

FILE NUMBER: Z123-123(LL)

DATE FILED: November 25, 2024

LOCATION: South line of Parkhouse Street, north line of Continental Drive, west of Core Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ± 3,450 square feet

CENSUS TRACT: 48113010003

REPRESENTATIVE/

APPLICANT: Jason Call / Pristine Ink, LLC

OWNER: Halebian Investments, Ltd.

REQUEST: An application for the amendment and renewal of Specific Use Permit 2284 for a tattoo studio on property zoned Subdistrict 1A within Planned Development District No. 621 the Old Trinity and Design District Special Purpose District.

SUMMARY: The purpose of the request is to allow continued operation of the existing tattoo studio [Pristine Ink LLC].

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for auto-renewals with additional five-year periods, subject to site plan and conditions.

PLANNED DEVELOPMENT DISTRICT No. 621

<http://www.dallascityattorney.com/51P/Supp%2056/Articles/ARTICLE%20621.pdf>

BACKGROUND INFORMATION

- The site contains a 3,450-square-foot suite that was constructed in 1954, according to Dallas Central Appraisal District records. The suite is divided between a 2,493-square-foot art studio in the front and a 957-square-foot tattoo studio in the rear.
- An art studio is allowed by-right in Subdistrict 1A within Planned Development District No. 621 and a tattoo studio requires a Specific Use Permit.
- On April 11, 2020, City Council approved a renewal of SUP No. 2284 for a tattoo studio for a five-year period, subject to a site plan and conditions.

Zoning History

There have been two zoning change requests in the area within the last five years.

1. **Z190-136:** On February 10, 2021, City Council approved an amendment to Planned Development District No. 621, Old Trinity and Design District Special Purpose District by authorized hearing to amend the main uses permitted within certain subdistricts (1,1A, 1B, 1C, 1D, 1F, 1G, and 1H) and off-street parking and loading regulations, on area generally bounded by Sylvan Avenue/Wycliff Avenue, the meanders of the old channel of the Trinity River, Interstate 35, Continental Avenue, and the Trinity River Floodway.
2. **Z190-150:** On April 11, 2020, City Council approved an application for a renewal of SUP No. 2284 for a tattoo studio at this site.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Parkhouse Street	Local	80 ft.
Continental Avenue	Local	100 ft.

Traffic

The Transportation Development Services Division of the Planning and Development Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will review engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan (2.0)* was adopted by the City Council in September 2024 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

Placetype

COMMUNITY MIXED USE (CM)

Character Description

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. These areas are often located along DART bus and rail routes to maximize transit connections to retail and job centers and provide multiple mobility options for residents and employees. Vehicular access is generally easily accessible given that buildings are often located on separate parcels with their own parking areas. For Community Mixed-Use areas closer to Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Buildings in these urban areas, are generally developed vertically (multiple uses in a single building), also offer more housing options and are along fixed transit and transportation nodes, hubs, and corridors. Within more suburban areas of Dallas, these areas consist of larger complexes, often with fewer stories while offering a large amount of retail, restaurant, and personal services that are generally separated by large parking areas or open spaces along the perimeter.

1. Placetype Application

CM A-1

Established Community Mixed-Use areas should focus on incorporating additional community gathering spaces, pedestrian amenities, and enhanced landscaping as a catalyst for more destination activity around commercial uses.

Area Plans

The Stemmons / Design District Land Use Plan was adopted by the City Council in October 2001. The primary impetus for the Land Use Plan was to study how the area would respond to the emerging Victory Development, DART LRT/TRE Stations, the Katy Trail, and the future Trinity River project. The plan vision was set to encourage adaptive reuse of existing structures (e.g. warehouse loft apartments) and encouraging new infill developments to help transition aging industrial areas into a distinctive mixed-use destination.

The Stemmons/Design District Land Use Plan identifies impediments, such as zoning and land use incompatibilities to the district's potential for mixed-use. The process included an analysis of zoning, development needs, code limitations, building re-use potential, retail needs, parking and access. The plan identified as a challenge the existing buildings and infrastructure in attracting and accommodating future residents. The plan recommended the creation of Planned Development No. 621, 'Old Trinity and Design District' Special Purpose District to address the issues identified in the plan to facilitate future development.

The Trinity River Corridor Comprehensive Land Use Plan was adopted by the City Council in March 2005 and revised in December 2009. The request area is located within the Trinity River Corridor. "The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River". A future land use plan for the corridor region provides preferred redevelopment scenarios. The site is located in a Residential Riverside land use module within the Downtown-Lakes District.

Mixed-use low density, and within the Mixed-use adaptive reuse module. The module recommends a mix of office as primary uses, and employment center, residential multifamily, entertainment and civic uses as secondary uses.

The request site is also located within the Downtown Lakes District. The Downtown – Lakes District is one of two districts that blends both sides of the Trinity River. It is the recognized core of the city of Dallas and includes the city's founding site as well as major civic and cultural institutions located downtown.

The request site is also located within the Old Trinity Industrial Study area. Within this area it is recognized that while many successful businesses are located here, there are also areas in transition from industrial to other uses. The Dallas Design District is an

important example of this change – it is a focal point for architects, designers, and suppliers for the design community.

The *Stemmons Corridor - Southwestern Medical District Area Plan* was adopted by the City Council in June 2010.

The Stemmons Corridor – Southwestern Medical District Area is a destination. It is a destination for business, trade and economic innovation; a destination for premier medical attention and research; a destination for living with desirable, diverse urban housing; and a destination for shopping, recreation, and entertainment, with unique shops and experiences.

The request site is located within the proposed Urban mixed-use medium land use category. The plan recommends that the mixed-use area be walkable, with a variety of office, shopping, and entertainment uses in close proximity

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main and Akard Streets.

The Plan encourages workspaces for the urban innovators to be prioritized. These may include a variety of building types – offices and retail shops of many sizes and shapes, plus live/work spaces, studios, and even small manufacturing facilities. In particular, opportunities exist to build synergy with and attract new “creative” firms that emphasize the sharing of ideas and information. By building on Downtown’s inherent strength in communications, interaction and the emerging 24-hour environment, creative uses such as those in technology, design, communications and others can become catalysts for engaging a large segment of the Dallas area workforce while attracting more of the “best and brightest” to Downtown. The area’s numerous districts, including areas with distinct character such as the *Design District*, Deep Ellum and Cedars, each boast different characteristics and can accommodate a wide variety of workspace types that complement and enhance the existing urban fabric.

By continuing the adaptive reuse of an old industrial building with a main commercial, personal service use, thus contributing to the creation of a mixed-use area from an old industrial area in transition, the applicant’s request is consistent with the placetype recommendations of the comprehensive plan and area plans.

Surrounding Land Uses

	Zoning	Land Use
Site	PD No. 621, Subdistrict 1A	Commercial/vacant office/showroom/warehouse
North	PD No. 621, Subdistrict 1A	Local Utilities/vacant office/showroom/warehouse
South	PD No. 744	Multifamily
East	PD No. 621, Subdistrict 1A	Vacant office/showroom/warehouse
West	PD No. 621, Subdistrict 1A	Warehouse/Ronald Kirk Pedestrian Bridge/Trinity River

Land Use Compatibility

The site contains a 3,450-square-foot suite that was constructed in 1954, according to Dallas Central Appraisal District records. The suite is divided between a 2,493-square-foot art studio in the front and a 957-square-foot tattoo studio in the rear.

Subdistrict 1A within Planned Development District No. 621 requires a specific use permit to operate a tattoo studio. On April 11, 2020, City Council approved SUP No. 2284 for a tattoo studio for a five-year period, subject to a site plan and conditions.

Surrounding land uses to the north, south, east, and west are primarily commercial/industrial in nature with multifamily to the southwest. The area of request is near the terminus of Parkhouse Street and the closest properties to the northeast and southwest are vacant commercial buildings, with a local utilities use located to the northwest. Further east on Parkhouse Street, the mix of uses becomes more diverse, with a variety of retail, and personal service, uses before reaching the intersection of North Riverfront Boulevard. The Ronald Kirk Pedestrian Bridge, formerly Continental Avenue, abuts the site to the southwest.

PD No. 621 was adopted by the City Council on August 28, 2002 and more recently amended on February 12, 2021. The PD states that development in this subdistrict should:

Encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage.

As the area further northeast has shifted into mixed use, as allowed by the PD, new uses have entered the region, including retail and personal service uses. The proposed tattoo studio, in conjunction with an art studio, supports that mix by providing a retail and personal service use that can help to develop the character of the neighborhood.

PD No. 621 specifically defines a tattoo studio as an establishment in which tattooing is performed. Further, the PD defines tattooing as, the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. Since the use *tattoo studio* is separately defined in the PD, it can have special provisions, such as a requirement to obtain a specific use permit, apart from the typical land use that includes these activities, *personal service uses*, which is allowed by right at this location. Subdistrict 1A requires a specific use permit to operate a tattoo studio.

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.

Considering the existing operation and use that contributes to the recommended mixed-use character of the Design District, staff supports the SUP renewal request and the five-year period with eligibility for automatic renewals for additional five-year periods because the request is not foreseen to be detrimental to surrounding properties.

Parking

No changes to the existing site plan are proposed with this request. PD No. 621 requires one parking space for every 275 square feet of floor area of a tattoo studio. The site plan includes 957 square feet of a tattoo studio, therefore, per PD No. 621, three parking

spaces for the tattoo studio are required. The existing site plan includes five on-street parking spaces and one handicapped space within the interior of the property. The recently amended PD No 621 also allows for remote parking within 1000' feet of the site.

Landscaping

Landscaping must be provided in accordance with the landscaping plan included in PD No. 621. No changes to the site are proposed with this request.

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 to orange, representing the weakest markets. While the area of request is not categorized as being within an MVA cluster, surrounding properties further north are located within a Category "D".

LIST OF OFFICERS/PARTNERS

Halebian Investments – Owner

Jane Marie Halebian – trustee

Paul Hratch Halebian – trustee

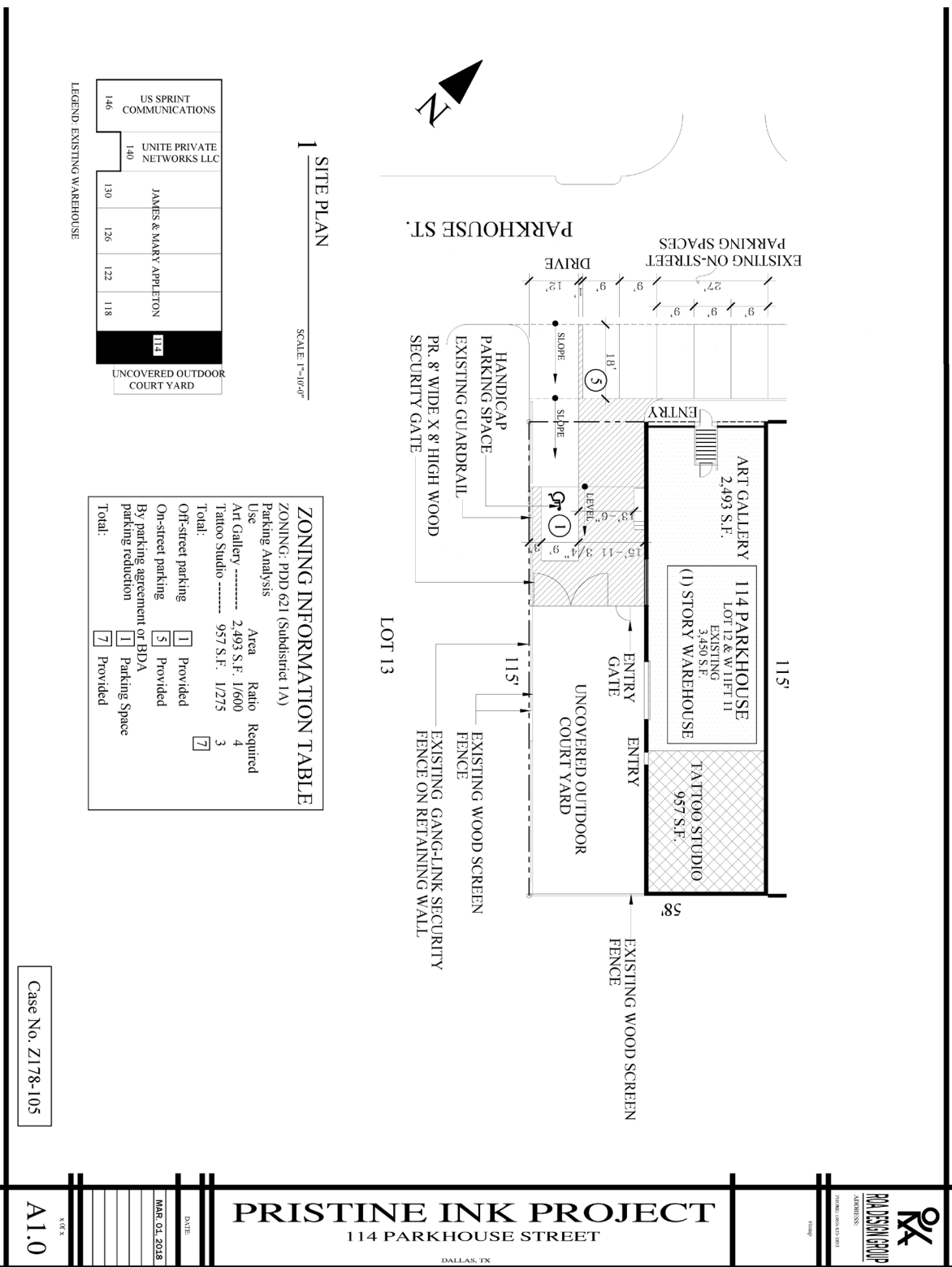
Pristine Ink, LLC – Applicant

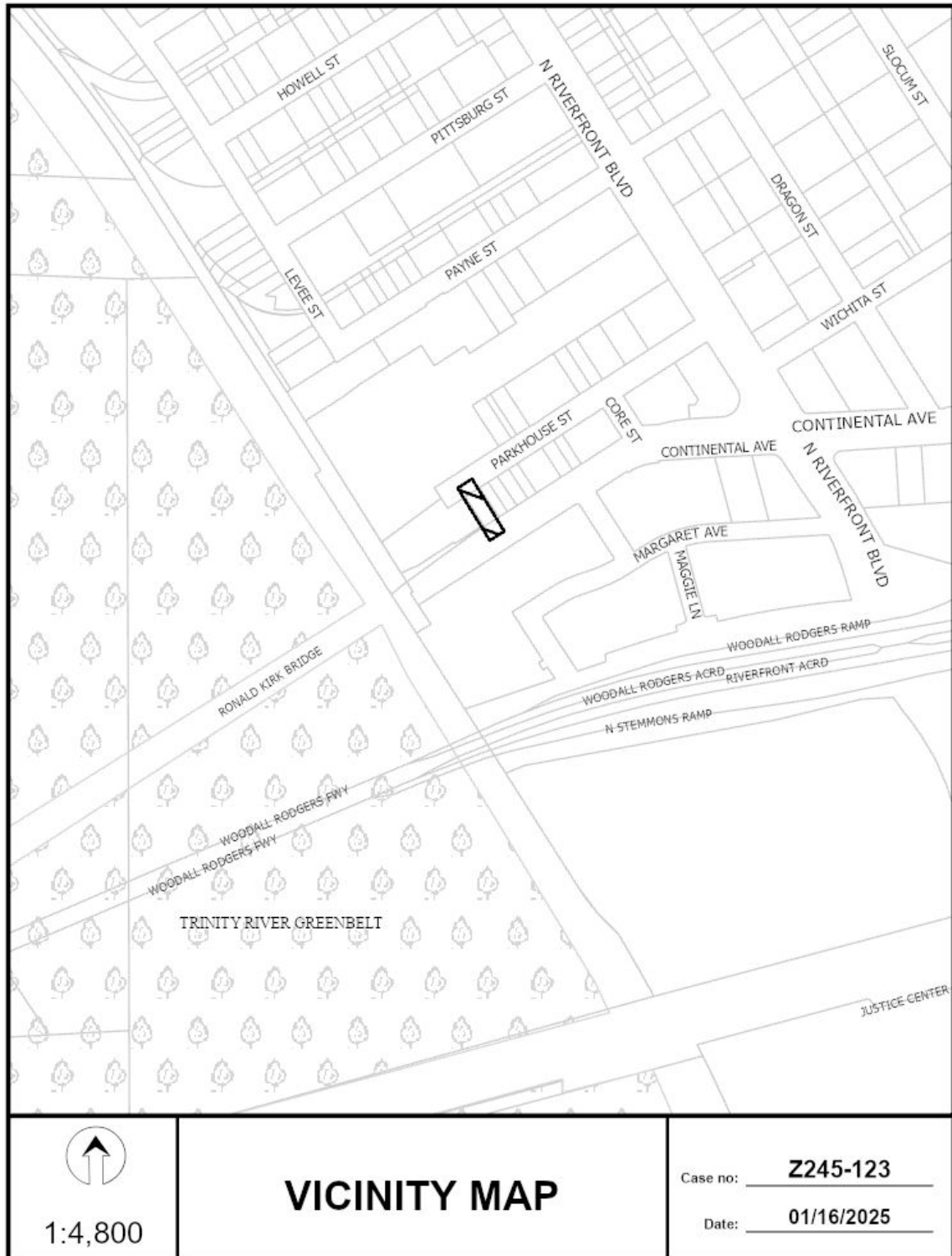
Jason Allen Call – sole officer

PROPOSED AMENDED SUP CONDITIONS

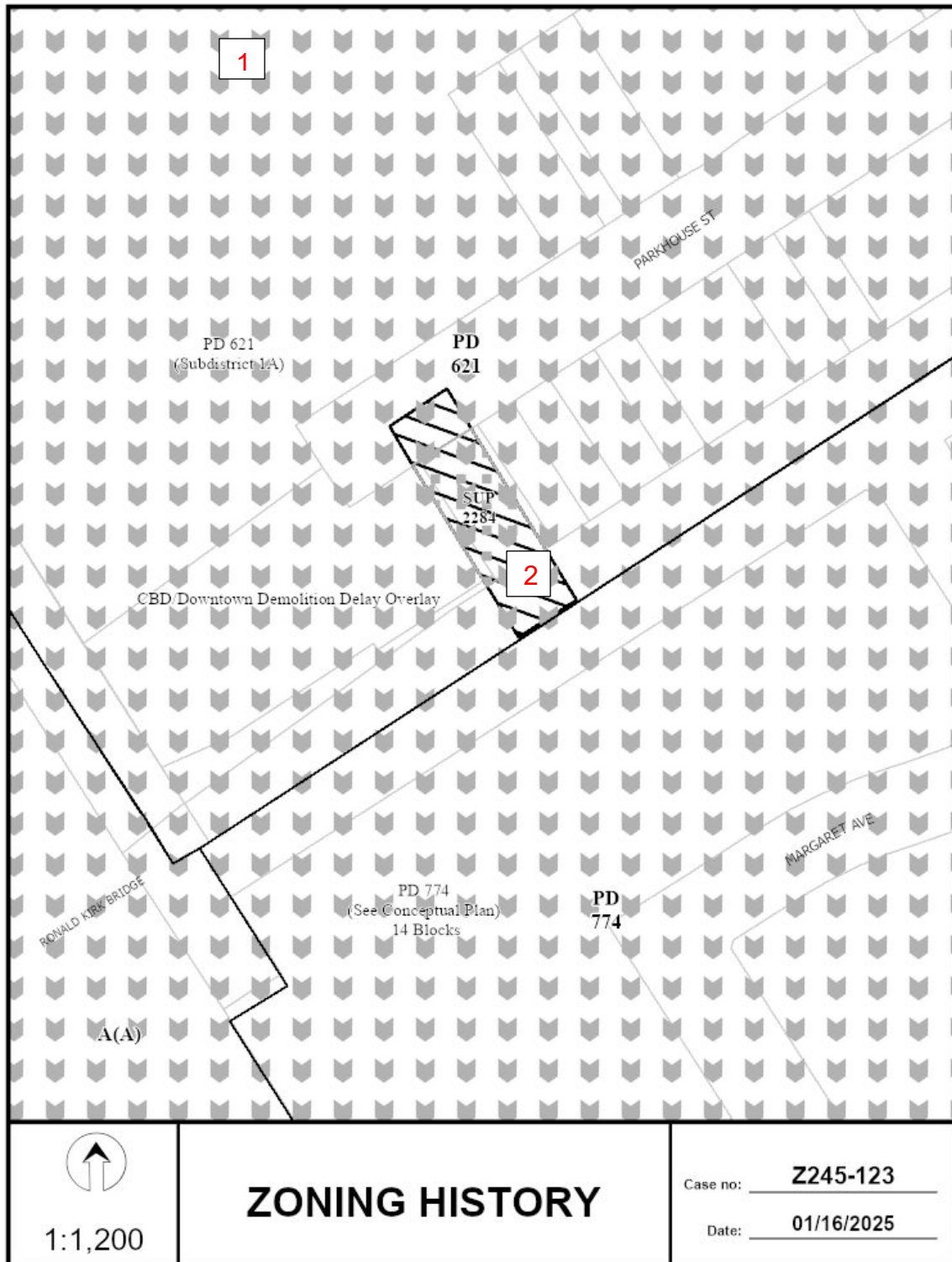
1. USE. The only use authorized by this specific use permit is a tattoo studio.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [five years from the passage of this ordinance], but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
[April 8, 2025.]
4. FLOOR AREA: The maximum floor area for a tattoo studio is 957 square feet.
5. HOURS OF OPERATION: The tattoo studio may only operate between 10:00 a.m. and 10:00 p.m., Monday through Sunday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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."

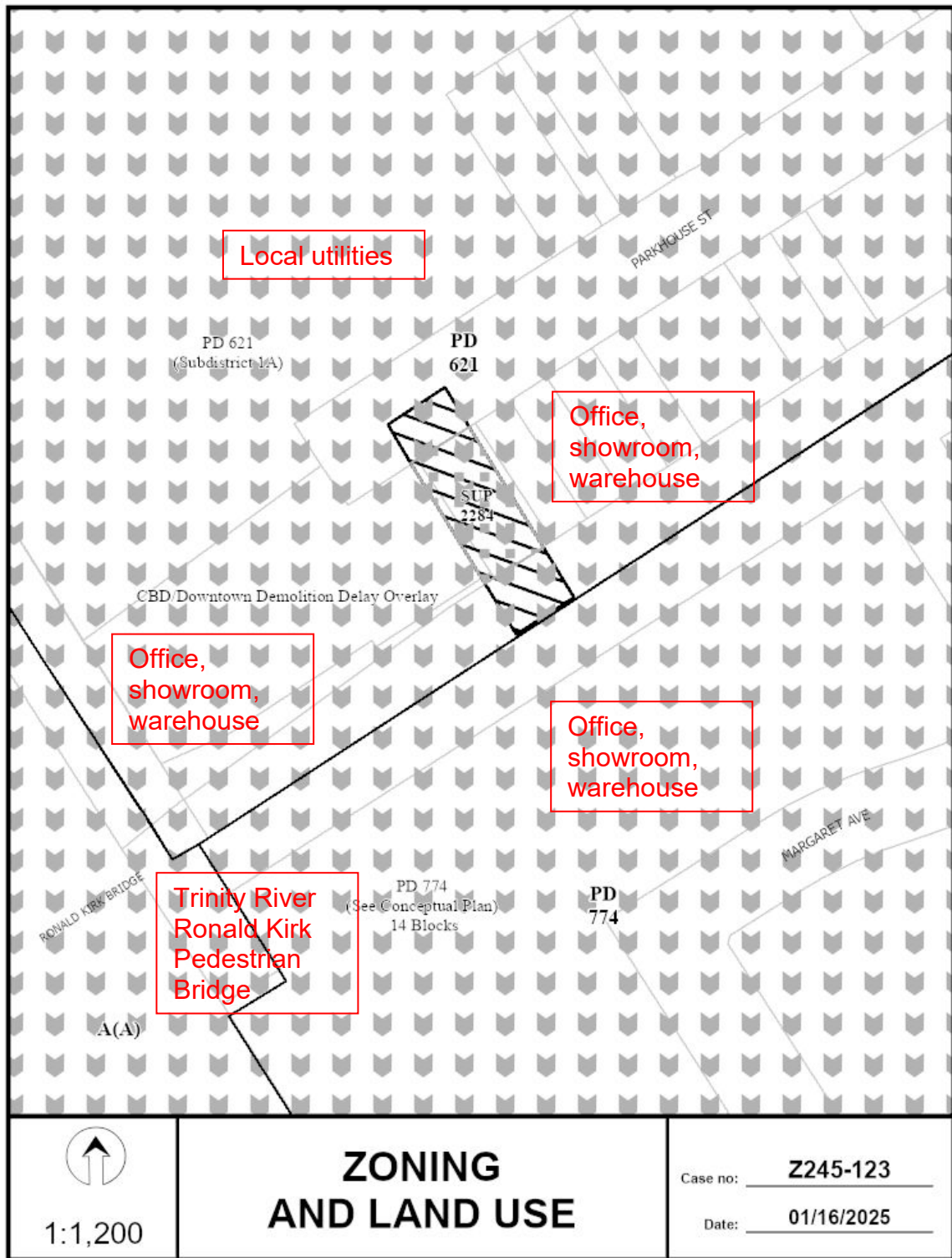
EXISTING SITE PLAN
(no changes)

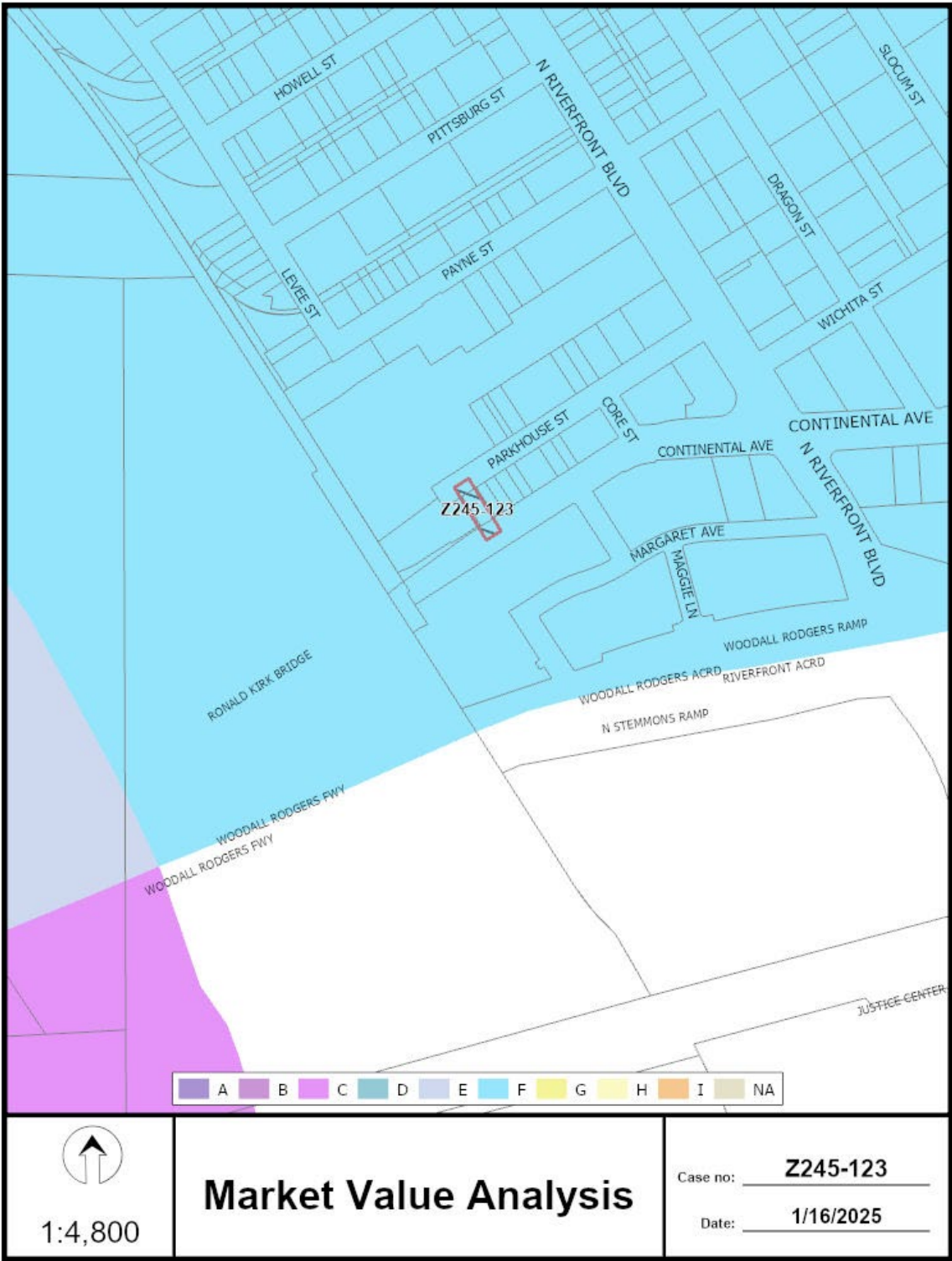


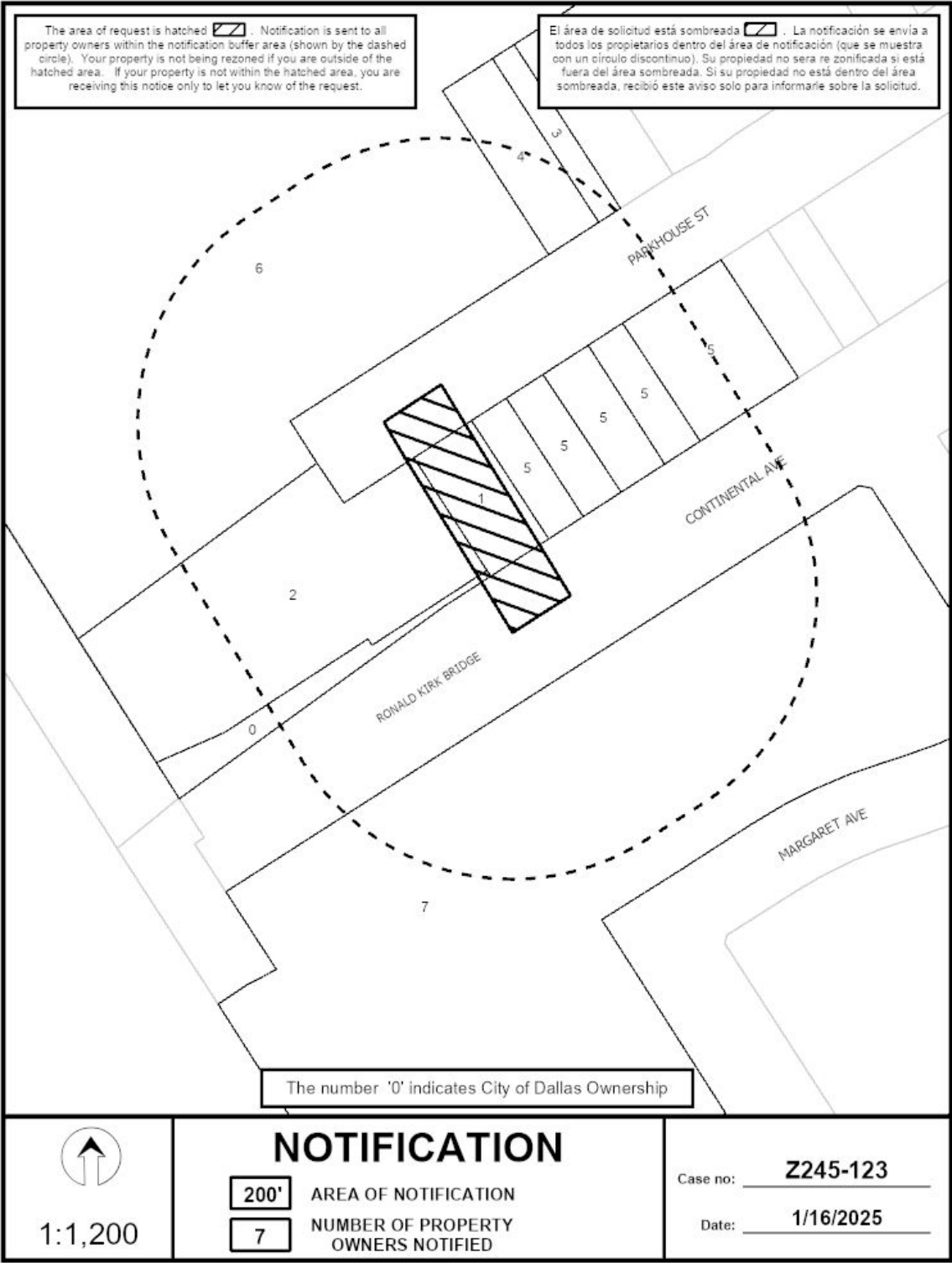












Z245-123(LL)

01/16/2025

Notification List of Property Owners

Z245-123

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	114 PARKHOUSE ST	HALEBIAN INVESTMENTS LLC
2	100 PARKHOUSE ST	ROBBIE DRIVE LTD
3	137 PARKHOUSE ST	GALICHIA ALAN & GINA
4	135 PARKHOUSE ST	ICP 135 PARKHOUSE LP
5	140 PARKHOUSE ST	140 PARKHOUSE LLC
6	919 N RIVERFRONT BLVD	ONCOR ELECRTIC DELIVERY COMPANY
7	110 CONTINENTAL AVE	505 RIVERFRONT LTD