

BACKGROUND INFORMATION:

- The area of request is currently developed with a one-story 5,300 square foot building occupied with an office showroom warehouse.
- The applicant is proposing to operate a microbrewery within the existing building on the site.
- The Code defines a microbrewery, micro-distillery, or winery as “an establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is not a microbrewery, microdistillery, or winery use.”

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
Haskell Ave	Principal Arterial	Existing ROW Bike Plan

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 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 Green Line, 18, 23, 214, 249

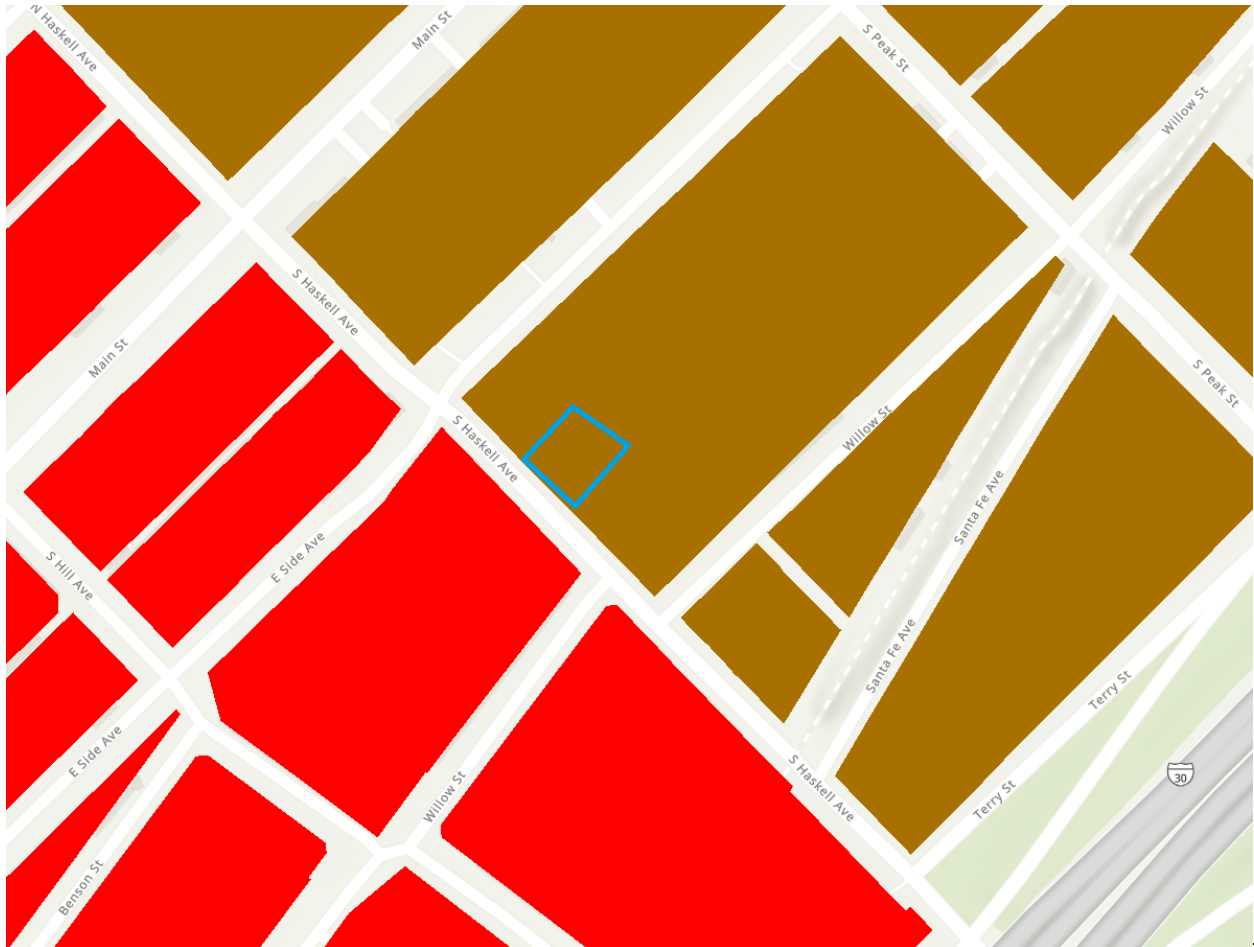
STAFF ANALYSIS:

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.

Placetypes:

Neighborhood Mixed-Use



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

Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community.

Areas comprising the Neighborhood Mixed-Use placetype are anchors of commercial and social activity for the surrounding neighborhoods. This placetype incorporates local-serving retail, services and dining options and a mix of low and medium-density

residential. These areas are typically located at key intersections in nodes or along corridors where small commercial shopping centers and corner stores provide access to daily needs for residents. It can include vertical mixed-use development as well as horizontally mixed-use centers that are compatibly scaled with surrounding neighborhoods.

The applicant’s request is consistent with the characteristics of the Neighborhood Mixed-Use placetype, being supportive of retail oriented uses and small business, while being well situated to transportation options.

Land Use:

	Zoning	Land Use
Site	CS Commercial Service District	Office showroom warehouse
Northeast	CS Commercial Service District	Warehouse
Southeast	CS Commercial Service District	Surface parking
Southwest	PD 1002, East Side Special Purpose District	Warehouse, multifamily, retail
Northwest	CS Commercial Service District	Warehouses

Land Use Compatibility:

The area of request is currently developed with a one-story 5,300 square foot building occupied with an office showroom warehouse. Northeast and northwest of the site there are warehouse uses. Southeast of the site is a surface parking lot. Southwest, across Haskell, there is a warehouse and a small mixed use building.

The applicant intends to occupy the existing space with a new microbrewery use.

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 recommends approval of the SUP. The site plan and conditions would limit the site to the existing building, and is situated in a highly commercial area with significant transportation access.

Landscaping:

Landscaping and tree preservation must be provided in accordance with the landscaping requirements of Article X, as amended. No new development is proposed, so no changes to landscaping are triggered.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for a microbrewery, micro-distillery, or winery use is 1 space per 200 sqft of retail and seating area. However, the area is located within ½ mile of rail transit, so there is no requirement. The plan, as proposed, includes 7 spaces on the immediate site.

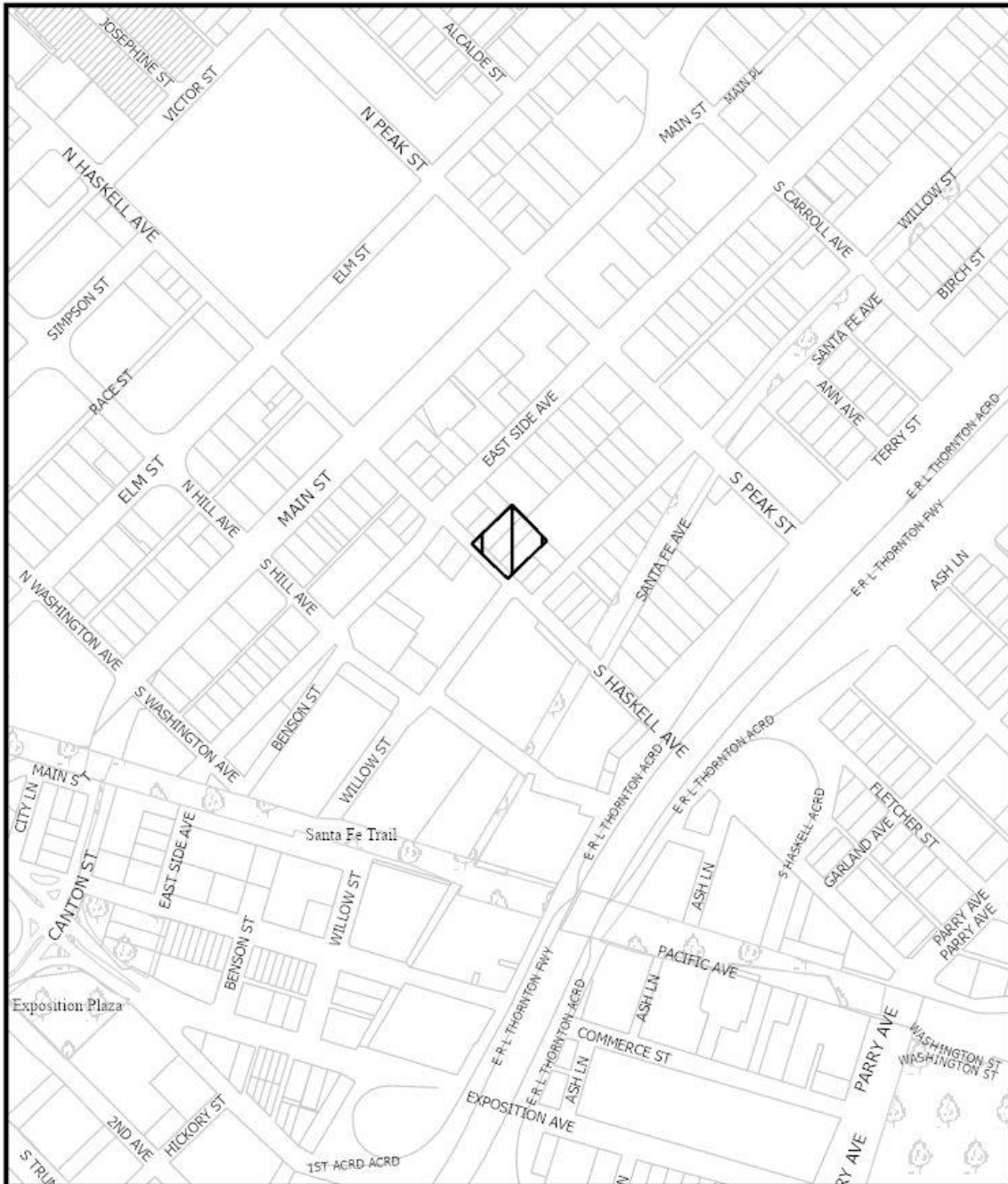
As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.


Market Value Analysis:

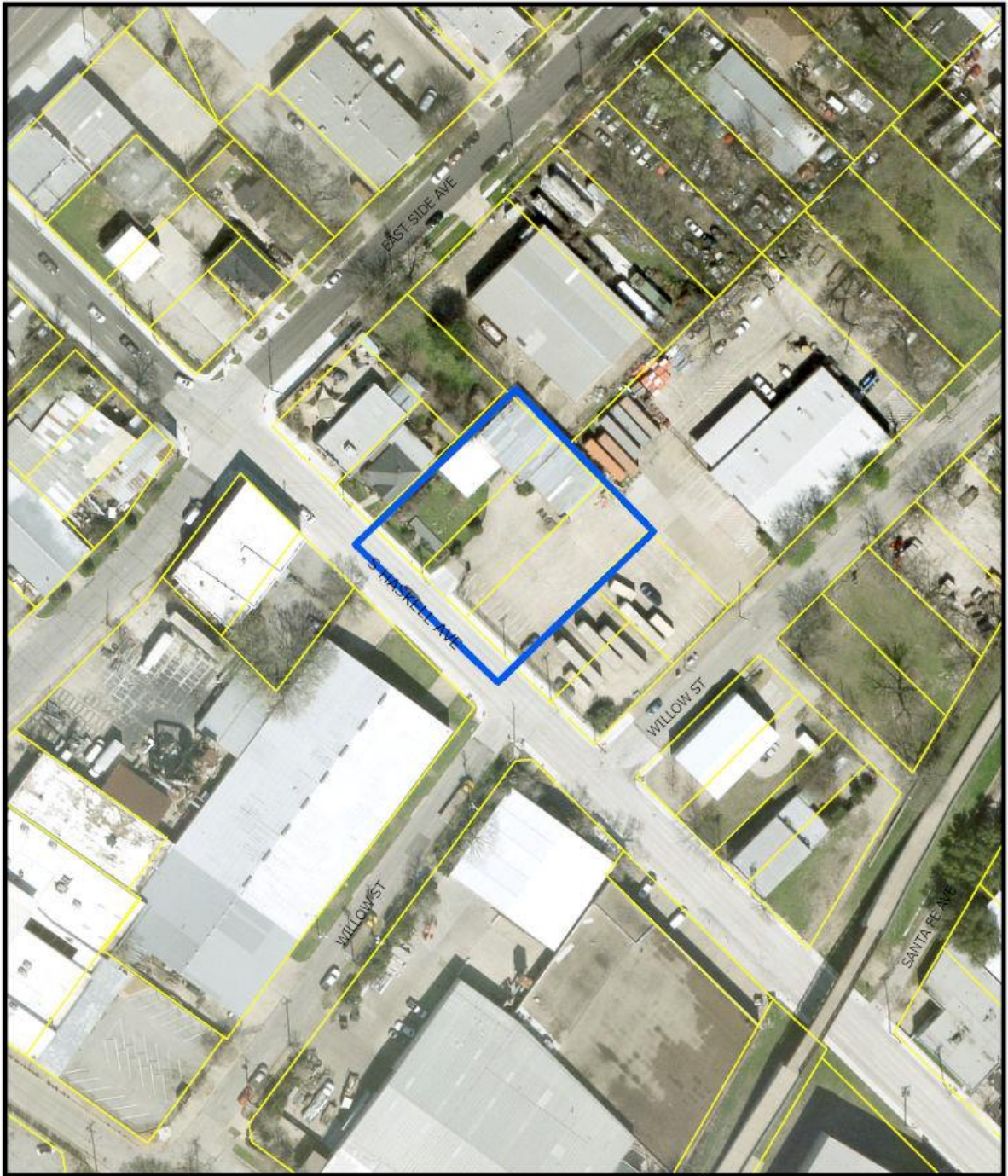
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 “C” MVA area.

Proposed Conditions

1. **USE**: The only use authorized by this specific use permit is for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit shall not expire.
4. **FLOOR AREA**: The use is limited to 7,000 square feet of floor area.
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.



 1:4,800	<h2>VICINITY MAP</h2>	Case no: Z-26-000066 Date: 04/08/2026
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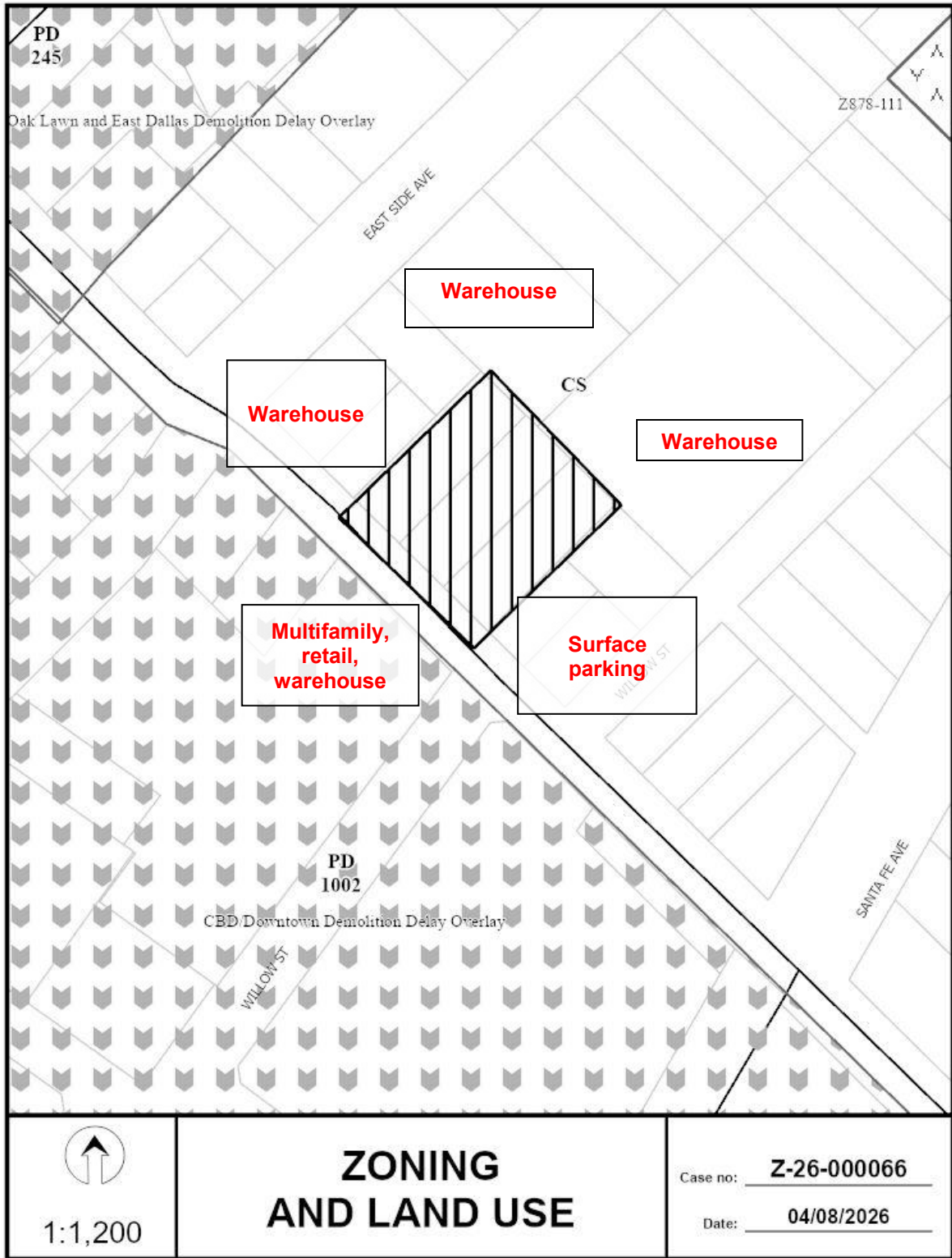


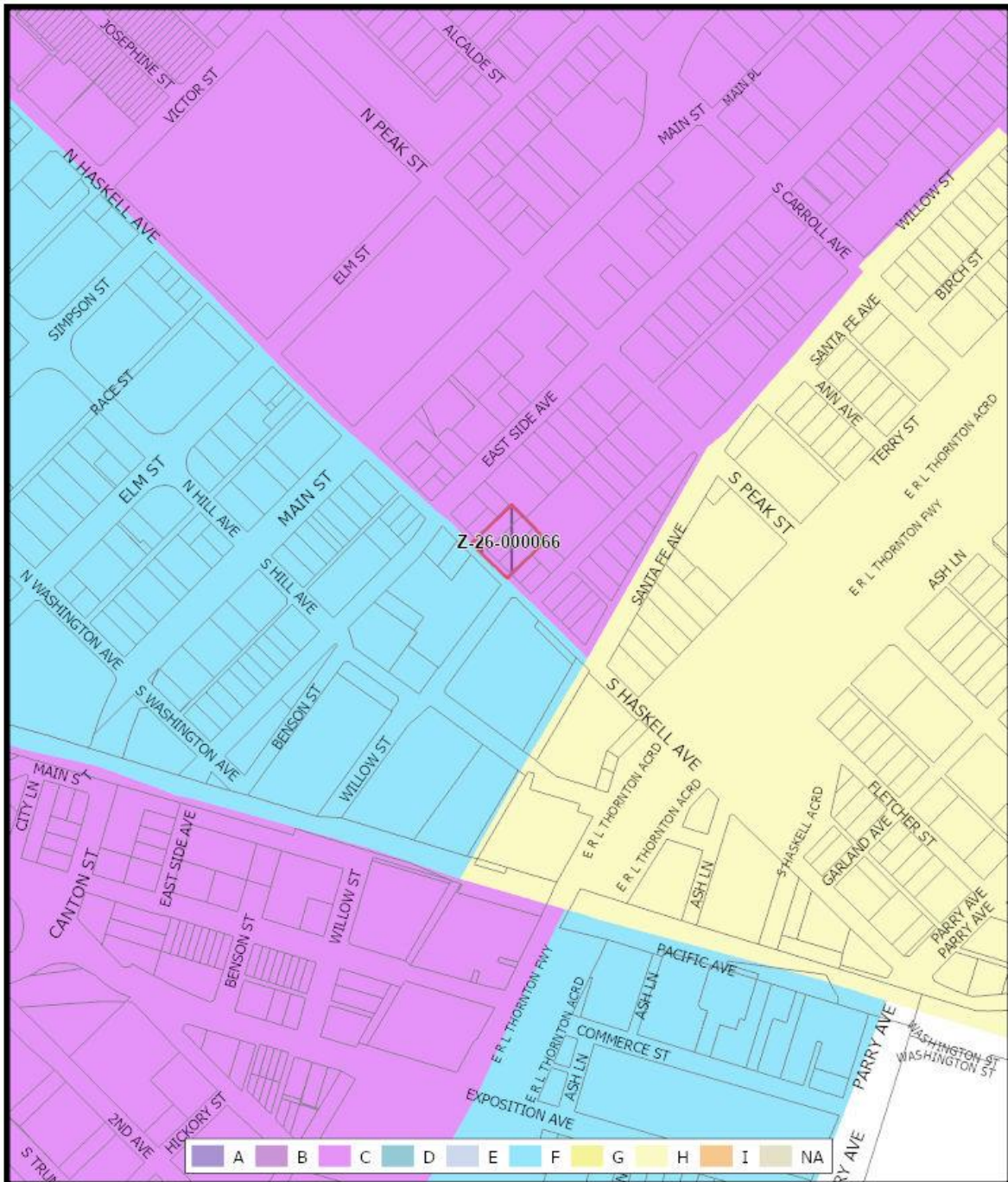
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AERIAL MAP

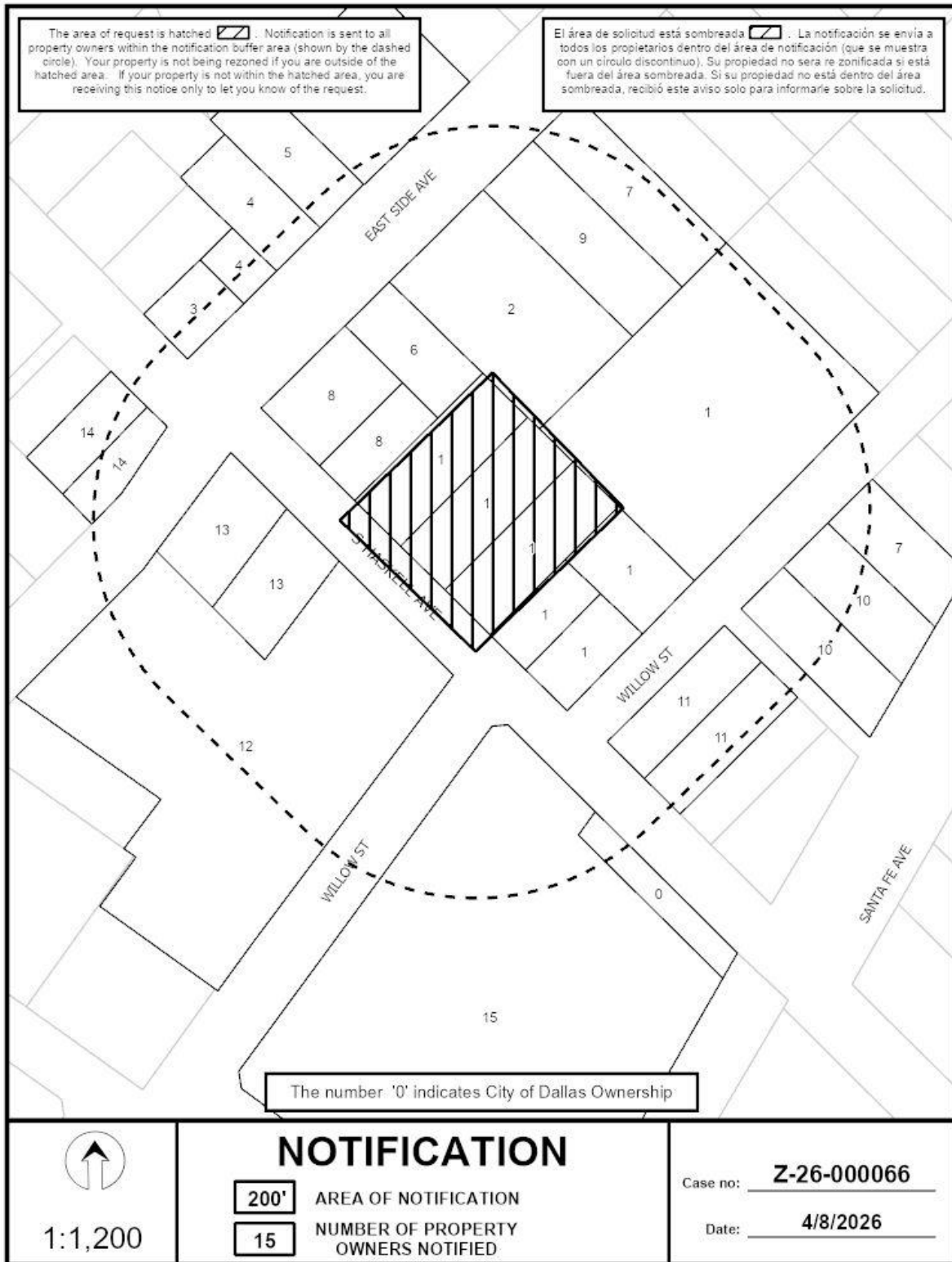
Case no: Z-26-000066

Date: 04/08/2026





 1:4,800	<h2>Market Value Analysis</h2>	Case no: <u>Z-26-000066</u> Date: <u>4/8/2026</u>
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04/08/2026

Notification List of Property Owners

Z-26-000066

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4201 WILLOW ST	HINCKLEY HAL GREGORY SR
2	4118 EAST SIDE AVE	EAST SIDE WAREHOUSE LLC
3	4101 EAST SIDE AVE	CORNER MAIN HASKELL LLC
4	4107 EAST SIDE AVE	RARI INVESTMENTS LLC
5	4113 EAST SIDE AVE	DELAY JAMES C &
6	4108 EAST SIDE AVE	SUDDATH JOSEPH ANTHONY
7	4202 EAST SIDE AVE	JGT HOLDINGS LLC
8	204 S HASKELL AVE	SUDDATH JOSEPH A
9	4200 EAST SIDE AVE	MCKINNEY AVENUE TRANSIT
10	4118 WILLOW ST	JGT HOLDINGS LLC
11	400 S HASKELL AVE	ANDERSON BRENT
12	305 S HASKELL AVE	305 HASKELL PARTNERS LLC
13	207 S HASKELL AVE	HURT OLSON ENTERPRISES LLC
14	121 S HASKELL AVE	ESPARZA JOSE DE JESUS
15	403 S HASKELL AVE	WILLOW SOUTH HASKELL HOLDINGS LLC