

FILE NUMBER: Z-26-000027 **DATE FILED:** March 23, 2026
LOCATION: North line of Scyene Rd. and east of S. Buckner Blvd.
COUNCIL DISTRICT: 5
SIZE OF REQUEST: Approx. 1.26 ac **CENSUS TRACT:** 48113009001

APPLICANT: Stonemode / Blanca Quijada

OWNER: Q Properties / Jose Quijada

REQUEST: An application for an amendment to Specific Use Permit 2528 for an office showroom/warehouse on property zoned Subarea 1 within Planned Development 366, Buckner Boulevard Special Purpose District.

SUMMARY: The purpose of the request is to continue to allow an office showroom/warehouse use.

STAFF RECOMMENDATION: Approval for a five-year period, with eligibility for automatic renewals for additional five-year periods, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 1 PD 366 Buckner Blvd Special Purpose District and is developed with a 4,424 sqft office showroom/warehouse.
- The surrounding area is predominantly commercial.
- The applicant wishes to continue using the site for an office showroom/warehouse. As such, they request a renewal to their Specific Use Permit.
- No changes are proposed to the site plan, conditions, or property.
- On May 8th 2024, City Council approved the original SUP 2528 for a 2-year period with eligibility for automatic renewal for an additional 5-years. However, the applicant missed their automatic renewal window and now require a full renewal.

Zoning History:

There have been three zoning cases in the area within the last five years:

1. **Z234-130:** On Wednesday, May 8, 2024, City Council approved an application for a Specific Use Permit for an office showroom/warehouse on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District. [Subject site]
2. **Z223-273:** On Wednesday June 26, 2024, City Council denied an application for the automatic renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within Subarea 7 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.
3. **Z-25-000070:** On Wednesday October 8, 2025, City Council approved an application for an amendment to Specific Use Permit No. 2160 for the sale of alcoholic beverages on property zoned Subarea 7 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Scyene Rd	Community Collector	44' pavement, 60' ROW

S Buckner Blvd	Principal Arterial	107' ROW
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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.

Transit Access:

The area of request is within a half-mile of the following services:

DART Light Rail: no lines.

DART Bus: Routes 220 and 15

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.

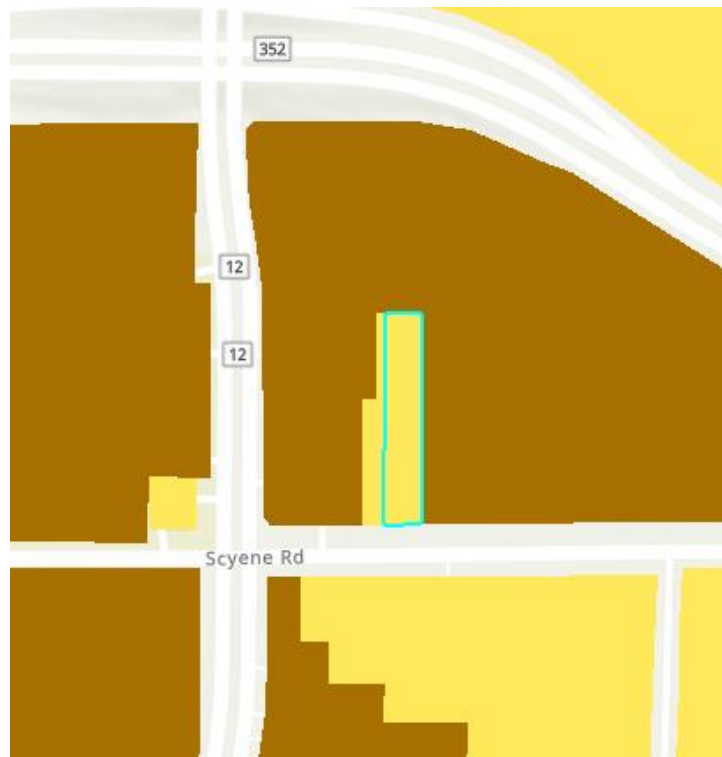
The proposed Specific Use Permit (SUP) is not consistent with the Forward Dallas 2.0 land use framework, as Light Industrial is not an permitted use within the Community Residential placetype. Notwithstanding this inconsistency, Light Industrial uses are established and prevalent within the surrounding area, indicating a divergence between the adopted placetype designation and existing development patterns.

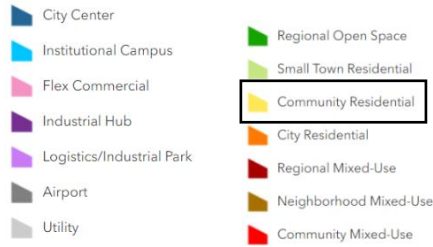
Furthermore, the current placetype designation does not accurately reflect the site's functional context or the prevailing land use character. A redesignation to Neighborhood Mixed-Use is more appropriate, as it would better align with the established development pattern and surrounding placetype designations. As Planning staff conducts periodic updates to Forward Dallas, this will be evaluated.

The subject property is situated along Scyene Road, a designated community collector, and is located mid-block with adjacency to existing commercial and light industrial uses. Based on available information, the property is currently utilized as an office showroom with associated warehouse functions, reflecting a hybrid commercial/industrial operational profile.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this specific use permit provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

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





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	Subarea 1 within PD 366, Buckner Blvd Special Purpose District	Office showroom/warehouse
North	Subarea 1 within PD 366, Buckner Blvd Special Purpose District	Mini warehouse
South	Subarea 1 within PD 366, Buckner Blvd Special Purpose District	Automotive service
East	Subarea 1 within PD 366, Buckner Blvd Special Purpose District	Vacant
West	Subarea 1 within PD 366, Buckner Blvd Special Purpose District	Commercial

Land Use Compatibility:

The request site is currently developed with a office showroom/warehouse. The applicant proposes to continue utilizing the existing structure as an office showroom/warehouse.

The immediate surroundings of the site are predominantly commercial.

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 approval of the requested Specific Use Permit, as the subject property is adjacent to established commercial and light industrial uses and is located along a designated community collector roadway. The existing use is not anticipated to generate adverse impacts on surrounding land uses, including but not limited to traffic, noise, or visual compatibility, nor is it expected to diminish the character of the area. The existing use is consistent with and complementary to the prevailing development pattern in the vicinity. Furthermore, the site is well-served by existing transit infrastructure, with proximate access to DART bus service. In addition, the imposition of a five-year expiration term will necessitate periodic regulatory adjustments to the site as the area transitions toward a mixed-use land use pattern.

Development Standards

Following is a comparison table showing differences between the development standards of the current Subarea 1 within PD 366, Buckner Blvd Special Purpose District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			

Current: PD 366	15' adj. to expressway or thoroughfare Other: 0'	Adj to Res.: 20' Other: 0'	None; 0.75 FAR;	45'	80%
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Landscaping:

Landscaping must be provided in accordance with PD 366.

Parking:

Parking must be provided in accordance with the Dallas Development Code. Under Parking Reform, there is no minimum parking required.

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 within an "G" MVA area.

Z-26-000027

List of Officers

Q Properties LLC

Ownership

- Jose Quijada — 50% Ownership
- Edgar Quijada — 50% Ownership

Members / Partners

- Jose Quijada — Managing Member
- Edgar Quijada — Managing Member

Proposed Conditions

1. USE: The only use authorized by this specific use permit is an office showroom/warehouse.

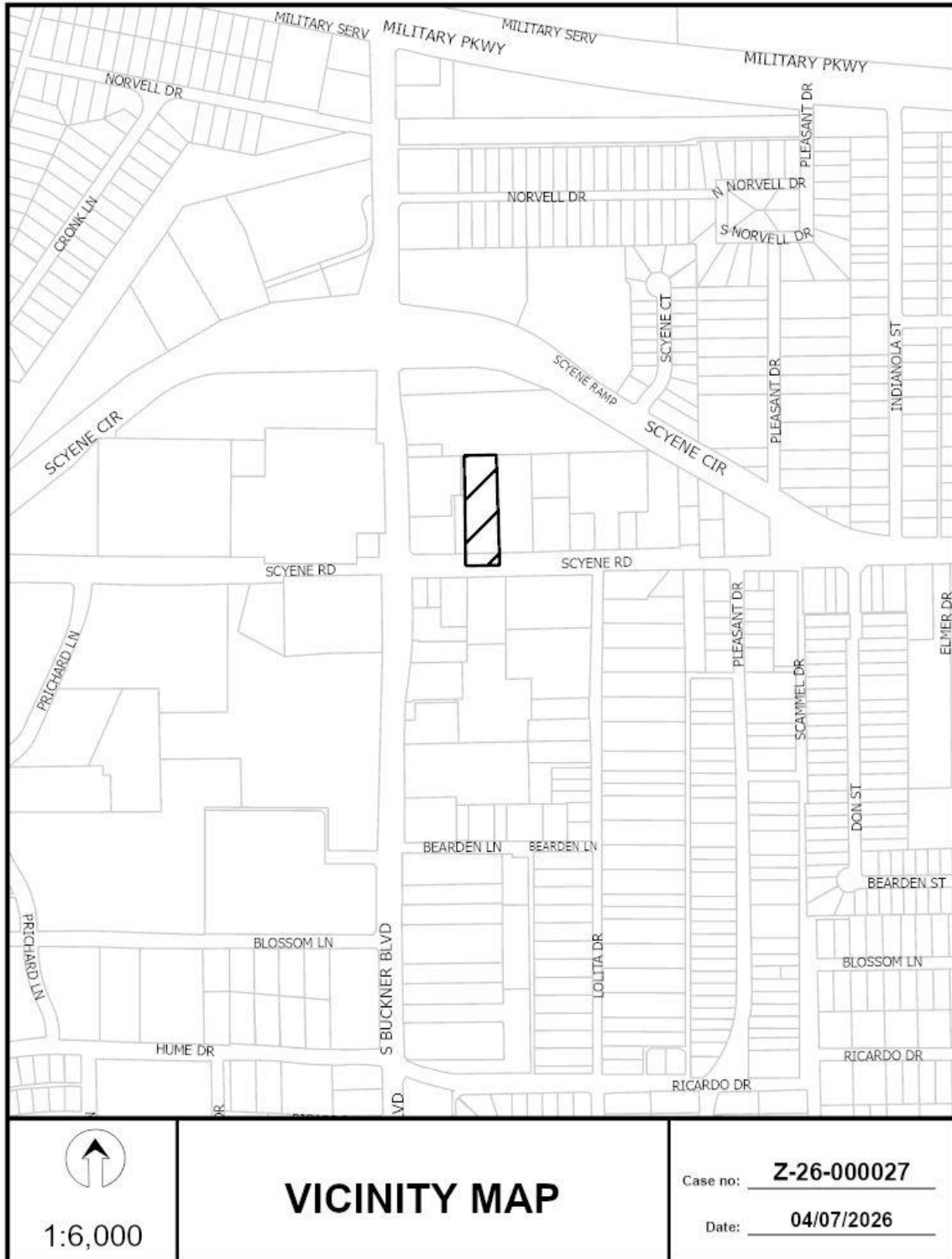
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

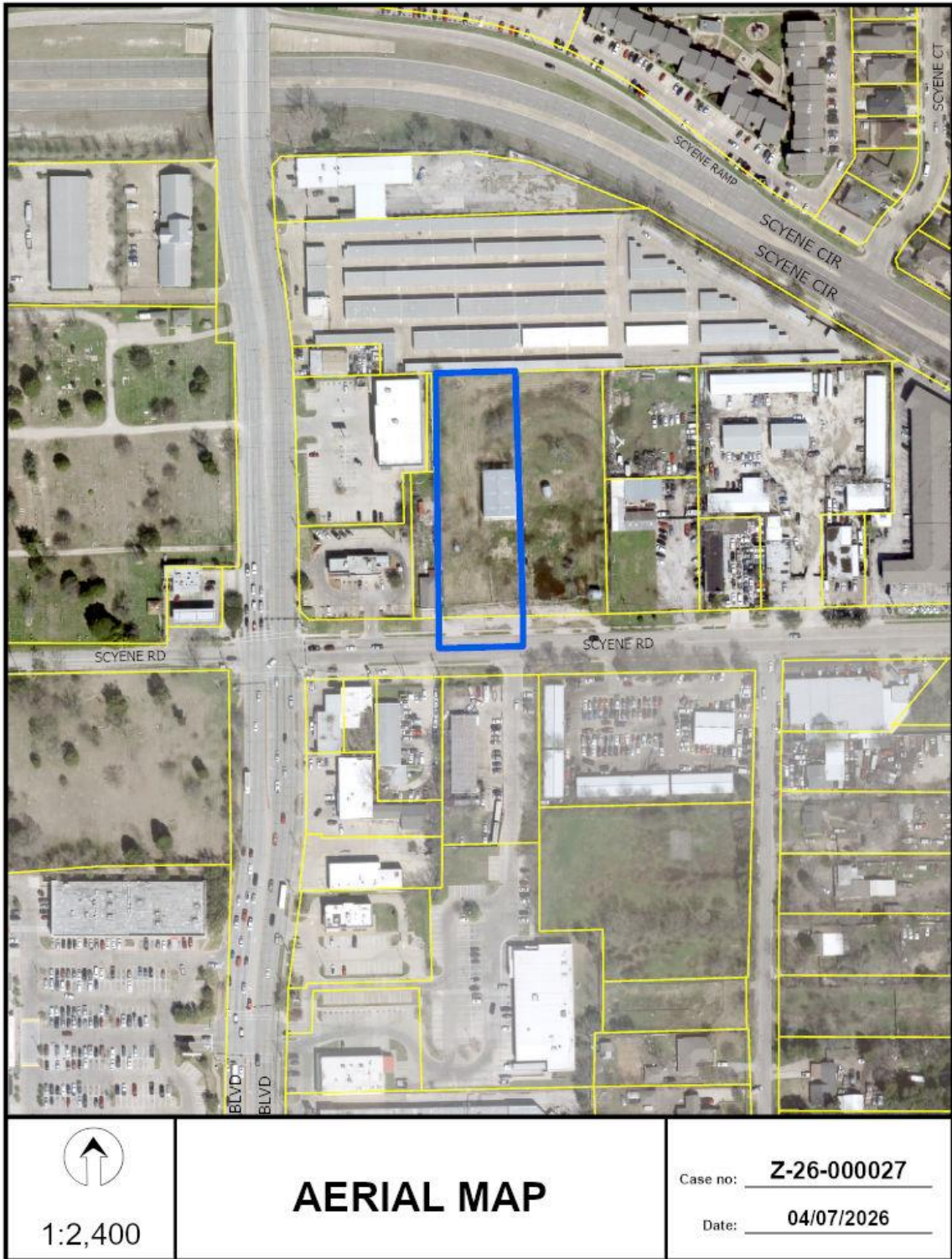
3. TIME LIMIT: This specific use permit expires on (five years) [~~May 8, 2026~~], but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51 A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete 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.)

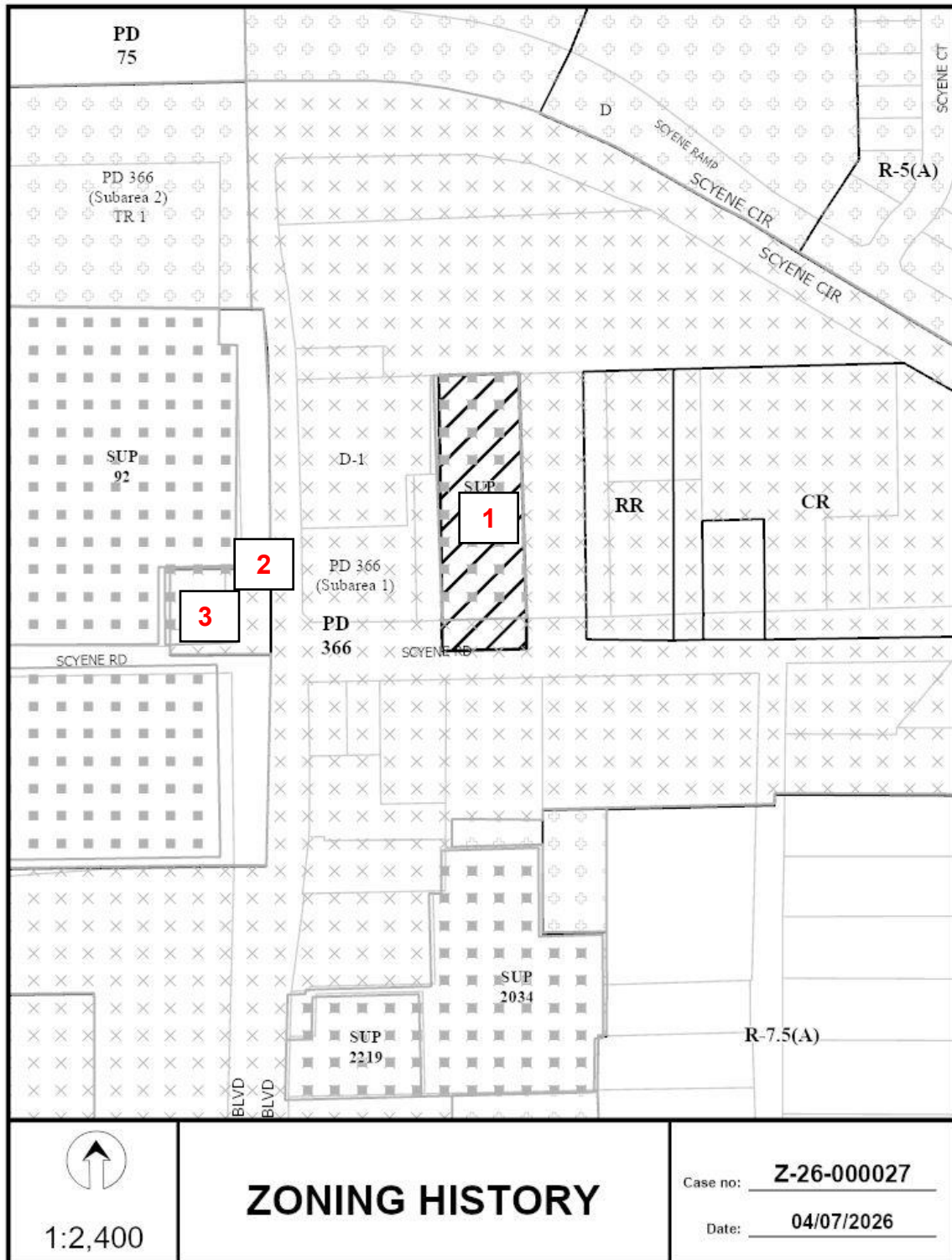
4. HOURS OF OPERATION: The office showroom/warehouse may only operate between 7:00 a.m. and 5:00 p.m., Monday through Saturday.

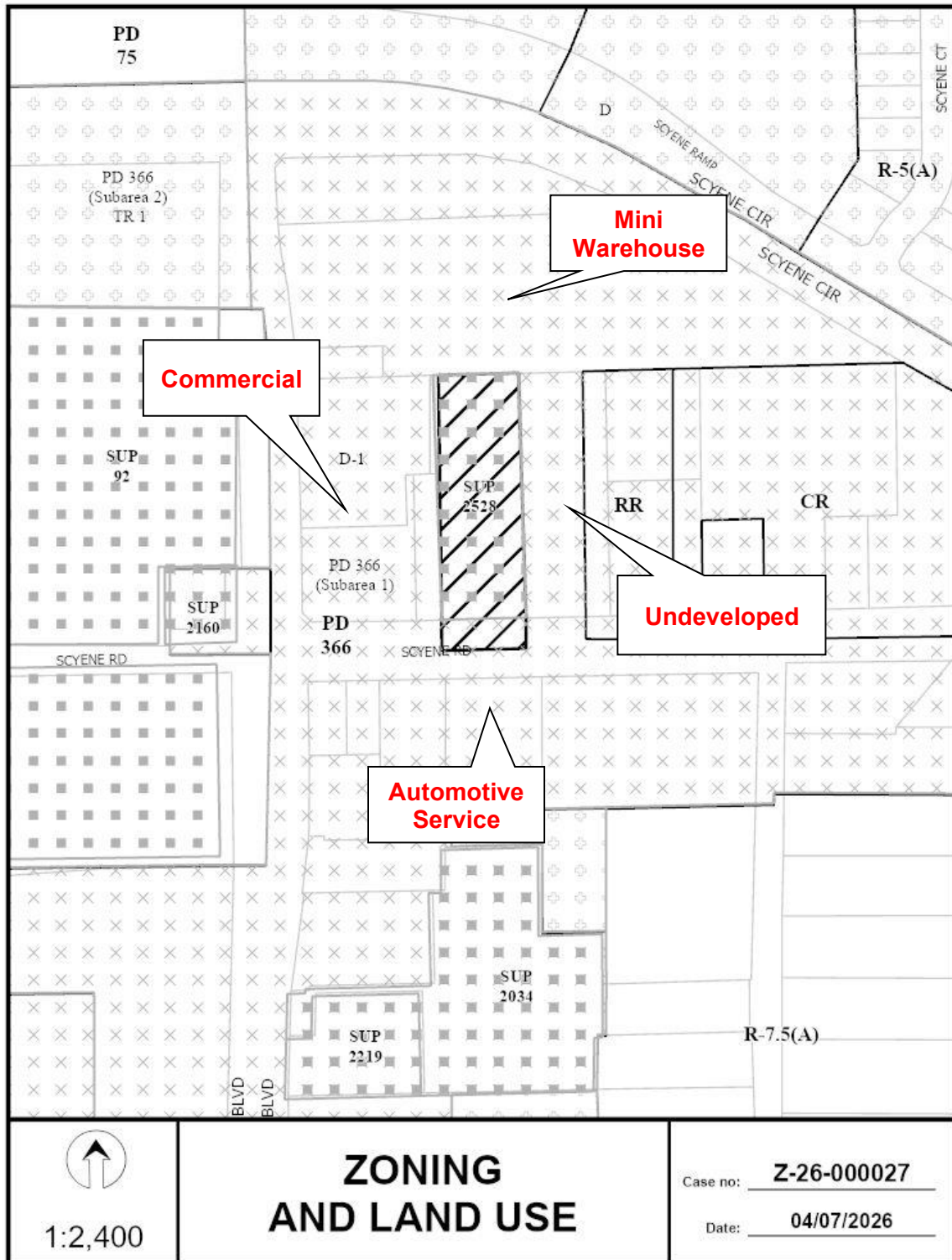
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

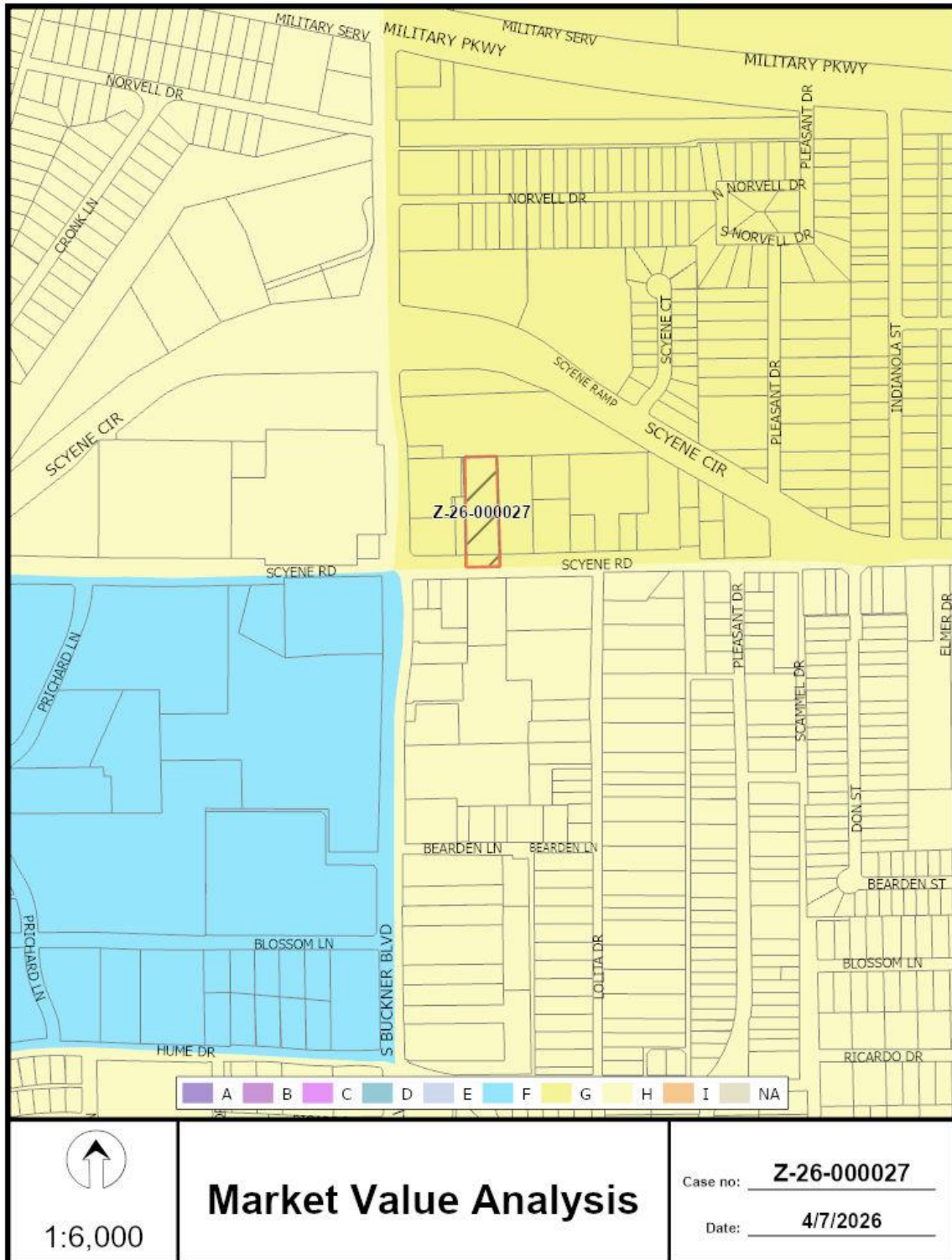
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

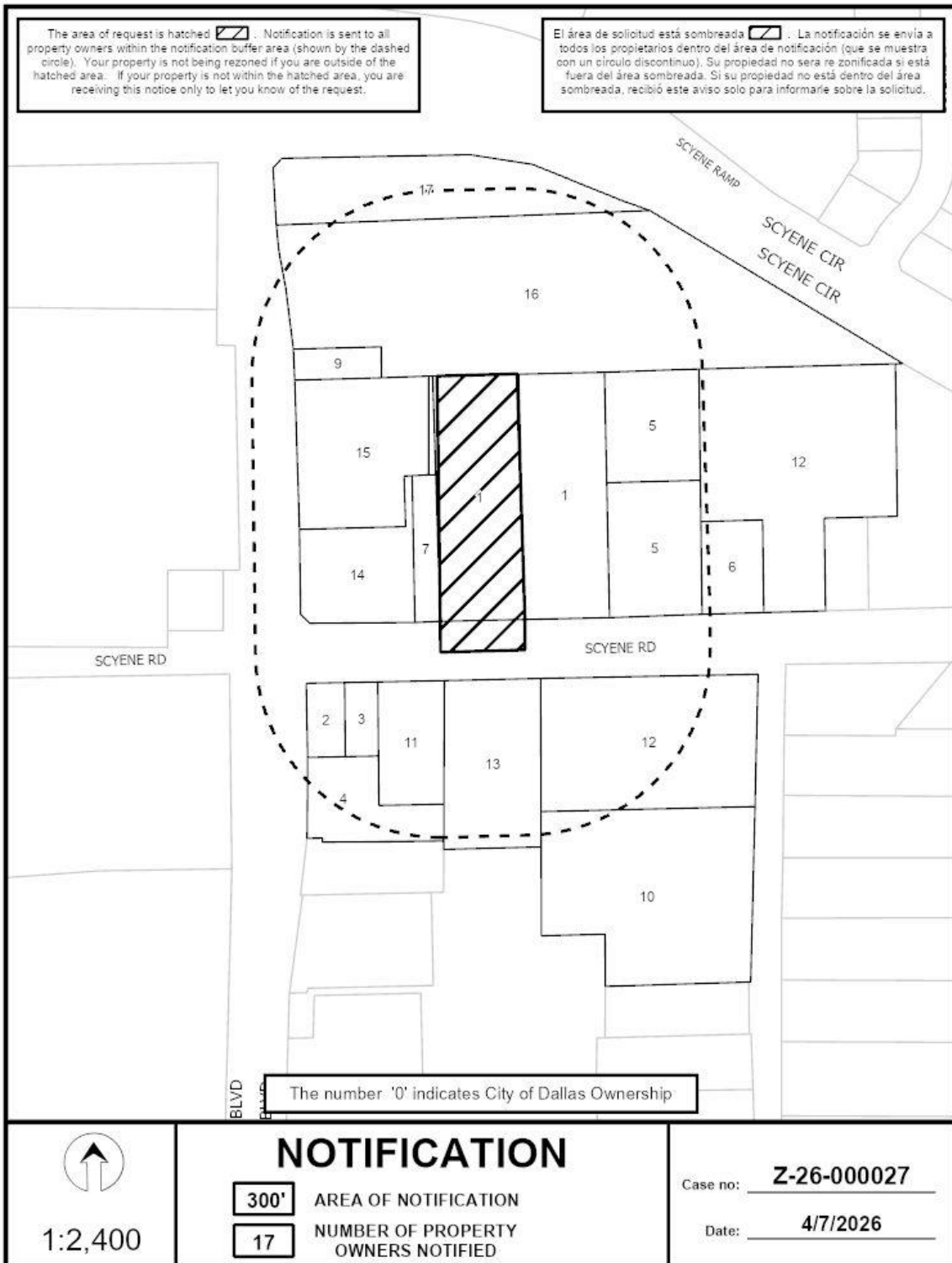












04/07/2026

Notification List of Property Owners

Z-26-000027

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8129 SCYENE RD	Q PROPERTY LLC
2	2952 S BUCKNER BLVD	AM INVESTMENT LLC
3	8106 SCYENE RD	ZUNIGA CLAUDIA Y
4	2940 S BUCKNER BLVD	MITCHELL WILLIAM J &
5	8155 SCYENE RD	VALDEZ ANGEL
6	8163 SCYENE RD	RODRIGUEZ CELESTINO &
7	8117 SCYENE RD	Taxpayer at
8	8127 SCYENE RD	Taxpayer at
9	3118 S BUCKNER BLVD	UGWONALI AZUKA
10	8152 SCYENE RD	ESPINOZA JOSE ET AL
11	8116 SCYENE RD	LEWIS PAUL C
12	8190 SCYENE RD	FORD ROBERT L
13	8126 SCYENE RD	FREEMAN WILLIAM R
14	3004 S BUCKNER BLVD	FIREBRAND PROPERTIES LP
15	3110 S BUCKNER BLVD	FIRST CASH LTD
16	3210 S BUCKNER BLVD	SH 708-716 LLC
17	3230 S BUCKNER BLVD	TH PROPERTY MGMT & INV LLC &