

CITY PLAN COMMISSION

THURSDAY, AUGUST 20, 2026

Planner: Liliana Garza

FILE NUMBER: Z-26-000118 **DATE FILED:** May 21, 2026

LOCATION: Southwest corner of N. Harwood Street and Pacific Avenue,
[AKA 1930 Pacific Avenue].

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 9,710 sq. ft. **CENSUS TRACT:** 48113003103

OWNER: Kevin Kristian 2612 LLC

REPRESENTATIVE: Deborah Kelley-Hill / Club Vivo

REQUEST: An application for an amendment to Specific Use Permit No. 2576 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 619 with H/48 Harwood Historic District Overlay.

SUMMARY: The purpose of the request is to continue to allow a bar, lounge, or tavern and a dance hall within the existing building.

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

CPC PRIOR ACTION: On July 23, 2026, the City Plan Commission held this case under advisement to August 20, 2026.

Planned Development District 619:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=619>

BACKGROUND INFORMATION:

- The area of request consists of an existing two-story building, of approximately 19,200 square-foot building constructed in 1940, according to Dallas County Appraisal District records.
- The site is located within Subdistricts A, B, and C within Planned Development District 619. Subdistrict A is applicable to street level Property, Subdistrict B to below street level Property, and Subdistrict C to above street level Property. Both Subarea A and C of PD 619 allow alcoholic beverage establishment and commercial amusement (inside) dance hall uses only subject to the approval of a Specific Use Permit.
- On June 12, 2013, the City Council approved Specific Use Permit No. 2029 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall for a three-year period for both floors of the area of request, approximately 16,192 square feet. On May 25, 2016, Specific Use Permit No. 2029 was amended to limit the uses to only commercial amusement (inside) limited to a dance hall on both floors and renewed for a three-year period. The alcoholic beverage establishment limited to a bar, lounge, or tavern use was excluded because at the time staff determined that the business revenue did not gross 75 percent of alcohol sales, hence it qualified as a restaurant. On April 18, 2019, City Plan Commission denied without prejudice the request to amend and renew Specific Use Permit No. 2029. A month later, an application to amend Specific Use Permit No. 2029 to allow an alcoholic beverage establishment limited to a bar, lounge, or tavern use was submitted and on April 8, 2020, the City Council approved it for a three-year period. Specific Use Permit No. 2029 expired on April 8, 2023.
- A new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall was submitted on June 18, 2024. On September 19, 2024, the City Plan Commission recommended denial without prejudice of the request. The applicant appealed the decision and on October 23, 2024, City Council remanded the request to CPC for reconsideration. On January 8, 2025, the City Council approved Specific Use Permit No. 2576 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall for an 18-month period.
- The applicant has applied for a renewal to Specific Use Permit No. 2576 to continue to allow the current uses. No changes to both site plans are proposed. There are recommended typography changes to the conditions.

- No changes have been made to the request since the last hearing.

Zoning History:

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

1. Z234-265: On January 8, 2025, the City Council approved Specific Use Permit No. 2576 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall for a 18-month period. (Current site)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Pacific Avenue	CBD	80 feet
North Harwood Street	CBD	60-80 feet

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

Transit Access:

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

DART Routes 3, 9, 13, 16, 18, 102, 109, 145, 147, 205, 207, 214, 224, 230, 237, 249, 308, Light rail: Blue, Green, Orange, and Red, M-Line

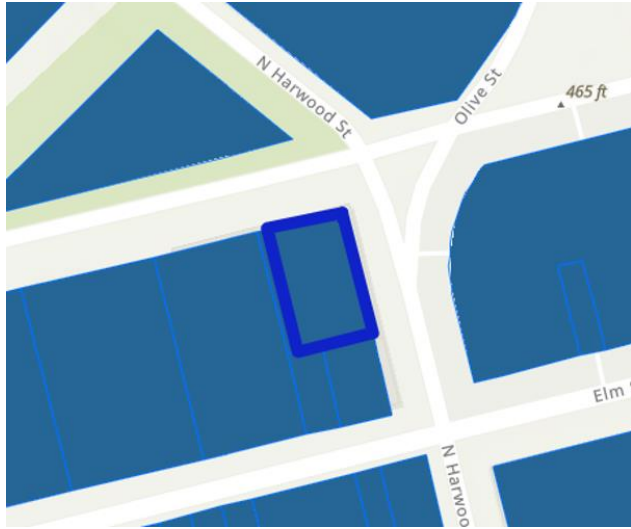
STAFF ANALYSIS:

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.

Placetypes:

City Center



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

The City Center is Dallas' most vibrant and dense urban core, offering a mix of high-rise offices, apartments, retail spaces, and cultural institutions. Designed for

walkability and transit access, these areas foster economic vitality and serve as hubs for entertainment and innovation.

The applicant's request is consistent with the characteristics of the City Center placetype. Staff notes that entertainment and cultural institutions are a unique part of this placetype.

Land Use:

	Zoning	Land Use
Site	PD 619	Alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (indoor) limited to a dance hall
North	PD 619, CA-1(A) District	Park, structured parking
East	PD 619, CA-1(A) District	Surface parking
South	PD 619	Restaurant without drive through, office
West	PD 619	Theater

Land Use Compatibility:

The area of request is located within Planned Development District 619. Planned Development District 619 was created on June 12, 2002, as a result of several public and private studies that developed retail strategies for the CBD area and promoted the downtown core as a "full time" activity area. Moreover, the goal was to encourage the development of retail and personal service uses in the area and create a mixed-use urban

activity center. PD No. 619 requires a Specific Use Permit for an alcoholic beverage establishments and commercial amusement (inside) uses.

The area of request is an existing two-story building on the corner of Pacific Avenue and North Harwood Street. Uses surrounding the area of request include a park to the north, a theater to the west, an office building and restaurant to the south, and a parking lot to the east. The land use in question is generally complementary to other developments within the Downtown Dallas area, supported by significant transportation and transit infrastructure and other similar businesses.

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 applicant is not proposing any changes to the site, but the continued operation of a bar, lounge, or tavern and a dance hall within the existing building. The applicant's request, subject to the attached conditions and existing site plan of the first floor and second floor, is consistent with the intent of the Dallas Development Code. The conditions and plan limit the scope of the use.

The ten-year period, as recommended, will also require that the request be reevaluated to ensure the use continues to be compatible in this location over time.

Landscaping:

Landscape in this district must comply with all landscaping requirements set forth in the CA-1(A) district and should be consistent with any design guidelines for the district approved by City Council. However, the proposed use does not trigger any landscaping.

Parking:

Parking must be provided in accordance to Planned Development District 619. No parking changes are being proposed with this request.

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 “F” MVA area.

Crime Statistics:

Staff requested a report of site related crime statistics for the time period from the last Specific Use Permit 2576 to date, from January 2025 to May 2026. There have been 40 offenses, 7 arrests, and 19 calls. The list of reported crime obtained incidents, calls arrest from to date and is provided below.

Offenses Data

Signal	Off. Incident	Address	Date1
58 - ROUTINE INVESTIGATION	CRIM MISCHIEF > OR EQUAL \$100 < \$750	1930 PACIFIC AVE	3/7/2025
PSE/11V - BURG MOTOR VEH	BMV	1930 PACIFIC AVE	3/15/2025
PSE/11V - BURG MOTOR VEH	BMV	1930 PACIFIC AVE	4/11/2025
58 - ROUTINE INVESTIGATION	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	1930 PACIFIC AVE	4/18/2025
6X - MAJOR DIST (VIOLENCE)	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	1930 PACIFIC AVE	5/4/2025

Signal	Off. Incident	Address	Date1
16 - INJURED PERSON	ASSAULT -BODILY INJURY ONLY	1930 PACIFIC AVE	5/24/2025
	BMV	1930 PACIFIC AVE	5/26/2025
58 - ROUTINE INVESTIGATION	ASSAULT -BODILY INJURY ONLY	1930 PACIFIC AVE	5/26/2025
PSE/11V - BURG MOTOR VEH	BMV	1930 PACIFIC AVE	7/3/2025
PSE/11V - BURG MOTOR VEH	BMV	1930 PACIFIC AVE	8/8/2025
ODJ - OFF DUTY JOB	BMV	1930 PACIFIC AVE	8/9/2025
41/11V - BMV-IN PROGRESS	BMV	1930 PACIFIC AVE	8/23/2025
15 - ASSIST OFFICER	BMV	1930 PACIFIC AVE	8/30/2025
PSE/09 - THEFT	THEFT OF PROP (AUTO ACC) <\$100 - (NOT EMP)	1930 PACIFIC AVE	8/30/2025
	THEFT OF PROP > OR EQUAL \$2,500 <\$30K (NOT SHOPLIFT) PC31.03(e4A)	1930 PACIFIC AVE	10/10/2025
40/01 - OTHER	MOTOR VEHICLE THEFT	1930 PACIFIC AVE	10/11/2025
58 - ROUTINE INVESTIGATION	POSS CONT SUB PEN GRP 1/1-B < 1G	1930 PACIFIC AVE	11/2/2025
58 - ROUTINE INVESTIGATION	THEFT FROM BUILDING> OR EQUAL \$100<\$750 (NOT SHOPLIFT)	1930 PACIFIC AVE	12/7/2025
PSE/11V - BURG MOTOR VEH	BMV	1930 PACIFIC AVE	12/27/2025
6X - MAJOR DIST (VIOLENCE)	ASSAULT -BODILY INJURY ONLY	1930 PACIFIC AVE	1/1/2026

Signal	Off. Incident	Address	Date1
PSE/09V - UUMV	MOTOR VEHICLE THEFT	1930 PACIFIC AVE	1/17/2026
15 - ASSIST OFFICER	ASSAULT -PUBLIC SERVANT - BODILY INJURY ONLY	1930 PACIFIC AVE	2/1/2026
15 - ASSIST OFFICER	ASSAULT -PUBLIC SERVANT - BODILY INJURY ONLY	1930 PACIFIC AVE	2/1/2026
PSE/09 - THEFT	THEFT OF PROP (AUTO ACC) <\$100 - (NOT EMP)	1930 PACIFIC AVE	2/12/2026
PSE/09 - THEFT	THEFT FROM BUILDING> OR EQUAL \$750<\$2500 (NOT SHOPLIFT)	1930 PACIFIC AVE	2/21/2026
	THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT	1930 PACIFIC AVE	3/6/2026
58 - ROUTINE INVESTIGATION	MOTOR VEHICLE THEFT	1930 PACIFIC AVE	3/7/2026
PSE/09V - UUMV	MOTOR VEHICLE THEFT	1930 PACIFIC AVE	3/7/2026
58 - ROUTINE INVESTIGATION	ASSAULT -BODILY INJURY ONLY	1930 PACIFIC AVE	3/14/2026
58 - ROUTINE INVESTIGATION	ASSAULT -BODILY INJURY ONLY	1930 PACIFIC AVE	3/14/2026
58 - ROUTINE INVESTIGATION	ASSAULT -SECURITY OFFICER - BODILY INJURY ONLY	1930 PACIFIC AVE	3/14/2026
58 - ROUTINE INVESTIGATION	ASSAULT -SECURITY OFFICER - BODILY INJURY ONLY	1930 PACIFIC AVE	3/14/2026
PSE/11V - BURG MOTOR VEH	BMV	1930 PACIFIC AVE	3/22/2026
PSE/11V - BURG MOTOR VEH	BMV	1930 PACIFIC AVE	3/22/2026
PSE/09V - UUMV	MOTOR VEHICLE THEFT	1930 PACIFIC AVE	4/5/2026

Signal	Off. Incident	Address	Date1
58 - ROUTINE INVESTIGATION	BMV	1930 PACIFIC AVE	4/10/2026
PSE/11V - BURG MOTOR VEH	BMV	1930 PACIFIC AVE	4/25/2026
	BMV	1930 PACIFIC AVE	4/26/2026
PSE/11V - BURG MOTOR VEH	BMV	1930 PACIFIC AVE	5/16/2026
6XE - DISTURBANCE EMERGENCY	DISORDERLY CONDUCT DISCHARGE/DISPLAY FIREARM (NO ASSAULT)	1930 PACIFIC AVE	5/30/2026

Arrest Data

Arrest Date	Arrest Time	Address	Crime
5/5/2025	12:57:00 AM	1930 PACIFIC AVE	WARRANT HOLD (NOT A DPD WARRANT)
11/2/2025	1:35:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION
11/2/2025	1:35:00 AM	1930 PACIFIC AVE	DRUG/ NARCOTIC VIOLATIONS
1/3/2026	12:44:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION
2/1/2026	1:30:00 AM	1930 PACIFIC AVE	SIMPLE ASSAULT
2/1/2026	1:30:00 AM	1930 PACIFIC AVE	PUBLIC INTOXICATION
2/1/2026	1:30:00 AM	1930 PACIFIC AVE	SIMPLE ASSAULT

Calls Data

Date	Problem	Priority Description	Location Name	Address
5/4/2025	6X - Major Dist (Violence)	2 - Urgent	CLUB VIVO	1930 Pacific Ave
5/25/2025	16 - Injured Person	3 - General Service	NULL	1930 PACIFIC AVE
7/13/2025	6X - Major Dist (Violence)	2 - Urgent	CLUB VIVO	1930 Pacific Ave

Date	Problem	Priority Description	Location Name	Address
7/20/2025	40/01 - Other	2 - Urgent		1930 Pacific Ave
8/23/2025	41/11V - BMV-In Progress	2 - Urgent	CLUB VIVO	1930 Pacific Ave
8/30/2025	15 - Assist Officer	1 - Emergency		1930 Pacific Ave
8/30/2025	15 - Assist Officer	1 - Emergency		1930 Pacific Ave
11/27/2025	40 - Other	3 - General Service		1930 Pacific Ave
1/1/2026	6X - Major Dist (Violence)	2 - Urgent	VIVO	1930 Pacific Ave
2/1/2026	15 - Assist Officer	1 - Emergency		1930 Pacific Ave
2/1/2026	15 - Assist Officer	1 - Emergency		1930 Pacific Ave
2/1/2026	15 - Assist Officer	1 - Emergency		1930 Pacific Ave
2/7/2026	6XA - Major Dist Ambulance	2 - Urgent		1930 Pacific Ave
2/15/2026	40 - Other	3 - General Service	CLUB VIVO	1930 Pacific Ave
3/14/2026	40/01 - Other	2 - Urgent		1930 Pacific Ave
3/21/2026	09/01 - Theft	3 - General Service	VIVO	1930 PACIFIC AVE
4/11/2026	11V - Burg Motor Veh	4 - Non Critical		1930 Pacific Ave
5/24/2026	6X - Major Dist (Violence)	2 - Urgent	CLUB	1930 Pacific Ave
5/30/2026	6XE - Disturbance Emergency	1 - Emergency	CLUB VIVO	1930 PACIFIC AVE

List of Officers

Kevin Kristian 2612 LLC

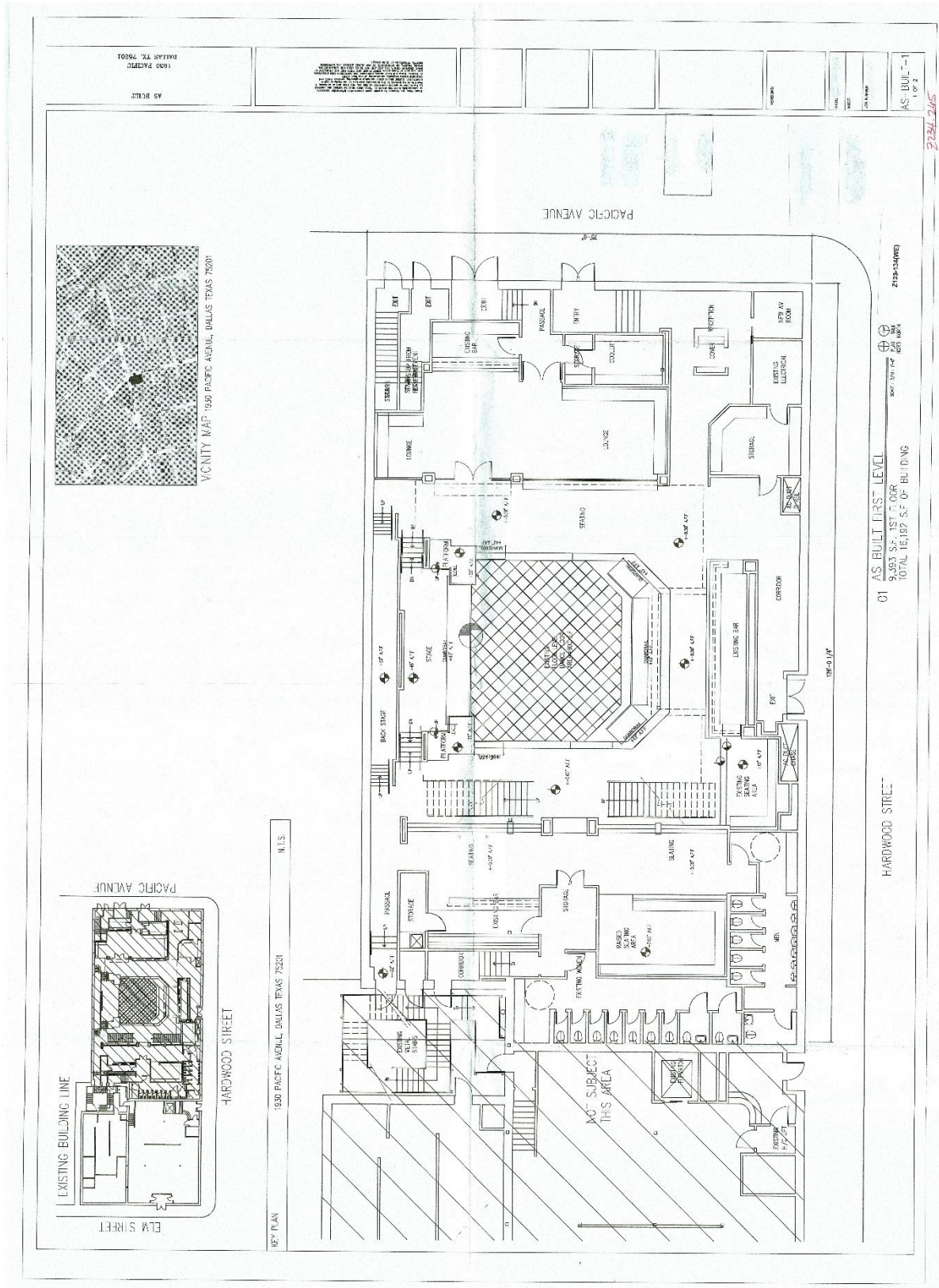
Partners: NA

Owner: Kevin Kelley

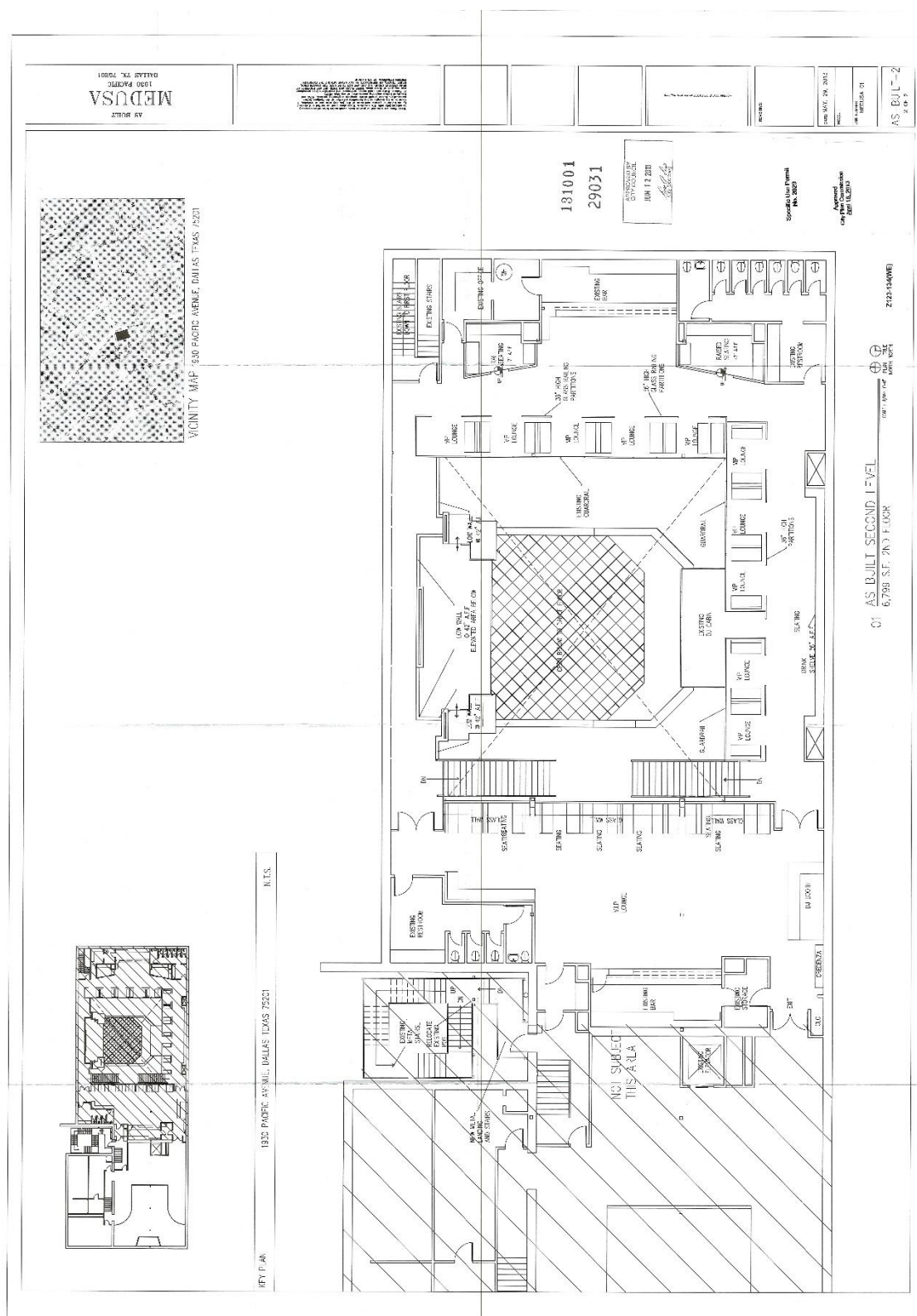
PROPOSED CONDITIONS

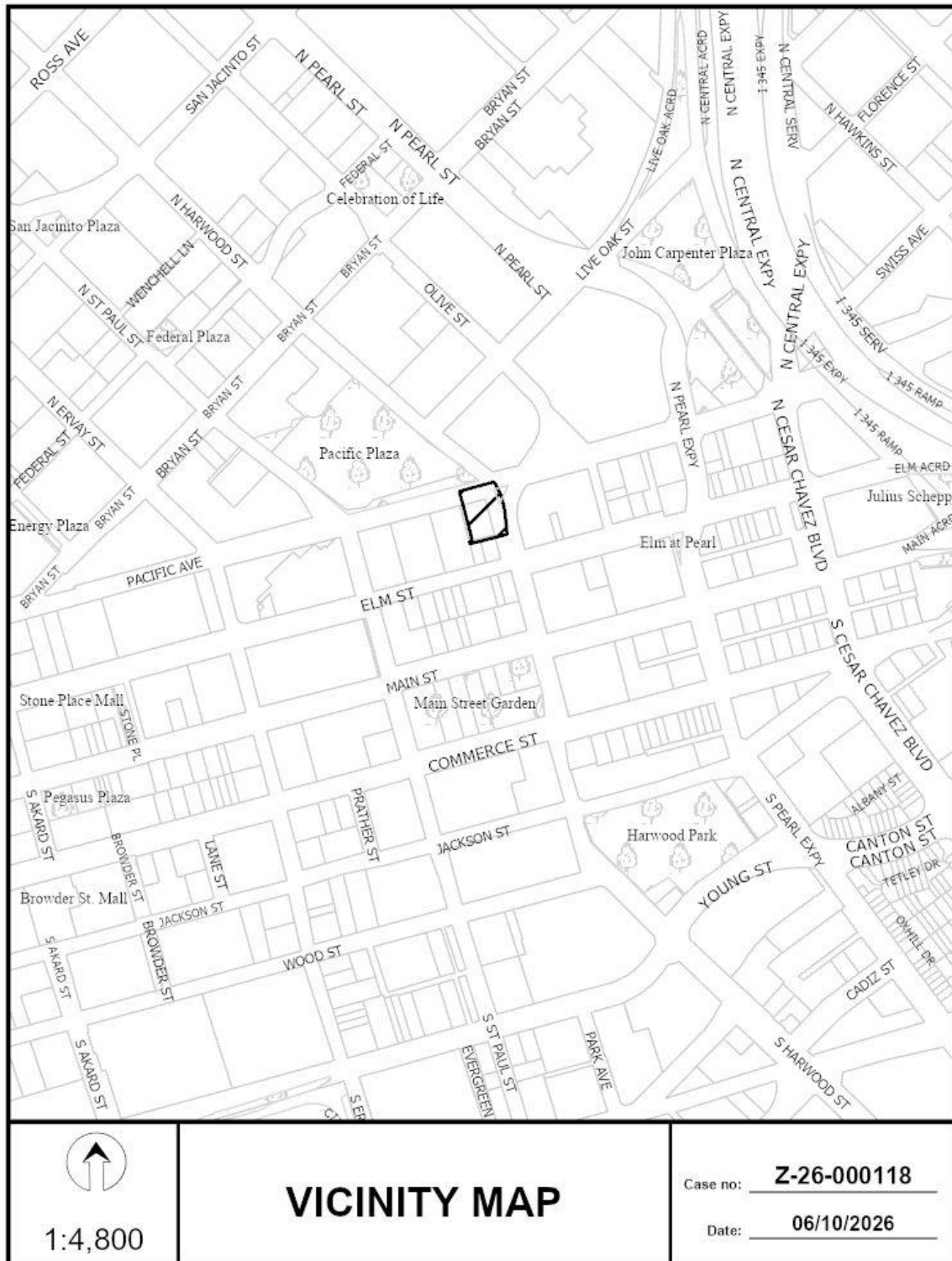
1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (~~insidedoor~~) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on 10-years from the passage of this ordinance ~~[July 8, 2026]~~.
4. DANCE FLOOR: Maximum ~~dance~~ floor area for the dance floor is 900 square feet in the location shown on the attached site plan.
5. FLOOR AREA: The maximum floor area for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (~~insidedoor~~) limited to a dance hall is 16,192 square feet in the location shown on the attached site plan.
6. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (inside) limited to a dance hall use may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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.

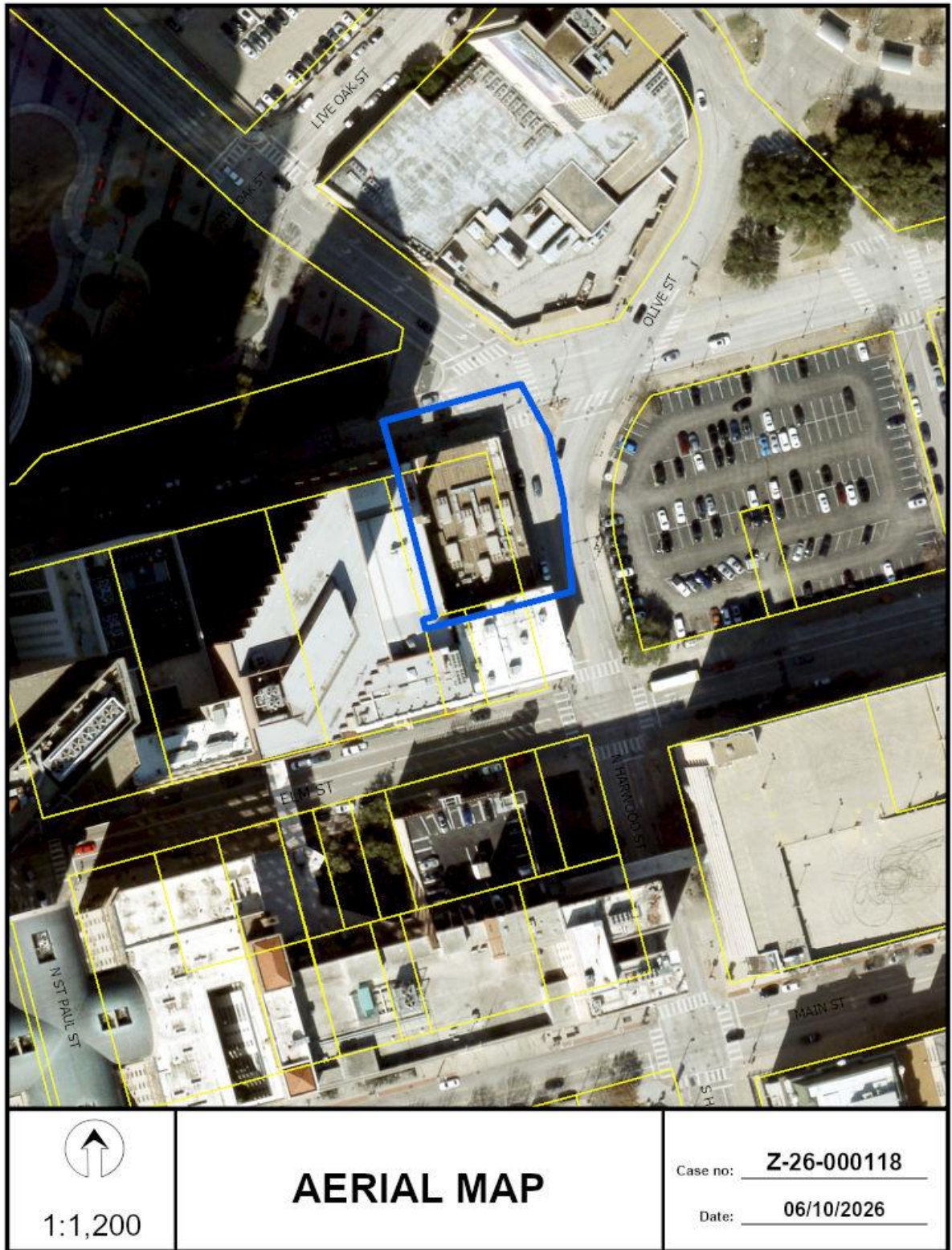
EXISTING SITE PLAN – FIRST FLOOR (No changes being proposed)

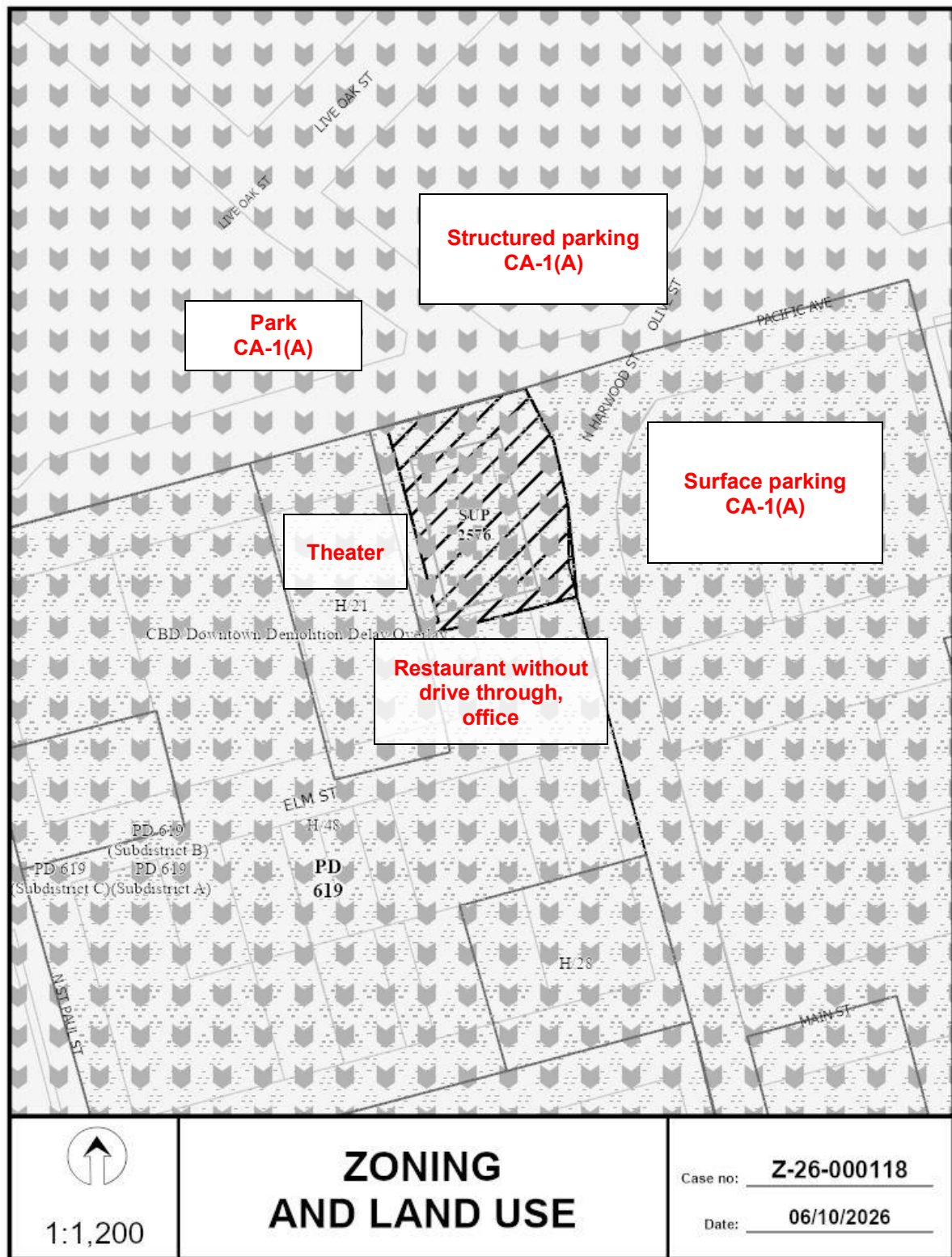


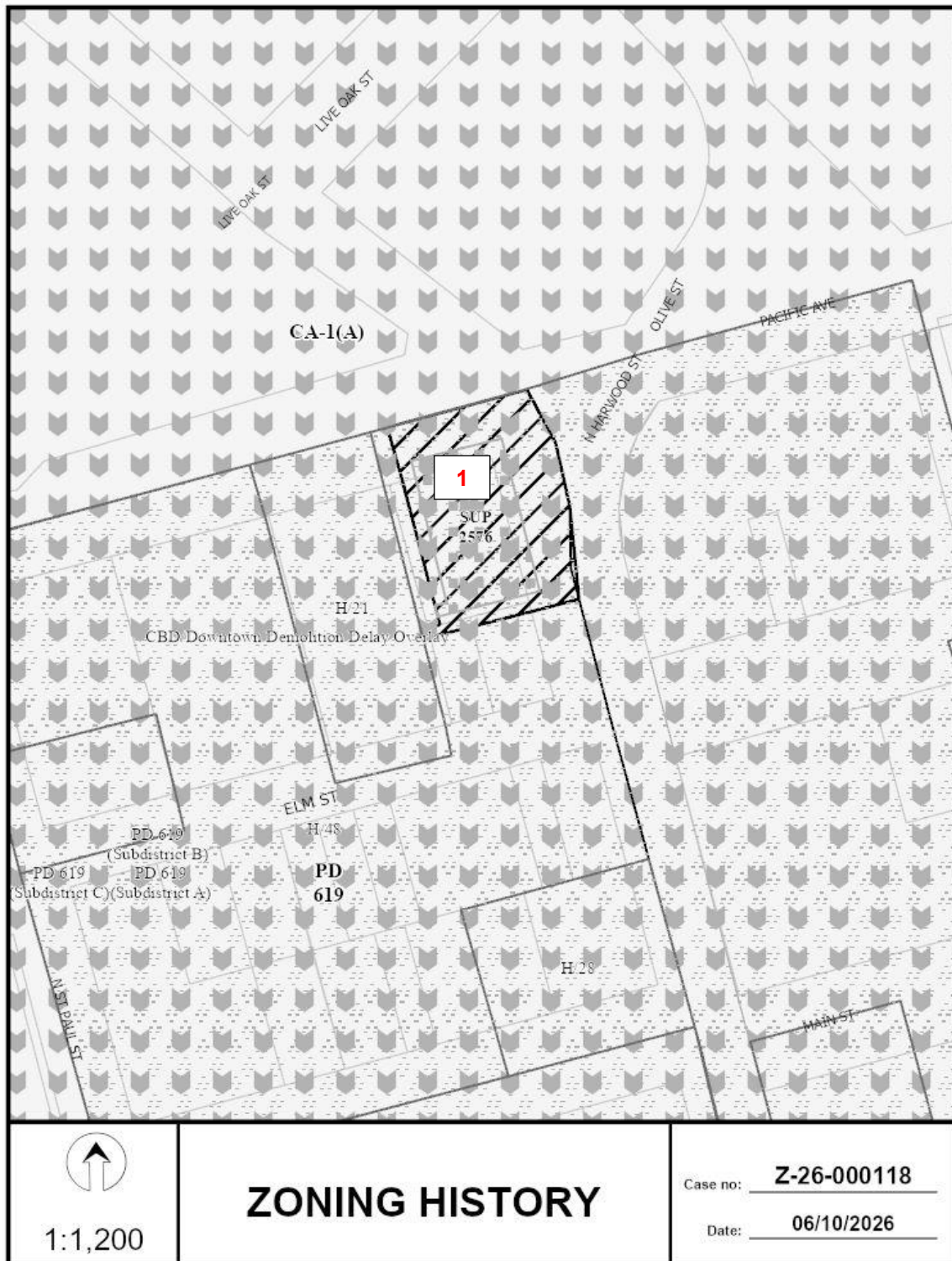
EXISTING SITE PLAN – SECOND FLOOR (No changes being proposed)

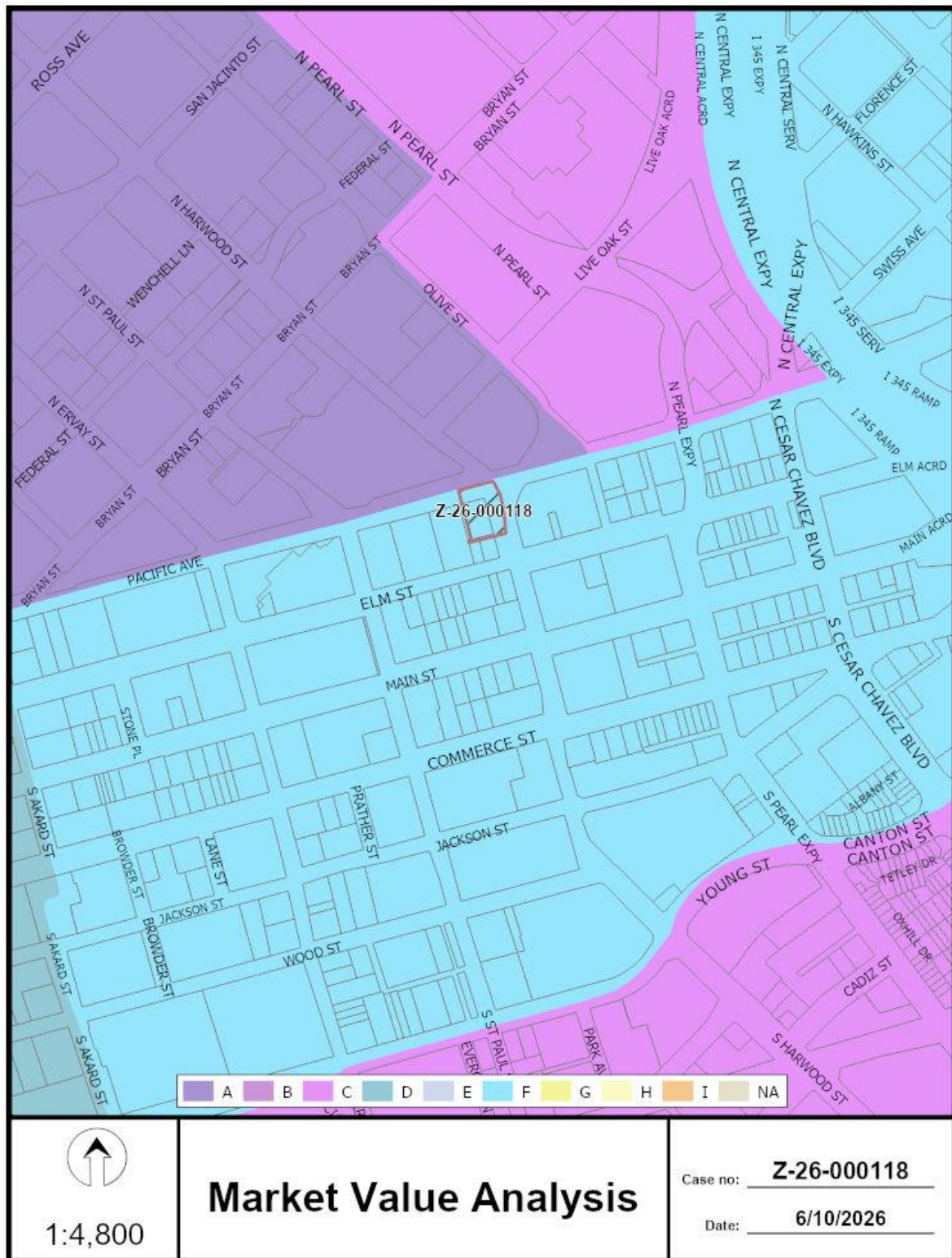


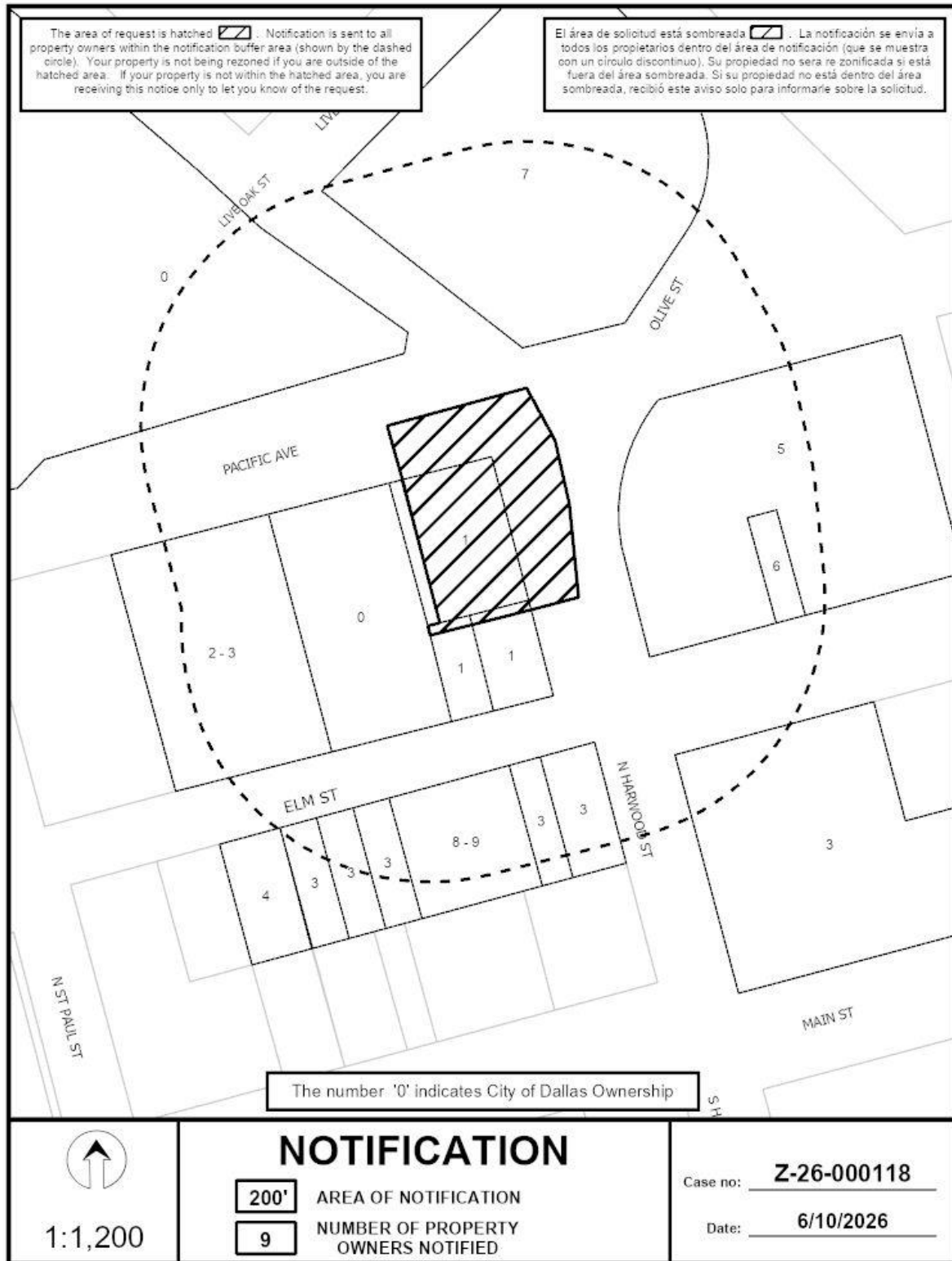












06/10/2026

Notification List of Property Owners

Z-26-000118

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>		<i>Owner</i>
1	1933	ELM ST	KEVIN KRISTIAN 2612 LLC
2	1910	PACIFIC AVE	1910 PACIFIC LP
3	1910	PACIFIC AVE	OLYMBEC USA LLC
4	1928	ELM ST	UNT CENTER AT DALLAS
5	2001	ELM ST	CAIN JOHN CHARLES
6	2009	ELM ST	DENIUS FRANKLIN W & ET AL
7	2020	LIVE OAK ST	WESTDALE 2020 LIVE OAK LP
8	1920	ELM ST	1900 PACIFIC HOLDINGS LP
9	1920	ELM ST	1900 PACIFIC HOLDINGS LP