



CITY OF DALLAS

APPLICATION FOR A VARIANCE FROM THE MINIMUM DISTANCE REGULATIONS RELATED TO THE SALE OF ALCOHOLIC BEVERAGES

Chapter 6—Alcoholic Beverages, City of Dallas Code of Ordinances

Applicant El Colibri Restaurant - Noe Santoyo
(Must match the business name on TABC application)

Contact person, title Noe Santoyo Property owner's name Garcia Betancourt Rosalba
(Land owner, business owner, representative) Noe Santoyo

Contact person's phone (214) 335-2945 Address of request site 8330 Bruton Rd Dallas TX 75217

Contact person's address 11231 Eastham Dr. Balch Springs TX 75180 Protected use's address 8225 Bruton, 8443 Bruton, 8301 Bruton

Type of protected use:
☒ Church
☒ Public school / open-enrollment charter school
☐ Private school
☐ Public hospital
☐ Daycare/child-care facility

Type of business seeking to sell alcohol:
☐ Alcoholic beverage manufacturing
☐ General merchandise or food store with 10,000 square feet or more floor area
☐ Microbrewery, microdistillery, or winery
☒ Restaurant without drive-in or drive-through service

Type of TABC permit(s) to be sought:
☐ Brewer's permit, "B" / Manufacturer's license, "BA"
☐ Distiller's and rectifier's permit, "D"
☒ Food and beverage certificate, "FB"
☒ Mixed beverage permit, "MB"
☐ Wine and beer retailer's off-premise permit, "BQ"
☒ Wine and beer retailer's permit, "BG"
☐ Winery, "G"

The nonrefundable variance application fee is \$1,200.00 and the sign fee, which is between \$10 and \$50 depending on street frontages. A statement explaining how the request meets the standard below is required as part of this application. The burden of proving that the request meets the standard is solely the responsibility of the applicant. Additional evidence supporting the request may be submitted along with this application.

Enforcement of the spacing requirements in this particular instance (1) is not in the best interest of the public; (2) constitutes waste or inefficient use of land or other resources; (3) creates an undue hardship on an applicant for an alcohol permit; (4) does not serve its intended purpose; is not effective or necessary; or (5) for any other reason that the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

REQUIRED ATTACHMENTS:

- ☒ Statement of request
- ☒ List of officers for alcohol business and property owner
- ☐ Sealed alcohol survey showing 300 foot radius and door to door measurements (*protected use must be indicated on this survey*)

AUTHORIZATION BY PROPERTY OWNER(S)

I, Noe Santoyo, the owner of the property to be considered, hereby authorize the above business and representative to file this application for a variance from the requirements of Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances.

Noe Santoyo
Owner's Printed Name

Noe Santoyo
Owner's Signature

APPLICANT ACKNOWLEDGEMENT AND AFFIDAVIT

I have read, examined, and completed this application; and know the information provided to be true and correct. I hereby apply for a variance from the distance requirements in Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances. I understand that this application, including all submitted documentation, are public information and can be made available through an Open Records Request per the Texas Public Information Act (Texas Government Code, Chapter 552).

Noe Santoyo
Applicant's Printed Name

Noe Santoyo
Applicant Signature

Sworn to and subscribed before me by on this day 4th of September in the year 2025 to certify which witness my hand and seal of office.



NAKITA BENNETT
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 06/07/27
NOTARY ID 12488636-5

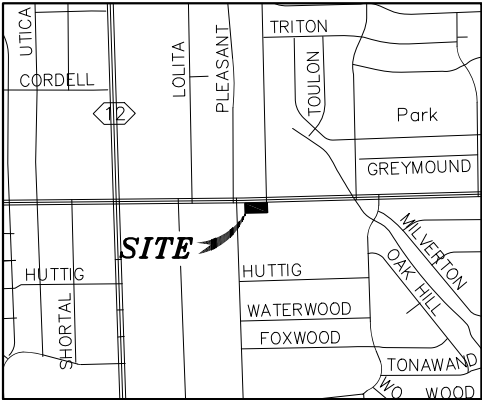
Nakita Bennett
Notary Public in and for the State of Texas

Date received: _____ Receipt No.: _____ Case number: _____

SURVEYOR'S NOTE:

THIS SURVEY MAP IS PREPARED FOR TEXAS ALCOHOLIC BEVERAGE COMMISSION (TABC) PERMIT PURPOSES ONLY. THIS DOES NOT REPRESENT A BOUNDARY SURVEY AND DOES NOT MEET ANY STANDARDS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYORS.

I HAVE CONDUCTED (OR CAUSED TO BE CONDUCTED) A PHYSICAL INSPECTION OF THE AREA AND A DILIGENT SEARCH OF PUBLIC RECORDS TO DETERMINE IF THE PLACE OF BUSINESS IS LOCATED NEAR ANY PROTECTED USES. THIS SURVEY MAP SHOWS THAT THE PLACE OF BUSINESS WHERE ALCOHOLIC BEVERAGES WILL BE SOLD MEETS THE LOCATION REQUIREMENTS IN DALLAS CITY CODE SECTION 6-4.



LOCATION MAP

N.T.S.

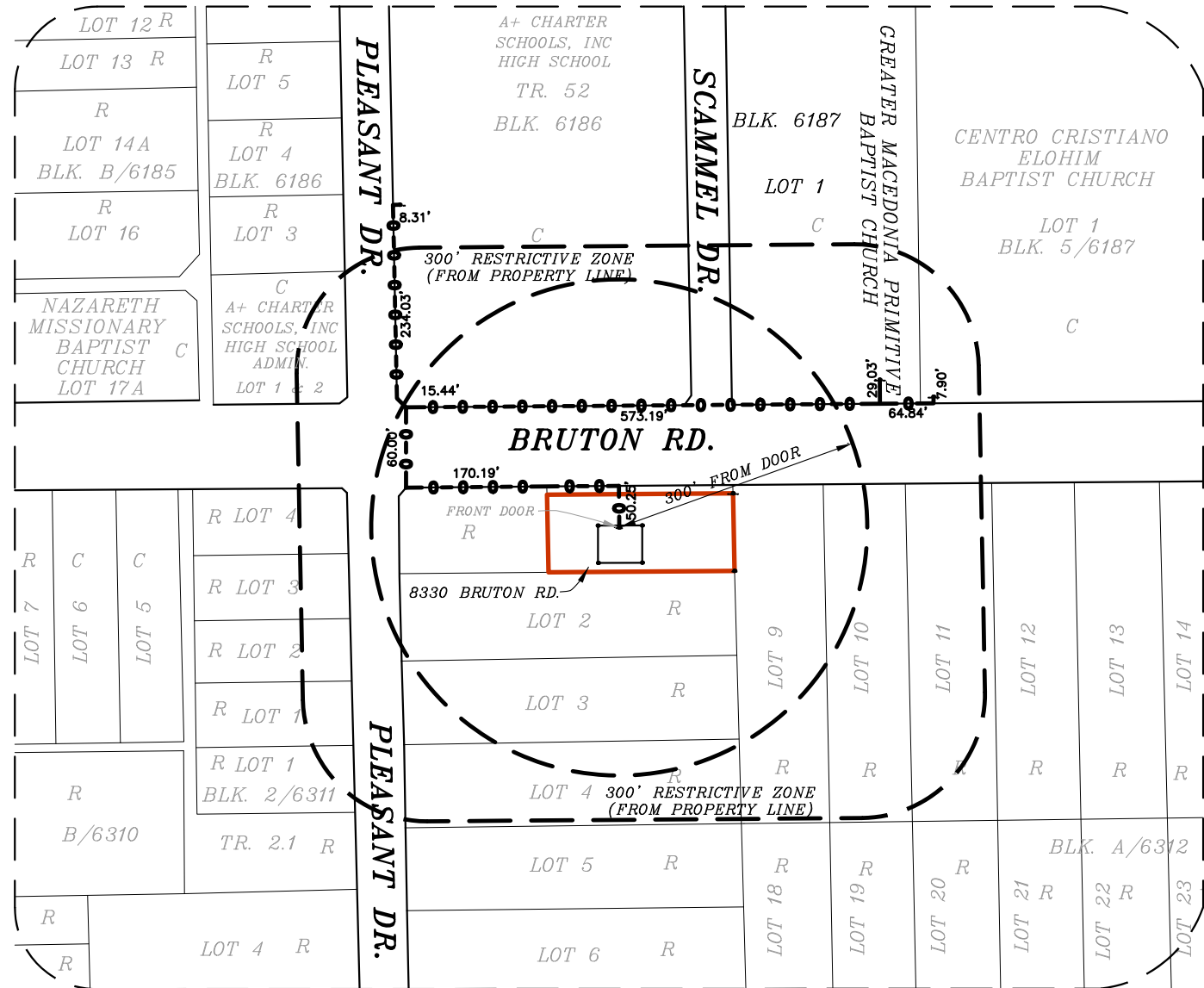
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- PROPERTY LINES
- 300' BUFFER LINE
- DOOR TO DOOR PATH
- COMMERCIAL PROPERTY
- RESIDENTIAL PROPERTY

GRAPHIC SCALE

1 Inch = 200 Feet



I, STEVEN G. YOUNG, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CITY OF DALLAS

Borrower/Owner: BETANCOURT GARCIA ROSALBA & NOE MOISES SANTOYO

Address: 8330 BRUTON RD., DALLAS, TX 75217

That the subject place of business is located WITHIN the 300 feet buffer area in a direct line from the property line of the public or private school to the property line of the place of business and in a direct line across intersections, Per Texas Alcoholic Beverage Code Section §109.33 (b) Sales near School, Church, or Hospital.

I, further certify that the distance between the place of business front door to the front door of the church or public hospital is LESS than 300 feet measured along street lines and directly across intersections from the property line.

LEGAL DESCRIPTION OF THE LAND: Lot 1A, Block A/6312, of a Revision of Part of Lot 1, City Block A/6312, of WHEATVIEW ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map/plat thereof recorded in Volume 77072, Page 2037, Map Records of Dallas County, Texas.

PROPERTY PHOTOGRAPH:



FINAL "TABC" MEASUREMENT MAP

JOB NO.:	2507106175	NO.	REVISION	DATE
DATE:	08/12/25			
DRAWN BY:	MN/KB/SV			
APPROVED BY:	SGY			



STEVEN G. YOUNG R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5503



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

July 30, 2025

Statement of request

Restaurant El Colibri

8330 Bruton Rd

Dallas, TX 75217

I am writing to formally request to sell alcohol at El Colibri Restaurant located at 8330 Bruton Rd Dallas, TX 75217. We believe that offering alcoholic beverages will enhance our customers' dining experience and contribute to the overall ambiance of our establishment. Our team has hosted events (including one for the city of Dallas) and request for alcohol beverage service are regularly received. We would love to be able to accommodate their request and not lose their business.

Our restaurant is committed to promoting responsible alcohol service and ensuring the safety and well-being of our customers. We will implement policies and procedures to prevent underage drinking and overconsumption of alcohol, including staff training and strict ID verification protocols.

We understand the importance of complying with all relevant laws and regulations regarding the sale and service of alcohol. We will complete all necessary documentation, as required by the liquor licensing board.

We are confident that our restaurant will be a responsible and reputable establishment in our community. We appreciate your consideration of our request and look forward to the opportunity to serve our customers responsibly.

Thank you for your time and attention to this matter. Please do not hesitate to contact me if you require any additional information or documentation.

Sincerely,

Noe Santoyo

July 31, 2025
~~July 30, 2025~~

List of Officers for alcohol business and property Owners for:

El Colibri Restaurant

8330 Bruton Rd

Dallas TX, 75217

Noe Santoyo

Noe Santoyo 07-31-25

Rosalba Betancourt Garcia


31-07-25

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT
Civil Practice & Remedies Code § 121.007

The State of Texas

County of Dallas

Before me,

Sergio Ortiz, Notary Public

Name and Character of Notarizing Officer,

e.g., "John Smith, Notary Public"

on this day personally appeared

Rosalba Betancourt Garcia

Name of Signer

☐ known to me

☐ proved to me on the oath of

NA

Name of Credible Witness

☒ proved to me through TX.

State I.D.

Description of Identity Card or Document

to be the person whose name is subscribed to
the foregoing instrument and acknowledged
to me that he/she executed the same for the
purposes and consideration therein expressed.

Given under my hand and seal of office this

31

Day

of July

Month

2025

Year

Sergio Ortiz

Signature of Notarizing Officer



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: List of Officers for Alcohol Business + Property Owners

Document Date: July 31, 2025 Number of Pages: 1

Signer(s) Other Than Named Above: N.A.