

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 6, 2025****Planner: Lori Levy, AICP****FILE NUMBER:** Z-25-000131**DATE FILED:** August 12, 2025**LOCATION:** North line of W Davis Street, east of N Tyler Street**COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 4,000 Sq. Ft.**CENSUS TRACT:** 48113004201**OWNER:** Gary Spence – Round Two Dallas**APPLICANT /
REPRESENTATIVE:** David Spence – Good Space**REQUEST:** An application for the renewal of SUP 2387 for an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center on property zoned Subdistrict 6C within PD 830 E. Davis Street Special Purpose District.**SUMMARY:** The purpose of the request is to continue to allow an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center.**STAFF RECOMMENDATION:** Approval, subject to a site plan and amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 6C within PD 830 E. Davis Street Special Purpose District with SUP 2387 for an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center – Round Two Dallas (approx. 3,830 sf).
- The property has frontage on W. Davis and parking, and pickup service in the rear of the building on Fouraker Street.
- A Specific Use Permit is required for a bar, and a commercial amusement (inside) limited to an amusement center.
- Specific Use Permit 2387 was approved by City Council approved on August 12, 2020, for an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center.
- SUP 2387 expired on August 12, 2025.
- The purpose of the request is to renew Specific Use Permit 2387 on the property to continue to allow an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center.

Zoning History:

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

Thoroughfares/Street:

Thoroughfare/Street	Type	Existing/Proposed ROW
W. Davis Street	Minor Arterial	100'
Fouraker Street	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 will continue to review engineering plans at the time of permitting to comply with city standards.

Transit Access:

There is the following transit service located within ½ mile of the property:

DART Bus Route: 219

STAFF ANALYSIS

- **Comprehensive Plan Consistency Review:**

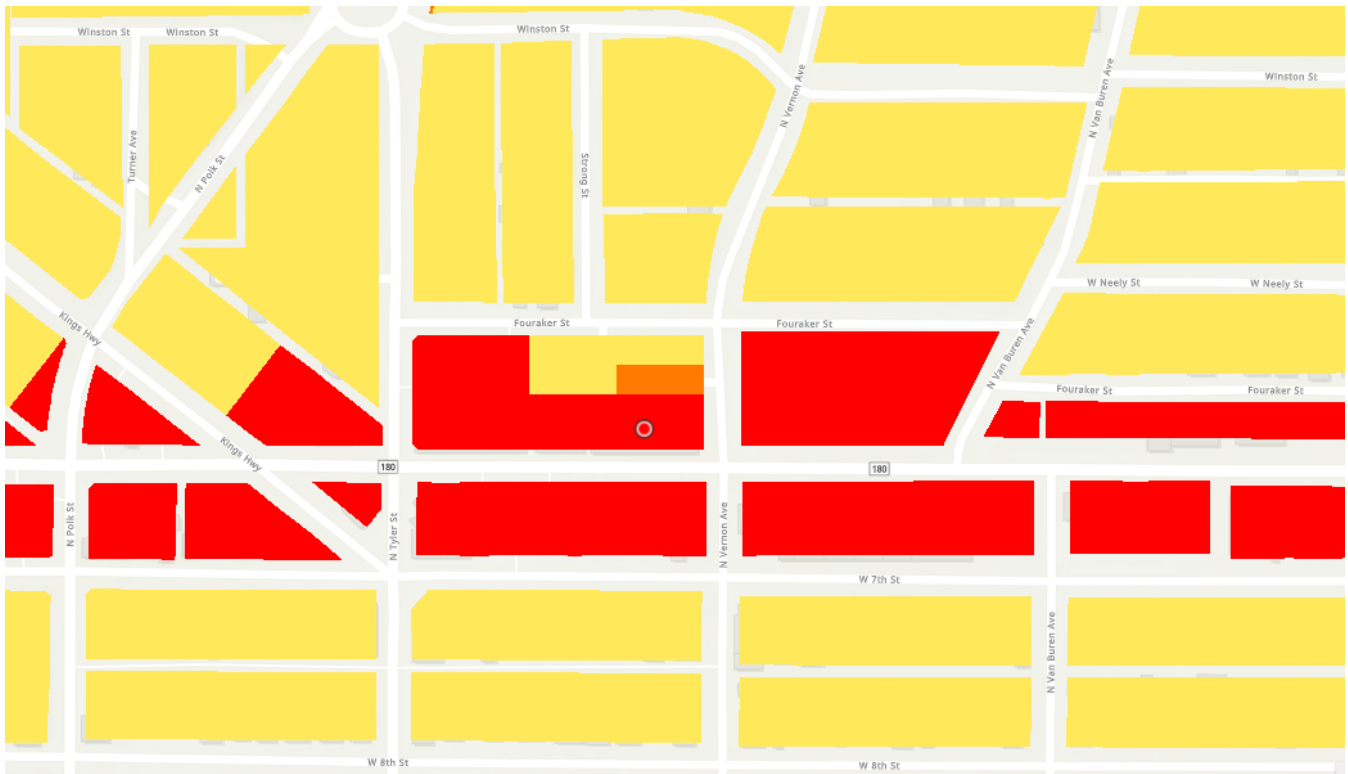
- ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the City Council in September 2024, the plan includes a future land use map, and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other 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.

- **Consistency Review Recommendation**

- The proposed zoning change of an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center is consistent with Forward Dallas 2.0 as the site is completely within the Community Mixed-Use placetype which is primarily intended for multi-plex, apartments, mixed-use, lodging, commercial, and office uses. Areas within the Community Mixed-Use placetype are typically located at major intersection, and key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. Commercial centers, commercial corridors, and office parks are representative of this placetype.

- **Placetype Summary**

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces.



LEGEND

	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

Other Contextual comments related to long-range plan

Area Plans

The property is located within the E. Davis Special Purpose District.

Planning Narrative Response

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request.

Land Use:

	Zoning	Land Use
Site	PD 830 with SUP 2387	An alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center
North	PD 830	Office, commercial, event center
South	PD 830	Restaurant without drive-through service
East	PD 830	Restaurant without drive-through service
West	PD 830	Restaurant without drive-through service

Land Use Compatibility:

The area of request is currently zoned Subdistrict 6C within PD 830 E. Davis Special Purpose District and is developed with an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center – Round Two Dallas (approx. 3,830 sf).

A private-club bar and an amusement center requires a Specific Use Permit to sell or serve alcoholic beverages and to operate an amusement center. An amusement center is defined as a business establishment in which at least 25 percent of the public floor area is devoted to coin-operated amusement devices and their public use.

Coin operated amusement center means a machine or device operated by electronic transfer of funds or by insertion of a coin, bill, token, card, or similar object, for the purpose of amusement or skill. This term does not include:

- (A) musical devices;
- (B) billiard tables;
- (C) machines designed exclusively for children; or
- (D) devices designed to train persons in athletic skills or golf, tennis, baseball, archery, or other similar sports.

The zoning is Subdistrict 6C within PD 830 E. Davis Special Purpose District with Specific Use Permit 2387 for an alcoholic beverage establishment limited to a private-club bar and

a commercial amusement (inside) limited to an amusement center. Properties to the immediate north, south, and east, are also zoned PD 830, and the land uses are mainly commercial (event center), office, and retail and restaurant without drive-through service. The zoning to the west is Subarea 2 out of CD 1 (The King's Highway Conservation District) and PD 830 E. Davis Special Purpose District, and is developed with commercial (tire shop) and residential uses. With a mix of office, commercial, retail and personal service, and restaurants without drive-through service, staff finds the applicant's requested zoning change for the renewal of the SUP to allow continuation of an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center on the site to be compatible with the Community Mixed-Use placetype character designation of the Comprehensive Plan.

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 supports the applicant's request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current PD 830 E. Davis Special Purpose District. No changes are proposed.

District	Setback		Density / FAR	Height	Lot Cvrgr	Special Standards	Primary Uses
	Front	Side/Rear					
PD 830	Min. 0; max 10' – Davis St.	0'/10' adj to resid. or directly across an alley	No max. FAR: Max. combined floor area for alcoholic beverage establishment, commercial amusement (inside), and restaurant without drive-in or drive through service uses is 12,000 sq ft.	75' / max. 5-stories above-grade	0%	Residential Proximity Slope Archt. & Urban Design Standards Davis St. facing façade materials Parking Landscaping Signage Archt Standards Ped Amenities	Commercial and Business Service, Institutional and community service, Lodging (B&B), Office, Retail and Personal Service, Utility and Public Service, Wholesale, Industrial

Landscaping:

The site is currently developed as Round Two Dallas, a private club, bar and amusement center. Any future development, including an increase in the total floor area of the property would necessitate compliance with Article X, Landscaping and Tree Conservation Regulations, as amended.

Parking:

Under the requested renewal of SUP 2387 for an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center, the applicant proposes to renew the SUP with no changes to the site plan.

At permitting, the applicant would be required to comply with the current standard parking ratio of 1 per 200 square feet of floor area for area above 2,500 square feet for bars and alcohol establishments. No additional parking shall be required for the proposed off-premises sale of beer and wine.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers in 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 target intervention strategies more precisely 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 and site surrounding the property to the north, east, and west are in a “B” MVA area. The property to the south is in a “B” MVA area.

List of Officers

Gary Kendall Spence, Owner

Alicia Spence

Charmaine Oladell

Marcus Oladell

Doug Berman

Summer Berman

CRIME REPORT

A copy of the police report of offences recorded at this property is provided below for the period of December 7, 2020, to June 17, 2025.

Offenses/Incidents

Offenses/Incidents (Summary)	Count
11V/01 - BURG MOTOR VEH	1
7X - MAJOR ACCIDENT	1
58 - ROUTINE INVESTIGATION	1
(Lost Property – no offense)	1
PSE/09V - UUMV	2
Total	6

Offenses/Incidents

Calls (Summary)	Count
32 - Suspicious Person	1
21B - Business Hold Up	1
6G - Random Gun Fire	1
11V/01 - Burg Motor Veh	1
7X - Major Accident	1
40/01 - Other	1
12B - Business Alarm	1
12B - Business Alarm	1
6X - Major Dist (Violence) ¹	1
32 - Suspicious Person ²	1
6M - Loud Music Disturbance ³	1
Total	11

Arrests/Charge

Arrests (Summary)	Count
DUI	1
Total	1

¹ Specifically for subject property – Round Two Dallas

² Specifically for subject property – Round Two Dallas

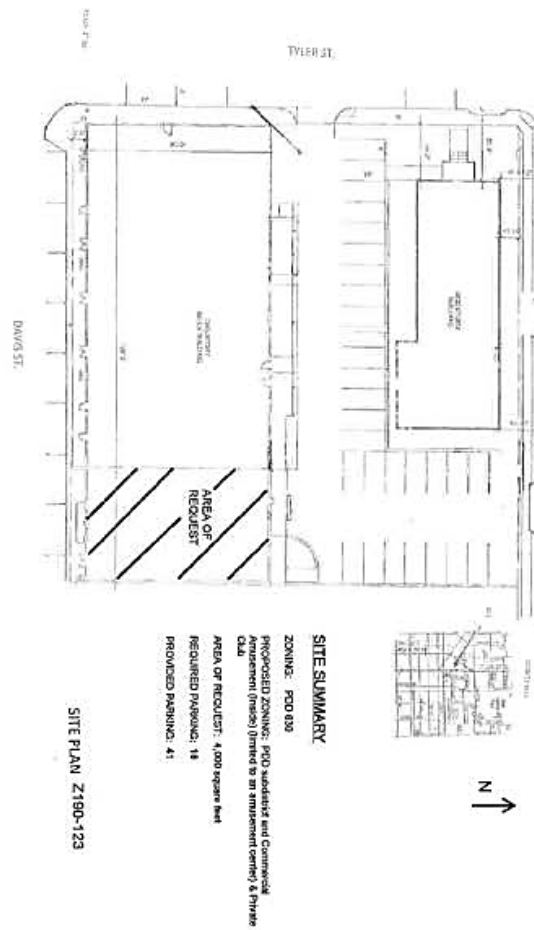
³ Specifically for subject property – Round Two Dallas

Site Plan (No changes)

Site Plan

201188

31603



Specific Use Permit
No. 2387

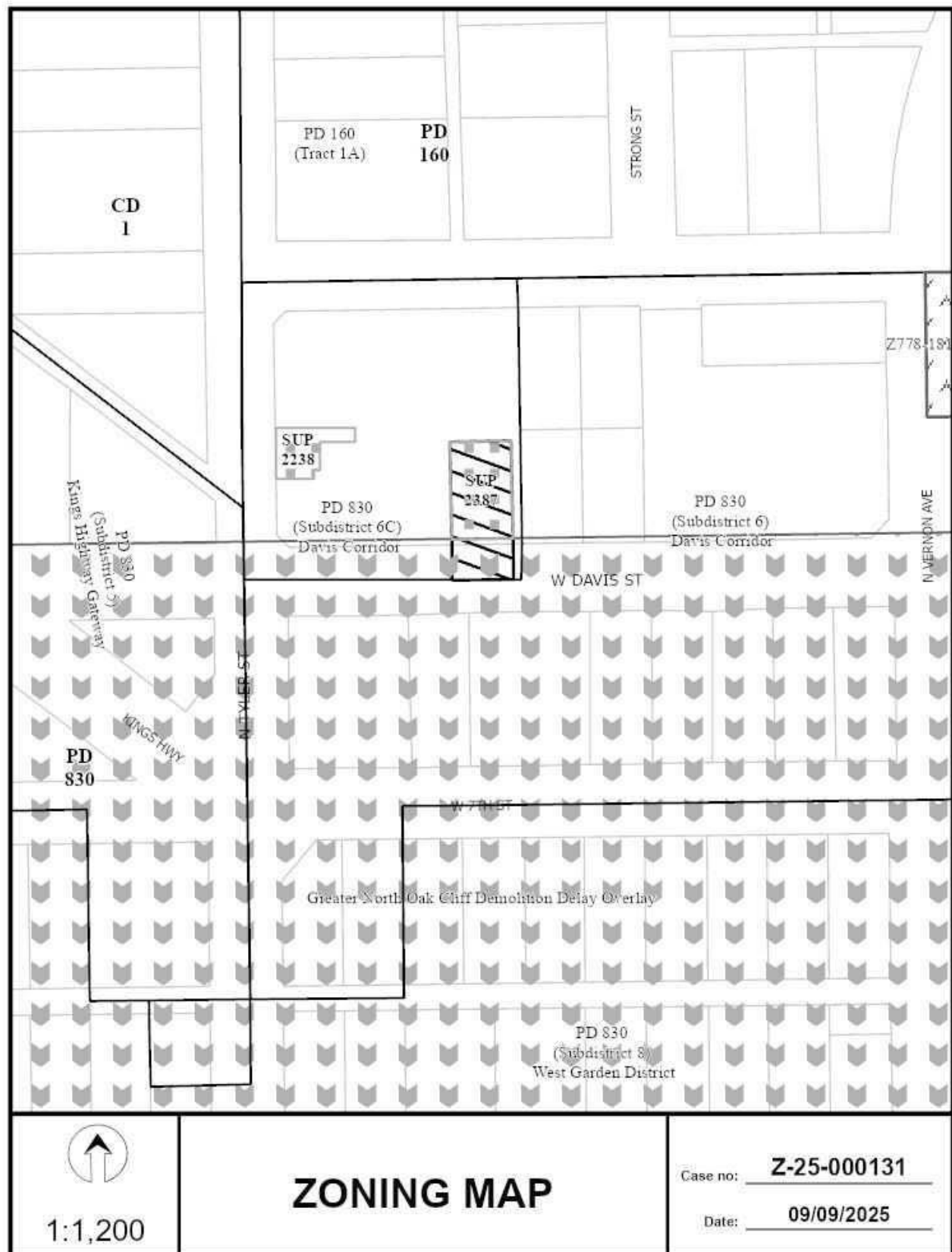
Approved
City Plan Commission
June 4, 2020

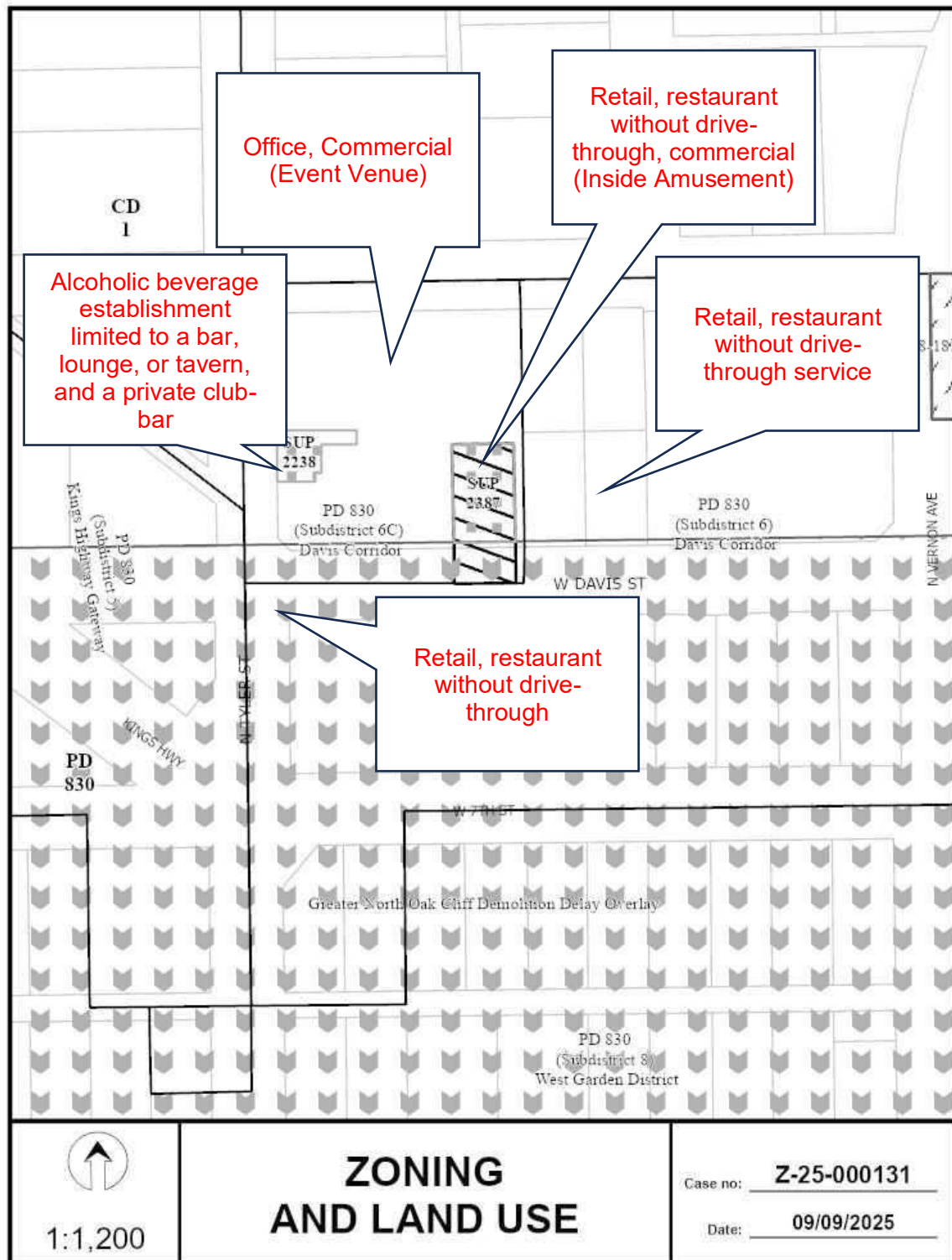
Proposed SUP Conditions

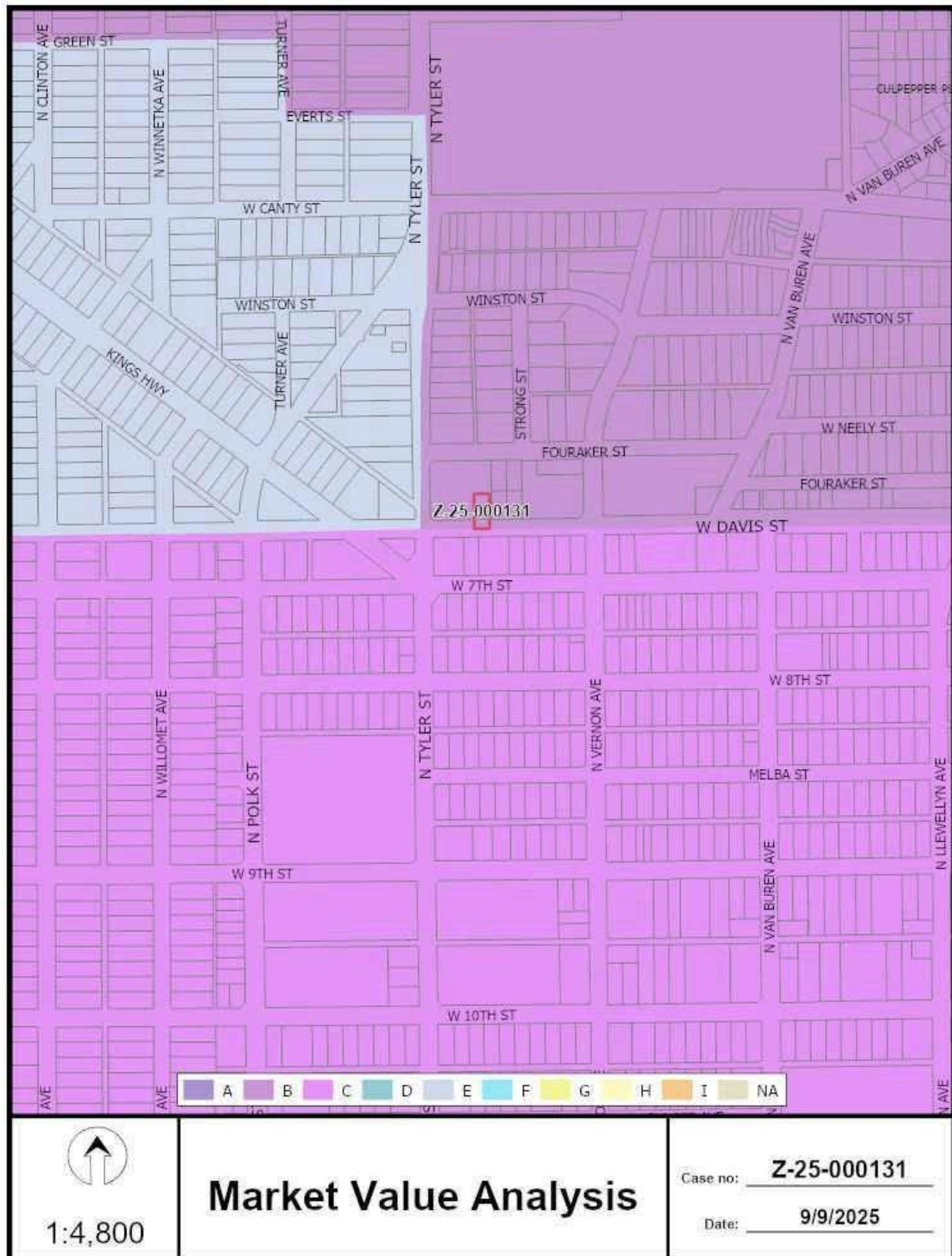
1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date [~~expires on August 12, 2025~~].
4. FLOOR AREA: Maximum floor area of the alcoholic beverage establishment limited to a private-club bar and the commercial amusement (inside) limited to an amusement center is 4,000 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a private-club bar and the commercial amusement (inside) limited to an amusement center may only operate between 5:00 p.m. and 12:00 a.m. (midnight), Monday through Wednesday; between 3:00 p.m. and 12:00 a.m. (midnight), Thursday and Friday; and between 8:00 a.m. to 12:00 a.m.(midnight), Saturday and Sunday.
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
7. ROOFTOP PATIOS: Rooftop patios are prohibited.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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.

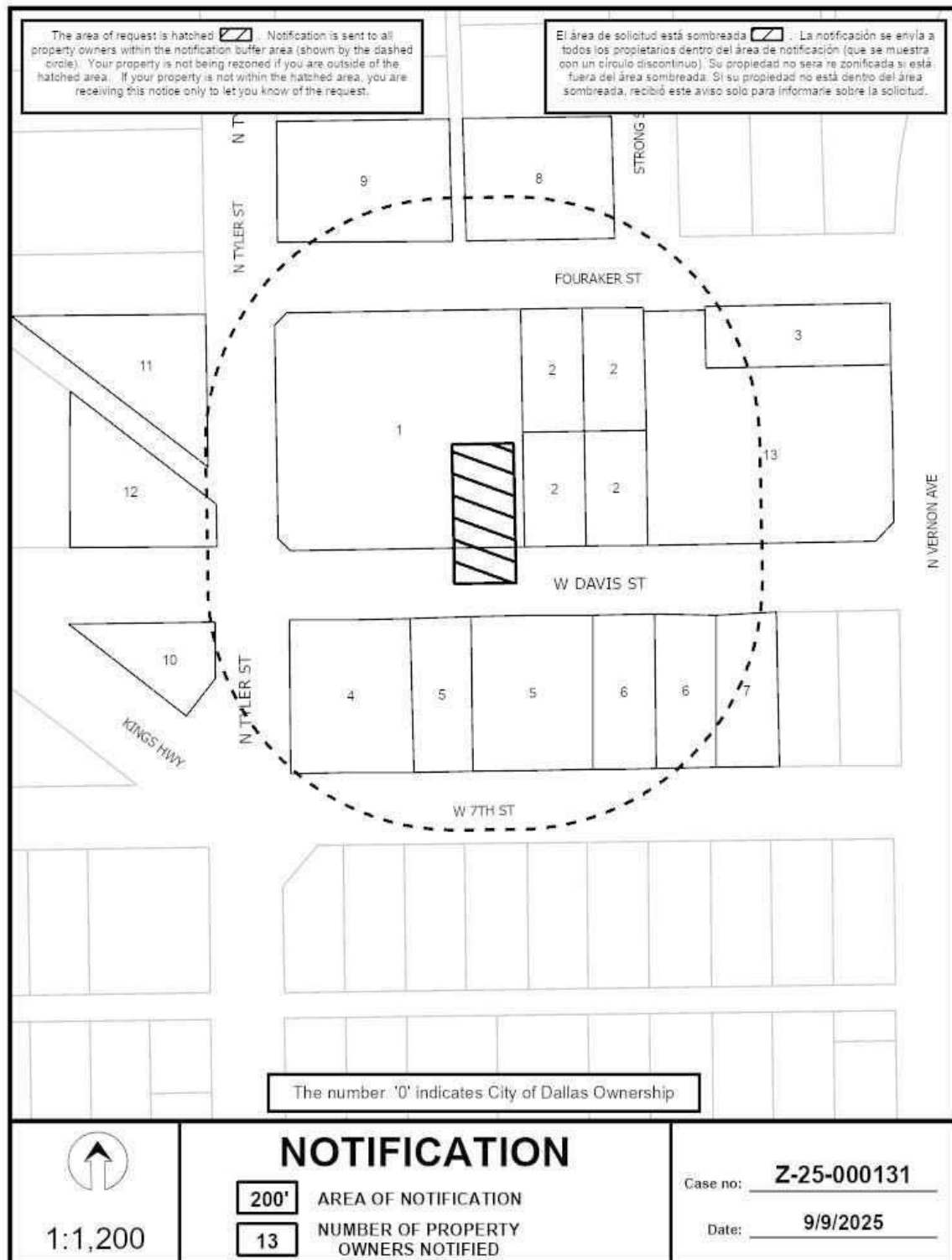












09/09/2025

Notification List of Property Owners

Z-25-000131

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	600 N TYLER ST	GOOD SPACE X LLC
2	817 W DAVIS ST	VALPARAISO HOLDINGS LLC
3	613 N VERNON AVE	ROSAS CONNIE
4	833 W 7TH ST	NBNJ RESIDENTIAL LLC
5	828 W DAVIS ST	828 DAVIS LLC
6	830 W DAVIS ST	CASADAVIS LLC
7	810 W DAVIS ST	810WDAVIS LLC
8	623 STRONG ST	TEJADA JESUS S &
9	624 N TYLER ST	ANDREW GONZALES
10	900 W DAVIS ST	PASHA & SINA INC
11	611 N TYLER ST	SALINAS SALVADOR &
12	901 W DAVIS ST	WILSON VERNON E
13	803 W DAVIS ST	ANGEL 11 11 LLC