

**FILE NUMBER:** Z245-198(TB) **DATE FILED:** April 7, 2025

**LOCATION:** Northeast line of Riverfront Boulevard, northwest of the Houston Street Viaduct

**COUNCIL DISTRICT:** 1

**SIZE OF REQUEST:** Approx. 33,557 sq. ft. **CENSUS TRACT:** 48113010002

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**APPLICANT:** Derrick Shaw- Review Lounge Dallas, LLC

**OWNER:** PNYX Limited Partnership

**REQUEST:** An application for an amendment to Specific Use Permit No. 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Mixmaster Riverfront Subarea (Downtown Form District) within Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

**SUMMARY:** The purpose of the request is to amend SUP No. 2529 to allow for amended hours of operation for the existing business.

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

**CPC RECOMMENDATION:** **Approval** for a five-year period, subject to amended 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 to amend the hours of operation for SUP No. 2529 between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Monday through Sunday.
- The existing hours of operation for SUP No. 2529 is between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Wednesday through Sunday.
- 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.
- No changes are proposed to the property or to the existing site plan.

## **Zoning History:**

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

1. **Z234-135:** On November 30, 2023, City Council approved SUP No. 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a 5 year period on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District on the northeast line of South Riverfront Boulevard, northwest of South Houston Street. [Subject site]
2. **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'  Bike Plan

**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 following transit services are located within ½ mile of the site:

DART Routes Red Line, Blue Line, Dallas Streetcar

**STAFF ANALYSIS:**

**Comprehensive Plan:**

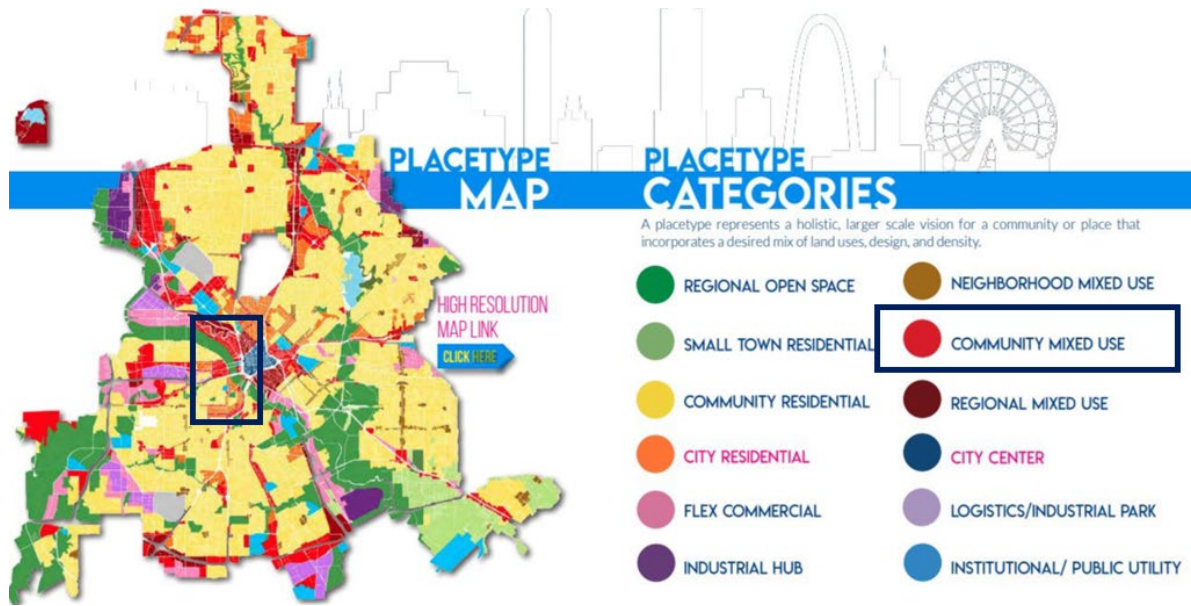
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is located in the Community Mixed-Use Placetype. This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial.

This request aligns with the character of the Community Mixed- use placetype which allows for commercial uses. The area of request is located in the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, west of downtown Dallas. The site sits southwest of Interstate 35 E and is surrounded by other commercial and retail uses. The site has access to transit routes within ½ mile of the site.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype.



## **STAFF ANALYSIS:**

### **Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD 784, Mixmaster Riverfront Subarea	SUP No. 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern
<b>North</b>	PD 784, Mixmaster Riverfront Subarea	Retail
<b>West</b>	PD 784, Mixmaster Riverfront Subarea	Bail Bonds & Alcoholic Beverage Establishment

<b>Southwest</b>	PD 784, Mixmaster Riverfront Subarea SD 1 (Able Pump Station)	Pump Station
<b>South</b>	PD 784, Mixmaster Riverfront Subarea	Auto Repair
<b>East</b>	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 complementary 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 complementary to the previous development along Riverfront Boulevard and the hour of operation fits in the requirements to operate this land use in PD 784.

**Landscaping:**

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

**Parking:**

Per the Dallas Development Code, May 14, 2025 Code Amendment, the off-street parking requirement for a bar, lounge, or tavern is one space per 200 square feet of floor area for buildings greater than 2,500 square feet. As the property is within ½ of rail transit service, no parking is required. 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 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.

**Police Report:**

On Thursday May 22, 2025, the Central Patrol Division of the Dallas Police Department provided the following comments regarding 1515S. Riverfront Blvd – DBA ReView Lounge). These statistics include the time period of 01/01/2019 to 05/20/2025.

**Arrests – 0 total**

**Calls – 19 total**

Master_Incident_Number	Response_Date	Response_Time	MDivision	MRA	Problem	Priority_Description	Location_Name	Address	Call_Disposition
19-1914794	10/10/19 2:53 AM	2:53:00 AM	CENTRAL	2069	7X - Major Accident	2 - Urgent	AT QUICK BAILBONDS	515 S RIVER FRONT BLVD	R - Report
19-1914794	10/10/19 2:53 AM	2:53:00 AM	CENTRAL	2069	7X - Major Accident	2 - Urgent	AT QUICK BAILBONDS	515 S RIVER FRONT BLVD	R - Report
20-0698901	4/18/20 3:37 PM	3:37:00 PM	CENTRAL	2069	40/01 - Other	2 - Urgent	BAIL BONDS	515 S Riverfront Blvd	NP - No Police Action
20-1341887	7/25/20 11:50 PM	11:50:00 PM	CENTRAL	2069	19 - Shooting	1 - Emergency	KNOCK OUT SPORTS BAR	515 S Riverfront Blvd	C - Cover Only
20-1341887	7/25/20 11:50 PM	11:50:00 PM	CENTRAL	2069	19 - Shooting	1 - Emergency	KNOCK OUT SPORTS BAR	515 S Riverfront Blvd	C - Cover Only
20-1341887	7/25/20 11:50 PM	11:50:00 PM	CENTRAL	2069	19 - Shooting	1 - Emergency	KNOCK OUT SPORTS BAR	515 S Riverfront Blvd	C - Cover Only
20-1342988	7/26/20 3:27 AM	3:27:00 AM	CENTRAL	2069	40 - Other	3 - General Service		515 S Riverfront Blvd	R - Report
20-1851845	10/11/20 7:40 PM	7:40:00 PM	CENTRAL	2069	07 - Minor Accident	3 - General Service	BAILS BOND	515 S Riverfront Blvd	R - Report
20-1851845	10/11/20 7:40 PM	7:40:00 PM	CENTRAL	2069	07 - Minor Accident	3 - General Service	BAILS BOND	515 S Riverfront Blvd	R - Report
20-2243140	12/11/20 11:07 PM	11:07:00 PM	Central	2069	6X - Major Dist (Violence)	2 - Urgent	ACT QUICK BAILS BOND	515 S Riverfront Blvd	NP - No Police Action
21-0008557	1/2/21 12:28 AM	12:28:00 AM	Central	2069	6X - Major Dist (Violence)	2 - Urgent		515 S RIVER FRONT BLVD	R - Report
21-0050907	1/9/21 1:28 AM	1:28:00 AM	Central	2069	6G - Random Gun Fire	3 - General Service	AT QUICK BAIL BONDS	515 S Riverfront Blvd	NP - No Police Action
21-0328312	2/23/21 7:54 AM	7:54:00 AM	Central	2069	32 - Suspicious Person	2 - Urgent	ACT QUICK BAIL BONDS	515 S Riverfront Blvd	NP - No Police Action
21-0706485	4/22/21 1:44 AM	1:44:00 AM	Central	2069	41/09V - UUMV in	2 - Urgent	ACT QUICK BAIL BONDS	515 S Riverfront Blvd	NP - No Police Action

					Progre ss				
21-1714808	9/9/21 6:03 PM	6:03:00 PM	Centr al	20 69	6X - Major Dist (Violen ce)	2 - Urgent	quick bail bonds	515 S Riverfro nt Blvd	C - Cover Only
22-0682226	4/11/22 6:48 PM	6:48:00 PM	Centr al	20 69	40/01 - Other	2 - Urgent		515 S Riverfro nt Blvd	NP - No Police Action
22-0779001	4/25/22 9:13 AM	9:13:00 AM	Centr al	20 69	09 - Theft	4 - Non Critical	ACT QUICK BAILSB OND	515 S Riverfro nt Blvd	R - Report
22-2546876	12/31/22 11:13 PM	11:13:00 PM	Centr al	20 69	6XA - Major Dist Ambula nce	2 - Urgent	act quick bail bonds	515 S Riverfro nt Blvd	NC - No Complain ant
23-0585564	3/27/23 2:32 AM	2:32:00 AM	Centr al	20 69	32 - Suspici ous Person	2 - Urgent	ACT QUICK BAIL BONDS	515 S Riverfro nt Blvd	NP - No Police Action
24-0679696	4/18/24 10:15 AM	10:15:00 AM	Centr al	20 69	31/01 - Crim Mis/Pro g/Non Felo	3 - General Service	ACT QUICK BAIL BONDS	515 S Riverfro nt Blvd	R - Report
24-1063949	6/13/24 6:39 PM	6:39:00 PM	Centr al	20 69	40/01 - Other	2 - Urgent	ACT QUICK BAIL BONDS	515 S Riverfro nt Blvd	R - Report
24-1392965	8/2/24 12:11 PM	12:11:00 PM	Centr al	20 69	40 - Other	3 - General Service	ACT QUICK BAILBO NDS	515 S Riverfro nt Blvd	R - Report
24-1399645	8/3/24 9:46 AM	9:46:00 AM	Centr al	20 69	6X - Major Dist (Violen ce)	2 - Urgent	ACT QUICJ BAIL BONDS	515 S Riverfro nt Blvd	C - Cover Only
25-0377098	3/4/25 11:40 AM	11:40:00 AM	Centr al	20 69	40 - Other	3 - General Service	vacant bail bonds	515 S Riverfro nt Blvd	C - Cover Only
19-0860532	5/14/19 4:14 PM	4:14:00 PM	CEN TRAL	20 69	6X - Major Dist (Violen ce)	2 - Urgent	FOREN SIC DNA DRUG TESTIN G	518 S Riverfro nt Blvd	NP - No Police Action
25-0071677	1/13/25 11:27 AM	11:27:00 AM	Centr al	20 69	40 - Other	3 - General Service	SEAGR AMS BEER AND LIQUOR STORE	518 S Riverfro nt Blvd	NP - No Police Action
25-0087474	1/16/25 1:15 AM	1:15:00 AM	Centr al	20 69	40/01 - Other	2 - Urgent	sigel's liquior	518 S Riverfro nt Blvd	NP - No Police Action



**Incidents – 27 total**

IncidentNum	Signal	OffIncident	Addresses	Beat	Division	Date1	Time1	MO	NIBRS_Crime	NIBRS_Type
107013-2020	PSE/11V - BURG MOTOR VEH	BMV	515 S RIVERFRONT BLVD	136	CENTRAL	6/17/2020	8:30:00 PM	UNKN SUSP KNOCKED OUT WINDOW, ENTERED LOCKED VEHICLE TOOK ITEMS	THEFT FROM MOTOR VEHICLE	Coded
130526-2020	19 - SHOOTING	ASSAULT (AGG) - DEADLY WEAPON	515 S RIVERFRONT BLVD	136	CENTRAL	7/25/2020	11:30:00 PM	THE SUSP SHOT THE COMP'S WITH A GUN CAUSING INJURY.	AGG ASSAULT - NFV	Coded
130526-2020	19 - SHOOTING	ASSAULT (AGG) - DEADLY WEAPON	515 S RIVERFRONT BLVD	136	CENTRAL	7/25/2020	11:30:00 PM	THE SUSP SHOT THE COMP'S WITH A GUN CAUSING INJURY.	AGG ASSAULT - NFV	Coded
130526-2020	19 - SHOOTING	ASSAULT (AGG) - DEADLY WEAPON	515 S RIVERFRONT BLVD	136	CENTRAL	7/25/2020	11:30:00 PM	THE SUSP SHOT THE COMP'S WITH A GUN CAUSING INJURY.	AGG ASSAULT - NFV	Coded
130526-2020	19 - SHOOTING	ASSAULT (AGG) - DEADLY WEAPON	515 S RIVERFRONT BLVD	136	CENTRAL	7/25/2020	11:30:00 PM	THE SUSP SHOT THE COMP'S WITH A GUN CAUSING INJURY.	AGG ASSAULT - NFV	Coded
130526-2020	19 - SHOOTING	ASSAULT (AGG) - DEADLY WEAPON	515 S RIVERFRONT BLVD	136	CENTRAL	7/25/2020	11:30:00 PM	THE SUSP SHOT THE COMP'S WITH A GUN CAUSING INJURY.	AGG ASSAULT - NFV	Coded
130526-2020	19 - SHOOTING	CRIM MISCHIEF > OR EQUAL \$2,500 < \$30K	515 S RIVERFRONT BLVD	136	CENTRAL	7/25/2020	11:30:00 PM	THE SUSP DAMAGED THE COMP'S PROPERTY W/O CONSENT.	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	Coded
130618-2020	40 - OTHER	POSS CONT SUB NOT IN PEN GRP	515 S RIVERFRONT BLVD	136	CENTRAL	7/26/2020	3:27:00 AM	POSSESSION OF CONT SUB.	DRUG/ NARCOTIC VIOLATIONS	Coded
145594-2021	PSE/31-CRIMINAL	CRIM MISCHIEF > OR EQUAL	515 S RIVERFRONT BLVD	136	CENTRAL	8/13/2021	5:45:00 PM	UNK SUSP DAMAGED COMP'S	DESTRUCTION/ DAMAGE/	Coded

	MISCHIEF	\$100 < \$750						VEH W/O CONSENT	VANDALISM OF PROPERTY	
072264-2022	09 - THEFT	THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT	515 S RIVERFRONT BLVD	136	CENTRAL	3/30/2022	10:00:00 AM	UNKNOWN SUSP STOLE COMPS "SURETY BANKERS POWERS"	ALL OTHER LARCENY	Coded
090166-2023	58 - ROUTINE INVESTIGATION	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	515 S RIVERFRONT BLVD	136	CENTRAL	5/14/2023	8:00:00 PM	COMP VEHICLE TAKEN WITHOUT CONSENT.	UUMV	Coded
806465-2024		CRIM MISCHIEF > OR EQUAL \$100 < \$750	515 S RIVERFRONT BLVD	136	CENTRAL	4/18/2024	10:30:00 AM		DESTRUCTION/DAMAGE/VANDALISM OF PROPERTY	Coded
117924-2024	40 - OTHER	CRIM MISCHIEF > OR EQUAL \$100 < \$750	515 S RIVERFRONT BLVD	136	CENTRAL	8/1/2024	6:00:00 PM	UNKNOWN SUSPECT BROKE GLASS WINDOW W/O PERMISSION.	DESTRUCTION/DAMAGE/VANDALISM OF PROPERTY	Coded

### Texas Alcoholic Beverage Commission (TABC) Information:

TABC License numbers, information, and statuses may be retrieved here by searching an address: <https://apps.tabc.texas.gov/publicinquiry/StatusNewLayout.aspx>

TABC Complaint Information, including criminal allegations and administrative allegations, may be retrieved here by searching an address or license number: <https://apps.tabc.texas.gov/publicinquiry/ComplaintInvestigation.aspx>

**Draft CPC ACTION**

June 12, 2025

**Motion:** It was moved to recommend approval of an amendment to Specific Use Permit No. 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a five-year period, subject to amended conditions, on property zoned Mixmaster Riverfront Subarea (downtown Form District) within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the northeast line of Riverfront Boulevard, northwest of the Houston Street Viaduct.

Maker: Franklin  
Second: Sleeper  
Result: Carried: 13 to 0

For: 13 - Drobinski, Herbert\*, Forsyth\*,  
Shidid, Carpenter, Wheeler-Reagan, Franklin,  
Sleeper, Sims, Haqq, Hall, Kingston, Rubin

Against: 0  
Absent: 2 - Hampton, Housewright  
Vacancy: 0

\*out of room, shown voting in favor

Notices: Area: 500 Mailed: 16  
Replies: For: 1 Against: 0

Speakers: For: Robert Petri, 1801 E. Wheatland, Dallas, TX, 75241  
Against: None

**SUP No. 2529 AMENDED CONDITIONS**

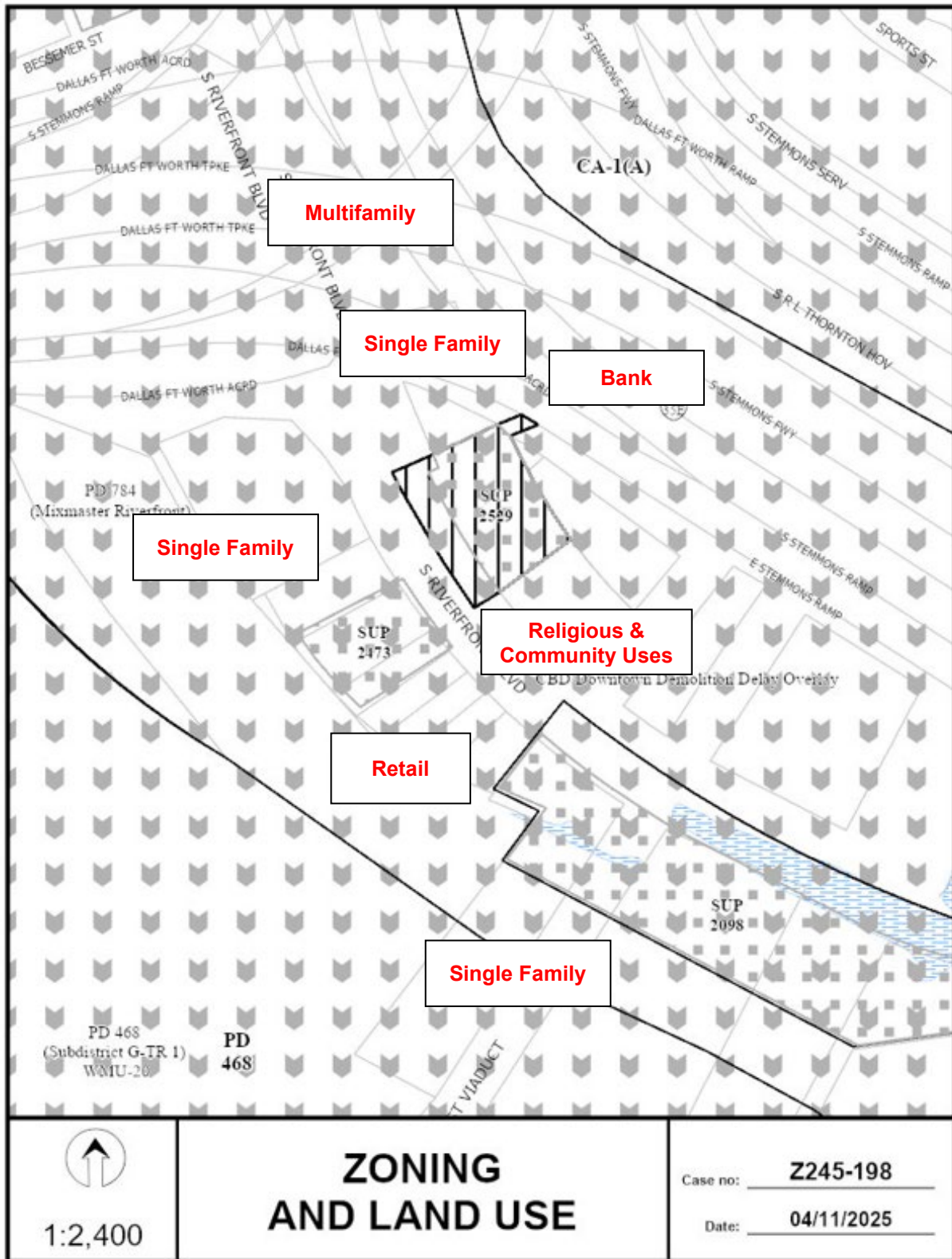
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires ~~on May 8, 2029~~ after five years of the passing of this ordinance.
4. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Monday ~~Wednesday~~ through Sunday.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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.



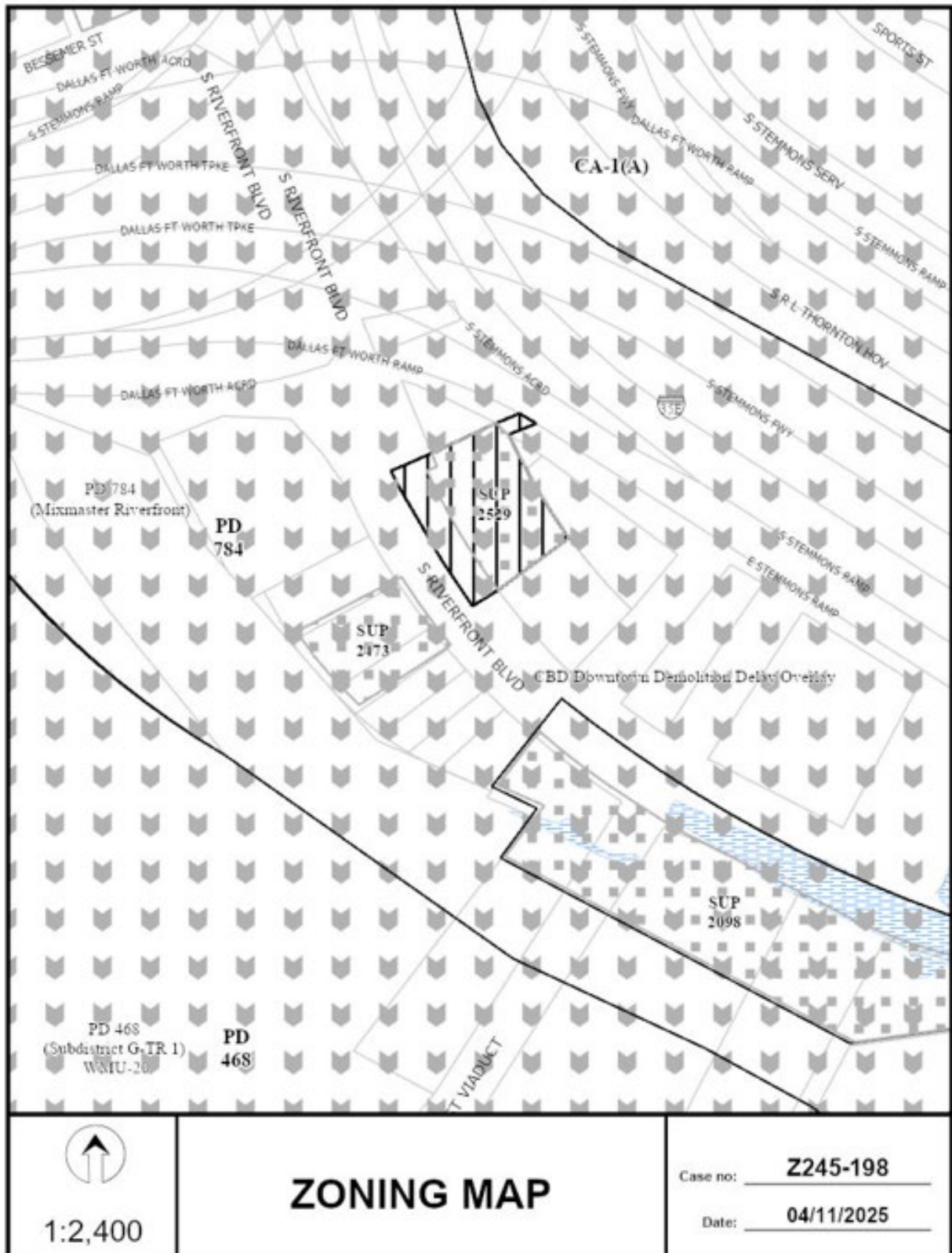


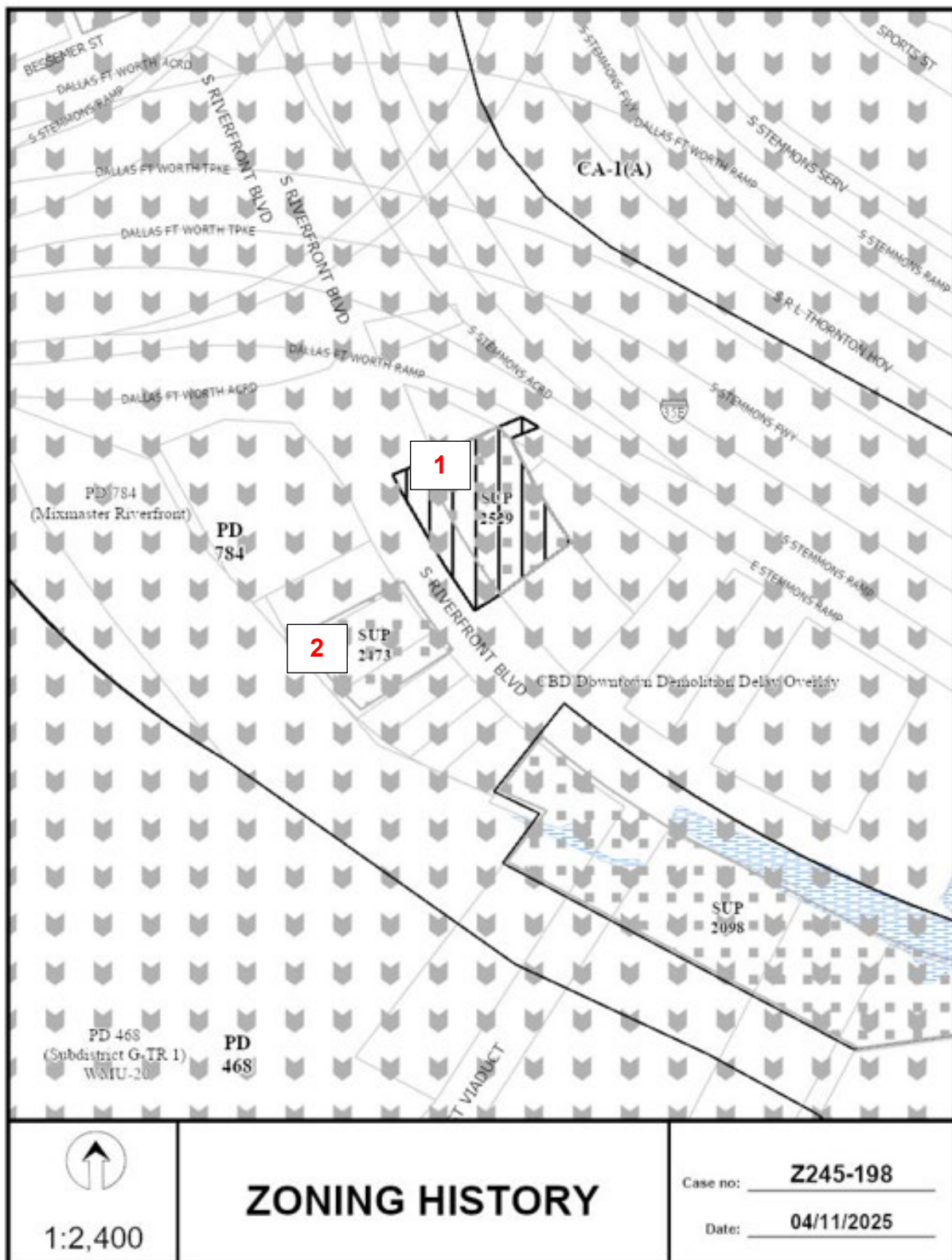




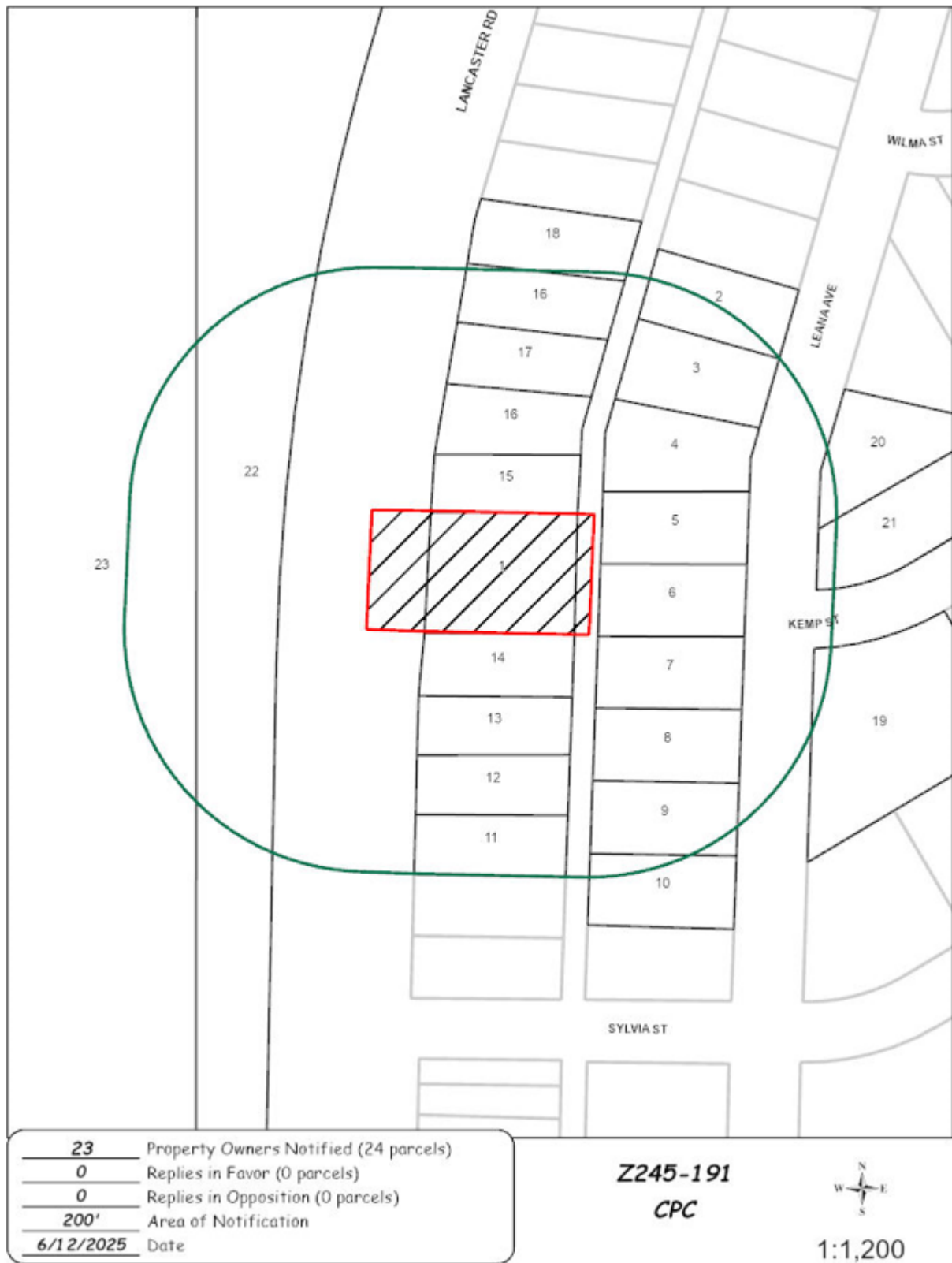












06/11/2025

## ***Reply List of Property Owners***

***Z245-198***

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

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	518 S RIVERFRONT BLVD	PNYX
	2	503 S RIVERFRONT BLVD	JIFFY PPTIES LP
	3	515 S RIVERFRONT BLVD	JIFFY PROPERTIES L P
O	4	525 S RIVERFRONT BLVD	FC DREAMS LLC
	5	539 S RIVERFRONT BLVD	AMERICAN TOWER ASSET SUB II LLC
	6	543 S RIVERFRONT BLVD	CAZARES ANDRES
	7	424 S RIVERFRONT BLVD	TEXAS DEPT OF TRANSPORTATION
	8	526 S RIVERFRONT BLVD	PNYX LIMITED PARTNERSHIP
	9	538 S RIVERFRONT BLVD	PNYX LIP
	10	538 S RIVERFRONT BLVD	PNYX LP
	11	434 S RIVERFRONT BLVD	PNYX LP