
Planner: Justin Lee**FILE NUMBER:** Z-26-000093 **DATE FILED:** May 21, 2026**LOCATION:** South line of Lake June Road, between Hillburn Drive and Rose Garden Avenue.**COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** Approx. 2,565 sqft

REPRESENTATIVE: Roberto Nunez**APPLICANT:** Rizwan Rana**OWNER:** Naser Nort**PROPOSAL:** An application for a new 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 Subarea 2, within 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 allow the sale of alcoholic beverages within a general merchandise store on the site.**STAFF RECOMMENDATION:** Approval, subject to site plan and staff's recommended 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 The agency was originally created in 1935 when prohibition was repealed and currently requires operators to obtain a license to sell alcohol.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 general merchandise or food store 3,500 square feet or less.
- SUP History: This is a new SUP for this property.
- Proposed Changes to the SUP or Site: None proposed.

Zoning History of relevant SUPS

Below are the zoning change requests in the area of notification in the past five years.

1. **Z-25-000173:** On February 25, 2026, the City Council approved 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 to continue to allow the sale of alcoholic beverages in conjunction with a restaurant [El Pulpo].

2. **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 within Subarea 2 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay to allow the sale of alcoholic beverages within a restaurant [El Pulpo].

STAFF ANALYSIS

Surrounding Land Uses

	Zoning	Land Use
Site	PD 366 with D-1 Liquor Control Overlay	Proposed General Merchandise store
North	PD 366 with D-1 Liquor Control Overlay	Commercial
East	PD 366 with D-1 Liquor Control Overlay/ R-7.5(A)	Commercial/Single Residential Family
South	R-7.5(A)	Single Family Residential
West	PD 366 with D-1 Liquor Control Overlay / R-7.5(A) / P(A)	Commercial/Single Residential Family

Land Use Context

The site is zoned Subarea 2, within Planned Development District 366, the Buckner Boulevard Special Purpose District and R-7.5(A) Single Family District and is surrounded by commercial uses along a principal arterial.

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 have a negative impact on the surrounding properties, as it is a commercial context on a major road. The scope of the use would also be limited by the SUP area of request, which is roughly 2,200 square feet.

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.

As the sale of alcoholic beverages is regulated by the Texas Alcoholic Beverage Commission, the City is limited in what can be regulated by these SUPs. Generally, development regulations beyond basic aspects like floor area cannot be adopted in an alcohol sales SUP.

12B Status

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which 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; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems
- video recording and storage systems
- alarm system
- drop safes
- security signs
- height markers
- store visibility
- safety training programs and
- trespass affidavit

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Code Compliance Services Department issues registration for qualifying convenience stores.

Parking

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No parking is required for the sale of alcoholic beverages. Rather, parking is required based on land uses for a given occupancy.

List of Officers

Z-26-000093

RK & AR Investments, Inc.

Prajit Khati, Owner

Rizwan Rana, Owner

7812 Lake June, LLC

Naser Nayeb, Owner

PROPOSED CONDITIONS

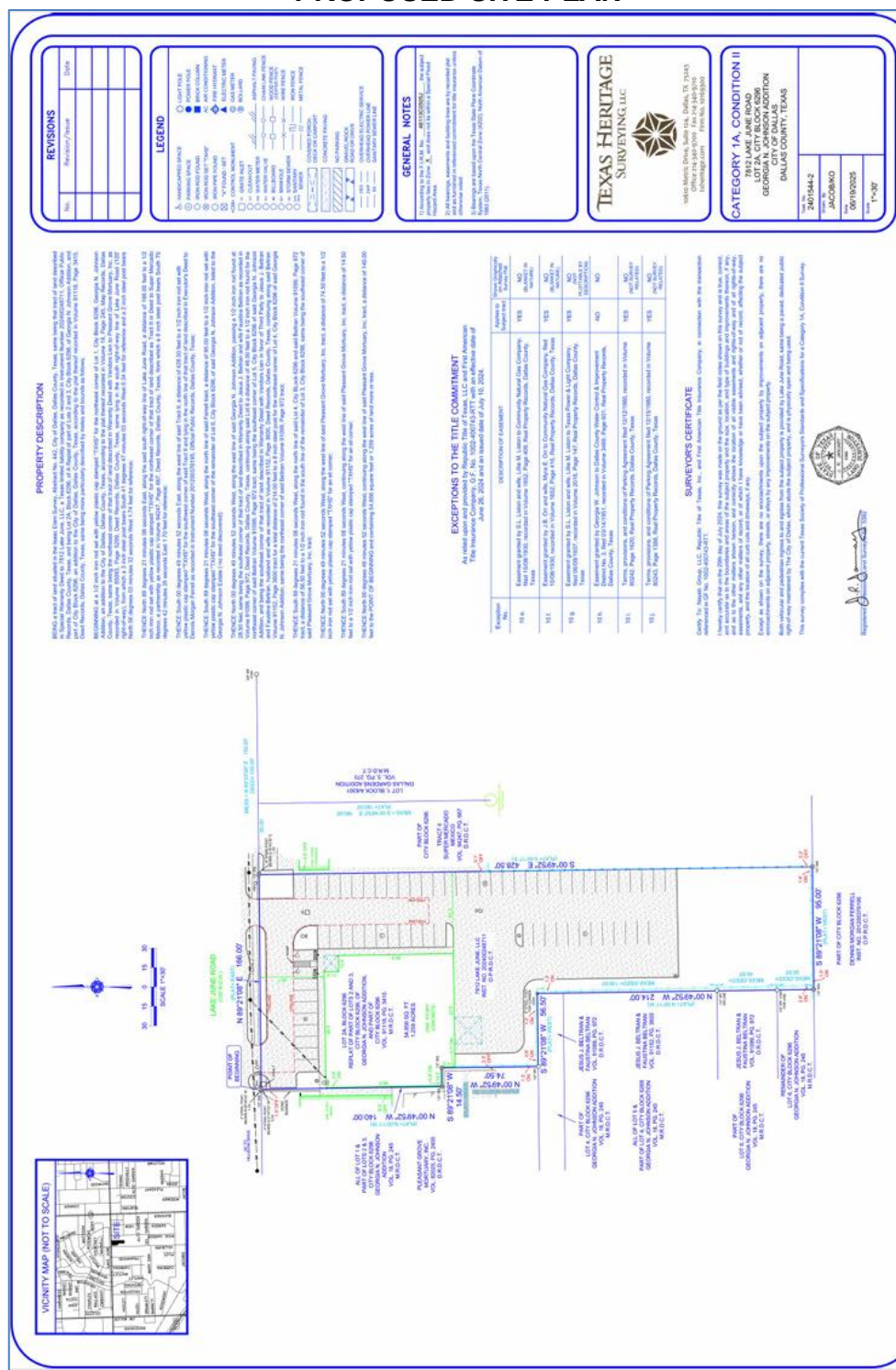
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ____ (3-years after passage).

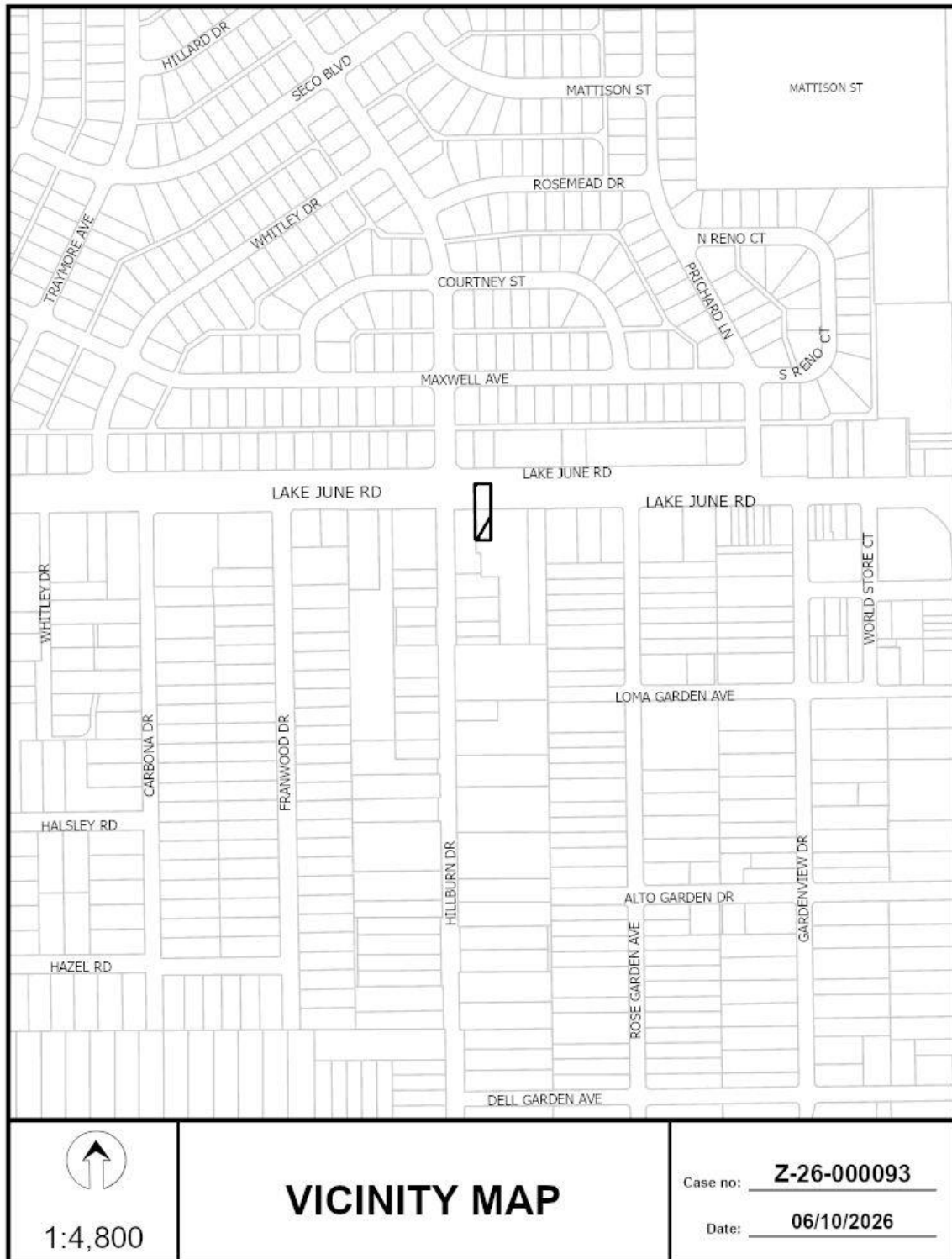
Staff Recommendation:

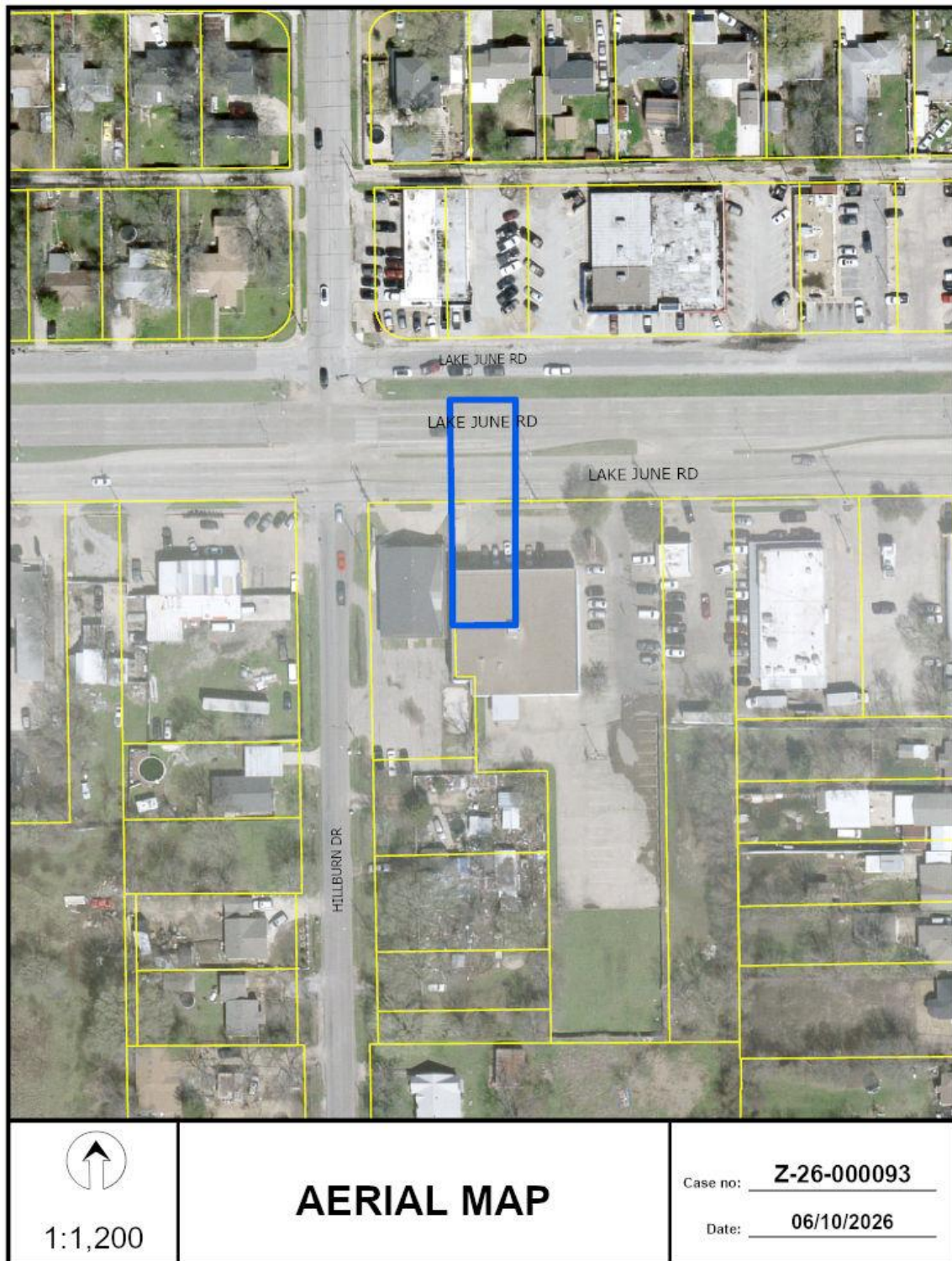
3 TIME LIMIT: This specific use permit has no expiration.

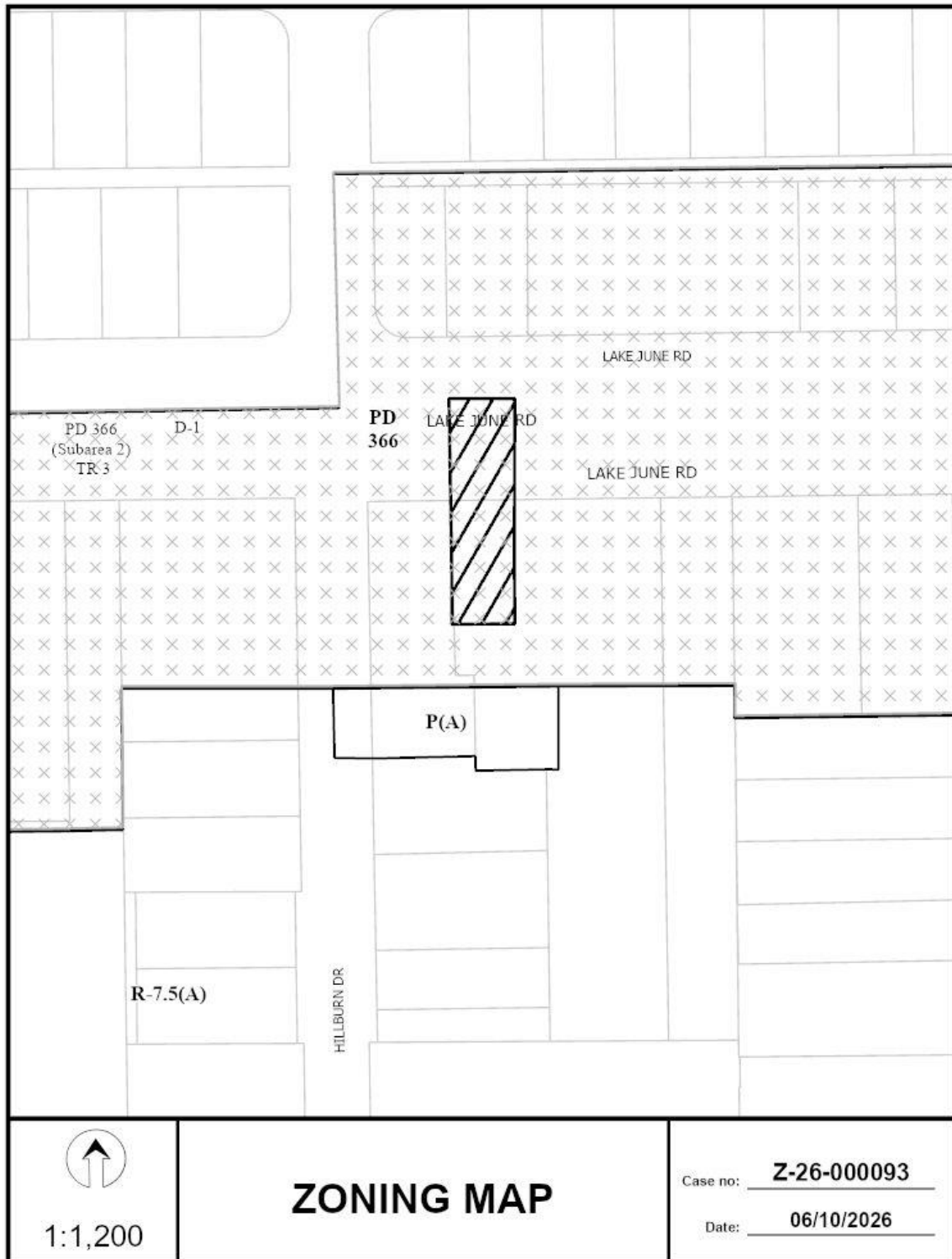
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

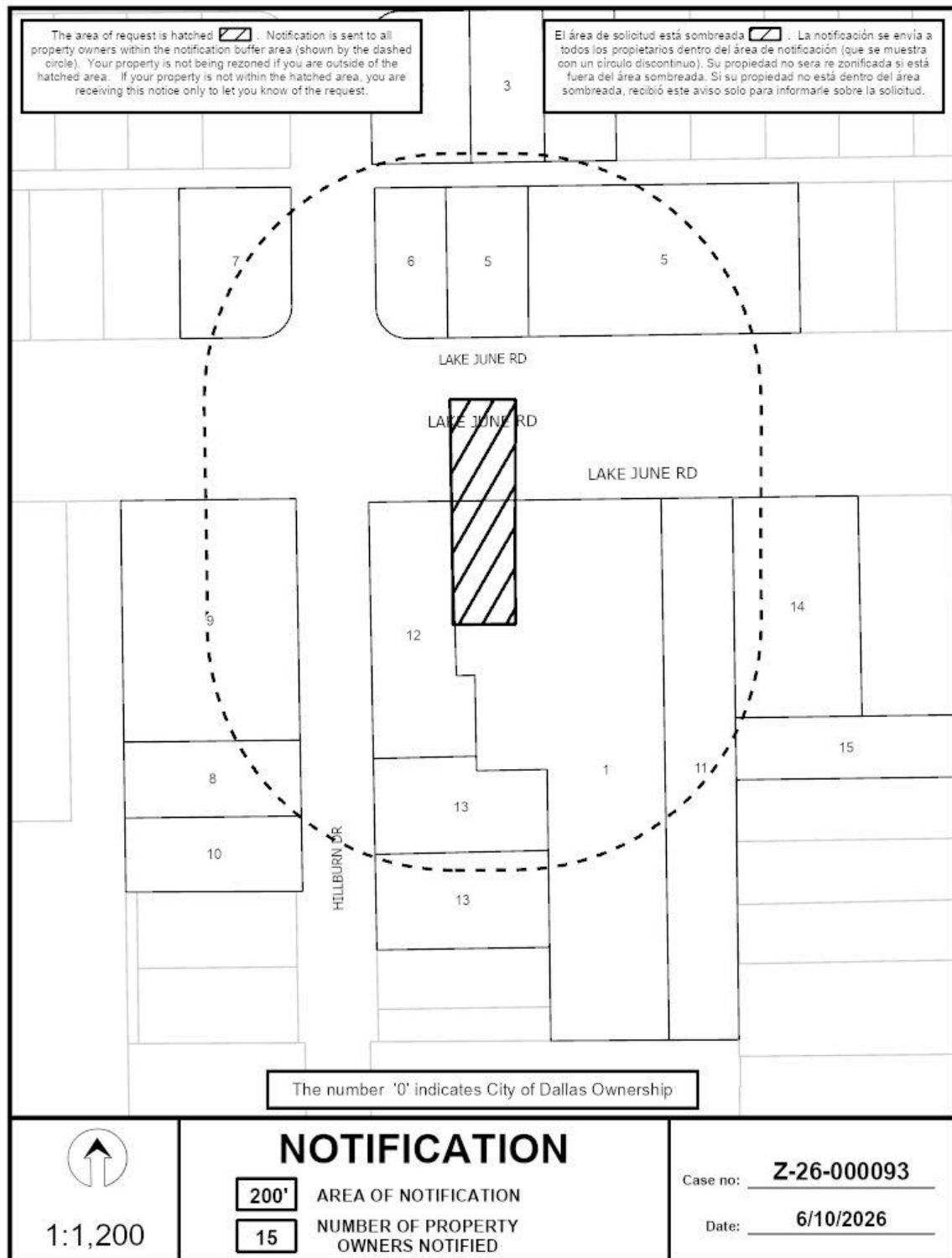
PROPOSED SITE PLAN











06/10/2026

Notification List of Property Owners

Z-26-000093

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7812 LAKE JUNE RD	7812 LAKE JUNE LLC
2	7802 MAXWELL AVE	SANCHEZ BLANCA
3	7810 MAXWELL AVE	TOVAR CIRILO &
4	7814 MAXWELL AVE	RODRIGUEZ MIGUEL A &
5	7807 LAKE JUNE RD	ESTRADA RAUL
6	7805 LAKE JUNE RD	DIAZ JUAN
7	7735 LAKE JUNE RD	CHAVEZ BENITO &
8	1231 HILLBURN DR	ALEJOS MAYRA &
9	7738 LAKE JUNE RD	MONTGOMERY JOHN HENRY
10	1227 HILLBURN DR	BRADSHAW JAMICE ET AL
11	7822 LAKE JUNE RD	SUPER MERCADO MEXICO
12	7800 LAKE JUNE RD	PLSNT GROVE MORTUARY ETAL
13	1228 HILLBURN DR	BELTRAN JESUS J &
14	7828 LAKE JUNE RD	MARTINEZ FERNANDO &
15	1231 ROSE GARDEN AVE	MARTINEZ JOSE LUIS &