

FILE NUMBER: Z245-135(LC) **DATE FILED:** December 17, 2024

LOCATION: West line of McCree Road, north of East Northwest Highway

COUNCIL DISTRICT: 9

SIZE OF REQUEST: 3.22 acres **CENSUS TRACT:** 48113013010

APPLICANT: Jay Woo, JNF & Associates

OWNER: Club Azul, Inc.

REQUEST: An application for an amendment to Specific Use Permit No. 2559, for an alcoholic beverage establishment, limited to a private-club bar and a commercial amusement (inside), limited to a dance hall, on property zoned CS Commercial Service District.

SUMMARY: The applicant is proposing to amend the existing SUP No. 2559 to allow for alcohol sales and service.

STAFF RECOMMENDATION: Approval, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently an undeveloped lot (approx. 3.22 acres in total size) on property zoned a CS Commercial Service District.
- Geographically located in northeast Dallas.
- This lot has frontage on both McCree Road and Access Road.
- Applicant requests an amendment to previously approved SUP No. 2559, to revise the use to add the land use for an alcoholic beverage establishment limited to a private club-bar in addition to the previously-approved land use of a commercial amusement (inside) limited to a Class A dance hall.
- Hours of operation and other previously approved SUP conditions will remain the same.
- Applicant proposes no other changes to the site or conditions.

Zoning History:

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

1. **Z234-214:** On Wednesday, September 25, 2024, the City Council approved an application for a Specific Use Permit for a commercial amusement (inside) with a Class A dance hall on property zoned a CS Commercial Service District on the west side of McCree Road, north of East Northwest Highway. [Subject Site]
2. **Z223-345:** On September 20, 2023, staff received an application for a Specific Use Permit for a general merchandise or food store 100,000 square feet or more on property zoned a CS Commercial Service District on the east line of Executive Drive, between McCree Road and Data Drive.
3. **Z223-247:** On December 13, 2023, City Council approved an application for a Specific Use Permit for a utility or government installation other than listed limited to an elevated water storage reservoir on property zoned a CS Commercial Service District on the east line of Executive Drive, north of East Northwest Highway.
4. **Z223-153:** On January 10, 2024, City Council approved an application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District on the east line of Executive Drive, northeast of the intersection of Executive Drive and Data Drive.
5. **Z190-327:** On February 24, 2021, City Council denied without prejudice the renewal of Specific Use Permit No. 2294 for an alcoholic beverage establishment

limited to a private club-bar use on property zoned a CS Commercial Service District located on the west line of McCree Road, north of Northwest Highway.
[Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
McCree Road	Local Street	-
Access Road	Local Street	-
East Northwest Highway	Principal Arterial	107 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The new forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our City has evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

ForwardDallas 2.0 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 situated within the Neighborhood Mixed-Use Placetype. This placetype allows the following primary land uses: Multiplex, Apartments, Mixed-Use, Lodging, Commercial and Office; in conjunction with secondary land uses including: Agricultural, Public Open Space, Private Open Space, Single Family Detached & Attached, Civic/Public Institutional and Utility.

The primary focus of the Neighborhood Mixed-Use placetype is to be anchors of commercial and social activity. These neighborhoods typically include a mix of single-family homes, commercial such as restaurants and personal service and office uses. This placetype maintains a transitional type of development that prioritizes pedestrian connectivity, while preserving the community’s character with compatibly scaled mixed-use development. Local amenities such as parks and small-scale retail may be present, in conjunction with the residential creates hubs of low and medium density providing access to daily needs for residents and visitors.

The area of request is not an existing and established business yet, but it is important to add a note that new development in this placetype should align with the established building form and character of the neighborhood mixed-use development patterns. These new developments should be well-integrated within the natural landscape and consideration should be given a connectivity approach to preserve existing fabric of the area.

Active Area & Land Use Plans:

The subject site is outside the boundaries of any active area and land use plans.

Land Use:

	Zoning	Land Use
Site	CS, Commercial Service	Undeveloped
North	CS, Commercial Service with SUP No. 1756	General merchandise or food store greater than 100,000 SF
East	CR, Community Retail	Public Park & activity fields [Samuell Garland Park]
South	CS, Commercial Service	Restaurants with and without drive-in or drive-through service
West	CS, Commercial Service	Auto-body shop, Undeveloped, and Restaurants with drive-in or drive-through service

Land Use Compatibility:

The area of request is currently an undeveloped lot (approx. 3.22 acres in total size), zoned a CS Commercial Service District.

To the north, south, east, and west of the property are commercial retail uses, such as restaurants and auto body shop. With this area being surrounded by nonresidential uses

and the area of request matching the uses in the immediate area, staff finds the applicant's requested SUP for a private-club bar and a commercial amusement (inside) with a Class A dance hall to be compatible with the surrounding area. Staff supports the applicant's request.

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 recommends approval of the requested SUP amendment.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a commercial amusement (inside) is generally one space per 100 square feet of floor area, with a dance hall requiring one space per for 25 square feet of dance floor. As shown on the proposed site plan, the parking requirements are as follows: for banquet hall and lounge use the off-street parking requirement is 1 space per 100 square feet, for the dance hall use off-street parking requirement is 1 space per 25 square feet.

For the banquet hall and lounge use 178 parking spaces would be required, for the dance hall use 87 parking spaces would be required for a total of 265 required parking spaces. Applicant is providing 266 parking spaces, as shown on the site plan, confirming applicant and site is compliant with parking requirements.

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 target intervention strategies more precisely 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 a “F” MVA area. There is an “F” MVA area to the north, east and west of the subject site. To the south of the subject site is “H” MVA area.

Z245-135(LC)

List of Officers

Club Azul, Inc.

Mun H. Wallace, Partner

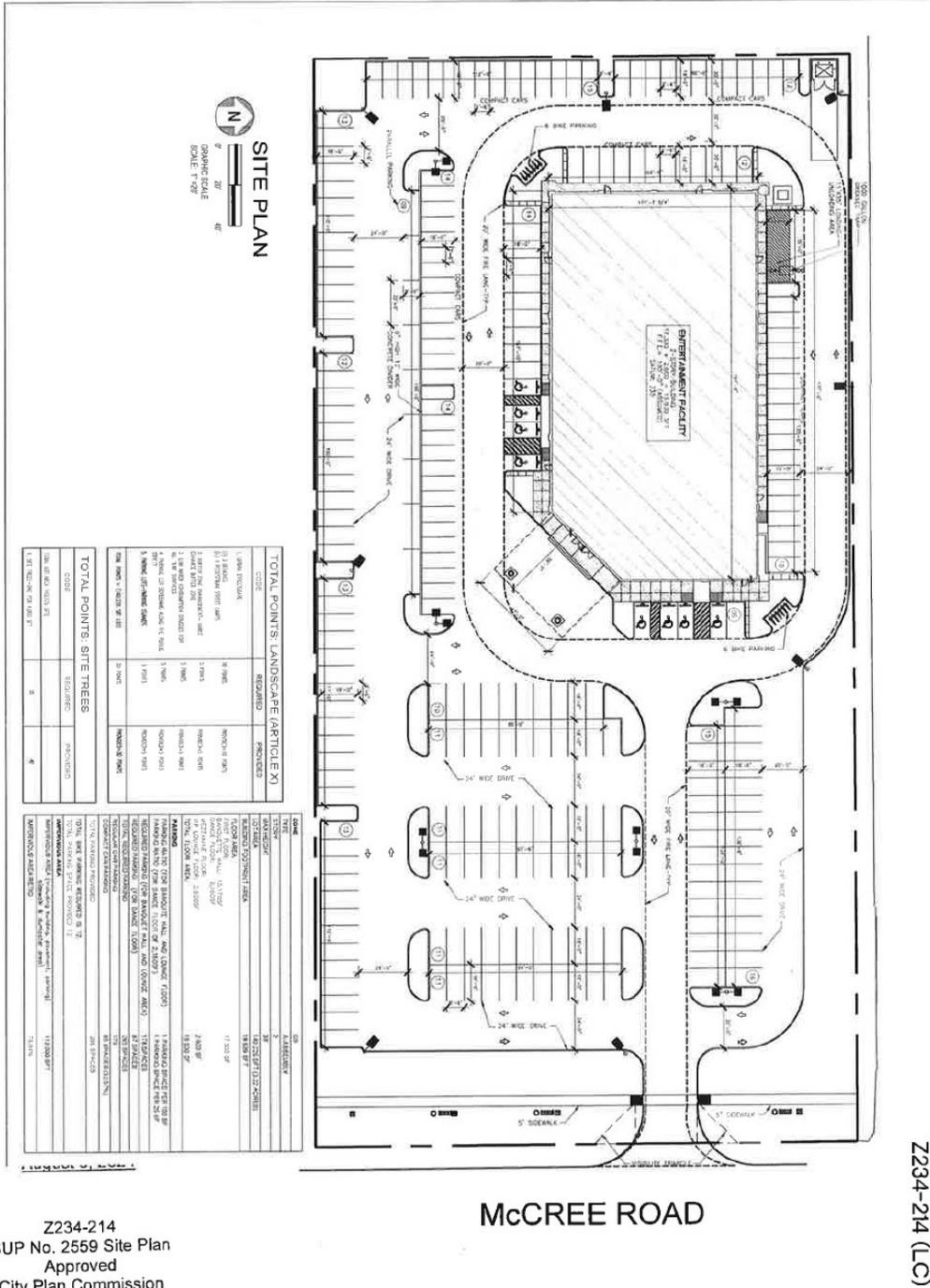
Jong Hoon An, Partner

JNF Associates, Architectural Firm

Jong (Jay) Woo, President

AMENDED SUP CONDITIONS

1. USE: The only uses authorized by this specific use permit is [an alcoholic beverage establishment limited to a private club-bar and](#) a commercial amusement (inside) limited to a Class 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 September 25, 2029 .
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code as amended. Canopy trees will be planted and properly spaced within the leftover open green space throughout the site. Trees selected will be species that are in accordance with Article X.
5. HOURS OF OPERATION: The [alcoholic beverage establishment limited to a private club-bar and](#) commercial amusement (inside) limited to a Class A dance hall may only operate between 6:00 p.m. and 2:00 a.m., Thursday through Monday.
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 with the City of Dallas.



Z234-214 (LC)

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Z234-214
 SUP No. 2559 Site Plan
 Approved
 City Plan Commission
 August 8, 2024

Sheet Number
 A100
 Project Number
 17-029

CLUB AZUL
 SHELL AND INTERIOR FINISH OUT
 1212 MCCREE ROAD
 DALLAS, TEXAS

DATE: 07/05/2024
 TIME: 10:00 AM
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 TITLE: ARCHITECT

fk design
 400 ciaticola place
 suite 410
 plano, texas 75074
 972-454-1205 (m)
 480-226-8902 (t)
 fkdallas@outlook.com
 web: fk-architect.com

INE ASSOCIATES
 1212 MCCREE ROAD
 DALLAS, TEXAS 75201
 214-760-1234
 www.ine.com

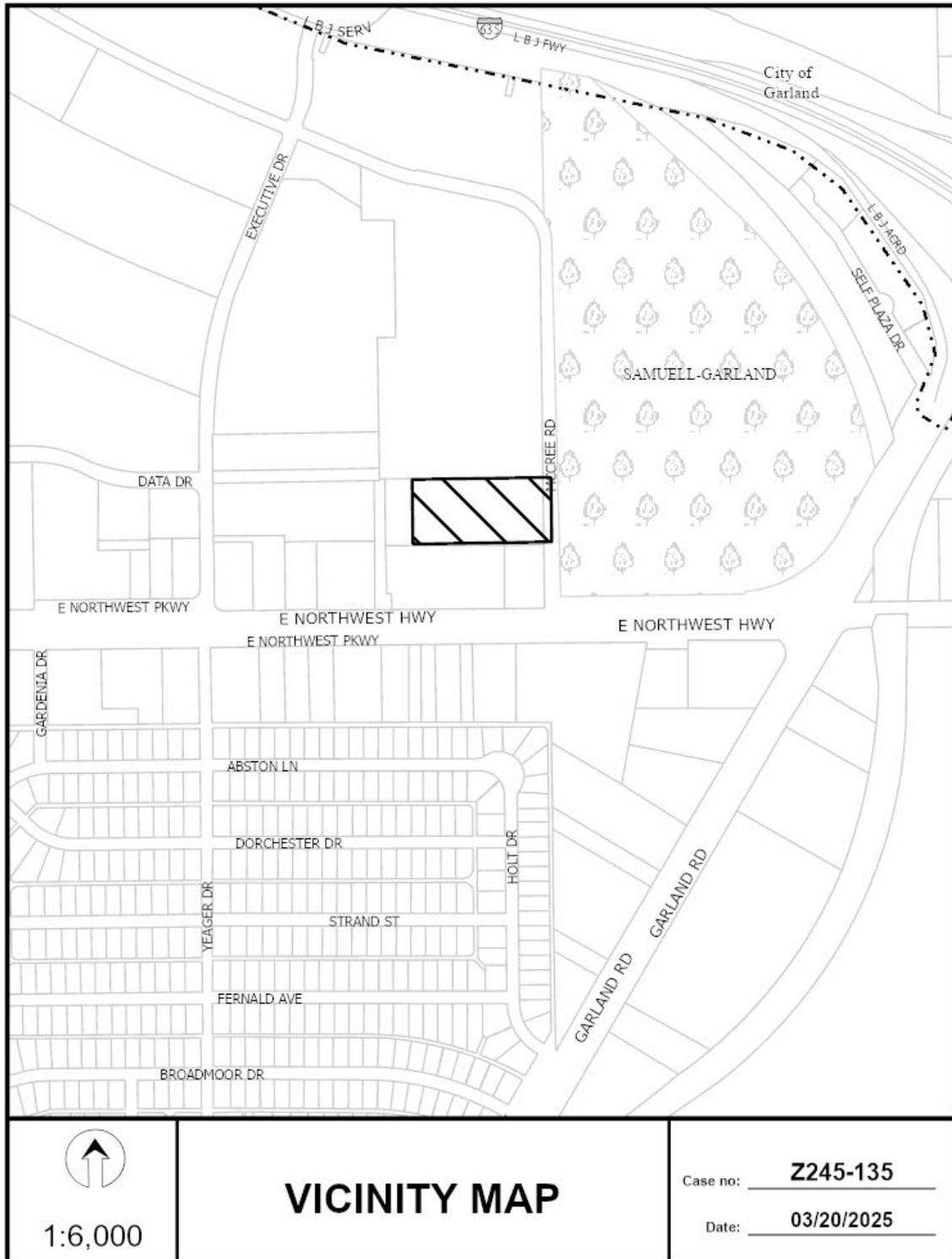
07/05/2024
 REAL ONLY FILE F-3080 NO DATE

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 241453

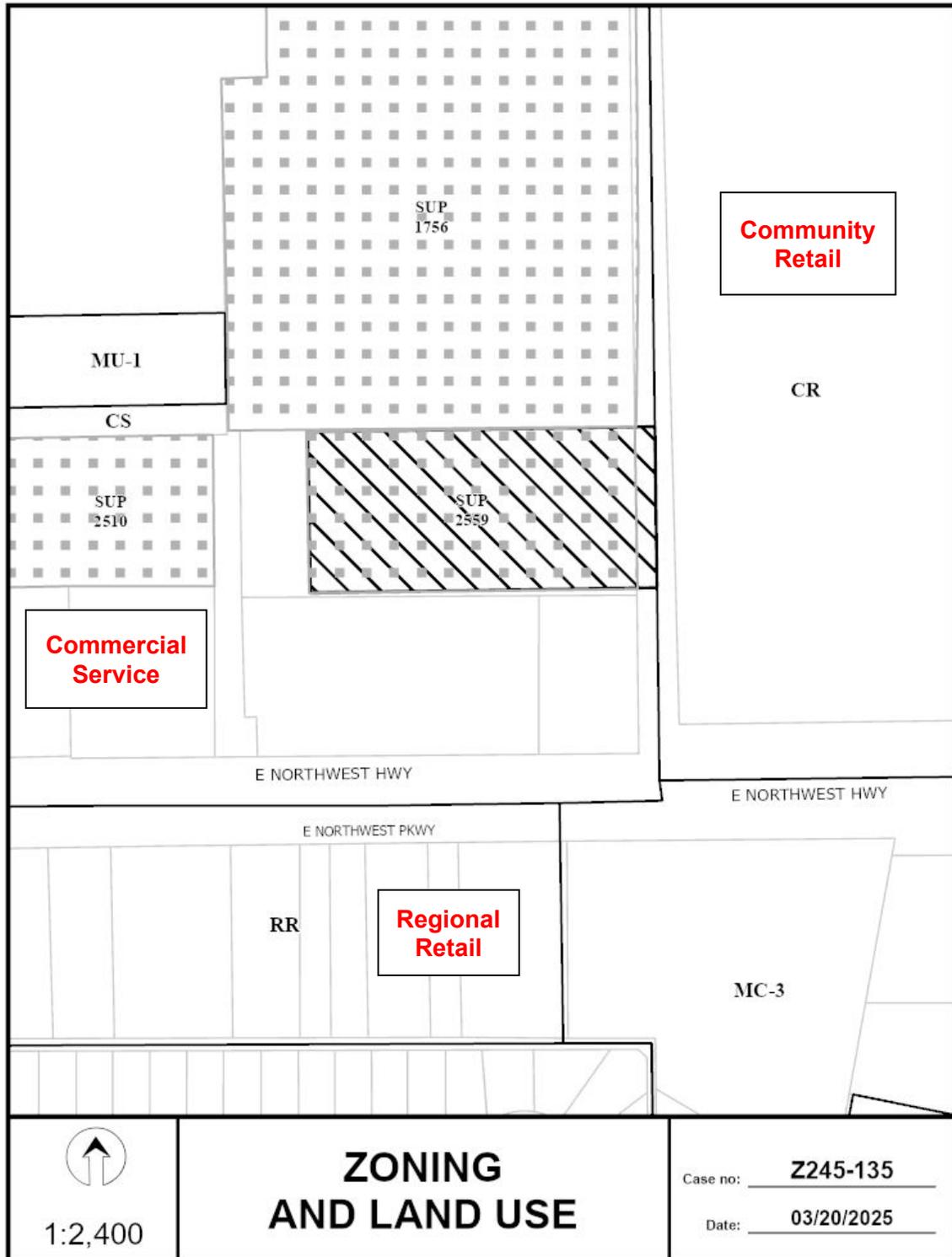
EXISTING SITE PLAN

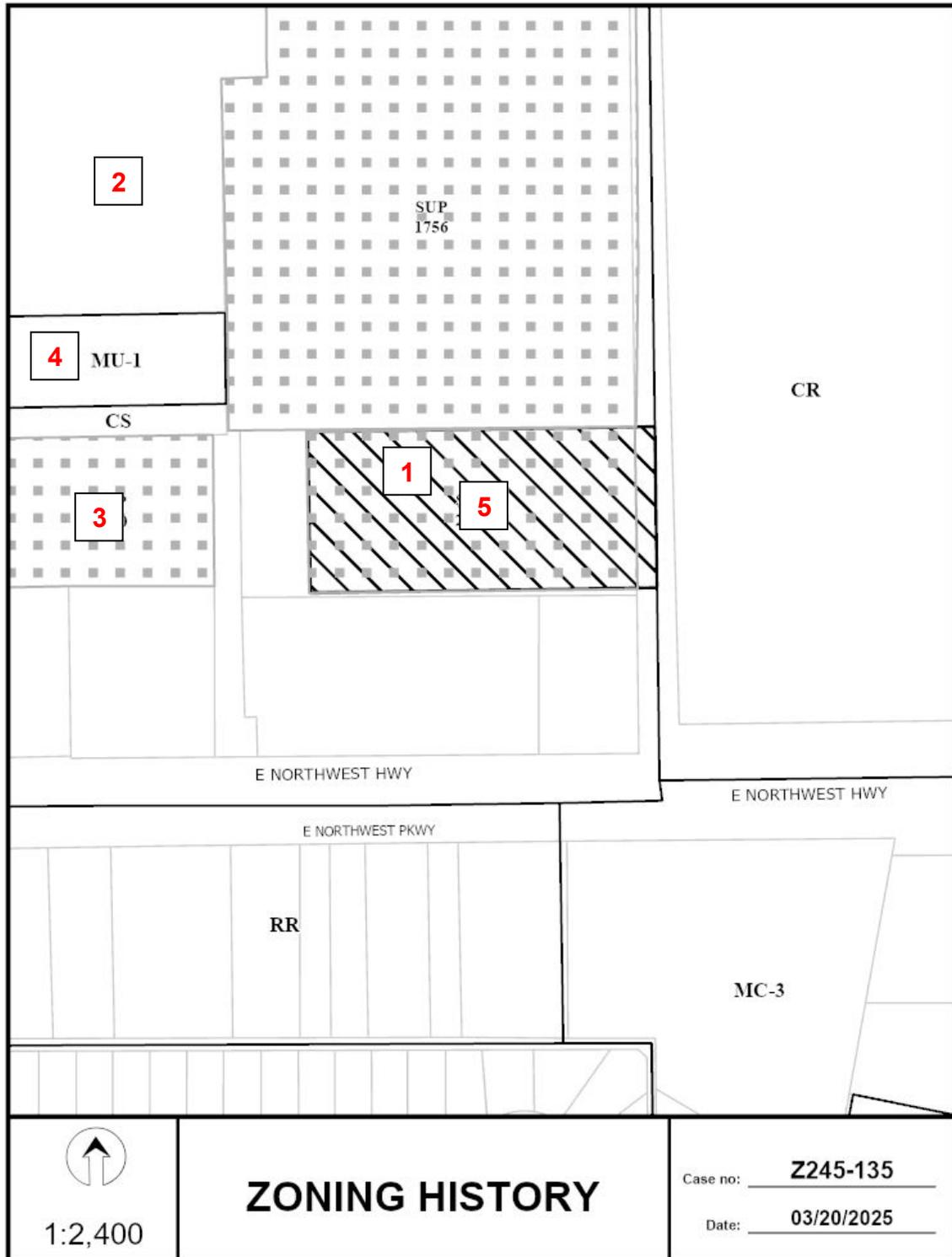
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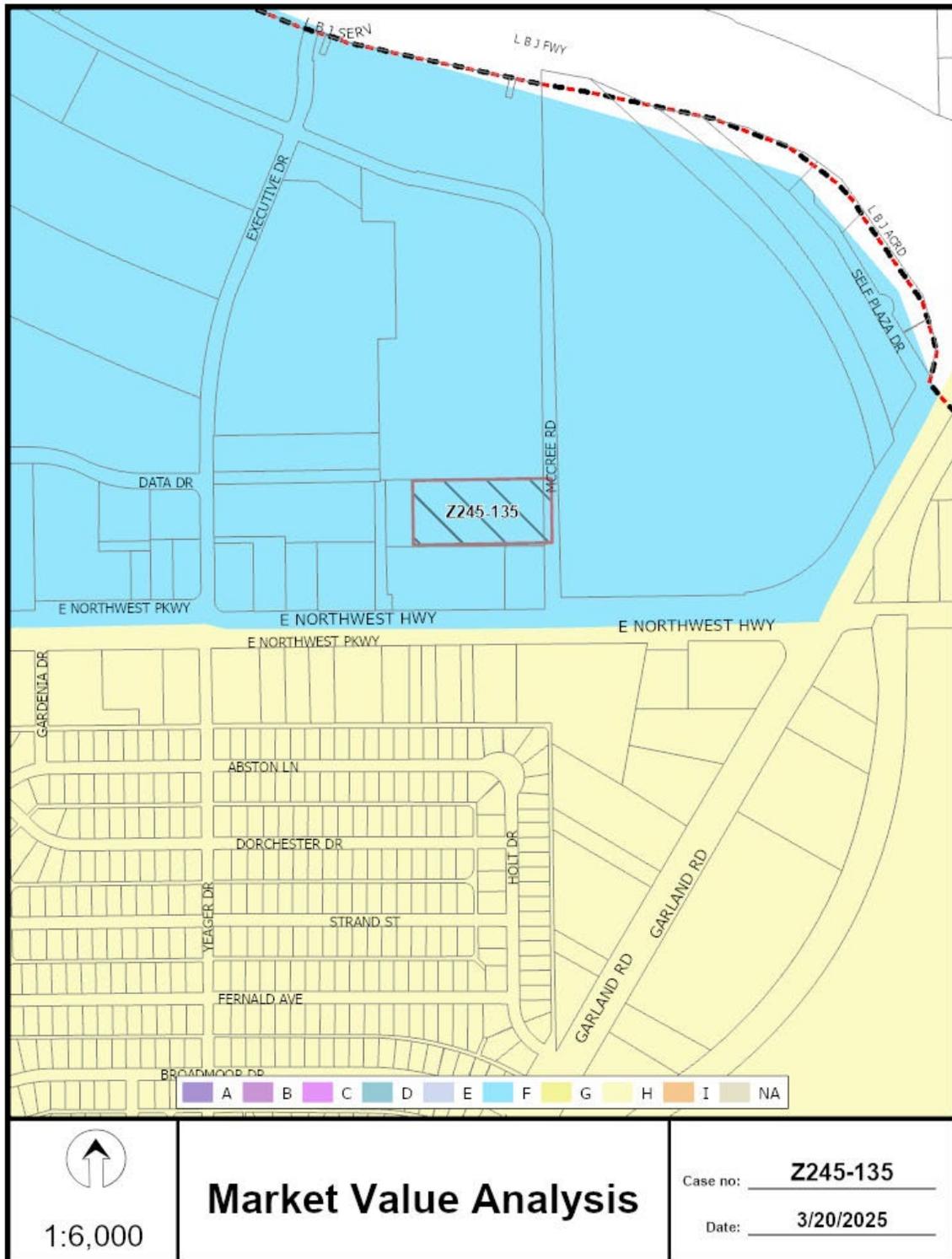
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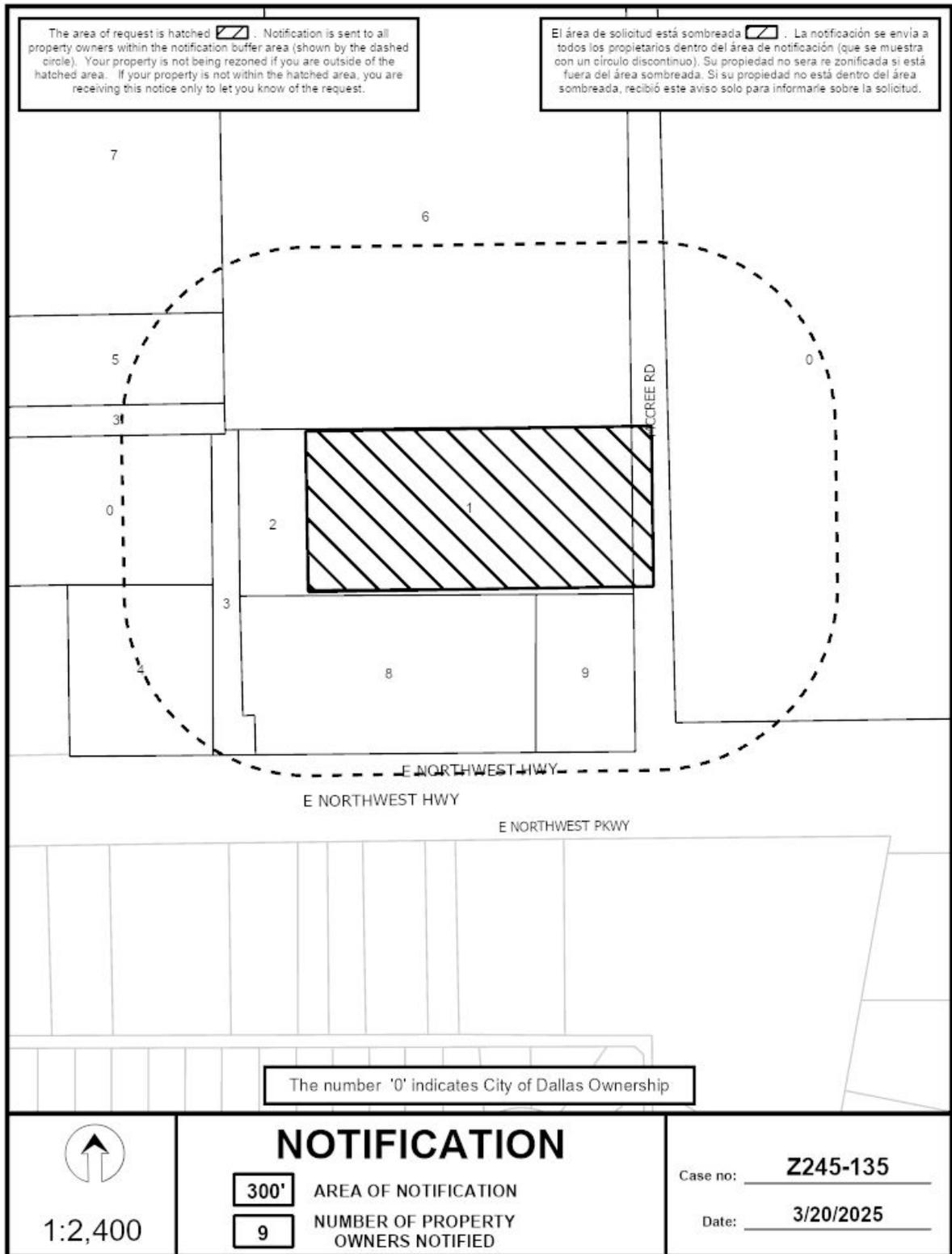












Z245-135(LC)

03/20/2025

Notification List of Property Owners

Z245-135

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11921 E NORTHWEST HWY	CLUB AZUL INC
2	12124 MCCREE RD	CHRISTIAN BRO AUTO CORP
3	11921 E NORTHWEST HWY	SAMS EAST INC
4	11809 E NORTHWEST HWY	DFW VENTURE NO 1
5	206 EXECUTIVE DR	KKMD INESTMENTS LLC
6	12000 MCCREE RD	SAMS REAL ESTATE BUS TR
7	12710 EXECUTIVE DR	DAY DALLAS LLC
8	11917 E NORTHWEST HWY	NNN REIT LP
9	11921 E NORTHWEST HWY	SRI REAL ESTATE PROPERTIES