

FILE NUMBER: Z-25-000189 **DATE FILED:** December 2, 2025
LOCATION: South line of Elm Street between Good Latimer Expy and Crowdus Street
COUNCIL DISTRICT: 2
SIZE OF REQUEST: 7,500 sq ft. **CENSUS TRACT:** 48113020401

OWNER: Westdale Properties America I, Ltd
APPLICANT: Vic's Entertainment LLC
REPRESENTATIVE: Audra Buckley – Permitted Development LLC
REQUEST: An application for a new Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development 269 Tract A, the Deep Ellum/Near East Side District.
SUMMARY: The purpose of the request is to allow for a bar, lounge, or tavern on the site.

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

BACKGROUND INFORMATION:

- The area of the request is zoned Planned Development District No 269, Tract A, the Deep Ellum/Near East Side District.
- Applicant is requesting a new SUP to allow for a bar, lounge, or tavern on the site.
- The site was previously occupied by Sambuca's restaurant from 1982 to 2013. The restaurant changed to Scarlet Lounge & Kitchen on May 3, 2013.

Zoning History:

There have been two zoning cases in the area over the past five years.

1. **Z234-180** – On July 15, 2021, City Council approved the renewal Specific Use Permit 2150, a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, on the northeast corner of Elm Street and North Good Latimer Expressway.
2. **Z234-109** – On March 27, 2024, the City Council approved the amendment of Specific Use Permit No. 2181 for a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Elm Street	Community Collector	60 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 reviewing engineering plans at the permitting stage to ensure compliance with city standards.

Transit Access:

The area of request is within a mile of the following transit services:

Train Station:

Baylor Station & Deep Ellum Station

Bus routes:

Route 1, 9, 18, 214, & 249

STAFF ANALYSIS:

Comprehensive Plan:

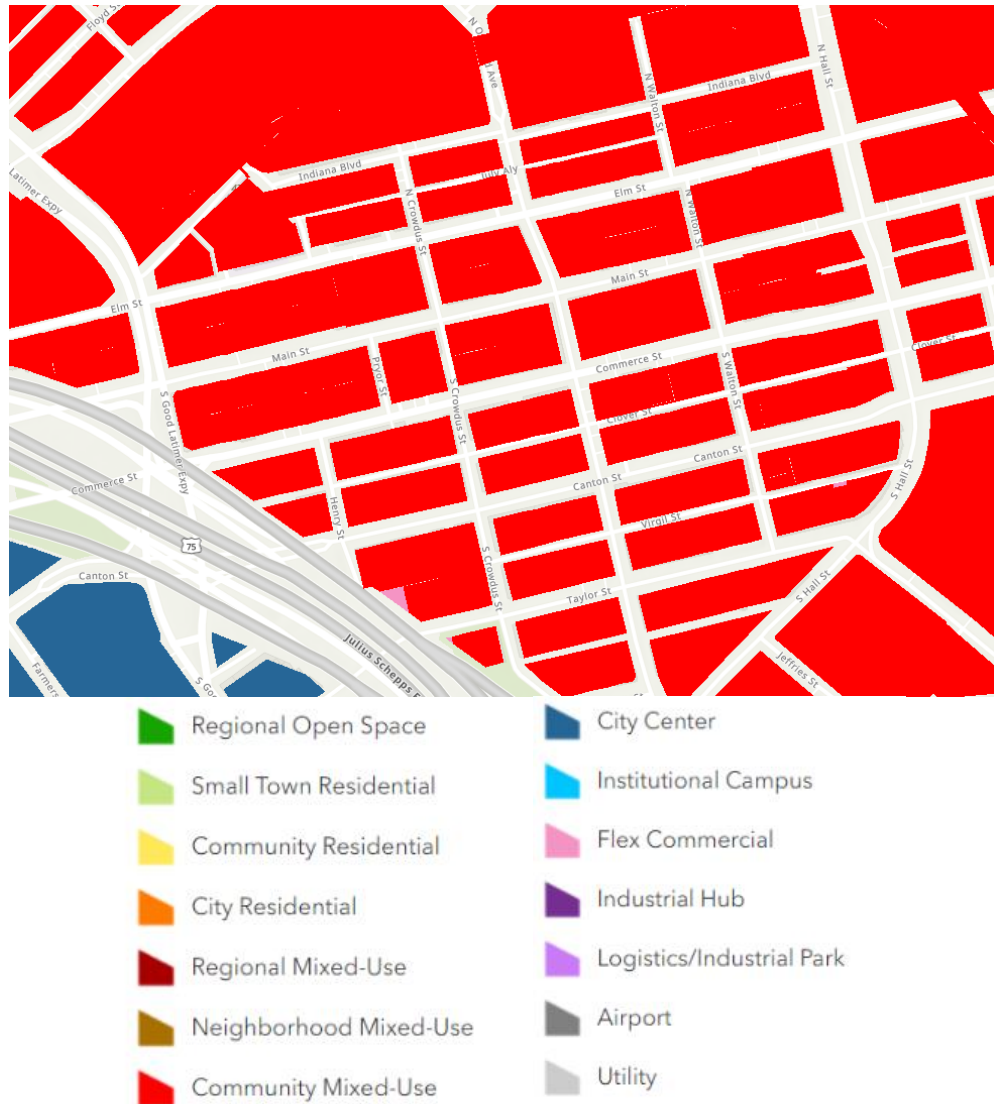
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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 new Specific Use Permit for a lounge is generally **consistent** with Forward Dallas 2.0. A bar, lounge, or tavern is identified as a primary use within the Community Mixed-Use placetype. The site is adjacent to similar uses within PD 269. The site is within a mile of Baylor Station & Deep Ellum Station and several bus routes. The proposed bar, lounge, or tavern 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.

Community Mixed-Use areas combine housing, retail, and office spaces to serve multiple neighborhoods. Located along transit corridors, these areas prioritize walkability, community interaction, and access to essential services, creating vibrant and inclusive spaces.



Land Use:

	Zoning	Land Use
Site	Tract A, Planned Development District No 269	Bar, lounge, or tavern
North	Tract A, Planned Development District No 269	Retail, lounge, vacant building, and parking
South	Tract A, Planned Development District No 269	Retail, bar, parking, and restaurants
West	Tract A, Planned Development District No 269	Retail, bar, and restaurants

East	Tract A, Planned Development District No 269	Parking, Retail, bar, and restaurants
-------------	---	---------------------------------------

Land Use Compatibility:

The request site is zoned No 269, the Deep Ellum/Near East Side District, and it was previously developed as Sambuca/Scarlet Lounge & Kitchen since the 1980s. The new business is seeking a SUP to allow a bar, lounge, or tavern at this site. Uses surrounding the area of request include a parking lot, restaurants, lounges, a convenience store (7-Eleven), retail, and bar uses to the north, east, west, and south. The use of a bar, lounge, or tavern is compatible with the surrounding uses and with Deep Ellum.

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 support the request because the use is not foreseen to be detrimental to surrounding properties. Staff recommends approval, subject to a site plan and conditions.

Landscaping:

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

Parking:

PD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge, or tavern located within an original building. Otherwise, one space is required for every 100 square feet of floor area.

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 I). The area of the request and the immediate surrounding areas are located in an “F” MVA area.

List of Officers

Owner:

Westdale Properties America I, Ltd., a Texas limited partnership

Officers of Westdale Properties America I, Ltd.

Joseph G. Beard, President

Ken Carlson, Vice President

Chuck Hixson, Vice President

JGB Ventures 1, Ltd., a Texas corporation, General Partner

Officers of JGB Ventures, Inc.

Joseph G. Beard, President

Ken Carlson, Vice President

JGB Holdings, Inc., a Texas corporation, General Partner

Joseph G. Beard, President

Applicant:

Vic's Entertainment LLC

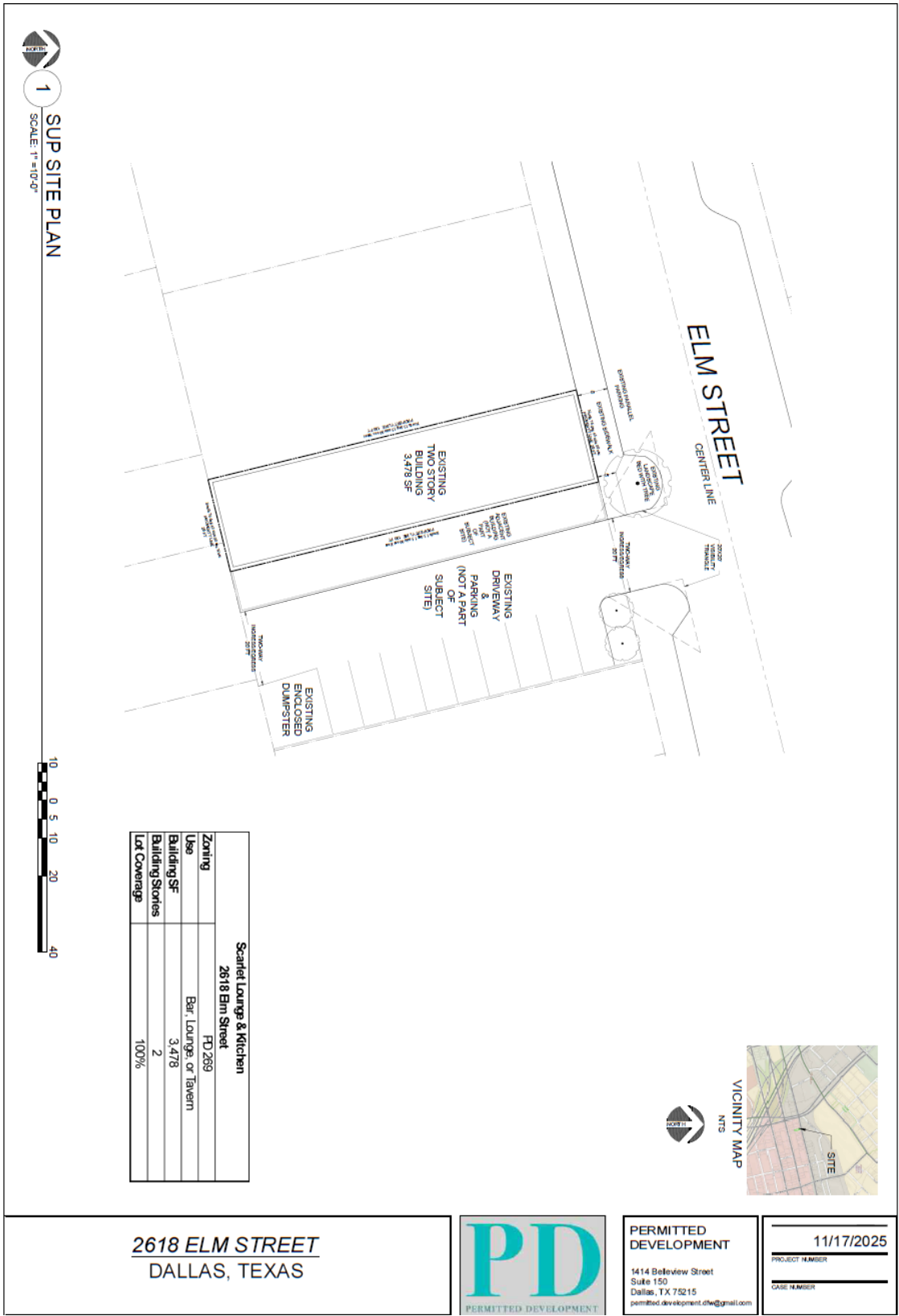
Victor Garcia, Managing Member

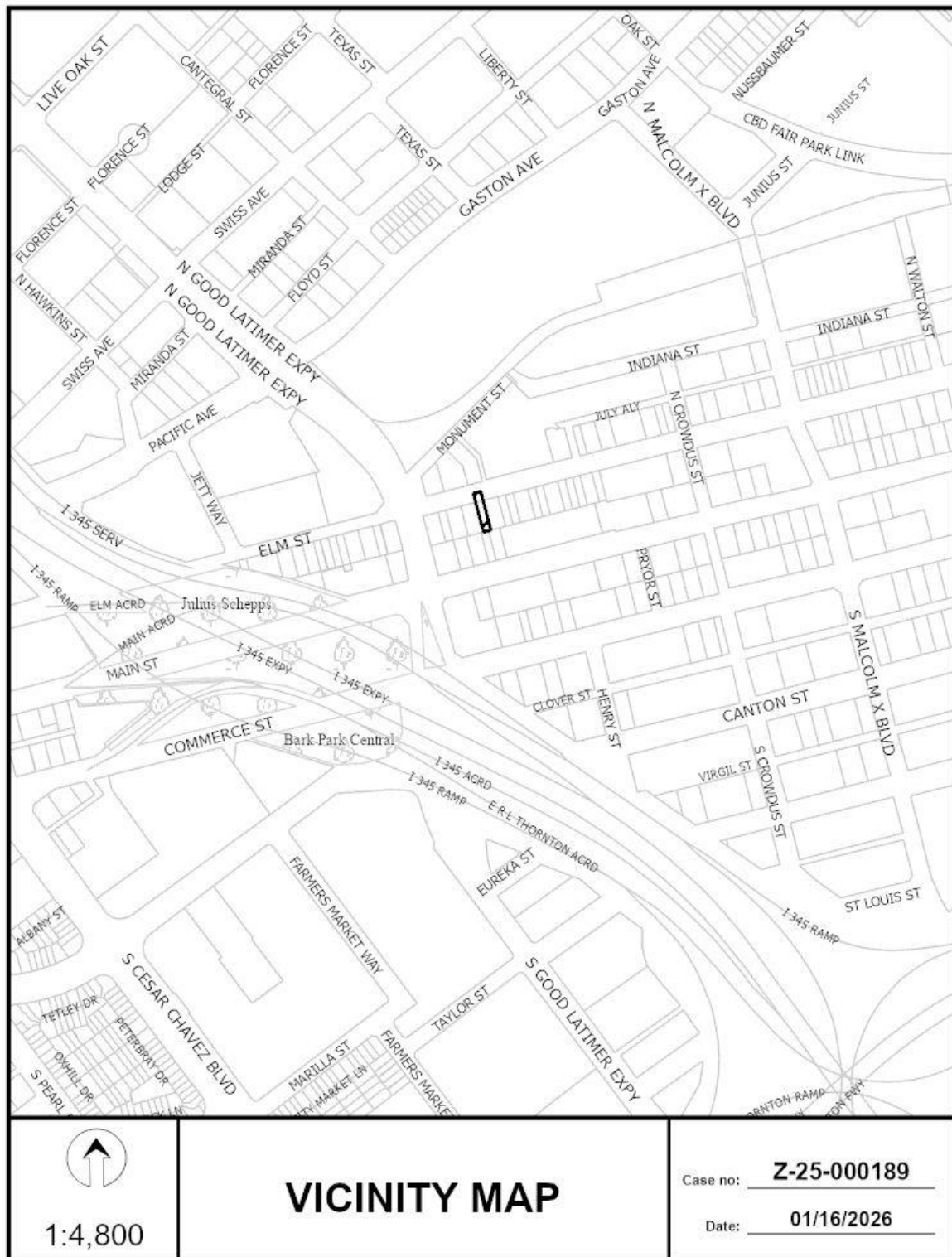
Mike Church, Managing Member

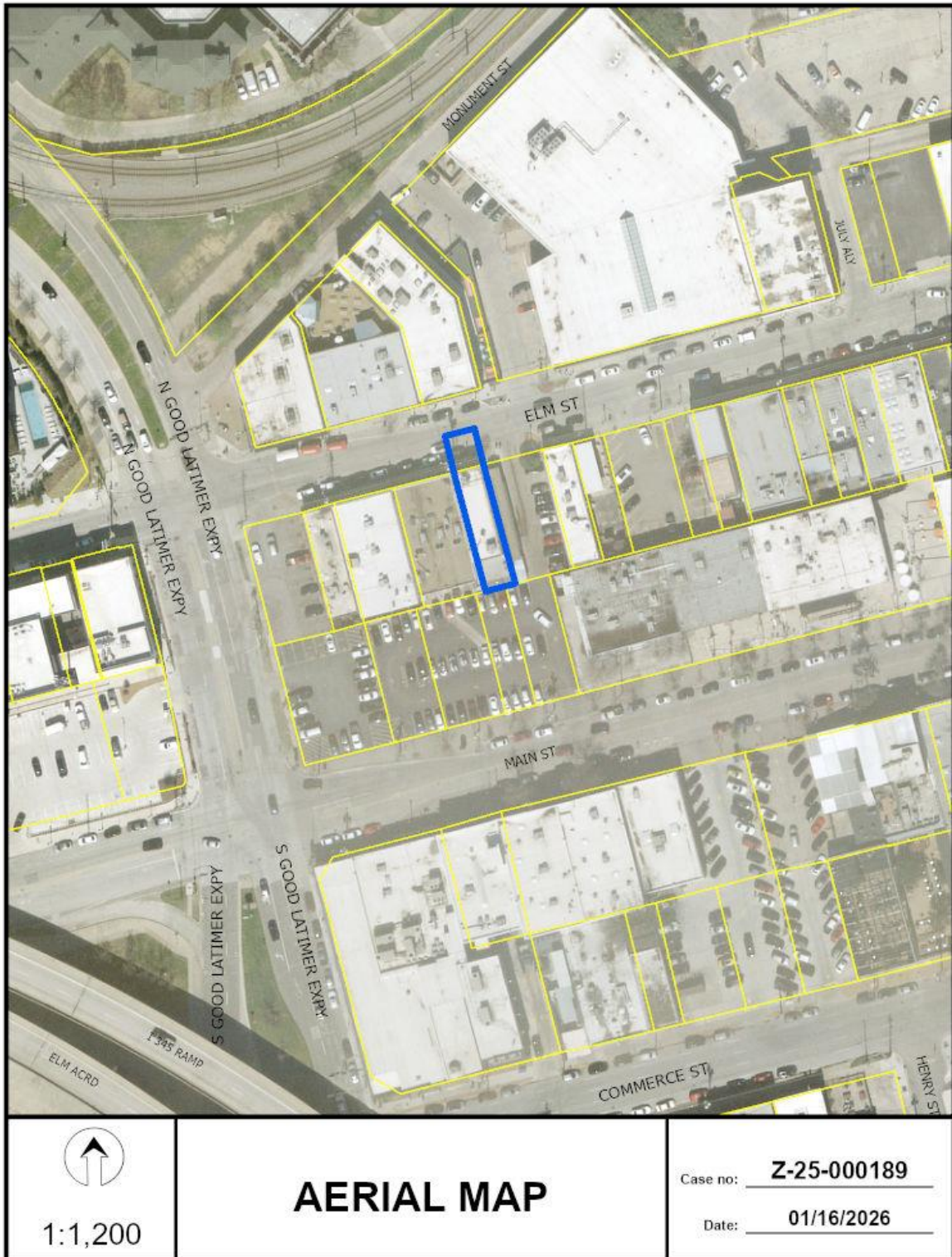
PROPOSED CONDITIONS

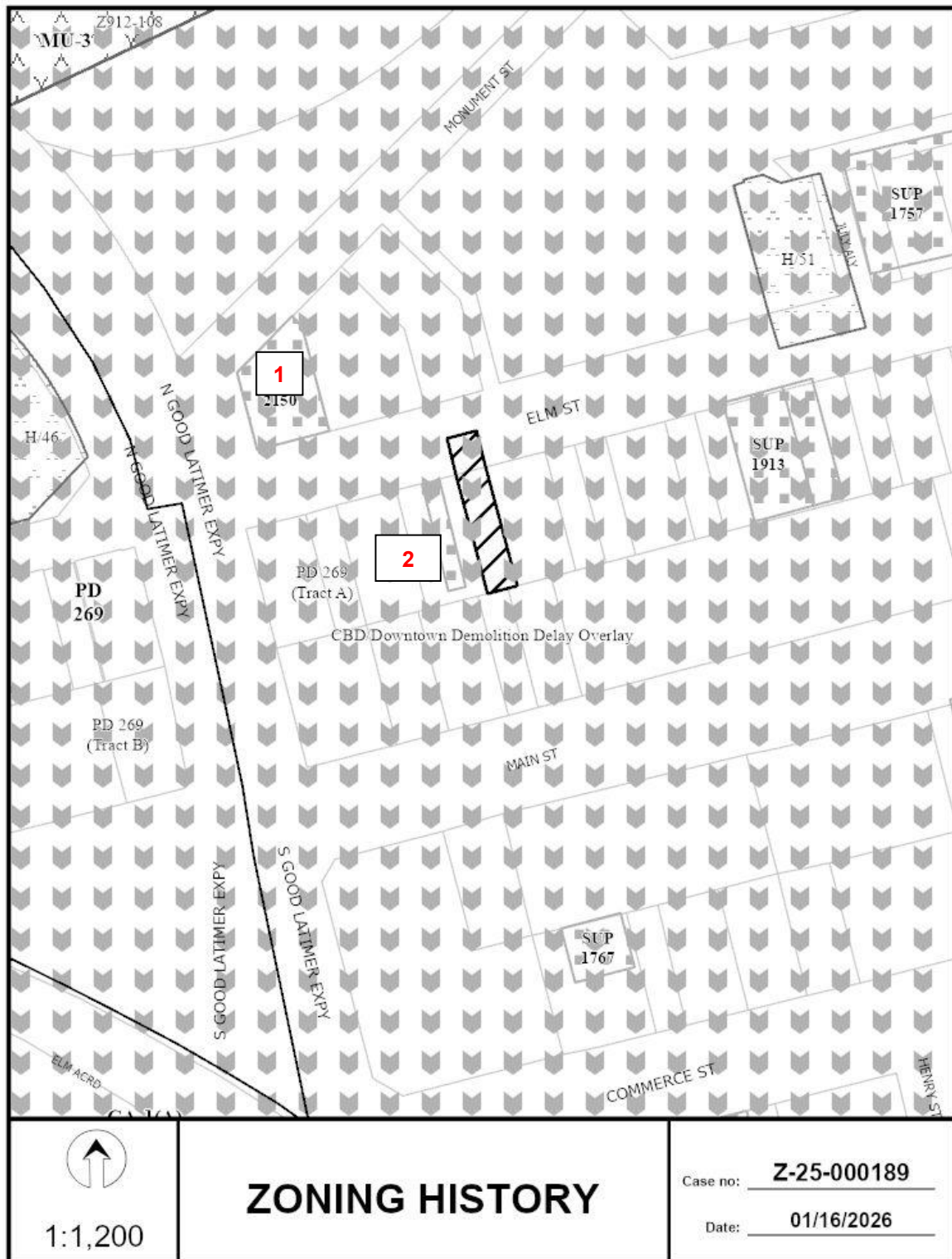
1. USE: The only use authorized by this specific use permit is a bar, lounge or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: No expiration period.
4. FLOOR AREA: The maximum floor area for a bar, lounge, or tavern is 3478 square feet in the location as shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 10:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.
7. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
8. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all conditions, rules, and regulations of the City of Dallas.

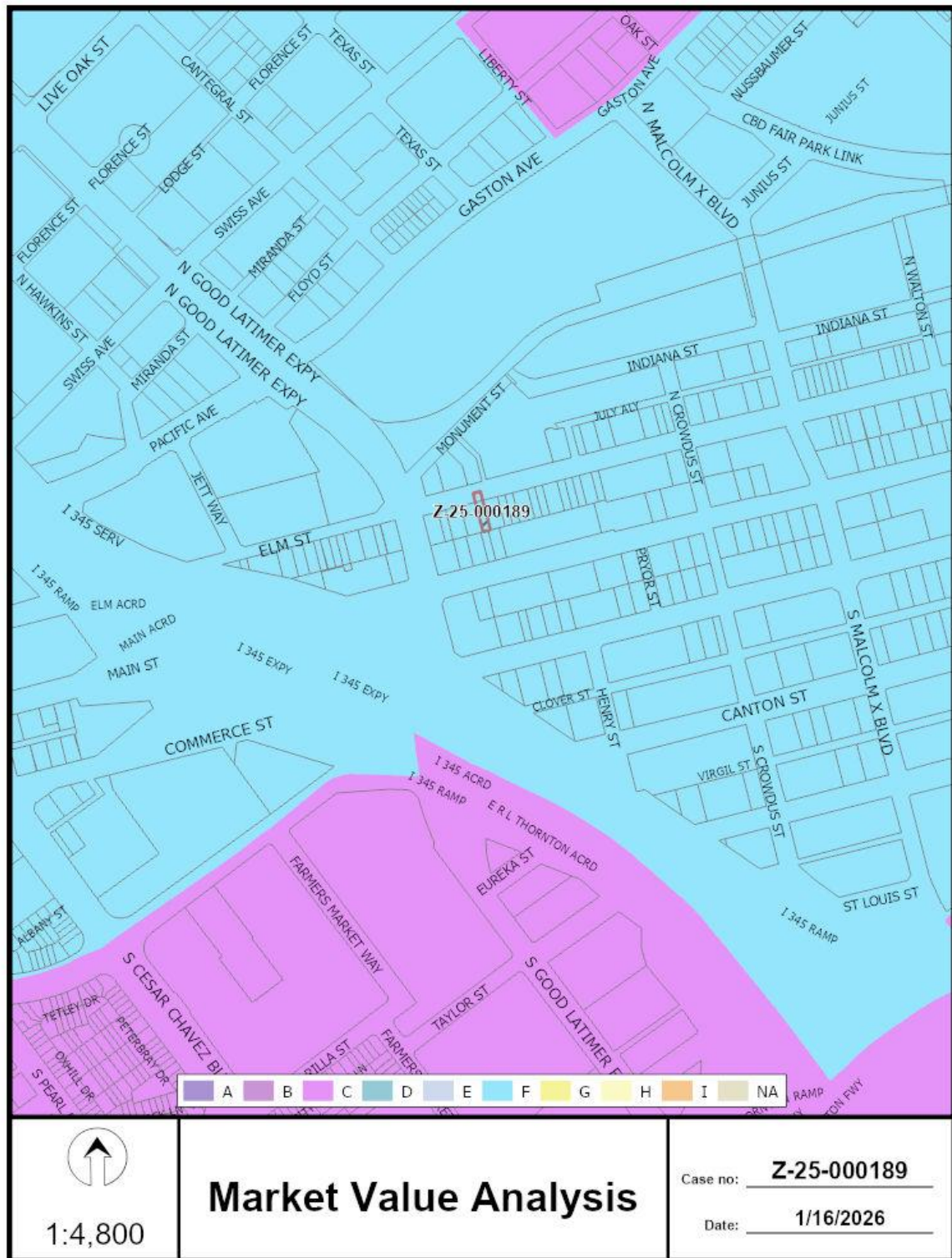
PROPOSED SITE PLAN

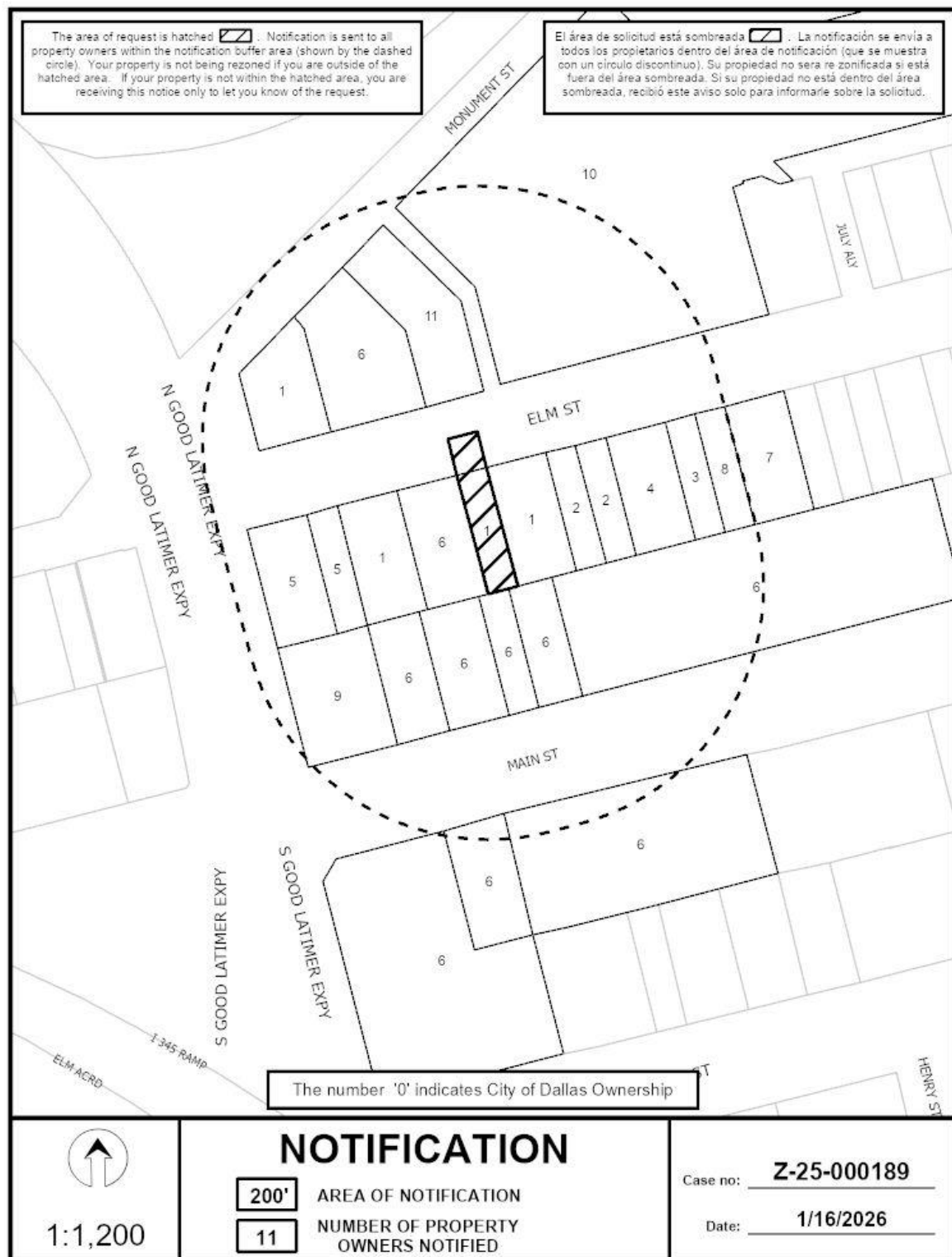












01/16/2026

Notification List of Property Owners

Z-25-000189

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2610 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
2	2626 ELM ST	ELM STREET LOFTS LTD
3	2634 ELM ST	ROSE BARSHOP RESIDUARY TR
4	2628 ELM ST	ROSE BARSHOP RESIDUARY TR
5	2604 ELM ST	SEJ ASSET MGMT & INVESTMENT CO
6	2621 MAIN ST	AP DEEP ELLUM LLC
7	2638 ELM ST	MGP HOLDINGS LLC
8	2634 ELM ST	2634 ELM ST LLC
9	2603 MAIN ST	PARKIN ART JOINT VENTURE
10	2625 ELM ST	RXR KORMAN DEEP ELLUM OWNER LLC
11	2615 ELM ST	WESTDALE PPTIES AMERICA I LTD