

FILE NUMBER: Z234-265(WK) **DATE FILED:** June 18, 2024

LOCATION: Southwest corner of North Harwood Street and Pacific Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 9,710 square feet **CENSUS TRACT:** 48113003103

REPRESENTATIVE: Deborah Kelley-Hill, Kelley Firm

OWNER/APPLICANT: Kevin Kristian 2612 LLC

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (indoor) limited to a dance hall on property zoned Subdistrict A within Planned Development District No. 619 with H/48 Harwood Historic District Overlay.

SUMMARY: The purpose of the request is to permit a bar, lounge, or tavern and a dance hall within the existing building.

CPC RECOMMENDATION: Denial.

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

BACKGROUND INFORMATION:

- The request site is located at 1930 Pacific Avenue.
- The area of the request is within Subdistrict A within Planned Development District No. 619.
- The previous SUP for the site, SUP No. 2029, expired April 8, 2023.
- The lot has frontage on both Pacific Avenue and North Harwood Street.
- The site consists of an existing 19,200 square foot building constructed in 1940. The use would only occupy roughly 9,000 square feet of the ground floor.

Zoning History:

There have been no zoning cases in the surrounding area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Pacific Avenue	CBD	80'
North Harwood Street	CBD	60'-80'

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 No. 619	Alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (indoor) limited to a dance hall
North	PD No. 619, CA-1(A) Central Area District	Public park, structured parking
West	PD No. 619	Theater
South	PD No. 619	Restaurant without drive through, office
East	PD No. 619, CA-1(A) Central Area District	Surface parking

Land Use Compatibility:

The request site is within Planned Development District No. 619 and is currently occupied by the applicant. This district permits alcoholic beverage establishments with commercial inside amusement limited to a dancehall with a specific use permit.

Other uses surrounding the area of request include a park to the north, a theater to the west, an office building and restaurant to the south, and a parking lot to the east. The applicant’s use of the site is generally complimentary to other developments within the Downtown Dallas area, supported by significant transportation infrastructure and other similar businesses.

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. The request fulfills each of the above criteria.

The applicant is not proposing any changes to the site. Staff is recommending approval of the three year time period to establish a new SUP, as well as the applicant's request.

Landscaping:

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

Parking:

Off-street parking is required in accordance with PD No. 619 and as required by a CA-1(A) Central Area district. Within CA-1(A) districts, for all uses except single-family and duplex, off-street parking is only required for a building built after June 26, 1967

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 currently in an "F" MVA area.

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List of Officers

Kevin Kristian 2612 LLC
Kevin Kelley

**CPC Action
September 19, 2024**

Motion: It was moved to recommend **denial** a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (indoor) limited to a dance hall on property zoned Subdistrict A within Planned Development District No. 619 with H/48 Harwood Historic District Overlay, on the southwest corner of North Harwood Street and Pacific Avenue.

Note: Commissioner Carpenter Called the Question.

Maker: Kingston
Second: Blair
Result: Carried: 11 to 2

For: 11 - Chernock, Hampton, Forsyth, Shidid,
Carpenter, Blair, Sleeper, Housewright, Hall,
Kingston, Rubin

Against: 2 - Herbert, Wheeler-Reagan
Absent: 1 - Eppler
Vacancy: 1 - District 12

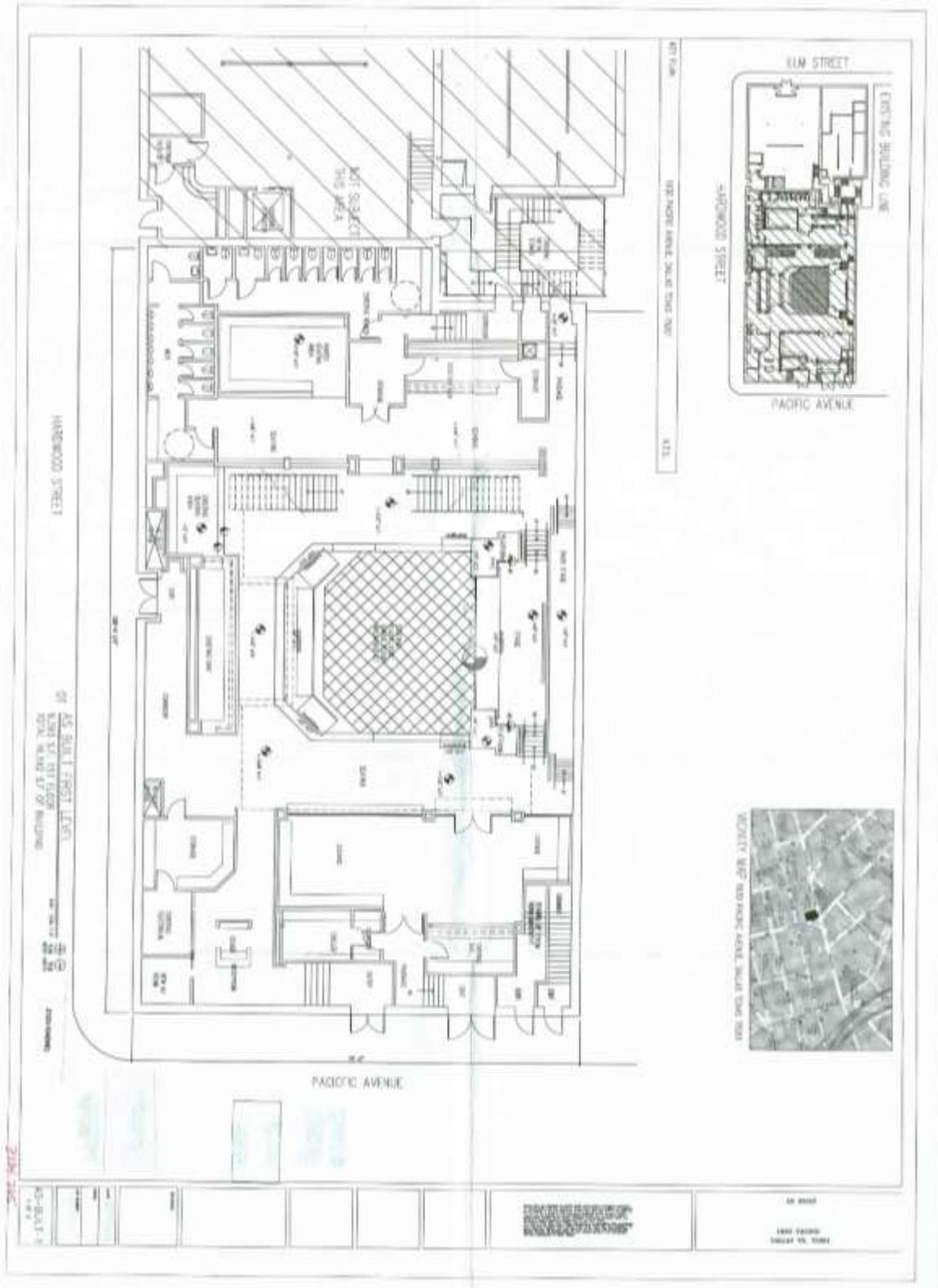
Notices: Area: 200 Mailed: 10
Replies: For: 0 Against: 0

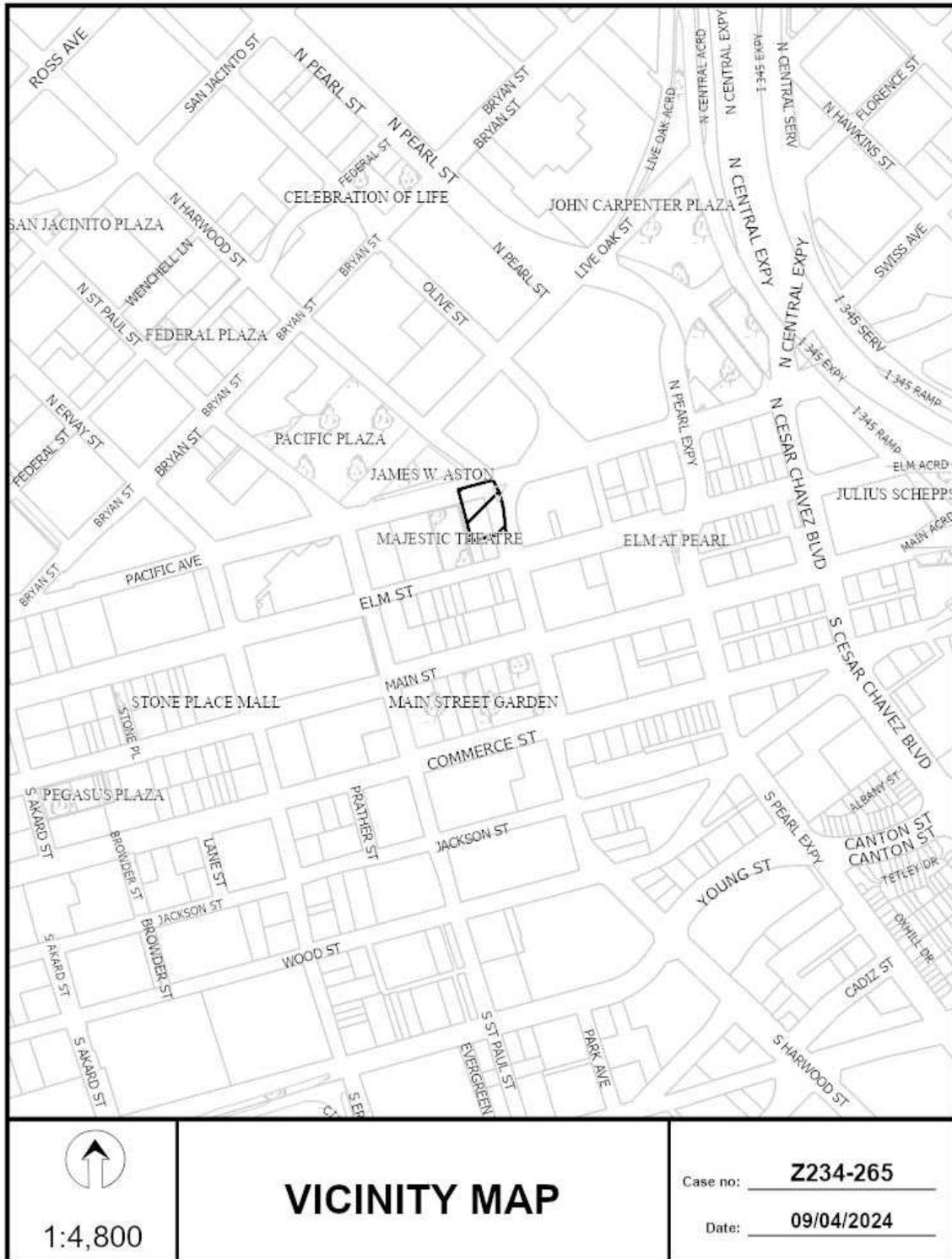
Speakers: For: Patricia Morgan, 201 N. Harwood St., Dallas, TX, 75201
Deborah Keeley-Hill, 1930 Pacific Ave., Dallas, TX, 75201
For (Did not speak): Kevin Kelley, 1930 Pacific Ave., Dallas, TX, 75201
Against: None

APPLICANT'S PROPOSED CONDITIONS

1. USE: The only uses authorized by this specific use permit are alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (indoor) limited to a dance hall.
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 (three years from the passage of this ordinance).
4. DANCE FLOOR: Maximum dance floor area is 900 square feet.
5. FLOOR AREA: The maximum floor area is 9,393 square feet.
6. HOURS OF OPERATION: The use may only operate between 5:00 PM and 2:00 AM (the new day), Monday through Sunday.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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.

APPLICANT'S PROPOSED SITE PLAN





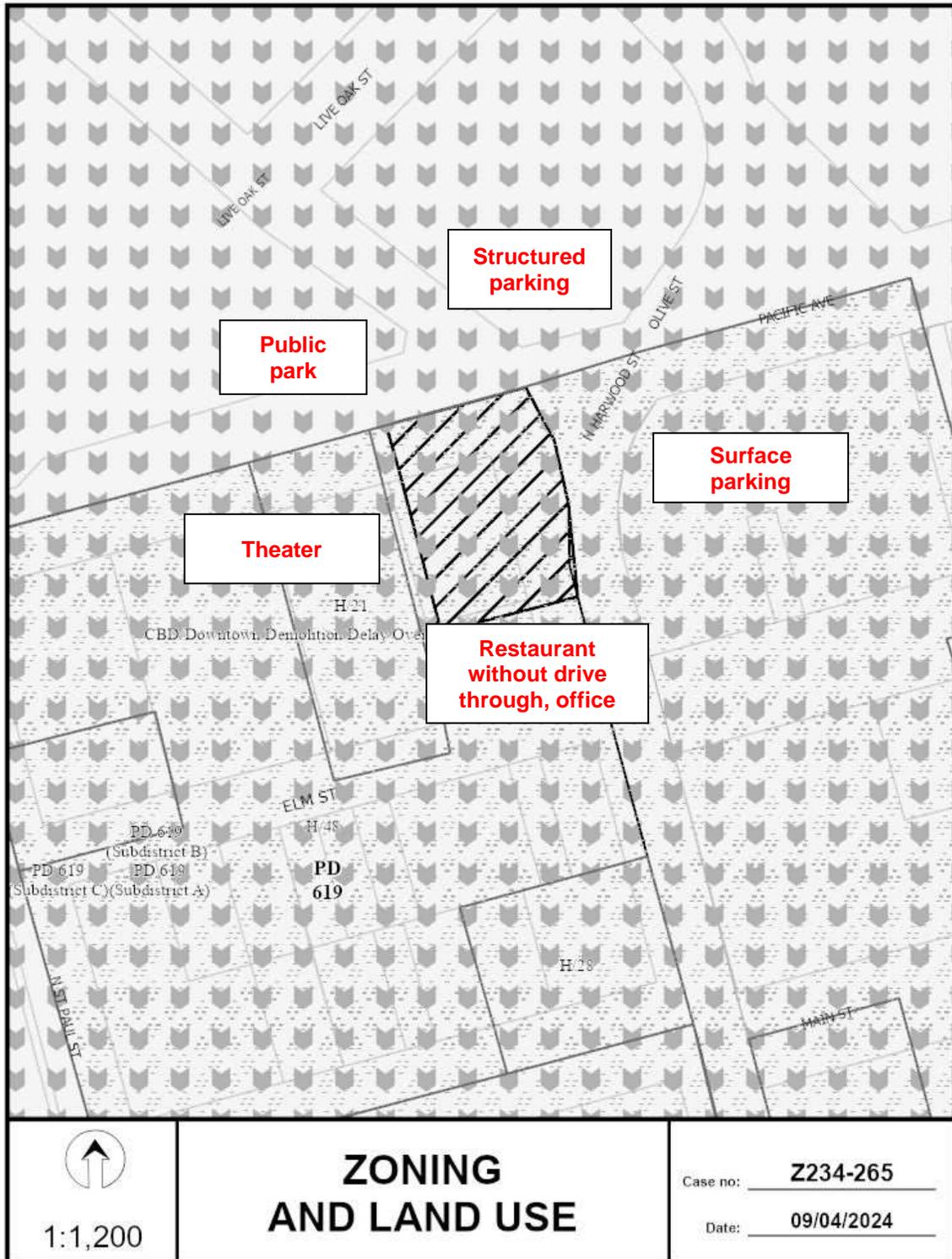


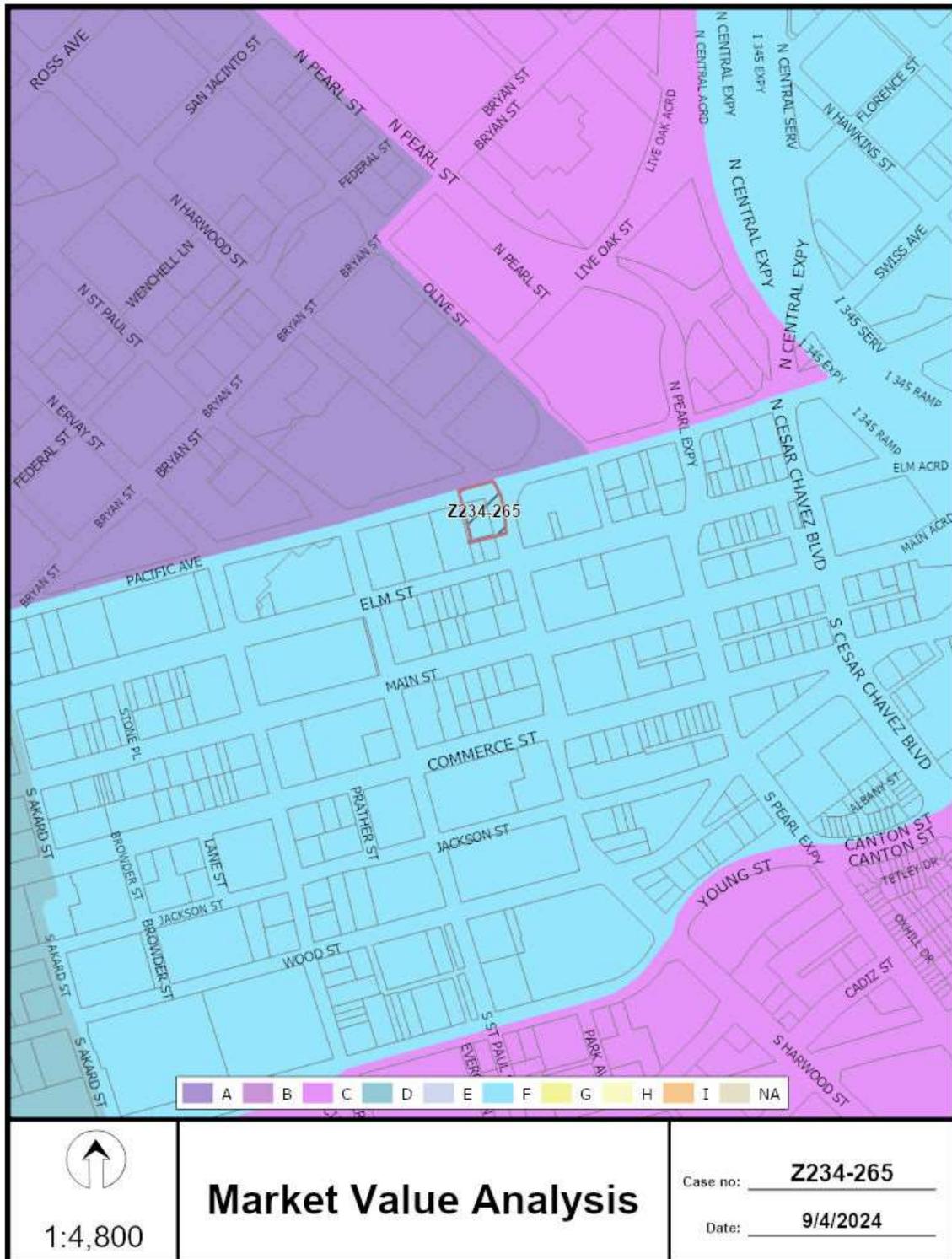
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AERIAL MAP

Case no: Z234-265

Date: 09/04/2024







<u>10</u>	Property Owners Notified (18 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>9/19/2024</u>	Date

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CPC



1:1,200

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09/18/2024

Reply List of Property Owners

Z234-265

10 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1933 ELM ST	KEVIN KRISTIAN 2612 LLC
	2	1916 ELM ST	OLYMBEC USA LLC
	3	2020 LIVE OAK ST	WESTDALE 2020 LIVE OAK LP
	4	1928 ELM ST	UNT CENTER AT DALLAS
	5	2001 ELM ST	CAIN JOHN CHARLES
	6	2009 ELM ST	DENIUS FRANKLIN W & ET AL
	7	1910 PACIFIC AVE	1910 PACIFIC LP
	8	1910 PACIFIC AVE	OLYMBEC USA LLC
	9	1920 ELM ST	1900 PACIFIC HOLDINGS LP
	10	1920 ELM ST	1900 PACIFIC HOLDINGS LP