

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 4, 2025

Planner: Mona Hashemi

FILE NUMBER: Z-25-000070

DATE FILED: June 23, 2025

LOCATION: Northwest corner of South Buckner Boulevard and Scyene Road.

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 8847 Sq. Ft

CENSUS TRACT: 48113008500

APPLICANT: Andrew Ruegg, Masterplan

OWNER: Surendra Shrestha

REQUEST: An application for an amendment to Specific Use Permit 2160 for the sale of alcoholic beverages on property zoned Subarea 7 of Planned Development District 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay

SUMMARY: The purpose of the request is to continue to allow the sale of alcoholic beverages on the site.

STAFF

RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- On November 10, 2015, City Council authorized the request property to be used under Specific Use Permit (SUP) No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, subject to a site plan and conditions, for a two-year period with no eligibility for automatic renewal. On December 12, 2018, City Council granted the renewal of SUP No. 2160, again for a two-year period with no eligibility for automatic renewal. On November 11, 2020, City Council granted the renewal of SUP No. 2160 for a three-year period with eligibility for automatic renewal for additional three-year periods.
- In June 2024, City staff denied the automatic renewal of SUP No. 2160 due to non-compliance with SUP conditions, permit violations, and an arson fire at the store. Instead, Council approved a one-year renewal.
- The store has been remodeled and expanded after the fire and reopened recently.
- The current request is an application for renewal without expiration of SUP No. 2160. No changes are proposed to the property, site plan, or conditions.

Zoning History:

There have been two zoning cases in the area of notification in the last five years:

1. **Z234-130** On May 8, 2024, the City Council approved the Specific Use Permit (SUP) No. 2528 for an office showroom/warehouse on property within Subarea 1 of Planned Development District No. 366 (Buckner Boulevard Special Purpose District) along the north line of Scyene Road east of Buckner Boulevard for two-year time-period with eligibility for automatic renewal for additional five-year periods.
2. **Z201-350**: On January 5, 2022, Specific Use Permit (SUP) No. 2034 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property within Subarea 1 of Planned Development District No. 366 (Buckner Boulevard Special Purpose District) with a D-1 Liquor Control Overlay on the east line of South Buckner Boulevard, south of Scyene Road, was automatically renewed for an additional five-year time-period. The new expiration date is February 22, 2027.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Buckner [[IH-30 to Great Trinity Forest]]	Principal Arterial	Standard-6 lanes-Divided

		107 ft ROW; Bike Plan
Scyene Road <i>[East Scyene Circle to West Scyene]</i>	Community Collector	Standard-4 lanes-Undivided 60 ft ROW; 44 ft pavement <i>(not built to S-4-U designation)</i>

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:

15, 220, 218

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.

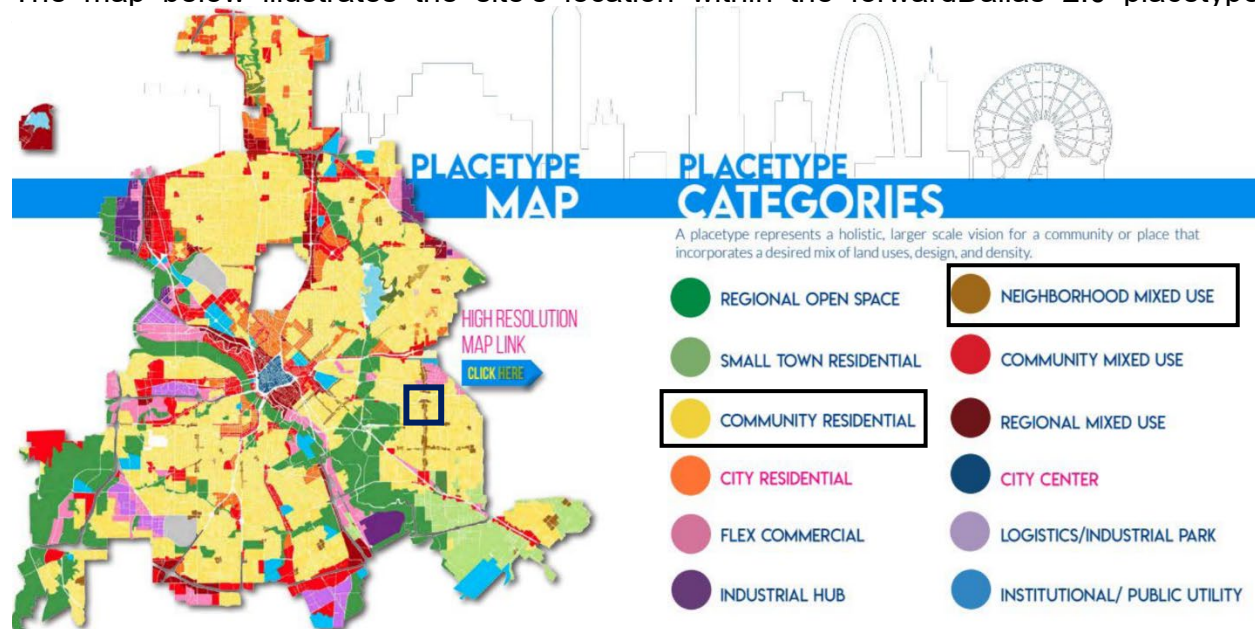
The subject site is located within the Community Residential placetype and is surrounded by the Neighborhood Mixed-Use placetype:

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.

Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs, typically located at key intersections or along major corridors, emphasizing walkability and compatibility with surrounding neighborhoods, and fostering a strong sense of community. Primary uses include multiplexes, apartments, mixed-use developments, lodging, commercial, and office, with supporting uses such as agricultural, public open space, private open space, single-family detached, single-family attached, civic/public institutional, and utility.

Both placetypes promote vibrant, family-friendly environments. The proposed request aligns with the land uses and intent of these placetypes and is therefore **consistent** with the forwardDallas 2.0 Comprehensive Plan.

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



Land Use

	Zoning	Land Use
Site	PD 366 (Subarea 7) w a D-1 Liquor Control Overlay	General Merchandise or food store 3,500 square feet or less; motor vehicle fueling station
North	R-7.5(A) Single Family District w SUP No. 92 for a cemetery	Cemetery
East	PD 366 (Subarea 1) w a D-1 Liquor Control Overlay	Restaurant with drive through; retail
Southeast	PD 366 (Subarea 1) w a D-1 Liquor Control Overlay	Various retail

South	R-7.5(A) Single Family District w SUP No. 92 for a cemetery	Cemetery
West	R-7.5(A) Single Family District w SUP No. 92 for a cemetery	Cemetery
Southwest	MU-1 Mixed Use District w a D Liquor Control Overlay; R-7.5(A) Single Family District	Undeveloped; open-enrollment charter school

Land Use Compatibility:

The request property is located within Subarea 7 of Planned Development District No. 366 and is developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. Although these land uses are allowed by right under the current zoning classification of the site, because the property is located within a D-1 Liquor Control Overlay, an SUP is required in order to sell alcoholic beverages.

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.

Staff finds that the use authorized by the SUP (the sale of alcoholic beverages in conjunction with a general merchandise or food store, 3,500 square feet or less) remains compatible with surrounding land uses, and the property is in compliance with the conditions of SUP No. 2160. Therefore, staff supports the applicant's request to renew the Specific Use Permit (SUP), subject to conditions and a site plan.

Parking:

Off-street parking is required following Chapter 51A. As of the code update from May 14, 2025, no parking is required for the Office and Retail and Personal Service Uses. There are currently 13 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 “H” MVA area.

Police Report:

On August 5, 2025, the Central Patrol Division of the Dallas Police Department provided the following comments regarding 3003 S Buckner Blvd. The statistics cover the period from June 26, 2024 (the date of the last Council approval for a one-year renewal) through August 4, 2025.

Master_Incident_Number	Response_Date	Response_Time	MDivision	MRA	Problem	Priority_Description	Location_Name	Address	Call_Disposition
25-0643139	4/14/2025	10:26:00 AM	South-east	1236	12B - Business Alarm	3 - General Service	BENGA L FOOD STORE	3003 S Buckner Blvd	AF - Alarm False
25-0980210	6/4/2025	7:19:00 AM	South-east	1236	6X - Major Dist (Violence)	2 - Urgent	BENGA L FOOD STORE	3003 S Buckner Blvd	C - Cover Only
25-1015036	6/9/2025	9:18:00 AM	South-east	1236	6X - Major Dist (Violence)	2 - Urgent	BENGA L FOOD STORE	3003 S Buckner Blvd	NC - No Complainant

List of Officers

SIA DS - Buckner Inc.

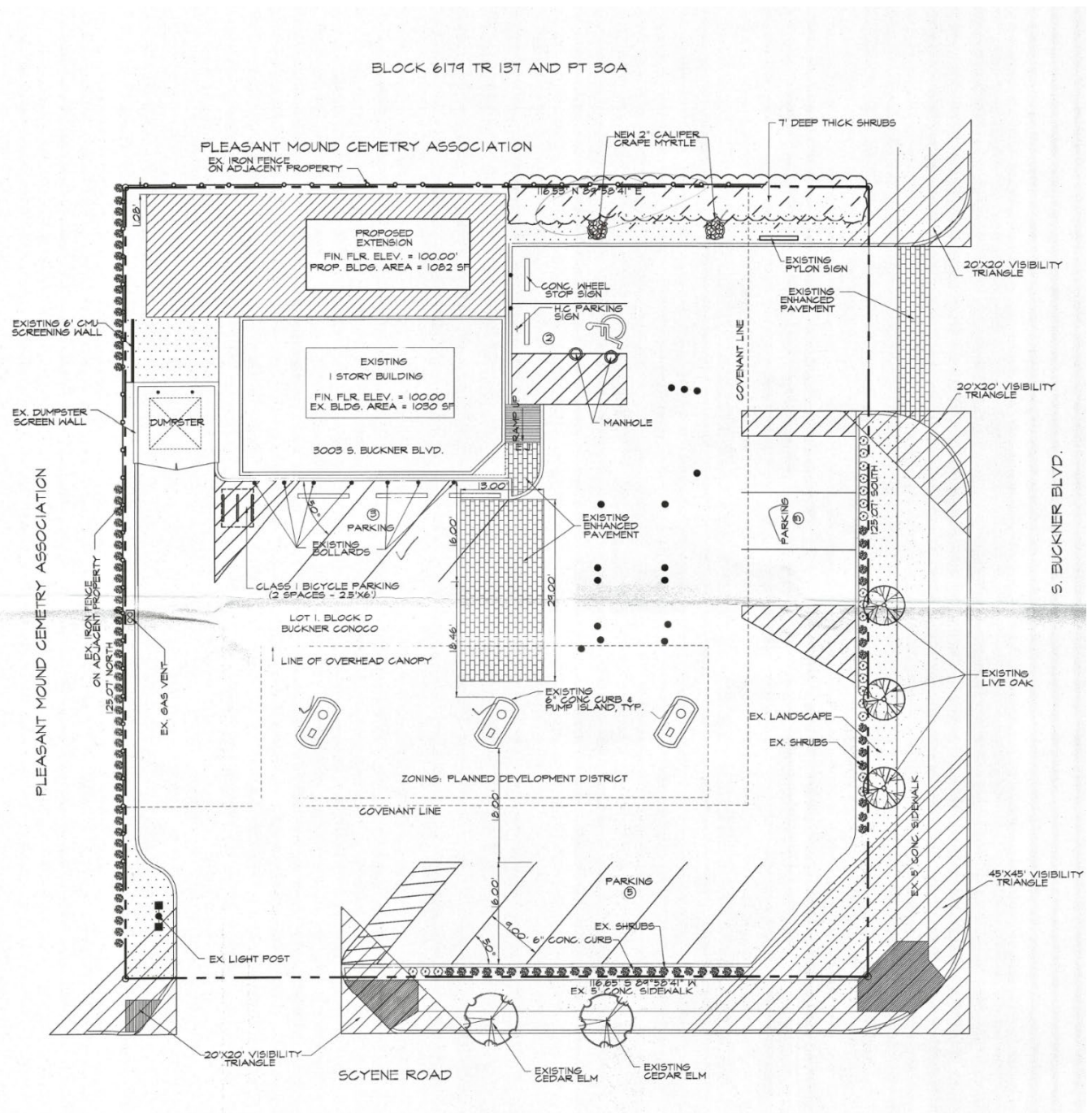
Surendra Shrestha - Owner

SUP No. 2160 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 has no expiration date. ~~[is approved for a five-year period and 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 application for automatic renewal must be filed after the 18th 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 application for automatic renewal is strictly enforced.)]~~
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.

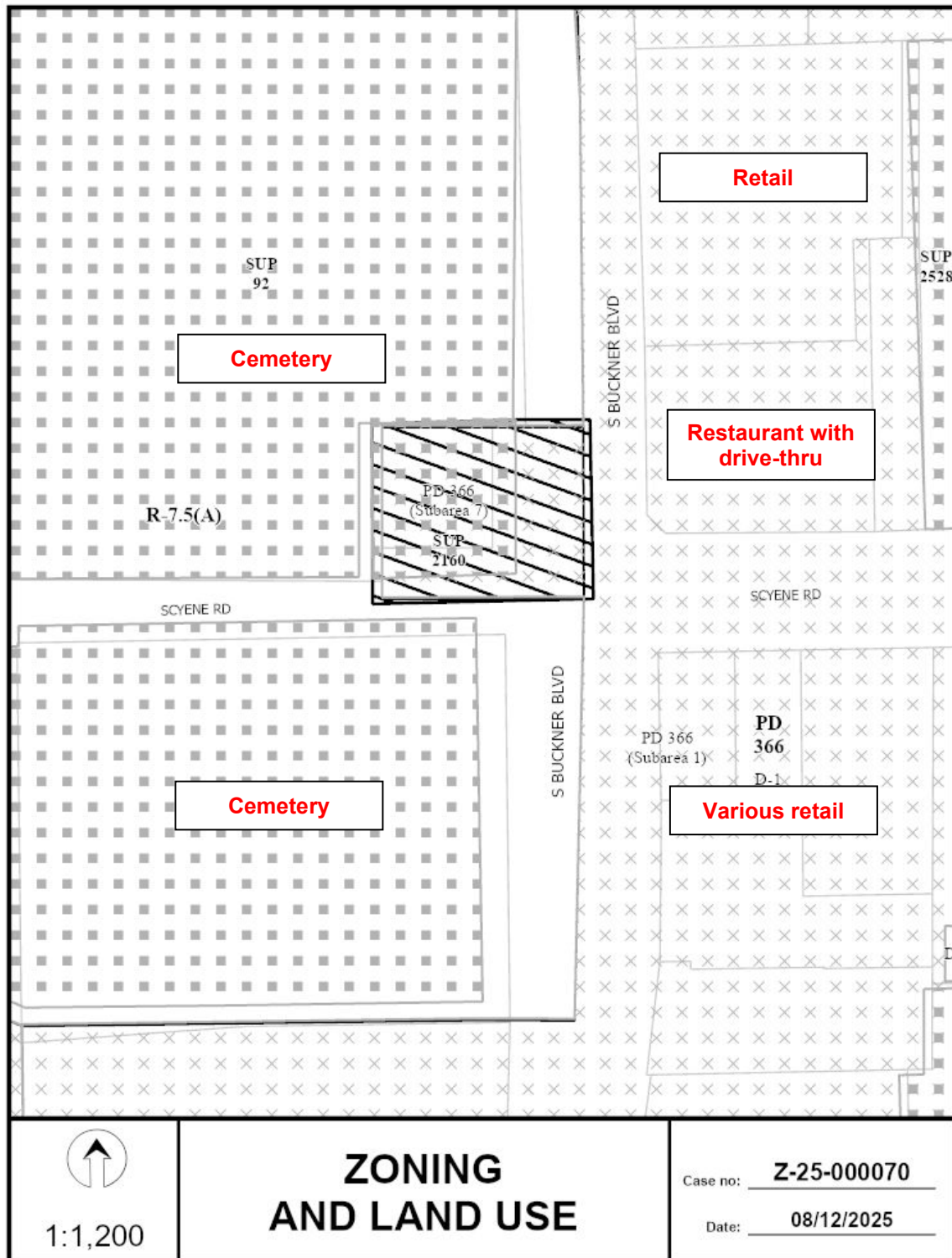
3-9

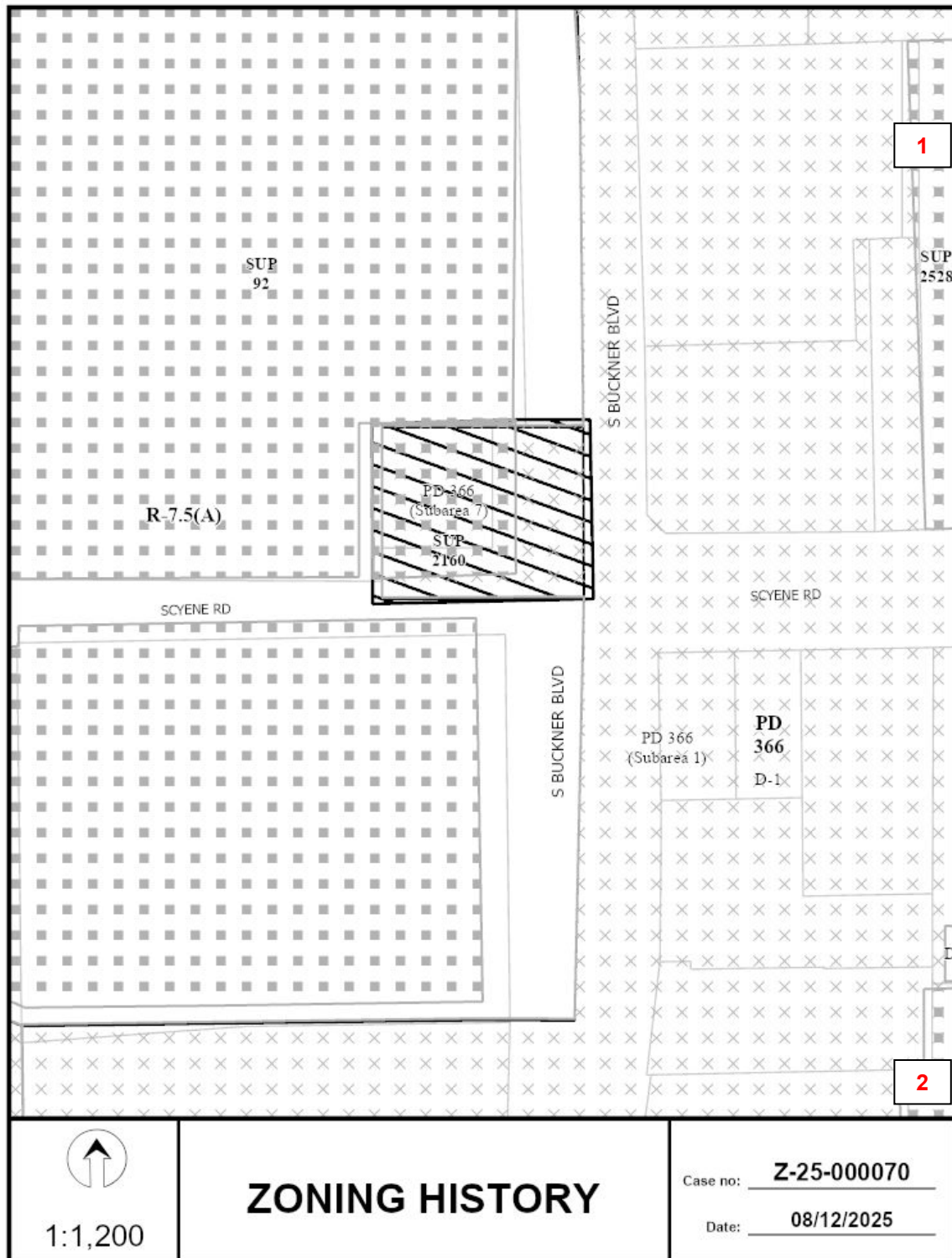
EXISTING SUP No. 2160 SITE PLAN [Enlarged]

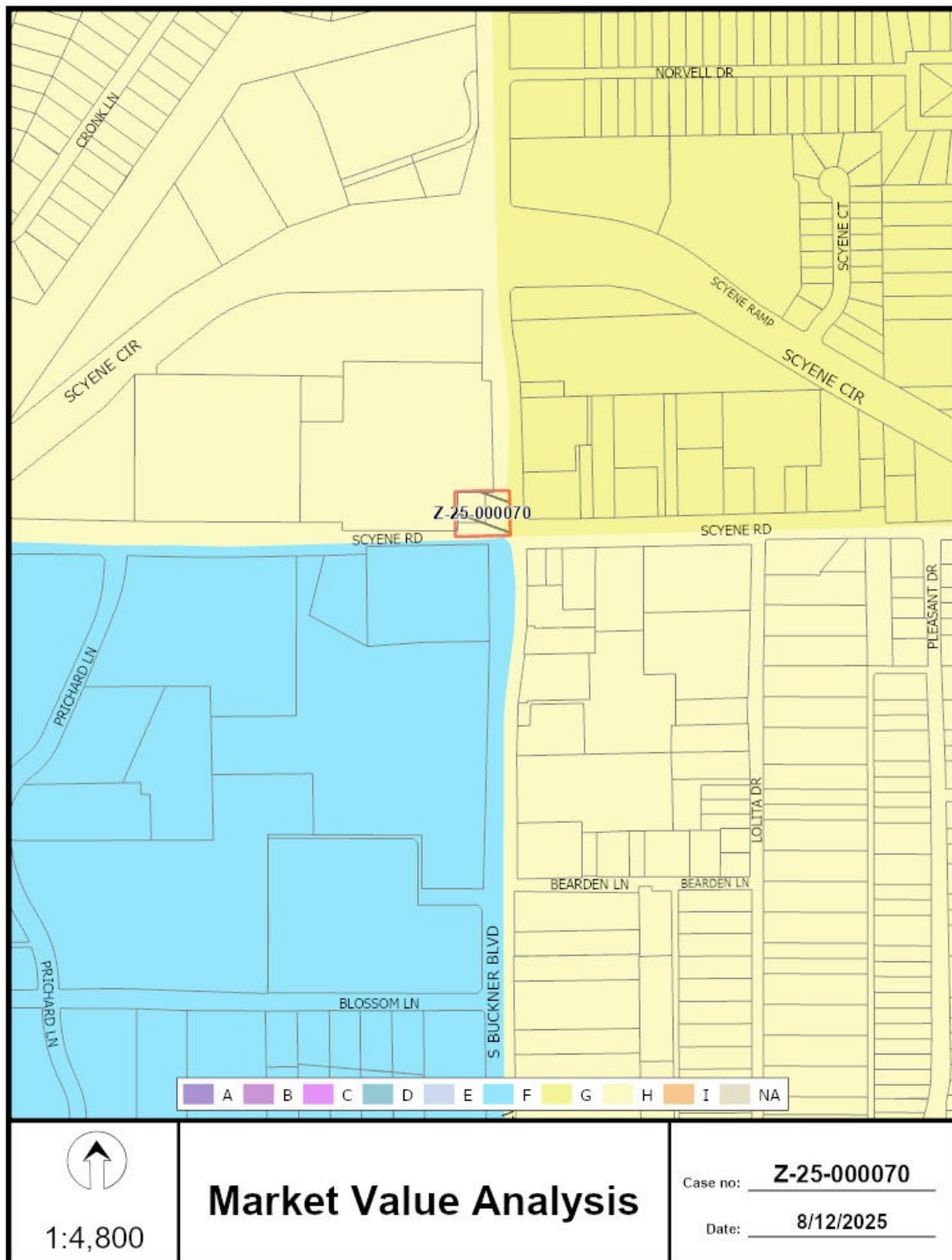












<p>The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.</p>	<p>El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.</p>
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The number '0' indicates City of Dallas Ownership

 1:1,200	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">9</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: Z-25-000070 Date: 8/12/2025
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08/12/2025

Notification List of Property Owners

Z-25-000070

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3151 S BUCKNER BLVD	PLEASANT MOUND CEMETERY
2	3003 S BUCKNER BLVD	SAI DSBUCKNER INC
3	8050 SCYENE RD	CEMETERY
4	2952 S BUCKNER BLVD	AM INVESTMENT LLC
5	8106 SCYENE RD	ZUNIGA CLAUDIA Y
6	2940 S BUCKNER BLVD	MITCHELL WILLIAM J &
7	8116 SCYENE RD	LEWIS PAUL C
8	3004 S BUCKNER BLVD	FIREBRAND PROPERTIES LP
9	3110 S BUCKNER BLVD	FIRST CASH LTD