

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, JANUARY 28, 2026

ACM: Robin Bentley

FILE NUMBER: Z-25-000119 **DATE FILED:** August 21, 2025

LOCATION: South line of Bruton Road, east of Pleasant Drive

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 21,317 sq. ft **CENSUS TRACT:** 48113009204

OWNER/APPLICANT: Rosalba Betancourt Garcia & Noe Moises Santoyo [Sole Owners]

REQUEST: An application for an amendment to add the sale of alcoholic beverages to Specific Use Permit No. 2441 for a restaurant without drive-in or drive-through service on property zoned NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow alcoholic beverage sales in conjunction with a restaurant without drive-in or drive-through service.

STAFF RECOMMENDATION: Approval, subject to amended conditions.

CPC RECOMMENDATION: Approval for a ten-year period, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned NO(A)Neighborhood Office District with a D-1 Liquor Control Overlay and Specific Use Permit 2441 for a restaurant without drive-in or drive-through service.
- The site is developed with a restaurant. SUP No. 2441 was granted on January 26, 2022 for a period of three years, and was amended for an additional five-year period with eligibility for automatic renewals for additional five-year periods on January 22, 2025.
- The applicant wishes to sell alcoholic beverages in conjunction with the restaurant use. Because the property is in a D-1 Liquor Control Overlay, an SUP must grant the use of sale of alcoholic beverages.
- On October 22, 2025, City Council granted a variance (AV245-001 / CPR-25-001380) to the property for the alcohol spacing requirements from a public school, A+ Charter Schools Inc, as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's mixed beverage permit pursuant to Chapter 2528 of the Texas Alcoholic Beverage Code, for a restaurant without drive-in or drive-through service with a food and beverage certificate (El Colibri Restaurant,) on the south line of Bruton Road, east of Pleasant Drive.
- As such, the applicant requests an amendment to SUP No. 2441 to allow the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service. No changes are proposed to the property or site plan.
- On December 4, 2025, CPC moved to recommend approval for a ten-year period without eligibility for automatic renewals.

Zoning History:

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

1. **Z201-284:** On January 26, 2022, the City Council approved Specific Use Permit 2441 for a restaurant without drive-in or drive-through service on property zoned an NO(A) Neighborhood Office with a D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Pleasant Drive. [Subject Site]
2. **Z234-293:** On January 22, 2025, the City Council approved an amendment to Specific Use Permit No. 2441 for a restaurant without drive-in or drive-through service on property zoned an NO(A)-D-1 Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Pleasant Drive. [Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Bruton Road	Principal Arterial	100 feet with bike plan
Pleasant Drive	Local Street	50 feet

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:**

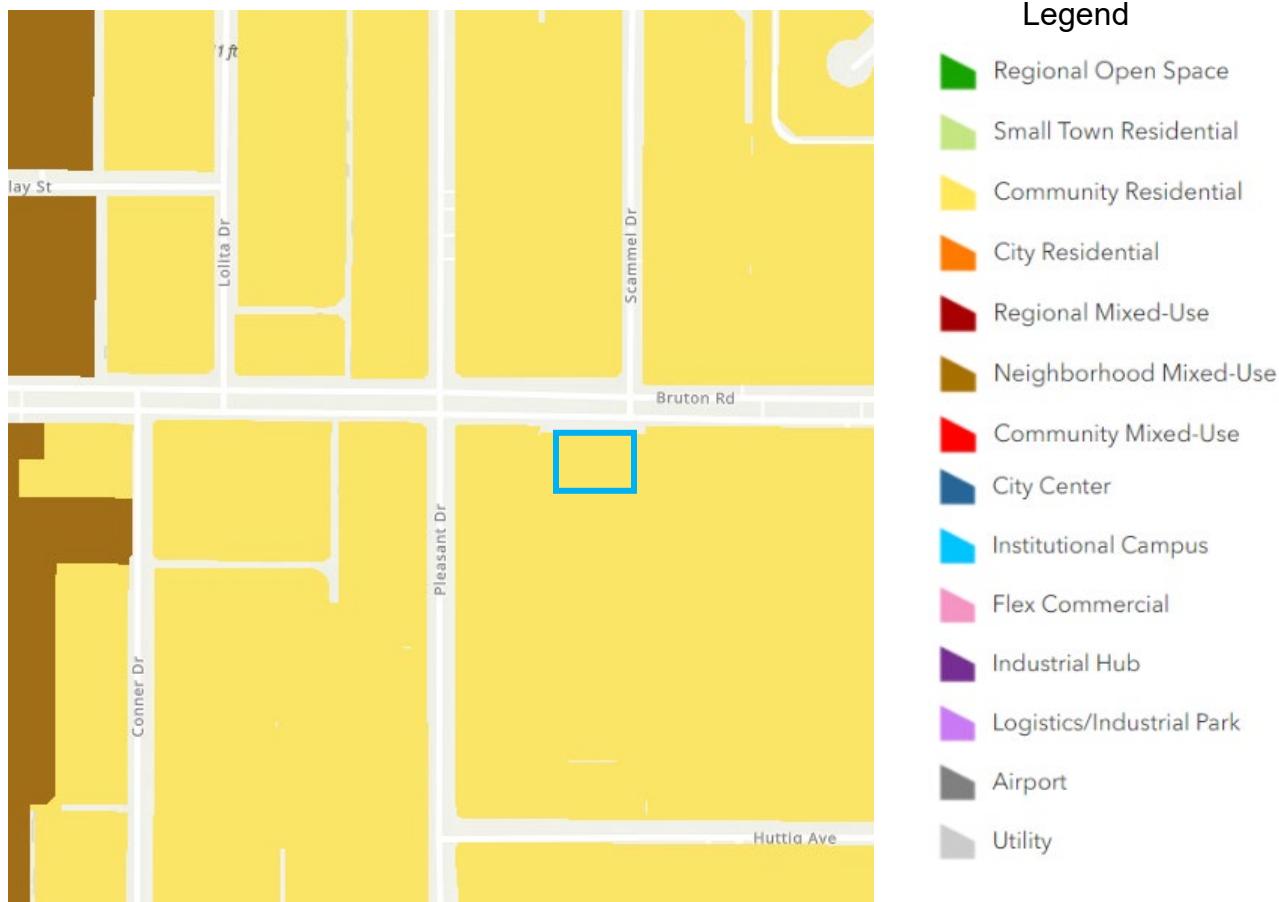
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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.

Forward Dallas 2.0 does not generally proscribe recommendations at the level of granularity for an alcoholic beverage sales Specific Use Permit; however, the existing restaurant use is compatible with the Community Residential placetype as it is located on a thoroughfare near an intersection, and is not foreseen to have a negative effect on surrounding uses.

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.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.



Land Use:

	Zoning	Land Use
Site	NO(A) Neighborhood Office with SUP No. 2441 and a D-1 Liquor Control Overlay	Restaurant w/o drive-in or drive-through service
North	R-7.5(A) Single Family	Open enrollment charter school
East	R-7.5(A) Single Family	Undeveloped, single family
South	R-7.5(A) Single Family	Single family
West	R-7.5(A) Single Family	Single family

Land Use Compatibility:

The area of request is currently developed with a restaurant without drive-in or drive-through service. The surrounding area is largely an R-7.5(A) Single Family District with an NO(A) Neighborhood Office district to the northwest on Bruton Road and Pleasant Drive.

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 existing restaurant is along a fairly busy corridor and is well buffered from nearby residential uses. While the sale of alcoholic beverages warrants additional scrutiny, staff does not foresee this additional use to be deleterious to the surrounding area, as it will be in conjunction with an existing use rather than a standalone use. As such, staff finds that the request is compatible with surrounding uses. Staff's recommendation of a permanent time limit is based on assessment that the location of this use would not be detrimental and is only in conjunction with a restaurant; sales of alcoholic beverages in conjunction with other uses would require an amendment to the SUP conditions.

Landscaping:

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

Parking:

Parking must be provided in accordance with the Dallas Development Code, was amended since the establishment of this SUP. With a floor area of 2,317 square feet, no spaces are required. However, per the site plan, the site provisions 25 spaces. The requested alcoholic beverage sales use does not require additional parking.

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 located within a “G” MVA area.

CPC Action

November 20, 2025

Motion: In considering an application amendment to add the sale of alcoholic beverages to Specific Use Permit 2441 for a restaurant without drive-in or drive-through service on property zoned NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Rd., east of Pleasant Drive, it was moved to **hold** this matter under advisement until December 4, 2025.

Maker: Serrato

Second: Sims

Result: Carried: 15 to 0

For: 15 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 200 Mailed: 10

Replies: For: 0 Against: 0

Speakers: None

December 5, 2025

Motion: It was moved to recommend **approval** of an amendment to add the sale of alcoholic beverages to Specific Use Permit 2441 for a restaurant without drive-in or drive-through service for a ten-year period with eligibility for automatic renewals for additional ten-years, subject to amended conditions, on property zoned NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Pleasant Drive.

Maker: Serrato
Second: Wheeler-Reagan

Note: Commissioner Wheeler-Reagan, seconder of the motion, offered a Friendly amendment for a ten-year period without the eligibility of automatic renewals. Commissioner Serrato, maker of the motion, accepted the Friendly amendment.

Amended Motion: It was moved to recommend **approval** of an amendment to add the sale of alcoholic beverages to Specific Use Permit 2441 for a restaurant without drive-in or drive-through service for a ten-year period, subject to amended conditions, on property zoned NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Pleasant Drive.

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

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

Against: 0
Absent: 2 - Sims, Rubin
Vacancy: 0

Speakers: None

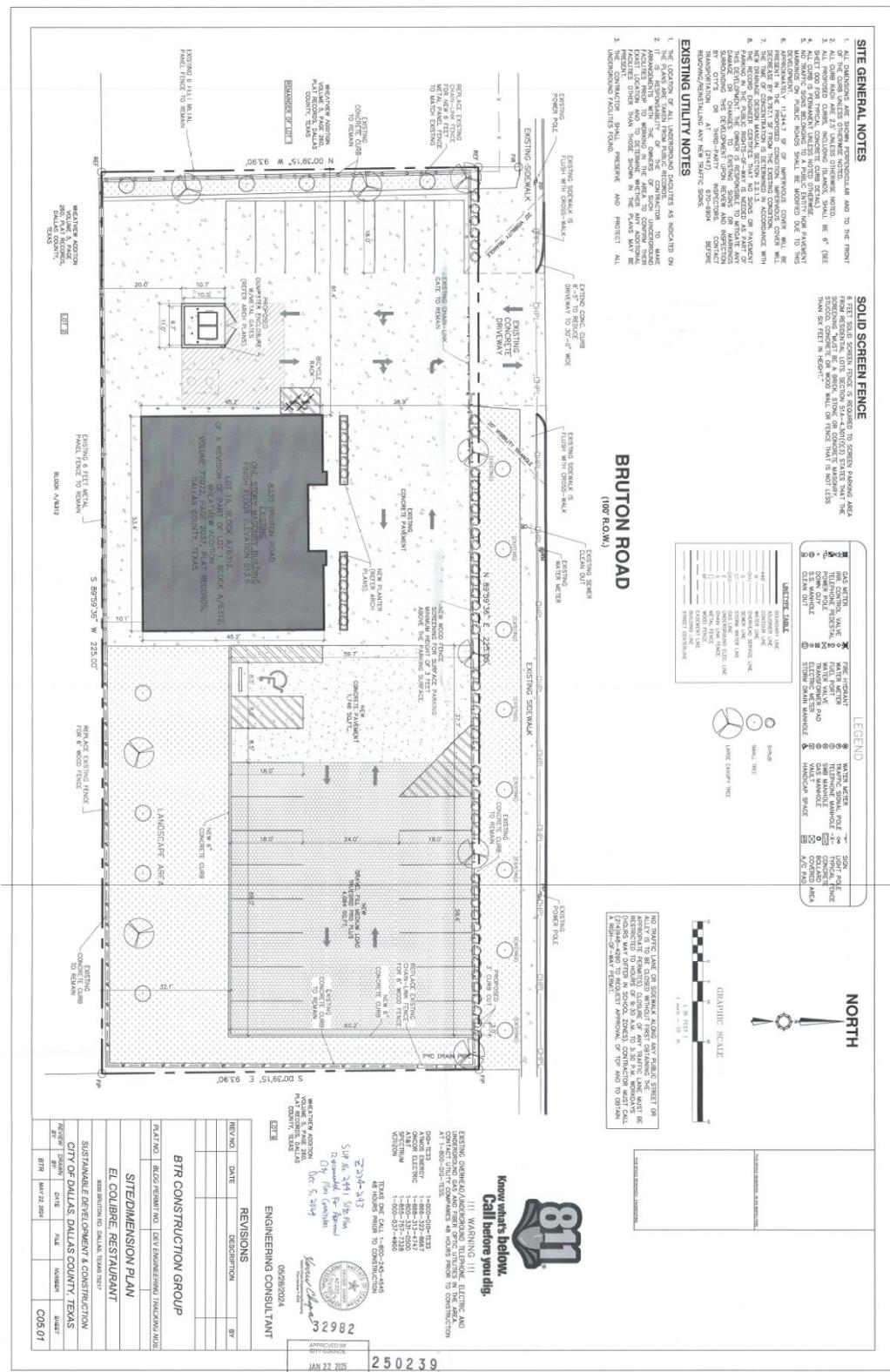
CPC RECOMMENDED CONDITIONS

1. USE: The only uses authorized by this specific use permit are [is] a restaurant without drive-in or drive-through service and the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on January 22, 2030 but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A.4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.). [ten years from the passage of this ordinance].

STAFF RECOMMENDATION:

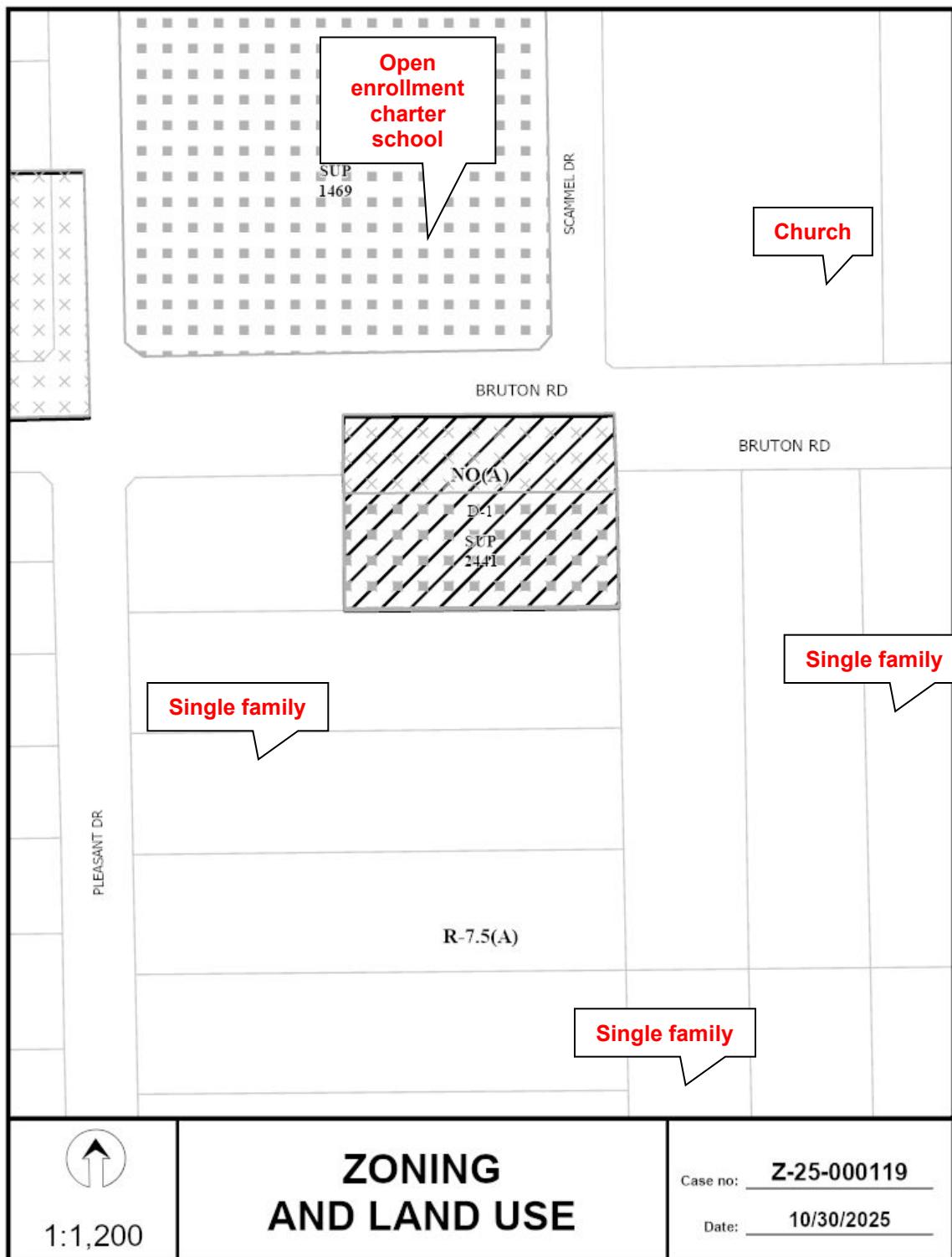
3. TIME LIMIT: This specific use permit does not expire.
4. HOURS OF OPERATION: The restaurant without drive-in or drive-through service use may only operate between 6:00 a.m. and 11:00 p.m., Monday through Sunday.
5. INGRESS-EGRESS: Ingress and egress for a restaurant without drive-in or drive-through service must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.

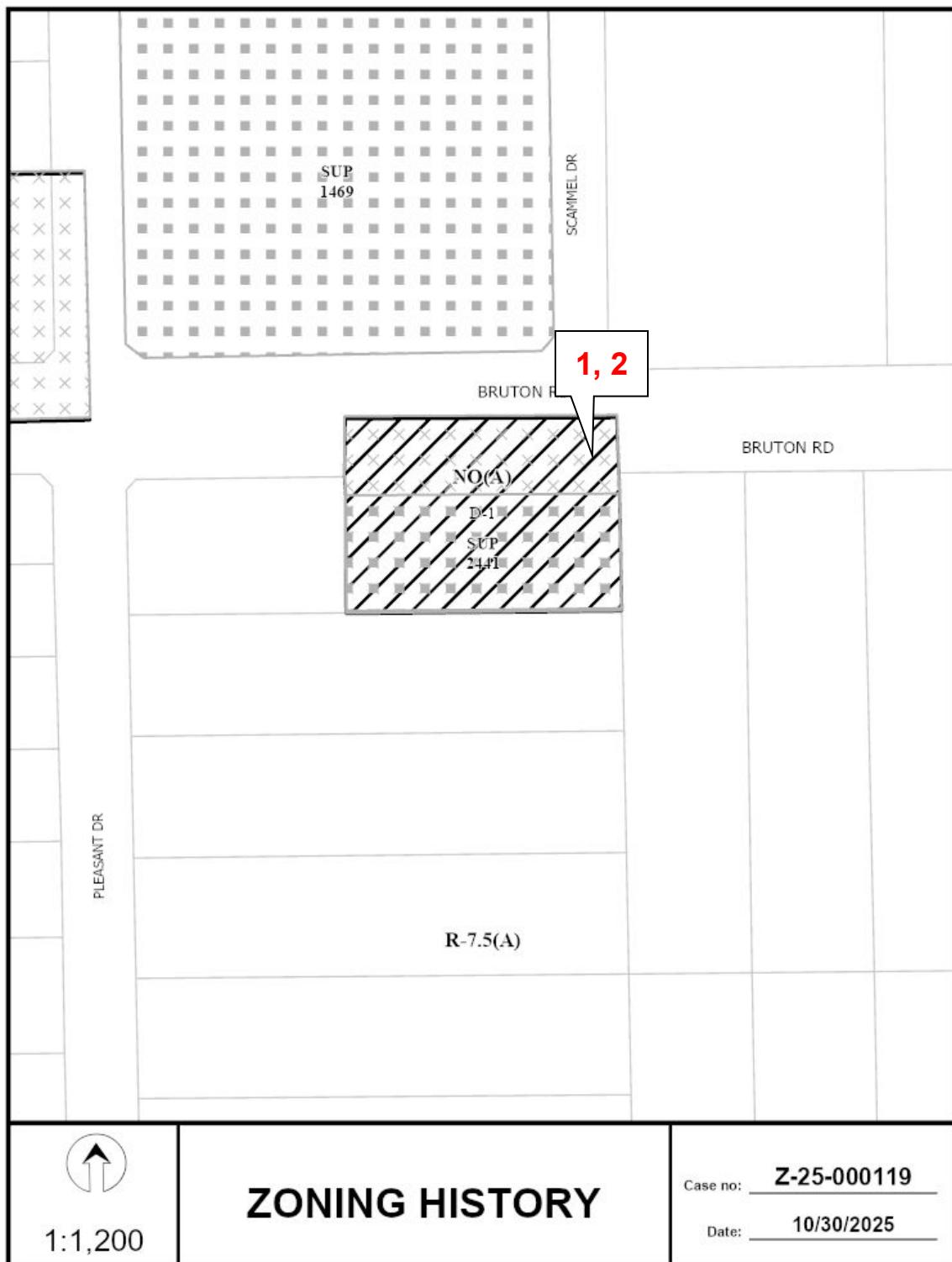
EXISTING SITE PLAN (NO CHANGES PROPOSED)

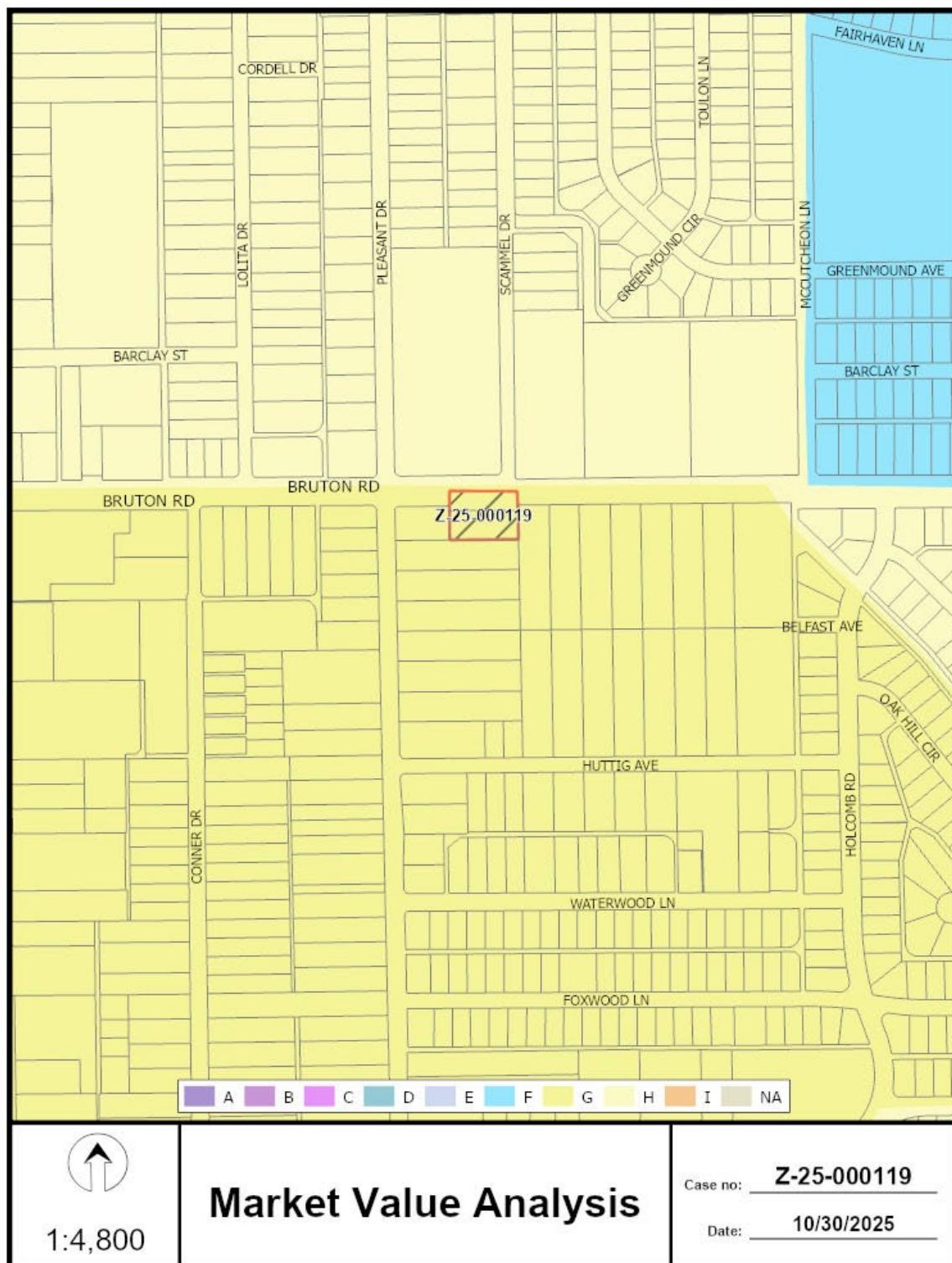


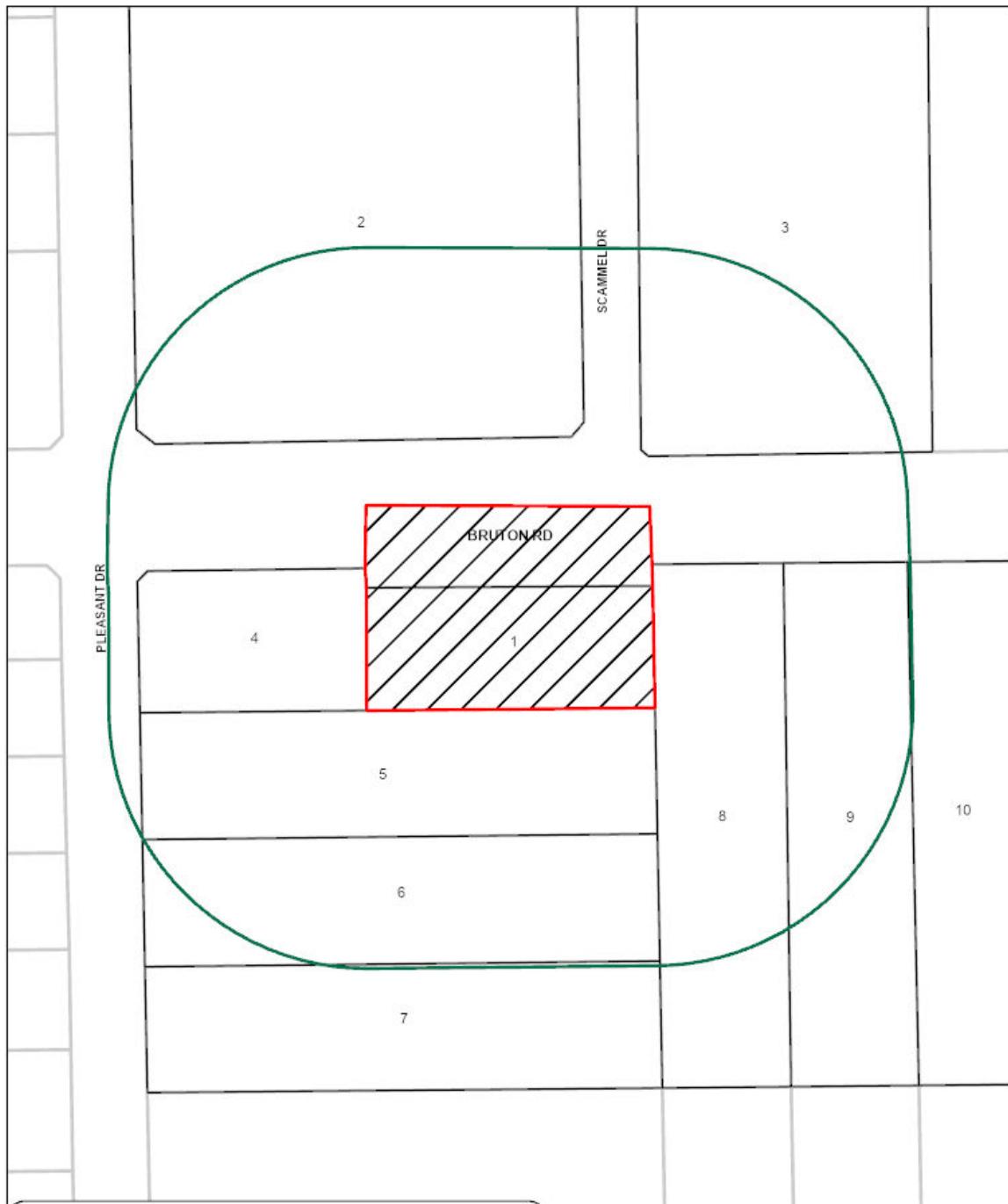












10 Property Owners Notified (10 parcels)

0 Replies in Favor (0 parcels)

0 Replies in Opposition (0 parcels)

200' Area of Notification

12/4/2025 Date

Z-25-000119

CPC



1:1,200

Reply List of Property Owners

Z-25-000119

10 Property Owners Notified

0 Property Owners in Favor

0 Property Owners Opposed

Reply	Label #	Address	Owner
1	8330	BRUTON RD	GARCIA ROSALBA BETANCOURT &
2	8301	BRUTON RD	PLEASANT MOUND
3	8335	BRUTON RD	GREATER MACEDONIA
4	2060	PLEASANT	DR UGWONALI FELIX C &
5	2050	PLEASANT	DR UGWONALI AZUKA AI
6	2044	PLEASANT	DR SOLIS TERESA
7	2036	PLEASANT DR	ALEMAN PROPERTIES INVESTMENT LLC
8	8336	BRUTON RD	ALEMAN PROPERTIES INV LLC
9	8348	BRUTON RD	GONZALEZ FRANCISCA
10	8406	BRUTON RD	MEDINA G MARCO ANTONIO