

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 5, 2026

Planner: Michael V. Pepe

FILE NUMBER: Z-25-000117

DATE FILED: September 8, 2025

LOCATION: Southeast line of Swiss Avenue, northeast of North Haskell Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 1.0238 acres **CENSUS TRACT:** 48113001504

OWNER: Gaston Shopping Center, LLC – Mike Nayebe

APPLICANT: San Luis Foods, LLC – Leticia Espinoza

REPRESENTATIVE: BrackinSchwartz, PLLC – Marcus Schwartz

REQUEST: An application for the removal of D Liquor Control Overlay on property zoned Subarea 11 within Planned Development District 298, the Bryan Area Special Purpose District with a D Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on the site [El Rancho Supermercado].

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently developed with a one-story 23,102 square foot building erected in 1966 according to Dallas County Appraisal District, it is currently utilized as a grocery store.
- The applicant is proposing to sell alcoholic beverages in conjunction with the general merchandise store or food store.
- The general merchandise or food store greater than 3,500 square feet is permitted by right; however, the sale of alcoholic beverages is not allowed within a D Liquor Control Overlay.
- Therefore, the applicant requests to remove the D Liquor Control Overlay, similar to the majority of commercial areas in the surrounding area.

Zoning History:

There have not been any zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Gaston Ave	Community Collector	44' pavement, 60' ROW
Swiss Ave	Local	

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.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 9, 23

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) 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.

Placetypes:

Neighborhood Mixed-Use



This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility.

Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community.

Areas comprising the Neighborhood Mixed-Use placetype are anchors of commercial and social activity for the surrounding neighborhoods. This placetype incorporates local-serving retail, services and dining options and a mix of low and medium-density residential. These areas are typically located at key intersections in nodes or along corridors where small commercial shopping centers and corner stores provide access to daily needs for residents. It can include vertical mixed-use development as well as horizontally mixed-use centers that are compatibly scaled with surrounding neighborhoods.

The applicant's request is consistent with the characteristics of the Neighborhood Mixed-Use placetype, being supportive of retail and small business.

Land Use:

	Zoning	Land Use
Site	Tract 7, Subarea 11 within PD 298 with a D overlay	General merchandise or food store greater than 3,500 square feet
Northeast	Tract 7, Subarea 11 within PD 298 with a D overlay	Single family
Southeast	Subarea 13 within PD 298	Shopping center, parking lot
Southwest	Tract 7, Subarea 11 within PD 298	Multifamily, office building
Northwest	Tract 7, Subarea 11 and Tract 2, Subarea 10 within PD 298	Multifamily, single family

Land Use Compatibility:

The area of request is currently developed with a one-story 23,102 square foot building erected in 1966 according to Dallas County Appraisal District, and is currently utilized as a grocery store.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

Removal of the D Overlay only permits alcohol sales in accordance with Dallas Code Chapter 6 and all the regulations of the Texas Alcoholic Beverage Commission. All review to prove compliance with these standard must be demonstrated at permitting and at the time they may apply for an alcoholic beverage license from the State. The Plan

Commission's standard for review is the consistency of land use and zoning in the area. Typical commercial standards for sale of alcohol is typical across the surrounding area, including within this block, which is mostly commercially zoned without any D overlays. There exists across Gaston a similar grocery store, constructed more recently than the subject site, without a D Overlay. Primarily, the existing D Overlays in the area only apply to institutional entities like Baylor Hospital and Dallas Theological Seminary.

Landscaping:

Landscaping and tree preservation must be provided in accordance with the landscaping requirements of Article X, as amended. No new development is proposed, so no changes to landscaping are triggered.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for a general merchandise or food store greater than 3,500 square feet is 0.

As with any minimum required parking, these ratios only reflect the minimum amount required. The owner may provide additional parking beyond these.

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 within an "C" MVA area.

List of Owners and Officers

San Luis Foods, LLC

Darren Karst – CFO

Eric Stover – President

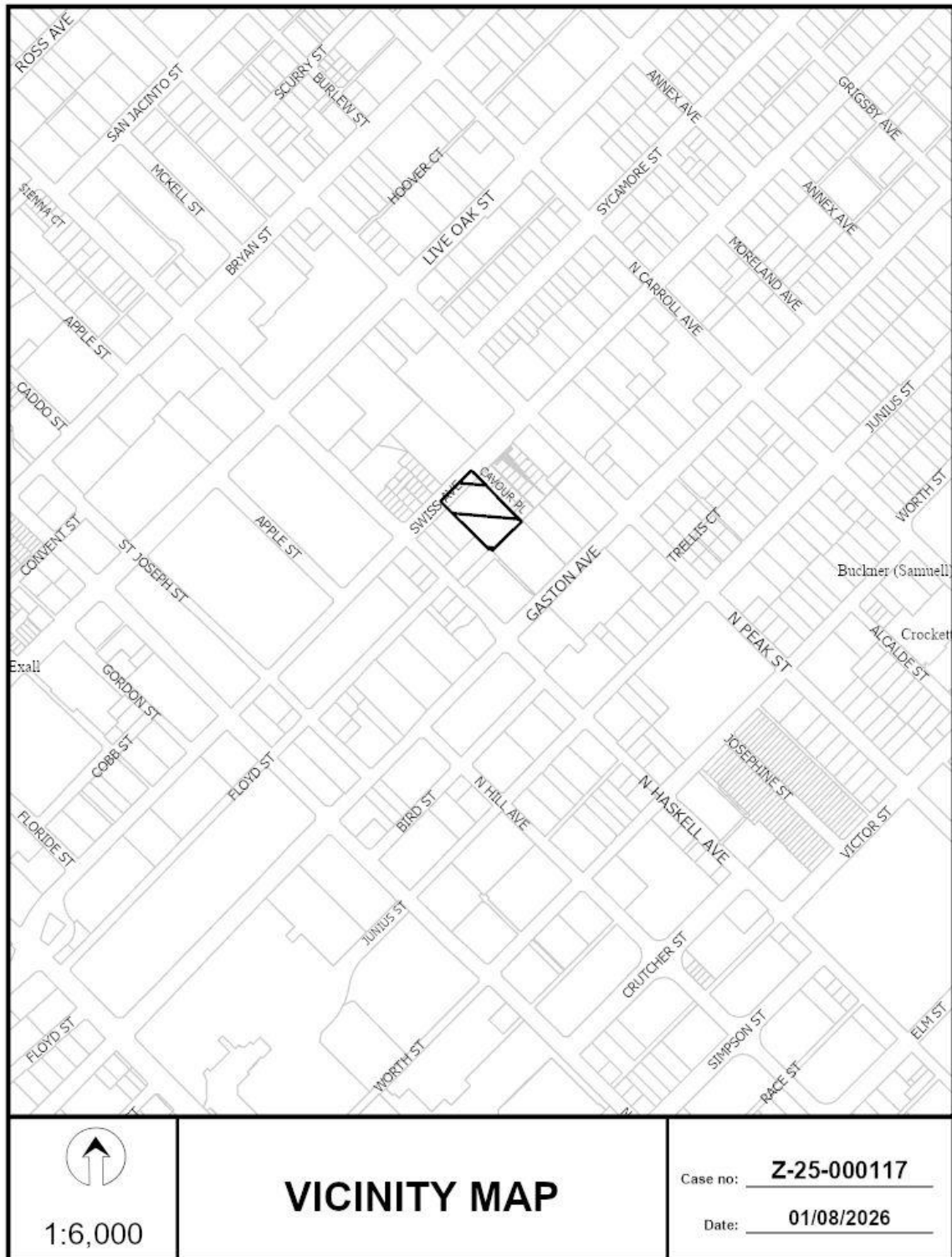
James Douglas Sanders – CEO

Leticia Espinoza – Corporate Secretary

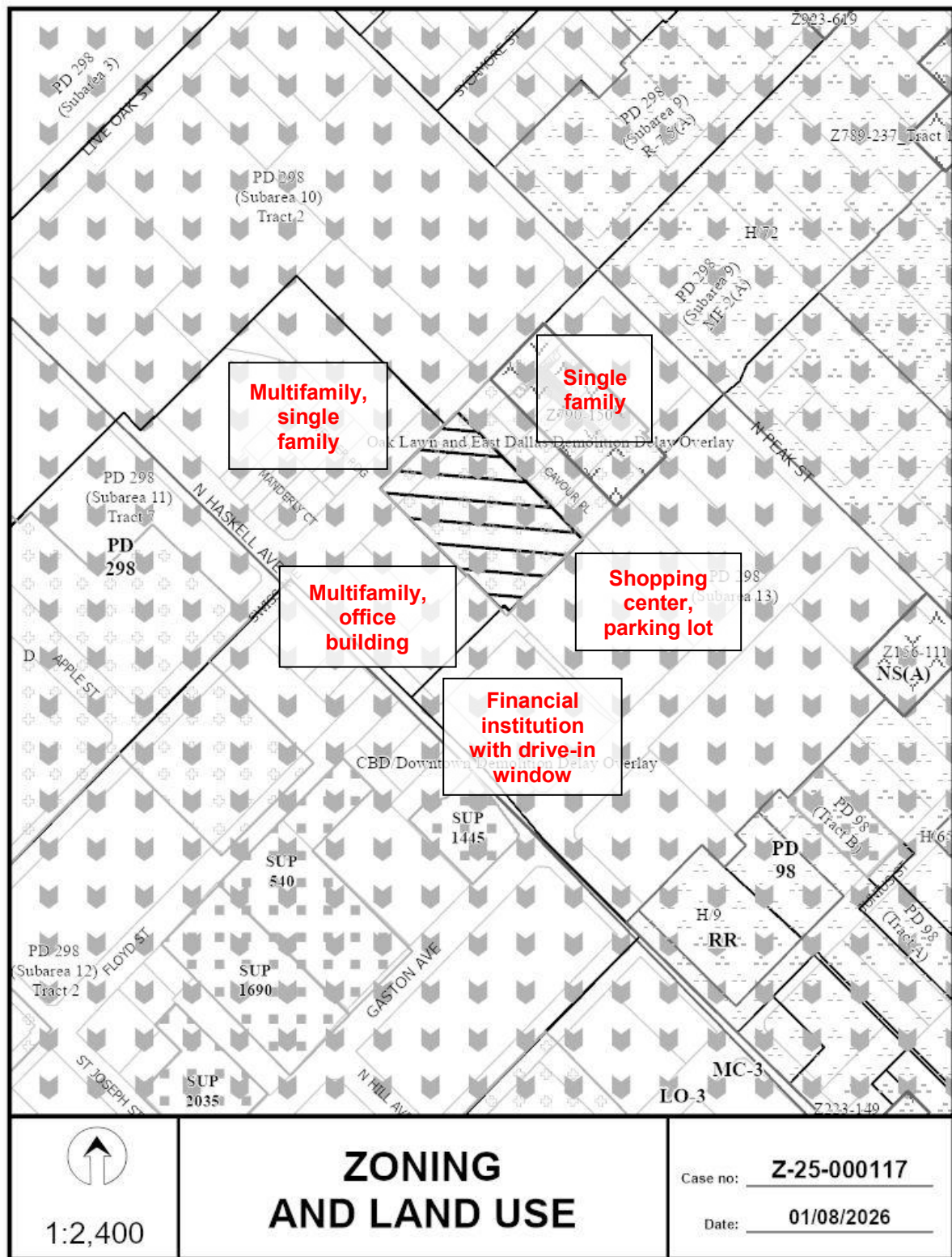
Gaston Shopping Center, LLC

Farhad Nayeb – Pres/Dir

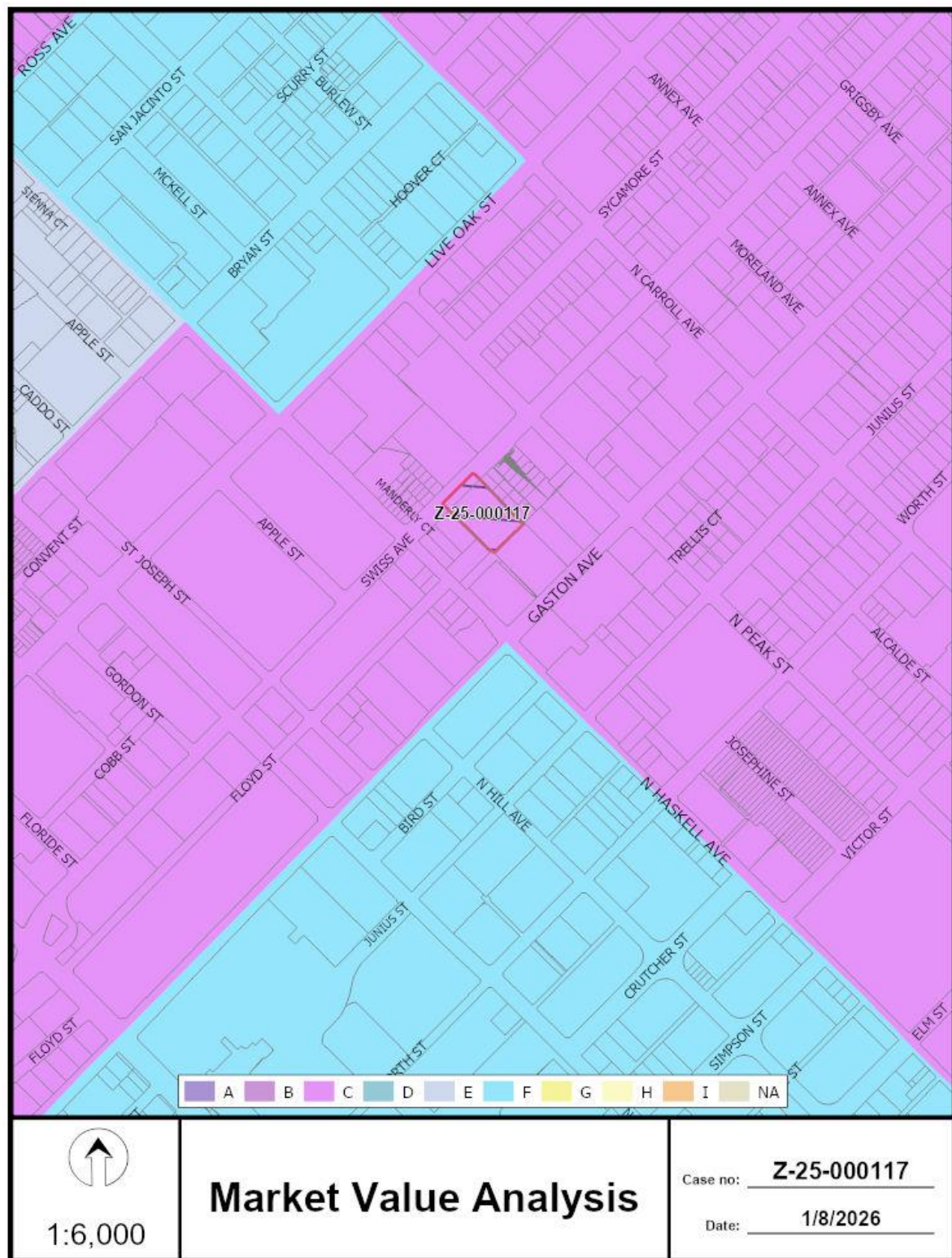
Fawad Nayeb – VP

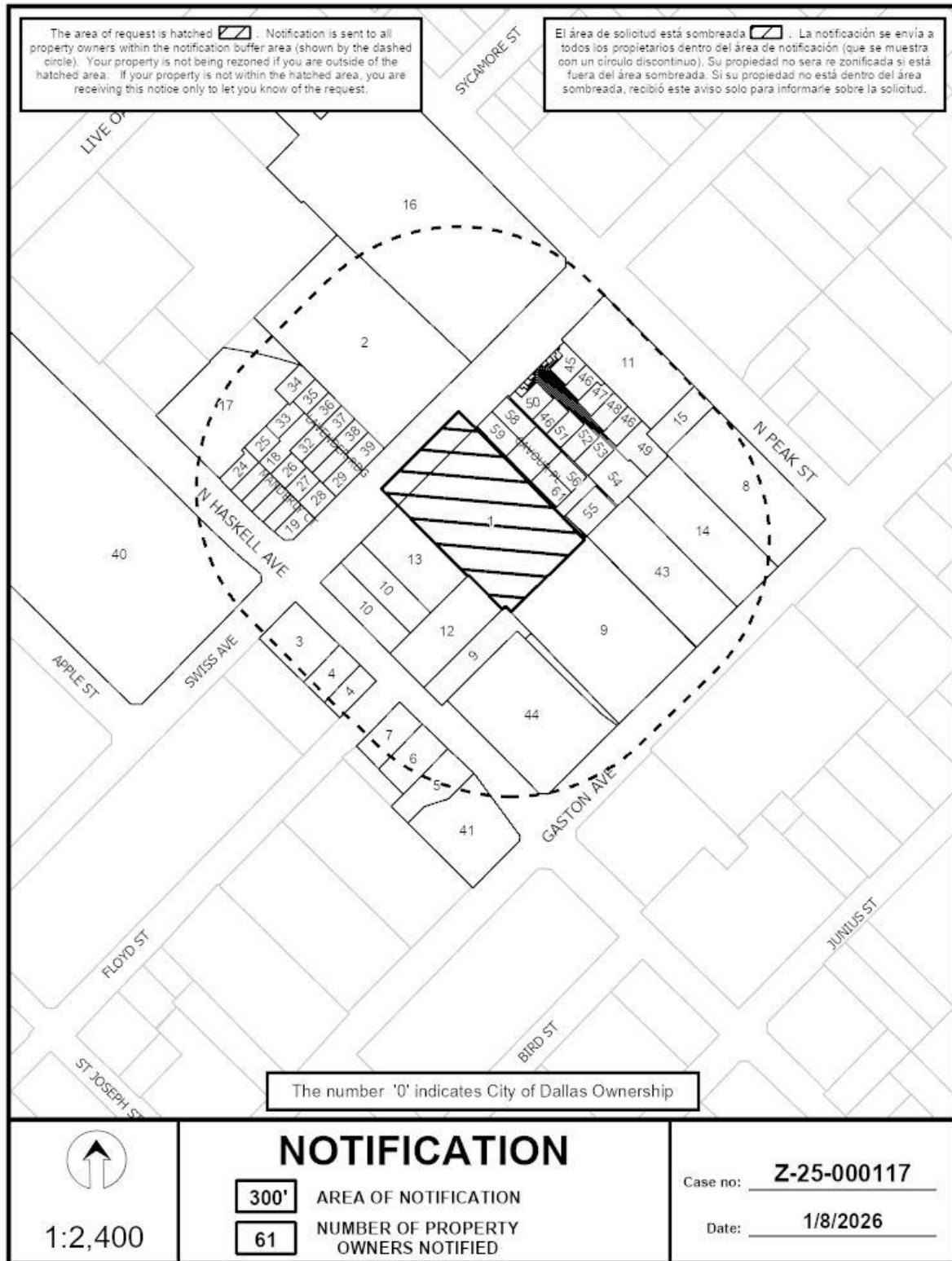






Z-25-000117





01/08/2026

Notification List of Property Owners***Z-25-000117******61 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4121 GASTON AVE	GASTON SHOPPING CENTER LLC
2	4125 SWISS AVE	4125 SWISS LLC
3	4030 SWISS AVE	MATTOX JANICE L
4	1001 N HASKELL AVE	EVF PS LTD
5	911 N HASKELL AVE	FAIREY JEFF
6	917 N HASKELL AVE	180 MF CAP EAST DALLAS 4 LLC
7	919 N HASKELL AVE	EVF PARTNERSHIP LTD
8	911 N PEAK ST	NORTH PEAK CENTER LLC
9	4111 GASTON AVE	GASTON SHOPPING CENTER LLC
10	4108 SWISS AVE	RCP INTL LLC
11	4224 SWISS AVE	SWISS MEDICAL BULDING LLC
12	922 N HASKELL AVE	SHAMMAS LINDA
13	4112 SWISS AVE	0101 LP
14	4211 GASTON AVE	MI GASTON PARTNERS LTD
15	921 N PEAK ST	WELCOME HOUSE INC
16	4217 SWISS AVE	LUXIA SWISS AVE LLC
17	1190 N HASKELL AVE	MONTANA MANAGEMENT LLC
18	1136 MANDERLY CT	CENTRE LIVING SWISS LLC
19	1105 MANDERLY CT	AMADOR NATHALIE
20	1113 MANDERLY CT	DMJ TRUST THE
21	1121 MANDERLY CT	MUNOZ NOEL III &
22	1129 MANDERLY CT	WEAKLEND MEGAN ELYSE &
23	1137 MANDERLY CT	KIRK SANDRA
24	1145 MANDERLY CT	ISSAC RANJI
25	1146 MANDERLY CT	DURIBE VICTOR CHIJJIOKE
26	1122 MANDERLY CT	COLE CHRISTOPHER

01/08/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1114 MANDERLY CT	Taxpayer at
28	1106 MANDERLY CT	MAHON ASHLEY
29	1103 LAVENDER RDG	Taxpayer at
30	1111 LAVENDER RDG	RAMOS JOSE &
31	1119 LAVENDER RDG	FLYNN FAMILY TRUST
32	1127 LAVENDER RDG	EATON JONATHAN REILLY
33	1135 LAVENDER RDG	KEMMERER BRYAN JEFFREY
34	1144 LAVENDER RDG	DALY CHRISTOPHER J &
35	1136 LAVENDER RDG	AHR CAPITAL LLC
36	1128 LAVENDER RDG	JAIME KARINA IMELDA
37	1120 LAVENDER RDG	JOHNSON JAMES
38	1112 LAVENDER RDG	HART JOSHUA
39	1104 LAVENDER RDG	KIEU KAYLA KHANH &
40	1200 APPLE ST	DALLAS THEOLOGICAL SEMINARY
41	4025 GASTON AVE	4025 GASTON LLC
42	1009 CAVOUR PL	CLH20 LLC
43	4111 GASTON AVE	GASTON SHOPPING CENTER LLC
44	4111 GASTON AVE	BCS INVESTMENTS LLC
45	4214 SWISS AVE	MORGAN SCOTT
46	4214 SWISS AVE	Taxpayer at
47	4214 SWISS AVE	HERNANDEZ DANIELLE
48	4214 SWISS AVE	LARKIN MATTHEW G
49	4214 SWISS AVE	LIN CINDY T &
50	4214 SWISS AVE	KONERSMAN WILLIAM EDMUND
51	4214 SWISS AVE	AUSTEN KAROLLINE & CONRAD
52	4214 SWISS AVE	TATUM HEATHER
53	4214 SWISS AVE	ROWELL JAMES P
54	4214 SWISS AVE	CANTRELL LISA P & GORDON T
55	1005 CAVOUR PL	SLOAN EMILY LYNN
56	1012 CAVOUR PL	Taxpayer at
57	1020 CAVOUR PL	MONTEIRO ARIANA SEVERINI &

Z-25-000117

01/08/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1028 CAVOUR PL	WEEDON JANETTE
59	1029 CAVOUR PL	Taxpayer at
60	1021 CAVOUR PL	HARRISON RONALD JR &
61	1013 CAVOUR PL	KOONJBERRY KARMAVEER