

FILE NUMBER: Z-26-000087 **DATE FILED:** April 15, 2026
LOCATION: East line of North Buckner Boulevard, north of Chenault Street
COUNCIL DISTRICT: 7
SIZE OF REQUEST: Approx. 1.28 Acres

REPRESENTATIVE: Laura Hoffman, Winstead PC

OWNER/ APPLICANT: Scott Griffin, RaceTrac

REQUEST: An application for an amendment to Specific Use Permit No. 2500 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow the continued sale of alcoholic beverages within a convenience store [Raceway] on the site.

STAFF RECOMMENDATION: Approval, subject to conditions.

CPC RECOMMENDATION: Approval, subject to 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 The agency was originally created in 1935 when prohibition was repealed and currently requires operators to obtain a license to sell alcohol.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 [Raceway], and a motor vehicle fueling station.
- SUP History: On September 13, 2023, the City Council approved 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 deed restrictions [Z823-391], and a D-1 Liquor Control Overlay District for a five-year period. The area of request had Specific Use Permit No. 1877 for the sale of alcoholic beverages in conjunction with a general merchandise or food store, 3,500 square feet or less. SUP No. 1877 was approved in September 2011 for a two-year period with eligibility for automatic renewal for an additional five-year period. SUP No. 1877 expired on September 14, 2018.
- Proposed Changes to the SUP or Site: None proposed.

Zoning History of relevant SUPS

There have been no relevant zoning change requests in the area of notification in the past five years.

STAFF ANALYSISSurrounding Land Uses

	Zoning	Land Use
Site	RR Regional Retail District with D-1 Liquor Control Overlay	Gas Station
North	RR Regional Retail District with D-1 Liquor Control Overlay	Shopping Plaza
East	RR Regional Retail District with D-1 Liquor Control Overlay	Vacant Undeveloped
South	RR Regional Retail District with D-1 Liquor Control Overlay	Restaurant
West	MF-2(A) Multifamily District	Multifamily

Land Use Context

The site is zoned RR Regional Retail 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.

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.

The annual inspection for this property was passed.

Parking

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

Crime Statistics

Staff requested a report of site related crime statistics for the time period from the last Specific Use Permit No. 2500 to date, from September 2023 to May 2026. There have been 1 offense, 1 arrest, and 13 calls. The list of reported crime obtained incidents, calls arrest from to date and is provided below.

Offenses Data

Signal	Off. Incident	Address	Date1
6XA - MAJOR DIST AMBULANCE	ASSAULT (AGG) - OTHER	3516 N BUCKNER BLVD	2/12/2026

Arrest Data

Arrest Date	Arrest Time	Address	Crime
2/9/2026	1:34:00 AM	3516 N BUCKNER BLVD	APOWW (SOCIAL SERVICES REFERRAL)

Calls Data

Response_Date	Problem	Priority_Description	Location_Name	Address
9/15/2025	40/01 - Other	2 - Urgent	RACETRAC (buckner & chenault)	3516 N Buckner Blvd
9/22/2025	6X - Major Dist (Violence)	2 - Urgent	RACEWAY	3516 N Buckner Blvd
10/4/2025	40/01 - Other	2 - Urgent	RACEWAY	3516 N BUCKNER BLVD
10/19/2025	07 - Minor Accident	3 - General Service		3516 N Buckner Blvd
11/13/2025	40 - Other	3 - General Service	RACETRAC (buckner & chenault)	3516 N Buckner Blvd
11/28/2025	6X - Major Dist (Violence)	2 - Urgent	RACETRAC (buckner & chenault)	3516 N Buckner Blvd

12/28/2025	6X - Major Dist (Violence)	2 - Urgent	RACETRAC (buckner & chenault)	3516 N Buckner Blvd
2/5/2026	7X - Major Accident	2 - Urgent	RACETRAC (buckner & chenault)	3516 N Buckner Blvd
2/8/2026	46 - CIT	2 - Urgent	RACETRAC (buckner & chenault)	3516 N Buckner Blvd
2/12/2026	6XA - Major Dist Ambulance	2 - Urgent	RACETRAC (buckner & chenault)	3516 N Buckner Blvd
2/12/2026	6XA - Major Dist Ambulance	2 - Urgent	RACETRAC (buckner & chenault)	3516 N Buckner Blvd
3/2/2026	32 - Suspicious Person	2 - Urgent	RACETRAC (buckner & chenault)	3516 N Buckner Blvd
3/17/2026	6X - Major Dist (Violence)	2 - Urgent	RACETRAC (buckner & chenault)	3516 N Buckner Blvd

CPC Action

June 11, 2026

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2500 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, subject to conditions, on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay, on the east line of North Buckner Boulevard and north of Chenault Street.

Maker: Housewright
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - Sims, Hampton, Herbert, Serrato,
Carpenter, Koonce, Housewright, Kocks,
Coffman, Hall, Kingston

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with
Section 8-20(e) of the Dallas City Code.

Notices:	Area: 300	Mailed: 11
Replies:	For: 1	Against: 0

Speakers: None

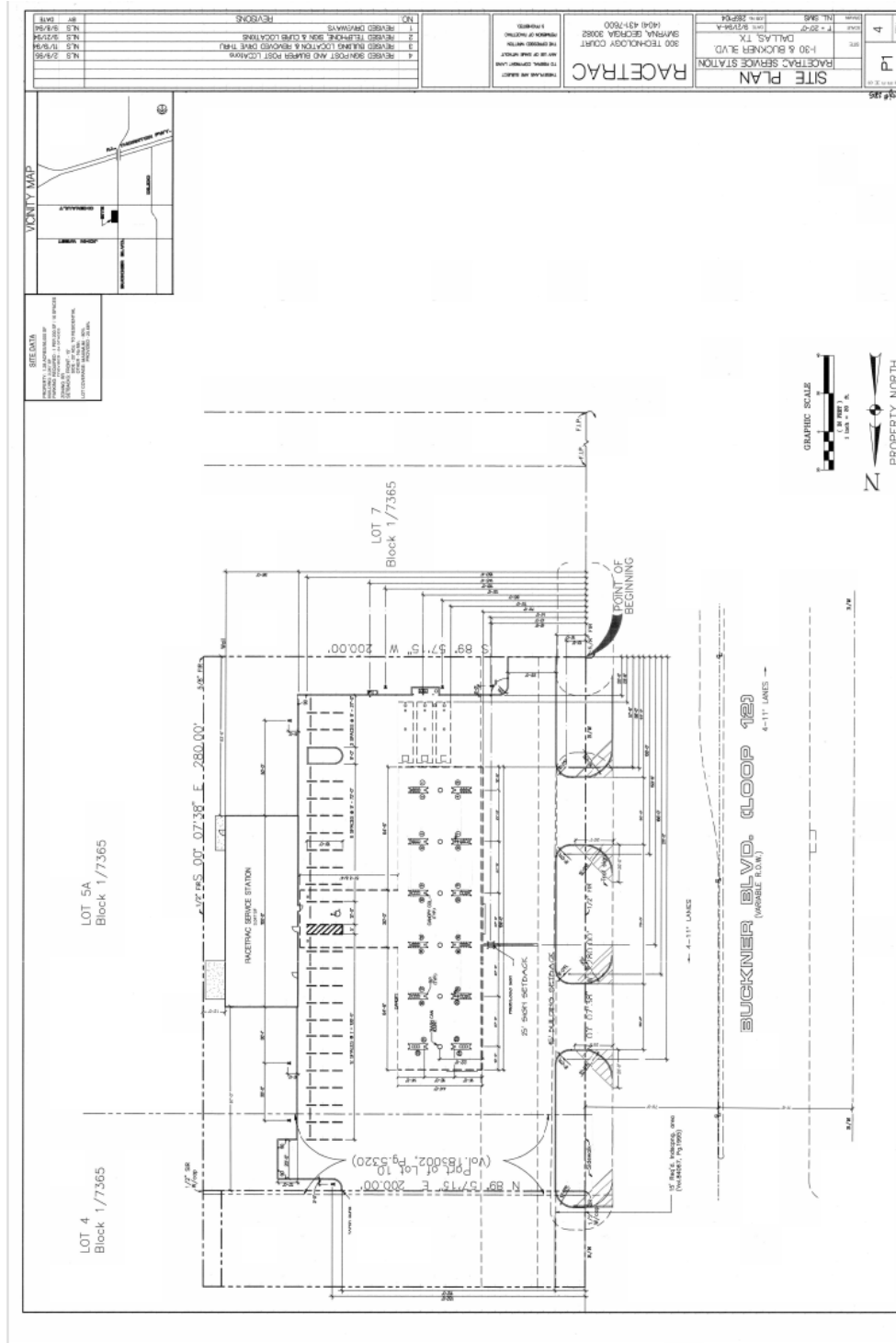
List of Officers

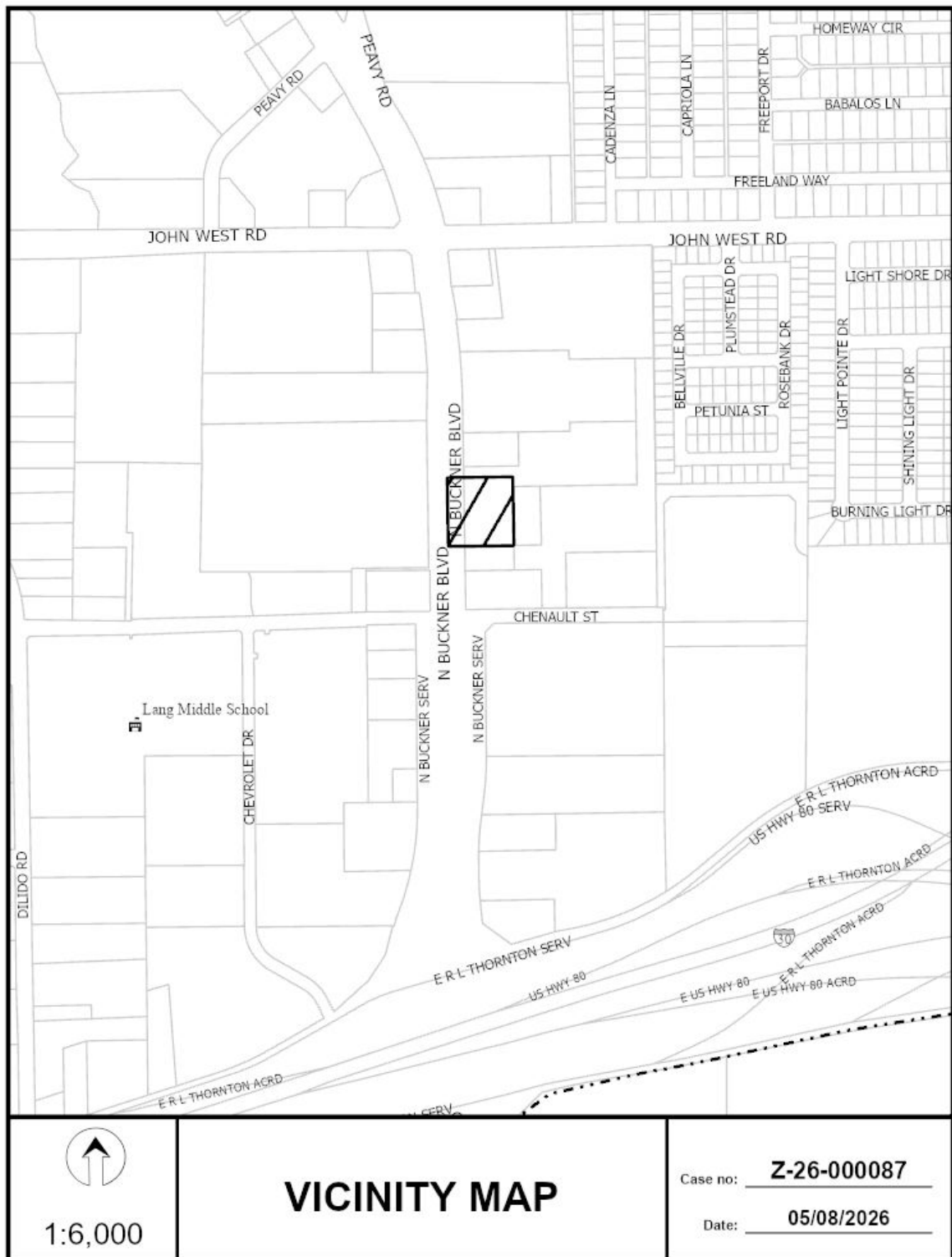
<u>Applicant/Owner:</u>	SOUTHERN CORNERSTONE, INC.	
	CEO:	Natalie Bolch Morhous
	CFO:	Karla B. Ahlert
	Chief Commercial Officer:	AJ Siccardi
	CLO:	Joseph Akers
	Chief Brand Officer:	Melanie Bolch Isbill
	Chief Development Officer:	Robby Posener
	Business Relations Officer:	Robert J. Dumbacher
	Vice President of Real Estate:	Trey Spivey
	Vice President of Construction, Engineer, Architecture & Design:	Justen Giambalvo
 <u>Applicant/Owner:</u>	 RACETRAC, INC.	
	Director of Engineering:	Scott Griffin

PROPOSED CONDITIONS

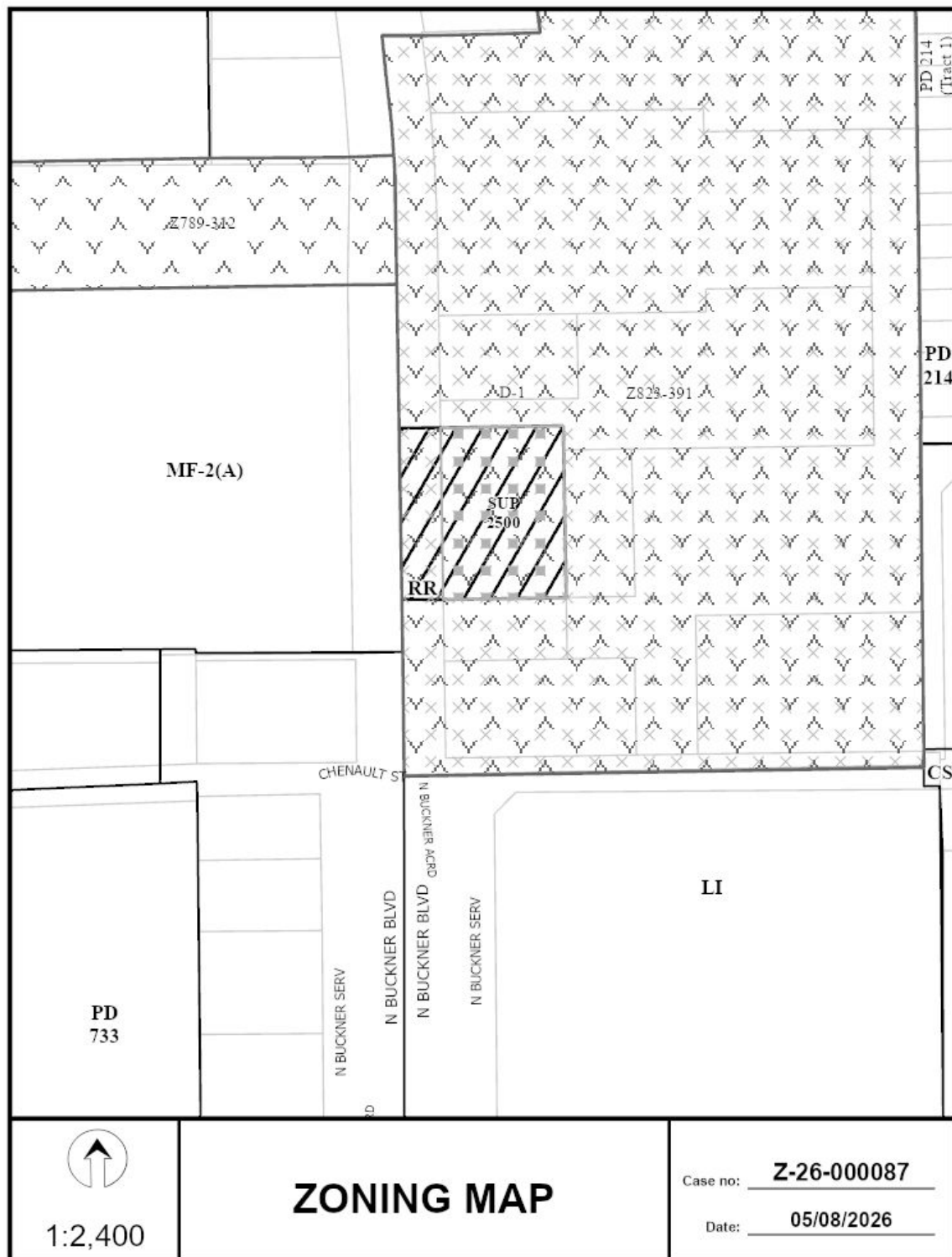
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration [~~September 13, 2026.~~]
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)











Z-26-000087

06/10/2026

Reply List of Property Owners

Z-26-000087

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

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3516 N BUCKNER BLVD	SOUTHERN CONERSTONE INC
O	2	3535 N BUCKNER BLVD	COMMUNITY MEDICAL PLAZA
	3	3322 N BUCKNER BLVD	NACHA LP
	4	3530 N BUCKNER BLVD	SIX CONSTRUCT INC
	5	3520 N BUCKNER BLVD	VESTAL TIMOTHY TODD
	6	3402 N BUCKNER BLVD	TOWNE SQUARE MARKET LP
	7	3516 N BUCKNER BLVD	3516 BUCKNER BLVD LTD
	8	3516 N BUCKNER BLVD	SOUTHERN CORNERSTONE INC
	9	1953 CHENAULT ST	TGBKLB LLC
	10	3333 N BUCKNER BLVD	SH 718 LLC
	11	3501 N BUCKNER BLVD	WINDSOR STATION LP