

FILE NUMBER: Z-25-000144 **DATE FILED:** October 20, 2025

LOCATION: North line of Lake June Road, and east line of North Masters Drive

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 3.6 ac. **CENSUS TRACT:** 48113011902

REPRESENTATIVE: Robert Baldwin

OWNER/APPLICANT: Colton Wright

REQUEST: An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service zoned Planned Development District No. 805 with D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to permit the sale of alcoholic beverages in conjunction with a restaurant use.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for auto renewals for additional five-year periods, subject to a site plan and conditions.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development 805 and is developed as a commercial plaza.
- The surrounding area is predominantly commercial, with residential uses immediately to the east.
- The applicant wishes to allow the sale of alcohol in conjunction with restaurant use.

Zoning History:

There has been no zoning case in the area of notification within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lake June Road	Principal Arterial	100 feet
North Masters Drive	Minor Arterial	100 feet

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 area of request is within a half-mile of the following services:

DART Light Rail: No lines.
DART Bus: Routes 30 & 218

STAFF ANALYSIS:

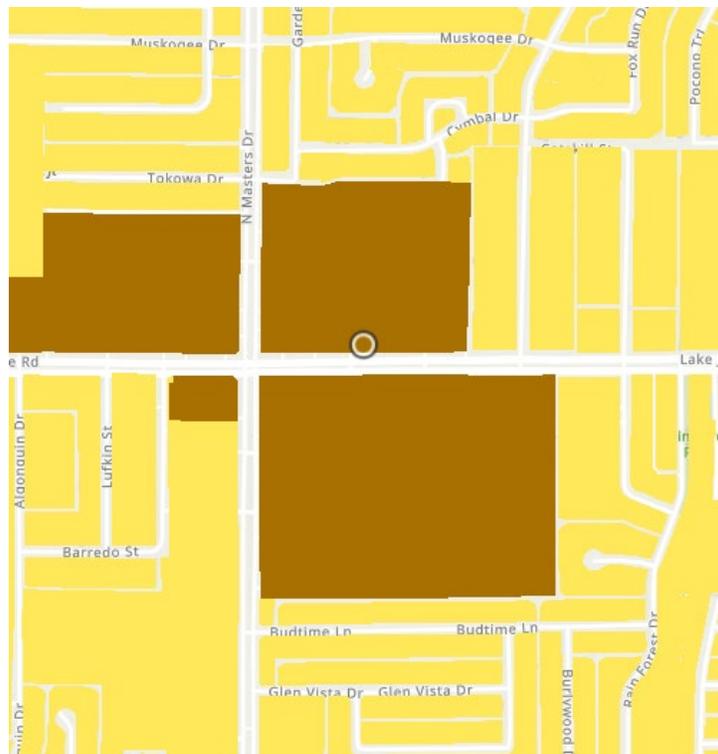
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and

guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Commercial use is a primary land use within the Neighborhood Mixed-Use placetype and is prevalent in the surrounding area. The subject property is located at the intersection of a principal arterial, Lake June Road, and a minor arterial, North Masters Drive. It is situated mid-block within a commercial plaza, adjacent to existing commercial uses, and across the street from additional commercial developments. The property currently appears to function as a commercial plaza.

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





Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses, or design considerations described within the placetypes may be suitable for every individual property.

The Neighborhood Mixed-Use placetype are areas that 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.

Land Use:

	Zoning	Land Use
Site	Planned Development District 805	Commercial
North	CR Community Retail	Single family
South	CR Community Retail	Commercial
East	R-7.5(A) Single Family District	Single family
West	CR Community Retail	Commercial

Land Use Compatibility:

The subject site is currently developed as a commercial plaza. The applicant requests approval to permit the sale of alcoholic beverages in conjunction with restaurant use, excluding drive-in and drive-through service. The surrounding area is primarily designated

for single-family residential uses, with established commercial uses located immediately west and south of the subject property. The proposed use is consistent with the existing development pattern and is compatible with the surrounding land use context.

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.

Staff supports the request for a Specific Use Permit to authorize the sale of alcoholic beverages in conjunction with restaurant use. The subject site is located along a major thoroughfare and is adjacent to existing commercial developments, making the proposed use compatible with the surrounding land uses. The sale of alcohol is not anticipated to adversely affect nearby single-family residences or alter the established character of the community. As the primary function of the establishment is food service, the majority of patrons are expected to visit for dining purposes. Furthermore, the restaurant will not operate drive-in or drive-through facilities; therefore, no significant increase in vehicular traffic is anticipated.

Development Standards

Following is a table showing the development standards of the current PD Planned Development District 805.

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: PD 805	15'	where adjacent to or directly across an alley from an R, R(A), D, D(A), TH,	None; Max. FAR 0.5 for offices uses; 0.75 for all uses combined	54'	60%	Development Impact Review (DIR) required if estimated trip greater than 6000 trips per day and 500	Community-Serving Retail Personal Service and Office Uses - compatible

		TH(A), CH, MF, or MF(A) district: 20'				trips per acre per day	with residential communities
		no minimum in all other cases					

Landscaping:

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

Parking:

Parking must be provided in accordance with the Dallas Development Code. In accordance with the Parking Reform Amendment, the required parking rate is one space per 200 sq ft of floor area beyond 2,500 sq ft. For a 5,700 sq ft restaurant, the minimum required parking is 16 spaces.

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 within an "H" MVA area.

CPC Action
January 15, 2026

Motion: It was moved to **approval** of a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a five-year period, subject to a site plan and conditions, zoned Planned Development District 805 with D-1 Liquor Control Overlay, on the north line of Lake June Road, and east line of N. Masters Drive.

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

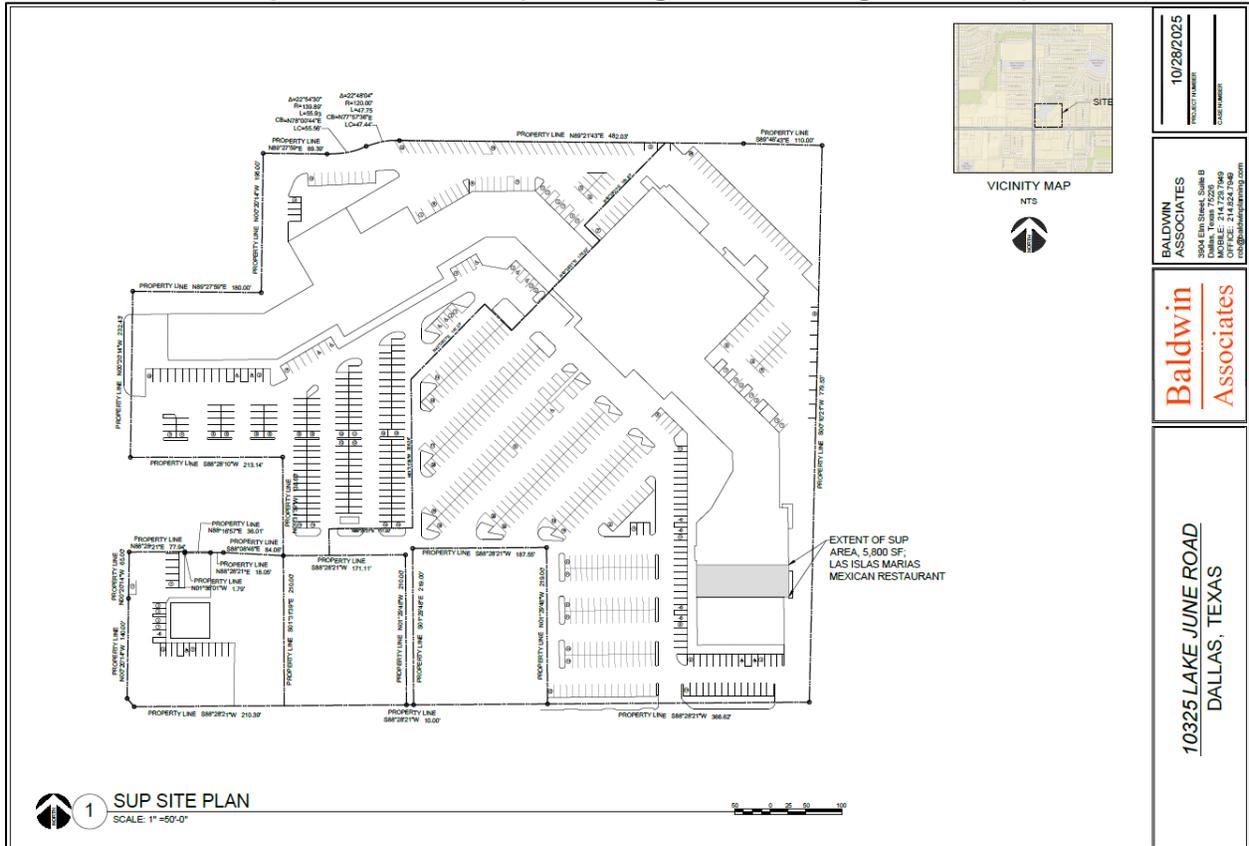
For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Notices: Area: 300 Mailed: 122
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

Proposed Site Plan (No changes to existing structure)



Proposed SUP Conditions

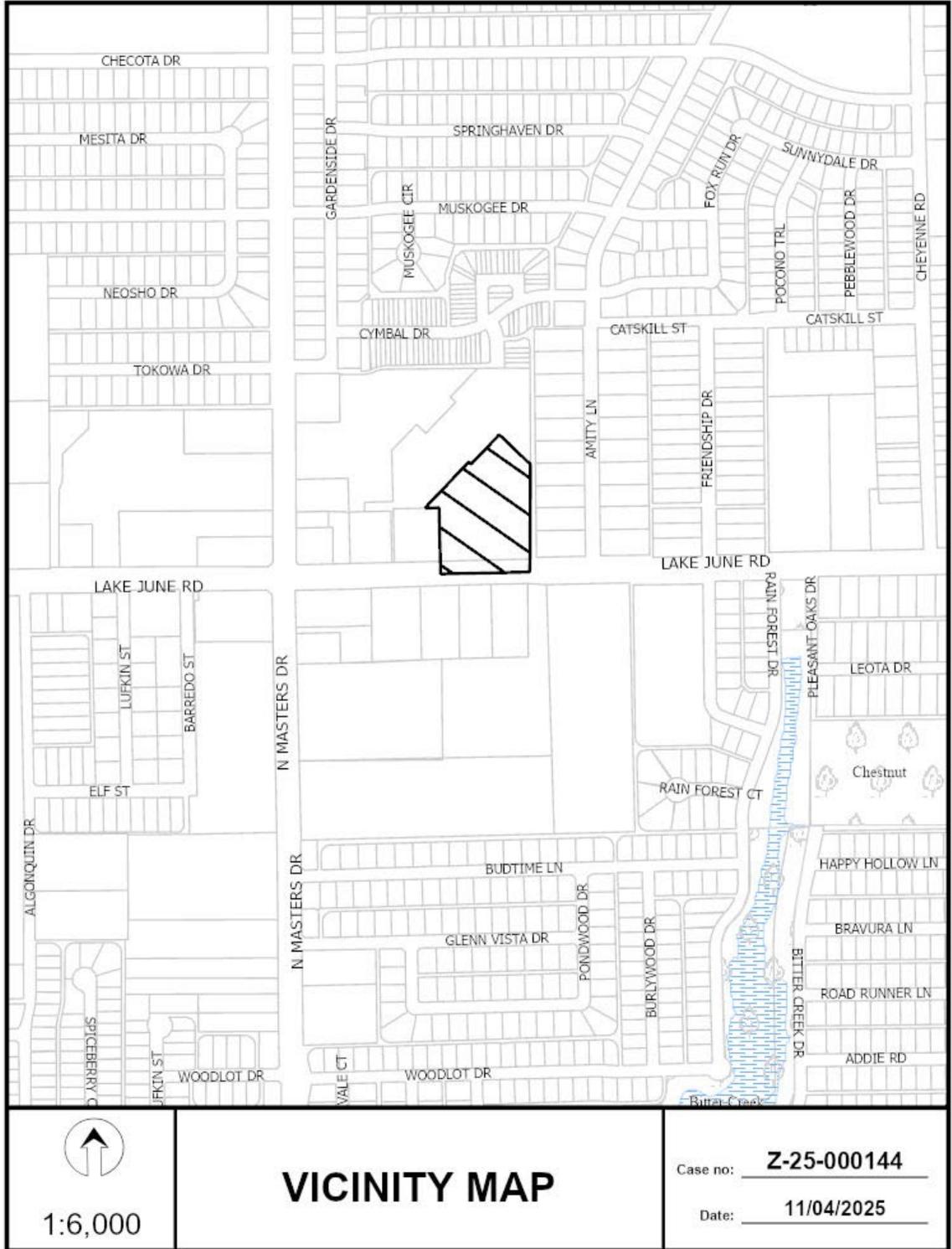
1. USE: The only use authorized by this specific use permit is alcohol sales associated with a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on Five YEARS.

Staff Recommendation:

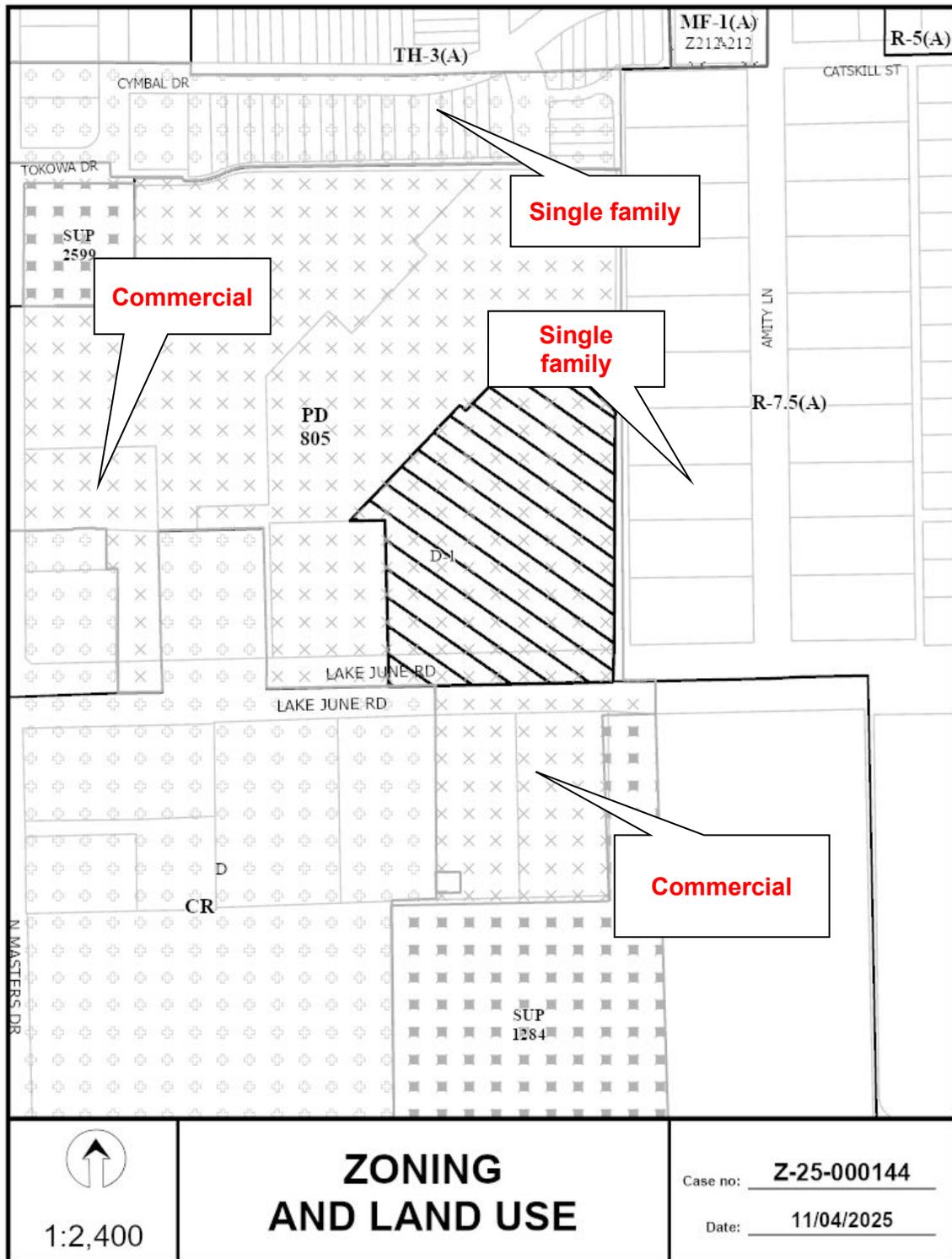
3. TIME LIMIT: This specific use permit expires on Five YEARS but is eligible for automatic renewal for additional Five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

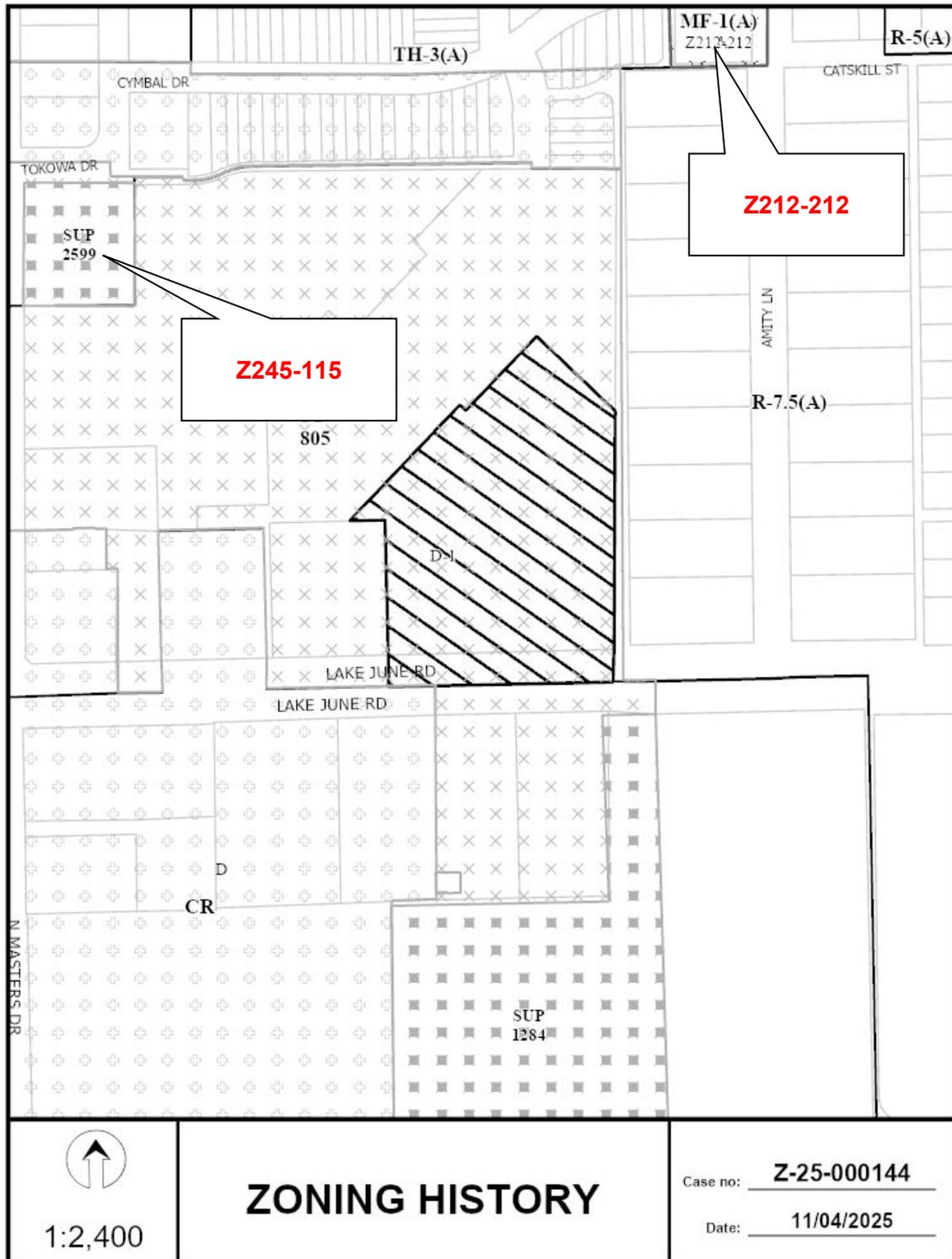
4. FLOOR AREA: The maximum floor area for the restaurant with alcohol sales is 5,700 square feet.
5. HOURS OF OPERATION: Alcohol sales are only allowed between 10:00 a.m. and 1:00 a.m. (the next day), Monday through Friday; between 8:00 a.m. and 1:00 a.m. (the next day), Saturday; and between 11:00 a.m. and 11:00 p.m., Sunday.
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
7. PARKING: Parking must be provided in accordance with Chapter 51A.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of

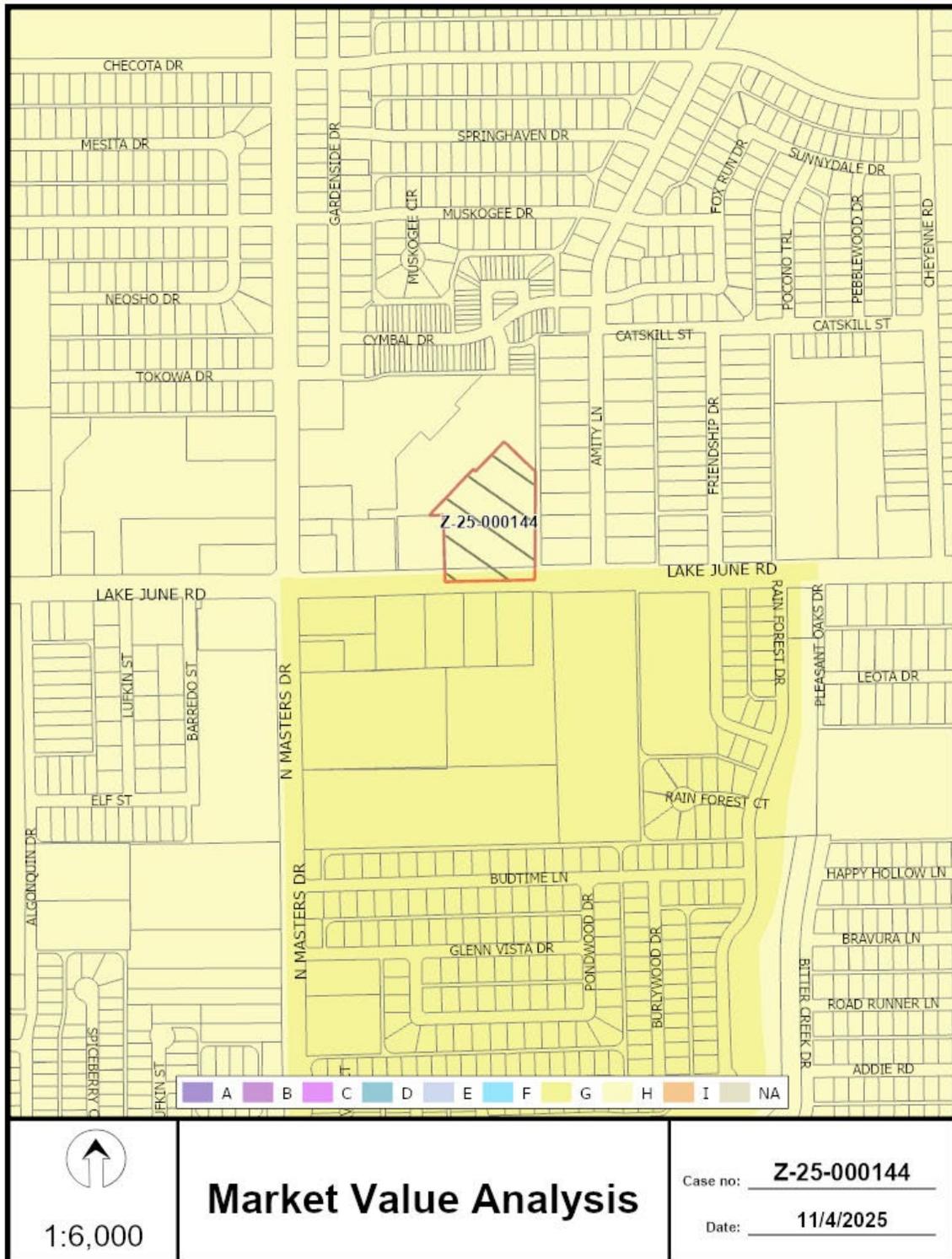
the City of Dallas.













122	Property Owners Notified (30 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
300'	Area of Notification
1/15/2026	Date

Z-25-000144
CPC



1:2,400

01/14/2026

Reply List of Property Owners

Z-25-000144

122 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	10325 LAKE JUNE RD	NEC LAKE JUNE & MASTERS L
	2	1307 AMITY LN	WALLACE MITCHELL W &
	3	1311 AMITY LN	RODRIGUEZ MONICA L &
	4	1319 AMITY LN	LOPEZ MA JOSEFINA
	5	1327 AMITY LN	ALARCON DAVID
	6	1333 AMITY LN	LOPEZ VERONICA
	7	1341 AMITY LN	THE RSJ FAMILY TRUST
	8	1347 AMITY LN	SHOFNER TOMMY JOE JR
	9	1355 AMITY LN	LOPEZ MA JOSEFINA
	10	1363 AMITY LN	CORTES VICTOR ALFONSO & ROSARIO
	11	1304 AMITY LN	ORTIZ SANTIAGO FLORES
	12	1310 AMITY LN	CALVO AVELINO & JULIETA
	13	1318 AMITY LN	ALVARADO RICARDO & AIDA
	14	1326 AMITY LN	CARBAJAL ARELI BENITEZ &
	15	1334 AMITY LN	BENITEZ ARELI &
	16	1340 AMITY LN	TAVERA RICARDO & ROSA M LARA
	17	10406 LAKE JUNE RD	SANDLIAN COLBY B &
	18	10304 LAKE JUNE RD	DT RETAIL PROPERTIES LLC
	19	10208 LAKE JUNE RD	MDC COAST 6 LLC
	20	10218 LAKE JUNE RD	AUTOZONE INC
	21	10310 LAKE JUNE RD	TACO BELL OF AMERICA LLC
	22	10320 LAKE JUNE RD	MCDONALDS REAL ESTATE COMPANY
	23	10315 LAKE JUNE RD	OREILY AUTO ENTERPRISES LLC
	24	10325 LAKE JUNE RD	NEC LAKE JUNE & MASTERS L
	25	10321 LAKE JUNE RD	JPMORGAN CHASE BANK NA
	26	1354 OLD JAMESTOWN AVE	WILLIAMS BENTON NEAL

01/14/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1350	OLD JAMESTOWN AVE WRIGHT CLIFFORD &	
28	10396	CYMBAL DR	GARCIA GUSTAVO ALONSO CARRILLO
29	10500	LAKE JUNE RD	WEED KELLY RYAN
30	10500	LAKE JUNE RD	LANG DEANDRA L
31	10500	LAKE JUNE RD	CRUZ RUBEN HERNANDEZSANTA
32	10500	LAKE JUNE RD	CASTILLO LUIS
33	10500	LAKE JUNE RD	WEED KELLY RYAN
34	10500	LAKE JUNE RD	BREWER FAMILY TRUST
35	10500	LAKE JUNE RD	EGUAVOEN PATIENCE
36	10500	LAKE JUNE RD	ANDERSSON EVA ROSE MARIE
37	10500	LAKE JUNE RD	MACIAS GERARDO GIL
38	10500	LAKE JUNE RD	PACHECO FERNANDO RODRIGUEZ
39	10500	LAKE JUNE RD	LOK LILLY &
40	10500	LAKE JUNE RD	COUTTOLENC NEDDA G
41	10500	LAKE JUNE RD	DWORAK JOSEPH
42	10500	LAKE JUNE RD	SAFE 2 INVESTMENTS LLC
43	10500	LAKE JUNE RD	OSHANNON EOIN
44	10500	LAKE JUNE RD	JOHNSON RODNEY L
45	10500	LAKE JUNE RD	HERNANDEZ RUBEN
46	10500	LAKE JUNE RD	SHELTON SIMON PETER
47	10500	LAKE JUNE RD	SUKHU SUDESH SHIVNARAIN
48	10500	LAKE JUNE RD	SUKHU SUDESH SHIVNARAIN
49	10500	LAKE JUNE RD	MILITARY WARRIORS SUPPORT
50	10500	LAKE JUNE RD	SUKHU SUDESH SHIVNARAIN
51	10500	LAKE JUNE RD	ESPITIA MARIBEL COLON
52	10500	LAKE JUNE RD	CRAVER TUNGU S
53	10500	LAKE JUNE RD	2017 L M CHESNEY REVOCABLE
54	10500	LAKE JUNE RD	CASTILLO JULIO
55	10500	LAKE JUNE RD	OCHOA CHRISTOPHER SALAZAR
56	10500	LAKE JUNE RD	RUIZ MARIBEL
57	10500	LAKE JUNE RD	GARCIA SYLVIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	10500 LAKE JUNE RD	MATLAK REAL ESTATE LLC
	59	10500 LAKE JUNE RD	RODRIGUEZ NANCY C
	60	10500 LAKE JUNE RD	SUKHU SUDESH SHIVANRAINE
	61	10500 LAKE JUNE RD	RDSK LLC
	62	10500 LAKE JUNE RD	SYLVAKANAGUSUKU SARAH & ADAM
	63	10500 LAKE JUNE RD	QWR LLC
	64	10500 LAKE JUNE RD	SAFE 1 INVESTMENTS LLC
	65	10500 LAKE JUNE RD	GARCIA ADOLPH &
	66	10500 LAKE JUNE RD	WHITAKER A C JR
	67	10500 LAKE JUNE RD	MCGRAW STEVEN YUDELL
	68	10500 LAKE JUNE RD	COUTTOLENC NEDDA GABRIELA
	69	10500 LAKE JUNE RD	SERIES 10500 LAKE JUNE
	70	10500 LAKE JUNE RD	BUTLER ANTHONY E
	71	10500 LAKE JUNE RD	HERNANDEZ RUBEN
	72	10500 LAKE JUNE RD	NEWCOM SERVICES LLC
	73	10500 LAKE JUNE RD	MORALES ISRAEL LARA
	74	10500 LAKE JUNE RD	DELOATCHE DARREN
	75	10500 LAKE JUNE RD	WIDMER VICTOR
	76	10500 LAKE JUNE RD	MAMIDWAR GAJANAN
	77	10500 LAKE JUNE RD	JIMENEZ LINDA
	78	10500 LAKE JUNE RD	RUIZ REYNA
	79	10500 LAKE JUNE RD	ARIFULLAH FNU SYED SHAH
	80	10500 LAKE JUNE RD	WEED KELLY RYAN
	81	10500 LAKE JUNE RD	BAKER JANICE
	82	10500 LAKE JUNE RD	MARSAW TERRY L
	83	10500 LAKE JUNE RD	MCMULLEN JOSEPH KNOX &
	84	10500 LAKE JUNE RD	WILLIAMS ERROLL JR
	85	10500 LAKE JUNE RD	DAVIS DOROTHY
	86	10500 LAKE JUNE RD	HOME BUYERS COMPLETE LLC
	87	10500 LAKE JUNE RD	AZAD SAAGHAR
	88	10500 LAKE JUNE RD	NIXON FELICIA S

01/14/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	10500 LAKE JUNE RD	ROSAS ALEJANDRO
	90	10500 LAKE JUNE RD	NEELY GEORGE &
	91	10500 LAKE JUNE RD	BELTRAN GROUP LLC THE
	92	10500 LAKE JUNE RD	ESTRADA JUAN C JR
	93	10500 LAKE JUNE RD	PIMENTEL ERIK & MIRIAM GONZALEZ
	94	10500 LAKE JUNE RD	WILLIAMS RODNEY &
	95	10500 LAKE JUNE RD	HERNANDEZ RUBEN JR
	96	10500 LAKE JUNE RD	SANDRES MARLENY TORRES
	97	10500 LAKE JUNE RD	SUKHU SUDESH S
	98	10500 LAKE JUNE RD	DANG SHEENA MING
	99	10500 LAKE JUNE RD	HOMEBUYING TO FREEDOM LLC
	100	10500 LAKE JUNE RD	ROMUALDO ABIGAIL
	101	10500 LAKE JUNE RD	MANTHURUTHIL GEORGE
	102	10500 LAKE JUNE RD	MATHAI FAMILY TRUST
	103	10500 LAKE JUNE RD	TITTU AIMI & KURIAKOSE
	104	10500 LAKE JUNE RD	SUKHU SUDESH S
	105	10500 LAKE JUNE RD	PHAM DANG HUNG &
	106	10500 LAKE JUNE RD	GIGUERE SHELLEY
	107	10500 LAKE JUNE RD	SPRING LOVE INVESTMENTS LLC
	108	10500 LAKE JUNE RD	BATY CHANDRA N
	109	10500 LAKE JUNE RD	MOORE LYDIA
	110	10500 LAKE JUNE RD	COLLIER SAUNDRA W
	111	10500 LAKE JUNE RD	SMITH LAQUITTA
	112	10500 LAKE JUNE RD	BUTLER ANTHONY E &
	113	10500 LAKE JUNE RD	SABEDRA RICHARD
	114	10500 LAKE JUNE RD	GREER CURTIS D
	115	10500 LAKE JUNE RD	MONTGOMERY ZACHARY
	116	10500 LAKE JUNE RD	WASHINGTON ERMA
	117	10500 LAKE JUNE RD	ROBERSON DORIS M
	118	10500 LAKE JUNE RD	TREVINO ALICIA REYES
	119	10500 LAKE JUNE RD	GLG REAL ESTATE LLC

Z-25-000144

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	10500 LAKE JUNE RD	HARDAWAY GREGORY
	121	10500 LAKE JUNE RD	LOPEZ TOMAS &
	122	10500 LAKE JUNE RD	TAYLOR NATHAN