

FILE NUMBER: Z234-227(GB) **DATE FILED:** May 2,2024

LOCATION: Southwest corner of South Zang Boulevard and West Suffolk Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: +/- 11,674 sqft **CENSUS TRACT:** 48113005000

REPRESENTATIVE: Al Nachawati Corp.

OWNER/APPLICANT: Osama Alshahrovr

REQUEST: An application for removal of a D-1 Liquor Control Overlay on property zoned an MU-1 Mixed Use District with a D-1 Liquor Control Overlay with Specific Use Permit No. 1933.

SUMMARY: The purpose of the request is to allow alcohol sales on the property.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned MU-1 and is developed with a motor vehicle fueling station in conjunction with a general merchandise food store 3,500 square feet or less. The property includes a specific use permit for alcohol sales which it has had since 2012.
- The motor vehicle fueling station was constructed in 2011 and is approximately 1,854 square feet.
- The lot has access on both South Zang and West Suffolk.
- The applicant requests to remove the D-1 Liquor control overlay. In a “D-1” liquor control overlay district, a person shall not sell or serve alcoholic beverages or setups for alcoholic beverages for consumption off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.

Zoning History:

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

1. **Z234-113:** On March 27, 2024, The Dallas City Council approved an application for an amendment to Specific Use Permit No. 1933 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an MU-1 D-1 Mixed Use District with a D-1 Liquor Control Overlay. [Subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Zang Blvd	Minor Arterial	80'
West Suffolk Ave	-	25'

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.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	MU-1 Mixed Use D-1	GMFS<3,500 SF, motor vehicle fueling station
North	MU-1 Mixed Use D	Undeveloped
South	MU-1 Mixed Use D	Mixed Residential
West	MU-1 Mixed Use D	Mixed Residential
East	RR Regional Retail	Vehicle or engine repair or maintenance, single family

Land Use Compatibility:

The area of request is zoned MU-1 with a D-1 overlay. To the north is undeveloped. Single-family is located to the south and west of the property. To the east is single-family and vehicle or engine repair or maintenance. The applicant's request will not disrupt the

current character of the area. There are other larger motor vehicle fueling stations in the area that do not have a D-1 overlay. Specifically, there is a QT located north of the site on Zang without a D-1 overlay.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store less than 3,500 square feet is one space per 200 square feet of floor area. Two parking spaces are required for the fueling station use. The site requires 11 parking spaces (9 for general merchandise, 2 for gas pumps) and provides 11 parking spaces.

Market Value Analysis:

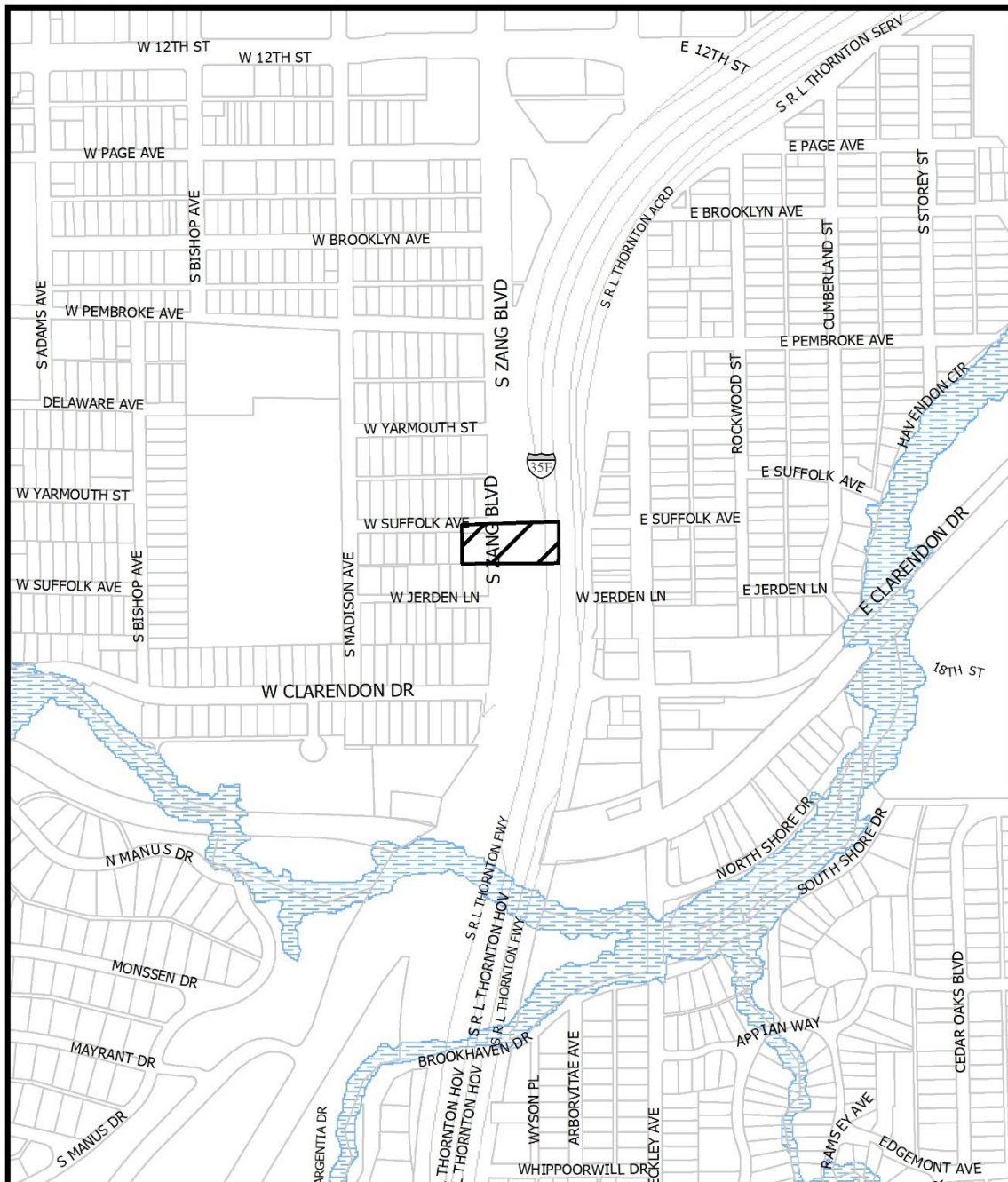
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 site is located in the “H” MVA category.

List of Officers

Al Nachawati Corp.

Nour Alnachawati, President

Osama Alshahrour, Director and Registered Agent



1:6,000

VICINITY MAP

Case no: Z234-227

Date: 6/17/2024

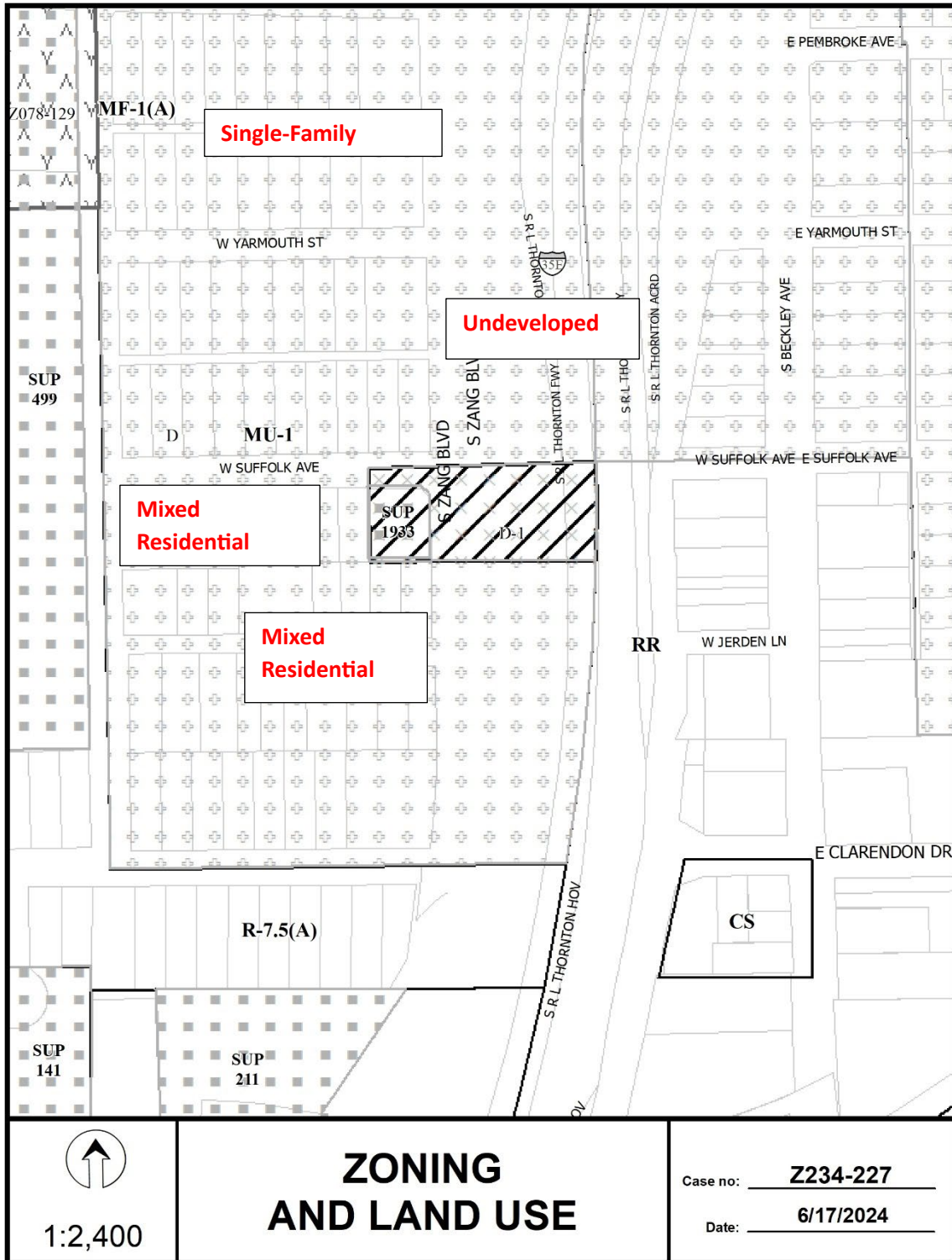


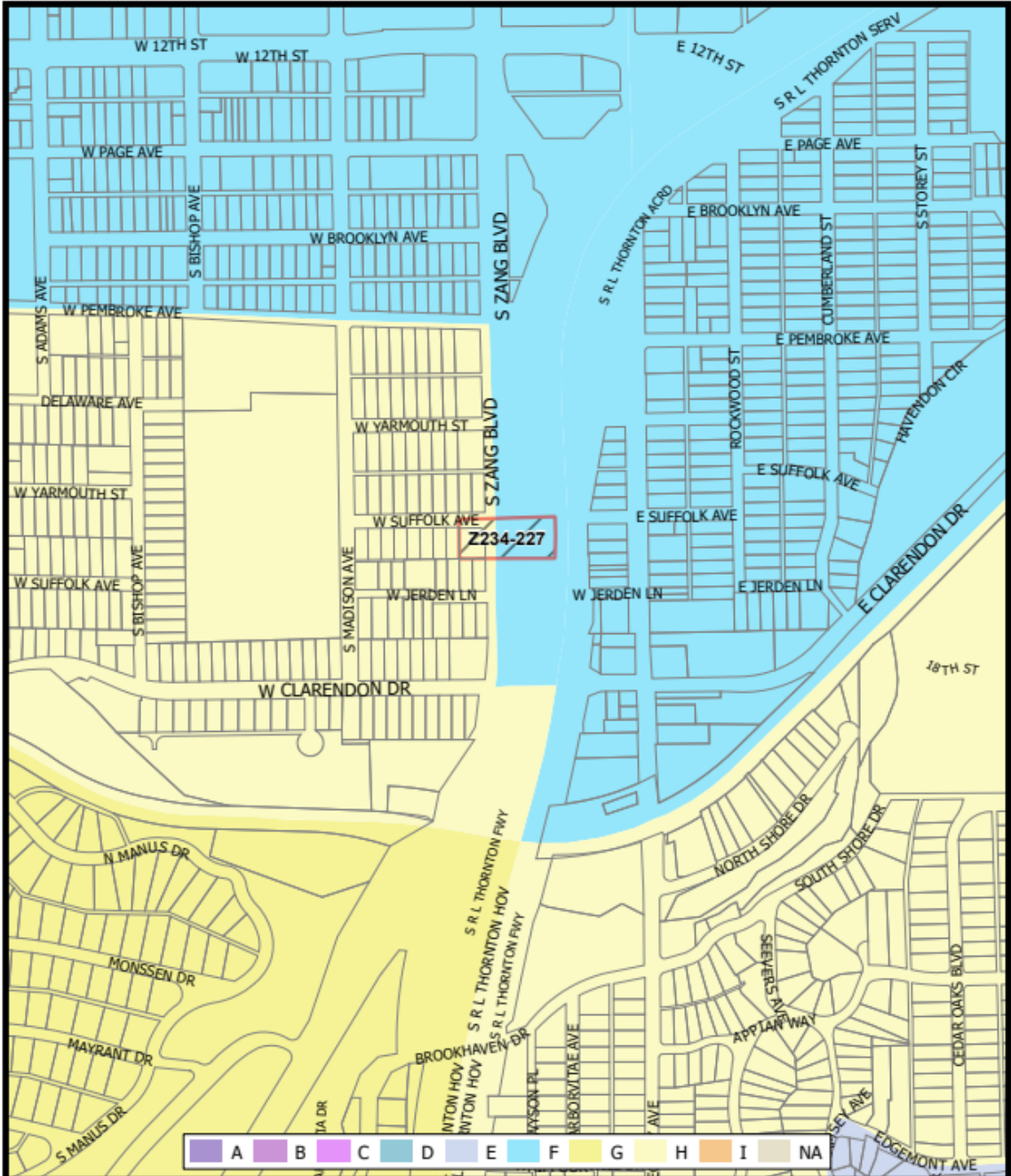
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AERIAL MAP

Case no: Z234-227

Date: 6/17/2024



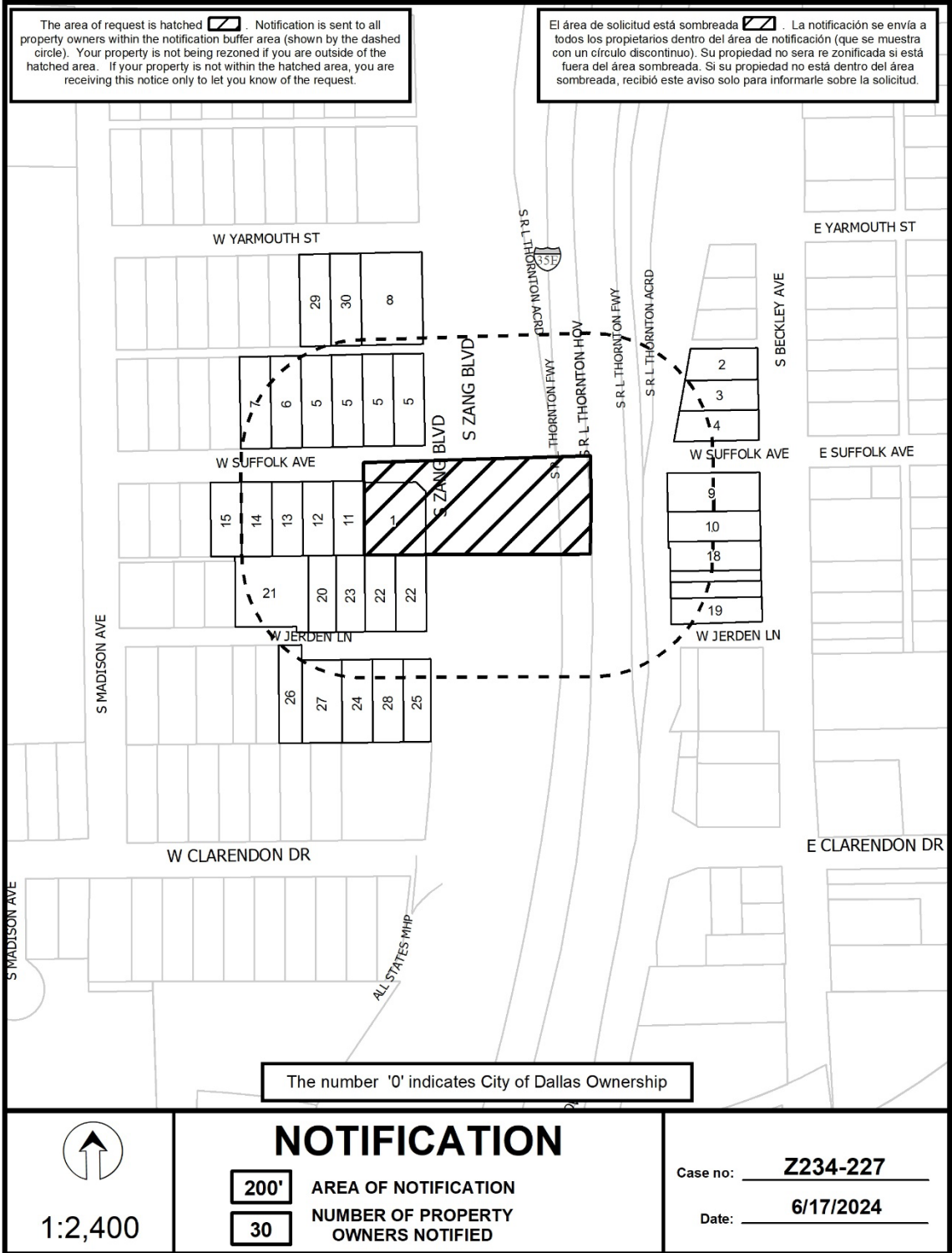


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Market Value Analysis

Case no: Z234-227

Date: 9/6/2024



Notification List of Property Owners

Z234-227

30 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1005 S ZANG BLVD	ALNACHAWATI CORP
2	915 S BECKLEY AVE	MARTINEZ JOSE &
3	919 S BECKLEY AVE	HALLSVILLE INVESTMENTS
4	923 S BECKLEY AVE	DESKTOP PROPERTIES LLC TR
5	203 W SUFFOLK AVE	ROBLEDO MODESTO &
6	217 W SUFFOLK AVE	RODRIGUEZ ANNA
7	223 W SUFFOLK AVE	ROBLES JOSE ANGEL &
8	905 S ZANG BLVD	PD PROPERTIES LTD
9	1001 S BECKLEY AVE	FLORES PATRICIA & FERNANDO
10	1005 S BECKLEY AVE	GONZALES JOSE ANTONIO &
11	210 W SUFFOLK AVE	210 W SUFFOCK AVE LLC
12	212 W SUFFOLK AVE	ANGUIANO SALVADOR M
13	218 W SUFFOLK AVE	GAITAN JOSE
14	222 W SUFFOLK AVE	ARMENDARIZ ALFONSO & OLGA H
15	226 W SUFFOLK AVE	AMAYA JUAN MIGUEL
16	1013 S BECKLEY AVE	CONTRERAS RAFAEL
17	1015 S BECKLEY AVE	ACUENTECO RAUL & SALUSTIA FLORES
18	1009 S BECKLEY AVE	PEREZ RICARDO &
19	1017 S BECKLEY AVE	MUNGUIA ALMA
20	215 W JERDEN LN	SALAZAR GENARO &
21	223 W JERDEN LN	HOUSE OF GOD THE ETAL
22	1015 S ZANG BLVD	ENTRUST ADMINISTRATION INC
23	209 W JERDEN LN	MINGO LTD
24	210 W JERDEN LN	CABRERA AGUEDA
25	200 W JERDEN LN	ALNACHAWATI CORPORATION
26	220 W JERDEN LN	Taxpayer at

06/17/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	216 W JERDEN LN	OSBORNE DANNY E &
28	204 W JERDEN LN	JIMENEZ GABRIEL
29	214 W YARMOUTH ST	CARDONA GERARDO
30	210 W YARMOUTH ST	TORREZ STEPHEN A