

FILE NUMBER: Z234-214(LC) **DATE FILED:** April 19, 2024
LOCATION: West side of McCree Road, north of East Northwest Highway
COUNCIL DISTRICT: 9
SIZE OF REQUEST: 3.22 acres **CENSUS TRACT:** 48113013010

OWNER: Club Azul, Inc.

APPLICANT: Jay Woo, JNF & Associates

REQUEST: An application for a Specific Use Permit for a commercial amusement (inside) with a Class A dance hall on property zoned a CS Commercial Service District.

SUMMARY: The purpose of the request is to allow a commercial amusement (inside) with a Class A dance hall on the property.

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

BACKGROUND INFORMATION:

- The area of request is currently an undeveloped lot (approx. 3.22 acres in total size) on property zoned a CS Commercial Service District.
- Geographically located in northeast Dallas.
- This lot has frontage on both McCree Road and Access Road.
- Proposed hours of operation will be Thursday through Monday, 6:00 p.m. to 2:00 a.m.
- Applicant is requesting a Specific Use Permit for a five-year period.

Zoning History:

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

1. **Z223-345:** On September 20, 2023, staff received an application for a Specific Use Permit for a general merchandise or food store 100,000 square feet or more on property zoned a CS Commercial Service District on the east line of Executive Drive, between McCree Road and Data Drive.
2. **Z223-247:** On December 13, 2023, City Council approved an application for a Specific Use Permit for a utility or government installation other than listed limited to an elevated water storage reservoir on property zoned a CS Commercial Service District on the east line of Executive Drive, north of East Northwest Highway.
3. **Z223-153:** On January 10, 2024, City Council approved an application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District on the east line of Executive Drive, northeast of the intersection of Executive Drive and Data Drive.
4. **Z190-327:** On February 24, 2021, City Council denied without prejudice the renewal of Specific Use Permit No. 2294 for an alcoholic beverage establishment limited to a private club-bar use on property zoned a CS Commercial Service District located on the west line of McCree Road, north of Northwest Highway.
[Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
McCree Road	Local Street	-
Access Road	Local Street	-
East Northwest Highway	Principal Arterial	107 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 review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas’ quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	CS, Commercial Service	Undeveloped lot
North	CS, Commercial Service with SUP No. 1756	Parking lot, Commercial retail
South	CS, Commercial Service	Parking lot, Commercial retail
East	CR, Community Retail	Commercial retail, Park & activity fields
West	CS, Commercial Service	CS, Commercial Service

Land Use Compatibility:

The area of request is currently an undeveloped lot (approx. 3.22 acres in total size), zoned a CS Commercial Service District.

To the north, south, east, and west of the property are commercial retail uses, such as restaurants and auto body shop. With this area being surrounded by commercial uses and the area of request matching the uses in the immediate area, staff finds the applicant’s requested SUP for a commercial amusement (inside) with a Class A dance hall to be compatible with the surrounding area. Staff supports the applicant’s request.

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 request because the use is not foreseen to be detrimental to surrounding properties. Staff recommends approval for a five-year period with no eligibility for automatic renewal.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a commercial amusement (inside) is generally one space per 100 square feet of floor area, with a dance hall requiring one space per for 25 square feet of dance floor. As shown on the proposed site plan, the parking requirements are as follows: for banquet hall and lounge use the off-street parking requirement is 1 space per 100 square feet, for the dance hall use off-street parking requirement is 1 space per 25 square feet.

For the banquet hall and lounge use 178 parking spaces would be required, for the dance hall use 87 parking spaces would be required for a total of 265 required parking spaces. Applicant is providing 266 parking spaces, as shown on the site plan, confirming applicant and site is compliant with parking requirements.

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 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

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l). The area of request is currently in a “F” MVA area. There is an “F” MVA area to the north, east and west of the subject site. To the south of the subject site is “H” MVA area.

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List of Officers

Club Azul, Inc.

Mun H. Wallace, Partner

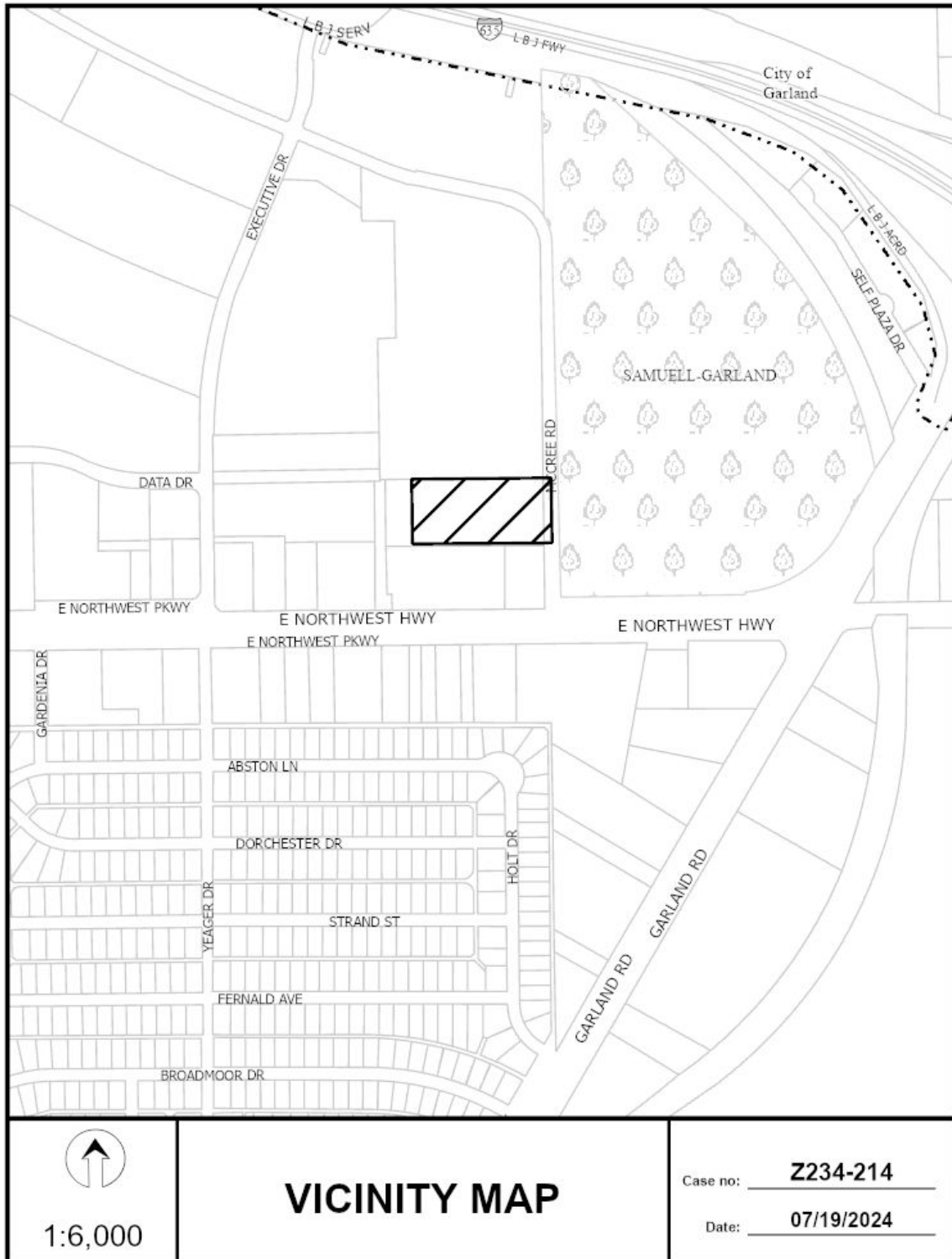
Jong Hoon An, Partner

JNF Associates, Architectural Firm

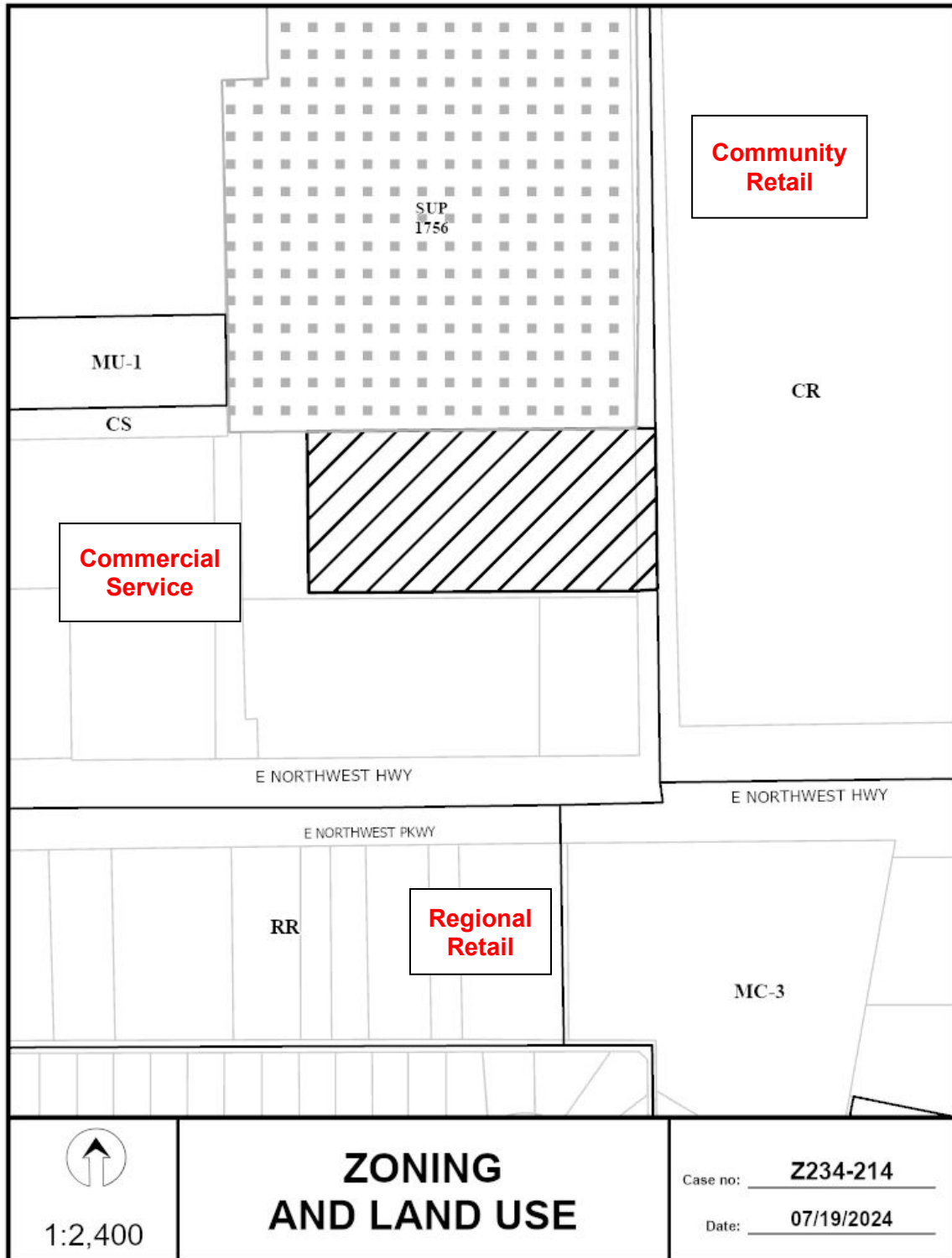
Jong (Jay) Woo, President

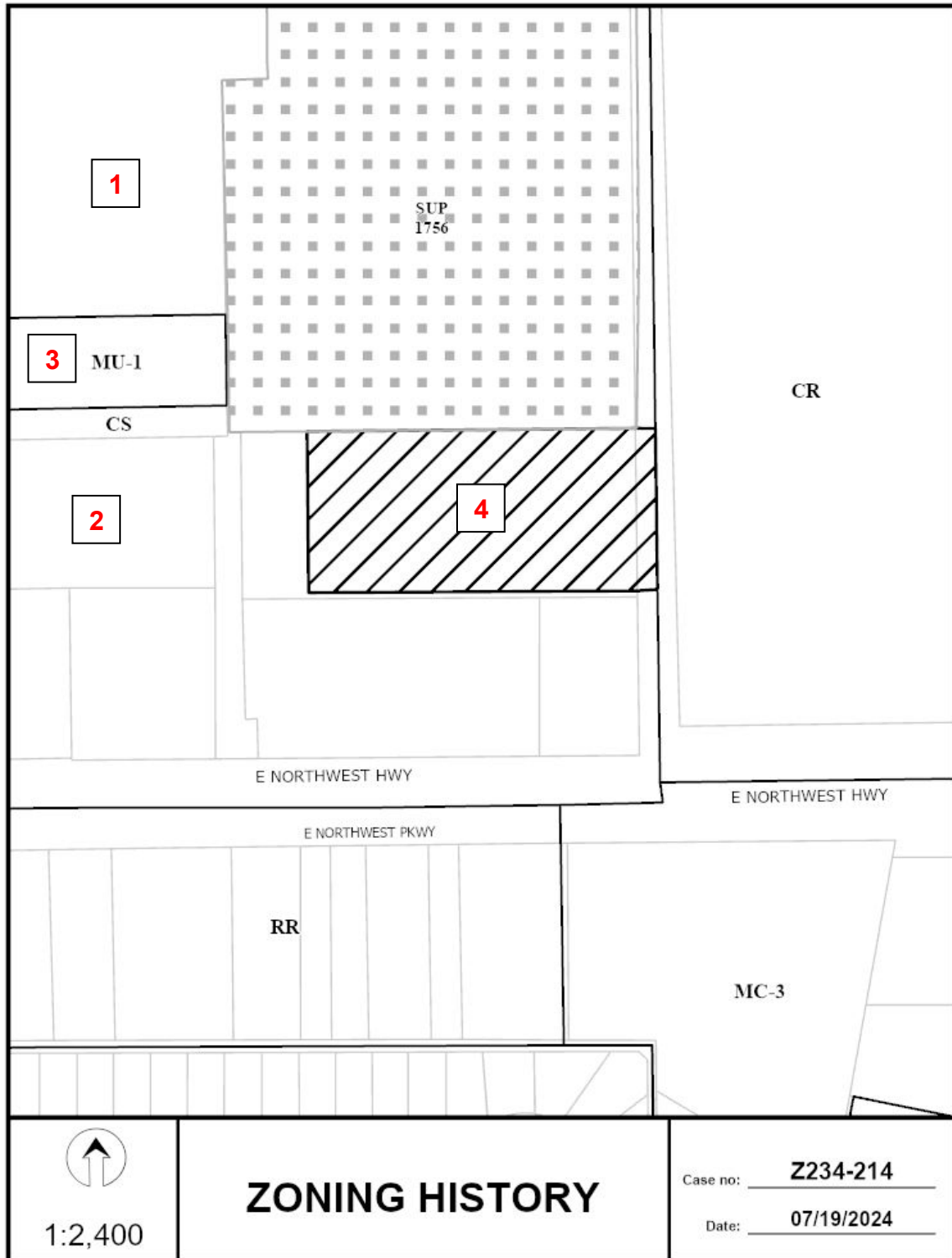
PROPOSED CONDITIONS

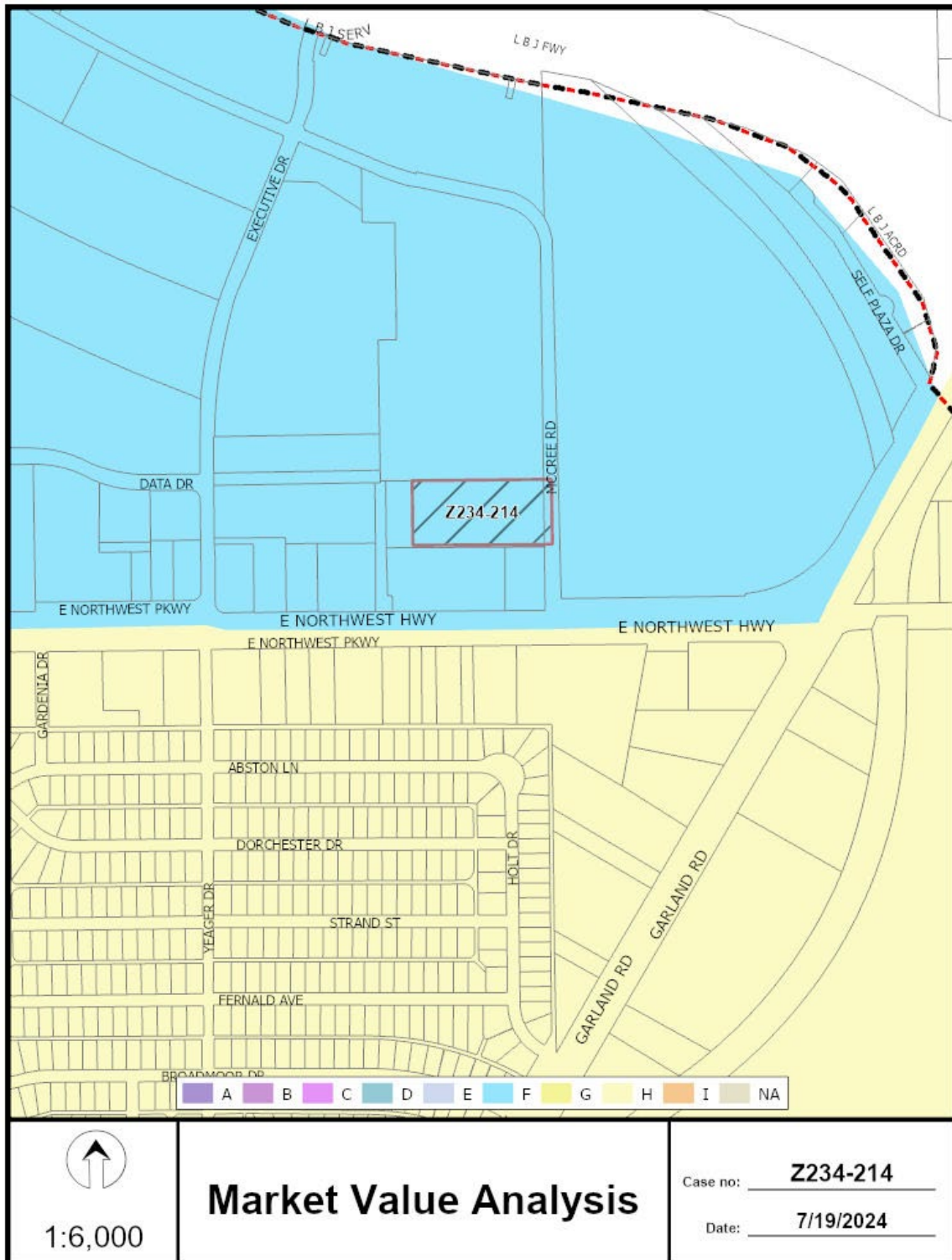
1. USE: The only use authorized by this specific use permit is a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from passage of this ordinance).
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code as amended. Canopy trees will be planted and properly spaced within the leftover open green space throughout the site. Trees selected will be species that are in accordance with Article X.
5. HOURS OF OPERATION: The dance hall may only operate between 6:00 p.m. and 2:00 a.m., Thursday through Monday.
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 with the City of Dallas.

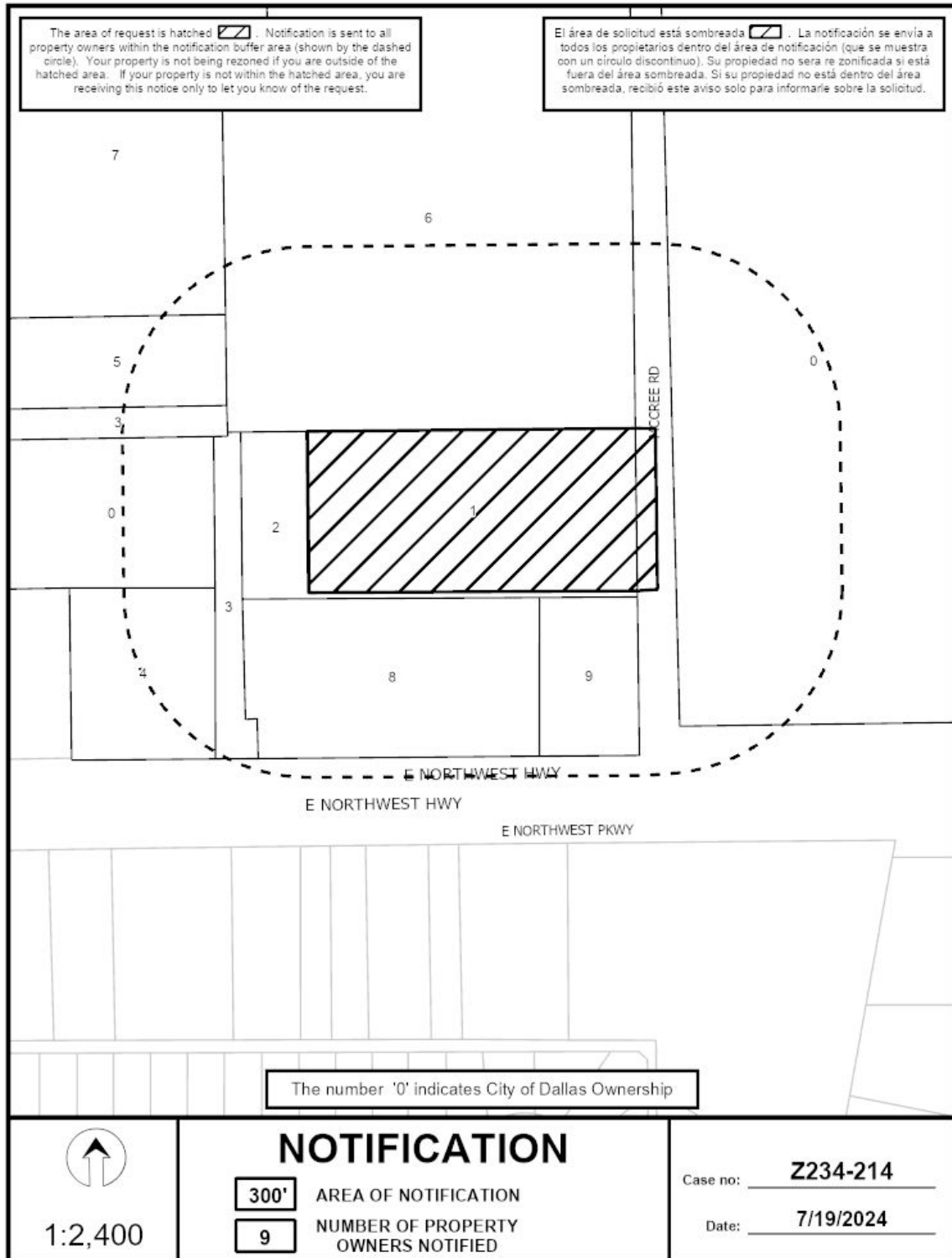












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07/19/2024

Notification List of Property Owners

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9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11921 E NORTHWEST HWY	Taxpayer at
2	12124 MCCREE RD	CHRISTIAN BRO AUTO CORP
3	11921 E NORTHWEST HWY	SAMS EAST INC
4	11809 E NORTHWEST HWY	DFW VENTURE NO 1
5	206 EXECUTIVE DR	KKMD INESTMENTS LLC
6	12000 MCCREE RD	SAMS REAL ESTATE BUS TR
7	12710 EXECUTIVE DR	DAY DALLAS LLC
8	11917 E NORTHWEST HWY	COMMERCIAL NET LEASE
9	11921 E NORTHWEST HWY	SRI REAL ESTATE PROPERTIES