

FILE NUMBER: Z-25-000173 **DATE FILED:** October 20, 2025
LOCATION: South line of Lake June Road, east of Rose Garden Avenue
COUNCIL DISTRICT: 5
SIZE OF REQUEST: Approx. 0.43 Acres **CENSUS TRACT:** 48113009301

OWNER/APPLICANT: Hector Lopez – Sole Owner

REPRESENTATIVE: Andrew Ruegg, Masterplan

REQUEST: An application for an amendment to Specific Use Permit 2505 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service use, within Subarea 2 of 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 to allow the sale of alcoholic beverages in conjunction with a restaurant [El Pulpo].

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

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

PD No. 366

<https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx>

D-1 Liquor Control Overlay

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-83445

BACKGROUND INFORMATION

- Currently, the site has a SUP Permit 2505 that allows the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service use. The restaurant, El Pulpo, is approximately a 1,500-square-foot unit and part of a retail structure facing Lake June Road on property located within Subarea 2 of Planned Development District 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the south line of Lake June Road, east of Rose Garden Avenue.
- On February 26, 1992, City Council approved the creation of Planned Development District No. 366, the Buckner Boulevard Special Purpose District. PD No. 366 contains approximately 407.94 acres and is divided into nine subareas. The area of request is located within Subarea 2, which generally allows a mix of commercial and retail uses. The restaurant without a drive-in or drive-through service is permitted by right, subject to residential adjacency review.
- The area of request is located within the D-1 Liquor Control Overlay. In a “D-1” liquor control overlay district, a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.
- According to Building Inspection’s records, the last Certificate of Occupancy was issued in December 2014 for El Pulpo Restaurant.
- On November 8, 2023, the City Council approved Specific Use Permit No. 2505, which allows the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
- No changes are proposed to the property, site plan, or conditions aside from the time period.

Zoning History

There has been one zoning change request in the surrounding area in the past five years.

1. **Z223-181:** On November 8, 2023, the City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with restaurant without a drive-in or drive-through service use, on property located within Subarea 2 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the south line of Lake June Road, east of Rose Garden Avenue. [Subject site]

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW Bike Plan
Lake June Road	Principal Arterial	100' Bike Plan

Transportation

The Engineering Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Transit Access:

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

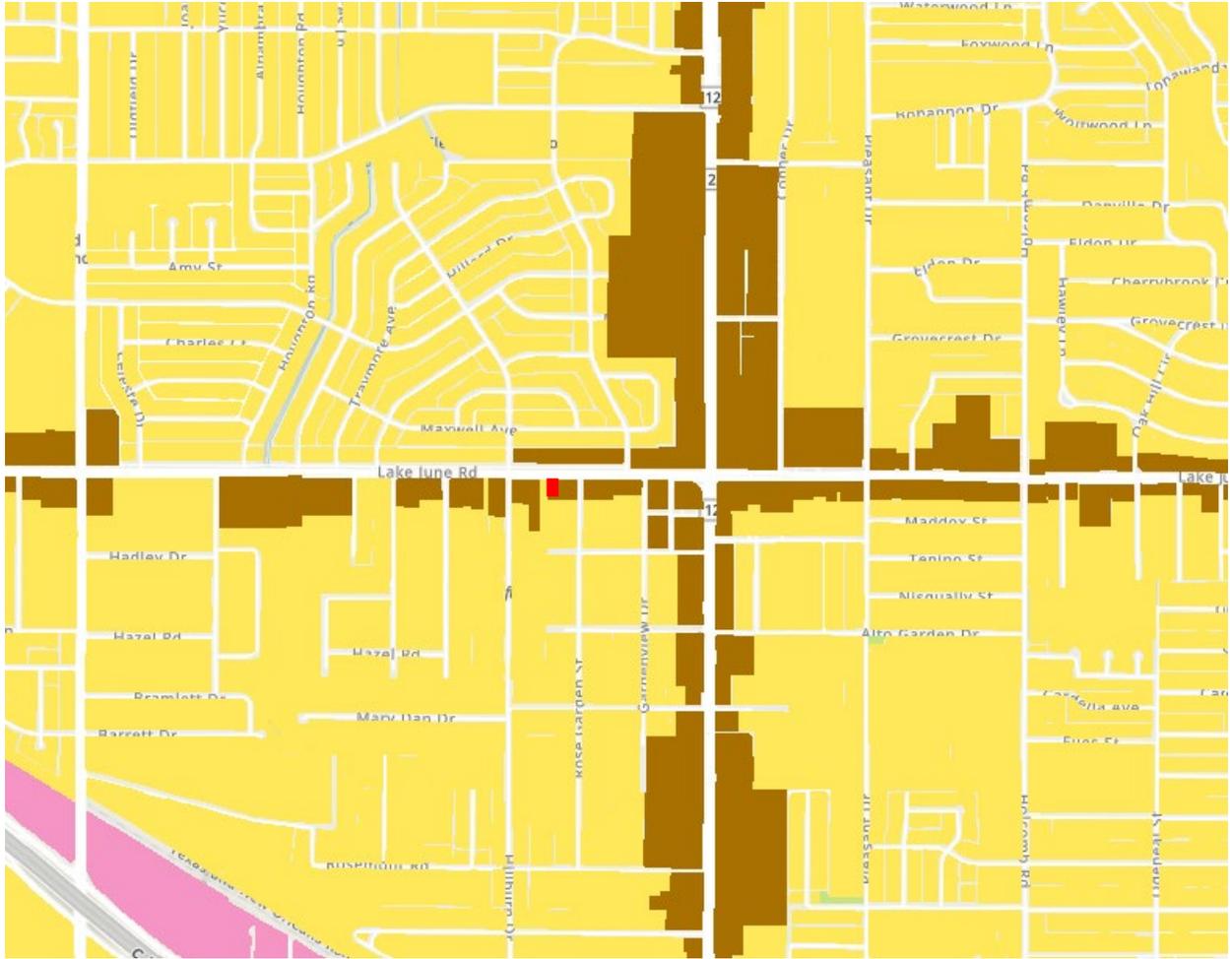
Bus Routes
Route 15, 30

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 zoning change is generally **consistent** with Forward Dallas 2.0. Commercial Land Use is identified as a primary use within the Neighborhood Mixed-Use placetype; in Forward Dallas 2.0, Commercial land use is in this land-use matrix, and the site is within Planned Development District 366 and adjacent to similar uses such as retail, vehicle or engine repair, church uses to the north, retail and restaurants to east and west, parking and vehicle or engine repair, and single family residential uses to the south of the site. The property fronts Lake June Road, which is classified as a Principal Arterial per the major thoroughfare plan and is within one block of Route 30’s bus stop. Therefore, the proposed renewal aligns with the vision and recommendations of Forward Dallas 2.0.



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|--|---|
|  Regional Open Space |  City Center |
|  Small Town Residential |  Institutional Campus |
|  Community Residential |  Flex Commercial |
|  City Residential |  Industrial Hub |
|  Regional Mixed-Use |  Logistics/Industrial Park |
|  Neighborhood Mixed-Use |  Airport |
|  Community Mixed-Use |  Utility |

Land Uses

	Zoning	Land Use
Site	PD 366, SUP 2505, Subarea 2 with D-1 Liquor Control Overlay	Mixed Use Building: Restaurant, Personal Service, Storage
North	PD 366, Subarea 2 with D-1 Liquor Control Overlay	Auto-Related Uses; Restaurants
East	PD 366, Subarea 2 with D-1 Liquor Control Overlay	Mixed Use Building: Personal Service
Southeast	CR Community Retail with D Liquor Control Overlay	Vacant Building, Auto-Related Uses
South	R-7.5(A)	Parking Lot, Single Family Homes
West	PD 366, Subarea 2 with D-1 Liquor Control Overlay	Mixed Use Building: Commercial Amusement (Inside), Office

Land Use Compatibility

The site is currently zoned Planned Development District 366, the Buckner Boulevard Special Purpose District. PD No. 366, within Subarea 2, which generally allows a mix of commercial and retail uses. The area of request is also located within the D-1 Liquor Control Overlay. In a “D-1” liquor control overlay district, a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.

The area of request is currently developed as a one-story multi-unit building with approximately 5,000 square feet. The building contains three units: a 1,500-square-foot unit with a restaurant, a 1,100-square-foot unit with personal services, and the remaining units for storage use.

The applicant seeks to renew SUP Permit 2505 to continue allowing the sale of alcoholic beverages at the existing restaurant [El Pulpo].

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 to promote the health, safety, morals, and general welfare of the city.

In general, the applicant's request is consistent with the existing zoning, the surrounding uses, and the general provisions for a Specific Use Permit. The application has complied with all requirements of Specific Use Permit 2505, which supports the conclusion that renewing this SUP will not have a negative impact on the surrounding properties. Therefore, staff recommends approval to renew SUP 2505 with no expiration period, subject to a site plan and conditions.

Parking

No minimum parking is required at this site per Code because the restaurant is a 1,500-square-foot unit.

Landscaping

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. No changes are proposed with this request; therefore, no additional landscape requirements are triggered.

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, to orange, representing the weakest markets. The area of request is within an "H" MVA Cluster

Crime Report:

The Dallas Police Department provided a crime report for the period between September 28, 2022, and October 30, 2025. The area has had 31 incident calls, three offenses, and two arrests.

Calls

Calls (Summary)	Count of Problem
12B Business Alarm	3
41/11B Burg Busn in Progress	1
6G Random Gun Fire	1
40 Other	2
6X Major Dist (Violence)	3
Grand Total	10

Offenses

Offenses (Summary)	Count of Incidents
THEFT FROM MOTOR VEHICLE	1
BURGLARY-BUSINESS	1
SIMPLE ASSAULT	1
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	1
Grand Total	4

Arrests

Arrests (Summary)	Count of Incidents
ARRANT DALLAS PD (ALIAS/CAPIAS)	1
DUI	1
PUBLIC INTOXICATION	1
Grand Total	3

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>

Z-25-000173

List of Officers

EI PULPO AZUL INC.

Hector Lopez

**Draft CPC Action
January 15, 2026**

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 2505 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service use for a five-year period, subject to a site plan and conditions, on property located within Subarea 2 of Planned Development District 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the south line of Lake June Road, east of Rose Garden Avenue.

Maker: Serrato
Second: Sims
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Franklin Koonce,
Housewright, Kocks, Coffman, Hall, Sims

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Notices: Area: 200 Mailed: 17
Replies: For: 0 Against: 0

Speakers: None

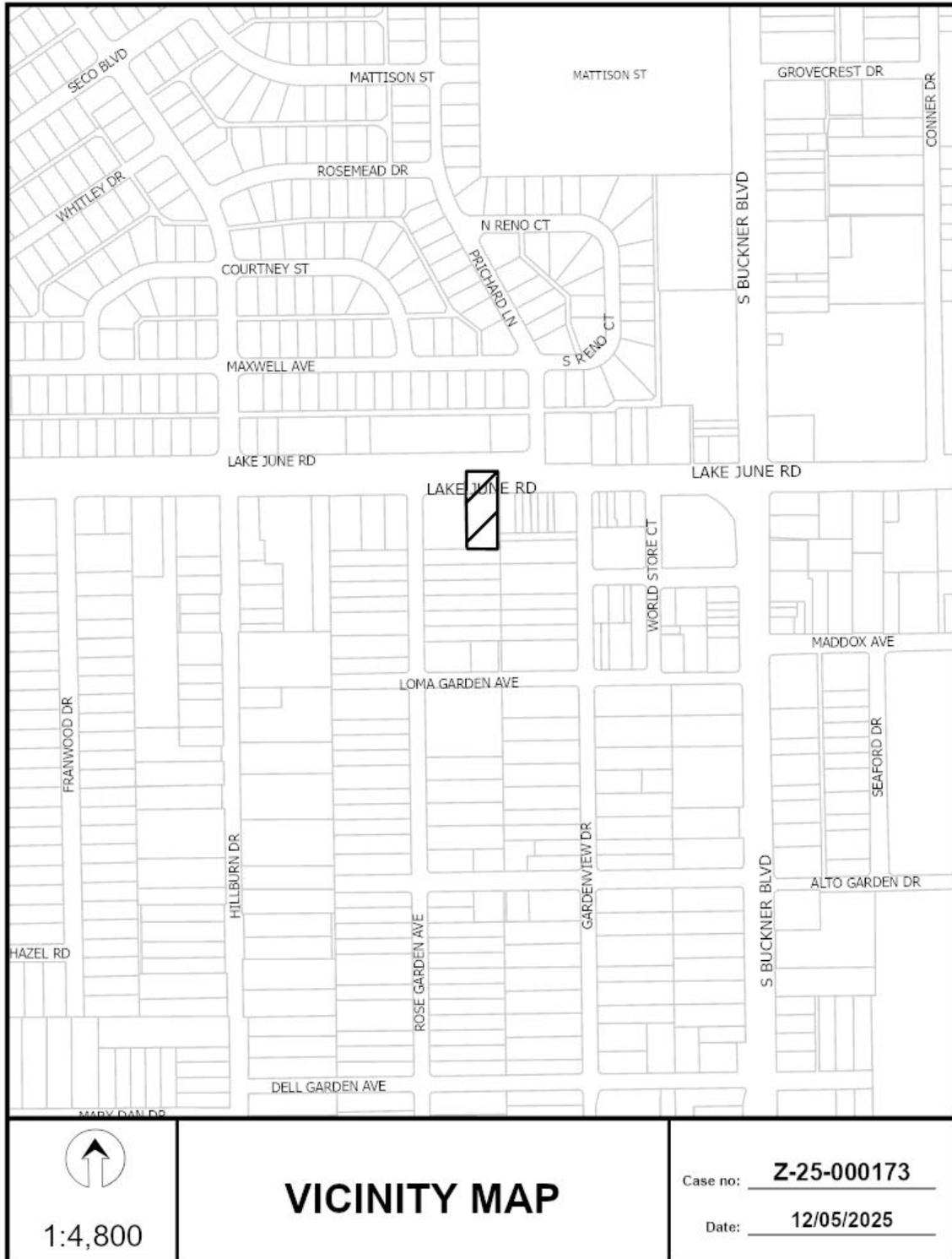
PROPOSED SUP CONDITIONS

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 service use.
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 November 8, 2025~~ on [five years from the date of ordinance].

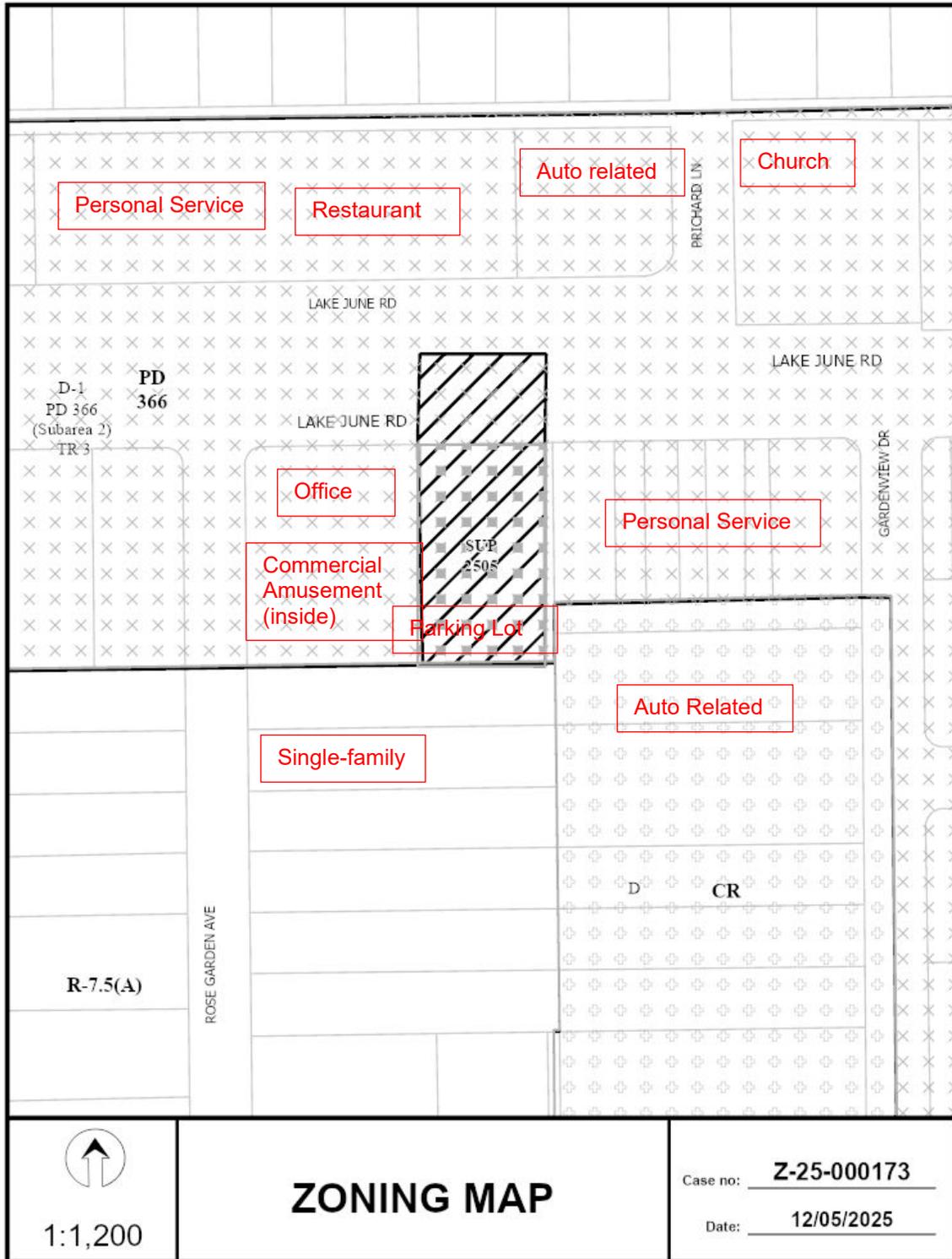
Staff recommendation:

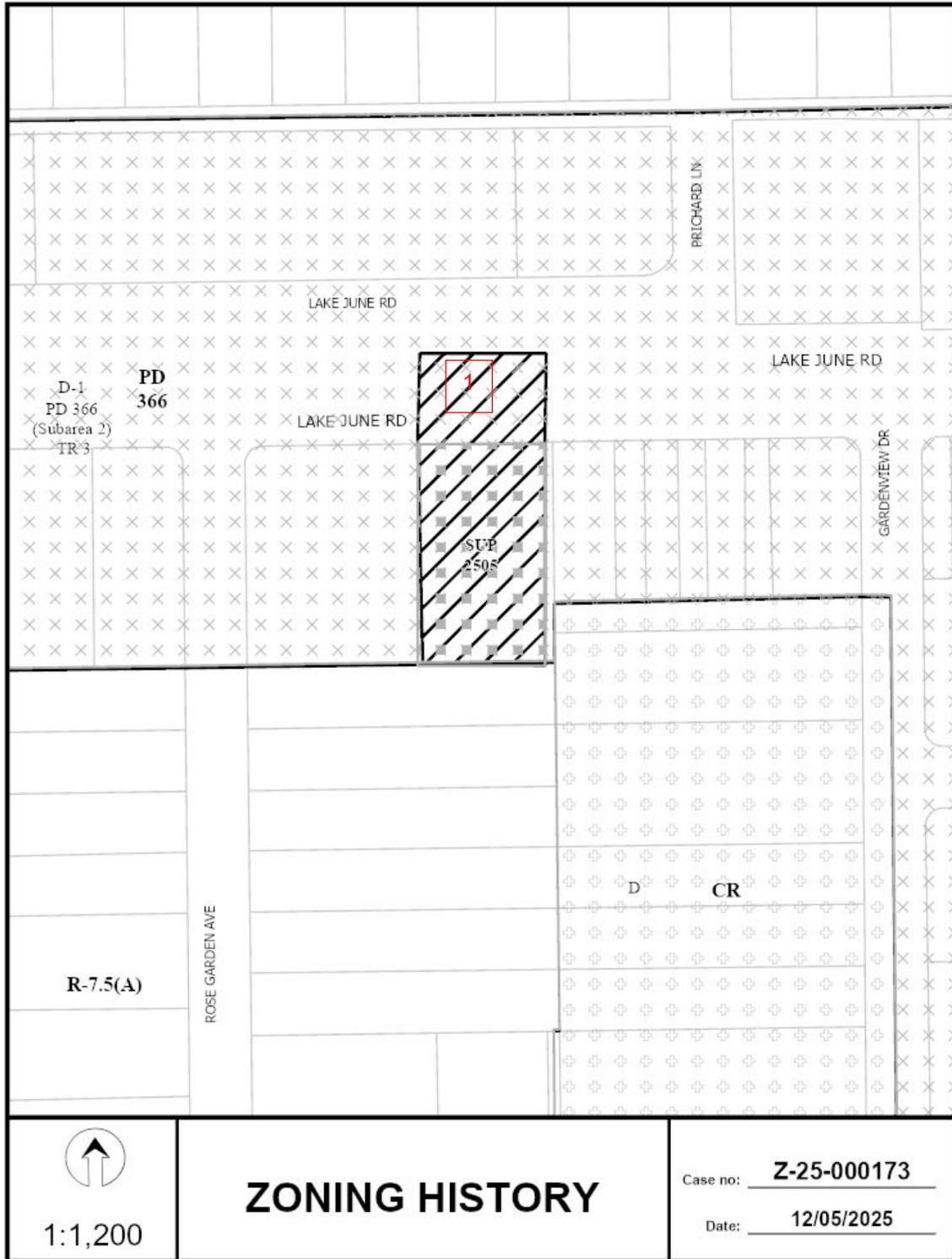
3. <u>TIME LIMIT</u> : This specific use permit expires on November 8, 2025 has no expiration date.
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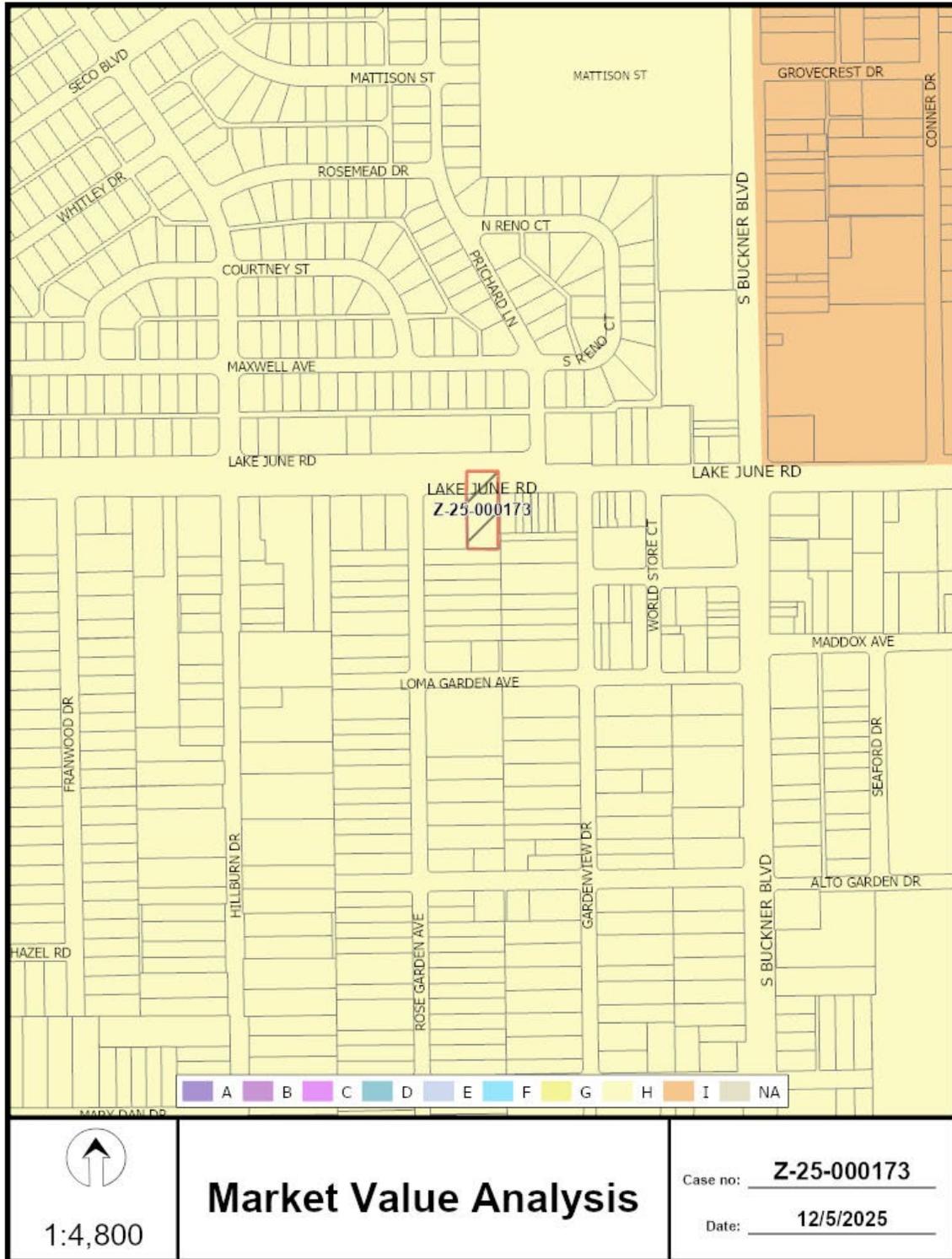
4. FLOOR AREA: Maximum floor area for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service is 1,500 square feet in the location shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and 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.













<u>17</u>	Property Owners Notified (25 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>1/15/2026</u>	Date

Z-25-000173
CPC



1:1,200

01/14/2026

Reply List of Property Owners***Z-25-000173******17 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7900	LAKE JUNE RD	ROSALES MARTIN & THELMA
2	7912	LAKE JUNE RD	LOPEZ HECTOR
3	8003	LAKE JUNE RD	CRISTO LA ROCA
4	7857	LAKE JUNE RD	MARTINEZ MILAGRO ET AL
5	7840	LAKE JUNE RD	GAYTAN LUIS &
6	1231	ROSE GARDEN AVE	MARTINEZ JOSE LUIS &
7	1227	ROSE GARDEN AVE	DURAN GABRIEL &
8	7922	LAKE JUNE RD	ROSALES THELMA
9	7928	LAKE JUNE RD	TEXAS HOME PG LLC
10	7930	LAKE JUNE RD	LOPEZ MARTINA SALAZAR
11	1226	ROSE GARDEN AVE	ROSALES MARTIN &
12	1220	ROSE GARDEN AVE	MAGALLON LAURA REBECA CANO
13	1218	ROSE GARDEN AVE	PENA TOMAS P &
14	1212	ROSE GARDEN AVE	GARCIA ISIDORO &
15	1223	GARDENVIEW DR	ROSALES MARTIN & THELMA
16	1219	GARDENVIEW DR	MI HACIENDA PPTIES DEV
17	1215	GARDENVIEW DR	METOYER GLENN C &