

FILE NUMBER: Z234-304(WK) **DATE FILED:** August 7, 2024

LOCATION: Southwest line of Exposition Avenue, northwest of Parry Avenue

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 3,267 square feet **CENSUS TRACT:** 48113020300

OWNER: Expo Park Partners, LTD

APPLICANT: Antonio Everette – AESS Group LLC

REQUEST: An application for an amendment to Specific Use Permit No. 2341 for a bar, lounge or tavern on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District

SUMMARY: The purpose of the request is to continue to allow a bar, lounge, or tavern on the site.

CPC RECOMMENDATION: Approval for a five-year period, subject to amended conditions.

STAFF RECOMMENDATION: Approval for a five-year period, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of the request is zoned Planned Development District No 269, Tract A, the Deep Ellum/Near East Side District.
- The request is for a renewal of SUP No. 2341, which was approved by City Council for a two-year time period on June 26, 2019, and renewed for a three year time period on August 11, 2021.
- The lot has frontage on Exposition Avenue.
- The applicant does not propose any changes to the site plan or conditions.

Zoning History:

There has been one zoning case in the area over the past five years.

1. **Z223-262** – On November 8, 2023, City Council approved the renewal of Specific Use Permit number 1691 for a bar, lounge, or tavern for a three year time period on a property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southwest line of Exposition Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Exposition Avenue	Community Collector	80'
Parry Avenue	Principal Arterial	100'

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:

Comprehensive Plan

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

ECONOMIC ELEMENT

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 5.1.2 Define urban character in Downtown and other urban cores.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Land Use:

	Zoning	Land Use
Site	Tract A, Planned Development District No 269	Alcoholic Beverage Establishment
North	No 269	Parking
East	CS Commercial Service	DART Station
South	No 269	Retail, Parking
West	No 269	Retail

Land Use Compatibility:

The request site is zoned Tract A within PD No 269, the Deep Ellum/Near East Side District and is currently developed with a two-story, approximately 3,250-square-foot building operating as an alcoholic beverage establishment.

Other uses surrounding the area of request include a parking lot to support the retail uses to the north, retail and parking uses to the west and south, and a DART station across Parry Avenue to the east. The use of a bar, lounge, or tavern with a live music venue component is compatible with the surrounding uses in the immediate vicinity and the uses along Exposition Avenue.

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. As the surrounding is developed with retail, restaurant, and other alcoholic beverage establishment uses, an alcoholic beverage establishment is complimentary to the existing fabric of the area.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required.

Parking:

There are no proposed changes to the site plan, therefore no additional parking requirements are triggered by this request.

PD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge, or tavern located within an original building. Otherwise, one space for every 100 square feet of floor area is required. Since the bar takes up the first floor of the building, or 1,300 square feet, it is not required to provide off street parking.

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 the request and the immediate surrounding areas are located in an “F” MVA area. The area to the east across Parry Street is not in an MVA area.

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List of Officers

Owner: Expo Park Partners, LTD

John Broude
Harvey Mueller
Susan Reese
Katie Reese
Lou Reese
McKenzie Reese

Applicant: Antonio Everette, AESS Group, LLC

CPC ACTION
October 24, 2024

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2341 for a bar, lounge, or tavern for a five-year period, subject to amended conditions, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southwest line of Exposition Avenue, northwest of Parry Avenue.

Maker: Wheeler-Reagan
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Housewright, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Blair, Eppler, Haqq
Vacancy: 0

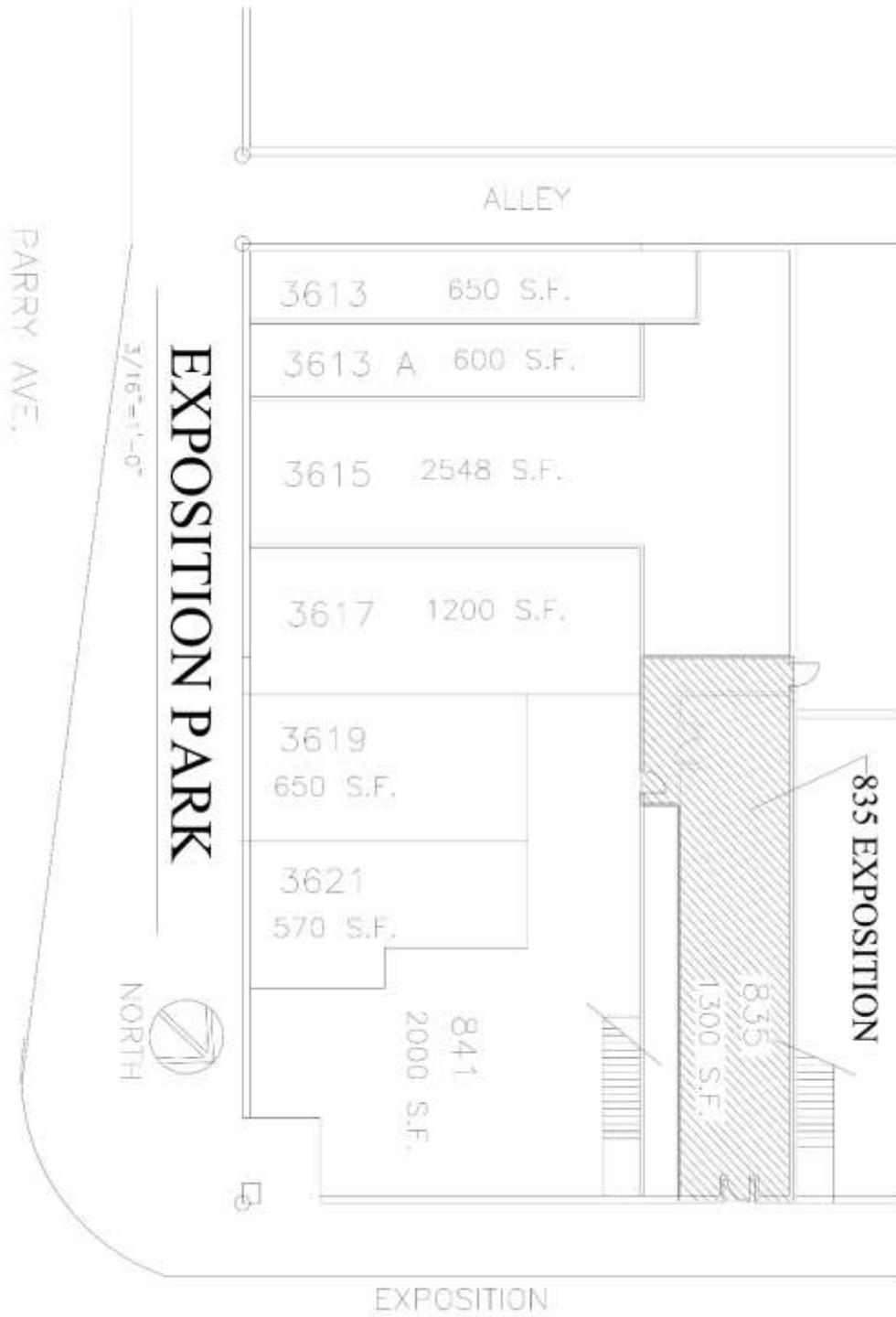
Notices: Area: 200 Mailed: 5
Replies: For: 0 Against: 0

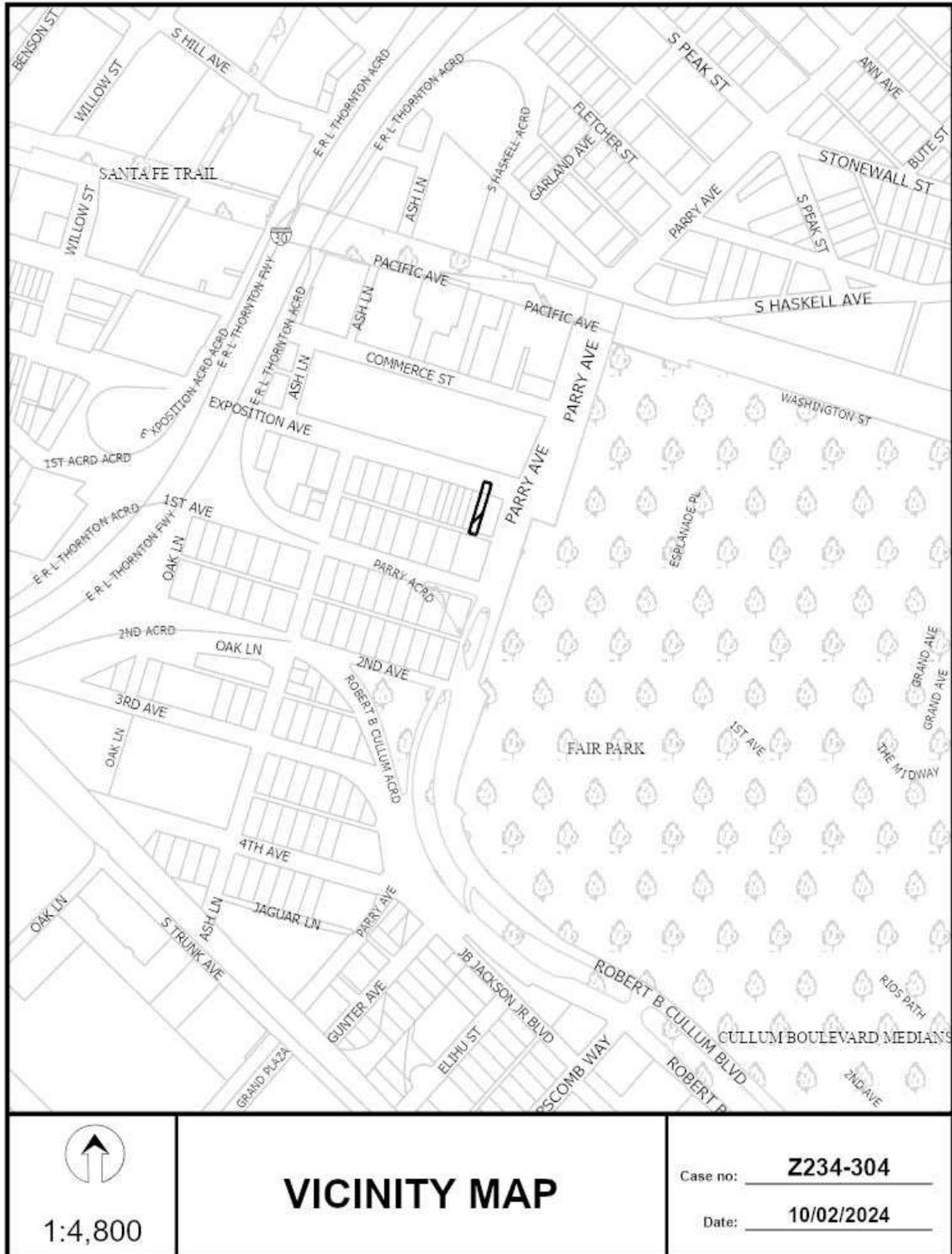
Speakers: For: Antonio Everette, 504 Four Stones, Lewisville, TX, 75056
Against: None

CPC RECOMMENDED PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a bar, lounge, or tavern
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 date of this ordinance)
4. FLOOR AREA: The maximum floor area is 5,170 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION:
 - a. The alcoholic beverage establishment limited to a bar, lounge, or tavern only operates Monday-Friday 5:00pm-2am(the next day), Saturday 11:00am-2:00am(the next day), and closed Sunday
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. OUTSIDE SPEAKERS: Outside speakers and outside amplified sound are prohibited.
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.

CPC RECOMMENDED SITE PLAN (NO CHANGES)





1:4,800

VICINITY MAP

Case no: Z234-304

Date: 10/02/2024

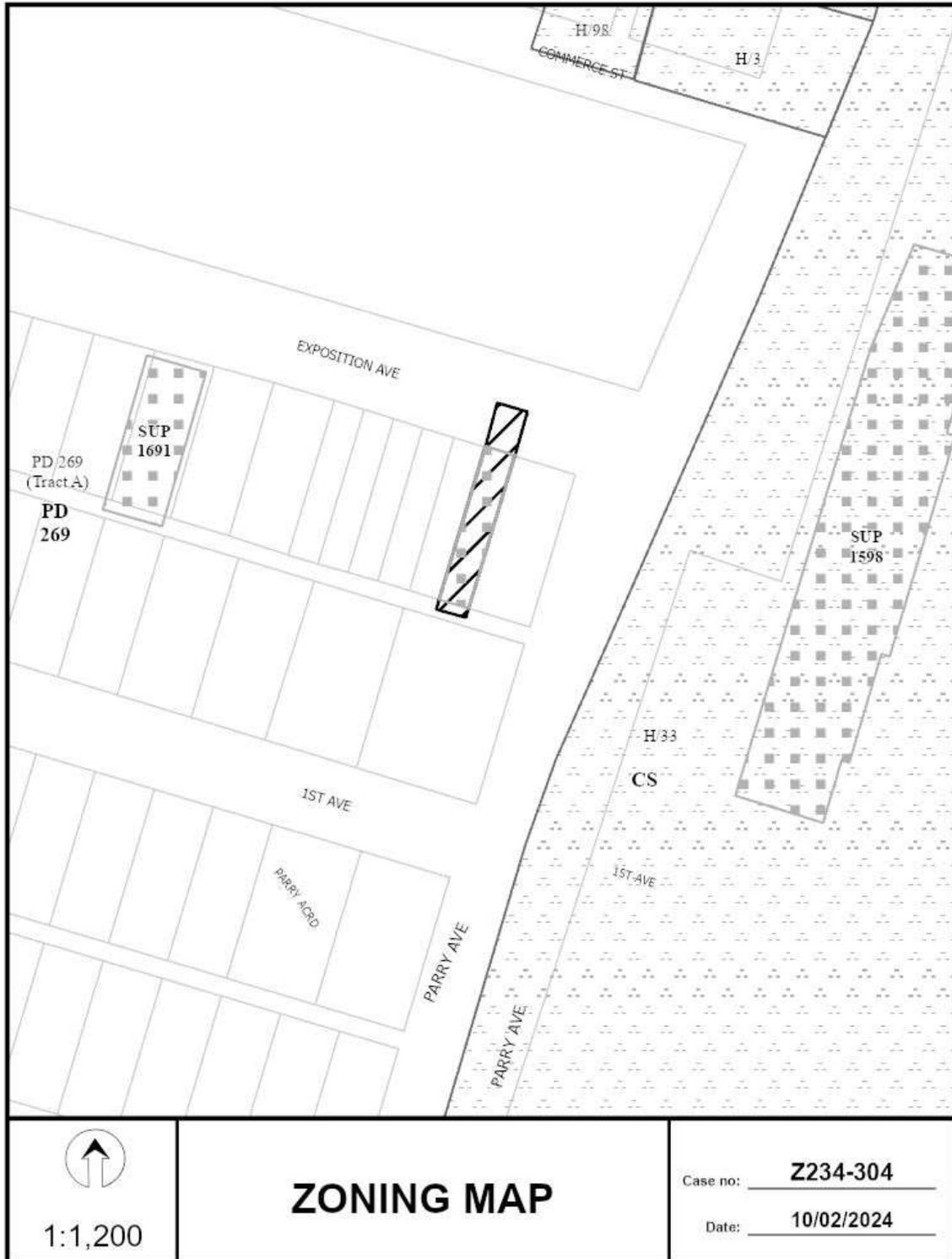


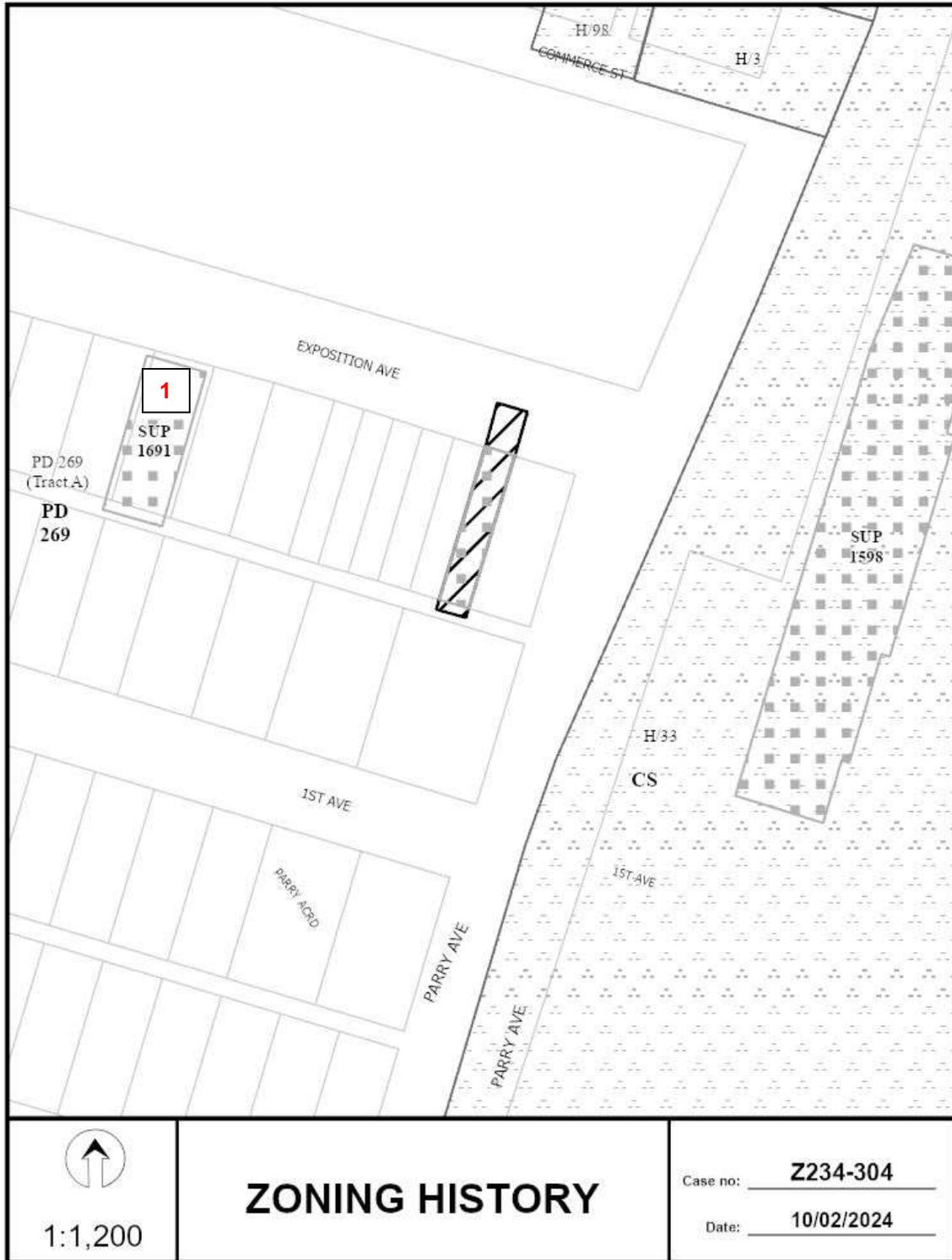
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AERIAL MAP

Case no: Z234-304

Date: 10/02/2024



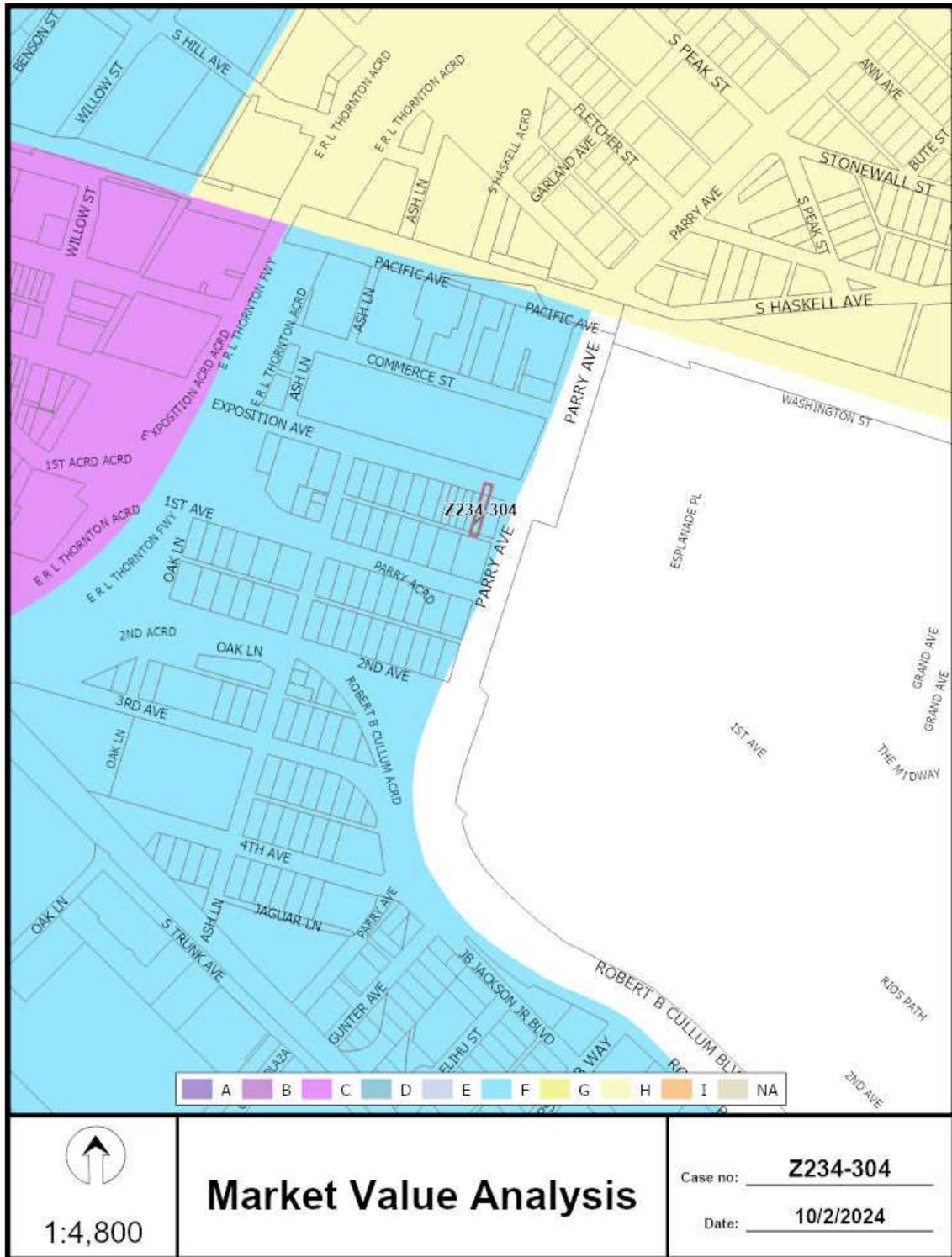


1:1,200

ZONING HISTORY

Case no: Z234-304

Date: 10/02/2024





Z234-304(WK)

10/23/2024

Reply List of Property Owners

Z234-304

5 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	833	EXPOSITION AVE	EXPO PARK PARTNERS LTD
2	821	EXPOSITION AVE	MCNEILL ROBERT K
3	827	EXPOSITION AVE	EXPO PARK PARTNERS LTD
4	820	EXPOSITION AVE	BLOCK 811 LTD
5	3839	S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP