

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 Nayebi**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

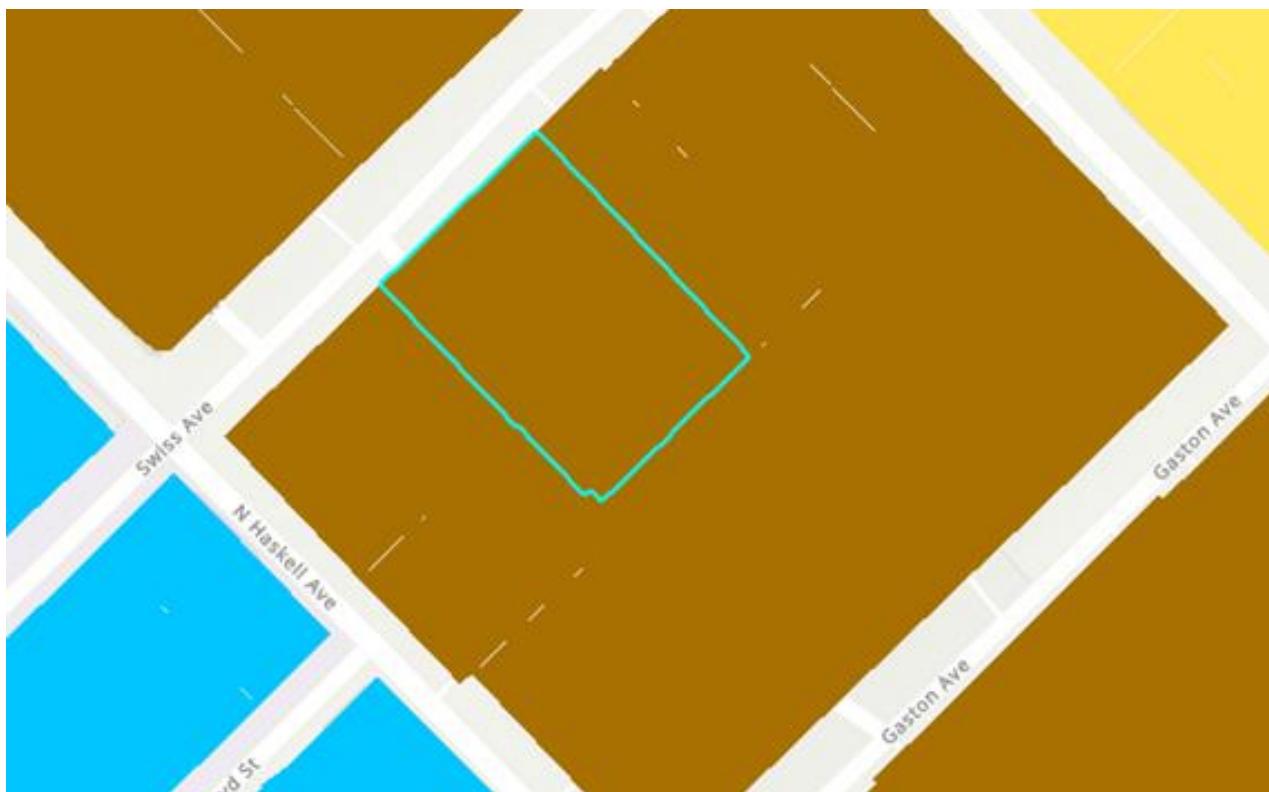
STAFF ANALYSIS:

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

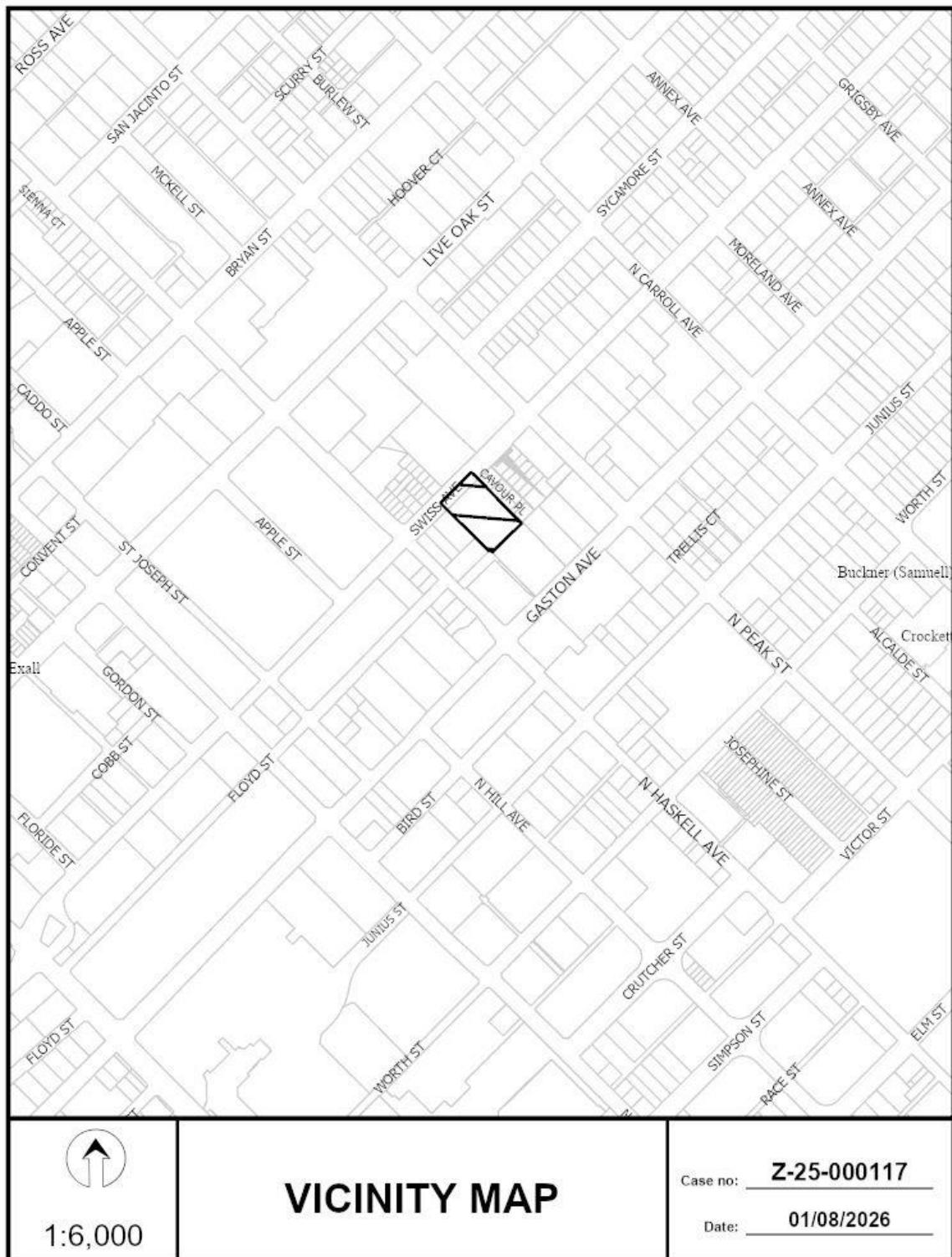
James Douglas Sanders – CEO

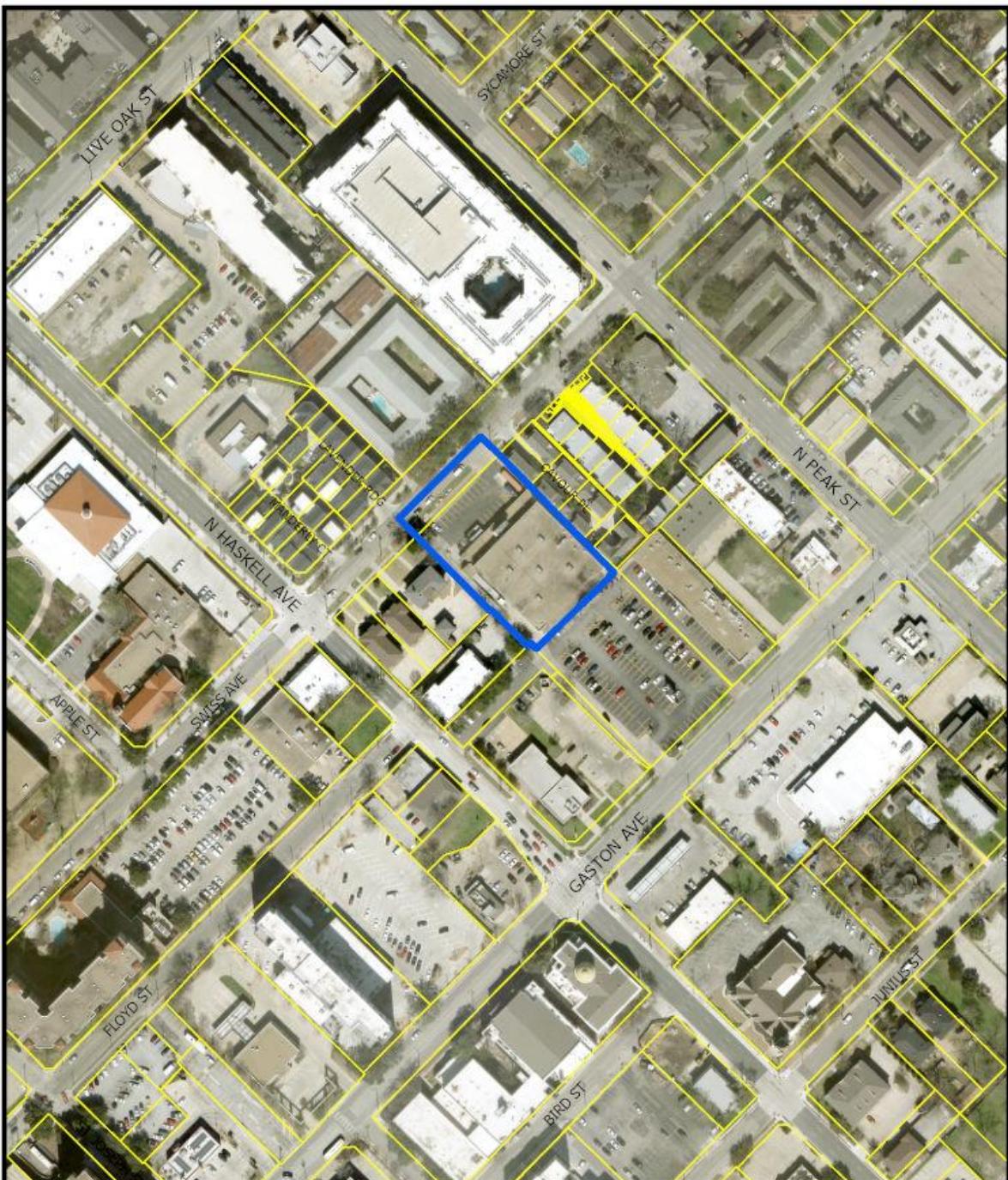
Leticia Espinoza – Corporate Secretary

Gaston Shopping Center, LLC

Farhad Nayeb – Pres/Dir

Fawad Nayeb – VP



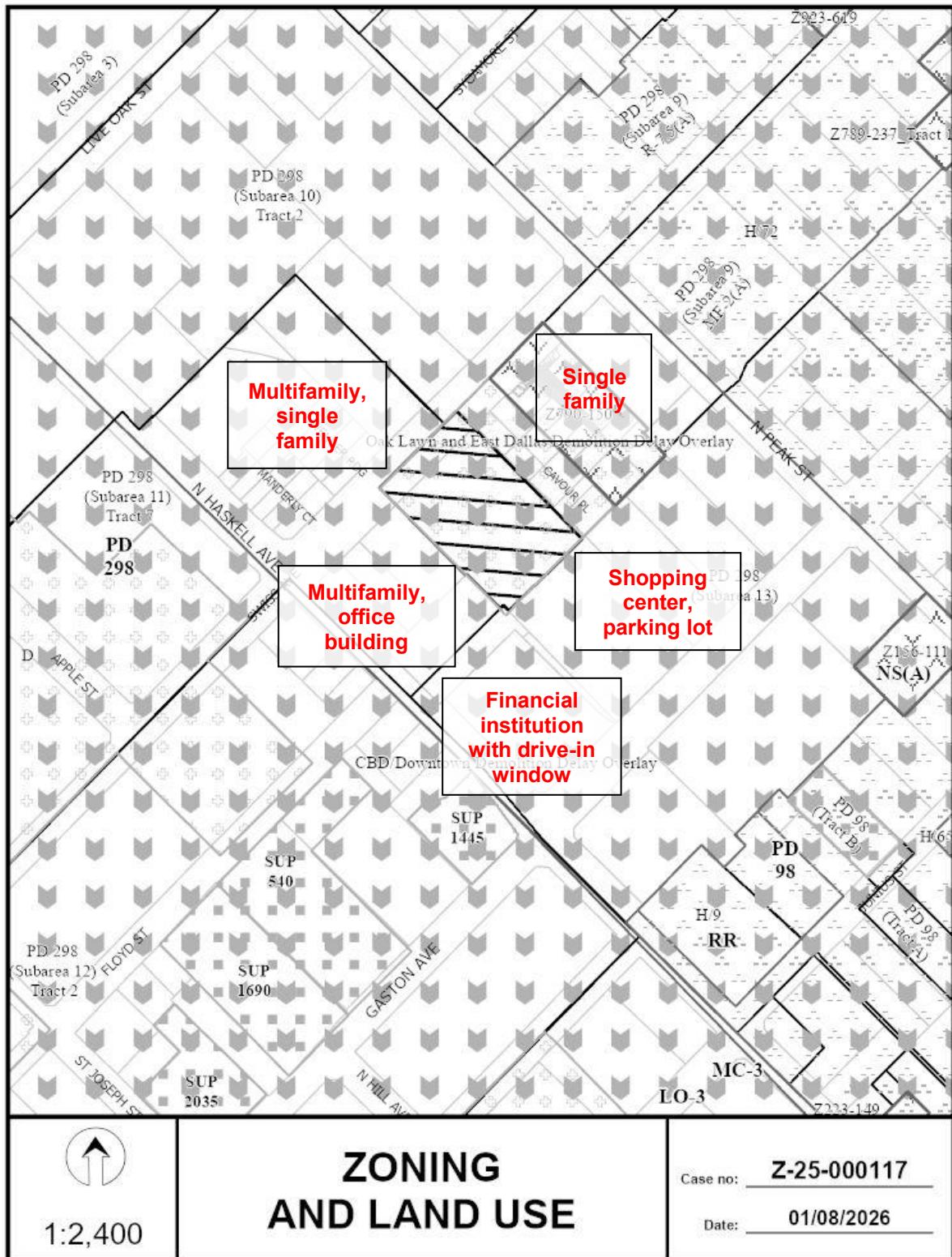


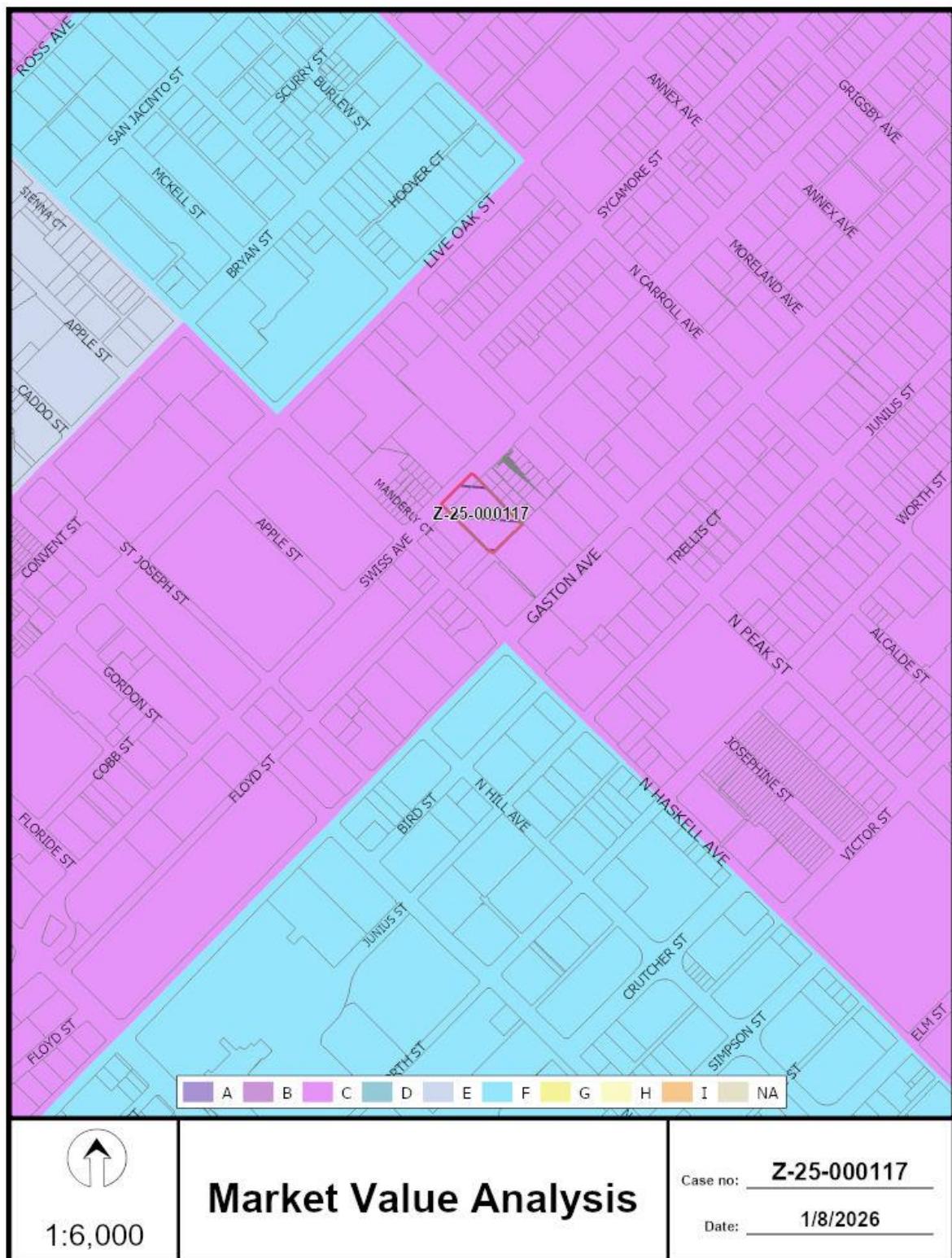
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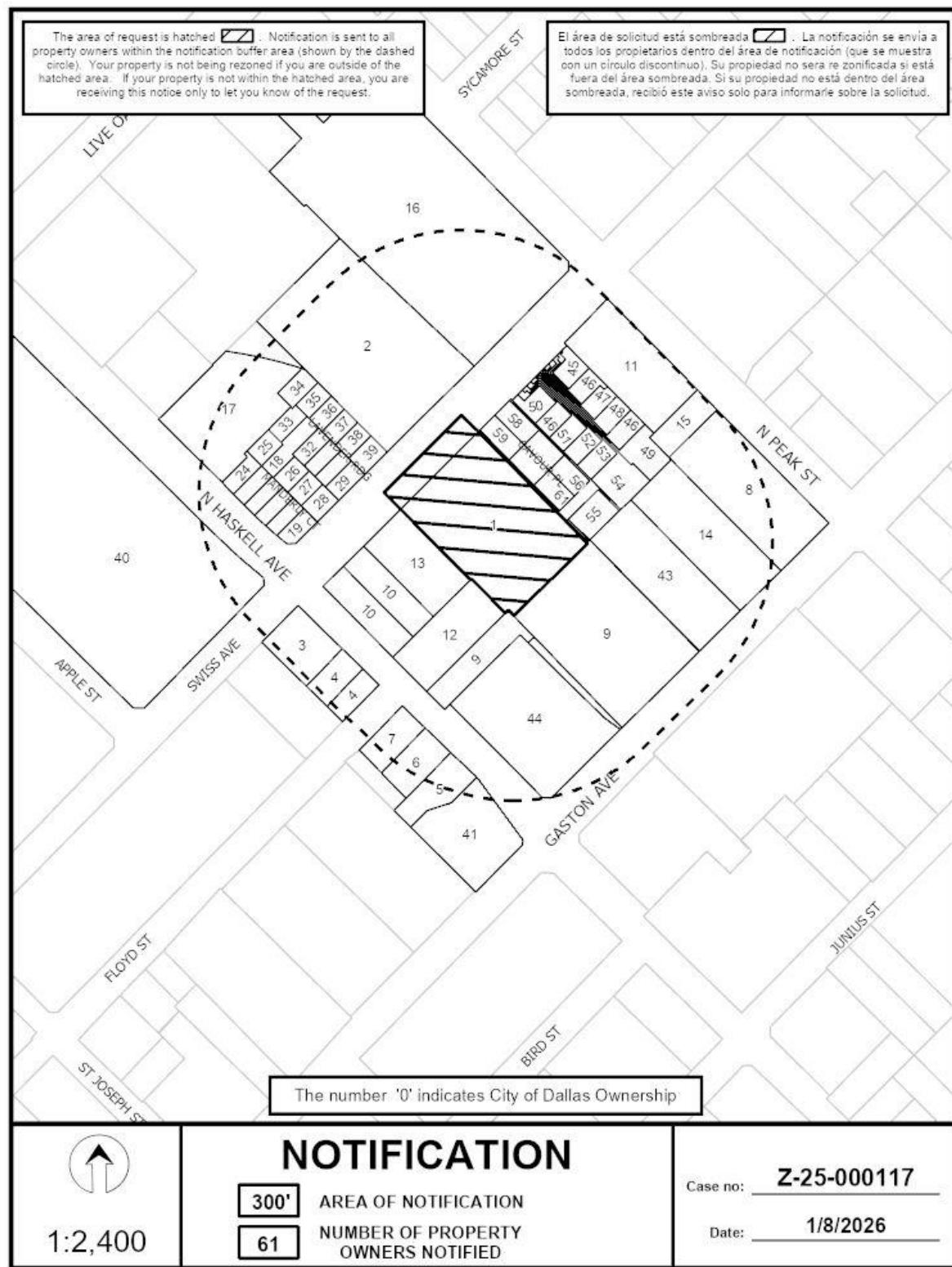
AERIAL MAP

Case no: Z-25-000117

Date: 01/08/2026







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
2	4125	SWISS AVE
3	4030	SWISS AVE
4	1001	N HASKELL AVE
5	911	N HASKELL AVE
6	917	N HASKELL AVE
7	919	N HASKELL AVE
8	911	N PEAK ST
9	4111	GASTON AVE
10	4108	SWISS AVE
11	4224	SWISS AVE
12	922	N HASKELL AVE
13	4112	SWISS AVE
14	4211	GASTON AVE
15	921	N PEAK ST
16	4217	SWISS AVE
17	1190	N HASKELL AVE
18	1136	MANDERLY CT
19	1105	MANDERLY CT
20	1113	MANDERLY CT
21	1121	MANDERLY CT
22	1129	MANDERLY CT
23	1137	MANDERLY CT
24	1145	MANDERLY CT
25	1146	MANDERLY CT
26	1122	MANDERLY CT

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 &

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	KOONBEARRY KARMAVEER