

CITY PLAN COMMISSION

THURSDAY, AUGUST 20, 2026

Planner: Oscar Aguilera

FILE NUMBER: Z-26-000148

DATE FILED: July 14, 2026

LOCATION: Southeast corner of Great Trinity Forest Way and Forsythe Drive, [AKA 7602 Great Trinity Forest Way].

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 1.1856 acres

REPRESENTATIVE: Baldwin Associates / Rob Baldwin

APPLICANT / OWNER: Prabin Shakya / S Great Trinity Forest Way LLC.

PROPOSAL: An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store, 3,500 square feet or less, on a property zoned CR Commercial Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow the sale of alcoholic beverages within a general merchandise store within a suite in the existing building.

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

BACKGROUND INFORMATION:

General Background and Linked Resources

- Pursuant to Chapter 51A-4.503, the D and D-1 Liquor Control Overlays only apply to those districts enacted before June 11, 1987. The D Liquor Control Overlay prohibits sell or serve alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises. The D-1 Liquor Control Overlay requires a Specific Use Permit (SUP) to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.
- The sale of alcoholic beverages is regulated throughout the state of Texas by the Texas Alcoholic Beverage Commission (TABC). The agency was originally created in 1935 when prohibition was repealed and currently requires operators to obtain a license to sell alcohol. The status and types of licenses issued by the agency are accessible online here: <https://apps.tabc.texas.gov/publicinquiry/Default.aspx>.
- Spacing requirements for alcohol sales exist in Chapter 6 of the City Code as enabled by Texas Alcoholic Beverage Code §109.33. Depending on the type of TABC license requested, certain protected uses (hospital, church, school, or day care, when applicable) require a specified spacing distance and measurement. Compliance with spacing requirements is verified with permitting staff with a liquor measurement application. Variances to these spacing requirements are allowed to be considered by City Council, when applicable, and are outlined in Chapter 6-4.
- This is the first request 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.

Site Specific Background Information

- Site and Structures: The request site is currently part of a multi-retail structure and is currently vacant.
- SUP History: The existing structure housed Heavenly Hands Family Medical Clinic according to a certificate of occupancy issued on July 28, 2020. However, there is no record of a previously issued SUP.

Zoning History of relevant SUPS:

There have been no zoning cases in the area in the last five years.

STAFF ANALYSIS:

Surrounding Land Uses

Land Use

	Zoning	Land Use
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Site	CR Commercial Retail District with a D-1 Liquor Control Overlay	General merchandise or food store 3,500 square feet or less
North	MF-2(A) Multifamily	Undeveloped
East	CR Commercial Retail District with a D-1 Liquor Control Overlay	Retail, Vehicle or engine repair
West	CR Commercial Retail District with a D-1 Liquor Control Overlay	Church
South	TH-3 Townhouse District	Townhomes

Land Use Context

CR Commercial Retail District with a D-1 Liquor Control Overlay, surrounded by regional retail uses along a community collector. The current site is being remodeled from a previous medical clinic into a general merchandise or food store 3,500 square feet or less, that would sell alcoholic beverages. The use of the retail store is permitted by right. Only the sale of alcohol within would require the SUP.

In general, the applicant's request is consistent with the existing zoning and the general provisions for a Specific Use Permit. It is not expected to negatively impact surrounding properties, as it is in a Commercial Retail District supported by its adjacency to a principal arterial.

Criteria for a Specific Use Permit

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.

Because the sale of alcoholic beverages is regulated by the Texas Alcoholic Beverage Commission, the City is limited in what it can regulate through these SUPs. Generally, development regulations beyond basic aspects such as floor area cannot be applied to an alcohol sales SUP.

Parking

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No parking is required for the sale of alcoholic beverages. Rather, parking is required based on land uses for a given occupancy.

List of Officers

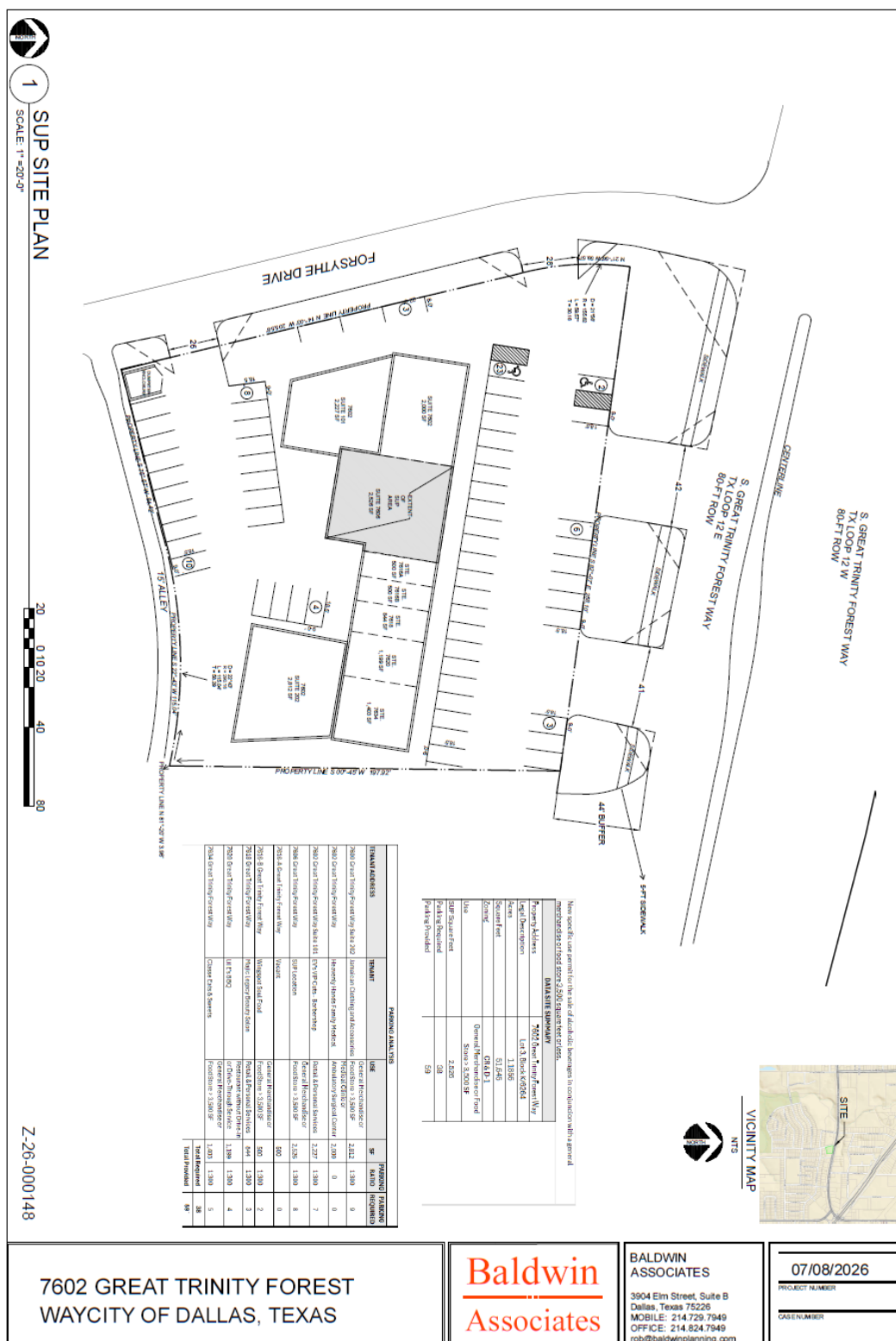
Owner: S Great Trinity Forest Way, LLC
George M. Reeves III – Manager
Cameron A. Brickhouse- Member

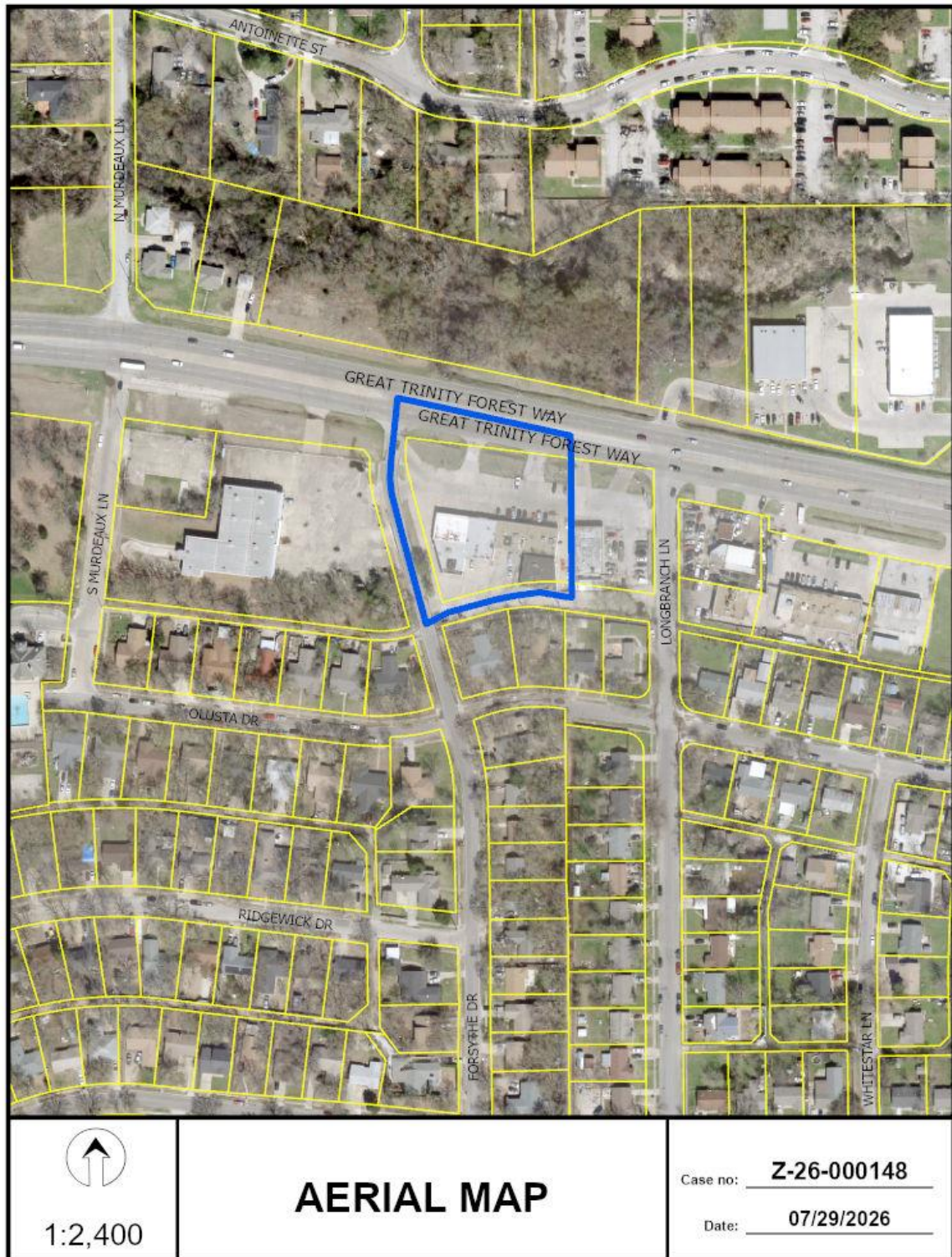
Applicant: Prabin Shakya, Individual

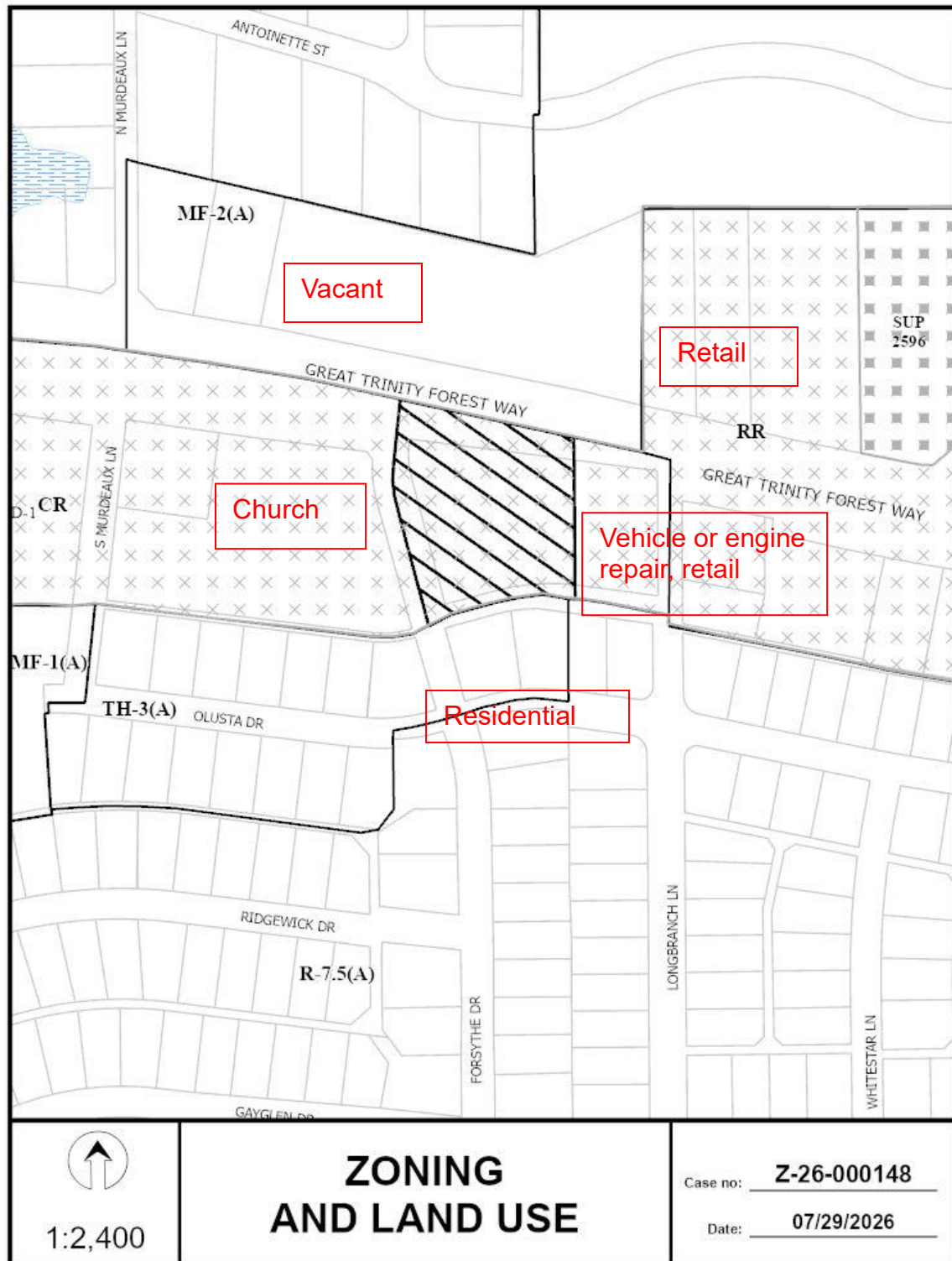
PROPOSED CONDITIONS

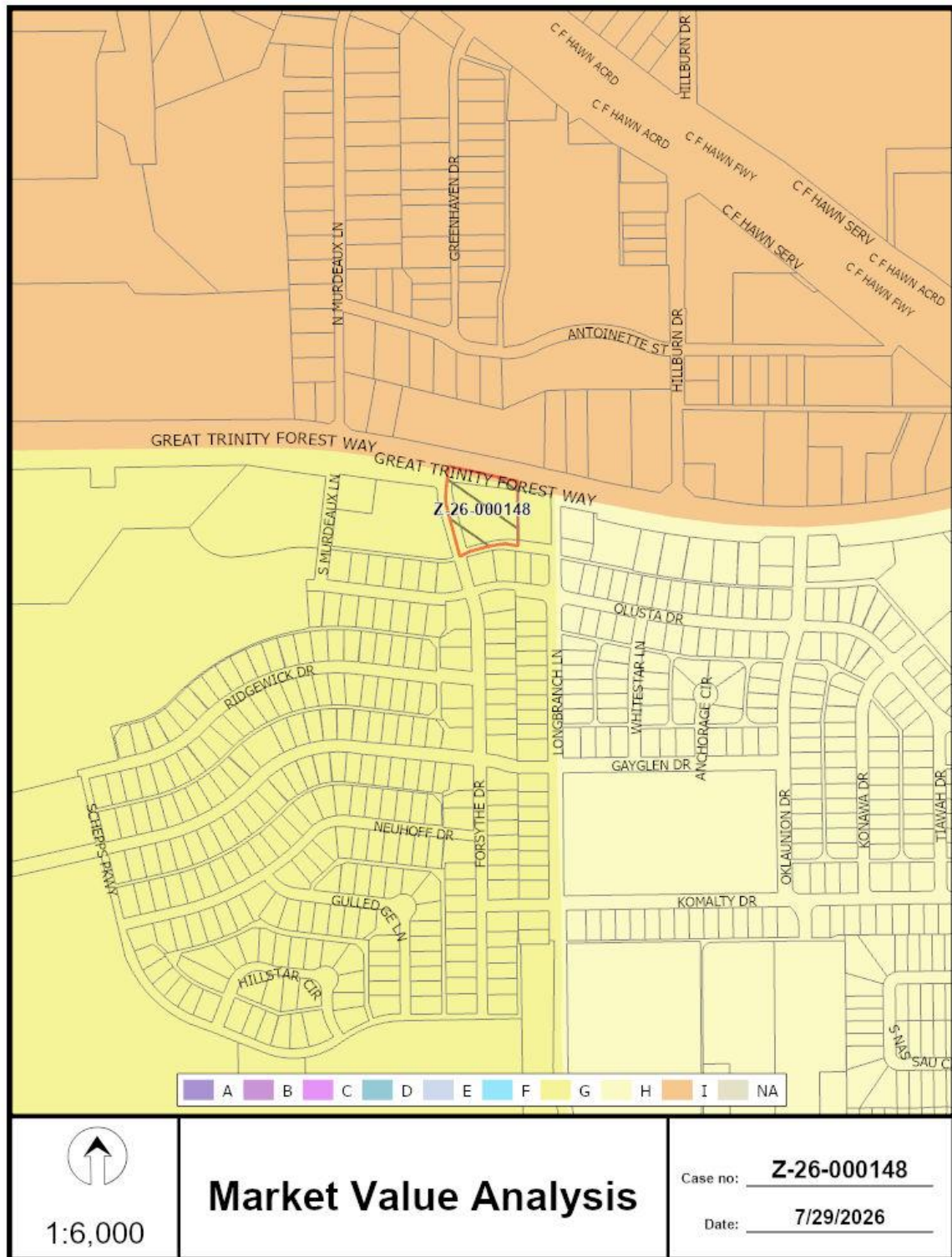
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store, 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use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

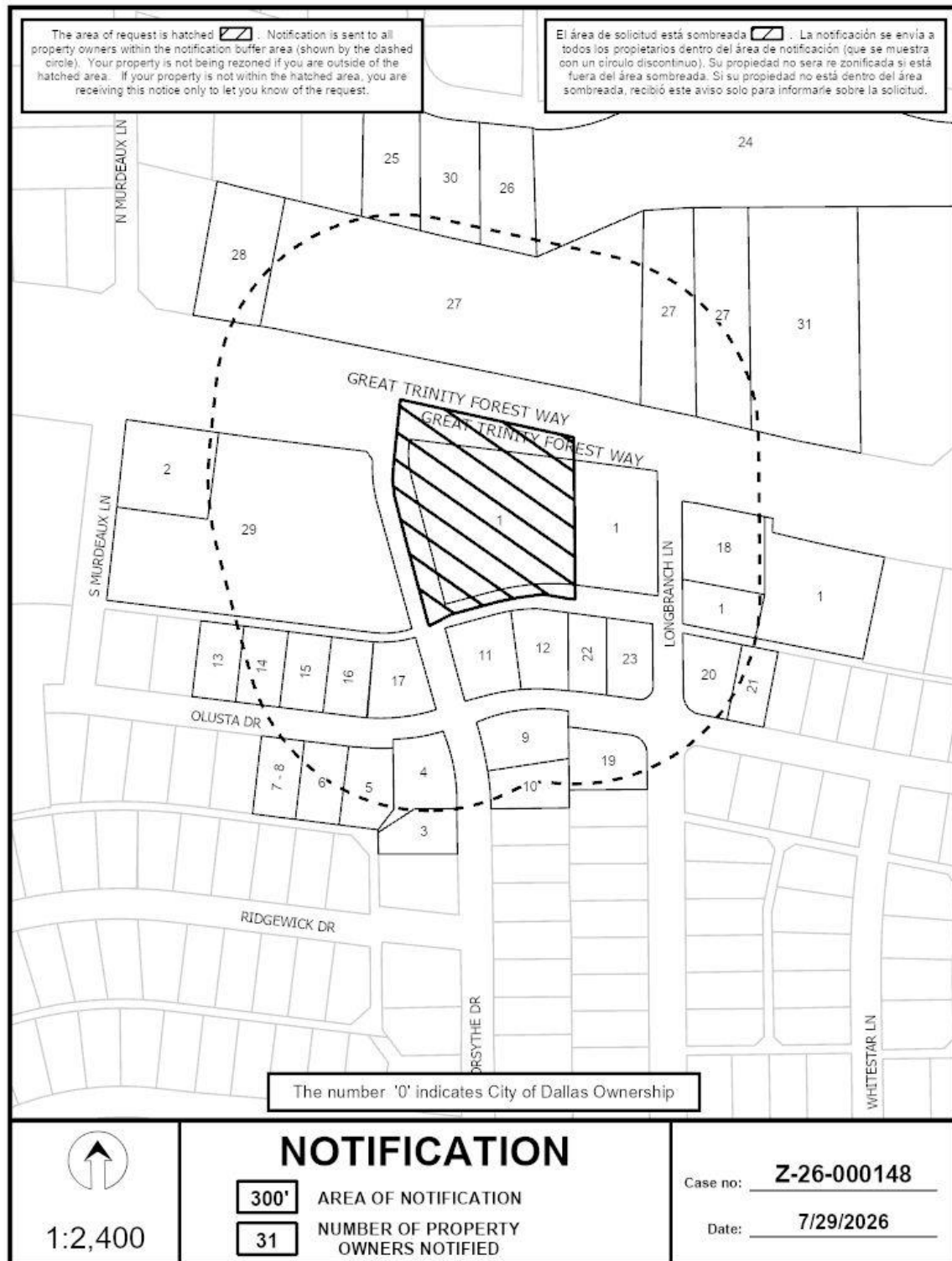
Proposed Site Plan











07/29/2026

Notification List of Property Owners***Z-26-000148******31 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7602 GREAT TRINITY FOREST WAY	S GREAT TRINITY FOREST WAY LLC
2	7506 GREAT TRINITY FOREST WAY	CRAWFORD SELVIN
3	217 FORSYTHE DR	FRAIRE FELIPE D SOTO
4	7546 OLUSTA DR	Taxpayer at
5	7530 OLUSTA DR	Taxpayer at
6	7526 OLUSTA DR	GOLIATH REAL ESTATE
7	7522 OLUSTA DR	TODD DANDRIA
8	7524 OLUSTA DR	ARNOLD MARGEAN
9	206 FORSYTHE DR	SOLIS SABINO
10	210 FORSYTHE DR	MENDEZ VICTORIA DERANIA SOLIS
11	7605 OLUSTA DR	Taxpayer at
12	7611 OLUSTA DR	SAF PROPERTIES LLC
13	7515 OLUSTA DR	WASHINGTON DORETHA
14	7519 OLUSTA DR	DOSS JOYCE B
15	7523 OLUSTA DR	Taxpayer at
16	7527 OLUSTA DR	ROWENS CARL JR
17	7531 OLUSTA DR	HOBBS CHRISTEN ORLANCE
18	7710 GREAT TRINITY FOREST WAY	RAKAN B1 LLC
19	205 LONGBRANCH LN	NORTH BUCKNER PLAZA INC
20	7705 OLUSTA DR	CORTEZ ALEJANDRO &
21	7709 OLUSTA DR	GARCIA MARCELINO
22	7627 OLUSTA DR	Taxpayer at
23	7631 OLUSTA DR	LICEA MARTIN &
24	7651 C F HAWN FWY	TEXAS ESSENTIAL HOUSING PUBLIC
25	7528 ANTOINETTE ST	FRAGOSO ERIKA
26	7612 ANTOINETTE ST	MCPHAIL TERRY LEE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7601 GREAT TRINITY FOREST WAY	GREAT TRINITY FOREST LLC
28	7515 GREAT TRINITY FOREST WAY	MILLER BILL & JERRY
29	7550 GREAT TRINITY FOREST WAY	IGLESIA AVIVAMIENTO CRISTIANO
30	7606 ANTOINETTE ST	SMALL ROCK LLC
31	7767 GREAT TRINITY FOREST WAY	MITTAL & SONS LLC