

CITY PLAN COMMISSION

THURSDAY, MARCH 26, 2026

Planner: Mona Hashemi

FILE NUMBER: Z-25-000237

DATE FILED: January 13, 2026

LOCATION: Northwest corner of West Clarendon Drive and South Rosemont Avenue.

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 12,535 Sq. Ft

CENSUS TRACT: 481130052003

APPLICANT: Amir Alhelwani / Labodega

OWNER: Julio Arellano / Mositos LLC.

REQUEST: An application for 1) a D-1 Liquor Control Overlay and 2) 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 use on property zoned NS(A) Neighborhood Service District with a D Liquor Control Overlay.

SUMMARY: The applicant proposes to allow alcohol sales on the subject site.

STAFF RECOMMENDATION: Approval of 1) a D-1 Liquor Control Overlay and 2) a new Specific Use Permit, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a one-story building erected in 1930 per DCAD records. The portion of the building is currently being used as a convenience store.
- 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 applicant is seeking a zoning change to a D-1 liquor control overlay and requesting a Specific Use Permit for alcohol sales for off-site consumption in conjunction with a general merchandise or food store 3,500 square feet or less.
- In a “D-1” 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, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.

Zoning History:

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Proposed ROW |
|----------------------------|---------------------|---------------------|
| W Clarendon Drive | Community Collector | 60' |
| S Rosemont Avenue | Local | - |

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

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

DART Bus Routes:

226

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the Community Residential placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

While these areas prioritize residential stability, the placetype also recognizes the role of small-scale neighborhood-serving commercial uses, particularly when located along collector streets or at neighborhood corners that historically accommodate such services.

The subject site is located on a corner lot with an existing neighborhood convenience store serving nearby residents. The request does not introduce a new commercial use but seeks to allow the sale of alcoholic beverages in conjunction with the existing small-scale retail use through a Specific Use Permit, which can help address operational impacts. While the proposal represents a limited intensification of the existing use and may not fully align with the primarily residential intent of the placetype, the SUP provides a mechanism to manage potential impacts on surrounding residential uses.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Land Use

| | Zoning | Land Use |
|--------------|---|---|
| Site | NS(A) Neighborhood Service District with D Liquor Control Overlay | General Merchandise or food store 3,500 square feet or less |
| North | R-7.5(A) Single Family District | Single family |
| East | R-7.5(A) Single Family District | Single family |
| South | R-7.5(A) Single Family District | Single family |
| West | R-7.5(A) Single Family District | Single family |

Land Use Compatibility:

The request property is zoned NS(A) Neighborhood Service District and is developed with a general merchandise or food store 3,500 square feet or less. The surrounding properties to the north, east, south, and west are zoned R-7.5(A) Single Family District and are developed with single-family residential uses. Although the retail use is permitted

by right in the NS(A) district, the property is located within a D Liquor Control Overlay, which requires approval of a D-1 Liquor Control Overlay and a Specific Use Permit (SUP) to allow the sale of alcoholic beverages in conjunction with the existing retail use.

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.

Given that the site contains an existing small-scale neighborhood retail use and is located on a corner lot within an area otherwise characterized by single-family residential development, the SUP process provides a mechanism to evaluate and condition the sale of alcoholic beverages to ensure compatibility with the surrounding neighborhood.

Parking:

Off-street parking is required following Chapter 51A. As of the code update from May 14, 2025, no parking is required for the general merchandise or food store 3,500 square feet or less use. There are currently 11 parking spaces provided according to the site plan.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

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 target intervention strategies more precisely 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 in an “E” MVA area.

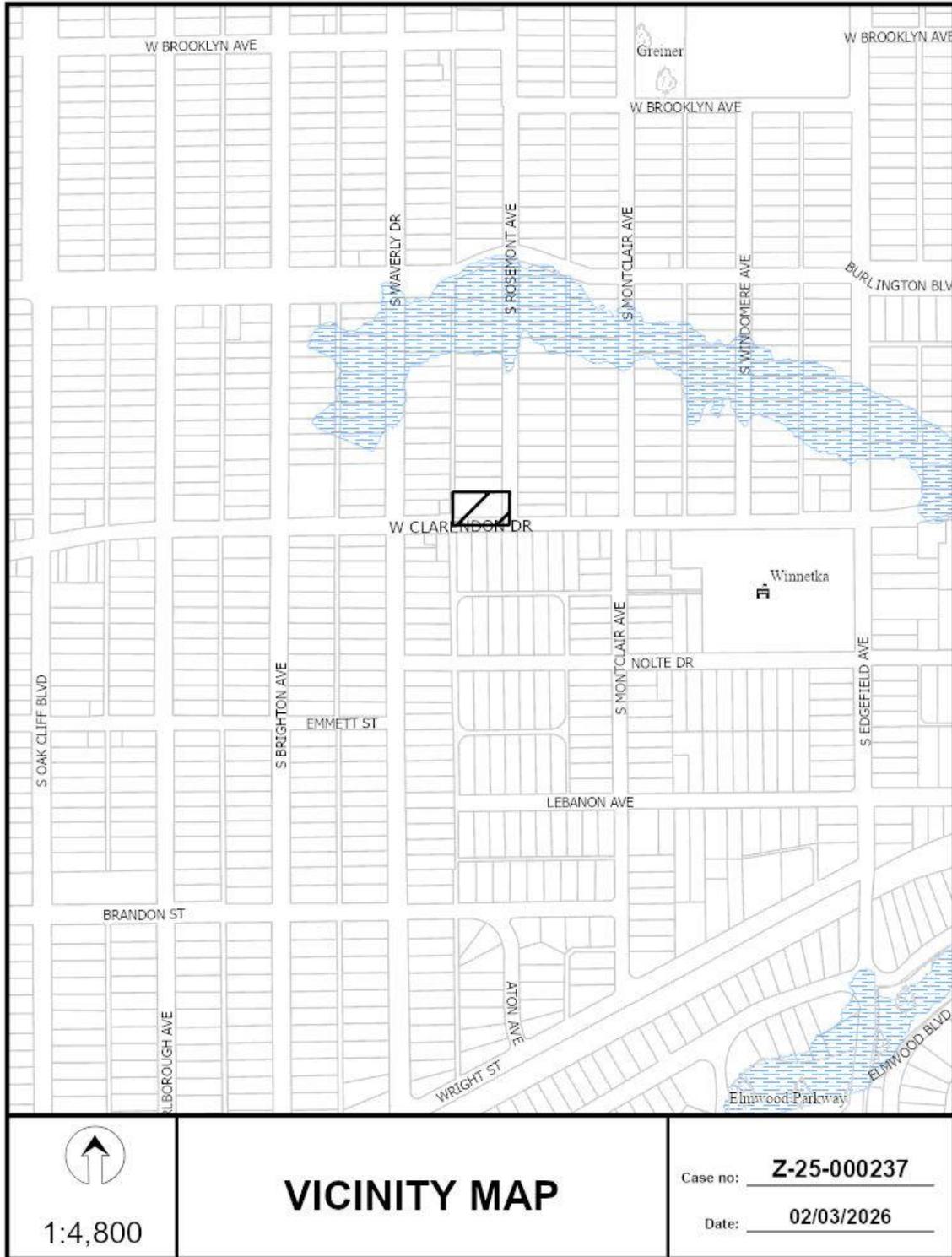
List of Officers

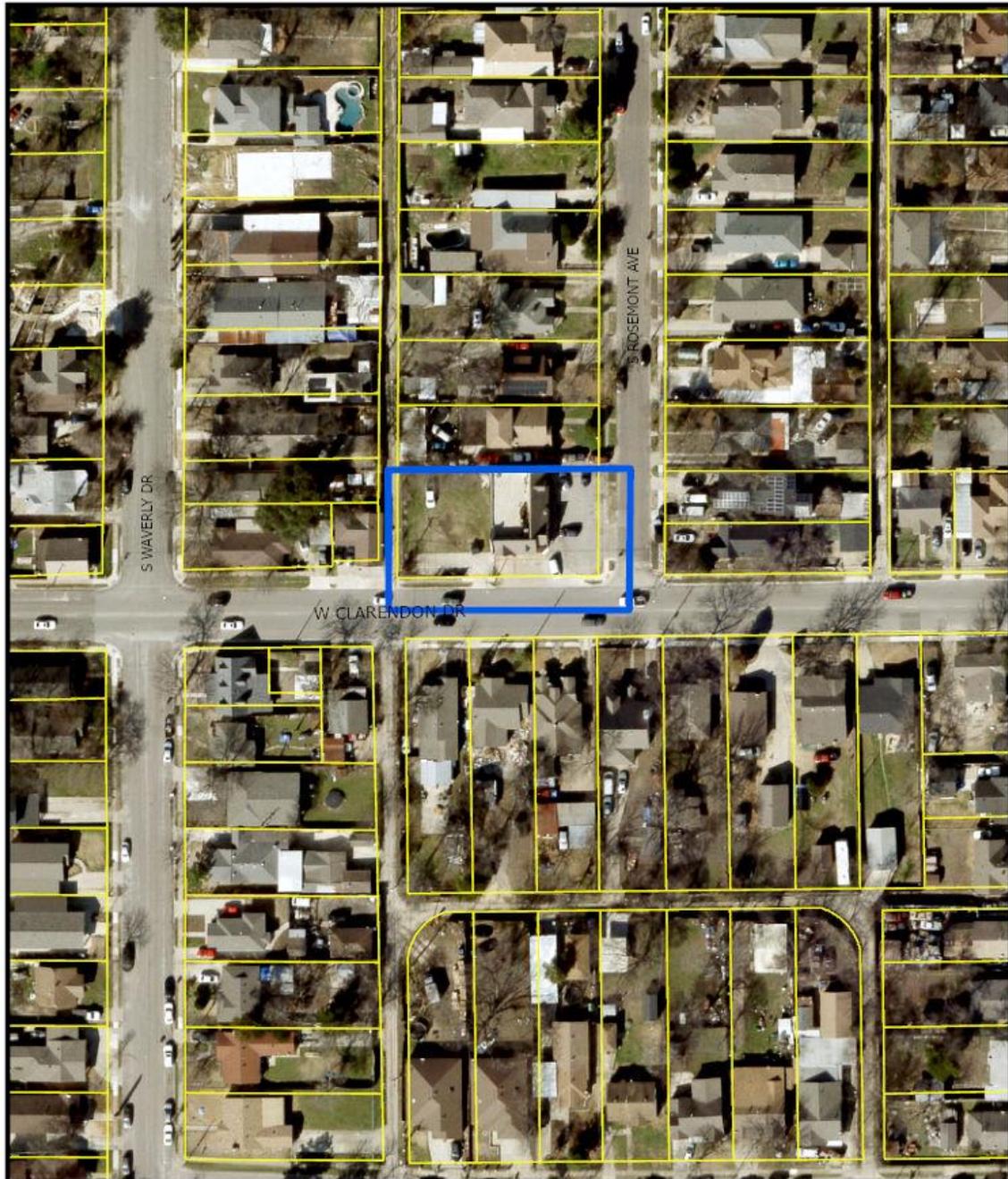
Mositos, LLC.

Julio Arellano - Sole Proprietor / Sole Member

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 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 has no expiration date.
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.





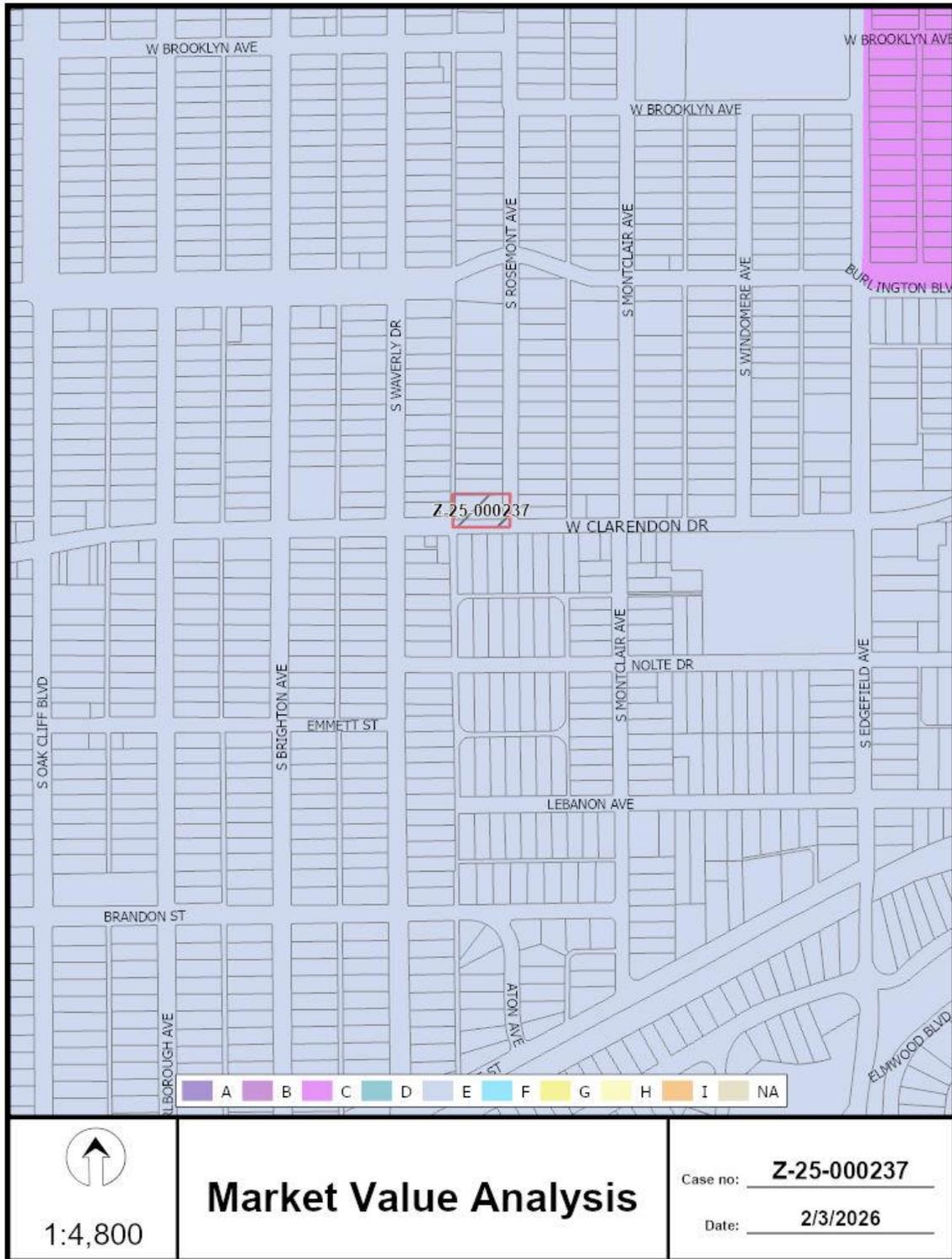
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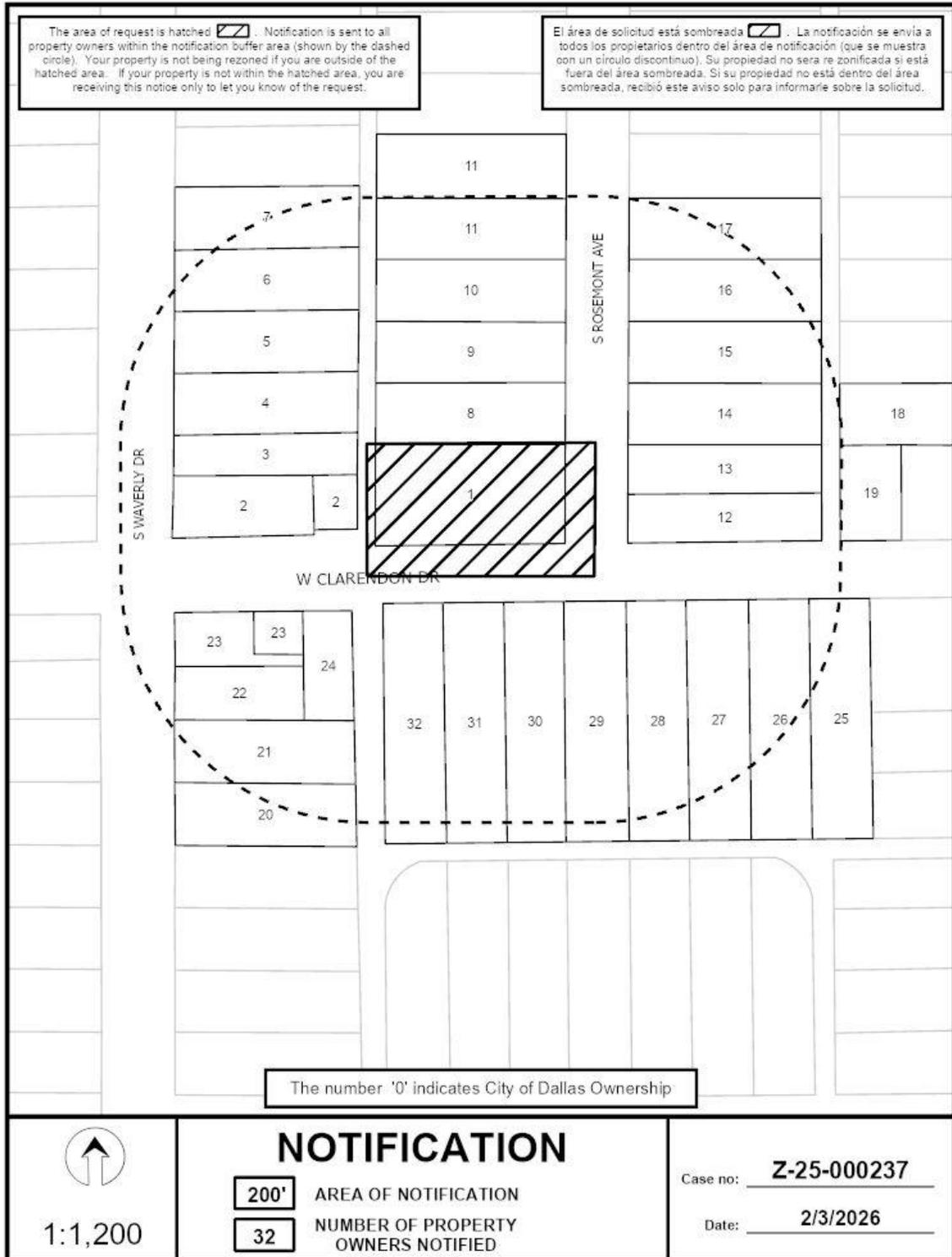
AERIAL MAP

Case no: Z-25-000237

Date: 02/03/2026







02/03/2026

Notification List of Property Owners***Z-25-000237******32 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------|
| 1 | 1025 S ROSEMONT AVE | MOSITOS LLC |
| 2 | 1715 W CLARENDON DR | VEGA MARCUS |
| 3 | 1022 S WAVERLY DR | Taxpayer at |
| 4 | 1018 S WAVERLY DR | Taxpayer at |
| 5 | 1014 S WAVERLY DR | ESPARZA GABRIEL |
| 6 | 1008 S WAVERLY DR | HINOJOSA LUZ MARIA |
| 7 | 1006 S WAVERLY DR | RODRIGUEZ JAIME & |
| 8 | 1023 S ROSEMONT AVE | GOMEZ ALVARO & |
| 9 | 1019 S ROSEMONT AVE | SANTOS PABLO & |
| 10 | 1017 S ROSEMONT AVE | GOMEZ HILARIO |
| 11 | 1011 S ROSEMONT AVE | GOMEZ HILARIO |
| 12 | 1030 S ROSEMONT AVE | ZAMBRANO ASCUNCION |
| 13 | 1026 S ROSEMONT AVE | MONTOYA ANTONIO |
| 14 | 1022 S ROSEMONT AVE | CAMPUZANO OLIVA |
| 15 | 1018 S ROSEMONT AVE | HERNANDEZ FIDEL & |
| 16 | 1014 S ROSEMONT AVE | MONTENEGRO MILTON A & |
| 17 | 1010 S ROSEMONT AVE | GOMEZ HILARIO |
| 18 | 1023 S MONTCLAIR AVE | YBARRA CHRISTOPHER |
| 19 | 1611 W CLARENDON DR | GALVAN MARIA SOLEDAD |
| 20 | 1114 S WAVERLY DR | SERNA EMERARDO BENAVIDES |
| 21 | 1110 S WAVERLY DR | DELEON MARICELA IBARRA R & |
| 22 | 1106 S WAVERLY DR | Taxpayer at |
| 23 | 1102 S WAVERLY DR | MARSH JEWELL |
| 24 | 1716 W CLARENDON DR | CANTERO JOSE R |
| 25 | 1610 W CLARENDON DR | Taxpayer at |
| 26 | 1614 W CLARENDON DR | IBARRA JOSE R |

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| Label # | Address | Owner |
|----------------|---------------------|-------------------------|
| 27 | 1618 W CLARENDON DR | IBARRA RAFAEL R |
| 28 | 1622 W CLARENDON DR | ROJAS MARIA TERSA & |
| 29 | 1626 W CLARENDON DR | RODRIGUEZ CARMEN I |
| 30 | 1700 W CLARENDON DR | HERNANDEZ FAUSTINO & |
| 31 | 1706 W CLARENDON DR | 1706 W CLARENDON LLC |
| 32 | 1710 W CLARENDON DR | JIMENEZ MARIA GUADALUPE |