

FILE NUMBER: Z-26-000021 **DATE FILED:** February 17, 2026

LOCATION: Northwest corner of Harry Hines Boulevard and Joe Field Road

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 4,797 sqft **CENSUS TRACT:** 48113009900

APPLICANT: Club Babylon / Troy Clark

OWNER: JBP Land LTD / David Dietz

REQUEST: An application for a new Specific Use Permit for a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District 498, the Harry Hines Corridor Special Purpose District.

SUMMARY: The purpose of the request is to allow a dance hall in a suite within the existing building.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District 498, the Harry Hines Corridor Special Purpose District and is developed with a commercial plaza.
- PD 498, the Harry Hines Corridor Special Purpose District, permits uses related to warehouse and retail sales while prohibiting all residential uses.
- The surrounding area is predominantly commercial.
- The applicant wishes to use the site for a dance hall. As such, they request a specific use permit.
- SUP 2421 was previously approved on August 11, 2020, for an indoor commercial amusement use limited to a dance hall. The SUP had an expiration date of August 11, 2023.

Zoning History:

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

- **Z223-242:** On January 24, 2024, City Council approved 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.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Harry Hines Blvd	Principal Arterial	130' ROW
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 will continue review of engineering plans at permitting to comply with city standards.

Transit Access:

The area of request is within a half-mile of the following services:

DART Light Rail: Green lines.

DART Bus: Routes 223

STAFF ANALYSIS:

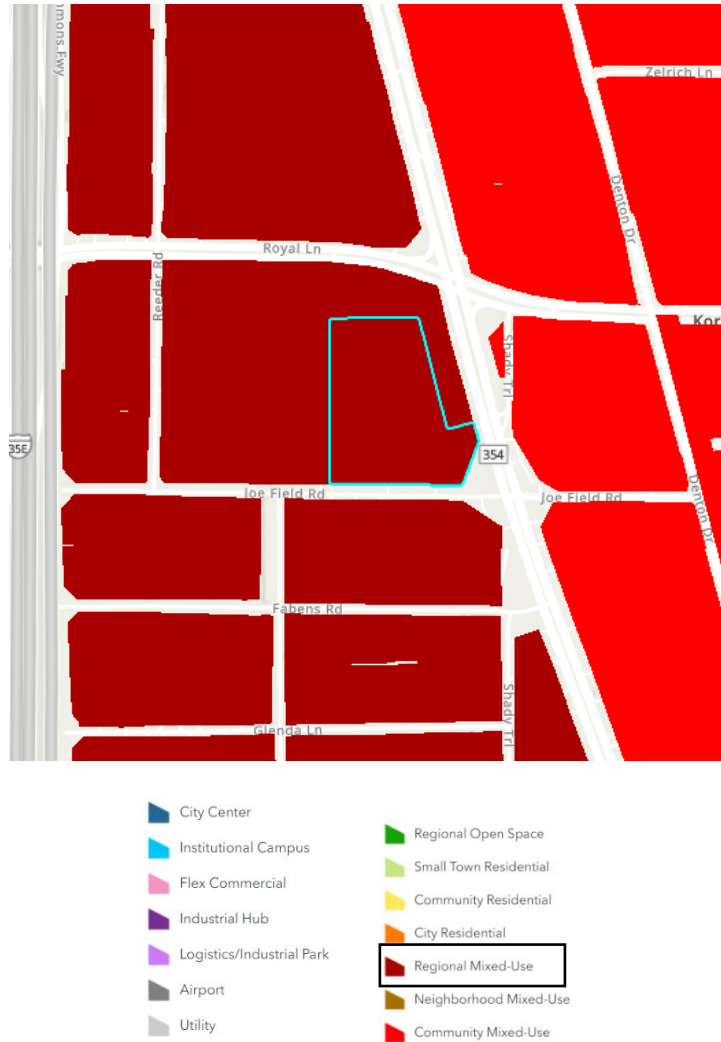
Comprehensive Plan:

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 is generally consistent with the goals and recommendations of Forward Dallas 2.0. Commercial development is identified as a primary land use within the Regional Mixed-Use placetype and is a prevalent use in the surrounding area. The subject property is situated along Harry Hines Boulevard, a principal arterial roadway, and occupies a prominent corner lot adjacent to existing commercial development. The site is currently improved and appears to operate as a commercial plaza, further reinforcing the compatibility of the proposed use with established development patterns.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this specific use permit provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



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. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Regional Mixed-Use placetype accommodates a wide range of large retail, commercial, office and institutional uses connected by Dallas’ major roadways. This placetype provides major employment and shopping destinations outside of the City Center placetype. Additionally, high-rise office towers, multifamily dwelling units, and low-

to mid-rise residential buildings for condominiums or apartments are located throughout this placetype.

Land Use:

	Zoning	Land Use
Site	PD 498, Harry Hines Corridor Special Purpose District	Commercial
North	PD 498, Harry Hines Corridor Special Purpose District	Commercial
South	PD 498, Harry Hines Corridor Special Purpose District / IR Industrial Research District	Commercial
East	PD 498, Harry Hines Corridor Special Purpose District	Commercial
West	PD 498, Harry Hines Corridor Special Purpose District / IR Industrial Research District	Commercial

Land Use Compatibility:

The request site is currently developed with a commercial plaza. The applicant proposes utilizing the existing structure as a dance hall. The immediate surroundings of the site are predominantly commercial, with warehouses and light industrial uses surrounding the site.

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 approval of the requested Specific Use Permit based on the site’s locational attributes and compatibility with the surrounding development context. The

subject property is contiguous to existing commercially zoned and developed land and is situated along a principal arterial roadway, providing appropriate vehicular access and capacity to accommodate the proposed use. The site is within close proximity to an established commercial node and is served by DART bus and light rail transit, supporting multimodal accessibility and reinforcing the suitability of commercial-scale activity at this location. The proposed use is consistent with the prevailing commercial development pattern in the area and is not anticipated to introduce land use incompatibility. Given the existing intensity and character of surrounding development, the request is unlikely to adversely impact adjacent properties and will maintain the established character and function of the corridor. The time period imposed by the SUP may allow reconsideration of the site if the land use in the area shifts to be less commercial or interacts with the surroundings in a negative way.

Development Standards

Following is a comparison table showing the development standards of the current Planned Development District 498, the Harry Hines Corridor Special Purpose District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			
Current: PD 498	15'	Adj. to Res.: 30' Other: 0'	None; Maximum floor area ratio is: 0.75 for lodging and office uses. 1.0 for retail and personal service uses. 2.0 for all uses combined.	200'	80%

Landscaping:

Landscaping must be provided in accordance with PD 498.

Parking:

Parking must be provided in accordance with PD 498. Under Parking Reform, a minimum of one space per 200 square feet is required for both indoor and outdoor commercial amusement uses. However, the parking requirement is reduced to zero because the property is located within 0.5 miles of rail transit.

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 “F” MVA area.

List of Partners

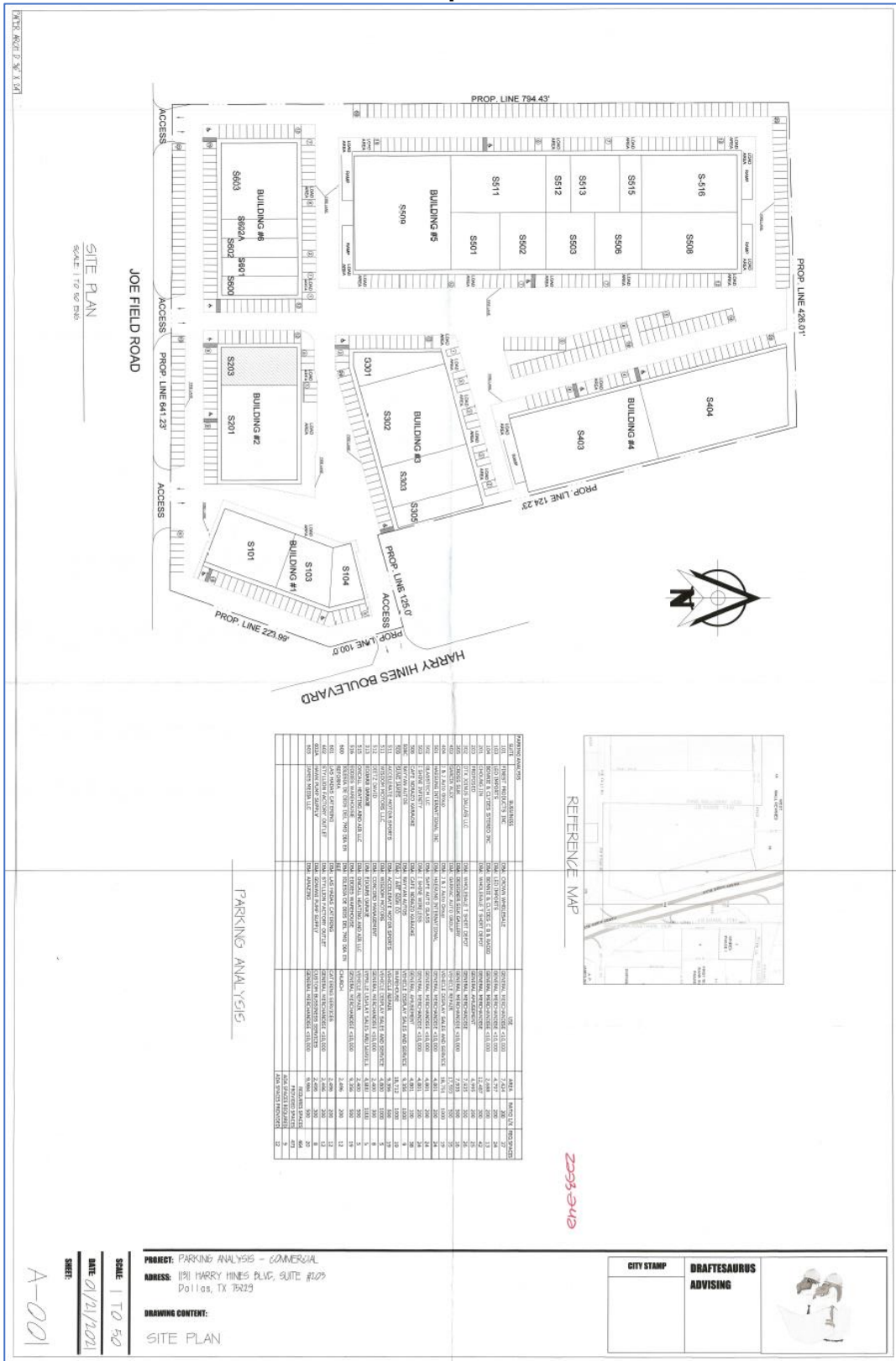
1. Club Babylon
 - a. Troy Clark – Owner

2. JBP Land LTD
 - a. David Dietz – President General Partner

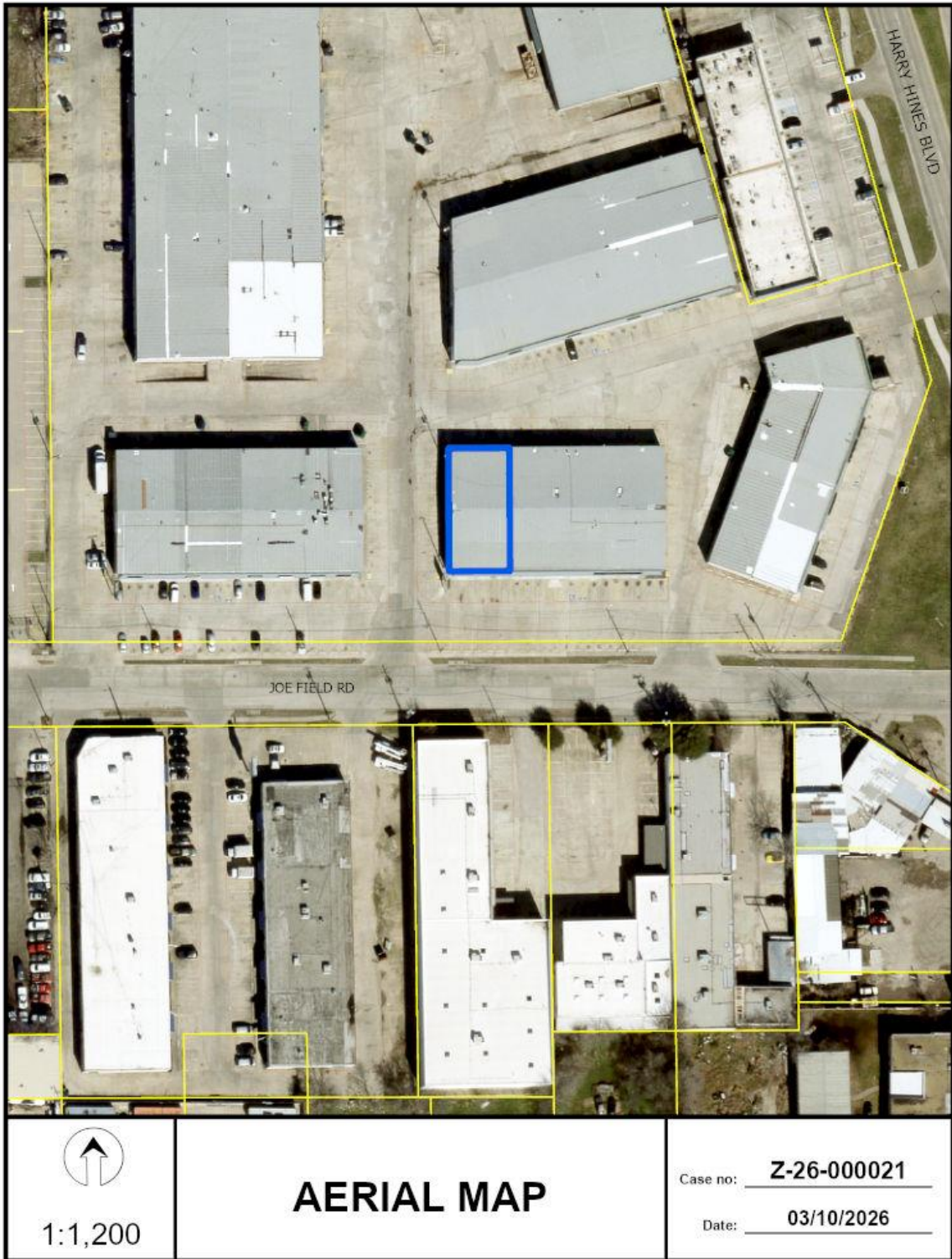
Proposed SUP Conditions

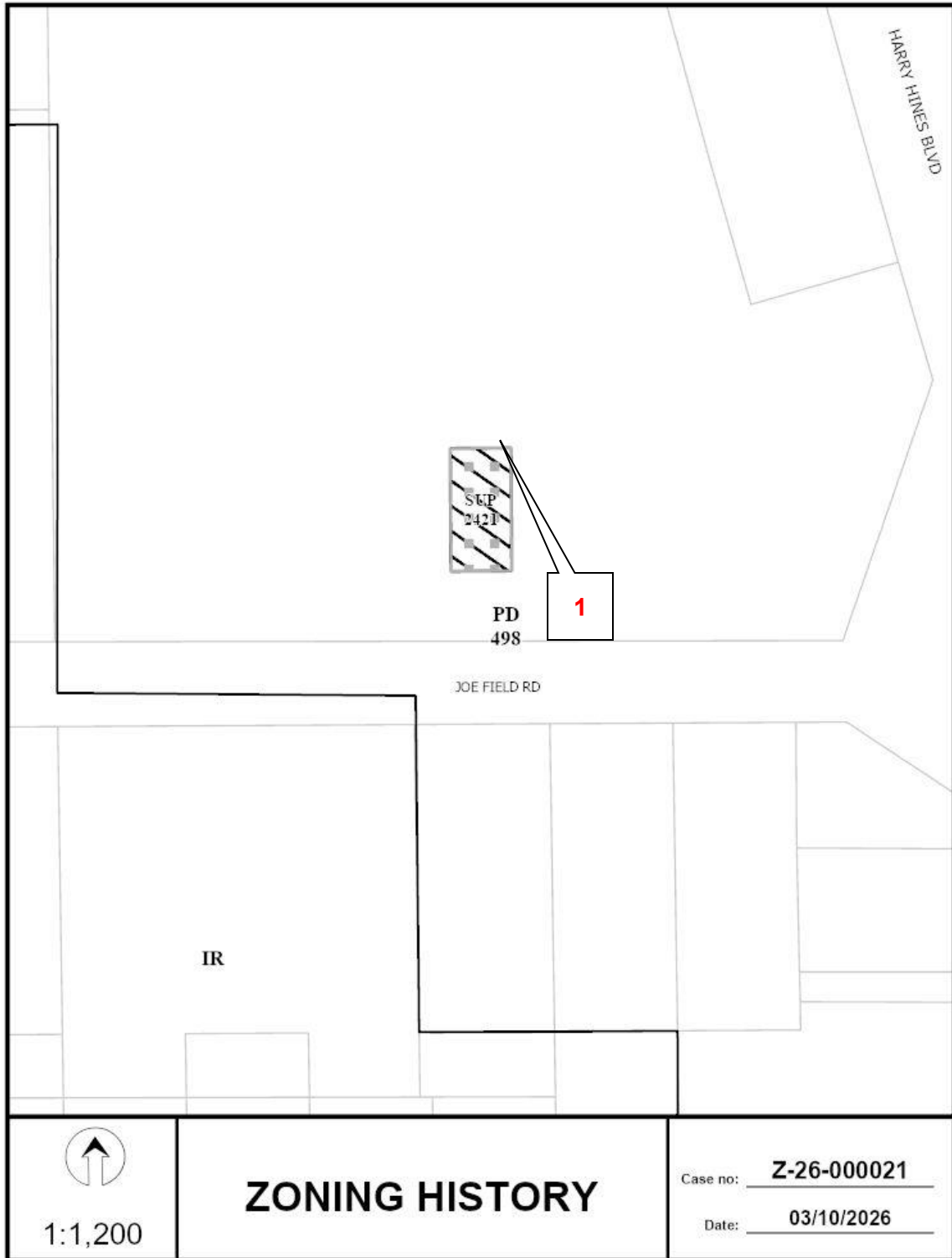
1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ____ (5-year after passage).
4. FLOOR AREA: The maximum floor area is 4,850 square feet.
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.

Proposed Site Plan







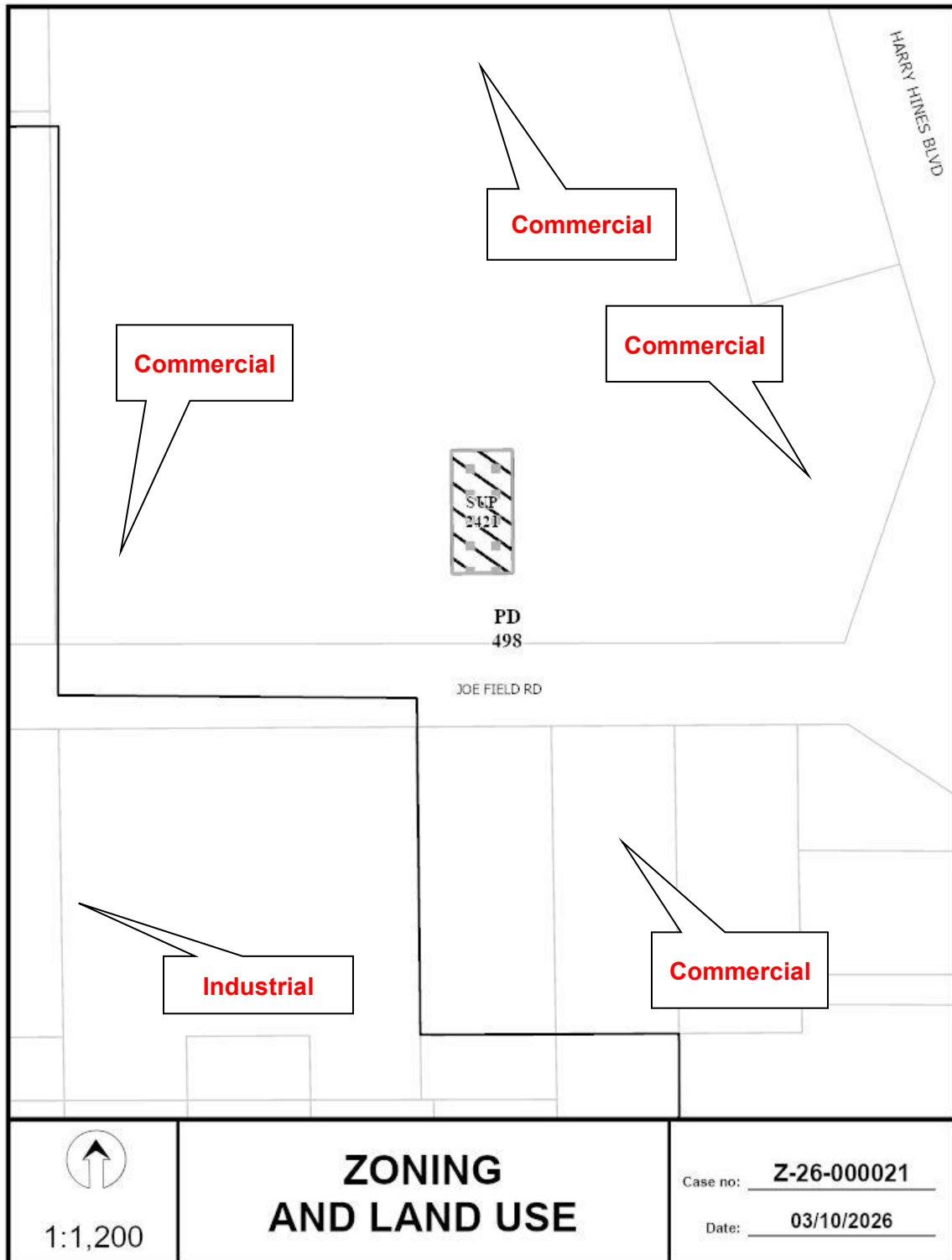


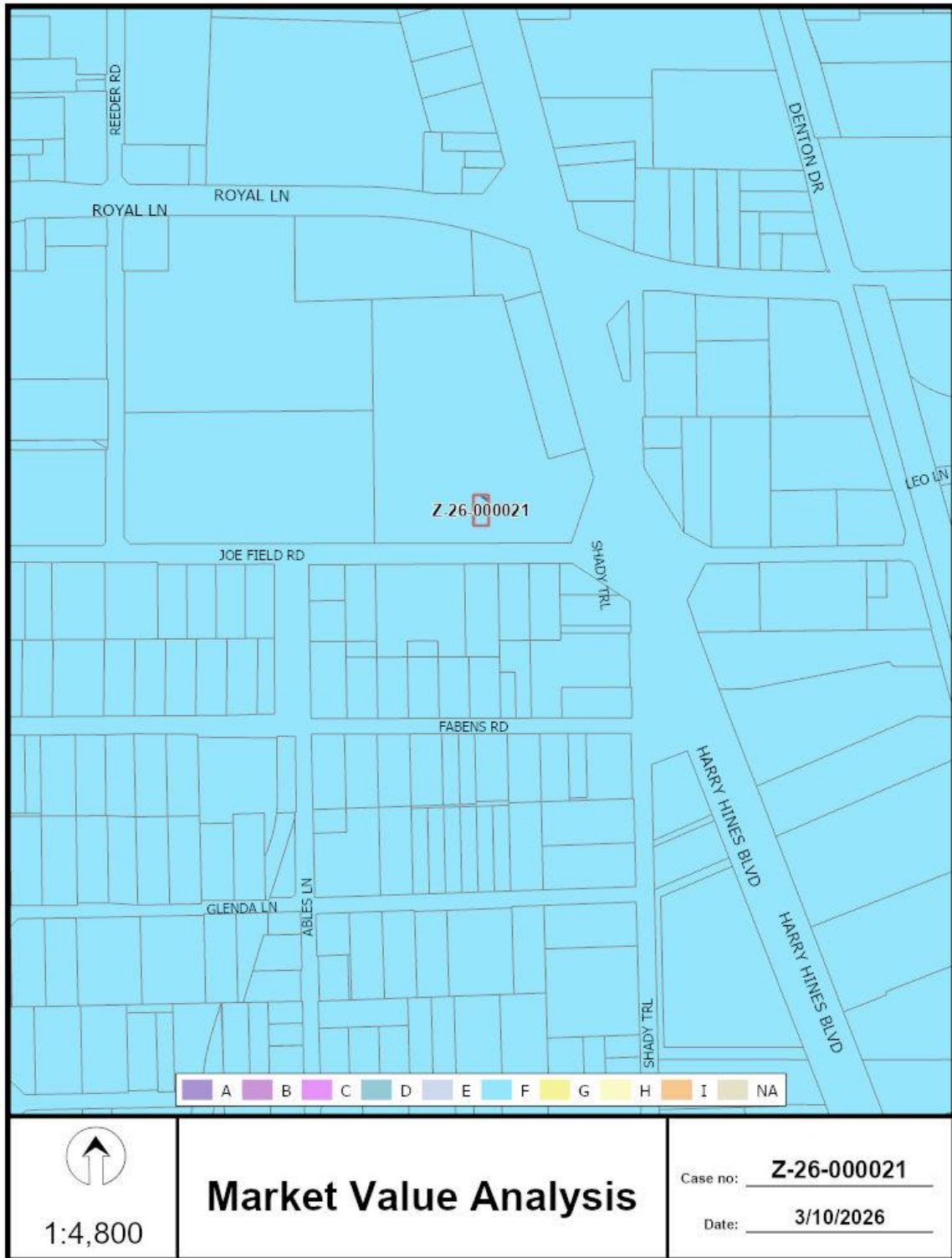
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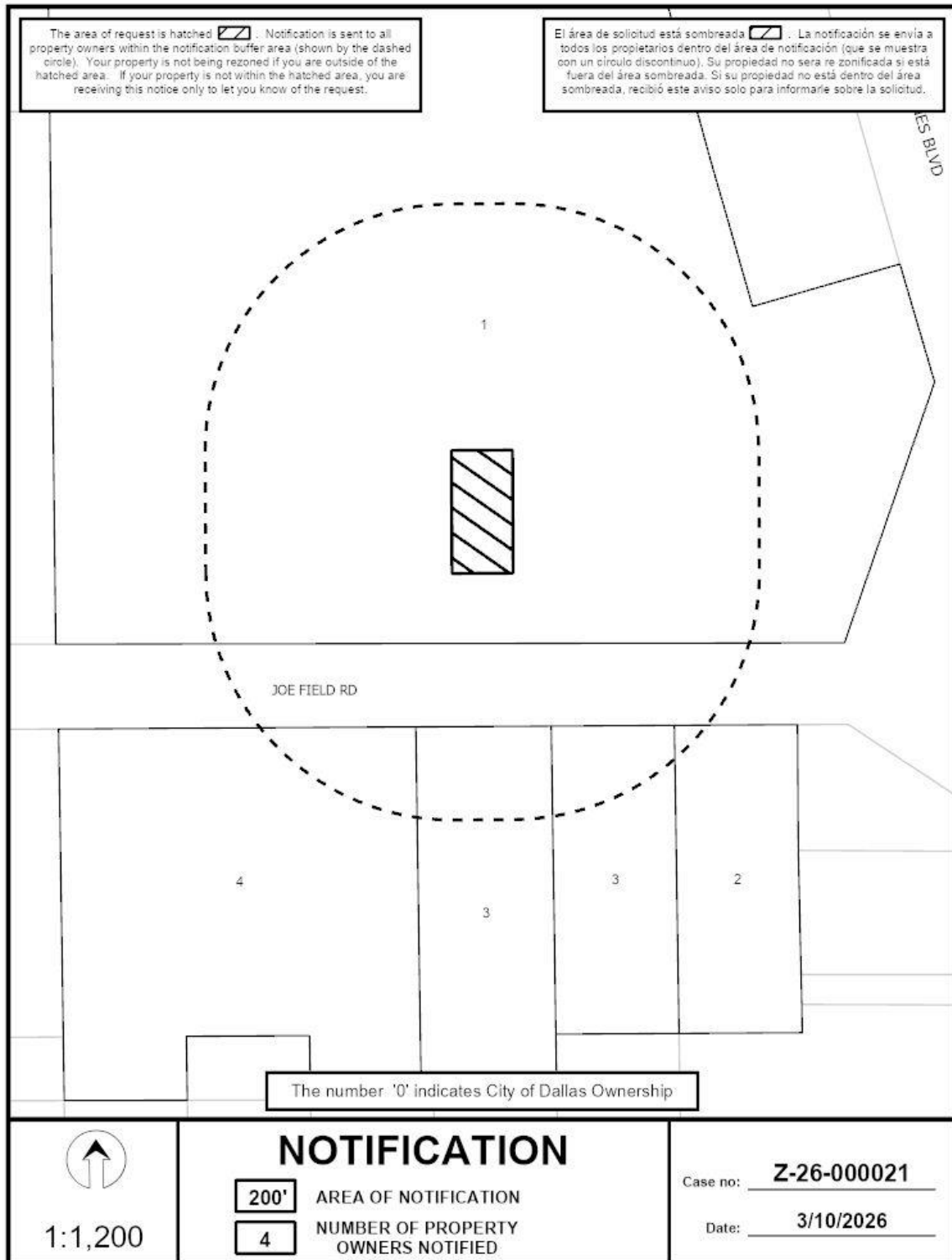
ZONING HISTORY

Case no: Z-26-000021

Date: 03/10/2026







Z-26-000021

03/10/2026

Notification List of Property Owners

Z-26-000021

4 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11311 HARRY HINES BLVD	JBP LAND LTD
2	2560 JOE FIELD RD	ISSA INVESTMENT JOE FIELD INC
3	2552 JOE FIELD RD	RAJ CAPITAL LP
4	2526 JOE FIELD RD	MANNY MIKE INC