

FILE NUMBER: Z234-120(CR) **DATE FILED:** November 7, 2023

LOCATION: East line of North Bishop Avenue, between West Neely Street and West Davis Street.

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ± 7,405 sqft **CENSUS TRACT:** 48113004201

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: 620 N Bishop, LLC

REQUEST: An application for 1) a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 830, the Davis Street Special Purpose District; and 2) a Specific Use Permit for a boutique hotel.

SUMMARY: The purpose of the request is to allow for modified development standards to allow for a boutique hotel to operate out of an existing building on the site.

STAFF RECOMMENDATION: **Approval** of 1) a new subdistrict, subject to conditions; and 2) a Specific Use Permit for a four-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

Existing/Proposed Built Conditions:

- The approximately 0.17-acre area of request encompasses one property addressed as 620 North Bishop Avenue. The site is developed with a three-story, nine-unit multifamily building with seven parking stalls to the rear of the property.
- There are no alterations proposed to the existing structure or site as part of this application.



Figure 1. External Access Balconies

- Access to the rooms is provided via a system of existing multi-story balconies that connect to ground level on the south side of the building, as illustrated in Figure 1.

Existing/Proposed Use Conditions:

- According to the applicant, following its development in 2015, the site has been utilized as multi-lease-type property. Historically, rental duration has been daily, weekly, monthly, and annually. Most recently, the property has been 80% occupied as a daily to 14-day rental. The applicant references these rental patterns as the impetus for the request to transition the use to a boutique hotel.
- The area of request is currently zoned Subdistrict 1 within Planned Development (PD) No. 830, the Davis Street Special Purpose District. Per Section 51P-830.104(9), *Boutique Hotel* is defined as “a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal entry.” A boutique hotel use is not currently permitted in Subdistrict 1 within PD No. 830.
- The applicant requests a new Subdistrict 1C within PD No. 830. Requested language specifies that:

- A boutique hotel is permitted by Specific Use Permit only within Subdistrict 1C;
- Guests within a boutique hotel may prepare food on-site within the rooms;
- Internal entry to a boutique hotel is not required.
- In addition to the request for a new PD subdistrict, the applicant requests a Specific Use Permit for a boutique hotel with a maximum number of nine guest rooms.
- The applicant requests a Specific Use Permit to reassess the application through the required Specific Use Permit renewal process.

Zoning History:

There have been three zoning cases in the area in the last five years:

1. **Z234-192:** On August 14, 2024, the City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar. Lounge, or tavern on property zoned Conservation District No. 7, the Bishop/Eight Street Conservation District located on the southwest corner of West Davis Street and north Bishop Avenue.
2. **Z201-111:** On February 22, 2023, the City Plan Commission denied an application for an expansion of Subdistrict 6 within Planned Development District No. 830 [to permit office uses], on property zoned Tract 1C within Planned Development District No. 160 located on the east line of Madison Street, between Davis Avenue and Neely Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Bishop Avenue	Community Collector	100 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 *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan 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:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.1.2 Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the City as a whole.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	PD No. 830 (Subdistrict 1)	Multifamily
North	PD No. 830 (Subdistrict 1)	Office
East	PD No. 160 (Tract 1C)	Single family
South	PD No. 830 (Subdistrict 1)	Office
West	PD No. 830 (Subdistrict 1)	Vacant, multi-tenant building, restaurant, and personal service

Land Use Compatibility:

The approximately 0.17-acre area of request encompasses one property addressed as 620 North Bishop Avenue. The site is developed with a three-story, nine-unit multifamily building with seven parking stalls to the rear of the property. There are no alterations proposed to the existing structure or site as part of this application.

Access to the rooms is provided via a system of existing multi-story balconies that connect to ground level on the south side of the building.

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.

From a land use perspective, the applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The existing land use intensity on site will not increase based on the transition from multifamily to a boutique hotel use. Likewise, no other changes to the dimensional requirements or design standards of the existing PD subdistrict are proposed.

Landscaping:

Landscaping must be provided in accordance with PD No. 830 and Article X of the Dallas Development Code, as amended.

Parking:

The applicant is requesting that a flat number of six parking spaces be required on site. The structure includes nine units, and there are 12 existing bike parking spaces on site. Six existing parking stalls are accounted for on the proposed site plan in their current configuration.

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.

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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 “C” MVA area.

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LIST OF OFFICERS

620 N Bishop, LLC

Christian Chernock, Managing Member

PROPOSED PD CONDITIONS

ARTICLE 830.

PD 830.

SEC. 51P-830.101. LEGISLATIVE HISTORY.

PD 830 was established by Ordinance No. 27944, passed by the Dallas City Council on August 11, 2010. (Ord. 27944)

SEC. 51P-830.102. PROPERTY LOCATION AND SIZE.

PD 830 is established on property located along the Bishop Avenue Corridor between Colorado Boulevard and Davis Street; property located along the Davis Street Corridor, bounded by Plymouth Road on the west and Zang Boulevard on the east; and excluding property zoned Planned Development District No. 160, Planned Development No. 340, Planned Development No. 87/Historic District 15, Conservation District No. 1, and Conservation District No. 7. The size of PD 830 is approximately 290.623 acres. (Ord. Nos. 27944; 31161)

SEC. 51P-830.103. CREATION OF SUBDISTRICTS.

This district is divided into the following subdistricts:

- (1) Subdistricts 1 [~~and~~] 1A., 1B., and 1C.: Bishop Avenue.
- (2) Subdistrict 2: Subdistrict 2 is not created as part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area.
- (3) Subdistrict 3: East Garden District, Subdistrict 3A: Bishop Arts Branch Library, and Subdistrict 3B: Bishop Arts Mixed Use District.
- (4) Subdistrict 4: Kidd Springs Park.
- (5) Subdistrict 5: Kings Highway Gateway.
- (6) Subdistricts 6, 6A, 6B, and 6C: Davis Corridor.
- (7) Subdistrict 7: Winnetka Heights Village.

(8) Subdistricts 8 and 8A: West Garden District. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374; 31161; 31602)

SEC. 51P-830.104. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district:

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(3) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(4) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for retail sale of the products to the general public.

(5) ATTIC STORY means that portion of a building between the top floor and the ceiling above it that is located within a roof structure.

(6) BED AND BREAKFAST means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(7) BLADE SIGN means a sign that projects perpendicularly from a main building facade and is visible from both sides.

(7.1) BLANK WALL AREA means any portion of the exterior of a building facade that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story of a building.

(8) BODY PIERCING STUDIO means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(9) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days;

provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(10) DOOR YARD means the area between the edge of the sidewalk furthest from the street and the front building facade.

(11) EVENT CENTER means a facility with indoor and outdoor areas for gathering and entertainment.

(12) HOTEL means a lodging facility having between 31 and 120 guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(13) LEGACY BUILDING means a building that fronts on Davis Street or Bishop Avenue and that is listed on Exhibit “830B” or determined to be a legacy building in accordance with Section 51P-830.118.

(14) MAJOR MODIFICATION means reconstruction, alteration, or renovation of a single family or duplex structure that exceeds 50 percent of the structure assessed by the Dallas Central Appraisal District or any increase in the floor area of a structure if the expansion is over 50 percent of the floor area of the existing structure.

(15) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(15.1) MEWS means the public or private right-of-way for pedestrians or lowspeed vehicular traffic that provides access to a building, serves as a small street, and may provide access to vehicle parking.

(16) MIXED USE DEVELOPMENT means a development that has both main residential and main nonresidential uses on the same building site.

(17) MIXED USE RESIDENTIAL PROJECT (MURP) means a development that has street-level nonresidential uses with hours of operation that are limited to 7:30 a.m. through 6:30 p.m., Monday through Saturday, and that has residential uses only above street level.

(18) MULTI-VENDOR MARKET means a retail location with independently owned and operated vendor spaces within it.

(19) NEIGHBORHOOD MARKET means a temporary outdoor marketplace.

(20) OPEN SPACE means an area that is open to the public for at least eight hours each day, limited to pedestrians, is at least 80 percent open to the sky, a contiguous area of not less than 15 feet in width and 25 feet in length, and where a minimum of 25 percent of the open space area is landscaped with turf, ground cover, shrubs, trees, seasonal plantings, or a combination of these plant materials.

(21) PROJECTING SIGN means an attached sign projecting more than 12 inches from a building at an angle other than parallel to the facade.

(22) REMOTE SURFACE PARKING LOT means a nonstructural passenger-vehicle parking facility where at least 30 percent of its parking spaces are subject to remote parking agreements and where the remaining parking spaces may serve as off-site parking for a valet service that may charge a fee.

(23) RETAIL-RELATED USES means any of the following uses:

- (A) Antique shop.
- (B) Art gallery.
- (C) Dry cleaning or laundry store.
- (D) General merchandise or food store.
- (E) Nursery, garden shop, or plant sales.
- (F) Personal service uses.

(24) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means 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.

(25) TRANSPARENCY means the total area of windows and door openings with glass that is a percentage of the total street-level facade. (Ord. Nos. 27944; 30374; 31161)

SEC. 51P-830.105. INTERPRETATIONS.

- (a) Unless otherwise stated, the interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) Section 51A-2.101, "Interpretations," applies to this article.
- (d) The following rules apply in interpreting the use regulations in this article:
 - (1) The absence of a symbol appearing after a listed use means that the use is permitted by right.
 - (2) The symbol **[L]** appearing after a listed use means that the use is

permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A- 4.218, “Limited Uses.”)

(3) The symbol ***[SUP]*** appearing after a listed use means that the use is permitted by specific use permit only. [“SUP” means “specific use permit.” For more information regarding specific use permits, see Section 51A-4.219, “Specific Use Permit (SUP).”]

(4) The symbol ***[DIR]*** appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol ***[RAR]*** appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review, see Division 51A-4.800, “Development Impact Review.”)

(e) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps.

(f) Subdistricts 1, 1A, 1B, 3, 4, 8, and 8A of this district are considered to be residential zoning districts. Subdistricts **1C**, 3A, 3B, 5, 6, 6A, 6B, and 7 are considered to be nonresidential zoning districts. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374; 31161)

SEC. 51P-830.106. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 830A: Subdistrict maps.
- (2) Exhibit 830B: Legacy buildings list.
- (3) Exhibit 830C: Mixed use development parking chart.
- (4) Exhibit 830D: Subdistrict 3A building corner marker elevation.
- (5) Exhibit 830E: Subdistrict 6B conceptual plan. (Ord. Nos. 27944; 28745; 31161)

SEC. 51P-830.107. CONCEPTUAL PLAN.

- (a) Except as provided in this section, there is no conceptual plan for this district.
- (b) The Bishop/Davis Land Use and Zoning Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district.
- (c) In Subdistrict 6B, for single family uses, development and use of the property must comply with the Subdistrict 6B conceptual plan (Exhibit 830E). If there is a conflict between the text of this article and the Subdistrict 6B conceptual plan, the text of this article controls. (Ord. Nos. 27944; 31161)

SEC. 51P-830.108. DEVELOPMENT PLAN.

- (a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.
- (b) In Subdistrict 6B, for single family uses, a final plat may serve as the Subdistrict 6B development plan. If there is a conflict between the text of this article and the Subdistrict 6B development plan, the text of this article controls. (Ord. Nos. 27944; 31161)
- (c) Subdistrict 1C: For a use that is permitted subject to a specific use permit, a site plan for a specific use permit may be used as the development plan, if the site plan meets the requirements of Section 51A-4.702(e).

SEC. 51P-830.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICTS 1, 1A, ~~AND~~ 1B, AND 1C: BISHOP AVENUE.

- (a) Uses. The following uses are the only main uses permitted:
 - (1) Agricultural uses.
 - Crop production.
 - (2) Commercial and business service uses.
 - None permitted.
 - (3) Industrial uses.
 - None permitted.

- (4) Institutional and community service uses.
 - Church.
- (5) Lodging uses.
 - Boutique hotel *[By SUP in Subdistrict 1C only. Prohibited in Subdistricts 1, 1A, and 1B.]*
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - Office. *[Permitted only as part of a MURP in Subdistrict 1.]*
 - Medical clinic or ambulatory surgical center *[Permitted by right in Subdistrict 1B only.]*
- (8) Recreation uses.
 - Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Multifamily. *[Permitted in Subdistrict 1 and 1C only.]*
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Antique shop. *[Permitted only as part of a MURP.]*
 - Art gallery. *[Permitted only as part of a MURP.]*
 - Remote surface parking lot. *[Permitted only on a lot abutting the lot with the use being supplied with the parking under the remote parking agreement.]*
- (11) Transportation uses.
 - Transit passenger shelter.
- (12) Utility and public service uses.

-- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, "Yard, Lot, and Space Regulations." If there is a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. Except as provided in this paragraph, minimum front yard is 20 feet and maximum front yard is 25 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 10 feet or 10 percent of the lot width measured at the front yard street frontage, whichever is less.

(B) For lots 50 feet in width or less and adjacent to a detached single family use, minimum side yard is five feet.

(C) No side yard is required between attached single family uses.

(3) Rear yard. Minimum rear yard is 10 feet.

(4) Density. No maximum number of dwelling units.

(5) Floor area ratio. No maximum floor area ratio.

(6) Height.

(A) Except as provided in this paragraph, maximum structure height is 38 feet. For a MURP, maximum structure height is 42 feet.

(B) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-two rise over run from private property outside of the district that is zoned for residential uses with a density of less than 12 dwelling units per acre. Institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. Maximum lot width is 150 feet.

(10) Stories. Maximum number of stories above grade is three, plus one attic story.

(e) Architectural design standards.

(1) Except as provided in this subsection, see Section 51P-830.122,

“Architectural Design Standards.”

(2) Structures with street facing facades exceeding 50 feet in length must have changes in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and depth of at least eight inches.

(f) Dumpsters. Dumpsters are prohibited in Subdistricts 1A, ~~and~~ 1B, and 1C.

(g) Additional provisions for a boutique hotel in Subdistrict 1C.

(1) Kitchens are permitted in guest rooms.

(2) External entry for 100 percent of rooms is permitted for structures existing as of [date of passage].

OMITTED FOR BREVITY

SEC. 51P-830.117. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For the purpose of this section, Subdistrict 6A shall be considered one lot.

(1) Multifamily use. A minimum of one off-street parking space per bedroom is required with a maximum of two off-street parking spaces per dwelling unit.

(2) Restaurant use.

(A) Except as provided in this section, a minimum of one off-street parking space per 125 square feet of floor area is required.

(B) Except as provided in this section, if an outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to, a street, sidewalk, or publicly accessible open space, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked in accordance with Section 51P-830.117(a)(2)(A).

(3) Boutique hotel in Subdistrict 1C. A minimum of six parking spaces are required. No loading spaces or loading zone is required.

(b) Parking reductions.

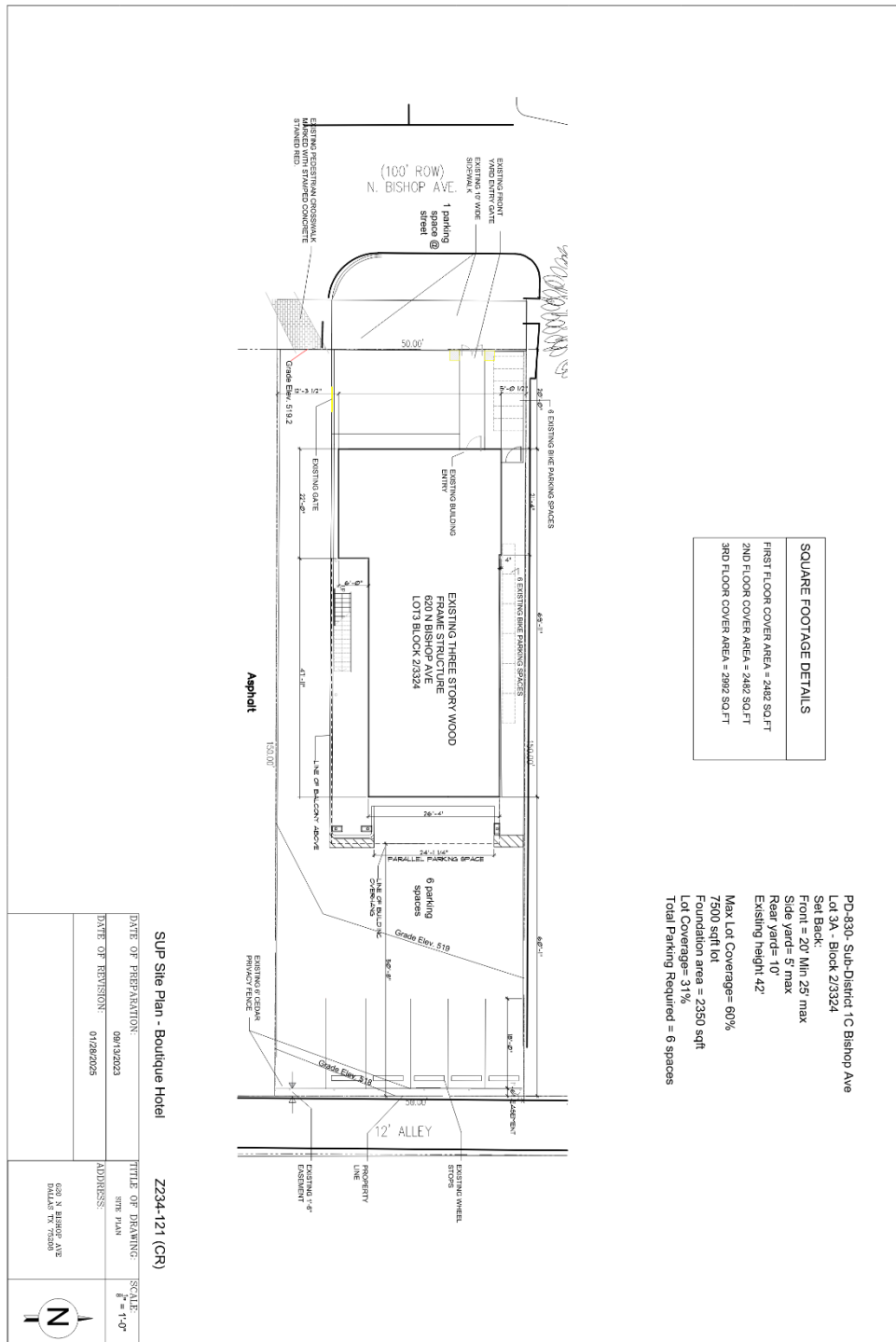
THE REMAINDER OF THIS PD IS OMITTED FOR BREVITY

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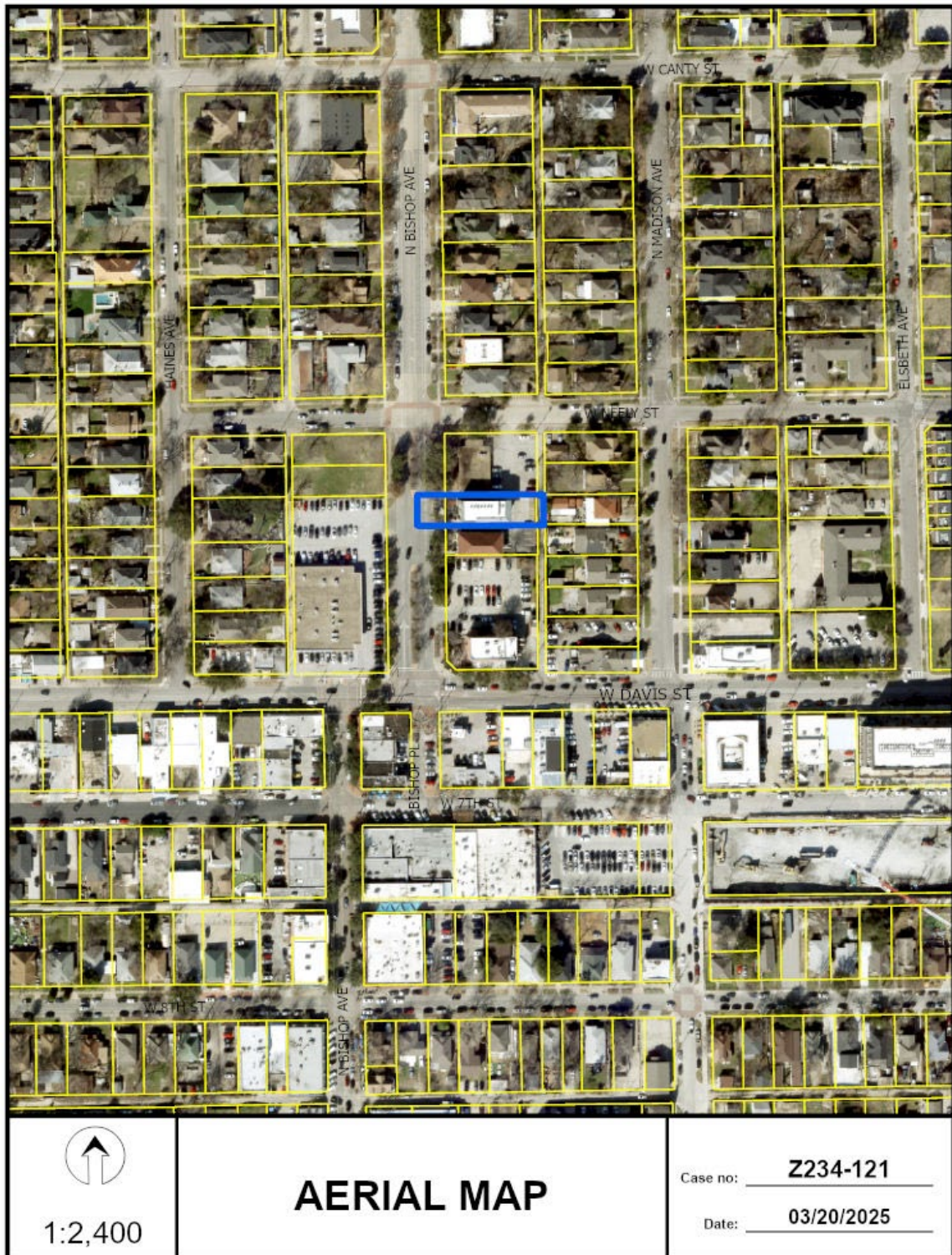
PROPOSED SUP CONDITIONS

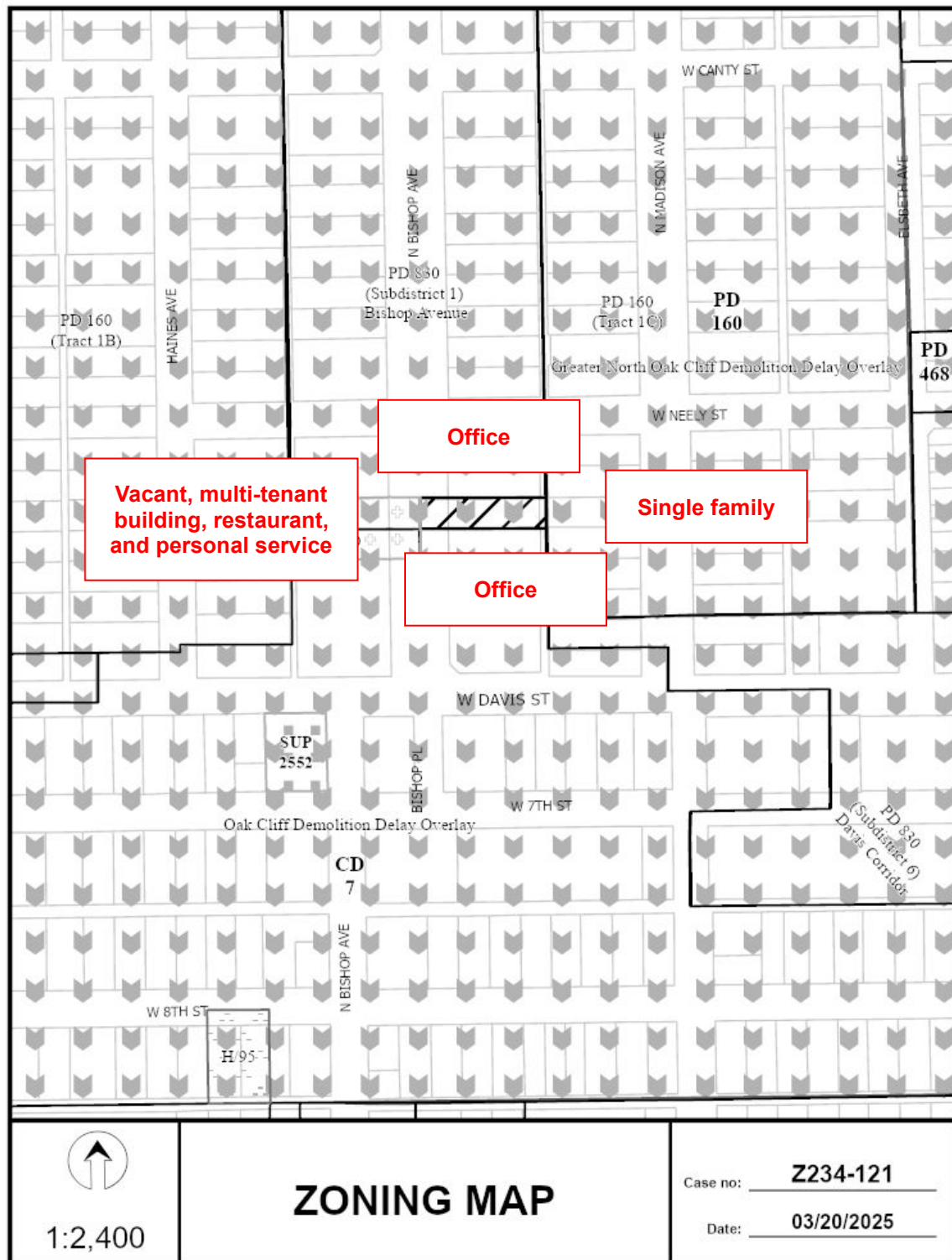
1. USE: The only use authorized by this specific use permit is a boutique hotel.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (four years from the passage of the ordinance).
4. GUEST ROOMS: The maximum number of guest rooms for a boutique hotel is nine.
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.

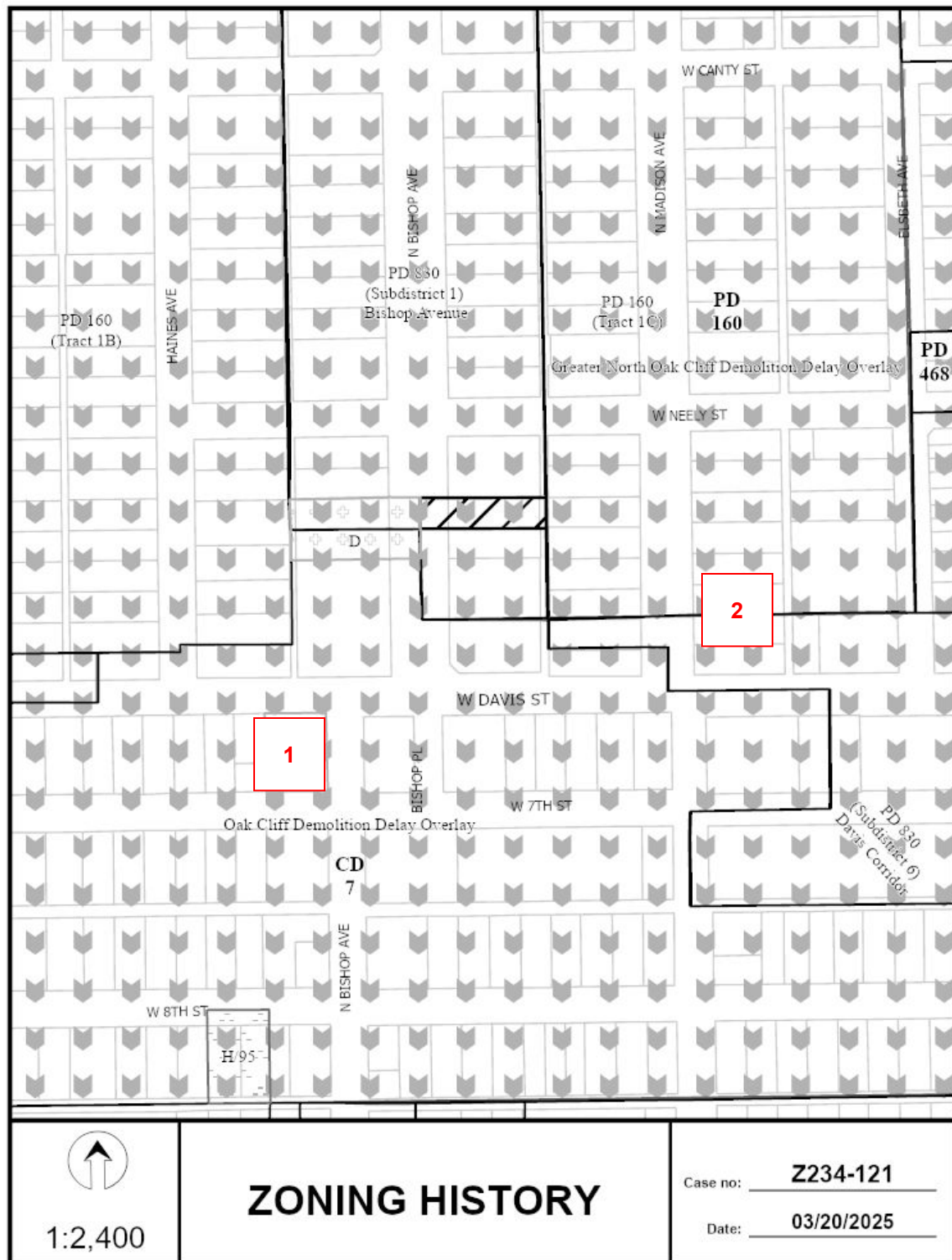
PROPOSED SITE PLAN

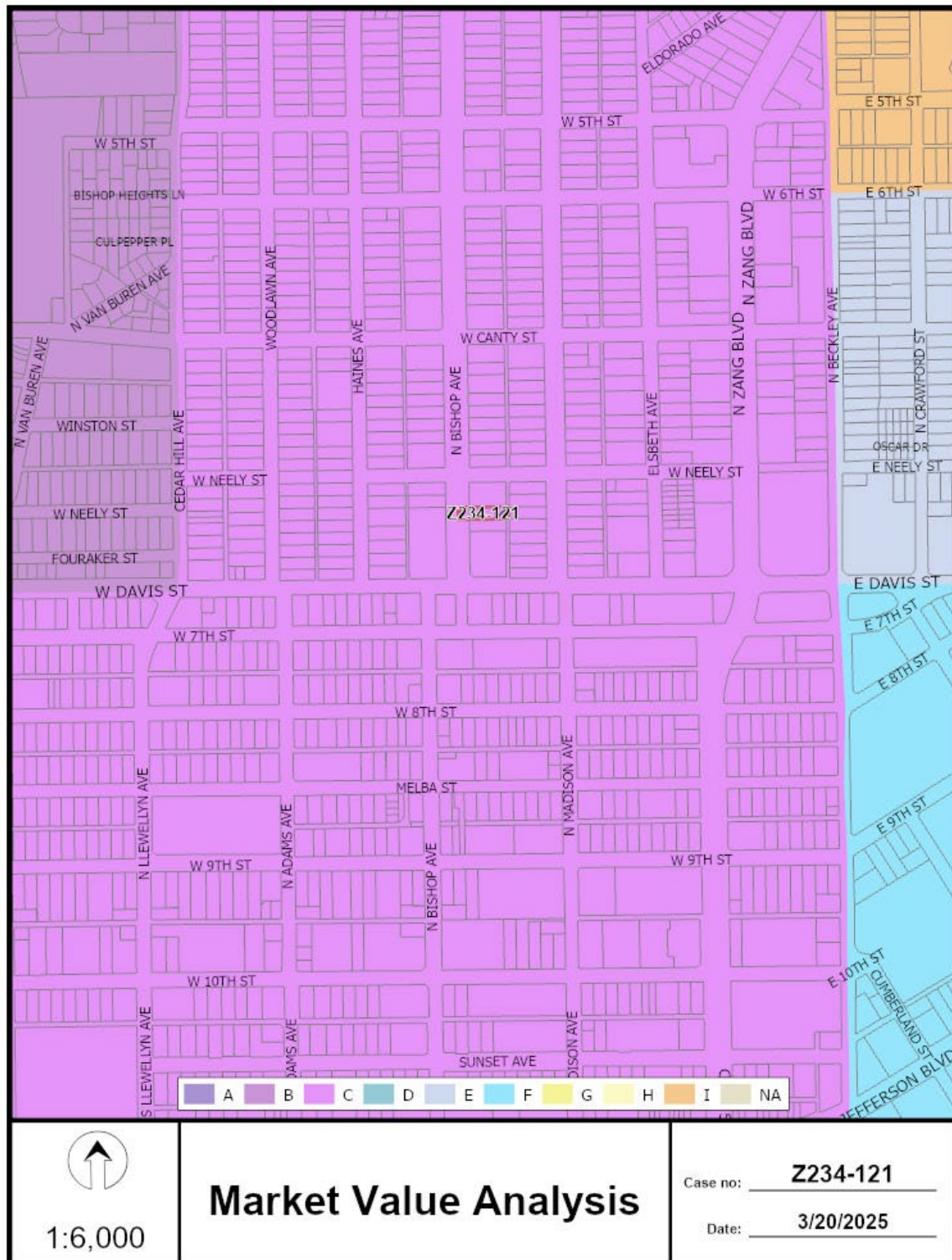


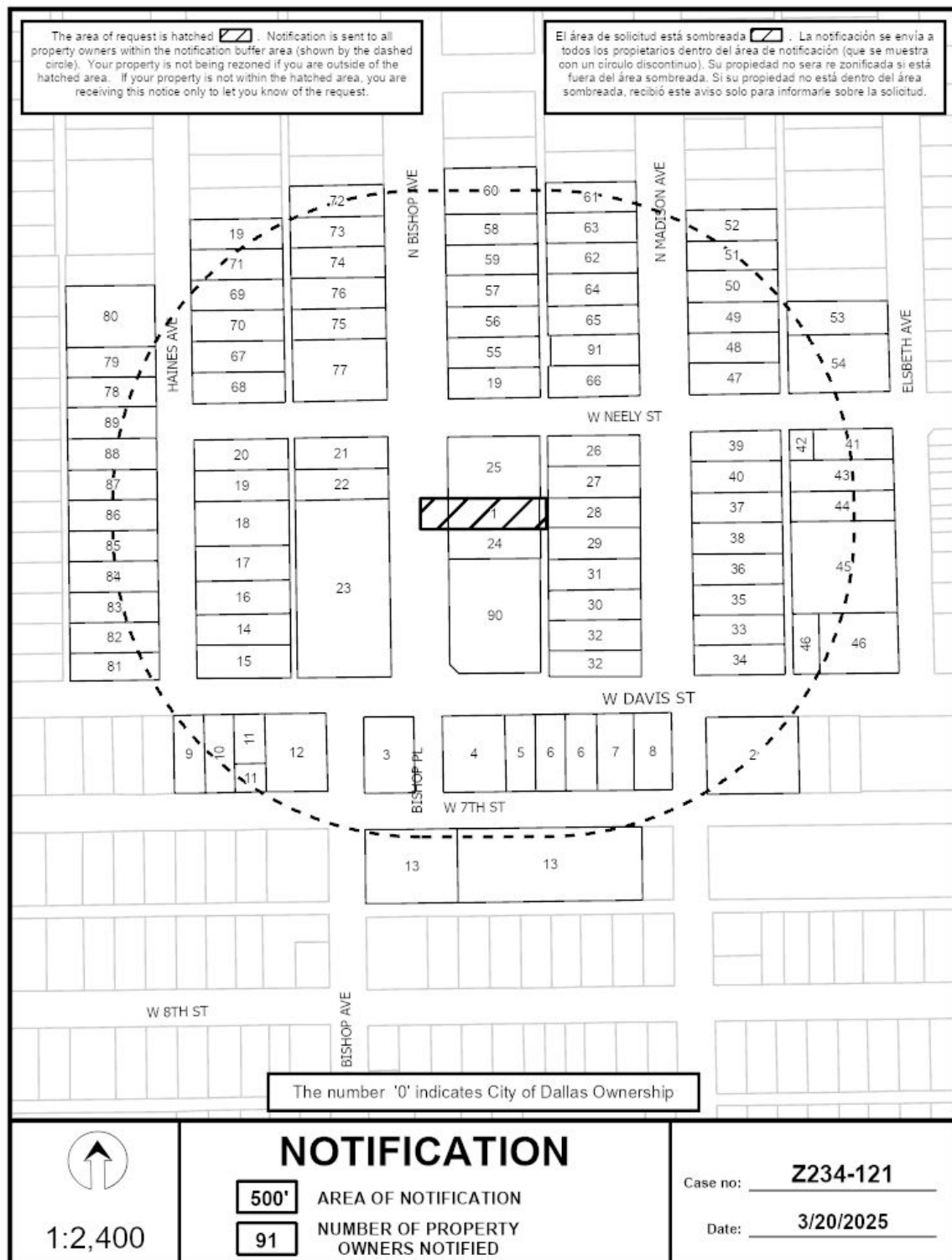












03/20/2025

Notification List of Property Owners***Z234-121******91 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	620 N BISHOP AVE	620 N BISHOP LLC
2	238 W DAVIS ST	AMBERS ON DAVIS LP
3	334 W DAVIS ST	2 ESQUINAS AT BISHOP ARTS LLC
4	330 W DAVIS ST	YEUNG EDWINA & SHIU
5	316 W DAVIS ST	DIMOCK PROPERTIES LLC
6	325 W 7TH ST	HISPANIC SERV UNLTD INC
7	306 W DAVIS ST	HISPANIC SERVICES UNLTD
8	300 W DAVIS ST	HISPANIC SERVICES
9	416 W DAVIS ST	Taxpayer at
10	414 W DAVIS ST	M & I CAPITAL LLC
11	408 W DAVIS ST	BELMAR MANAGMENT LTD
12	509 N BISHOP AVE	2 ESQUINAS AT BISHOP ARTS
13	324 W 7TH ST	BISHOP STREET PARTNERS JV
14	606 HAINES AVE	BALLAS VICTOR &
15	415 W DAVIS ST	SHIDID FAMILY LIVING TRUST
16	612 HAINES AVE	Taxpayer at
17	616 HAINES AVE	HIDALGO MARIA TERESA
18	620 HAINES AVE	MONZO JAMIE M
19	624 HAINES AVE	JASIECKI PERRY WAYNE
20	628 HAINES AVE	Taxpayer at
21	631 N BISHOP AVE	2444 LLC
22	627 N BISHOP AVE	2444 LLC
23	611 N BISHOP AVE	2444 LLC
24	614 N BISHOP AVE	OAK CLIFF INV LLC
25	630 N BISHOP AVE	FIENTES JOSE CO INC
26	629 N MADISON AVE	Taxpayer at

03/20/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	625 N MADISON AVE	CORPORATE DISCOUNTS LLC
28	621 N MADISON AVE	FLORES JAVIER
29	617 N MADISON AVE	RODRIGUEZ EDUARDO S &
30	609 N MADISON AVE	SAMAYOA LEONEL
31	613 N MADISON AVE	MONDRAGON MARIA E
32	303 W DAVIS ST	JAISEL INVESTMENTS LLC
33	606 N MADISON AVE	TBBRE HOLDINGS LLC
34	247 W DAVIS ST	TBBRE HOLDINGS LLC
35	608 N MADISON AVE	BURGESS GEORGE &
36	612 N MADISON AVE	BURGESS GEORGE T III
37	620 N MADISON AVE	OAK CLIFF DESIGN & CONSTRUCTION
38	616 N MADISON AVE	PONCE JESUS J & ANJULIE M
39	628 N MADISON AVE	SIROIS MICHAEL
40	624 N MADISON AVE	RODRIGUEZ TORIBIA C
41	629 ELSBETH ST	LUCAS KRISTY
42	212 W NEELY ST	1122 HOLDINGS LLC
43	627 ELSBETH ST	WEST DAVIS INVESTMENTS LLC
44	621 ELSBETH ST	MENA JUAN BARRERA
45	615 ELSBETH ST	CSK REAL ESTATE LLC
46	609 ELSBETH ST	WEST DAVIS INVESTMENTS LLC
47	702 N MADISON AVE	DAVIDSON VINSON N &
48	704 N MADISON AVE	WONG DIXON
49	710 N MADISON AVE	ROWLAND CHASE
50	714 N MADISON AVE	VILLARREAL MELINDA ANN &
51	716 N MADISON AVE	Taxpayer at
52	720 N MADISON AVE	PARNELL TAMELA DAVIS
53	709 ELSBETH ST	CANALES ROBERTO M &
54	701 ELSBETH ST	701 ELSBETH LLC &
55	706 N BISHOP AVE	GOOD SPACE ARTS INC
56	710 N BISHOP AVE	MUELLER ASHLEY
57	712 N BISHOP AVE	ESQUIVEL JOHNNY & MICKELA R

03/20/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	720 N BISHOP AVE	MENDOZA JOSE & MARIA O
59	716 N BISHOP AVE	GOMEZ AGUSTIN MUNOZ &
60	724 N BISHOP AVE	724 N BISHOP AVE LAND TRUST
61	725 N MADISON AVE	MACIAS AMALIA
62	721 N MADISON AVE	TREVINO RAFAEL
63	723 N MADISON AVE	MILAM RICHARD M
64	719 N MADISON AVE	PEREZAFANADOR JAVIER ALEJANDRO &
65	709 N MADISON AVE	ELLIS ROBERT WILLIAM
66	701 N MADISON AVE	TORRES ALFREDO R &
67	704 HAINES AVE	HAMILTON ROBERT S
68	700 HAINES AVE	GONZALEZ STEPHEN
69	710 HAINES AVE	CAMPBELL ANNE HELEN LIFE ESTATE
70	708 HAINES AVE	DAVILA FERNANDO R &
71	714 HAINES AVE	HARRINGTON NICOLE MICHELLE &
72	725 N BISHOP AVE	MENDOZA MARIA
73	723 N BISHOP AVE	MENDOZA JOSE H &
74	719 N BISHOP AVE	YEARGAN ERIC WHELAN &
75	705 N BISHOP AVE	MOTA JOSE N &
76	713 N BISHOP AVE	HTP BISHOP LLC
77	701 N BISHOP AVE	JASIECKI PERRY WAYNE REVOCABLE
78	701 HAINES AVE	PARHAM JACK D & ELAINE
79	705 HAINES AVE	BARENTINE J P III
80	709 HAINES AVE	BACSIK FAMILY REVOCABLE
81	601 HAINES AVE	PUENTE LEGACY REVOCABLE
82	607 HAINES AVE	VILLATORO DIMAS NAPOLEON
83	611 HAINES AVE	MORENO JUAN
84	615 HAINES AVE	FLEMING SEAN P & FELIX A
85	617 HAINES AVE	MENDOZA OSCAR & GUADALUPE
86	623 HAINES AVE	LUNEV VITALY
87	627 HAINES AVE	MORGAN KIM F
88	631 HAINES AVE	HAROON IDRIS

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	633 HAINES AVE	WARTHEN PROPERTY MGMT LLC
90	606 N BISHOP AVE	JOSE FUENTES CO INC
91	707 N MADISON AVE	CHAVARRIA PANFILO O &