

FILE NUMBER: Z234-212(GB) **DATE FILED:** April 18, 2024

LOCATION: South line of Levee Street, between Manufacturing Street and Express Street.

COUNCIL DISTRICT: 6

SIZE OF REQUEST: 5,521 sqft **CENSUS TRACT:** 48113010003

OWNER: The Wristen Trust

APPLICANT: Freddie Trevino

REQUEST: An application for an amendment to Specific Use Permit No. 2221 for a tattoo studio use on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District.

SUMMARY: The purpose of the request is to continue to allow a tattoo studio use on the property

STAFF RECOMMENDATION: Approval for a five-year period, subject to conditions.

PLANNED DEVELOPMENT DISTRICT No. 621:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20621.pdf>

PLANNED DEVELOPMENT DISTRICT No. 621 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a621>

BACKGROUND INFORMATION:

- On January 11, 2017, the Dallas City Council approved Specific Use Permit No. 2221 for a tattoo studio.
- The applicant applied to renew Specific Use Permit No. 2221 on April 18, 2024.
- The applicant proposes to continue to operate a tattoo studio, which is classified as a personal service use. This use requires an SUP in the Subdistrict 1A portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

Zoning History:

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|-------|-----------------------|
| Levee Street | Local | 70' |

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:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* 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 1.1.1 Implement the Trinity River Corridor Plan.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Area Plan:

Trinity River Corridor Comprehensive Land Use Study

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005 and later revised in December 2009. The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City’s model for economic growth without physical, social, or economic barriers, which attracts residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core, and alongside the river’s meandering environment. The area of request is located in the central business district place type. According to the Trinity River Corridor Plan This is the new ‘Urban Dallas’ that alters the staid ‘9 to 5 central business district’ image into an ‘escape the day, hang out, and enjoy what beckons’ alter ego.

Land Use:

| | Zoning | Land Use |
|--------------|--|-----------------------------------|
| Site | Planned Development District No. 621, Subdistrict 1A | Tattoo Studio |
| North | Planned Development District No. 621, Subdistrict 1A | Office showroom/warehouse |
| East | Planned Development District No. 621, Subdistrict 1A | Office showroom/warehouse |
| South | A(A) Agricultural District | Levee and Trinity River Greenbelt |
| West | Planned Development District No. 621, Subdistrict 1A | Office showroom/warehouse |

Land Use Compatibility:

The current site is located in Planned Development No. 621 Subdistrict 1A and is developed with a tattoo studio. Office showroom/warehouse uses are located to the north, west, and east of the site. The Levee and the Trinity River Greenbelt is located to the

south of the site. Staff recommends approval subject to the proposed conditions and site plan. The requested renewal of SUP No. 2221 is not contrary to the public interest.

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 applicant does not propose any changes to the Specific Use Permit No. 2221 and the site plan will remain the same.

Landscaping:

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

Parking:

The Planned Development District No.621 requires one space per 275 square feet of floor area for off-street parking for a personal service use and one space per 600 square feet for an art gallery use. The area of request is 571 square feet. The applicant is required to provide two parking spaces for the personal service use and three parking spaces for the art gallery use. Typically, on street spaces cannot be counted toward the required parking, however, the PD specifically allows a property to count one space of head in parking for every 9 feet of frontage. According to the site plan the applicant is providing a total of 5 parking spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 site is located in an “F” MVA area.

List of Officers

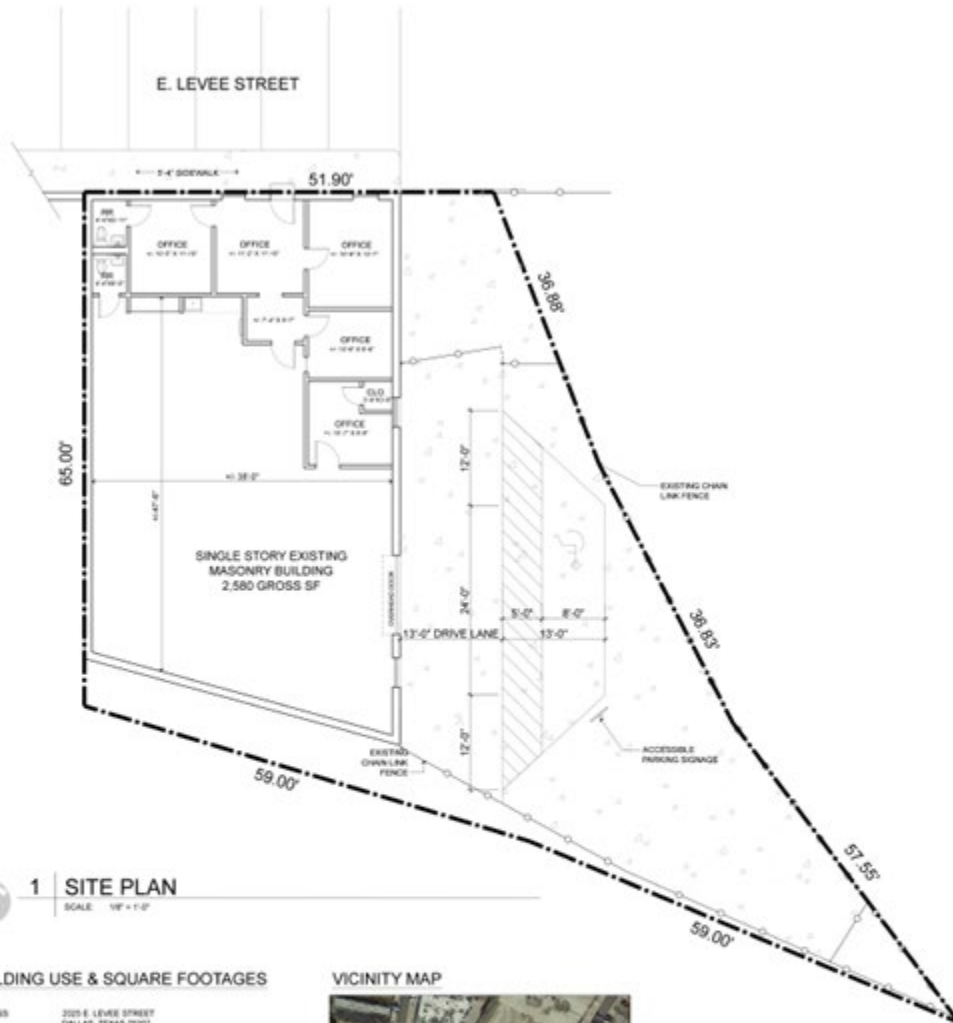
Freddie Trevino, Sole Owner

PROPOSED CONDITIONS

(No changes beyond time period)

- USE: The only use authorized by this specific use permit is a tattoo studio.
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 the passage of this ordinance)
 4. FLOOR AREA: The maximum floor area is 571 square feet.
 5. HOURS OF OPERATION: The tattoo studio may only operate between 10:00 a.m. and 8:00 p.m., Monday through Friday; and between 12:00 p.m. and 9:00 p.m. on Saturday.
 6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 7. 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)



BUILDING USE & SQUARE FOOTAGES

| | |
|-------------------------------|--|
| ADDRESS | 2025 E. LEVEE STREET DALLAS, TEXAS 75207 |
| MAPSCO | 44-G |
| FLOOD ZONE | X PROTECTED BY LEVEE |
| ZONING | PD 621, SUBDISTRICT 1A |
| ZONING USE | PERSONAL SERVICE USE |
| BUILDING USE | 14000 STUDIO - BY APPOINTMENT ONLY THIRD EYE GALLERY |
| GROSS BUILDING SQUARE FOOTAGE | 2,580 SQUARE FEET |
| SQUARE FOOTAGE BY USE | 14000 STUDIO - 2175 SQUARE FEET ART GALLERY - 2,000 SQUARE FEET |

VICINITY MAP



PARKING ANALYSIS

ANALYSIS PURSUANT TO §19-621.110, PERSONAL SERVICE USE = 275 SF PER PARKING SPACE
PURSUANT PD NO. 621, ART GALLERY USE = 600 SF PER PARKING SPACE

| | |
|------------------|---|
| REQUIRED PARKING | 971 SF / 275 SF = 3 SPACES 2,000 SF/600 = 3 SPACES |
| PROVIDED PARKING | 5 SPACES |

THRASHER WORKS



425 W. Davis Street, Dallas, TX 75208
WWW.THRASHERWORKS.COM

THIRD EYE GALLERY
2025 E. LEVEE STREET
DALLAS, TEXAS 75207

issue date:
DATE OF ISSUE: 08/21/2018
ISSUE: 02/27/2019

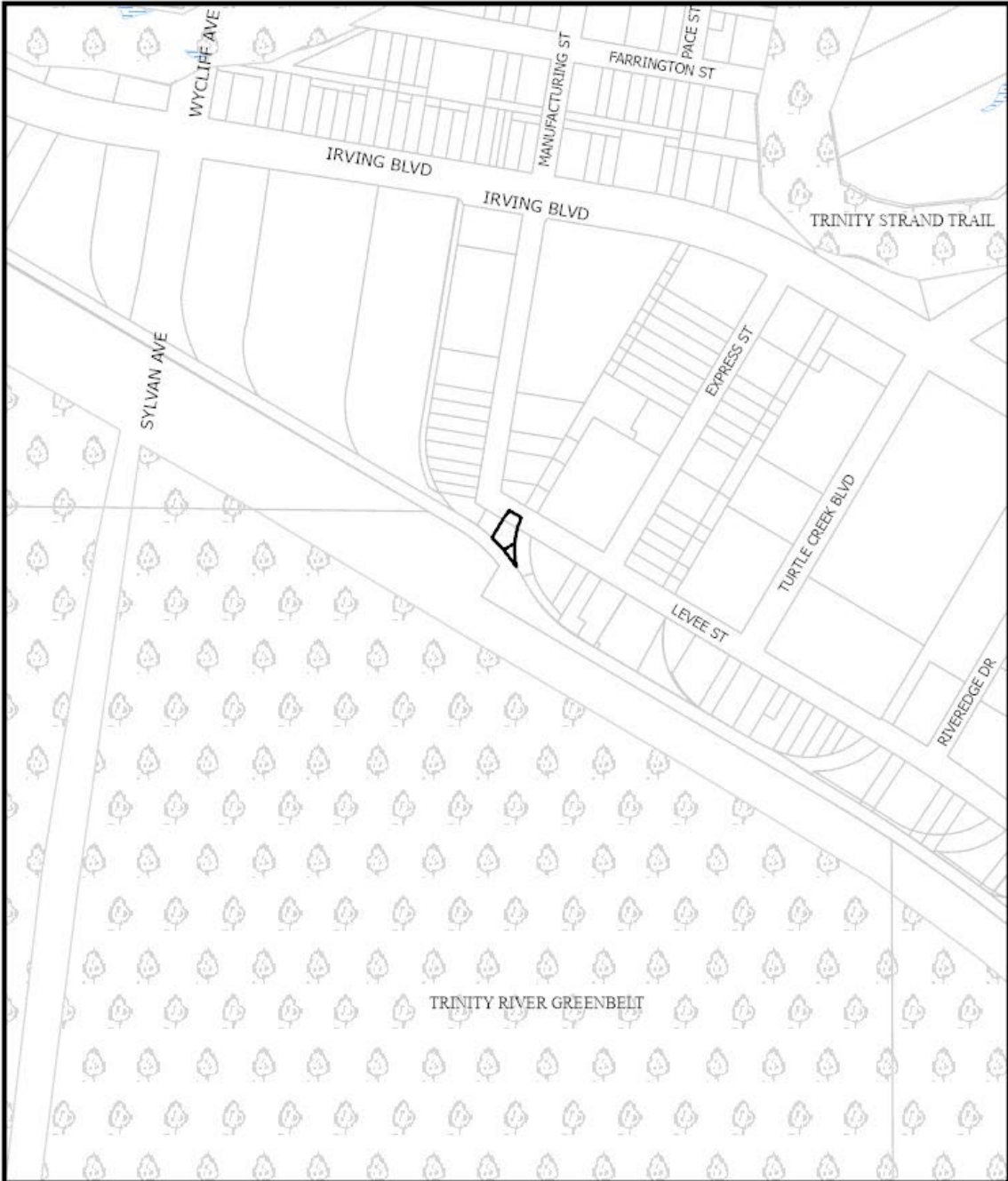
zoning case no.:
2156-317 (JM)




08.22.18

SITE PLAN

A1.0



| | | |
|--|-----------------------|---|
|  1:4,800 | <h2>VICINITY MAP</h2> | Case no: <u> Z234-212 </u> Date: <u> 08/14/2024 </u> |
|--|-----------------------|---|

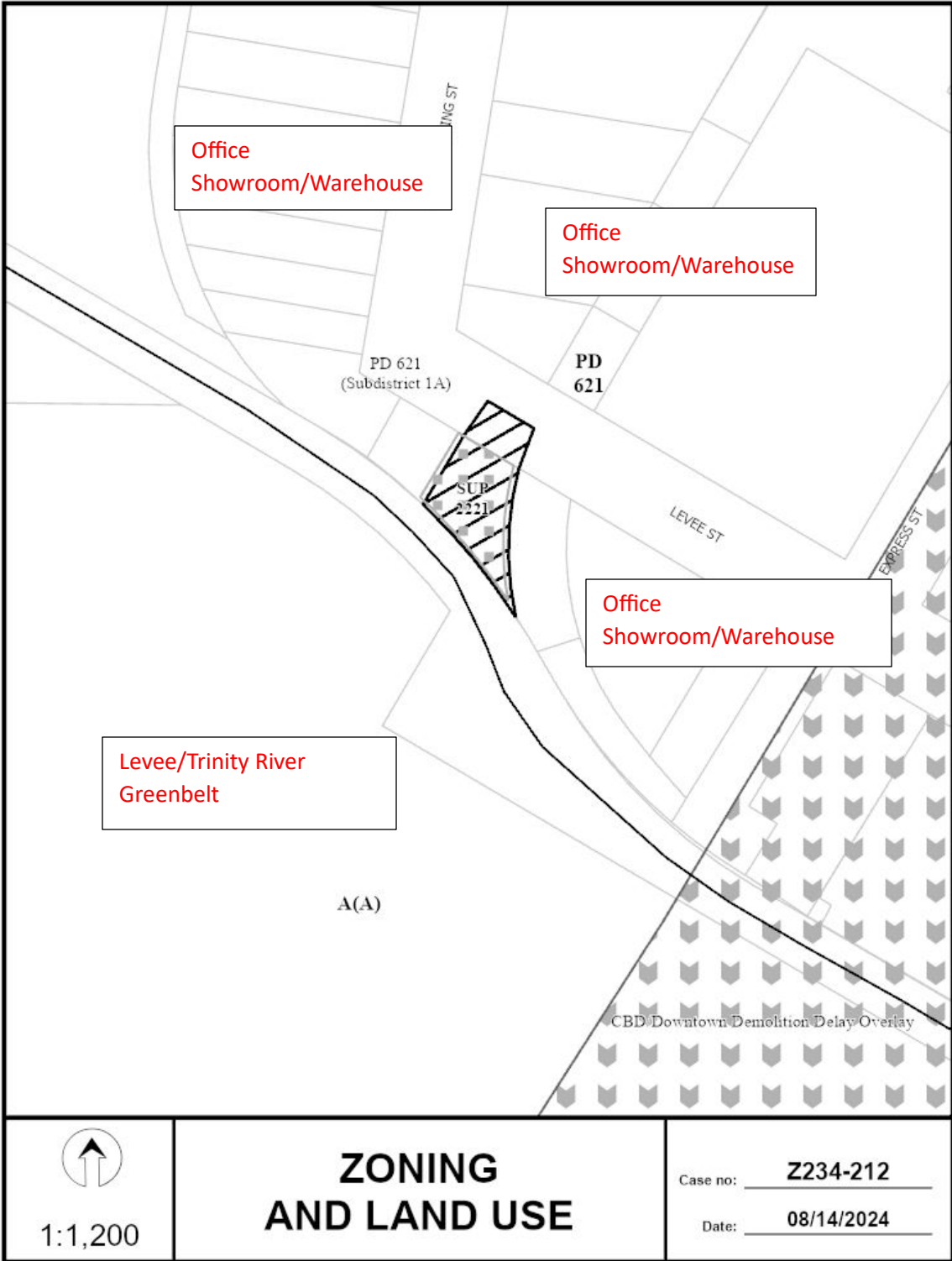


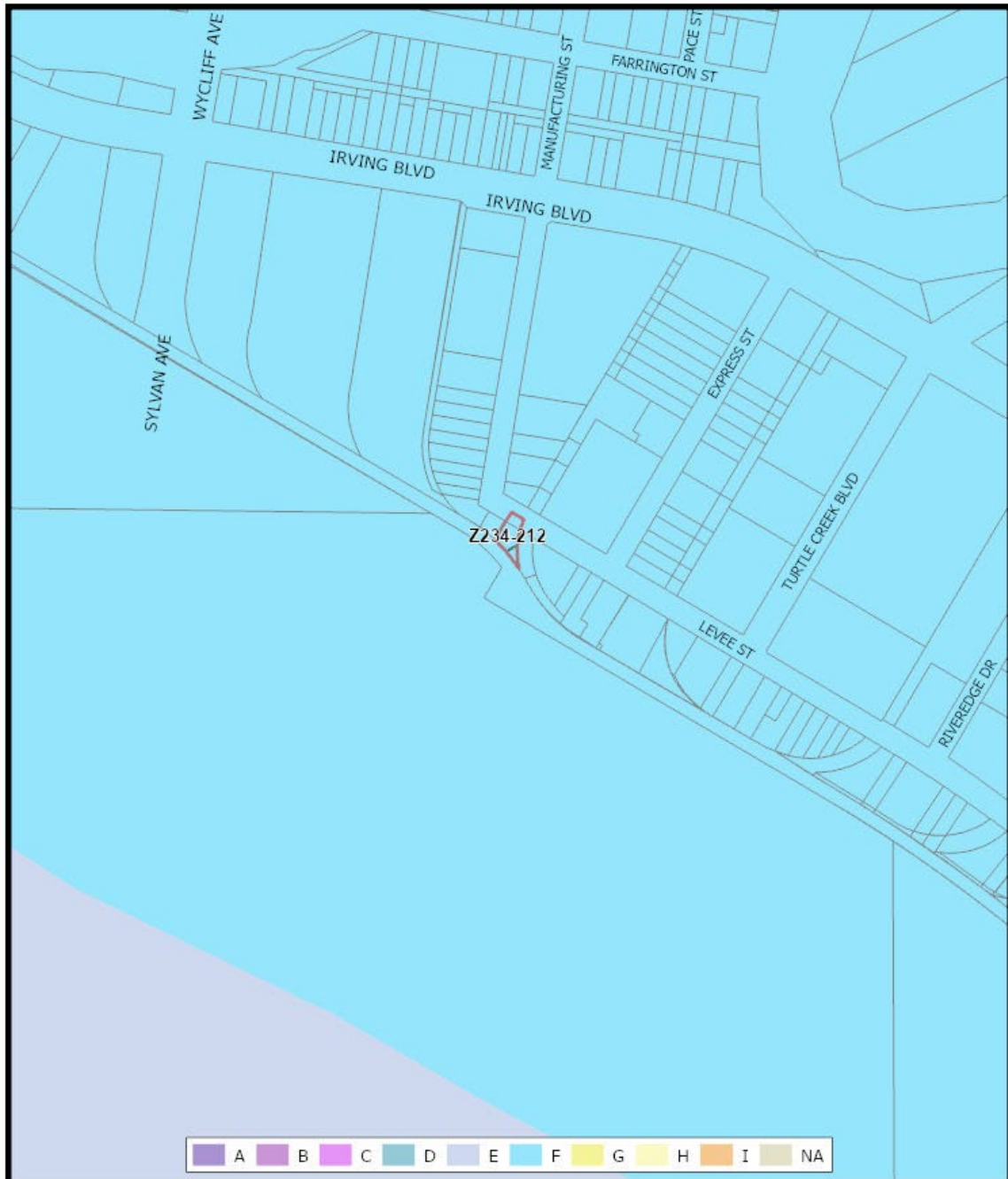
1:1,200

AERIAL MAP

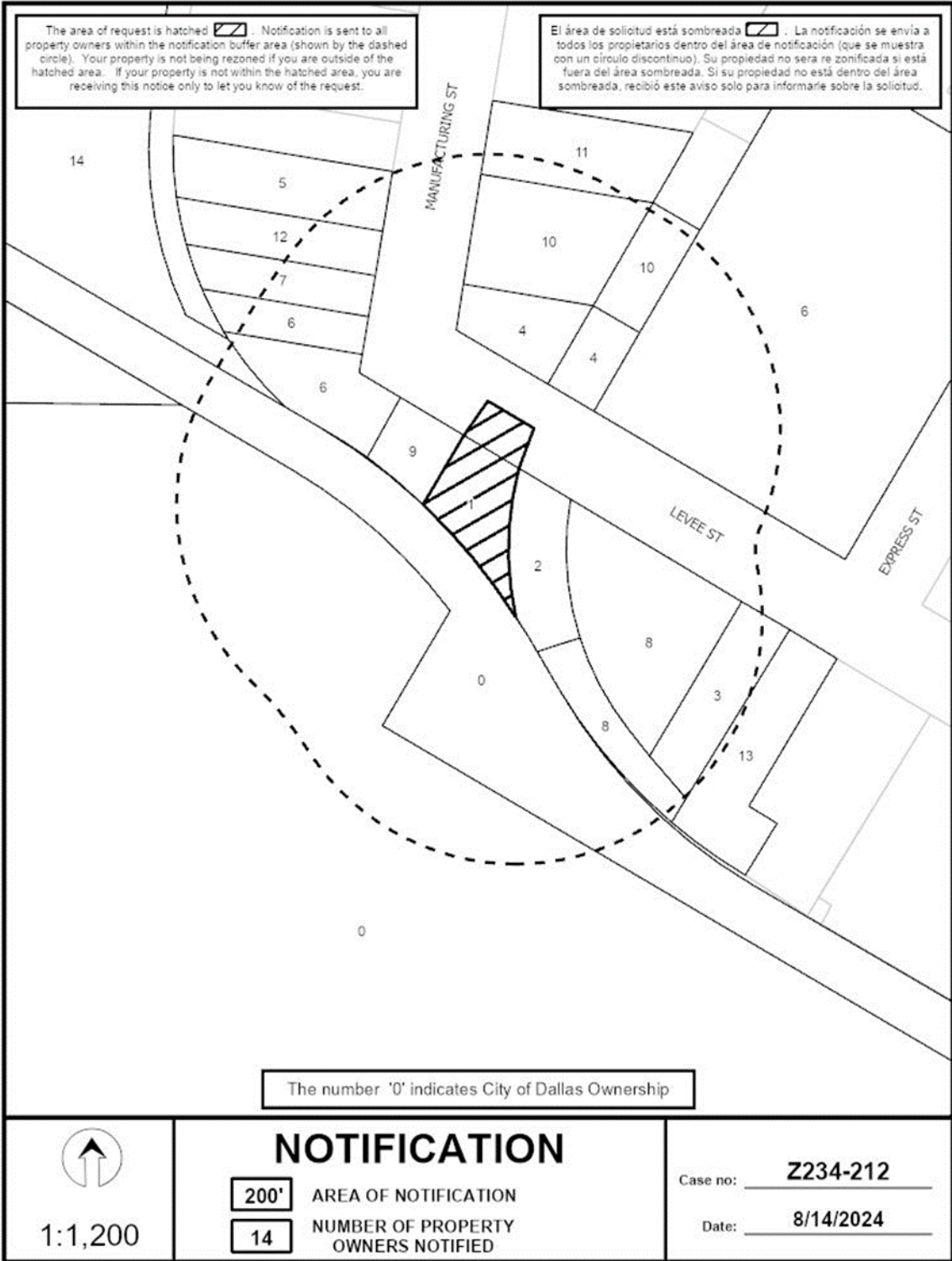
Case no: Z234-212

Date: 08/14/2024





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|--|--------------------------------|--|
|  1:4,800 | <h2>Market Value Analysis</h2> | Case no: <u>Z234-212</u> Date: <u>8/14/2024</u> |
|--|--------------------------------|--|



08/12/2024

Notification List of Property Owners

Z234-212

14 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------------|
| 1 | 2025 LEVEE ST | WRISTEN TRUST |
| 2 | 2023 LEVEE ST | MADDOX WILLIAM P |
| 3 | 2001 LEVEE ST | NAVIN THOMAS J & JANE R |
| 4 | 2000 LEVEE ST | GRG GROUP INC |
| 5 | 111 MANUFACTURING ST | DD 111 MANUFACTURING LP |
| 6 | 101 MANUFACTURING ST | IPENEMA INVESTMENTS LTF |
| 7 | 107 MANUFACTURING ST | HOWARD INDUSTRIAL PROPERTIES LLC |
| 8 | 2021 LEVEE ST | NAVIN THOMAS J & JANE R |
| 9 | 2029 LEVEE ST | Taxpayer at |
| 10 | 110 MANUFACTURING ST | JB JACKSON PROPERTIES LLC |
| 11 | 9025 MANUFACTURING ST | QUADRANT MANUFACTURING LP |
| 12 | 109 MANUFACTURING ST | CADDO RETAIL LTD |
| 13 | 1937 LEVEE ST | CITY ELECTRIC SUPPLY CO |
| 14 | 2121 IRVING BLVD | BROOK 2121 IB LP |