

**FILE NUMBER:** Z234-333(WK/CC) **DATE FILED:** August 30, 2024

**LOCATION:** West line of Inwood Road north of Lovers Lane.

**COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** ± 41,164 square feet **CENSUS TRACT:** 48113007302

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**REPRESENTATIVE:** La Sierra Planning Group

**OWNER/APPLICANT:** Prescott Interests

**REQUEST:** An application for a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned CR Community Retail District and a P(A) Parking District on the west line of Inwood Road north of Lovers Lane.

**SUMMARY:** The purpose of the request is to allow an alcoholic beverage establishment limited to a bar, lounge, or tavern within an existing building on site.

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

**BACKGROUND INFORMATION:**

- The area of request is currently zoned CR Community Retail. The request is to convert the existing medical clinic into an alcoholic beverage establishment.
- The lot has frontage on both West Lovers Lane and Inwood Road.
- The applicant is seeking to operate seven days a week from 5:00 p.m. to 1:00 a.m.
- An specific use permit is required to operate an alcoholic beverage establishment limited to a bar, lounge, or tavern in a CR Community Retail District

**Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Inwood Road	Principal Arterial	80 feet
Lovers Lane	Minor Arterial	90 feet
Menier	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:**

**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 1.1.3** Build a dynamic and expanded Downtown.

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**Policy 1.1.7** Ensure appropriately located capacity to achieve growth targets.

### **GOAL 1.2** PROMOTE DESIRED DEVELOPMENT

**Policy 1.2.1** Use Vision Building Blocks as a general guide for desired development patterns.

**Policy 1.2.2** Establish clear and objective standards for land use planning.

## **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 5.1** PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

**Policy 5.1.1** Promote pedestrian-friendly streetscapes

**Policy 5.1.2** Define urban character in Downtown and urban cores.

**Policy 5.1.3** Encourage complementary building height, scale, design and character

**Policy 5.1.4** Enhance visual enjoyment of public space.

### **Area Plans:**

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

### **Land Use:**

	<b>Zoning</b>	<b>Use</b>
<b>Site</b>	CR Community Retail District and P(A) Parking District	Medical Clinic
<b>North</b>	R-16(A) with SUP 852 for Institution of a Religious, Charitable or Philanthropic Nature	Office and Parking
<b>Northeast</b>	R-16(A)	Undeveloped
<b>Southeast</b>	CR Community Retail District	Retail
<b>Southwest</b>	CR Community Retail District	Retail

### **Land Use Compatibility:**

The area of request is currently a medical clinic. The property abuts CR Community retail and P(A) Parking districts.

The area of request is currently zoned an CR Community Retail District. The applicant proposes to convert the existing medical clinic into an alcoholic beverage establishment. The facility is proposed to operate seven days a week from 5:00 p.m. to 1:00 a.m. To accomplish this, the request of a specific use permit was submitted.

The request is in alignment with existing uses within the corridor. Facilities such as but not limited to:

Inwood Tavern  
 Lovers Seafood & Market  
 Time Out Tavern Sports Bar  
 Rise Souffle Dallas  
 Drake Hollywood Steak  
 Angela's Café  
 Dunston's Steak House

Another important consideration with the applicant's request is the initial three year period.

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

**Parking:**

The Dallas Development Code requires off-street parking to be provided with one space per 100 square feet per Section 51A-4.209 Bar and Restaurant Uses. The 1,355 proposed square feet for the use would require 14 spaces.

**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 “A” MVA cluster that extends to the north and west. South of the request area across Lovers Lane are “B” MVA clusters.

**List of Officers**

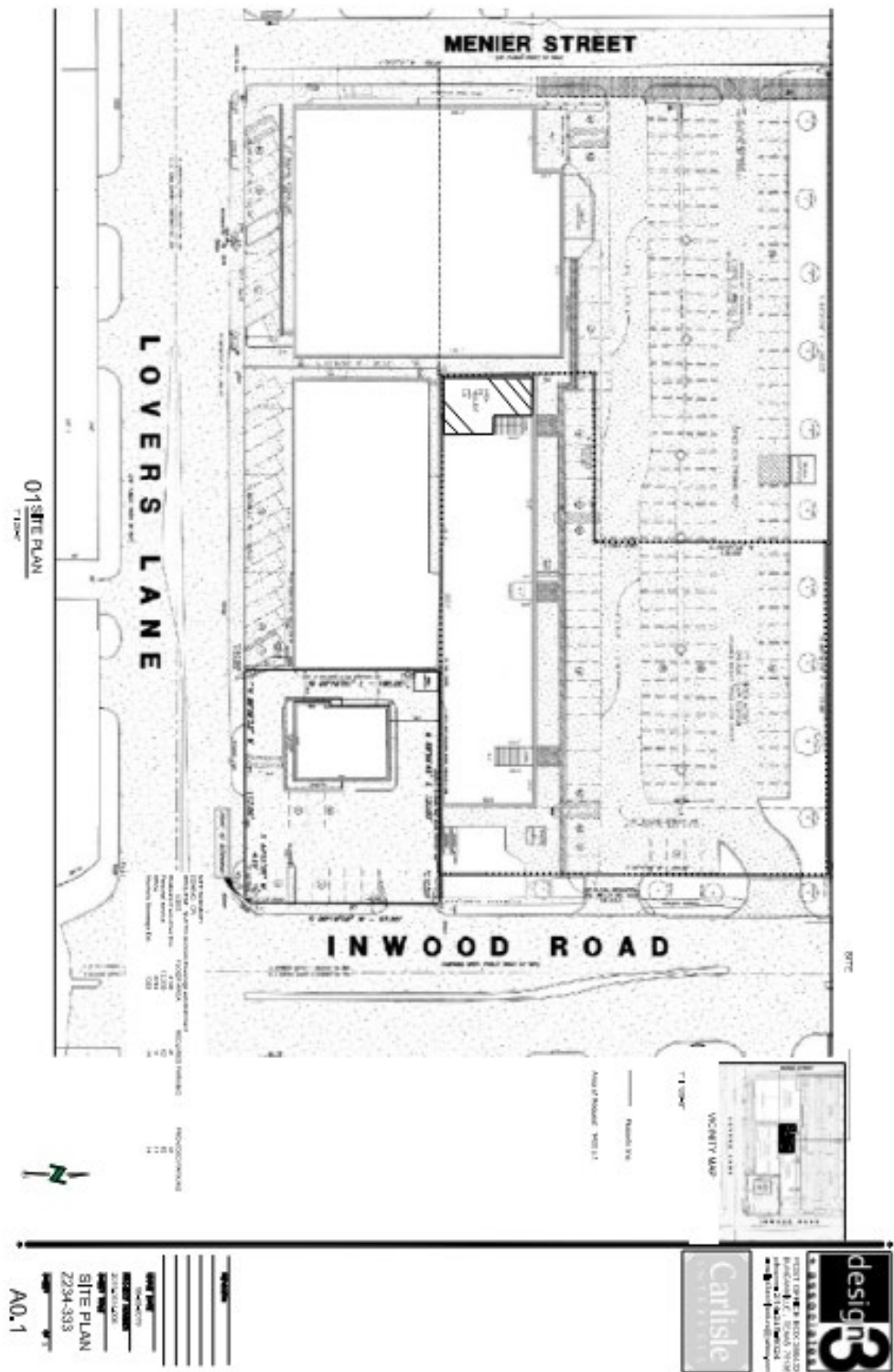
Prescott Interest Lovers/Inwood LLC

John K Percy	President/Secretary
James B. Oates	Vice President
Frank Wright	Director
Dirik Oudt	Managing Member

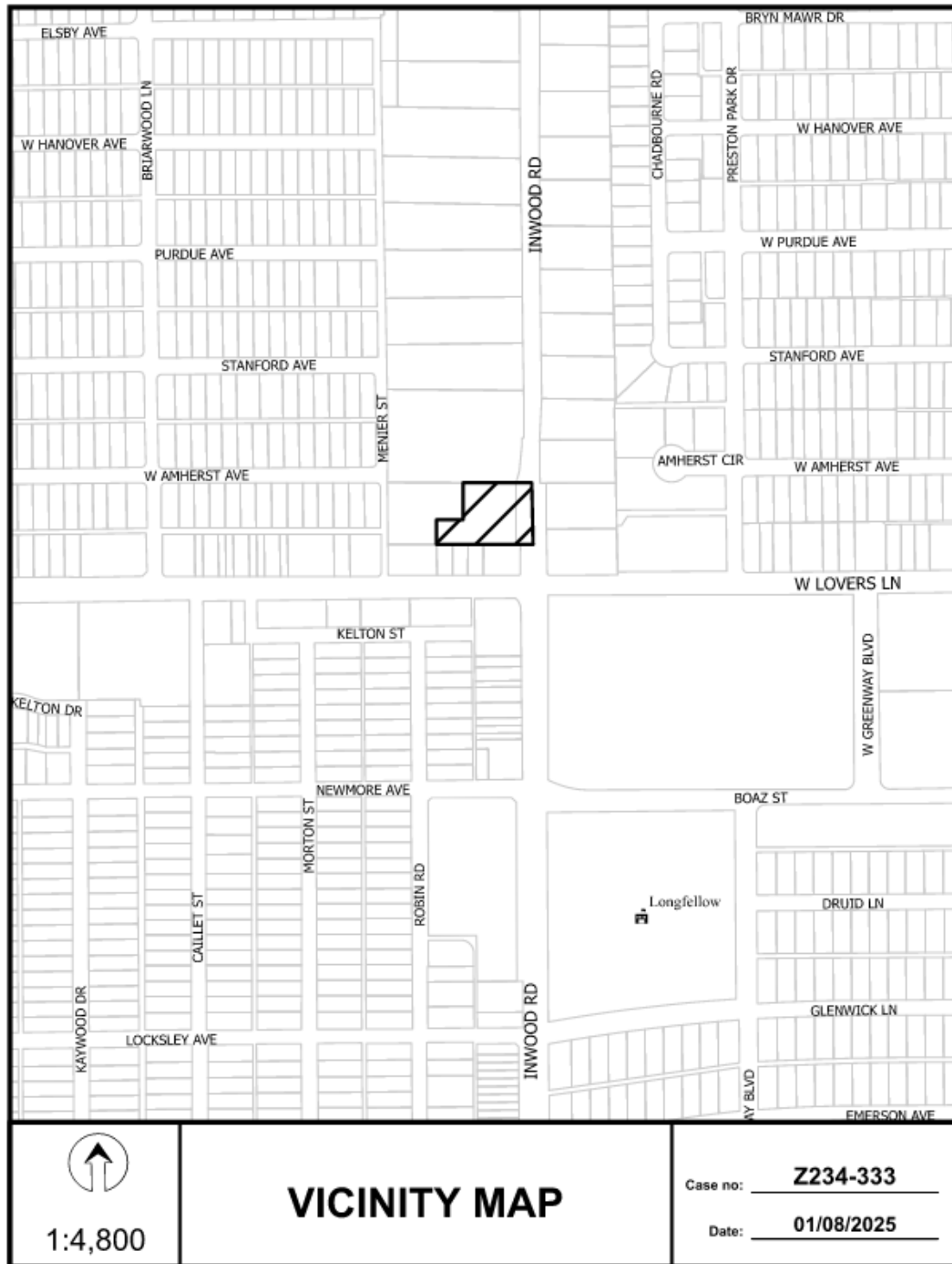
### **PROPOSED CONDITIONS**

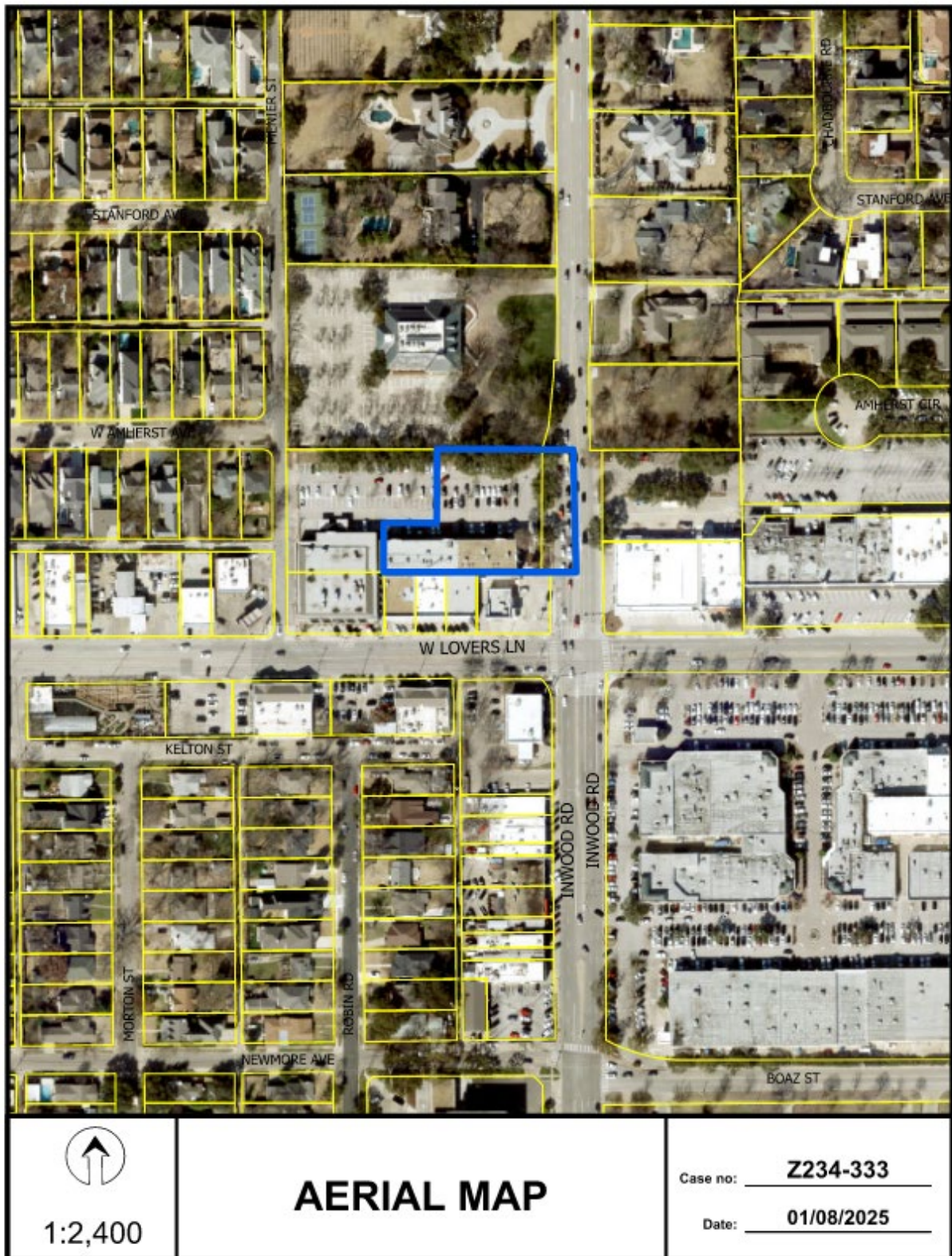
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of property will comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires (3-years from passage of this ordinance).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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.

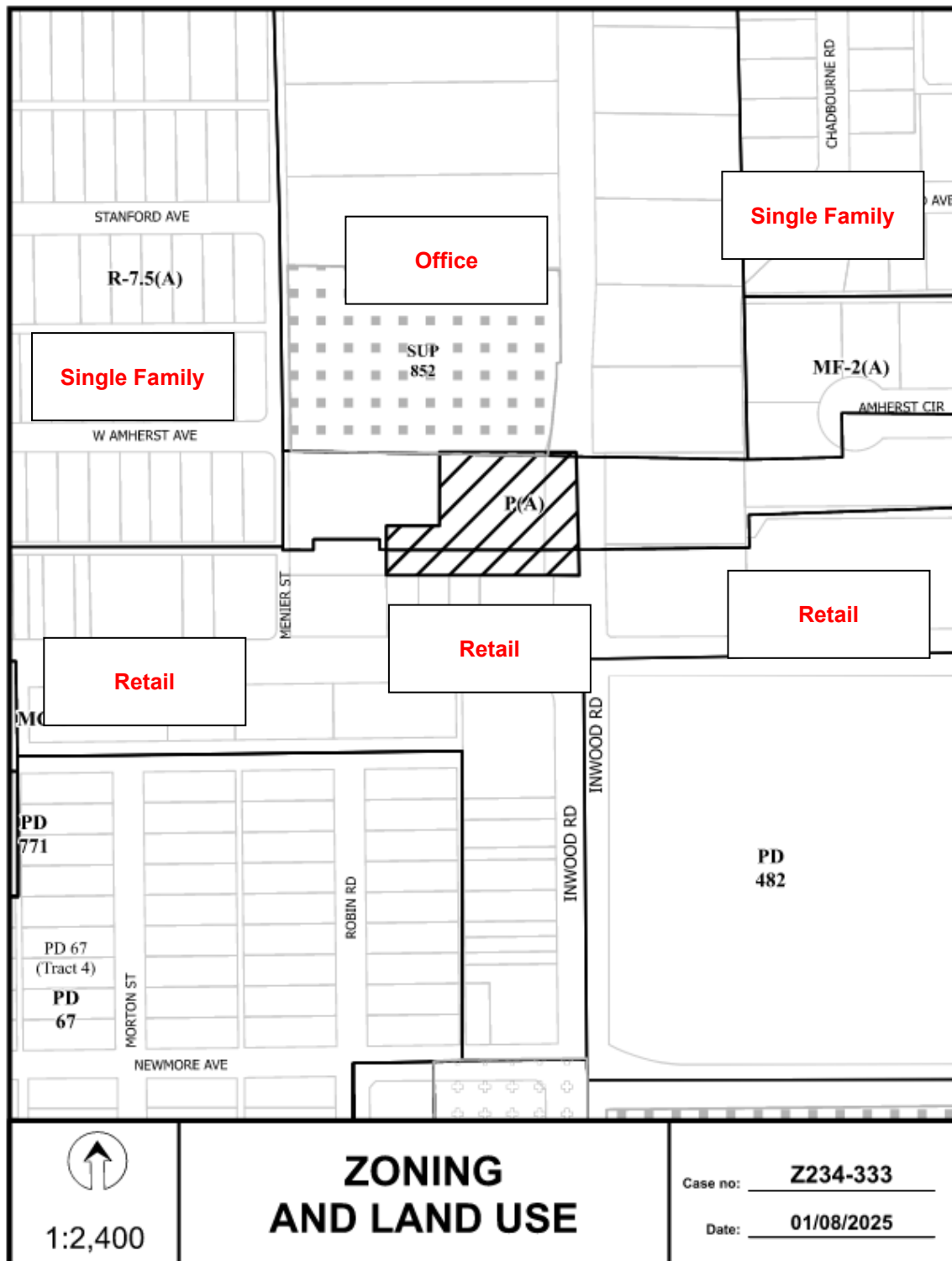
PROPOSED SITE PLAN

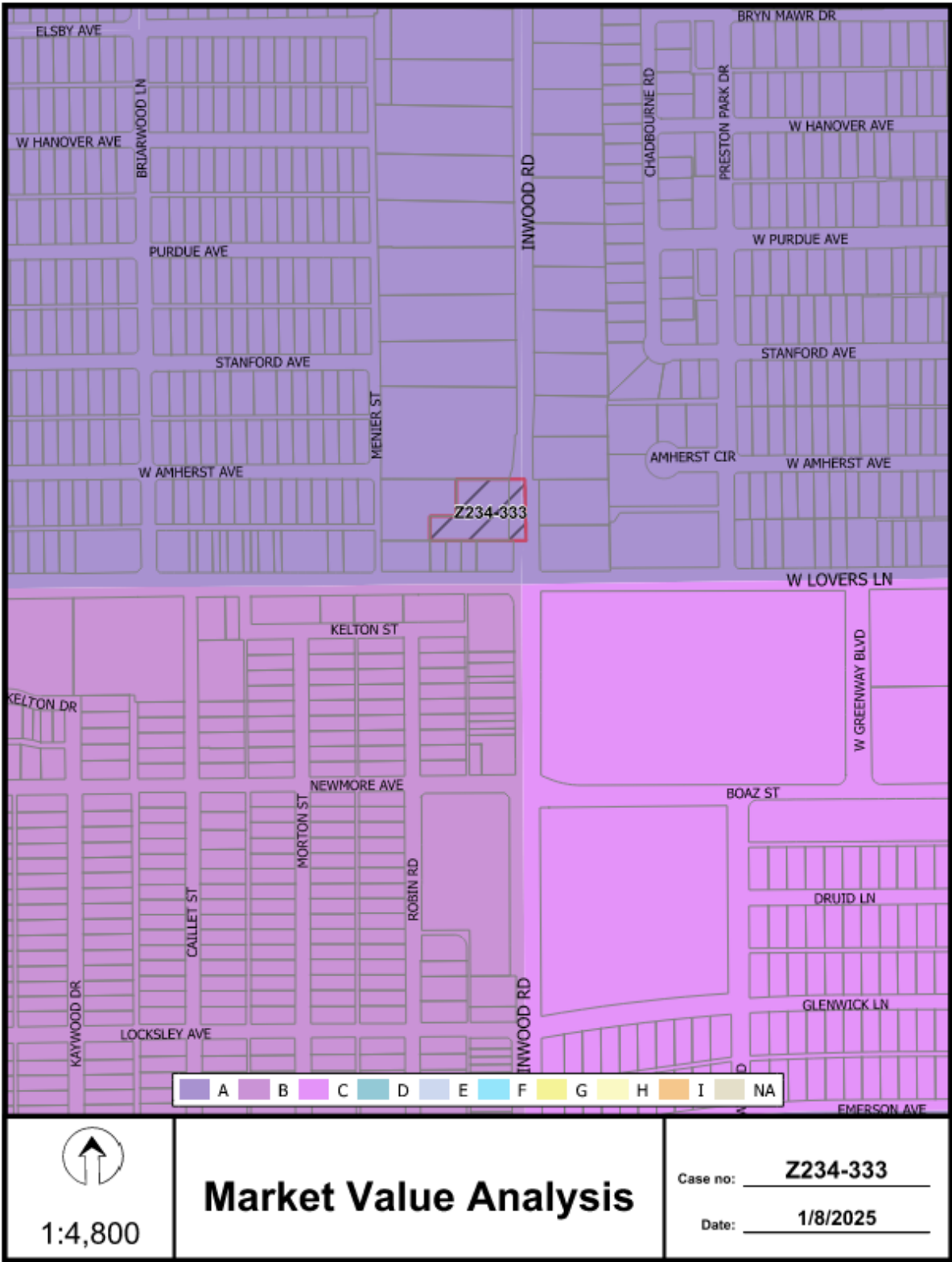


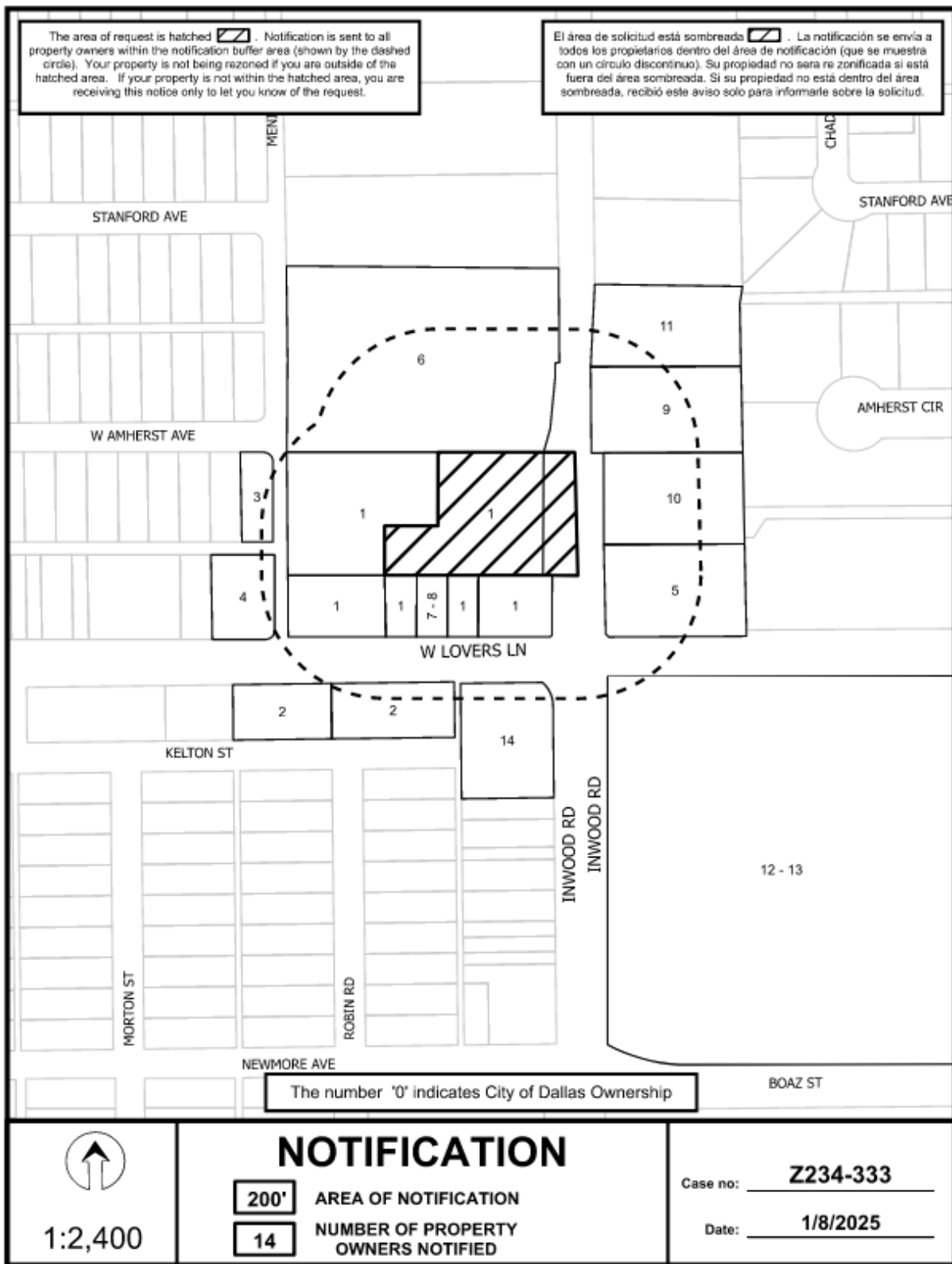












01/08/2025

***Notification List of Property Owners***

***Z234-333***

***14 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5213 W LOVERS LN	PRESCOTT INTERESTS
2	5118 W LOVERS LN	MAZE FAMILY LP LTD
3	5126 W AMHERST AVE	FIFE KATHARINE D & JOHN
4	5125 W LOVERS LN	SOUTHLAND CORP 12205
5	5301 W LOVERS LN	GREENWAY LOVERS WEST LP
6	8003 INWOOD RD	JUNIOR LEAGUE OF DALLAS
7	5217 W LOVERS LN	PRESCOTT INTERESTS
8	5217 W LOVERS LN	PRESCOTT INTERESTS LTD
9	8002 INWOOD RD	INTERCITY INVESTMENT PPTIES INC
10	7916 INWOOD RD	GREENWAY LOVERS WEST LP
11	8014 INWOOD RD	RADP PROPERTIES LLC
12	5300 W LOVERS LN	L&B DEPP INWOOD VILLAGE
13	5458 W LOVERS LN	L&B DEPP INWOOD VILLAGE
14	7809 INWOOD RD	HOME SAVINGS OF AMERICA