

FILE NUMBER: Z234-306(WK) **DATE FILED:** August 9, 2024
LOCATION: Southwest corner of Main Street and Malcolm X Boulevard
COUNCIL DISTRICT: 7
SIZE OF REQUEST: 5,227.2 square feet **CENSUS TRACT:** 48113020401

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: Blade Properties, LLC

APPLICANT: Puzzles Concepts, LLC

REQUEST: 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.

SUMMARY: The purpose of the request is to allow for a bar, lounge, or tavern and inside commercial amusement limited to a live music venue on the site.

STAFF RECOMMENDATION: Approval for a two-year period, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of the request is zoned Planned Development District No 269, Tract A, the Deep Ellum/Near East Side District.
- Applicant is requesting a new SUP with eligibility for automatic renewals every two years.
- The site was previously occupied by a similar use.
- The lot has frontage on Main Street and South Malcolm X Boulevard.

Zoning History:

There have been three zoning cases in the area over the past five years.

1. **Z201-294** – On July 9, 2021, City Council approved a new Specific Use Permit number 2429, for a microbrewery and bar, lounge, or tavern, for a three year time period on a property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Commerce Street between South Crowdus Street and South Malcolm X Boulevard. The SUP was renewed on February 5, 2024 as case number **Z223-323**.
2. **Z234-223** – On September 25, 2024, City Council approved a new Specific Use Permit for a microbrewery, microdistillery, or winery on a property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of North Crowdus Street and Main Street.
3. **Z234-172** – On July 29, 2024, City Council approved a new Specific Use Permit number 2551 for a body piercing and tattoo studio on a property zoned Tract A within Planned Development District No. 269, on the north line of Elm street east of North Crowdus Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Main Street	Local Street	-
South Malcolm X Boulevard	Community Collector	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 that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following 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

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas

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 5.1.2 Define urban character in Downtown and other urban cores.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Land Use:

	Zoning	Land Use
Site	Tract A, Planned Development District No 269	Alcoholic Beverage Establishment with Inside Amusement
North	No 269	Retail and Parking
East	No 269	Retail
South	No 269	Retail, Parking, and Event Venue
West	No 269	Retail

Land Use Compatibility:

The request site is zoned No 269, the Deep Ellum/Near East Side District and is currently developed with a one-story, approximately 5,000-square-foot building that is currently unoccupied.

Other uses surrounding the area of request include a parking lot and retail uses to the north, retail and parking uses to the east, west and south. The use of a bar, lounge, or tavern with a live music venue component is compatible with the surrounding uses in the immediate vicinity and the uses along Main Street.

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.

As the surrounding is developed with retail, restaurant, and other alcoholic beverage establishment uses, an alcoholic beverage establishment with a live music venue is complimentary to the existing fabric of the area.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required.

Parking:

PD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge, or tavern located within an original building. Otherwise, one space for every 100 square feet of floor area is required.

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 the request and the immediate surrounding areas are located in an “F” MVA area.

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List of Officers

Owner: Blade Properties
Adele Fromm, Director

Applicant: Puzzle Concepts, LLC
Michael Ziemer, Managing Partner

CRIME REPORT

The Dallas Police Department provided crime statistics from June 2021 to the present. The information is provided in the subsequent charts. There were a total of eight calls, two incidents, and no arrests over the past three years.

Incidents

Offenses (Summary)	Count of Incidents
BMV	1
SIMPLE ASSAULT	1
Grand Total	2

Calls

Calls (Summary)	Count of Problem
12B - Business Alarm	1
40 - Other	1
7X - Major Accident	1
12B - Business Alarm	3
31 - Criminal Mischief	1
07 - Minor Accident	1
Grand Total	8

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff's Recommendation

3. TIME LIMIT: This specific use permit expires on (two years from the passage of this ordinance).

Applicant's Request

3. TIME LIMIT: This specific use permit expires on (two years from the passage of this ordinance), but is eligible for automatic renewal for additional two-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. FLOOR AREA: The maximum floor area for the bar, lounge, or tavern and inside commercial amusement limited to a live music venue is 5,000 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern and inside commercial amusement limited to a live music venue may only operate between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Sunday through Saturday.
6. OUTDOOR SPEAKERS: Outside speakers are prohibited.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

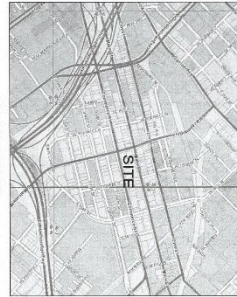
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8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

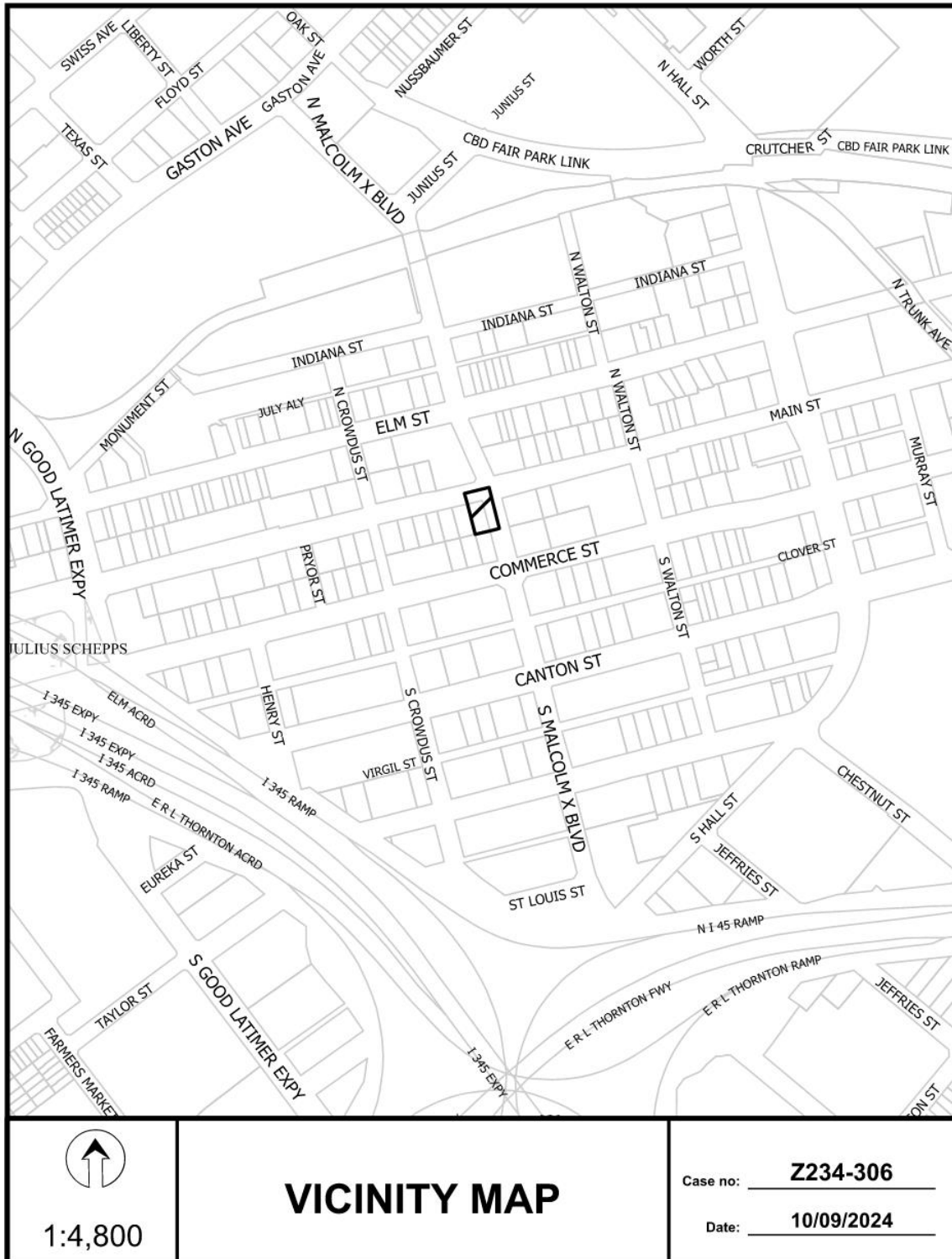


VICINITY MAP



Z234-306

<p>2824 MAIN STREET DALLAS, TEXAS</p>	<p>Baldwin Associates</p>	<p>BALDWIN ASSOCIATES 3904 Elm Street, Suite B Dallas, Texas 75226 MOBILE: 214.729.7949 OFFICE: 214.824.7949 rob@baldwinplanning.com</p>	<p>07/24/2024 PROJECT NUMBER CASE NUMBER</p>
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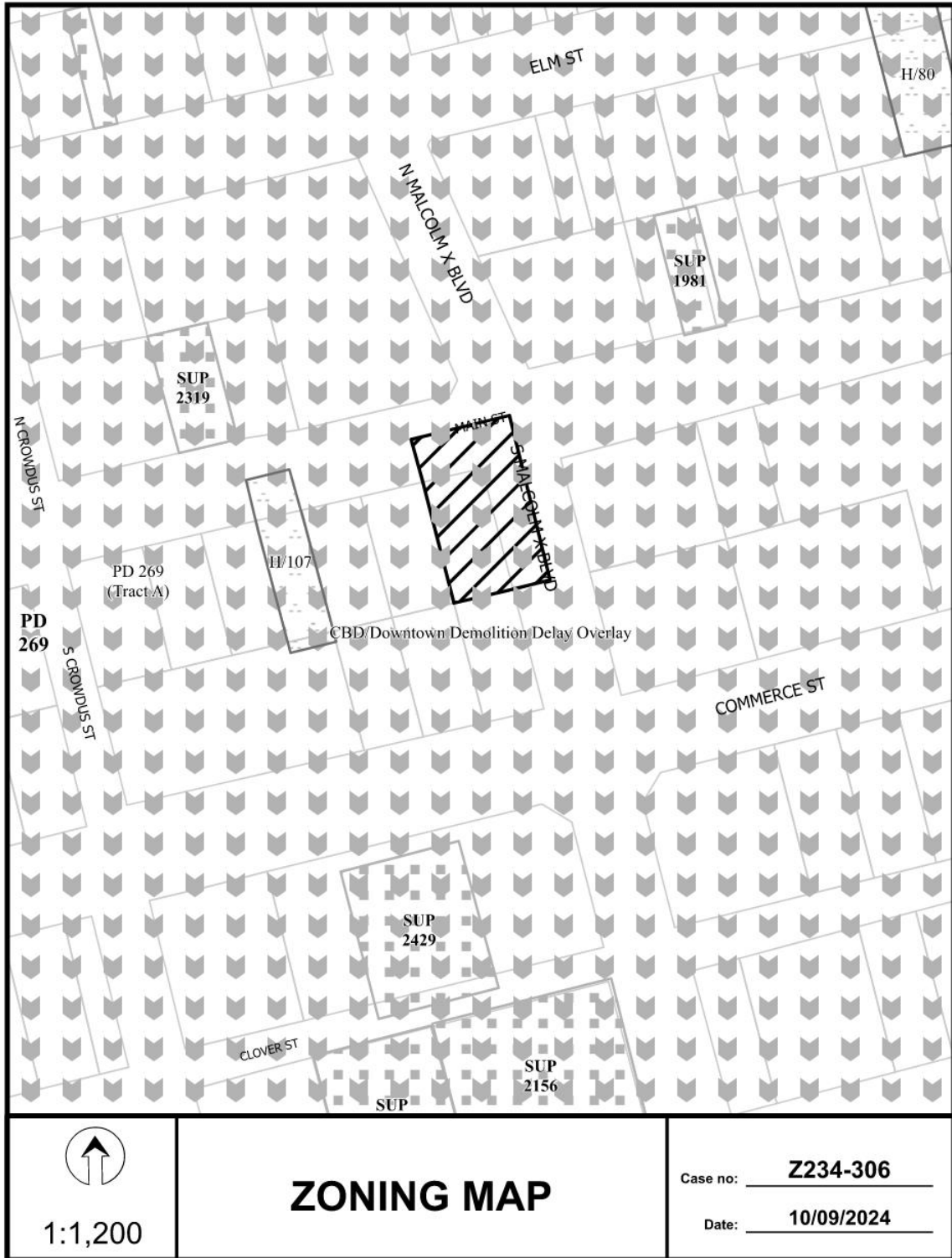


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AERIAL MAP

Case no: Z234-306

Date: 10/09/2024

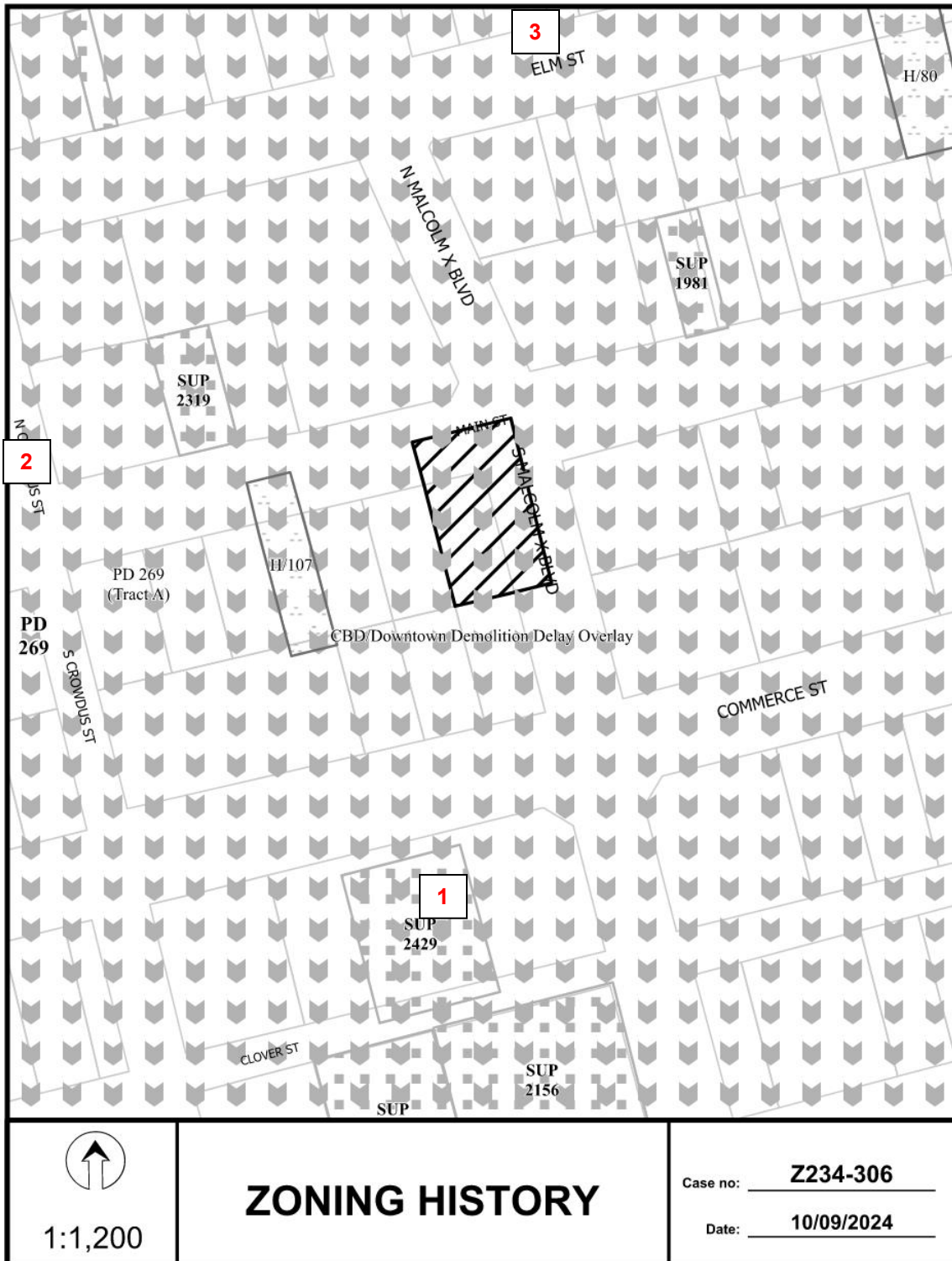


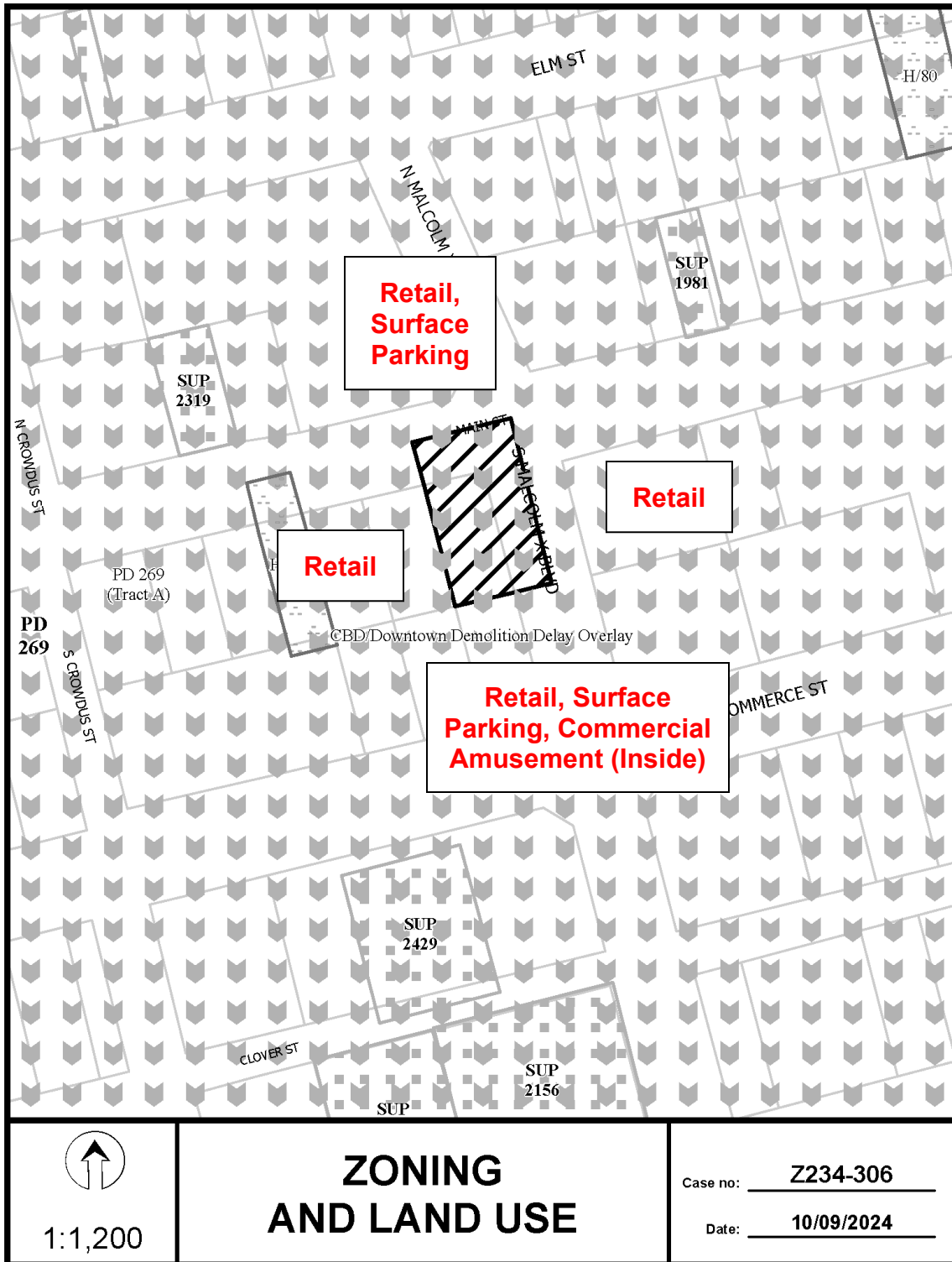
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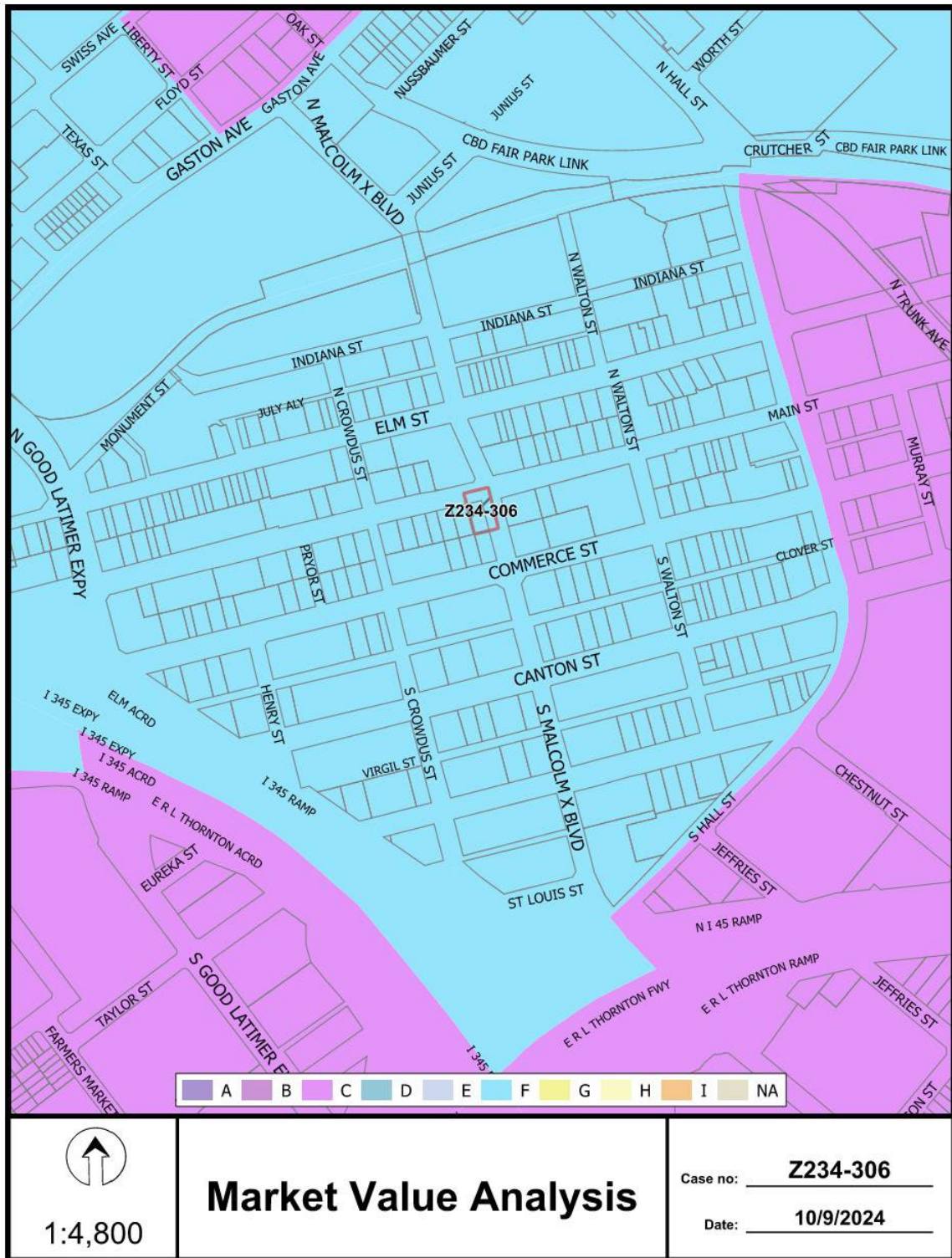
ZONING MAP

Case no: Z234-306

Date: 10/09/2024









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10/09/2024

Notification List of Property Owners

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15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2824 MAIN ST	BLADE PROPERTIES LLC
2	2904 MAIN ST	SDL PARTNERS LTD &
3	2919 COMMERCE ST	SDL PARTNERS LTD
4	2900 MAIN ST	WARZONE PROPERTIES LLC
5	2901 COMMERCE ST	SDL PARTNERS LTD
6	2820 MAIN ST	AP DEEP ELLUM LLC
7	2814 MAIN ST	640 LAND LLC
8	2801 COMMERCE ST	WESTDALE PPTIES AMERICA I
9	2815 COMMERCE ST	2815-2819 COMMERCE STREET VENTURES LLC
10	2825 COMMERCE ST	AN JADHAVJI INVESTMENTS LLC
11	2815 MAIN ST	CASS DON E TR
12	2809 MAIN ST	WESTDALE PROPERTIES AMERICA I LTD
13	2912 ELM ST	ANDREASON JUSTINE POKLADNIK
14	2816 COMMERCE ST	AP BLANTON DEEP ELLUM LLC
15	2904 COMMERCE ST	CITY PARK A LOT LP