

CITY PLAN COMMISSION

THURSDAY, MAY 8, 2025

Planner: Liliana Garza

FILE NUMBER: Z245-169(LG) **DATE FILED:** March 4, 2025
LOCATION: Northeast line of Fairmont Street, southeast of Mahon Street.
COUNCIL DISTRICT: 14
SIZE OF REQUEST: Approx. 0.3122 acres **CENSUS TRACT:** 48113001802

OWNER: MAK, LLC – Marshall Tillman
APPLICANT: Arrels Hospitality Concepts, LLC – Remington Bruce
REPRESENTATIVE: Winstead PC – Tommy Mann
REQUEST: An application for removal of a D Liquor Control Overlay, with consideration given to a D-1 Liquor Control Overlay with a Specific Use Permit, on property zoned Planned Development No. 9 with a D Liquor Control Overlay.
SUMMARY: The applicant proposes to allow alcohol sales on the subject site without a Specific Use Permit.
STAFF RECOMMENDATION: Approval of the removal of the D Liquor Control Overlay.

Planned Development No. 9:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=9>

BACKGROUND INFORMATION:

- On September 18, 1951, Planned Development District No. 9 was created by the City Council.
- The area of request is currently developed with an approximately 3,532 sq. ft. building erected in 1951 per DCAD records. The building is currently being used as a wedding/bridal dress service use.
- The applicant proposes to develop the area of request with a restaurant with alcoholic beverage services.
- A restaurant without drive-in or drive-through services is allowed by RAR (residential adjacency review) in Planned Development No. 9; however, the D Liquor Control Overlay prevents the sale of alcohol.
- The applicant requests the removal of the D Liquor Control Overlay rather than to request a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages.

Zoning History:

There have been two zoning cases in the area in the last five years.

1. Z234-243: On March 26, 2025, the City Council approved an application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bound by Cedar Springs Road, Maple Avenue, North Pearl Street, and McKinney Avenue subject to a conceptual plan, development plan, Subarea A landscape plan, Subarea B landscape plan, and conditions.
2. Z223-156: On October 5, 2023, staff approved an application for an automatic renewal of Specific Use Permit No. 2412 for the sale or service of alcoholic beverages in conjunction with an establishment of a religious, charitable, or philanthropic nature for additional five-year periods on property zoned Tract C within Planned Development District No. 9, with a D-1 Liquor control overlay, generally located at west corner of Routh Street and Mahon Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Fairmount Street	Local Street	50 ft.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that, pending commensurate improvements, it will not significantly impact the surrounding roadway system. The project will be responsible for mitigating development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request is consistent with the following goals and policies of the comprehensive plan:

Placetypes:

Regional Mixed-Use

This placetype allows for primary land uses like: Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Attached, Multiplex, Civic/Public Institutional, Utility, Light Industrial.

Regional Mixed-Use areas serve as bustling hubs of activity, combining residential, commercial, and office uses in high-density developments. These areas are strategically located near major transportation corridors and offer dynamic spaces for living, working, and shopping, catering to regional and local needs alike.

The applicant's proposed use is consistent with the characteristics of the Regional Mixed-Use placetype and enhances the sense of the neighborhood.

Area Plan:

Downtown Dallas 360 Plan was adopted by City Council in December 2017. The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. Building upon the strategies found in the original plan, adopted in 2011, the 360 Plan is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The public-private planning process coalesced into a unified vision and three transformative strategies to:

- Advance urban mobility
- Build complete neighborhoods
- Promote great placemaking

The site is under the Uptown district, which has become a popular destination for employers and residents seeking a successful balance of jobs, housing, and services.

Land Use:

	Zoning	Land Use
Site	Planned Development No. 9 with a D Liquor Control Overlay	Wholesale, caterer, or wedding service office or sample room
Northwest	Planned Development No. 9 with a D Liquor Control Overlay	General merchandise or food store > 3500 sq. ft., office building
Northeast	Planned Development No. 9 with a D Liquor Control Overlay	Office building, general merchandise or food store < 3500 sq. ft., office building
Southeast	Planned Development No. 9 with a D Liquor Control Overlay	Commercial parking lot or garage, medical clinic or ambulatory surgical center
Southwest	Planned Development No. 9 with a D Liquor Control Overlay	Office building

Land Use Compatibility:

The area of request is currently developed with an approximately 3,532 sq. ft. building erected in 1951 utilized as a wedding service use. However, the applicant is proposing to develop the area of request with a restaurant with alcoholic beverage services. The properties surrounding the subject site include a general merchandise use and office use

to the northwest and northeast. A commercial parking lot and a medical clinic or ambulatory surgical center use are located southeast of the property. Properties to the southwest across Fairmount Street include office use.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises. The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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.

Historically, staff has not supported removal of the D Liquor Control overlay. Therefore, staff recommends approval for a Specific Use Permit with a D-1 Liquor Control Overlay in lieu of removal of the D Liquor Control Overlay.

Since the sales of alcoholic beverages in a restaurant do not change the underlying land use of the restaurant, staff does not object to the removal of the D Overlay. However, if CPC is only comfortable with a D-1 Overlay, consideration of an SUP is included in the notice, and the case would need to be held under advisement, at least a month, to allow the applicant time to produce a site plan and for SUP conditions to be proposed in the next docket.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended.

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 within an “D” MVA area.

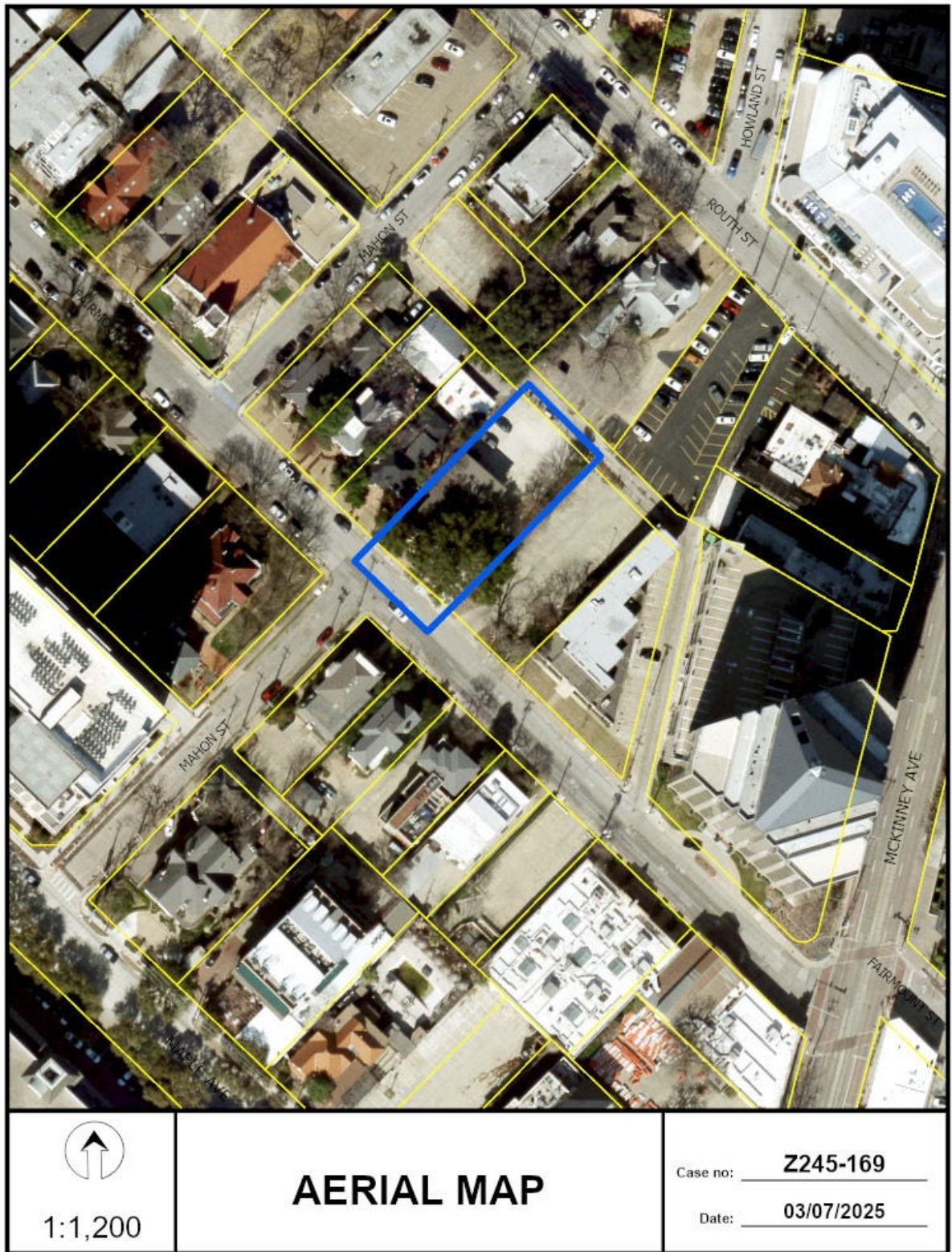
Partners, Principals, and Officers

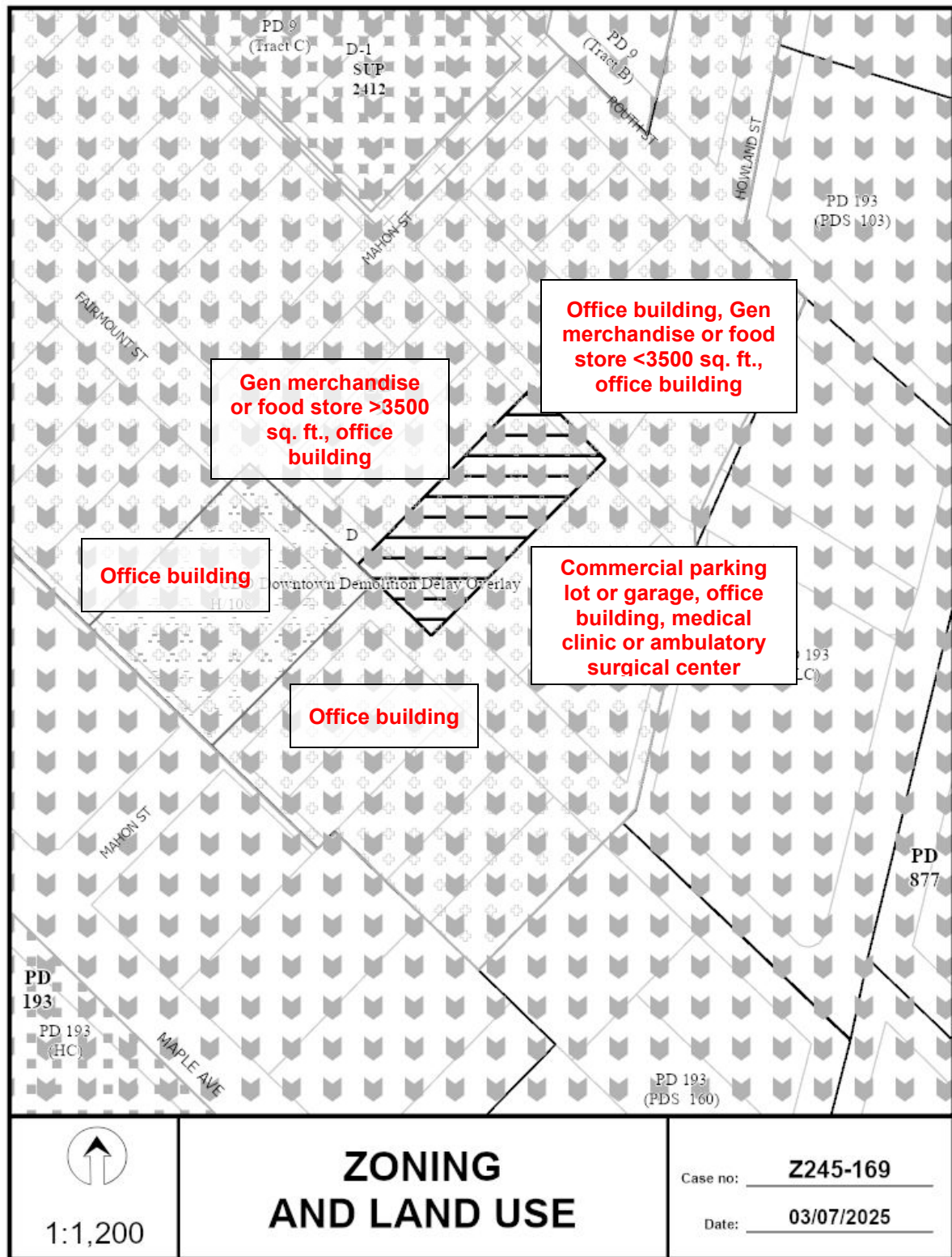
Arrels Hospitality Concepts, LLC

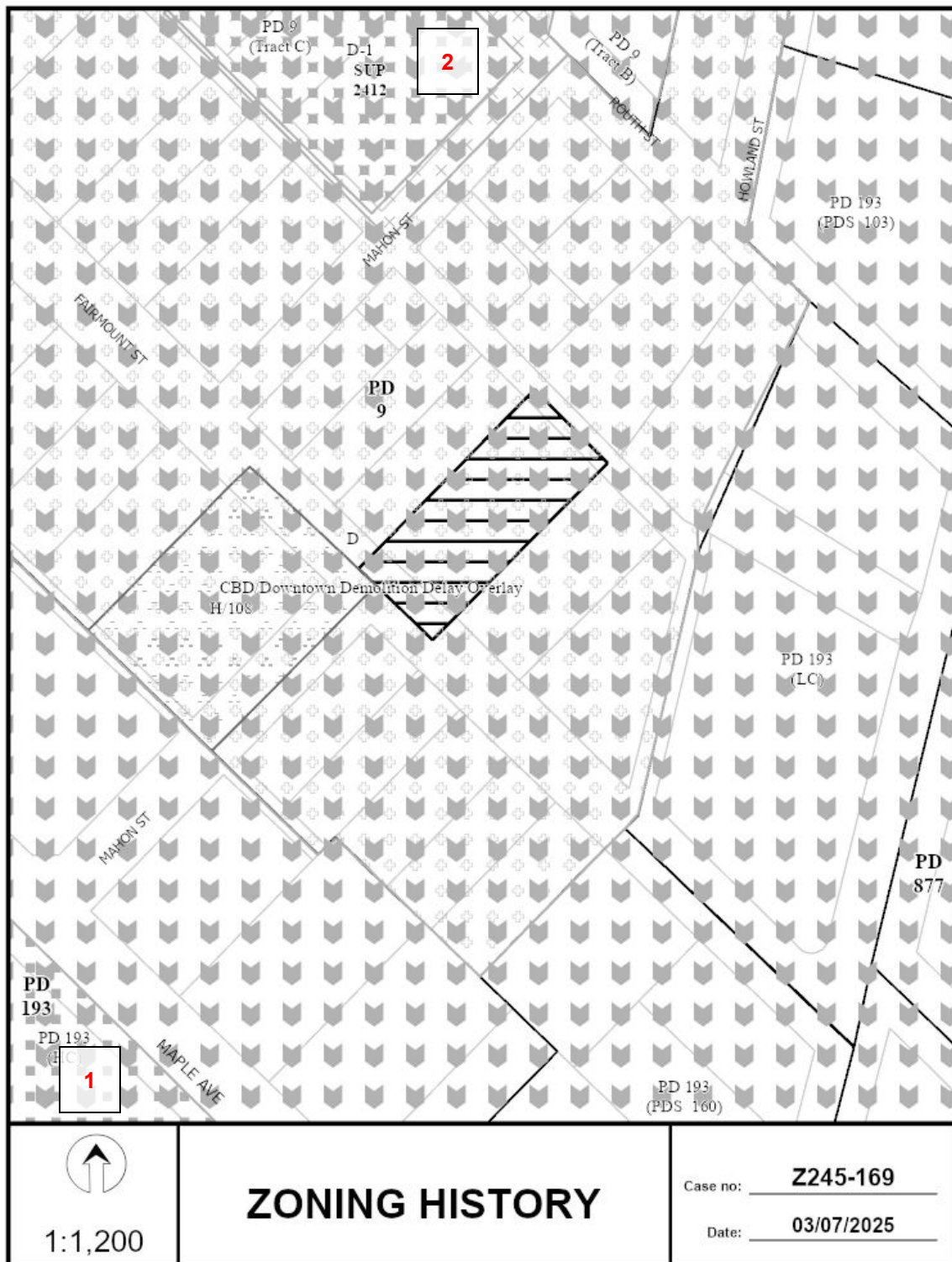
Remington Bruce (Manager)
Maria Del Carmen Lombana Torres (Manager)

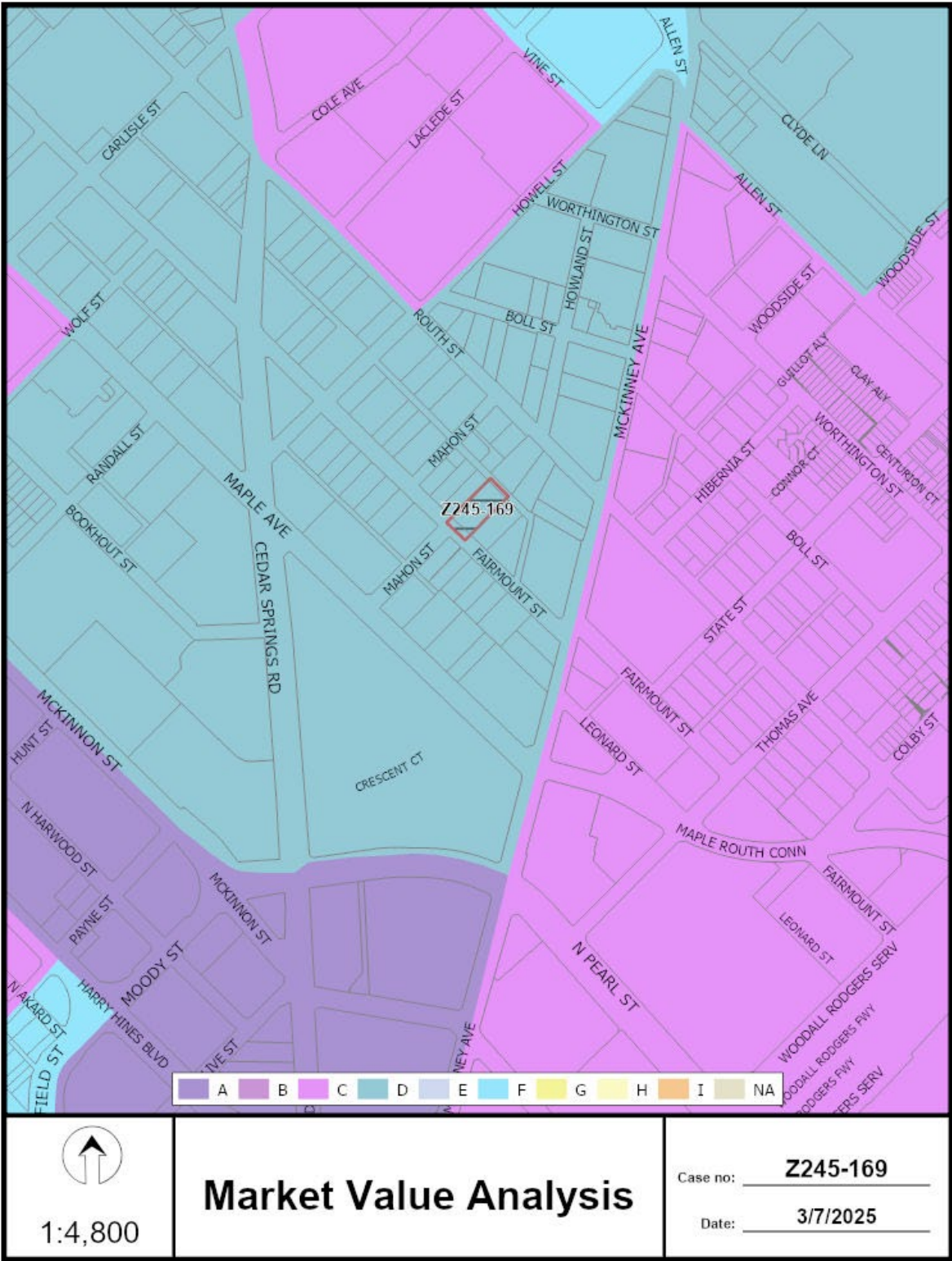
MAK, LLC

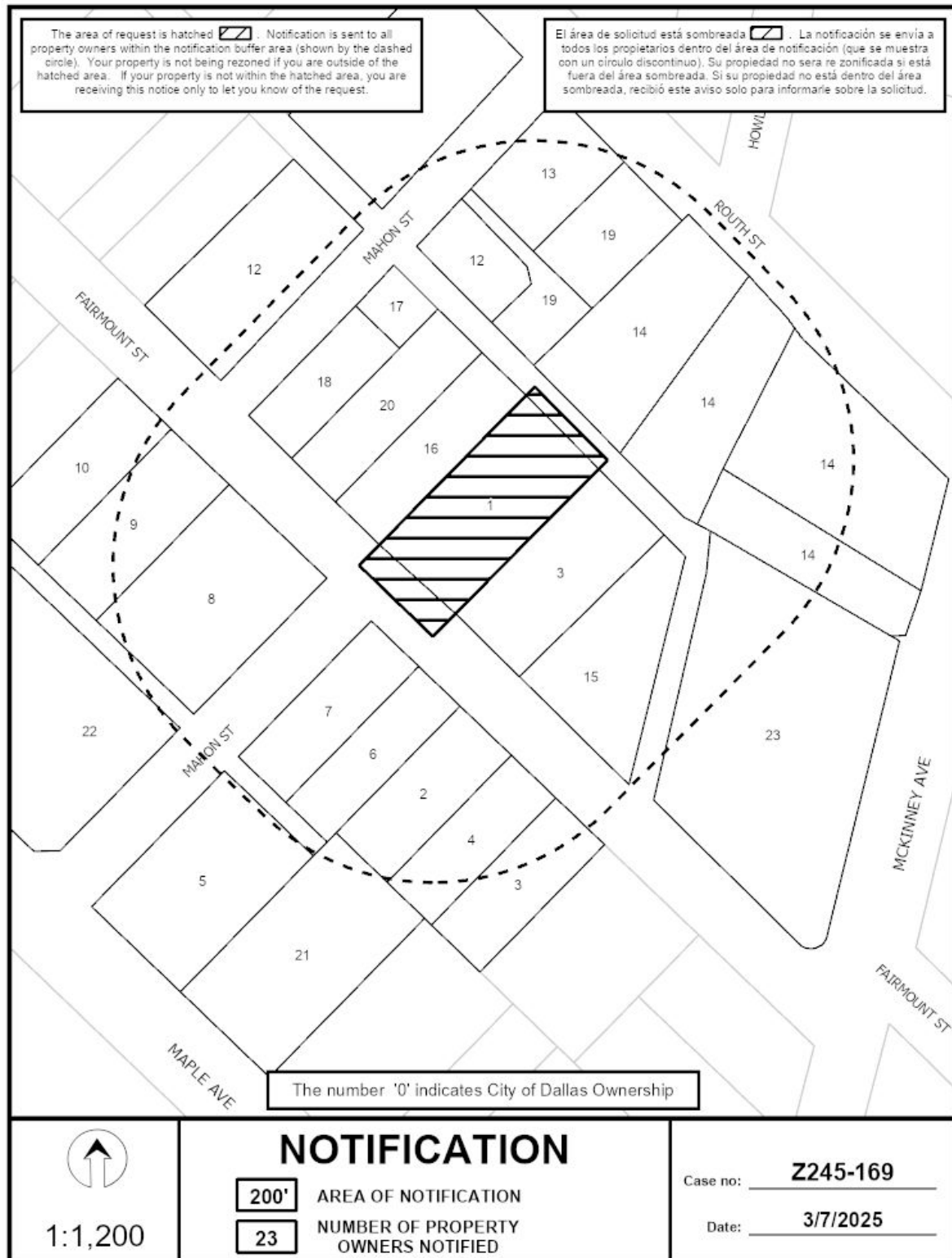
Marshall Tillman (Manager)











03/07/2025

Notification List of Property Owners***Z245-169******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2530 FAIRMOUNT ST	KORNYE GEORGE W &
2	2521 FAIRMOUNT ST	BLL LP
3	2515 FAIRMOUNT ST	MURPHY PLAZA LLC
4	2517 FAIRMOUNT ST	LWO REAL ESTATE II LLC
5	2516 MAPLE AVE	HEYMANN CLAIRE L
6	2525 FAIRMOUNT ST	BLL LP
7	2527 FAIRMOUNT ST	KAME YUGEN SEKININ JIGYO
8	2603 FAIRMOUNT ST	2603 FAIRMOUNT INVESTORS
9	2611 FAIRMOUNT ST	DCMS FOUNDATION
10	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
11	2711 ROUTH ST	PEGASUS FOUNDATION THE
12	2700 FAIRMOUNT ST	MORTON PRODUCTION INC &
13	2707 ROUTH ST	CENIKOR FOUNDATION
14	2609 ROUTH ST	OR ASSET HOLDINGS LP
15	2520 FAIRMOUNT ST	2520 FAIRMOUNT STREET
16	2600 FAIRMOUNT ST	2600 FAIRMOUNT LLC
17	2512 MAHON ST	GINSBURG BROOKE &
18	2610 FAIRMOUNT ST	GINSBURG BROOKE MINORS
19	2703 ROUTH ST	DAYTON JOHN W
20	2604 FAIRMOUNT ST	SMITH SHARON HAYSLIP
21	2512 MAPLE AVE	HEIDARI ALI
22	2620 MAPLE AVE	2620 MAPLE OWNER LLC
23	2515 MCKINNEY AVE	CHATEAU PLAZA HOLDINGS LP