

**FILE NUMBER:** Z223-215(CR) **DATE FILED:** February 27, 2023

**LOCATION:** Northeast corner of Olympus Boulevard and Wharf Road.

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** ± 1.592 acres **CENSUS TRACT:** 48113014157

---

**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER:** CWR3 Land Limited

**APPLICANT:** Landon Winery

**REQUEST:** An application for an amendment to Specific Use Permit No. 2325 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Subarea A within Planned Development District No. 741.

**SUMMARY:** The purpose of the request is to allow for the continued operation and expansion of an existing alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery within an existing building on site.

**STAFF RECOMMENDATION:** Approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to amended conditions.

## **BACKGROUND INFORMATION:**

- The area of request is currently zoned Subarea A of Planned Development District No. 741, commonly known as the Cypress Waters District.
- The alcoholic beverage establishment limited to microbrewery, microdistillery, or winery operates within a suite of an existing building on site, totaling 901 square feet. The request will allow an expansion into an additional suite, increasing the area to a total of 3,173 square feet within the existing building.
- The lot has frontage on both Olympus Boulevard and Wharf Road.

## **Zoning History:**

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

1. **Z201-262:** On September 21, 2021, the City Council approved an amendment to Subarea A within Planned Development District No. 741 on the west line of Olympus Boulevard, North of Stampede Lane.
2. **Z201-102:** On March 27, 2021, the City Council approved the renewal of Specific Use Permit No. 2325 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery use on property zoned Subarea A within Planned Development District No. 741 on the northeast corner of Olympus Boulevard and Wharf Road, for a two-year period.
3. **Z212-134:** On November 9, 2022, the City Council approved (1) an amendment to the development standards within Planned Development District No. 741; (2) an expansion of Planned Development District No. 741, Subarea A to include an additional 446 acres of land, currently zoned an A(A) Agricultural District with Specific Use Permit No. 3 and Planned Development District No. 942; and (3) adjustment of the boundaries of Subareas A, B, and C within Planned Development District No. 741, in an area generally bound by East Belt Line Road to the north, Dallas City Limit to the east, Hackberry Road and Ranch Trail to the south, and South Belt Line road.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Wharf Road	Local Street	-
Olympus Boulevard	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.

**STAFF ANALYSIS:****Land Use:**

	<b>Zoning</b>	<b>Use</b>
<b>Site</b>	PD-741 (Subarea A)	Multi-tenant building; alcoholic beverage establishment limited to microbrewery, microdistillery, or winery
<b>North</b>	PD-741 (Subarea A)	Restaurant without drive-in or drive-through service
<b>South</b>	PD-741 (Subarea A)	Office
<b>East</b>	PD-741 (Subarea A)	Private recreation center, club, or area
<b>West</b>	PD-741 (Subarea A)	Office

**Land Use Compatibility:**

The area of request is currently located within a developed, multi-tenant building. The property abuts Wharf Road to the west and Olympus Boulevard to the south; 4-story office buildings occupy the block across these two thoroughfares. Developed restaurants are located north of the multi-tenant building, and a privately maintained but publicly accessible open space is located to the east. Uses within the open space include a dog park, amphitheater, and trail system. The existing SUP permits a winery within Suite 130 of the multi-tenant building, limited to 901 square feet. The request to renew and amend the SUP will allow for the expansion of the existing winery into Suite 140, resulting in a total occupied area of 3,173 square feet. Staff assesses the applicant's proposal for renewal and expansion of the alcoholic beverage establishment to be compatible with surrounding uses in the area and Subarea A of Planned Development District No. 741..

No additional changes to the approved details of existing SUP 2325 or Subarea A of Planned Development District No. 741 are requested.

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 and revision of SUP 2325 meets the approval criteria for SUPs as established by Section 51A-4.219 of the Dallas Development Code.

Due to the continuity of the existing alcoholic beverage establishment on-site and proposed compliance with all other applicable provisions of the Dallas Development Code and Subarea A of Planned Development District No. 741 staff supports the request.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended, and Subarea A of Planned Development District No. 741, as applicable.

**Parking:**

The Dallas Development Code requires off-street parking to be provided for a microbrewery, micro-distillery, or winery at the following rates:

- a) Except as otherwise provided, one space per 600 square feet of floor area.
- b) One space per 1,000 square feet of floor area used for storage.
- c) One space per 100 square feet of floor area used for retail sales and seating.

Based on the above rates, the winery requires 16 parking spaces, calculated as follows:

- a) 1 space per 600 square feet, unless otherwise provided: 2 spaces
- b) 1 space per 1,000 square feet used for storage: 1 space
- c) 1 space per 100 square feet for retail sales and seating: 13 spaces

In addition to the other uses on site, a total of 228 spaces are required for the multi-tenant building. 242 spaces are being provided per the attached site plan through on-site parking and on-street and garage parking as permitted by Planned Development District No. 741.

**Market Value Analysis:**

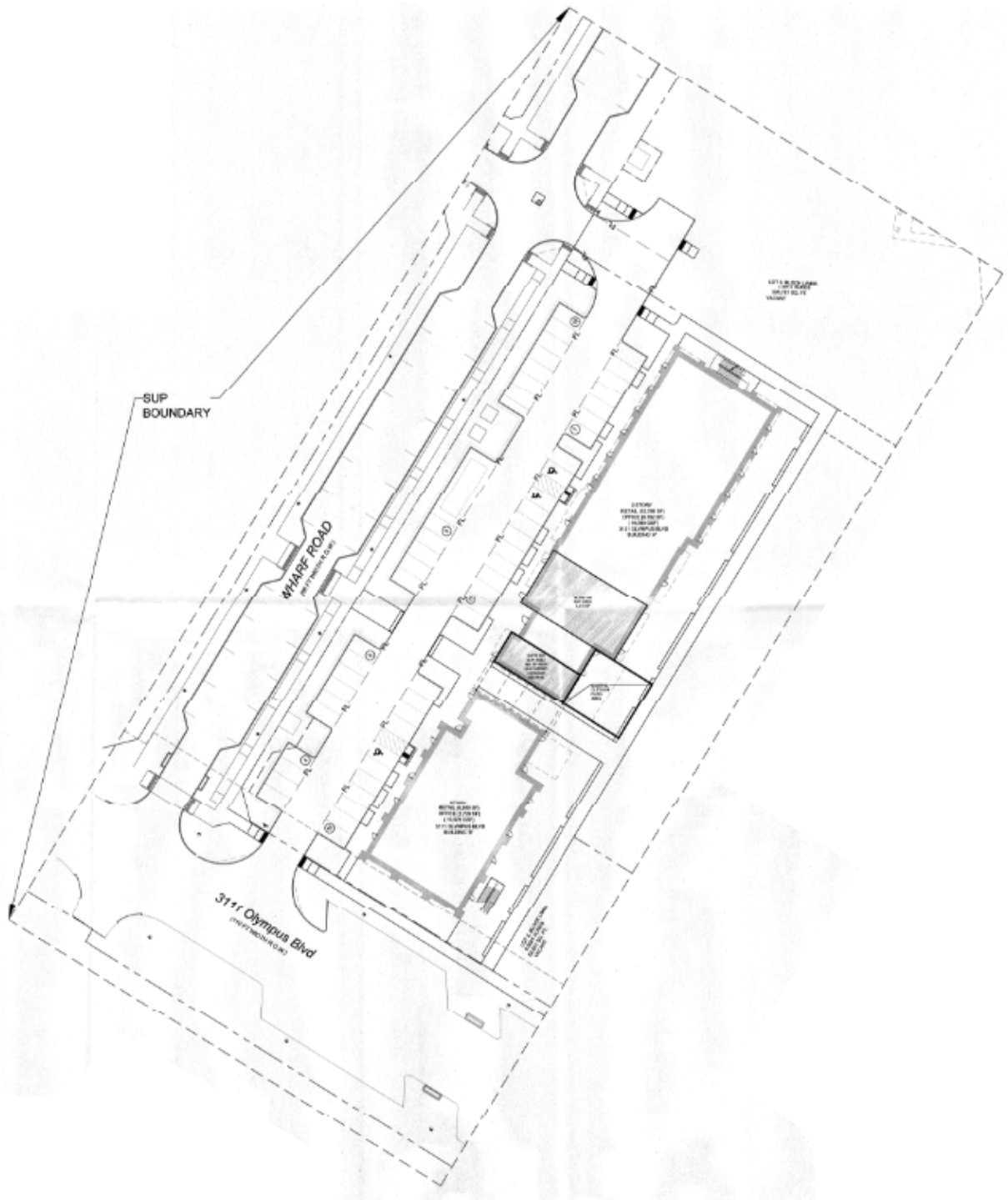
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 in an "E" MVA area that encompasses the Planned Development District.

**List of Officers**

Robert Landon, Landon Winery

Rob Baldwin, Baldwin Associates

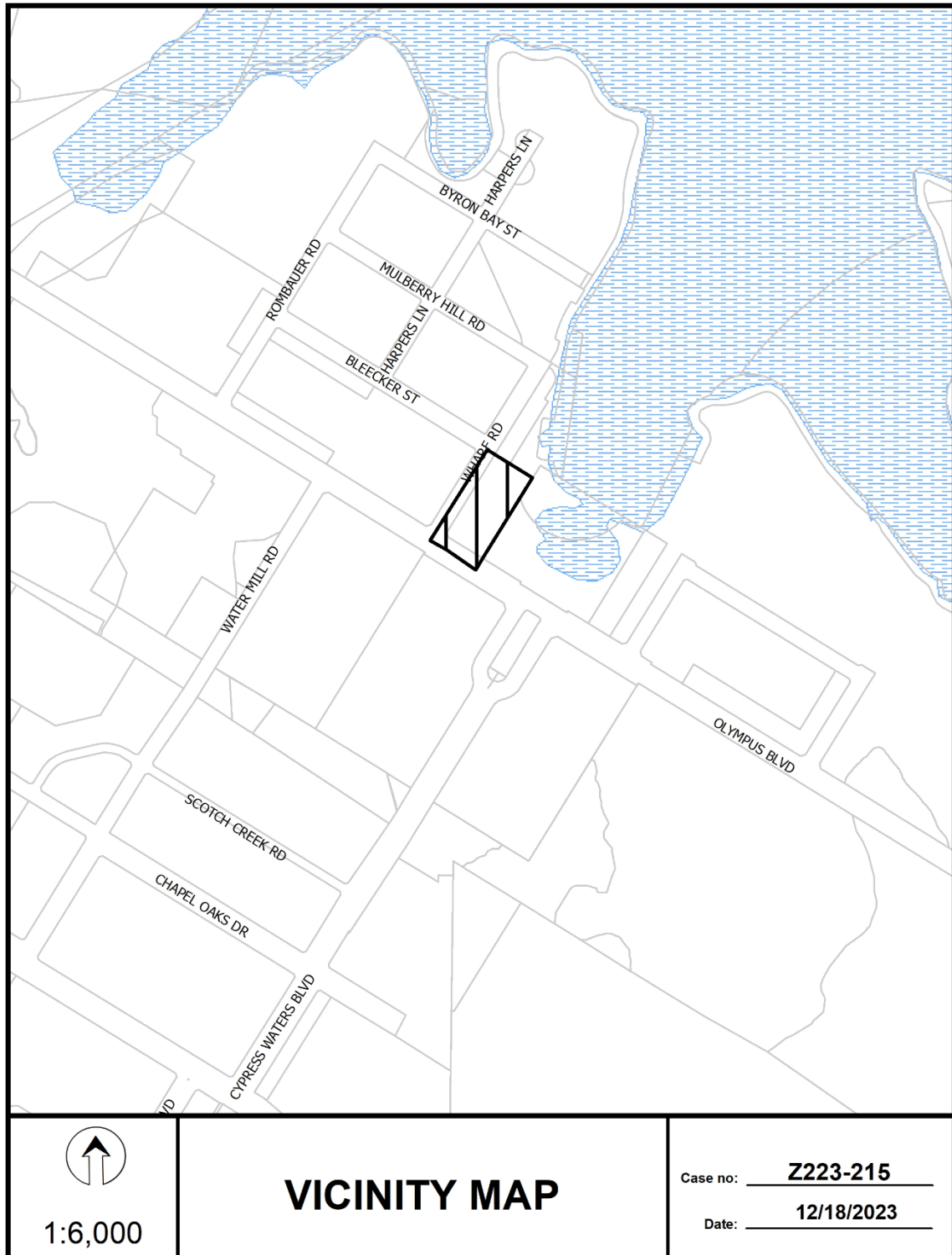
**EXISTING SITE PLAN (NO CHANGES)**



### PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a microbrewery, microdistillery, 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 ~~on March 27, 2024~~ (five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.
4. FLOOR AREA: The maximum floor area is ~~901~~ **3,174** square feet in the location shown on the attached site plan.
5. OUTDOOR SPEAKERS: Use of outdoor speakers is prohibited between 12:00 a.m. (midnight) and 2:00 a.m.
6. PATIO:
  - a. An outdoor patio is only allowed in the location shown on the attached site plan.
  - b. The maximum area of the patio is 1,370 square feet.
  - c. The patio must be uncovered.
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.

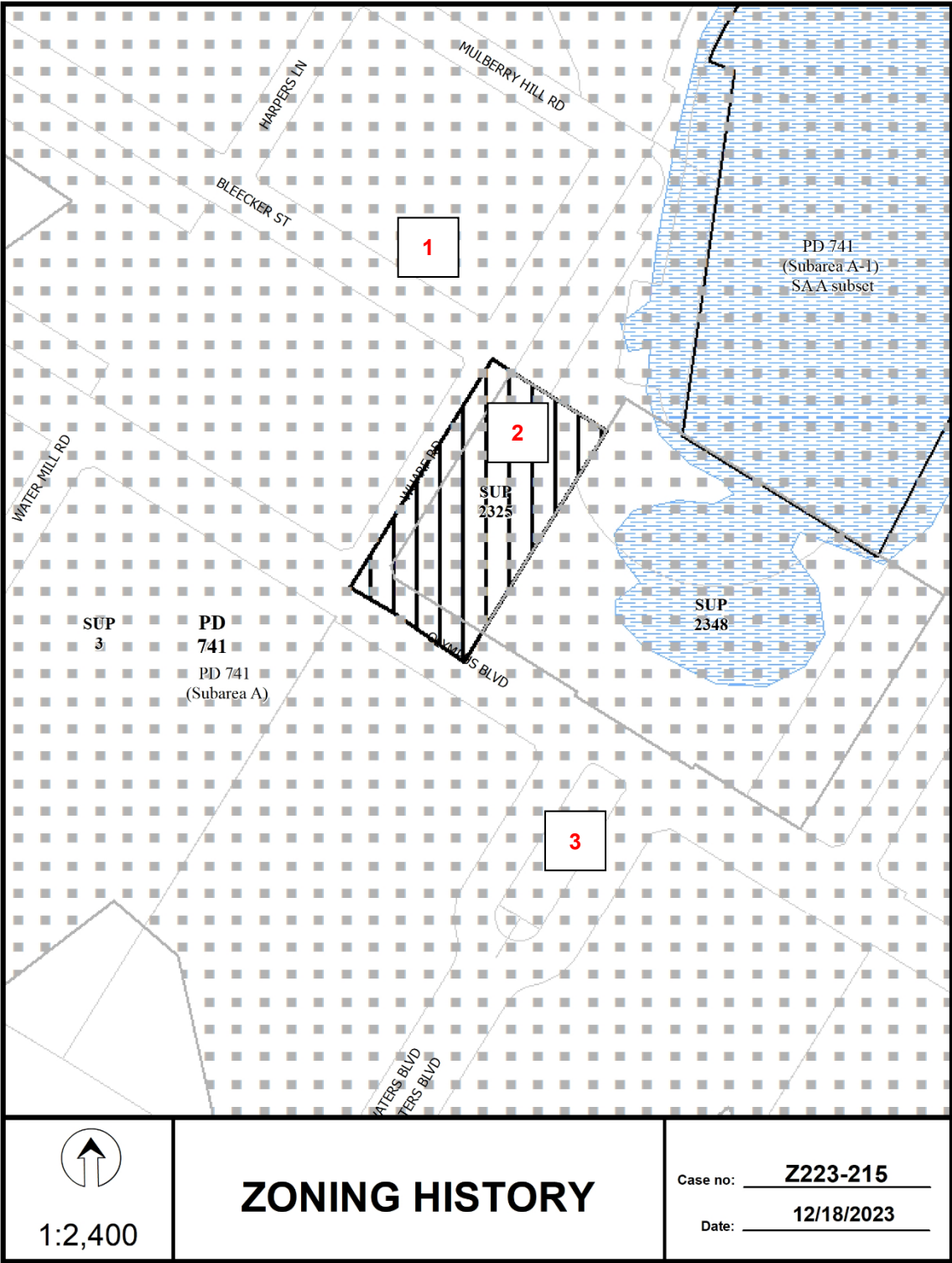


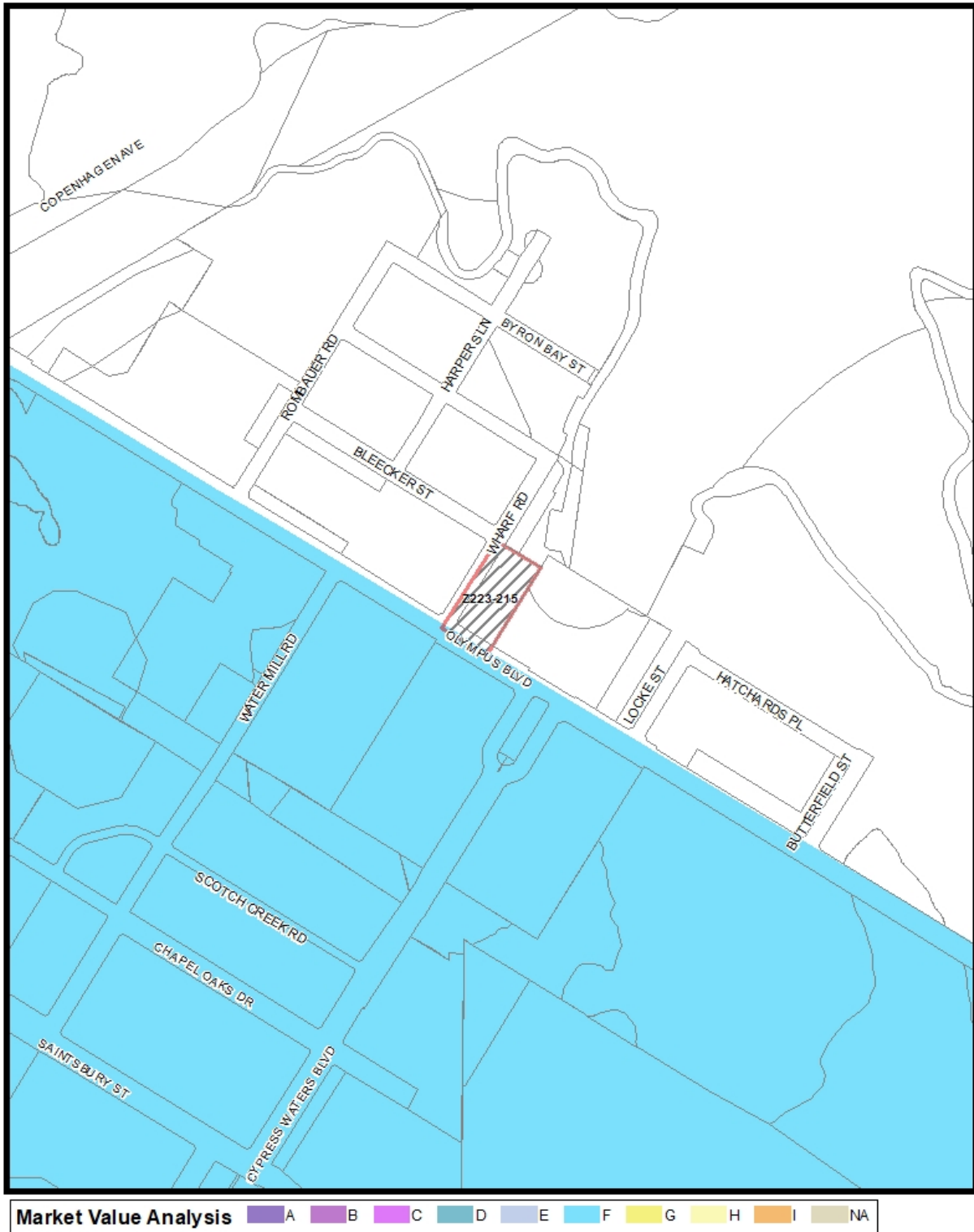






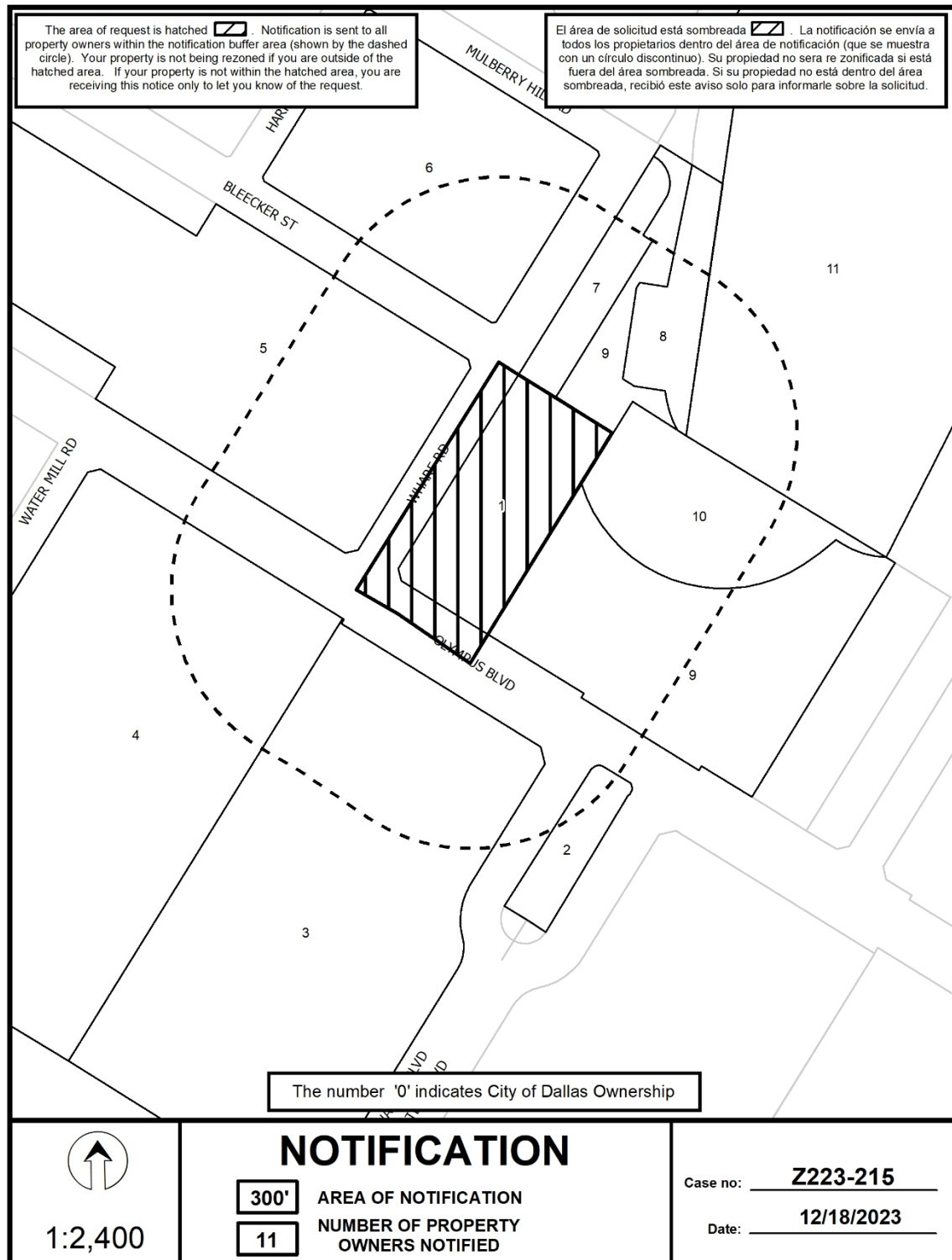






## Market Value Analysis

Printed Date: 12/21/2023



12/18/2023

***Notification List of Property Owners***

***Z223-215***

***11 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3111 OLYMPUS BLVD	EPCCWR3 LLC
2	3090 OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
3	3100 OLYMPUS BLVD	CWOP 3100 OLYMPUS LTD
4	3200 OLYMPUS BLVD	CWOP 3200 OLYMPUS LTD
5	3201 OLYMPUS BLVD	CW09 LAND LTD
6	9655 WHARF RD	NEIGHBORHOODS AT CW NO 2
7	3121 OLYMPUS BLVD	EPCCWR4 LLC
8	9600 WHARF RD	CWR4 LAND LTD
9	3121 OLYMPUS BLVD	NEIGHBORHOODS OF CYPRESS WATERS
10	3081 OLYMPUS BLVD	CYPRESS WATERS LAND A LTD &
11	1 OLYMPUS BLVD	Taxpayer at