

CITY PLAN COMMISSION

THURSDAY, AUGUST 20, 2026

Planner: Oscar Aguilera

FILE NUMBER: Z-26-000147

DATE FILED: July 8, 2026

LOCATION: North line of Bruton Road, west of Prairie Creek Road, [AKA 9009 Bruton Road].

COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** Approx. 2.51 acres

REPRESENTATIVE: Jennifer Hiromoto

APPLICANT / OWNER: Ortega LMMM Interests Limited Partnership / Roade Properties, Ltd.

PROPOSAL: An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on a property zoned CR Commercial Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow the sale of alcoholic beverages within a new grocery store within the existing building [La Michoacana].

STAFF RECOMMENDATION: Approval, subject to a site plan and conditions

BACKGROUND INFORMATION:

General Background and Linked Resources

- Pursuant to Chapter 51A-4.503, the D and D-1 Liquor Control Overlays only apply to those districts enacted before June 11, 1987. The D Liquor Control Overlay prohibits sell or serve alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises. The D-1 Liquor Control Overlay requires a Specific Use Permit (SUP) to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.
- The sale of alcoholic beverages is regulated throughout the state of Texas by the Texas Alcoholic Beverage Commission (TABC). The agency was originally created in 1935 when prohibition was repealed and currently requires operators to obtain a license to sell alcohol. The status and types of licenses issued by the agency are accessible online here: <https://apps.tabc.texas.gov/publicinquiry/Default.aspx>.
- Spacing requirements for alcohol sales exist in Chapter 6 of the City Code as enabled by Texas Alcoholic Beverage Code §109.33. Depending on the type of TABC license requested, certain protected uses (hospital, church, school, or day care, when applicable) require a specified spacing distance and measurement. Compliance with spacing requirements is verified with permitting staff with a liquor measurement application. Variances to these spacing requirements are allowed to be considered by City Council, when applicable, and are outlined in Chapter 6-4.
- This is the first request for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for this site within the retail mall.

Site Specific Background Information

- Site and Structures: The request site is currently part of a multi-retail structure and is currently operating as La Michoacana Meat Market.
- SUP History: The existing structure housed La Michoacana Meat Market according to a certificate of occupancy issued on August 19, 2024. However, there is no record of a previously issued SUP for this suite.

Zoning History of relevant SUPS:

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

1. **Z-26-000208:** On March 25, 2026, the City Council approved an application for Specific Use Permit No. 2059 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.

2. **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.

STAFF ANALYSIS:

Surrounding Land Uses

Land Use

	Zoning	Land Use
Site	CR w/D-1 Overlay District	General merchandise or food store greater than 3,500 square feet
North	D-A	Duplex
East	CR w/D-1 Overlay District	Retail, fuel station, restaurant, general merchandise with a fueling station, vehicle-related uses, and various retail uses
West	CR w/D-1 Overlay District & R-7.7(A)	Retail, restaurant, single-family homes
South	CR w/D-1 Overlay District & R-7.5(A)	Retail, vehicle-related uses, residential

Land Use Context

The site is within CR Commercial Retail District with a D-1 Liquor Control Overlay, surrounded by regional retail uses along a Principal Arterial. The current site has operated as a La Michoacana Meat Market store since 2024 and is seeking to sell alcoholic beverages. The grocery store use is permitted by store.

In general, the applicant's request is consistent with the existing zoning and the general provisions for a Specific Use Permit, and is not expected to negatively impact surrounding properties, as it is in a Commercial Retail District supported by its adjacency to a Principal Arterial.

Criteria for a Specific Use Permit

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.

Because the sale of alcoholic beverages is regulated by the Texas Alcoholic Beverage Commission, the City is limited in what it can regulate through these SUPs. Generally, development regulations beyond basic aspects such as floor area cannot be applied to an alcohol sales SUP.

Parking

No parking is required for the sale of alcoholic beverages. Rather, parking is required based on land uses for a given occupancy.

List of Officers

Owner entity:

Road Properties, Ltd.

Rordigo Ortega, General partner

Rafael Ortega, Partner

Operator entity for La Michoacana Meat Market:

Ortega LMMM Interests Limited Partnership

RO Member GP, LLC

Rafeal Ortega, sole member

EO Member GP, LLC

Elvira Ortega, sole member

Ortega Business Interests Limited Partnership

RO Member GP, LLC

EO Member GP, LLC

Denys Ortega-Herrera 2020 Family Trust

Denys Ortega-Herrera, sole trustee

Omar Ortega 2020 Family Trust

Omar Ortega, sole trustee

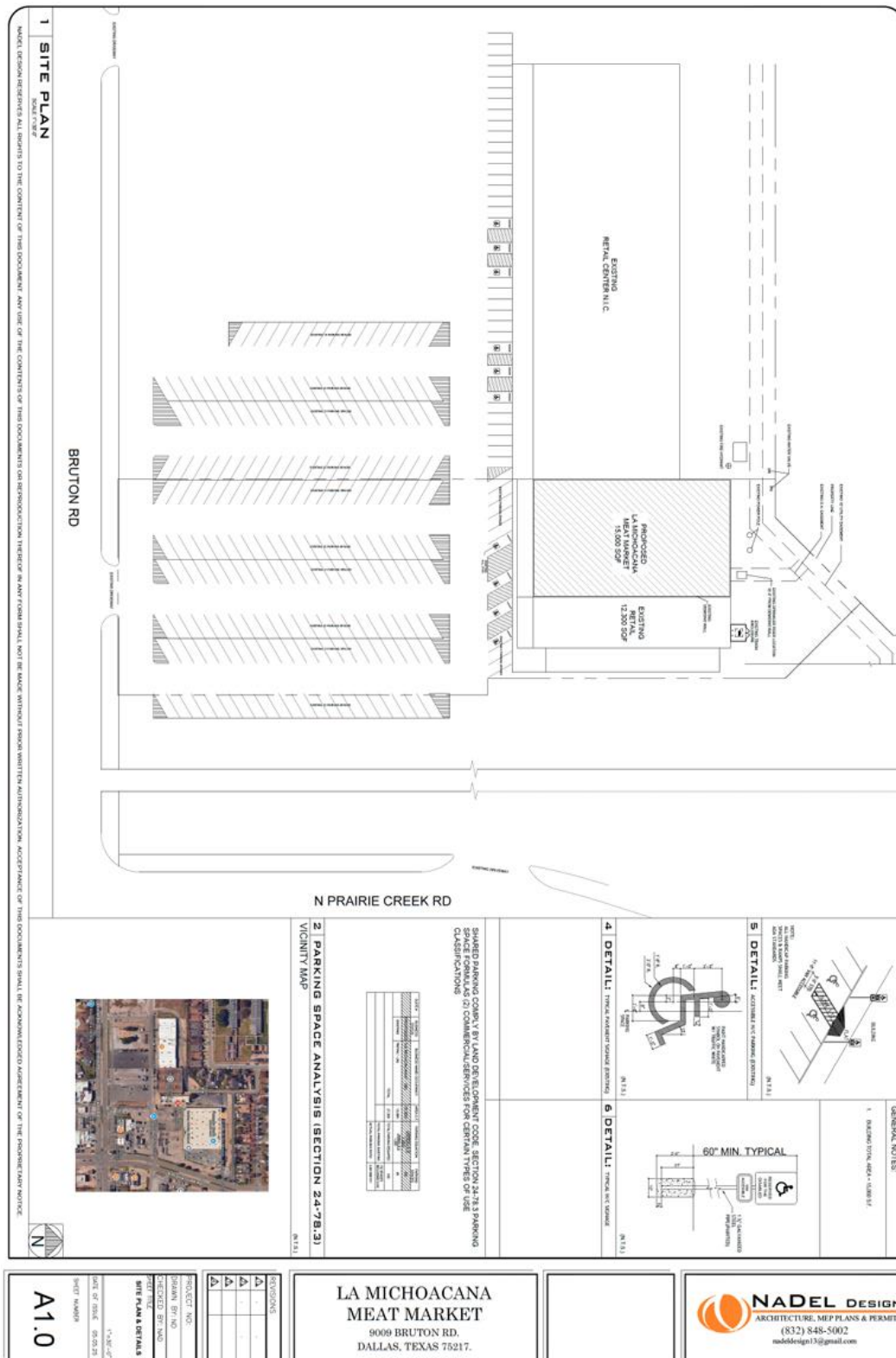
Arely Ortega 2020 Family Trust

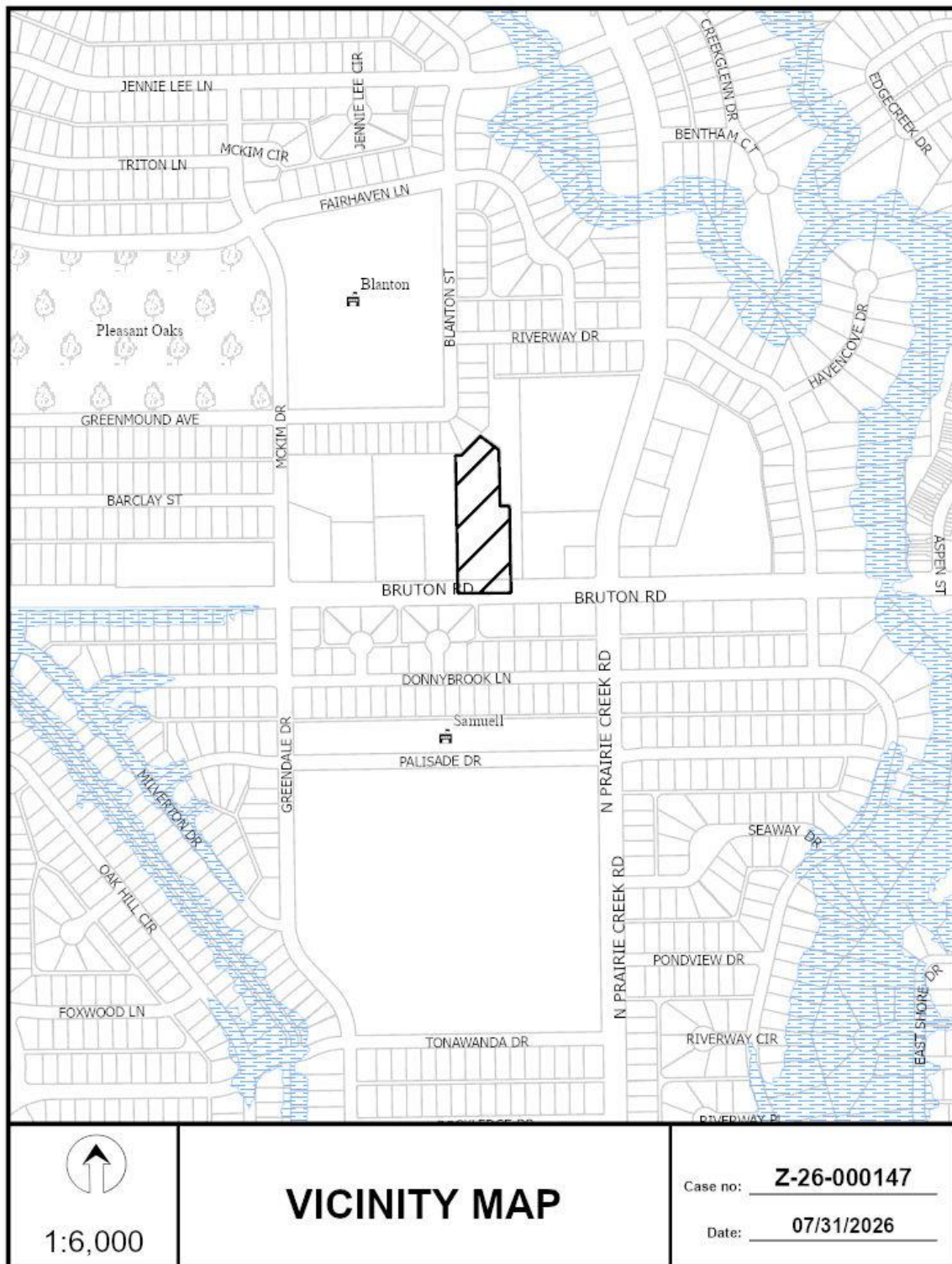
Arley Ortega, sole trustee

PROPOSED CONDITIONS

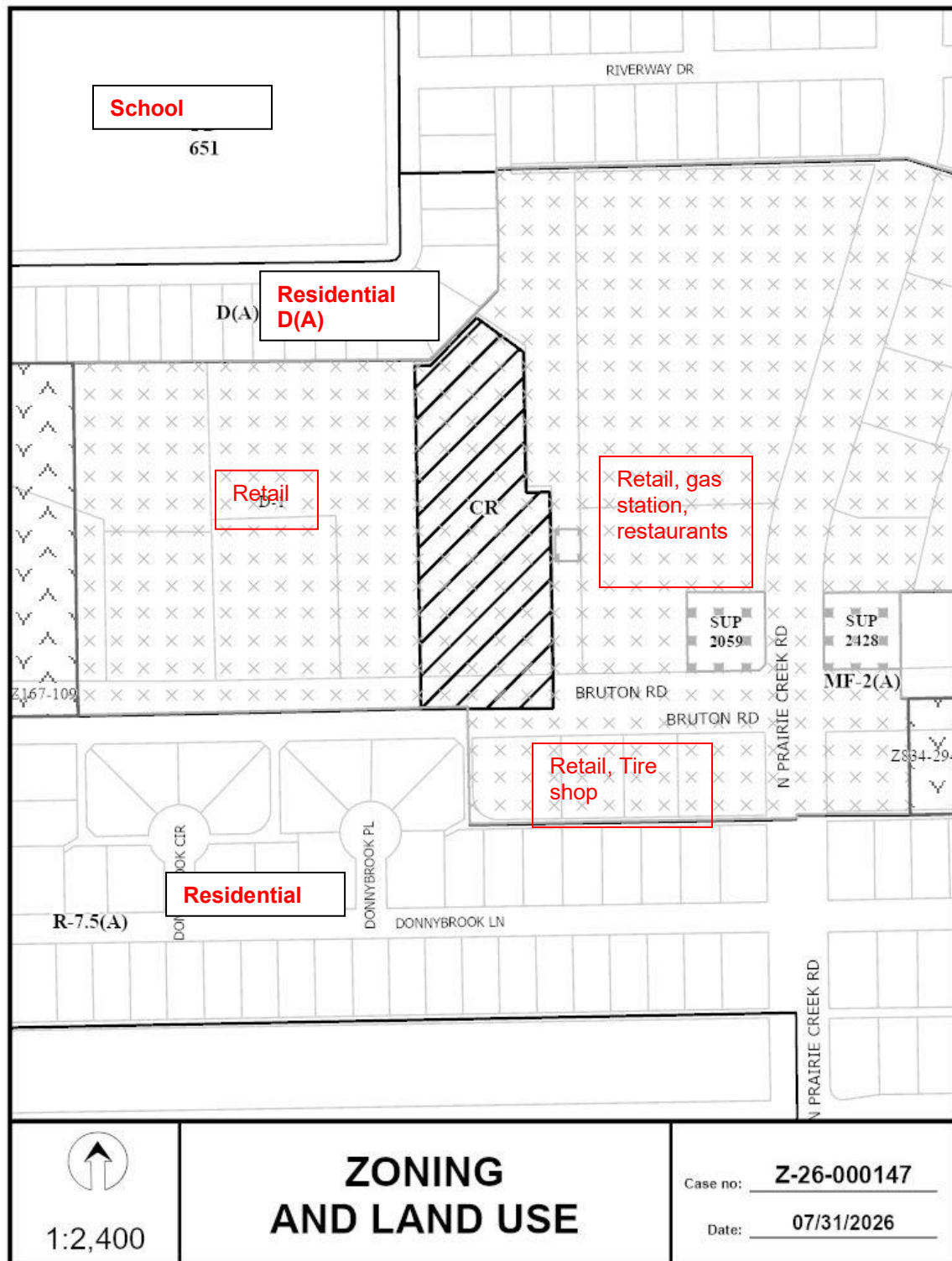
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This SUP has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

Proposed Site Plan







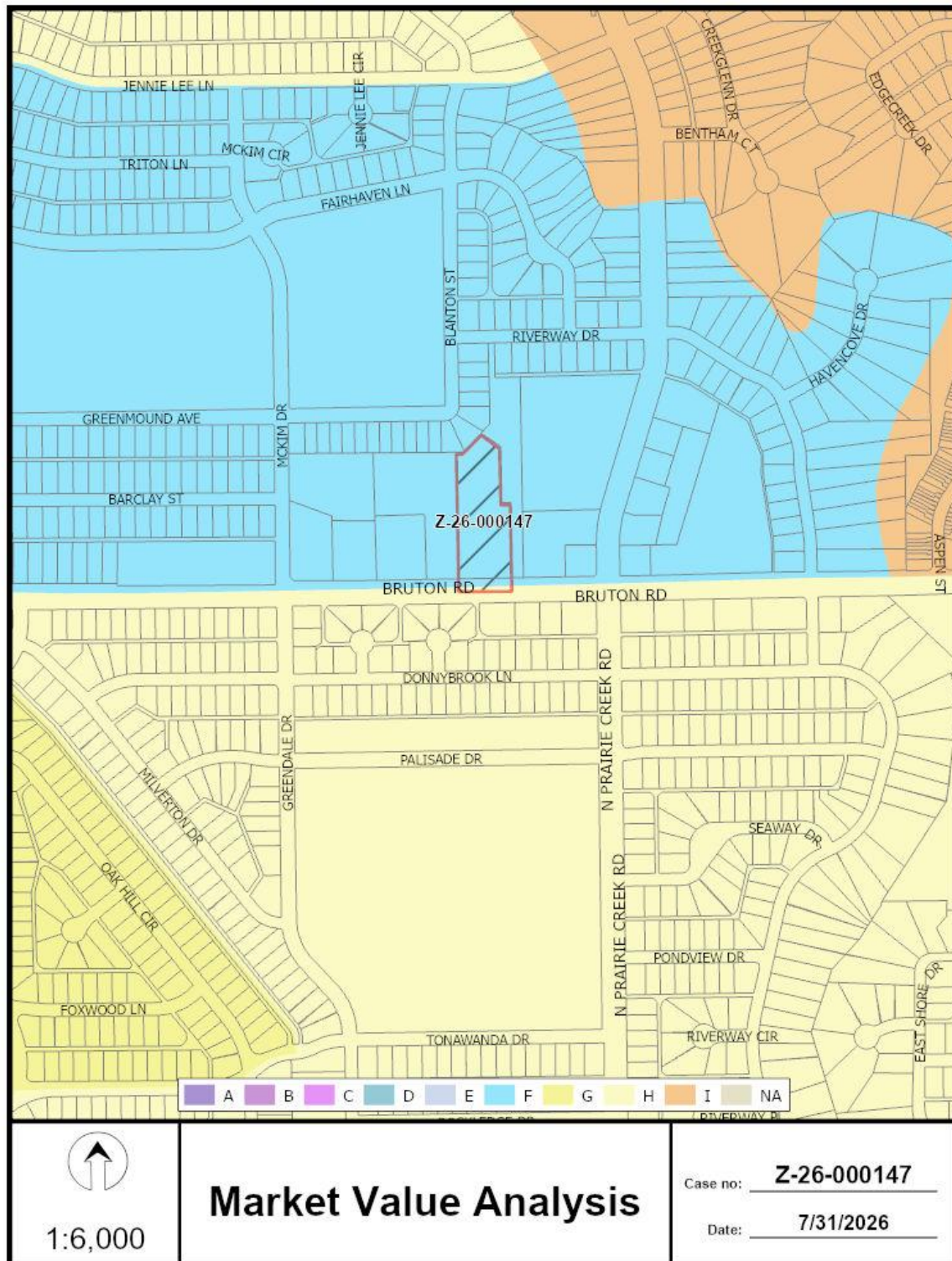


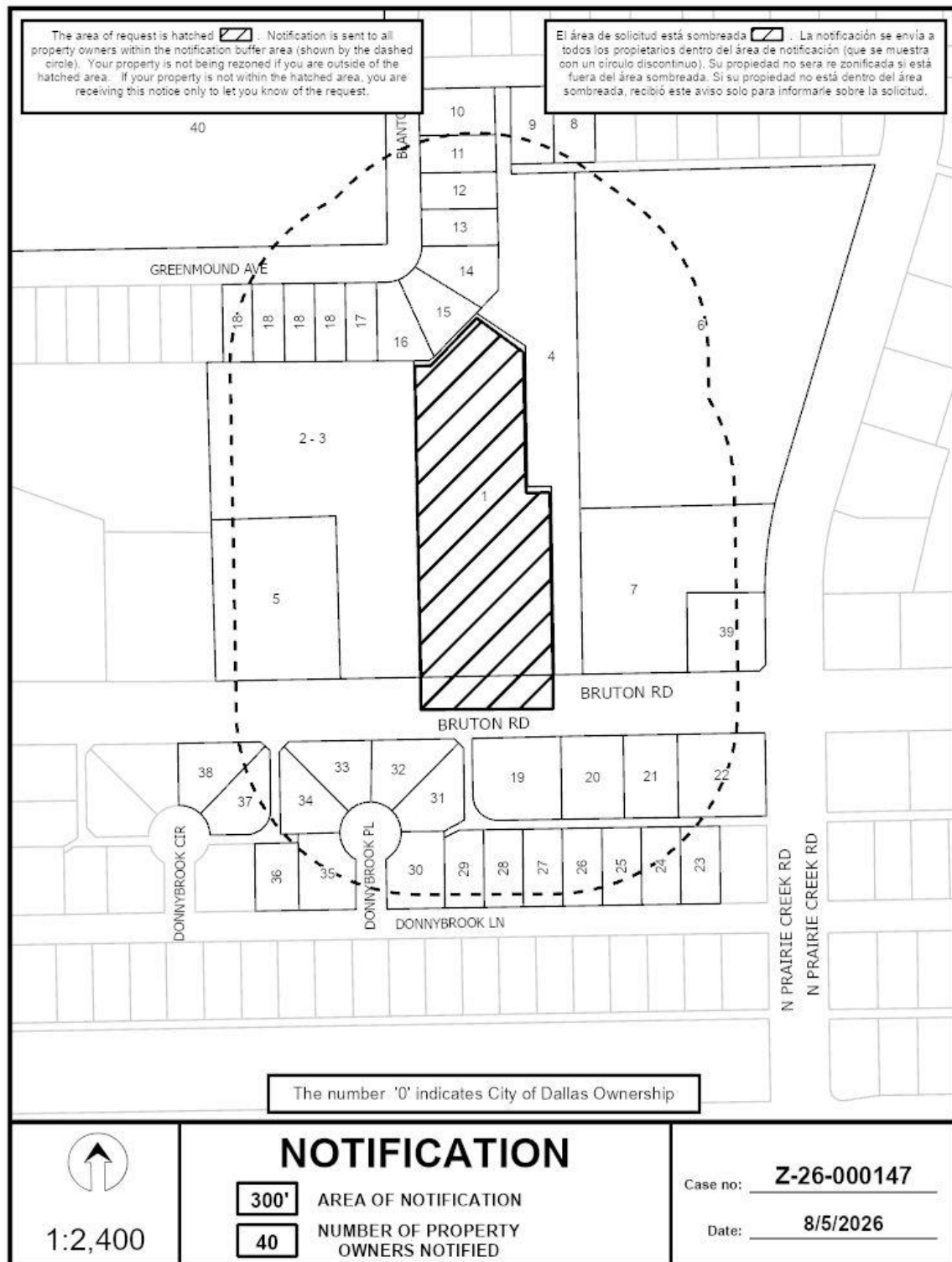


ZONING HISTORY

Case no: **Z-26-000147**

Date: **07/31/2026**





08/05/2026

Notification List of Property Owners***Z-26-000147******40 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9000 BRUTON RD	BRUTON COMMERCIAL GROUP LLC
2	9009 BRUTON RD	BRUTON TEXAS PROPERTIES LLC
3	9009 BRUTON RD	BRUTON TEXAS PROPERTIES LLC
4	9009 BRUTON RD	PRAIRIE 2233 INVESTMENT LLC
5	9005 BRUTON RD	VIRANI MANSOOR M
6	2233 N PRAIRIE CREEK RD	GARIBALDI PROPERTIES LP
7	9179 BRUTON RD	BRUTON ENTERPRISES LLC
8	2331 RIVERWAY DR	ENGLISH HOWARD MASON
9	2335 RIVERWAY DR	GARCIA ROSALBA SALAZAR
10	2218 BLANTON ST	ALANIS KARLA &
11	2214 BLANTON ST	Taxpayer at
12	2210 BLANTON ST	GARCIA DAHLIA EST OF
13	2206 BLANTON ST	CONTRERAS LUCIANO FLORES
14	2202 BLANTON ST	BARLOW ATOMIZER GWENDOLYN
15	9026 GREENMOUND AVE	WRIGHT DEIATRA
16	9022 GREENMOUND AVE	OKAFOR CHRIS IKE
17	9018 GREENMOUND AVE	Taxpayer at
18	9014 GREENMOUND AVE	HAPPINESS CLUB CO LTD
19	9110 BRUTON RD	MONA & NADA CORPORATION LLC &
20	9116 BRUTON RD	CORREA BARBA PROPERTIES LLC
21	9180 BRUTON RD	A M INVESTMENT LLC
22	9190 BRUTON RD	AM INVESTMENT LLC
23	9151 DONNYBROOK LN	PINA JONATAN U RODRIGUEZ &
24	9145 DONNYBROOK LN	DODD ELBA LIFE ESTATE
25	9139 DONNYBROOK LN	SHORT RICHARD LEON
26	9133 DONNYBROOK LN	WOOTEN JAMES

08/05/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9127 DONNYBROOK LN	INGRAM RODNEY
28	9121 DONNYBROOK LN	LOPEZ ROSA DELIA &
29	9115 DONNYBROOK LN	WOOD W G ESTATE OF
30	9107 DONNYBROOK LN	PIERCE EMMA D W
31	9045 DONNYBROOK PL	NUNEZ JOSE NEGRETE &
32	9041 DONNYBROOK PL	TERRELL FRANKIE L
33	9037 DONNYBROOK PL	MORRISON JEROME RODNEY
34	9033 DONNYBROOK PL	MENCHACA MAURICIO JR
35	9023 DONNYBROOK LN	AGUILAR ANGEL HERNANDEZ &
36	9015 DONNYBROOK LN	CASHEL EVANGELINE G EST OF
37	8943 DONNYBROOK CIR	OSMAR LLC
38	8939 DONNYBROOK CIR	HICKEY PEGGY LEE
39	9199 BRUTON RD	BRUTTON STORE INC
40	8915 GREENMOUND AVE	Dallas ISD