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**FILE NUMBER:** Z234-218(WK)                      **DATE FILED:** April 23, 2024  
**LOCATION:** Southeast corner of Elam Road and Pleasant Drive.  
**COUNCIL DISTRICT:** 5  
**SIZE OF REQUEST:** Approx. 19,624 sqft                      **CENSUS TRACT:** 48113011701

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**REPRESENTATIVE:** Alechemi DP, Robert Nunez

**OWNER:** Abdel Hussein, Castle Inc.

**APPLICANT:** Abdel Hussein, Sajeda Inc.

**REQUEST:** An application for an amendment to and renewal of Specific Use Permit No. 2469 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an NS(A)-D-1 Neighborhood Services District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less.

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

**BACKGROUND INFORMATION:**

- The area of the request is zoned NS(A) Neighborhood Service District.
- The specific use permit was originally approved on October 12, 2022 for a period of two years.
- The lot has frontage on Elam Road and Pleasant Drive.
- The use of a general merchandise or food store is permitted by right, but due to the D-1 Liquor Control Overlay, an SUP is required to sell alcohol within the store.
- Minor changes to the site plan were made to reflect recent updates to the site. This includes specifying the dumpster and enclosure must be located away from the residential area to the south.

**Zoning History:**

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

1. **Z212-242:** On May 18, 2022, City Council approved a new specific use permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet. [Subject site]

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Elam Road	Principle Arterial	100'
Pleasant Drive	Local Street	-

**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.

**STAFF ANALYSIS:**

**Land Use:**

	Zoning	Land Use

<b>Site</b>	NS(A)	General Merchandise
<b>North</b>	R-7.5(A)	Single Family
<b>East</b>	NS(A)	Vacant
<b>South</b>	R-7.5(A)	Single Family
<b>West</b>	R-7.5(A)	Church

**Land Use Compatibility:**

The request site is zoned a NS(A) Neighborhood Service District and is currently developed with a one-story, approximately 3,400-square-foot building that is currently used as a convenience store with the sale of alcoholic beverages for off premises consumption.

Other uses surrounding the area of request include a restaurant connected to the convenience store to the west and further west a church, single family uses to the north, a vacant parcel to the east, and single family uses to the south. The use of a general merchandise store on the site is compatible with the surrounding uses in the immediate vicinity and the uses along Elam Road.

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. As the surrounding is heavily developed with retail and restaurant uses, a general merchandise or food store is complimentary to the existing fabric of the area.

**Landscaping:**

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

**Parking:**

Per Dallas City Code, the off street parking requirement for a general merchandise store less than 3,500 square feet is one (1) space per 200 square feet. The site requires 24 parking spaces and 25 spaces are provided, as depicted on the site plan.

**Crime Statistics:**

The Dallas Police Department provided crime statistics from January 2017 to the present. The information is provided in the subsequent charts. There were a total of 90 calls, 17, incidents, and 24 arrests over the time period.

Arrests

<b>Offenses (Summary)</b>	<b>Count of Incidents</b>
DWI	1
EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A)	1
FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO	2
POSS CONT SUB PEN GRP 1 <1G	2
PUBLIC INTOXICATION	2
WARRANT HOLD (NOT A DPD WARRANT)	5
WARRANT HOLD (OUTSIDE AGENCY)	7
WARRANT-DALLAS PD (ALIAS)	2
WARRANT-DALLAS PD (CAPIAS)	2
<b>Total</b>	<b>24</b>

Calls

<b>Calls (Summary)</b>	<b>Count of Incidents</b>
1 – Emergency	5
2 – Urgent	52
3 - General Service	26
4 - Non Critical	7
<b>Total</b>	<b>90</b>

Incidents

<b>Incidents (Summary)</b>	<b>Count of Incidents</b>
ASSAULT -BODILY INJURY ONLY	3
CRIM MISCHIEF > OR EQUAL \$100 < \$750	2
DISORDERLY CONDUCT	1
DWI	1
EVADING ARREST DETENTION	1

EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A)	2
FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO	1
POSS CONT SUB PEN GRP 1 <1G	2
POSS MARIJUANA <2OZ	1
PUBLIC INTOXICATION	2
UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	1
<b>Total</b>	<b>17</b>

**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 and the surrounding area is currently in an “H” MVA area.

Z234-218(WK)

**List of Officers**

Castle Inc & Sageda Inc  
Abdel Hussein, Sole Owner

**PROPOSED CONDITIONS  
(All Changes highlighted)**

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 less 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 on \_\_\_\_\_,2028.
4. FLOOR AREA: The maximum floor area is 3,400 square feet in the location shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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.







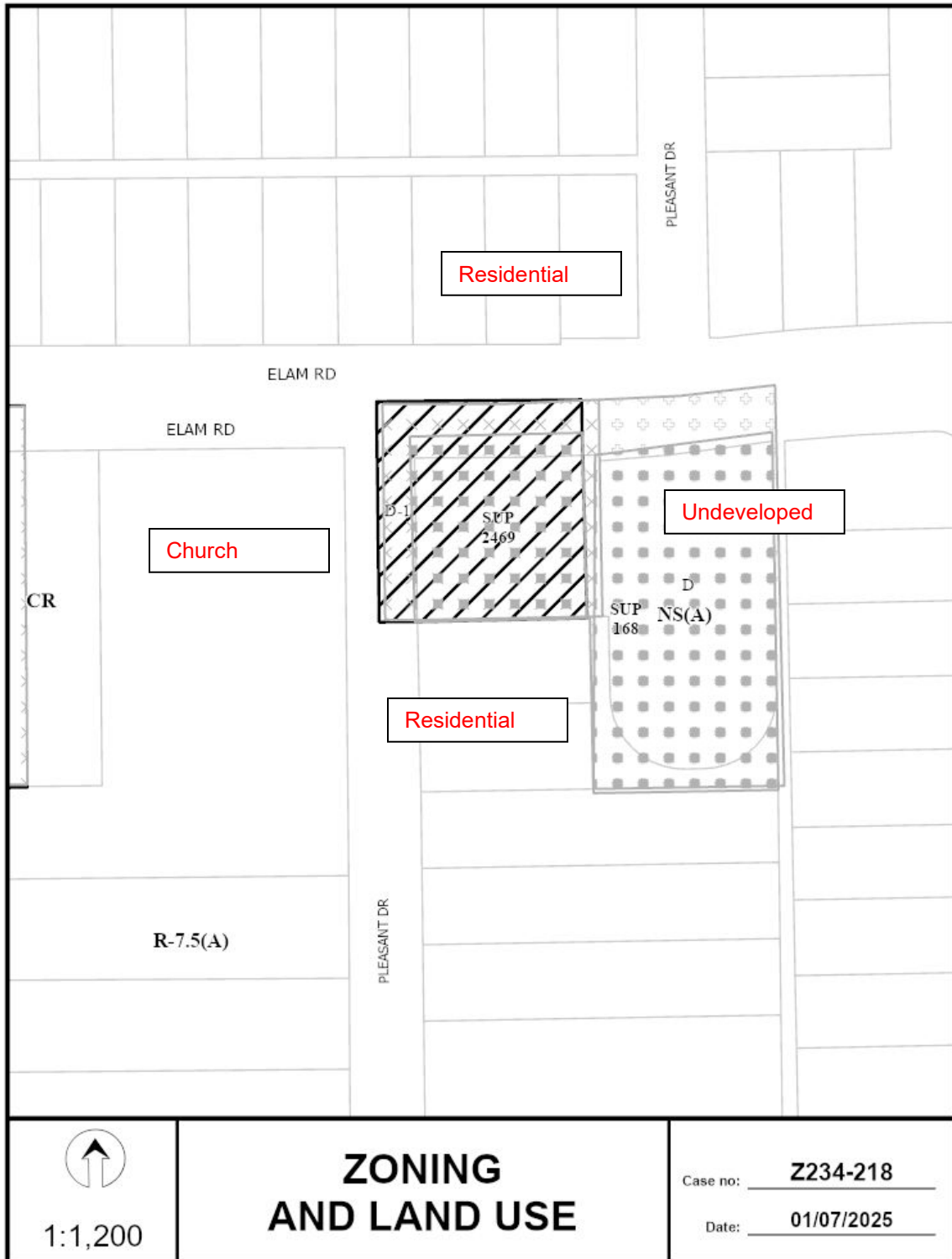


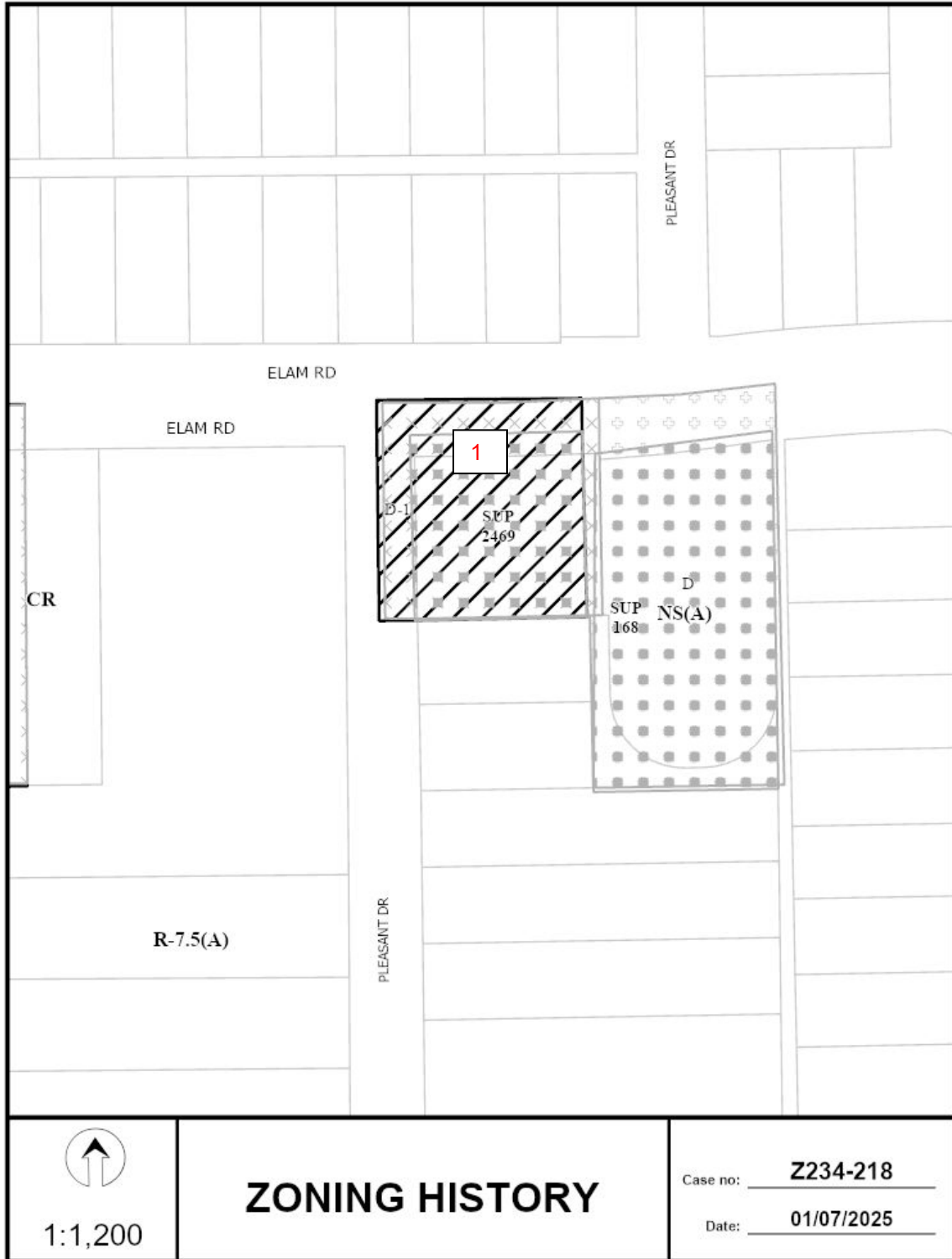
**VICINITY MAP**

Case no: **Z234-218**

Date: **01/07/2025**





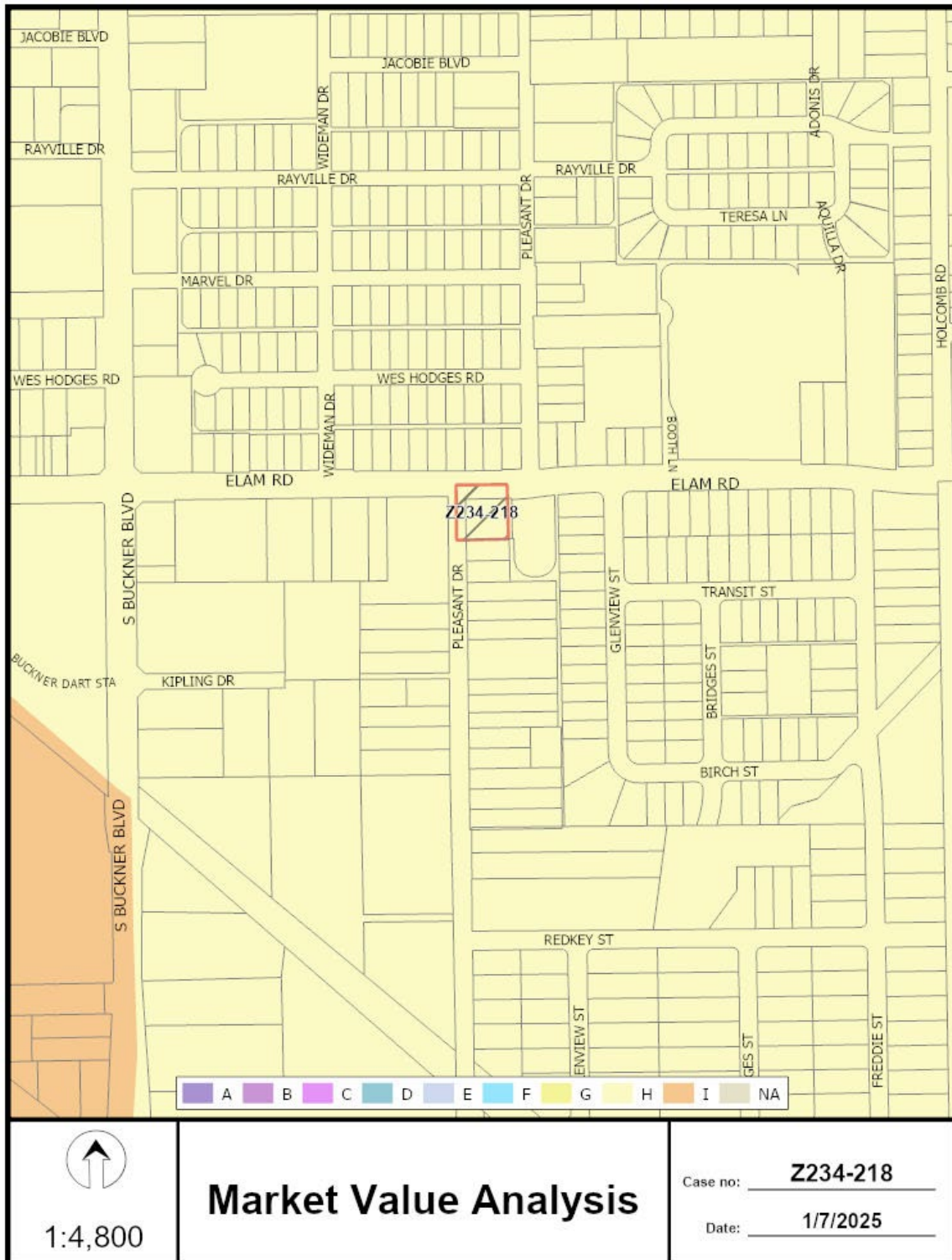


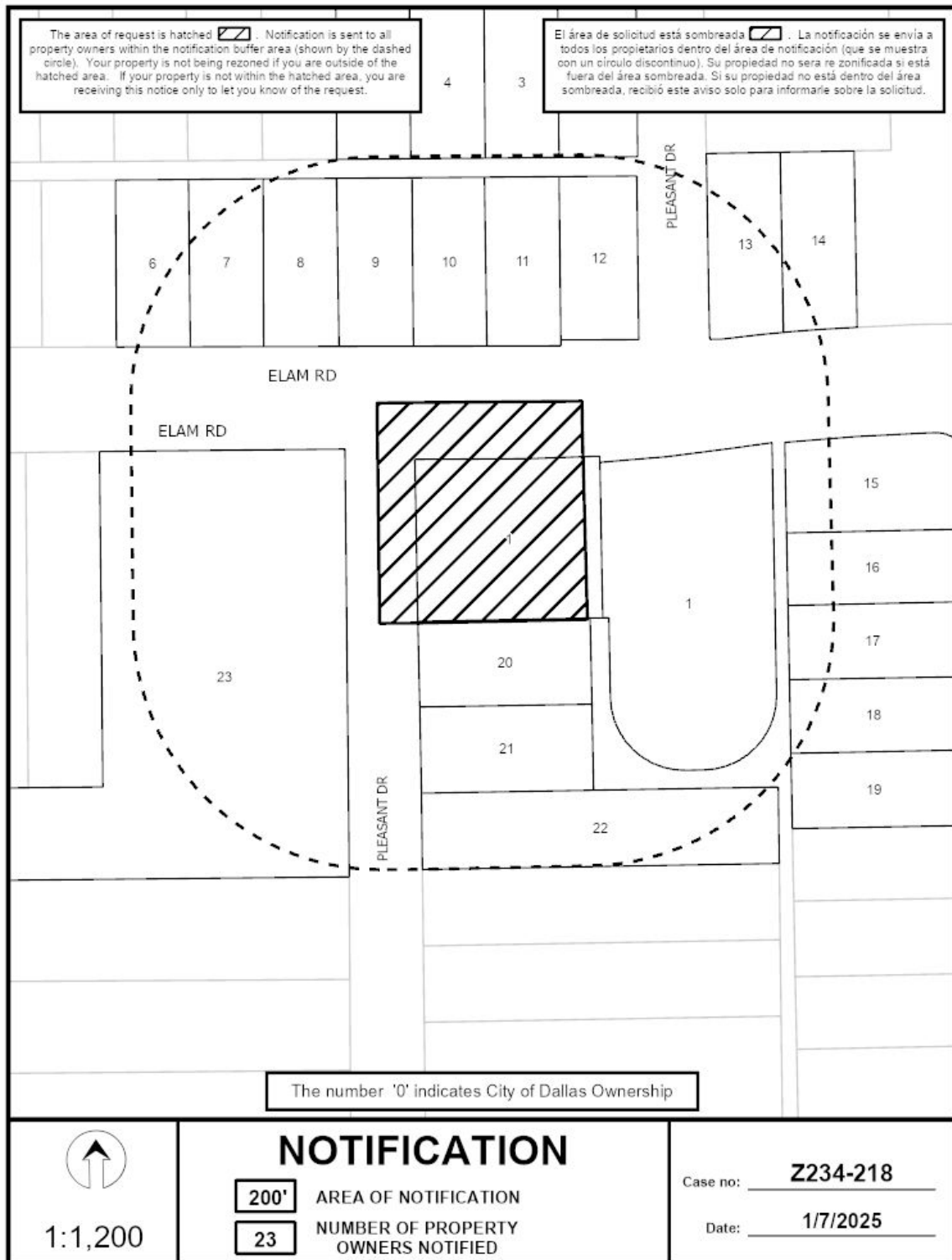
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# ZONING HISTORY

Case no: Z234-218

Date: 01/07/2025





01/07/2025

***Notification List of Property Owners******Z234-218******23 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8300 ELAM RD	CASTLE INC
2	8246 WES HODGES RD	OLIVAREZ JOSE
3	8242 WES HODGES RD	CORDOVA FEDERICO CORDOVA
4	8236 WES HODGES RD	JIMENEZ YOLANDA &
5	8232 WES HODGES RD	REED ANALICIA ELLADEE
6	8219 ELAM RD	OLIVARES SANDRA
7	8223 ELAM RD	WRIGHT SHARON
8	8227 ELAM RD	CASTRO GROGORIO CHAVEZ &
9	8233 ELAM RD	PIZANO JOSE JOAQUIN G
10	8237 ELAM RD	PECINA NANCY SALINAS
11	8243 ELAM RD	CASTILLO ATANACIO BASQUEZ
12	8247 ELAM RD	CASTRO GREGORIO CHAVEZ &
13	8301 ELAM RD	TUDON JOSE ANGEL & MARTHA
14	8305 ELAM RD	JONES C W FAMILY TRUST
15	8328 ELAM RD	BELTRAN MARIA G
16	463 GLENVIEW ST	BREV LLC
17	457 GLENVIEW ST	ESCANDON VICTOR &
18	453 GLENVIEW ST	TOVAR OMAR ADRIAN
19	447 GLENVIEW ST	ESCANDON EDUARDO & NARCISA GUADALUPE
20	432 PLEASANT DR	MARTINEZ FABIOLA BALTAZAR &
21	426 PLEASANT DR	IZAGUIRRE JOSE MANUEL
22	420 PLEASANT DR	MATA OCTAVIANO EST OF
23	8238 ELAM RD	IGLESIA BAUTISTA NUEVA