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Planner: Justin Lee

**FILE NUMBER:** Z-26-000037      **DATE FILED:** April 28, 2026

**LOCATION:** West line of S. Buckner Boulevard, north of Lake June Road.

**COUNCIL DISTRICT:** 5      **SIZE OF REQUEST:** Approx. 1.25 Acres

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**REPRESENTATIVE:** Marcus Schwartz

**OWNER:** Pleasant Grove Shopping Center Inc. / Andrew Pal

**APPLICANT:** Nafal Enterprise, LLC / Leticia Espinoza

**PROPOSAL:** An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet, on property zoned Subarea 2 within Planned Development No. 366, Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to allow the sale of alcoholic beverages within a general merchandise or food store [El Rancho] on the site.

**STAFF RECOMMENDATION:** Approval, subject to a site plan and conditions.

## **BACKGROUND INFORMATION:**

### General Background and Linked Resources

- Pursuant to Chapter 51A-4.503, the D and D-1 Liquor Control Overlays only apply to those districts enacted before June 11, 1987. The D Liquor Control Overlay prohibits sell or serve alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises. The D-1 Liquor Control Overlay requires a Specific Use Permit (SUP) to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.
- The sale of alcoholic beverages is regulated throughout the state of Texas by the Texas Alcoholic Beverage Commission (TABC). The agency was originally created in 1935 when prohibition was repealed and currently requires operators to obtain a license to sell alcohol. The status and types of licenses issued by the agency are accessible online here: <https://apps.tabc.texas.gov/publicinquiry/Default.aspx>.
- Spacing requirements for alcohol sales exist in Chapter 6 of the City Code as enabled by Texas Alcoholic Beverage Code §109.33. Depending on the type of TABC license requested, certain protected uses (hospital, church, school, or day care, when applicable) require a specified spacing distance and measurement. Compliance with spacing requirements is verified with permitting staff with a liquor measurement application. Variances to these spacing requirements are allowed to be considered by City Council, when applicable, and are outlined in Chapter 6-4.

### Site Specific Background Information

- Site and Structures: The request site is currently developed with an existing general merchandise or food store 3,500 square feet or more [El Rancho], consisting of about 48,000 square feet.
- Proposed Changes to the Site: None proposed.

### Zoning History of relevant SUPS

There have been no zoning change requests in the area of notification in the past five years.

## **STAFF ANALYSIS**

### Surrounding Land Uses

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Subarea 2 within PD 366, Buckner Boulevard Special Purpose District / D-1 Liquor Control Overlay	Commercial
<b>North</b>	Subarea 2 within PD 366, Buckner Boulevard Special Purpose District / D-1 Liquor Control Overlay	Commercial
<b>East</b>	Subarea 2 within PD 366, Buckner Boulevard Special Purpose District / D-1 Liquor Control Overlay	Commercial
<b>South</b>	Subarea 2 within PD 366, Buckner Boulevard Special Purpose District / R-7.5(A) / D-1 Liquor Control Overlay	Single Family homes / Commercial
<b>West</b>	R-7.5(A) Single Family District	Single family homes

Land Use Context

The site is zoned Subarea 2 within PD 366, Buckner Boulevard Special Purpose District and is surrounded by commercial uses, with single family residential to the west, along a principal arterial.

In general, the applicant’s request is consistent with the existing zoning and the general provisions for a Specific Use Permit, and is not expected to have a negative impact on the surrounding properties, as it is a commercial context on a major road. The existing merchandise store use is permitted by right. The SUP only pertains to the sale of alcoholic beverages therein.

Criteria for a Specific Use Permit

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

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in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

As the sale of alcoholic beverages is regulated by the Texas Alcoholic Beverage Commission, the City is limited in what can be regulated by these SUPs. Generally, development regulations beyond basic aspects like floor area cannot be adopted in an alcohol sales SUP.

**Parking**

No parking is required for the sale of alcoholic beverages. Rather, parking is required based on land uses for a given occupancy.

**List of Officers**

**Corporate Address**

16775 Addison Road, Suite 200  
Addison, TX 75001

**Officers/Directors**

Darren Karst – Director and CFO  
Eric Stover – Director and President  
James Douglas Sanders – Director and CEO  
Leticia Espinoza – Director and Corporate Secretary



## PROPOSED 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 greater
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.
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.



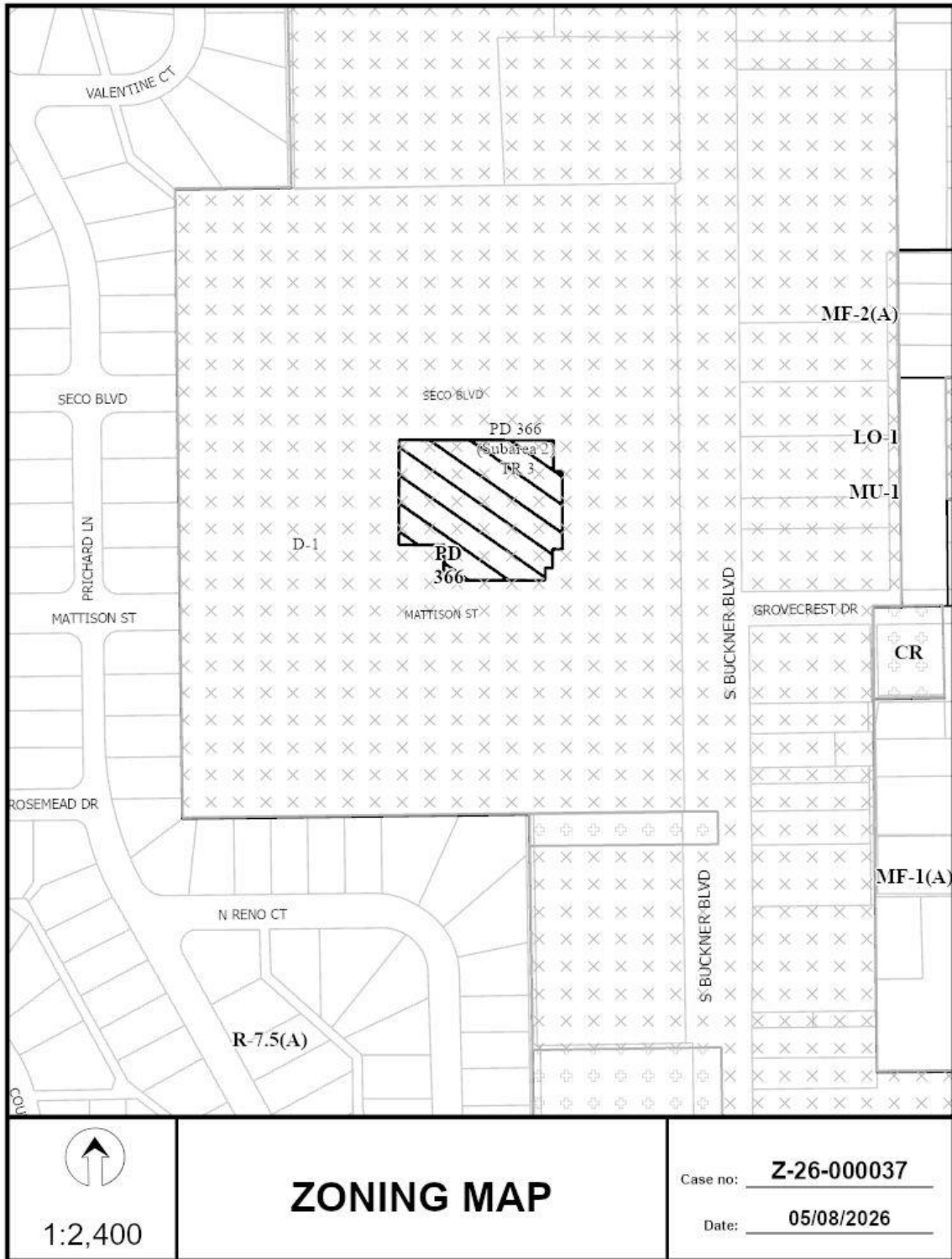


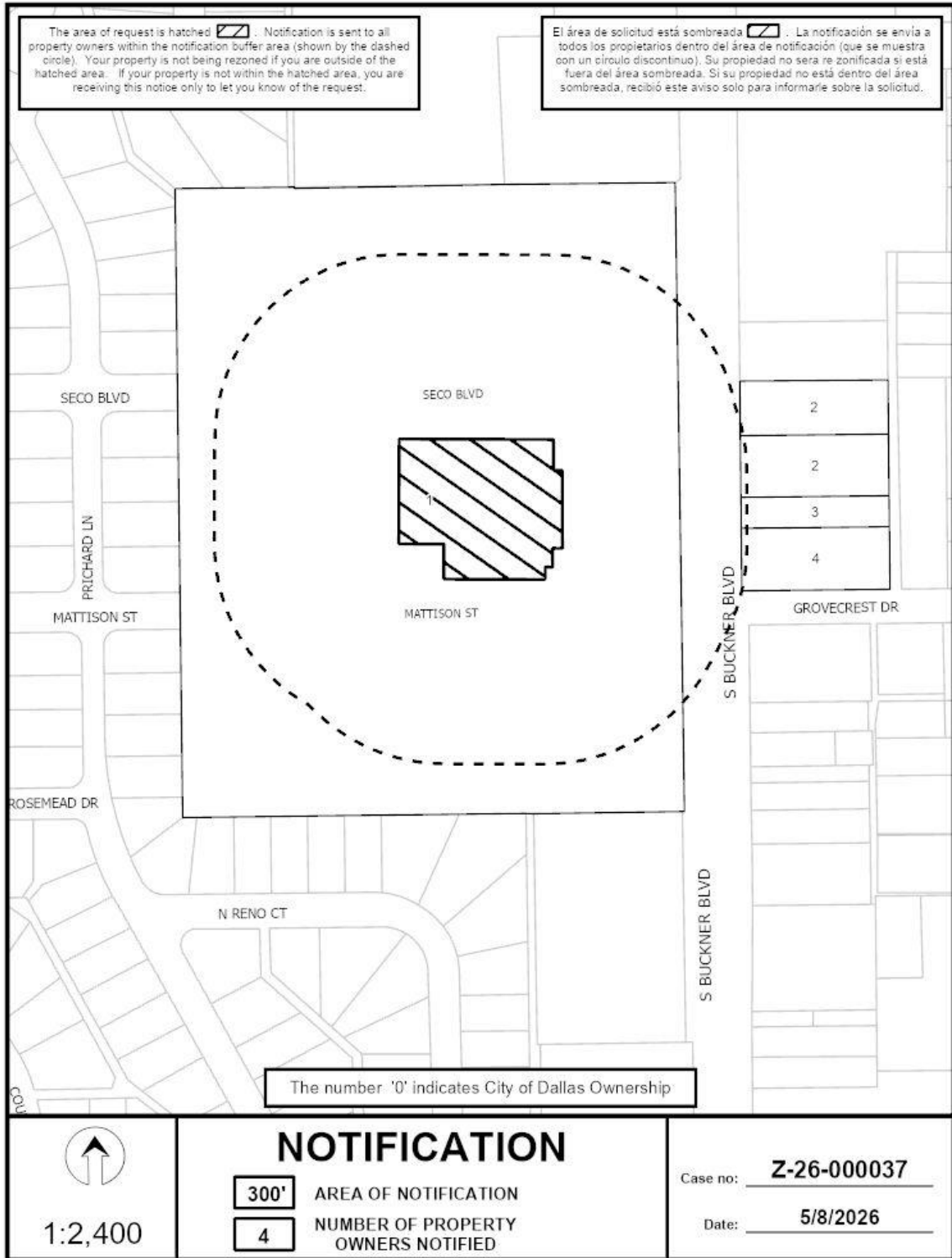
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# AERIAL MAP

Case no: Z-26-000037

Date: 05/08/2026





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05/08/2026

***Notification List of Property Owners***

***Z-26-000037***

***4 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1503 S BUCKNER BLVD	PLEASANT GROVE SHPPG CTR
2	1520 S BUCKNER BLVD	GROVE STATE BANK
3	1508 S BUCKNER BLVD	ORTEGA RAFAEL
4	1500 S BUCKNER BLVD	ORTEGA RAFAEL