

**CITY PLAN COMMISSION**

**THURSDAY, MAY 8, 2025**

**Planner: Cherrell Caldwell**

**FILE NUMBER:** Z234-245

**DATE FILED:** May 28, 2024

**LOCATION:** East line of North Tyler Street, north of West Davis Street

**COUNCIL DISTRICT:** 1

**SIZE OF REQUEST:** Approx. 1,797 sq.ft.

**CENSUS TRACT:** 48113004201

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**REPRESENTATIVE:** Carlos Tailson, La Sierra Planning Group

**OWNER/APPLICANT:** David Space, Good Space X LLC

**REQUEST:** An application for the renewal of Specific Use Permit No. 2238, for an alcoholic beverage establishment limited to a private club-bar, on a property zoned Subdistrict 6C in Planned Development District 830.

**SUMMARY:** The purpose of the request is to continue to operate a private club-bar [*Tiny Victories*].

**STAFF RECOMMENDATION:** **Approval** for a five-year period, with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.

**BACKGROUND INFORMATION:**

- The area of the request is within Subdistrict 6C of PD 830.
- The request site is located in an area that was formerly dry for TABC purposes. In 2010, a local option election allowed holders of a food and beverage certificate to sell alcohol for on-premise consumption. This then allowed restaurants to sell and serve alcohol without a private club license.
- Since the 2010 local option election did not allow on-premise consumption of alcohol without a food and beverage certificate, the existing use could not be a bar, lounge, or tavern use, and therefore must be a private club-bar use to sell alcohol for on-premise consumption without a food and beverage certificate.
- On April 12, 2017, the City Council approved SUP No. 2238 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a private club-bar.
- On December 11, 2017, TABC issued the premise a private club registration permit.
- The request site is approximately 1,797 square feet of land out of the 38,500-square-foot overall building site. The overall building site is developed with two structures: 1) a 12,000-square-foot multi-tenant “legacy building” which was built in 1935 and is located on the northeast corner North Tyler Street and West Davis Street and 2) a church building that was constructed in 1949, is on the northwest corner of North Tyler Street and Fouraker Street, and was converted to a restaurant use on May 9, 2018.
- The establishment has 1,357 square feet of gross floor area which include 1,007 square feet of indoor floor area and 350 square feet for an outdoor covered patio. On April 16, 2019, the Board of Adjustment granted a special exception to the visual obstruction regulations for the existing patio cover.
- The facility operates between 11:00 a.m. and 2:00 a.m. (next day) Monday through Sunday.
- On August 28, 2019, the existing Specific Use Permit 2238 received approval from City Council for a five-year period with eligibility for automatic renewals for additional five-year periods.
- The applicant submitted a renewal application on May 28, 2024, which missed the filing deadline for automatic renewals (April 30, 2024).

**Zoning History:**

There have been no cases within the last five years within this area of request.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
North Tyler Street	Principal Arterial	60'
West Davis Street	Minor Arterial	-

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! The Comprehensive Plan* was adopted by the City Council in September of 2024 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**

**THEME** TRANSIT-ORIENTED DEVELOPMENT (TOD) CONNECTIVITY

**GOAL** Advance safe, compact, and walkable mixed-use development around DART stations and other transportation nodes to further increase accessible connectivity to housing, job opportunities, and neighborhood amenities for all residents.

**Area Plans:**

The subject property is not located within a designated area plan.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site (Overall)</b>	PD 830 Subdistrict 6C –SUP No. 2238	Alcoholic Beverage Establishment
<b>North</b>	PD 160	Single Family
<b>East</b>	PD 830 Subdistrict 6	Retail
<b>South</b>	PD 830 Subdistrict 6	Retail
<b>West</b>	PD 830 Subdistrict 5 CD (Subarea 1 &2)	Automotive Repair Single Family and Multi-Family

### **Land Use Compatibility:**

The adjacent properties are also retail uses and compatible with the proposed; it is important to note that beyond the area of request (the properties adjacent to the lot rather than the specific suite) are residential land uses within Planned Development-160 (PD-160) and a conservation district, Kings Highway Gateway.

The boundaries of the area of request are within PD 830, and the SUP site is currently utilized as an alcoholic beverage establishment limited to a private club-bar. The PD allows an alcoholic beverage establishment with an approved specific use permit (SUP).

Other uses surrounding the area of request, are within the Planned Development District No. 830. The corridor consists of various facilities similar in nature such as Davis Street Espresso, Seoul Kitchen, Vegan Food House, and others.

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.

**Landscaping:**

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

**Parking:**

Per code (Section 51A-4.209) a bar, lounge or tavern and private club-bar requires one space per 500 square feet of floor area.

**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 a “B” MVA cluster that extends to the north, east and south. To the west of the subject area are “E” MVA clusters.

**List of Officers**

David W. Spence    Manager

**Proposed Amendments to SUP No. 2238**

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a private club-bar.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires ([five years from the passage of this ordinance](#)) [~~August 28, 2024~~], but is eligible for automatic renewals for additional five-year periods pursuant to Section 5 1A-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 owner is responsible for checking the Code for possible revisions to this. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum total floor area for a private club-bar is 1,357 square feet.
  - A. The maximum indoor floor area is 1,007 square feet.
  - B. The maximum floor area for an outdoor covered patio is 350 square feet.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a private club-bar may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. OUTDOOR SPEAKERS:
  - A. Outdoor speakers may be installed a minimum of six feet and a maximum of 40 feet from the east line of Tyler Street.
  - B. Outdoor speakers must be installed to face downward toward the ground.
  - C. Outdoor speakers may only operate between 11:00 a.m. and 10:00 p.m., Monday through Sunday.
7. ROOFTOP PATIO: A rooftop patio is 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."

**Existing Site Plan  
(No changes)**

Site Plan

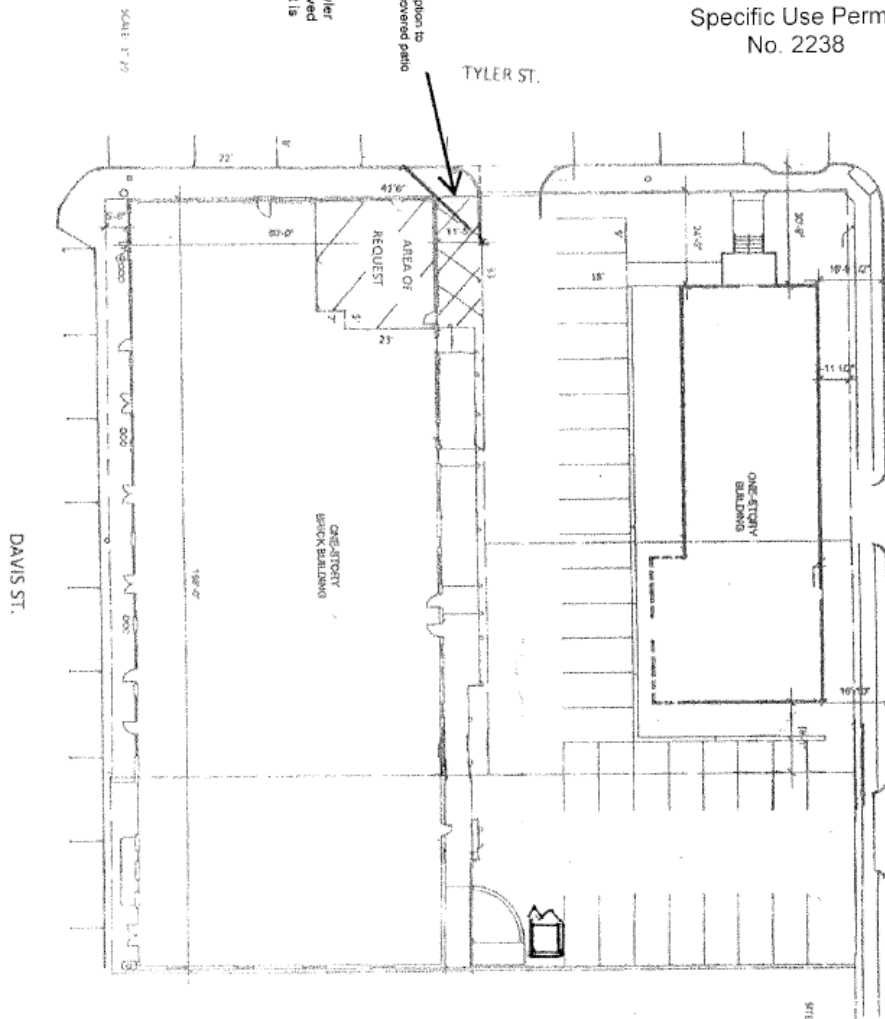
**31298**

**191302**

Specific Use Permit  
No. 2238

Existing on-street parking along Tyler Street will be removed after approved two way conversion of Tyler Street is completed

BDA 189-044, approval of special exception to visual obstruction regulations to allow covered patio in proposed location, April 16, 2019



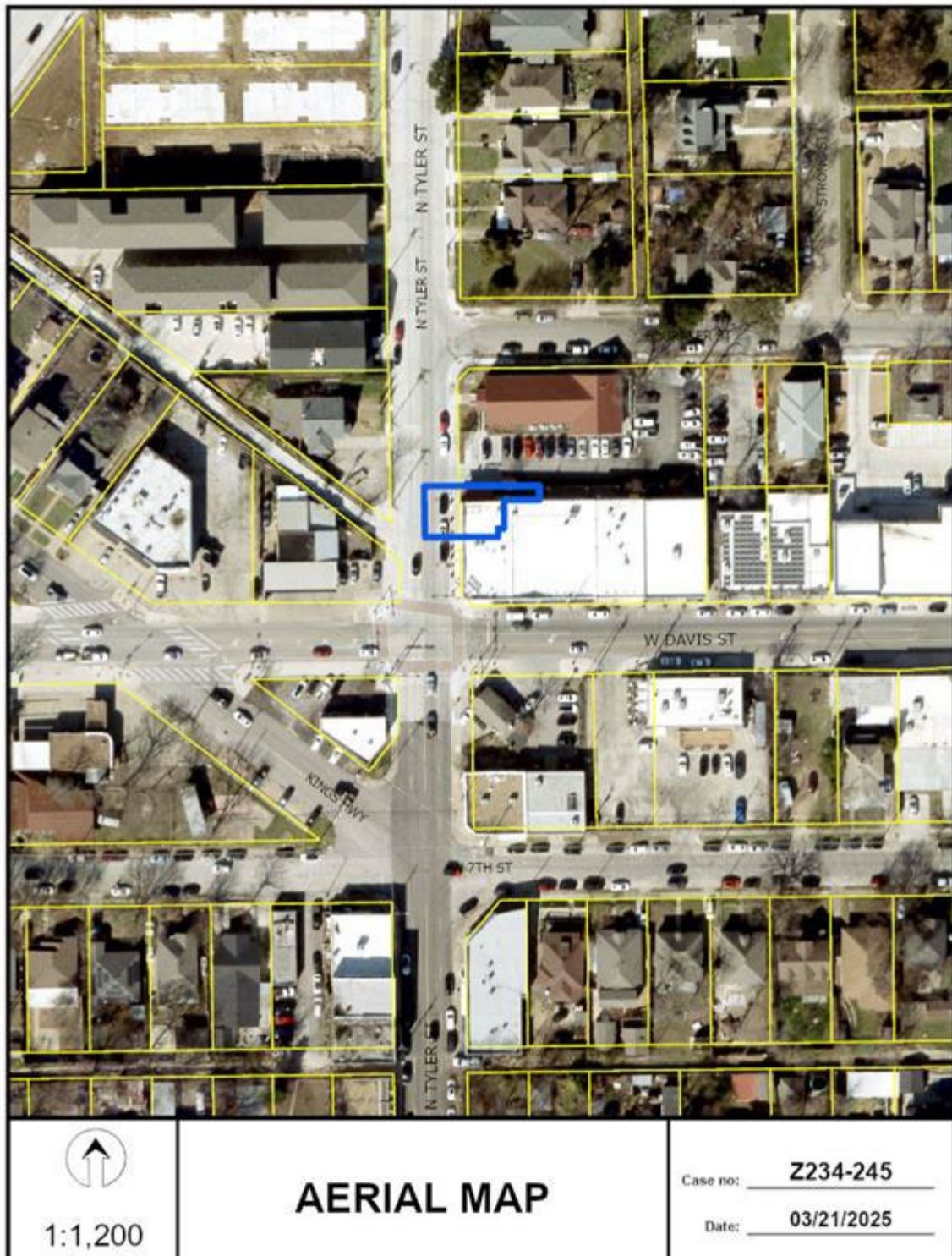
**SETBACKS:**  
 FRONT: 100' 0" ☒  
 SIDE: 5' 0" ☒  
 REAR: 10' 0" ☒  
 AREA OF REQUEST: ☒  
 Total Area: 100' 0" ☒  
 Covered Area: 50' 0" ☒  
 REQUIRED PARKING: 14 ☒  
 PROVIDED PARKING: 14

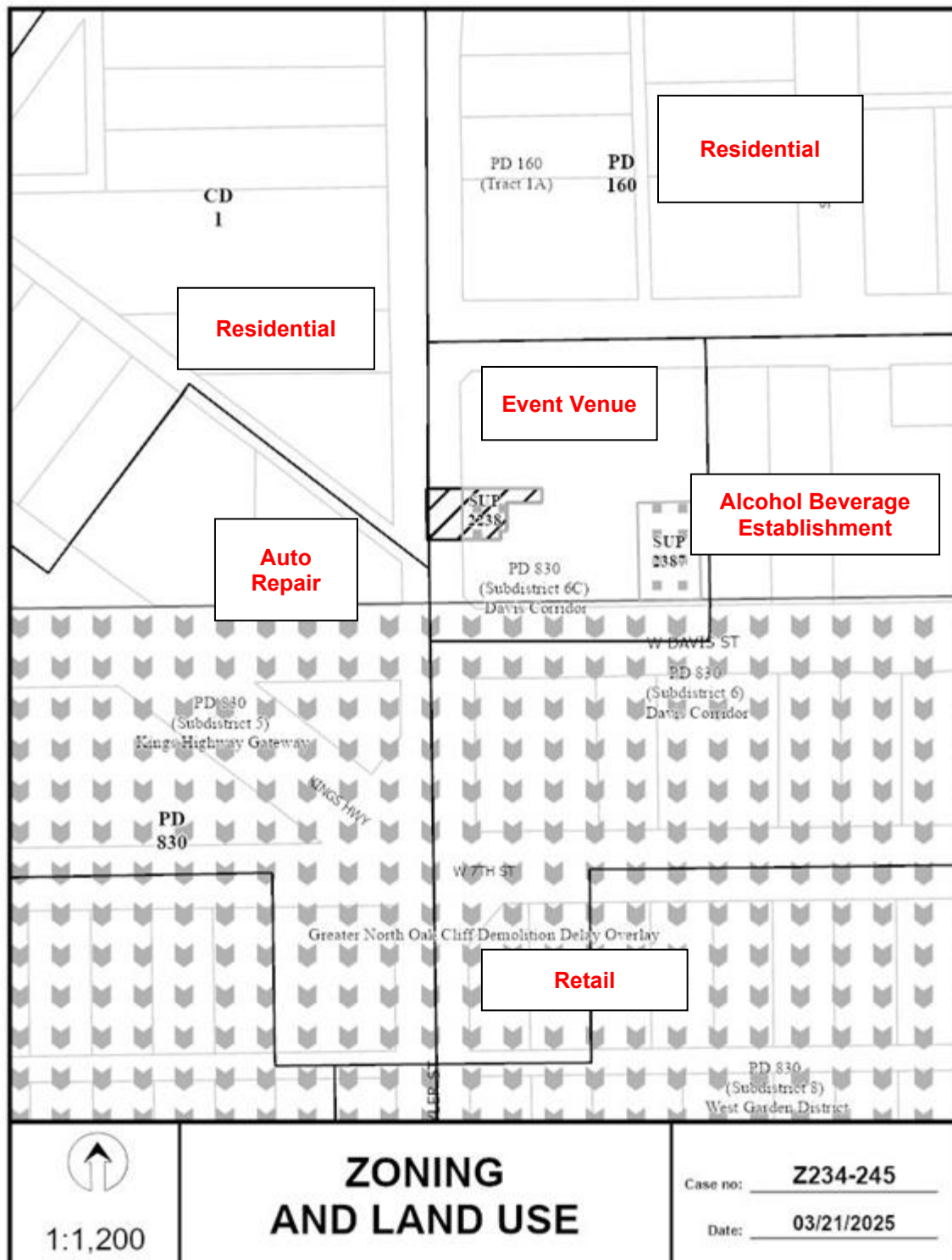
**SITE PLAN Z189-258**

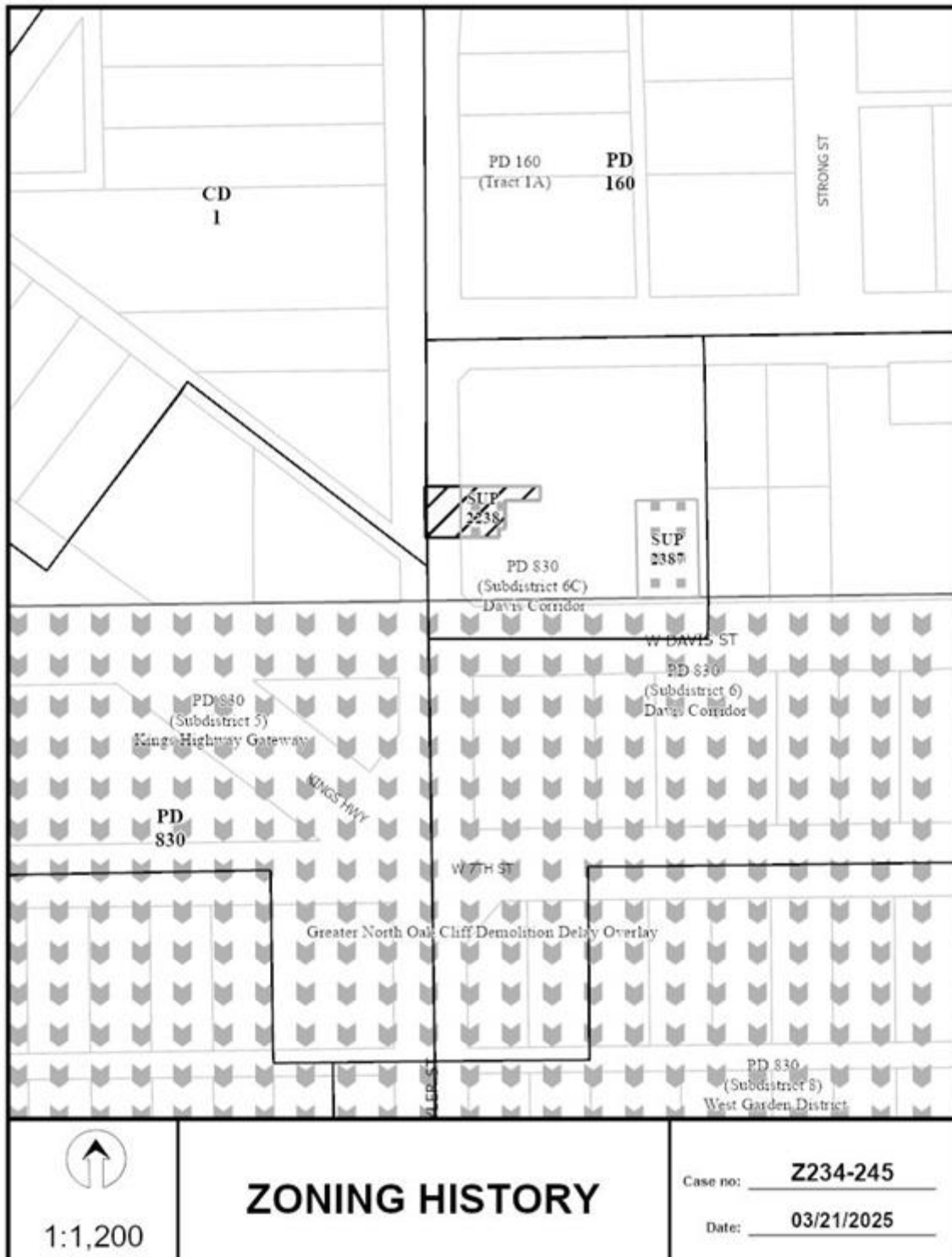
Approved  
City Plan Commission  
July 11, 2019



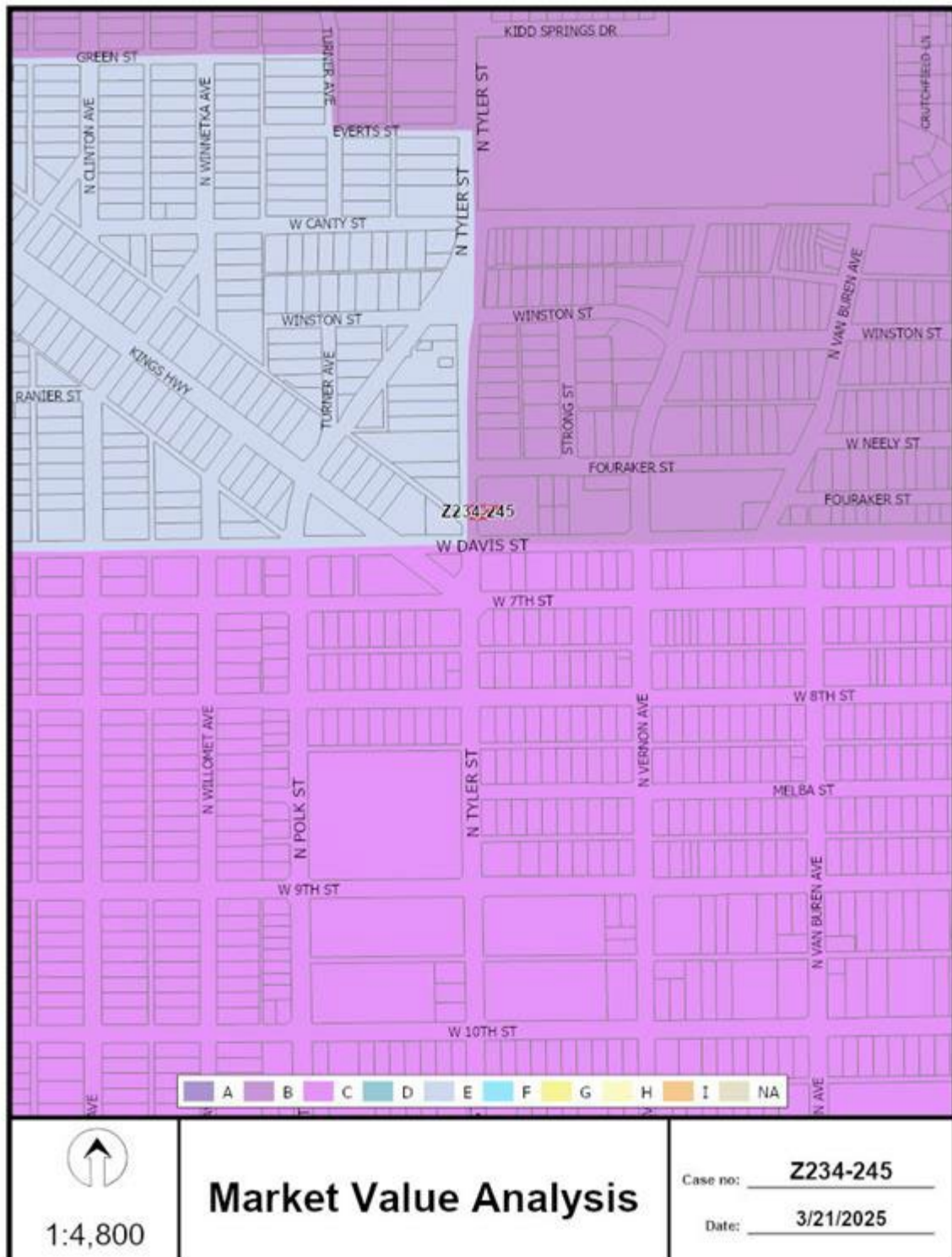


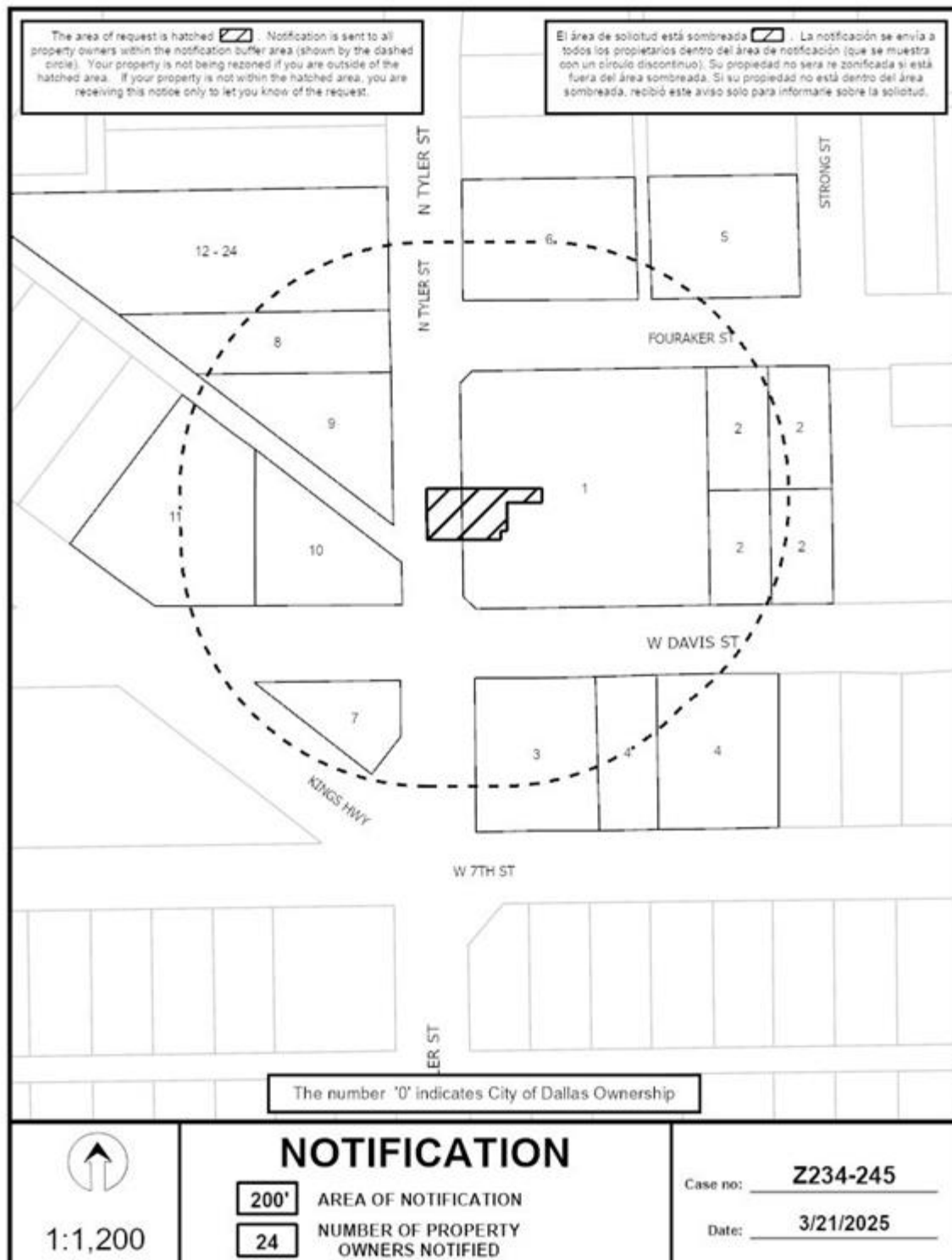












## ***Notification List of Property Owners***

### ***Z234-245***

#### ***24 Property Owners Notified***

<i><b>Label #</b></i>	<i><b>Address</b></i>	<i><b>Owner</b></i>
1	600 N TYLER ST	GOOD SPACE X LLC
2	817 W DAVIS ST	VALPARAISO HOLDINGS LLC
3	833 W 7TH ST	NBNJ RESIDENTIAL LLC
4	828 W DAVIS ST	828 DAVIS LLC
5	623 STRONG ST	TEJADA JESUS S &
6	624 N TYLER ST	ANDREW GONZALES
7	900 W DAVIS ST	PASHA & SINA INC
8	617 N TYLER ST	HOLLAND REALTY LLC
9	611 N TYLER ST	SALINAS SALVADOR &
10	901 W DAVIS ST	WILSON VERNON E
11	1001 KINGS HWY	RAHIM MUMEN
12	621 N TYLER ST	MOUTON WENDI M
13	621 N TYLER ST	JOSEPH INES MARIA BEATRIZ
14	621 N TYLER ST	CARTER KELSEY ROSE &
15	621 N TYLER ST	WONG KIMBERLY G
16	621 N TYLER ST	SCHWARTZ JONBERNARD &
17	621 N TYLER ST	ZHOU YU
18	625 N TYLER ST	LEHR JILL
19	625 N TYLER ST	DIXON JUSTIN
20	625 N TYLER ST	OPALEYE NAOMI
21	625 N TYLER ST	ANDREWS RANDY &
22	625 N TYLER ST	PRICKETT LAUREN
23	625 N TYLER ST	SAGINAW SARA
24	625 N TYLER ST	HESS RACHAEL