

FILE NUMBER: Z-25-000225 **DATE FILED:** January 12, 2026

LOCATION: Southeast corner of Kidwell Street and Prospect Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 19,723 sq. ft. **CENSUS TRACT:** 48113001102

APPLICANT: Robert Baldwin

OWNER: Kert Platner Lawler Platner Wilson, LP

REQUEST: An application for an amendment to Specific Use Permit No. 2173 for a winery and tasting room on property zoned Subdistrict E-F-1 Center Core Area within Planned Development District No. 281, the Lakewood Special Purpose District.

SUMMARY: The purpose of the request is to continue to operate an existing winery and tasting room within the existing building on the site.

STAFF RECOMMENDATION: **Approval**, subject to staff's recommended conditions.

CPC RECOMMENDATION: **Approval** for a ten-year period, subject to amended conditions.

PD No. 281:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=281>

BACKGROUND INFORMATION:

- The property is zoned Planned Development District 281, Subdistrict E-F-1 Center Core Area. Planned Development District 281 was established on September 14, 1988 and allows a variety of commercial and residential uses.
- The current use of winery and tasting room is unique to the PDD and is defined as “a facility for the manufacture, blending, fermentation, processing, packaging, and consumption of wine. A winery and tasting room use includes but is not limited to hosting event meetings, food preparation and service, outdoor consumption, and retail sales for off-premise consumption and related items, in accordance with Texas Alcoholic Beverage Commission regulations.”
- In 2016, the PDD was amended to add the use of winery or tasting room as a use to the overall PDD, and to permit that use in Subdistrict E-F-1 in accordance with an SUP. The use generally operated before that as a general merchandise store, as a more accurate land use did not exist in code at the time.
- SUP 2173 was approved on January 13, 2016, for a period of five years with eligibility for autorenewal for additional five-year periods. Autorenewal was approved by the City in January 2021 for a five-year period. In late 2025, the applicant missed their window for autorenewal (180 to 120 days before expiration). As such, they require a typical renewal.
- No changes are proposed to the site plan or property.

Zoning History:

There have not been any zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Greenville Ave	Community Collector	36 ft./56 ft. BIKE PLAN
La Vista Dr	Local	50 ft

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 9

STAFF ANALYSIS:

Comprehensive Plan Consistency Review

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas’s Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City’s authority to regulate land use.

Subject Property Place-type(s) Neighborhood Mixed-Use

Primary land uses : Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office;

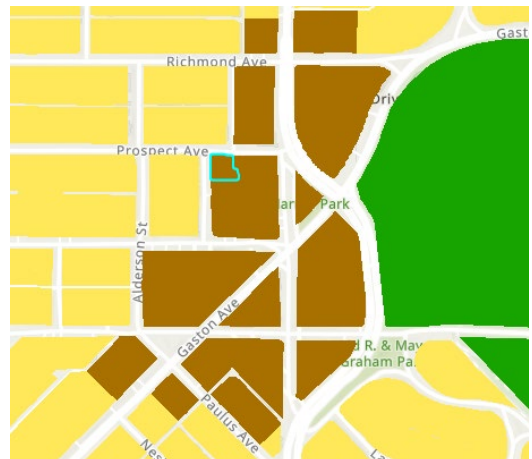
Supporting land uses: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility

Consistency Review Recommendation

The proposed renewal is generally **consistent** with Forward Dallas.

Non-renewal of the SUP could conflict with the Economic Development + Revitalization Theme Goal to “Promote equitable development of Dallas’ diverse communities across the city, through the revitalization of neighborhood centers, commercial corridors, employment centers, and transit areas.

Objective D: Remove land use and zoning barriers that hinder small business development”



PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.

-  REGIONAL OPEN SPACE
-  NEIGHBORHOOD MIXED-USE
-  SMALL TOWN RESIDENTIAL
-  COMMUNITY MIXED-USE
-  COMMUNITY RESIDENTIAL
-  REGIONAL MIXED-USE
-  CITY RESIDENTIAL
-  CITY CENTER
-  FLEX COMMERCIAL
-  LOGISTICS/INDUSTRIAL PARK
-  INDUSTRIAL HUB
-  INSTITUTIONAL CAMPUS
-  AIRPORT
-  UTILITY

Land Use:

	Zoning	Land Use
Site	Planned Development District 281, Subdistrict E-F-1	Winery and tasting room
North	PD 281, Subdistrict S	Medical clinic
East	PD 281, Subdistrict E-F-1	Retail, surface parking
South	PD 281, Subdistrict E-F-1	Medical clinic
West	PD 281, Subdistrict P	Townhome residential

Land Use Compatibility:

The request site includes two existing structures. One 5,297 square foot structure and another at 2,100 square feet. The applicant proposes to continue operating the winery and tasting room use. North of the site, across Prospect Ave, there is a medical clinic. To

the east of the site there is a retail building and surface parking associated with broader retail uses. South of the site, there is another medical clinic with surface parking. West, across, Kidwell St, there is a townhome subdivision.

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.

Based on the commercial context and the limits placed by the SUP Conditions, the use is unlikely to cause land use impacts to the surrounding area. The tenure of the land use since prior to 2006 on the site indicates that the use is a part of the established pattern. The existing PD Subdistrict also has specific limits on outdoor activities that limit the use in terms of hours of operation and how speakers may function if included.

Landscaping:

Landscaping is provided in accordance with Article X, as amended of the Dallas Development Code. No additions are proposed; therefore, no new landscaping is required.

Parking:

The PD specifies a ratio for the use.

Floor area-type	Spaces per
General areas	1 per 600 sqft
Storage areas	1 per 1,000 sqft
Retail sales and seating areas	1 per 200 sqft

The most recent floor plans submitted for certificate of occupancy required 26 spaces. The site plan depicts 22 spaces. Their 2016 CO required parking was fulfilled through agreements and delta credits.

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 located with an “B” MVA area.

Crime Statistics

Crime statistics are included for informational purposes and are not a factor in staff recommendation.

The Dallas Police Department provided crime statistics from January 13 to the present. The information is provided in the subsequent charts. There were a total of 9 calls, 0 offense, and 0 arrests over the time period.

6324 Prospect Ave, Dallas, TX
75214

1/13/2021 2/2/2026

Calls				
Response_Date	Response_Time	Problem	Priority_Description	Call_Disposition
2/22/2022	4:13:00 PM	11B- Burg of Bus	3 - General Service	R- Report
5/6/2022	12:00:00 AM	12B- Business Alarm	3 - General Service	AF - Alarm False
8/26/2022	11:52:00 AM	12B- Business Alarm	3 - General Service	AF - Alarm False NP - No Police
10/15/2022	12:35:00 AM	09V- UUMV	4 - Non Critical	Action
1/29/2023	9:21:00 AM	12B- Business Alarm	3 - General Service	AF - Alarm False
6/23/2023	9:39:00 AM	12B- Business Alarm	3 - General Service	AF - Alarm False
12/1/2023	11:04:00 PM	11V/01 - Burg Motor Veh	3 - General Service	NC - No Complainant NC - No
6/7/2024	10:45:00 PM	11V- Burg Motor Veh	4 - Non Critical	Complainant
12/8/2025	6:32:00 PM	29 - Open Building	3 - General Service	R- Report

Texas Alcoholic Beverage Commission (TABC) Information:

TABC License numbers, information, and statuses may be retrieved here by searching an address: <https://apps.tabc.texas.gov/publicinquiry/StatusNewLayout.aspx>

TABC Complaint Information, including criminal allegations and administrative allegations, may be retrieved here by searching an address or license number: <https://apps.tabc.texas.gov/publicinquiry/ComplaintInvestigation.aspx>

List of Officers

LAWLER PLATNER WILSON LP

Chris Lawler, Partner
Kert Platner, Partner
Robert Wilson, Partner

CPC Action
February 19, 2026

Motion: It was moved to recommend approval of an amendment to Specific Use Permit 2173 for a winery and tasting room for a ten-year period, subject to conditions, on property zoned Subdistrict E-F-1 Center Core Area within Planned Development District 281, the Lakewood Special Purpose District, on the southeast corner of Kidwell Street and Prospect Avenue.

Maker: Kingston
Second: Herbert
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Forsyth, Koonce
Vacancy: 0

Notices: Area: 200 Mailed: 36
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

PROPOSED CONDITIONS

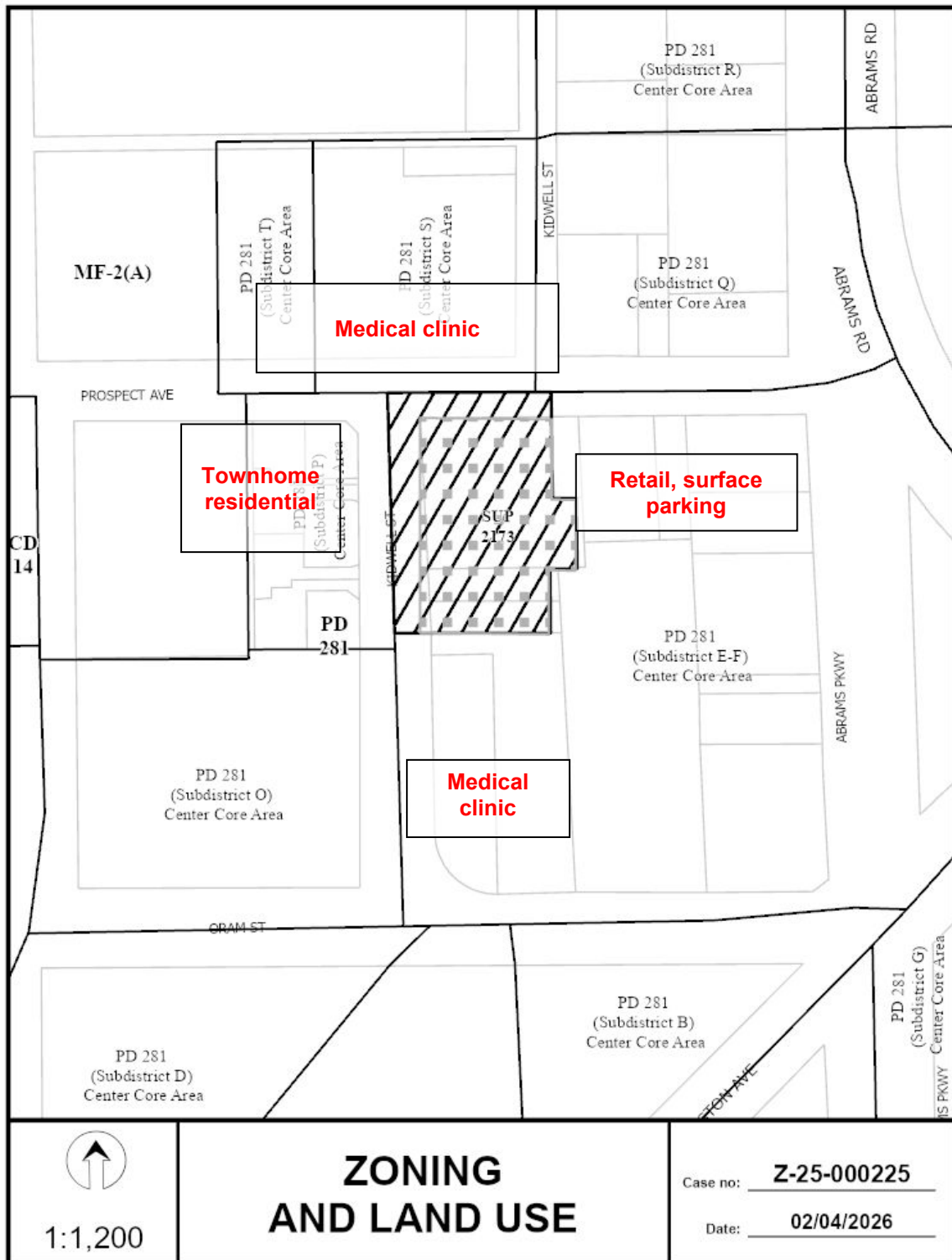
1. USE: The only use authorized by this specific use permit is a winery and tasting room.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on **ten years from the date of this ordinance] January 13, 2026,** and 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. In order 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 application for automatic renewal is strictly enforced).

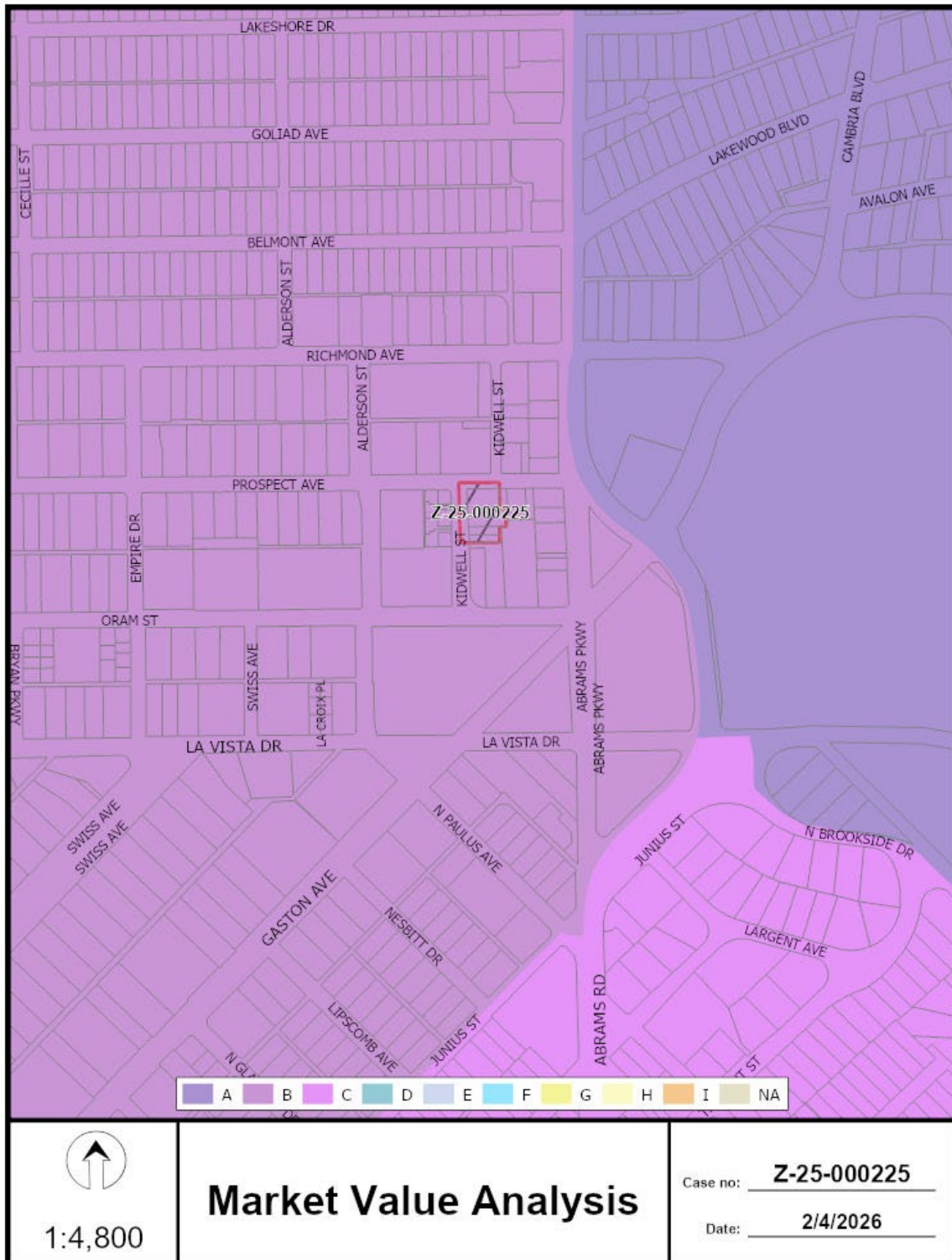
Staff Recommendation:

3. TIME LIMIT: This specific use permit shall not expire.

4. FLOOR AREA: The maximum floor area is 7,600 square feet in the location shown on the attached site plan.
5. OUTDOOR PATIO: The outdoor patio may not exceed 900 square feet in land area in the location shown on the attached site plan. **Outdoor amplified sound is prohibited except between the hours of 10:00 a.m. until 10:00 PM; provided that sound may not exceed 63 decibels.**
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
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.









<u>36</u>	Property Owners Notified (34 parcels)
<u>1</u>	Replies in Favor (2 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>2/19/2026</u>	Date

Z-25-000225
CPC



1:1,200

02/18/2026

Reply List of Property Owners***Z-25-000225******36 Property Owners Notified******1 Property Owners in Favor******0Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	6324 PROSPECT AVE	LAWLER PLATNER WILSON LP
O	2	2016 KIDWELL ST	PLATNER KERT &
	3	6315 PROSPECT AVE	SMITH JAMES & LAUREL REVOCABLE TRS
	4	6331 PROSPECT AVE	LAKWOOD MEDICAL BLDG INC
	5	2105 KIDWELL ST	LAKWOOD MEDICAL BLGD INC
	6	6335 PROSPECT AVE	J LAKEWOOD LTD
	7	6341 PROSPECT AVE	J LAKEWOOD LTD
	8	2108 KIDWELL ST	JS LAKEWOOD LTD
	9	2111 ABRAMS RD	J LAKEWOOD LTD
	10	6336 PROSPECT AVE	ALLEGRO MARY MARGARET
	11	2009 ABRAMS PKWY	CCP 2009 ABRAMS LP
	12	2011 ABRAMS PKWY	LAKWOOD HARRELL PARK
	13	6329 ORAM ST	TEN0EIGHT LLC
	14	2025 ABRAMS PKWY	INTERRANTE INTERESTS LTD
	15	6337 ORAM ST	TETER JACK
	16	2031 ABRAMS PKWY	2031 ABRAMS LLC
	17	2015 ABRAMS PKWY	LAKWOOD HARRELL
	18	6304 PROSPECT AVE	QUATTRO BAMBINE LLC
	19	2005 KIDWELL ST	HETTRICK GREGORY J & KAREN
	20	2007 KIDWELL ST	BOZARTH JULIE BETH
	21	2009 KIDWELL ST	BRADY JOHN PATRICK
	22	2013 KIDWELL ST	HINES HEATHER LEE
	23	2015 KIDWELL ST	MCCOY MICHAEL G & JILLIAN &
	24	2017 KIDWELL ST	ETHRIDGE RICHARD L
	25	2011 KIDWELL ST	FEROZE ZAMMURAD H
	26	2011 KIDWELL ST	LAKWOOD VILLAS HOA

Z-25-000225

02/18/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2001 ABRAMS PKWY	TEXAS MCFARLIN LTD PS
	28	6303 PROSPECT AVE	BRAZOS PROPERTIES INC
	29	6303 PROSPECT AVE	NELSON JAMES ANDREW
	30	6303 PROSPECT AVE	SHELTON THOMAS B
	31	6303 PROSPECT AVE	DANZA ISABEL C
	32	6303 PROSPECT AVE	MAH GENLEY & LAURIE D
	33	6303 PROSPECT AVE	WENDORF ROBERT L
	34	6303 PROSPECT AVE	CROSIER PAMELA G
	35	6301 GASTON AVE	LAKWOOD TOWER LLC
	36	6301 GASTON AVE	CNW II LAKEWOOD LLC