

**FILE NUMBER:** Z234-215(GB) **DATE FILED:** April 22, 2024  
**LOCATION:** Southwest corner of Hope Street and La Vista Drive  
**COUNCIL DISTRICT:** 14  
**SIZE OF REQUEST:** Approx. 4,902 sq ft **CENSUS TRACT:** 48113001101

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER:** 1800 Greenville Partners, LLC

**APPLICANT:** East Dallas Brewing Company

**REQUEST:** An application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery on property zoned Planned Development District No. 842.

**SUMMARY:** The purpose of the request is to allow a microbrewery within an existing building on the property.

**CPC RECOMMENDATION:** **Approval** for a two-year period, subject to a site plan and conditions.

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

**Planned Development District No. 842:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=842>

## **BACKGROUND INFORMATION:**

- The area of request is zoned Planned Development No. 842.
- The area of request is developed with a vacant commercial structure.
- The proposed microbrewery would operate between 7:00 a.m. and 10:00 p.m., Sunday through Thursday and between 7:00 a.m. and 12:00 a.m. (next day), Friday and Saturday.
- The area of request is a total of 5,300 square feet: Brewery area (2,781 sf), tasting room (1,719 sf), and a mezzanine that will be used for storage (800 sf).

## **Zoning History:**

There have been five zoning cases in the area in the last five years.

1. **Z190-139:** On August 26, 2020, City Council approved Subdistrict 3 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay on the east line of Greenville Avenue, north of La Vista Drive.
2. **Z190-240:** On August 26, 2020, the City Council terminated Specific Use Permit No. 2346 for a late-hours establishment limited to a restaurant with drive-in or drive through service on property zoned Planned Development District No. 842 located at the Southwest corner of Greenville Avenue and Alta Avenue. [Authorized Hearing]
3. **Z201-258:** On November 10, 2021, the City Council approved the creation of Subdistrict 4 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.
4. **Z223-129:** On July 6, 2023, the City Plan Commission recommended denial with prejudice for an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property within Planned Development District No. 842 with an MD-1 Modified Delta Overlay, located on the southeast corner of Greenville Avenue and Oram Street.
5. **Z223-234:** On March 27, 2024, City Council approved Specific Use Permit No. 2515 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay in an area bound by Greenville Avenue, La Vista Drive, Hope Street, and Lewis Street.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Hope Street	Local Street	-
La Vista Drive	Local Street	-

**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 ANALYSIS:****Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which 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:

**ECONOMIC ELEMENT****GOAL 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	PD No. 842	Vacant
<b>North</b>	PD No. 842, MF-2(A)	Retail, Restaurant, Single Family
<b>South</b>	PD No. 842	Retail, Personal Service
<b>East</b>	PD No. 842	Single Family
<b>West</b>	PD No. 842, PD No. 691	Retail

**Land Use Compatibility:**

The area of request is surrounded by retail, restaurant, personal service, and single family uses. The applicant's request will be in character of the current neighborhood.

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 request because the use is not foreseen to be detrimental to surrounding properties. Staff also finds the proposed time limit of five years with eligibility for automatic renewal for additional five-year periods appropriate for this site.

**Landscaping:**

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

**Parking:**

The existing area of request is a total of 5,300 square feet: brewery area (2,781 sf), tasting room 1,719 sf), and a mezzanine that will be used for storage (800sf). Five parking spaces are required and provided for the production area (1/600 sq ft). Seventeen parking spaces are required and provided for the tasting room (1/100 sq ft). One parking space is required and provided for storage (1/1000sq ft). The applicant is required to provide a total of 23 parking spaces.

According to the proposed site plan, 10 of the required spaces will be provided on site. Per the applicant, the owner of the property has remote lots in the immediate vicinity of the site where additional parking will be provided via a parking agreement. This remote parking will provide the other 13 required 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 located in “E” MVA Cluster.

**List of Officers**

1800 Greenville Partners, LLC  
Jon Hetzel, Manager

East Dallas Brewing Company  
John Mitchell, Owner/Operator

**CPC Action**  
**November 7, 2024**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery for a two-year period without eligibility for automatic renewals, subject to a site plan and conditions with the following changes: 1) In paragraph 3: Time Limit 2 year, no automatic renewals; 2) In paragraph 5. Strike the last sentence that starts with “Deliveries are limited to 8:00 a.m. to 8:00 p.m.”; 3) In paragraph 10. Strike the sentence and replaced with the sentence, “Noise Attenuation: Sound deadening materials are required. All metal roof and wall components are to be treated with closed-cell spray foam.”; 4) In paragraph 11: Amend last sentence to read “Hours of deliveries are limited to 8:00 a.m. to 8:00 p.m.”, on property zoned Planned Development District No. 842, on the southwest corner of Hope Street and La Vista Drive.

Maker: Kingston  
Second: Herbert  
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan, Blair,  
Sleeper, Housewright, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Eppler  
Vacancy: 0

<b>Notices:</b>	Area: 200	Mailed: 57
<b>Replies:</b>	For: 2	Against: 18

**Speakers:** For: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

**CPC Action**  
**October 10, 2024**

**Motion:** In considering an application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery on property zoned Planned Development District No. 842, on the southwest corner of Hope Street and La Vista Drive, it was moved to **hold** this case under advisement until November 7, 2024.

Z234-215(GB)

Maker: Kingston  
Second: Hampton  
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Forsyth, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Eppler, Hall, Kingston, Rubin\*

Against: 0  
Absent: 3 - Herbert, Housewright, Haqq  
Vacancy: 0

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 200	Mailed: 57
<b>Replies:</b>	For: 1	Against: 18

**Speakers:** None

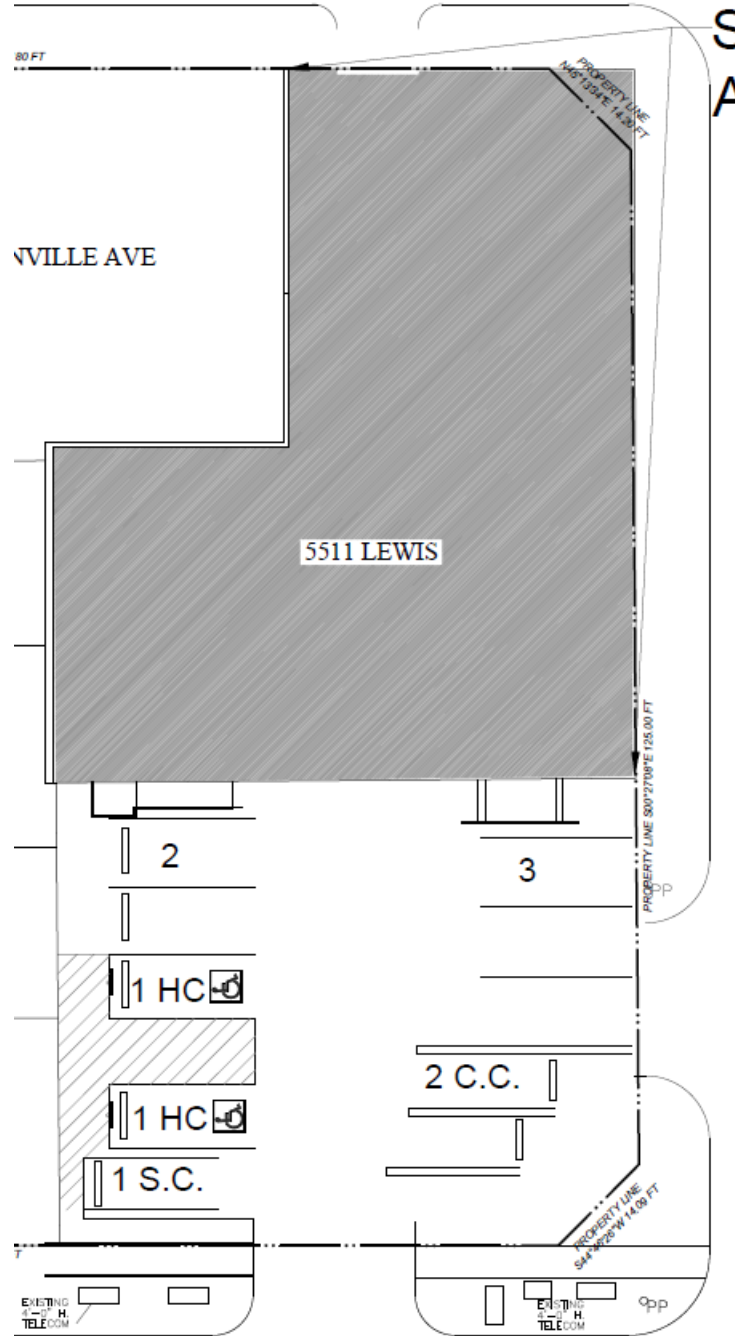


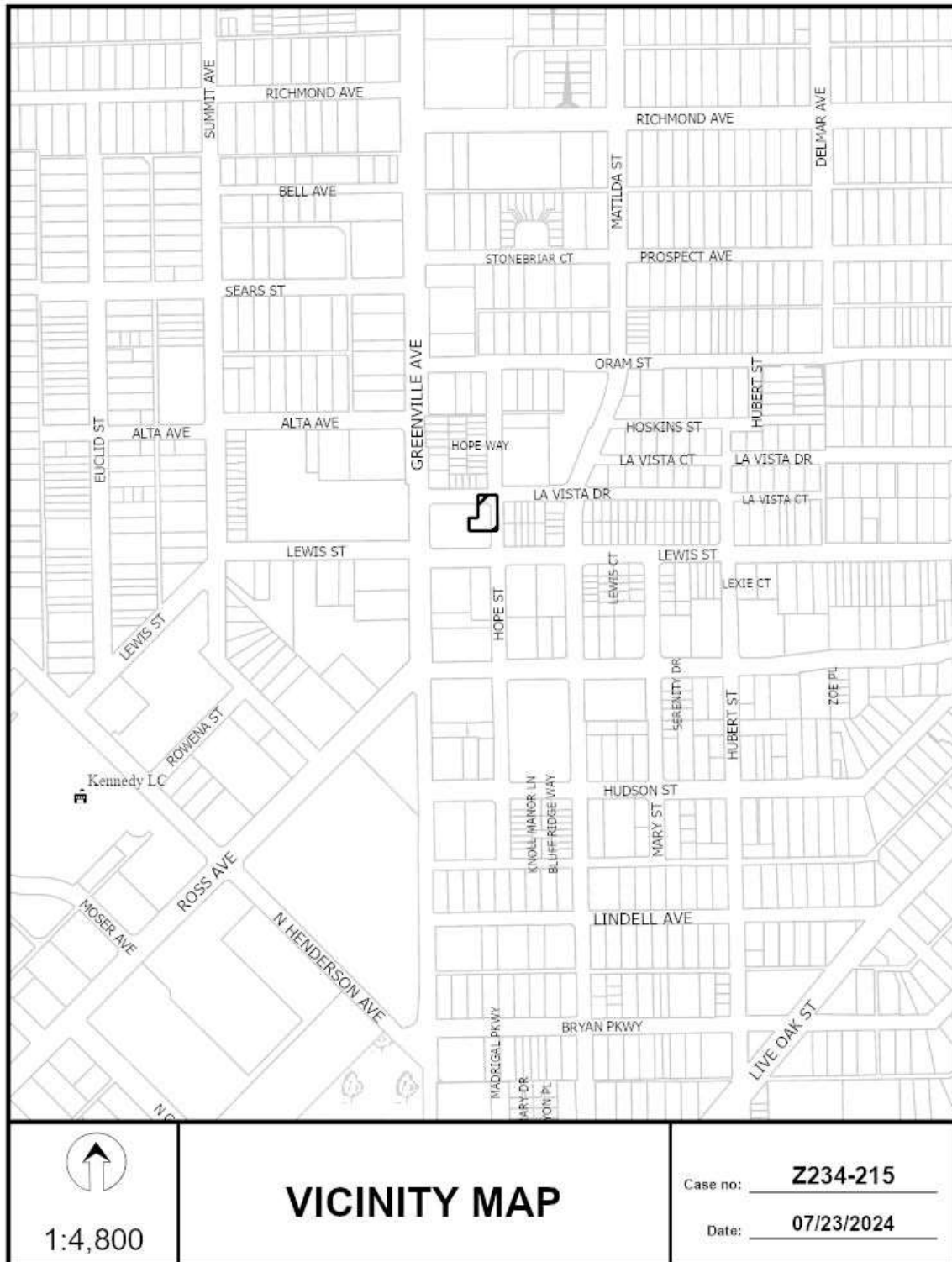
### **CPC RECOMMENDED CONDITIONS**

1. USE: The only use authorized by this specific use permit is a microbrewery.
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 (two years from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area for the microbrewery is 5,300 square feet and is limited to the ground floor except for the mezzanine can be used for storage.
5. HOURS OF OPERATION: The microbrewery may only operate between 7:00 a.m. and 10:00 p.m., Sunday through Thursday, and between 7:00 a.m. and 12:00 a.m. (next day), Friday through Saturday.
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
7. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 842.
8. PATIO: No outside or rooftop patio is allowed.
9. ACCESS: Except for emergency access, no pedestrian ingress/egress is permitted on LaVista Street.
10. NOISE ATTENUATION: Sound deadening materials are required. All metal roof and wall components are to be treated with closed-cell spray foam.
11. DELIVERIES: The roll up door on LaVista Street is for deliveries only and the door must remain closed when not being used for deliveries. Hours of deliveries are limited to 8:00 a.m. to 8:00 p.m.
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
13. 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.



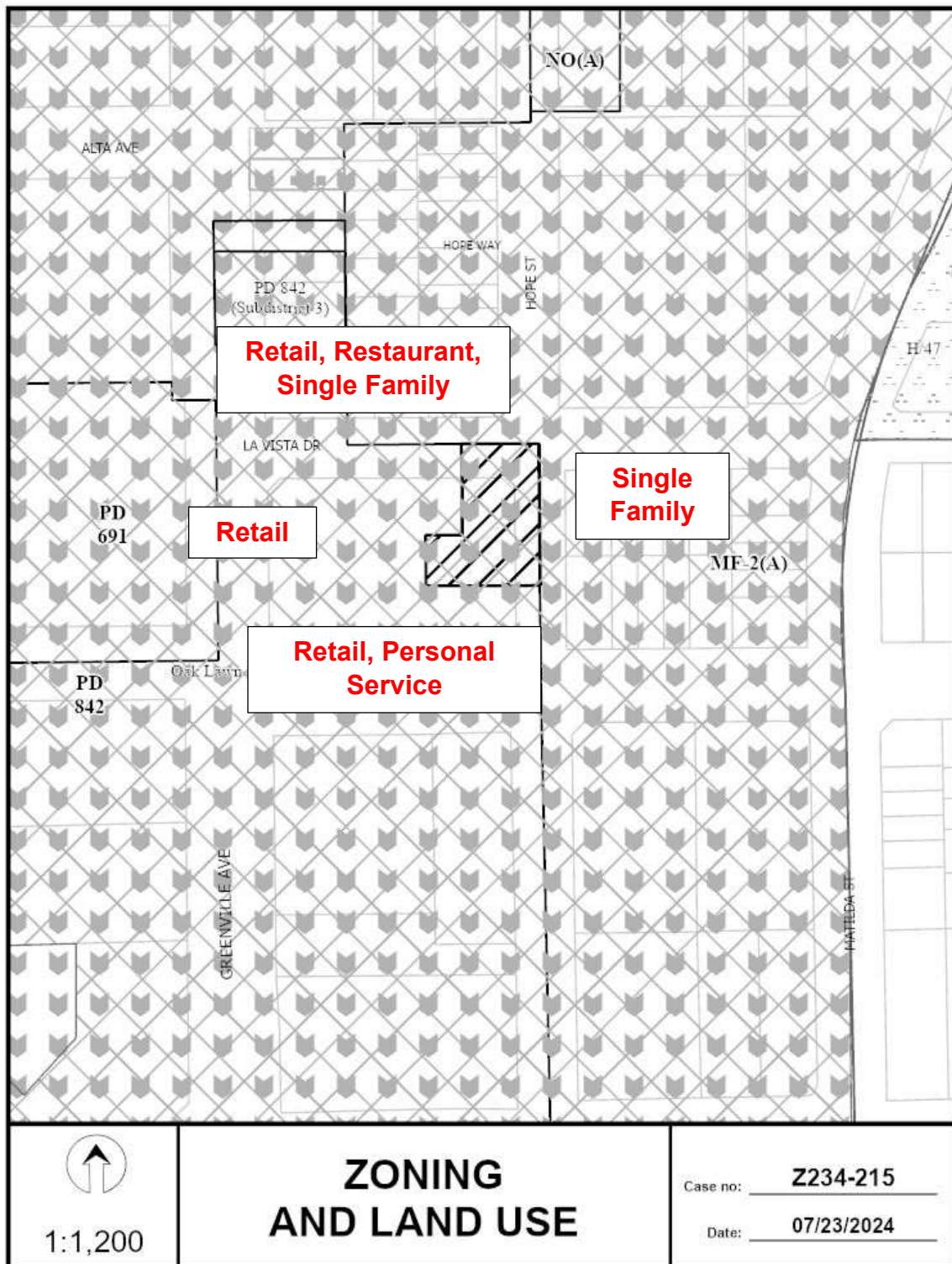
**CPC RECOMMENDED SITE PLAN (ENLARGED)**

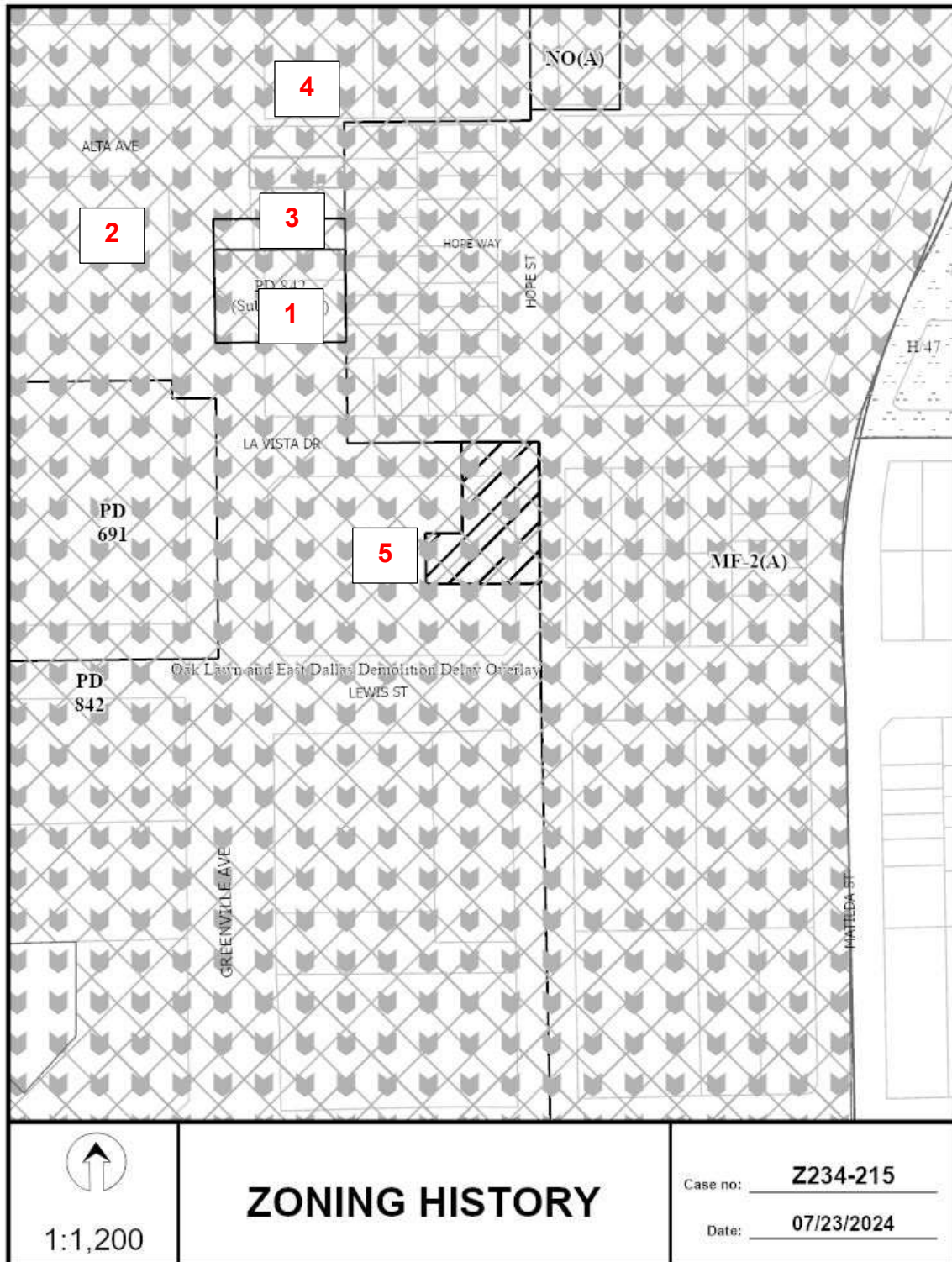


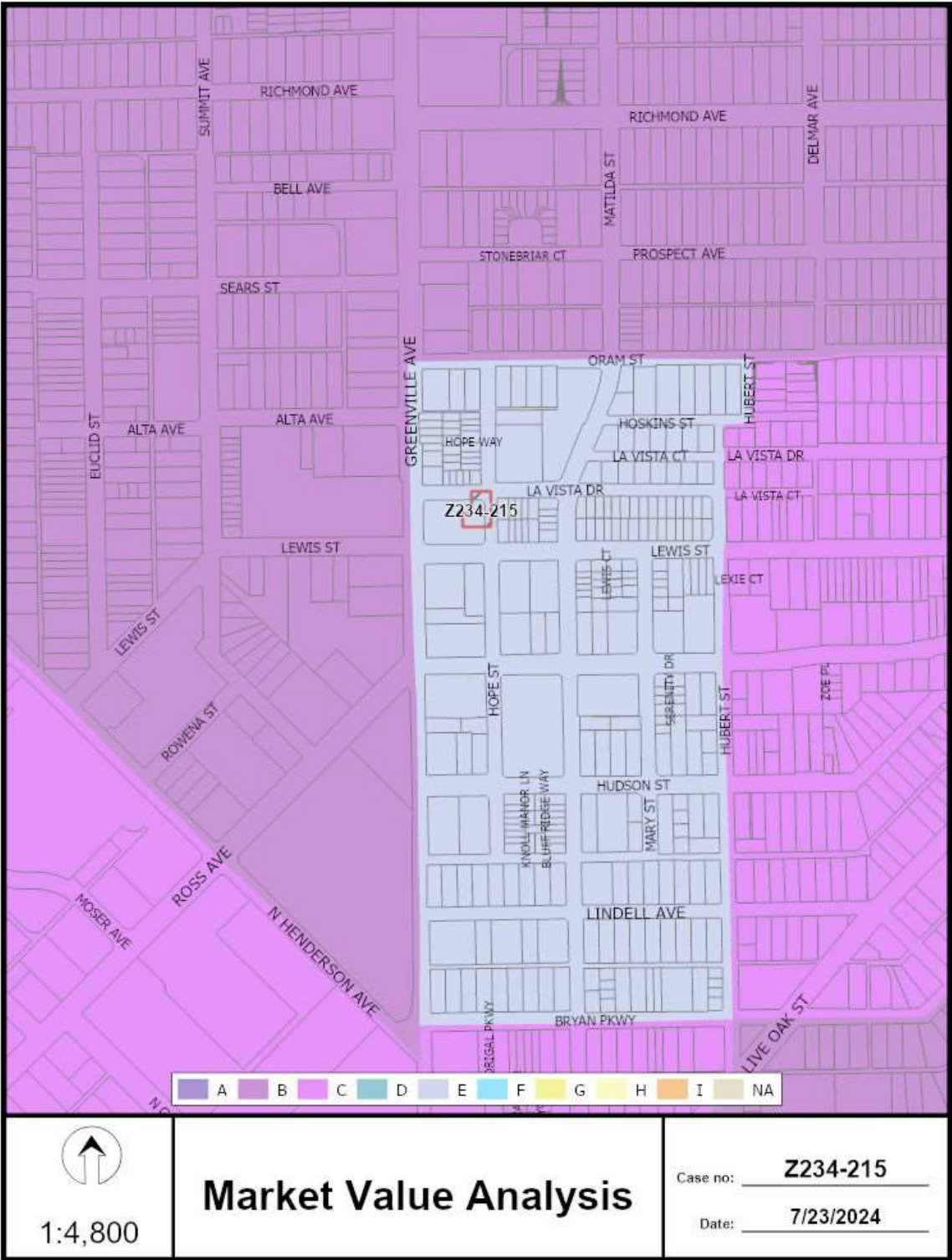




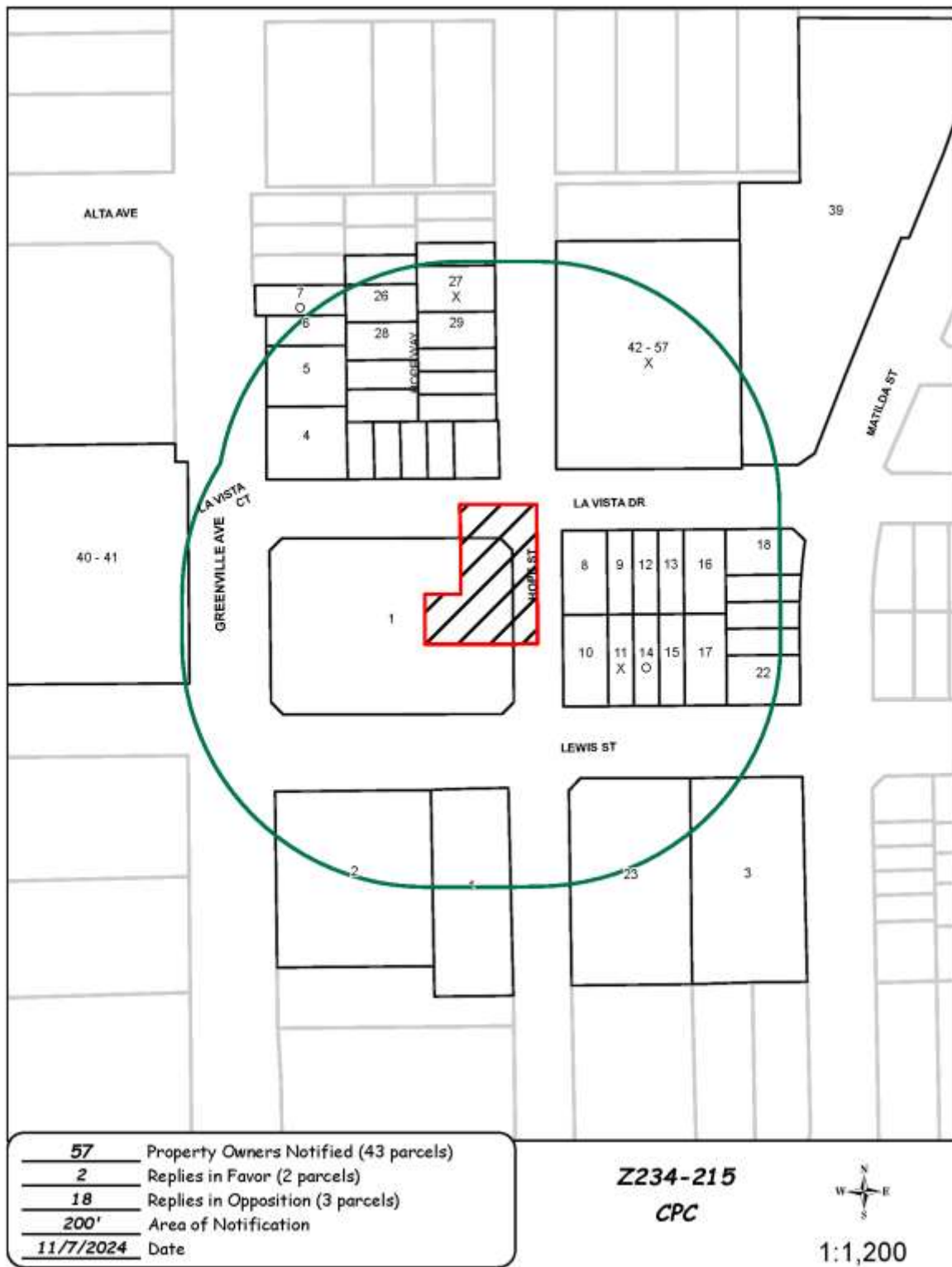












11/06/2024

***Reply List of Property Owners******Z234-215******57 Property Owners Notified    2 Property Owners in Favor    18 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	5512 LEWIS ST	1800 GREENVILLE PARTNERS LLC
	2	1710 GREENVILLE AVE	SAM SKILLERN LEAKE SR F TRUST &
	3	5610 LEWIS ST	IP ROSS FLATS LLC
	4	1900 GREENVILLE AVE	EDWARDS CHARLES DUFF
	5	1904 GREENVILLE AVE	RBT INTERESTS INC &
	6	1908 GREENVILLE AVE	GREENVILLE PARKS LP
O	7	1910 GREENVILLE AVE	TEXAS URBAN LIVING REALTY LLC
	8	5702 LA VISTA DR	SANTELLI JOSEPH
	9	5704 LA VISTA DR	ALLEY JACOB
	10	5603 LEWIS ST	SCHMIDT AUSTIN KENNETH
X	11	5605 LEWIS ST	GENERALOVICH MIKE M &
	12	5706 LA VISTA DR	FLEMING THOMAS C &
	13	5708 LA VISTA DR	REEVES STUART & KAREN
O	14	5607 LEWIS ST	KOTEK THOMAS & NAOMI TRUST
	15	5609 LEWIS ST	CAPLIN JOEL & DEEPA
	16	5710 LA VISTA DR	SHAKIR RAFIG
	17	5611 LEWIS ST	CLONTS JAMES R &
	18	1811 MATILDA ST	MCMURRAY RYAN
	19	1809 MATILDA ST	MARTINEZ VANESSA MARIA
	20	1807 MATILDA ST	KENDALL ROBERT BENNET
	21	1805 MATILDA ST	TRESTER CHRISTINA
	22	1803 MATILDA ST	CHANDLER SHELBY
	23	5604 LEWIS ST	FORTY LOVE PROPERTIES LP
	24	1918 HOPE WAY	MCCOWAN ROBERT W
	25	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
	26	1913 HOPE WAY	HERNDON LINDSEY

11/06/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	1916 HOPE WAY	OTOOLE TIMOTHY
	28	1911 HOPE WAY	NIEHUUS MICHAEL
	29	1912 HOPE WAY	MTS TEXAS HOLDINGS LLC
	30	1910 HOPE WAY	REKER STEVEN &
	31	1909 HOPE WAY	JOHNSON RONALD L
	32	1908 HOPE WAY	GANDHI ANUPAMA K
	33	1907 HOPE WAY	WEINER ERIC DAVID
	34	1906 HOPE WAY	ABOUJAOUDE DORY
	35	5715 LA VISTA DR	COWAN LEE
	36	5713 LA VISTA DR	OHP HOLDINGS LLC
	37	5711 LA VISTA DR	Taxpayer at
	38	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
	39	1965 MATILDA ST	CVG MAGNOLIA ON MATILDA LLC
	40	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
	41	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
X	42	1910 HOPE ST	MOJICA EDWARD
X	43	1910 HOPE ST	KEELING THOMAS
X	44	1910 HOPE ST	BUCKLEY KEVIN & MARGARET
X	45	1910 HOPE ST	KUPERMAN YELENA
X	46	1910 HOPE ST	CROUCH EDIE D
X	47	1910 HOPE ST	BLECHER MARK WARREN
X	48	1910 HOPE ST	BEAHM CYNTHIA DIANE
X	49	1910 HOPE ST	GALLEGOS LISA RASHELLE
X	50	1910 HOPE ST	UTKOV HALLIE T 2021 REVOCABLE TRUST
X	51	1910 HOPE ST	KOBAYASHI AARON S &
X	52	1910 HOPE ST	MERZ RYAN E
X	53	1910 HOPE ST	LOTT LESLIE
X	54	1910 HOPE ST	ANKERSEN KRISTEN A
X	55	1910 HOPE ST	WEBER BROS HOMES TX LLC
X	56	1910 HOPE ST	FOUR BUCKETS LLC
X	57	1910 HOPE ST	BLECHER PAUL