

FILE NUMBER: Z-25-000212 **DATE FILED:** December 9, 2025
LOCATION: Southeast corner of Commerce Street and Browder Street
COUNCIL DISTRICT: 14
SIZE OF REQUEST: 5,142 sq. ft. **CENSUS TRACT:** 481130031011

REPRESENTATIVE: Brad Eubanks

OWNER: DPL Loan Holdings, LLC

APPLICANT: Pegasus City Brewery

REQUEST: An application for an amendment to Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, micro distillery, or winery on property zoned Planned Development District No. 619 with H/121 Dallas Power and Light Building Historic District Overlay.

SUMMARY: The purpose of the request is to allow for the continuation of an existing alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery.

STAFF RECOMMENDATION: Approval, subject to site plan and conditions.

CPC RECOMMENDATION: Approval for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 619 with H/121 Dallas Power and Light Building Historic District Overlay.
- The area of request encompasses an approximately 4,804 square-foot ground floor unit currently operating as an alcoholic beverage establishment limited to microbrewery, micro distillery, or winery. The area also includes an external uncovered patio of approximately 5,385 square feet.
- Specific Use Permit 2358 was first approved on January 8, 2020. On April 24, 2024, the City Council approved the renewal for Specific Use Permit 2358 for a two-year period.

Zoning History:

There have been four zoning cases in the area in the last five years.

1. **Z190-362:** On March 24, 2021, the City Council approved new subdistricts within Planned Development District No. 619 on the southwest corner of Commerce Street and South Ervay Street.
2. **Z201-269:** On October 13, 2021, the City Council approved the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property zoned as PD 619 District with H/36 Adolphus Historic District overlay, located at the south line of Main Street, east of South Field Street.
3. **Z212-117:** On January 26, 2022, the City Council approved the renewal of Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery use for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, with H/121 Dallas Power and Light Building Historic Overlay, on the southeast corner of Commerce Street and Browder Street. [Subject Site]
4. **Z-234-133:** April 24, 2024, the City Council approved the renewal of Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery use for a two-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, with H/121 Dallas Power and Light Building Historic Overlay, on the southeast corner of Commerce Street and Browder Street. [Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Commerce Street	CBD Plan, Commerce Street from Browder to Lane	80 feet

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

Transit Access:

The following transit services are located within ½ mile of the site:

- Train Station
- Akard St Station

Bus Routes

- Route 3, 5, 9, 13, 16, 18, 47, 102, 109, 145, 205, 207, 214, 224, 230, 237, 249, 305, 308, 383,

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 Specific Use Permit 2358 is generally **consistent** with Forward Dallas 2.0. Commercial Land Use is identified as a primary use within the City Center placetype; in Forward Dallas 2.0, Commercial land use is in this land-use matrix, and the site is within Planned Development District 619 and adjacent to similar uses such as hotel, parking, restaurant, retail, and multifamily with all these uses located to the east, west, north, and south of the site. The property fronts Commerce St, which is classified as a three-lane eastbound one-way per the CDB plan and is within four blocks of the Akard St Station. Therefore, the proposed SUP aligns with Forward Dallas 2.0's vision and recommendations.



- | | |
|--|---|
|  Regional Open Space |  City Center |
|  Small Town Residential |  Institutional Campus |
|  Community Residential |  Flex Commercial |
|  City Residential |  Industrial Hub |
|  Regional Mixed-Use |  Logistics/Industrial Park |
|  Neighborhood Mixed-Use |  Airport |
|  Community Mixed-Use |  Utility |

Area Plans:

The 360 Plan

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 on the strategies in the Downtown Dallas 360 plan adopted in 2011, the 360 Plan is organized around the idea of creating a complete, connected City Center that provides an enriching urban experience for residents, workers, and visitors.

Staff finds the applicant's request consistent with the 360 Plan, as it will enhance the urban experience, especially for downtown visitors. The proposal would add a unique retail and entertainment venue downtown, contributing to the existing mix of office, residential, and commercial uses.

Trinity River Corridor Comprehensive Land Use Study

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005 and later revised in December 2009.

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social, or economic barriers, attracting residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

Staff finds the applicant's request to be consistent with the Trinity River Corridor Comprehensive Land Use Study in that it contributes to the creation of a vibrant central city and increases the appeal of urban life.

Land Use:

	Zoning	Use
Site	PD 619	Alcoholic beverage establishment limited to microbrewery, micro distillery, or winery
North	PD 619	Hotel
East	PD 619	Commercial parking structure
South	PD 619	Misc. personal services, and multifamily
West	PD 619	Office, retail

Land Use Compatibility:

The area of request encompasses the ground floor of an existing building and an exterior uncovered patio for additional seating. The property abuts Commerce Street to the north and a pedestrian-only Browder Street to the west. This request proposes no changes to PD No. 619, nor does it request any applicable subdistricts. The request is compatible with surrounding uses.

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 finds that this application for renewal of SUP 2358 meets the approval criteria for SUPs as established by Section 51A-4.219 of the Dallas Development Code.

Staff supports the request due to the compatibility of the existing alcoholic beverage establishment, limited to a microbrewery, microdistillery, or winery on-site, with surrounding uses, as well as continued compliance with all other applicable provisions of the Dallas Development Code and PD No. 619.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended, and applicable provisions of PD No. 619.

Parking:

Per Section 51A-4.124(a)(5)(B)(ii) of the Dallas Development Code and PD No. 619, no parking is required for ground-floor retail and personal service uses within the Central Area District.

Market Value Analysis:

Market Value Analysis (MVA) is a tool that helps residents and policy-makers understand 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 in an “F” MVA area.

Crime Report:

The Dallas Police Department provided a crime report covering the period from December 23, 2023, to December 29, 2025. The area has had 12 incident calls, two offenses, and no arrests.

Calls

Calls (Summary)	Count of Problem
6M - Loud Music Disturbance	1
29 - Open Building	1
40 Other	2
46 CIT	1
6X Major Dist (Violence)	6
6XA Major Dist (Ambulance)	1
Grand Total	12

Offenses

Offenses (Summary)	Count of Incidents
CRIMINAL MISCHIEF	2
Grand Total	2

Arrests

Arrests (Summary)	Count of Incidents
None	0
Grand Total	0

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Texas Alcoholic Beverage Commission (TABC) Information:

TABC License numbers, information, and statuses may be retrieved here by searching an address: <https://apps.tabc.texas.gov/publicinquiry/StatusNewLayout.aspx>

TABC Complaint Information, including criminal allegations and administrative allegations, may be retrieved here by searching an address or license number: <https://apps.tabc.texas.gov/publicinquiry/ComplaintInvestigation.aspx>

CPC Action
February 5, 2026

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 2358 for an alcoholic beverage establishment limited to a microbrewery, micro distillery, or winery for a five year period, subject to site plan and conditions, on property zoned Planned Development District 619 with H/121 Dallas Power and Light Building Historic District Overlay, on the southeast corner of Commerce Street and Browder Street.

Maker: Kingston
Second: Sims
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin,
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston

Against: 0
Absent: 1 - Forsyth****
Vacancy: 0
Conflict: 1 - Rubin**

**Out of room when voting

****Unable to attend and was excused due to bereavement in his immediate family.

Notices: Area: 200 Mailed: 15
Replies: For: 4 Against: 0

Speakers: None

List of Officers

DPL Loan Holdings, LLC
Lawrence E. Hamilton III, Manager
Timothy J. Jordan, Manager

Pegasus City Brewery
William T. Cotton, President

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit ~~expires January 10, 2026~~ expires in 5 years.

Staff Recommendation:

3. Time Limit: This specific use permit shall not expire.

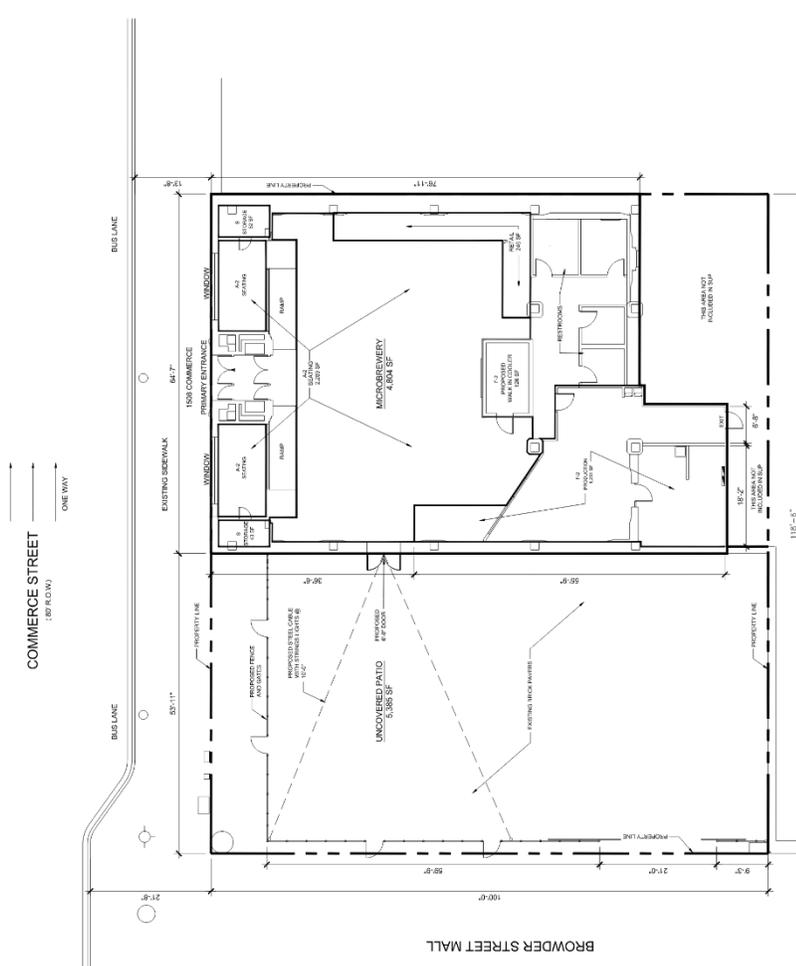
4. FLOOR AREA: Maximum floor area allowed for the alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery is 4,804 square feet in the location shown on the attached site plan. Maximum floor area allowed for an uncovered patio to the alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery is 5,385 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery may only be open to the public between 11:00 a.m. and 12:00 a.m. (midnight), Monday through Sunday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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)

Project:
DP&L Building
1506 COMMERCE ST.
WILL & ADRIAN COTTEN
Prepared for:
PEGASUS CITY BREWERY
WILL & ADRIAN COTTEN

Existing Zoning:
PD 619, Subdistrict A

Land Use: Microbrewery



COMMERCE STREET
(107' R.O.W.)

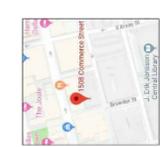
ONE WAY



1 SUP SITE PLAN
SCALE: 1/8" = 1'-0"
ZONING CODE # 2209.261

Item	Quantity
Area	10,719 sq. ft.
Volume	10,719 cu. ft.
Permit Fee	\$1,000
Impact Fee	\$1,000
Other Fees	\$1,000
Total	\$3,000

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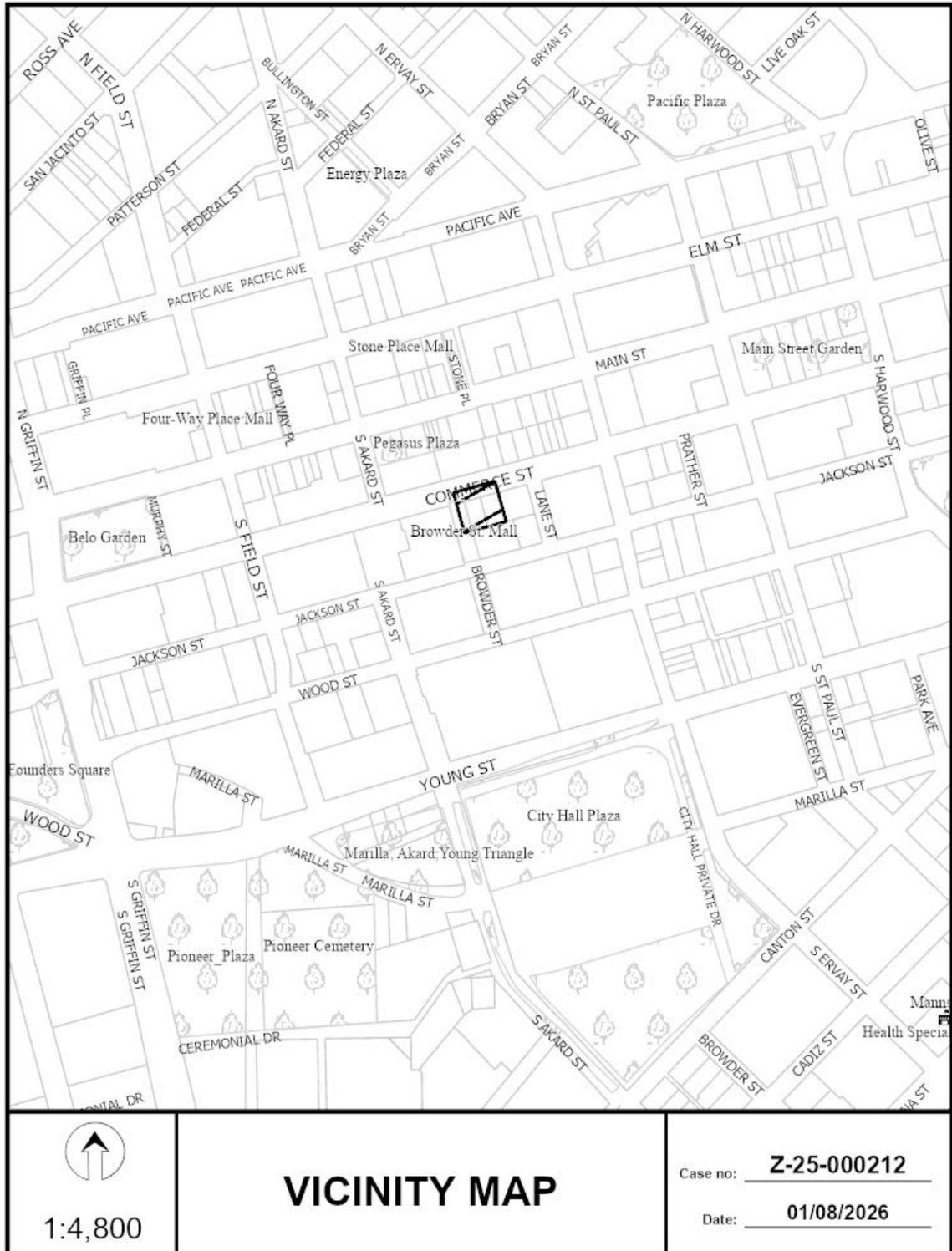


SCENIC MAP

No.	Description	Quantity	Unit
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Author: JENNIFER CASEL & ASSOCIATES
Date: 10/1/2021
SUP SITE PLAN

A0.05

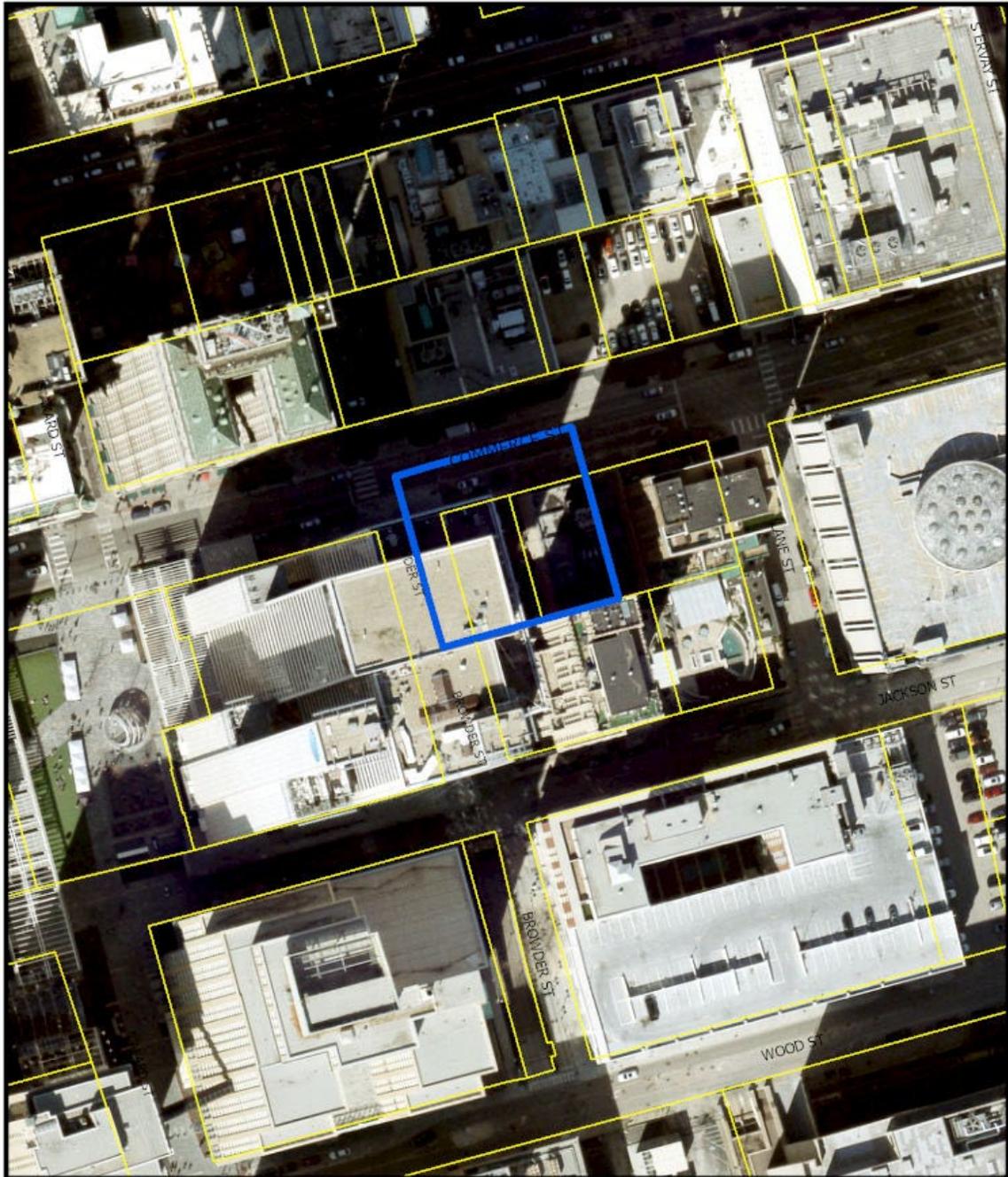


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VICINITY MAP

Case no: **Z-25-000212**

Date: **01/08/2026**

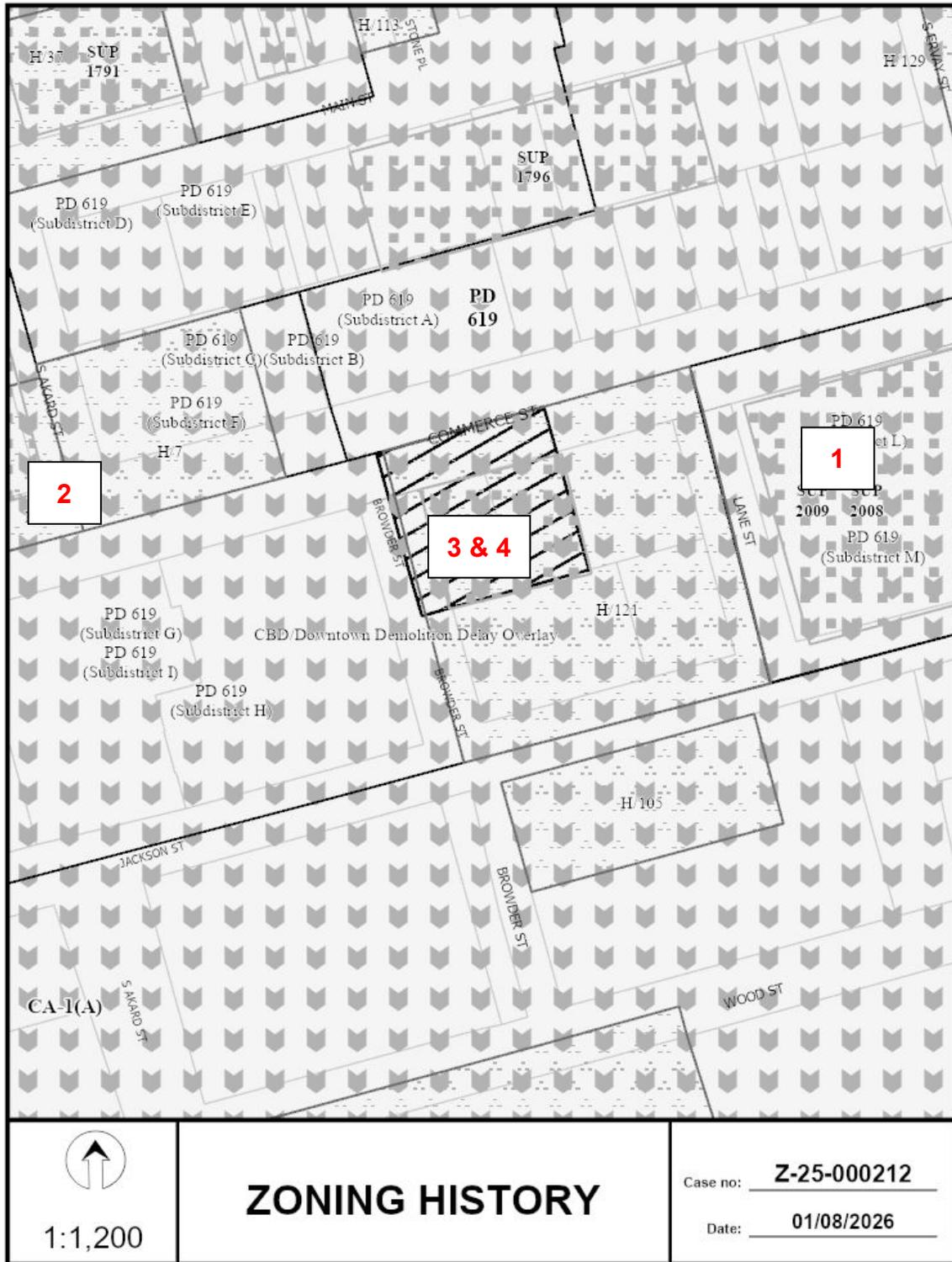


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AERIAL MAP

Case no: Z-25-000212

Date: 01/08/2026

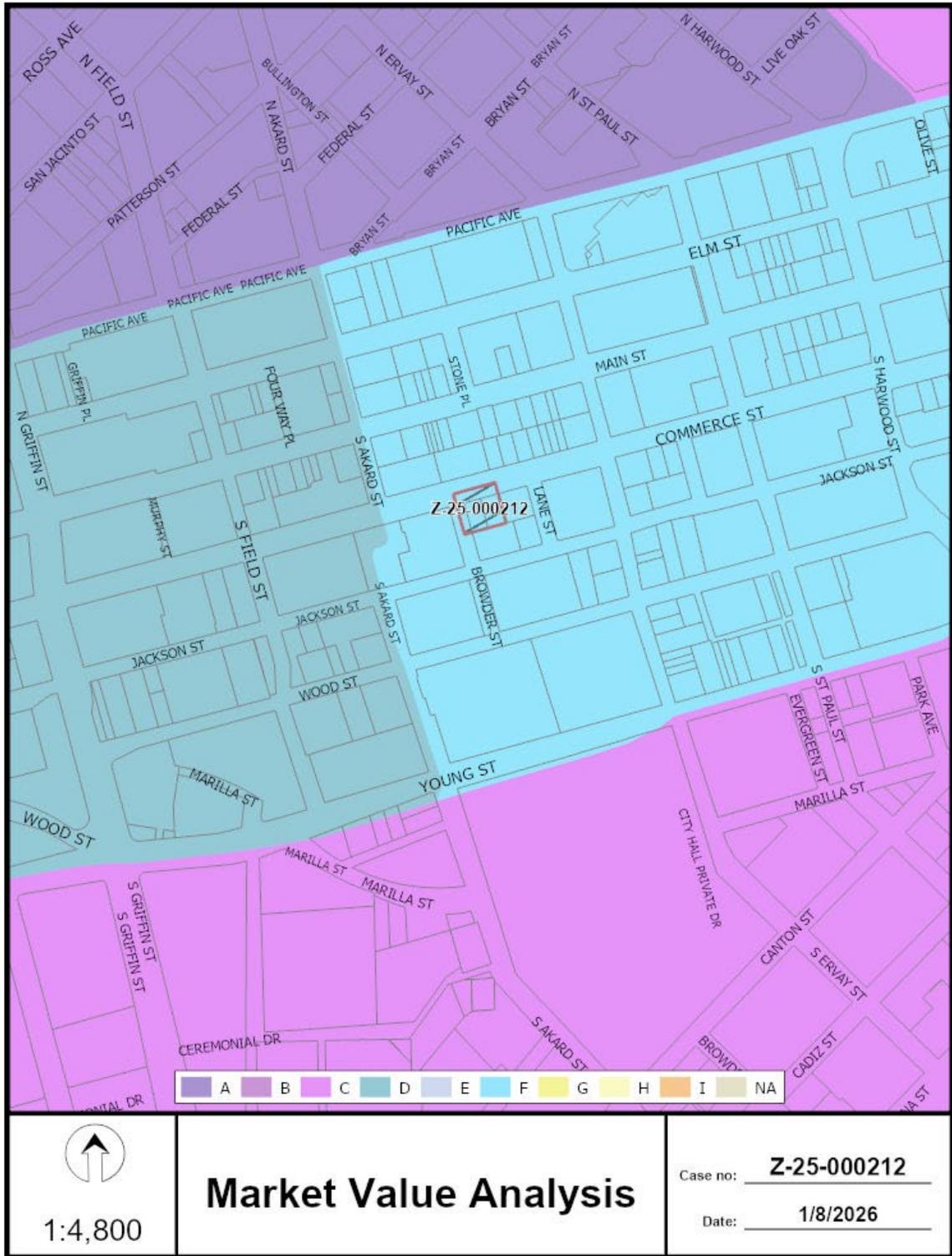


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ZONING HISTORY

Case no: Z-25-000212

Date: 01/08/2026





15	Property Owners Notified (27 parcels)
4	Replies in Favor (8 parcels)
0	Replies in Opposition (0 parcels)
200'	Area of Notification
2/5/2026	Date

Z-25-000212
CPC



1:1,200

02/04/2026

Reply List of Property Owners

Z-25-000212

15 Property Owners Notified

4 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1512 COMMERCE ST	DPL LOAN HOLDINGS LLC
	2	1500 COMMERCE ST	DPL LAND LLC
O	3	1520 MAIN ST	1520 MAIN LLC
	4	1401 COMMERCE ST	SUPREME BRIGHT DALLAS IV LLC
O	5	1513 COMMERCE ST	1530 MAIN LP
	6	1517 COMMERCE ST	1530 MAIN LP
	7	1525 COMMERCE ST	POLLOCK ROBERT ETAL
	8	1603 COMMERCE ST	KEATING PROPERTIES LLC
	9	208 S AKARD ST	SOUTHWESTERN BELL TELEPHONE
	10	1400 JACKSON ST	SOUTHWESTERN BELL
	11	208 S AKARD ST	WHITACRE TOWER HOLDINGS LP
	12	1600 COMMERCE ST	DALPARK PARTNERS LTD
	13	1500 JACKSON ST	1500 JACKSON STREET LLC
O	14	1501 COMMERCE ST	1600 MAIN STREET HOLDINGS LP
O	15	1530 MAIN ST	DUNHILL 1530 MAIN LP