

FILE NUMBER: Z234-164(JG)/Z-25-000123 **DATE FILED:** January 26, 2024

LOCATION: North corner of Lovett Avenue and Military Parkway

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 1.412 acres **CENSUS TRACT:** 48113008402

REPRESENTATIVE: Robert Nunez, Alchemi Development Partners

OWNER/APPLICANT: Lovett Military Plaza, LLC/Amin Lalani

REQUEST: An application for a new Specific Use Permit for the sale of alcoholic beverages, on property zoned CR Community Retail District with a D-1 Liquor Control Overlay

SUMMARY: The purpose of the request is to allow alcohol sales in conjunction with a general merchandise store greater than 3,500 square feet.

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

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

BACKGROUND INFORMATION:

- The area of the request is on property zoned CR, Community Retail District, and within a D-1 Liquor Control Overlay
- The site is currently developed with an approximately 19,000 square foot, multi-tenant, single-story building. The building has three suites, with an existing Family Dollar store in the largest suite (8,960 square feet). There is a personal service/laundry facility on the other side of the building; staff were unable to confirm if that facility has a certificate of occupancy. The suite associated with this request is approximately 3,700 square feet and is situated between the two other suites.
- The lot has frontage on both Military Parkway and Lovett Avenue.

Zoning History:

There have been no recent zoning change requests in the area in the last five years.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|----------------|-----------------------|
| Lovett Avenue | Minor Arterial | - |
| Military Parkway | Major Arterial | - |

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.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Route 216, 218

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! 2.0* Comprehensive Plan was adopted by the City Council in September 2024 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

As a high-level citywide policy document, Forward Dallas 2.0 does not include future land use recommendations at the scale of this request or about general zoning changes in the Dry Overlays.

Area Plans:

There is no adopted area plan for this area.

Land Use:

| | Zoning | Land Use |
|--------------|---|---|
| Site | CR, Community Retail District, with a D-1 Liquor Control Overlay | General Merchandise or Food Store greater than 3,500 sf. Personal Service – Laundry Facility |
| North | CR, Community Retail District, with a D-1 Liquor Control Overlay | Vacant, Tower/Antenna for Cellular Communication |
| East | TH-3(A) | Single Family |
| South | CR, Community Retail District, with a D-1 Liquor Control Overlay; R-7.5(A) | General Merchandise or Food Store less than 3,500 sf., Public Park, Single Family |
| West | CR, Community Retail District, with a D-1 Liquor Control Overlay and SUP No. 2110 | Vacant, Tower/Antenna for Cellular Communication |

Land Use Compatibility:

The request site is within CR Community Retail District, with a D-1 Liquor Control Overlay. The property is currently developed with a single-story, multi-tenant building that is approximately 19,000 square feet. There are three individual suites, with the subject suite associated with this request being 3,763 square feet. The largest of the three suites is currently home to an existing Family Dollar, while the second largest suite was recently opened as a laundry facility.

Other uses surrounding the area of request include a mix of residential, retail, and utility uses. To the north of the subject property, there is vacant land, a telecommunications tower (SUP #2110), and a rail line owned by Union Pacific. A similar mix can be found to the west. Directly south, there is an existing general merchandise or food store. Further to the south is Parkdale Park and existing single family. Finally, to the east of the subject property there are existing single family homes.

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 applicant's proposal for the sale of beer and wine for off-premise consumption is a typical accessory use of General Merchandise facilities. Staff recommends approval of the request without an expiration date.

TABC Information:

Staff reviewed the separation distance requirements in Section 6-4 of the Dallas City Code and confirmed that no churches, schools, day-care centers, child-care facilities, or hospitals are located within the required distance. As of the date of this report, no information is available regarding a TABC application or license for the subject location. If the request for a new Specific Use Permit is approved, the applicant will be required to obtain a new TABC license.

Chapter 12B Status:

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. At the time of this report the 12B registration status is unknown and Staff will provide a status update at the City Plan Commission briefing.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required.

Parking:

According to the Dallas Development Code, as updated May 14, 2025, there are no off-street parking requirements for a general merchandise or food store use.

Crime Statistics

The Dallas Police Department provided crime statistics from January 2020 to the present. The information is provided in the subsequent charts. There were a total of 183 calls, 34, incidents, and 5 arrests over the time period.

Arrests

| Offenses (Summary) | Count of Incidents |
|---|--------------------|
| APOWW (SOCIAL SERVICES REFERRAL) | |
| ASSAULT (AGG) FAM VIO DEADLY WEAPON- NO SBI | 1 |
| POSS CONT SUB PEN GRP 1 <1G | 3 |
| POSSESSION OF DRUG PARAPHERNALIA | 1 |
| PUBLIC INTOXICATION | 1 |
| THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A) | 1 |
| UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE | 1 |

| | |
|-------------------------------------|-----------|
| WARRANT DALLAS PD (ALIAS/CAPIAS) | 1 |
| WARRANT DALLAS PD (ASSAULT - FV) | 1 |
| WARRANT HOLD (NOT A DPD WARRANT) | 3 |
| Total | 14 |

Calls

| Calls (Summary) | Count of Incidents |
|------------------------|---------------------------|
| 1 – Emergency | 11 |
| 2 – Urgent | 81 |
| 3 - General Service | 60 |
| 4 - Non Critical | 17 |
| Total | 169 |

Incidents

| Incidents (Summary) | Count of Incidents |
|---|---------------------------|
| ARSON -MOTOR VEH | 1 |
| ASSAULT (AGG) FAM VIO DEADLY WEAPON- NO SBI | 1 |
| ASSAULT -BODILY INJURY ONLY | 1 |
| ASSAULT -OFFENSIVE CONTACT | 1 |
| ASSAULT -VERBAL THREAT | 1 |
| BMV | 1 |
| BURGLARY OF BUILDING - FORCED ENTRY | 3 |
| CRIM MISCHIEF <\$100 | 1 |
| CRIM MISCHIEF > OR EQUAL \$100 < \$750 | 1 |
| CRIM MISCHIEF > OR EQUAL \$2,500 < \$30K | 2 |
| KIDNAPPING (AGG) - | 1 |
| POSS CONT SUB PEN GRP 1 <1G | 3 |
| POSS MARIJUANA <2OZ | 1 |
| POSSESSION OF DRUG PARAPHERNALIA | 1 |
| ROBBERY OF BUSINESS | 1 |
| ROBBERY OF BUSINESS (AGG) | 6 |
| THEFT OF PROP <\$100 - SHOPLIFTING - (NOT BY EMPLOYEE) | 1 |
| THEFT OF PROP > OR EQUAL \$100 <\$750 (EMPLOYEE) PC31.03(e2A) | 2 |
| THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A) | 2 |

| | |
|--|-----------|
| THEFT OF PROP > OR EQUAL \$2,500 <\$30K (NOT SHOPLIFT) PC31.03(e4A) | 1 |
| THEFT OF PROP > OR EQUAL \$750 <\$2,500 (EMPLOYEE) PC 31.03(e3) | 1 |
| UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE | 1 |
| UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS | 2 |
| Total | 36 |

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 “H” MVA cluster that extends to the north, east, west, and south.

Z234-164(JG)/Z-25-000123

List of Officers

Lovett Military Plaza, LLC – Property Owner

Amin Lalani, Manager

CPC ACTION
January 15, 2026

Motion: It was moved to recommend **approval** of a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet within a D-1 Liquor Control Overlay for a three year period, subject to site plan and conditions with the following change: limit the property to 3,700 square feet instead of the 3,500 square feet as noted in the site plan, on a property zoned CR Community Retail District, on the north corner of Lovett Avenue and Military Pkwy.

Maker: Serrato
Second: Sims
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0
Absent: 1 - Forsyth****
Vacancy: 0

****Unable to attend and was excused due to bereavement in his immediate family.

Notices: Area: 300 Mailed: 20
Replies: For: 0 Against: 0

Speakers: None

Proposed SUP Conditions

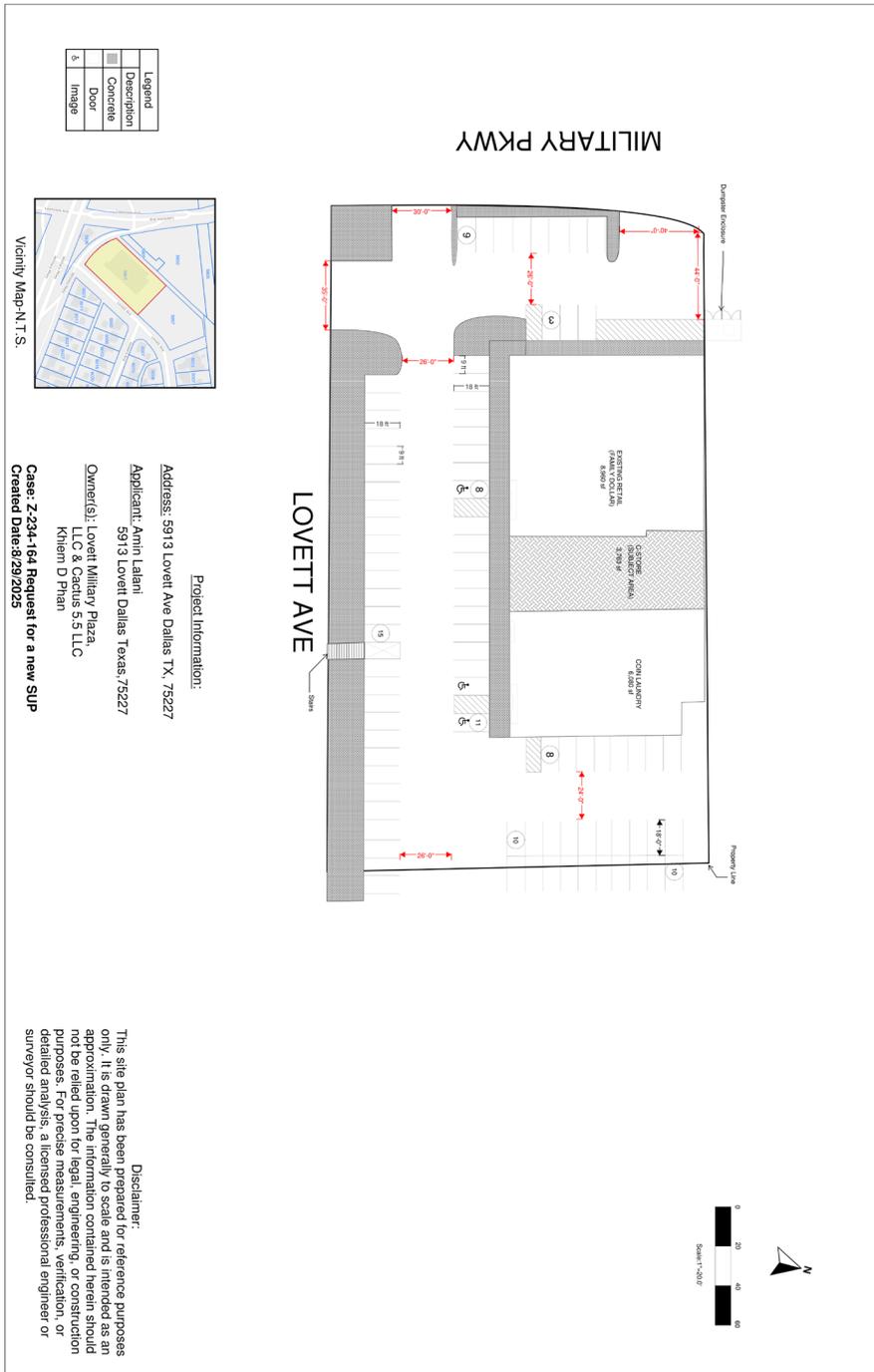
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific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

Staff Recommendation:

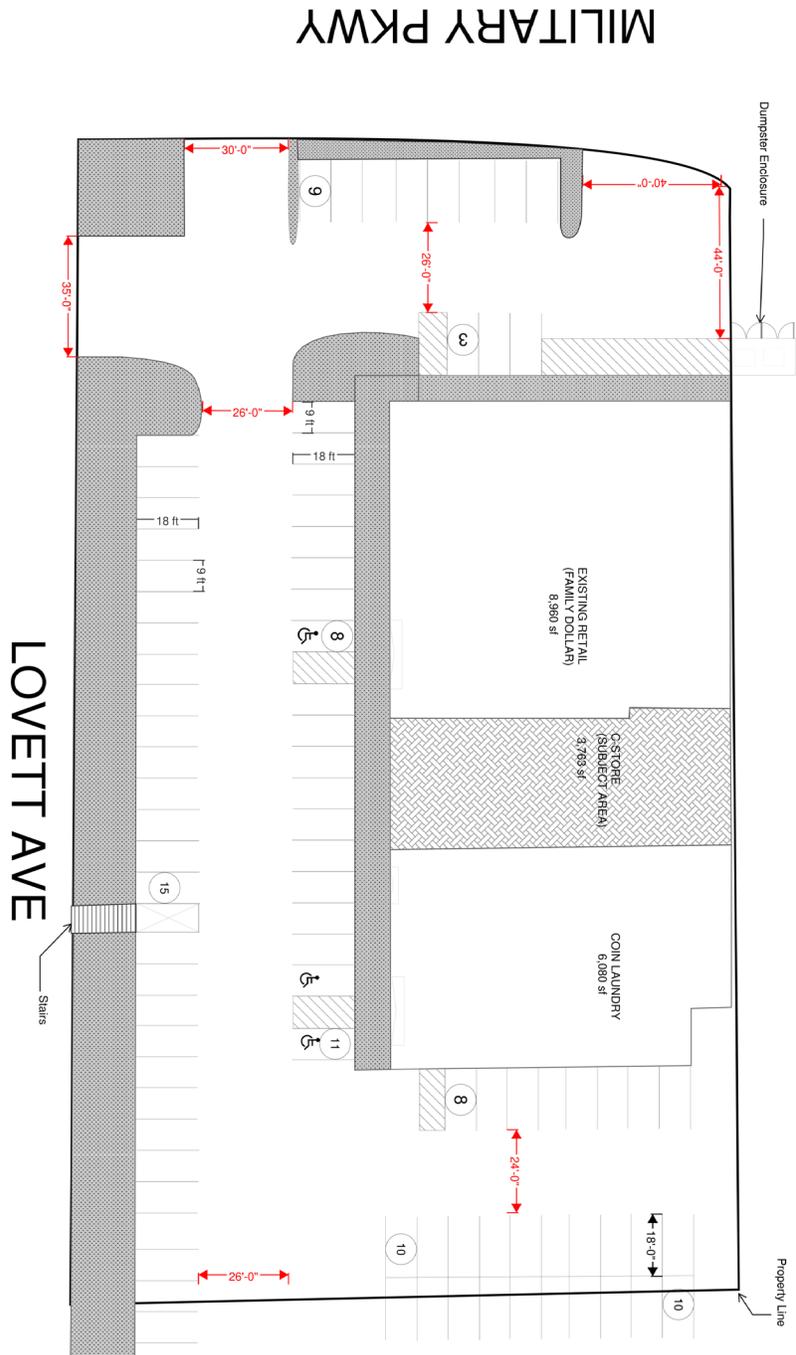
3. TIME LIMIT: This specific use permit shall not expire.

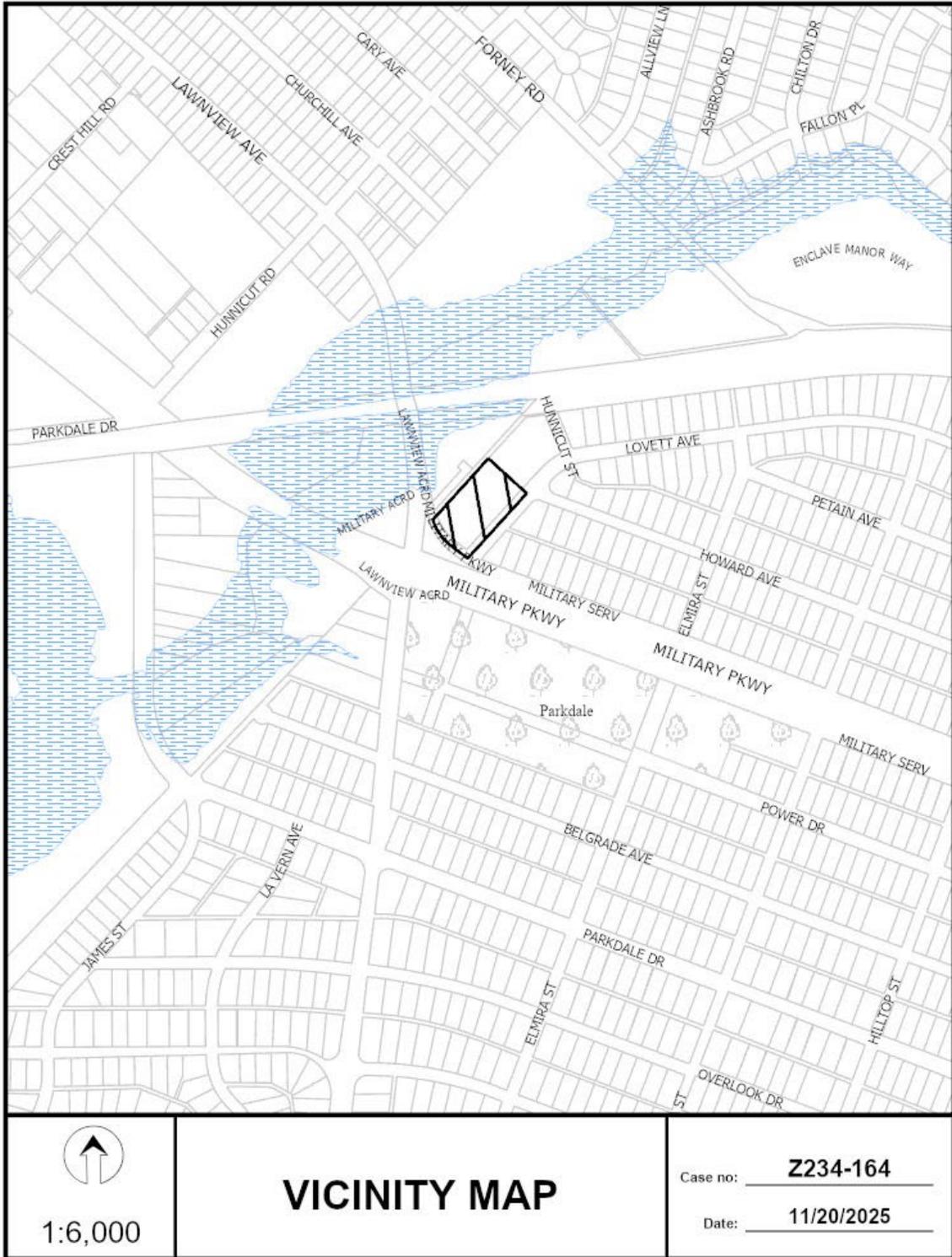
4. FLOOR AREA: The maximum floor area is 3,700 square feet.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

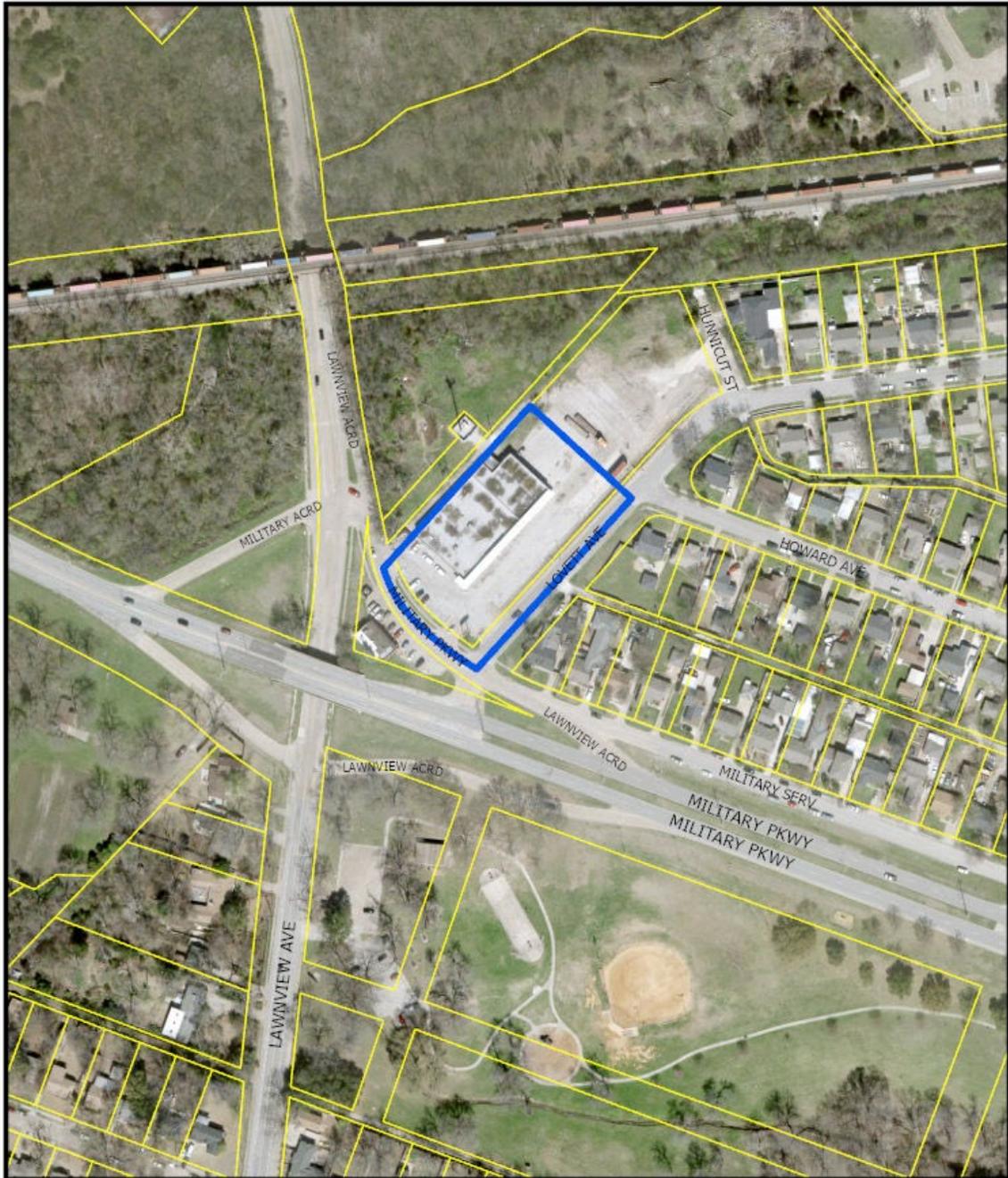
Proposed Site Plan



Proposed Site Plan (Enlarged)





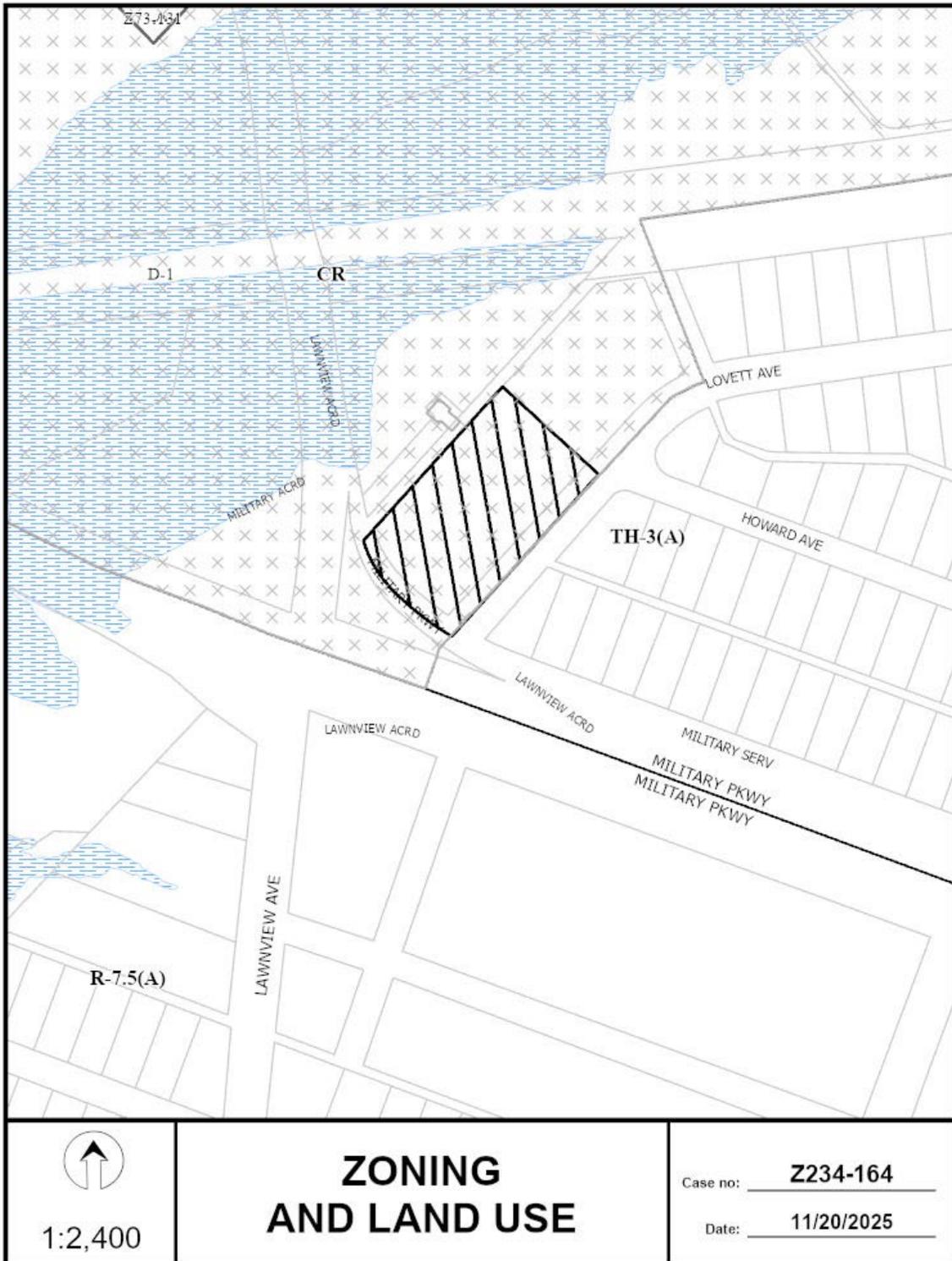


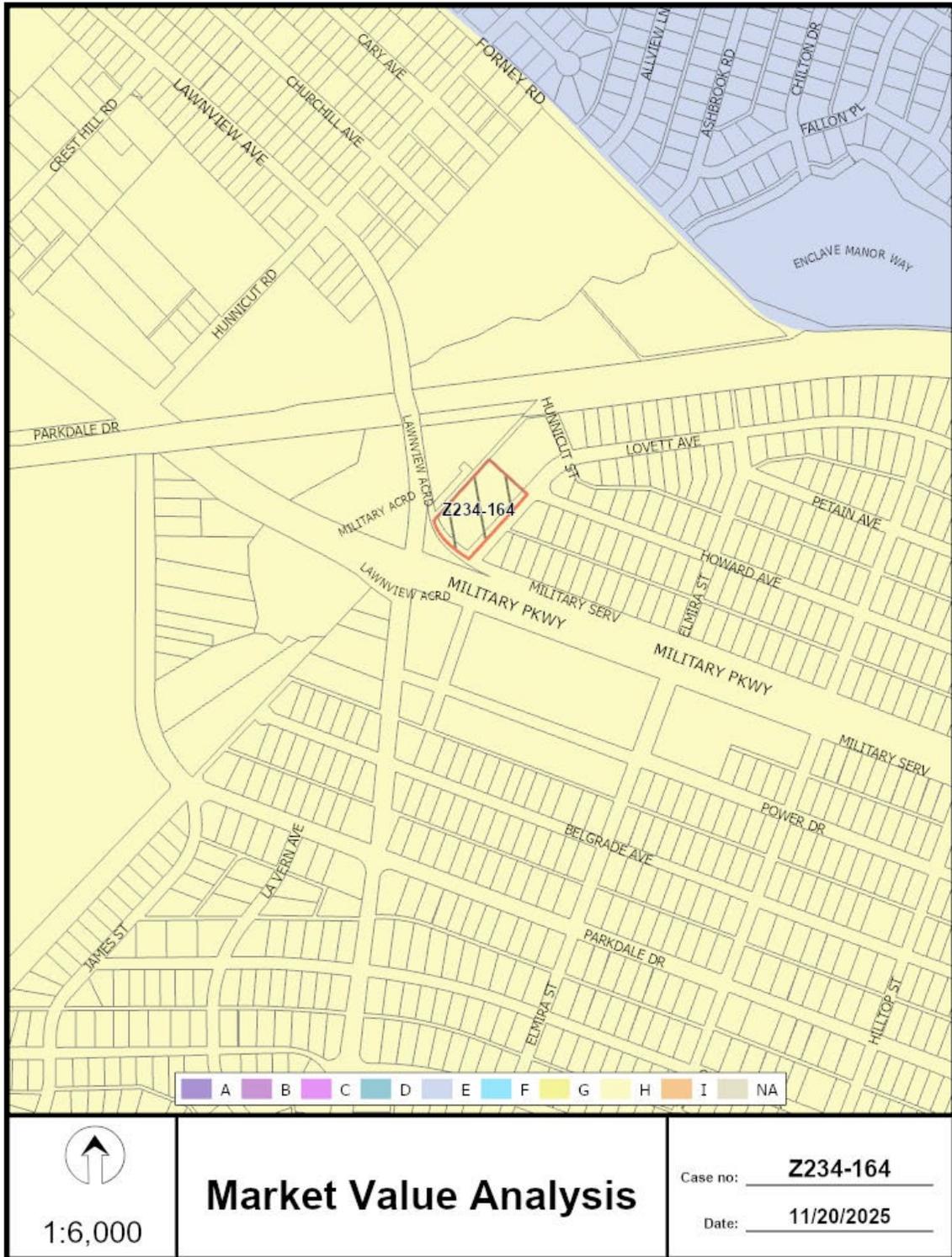
1:2,400

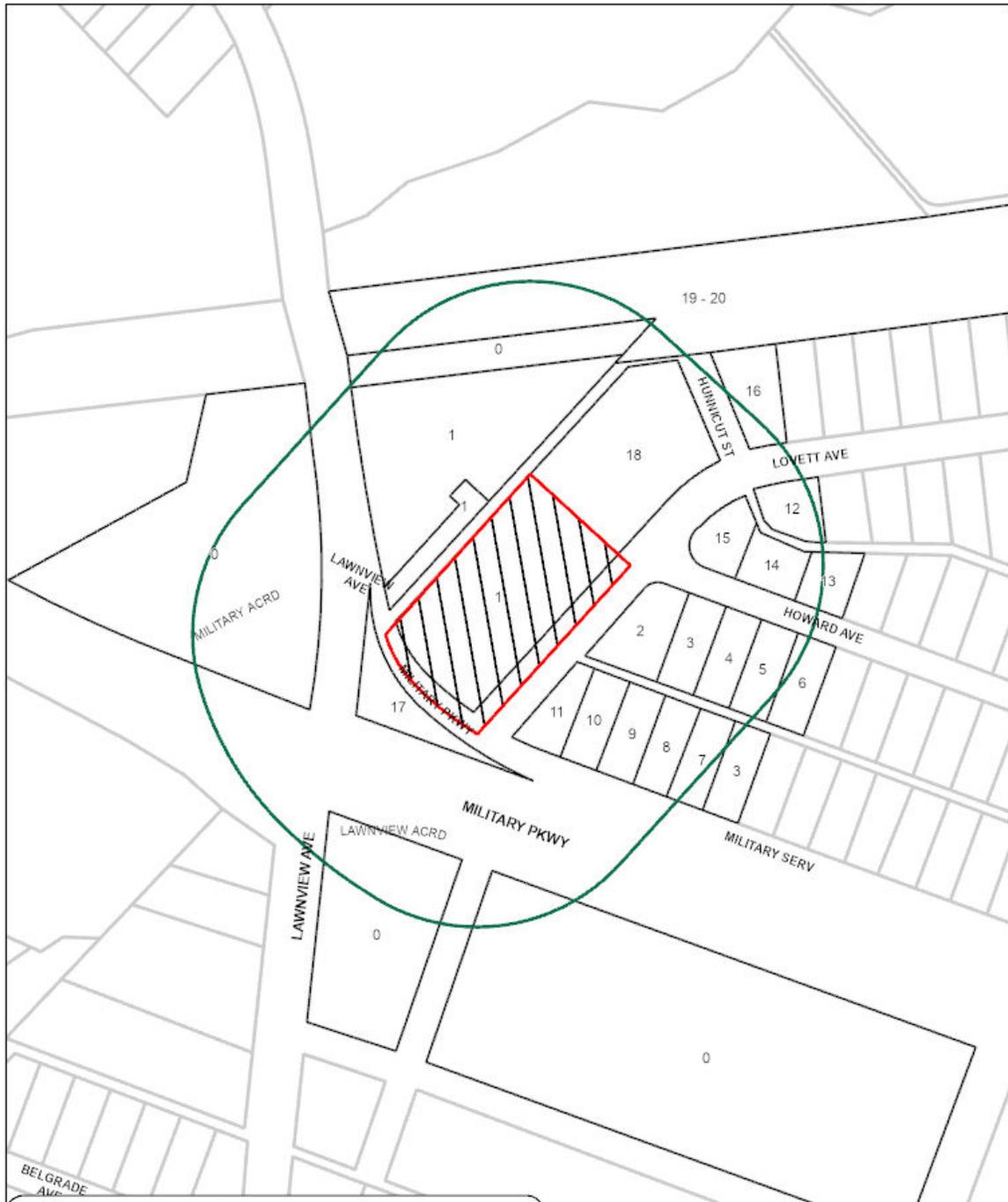
AERIAL MAP

Case no: Z234-164

Date: 11/20/2025







| | |
|-----------------|---------------------------------------|
| <u>20</u> | Property Owners Notified (26 parcels) |
| <u>0</u> | Replies in Favor (0 parcels) |
| <u>0</u> | Replies in Opposition (0 parcels) |
| <u>300'</u> | Area of Notification |
| <u>2/5/2026</u> | Date |

Z234-164
CPC



1:2,400

02/04/2026

Reply List of Property Owners***Z234-164******20Property Owners Notified******0 Property Owners in Favor******0Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|--------------------------------|
| 1 | 5800 | MILITARY PKWY | 5911 LOVETT PARKWAY LLC |
| 2 | 6000 | HOWARD AVE | HOLLAND WILLIAM C & |
| 3 | 6006 | HOWARD AVE | MOSQUEDA RENTAL PROPERTIES LLC |
| 4 | 6012 | HOWARD AVE | GALLEGOS JOSE D & |
| 5 | 6018 | HOWARD AVE | RICO REYNALDO & MARIA |
| 6 | 6020 | HOWARD AVE | CHAVEZ MARTIN |
| 7 | 6021 | MILITARY PKWY | HERNANDEZ HERIBERTO & |
| 8 | 6017 | MILITARY PKWY | CHAVEZ JUAN |
| 9 | 6013 | MILITARY PKWY | MARTINEZ ARTURO |
| 10 | 6011 | MILITARY PKWY | PAREDES FELIPE CHAVEZ & |
| 11 | 6003 | MILITARY PKWY | IBARRA JOSE |
| 12 | 6006 | LOVETT AVE | ORTIZ EZEQUIEL |
| 13 | 6021 | HOWARD AVE | GARCIA GERARDO |
| 14 | 6015 | HOWARD AVE | CHAVEZ JOSE N |
| 15 | 6007 | HOWARD AVE | LUJANO FILIBERTO |
| 16 | 6003 | LOVETT AVE | LARA ADALBERTO & FELICITAS |
| 17 | 5936 | MILITARY PKWY | RAHMAN MOHAMMED MIZANUR & |
| 18 | 5957 | LOVETT AVE | TEXAS ROYAL MANAGEMENT LLC |
| 19 | 4401 | LINFIELD RD | ST LOUIS S W RAILWAY CO |
| 20 | 9999 | NO NAME ST | UNION PACIFIC RR CO |