

FILE NUMBER: Z-25-000208

DATE FILED: December 17, 2025

LOCATION: Northwest corner of Bruton Road and North Prairie Creek Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 16,199.11 **CENSUS TRACT:** 48113009002

APPLICANT/OWNER: Bruton Store, Inc.

REPRESENTATIVE: Parvez Malik/Malik Law Firm

REQUEST: An application for 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, on property zoned CR Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow for the sale of alcohol for off-premises consumption in conjunction with a general merchandise or food store within the existing building.

STAFF RECOMMENDATION: Approval, 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 0.31-acre site is developed with a one-story, 2,097-square-foot general merchandise or food store.
- General merchandise use is permitted by right. The sale of alcoholic beverages requires a Specific Use Permit in the D-1 Liquor Control Overlay.
- On January 22, 2014, the City Council approved a zoning request for a Specific Use Permit No. 2059 to sell alcohol for off-premise consumption. This Specific Use Permit was issued for a two-year term and was subsequently renewed for a two-year term on April 13, 2016. On November 28, 2018, the City Council approved a zoning request for a Specific Use Permit No. 2059 to sell alcohol for off-premise consumption. This Specific Use Permit was issued for a five-year term but it expired on November 28, 2023
- The applicant is requesting 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, on property zoned CR Community Retail District with a D-1 Liquor Control Overlay.
- The applicant does not propose changes to the site.

Zoning History:

There have been one zoning cases in the area in the last five years.

Z201-231: On January 26, 2022, the City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store, 3,500 square feet or less, on property zoned as a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Bruton Road and North Prairie Creek Road

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Bruton Road	Principal Arterial	100 ft
Prairie Creek	Principal Arterial	100 ft

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 reviewing engineering plans at the permitting stage to ensure compliance with city standards.

Transit Access:

The area of request is within a mile of the following transit services:

Bus Routes
Route 220 & 218.

STAFF ANALYSIS:

Comprehensive Plan:

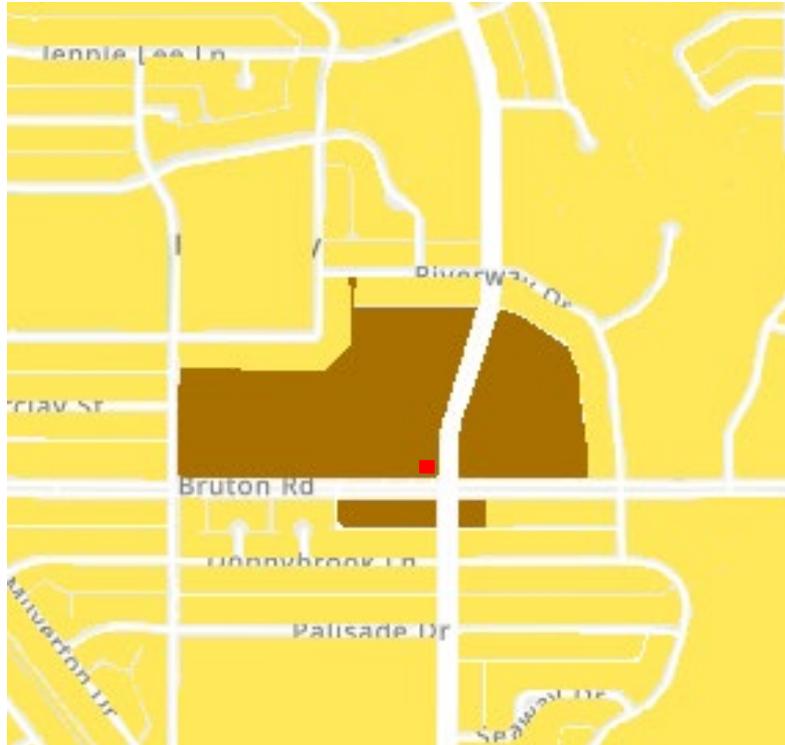
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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 new Specific Use Permit is generally **consistent** with Forward Dallas 2.0. A convenience store, as a primary use within the Neighborhood Mixed-Use placetype. The site is adjacent to similar uses within CR Community Retail District. The site is within a mile of bus routes 220 and 218. The proposed restaurant and convenience store will provide services to the community. Therefore, the proposed Specific Use Permit aligns with the vision and recommendations of Forward Dallas 2.0.

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.

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.



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|--|---|
|  Regional Open Space |  City Center |
|  Small Town Residential |  Institutional Campus |
|  Community Residential |  Flex Commercial |
|  City Residential |  Industrial Hub |
|  Regional Mixed-Use |  Logistics/Industrial Park |
|  Neighborhood Mixed-Use |  Airport |
|  Community Mixed-Use |  Utility |

Land Use:

	Zoning	Land Use
Site	CR w/D-1 Overlay	General merchandise with a fueling station
North	CR w/D-1 Overlay	General merchandise
South	CR w/D-1 Overlay	General merchandise with a fueling station, vehicle-related uses, and various retail uses
East	CR w/D-1 Overlay	General merchandise
West	CR w/D-1 Overlay	Vacant retail/general merchandise store

Land Use Compatibility:

The approximately 0.31-acre site is zoned a CR Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store of 3,500 square feet or less and a motor vehicle fueling station. In January 2014, the City Council approved a zoning request to amend the D overlay to D-1 Overlay and granted a Specific Use Permit No. 2059 to sell alcohol for off-premise consumption. This Specific Use Permit was issued for a two-year period and subsequently renewed by the City Council in April 2016 for another two-year period. Finally, on November 28, 2018, the City Council approved a zoning request for a Specific Use Permit No. 2059 to sell alcohol for off-premises consumption. This Specific Use Permit was issued for a five-year term, which expired in 2023.

The proposed Specific Use Permit consists of a general merchandise store to the north, general merchandise uses to the south and east, and a vacant retail/general merchandise store to the west of the site.

The "D-1" Overlay District is a Liquor Control Overlay District that requires an individual to obtain a Specific Use Permit to sell or serve alcoholic beverages, or to set up for their consumption, on or off the premises.

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.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

The applicant provided a certificate of registration for a convenience store issued on April 4, 2025, for a period of one year.

Landscaping:

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

Parking:

Per the Parking Development Code Reform, this use does not require any on-site parking 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 currently in an "F" MVA area.

**CPC Action
February 5, 2026**

Motion: It was moved to recommend **approval** of 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 for a five year period, subject to a site plan and conditions, on property zoned CR Community Retail District with a D-1 Liquor Control Overlay, at the northwest corner of Bruton Road and N. Prairie Creek Road.

Maker: Serrato
Second: Sims
Result: Carried: 14 to 0
For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0
Absent: 1 - Forsyth****
Vacancy: 0

****Unable to attend and was excused due to bereavement in his immediate family.

Notices: Area: 200 Mailed: 16
Replies: For: 0 Against: 0

Speakers: For: Parvez Malik, 9241 LBJ Fwy., Dallas, TX, 75243
Against: None

LIST OF OFFICERS
Bruton Store, Inc

List of Officers:

Bruton Store, Inc.

Hussam Issa- President/Secretary

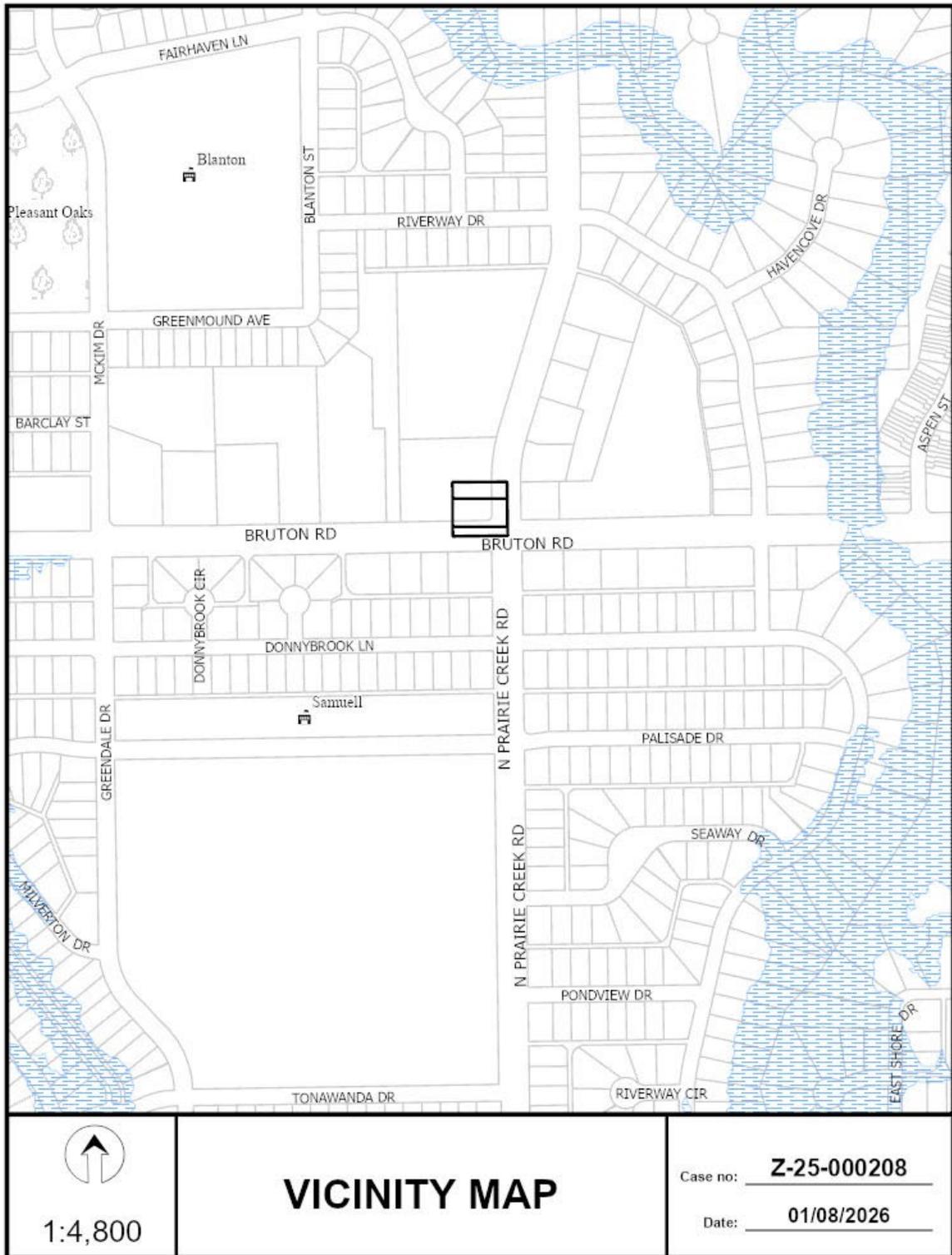
Issam Saleh VP/Treasurer

PROPOSED SUP CONDITIONS

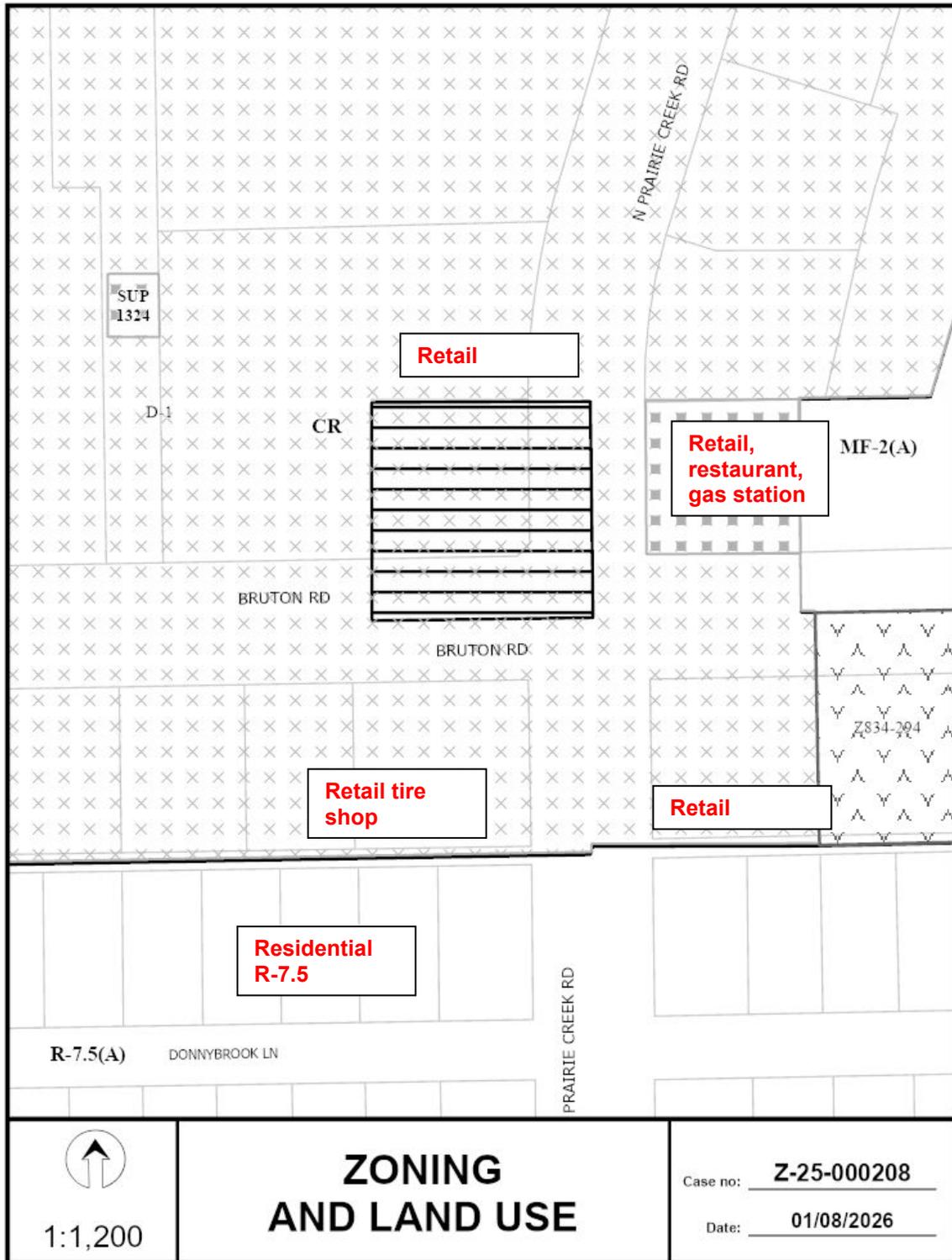
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store with 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires in five years.

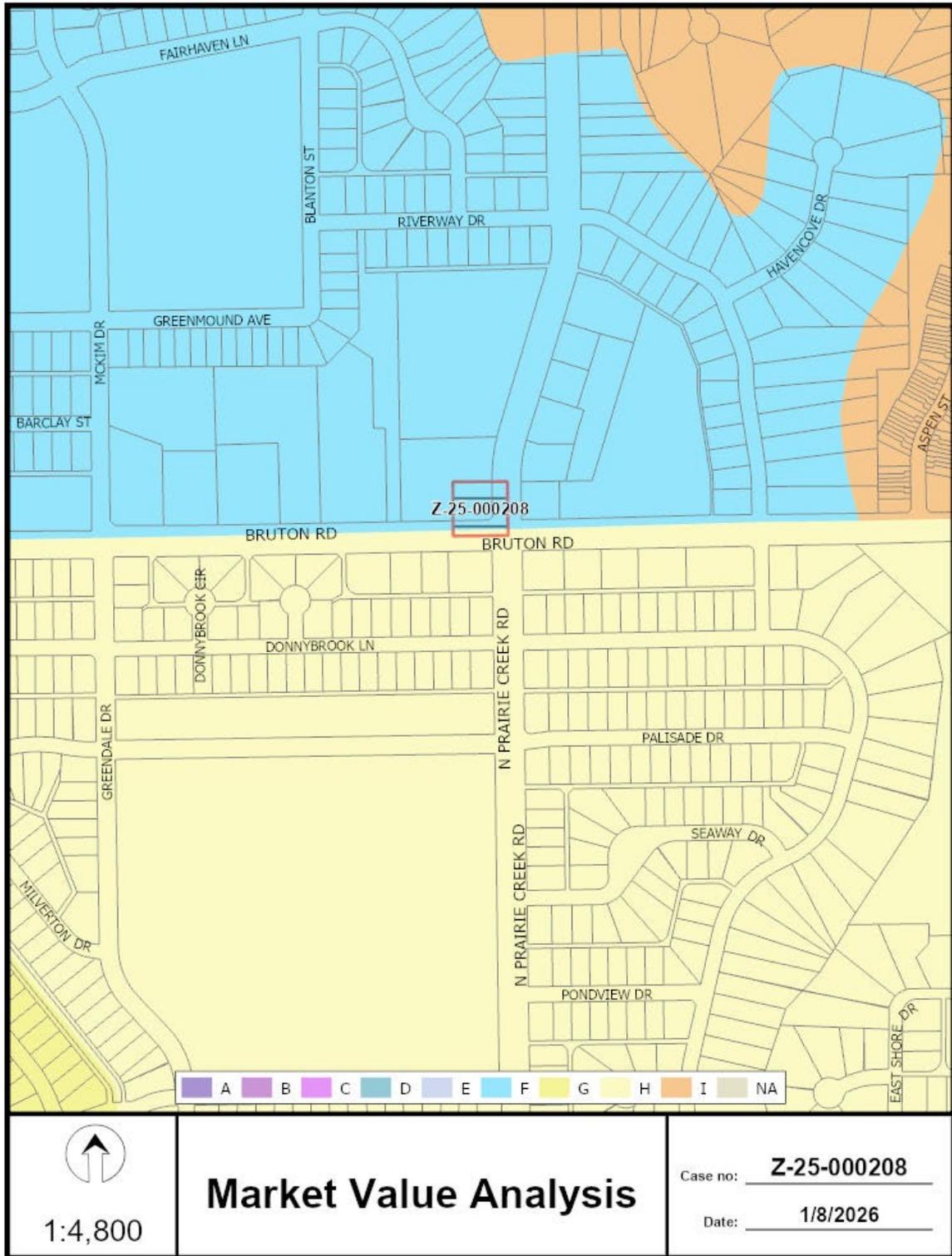
<p><u>Staff Recommendation:</u> 3. This specific use permit shall not expire.</p>
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4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.











<u>16</u>	Property Owners Notified (16 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>2/5/2026</u>	Date

Z-25-000208
CPC



1:1,200

02/04/2026

Reply List of Property Owners

Z-25-000208

16 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	9199	BRUTON RD	BRUTTON STORE INC
2	9009	BRUTON RD	PRAIRIE 2233 INVESTMENT LLC
3	2233	N PRAIRIE CREEK RD	GARIBALDI PROPERTIES LP
4	9179	BRUTON RD	BRUTON ENTERPRISES LLC
5	9203	BRUTON RD	BRUTON STORE INC
6	9215	BRUTON RD	VOLUNTEERS OF AMERICA
7	2112	N PRAIRIE CREEK RD	ARCE JAVIER &
8	2122	N PRAIRIE CREEK RD	HENDERSON SHERANDA
9	2150	N PRAIRIE CREEK RD	BDWS PRAIRIE INVESTMENTS LLC
10	9116	BRUTON RD	CORREA BARBA PROPERTIES LLC
11	9180	BRUTON RD	A M INVESTMENT LLC
12	9190	BRUTON RD	AM INVESTMENT LLC
13	9157	DONNYBROOK LN	ROBINSON JOHNNY
14	9151	DONNYBROOK LN	PINA JONATAN U RODRIGUEZ &
15	9206	BRUTON RD	KZK BUSINESS ENTERPRISE INC
16	9222	BRUTON RD	AMAR DADDY ONLY INC