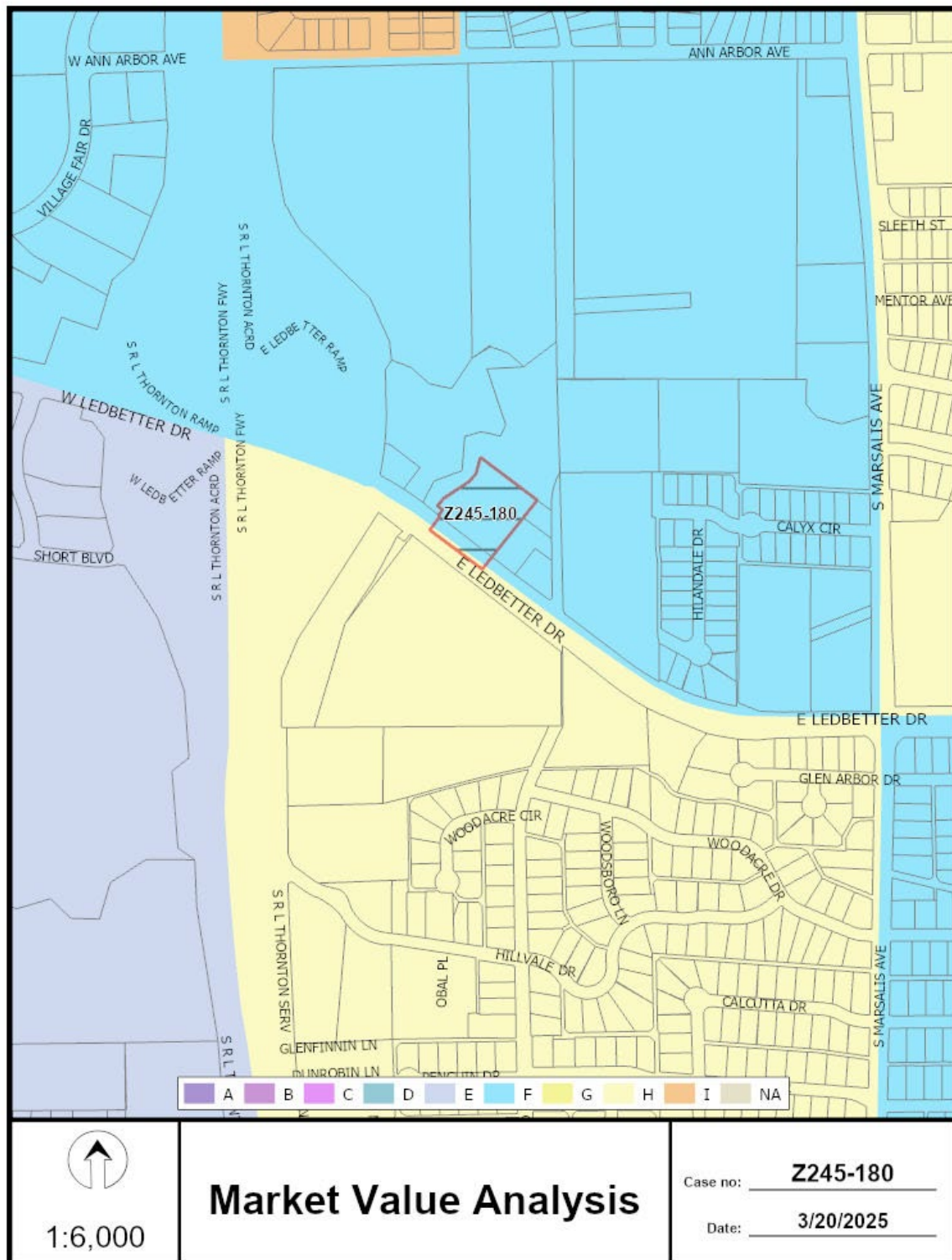


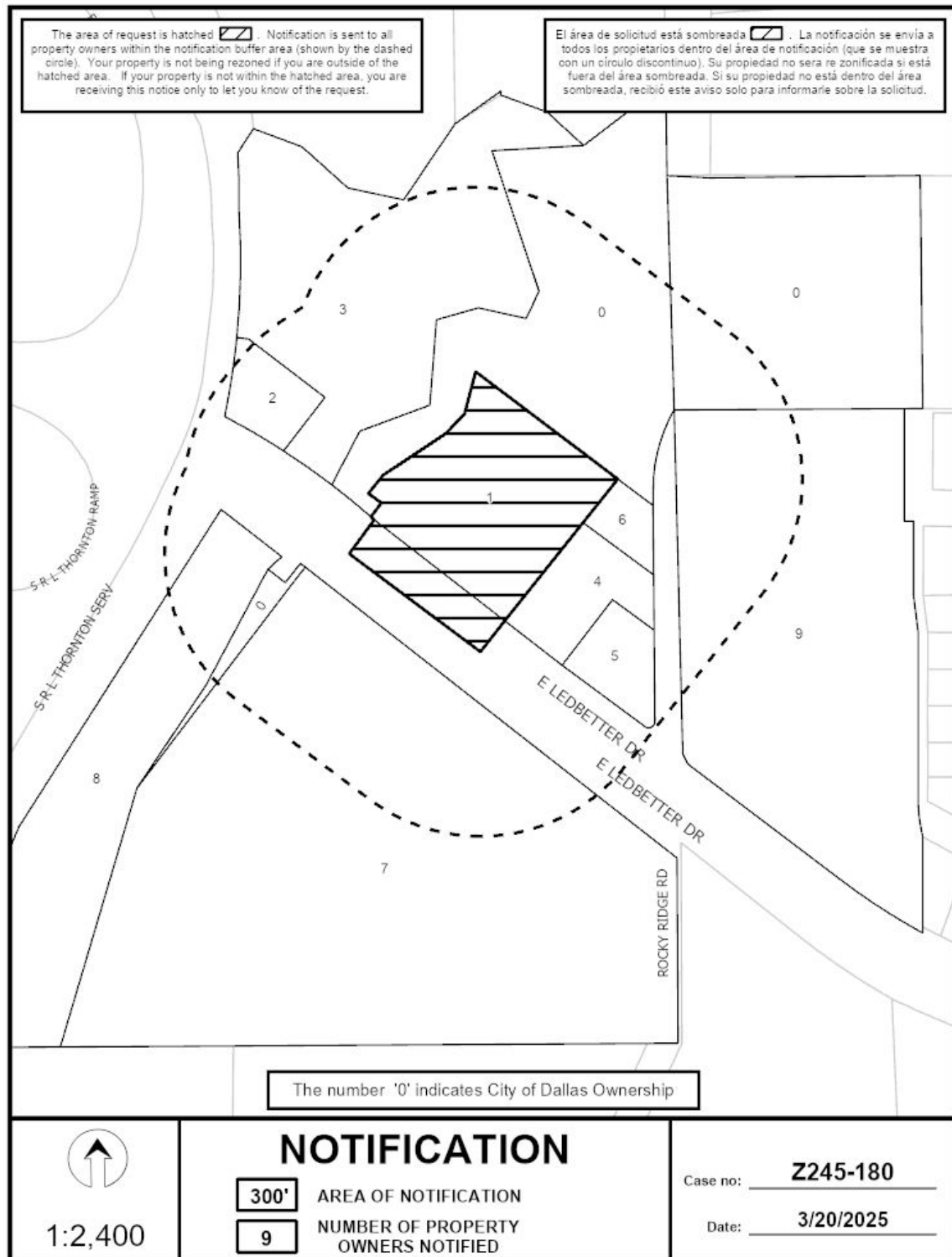












06/25/2025

Reply List of Property Owners

Z245-180

9 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	303	E LEDBETTER DR	RF & SONS PROPERTIES LLC
2	221	E LEDBETTER DR	DALLAS ALISHAH
3	4610	S R L THORNTON FWY	OAK CLIFF HOSPITALITY LP
4	337	E LEDBETTER DR	TUGBOAT PROPERTIES INC
5	345	E LEDBETTER DR	SILO YOUSIF H &
6	337	E LEDBETTER DR	RACETRAC PETROLEUM INC
7	300	E LEDBETTER DR	BRIZZA INC
8	200	E LEDBETTER DR	TLC PPTIES INC
9	423	E LEDBETTER DR	FIVE MILE FLATS LLC