

FILE NUMBER: Z223-309(MB) **DATE FILED:** August 1, 2023

LOCATION: East corner of Al Lipscomb Way and Meadow Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 18,599 sqft **CENSUS TRACT:** 48113020300

OWNER/APPLICANT: Rodney Griffin

REPRESENTATIVE: Louvada Jones

REQUEST: An application for an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to continue use of the property as a bar, lounge, or tavern and dance hall. [Blues Palace]

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

PREVIOUS CPC ACTION: On January 18, 2024, CPC moved to hold this case under advisement until February 1, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently developed with a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall.
- The request site is an existing one-story venue with 18,599 square feet of floor area.
- SUP No. 1495 was originally approved by City Council on November 13, 2002 for a bar, lounge or tavern and a commercial amusement (inside) limited to a Class A dance hall for a period of one year. SUP No. 1495 was renewed in 2003 for five years; 2008 for ten years; and in 2018 for five years through automatic renewal.
- SUP No. 1495 expired on August 13, 2023. Application for renewal was filed on August 1, 2023. As the applicant filed after the automatic renewal window between February 14, 2023 and April 15, 2023, the application must follow the regular renewal procedure.
- The applicant requests the renewal of SUP No. 1495 for a five-year period to continue operating a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall.
- No changes have been proposed since the last CPC meeting.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Al Lipscomb Way	Community Collector	60 feet
Meadow Street	Minor Arterial	100 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 ANALYSIS:

The 360 Plan:

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the South Dallas / Fair Park area of the plan.

The applicant's request to amend the Specific Use Permit for a bar, lounge, or tavern and commercial amusement (inside) limited to a Class A dance hall meets the 360 Plan's strategy to Build Complete Neighborhoods through the following goal:

3 Grow a Diverse Mix of Services and Retail

South Dallas / Fair Park Economic Development Corridor:

The South Dallas / Fair Park Economic Development Corridor area plan, adopted by City Council on September 26, 2001, provides strategies to encourage revitalization of the major commercial corridors of the South Dallas / Fair Park area.

The area in which the subject site is located is identified in the study as a retail, commercial, and entertainment district opportunity; Al Lipscomb Way (previously named Grand Avenue) in particular was noted as a major entertainment and retail district. Continuing the use of this site as a bar, lounge or tavern and commercial amusement (inside) limited to a Class A dance hall supports this goal of the area plan.

Land Use:

	Zoning	Land Use
Site	CC Community Commercial Subdistrict within Planned Development District No. 595	Bar, lounge, or tavern and commercial amusement (inside) limited to a Class A dance hall
Northwest	CC Community Commercial Subdistrict within PD No. 595	Retail center
Northeast	CC Community Commercial Subdistrict within PD No. 595	General Merchandise (no food); Restaurant without drive-in service
Southeast	P(A) Parking Subdistrict within PD No. 595; MF-2(A) Subdistrict within PD No. 595	Surface parking; Single family
Southwest	CC Community Commercial Subdistrict within PD No. 595; MF-2(A) Subdistrict within PD No. 595	Alcoholic beverage establishment; multifamily

Land Use Compatibility:

The request site consists of a one-story structure. The applicant is requesting renewal of SUP No. 1495 to continue operation of an existing bar, lounge, or tavern and commercial amusement (inside) limited to a Class A dance hall. The site is surrounded by a mix of retail uses and residential uses. To the northwest is a retail center with a variety of stores. To the northeast are a general merchandise (no food) establishment as well as a restaurant without drive-in service. To the southeast are a surface parking lot and single family housing. Immediately to the southwest is an alcoholic beverage establishment as well as multifamily housing. Staff finds that ongoing alcohol sales are unlikely to have an adverse impact on surrounding uses, and that the requested land use is compatible with those surrounding uses.

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 continuation of a bar and dance hall along Al Lipscomb Way enhances the entertainment character of the area as envisioned in the area plans for the neighborhood.

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

PD No. 595 refers to Sec. 51A-4.200 of the Dallas City Code for off-street parking requirements. For dance halls, one space per 25 square feet of dance floor and one space per 100 square feet of floor area for the remainder of the use are required. For alcoholic beverage establishments limited to a bar, lounge, or tavern, one space per 100 square feet of floor area is required.

The dance floor as drawn in the site plan is 202.5 square feet, requiring 8 parking spaces. The remainder of the space (4,330.5 square feet) requires 43 parking spaces, for a total of 51 parking spaces. A total of 37 parking spaces are provided on-site, with remaining parking provided by an adjacent surface lot owned by applicant.

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 “G” MVA cluster.

Crime Report:

Since August 2018, the area has had 82 offenses, 36 arrests, and 140 calls.

Offenses

Offenses (Summary)	Count of Incidents
AGG ASSAULT - NFV	3
ALL OTHER OFFENSES	2
BMV	4
BURGLARY-BUSINESS	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
DRUG EQUIPMENT VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	6
DUI	3
MISCELLANEOUS	41
MURDER & NONNEGLIGENT MANSLAUGHTER	1
PUBLIC INTOXICATION	2
ROBBERY-INDIVIDUAL	2
SIMPLE ASSAULT	5
TRAFFIC VIOLATION - HAZARDOUS	2
UUMV	6
WEAPON LAW VIOLATIONS	2
Grand Total	82

Arrests

Arrests (Summary)	Count of Incidents
AGG ASSAULT - NFV	1
ALL OTHER OFFENSES	1
APOWW (SOCIAL SERVICES REFERRAL)	2
DRUG EQUIPMENT VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	4
DUI	3
PUBLIC INTOXICATION	2
SIMPLE ASSAULT	1
TRAFFIC VIOLATION - HAZARDOUS	1
UUMV	2
WARRANT DALLAS PD (ALIAS/CAPIAS)	4
WARRANT DALLAS PD (OTHERS)	1
WARRANT HOLD (NOT A DPD WARRANT)	7
WARRANT HOLD (OUTSIDE AGENCY)	1
WARRANT-DALLAS PD (ALIAS)	3
WEAPON LAW VIOLATIONS	2
Grand Total	36

Calls

Calls (Summary)	Count of Problem
**PD Requested by Fire	2
04 - 911 Hang Up	3
07 - Minor Accident	6
09/01 - Theft	1
09V - UUMV	5
11B - Burg of Bus	2
11V - Burg Motor Veh	1
15 - Assist Officer	2
16A - Injured Person w/Amb	1
19 - Shooting	1
24 - Abandoned Property	5
30 - Prisoner	1
32 - Suspicious Person	1
37 - Street Blockage	1
40 - Other	9
40/01 - Other	7
41/09 - Theft - In Progress	1
46 - CIT	1
46A - CIT w/Ambulance	3
55 - Traffic Stop	19
58 - Routine Investigation	38
58C - Community Engagement	2
6G - Random Gun Fire	1
6X - Major Dist (Violence)	16
6XA - Major Dist Ambulance	1
6XE - Disturbance Emergency	1
76 - Warrant Service	1
7CE - City Equipment Accident	2
7X - Major Accident	4
DAEV-Dist Armed Encounter Veh	1
DASF-Dist Active Shooter Foot	1
Grand Total	140

Z223-309(MB)

List of Officers

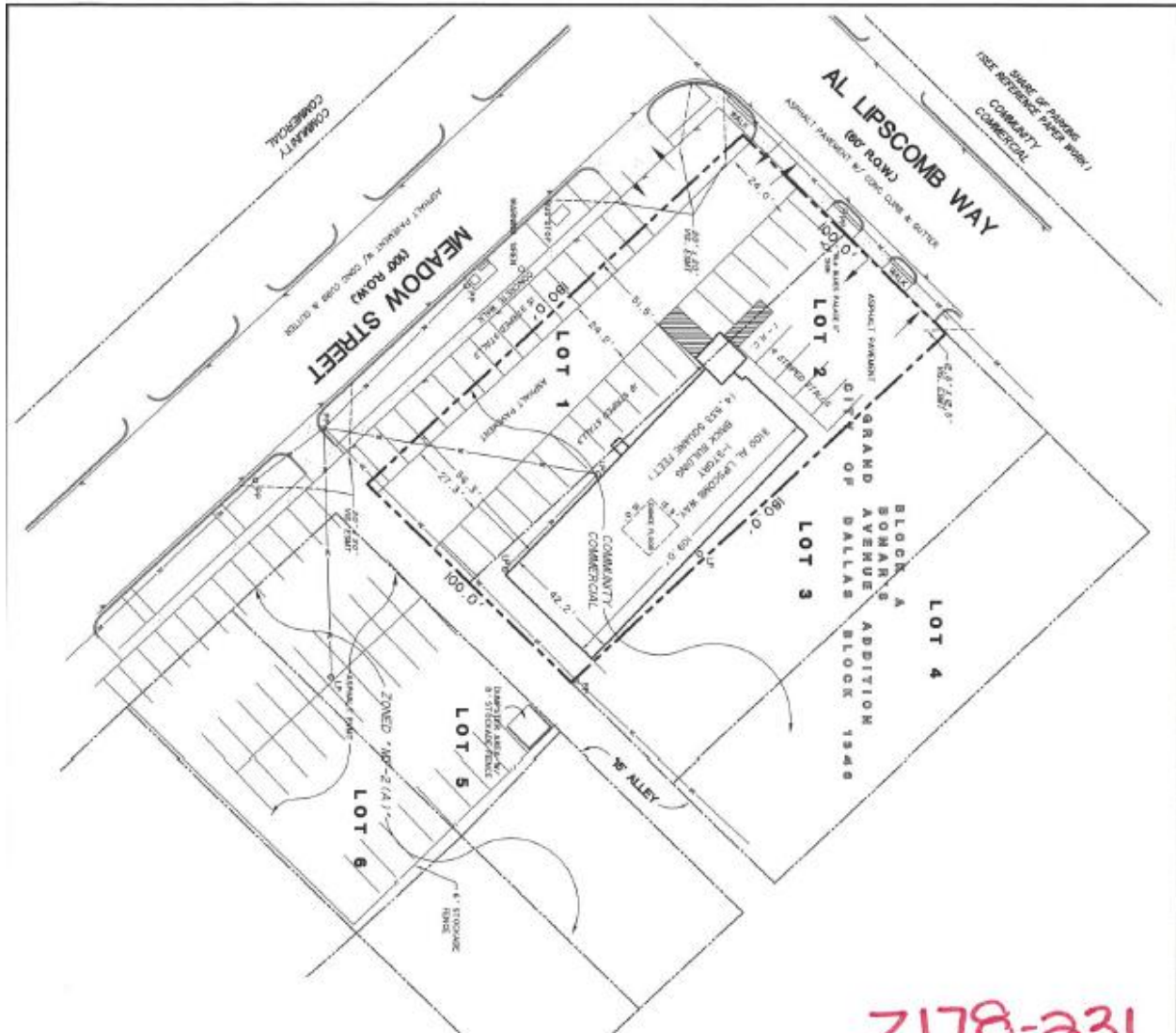
Blues Palace

Rodney Griffin, Owner

PROPOSED CONDITIONS

1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class 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 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. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X.
5. SCREENING: Screening must be provided along the southeast property line in accordance with Dallas Development Code Section 51A-4.602(c) if the property abuts a residential district.
6. ~~OFF-STREET PARKING: A minimum of 51 off-street parking spaces must be provided. Twenty three off-street parking spaces must be provided as shown on the attached site plan, and the remaining 28 off-street parking spaces must be provided in accordance with Dallas Development Code Division 51A-4.300.~~
7. INGRESS AND EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
8. ~~CERTIFICATE OF OCCUPANCY: The alcoholic beverage establishment limited to a bar, lounge, or tavern and the commercial amusement (inside) limited to a Class A dance hall must obtain an amended certificate of occupancy from the building official by November 18, 2008. All requirements of this specific use permit must be met before the building official may issue the amended certificate of occupancy.~~
9. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern and the commercial amusement (inside) limited to a class A dance hall may only operate between 8:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. 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 PROPOSED)



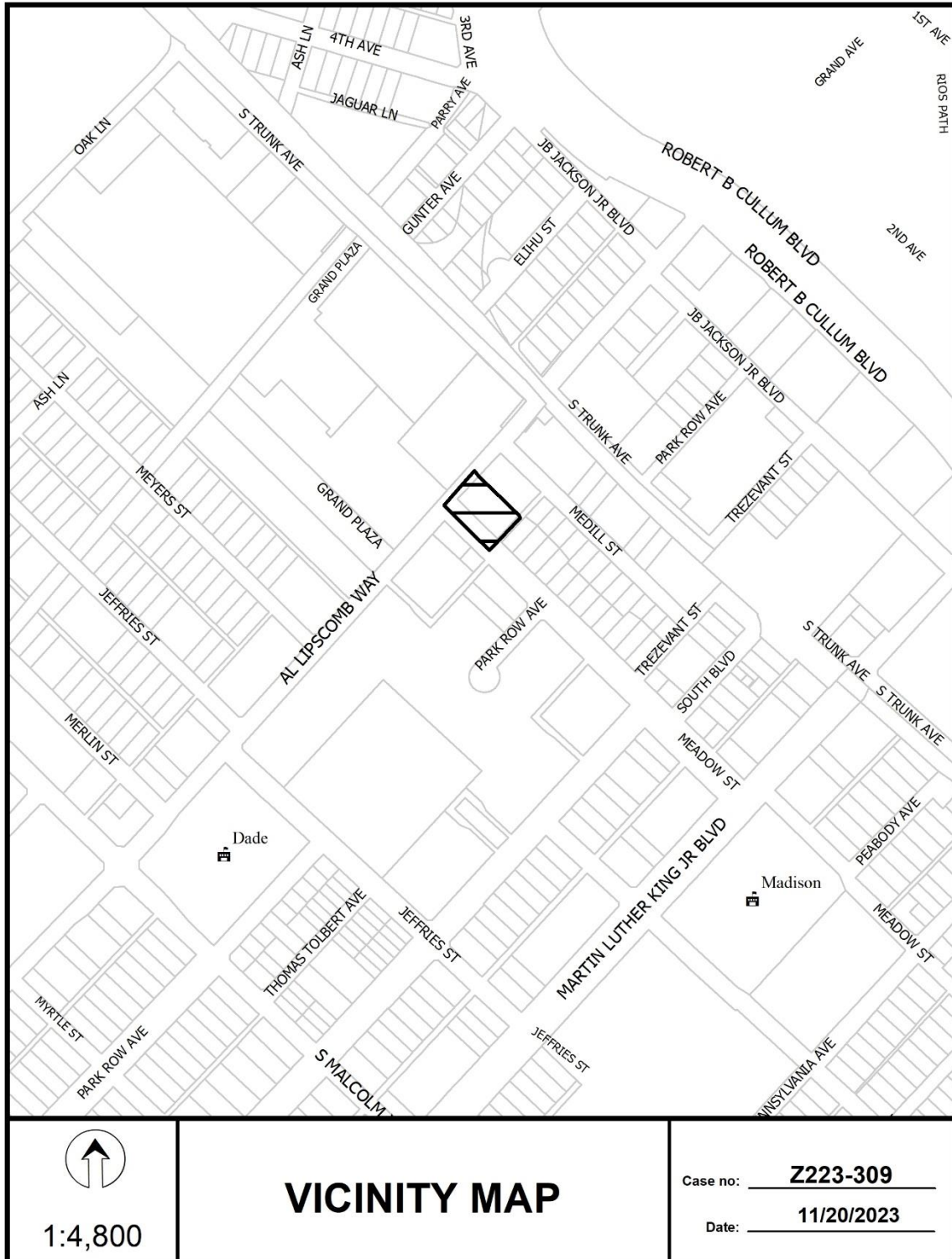
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* NOTE *

THIS EXHIBIT INDICATES THE GENERAL (TO SCALE) RELATIONSHIP OF VISIBLE IMPROVEMENTS AT THE SITE. THE LOCATIONS OF PROPERTY LINES ARE APPROXIMATE ONLY AND ARE BASED ON RECORDED PLAT CALLS. THIS DOES NOT CONSTITUTE AN ON-THE-GROUND BOUNDARY SURVEY.



<p>COMPILED BY WIER & ASSOCIATES, INC. DATE: 08/11/11 SHEET NO. 1</p>	<p>SITE PLAN EXHIBIT RL's BLUES PALACE II 3100 AL LIPSCOMB WAY, CITY OF DALLAS DALLAS COUNTY, TEXAS</p>	<p>OWNER : RODNEY D. GRIFFIN ZONING : CR</p>	<p>PREPARED BY: WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS 2201 L. LAMM BLVD., SUITE 200E WABASH, TEXAS 76096 METRO (817)461-7700 Texas Title Registration No. F-2778 www.WierAndAssociates.com</p>
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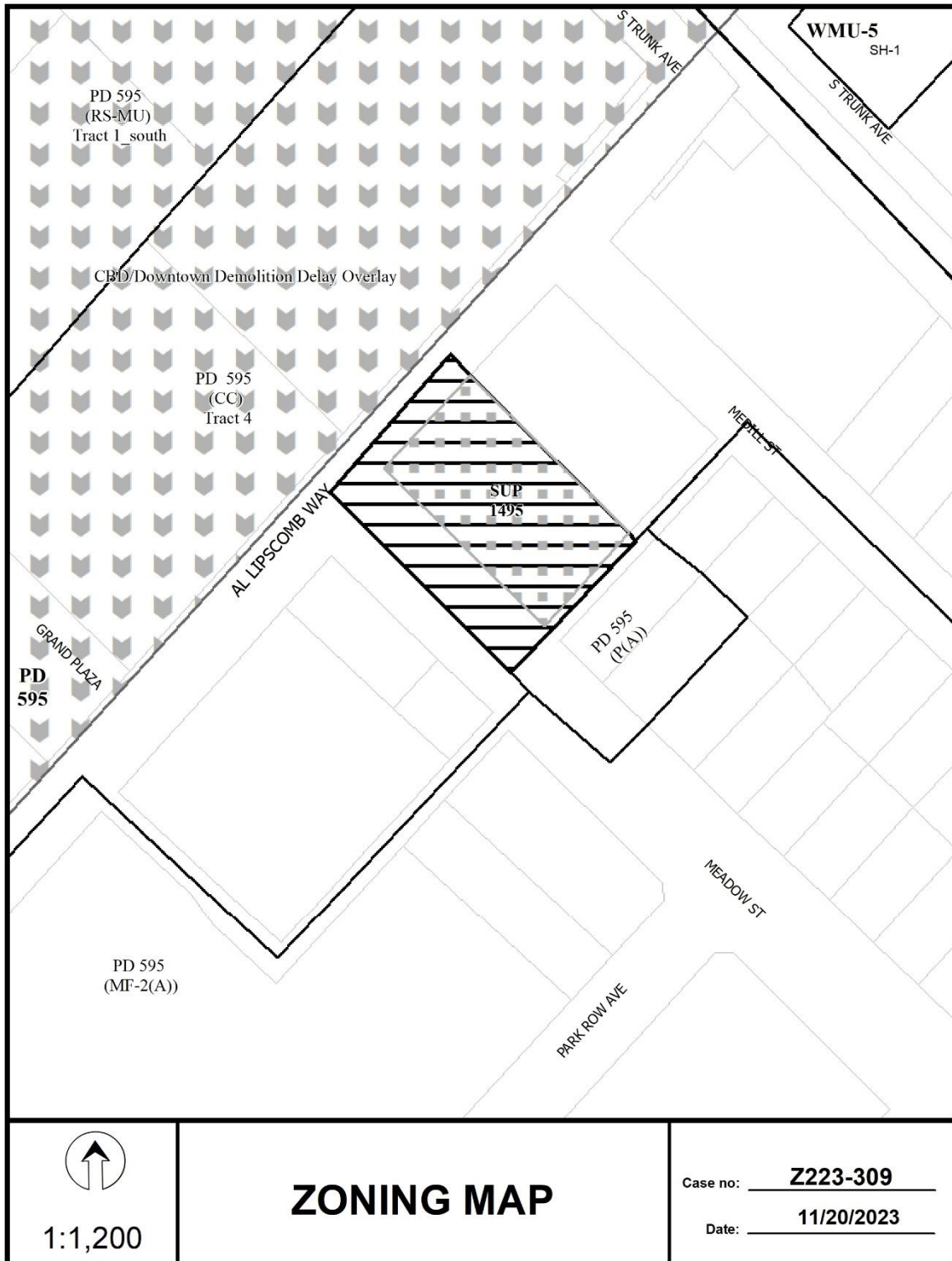


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AERIAL MAP

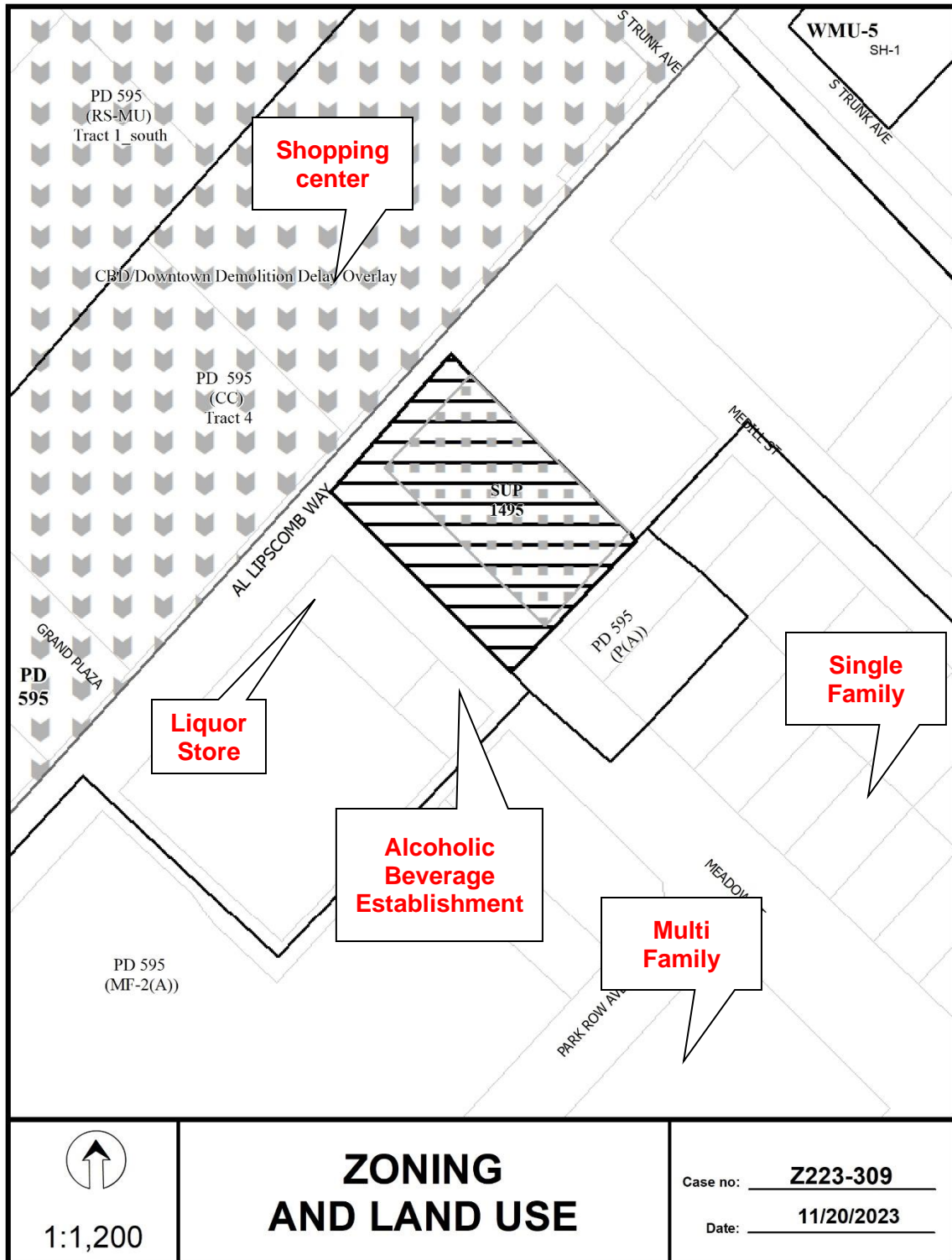
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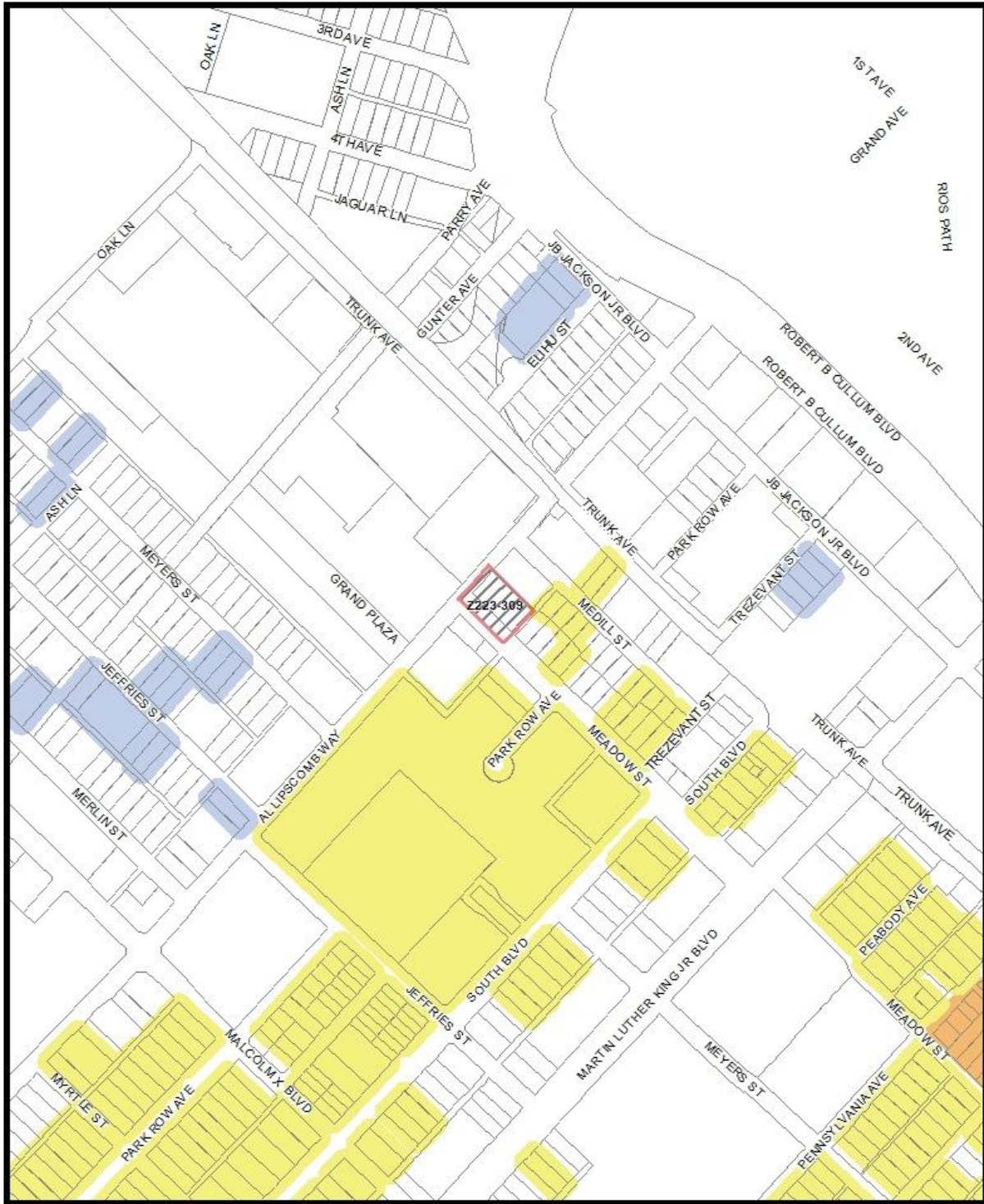
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ZONING MAP

Case no: Z223-309
Date: 11/20/2023



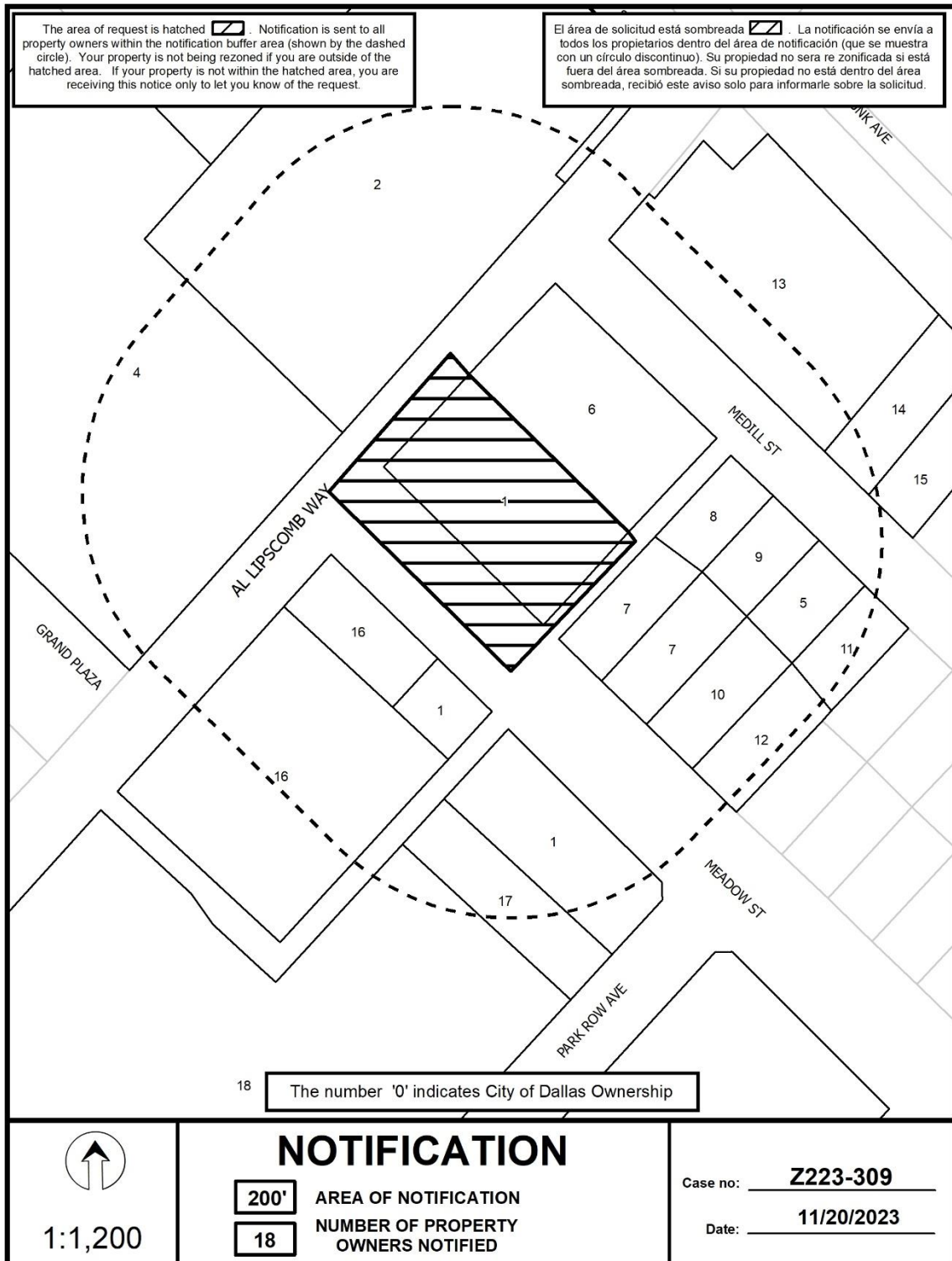


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 11/20/2023



11/20/2023

Notification List of Property Owners

Z223-309

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3100 AL LIPSCOMB WAY	GRIFFIN RODNEY D
2	3101 AL LIPSCOMB WAY	RESOURCES ASSISTANTS CORP
3	3101 AL LIPSCOMB WAY	DART
4	3055 AL LIPSCOMB WAY	U S POSTAL SERVICE
5	2727 MEDILL ST	COBB LENA EST OF
6	3118 AL LIPSCOMB WAY	GRAND AVE LLC
7	2718 MEADOW ST	GRIFFIN RODNEY
8	2717 MEDILL ST	WOODARD PATRICIA NERVIS &
9	2721 MEDILL ST	HYBRID CUSTOM HOMES LLC
10	2726 MEADOW ST	INVEST IN SOUTH DALLAS LLC
11	2725 MEDILL ST	LARSON MARK E
12	2730 MEADOW ST	DESOTO REAL ESTATE RESOURCE LLC
13	3120 AL LIPSCOMB WAY	ALPHA VII GROUP INC
14	2722 MEDILL ST	Taxpayer at
15	2728 MEDILL ST	PEREZ BROTHERS INVESTMENTS LLC
16	3016 AL LIPSCOMB WAY	GRAND CITY ENTERPRIZES INC
17	3029 PARK ROW AVE	FUENTES VICTOR
18	3011 PARK ROW AVE	HHF EBAN VILLAGE 2021 LLC