

FILE NUMBER: Z-25-000172 **DATE FILED:** November 7, 2025

LOCATION: South corner of Lawnview Avenue and Forney Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 13306.24 sq. ft. **CENSUS TRACT:** 481130084007

APPLICANT: Pritesh Rana

OWNER: 4441 Lawnview Ave, LLC

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

SUMMARY: The purpose of the request is to allow the sale of alcoholic beverages for off-premises consumption in conjunction with an existing general-merchandise food store less than 3,500 square feet.

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 request site is currently developed with a general merchandise or food store, 3,500 square feet or less, for use within a multi-tenant retail development.
- The proposed request is to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property. General merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.
- On January 25, 2012, the City Council approved Specific Use Permit 1935 for a two-year period. On January 8, 2014, the City Council renewed Specific Use Permit 1935 for a five-year period. On April 24, 2019, the City Council renewed Specific Use Permit 1935 for a one-year period. On August 11, 2020, the City Council renewed Specific Use Permit 1935 for a five-year period. In 2025, the applicant missed the reapplication window. Hence, this application is considered a new Specific Use Permit request.
- On January 15, 2026, the City Plan Commission moved to hold this case under advisement until February 19, 2026, because the City Plan Commission found that the applicant failed to fulfilled the applicant's obligations under Sec. 51A-1.106. regarding the posting of zoning notification signs. The applicant advised that the notification signs were accidentally removed by the construction in the area and have since been reposted.

Zoning History

There has been one zoning change request in the surrounding area in the past five years.

1. Z190-154: On August 11, 2020, City Council renewed Specific Use Permit 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store, 3,500 square feet or less, on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay for a five year period. [subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Lawnview Avenue	Collector	60 ft.
Forney Road	Collector	60 ft.

Transportation

The Engineering Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Transit Access:

The area of request is within a 1/2 mile of the following transit services:

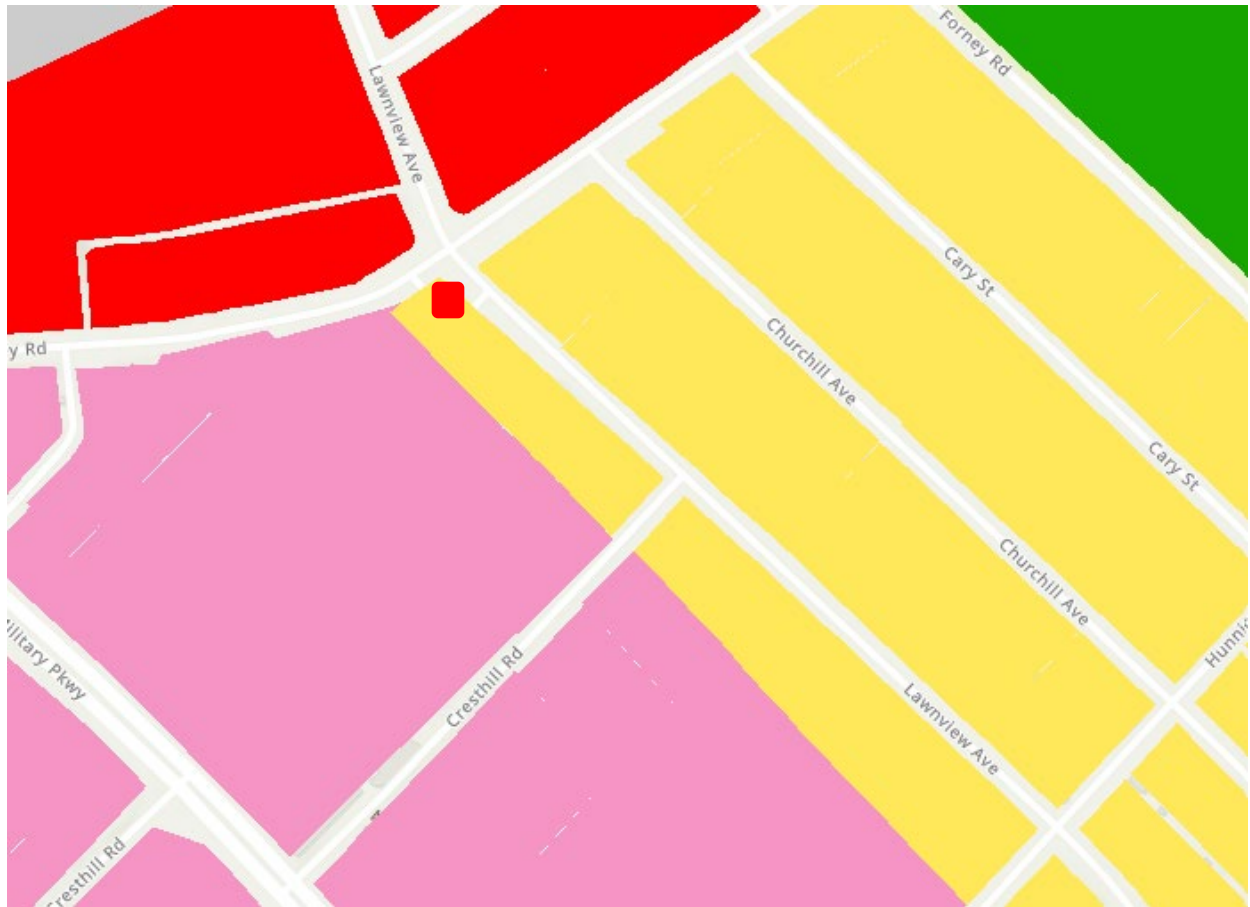
Bus Routes
Route 216

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. Retail Use is identified as a primary use within the Community Residential placetype; in Forward Dallas 2.0, Commercial land use is in this land-use matrix, and the site is within CR Community Retail District with D-1 Liquor Control Overlay and adjacent to similar uses such as retail, vehicle or engine repair, to the north, retail and personal services to the south, Office and residential to the east and towing, vehicle or engine repair uses to the south of the site. The property fronts Lawnview Avenue and Forney Road, which are classified as collectors per the major thoroughfare plan, and is within less than a ½ mile from Route 216's bus stop. Therefore, the proposed rezoning aligns with the vision and recommendations of Forward Dallas 2.0.



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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 Uses

	Zoning	Land Use
Site	CR-D-1, SUP 1935	Retail uses
North	CR-D-1	Undeveloped
Northeast	CR-D-1	Office
Southeast	CR-D-1	Personal Service
Southwest	PDD 323 (Area 1) w/ DR No. Z834-239	Machinery, heavy equipment. or truck sales & service
Northwest	CR-D-1	Auto Service

Land Use Compatibility:

The approximately 1,800-square-foot store is currently developed as a general merchandise or food store within a multi-tenant retail development. The applicant's request for a new Specific Use Permit in place of the prior Specific Use Permit No. 1935 will allow for the continued sale of alcoholic beverages in an existing general merchandise store or food store. There have been no changes to the site plan, and the site remains in compliance with the approved plan.

The surrounding land uses consist of offices to the northeast, across Lawnview Avenue; personal services abutting the site to the southeast; a tow, heavy equipment, or truck service use abutting the site to the southwest; and an auto service center across Forney Road to the northwest.

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 the consumption of alcoholic beverages, 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 Specific Use Permit 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 Specific Use Permit 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 Specific Use Permit 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 to promote 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. A convenience store 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.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police Department has determined that the request site is in compliance with the requirements in Chapter 12B. The applicant provided the license/registration (2025-CS31380415), which expires on 2026-12-08.

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 to orange, representing the weakest markets. The area of request is within an “H” MVA cluster.

Crime Report:

The Dallas Police Department provided a crime report for the period between January 1, 2023, and November 18, 2025. The area has had nine incidents, ten offenses, and four arrests.

Calls

Calls (Summary)	Count of Problem
20 Robbery	2
38 Meet Complainant	1
07 Minor Accident	1
40 Other	1
6X Major Dist.	4
Grand Total	9

Offenses

Offenses (Summary)	Count of Incidents
MOTOR VEHICLE THEFT	1
ROBBERY OF AN INDIVIDUAL (AGG)	1
ROBBERY OF BUSINESS (AGG)	1
UNLAWFUL CARRYING WEAPON	1
ASSAULT (AGG) -DEADLY WEAPON	1
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	2
THEFT OF PROP > OR EQUAL \$2,500 <\$30K (NOT SHOPLIFT) PC31.03(e4A)	1
FRAUD USE/POSS IDENTIFYING INFO # ITEMS 5<10	1
POSS CONT SUB PEN GRP 2 < 1G	1
Grand Total	10

Arrests

Arrests (Summary)	Count of Incidents
UNLAWFUL CARRYING WEAPON	1
WARRANT DALLAS PD	2
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	1
Grand Total	4

Texas Alcoholic Beverage Commission (TABC) Information:

TABC License numbers, information, and statuses may be retrieved here by searching an address: <https://apps.tabc.texas.gov/publicinquiry/StatusNewLayout.aspx>

TABC Complaint Information, including criminal allegations and administrative allegations, may be retrieved here by searching an address or license number: <https://apps.tabc.texas.gov/publicinquiry/ComplaintInvestigation.aspx>

CPC- Action
FEBRUARY 19, 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 food store less than 3,500 square feet for a five-year period, subject to a site plan and conditions, on property zoned CR Community Retail District with D-1 Liquor Control Overlay, on the south corner of Lawnview Avenue and Forney Road.

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

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

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

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

Speakers: For: Pritesh Rana, 4441 Lawn View Ave., Dallas, TX, 75227
Against: None

List of Officers

Company: 4441 Lawnview Ave. LLC

Address: 4441 Lawnview Ave, Dallas, Texas 75227

Owners

1. Bharat Rana
2. Pritesh Rana

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 is approved for a five-year period.

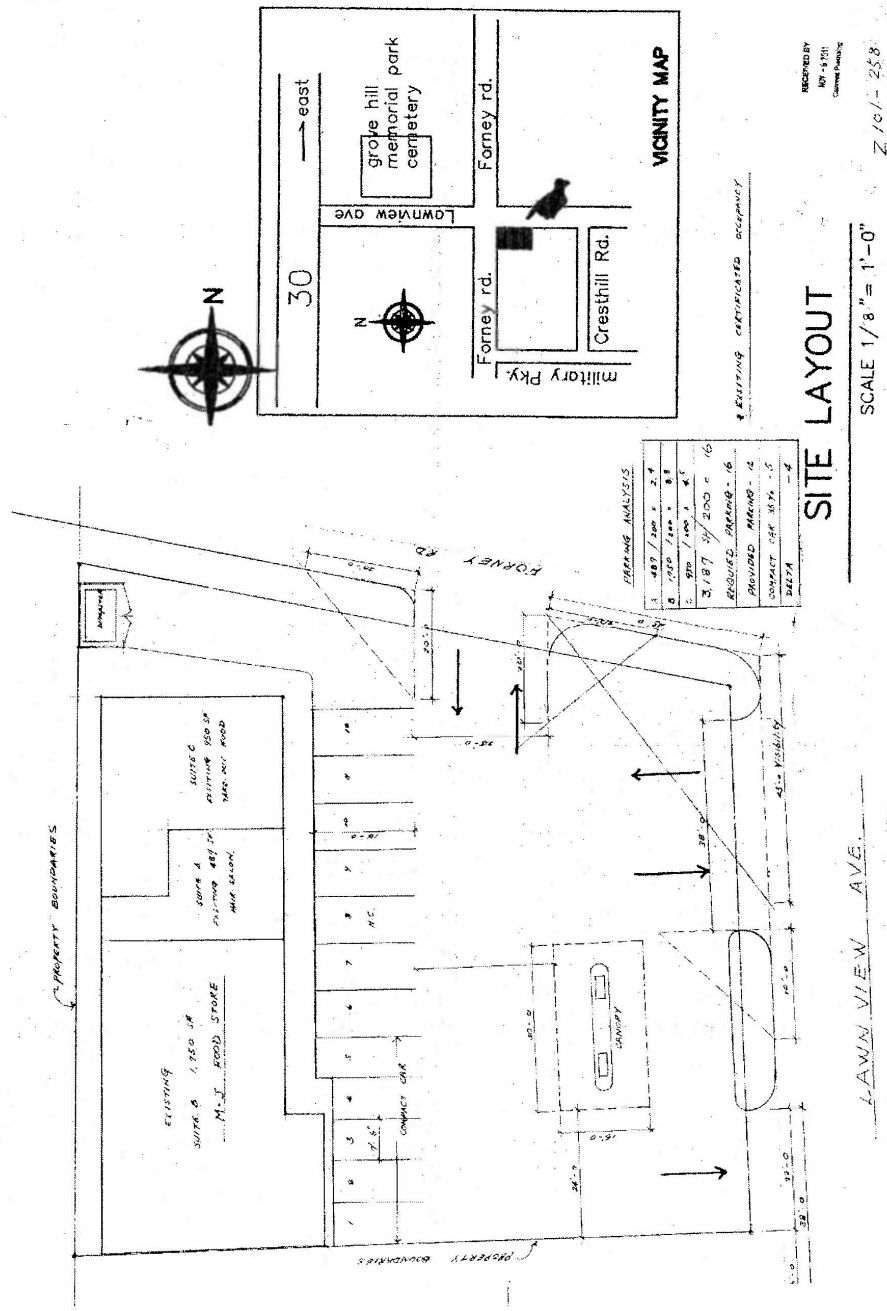
Staff's recommendation

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| 3. <u>TIME LIMIT</u> : No expiration period. |
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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

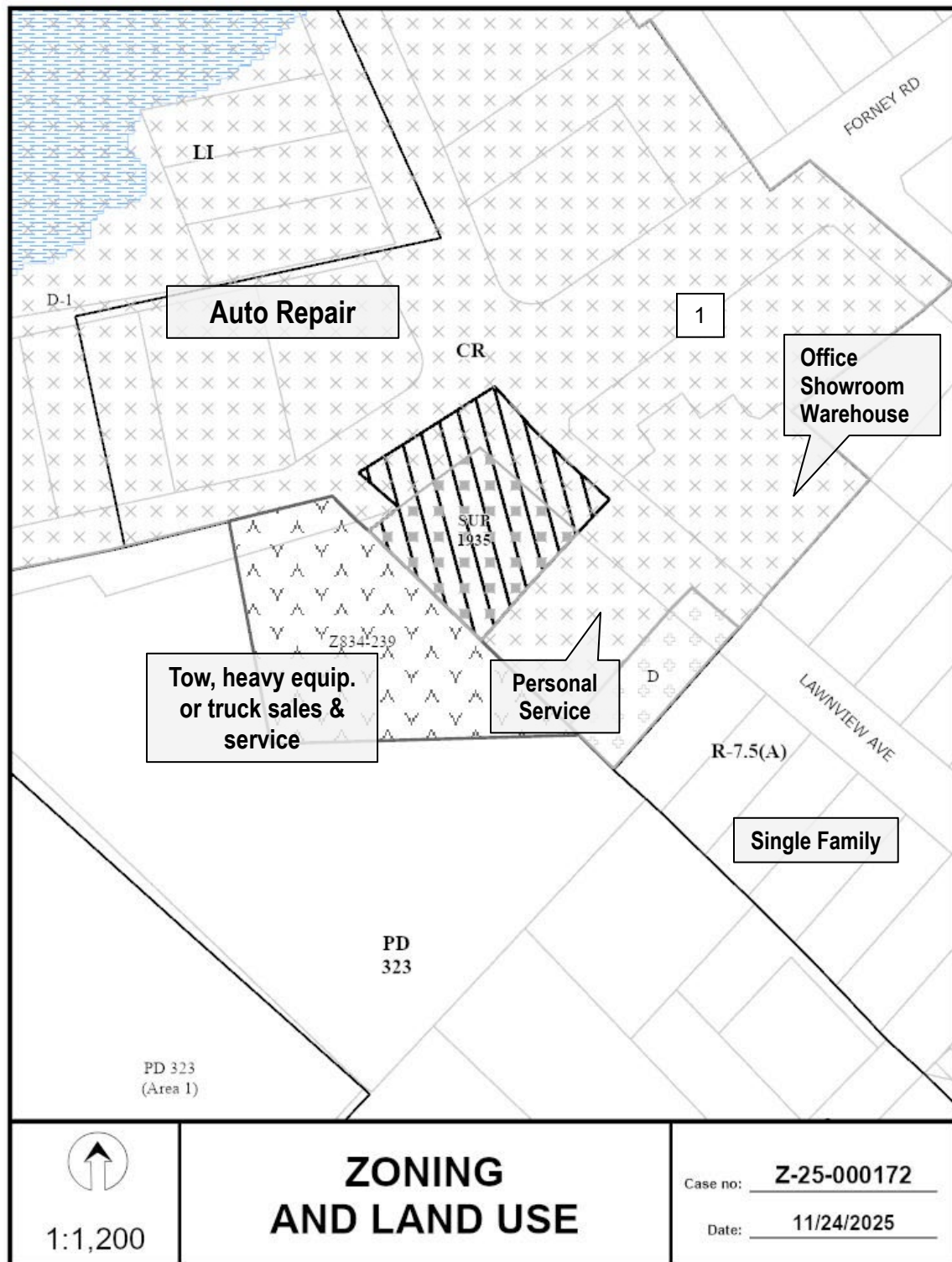
PROPOSED SUP SITE PLAN (No Changes proposed from prior SUP)

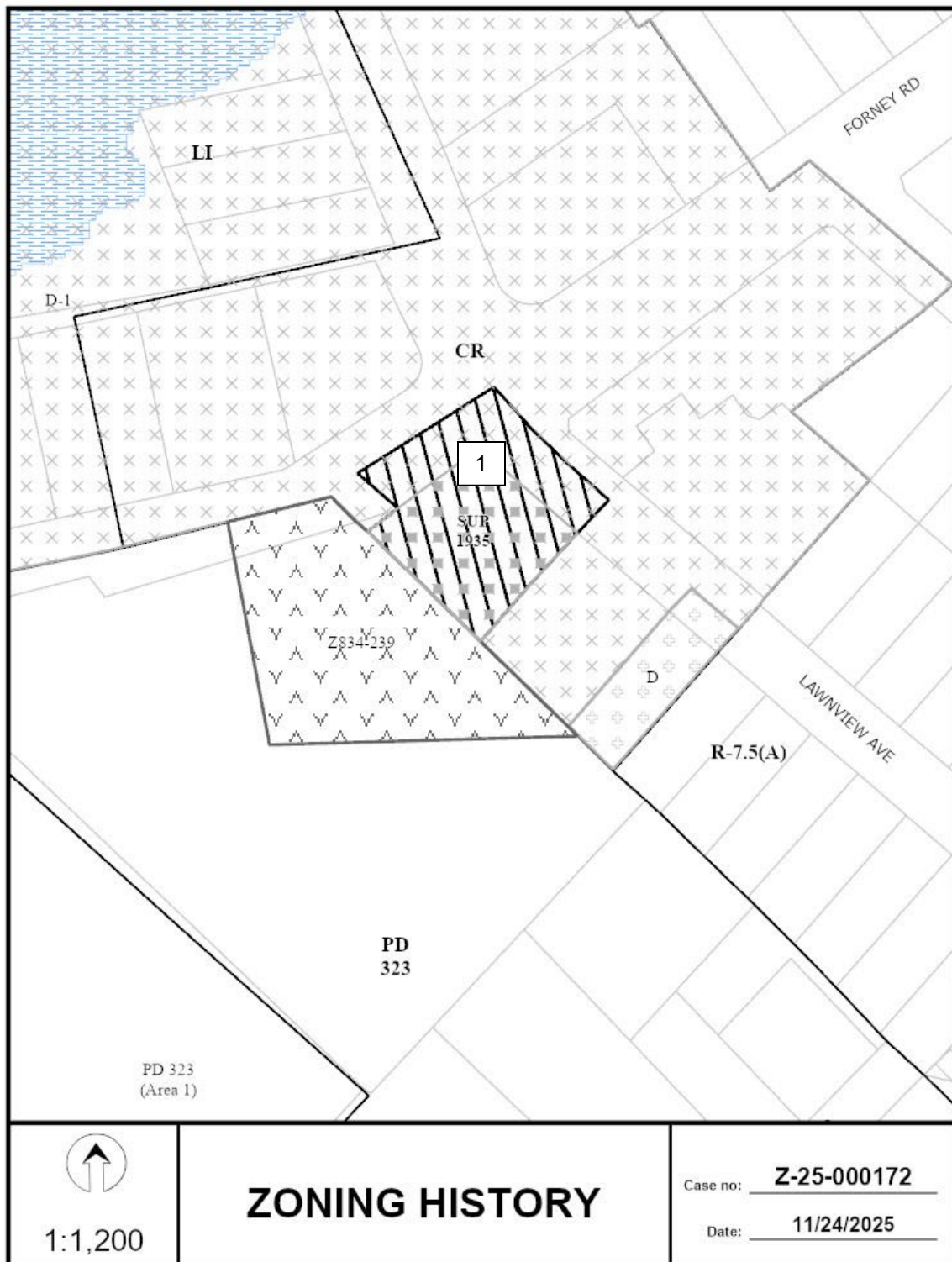
SITE PLAN

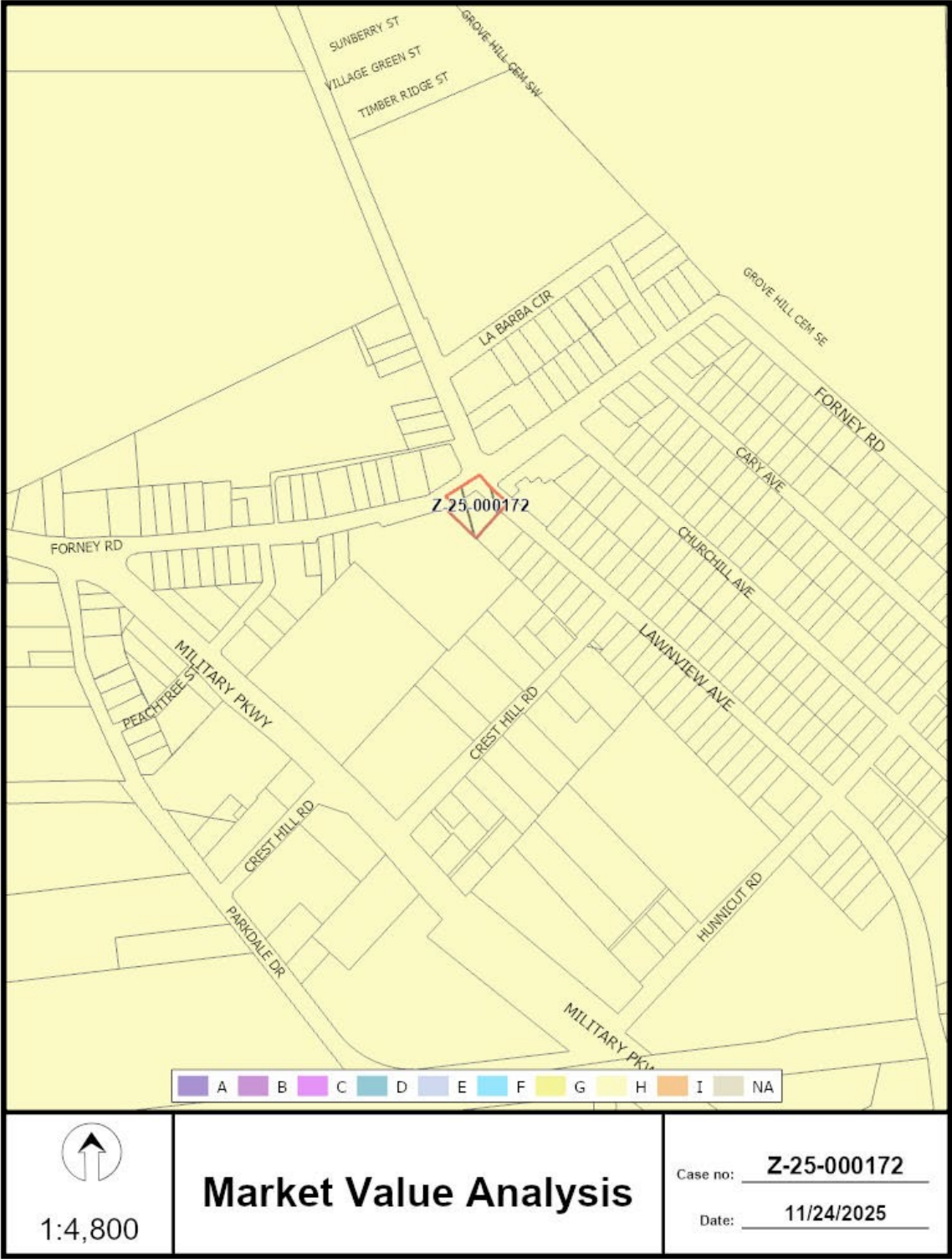














02/18/2026

Reply List of Property Owners***Z-25-000172******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	4441	LAWNVIEW AVE	4441 LAWNVIEW AVE LLC
2	4585	LAWNVIEW AVE	CHIPT DALLAS LAWNVIEW LP
3	5431	FORNEY RD	ESCOBAR J ALEJANDRO &
4	4511	LAWNVIEW AVE	VARGAS GUILLERMO
5	4515	LAWNVIEW AVE	COEVAL REAL ESTATE GROUP LLC
6	4525	LAWNVIEW AVE	BURRESCIA FAMILY REVO TRUST
7	4063	CREST HILL RD	CRESTHILL ROAD COMPLEX LLC
8	4431	LAWNVIEW AVE	OTTO IRIS
9	4427	LAWNVIEW AVE	ARPEGGIATE LLC
10	4424	LAWNVIEW AVE	Taxpayer at
11	5610	CHURCHILL AVE	FAZ HECTOR &
12	5511	FORNEY RD	MONTOYA CHRISTIAN A
13	4540	LAWNVIEW AVE	SAM SURAJ LLC
14	5420	FORNEY RD	MASSEYS TOWING SERVICES LLC
15	4442	LAWNVIEW AVE	ESCOBAR J ALEJANDRO & GLORIA M ESCOBAR
16	4440	LAWNVIEW AVE	COUNTY LAND & WATER LLC