

**FILE NUMBER:** Z-26-000019                      **DATE FILED:** February 11, 2026

**LOCATION:** On the west line of South Buckner Boulevard, between North Scyene Road and Blossom Lane

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** Approx. 2490 sq. ft.                      **CENSUS TRACT:** 48113009101

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**REPRESENTATIVE:** Kendra Abchi

**APPLICANT:** La Campina, Inc.

**OWNER:** Buckner Partnership LP

**REQUEST:** An application for an amendment to Specific Use Permit No. 2519 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned CR Community Retail 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 without drive-in or drive-through service.

**STAFF RECOMMENDATION:** Approval subject to conditions.

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

**BACKGROUND INFORMATION:**

- The area of request is currently developed as a restaurant. In addition to this use, the applicant proposes the sale of alcoholic beverages, which requires a specific use permit in the D-1 Liquor Control Overlay.
- The restaurant operates between 8:00 a.m. and 9:00 p.m., Sunday through Thursday, and between 8:00 a.m. and 10:00 p.m., Friday through Saturday.
- On June 12, 2024, City Council approved Specific Use Permit 2519 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned CR Community Retail District, with a D-1 Liquor Control Overlay for a two-year period.
- On March 26, 2026, the City Plan Commission moved to recommend approval of an amendment to Specific Use Permit 2519 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 conditions, on property zoned CR Community Retail District, with a D-1 Liquor Control Overlay, on the west line of S. Buckner Boulevard, between N. Scyene Road and Blossom Lane

**Zoning History:**

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

- **Z234-125-** On June 12, 2024, the City Council approved an application for a Specific Use Permit 2513 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.
- **Z-234-256-** On June 12, 2024, the City Council approved an application for a Specific Use Permit 2519 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned CR Community Retail District, with a D-1 Liquor Control Overlay [Subject site].
- **Z-25-000226-** An application for an amendment to Specific Use Permit No. 2513 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay [In process].

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
South Buckner Blvd	Principal Arterial	107 feet

**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 to review engineering plans at the permitting stage to ensure compliance with city standards.

**Transit Access:**

The area of request is within 1/2 mile of the following transit services:

Bus routes:  
Route 15, 220

**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.

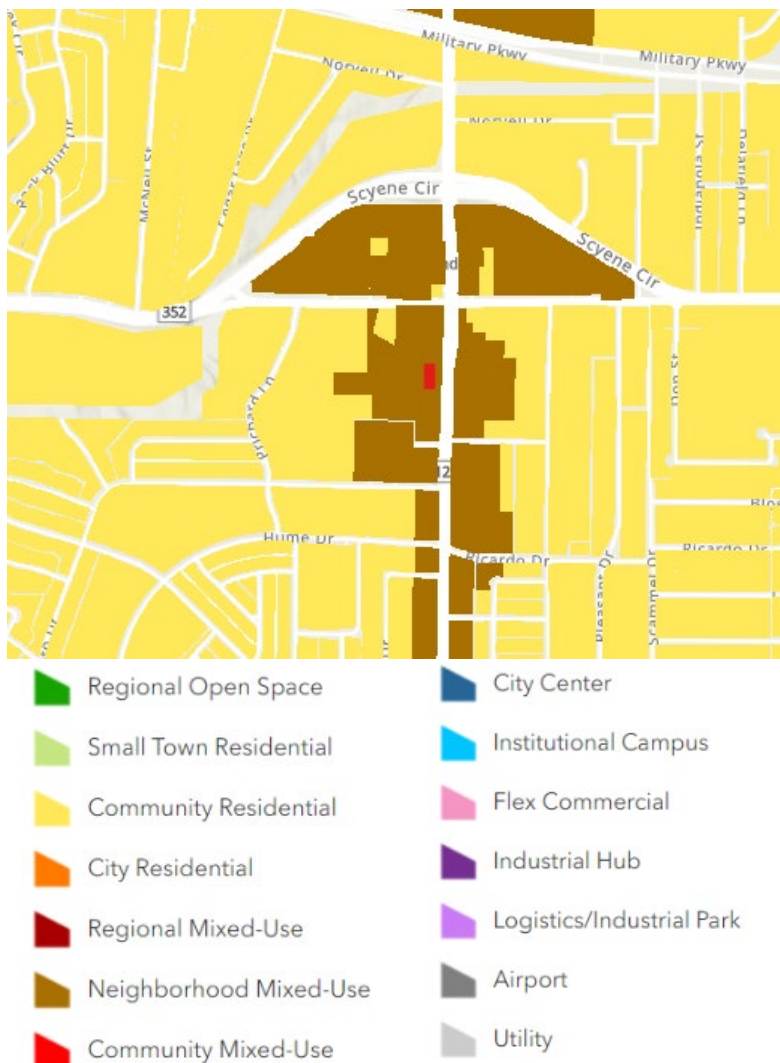
The proposed amendment to Specific Use Permit 2519 is generally **consistent** with Forward Dallas 2.0. Specific Use Permit 2519 for the sale of alcoholic beverages in conjunction with a restaurant without a drive-in or drive-through is identified as a primary use within the Neighborhood Mixed-Use placetype. The site is adjacent to similar uses within CR and PD No. 366. The site is within a half mile of DARTS’ bus routes 15 & 20. The proposed restaurant drive-through provides the community with entertainment and social gathering opportunities. Therefore, the proposed Specific Use Permit aligns with the vision and recommendations of Forward Dallas 2.0.

**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.

Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community.



**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR Community Retail, D-1	Commercial retail, restaurant
<b>North</b>	PD No. 366 Subarea 1, D-1	Retail, office
<b>East</b>	PD No. 366 Subarea 1, D-1	Retail, office
<b>South</b>	PD No. 366 Subarea 1A, D-1, with SUP 2513	Retail, office, restaurant
<b>West</b>	R-7.5(A) Single Family	Institution

**Land Use Compatibility:**

The property is part of a larger development that includes a shopping center, with Fiesta as the anchor store. The request site is a multi-tenant building, and one suite is occupied by this site, which is currently a restaurant. The request is to continue to allow the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned CR Community Retail District, with a D-1 Liquor Control Overlay.

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 the request because the use is not foreseen to be detrimental to surrounding properties. In addition to the land-use compatibility, several businesses are currently selling alcoholic beverages within a D-1 Liquor Control Overlay, including the Fiesta located to the north of the site. Staff recommends approval, subject to conditions.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

**Parking:**

Pursuant to Parking Reform of the Dallas Development Code, the off-street parking requirement for a restaurant without drive-in or drive-through service is no parking required for the first 2,500 square feet of floor area, then one space per 200 square feet of floor area.

**Crime Statistics:**

The Dallas Police Department provided crime statistics from March 8, 2024, to March 8, 2026. The information is provided in the subsequent charts. There were 10 calls, 5 incidents, and 1 arrest over this time frame.

Incidents

<b>Offenses (Summary)</b>	<b>Count of Incidents</b>
UUMV	2
THEFTFROMMOTOR VEHICLE	1
SIMPLE ASSAULT	1
DESTRUCTION/ DAMAGE/ VANDALISMOF PROPERTY	1
<b>Grand Total</b>	<b>5</b>

Calls

<b>Calls (Summary)</b>	<b>Count of Problem</b>
11V/01 - Burg Motor Veh	1
04 - 911 Hang Up	1
09V- UUMV	1
12B- Business Alarm	5
6XA- Major Dist. Ambulance	1
41/31 - Crim Mis/Progress/Felo	1
<b>Grand Total</b>	<b>10</b>

Arrests

<b>Arrests (Summary)</b>	<b>Count of Incidents</b>
CRIMMISCHIEF >OR EQUAL \$750 <\$2,500	1
<b>Grand Total</b>	<b>1</b>

**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 target intervention strategies more precisely 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 “F” MVA cluster.

**CPC Action**

**March 26, 2026**

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit 2519 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 conditions, on property zoned CR Community Retail District, with a D-1 Liquor Control Overlay, on the west line of South Buckner Boulevard, between North Scyene Road and Blossom Lane.

Maker: Serrato

Second: Herbert

Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato, Carpenter, Wheeler-Reagan, Franklin, Koonce, Housewright, Coffman, Hall, Kingston, Rubin

Against: 0

Absent: 2 - Forsyth, Kocks

Vacancy: 0

**Notices:** Area: 200 Mailed: 3

**Replies:** For: 0 Against: 0

**Speakers:** None

**List of Officers**

The Buckner Partnership, L.P.

Edwin Freedman – Manager/Owner

La Campina, Inc.

Iris I. Chicas, Director

**PROPOSED CONDITIONS**

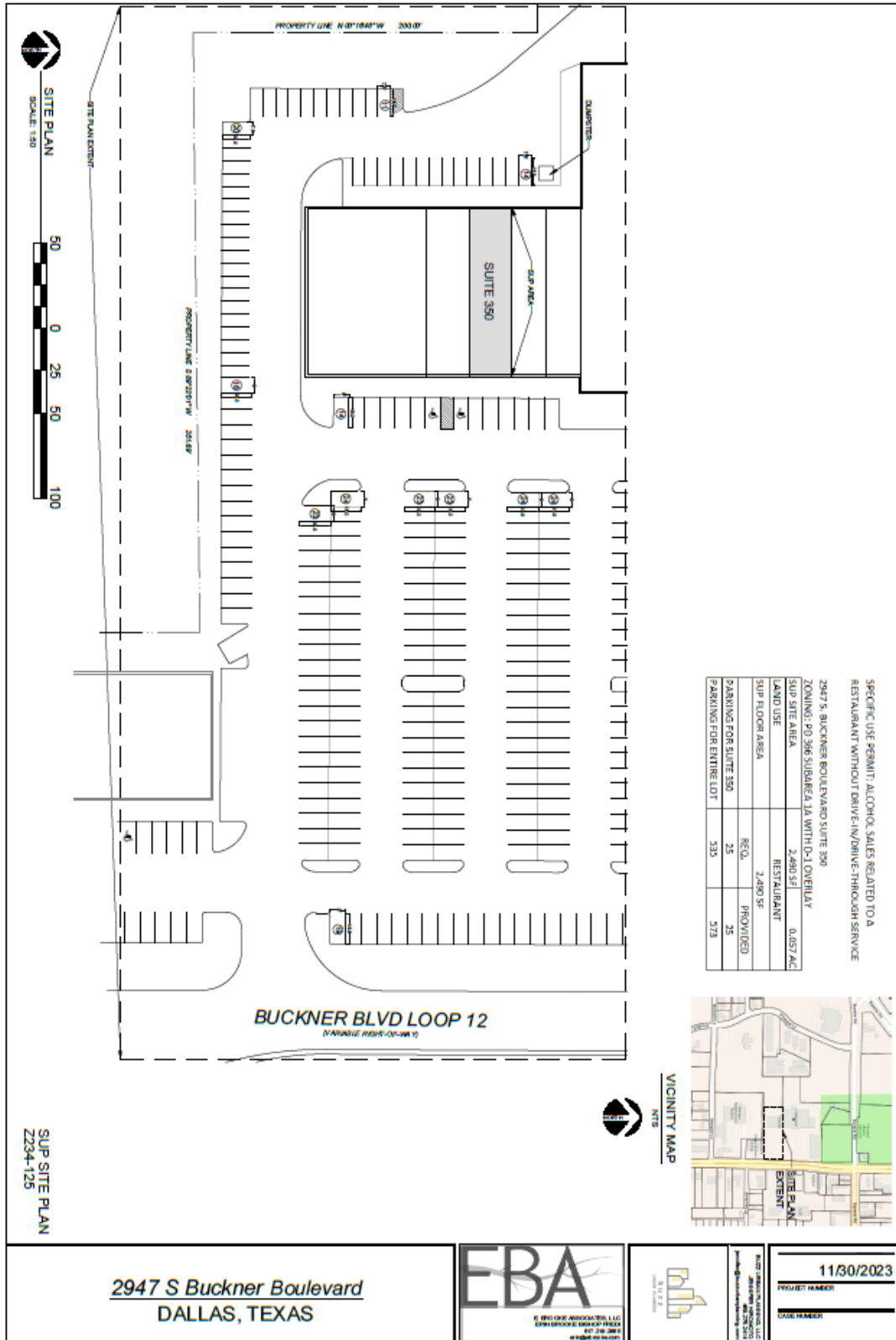
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in and drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [five years after the date of this ordinance]

**Staff Recommendation:**

3. <u>TIME LIMIT</u> : This specific use permit <del>expires in two years</del> <u>shall not expire.</u>
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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.

**EXISTING SITE PLAN (No changes)**





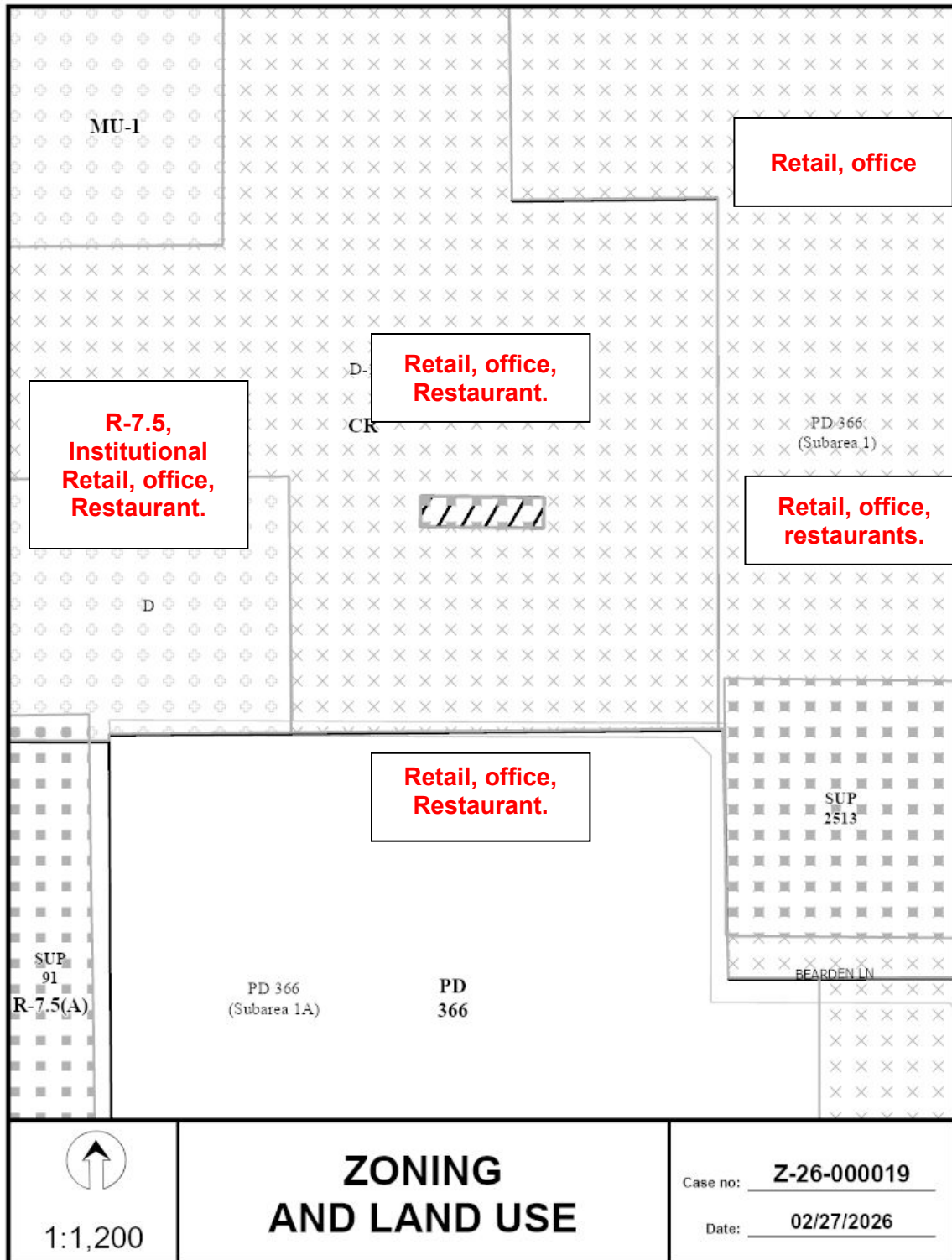


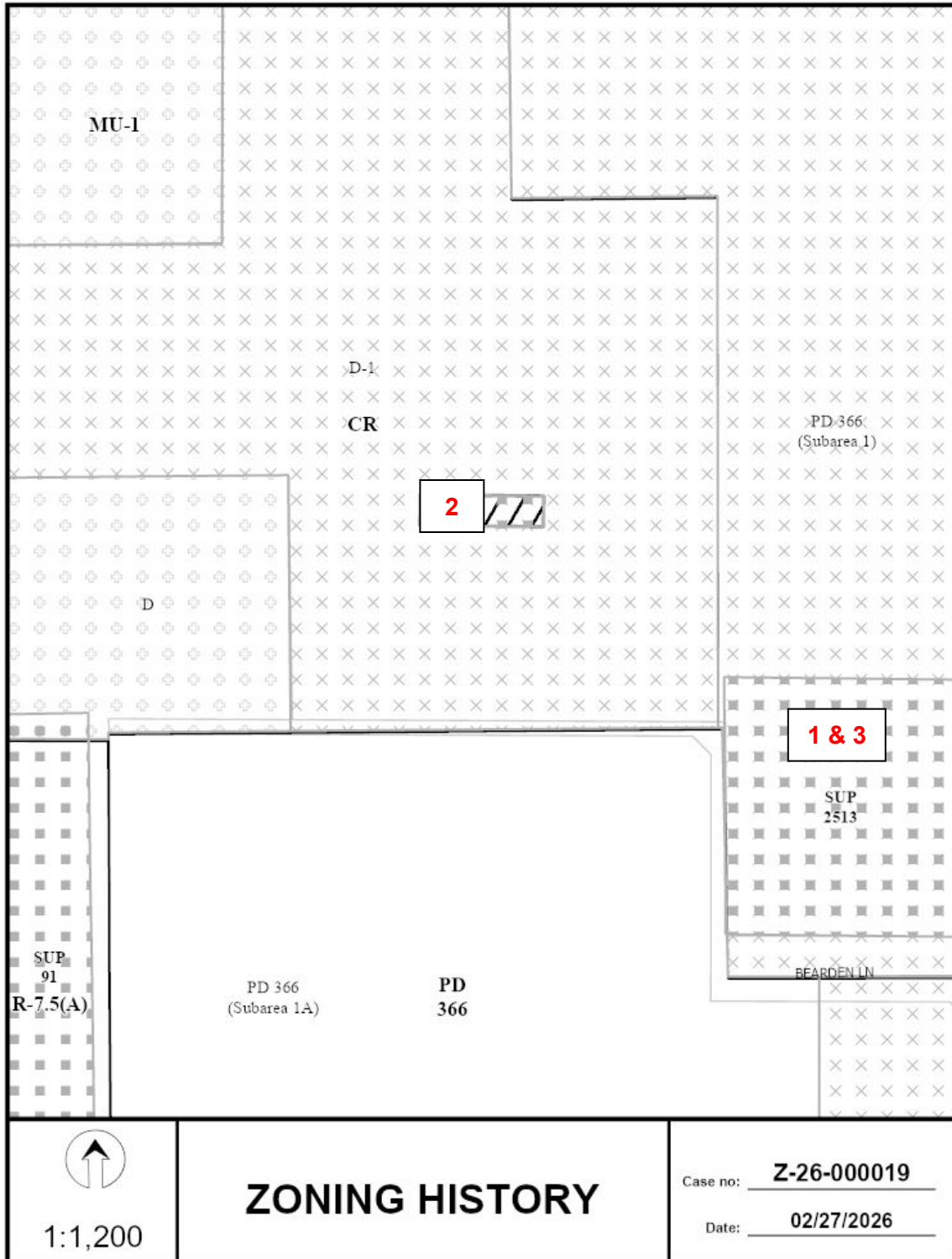
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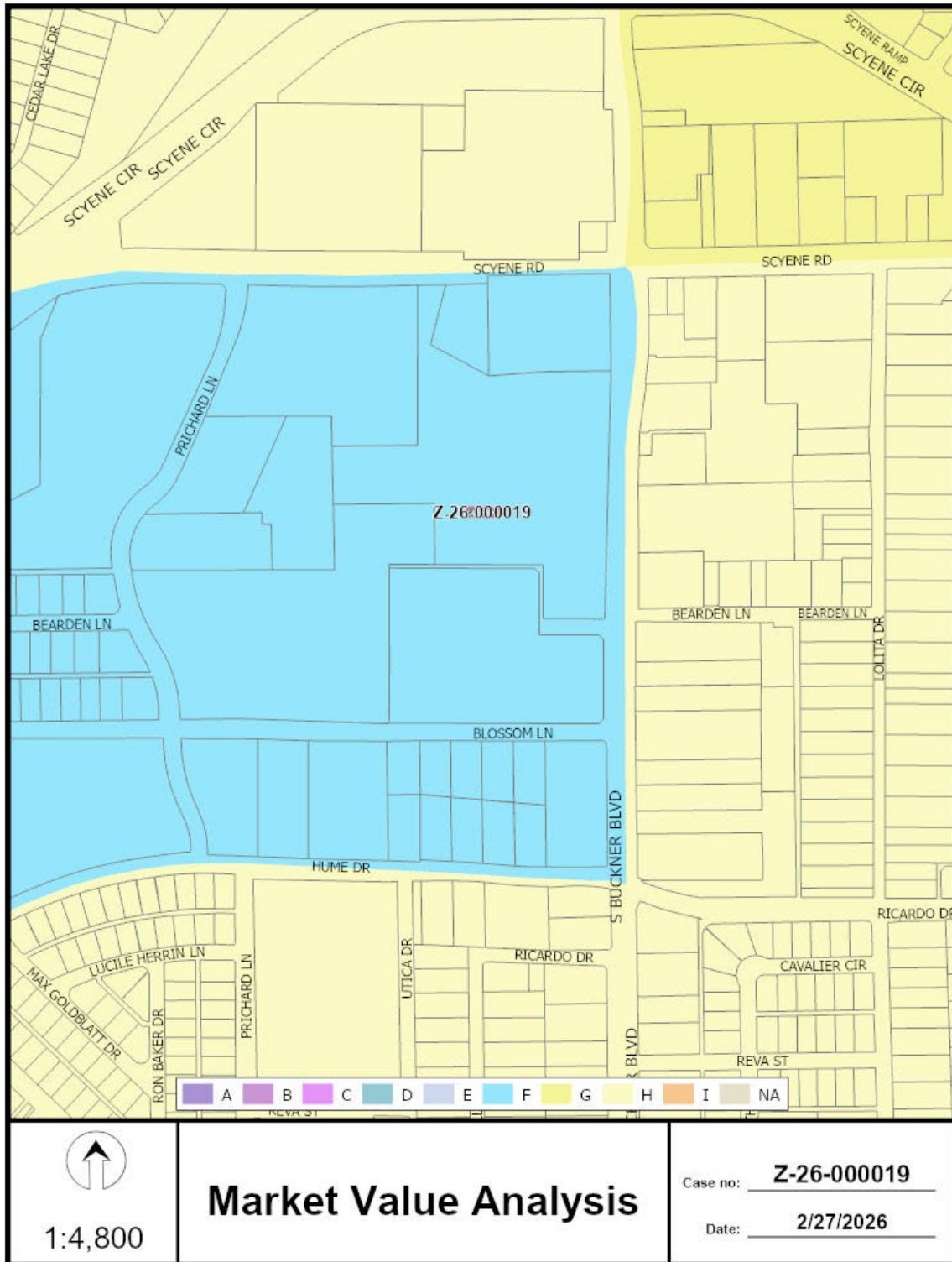
# AERIAL MAP

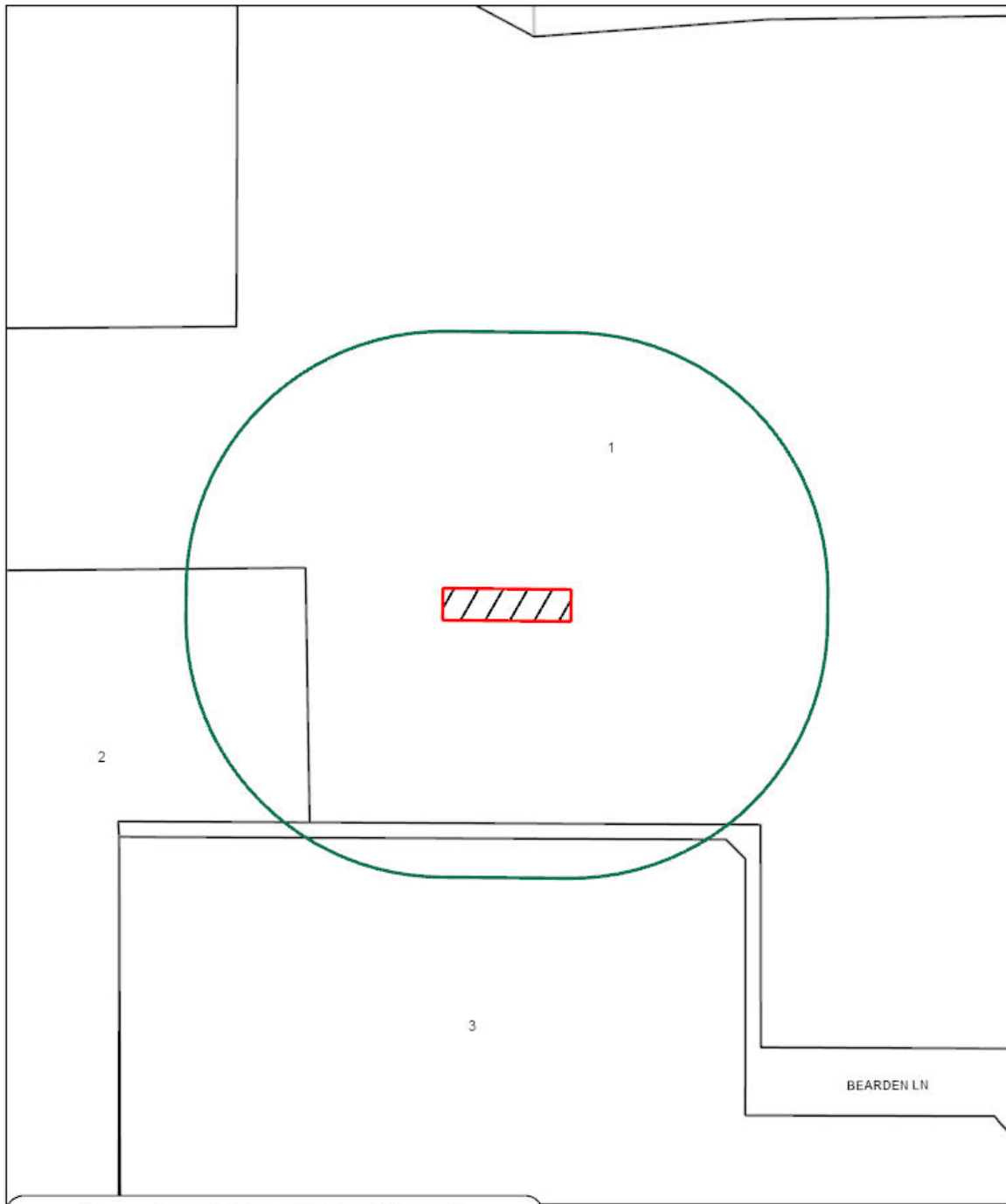
Case no: Z-26-000019

Date: 02/27/2026









<u>3</u>	Property Owners Notified (3 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>3/26/2026</u>	Date

**Z-26-000019**  
**CPC**



1:1,200

03/25/2026

***Reply List of Property Owners***

***Z-26-000019***

***3 Property Owners Notified    0 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	8000 SCYENE RD	BUCKNER PARTNERSHIP LP
	2	2818 PRICHARD LN	MINISTERIOS TIEMPO DE DIOS INC
	3	2827 S BUCKNER BLVD	WAL MART REAL ESTATE BUSINESS TRUST