

FILE NUMBER: Z-25-000084

DATE FILED: June 27, 2025

LOCATION: Southwest corner of East R.L. Thornton and North Jim Miller Road

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 42,734 Sq. Ft.

CENSUS TRACT: 48113012206

OWNER / APPLICANT: Scott Griffin – Racetrac, Inc.

REPRESENTATIVE: Daniel Box – Winstead, PC

REQUEST: An application for an amendment to Specific Use Permit No. 2215 for the sale of alcoholic beverages on property zoned RR Regional Retail District with D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to continue to allow the sale of alcoholic beverages in the existing general merchandise or food store less than 3,500 sf. on the property.

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

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

BACKGROUND INFORMATION:

- The area of request is currently zoned RR Regional Retail District with SUP 2215 for the off-premises sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 sq. ft. with D-1 Liquor Control Overlay District and is developed with a general merchandise or food store less than 3,500 sf. with gasoline sales - Raceway (approx. 2,436 sf).
- The property has frontage on both E. R.L. Thornton and Jim Miller Road.
- A Specific Use Permit, SUP is required for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet at this location because of the D-1 Liquor Control Overlay on the property.
- Specific Use Permit (SUP) 2215 was approved by the City Council on December 14, 2016, for the off-premises consumption of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 sf.
- SUP 2215 was renewed in 2019, 2020, and 2023. The current SUP expires on October 11, 2025.
- Chapter 12B of the Dallas Code regulates convenience stores.
- Convenience Store is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space. A convenience store does not include any business that has no retail floor space accessible to the public.
- The subject property is considered a convenience store if it is engaged in the sale of convenience goods and gasoline and has less than 10,000 square feet of retail floor space.
- The purpose of the request is to renew Specific Use Permit 2215 on the property to continue to allow the off-premises sale of beer and wine in conjunction with the existing general merchandise or food store less than 3,500 sf.

Zoning History:

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

1. **Z201-255:** On July 30, 2021, staff approved an automatic renewal of Specific Use Permit No. 1907 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on a property zoned an RR

Regional Retail District with a D-1 Liquor Control Overlay at the southeast corner of East R.L. Thornton Freeway and North Jim Miller Road.

2. **Z201-158:** On July 15, 2021, City Plan Commission recommended denial without prejudice of an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the southeast corner of East R.L. Thornton Freeway and North Jim Miller Road.
3. **Z189-366:** On July 9, 2020, City Plan Commission denied without prejudice an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on a property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay at the southwest corner of North Jim Miller Road and Samuell Boulevard.
4. **Z190-162:** On May 22, 2020, the City Council approved the renewal of Specific Use Permit No. 2215 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a three-year period on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the Southwest corner of North Jim Miller Road and East R.L. Thornton Freeway.
5. **Z189-235:** On January 22, 2020, City Council denied the renewal of Specific Use Permit No. 2179 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on a property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the south side of Samuell Boulevard, east of North Jim Miller Road.

Thoroughfares/Street:

Thoroughfare/Street	Type	Existing/Proposed ROW
E. R.L. Thornton Fwy.	Principal Arterial	6-Lane Divided; 107'
Jim Miller Road	Principal Arterial	Median 6-Lane Divided;100'

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 time of permitting to comply with city standards.

Transit Access:

There is no transit service located within ½ mile of the property.

STAFF ANALYSIS

• **Comprehensive Plan Consistency Review:**

- ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the 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.

• **Consistency Review Recommendation**

- The proposed zoning change of off-premises sales of beer and wine in an existing general merchandise or food store less than 3,500 sf. is consistent with Forward Dallas 2.0 as the site is completely within the Community Mixed-Use placetype which is primarily intended for multi-plex, apartments, mixed-use, lodging, commercial, and office uses. Areas within the Community Mixed-Use placetype are typically located at major intersection, and key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. Commercial centers, commercial corridors, and office parks are representative of this placetype.

• **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.

Other Contextual comments related to long-range plan

Area Plans

There are no area plans for this property.

Planning Narrative Response

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request.

Land Use:

	Zoning	Land Use
Site	RR Regional Retail District w/ SUP 2215 w/ D-1 Liquor Control Overlay	Retail and personal service (general merch. or food store less than 3,500 SF.)
North	RR Regional Retail District	Freeway, restaurant with drive-through service
South	RR Regional Retail District w/ D-1 Liquor Control Overlay District	Restaurant with drive-through service
East	RR Regional Retail District w/ D-1 Liquor Control Overlay District	Restaurant with drive-through service and general merchandise or food store with a motor vehicle fueling station
West	RR Regional Retail District w/ D-1 Liquor Control Overlay	Restaurant with drive-through service

Land Use Compatibility:

The area of request is currently zoned RR Regional Retail District with D-1 Liquor Control Overlay District and is developed with a general merchandise or food store less than 3,500 sf. - Raceway (approx. 2,436 sf).

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

The zoning is RR Regional Retail District with D-1 Liquor Control Overlay District to the north, south, east, and west, and the land uses are mainly retail and personal service and

restaurant with drive-through service. The zoning to the northeast across E. R.L. Thornton Freeway (I-30) is RR Regional Retail District and the land uses are mainly retail and personal services – a general merchandise or food store with gasoline service, restaurant without drive-through service, and lodging uses. To the northwest across the freeway is a check cashing facility and restaurants with drive-through service. Immediately adjacent to the east of the property is retail and personal services and restaurants with drive-through service – a general merchandise or food store with gasoline service, restaurants with drive-through service and a retail strip center. To the west, and south immediately adjacent to the property are several restaurants with drive-through service. With a mix of retail and personal services and restaurants with drive-through service, staff finds the applicant's requested zoning change for the renewal of the SUP to allow the sale of off-premises beer and wine in conjunction with the existing general merchandise or food store less than 3,500 sf. on the site to be compatible with the Community Mixed-Use placetype character designation of the Comprehensive Plan.

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 applicant's request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current RR Regional Retail District with D-1 Liquor Control Overlay District.

District	Setback		Density / FAR	Height	Lot Cvrgr	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: RR Regional Retail District with D-1 Liquor Control Overlay	15'	20' adj to residential Other: None	None 0.5 for office 1.5 all uses combined	70' 5 stories (above grade)	80%	RPS Visual Intrusion	Commercial and Business Service, Retail and Personal Service, Office, Institutional and community service, Lodging, Residential, Utility, and public service

Landscaping:

The site is currently developed with Raceway. Any future development, including an increase in the total floor area of the property would necessitate compliance with Article X, Landscaping and Tree Conservation Regulations.

Parking:

Under the requested new, Specific Use Permit (SUP), the applicant proposes to add the off-premises sale of beer and wine to the existing General merchandise or food store less than 3,500 SF.

At permitting, the applicant would be required to comply with the current standard parking ratio of no minimum parking spaces for the specified existing use. No additional parking shall be required for the proposed off-premises sale of beer and wine.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 and sites surrounding the property to the south and west are in an “E” MVA area. Properties to the north and east are in an “F” MVA area.

List of Officers

CEO: Max Lenker

CFO: Robert J. Dumbacher

CLO: Susan Bass Bolch

Chief Brand Officer: Natalie Bolch Morhous

Chief Commercial Officer: Melanie Bolch Isbill

Chief Development Officer: Jordan Bass Bolch

VP of Construction & Engineering: Justen Grambalvo

CPC Action
November 20, 2025

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 2215 for the sale of alcoholic beverages for a five-year period, subject to a site plan and conditions, on property zoned RR Regional Retail District with D-1 Liquor Control Overlay District, on the southwest corner of E. R. L. Thornton Fwy. and N Jim Miller Rd.

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

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

Against: 0
Absent: 0
Vacancy: 0

Notices:	Area: 300	Mailed: 20
Replies:	For: 0	Against: 0

Speakers: For: Laura Hoffman, 2728 N. Harwood St., Dallas, TX, 75201
Against: None

CRIME REPORT

A copy of the police report of offences recorded at this property is provided below for the period of June 27, 2020, to September 24, 2025.

Offenses/Incidents

Offenses/Incidents (Summary)	Count
BMV	2
ASSAULT -VERBAL THREAT	1
CRIM MISCHIEF <\$100	1
BURGLARY OF BUILDING - FORCED ENTRY	1
THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	2
LOST PROPERTY (NO OFFENSE)	2
BURGLARY OF BUILDING - FORCED ENTRY	2
THEFT OF PROP (AUTO ACC) > OR EQUAL \$100 <\$750 (NOT EMP)PC31.03(e2A)	1
THEFT BY DECEPTION (FRAUD) >OR EQUAL \$2500 <\$30K	1
RECKLESS DAMAGE	1
RECOVERED OUT OF TOWN STOLEN VEHICLE (NO OFFENSE)	1
THEFT OF PROP (AUTO ACC) > OR EQUAL \$750 <\$2,500 (NOT EMP) PC31.03 (e3)	1
Total	16

Offenses/Incidents

Calls (Summary)	Count
07 - Minor Accident	1
12B - Business Alarm	1
16A - Injured Person w/Amb*	1
40/01 - Other	1
07 - Minor Accident*	1
6X - Major Dist (Violence)*	1
6X - Major Dist (Violence)	1
40 - Other*	1
09 - Theft	1
09V - UUMV	1
Total	10

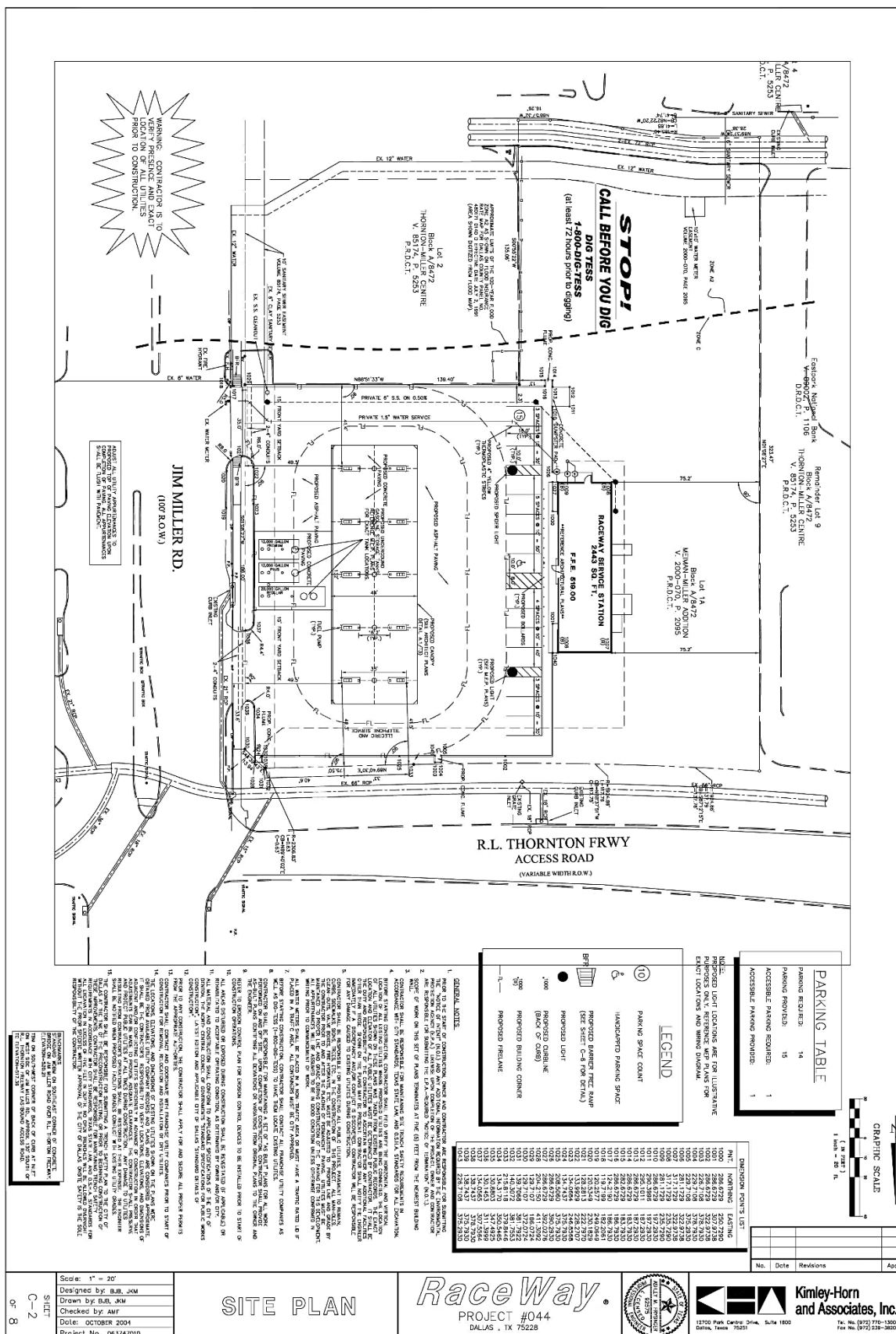
Arrests/Charge

* Specifically for Raceway – All Others in immediate area or not specified

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Arrests (Summary)	Count
	0
Total	0

Site Plan (No changes)



Proposed SUP 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 less.
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 ~~{October 11, 2025}~~ [five years from date of this ordinance]

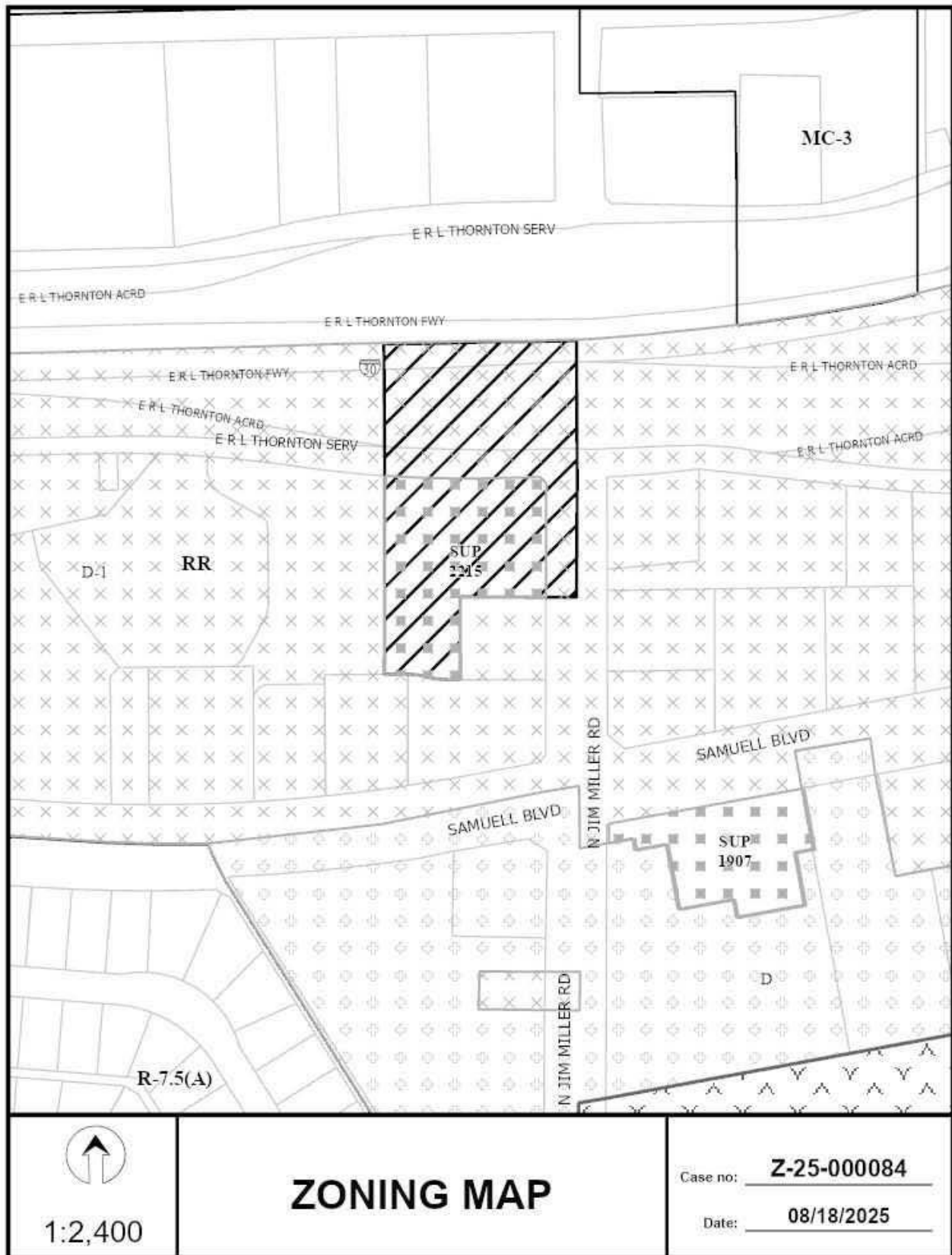
Staff Recommendation:

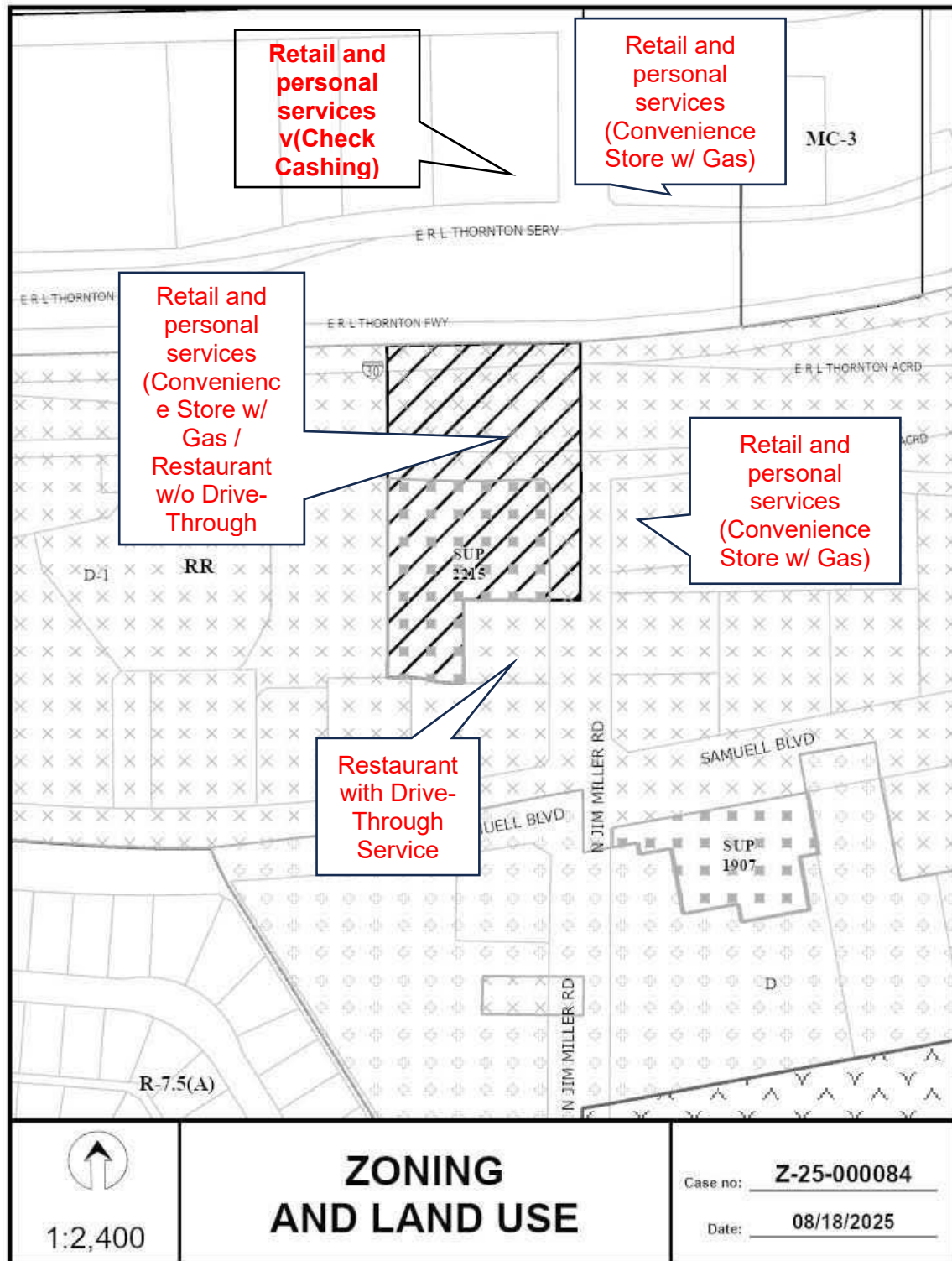
3. TIME LIMIT: This specific use permit shall not expire.

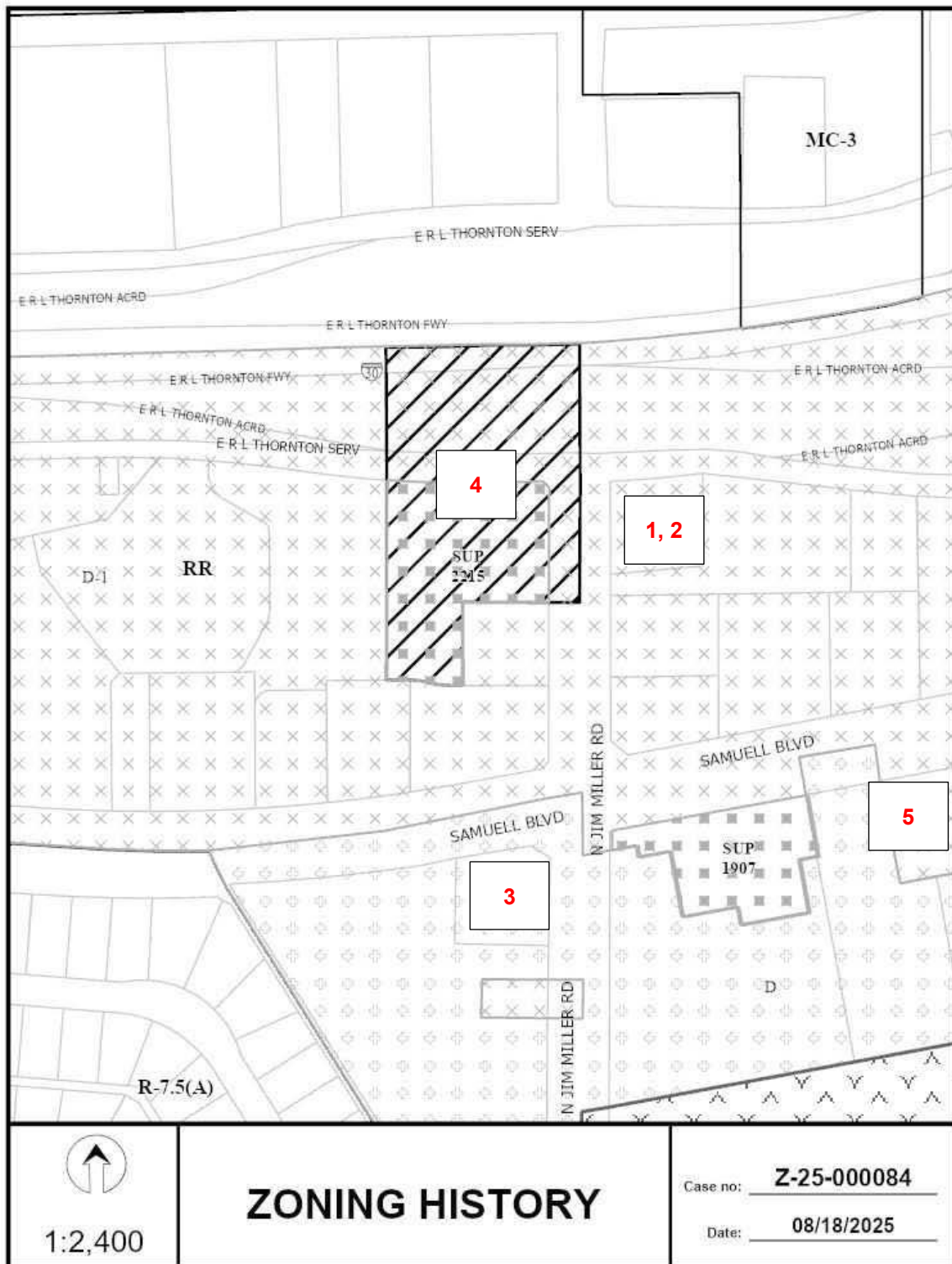
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

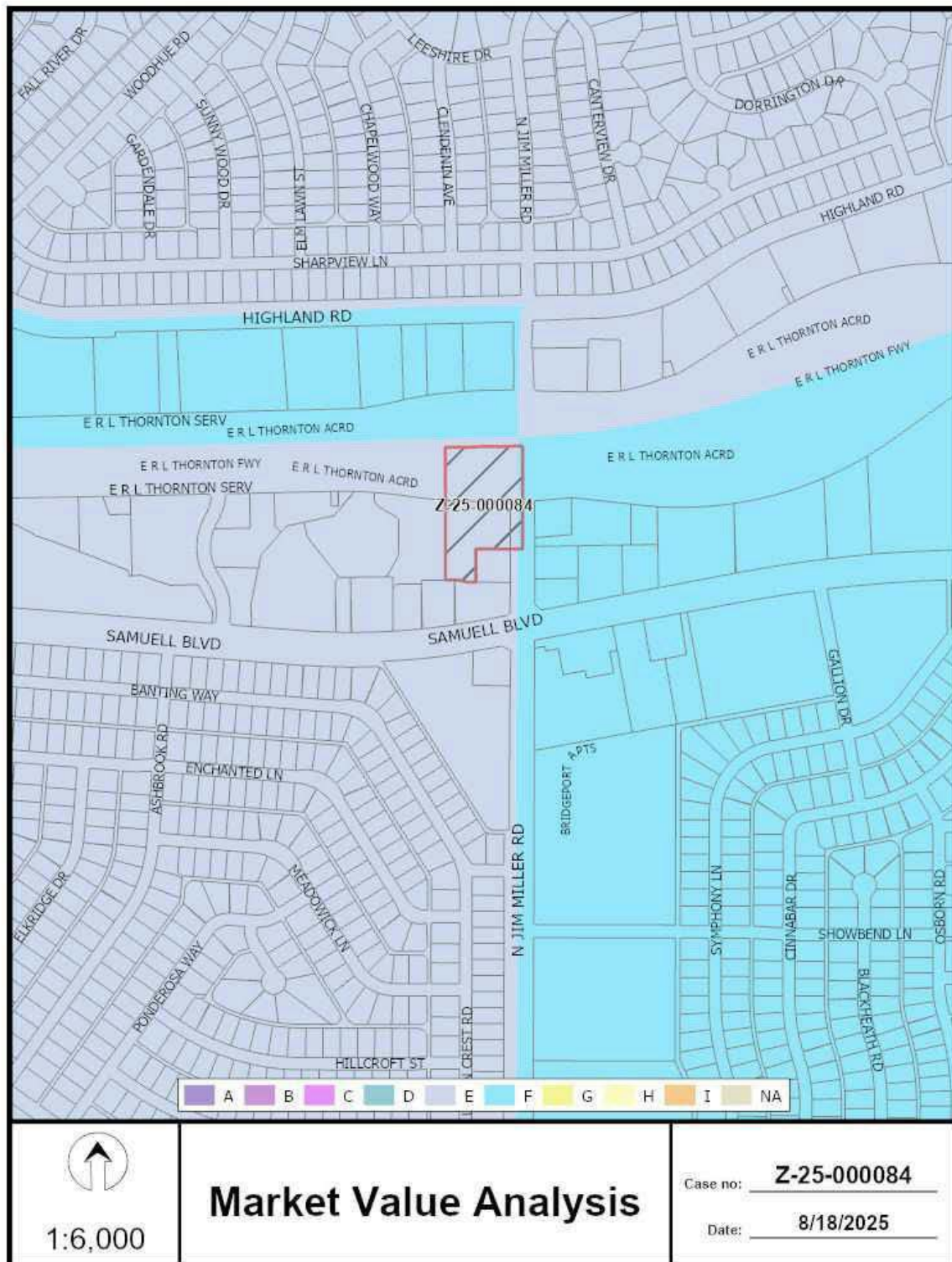


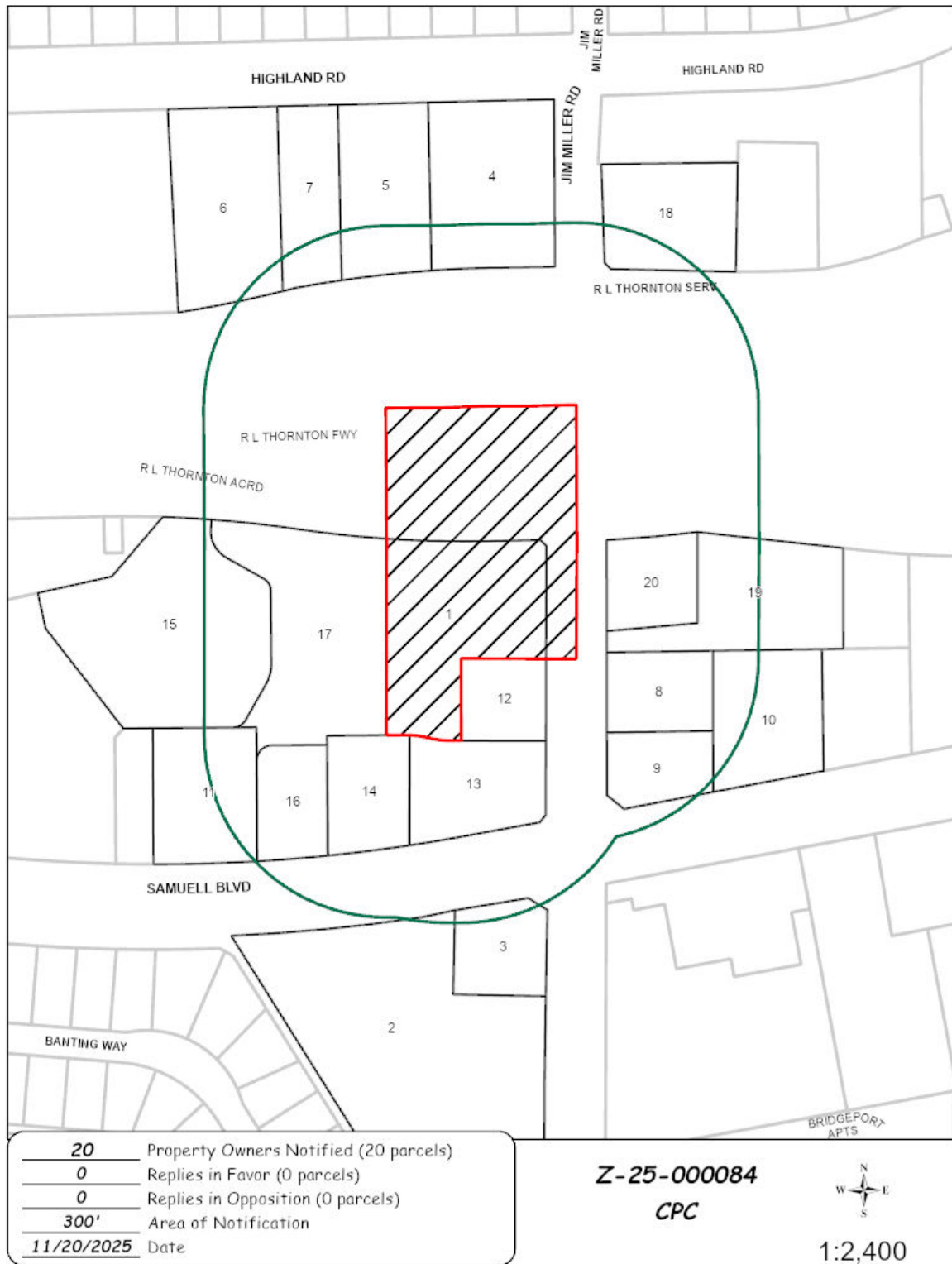












11/19/2025

Reply List of Property Owners***Z-25-000084******20 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	8130	E R L THORNTON FWY	RACETRAC PETROLEUM INC
2	5409	N JIM MILLER RD	JIM MILLER SHOPPING CENTER LP
3	5475	N JIM MILLER RD	HFHS ISSA ESTATE LLC
4	5757	N JIM MILLER RD	HIGHLAND GROVE HOLDINGS LLC
5	8117	E R L THORNTON FWY	MCDONALDS REAL ESTATE CO
6	8105	E R L THORNTON FWY	CAPARISON LLC
7	8111	E R L THORNTON FWY	WAFFLE HOUSE INC
8	5514	N JIM MILLER RD	INTERSTATE VENTURES LLC
9	5510	N JIM MILLER RD	RADAR AZO LLC
10	6885	SAMUELL BLVD	QSR 30 BUILDING LLC
11	5757	SAMUELL BLVD	OREILY AUTO ENTERPRISES LLC
12	5575	N JIM MILLER RD	SIDERIS BASIL K ET AL
13	5555	N JIM MILLER RD	SIDERIS BASIL K ET AL
14	5877	SAMUELL BLVD	KENTUCKY FRIED CHICKEN
15	8108	E R L THORNTON FWY	JIM MILLER HOSPITALITY LP
16	5859	SAMUELL BLVD	SAMUELLLIANG LLC
17	8120	E R L THORNTON FWY	QSR 30 BUILDING III LLC
18	8201	E R L THORNTON FWY	SEJ ASST MGMT & INVESTMENT CO
19	8228	E R L THORNTON FWY	CANSPAN LLC
20	8200	E R L THORNTON FWY	DALLASPER LLC