

FILE NUMBER: Z-25-000237

DATE FILED: January 13, 2026

LOCATION: Northwest corner of West Clarendon Drive and South Rosemont Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 12,535 sq. ft.

CENSUS TRACT: 481130052003

APPLICANT: Amir Alhelwani / Labodega

OWNER: Julio Arellano / Mositos LLC.

REQUEST: An application for **(1)** a D-1 Liquor Control Overlay and **(2)** 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 use on property zoned NS(A) Neighborhood Service District with a D Liquor Control Overlay.

SUMMARY: The applicant proposes to allow alcohol sales on the subject site.

STAFF RECOMMENDATION: **Approval** of **(1)** a D-1 Liquor Control Overlay and **(2)** a new Specific Use Permit, subject to a site plan and conditions.

CPC RECOMMENDATION: **Approval** of **(1)** a D-1 Liquor Control Overlay and **(2)** a new Specific Use Permit, for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a one-story building erected in 1930 per DCAD records. The portion of the building is currently being used as a convenience store.
- The site is located within the D Liquor Control Overlay. In a “D” liquor control overlay district, a person shall not sell or serve alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises.
- The applicant is seeking a zoning change to a D-1 liquor control overlay and requesting a Specific Use Permit for alcohol sales for off-site consumption in conjunction with a general merchandise or food store 3,500 square feet or less.
- In a “D-1” liquor control overlay district, a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or 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 no zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
W Clarendon Drive	Community Collector	60'
S Rosemont Avenue	Local	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Bus Routes:

226

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

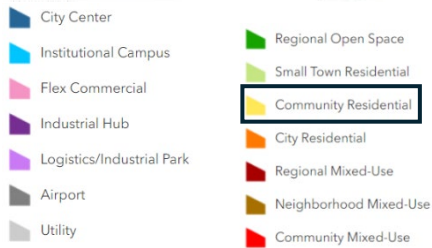
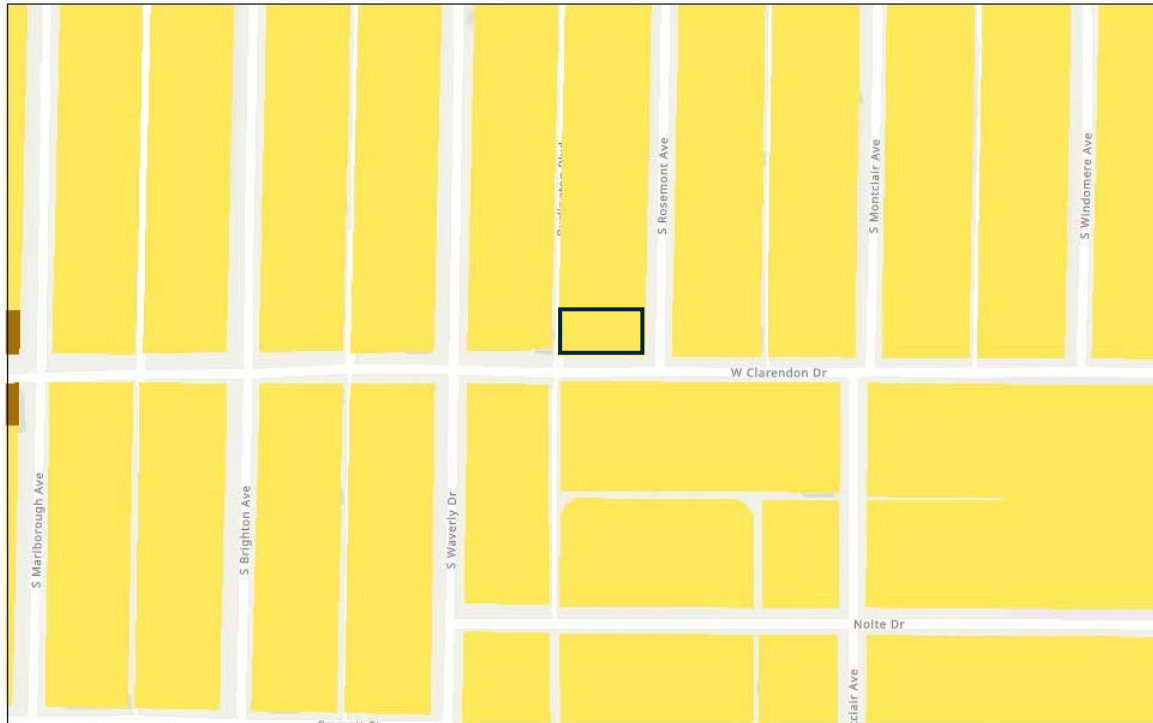
The subject site is located within the Community Residential placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

While these areas prioritize residential stability, the placetype also recognizes the role of small-scale neighborhood-serving commercial uses, particularly when located along collector streets or at neighborhood corners that historically accommodate such services.

The subject site is located on a corner lot with an existing neighborhood convenience store serving nearby residents. The request does not introduce a new commercial use but seeks to allow the sale of alcoholic beverages in conjunction with the existing small-scale retail use through a Specific Use Permit, which can help address operational impacts. While the proposal represents a limited intensification of the existing use and may not fully align with the primarily residential intent of the placetype, the SUP provides a mechanism to manage potential impacts on surrounding residential uses.

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



Land Use

	Zoning	Land Use
Site	NS(A) Neighborhood Service District with D Liquor Control Overlay	General Merchandise or food store 3,500 square feet or less
North	R-7.5(A) Single Family District	Single family
East	R-7.5(A) Single Family District	Single family
South	R-7.5(A) Single Family District	Single family
West	R-7.5(A) Single Family District	Single family

Land Use Compatibility:

The request property is zoned NS(A) Neighborhood Service District and is developed with a general merchandise or food store 3,500 square feet or less. The surrounding properties to the north, east, south, and west are zoned R-7.5(A) Single Family District and are developed with single-family residential uses. Although the retail use is permitted by right in the NS(A)

district, the property is located within a D Liquor Control Overlay, which requires approval of a D-1 Liquor Control Overlay and a Specific Use Permit (SUP) to allow the sale of alcoholic beverages in conjunction with the existing retail use.

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.

Given that the site contains an existing small-scale neighborhood retail use and is located on a corner lot within an area otherwise characterized by single-family residential development, the SUP process provides a mechanism to evaluate and condition the sale of alcoholic beverages to ensure compatibility with the surrounding neighborhood.

Parking:

Off-street parking is required following Chapter 51A. As of the code update from May 14, 2025, no parking is required for the general merchandise or food store 3,500 square feet or less use. There are currently 11 parking spaces provided according to the site plan.

Landscaping:

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

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 target intervention strategies more precisely 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 in an "E" MVA area.

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List of Officers

Mositos, LLC.

Julio Arellano - Sole Proprietor / Sole Member

CPC ACTION
MARCH 26, 2026

Motion: It was moved to recommend **approval** of **(1)** a D-1 Liquor Control Overlay and **(2)** a new Specific Use Permit for a five-year period, subject to a site plan and conditions, on property zoned NS(A) Neighborhood Service District with a D Liquor Control Overlay, on the northwest corner of West Clarendon Drive and South Rosemont Avenue.

Maker: Sims
Second: Franklin
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato, Carpenter,
Wheeler-Reagan, Franklin Koonce,
Housewright, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Forsyth, Kocks
Vacancy: 0

Notices: Area: 200 Mailed: 32
Replies: For: 0 Against: 0

Speakers: For: None

For (Did not speak): Amir Alhelwani, 1705 W. Clarendon Dr., Dallas, TX, 75208

Against: None

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 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 [FIVE YEARS from the passage of this ordinance.

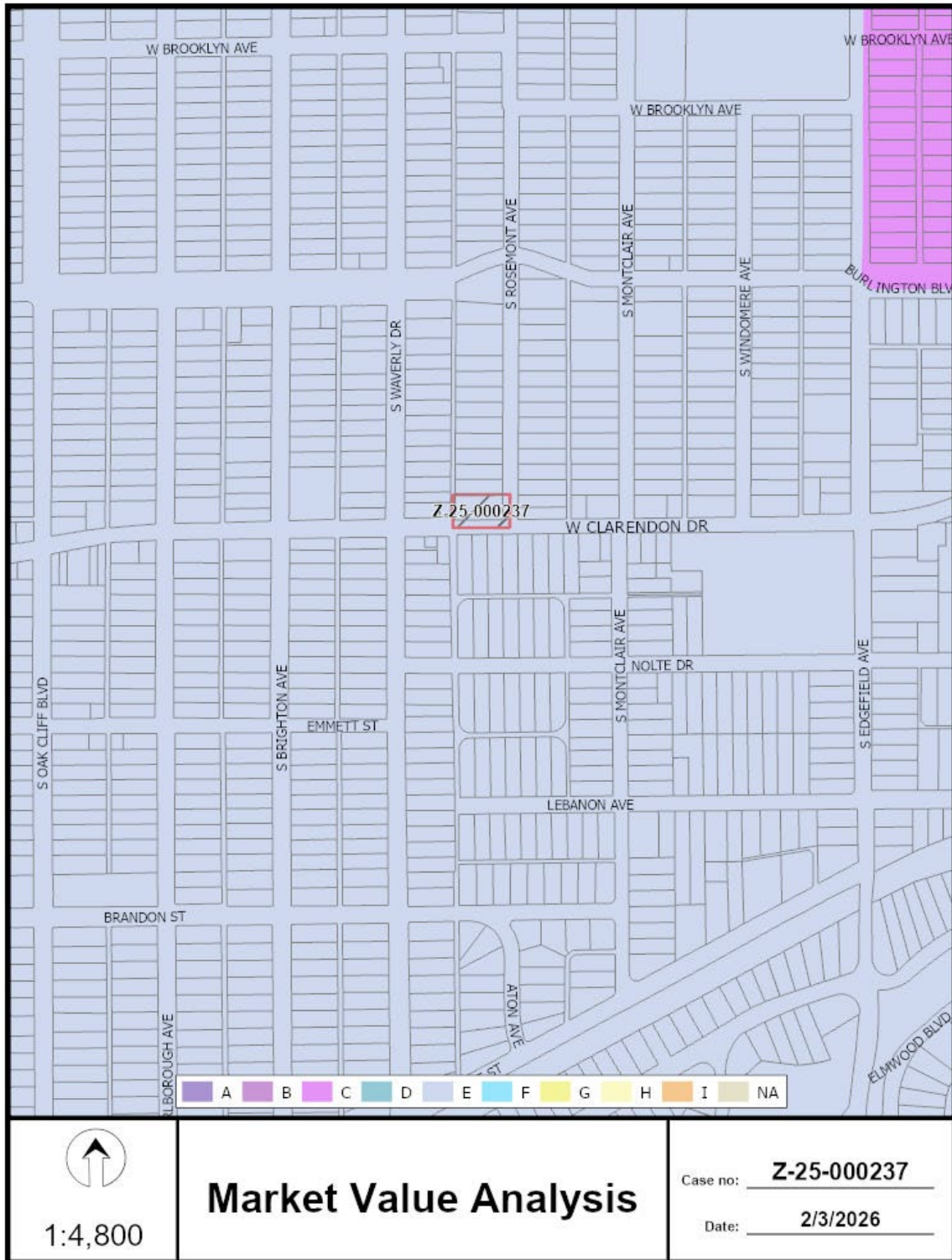
Staff Recommendation and Applicant's Request:

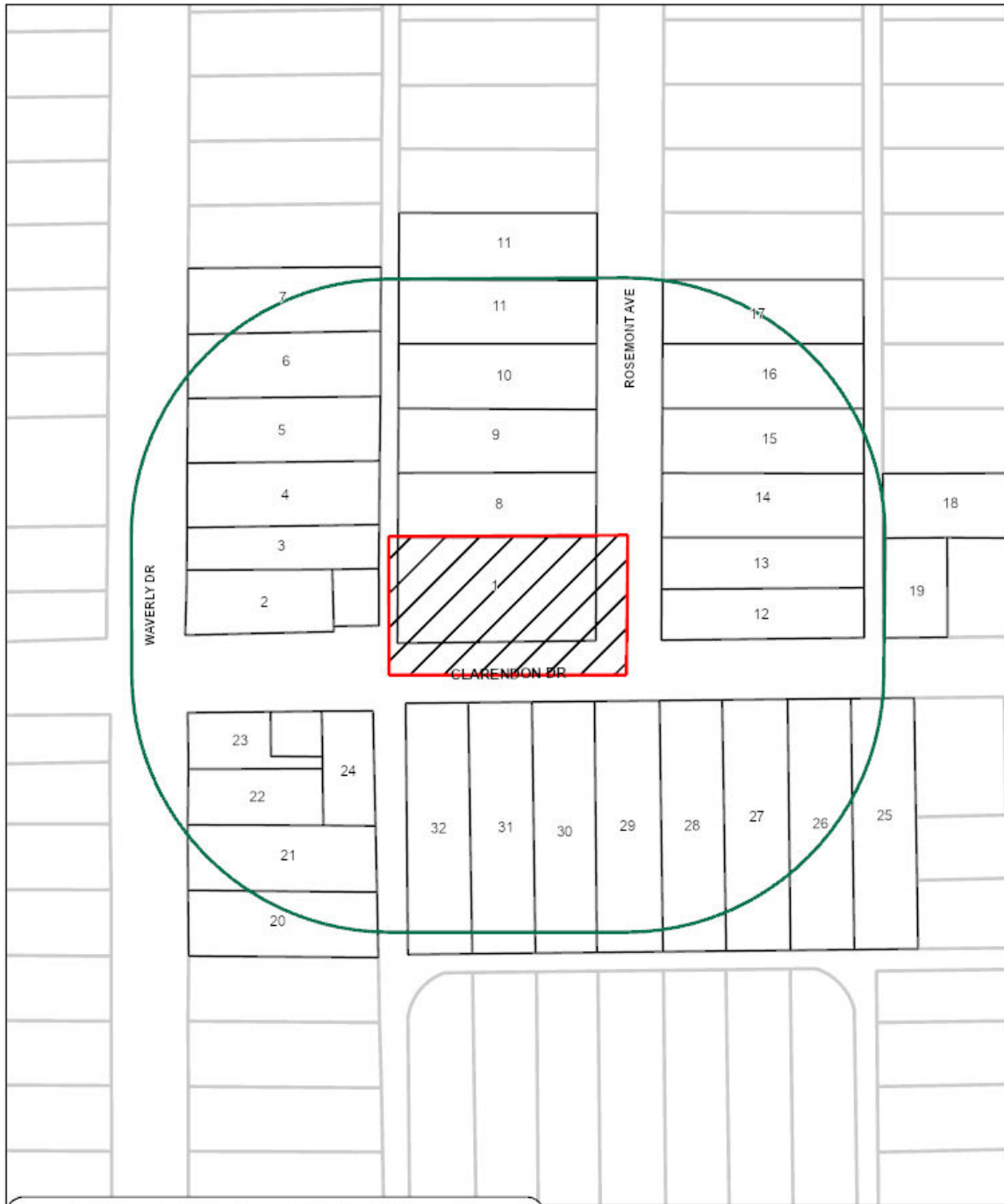
TIME LIMIT: This specific use permit has no expiration date.

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.









<u>32</u>	Property Owners Notified (35 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>3/26/2026</u>	Date

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CPC



1:1,200

03/25/2026

Reply List of Property Owners***Z-25-000237******32 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	1025	S ROSEMONT AVE	MOSITOS LLC
2	1715	W CLARENDON DR	VEGA MARCUS
3	1022	S WAVERLY DR	Taxpayer at
4	1018	S WAVERLY DR	Taxpayer at
5	1014	S WAVERLY DR	ESPARZA GABRIEL
6	1008	S WAVERLY DR	HINOJOSA LUZ MARIA
7	1006	S WAVERLY DR	RODRIGUEZ JAIME &
8	1023	S ROSEMONT AVE	GOMEZ ALVARO &
9	1019	S ROSEMONT AVE	SANTOS PABLO &
10	1017	S ROSEMONT AVE	GOMEZ HILARIO
11	1011	S ROSEMONT AVE	GOMEZ HILARIO
12	1030	S ROSEMONT AVE	ZAMBRANO ASCUNCION
13	1026	S ROSEMONT AVE	MONTOYA ANTONIO
14	1022	S ROSEMONT AVE	CAMPUZANO OLIVA
15	1018	S ROSEMONT AVE	HERNANDEZ FIDEL &
16	1014	S ROSEMONT AVE	MONTENEGRO MILTON A &
17	1010	S ROSEMONT AVE	GOMEZ HILARIO
18	1023	S MONTCLAIR AVE	YBARRA CHRISTOPHER
19	1611	W CLARENDON DR	GALVAN MARIA SOLEDAD
20	1114	S WAVERLY DR	SERNA EMERARDO BENAVIDES
21	1110	S WAVERLY DR	DELEON MARICELA IBARRA R &
22	1106	S WAVERLY DR	Taxpayer at
23	1102	S WAVERLY DR	MARSH JEWELL
24	1716	W CLARENDON DR	CANTERO JOSE R
25	1610	W CLARENDON DR	Taxpayer at
26	1614	W CLARENDON DR	IBARRA JOSE R

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1618 W CLARENDON DR	IBARRA RAFAEL R
	28	1622 W CLARENDON DR	ROJAS MARIA TERSA &
	29	1626 W CLARENDON DR	RODRIGUEZ CARMEN I
	30	1700 W CLARENDON DR	HERNANDEZ FAUSTINO &
	31	1706 W CLARENDON DR	1706 W CLARENDON LLC
	32	1710 W CLARENDON DR	