

FILE NUMBER: Z234-353(CR) **DATE FILED:** September 25, 2024

LOCATION: North line of Main Street, east of Malcolm X Boulevard.

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ± 3,500 sqft **CENSUS TRACT:** 48113020401

REPRESENTATIVE: Roger Albright

OWNER: SDL Partners, Ltd.

APPLICANT: 2911 Main, Ltd.

REQUEST: An application for the amendment to and renewal of Specific Use Permit No. 1981 for a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The purpose of the request is to allow for the continued operation of a bar, lounge, or tavern and a dance hall within an existing building on site.

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

BACKGROUND INFORMATION:

- This request is for the renewal of Specific Use Permit No. 1981. Renewal history includes:
 - August 12, 2012: Specific Use Permit No. 1981 was initially granted for a bar, lounge or tavern use for a two-year period.
 - August 27, 2014: Specific Use Permit No. 1981 was amended to include an inside commercial amusement limited to a dance hall use, and was renewed for an additional two-year period.
 - June 22, 2016: Specific Use Permit No. 1981 was renewed for a two-year period.
 - March 28, 2018: Specific Use Permit No. 1981 was renewed for a three-year period.
 - March 24, 2021: Specific Use Permit No. 1981 was renewed for a four-year period.
- As part of this application, the applicant has revised the conditions to allow for renewal for a four-year period with eligibility for automatic renewal for additional four-year periods.
- No changes are proposed to the existing site plan.

Zoning History:

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

1. **Z234-306:** On December 11, 2024, the City Council approved an application for a Specific Use Permit for a bar lounge, or tavern and inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District, located on the southwestern corner of Main Street and Malcolm X Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Malcolm X Boulevard	Community Collector	44 feet/60 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. The *forwardDallas!* Comprehensive Plan 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:

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.2 Promote the character of the city's significant districts, linkages, and areas.

Area Plan(s):

The *Downtown Dallas 360 Plan* was adopted in April 2011 and updated in December 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

The area of request is located within the Deep Ellum neighborhood, as identified by the Plan. The Deep Ellum neighborhood is recognized as one of Dallas' most eclectic neighborhoods and a popular destination for entertainment and nightlife.

By contributing to the neighborhood's night life and character, staff find the applicant's request is consistent with the *Downtown Dallas 360 Plan*.

Land Use:

	Zoning	Land Use
Site	Tract A within Planned Development District No. 269.	Bar, lounge or tavern and dance hall
North	Tract A within Planned Development District No. 269.	Restaurant without drive-in or drive-through service
East	Tract A within Planned Development District No. 269.	Commercial parking lot
South	Tract A within Planned Development District No. 269.	Restaurant without drive-in or drive-through service
West	Tract A within Planned Development District No. 269.	Commercial parking lot

Land Use Compatibility:

The site is developed with approximately 3,055 square feet of floor area on a 2,730-square foot building footprint. There is also a roof deck that is 325 square foot on the property. The application is for the renewal of SUP No. 1981, for a bar, lounge, or tavern and an inside commercial amusement limited to a dance hall in the existing building. The use is surrounded by other commercial uses and various surface parking lots. The site is within walking distance to a DART Green Line Station. There are no proposed changes to the existing site 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.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Parking:

Planned Development District No. 269 gives a credit for the first 2,500 square feet of a bar, lounge or tavern and an inside commercial amusement limited to a dance hall use when located within an original building, and, further allows on-street parking spaces to be counted towards the parking requirement of the use adjacent to the on-street parking space. The proposed use has a total of 3,055 square feet, of which 100 square feet is allocated toward the dance floor which will require four off-street parking spaces. The remainder area is 2,955 square feet of which 2,500 are exempt from parking requirements. Therefore, the remaining 455 square feet will be required to provide five off-street parking spaces for a total of nine off-street parking spaces. The PD allows for remote parking on a separate lot that is within walking distance of the use served. Remote off-street parking was approved in a different process with the approval of its certificate of occupancy, and the applicant is in compliance with the parking requirement.

Crime Statistics:**Arrest(s):**

Description	Count
WARRANT HOLD (NOT A DPD WARRANT)	1
POSS OF DANGEROUS DRUG	1
UNLAWFUL POSS FIREARM BY FELON	1
POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	1
WARRANT DALLAS PD (ALIAS/CAPIAS)	1
PUBLIC INTOXICATION	1
WARRANT HOLD (NOT A DPD WARRANT)	1
PUBLIC INTOXICATION	1
PUBLIC INTOXICATION	1
UNLAWFUL CARRYING WEAPON	1
WARRANT HOLD (NOT A DPD WARRANT)	1
PUBLIC INTOXICATION	1
FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO	1
POSS CONT SUB PEN GRP 1 <1G	1
WARRANT HOLD (NOT A DPD WARRANT)	1
WARRANT DALLAS PD (ALIAS/CAPIAS)	1
PUBLIC INTOXICATION	1
POSS CONT SUB PEN GRP 2 < 1G	1
WARRANT DALLAS PD (ALIAS/CAPIAS)	1
UNLAWFUL POSS FIREARM BY FELON	1

Description	Count
FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO	1
BMV	1
RESIST ARREST SEARCH OR TRANSPORT	1
OBSTRUCTION OR RETALIATION	1
WARRANT HOLD (NOT A DPD WARRANT)	1
PUBLIC INTOXICATION	1
DISORDERLY CONDUCT	1
DISORDERLY CONDUCT	1
DISORDERLY CONDUCT	1
DISORDERLY CONDUCT	1
PUBLIC INTOXICATION	1
PUBLIC INTOXICATION	1
PUBLIC INTOXICATION	1
PUBLIC INTOXICATION	1

Call(s):

Description	Count
41/09V - UUMV in Progress	1
38 - Meet Complainant	1
30/01 - ODO w/Prisoner	1
40/01 - Other	1
DAEF-Dist Armed Encounter Foot	1
40 - Other	1
40/01 - Other	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
40/01 - Other	1
12B - Business Alarm	1
6X - Major Dist (Violence)	1
6XA - Major Dist Ambulance	1
6XA - Major Dist Ambulance	1
11V - Burg Motor Veh	1
40 - Other	1
DAEF-Dist Armed Encounter Foot	1
12B - Business Alarm	1
12B - Business Alarm	1
12B - Business Alarm	1
6X - Major Dist (Violence)	1
40 - Other	1
08 - Intoxicated Person	1

Description	Count
11V - Burg Motor Veh	1
40 - Other	1
DAEF-Dist Armed Encounter Foot	1
40 - Other	1
40 - Other	1
07 - Minor Accident	1
6X - Major Dist (Violence)	1
14 - Stabbing, Cutting	1
6X - Major Dist (Violence)	1
15 - Assist Officer	1
16A - Injured Person w/Amb	1
6X - Major Dist (Violence)	1
DAEF-Dist Armed Encounter Foot	1
15 - Assist Officer	1
24 - Abandoned Property	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
08 - Intoxicated Person	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
DAEF-Dist Armed Encounter Foot	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
12B - Business Alarm	1
40/01 - Other	1
16A - Injured Person w/Amb	1
6XA - Major Dist Ambulance	1
07 - Minor Accident	1
6M - Loud Music Disturbance	1
6X - Major Dist (Violence)	1
20 - Robbery	1
07 - Minor Accident	1
07 - Minor Accident	1
12B - Business Alarm	1
20 - Robbery	1

Description	Count
17 - Kidnapping in Progress	1
**PD Requested by Fire	1
31 - Criminal Mischief	1
11V - Burg Motor Veh	1
07 - Minor Accident	1
07 - Minor Accident	1
11V - Burg Motor Veh	1
09 - Theft	1
34 - Suicide	1
23 - Parking Violation	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6XA - Major Dist Ambulance	1
11V - Burg Motor Veh	1
11V - Burg Motor Veh	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
15 - Assist Officer	1
15 - Assist Officer	1
15 - Assist Officer	1
15 - Assist Officer	1
6XA - Major Dist Ambulance	1
12B - Business Alarm	1
6X - Major Dist (Violence)	1
38 - Meet Complainant	1
6XA - Major Dist Ambulance	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
12B - Business Alarm	1
15 - Assist Officer	1
15 - Assist Officer	1
12B - Business Alarm	1
6X - Major Dist (Violence)	1
20 - Robbery	1
6F - Fire Works Disturbance	1
6X - Major Dist (Violence)	1
40/01 - Other	1
24 - Abandoned Property	1
09 - Theft	1
12B - Business Alarm	1

Description	Count
12B - Business Alarm	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6X - Major Dist (Violence)	1
6M - Loud Music Disturbance	1
6X - Major Dist (Violence)	1

Incident(s):

Description	Count
BMV	1
DRUG/ NARCOTIC VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	1
WEAPON LAW VIOLATIONS	1
SIMPLE ASSAULT	1
INTIMIDATION	1
SIMPLE ASSAULT	1
PUBLIC INTOXICATION	1
PUBLIC INTOXICATION	1
PUBLIC INTOXICATION	1
ROBBERY-INDIVIDUAL	1
SIMPLE ASSAULT	1
UUMV	1
OTHER THEFT	1
ALL OTHER OFFENSES	1
DRUG/ NARCOTIC VIOLATIONS	1
SIMPLE ASSAULT	1
SIMPLE ASSAULT	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
ALL OTHER OFFENSES	1
SIMPLE ASSAULT	1
PUBLIC INTOXICATION	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
DRUG/ NARCOTIC VIOLATIONS	1
FRAUD OFFENSES	1
UUMV	1
BMV	1
AGG ASSAULT - NFV	1

Description	Count
OTHER THEFT	1
SIMPLE ASSAULT	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
OTHER THEFT	1
PUBLIC INTOXICATION	1
BMV	1
SIMPLE ASSAULT	1
BMV	1
BMV	1
DRUG/ NARCOTIC VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	1
OTHER THEFT	1
ALL OTHER OFFENSES	1
ALL OTHER OFFENSES	1
BMV	1
FRAUD OFFENSES	1
WEAPON LAW VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	1
PUBLIC INTOXICATION	1
OTHER THEFT	1
BMV	1
BMV	1
BMV	1
ALL OTHER OFFENSES	1
BMV	1
PUBLIC INTOXICATION	1
DISORDERLY CONDUCT	1
BMV	1
BMV	1
BMV	1
BMV	1
ROBBERY-INDIVIDUAL	1
PUBLIC INTOXICATION	1
BMV	1
UUMV	1
OTHER THEFT	1
OTHER THEFT	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
BMV	1
BMV	1

Description	Count
OTHER THEFT	1
UUMV	1
BMV	1
BMV	1
BMV	1
OTHER THEFT	1
BMV	1
BMV	1
BMV	1
PUBLIC INTOXICATION	1
FRAUD OFFENSES	1
SIMPLE ASSAULT	1
BMV	1
OTHER THEFT	1
BMV	1
DUI	1
TRAFFIC VIOLATION - NON HAZARDOUS	1
SIMPLE ASSAULT	1
BMV	1
PUBLIC INTOXICATION	1
PUBLIC INTOXICATION	1
BMV	1
ROBBERY-INDIVIDUAL	1
BMV	1
PUBLIC INTOXICATION	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1

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 “F” MVA area.

LIST OF OFFICERS

2911 Main, Ltd.

DNL Partners, LLC, General Partner

Charles Allen Huff, Partner and Managing Director

John Eaves, Partner

Donald H. Nedler, Partner

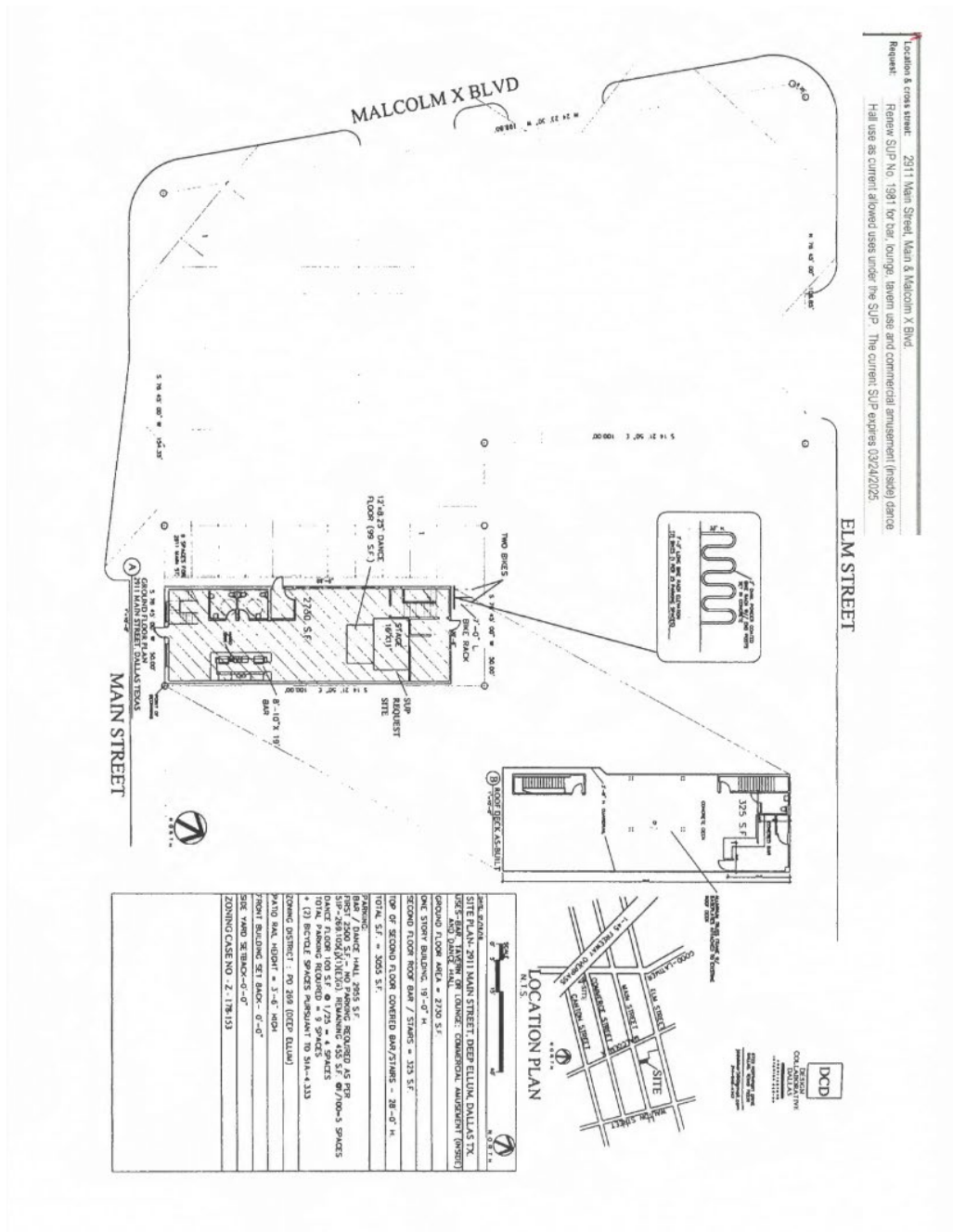
Charles A. Huff, Managing Partner

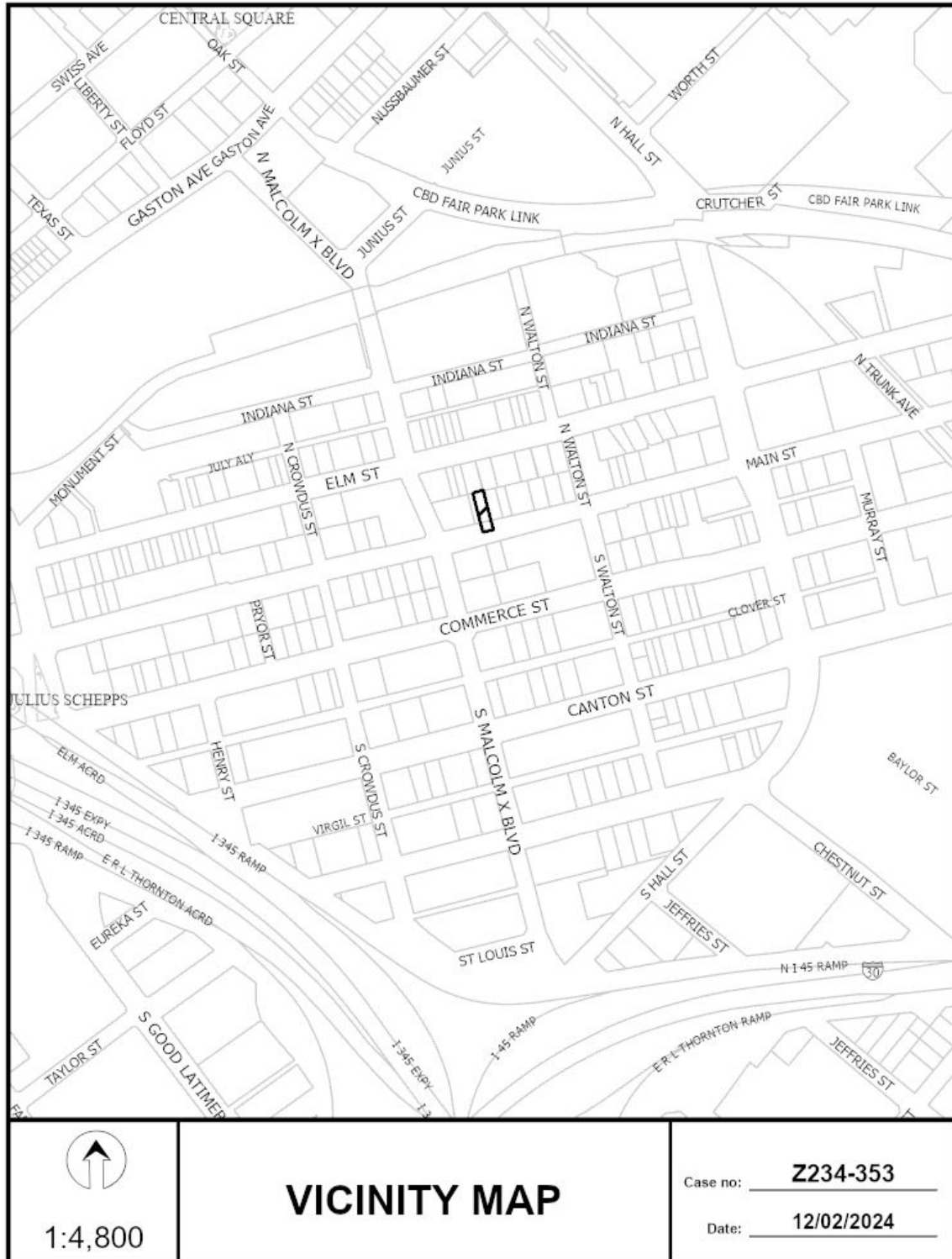
PROPOSED SUP CONDITIONS

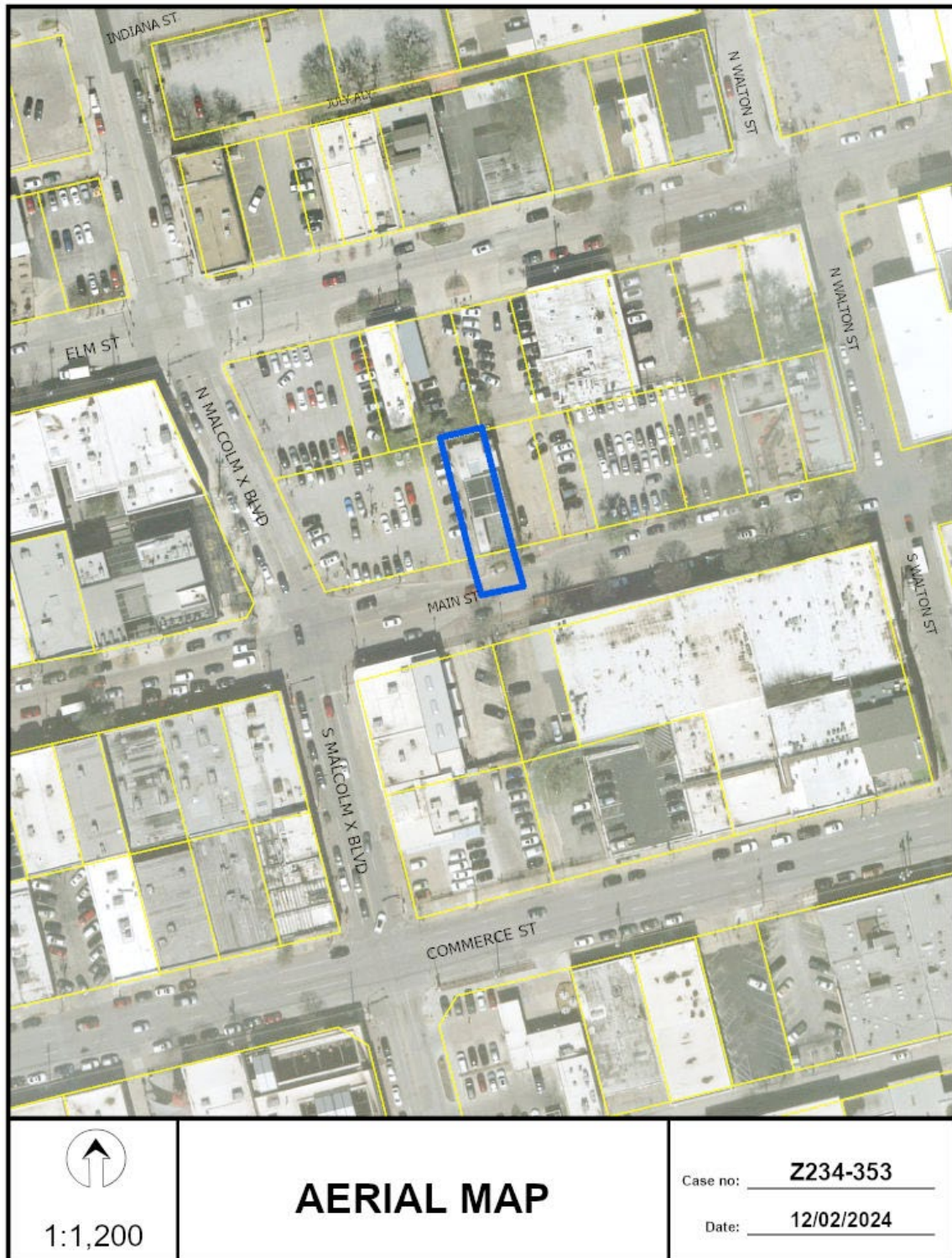
1. USE: The only authorized uses by this specific use permit are a bar, lounge, or tavern and an inside commercial amusement (~~inside~~) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (four years from passage of the ordinance), but is eligible for automatic renewal for additional four-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.) [March 24, 2025.]
4. FLOOR AREA:
 - a. The maximum floor area for the bar, lounge or tavern is 3,055 square feet in the location shown on the attached site plan.
 - b. The maximum floor area for the inside commercial amusement limited to a dance hall is 100 square feet in the location shown on the attached site plan. The inside commercial amusement limited to a dance hall may only be located on the street level.
5. HOURS OF OPERATION: The bar, lounge, or tavern and inside commercial amusement limited to a dance hall may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A4.704(b)(4)(A) of Chapter 51A of the Dallas City Code, as amended, may not be used to meet the off-street parking requirement.
7. ROOF DECK: The roof deck may not exceed an area of 2,405 square feet in the location shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

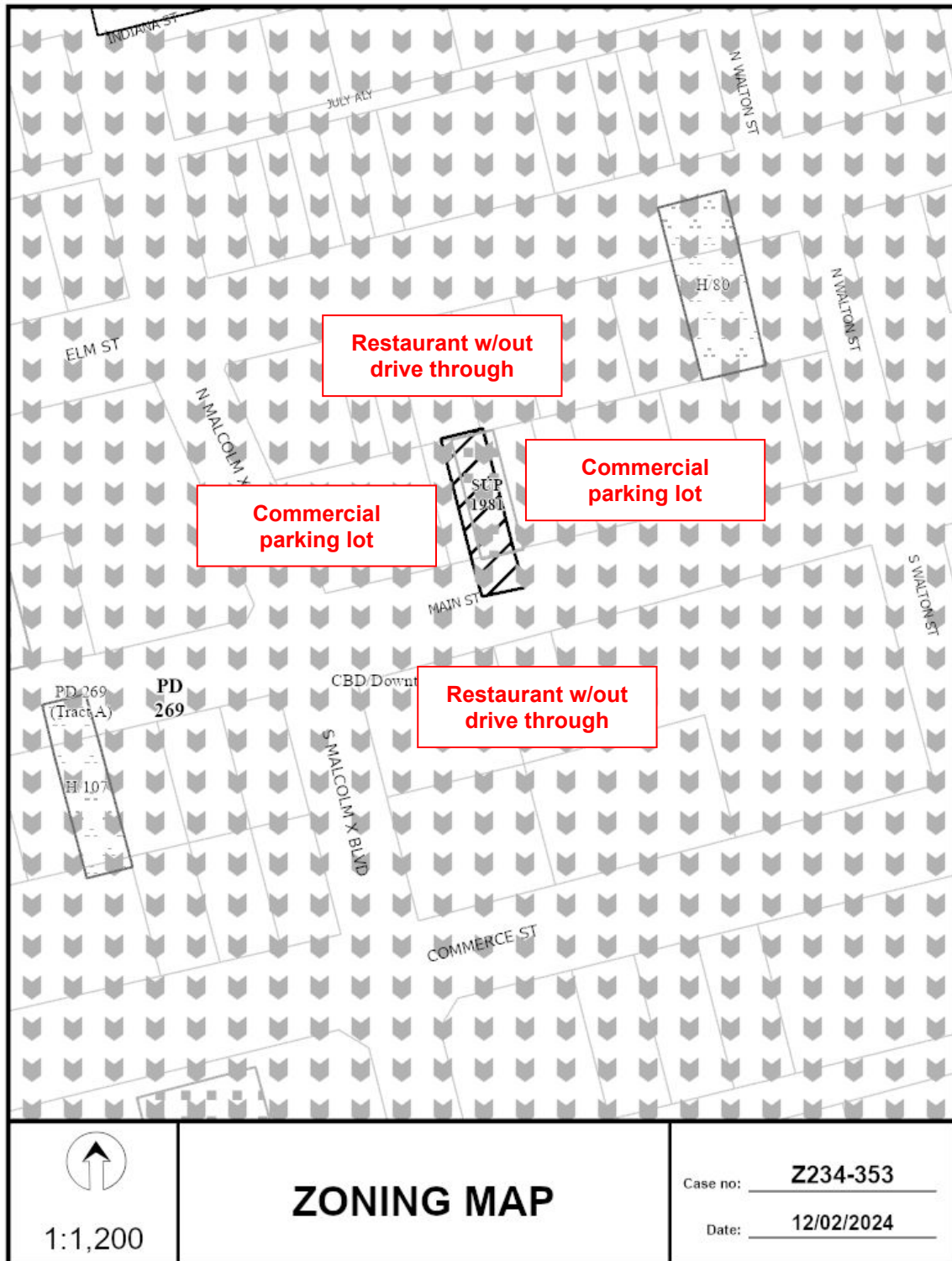
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

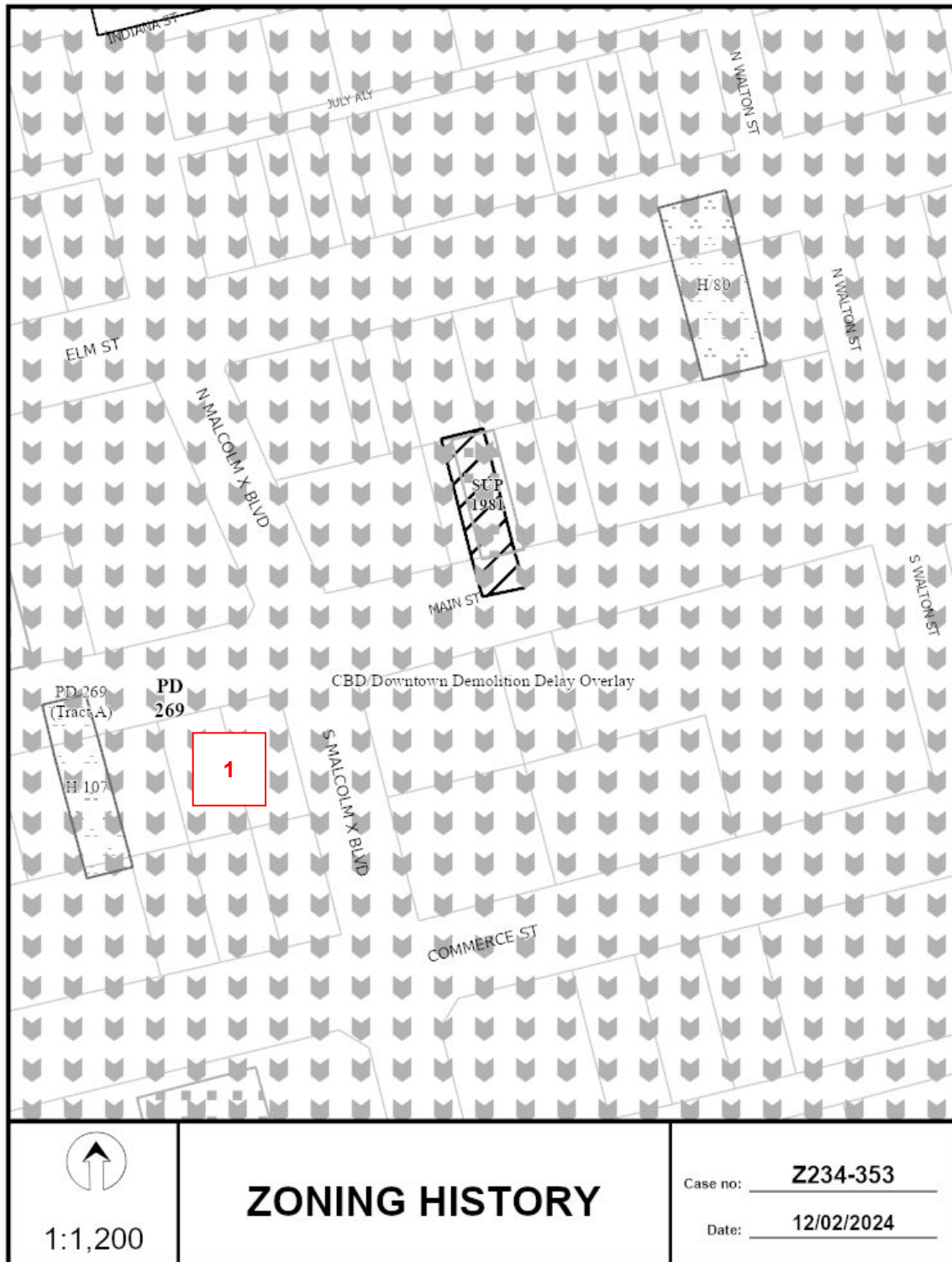
EXISTING SITE PLAN (NO CHANGES)

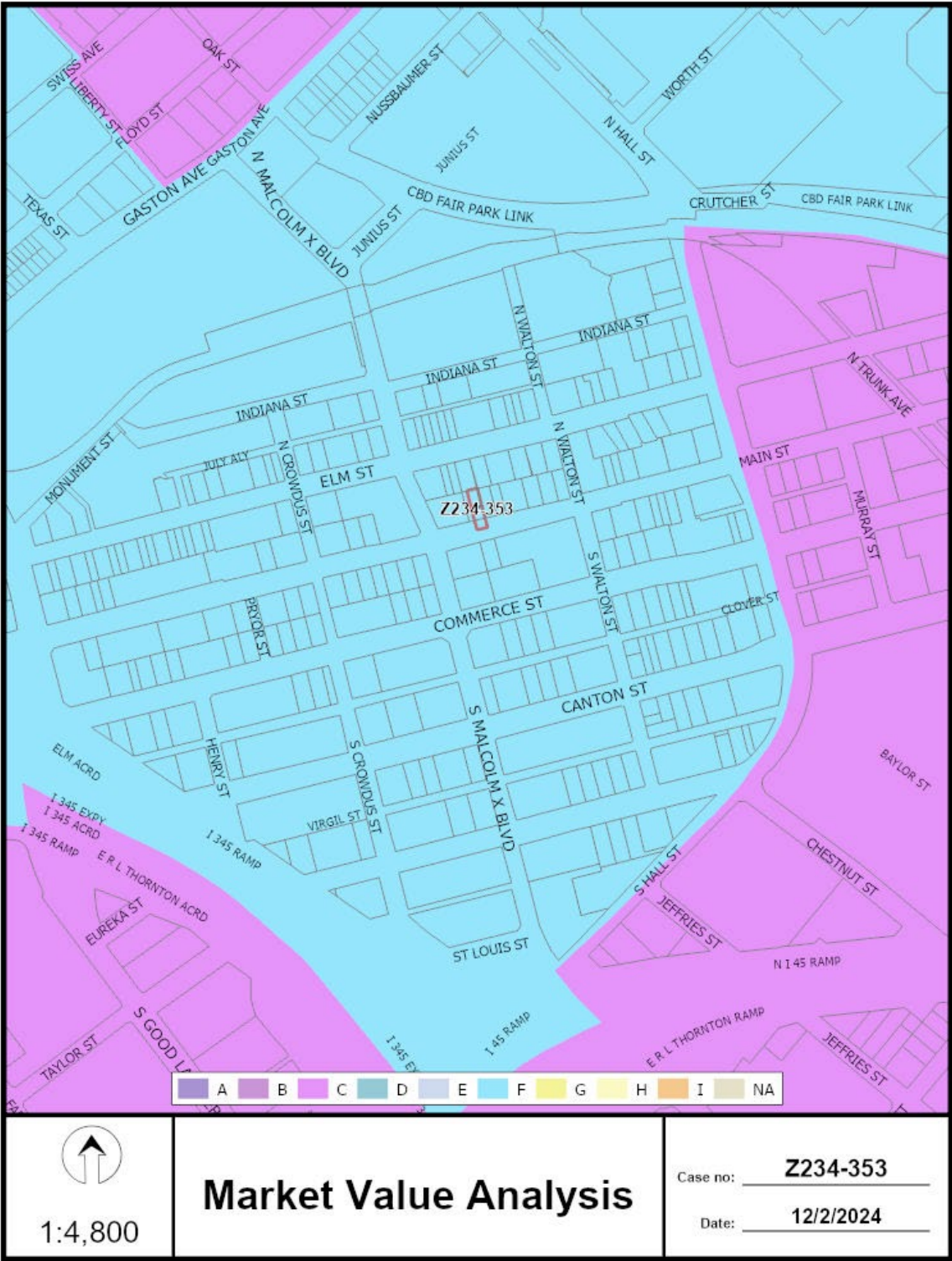














12/02/2024

Notification List of Property Owners

Z234-353

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2918 ELM ST	ANDREASON JUSTINE POKLADNIK
2	2901 COMMERCE ST	SDL PARTNERS LTD
3	2904 MAIN ST	SDL PARTNERS LTD &
4	2919 COMMERCE ST	SDL PARTNERS LTD
5	2900 MAIN ST	WARZONE PROPERTIES LLC
6	2824 MAIN ST	BLADE PROPERTIES LLC
7	2934 ELM ST	EISCHINGER FURTULA BUDD
8	2928 ELM ST	ANDREASON JUSTIN MARIE POKLADNIK
9	2920 ELM ST	ANDREASON JUSTINE MARIE POKLADNIK
10	2933 MAIN ST	2933 MAIN STREET HOLDINGS LLC
11	2931 MAIN ST	ANDREASON JUSTINE P
12	2905 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
13	2917 ELM ST	CTC TEXAS ASSOCIATES LLC
14	2927 ELM ST	MADISON PACIFIC DEV CO