

FILE NUMBER: Z234-135(WK) **DATE FILED:** November 30, 2023

LOCATION: Northeast line of South Riverfront Boulevard, northwest of South Houston Street

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 2,400 sf **CENSUS TRACT:** 48113010002

APPLICANT: Gary Dinsmore

OWNER: PNYX Limited Partnership

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

SUMMARY: The purpose of the request is to allow an alcoholic beverage establishment limited to a bar, lounge, or tavern.

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

BACKGROUND INFORMATION:

- The area of the request is within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.
- The request is for a new SUP to allow an alcoholic beverage establishment limited to a bar, lounge, or tavern.
- The lot has frontage on South Riverfront Boulevard.
- Per Table 202.13 on pages 35 through 38 of the [PD No. 784 conditions](#), an SUP for an alcoholic beverage establishment is not eligible for automatic renewal in the Mixmaster Riverfront Subarea.

Zoning History:

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

1. **Z212-252:** On December 5, 2022, City Council approved SUP No. 2473 for a commercial amusement (inside) limited to a dance hall on a property zoned Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District located on the southwest line of Riverfront Boulevard, northwest of Houston Street Viaduct.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Riverfront Boulevard	Principal Arterial	130'

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 review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:**Land Use:**

	Zoning	Land Use
Site	PD 784, Mixmaster Riverfront Subarea	Vacant Retail
North	PD 784, Mixmaster Riverfront Subarea	Retail
West	PD 784, Mixmaster Riverfront Subarea	Bail Bonds & Alcoholic Beverage Establishment
Southwest	PD 784, Mixmaster Riverfront Subarea SD 1 (Able Pump Station)	Pump Station
South	PD 784, Mixmaster Riverfront Subarea	Auto Repair
East	PD 784, Mixmaster Riverfront Subarea	Interstate 35 E

Land Use Compatibility:

The request site is within the Mixmaster Riverfront Subarea of Planned Development District No. 784 and is currently vacant. The subdistrict allows for alcoholic beverage establishment uses with a specific use permit. Per Table 202.13 on pages 35 through 38 of the [PD No. 784 conditions](#), an SUP for an alcoholic beverage establishment is not eligible for automatic renewal.

Other uses surrounding the area of request include a liquor store attached to the site to the north, bail bonds and alcoholic beverage establishment uses to the west, an auto repair use to the south, and Interstate 35 E to the east. The applicant's use of the site is complimentary to the community services developments that have previously occurred along Riverfront Boulevard.

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. An alcoholic beverage establishment is complimentary to the previous development along Riverfront Boulevard.

Landscaping:

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

Parking:

Per the Dallas Development Code, the off-street parking requirement for a bar, lounge, or tavern is one space per 100 square feet of floor area. For the 2,400-square-foot space, 24 parking spaces are required.

The site also includes a liquor store. The off-street parking requirement for this use is one space per 200 square feet of floor area. For the 6,224-square-foot liquor store, 31 parking spaces are required.

The total number of spaces required for the site is 55 spaces. As demonstrated on the proposed site plan, the site provides 55 parking spaces.

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 more precisely target intervention strategies 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

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I). The area of request is not currently in an MVA area. Further southwest of the request area are "C" and "I" MVA areas. Northeast of the site is a "C" MVA area.

List of Officers

PNYX Limited Partnership

Thanasi Mantas, General Partner

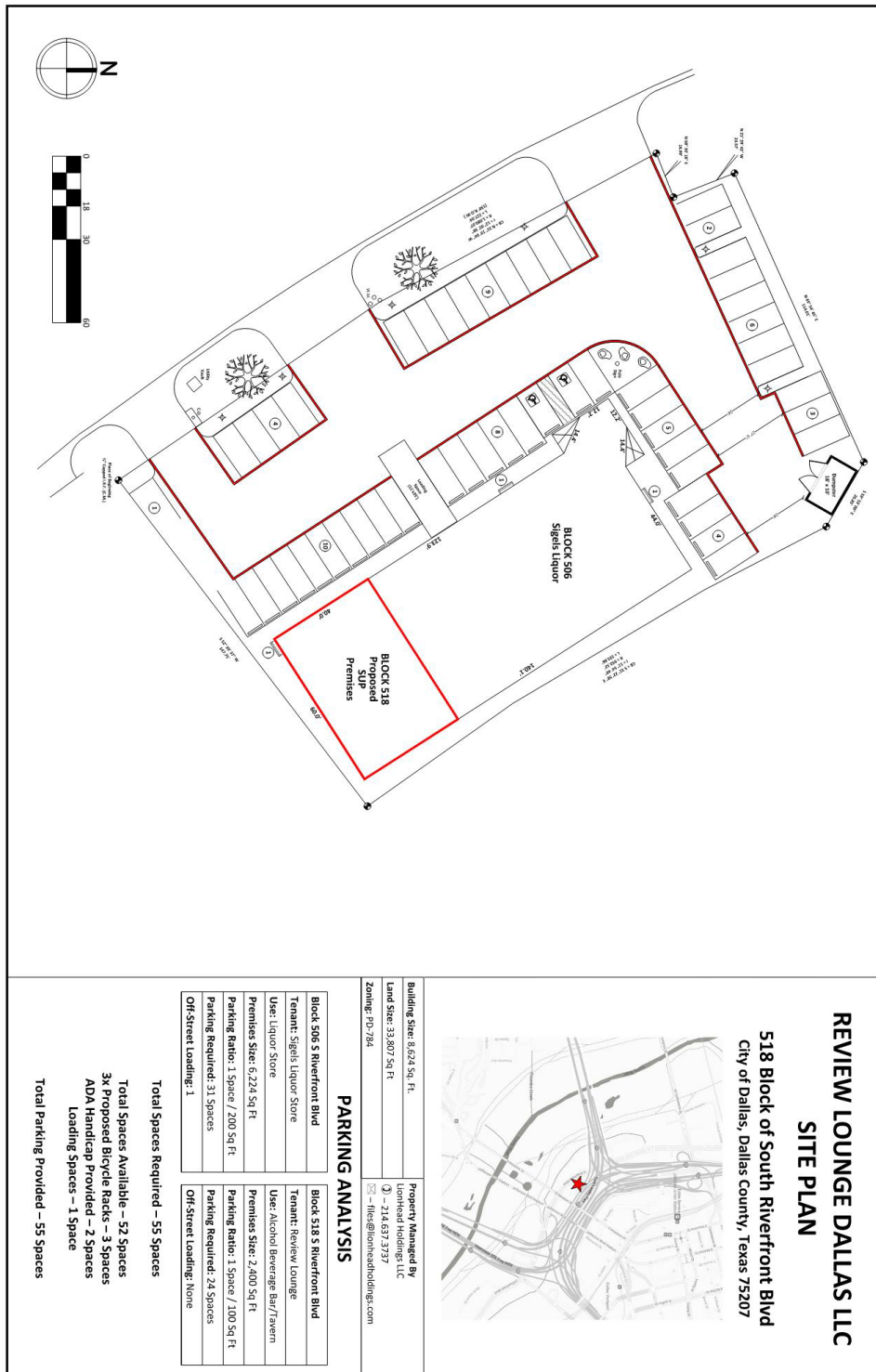
Review Lounge Dallas, LLC

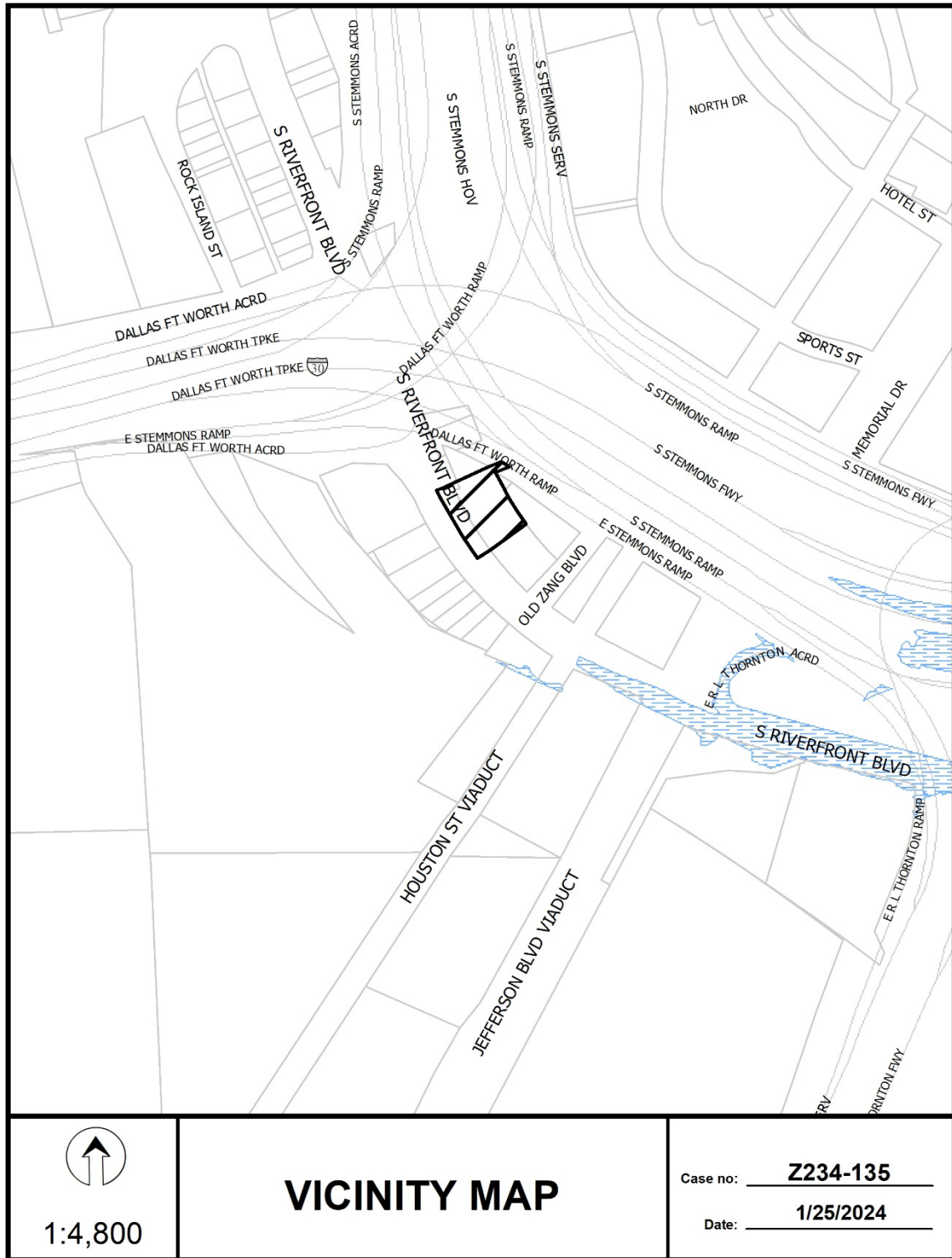
Derrick Shaw

PROPOSED CONDITIONS

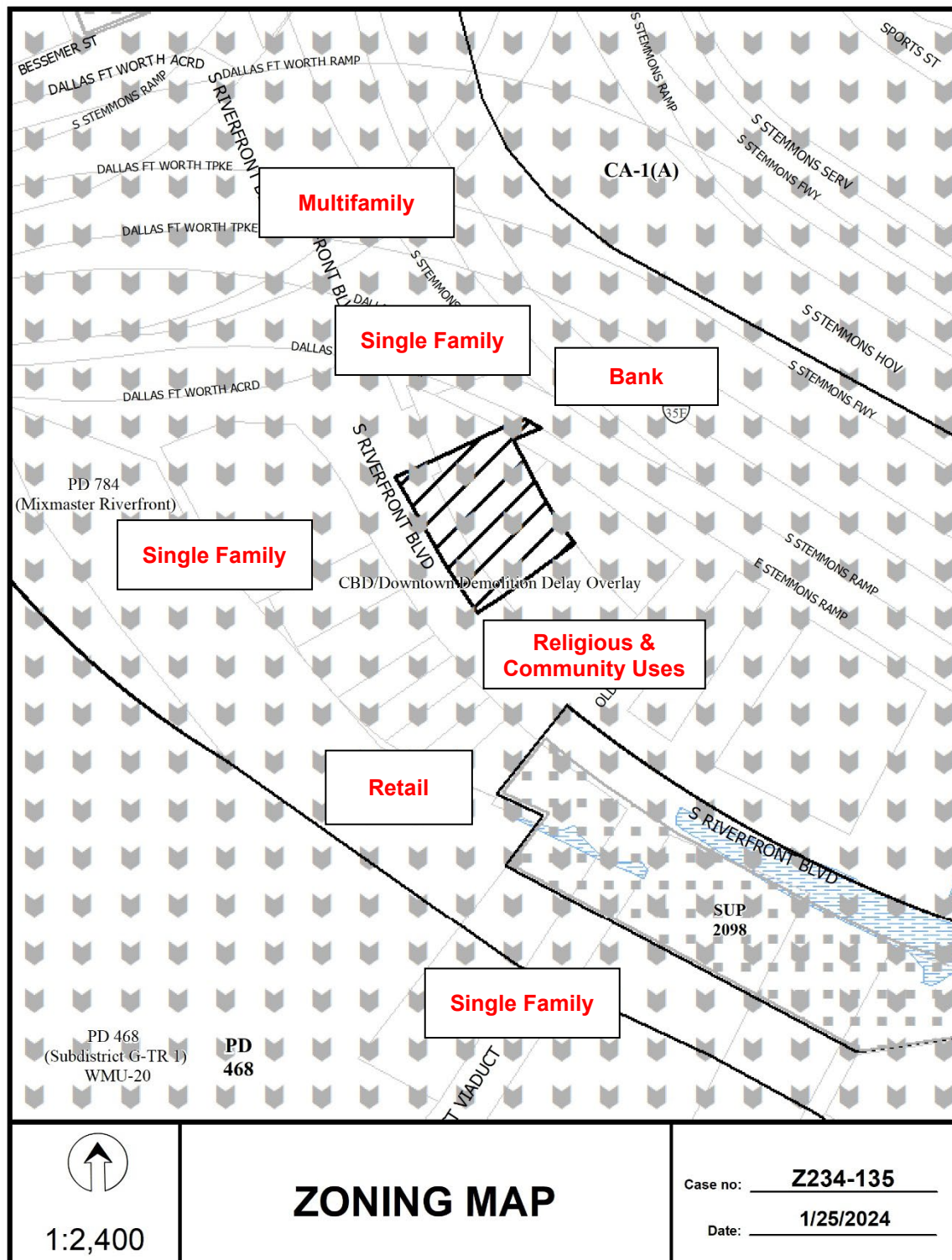
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of property will comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from passage of this ordinance).
4. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between the hours of 12:00 p.m. and 2:00 a.m. (the next day), Wednesday through Sunday.
5. MAINTENANCE: The property will be adequately maintained and in good repair and neat in appearance.
6. GENERAL REQUIREMENTS: Use of the property will comply with all federal and state laws and regulations with all ordinances, rules, and regulations of the City of Dallas.

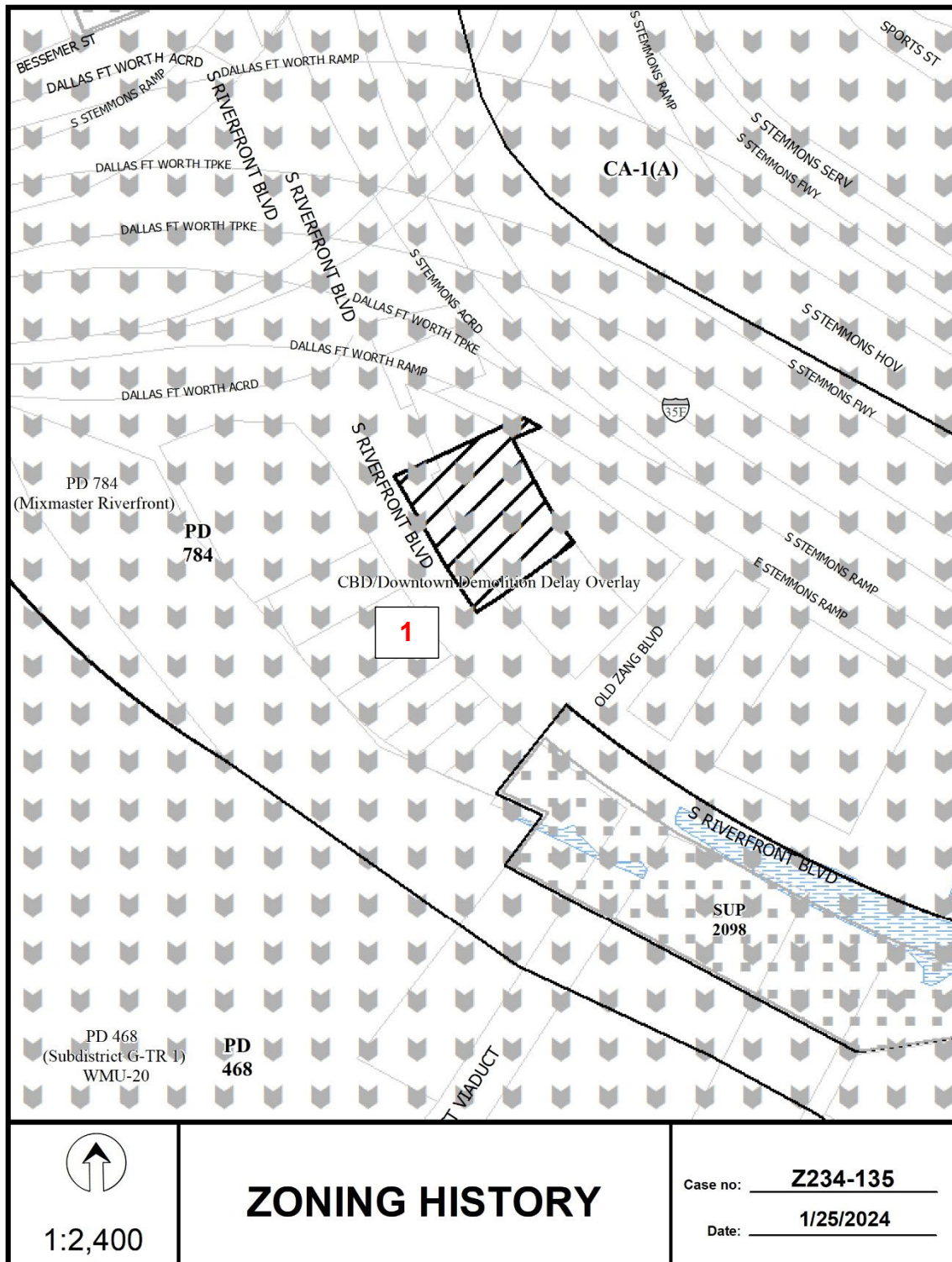
PROPOSED SITE PLAN

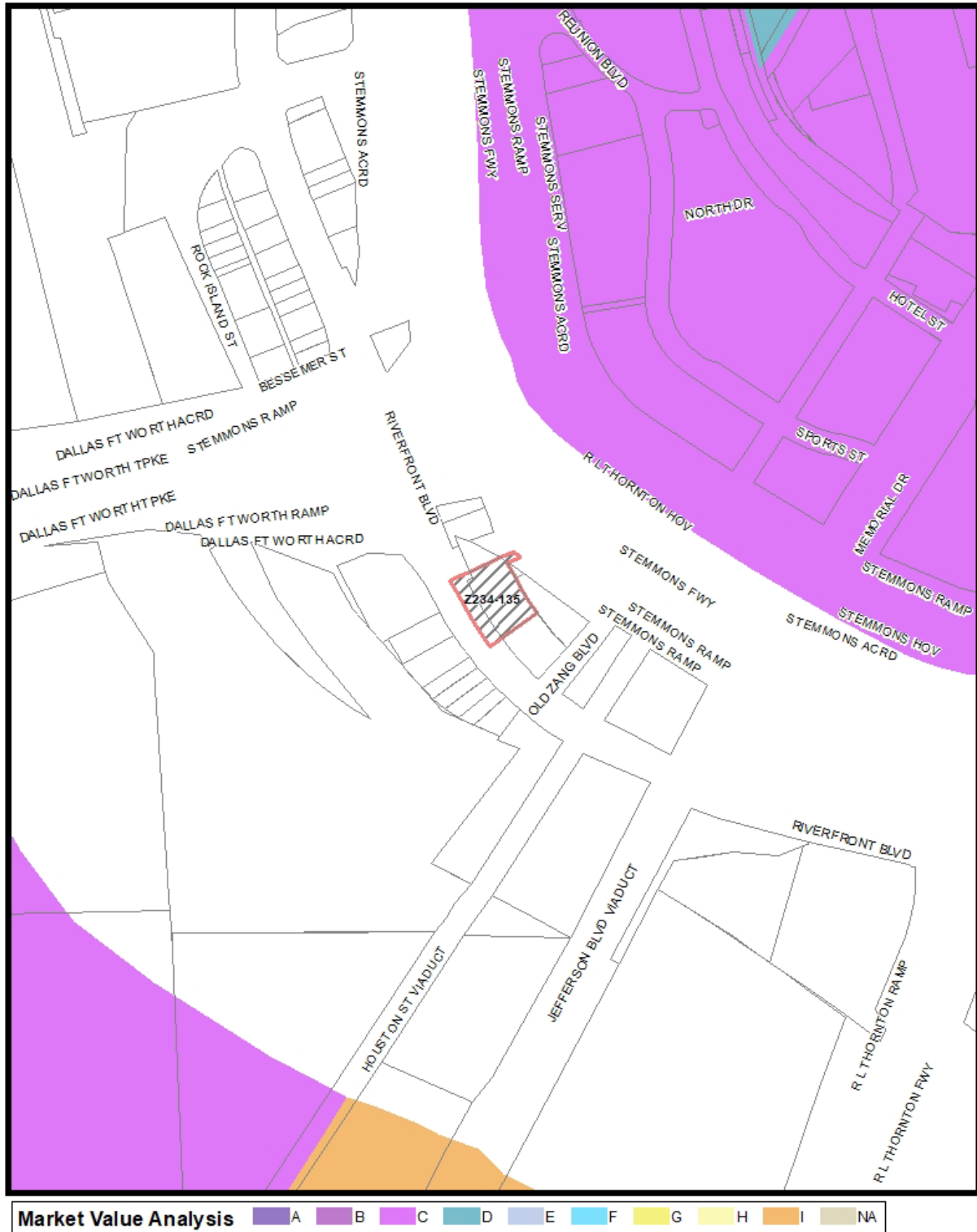












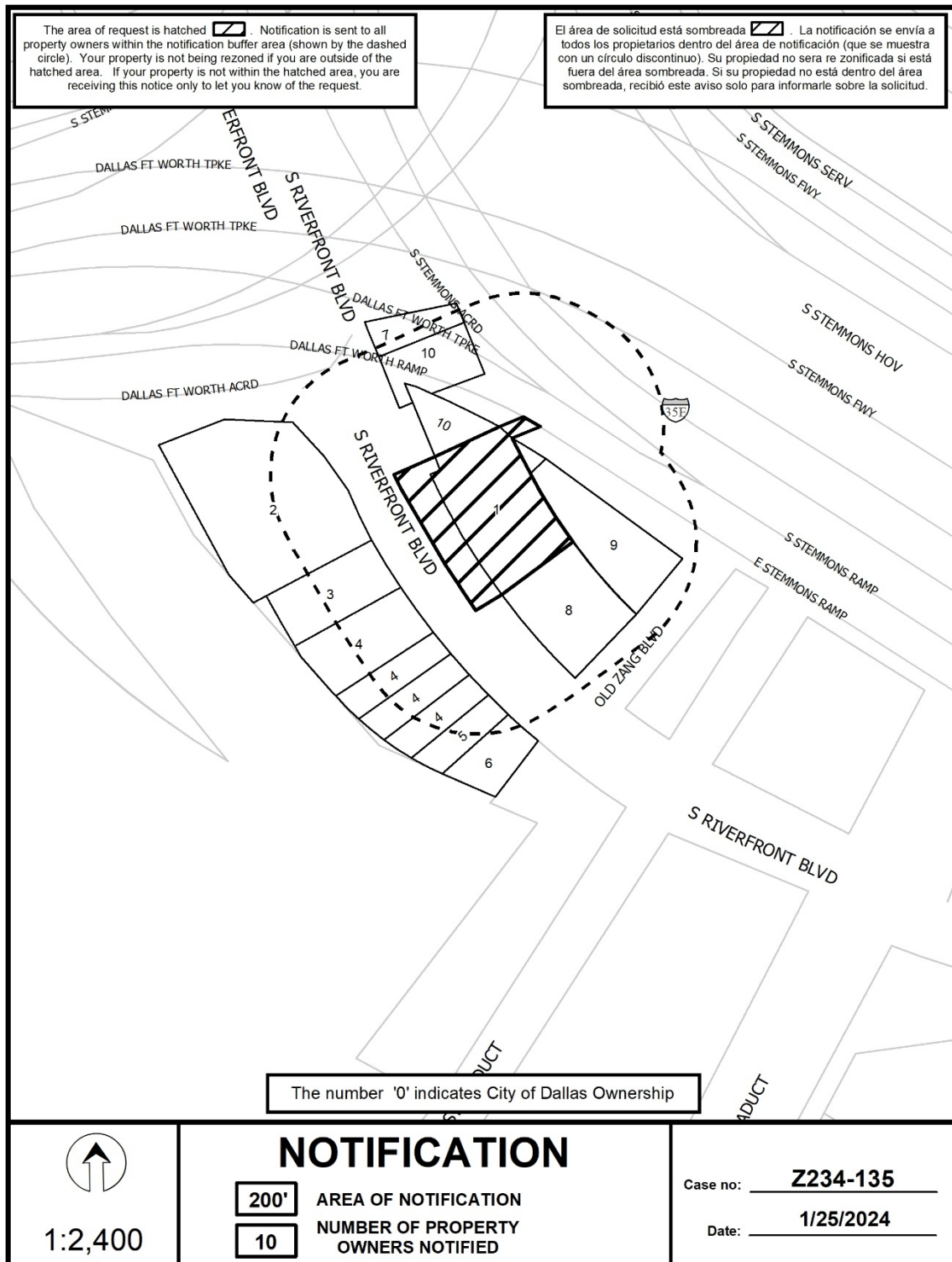
Market Value Analysis



1:4,800

Market Value Analysis

Printed Date: 1/26/2024



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01/24/2024

Notification List of Property Owners

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10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	518 S RIVERFRONT BLVD	PNYX
2	503 S RIVERFRONT BLVD	JIFFY PPTIES LP
3	515 S RIVERFRONT BLVD	JIFFY PROPERTIES L P
4	525 S RIVERFRONT BLVD	FC DREAMS LLC
5	539 S RIVERFRONT BLVD	AMERICAN TOWERS LLC
6	543 S RIVERFRONT BLVD	CAZARES ANDRES
7	424 S RIVERFRONT BLVD	TEXAS DEPT OF TRANSPORTATION
8	526 S RIVERFRONT BLVD	Taxpayer at
9	538 S RIVERFRONT BLVD	Taxpayer at
10	434 S RIVERFRONT BLVD	Taxpayer at