

**CITY PLAN COMMISSION**

**THURSDAY, MAY 8, 2025**

**Planner: Liliana Garza**

**FILE NUMBER:** Z245-173(LG) **DATE FILED:** March 4, 2025

**LOCATION:** Northeast line of North Fitzhugh Avenue, northwest of Bryan Street

**COUNCIL DISTRICT:** 2

**SIZE OF REQUEST:** Approx. 3,594 sq. ft. **CENSUS TRACT:** 48113001503

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**OWNER/APPLICANT:** 1410 NFitz, LLC – Mohsen Heidari

**REPRESENTATIVE:** Permitted Development – Audra Buckley

**REQUEST:** An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned CR Community Retail District.

**SUMMARY:** The applicant proposes to convert the vacant space at 1410 N Fitzhugh Ave, Suite A, into a bar, lounge, or tavern.

**STAFF RECOMMENDATION:** **Approval** for a three-year period, subject to site plan and conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently developed with a 2,403-square-foot building erected in 1935, per DCAD records.
- The building consists of three suites. Suite C contains an 850 sq. ft. restaurant without drive-thru service, Suite B contains a 660 sq. ft. general merchandise food < 3500 sq. ft., and Suite A is currently vacant and the location of the proposed bar, lounge, or tavern.
- The applicant proposes to convert the vacant 849-square-foot into a bar in Suite A; therefore, an SUP for alcoholic beverages establishment limited to a bar, lounge or tavern is required.

**Zoning History:**

There have been no zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
North Fitzhugh Avenue	Local Street	50 ft.

**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, pending commensurate improvements, it will not significantly impact the surrounding roadway system. The project will be responsible for mitigating development impact as determined through the engineering review process.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request is consistent with the following goals and policies of the comprehensive plan:

**Placetypes:**

## City Residential

This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

City Residential areas deliver diverse housing options, including high-rise apartments, mid-rise multifamily units, and townhomes. Located in urban and suburban settings, they focus on connectivity, affordability, and access to transit. Mixed-use development and proximity to job centers make these neighborhoods ideal for urban living. Mixed-use buildings in urban areas, generally developed vertically (multiple uses in a single building), also offer retail and commercial amenities along fixed transit/ transportation nodes, hubs, and corridors.

The applicant's request is consistent with the characteristics of the City Residential placetype and enhances the sense of the neighborhood.

## Area Plan:

*Downtown Dallas 360 Plan* was adopted by City Council in December 2017. The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. Building upon the strategies found in the original plan, adopted in 2011, the 360 Plan is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The public-private planning process coalesced into a unified vision and three transformative strategies to:

- Advance urban mobility
- Build complete neighborhoods
- Promote great placemaking

The site is under the East Dallas district, anchored by the Baylor University Medical Center complex. Also contributing to the overall district is the Bryan Place neighborhood, characterized by some of the few opportunities available today for single family unit dwelling in the City Center. Increased commerce in the area could create a vibrant district and strengthen its surrounding neighborhoods.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR Community Retail District	Vacant, General merchandise or food store < 3500 SF, Restaurant

<b>Northwest</b>	MF-2(A) Multifamily District	General merchandise or food store < 3500 SF
<b>Northeast</b>	MF-2(A) Multifamily District	Multifamily
<b>Southeast</b>	CR Community Retail District	Personal service use, vacant suite, multifamily, undeveloped
<b>Southwest</b>	MF-2(A) Multifamily District and CR Community Retail District	Community garden

### **Land Use Compatibility:**

The area of request is currently developed with a 2,403-square-foot one-story building with three suites erected in 1935, per Dallas County Appraisal District records. The properties surrounding the subject site include a general merchandise use to the northwest. There are multifamily uses to the northeast and southeast. There is also a personal use and vacant suite to the southeast. A community garden is to the southwest of the property.

The applicant proposes to convert a 849-square-foot vacant suite into a bar in Suite A; therefore, a Specific Use Permit for alcoholic beverages establishment limited to a bar, lounge or tavern is required.

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.

The site is surrounded by a mix of commercial retail, and residential uses; therefore, staff finds the applicant's request to be compatible with surrounding area. Staff supports the request, provided the applicant meets and upholds the proposed SUP conditions that honor the surrounding existing residential uses. Staff also finds the proposed time limit of

three years to be appropriate as it will allow staff to evaluate if the site is compliant within a short period of time.

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements of Article X.

**Parking:**

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Pursuant to the Dallas Development Code, the off-street parking requirement for a bar, lounge, or tavern is one space per 100 square feet of floor area. Based on the 849-square-footage of the suite, nine parking spaces are required. The applicant will need to comply with the parking requirement to obtain a certificate of occupancy.

**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 request is currently within an “C” MVA area.

Z245-173(LG)

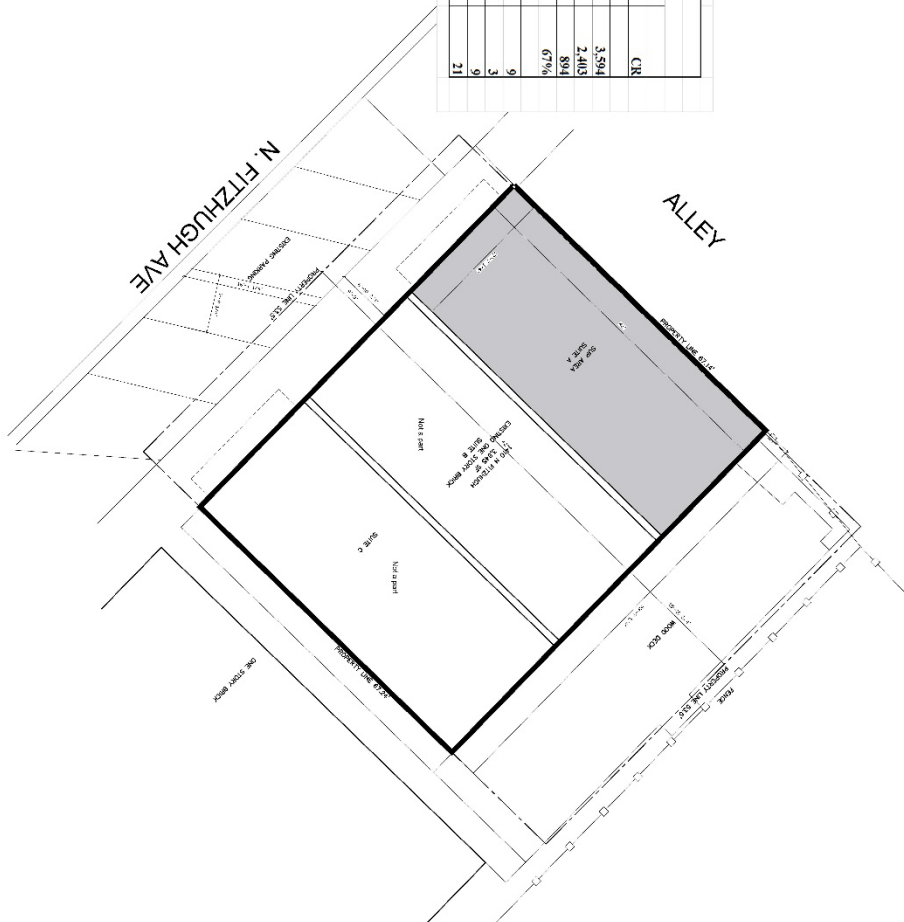
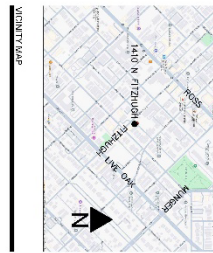
**List of Partners/Officers**

Owner and Applicant: 1410 NFitz, LLC

Mohsen Heidari, Managing Member/Property Owner

## PROPOSED SITE PLAN

Specific Use Permit: Alcoholic Beverage Establishment	
Zoning:	CR
Site Information:	
Approximate Total Lot Square Footage:	3,594
Approximate Total Existing Building Square Footage:	2,005
STP Area (SF):	894
Lot (Building) Coverage:	67%
Total parking required:	
Suite A (STP Area 894sf):	9
Suite B (General Merchandise 660sf):	9
Suite C (Restaurant 850sf):	9
Total parking provided:	27



SUP SITE PLAN: 1410 N FITZHUGH AVE

Scale 3/16" = 1'



PROJECT NO. : 24XX  
DATE : 2/17/2009  
DRAWN BY : MS  
SCALE : AS NOTED

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REVISIONS

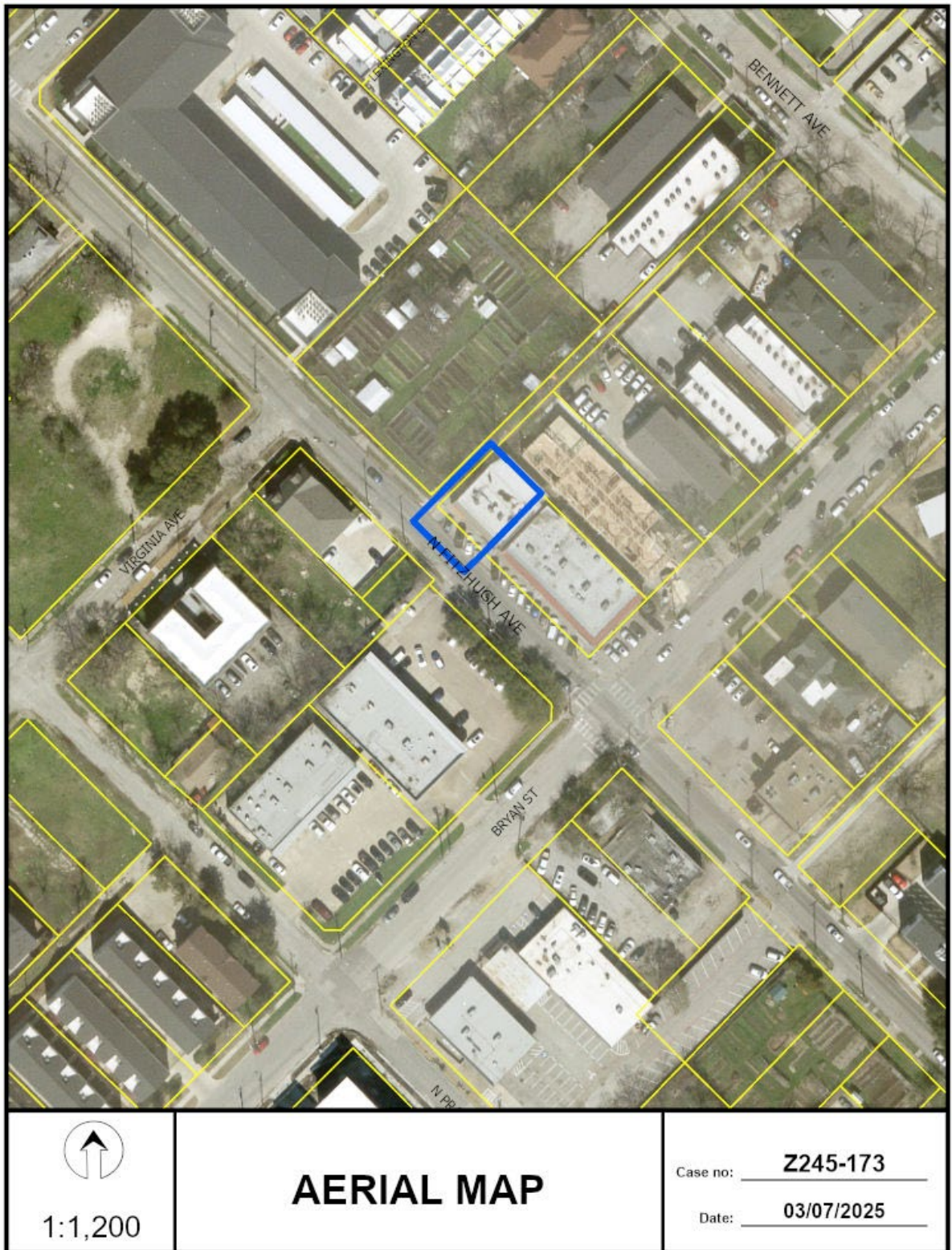
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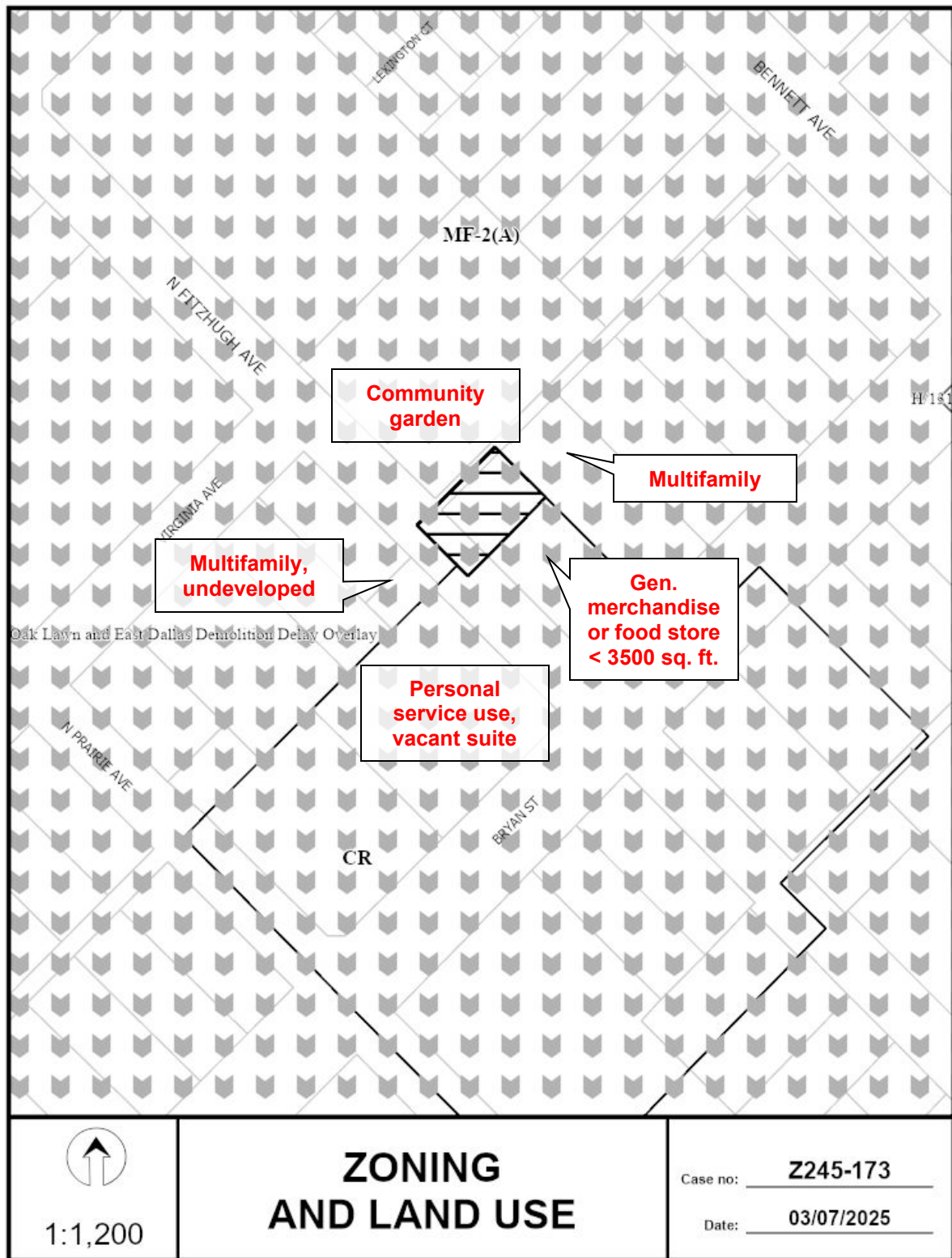
SITE  
PLAN

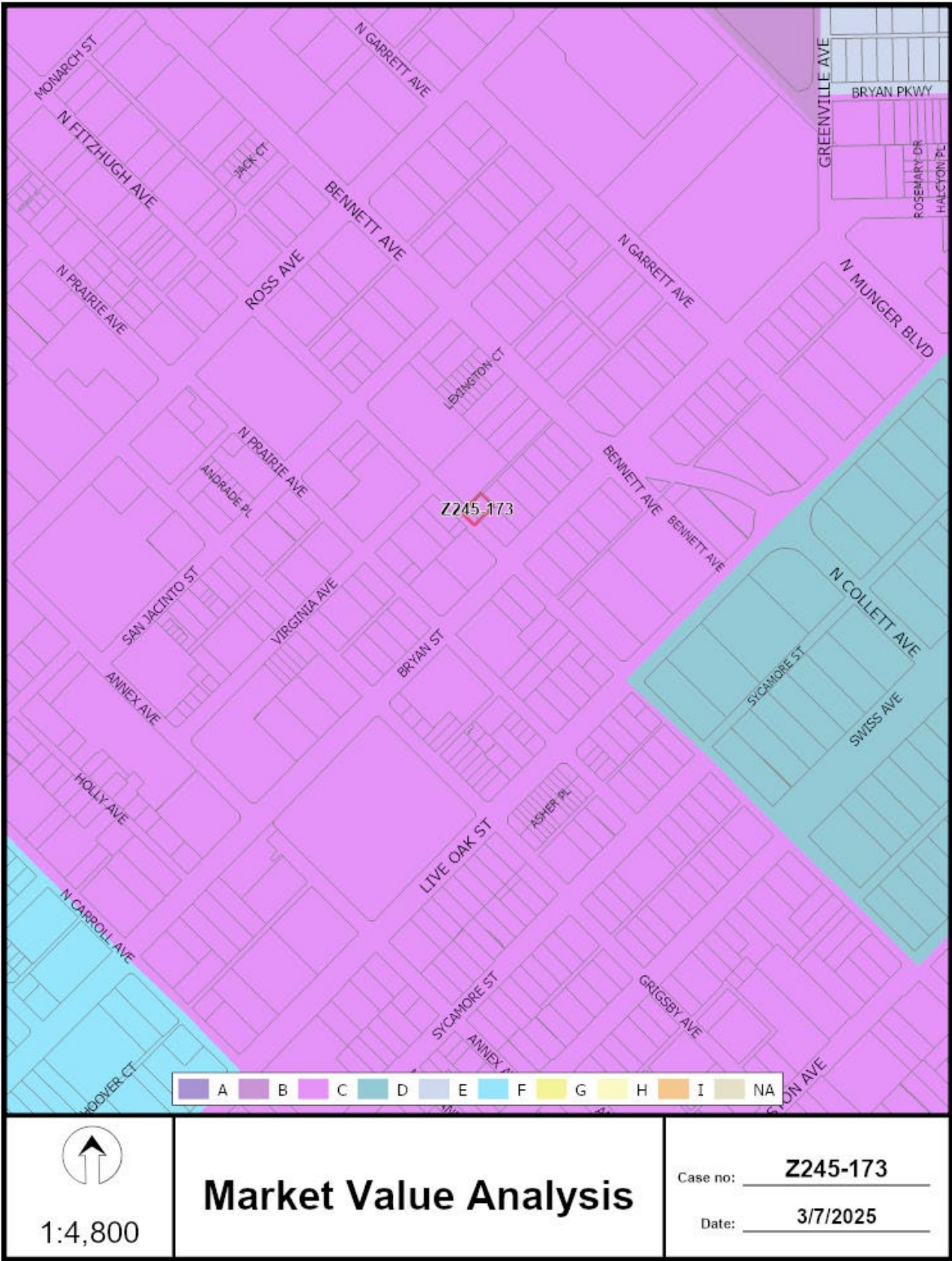
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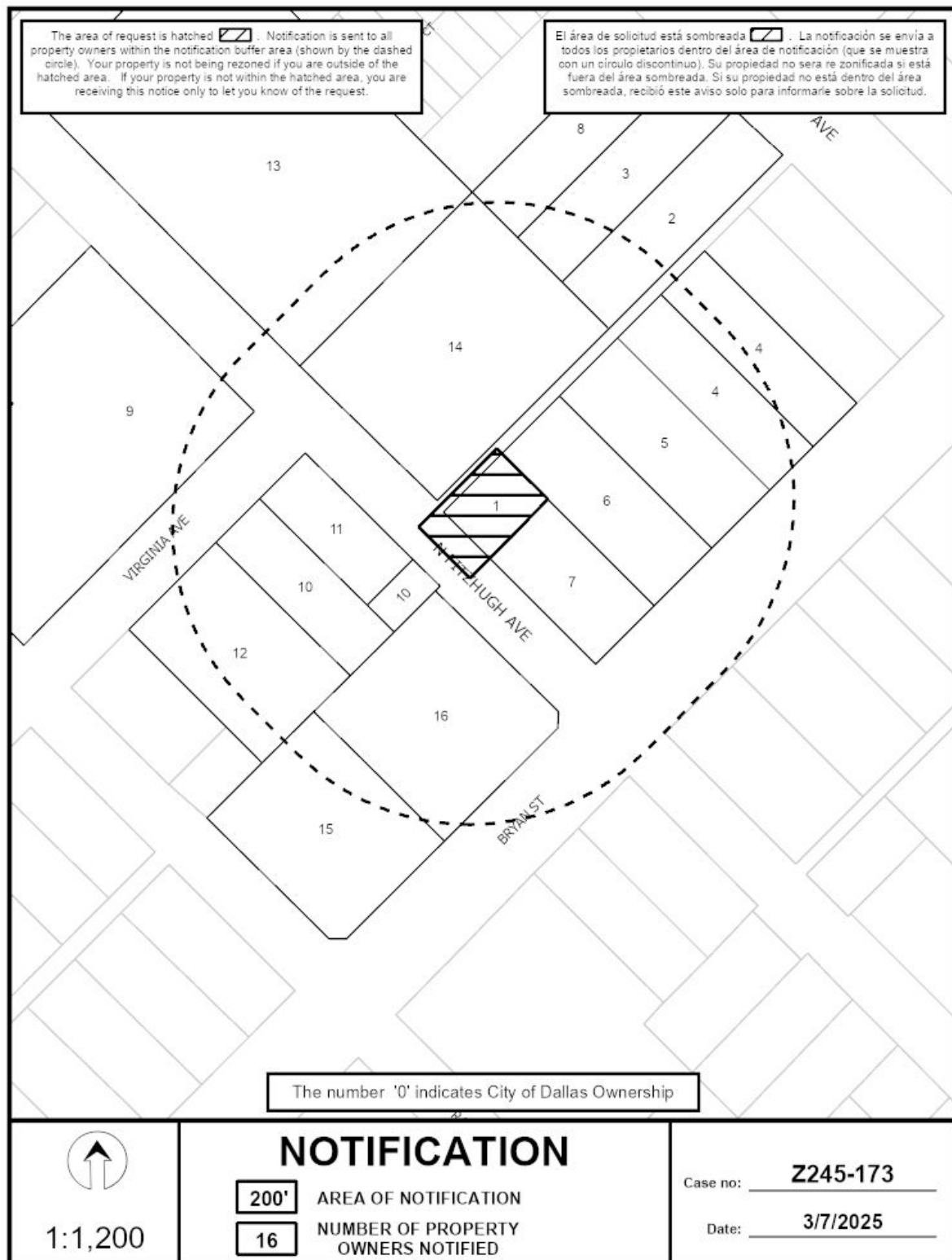
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to 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 (3 years from the passage of this ordinance.)
4. FLOOR AREA: Maximum floor area is 894 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The establishment may only operate between 3:00 p.m. and 2:00 a.m., Monday through Sunday.
6. OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers on the Property is prohibited.
7. OFF-STREET PARKING: Parking must comply with the use regulations as defined in Chapter 51A.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENT: 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.









03/07/2025

***Notification List of Property Owners******Z245-173******16 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1410 N FITZHUGH AVE	1410 NFITZ LLC
2	1415 BENNETT AVE	1415 BENNETT LLC
3	1417 BENNETT AVE	ALL COOL HVAC LLC
4	4921 BRYAN ST	YOUNG ALEXANDER C
5	4911 BRYAN ST	MISSIONARY CH OF THE
6	4907 BRYAN ST	4907 BRYAN LLC
7	4901 BRYAN ST	JIMMYS FOOD STORE LAND
8	1421 BENNETT AVE	GONZALEZ JUAN P & CATALINA
9	1511 N FITZHUGH AVE	FITZHUGH AVE INVESTMENTS II LLC
10	1415 N FITZHUGH AVE	AHC SL I LP
11	4818 VIRGINIA AVE	ALLEO HOLDINGS CORPORATION
12	4806 VIRGINIA AVE	VARAAHI 4806V LLC
13	1500 N FITZHUGH AVE	AHC FITZHUGH II LP
14	1416 N FITZHUGH AVE	GARDENERS IN COMMUNITY
15	4801 BRYAN ST	P & R REAL ESTATE LLC
16	4823 BRYAN ST	P&R REAL ESTATE LLC