HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 23, 2026**
ACM: Robin Bentley

FILE NUMBER: Z-26-000070 **DATE FILED:** June 2, 2026

LOCATION: Between Samuell Boulevard and East I-30 Freeway, east of North Jim Miller Road, AKA 6465 Samuell Boulevard

COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** Approx. 2.52 acres

REPRESENTATIVE: Warren Cohen

APPLICANT / OWNER: Cesar Villasenor / Trakas Sports Cantina LLC

PROPOSAL: An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service within the existing building.

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

CPC RECOMMENDATION: **Approval** for a five-year period, 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 The agency was originally created in 1935 when prohibition was repealed and currently requires operators to obtain a license to sell alcohol.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 a vacant restaurant without drive-in or drive-through service.
- SUP History: The existing structure housed Furr's Family Dining according to a certificate of occupancy issued on December 23, 2014. However, there is no record of a previously issued SUP.
- On August 6, 2026 the City Plan Commission moved to hold the case under advisement to August 20.

Zoning History of relevant SUPS:

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

1. **Z234-308** On January 25, 2024, the City Council approved an application for an amendment to Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

STAFF ANALYSIS:

Surrounding Land Uses

Land Use

	Zoning	Land Use
Site	RR Regional Retail District with a D-1 Liquor Control Overlay	Restaurant without drive-in or drive-through service
North	RR Regional Retail District with a D-1 Liquor Control Overlay	RL Thornton Fwy
East	RR Regional Retail District with a D-1 Liquor Control Overlay	Hotel
West	RR Regional Retail District with a D-1 Liquor Control Overlay	Office uses
South	RR Regional Retail District with a D-1 Liquor Control Overlay with SUP 1907	Shopping mall with retail and restaurants.

Land Use Context

RR Regional Retail District with a D-1 Liquor Control Overlay, surrounded by regional retail uses along a community collector. The current site is being remodeled from a previously hosted Furr's restaurant into a sports restaurant that would sell alcoholic beverages.

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 negatively impact surrounding properties, as it is in a Regional Retail District supported by its adjacency to a freeway and a community collector.

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

Because the sale of alcoholic beverages is regulated by the Texas Alcoholic Beverage Commission, the City is limited in what it can regulate through these SUPs. Generally, development regulations beyond basic aspects such as floor area cannot be applied to 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.

CPC Action
August 20, 2026

Motion: It was moved to recommend **approval** of a new Specific Use Permit 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 a site plan and conditions, on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay, between Samuell Boulevard and East I-30 Freeway, east of North Jim Miller Road, AKA 6465 Samuell Boulevard.

Maker: Wheeler-Reagan
Second: Kingston
Result: Carried: 15 to 0

For: 15 - Sims, Hampton, Herbert, Gilbert-Smith, Serrato, Carpenter, Wheeler-Reagan, Franklin, Koonce, Housewright, Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 300 Mailed: 8
Replies: For: 1 Against: 0

Speakers: For: Cesar Villasenor, 11050 Helms Trl., Forney, TX, 75126
Against: None

List of Officers

ICA Properties, INC.

John Bushman, Chairman
Edward Laster, Executive VP
Christopher Rose, Senior VP
Tom Glasman, VP
Lucy Morales, Secretary
Joan Boshop, Asst Secretary

PROPOSED 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 or 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 in five years of the date of this ordinance.

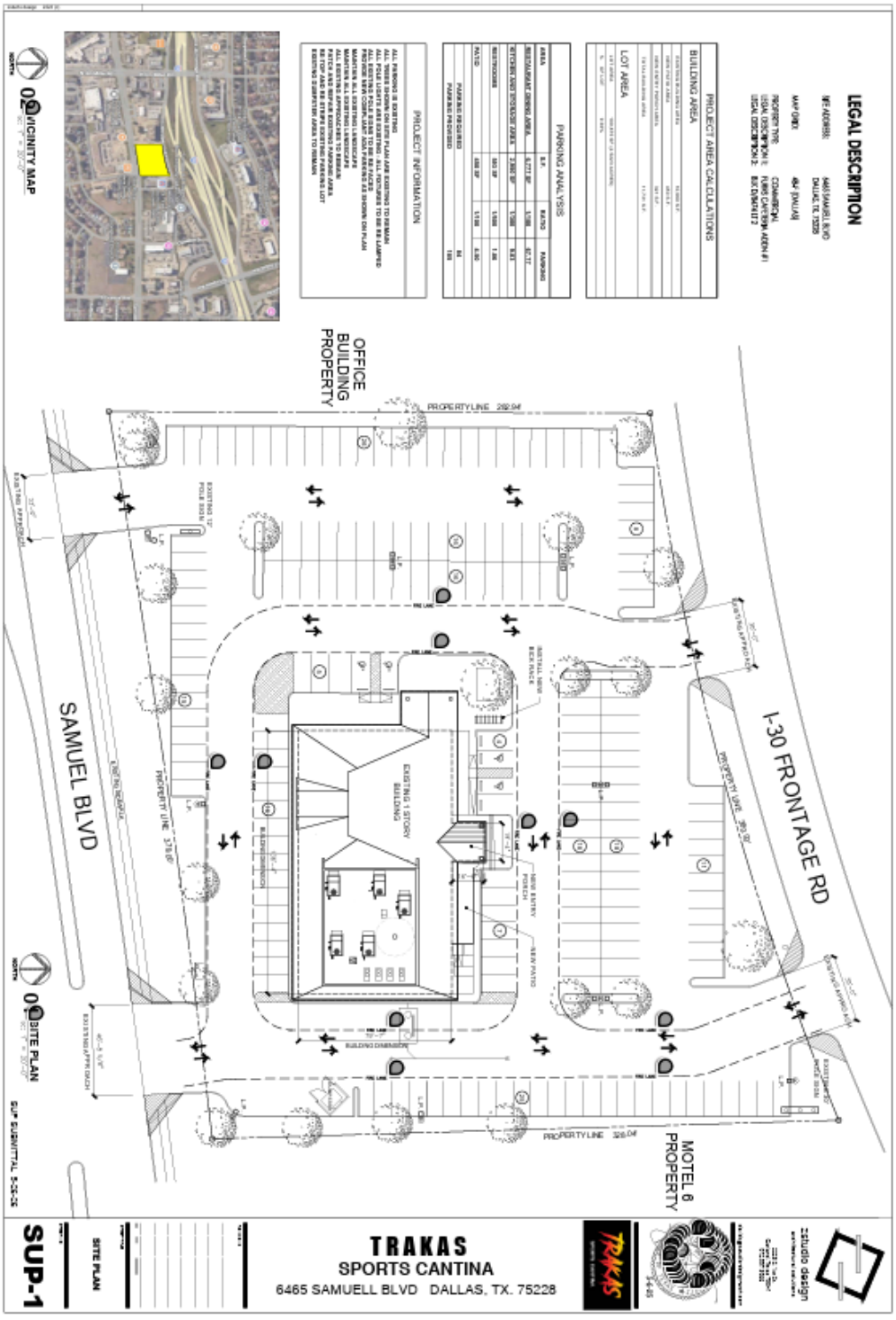
Staff's Recommendation:
3. TIME LIMIT: This specific use permit shall not expire.

4. FLOOR AREA: Maximum floor area is 10,960 square feet as shown on the attached site plan.

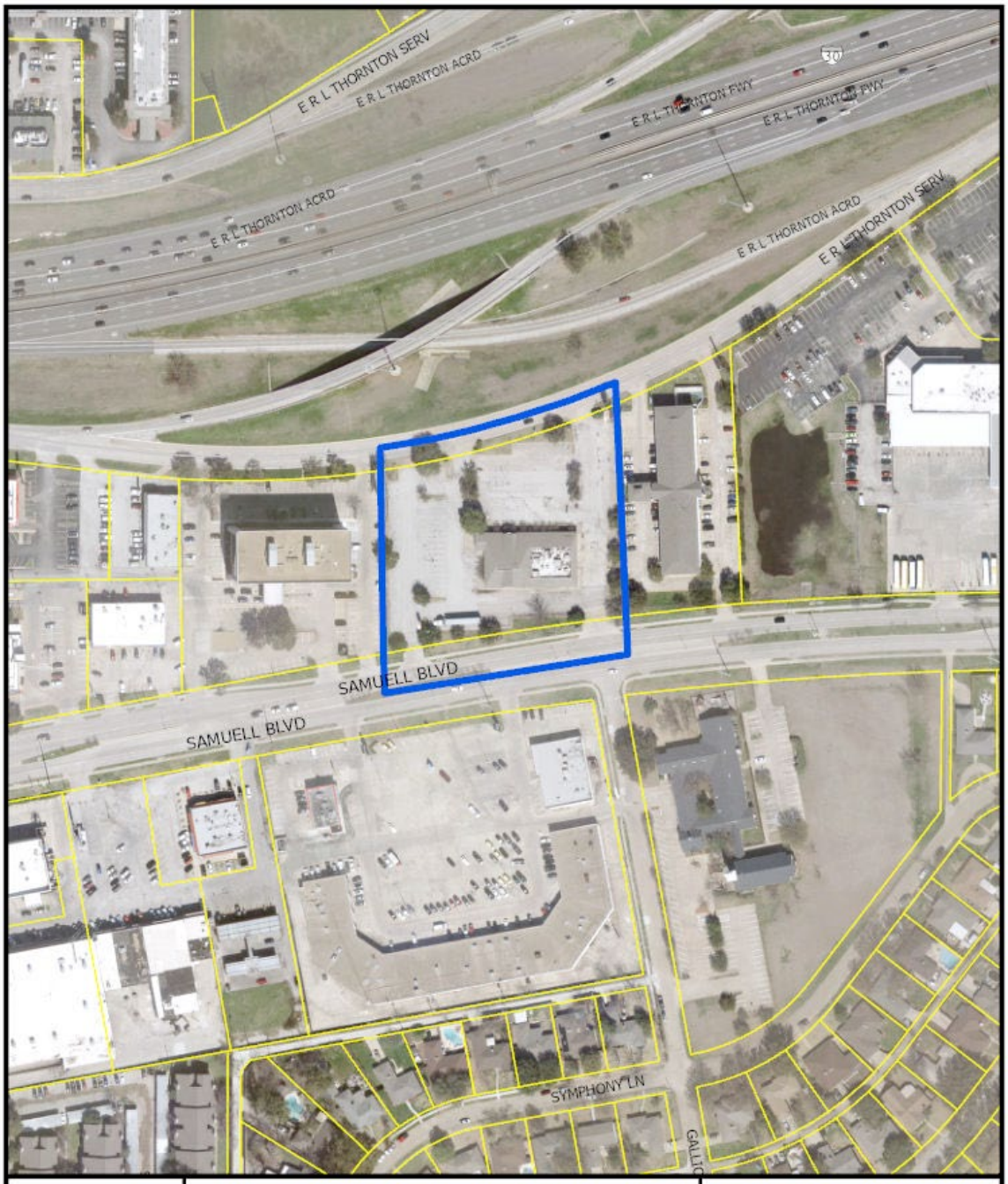
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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.

Proposed Site Plan



LEESHIRE DR
CHAPELWOOD WAY
CLENDENIN AVE
N JIM MILLER RD
CANTERVIEW DR
DORRINGTON DR
HIGHLAND RD
SHARPVIEW LN
HIGHLAND RD
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON FWY
E R L THORNTON ACRD
E R L THORNTON ACRD
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON ACRD
ST FRANCIS AVE
30
SAMUELL BLVD
SAMUELL BLVD
GALLION DR
BRIDGEPORT APTS
BANTING WAY
ENCHANTED LN
MEADOWICK LN
HILLCROFT ST
BAN CREST RD
N JIM MILLER RD
SYMPHONY LN
CINNABAR DR
SHOWBEND LN
BLACKHEATH RD
OSBORN RD
KIVA LN
PICKRELL DR
THORNWOOD DR
GLACIER DR
ST FRANCIS AVE
Everglade
1:6,000
VICINITY MAP
Case no: Z-26-000070
Date: 06/26/2026



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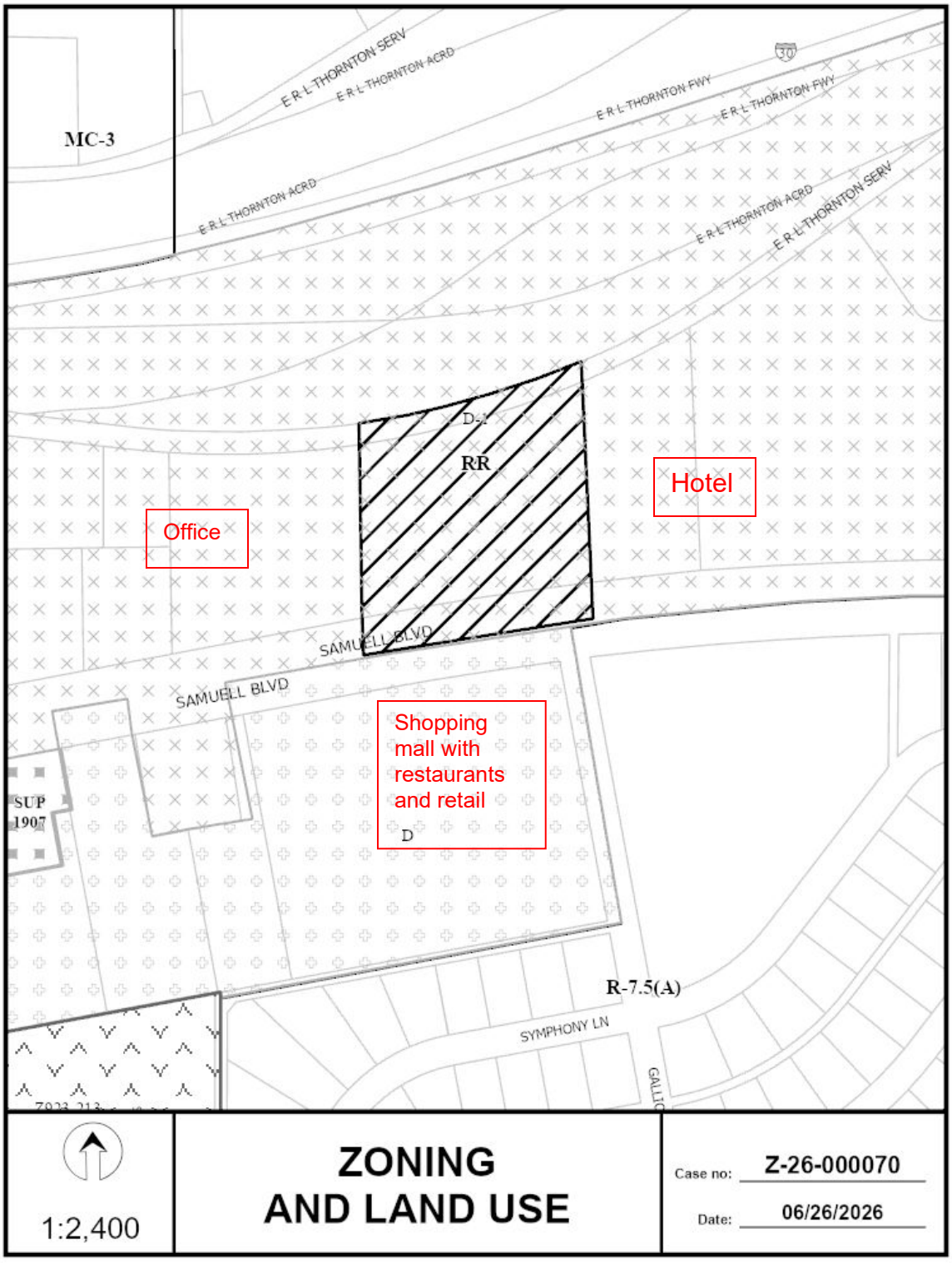
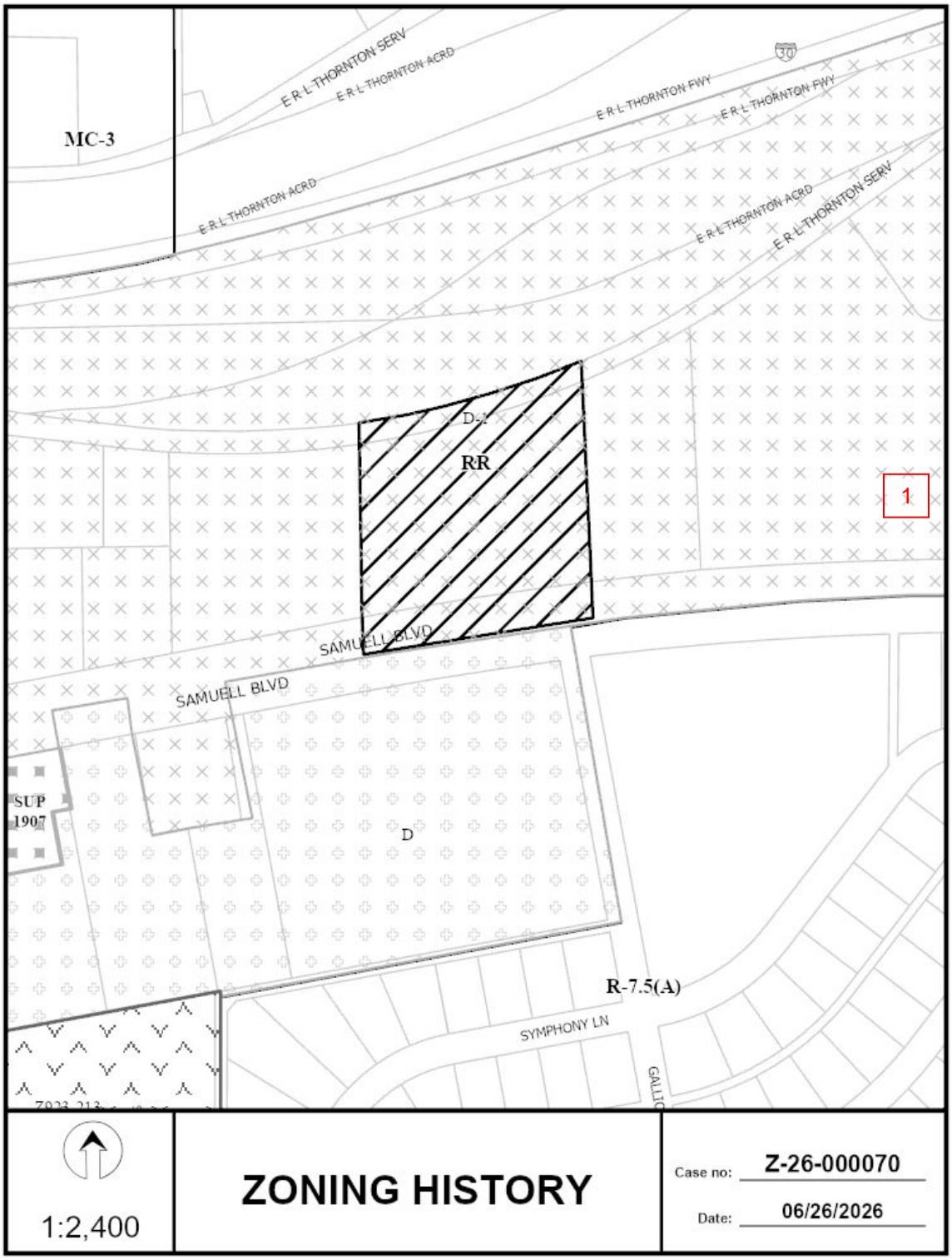
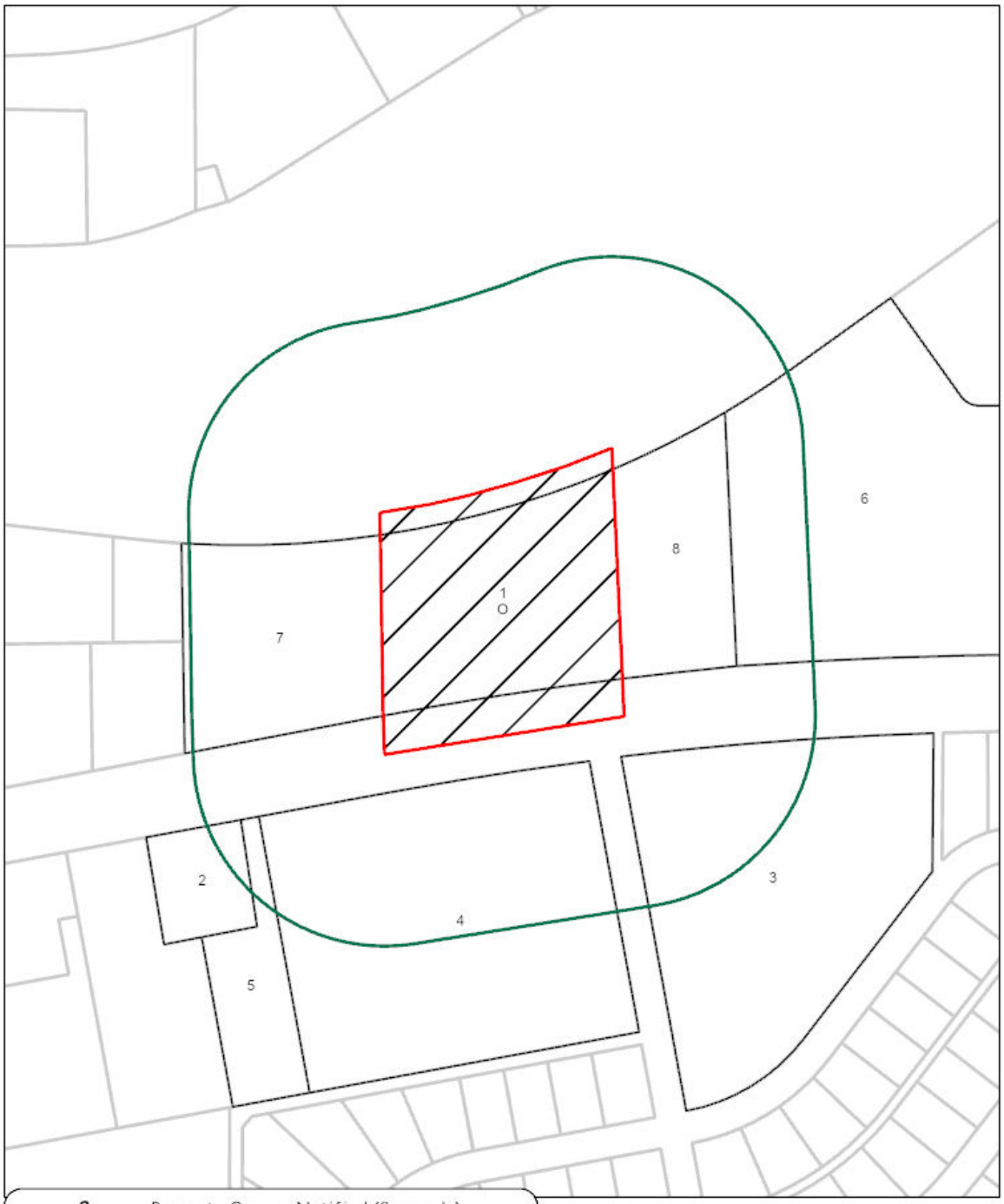
AERIAL MAP

Case no: Z-26-000070

Date: 06/26/2026


MC-3
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON FWY
30
RR
Office
Hotel
SAMUELL BLVD
Shopping mall with restaurants and retail
D
SUP 1907
R-7.5(A)
SYMPHONY LN
1:2,400
ZONING AND LAND USE
Case no: Z-26-000070
Date: 06/26/2026


MC-3
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON FWY
30
D-1
RR
1
SAMUELL BLVD
SUP 1907
D
R-7.5(A)
SYMPHONY LN
1:2,400
ZONING HISTORY
Case no: Z-26-000070
Date: 06/26/2026



8	Property Owners Notified (8 parcels)
1	Replies in Favor (1 parcel)
0	Replies in Opposition (0 parcels)
300'	Area of Notification
8/20/2026	Date 7/23/2026 Under Advisement

Z-26-000070
CPC

N
W E
S

1:2,400

08/19/2026

Reply List of Property Owners

Z-26-000070

8 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
O	1	6465	SAMUELL BLVD	ICA PROPERTIES INC
	2	6000	SAMUELL BLVD	CHUNG JOE INKI TR &
	3	6550	SAMUELL BLVD	EASTMINSTER PRESBYTERIAN
	4	6300	SAMUELL BLVD	DW VILLAGE II LLC
	5	6024	SAMUELL BLVD	DRY WAYNE F
	6	8630	E R L THORNTON FWY	VAZQUEZ HOLDINGS GROUP LP
	7	8344	E R L THORNTON FWY	CITY CREDIT UNION
	8	8510	E R L THORNTON FWY	KRUPALAXMI L P