

CITY PLAN COMMISSION**THURSDAY, DECEMBER 7, 2023****Planner: Martin Bate**

FILE NUMBER: Z223-242(MB) **DATE FILED:** March 29, 2023
LOCATION: Northwest corner of Harry Hines Boulevard and Joe Field Road
COUNCIL DISTRICT: 6
SIZE OF REQUEST: Approx. 4,900 sqft **CENSUS TRACT:** 48113009900

OWNER: JBP Land Ltd.

APPLICANT: Troy Clark

REQUEST: An application for an amendment to Specific Use Permit No. 2421 for a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

SUMMARY: The purpose of the request is to continue the use of the property as a commercial amusement (inside) limited to a dance hall. [Club Babylon]

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District. The property is currently developed with a commercial amusement (inside) limited to a dance hall.
- The request site is an existing one-story structure with 4,990 square feet of floor area.
- SUP No. 2421 was originally granted by City Council on August 11, 2021 for a commercial amusement (inside) limited to a dance hall for a period of two years.
- SUP No. 2421 expired on August 11, 2023. Application for renewal was filed on March 29, 2023.
- The applicant requests the renewal of SUP No. 2421 for a two-year period to continue operating a commercial amusement (inside) limited to a dance hall.

Zoning History:

There has been one zoning case on one site in the area in the last five years.

1. **Z201-194:** On August 11, 2021, City Council approved Specific Use Permit No. 2421 for a commercial amusement (inside) limited to a dance hall for a two-year period on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the northwest corner of Harry Hines Boulevard and Joe Field Road. [Subject property]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Harry Hines Boulevard	Principal Arterial	130 feet
Joe Field Road	Local Street	-

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 ANALYSIS:**Land Use:**

	Zoning	Land Use
Site	PD No. 498	Commercial amusement (inside) limited to a dance hall
North	PD No. 498	Office Showroom / Warehouse
East	PD No. 498	Office Showroom / Warehouse; Warehouse
South	PD No. 498	Office Showroom / Warehouse
West	PD No. 498	Office Showroom / Warehouse

Land Use Compatibility:

The request site consists of a one-story structure. The applicant is requesting renewal of SUP No. 2421 to continue operation of a commercial amusement inside limited to a dance hall. The site is surrounded by a mix of office showroom/warehouse and warehouse uses served by various surface parking lots. Staff finds that because of the nature of the surrounding area, ongoing use of the request site as a commercial amusement (inside) limited to a dance hall is unlikely to negatively affect the character of the area.

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.

While the character of the area is primarily commercial and industrial, the presence of a dance hall which operates after normal daytime business hours would not detract from

this character. Staff recommends approval for a two-year period to allow re-evaluation of the use to ensure continued compatibility with the surrounding area.

Landscaping:

There are no landscaping requirements triggered by the request.

Parking:

Parking must be provided in accordance with Sec. 51A-4.200 of the Dallas Development Code. For a dance hall, the parking ratio is one space per 25 square feet of dance floor and one space per 100 square feet of floor area for the remainder of the use. For the rest of the building to be used as general Commercial Amusement (Inside), the parking requirement is one space per 100 square feet of floor area. For the 4,000 square feet Commercial Amusement (Inside) use, the applicant is required to provide 40 spaces. The 900 square foot dance hall will require an additional 36 spaces. In total the applicant is required to provide 76 spaces and is providing 91 spaces on the site.

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 within an “E” MVA area.

List of Officers

JBP Land, Ltd.

David Deitz

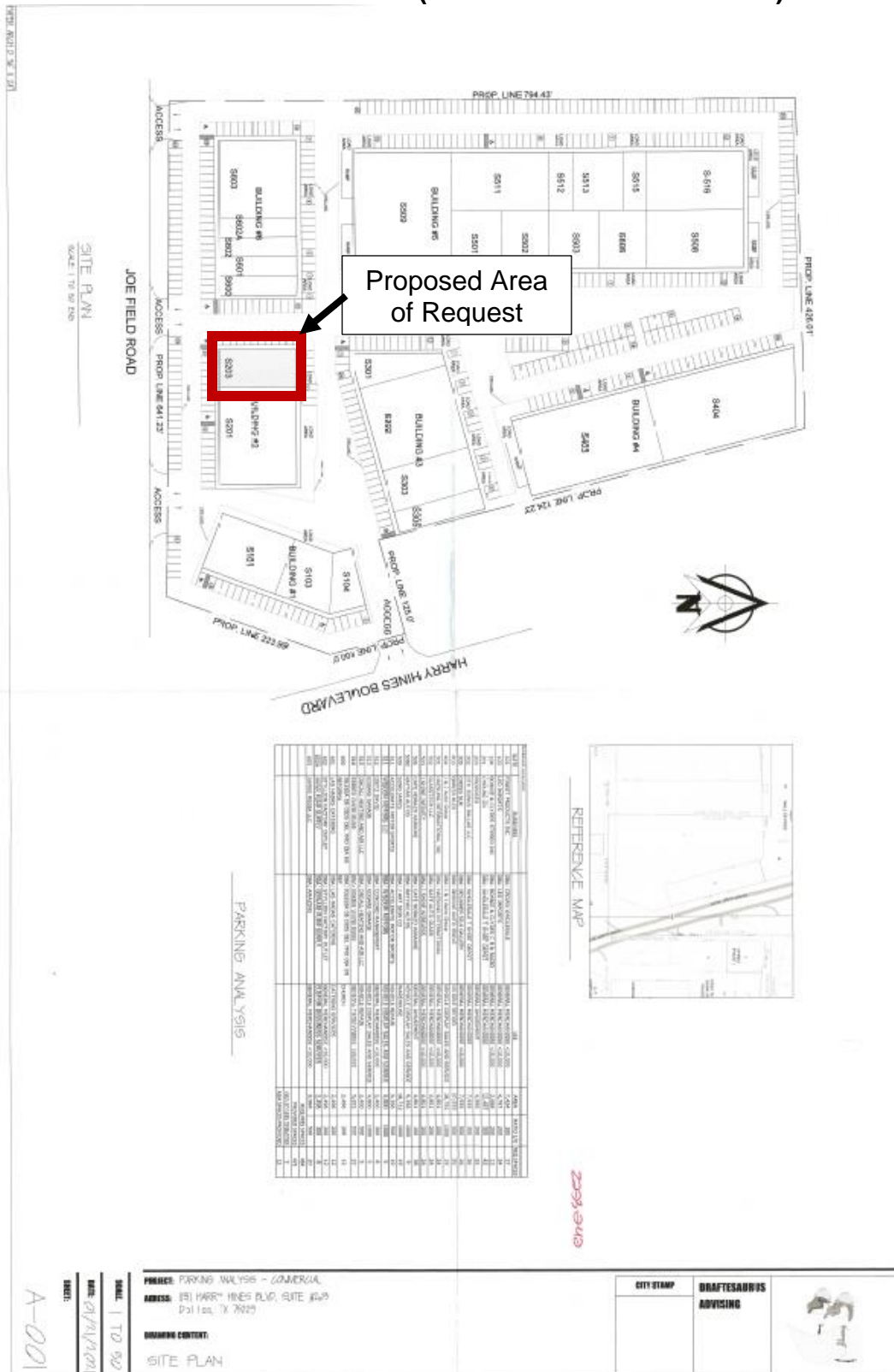
Bhatia Family Living Trust

JBP Management, Inc.

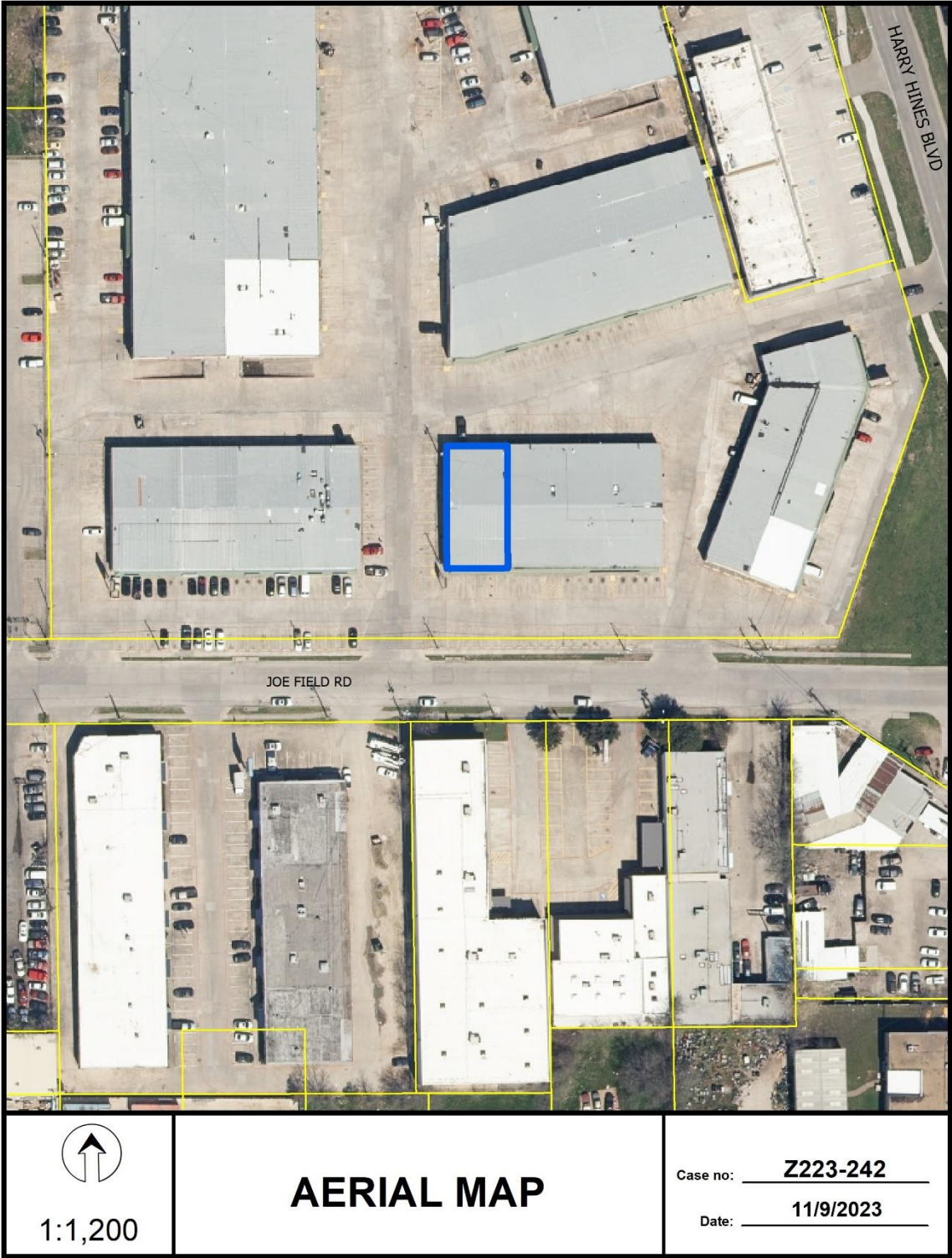
PROPOSED CONDITIONS

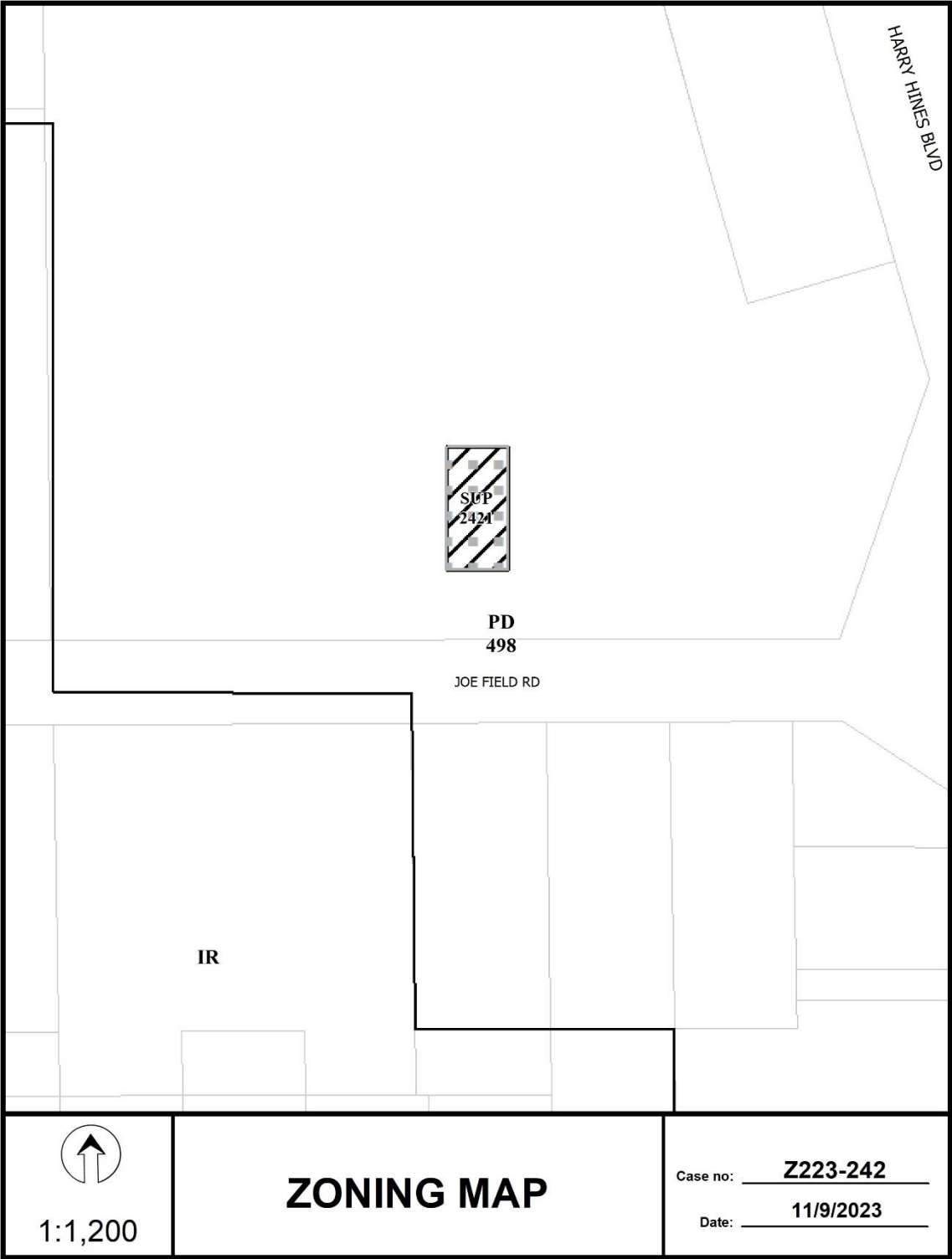
1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two-year period from the passage of this ordinance).
4. FLOOR AREA: Maximum floor area for the commercial amusement (inside) limited to a dance hall is 900 square feet in the location shown on the attached site plan.
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.

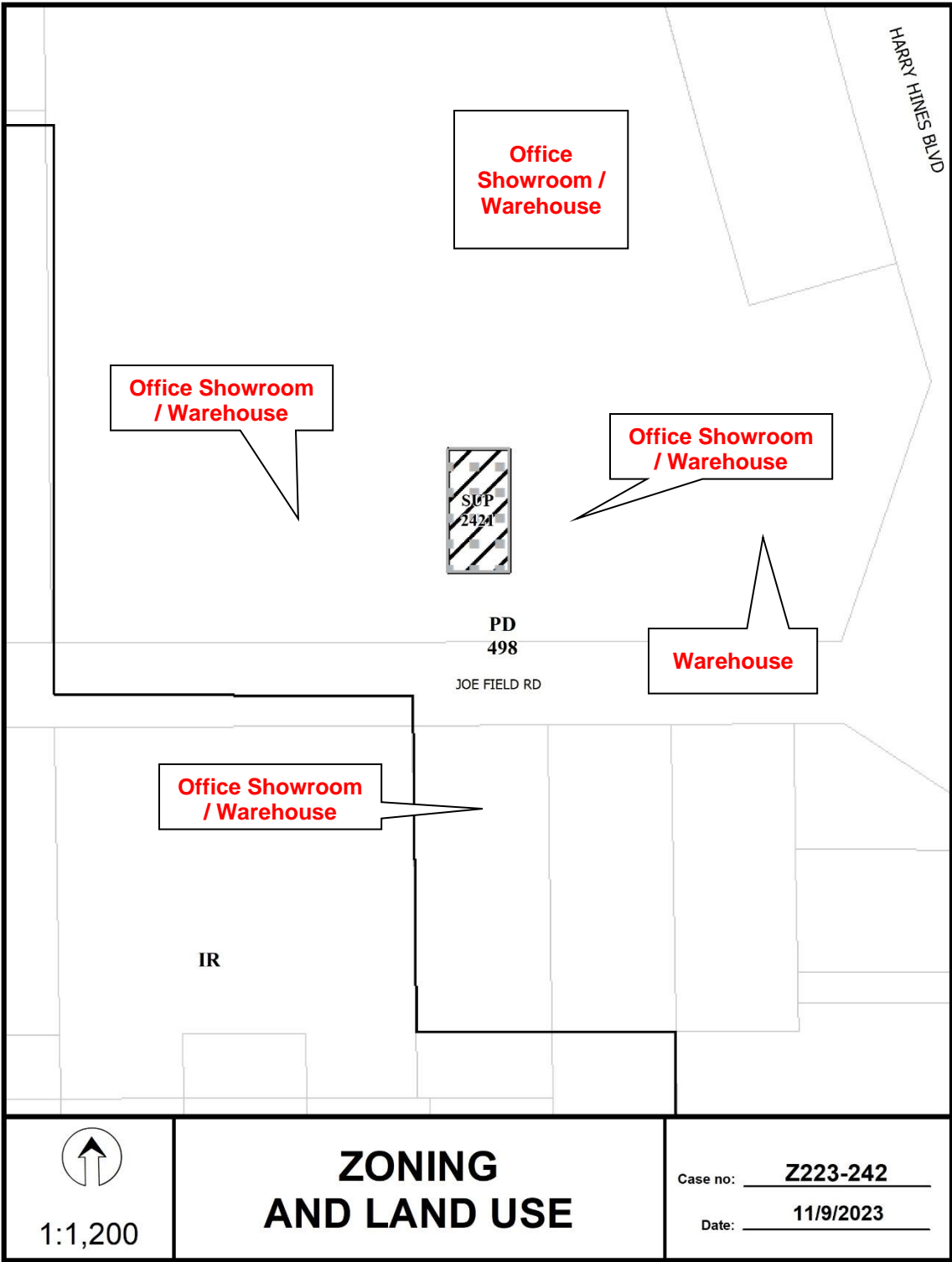
EXISTING SITE PLAN (NO CHANGES PROPOSED)

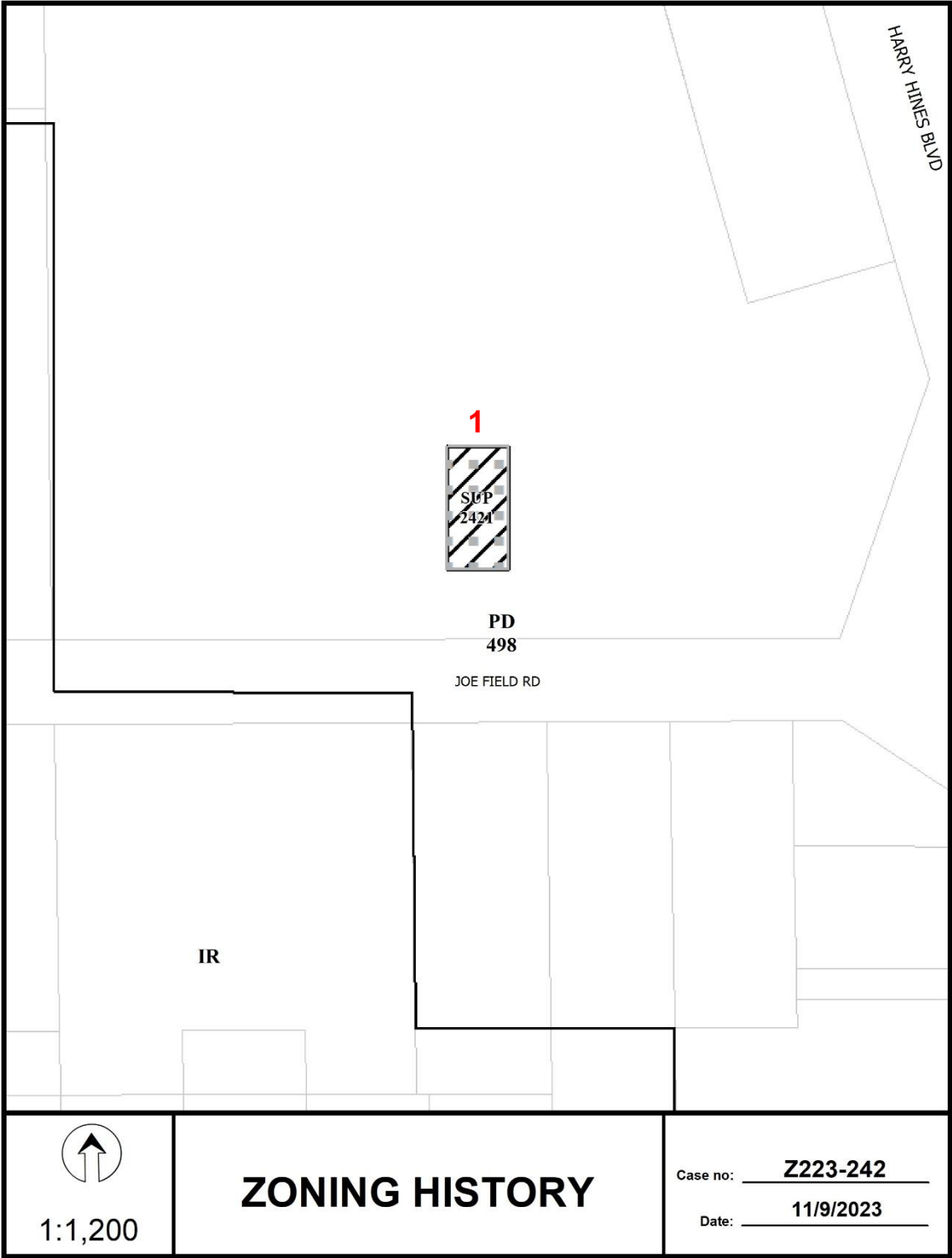


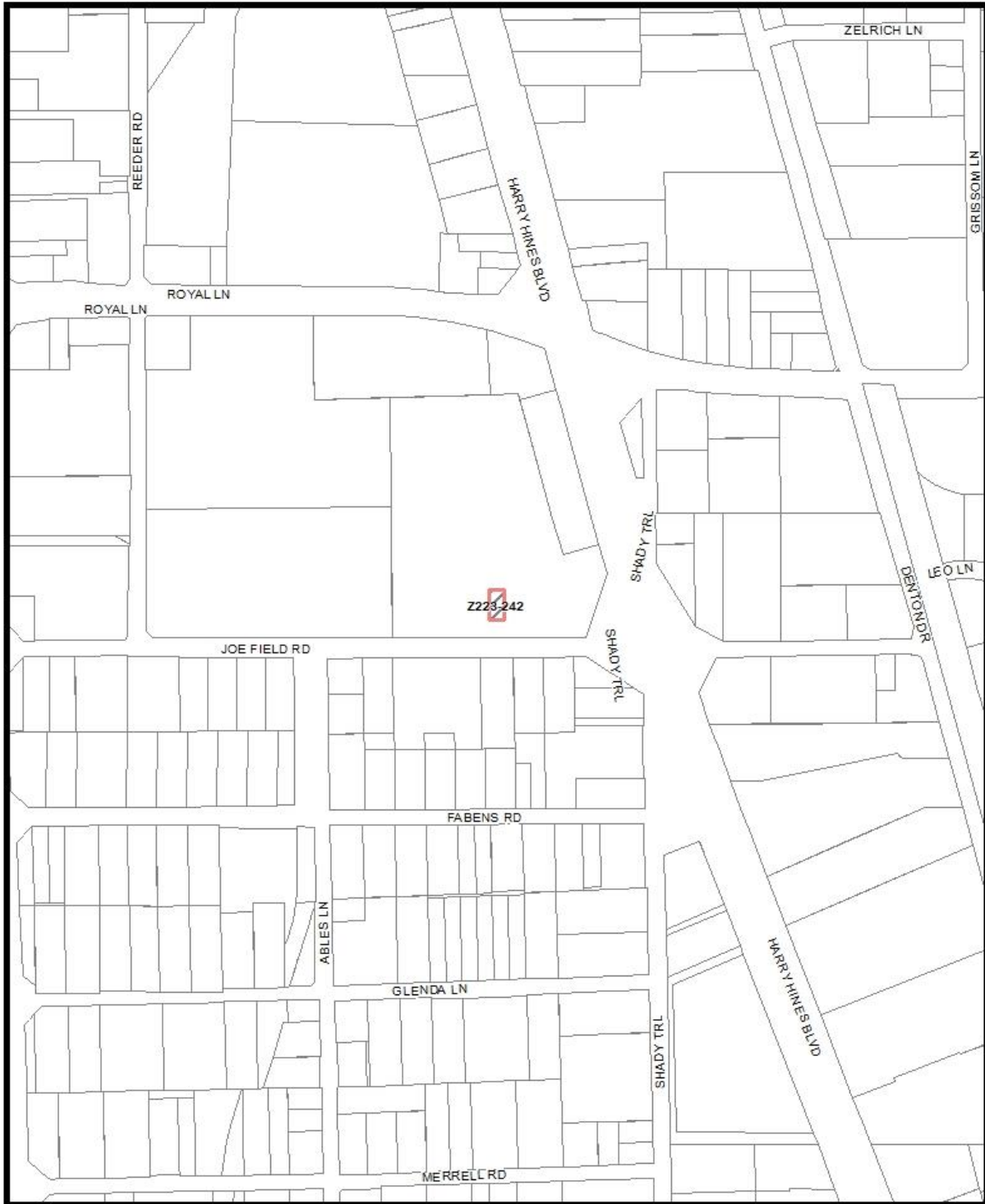












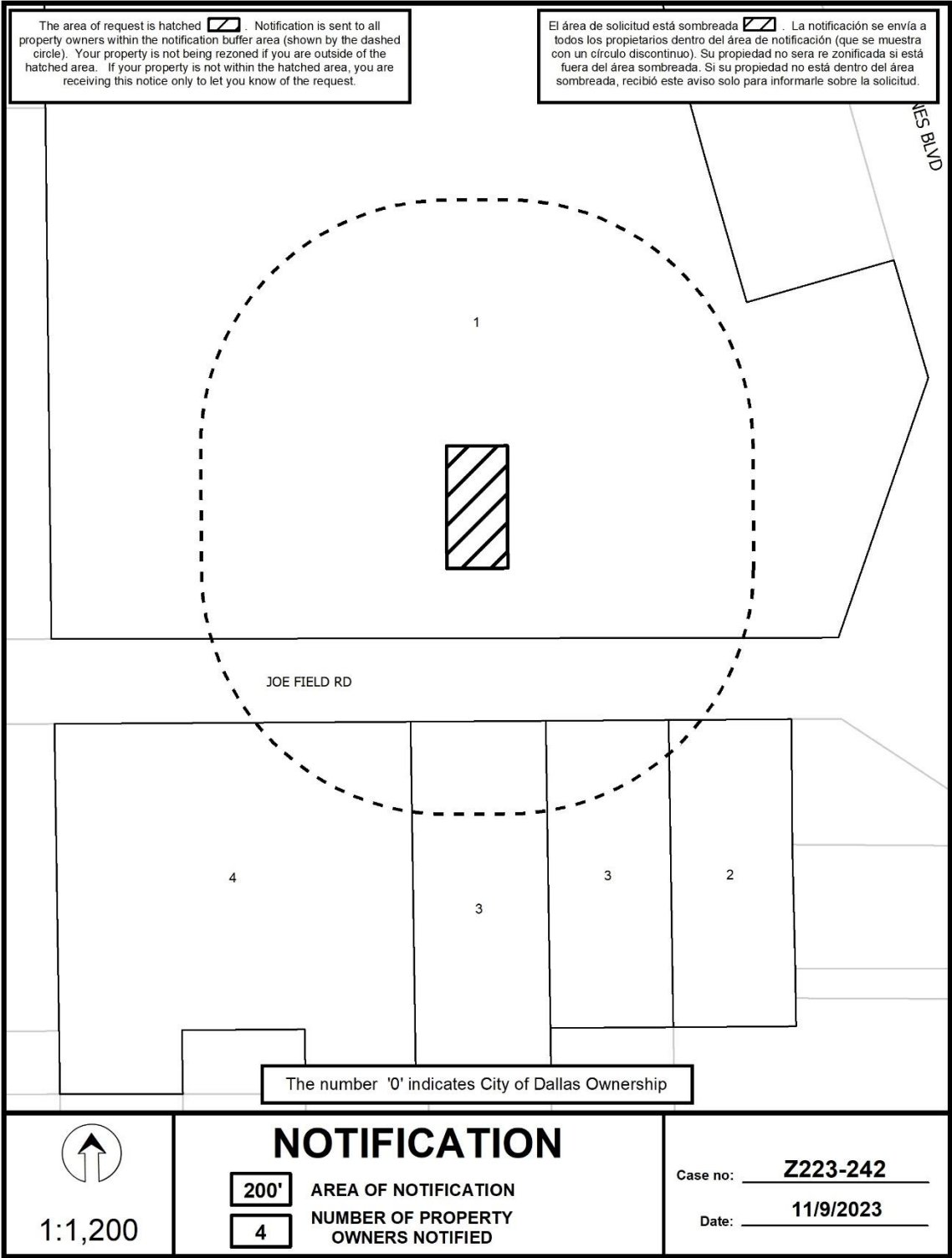
Market Value Analysis A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/9/2023



Z223-242(MB)

11/09/2023

Notification List of Property Owners

Z223-242

4 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11325 HARRY HINES BLVD	JBP LAND LTD
2	2560 JOE FIELD RD	ISSA ANWAR &
3	2552 JOE FIELD RD	RAJ CAPITAL LP
4	2526 JOE FIELD RD	MANNY MIKE INC