

1

SUP SITE PLAN

SCALE: 1" = 10'-0"



N GOOD LATIMER

ELM STREET

2

12 FT SIDEWALK

EXTENT
OF SUP

EXISTING
2-STORY
BUILDING
5,714 SF

PROPERTY LINE

N 76°00'00" E 50 FT

PROPERTY LINE

N 13°49'58" W 100 FT

PROPERTY LINE

S 13°49'58" E 100 FT

PROPERTY LINE

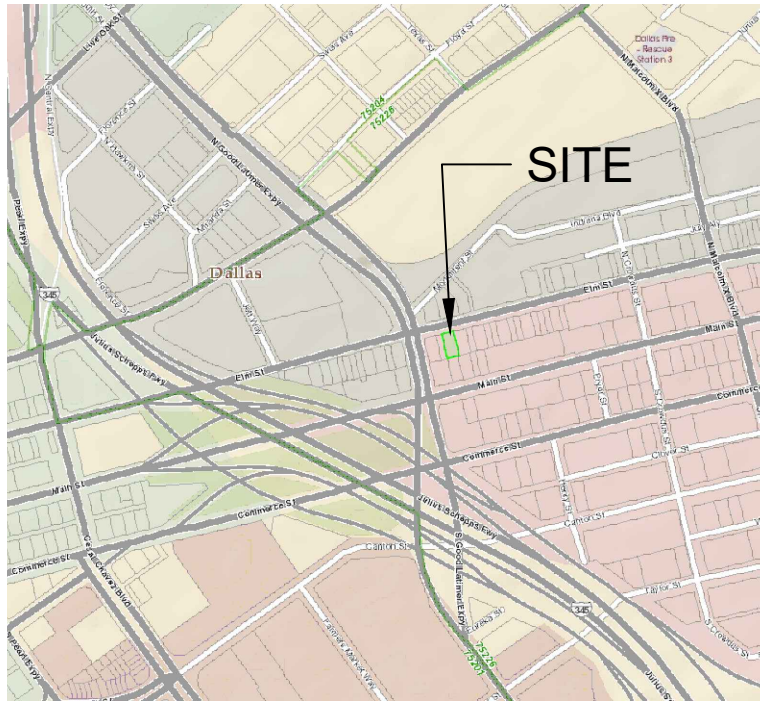
S 76°00'00" W 50 FT

EXISTING
TREE

EXISTING
TREE

ADJACENT
BUILDING
NOT A PART

ADJACENT
BUILDING
NOT A PART



VICINITY MAP

NTS



SUP SITE DATA TABLE	
2610 ELM STREET	
ZONING: PDD 269	
LAND USE: BAR, LOUNGE OR TAVERN	
LOT AREA:	5,000 SF
EXISTING BUILDING AREA (2-Story):	5,714 SF
EXISTING LOT COVERAGE:	95.00%
YARD, LOT, AND SPACE:	
MAXIMUM HEIGHT:	26'
FRONT YARD SETBACK	0'
SIDE YARD SETBACK:	0'
OFF-STREET PARKING PROVIDED:	24
Required parking = 57	
Parking reduction of 2500sf = -25	
DART reduction of 10% = -5.7 (6 rounded)	
On-street parking = -2	
Parking required = 24 spaces (to be provided via parking agreement)	

06/11/2026

PROJECT NUMBER

CASE NUMBER

PERMITTED
DEVELOPMENT

1414 Bellevue Street
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CAFE SALSERO

2610 ELM STREET

DALLAS, TEXAS