

FILE NUMBER: Z-25-000226 **DATE FILED:** December 23, 2025

LOCATION: West line of south Buckner Boulevard, between Scyene Road and Blossom Lane

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 41,687 sq. ft. **CENSUS TRACT:** 48113009101

OWNER/APPLICANT: Buckner Partnership, LP

REPRESENTATIVE: Jennifer Hiromoto

REQUEST: An application for an amendment to Specific Use Permit No. 2513 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to continue the sale of alcoholic beverages in conjunction with the restaurant without drive-in or drive-through service on site.

STAFF RECOMMENDATION: **Approval**, subject to amended site plan and staff's recommended conditions.

CPC RECOMMENDATION: **Approval** for a five-year period, subject to amended site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a multi-tenant building, and one suite is occupied with a restaurant use. In addition to this use, the applicant proposes to continue the sale of alcoholic beverages.
- A restaurant without drive-in or drive-through services is allowed by RAR (residential adjacency review) in Subarea 1 within Planned Development 366; however, the D-1 Liquor Control Overlay requires a Specific Use Permit for the sale of alcoholic beverages.
- On January 24, 2024, the City Council approved SUP 2513 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
- The current request is to renew the use for a permanent time period.

Zoning History:

There has been two zoning case in the area in the last five years.

1. **Z223-256:** On June 12, 2024, City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a two-year period on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the west line of South Buckner Boulevard, between North Scyene Road and Blossom Lane.
2. **Z234-125:** On January 24, 2024, City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a two-year period on property zoned Subarea 1 within Planned Development District 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay. [Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Buckner Boulevard	Principal Arterial	107 ft. Bike Plan
Bearden Lane	Local Street	--

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

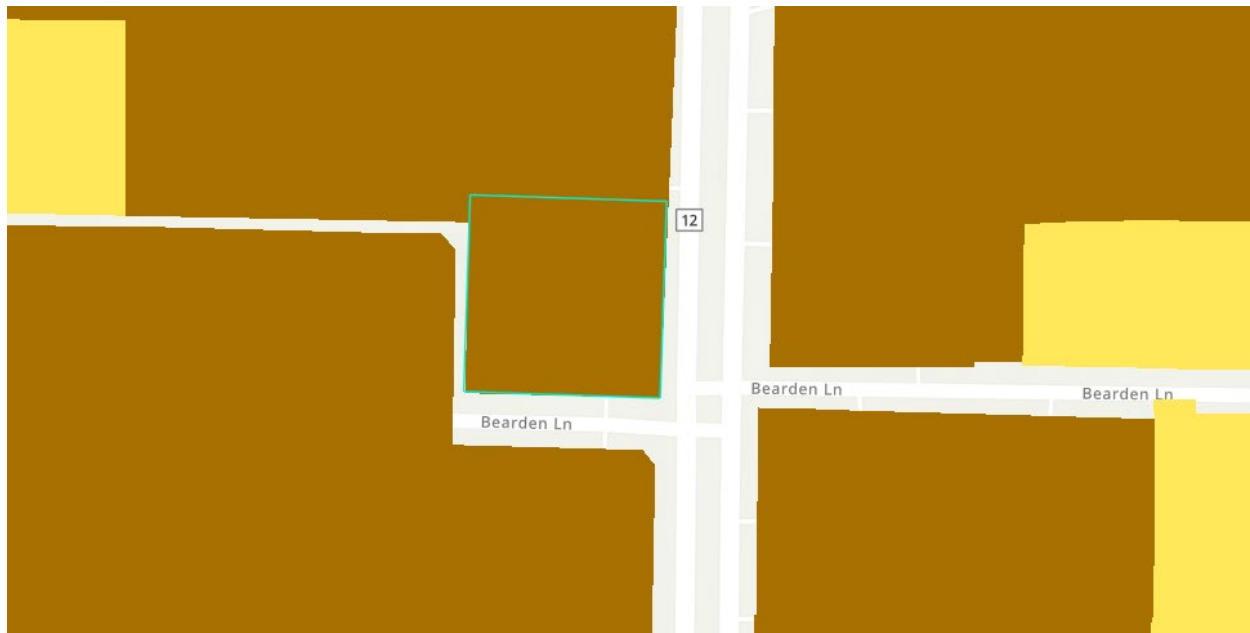
STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

Neighborhood Mixed-Use



This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility.

Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community.

The applicant’s request is consistent with the characteristics of the Neighborhood Mixed-Use placetype.

Land Use:

	Zoning	Land Use
Site	PD 366 Subarea 1, D-1	Restaurant without drive-in service, personal service use
North	PD 366 Subarea 1, D-1	Office building, gen. merchandise or food store > 3500 sq. ft.
East	PD 366 Subarea 1, D-1	Gen. merchandise or food store > 3500 sq. ft.
South	PD 366 Subarea 1A, D-1	Gen. merchandise or food store > 3500 sq. ft.
West	CR, D-1	Gen. merchandise or food store > 3500 sq. ft.

Land Use Compatibility:

The property is developed with a multi-tenant building, and one suite is occupied with a restaurant use. In addition to this use, the applicant proposes to continue the sale of alcoholic beverages.

A restaurant without drive-in or drive-through services is allowed by RAR (residential adjacency review) in Subarea 1 within Planned Development 366; however, the D-1 Liquor Control Overlay requires a Specific Use Permit for the sale of alcoholic beverages. Therefore, the applicant is requesting to renew the current Specific Use Permit 2513 to continue their operation to sell alcoholic beverages in conjunction with the restaurant.

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 supports the renewal request because the use is not foreseen to be detrimental to surrounding properties. Additionally, no changes are proposed to the site or conditions aside from the time period. To clarify errors in the ordinance, there is a proposed site plan amendment. Due to the length of time the use has operated and the compatibility with the neighborhood, staff recommends no expiration date.

Landscaping:

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

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025 Code Amendment, the off-street parking requirement for restaurant without drive-in or drive-through service is one space per 200 square feet of floor area; however, no parking is required for the first 2,500 square feet of floor area. None required for the floor area used for the manufacture of alcoholic beverages as an accessory use to the restaurant without drive-in or drive-through service use.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

Crime Statistics:

Crime statistics are included for informational purposes and are not a factor in staff recommendation.

The Dallas Police Department provided crime statistics from January 2024 to the present. The information is provided in the subsequent charts. There were a total of 4 calls, 5 offense, and 7 arrests over the time period.

Calls

Calls (Summary)	Count of Incidents
1 - Emergency	1
2 – Urgent	1
3 – General Service	2
Total	4

Offenses

Offenses (Summary)	Count of Incidents
BURGLARY OF BUILDING - FORCED ENTRY	1
POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	1
POSS MARIJUANA <2OZ	1
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	1
UUMV - UNAUTH USE MOTOR VEHICLE (POSS/OPERATE)	1
Total	5

Arrests

Arrests (Summary)	Count of Incidents
POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	1
RESIST ARREST SEARCH OR TRANSPORT	1
EVADING ARREST DETENTION W/PREV CONVICTION PC38.04(b1)	1
DWI	1
BURGLARY OF BUILDING - FORCED ENTRY	1
WARRANT HOLD (NOT A DPD WARRANT)	2
Total	7

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>

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 currently within an “F” MVA area.

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List of Officers

List of Partners – The Buckner Partnership, LP

Edwin Freedman – Manager/Owner

CPC Action
February 19, 2026

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 2513 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a five-year period, subject to amended site plan and conditions on property zoned Subarea 1 within Planned Development District 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of south Buckner Boulevard, between Scyene Road and Blossom Lane.

Maker: Serrato
Second: Carpenter
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: 6
Replies: For: 1 Against: 0

Speakers: For: Jennifer Hiromoto, 10233 E. NW Hwy., Dallas, TX, 75238
Against: None

Proposed SUP Conditions

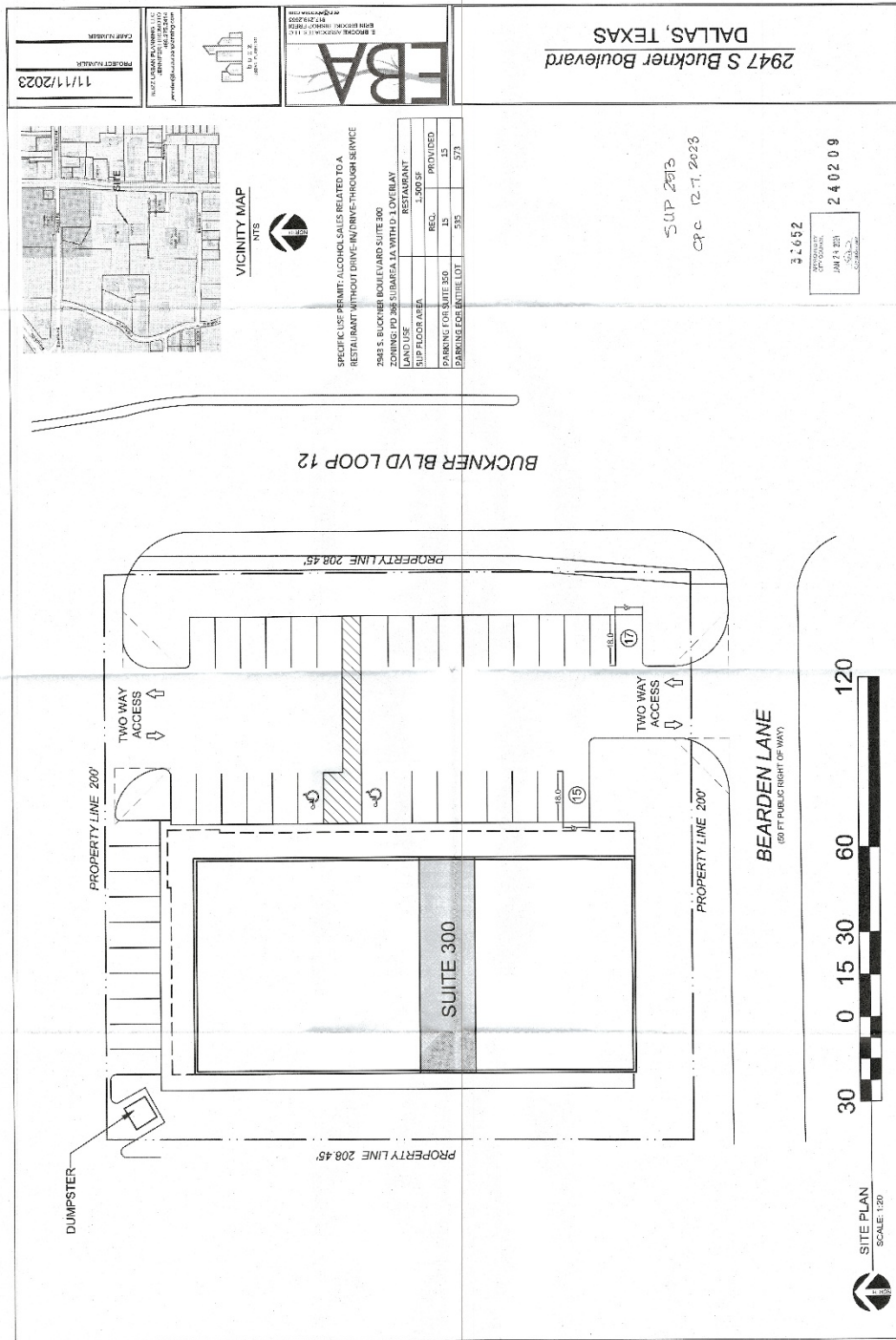
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in and drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the date of this ordinance) [~~January, 24, 2026~~].

Staff Recommendation:

3. <u>TIME LIMIT</u> : This specific use permit has no expiration date [expires on January, 24, 2026].

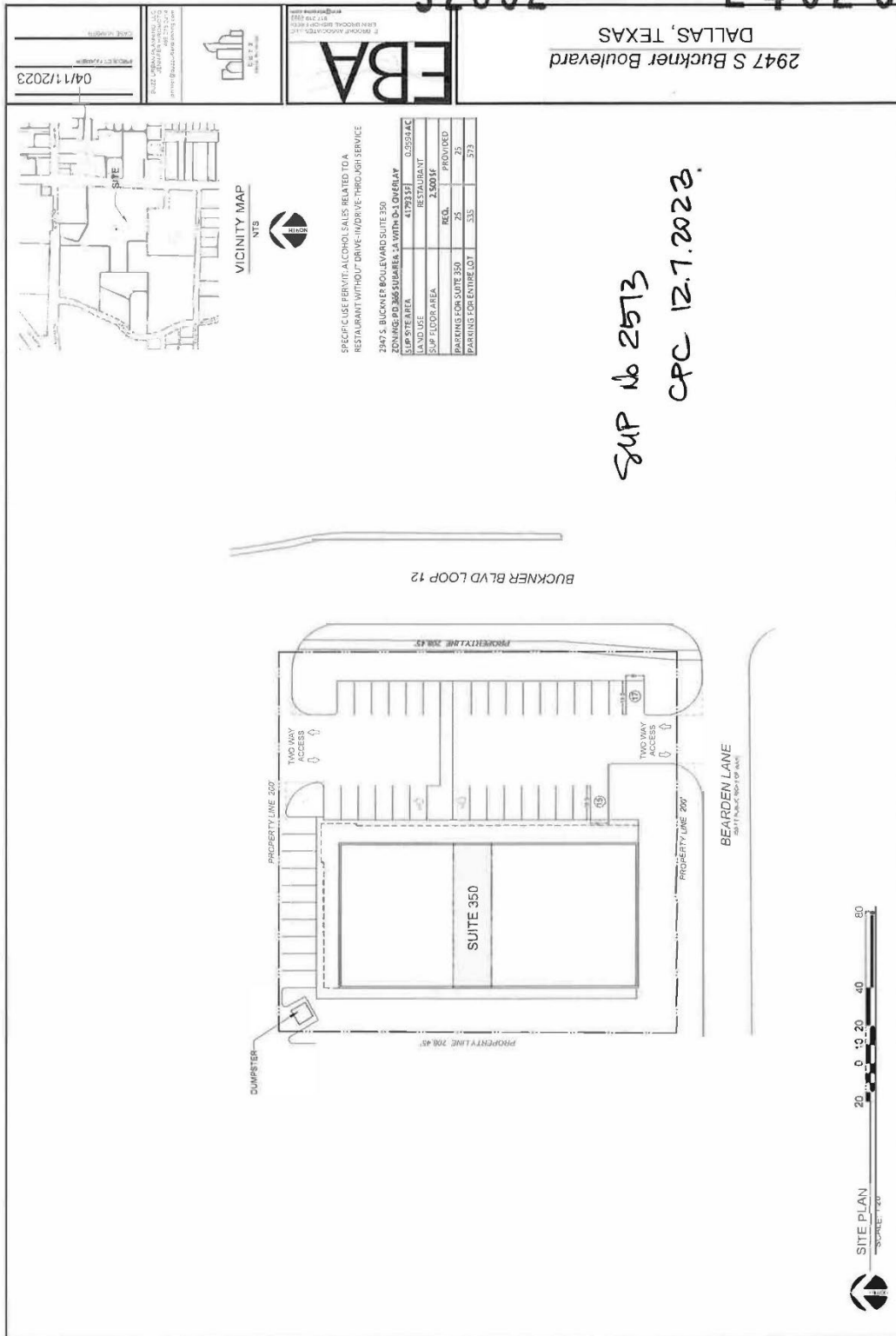
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN

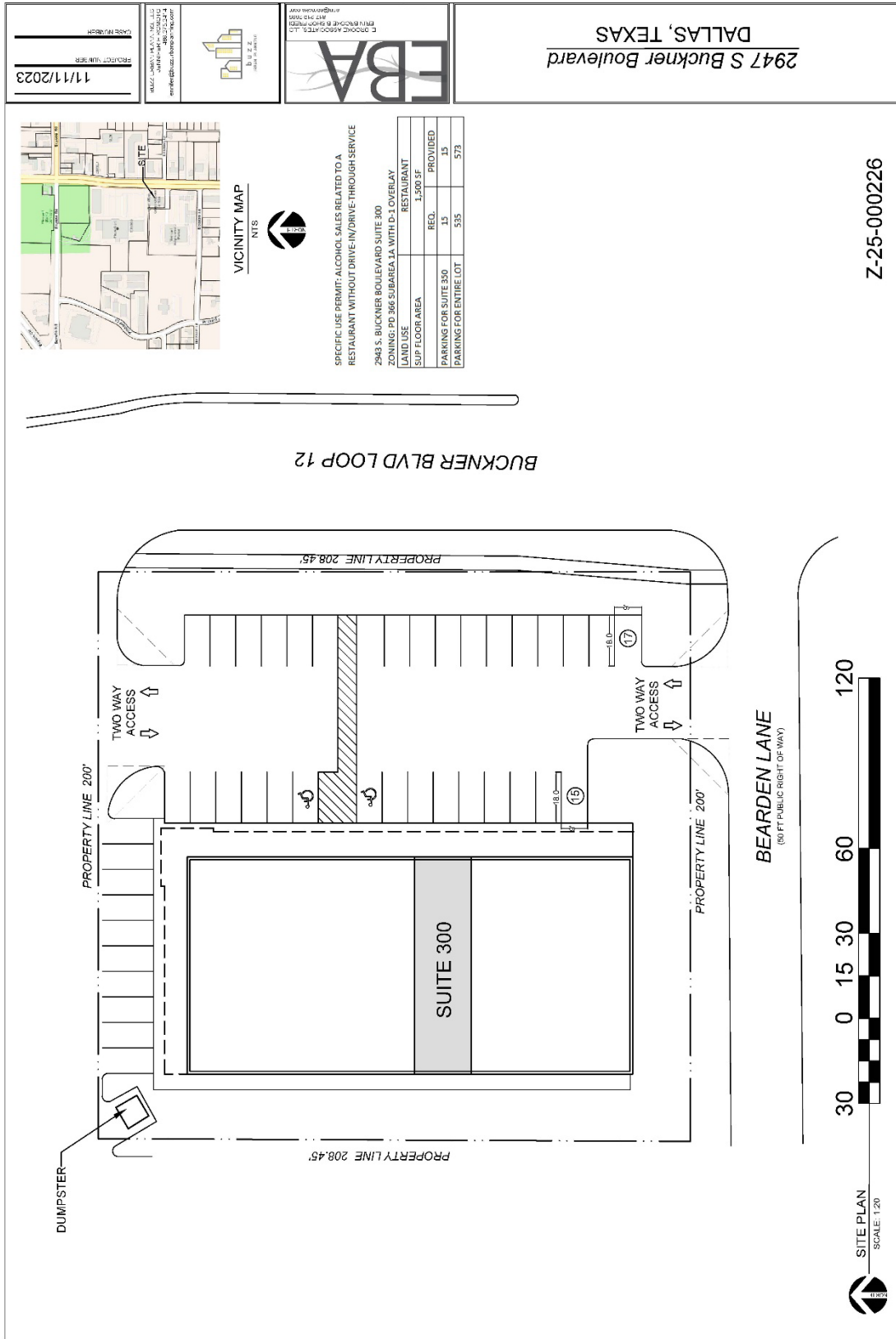


EXISTING SITE PLAN

32652 240206

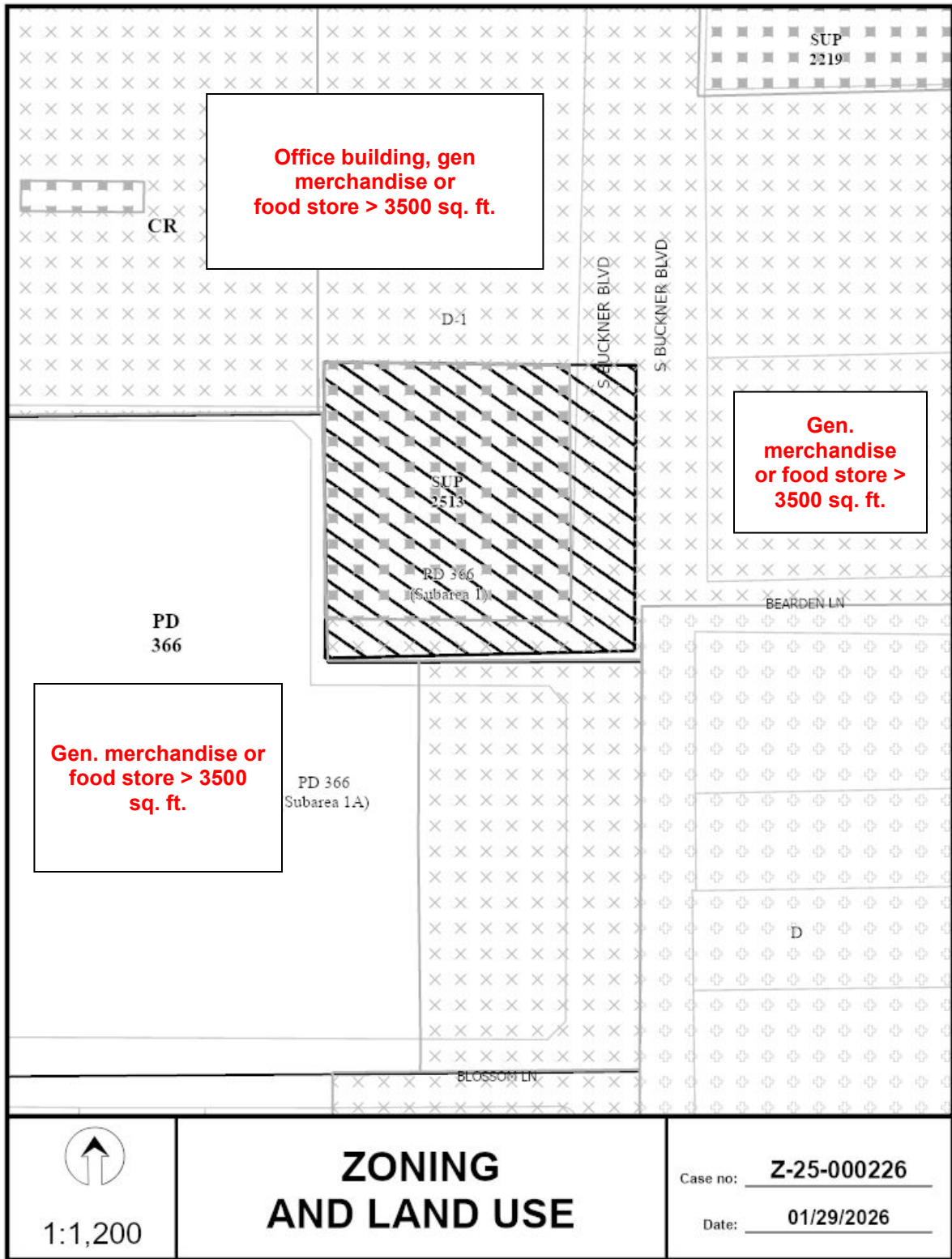


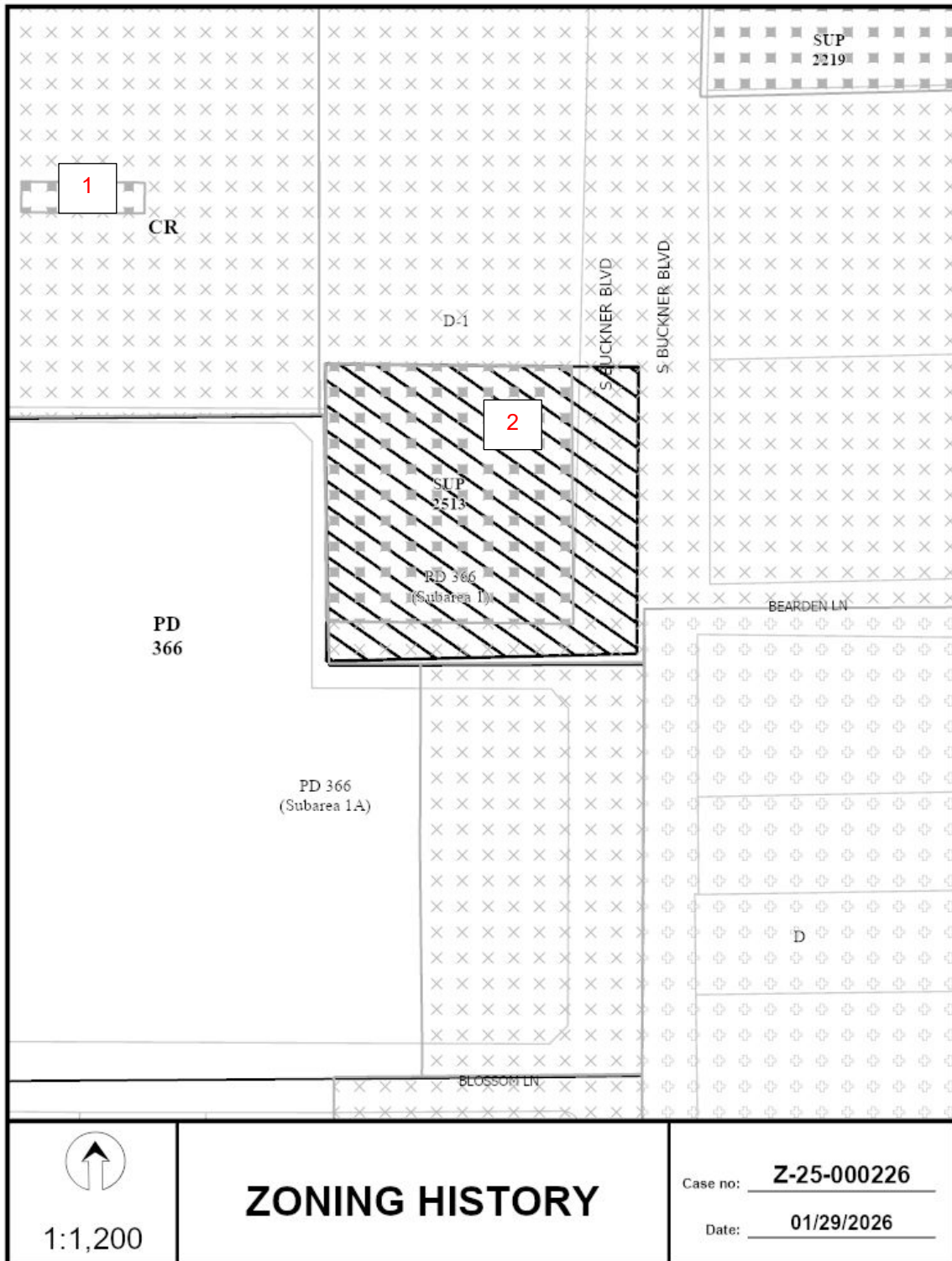
AMENDED SUP SITE PLAN

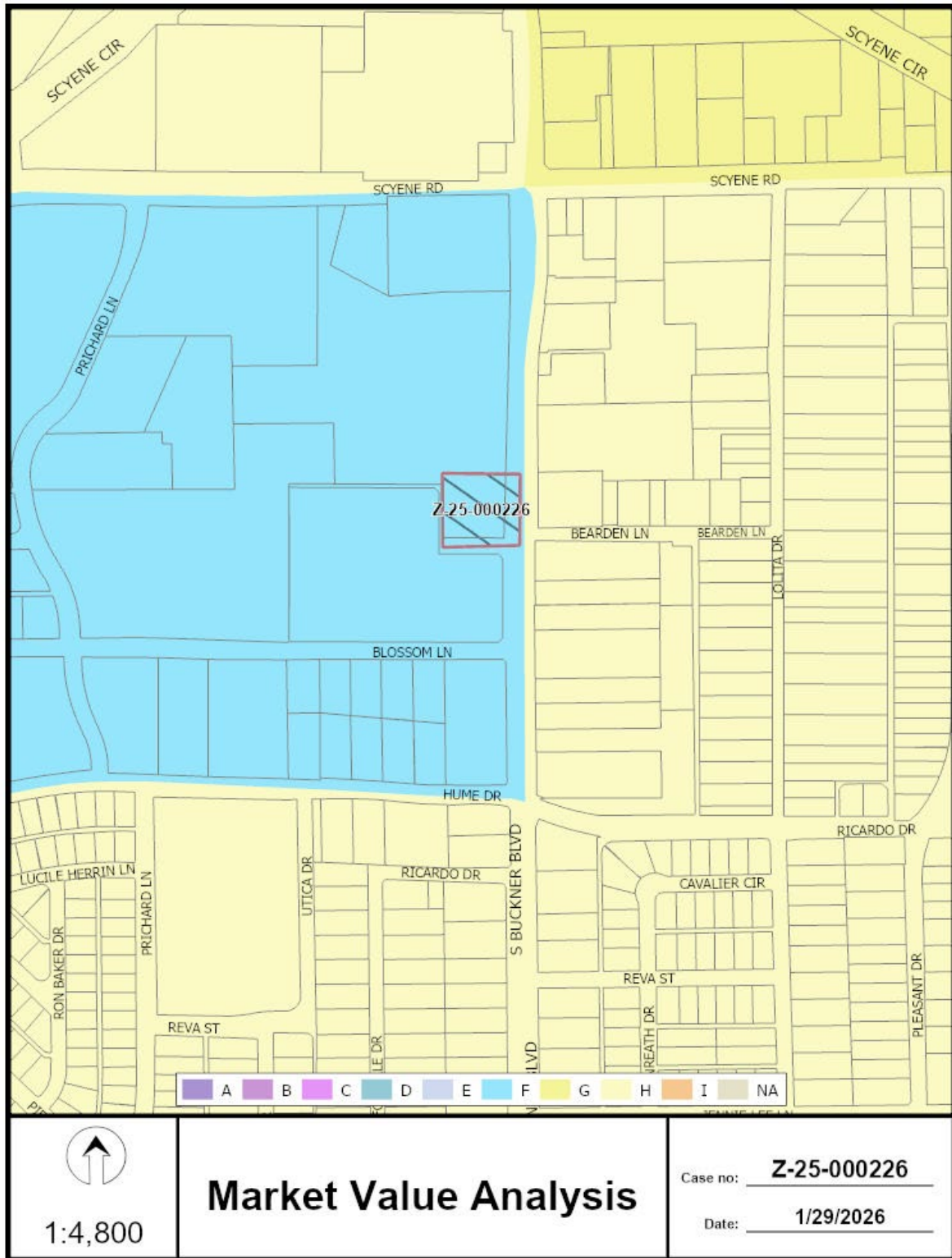


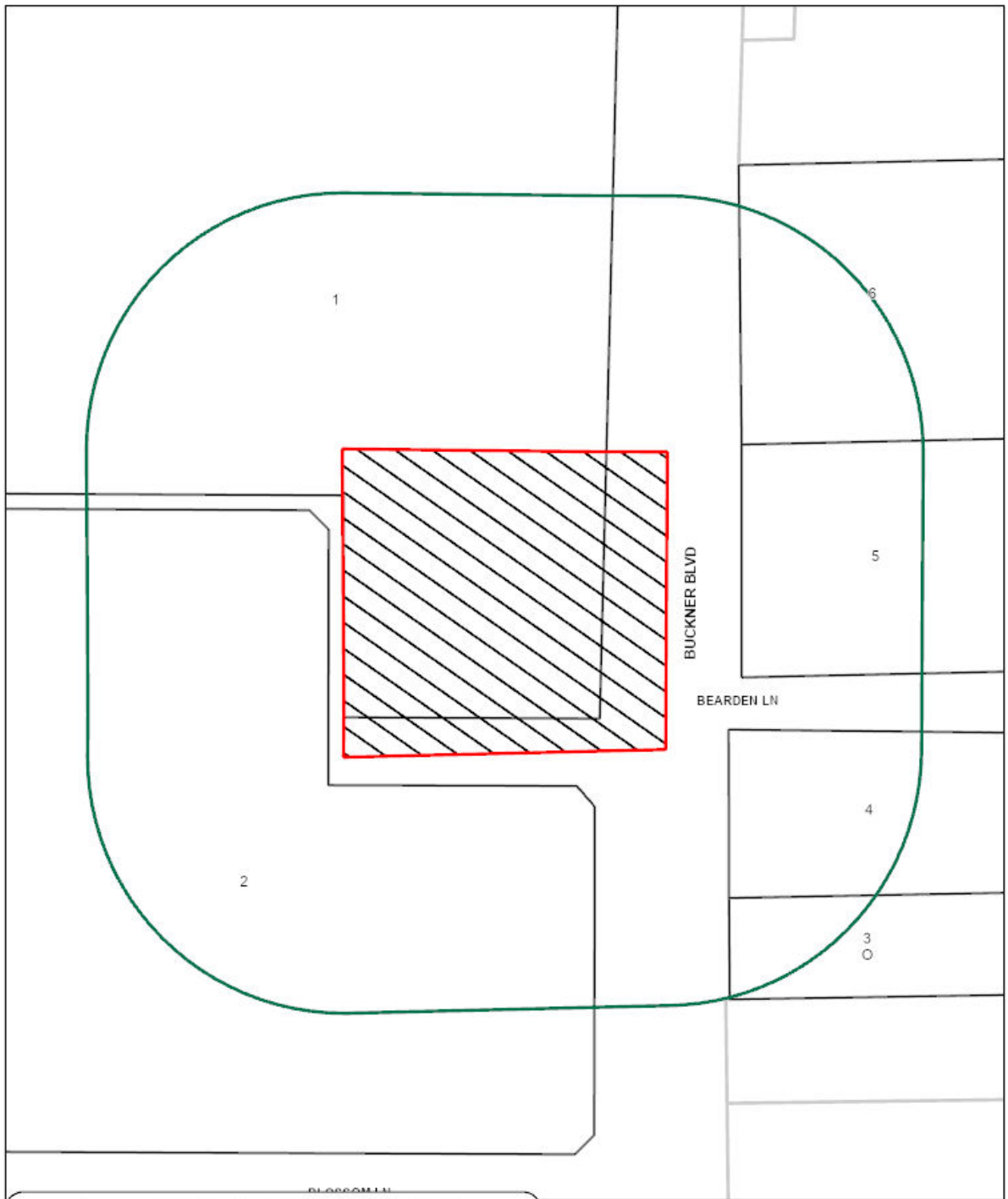












<u>6</u>	Property Owners Notified (6 parcels)
<u>1</u>	Replies in Favor (1 parcel)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>2/19/2026</u>	Date

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CPC



1:1,200

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02/18/2026

Reply List of Property Owners

Z-25-000226

6 Property Owners Notified

1 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	8000 SCYENE RD	BUCKNER PARTNERSHIP LP
	2	2827 S BUCKNER BLVD	WAL MART REAL ESTATE BUSINESS TRUST
O	3	2814 S BUCKNER BLVD	BARCH INTERESTS LP
	4	2820 S BUCKNER BLVD	BELTLINE INVESTMENTS LLC
	5	2842 S BUCKNER BLVD	SABA ENTERPRISES INC
	6	2902 S BUCKNER BLVD	BAIDU LLC