

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 24, 2025
ACM: Robin Bentley

FILE NUMBER: Z234-217(MB) / Z-25-000088 **DATE FILED:** April 23, 2024

LOCATION: Northeast line of Market Center Boulevard, northwest of Turtle Creek Boulevard

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 39,029 sq.ft. **CENSUS TRACT:** 4811301003

REPRESENTATIVE: Santos Martinez

OWNER/APPLICANT: Fay Charalambopoulos

REQUEST: An application for a new Specific Use Permit for commercial amusement (outside) on property zoned MU-3 Mixed Use District

SUMMARY: The purpose of the request is to allow a commercial amusement (outside) use.

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

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an MU-3 Mixed Use District and is developed with a restaurant and concert venue.
- The applicant wishes to host outdoor concerts and other entertainment.
- As such, the applicant requests a Specific Use Permit for commercial amusement (outside).
- On August 7, 2025, CPC recommended approval for a three-year period, subject to a site plan and conditions.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Market Center Boulevard	Principal Arterial	100 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.

Transit Access:

The following transit services are located within a half mile of the site:
DART Light Rail Market Center Station (Green and Orange Lines)
DART Bus: Route 230

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and 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:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

The 360 Plan:

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. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Design District area of the 360 Plan.

The 360 Plan calls for several strategies and approaches to building complete neighborhoods. This includes “growing a diverse mixture of commercial, retail, and entertainment services.” The applicant’s proposal to provide an outdoor concert venue would provide such an entertainment service, and as such is compatible with the 360 Plan.

The Trinity River Corridor Comprehensive Land Use Study:

The Trinity River Corridor Comprehensive Plan was adopted on March 9, 2005. The Trinity River Corridor includes almost 70 square miles of territory in the center of Dallas and at the heart of a major urban region. The area of request is in proximity to Study Area 17: Old Trinity Industrial, albeit outside of the study area proper.

The area plan calls for largely mixed use development within Area 17, described as “lively new urban places for living, working, and playing.” The proposed outdoor concert venue would contribute to this goal.

Stemmons / Design District Land Use Study

The Stemmons / Design District Land Use Study was adopted on September 20, 2001. The plan is intended to guide development within the study area. The area of request is located within Subarea 1, the Design District, and proposes that Subarea 1 be primarily developed as mixed-uses. Further, the plan calls redevelopment of specific areas to mixed-uses that include dining, shopping, and nightlife. This indicates that nightlife, including outdoor concert venues, is seen as a desired type of development within the area.

Land Use:

	Zoning	Land Use
Site	MU-3 Mixed Use	Restaurant, concert venue
Northwest	MU-3 Mixed Use	Vacant, Hotel
Northeast	PD 621 Subdistrict 1, 1H	Multifamily
Southeast	MU-3	Restaurant
Southwest	PD 621 Subdistrict 1	Multifamily

Land Use Compatibility:

The area of request is currently developed with a restaurant and concert venue and zoned an MU-3 Mixed Use District. The surrounding land uses are a mix of multifamily and lodging such as hotels, as well as a nearby restaurant.

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.

Staff finds that the proposed use is compliant with the above requirements. The area is developed with a mix of uses and several area plans recommend it be developed as a mixed-use area, including entertainment or nightlife options. The potential deleterious impacts of a commercial amusement (outside) use can be mitigated via the proposed SUP conditions.

The attached site plan depicts the existing structures developed on the site as well as the outdoor stage and dance floor area. The outdoor stage abuts the parking lot and the Trinity floodway, and is approximately 300 feet away (or greater) from the nearest

residential uses. Additionally, the orientation of the stage is such that it would mainly project toward lodging to the northwest.

As such, staff finds that the requested use is compatible with the surrounding land uses.

Landscaping:

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

Parking:

Parking must be provided in accordance with the Dallas Development Code, which requires one parking space per 200 square feet of floor area for a commercial amusement (outside) use.

Due to the proximity of transit, the requirement is reduced to zero. The site plan depicts 45 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 is located within an "F" MVA area.

DRAFT CPC ACTION
August 7, 2025

Motion: It was moved to recommend **approval** of a Specific Use Permit for commercial amusement (outside) for a three-year period, subject to a site plan and conditions, on property zoned MU-3 Mixed Use District on the northeast line of Market Center Boulevard, northwest of Turtle Creek Boulevard.

Maker: Carpenter
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Hall,
Kingston, Rubin

Against: 0
Absent: 1 - Sims
Vacancy: 1 - District 12

Notices: Area: 200 Mailed: 9
Replies: For: 0 Against: 0

Speakers: For: Carlos Talison, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC RECOMMENDED CONDITIONS

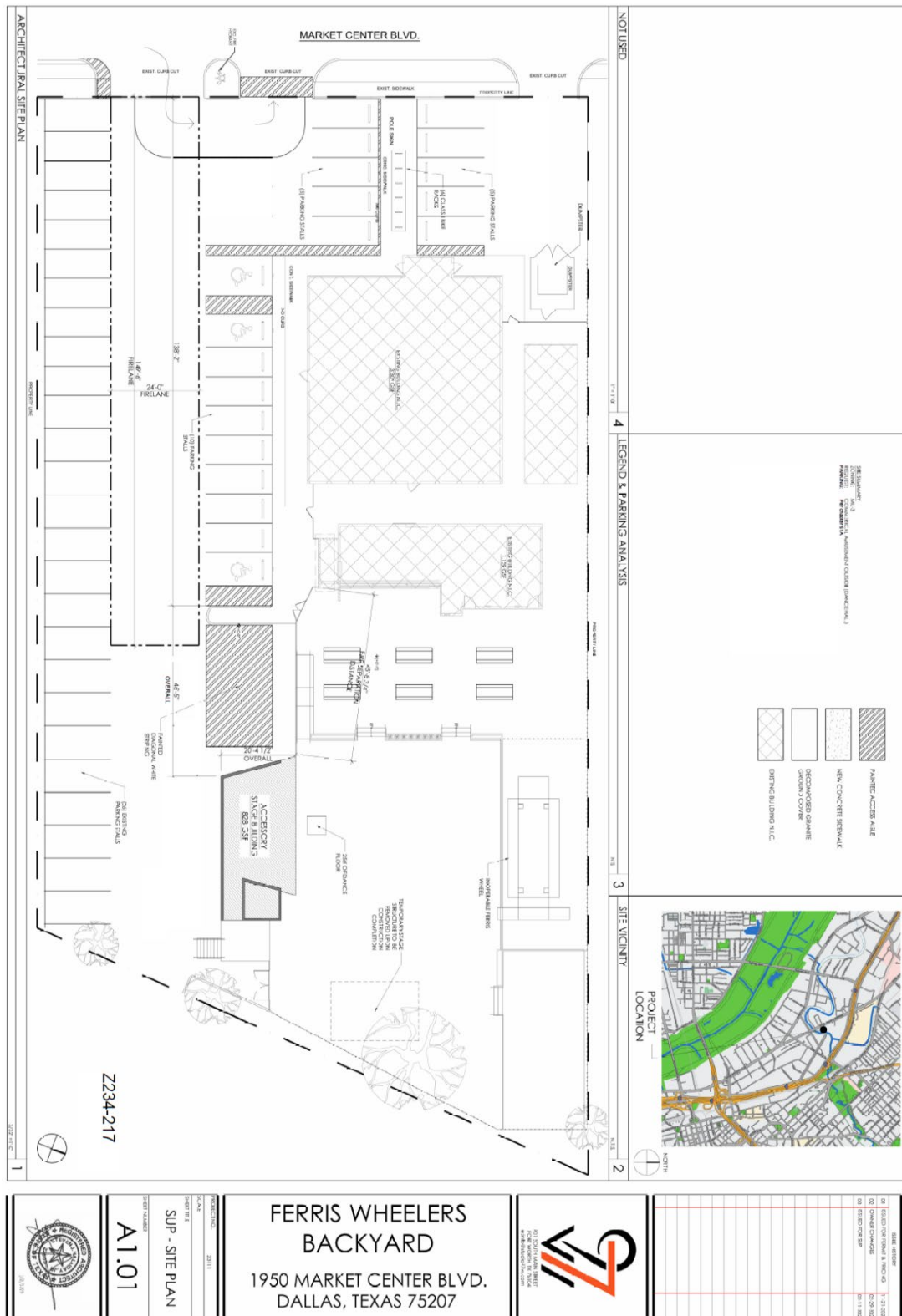
1. USE: The only use authorized by this specific use permit is commercial amusement (outside).
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [three years from the passage of this ordinance].

STAFF RECOMMENDED CONDITION

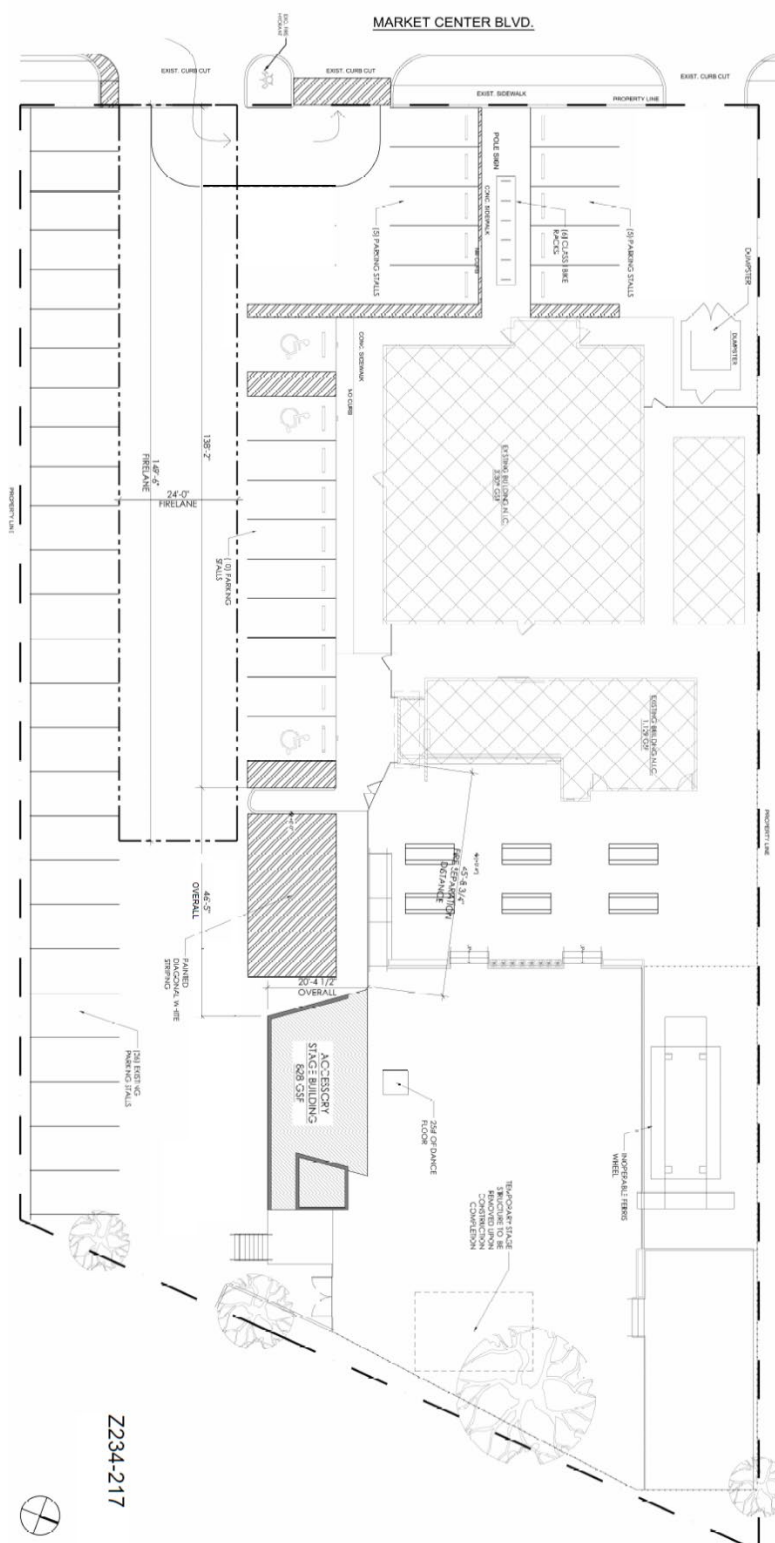
3. TIME LIMIT: This specific use permit expires on [five years from the passage of this ordinance] but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner 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. HOURS OF OPERATION: The commercial amusement (outside) may only operate between 11:00 a.m. and 10:00 p.m., Sunday through Thursday, and between 11:00 a.m. and 11:00 p.m., Friday and Saturday.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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.

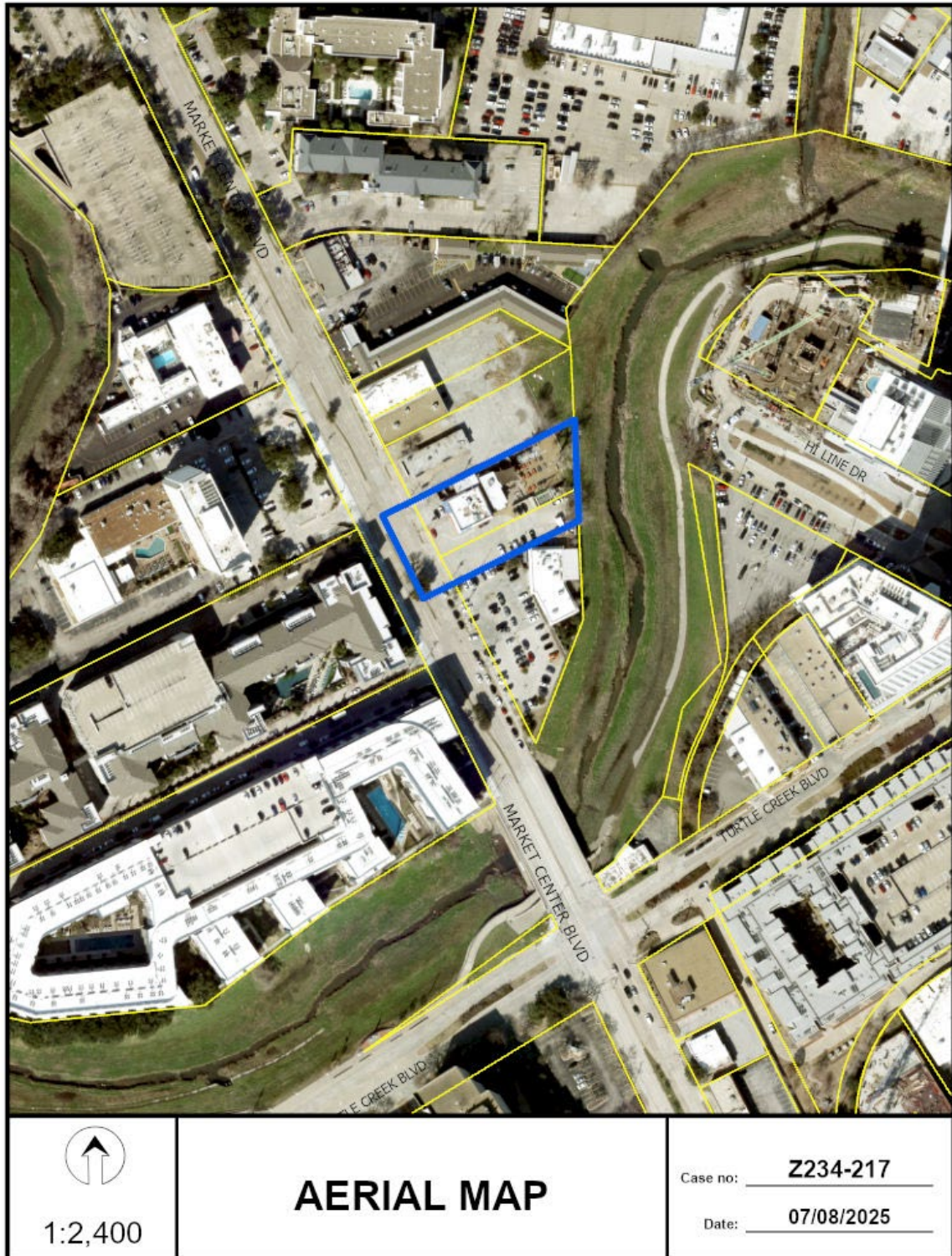
PROPOSED SITE PLAN

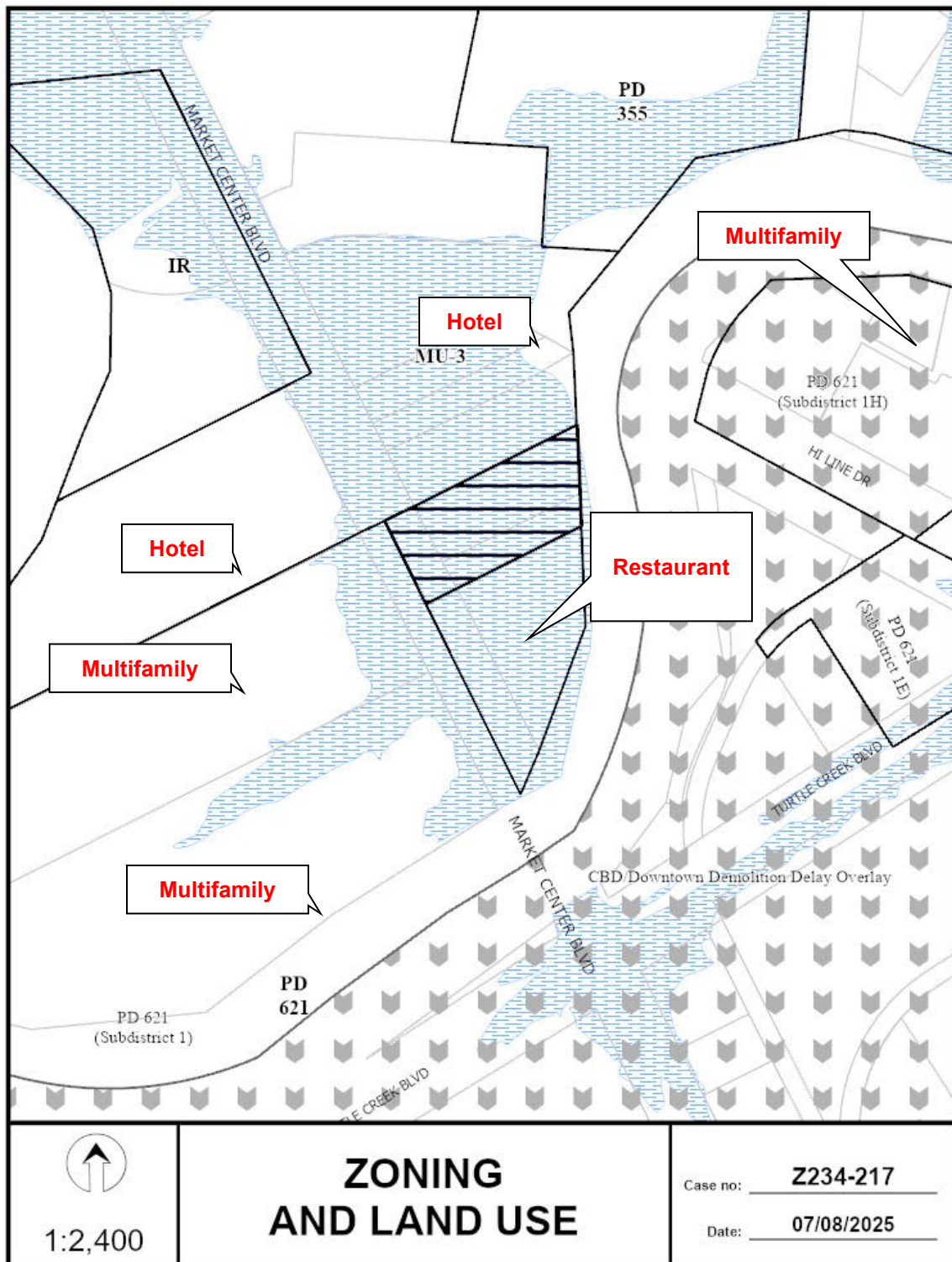


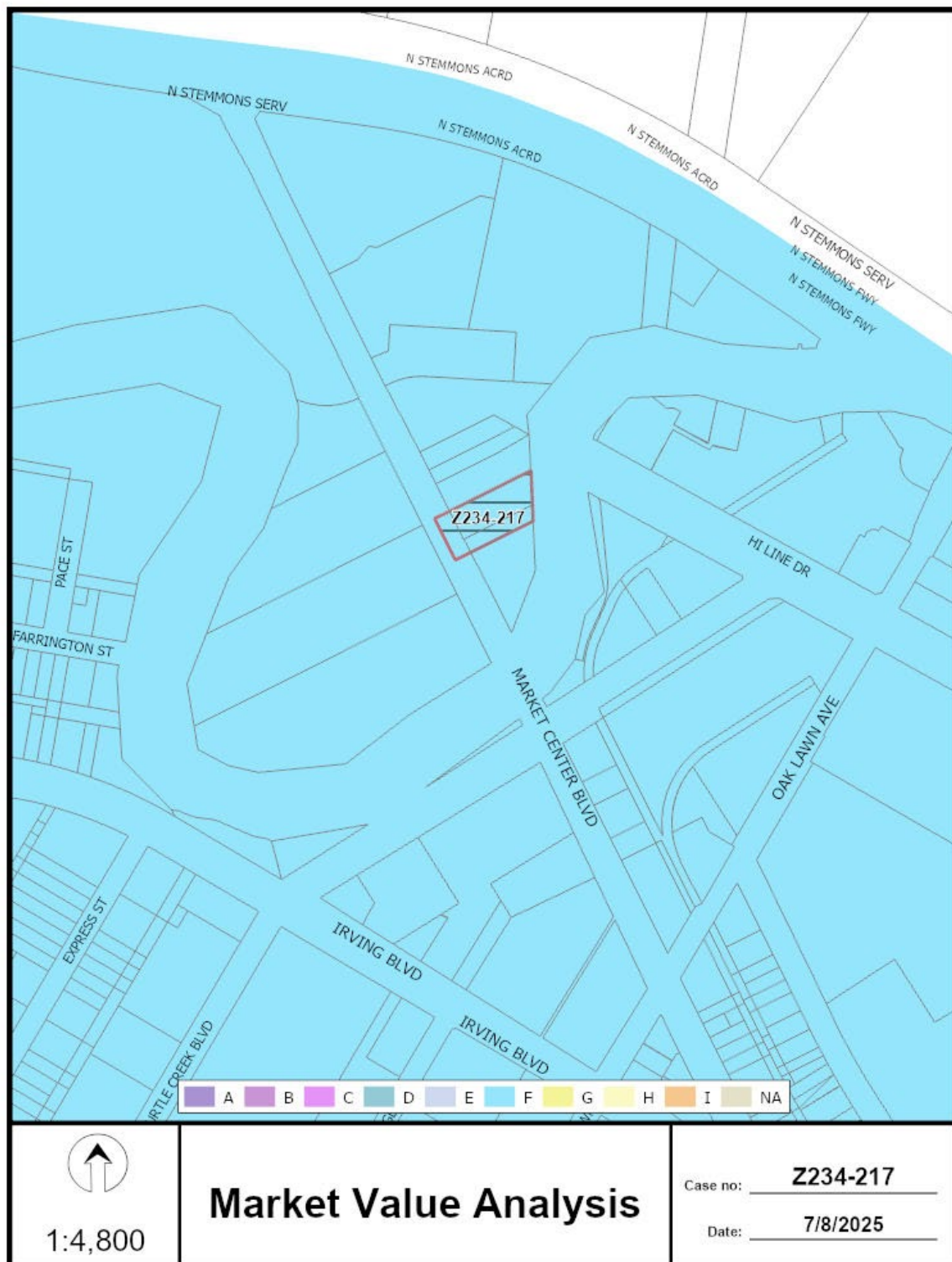
PROPOSED SITE PLAN (DETAIL)

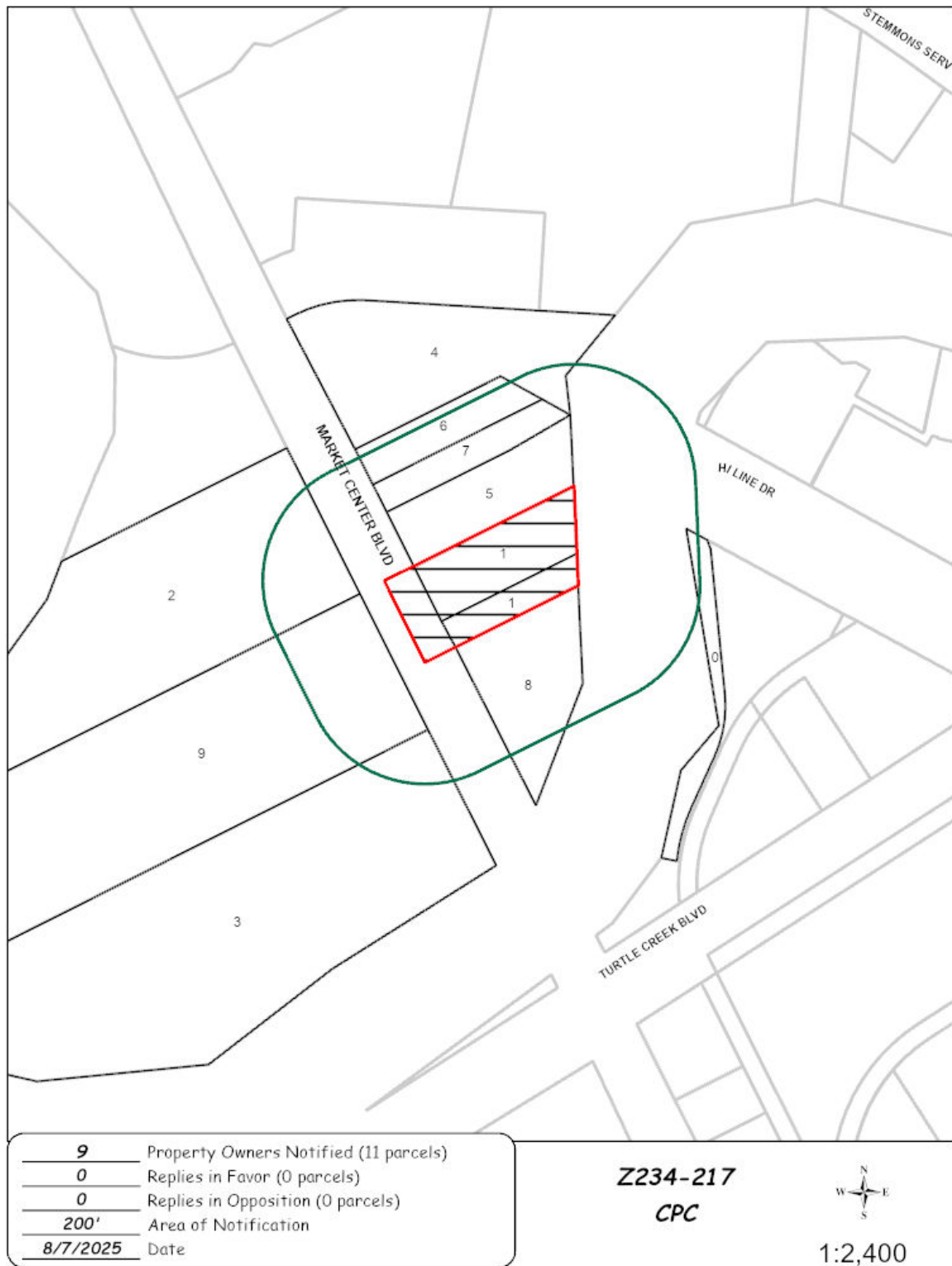












08/06/2025

Reply List of Property Owners

Z234-217

9 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1944	MARKET CENTER BLVD	FC MARKET CENTER LLC
2	2015	MARKET CENTER BLVD	2015 MARKET CTR LLC
3	1931	MARKET CENTER BLVD	WRPV XIV AS DALLAS LLC
4	2026	MARKET CENTER BLVD	KALAN INC
5	2006	MARKET CENTER BLVD	SHENDELMAN CHUNG
6	2014	MARKET CENTER BLVD	ARLINGTON HIGHWAY LLC
7	2010	MARKET CENTER BLVD	CHANDIRAMANI NARAIN ETAL
8	1926	MARKET CENTER BLVD	MARKET CENTER BLVD LLC
9	1955	MARKET CENTER BLVD	AVANT MARKET CENTER LP