

CITY PLAN COMMISSION

THURSDAY, JULY 23, 2026

Planner: Oscar Aguilera

FILE NUMBER: Z-26-000133 **DATE FILED:** June 10, 2026
LOCATION: Northeast corner of Commerce Street and Malcolm X
Boulevard, AKA 2901 Commerce Street.
COUNCIL DISTRICT: 2
SIZE OF REQUEST: 11,730 square feet **CENSUS TRACT:** 481130204002

REPRESENTATIVE Audra Buckley / Permitted Development

APPLICANT / OWNER: SDL PARTNERS LTD

REQUEST: An application for a new Specific Use Permit for a bar, lounge, or tavern and inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The purpose of the request is to allow a bar, lounge, or tavern, and an inside commercial amusement limited to live music.

STAFF RECOMMENDATION: Approval, subject to site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The site is currently developed as a restaurant without drive-in service, and the applicant is seeking a SUP to allow a bar, lounge, or tavern, and an inside commercial amusement limited to live music.
- According to the City of Dallas permit history data, the site used to operate as an auto repair center from July 1978 to 2009, a parking lot from 2009 to October 2020, and as a restaurant from October 2020 to the present. Note that there have been three different restaurants at this site since October 20, 2020.

Zoning History:

There have been five zoning cases in the area over the past five years.

1. **Z201-294** – On July 9, 2021, the City Council approved a new Specific Use Permit 2429, for a microbrewery and 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 south line of Commerce Street between South Crowds Street and South Malcolm X Boulevard. The SUP was renewed on February 5, 2024, as case number **Z223-323**.
2. **Z234-223** – On September 25, 2024, the City Council approved a new Specific Use Permit for a microbrewery, micro-distillery, or winery on a property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of North Crowds Street and Main Street.
3. **Z234-172** – On July 29, 2024, the City Council approved a new Specific Use Permit number 2551 for a body piercing and tattoo studio on a property zoned Tract A within Planned Development District No. 269, on the north line of Elm Street east of North Crowds Street.
4. **Z234-306** – On December 10, 2024, the City Council approved a new Specific Use Permit number 2569 for a bar, lounge, or tavern and inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District on the Southwestern corner of Main Street and Malcolm X Boulevard.
5. **Z-25-000183** – On March 26, 2026, the City Council approved the renewal of Specific Use Permit 2569 for a bar, lounge, or tavern, and for inside commercial amusement limited to a live music venue, on property zoned Tract A within Planned Development 269, the Deep Ellum/Near East Side District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Commerce Street	Community Collector	60 ft.
S Malcolm X Boulevard	Community Collector	60 ft.

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 to review engineering plans at the permitting stage to ensure compliance with city standards.

Transit Access:

The area of request is within 1/2 mile of the following transit services:

Train Station:

Baylor Station & Deep Ellum Station (Green Line)

Bus routes:

Route 1, 9, 18, 214, & 249

STAFF ANALYSIS:**Comprehensive Plan:**

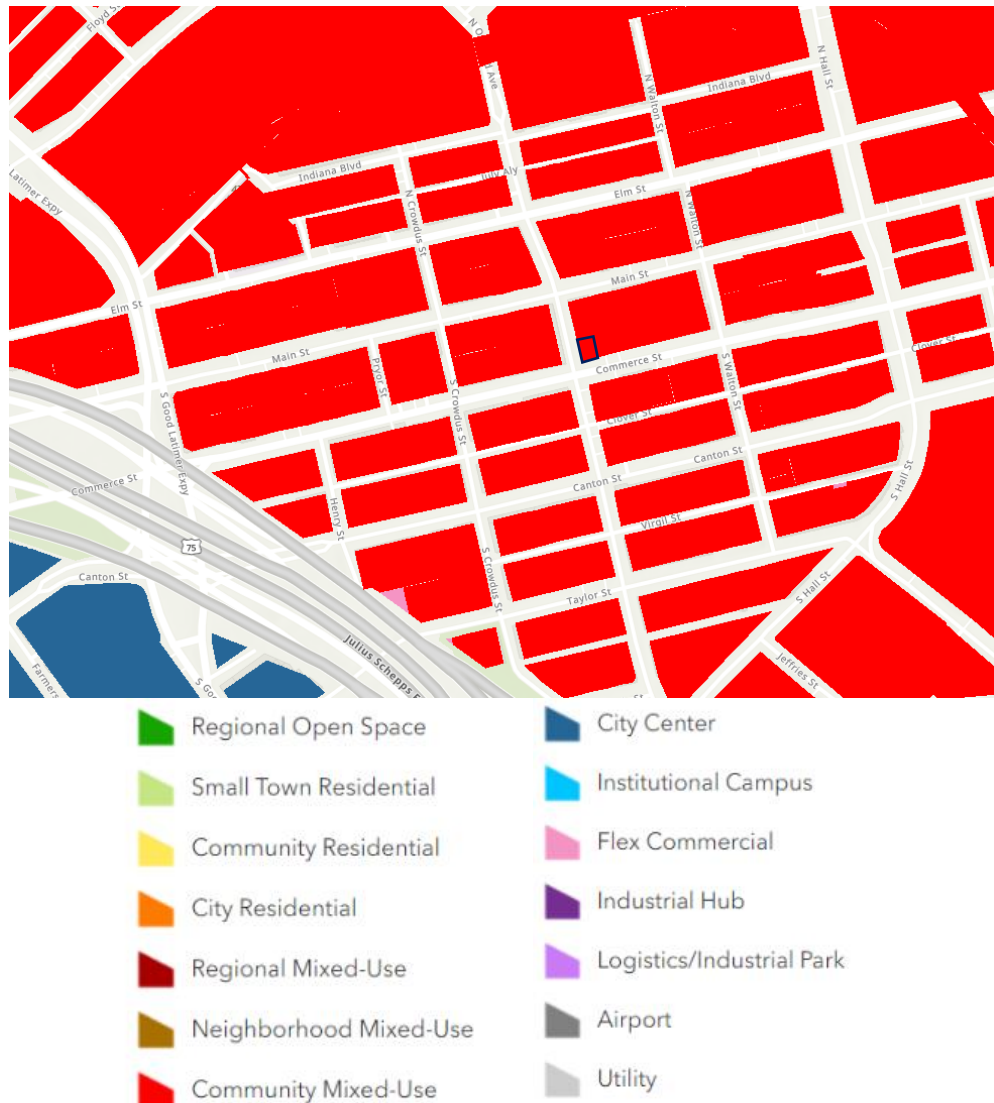
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries, nor does it restrict the City's authority to regulate land use.

The proposed New Specific Use Permit is generally **consistent** with Forward Dallas 2.0. A bar, lounge, or tavern, and an indoor commercial amusement limited to live music, are identified as primary uses within the **Community Mixed-Use placetype**. The site is adjacent to similar uses within PD 269. The site is within a mile of Baylor Station & Deep Ellum Station and several bus routes. The proposed bar, lounge, or tavern and an indoor commercial amusement limited to live music provide the community with entertainment

and social gathering opportunities. Therefore, the proposed Specific Use Permit aligns with the vision and recommendations of Forward Dallas 2.0.

Placetype Summary

Community Mixed-Use areas combine housing, retail, and office spaces to serve multiple neighborhoods. Located along transit corridors, these areas prioritize walkability, community interaction, and access to essential services, creating vibrant and inclusive spaces.



Land Use:

	Zoning	Land Use
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Site	Tract A, Planned Development District 269	Restaurant without Drive-in Service
North	Tract A, Planned Development District 269	Retail, lounge, and Parking
South	Tract A, Planned Development District No 269	Parking, restaurants, and sports/gym
West	Tract A, Planned Development District No 269	Retail, bar, and restaurants
East	Tract A, Planned Development District No 269	Retail, bar, and restaurants

Land Use Compatibility:

The request site is zoned PD 269, the Deep Ellum/Near East Side District, and is currently developed with a restaurant. The restaurant, however, would like to have live music during business hours and requests a new Specific Use Permit for a bar, lounge, or tavern, with inside commercial amusement limited to a live music venue, to achieve this goal. Other uses in the area of the request include a parking lot, lounge, and retail to the north; retail, bar, restaurants, and parking to the east, west, and south. The use of a bar, lounge, or tavern with a live-music venue component is compatible with the surrounding uses and with Deep Ellum.

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, subject to a site plan and conditions.

Landscaping:

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

Parking:

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 is required for every 100 square feet of floor area.

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.

List of Officers

SDL Partners, Ltd:

**General Partner: SDL Partners, LLC
Susan Reese, Managing Member**

NextDoor - Sports Bar & Bites

John VanBuren English, Business Owner

PROPOSED CONDITIONS

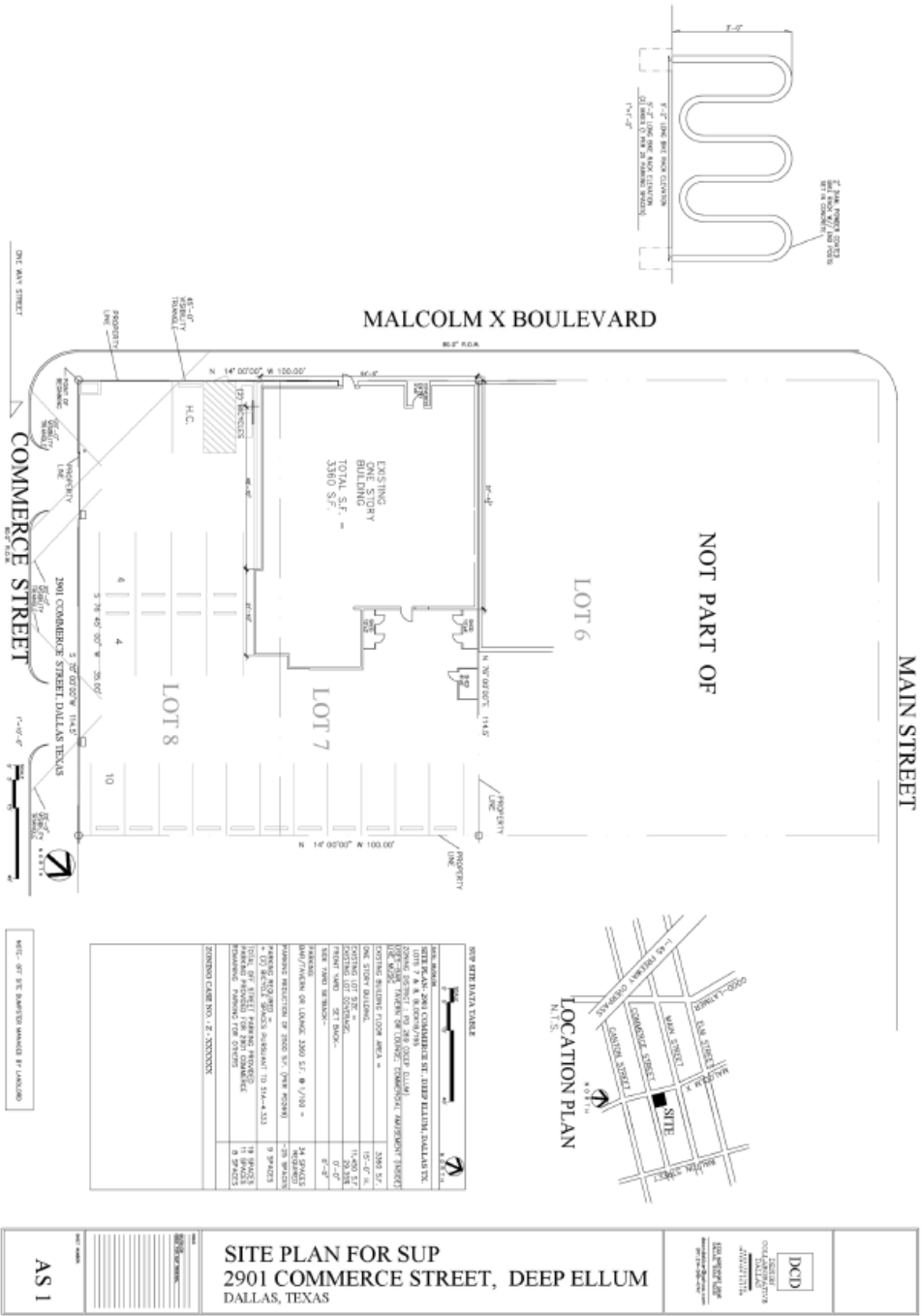
1. USE: The only uses authorized by this specific use permit are a bar, lounge or tavern and commercial amusement (inside) limited to a live music venue.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

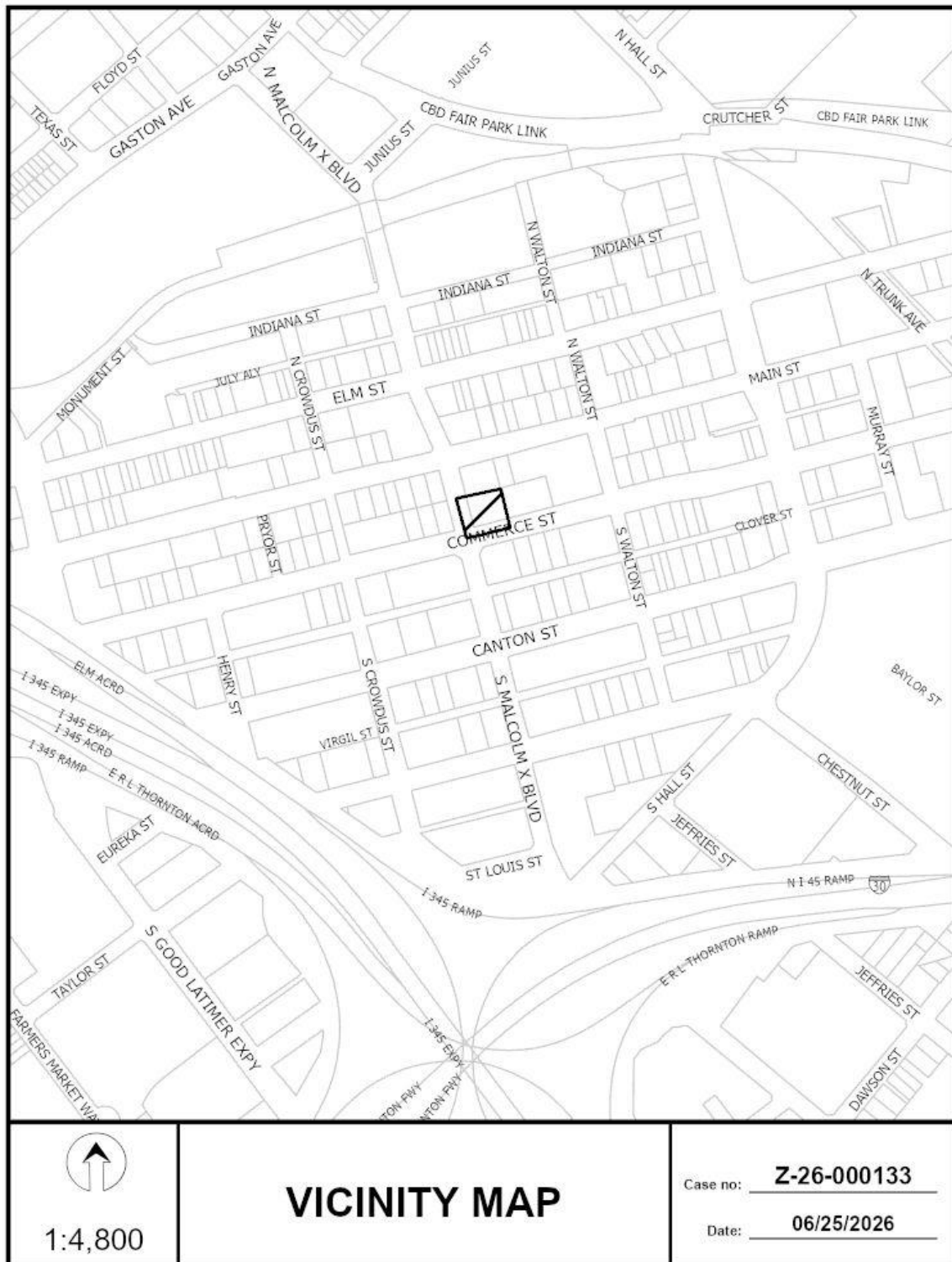
<u>Staff's Recommendation:</u>

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| 3. <u>TIME LIMIT</u> : This specific use permit has no expiration date |
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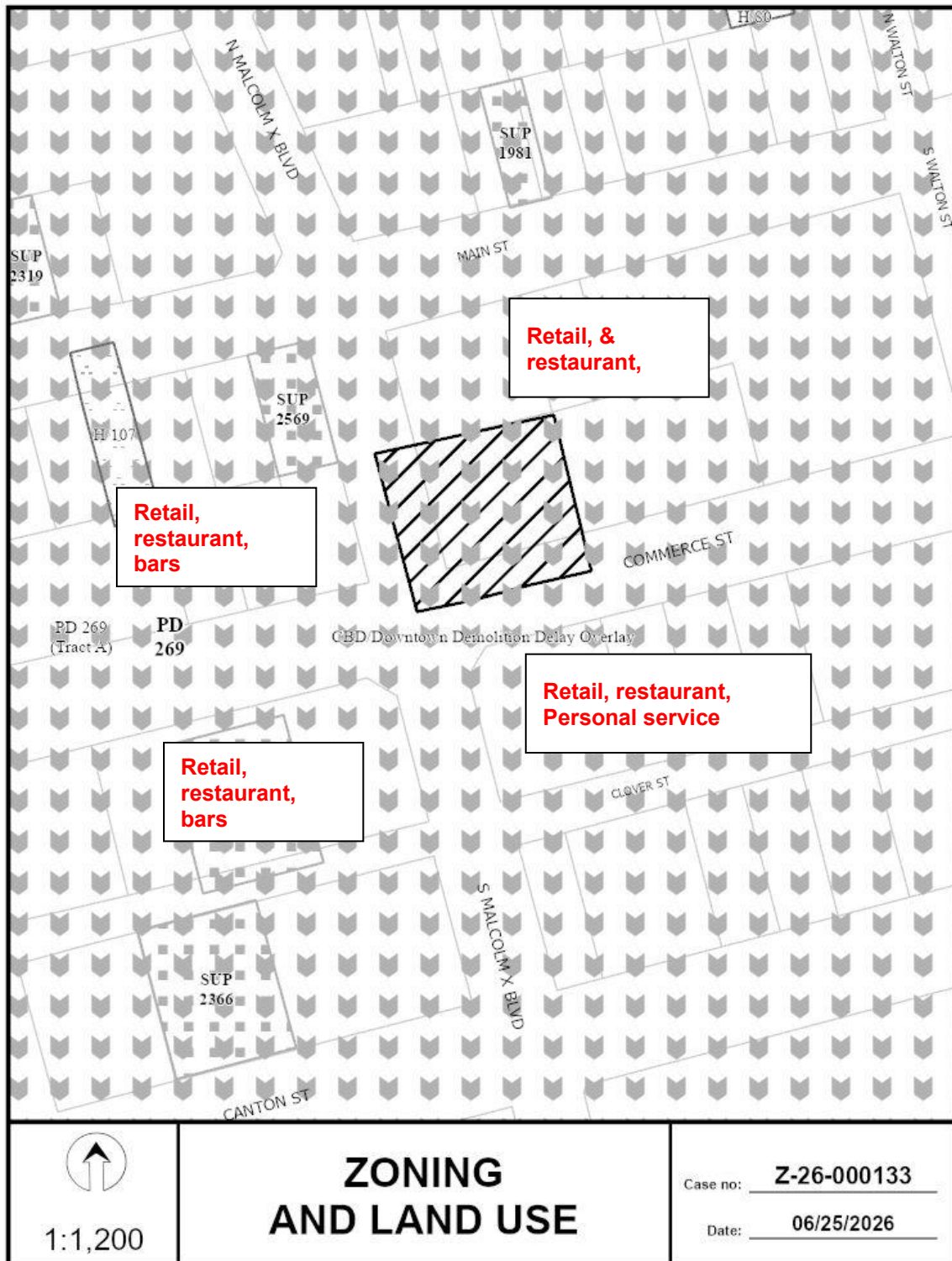
3. TIME LIMIT: This specific use permit has an expiration date of one year (_one__years from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area for a bar, lounge or tavern is 3360 square feet in the location as shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern and the live music venue may only operate between 6:00 p.m. and 2:00 a.m. (the next day), daily.
6. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.
7. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
8. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all conditions, rules, and regulations of the City of Dallas.

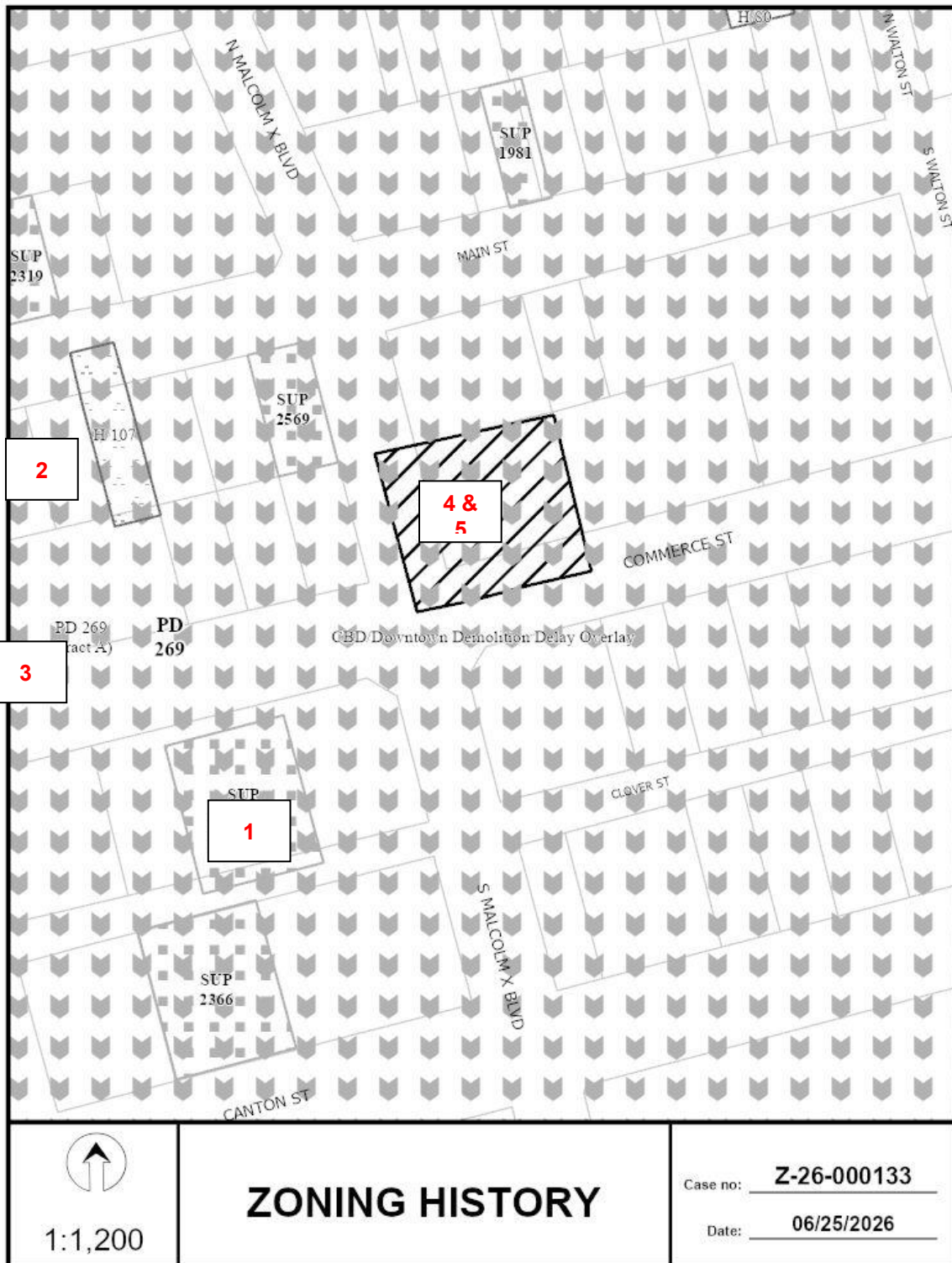
PROPOSED SITE PLAN

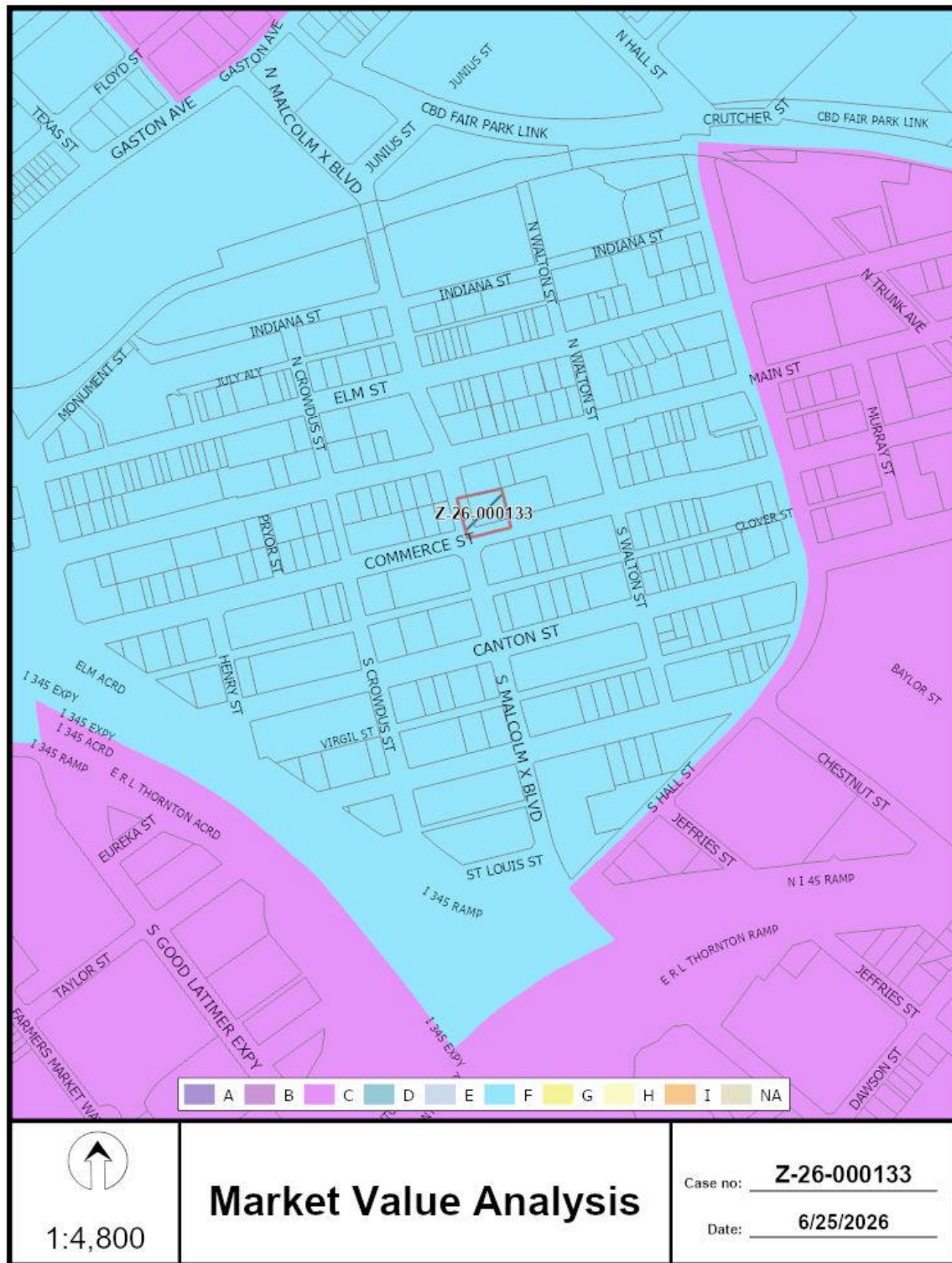


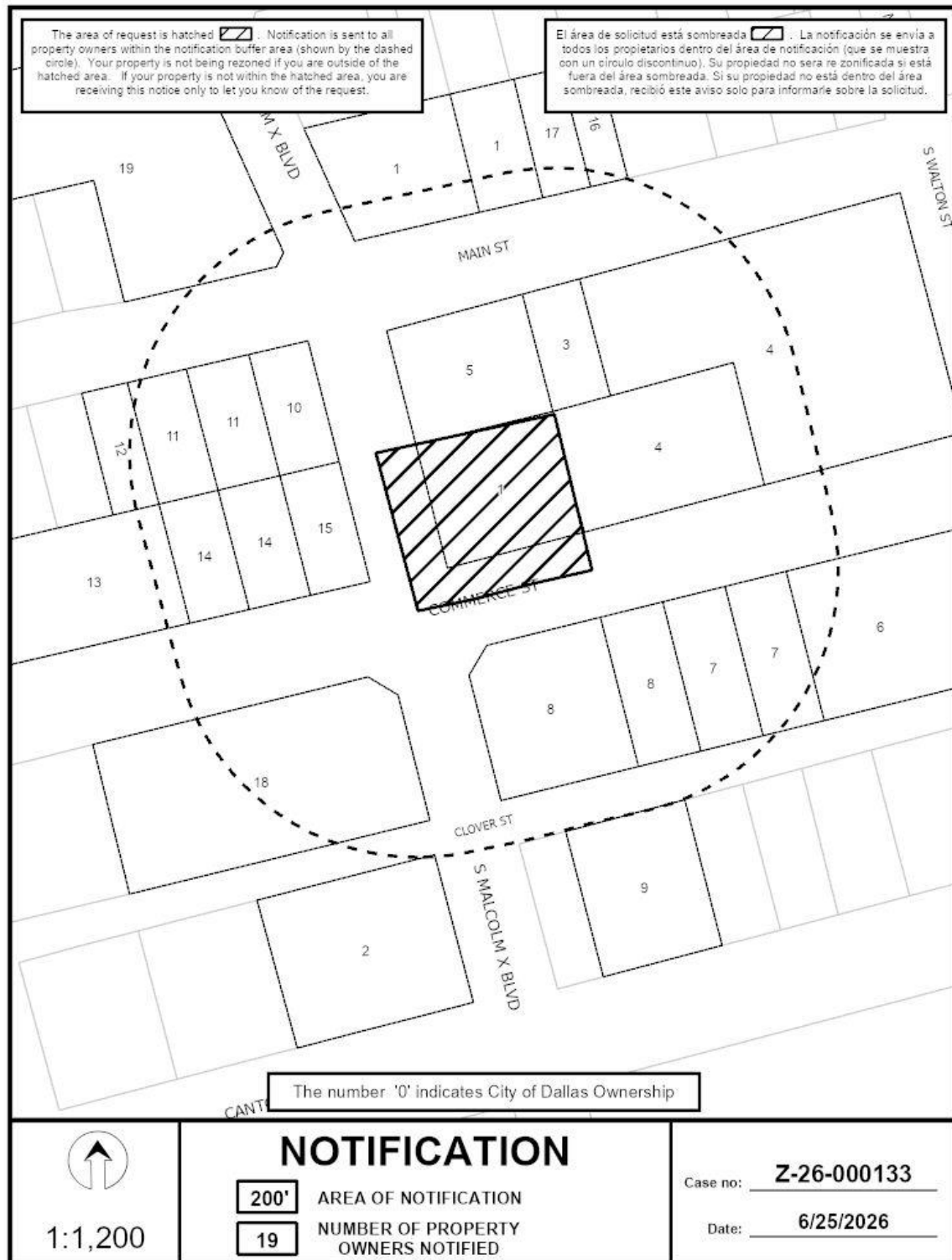












06/25/2026

Notification List of Property Owners***Z-26-000133******19 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2901 COMMERCE ST	SDL PARTNERS LTD
2	2817 CANTON ST	2825 CANTON LLC
3	2904 MAIN ST	SDL PARTNERS LTD &
4	2919 COMMERCE ST	SDL PARTNERS LTD
5	2900 MAIN ST	WARZONE PROPERTIES LLC
6	2930 COMMERCE ST	CTC TEXAS ASSOCIATES LLC
7	2926 COMMERCE ST	STAHLMORR PROPERTIES LTD
8	2910 COMMERCE ST	CITY PARK A LOT LP
9	2909 CANTON ST	MOHLER MMA DALLAS LLC
10	2824 MAIN ST	BLADE PROPERTIES LLC
11	2820 MAIN ST	AP DEEP ELLUM LLC
12	2814 MAIN ST	640 LAND LLC
13	2801 COMMERCE ST	WESTDALE PPTIES AMERICA I
14	2815 COMMERCE ST	2815-2819 COMMERCE STREET VENTURES LLC
15	2825 COMMERCE ST	AN JADHAVJI INVESTMENTS LLC
16	2913 MAIN ST	ANDREASON JUSTINE P
17	2911 MAIN ST	ANDREASON JUSTINE POKLADNIK
18	2816 COMMERCE ST	AP BLANTON DEEP ELLUM LLC
19	2823 MAIN ST	WESTDALE PROPERTIES AMERICA I LTD