

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2026****Planner: Justin Lee**

FILE NUMBER: Z-26-000135 **DATE FILED:** June 26, 2026

LOCATION: South line of Elm Street, west of N. Crowdus Street AKA 2650 Elm Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 2,500 sqft **CENSUS TRACT:** 48113020401

OWNER: Elm Elm, LLC / Tim Frazin

APPLICANT: Sweet Bar Dallas / Marvin Regalado

REQUEST: An application for a new Specific Use Permit for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, Deep Ellum/Near East Side District.

SUMMARY: The purpose of the request is to allow a bar, lounge, or tavern.

STAFF RECOMMENDATION: Approval, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Tract A within Planned Development 269, Deep Ellum/Near East Side District and is developed with a commercial building.
- The surrounding area is predominantly commercial.
- The applicant wishes to allow a bar, lounge, or tavern. As such, they request a Specific Use Permit.
- The building was built in the 1940s and is approximately 2,160 square feet.
- The previously approved SUP 2450 was passed on March 9, 2022, and expired on March 9, 2023.

Zoning History:

There have been three zoning cases in the area of notification within the last five years:

1. **Z212-112:** On March 9, 2022, City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District. [Subject site]
2. **Z212-255:** On November 9, 2022, City Council approved an application for a Specific Use Permit for a bar, lounge or tavern use and an inside commercial amusement use limited to a live music venue on property within Tract A, Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
3. **Z212-334:** On May 10, 2023, City Council denied an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Elm Street	Community Collector	38' pavement; 60' ROW

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.

Transit Access:

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

DART Light Rail: Green lines.

DART Bus: Routes 1, 9, 18, 214, 249

STAFF ANALYSIS:

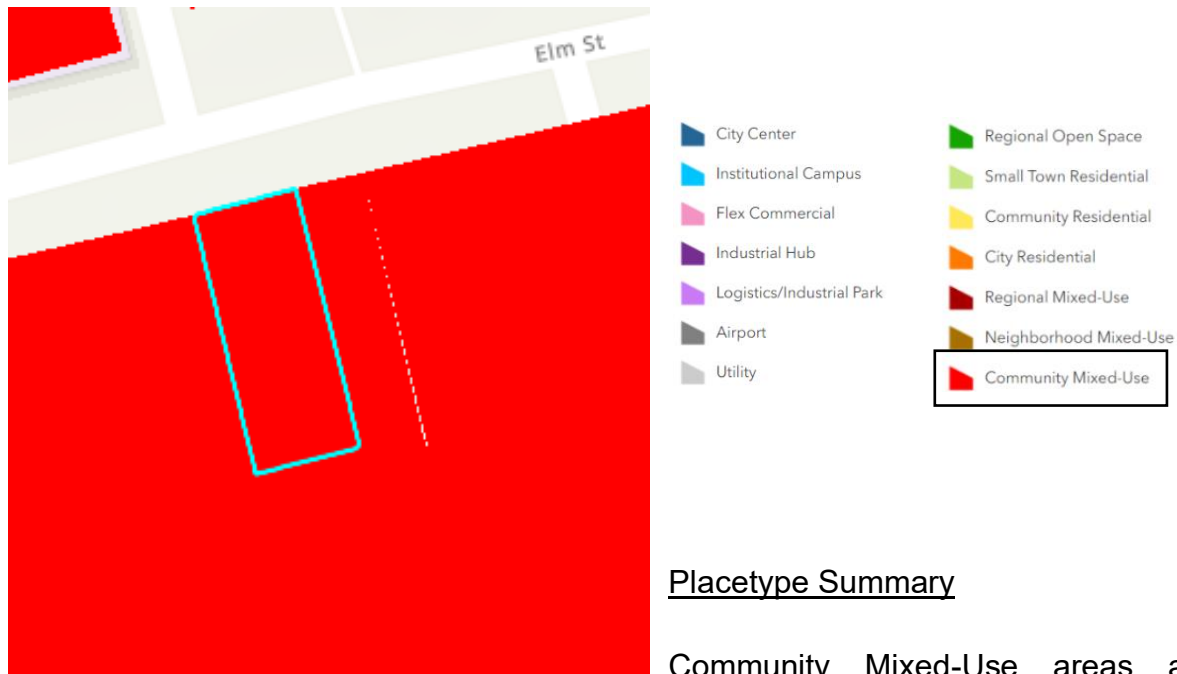
Comprehensive Plan:

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 specific use permit is generally **consistent** with Forward Dallas 2.0. commercial is a primary land use in the Community Mixed-Use placetype. It is a prevalent land use in the area. The subject property is located on a community collector, Elm Street. It is located in the mid-block but adjacent to existing commercial use. The property appears to be currently used as a bar.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this specific use permit provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Placetype Summary

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

Land Use:

	Zoning	Land Use
Site	Tract A within Planned Development 269, Deep Ellum/Near East Side District	Commercial
North	Tract A within Planned Development 269, Deep Ellum/Near East Side District with SUP 1757	Commercial, SUP for Bar, Lounge or Tavern and Live Music Venue
South	Tract A within Planned Development 269, Deep Ellum/Near East Side District	Commercial
East	Tract A within Planned Development 269, Deep Ellum/Near East Side District with SUP 2466	Commercial, SUP for Bar, Lounge, or Tavern and an Inside Commercial Amusement Limited to a Live Music Venue

West	Tract A within Planned Development 269, Deep Ellum/Near East Side District	Commercial
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Land Use Compatibility:

The request site is currently developed with a commercial building. The applicant proposes to utilize the existing structure as an bar and dance hall. The immediate surroundings of the site are predominantly commercial.

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 requested Specific Use Permit, as the subject site is located adjacent to commercial uses and along a major thoroughfare. The proposed use is compatible with the surrounding land uses and is not expected to have a significant adverse impact on the character of the surrounding area.

Development Standards

Following is a table showing the development standards of the current Planned Development 269.

District	Setback		Density/Lot Size	Height	Lot Cvrgr.
	Front	Side/Rear			
Current: PD 269	0'	0'	None; Max FAR: 4.0	200'	None

Landscaping:

Landscaping must be provided in accordance with Article X, as amended

Parking:

Parking must be provided in accordance with PD 269. Current requirements are one space per 200 square feet of floor area, but then no parking is required for the first 2,500 of an original building.

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 request is within an “F” MVA area.

Z-26-000135

List of Partners/Principals/Officers
Elm Elm, LLC

Tim Frazin, Governing Person

Proposed SUP Conditions

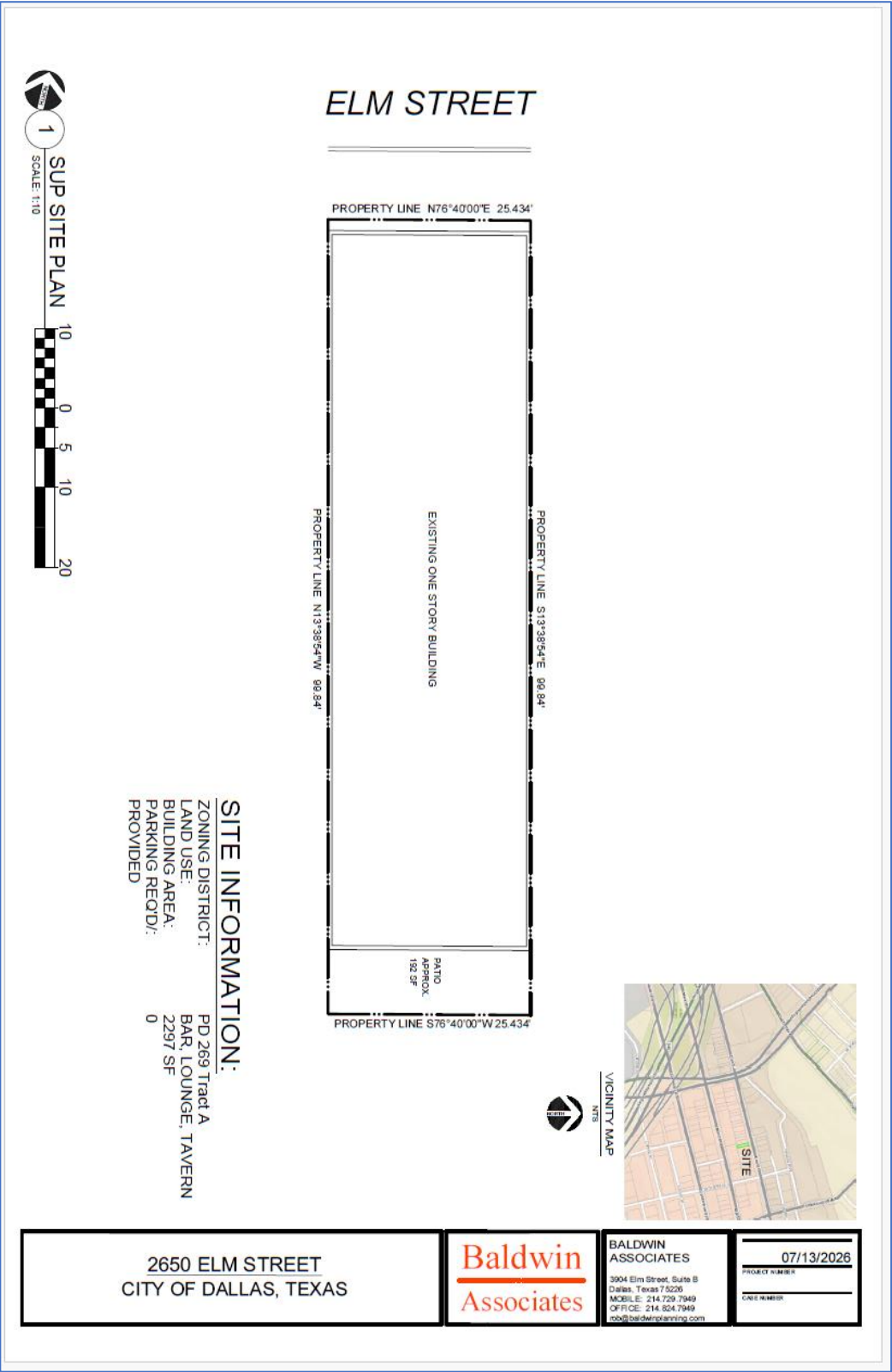
1. USE: The only use authorized by this specific use permit is a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expired on _____ (one year from the passage of this ordinance).

Staff Recommendation:

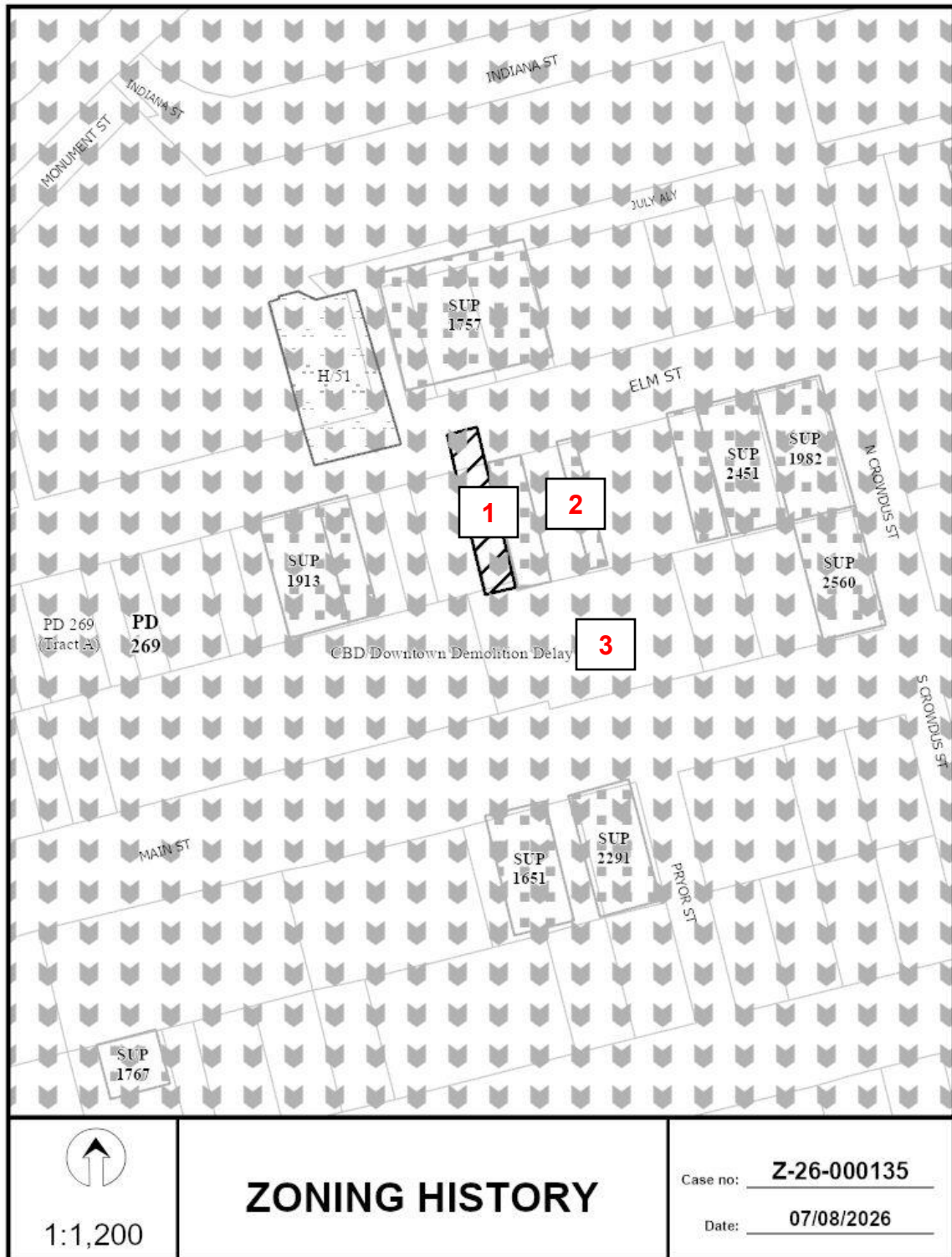
3. TIME LIMIT: This specific use permit has no expiration date

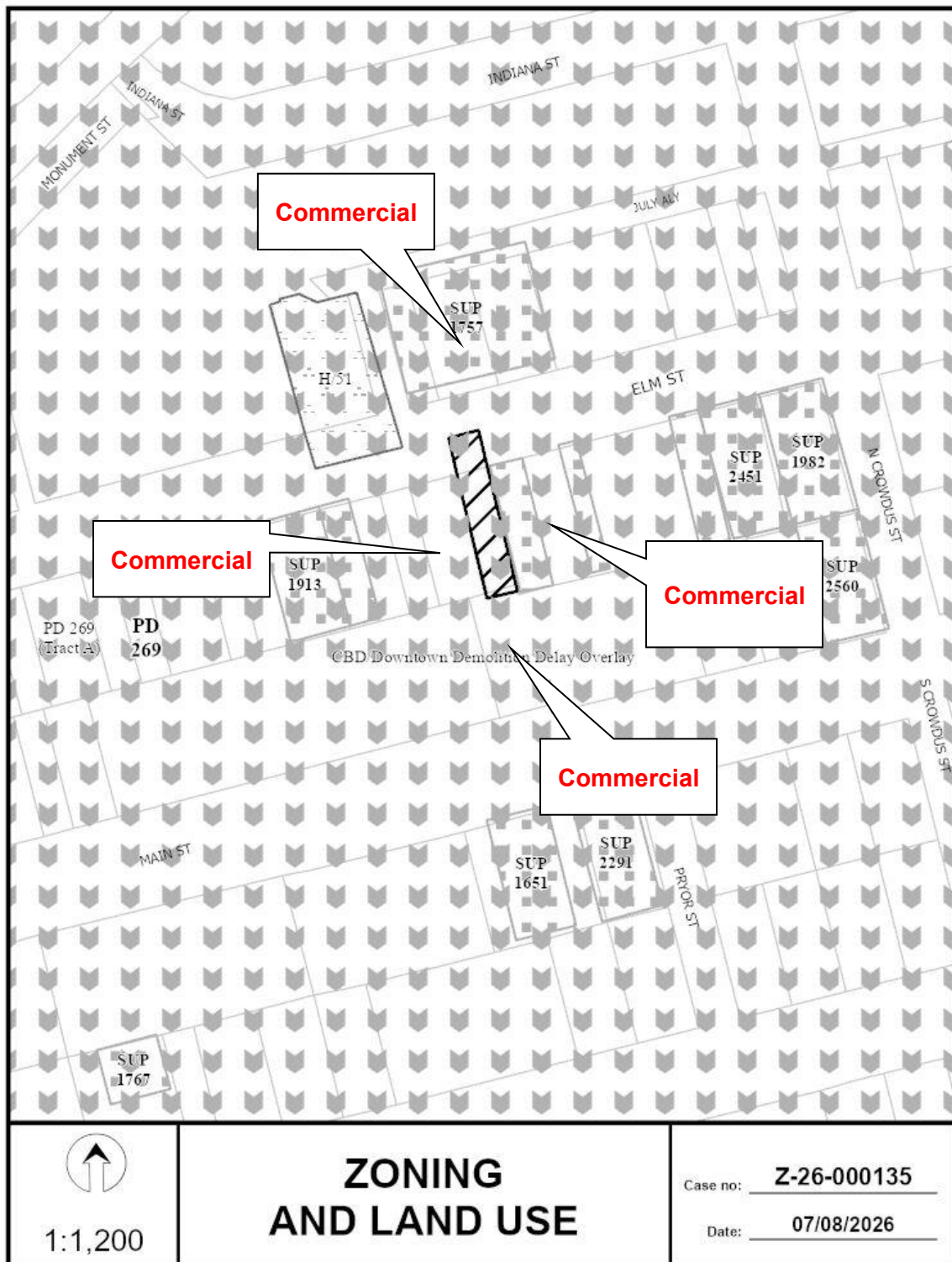
4. FLOOR AREA: The maximum floor area for the bar, lounge, or tavern is 2,297 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 7:00 p.m. and 2:00 a.m. (the next day), Monday through Thursday; between 5:00 p.m. and 2:00 a.m. (the next day) on Friday and Saturday; and between 12:00 p.m. and 2:00 a.m. (the next day) on Sunday.
6. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
7. SECURITY: A minimum of one security officer must be stationed at the Property during the hours of operation.
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 ordinances, rules, and regulations of the City of Dallas.

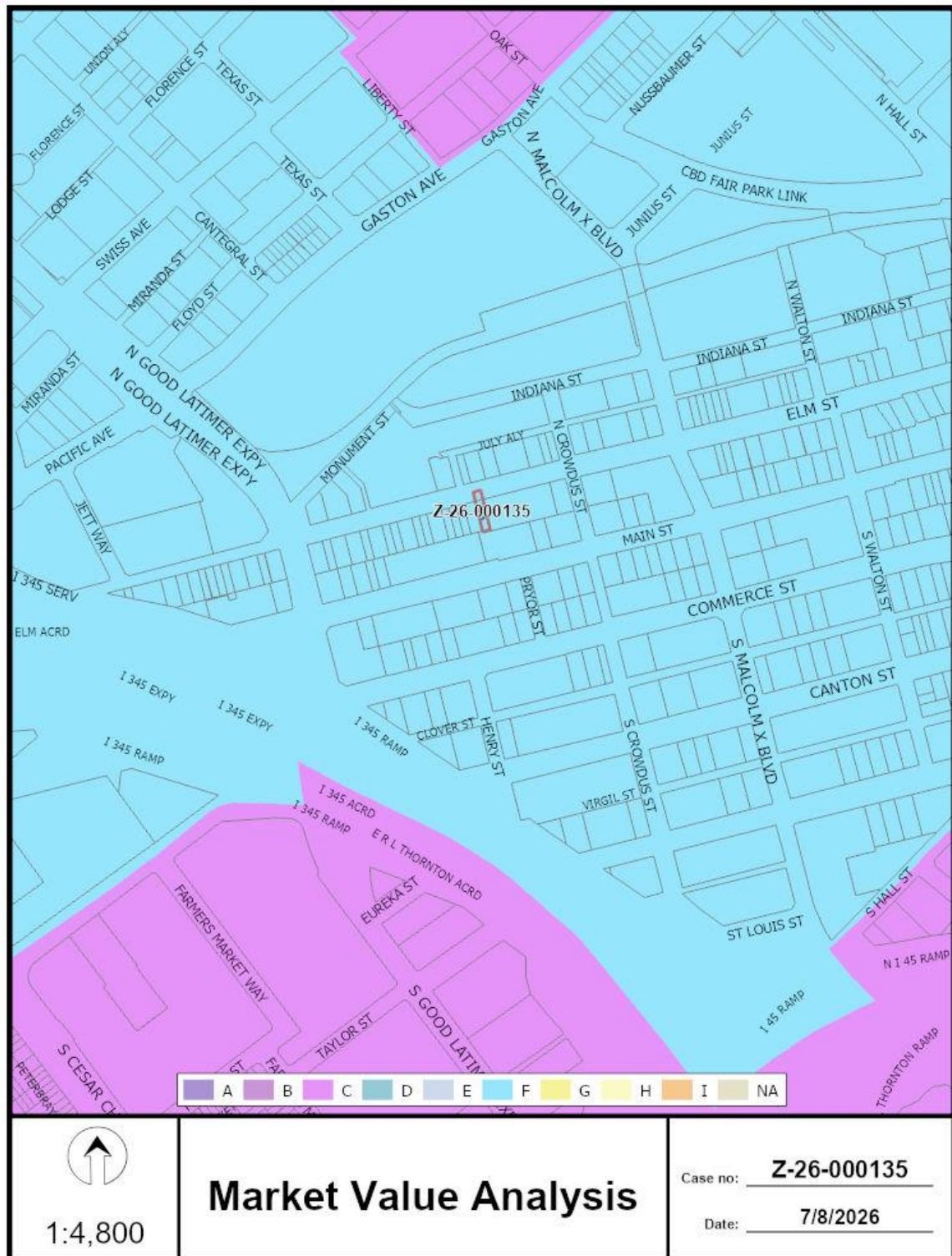
SUP Site Plan

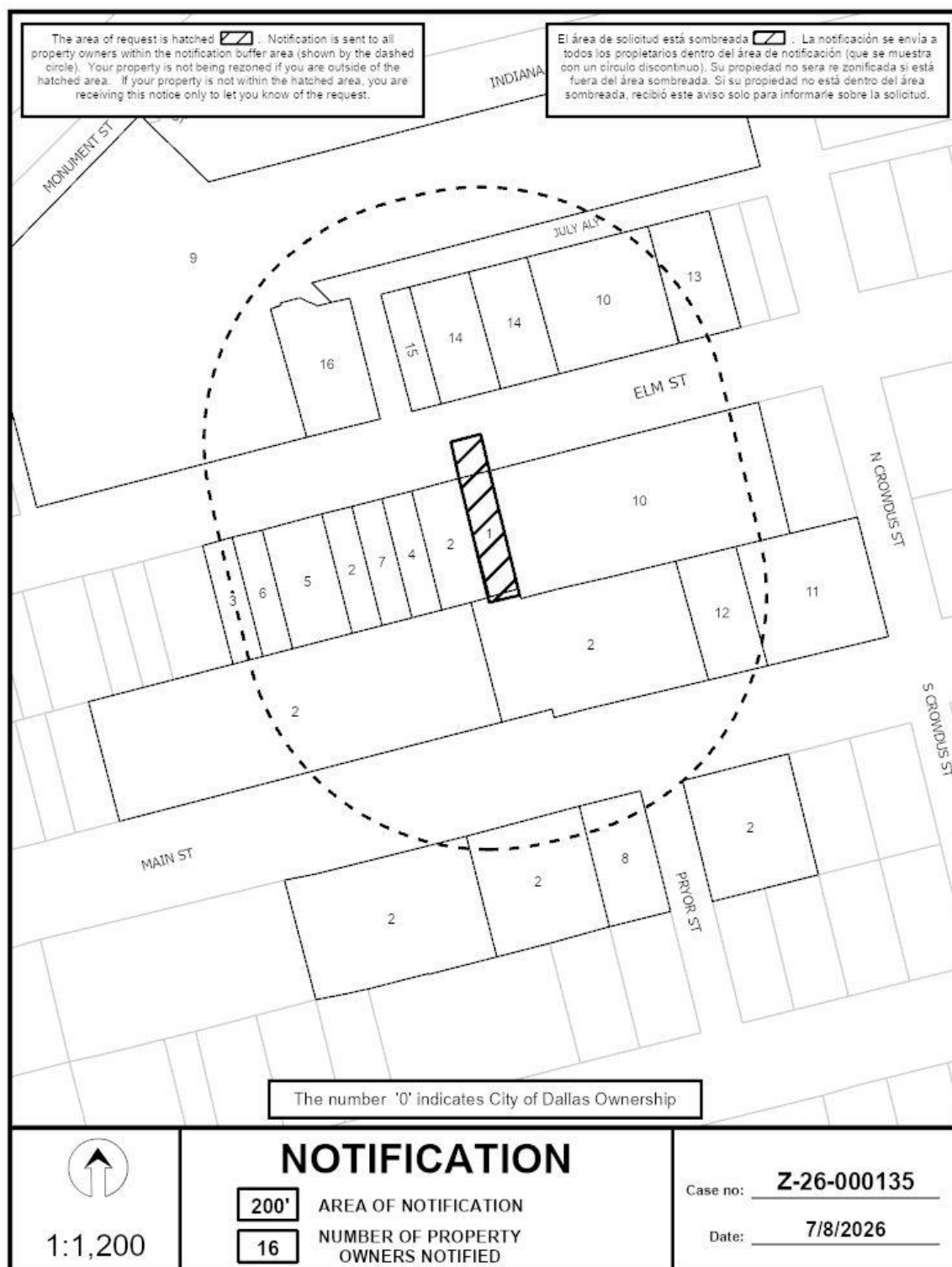












07/08/2026

Notification List of Property Owners***Z-26-000135******16 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2650 ELM ST	ELM ELM LLC
2	2640 ELM ST	AP DEEP ELLUM LLC
3	2634 ELM ST	ROSE BARSHOP RESIDUARY TR
4	2644 ELM ST	ONE MAN PARADE LLC
5	2638 ELM ST	MGP HOLDINGS LLC
6	2634 ELM ST	2634 ELM ST LLC
7	2642 ELM ST	LALCO INC
8	2656 MAIN ST	MEADOWCREST LLC
9	2625 ELM ST	RXR KORMAN DEEP ELLUM OWNER LLC
10	2704 ELM ST	ELM STREET REALTY LTD
11	2715 MAIN ST	MAIN PROPERTIES LLC
12	2707 MAIN ST	AP 2707 MAIN ST LLC
13	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
14	2707 ELM ST	BELMOR CORP
15	2701 ELM ST	BELMOR CORP
16	2639 ELM ST	ELM STREET LOFTS LTD