

FILE NUMBER: Z234-192(WK) **DATE FILED:** March 18, 2024
LOCATION: Southwest corner of West Davis Street and North Bishop Avenue
COUNCIL DISTRICT: 1
SIZE OF REQUEST: Approx. 761 sf **CENSUS TRACT:** 48113004700

OWNER: Amanda Moreno-Lake, 2 Esquinas at Bishop Arts

APPLICANT: Arturo Flores

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Conservation District No. 7, the Bishop/Eighth Street Conservation District.

SUMMARY: The purpose of the request is to allow an alcoholic beverage establishment limited to a bar, lounge, or tavern.

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

BACKGROUND INFORMATION:

- The area of the request is zoned Conservation District No. 7, Bishop/Eighth Street Conservation District.
- Previously occupied with an alcoholic beverage establishment use.
- The lot has frontage on West Davis Street, North Bishop Avenue, and West 7th Street.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Davis Street	Minor Arterial	Existing ROW
North Bishop Ave	Local Street	-
West 7th Street	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:

Land Use:

	Zoning	Land Use
Site	CD No. 7	Alcoholic Beverage Establishment
North	CD No. 7	Retail & Restaurants
East	CD No. 7	Parking, Alcoholic Beverage Establishment, Retail & Restaurants
South	CD No. 7	Retail
West	CD No. 7	Restaurants and Parking

Land Use Compatibility:

The request site is zoned CD No. 7, the Bishop/Eighth Street Conservation District and is currently developed with a one-story, approximately 761-square-foot building previously used as an alcoholic beverage establishment limited to a bar, lounge, or tavern.

Other uses surrounding the area of request include a mix of retail and restaurants uses to the north, a retail, restaurants, and alcoholic beverage establishments to the east, retail uses to the south, and a parking lot and restaurant use to the west. The use of a bar, lounge, or tavern is compatible with the surrounding uses in the immediate vicinity and the uses along N Bishop Avenue.

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 heavily developed with retail and restaurant uses, an alcoholic beverage establishment is complimentary to the existing fabric of the area.

Landscaping:

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

Parking:

Per CD No. 7, alcoholic beverage establishments are required to provide one space per 220 square feet. The request site will provide three parking 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 and the surrounding area is currently in a “C” MVA area.

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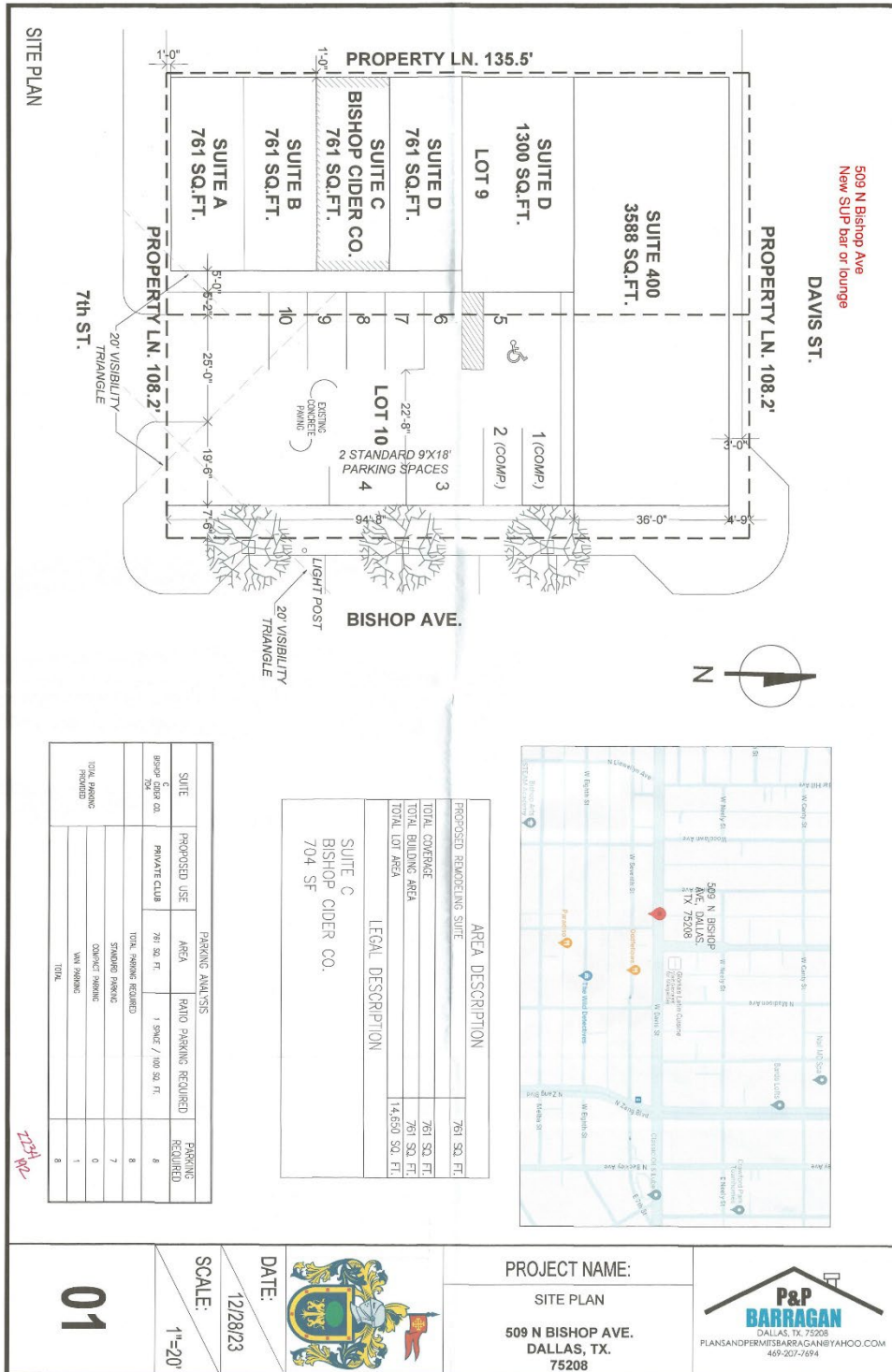
List of Officers

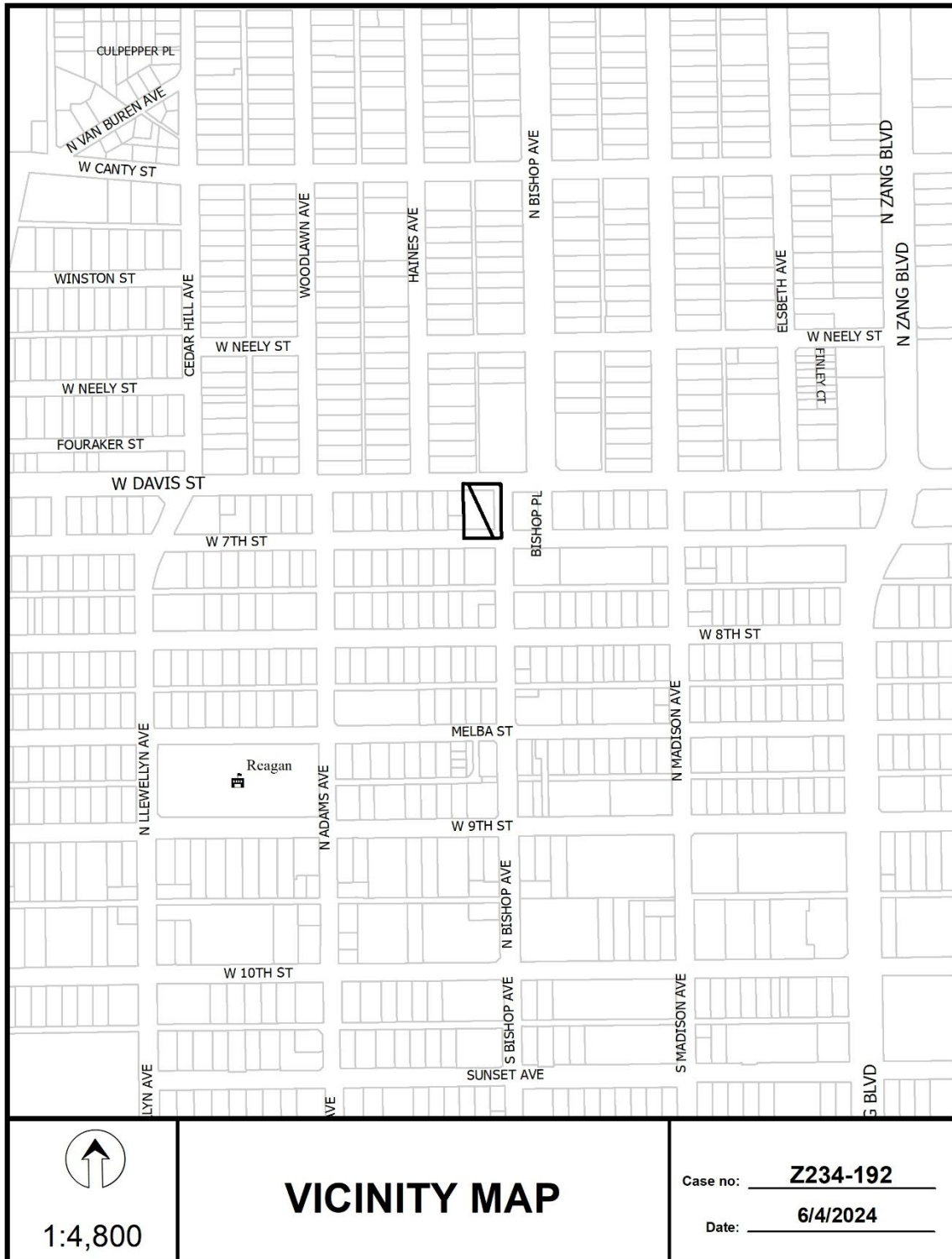
2 Esquinas at Bishop Arts, LLC
Amanda Moreno-Lake, Sole Owner

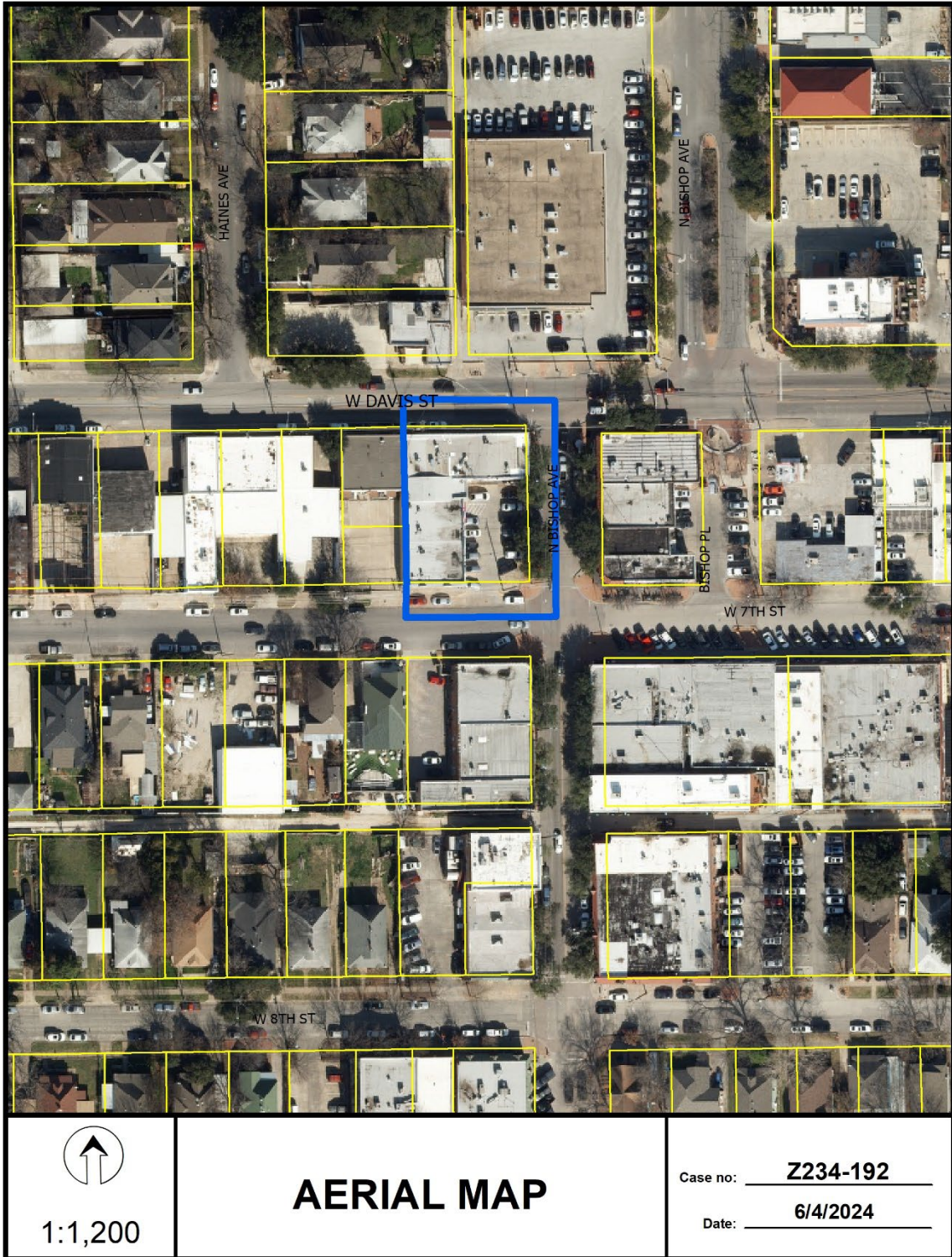
PROPOSED CONDITIONS

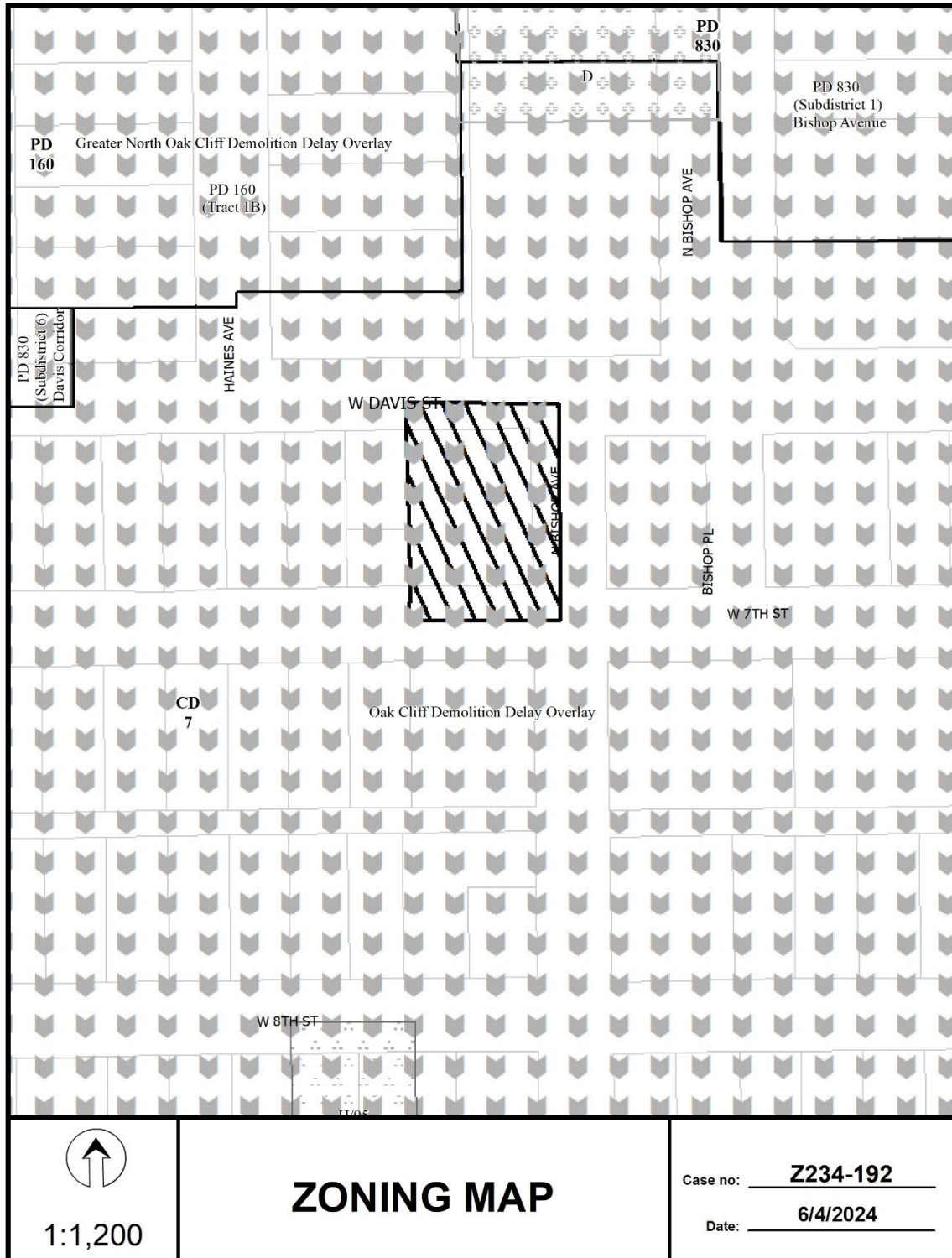
1. USE: The only use authorized by this specific use permit is a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area is 761 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 4:00 p.m. and 12:00 a.m. (the next day), Sunday through Thursday and between 12:00 p.m. and 12:00 a.m. (the next day) Friday and Saturday.
6. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of CD-7 Bishop Eighth Street Conservation District.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. 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.

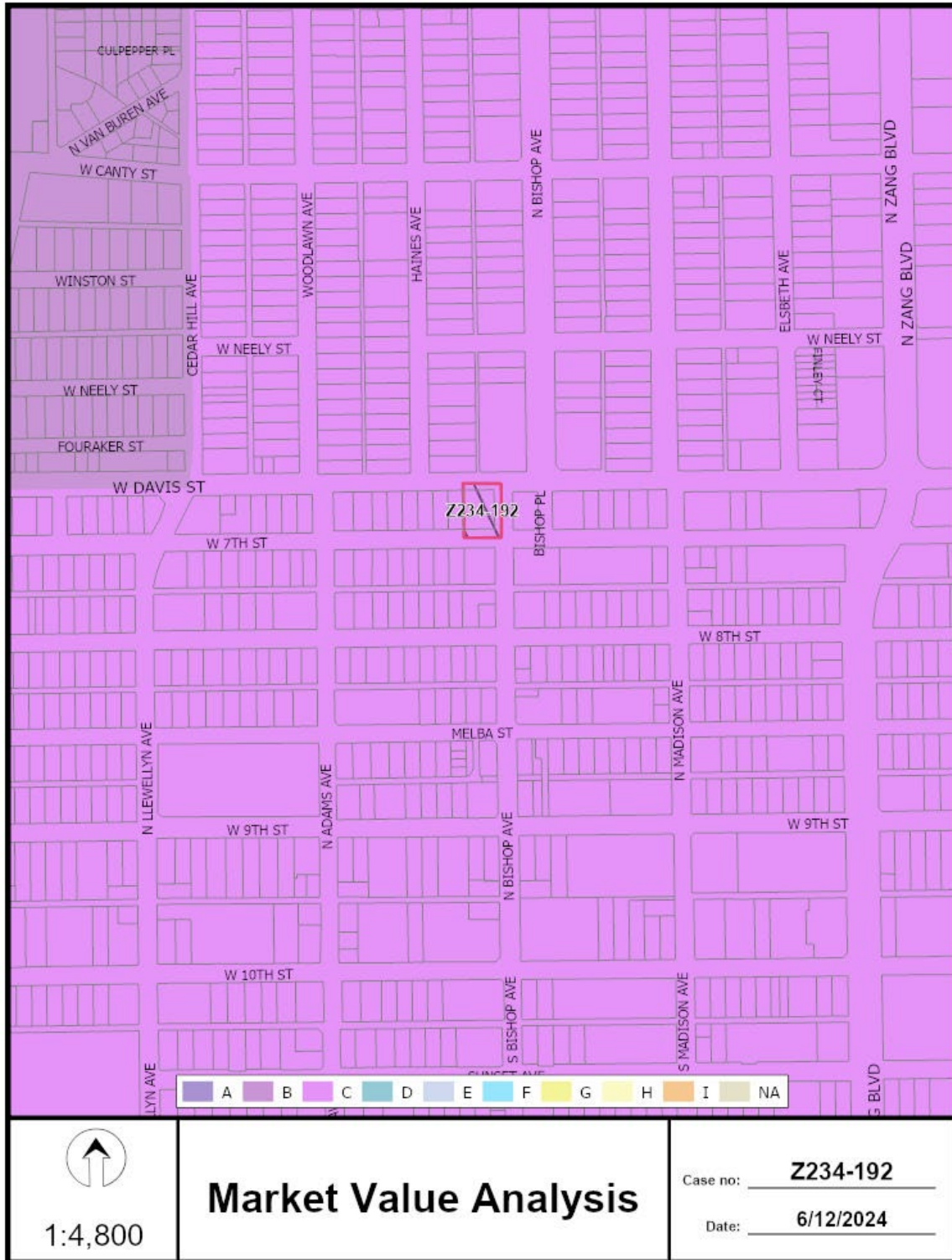
PROPOSED SITE PLAN

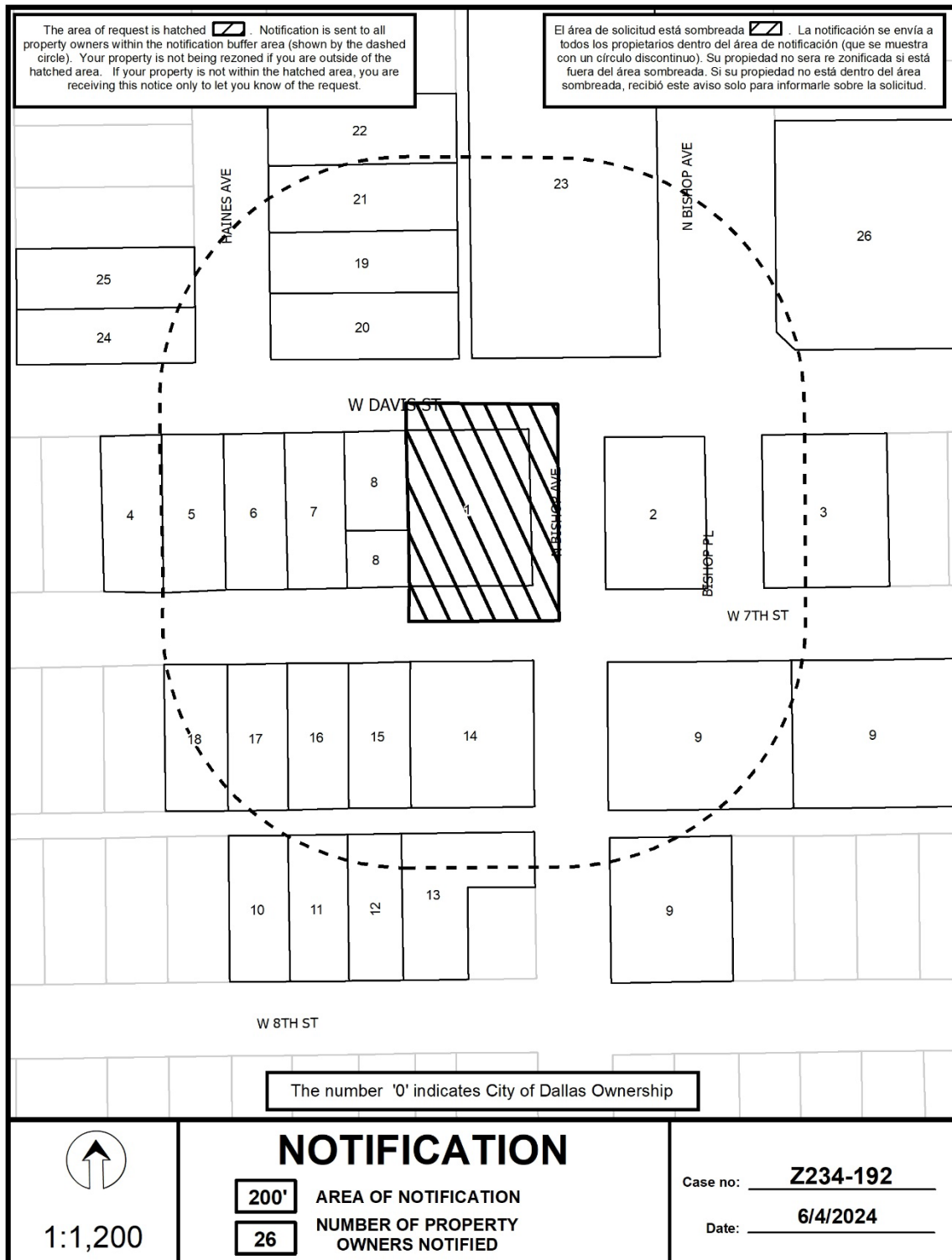












06/04/2024

Notification List of Property Owners***Z234-192******26 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	509 N BISHOP AVE	2 ESQUINAS AT BISHOP ARTS
2	334 W DAVIS ST	2 ESQUINAS AT BISHOP ARTS LLC
3	330 W DAVIS ST	YEUNG EDWINA & SHIU
4	424 W DAVIS ST	Taxpayer at
5	420 W DAVIS ST	SALVAGGIO FAMILY LIMITED
6	416 W DAVIS ST	Taxpayer at
7	414 W DAVIS ST	M & I CAPITAL LLC
8	408 W DAVIS ST	BELMAR MANAGMENT LTD
9	333 W 8TH ST	BISHOP STREET PARTNERS JV
10	419 W 8TH ST	JAR BISHOP ARTS HOLDINGS LLC
11	413 W 8TH ST	Taxpayer at
12	411 W 8TH ST	Taxpayer at
13	407 N BISHOP AVE	407 N BISHOP LLC
14	419 N BISHOP AVE	BISHOP FUND LTD
15	408 W 7TH ST	7TH LLC
16	412 W 7TH ST	CASAS LUZ DE ORO LLC
17	418 W 7TH ST	Taxpayer at
18	422 W 7TH ST	Taxpayer at
19	606 HAINES AVE	BALLAS VICTOR &
20	415 W DAVIS ST	SHIDID FAMILY LIVING TRUST
21	612 HAINES AVE	Taxpayer at
22	616 HAINES AVE	HIDALGO MARIA TERESA
23	611 N BISHOP AVE	2444 LLC
24	601 HAINES AVE	XANDERBAX LLC
25	607 HAINES AVE	VILLATORO DIMAS NAPOLEON
26	606 N BISHOP AVE	JOSE FUENTES CO INC