

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 3, 2022

Planner: Michael Pepe

FILE NUMBER: Z212-252(MP) **DATE FILED:** April 19, 2022

LOCATION: Southwest line of South Riverfront Boulevard, between I-30 and I-35

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ±0.65 acres **CENSUS TRACT:** 0100.00

APPLICANT/OWNER: Zcharalambopouls Fay – FC Dreams LLC

REPRESENTATIVE: La Sierra Planning Group – Kendra Larach

REQUEST: An application for a new Specific Use Permit for a Commercial Amusement (Inside) with a dance hall on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

SUMMARY: The purpose of the request is to use the existing structure for commercial amusement (inside) with a dance hall use.

STAFF RECOMMENDATION: **Hold under advisement to December 15, 2022.**

BACKGROUND INFORMATION:

- On September 24, 2008, the City Council approved the creation of Planned Development District No. 784, the Trinity River Corridor Special Purpose District. The request site is located within the Mixmaster Riverfront Subarea. The purpose of the PD was to implement the Trinity River Corridor Comprehensive Land Use Plan with form-based zoning by integrating urban design into land use and development regulations and defining the desired scale and character of a particular area.
- PD No. 784 requires a Specific Use Permit for the use of commercial amusement (inside) and does not allow for eligibility of autorenewal. The applicant is seeking a new Specific Use Permit for a commercial amusement (inside) use limited to a dance hall.
- The applicant is proposing a site plan utilizing the existing structure, a 6,720 square foot structure built in 1952, all of which is planned to be used as the commercial amusement (inside) use.
- The definition of a Commercial Amusement (inside) is as follows: “A facility wholly enclosed in a building that offers entertainment or games of skill to the general public for a fee. This use includes but is not limited to an adult arcade, adult cabaret, adult theater, amusement center, billiard hall, bowling alley, children’s amusement center, dance hall, motor track, or skating rink.” The applicant is proposing to operate a with a dance hall.
- SEC. 51A-4.219 states the procedure for submission of an SUP. This includes a site plan and a traffic impact analysis if deemed necessary. Staff has determined the operations warrant submission of a TIA to assess the transportation and engineering need of the site within the context of an SUP review for the use. Staff has notified the applicant of the determination but has not received a TIA at time of publication.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Riverfront Boulevard	Principal Arterial	130' / 130' of ROW, 93' of pavement with bike lanes

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and recommends the following conditions prior to approval of the request.

1. Preliminary Traffic Assessment to evaluate access to the site and parking.
 2. SUP conditions to require any improvements identified in the traffic study.
- or***
3. Revisions to SUP plan:
 - Removal of the north driveway, in accordance with code
 - Revise plan to show sidewalk in compliance with zoning standards and Thoroughfare Plan
 - Revise plan to show maximum driveway width of 24-30 feet.
 - Revise plan to coordinate driveway to be aligned with median opening or show proposed left turn lanes on the north and south side of the median.

Section 51A-4.219. Specific Use Permit states an applicant for an SUP shall submit, along with a site plan, a traffic impact analysis if the director determines that the analysis is necessary for a complete review of the impacts of the proposed development. Therefore, staff recommends holding the case under advisement to allow for submission and review of a traffic impact analysis, or amendment of the site plan to include the suggested revisions.

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 1.1.3 Build a dynamic and expanded Downtown.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

Area 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. 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 *360 Plan* provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education, and open space.

The area of request is located within the Riverfront District, one of the core-supporting districts, as identified in the plan.

The Trinity River and its oxbows form the core of the Riverfront District. Since Dallas' founding, the Trinity River and its tributaries have fueled the city's industries, from milling to manufacturing, playing a large role in the city's growth and prosperity. Though the type of industry has changed over the years, Riverfront still contains the bulk of the city's industrial uses, including car lots and repair shops, salvage yards, and small manufacturers; Dallas County justice facilities are also located in Riverfront.

Access to Riverfront has been a challenge, having to cross interwoven routes of rail, river, levees, and high-speed roads and freeways; however, the Santa Fe Trail and Ronald Kirk Bridge have made the area more accessible, improving connections to Downtown at the district's southern and northern ends, respectively.

The 360 Plan acknowledges that efforts have been made to transform the area into a more urban neighborhood; nonetheless, the area plan notes that industrial uses will continue to locate in Riverfront so long as land remains cheap and readily available along the periphery of Downtown.

Based on the current uses and the existing condition of the area surrounding the area of request, it is staff's opinion that use of a commercial amusement (inside) limited to a dance hall does not conflict with the goals set in the area plan for the Riverfront District.

Land Use:

	Zoning	Land Use
Site	PD 784 (Mixmaster Riverfront)	Vacant Structure
North	PD 784 (Mixmaster Riverfront)	Bail Bond Office
East	PD 784 (Mixmaster Riverfront)	Liquor Store, Restaurants
South	PD 784 (Mixmaster Riverfront)	Undeveloped, Trinity Floodplain
West	PD 784 (Mixmaster Riverfront)	Trinity Floodplain

Land Use Compatibility:

The area of request is located within Planned Development District No. 784 and is currently developed with a commercial building. The site contains approximately 0.65 acres in lot area and is developed with a 6,720 square-foot building erected in 1952. Property to the north of the site is developed as a bail bonds office. Properties to the east of the site consist of a liquor store and restaurants. The Trinity levee and floodplain are located to the south and west of the property.

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 proposed use is only permitted in the PD with an SUP. The PD specifically states autorenewal may not be considered for this use. Nearby properties do not consist of uses that are likely to be impacted by the proposed use. Existing uses in the area include use such as liquor stores and a restaurant, which are unlikely to experience impact from activity from the proposed SUP.

The applicant is requesting an SUP with a period of two years.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

As proposed, the proposed use and plan will likely not trigger landscaping requirements.

Parking:

Planned Development District No. 784 and Chapter 51A require one parking space per 25 square feet of floor area of dance floor within a dance hall and one space per 100 square feet of remaining area.

The planned 426-square-foot dance floor would require 17 spaces. The remaining building area, 5,844 square feet, would require 58 spaces. The total requirement for the use would be 75 spaces.

The site plan states 57 spaces will be provided on the subject property, 15 will be provided through agreement with the adjacent lot, and three spaces will be reduced from the total recovered through provision of 18 public bike racks in accordance with 51A-4.314.

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 "E" an MVA cluster.

List of Partners/Principals/Officers

List of Officers – 525 S. Riverfront

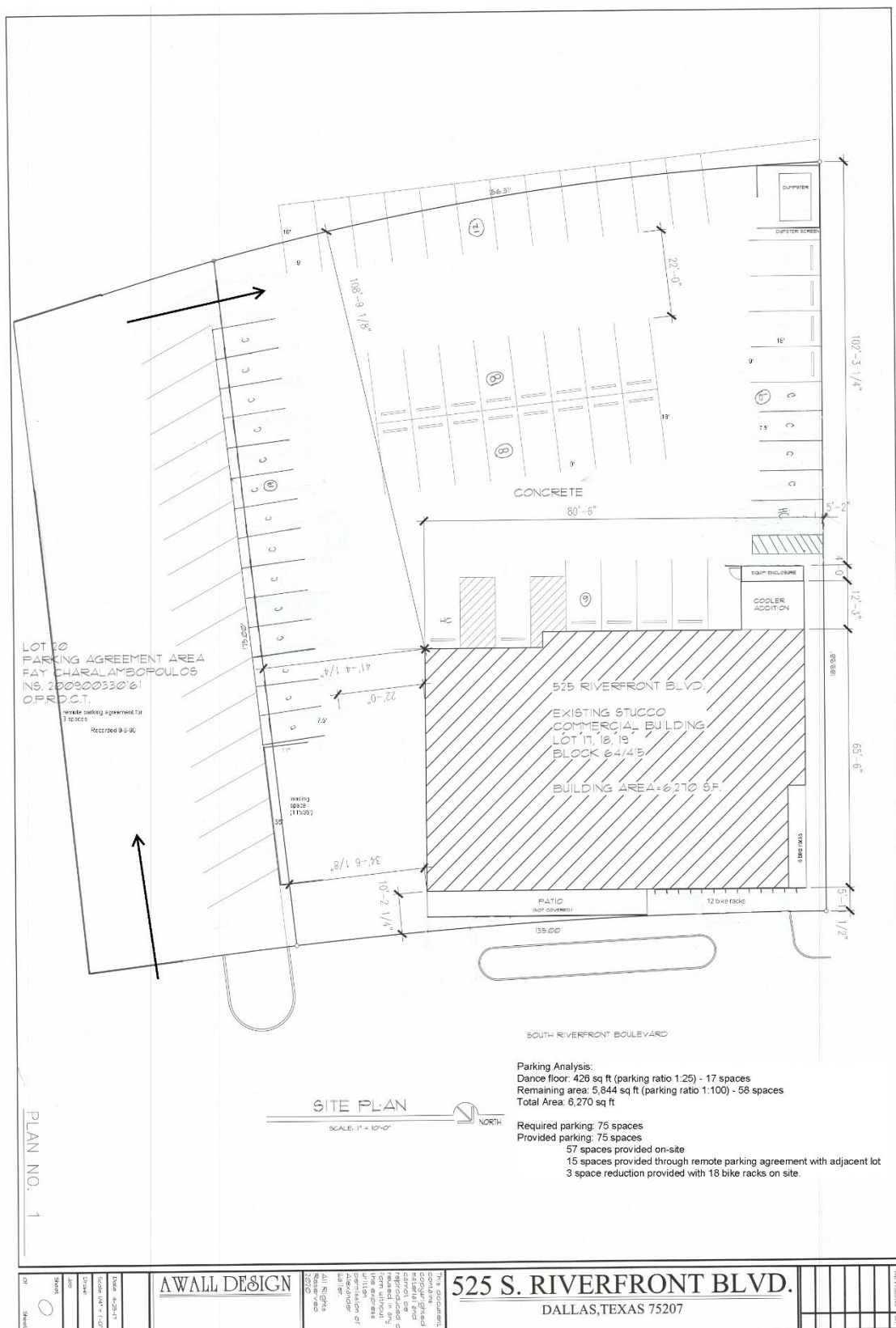
Owner - FC DREAMS LLC

Manager – Fay P. Charalambopoulos

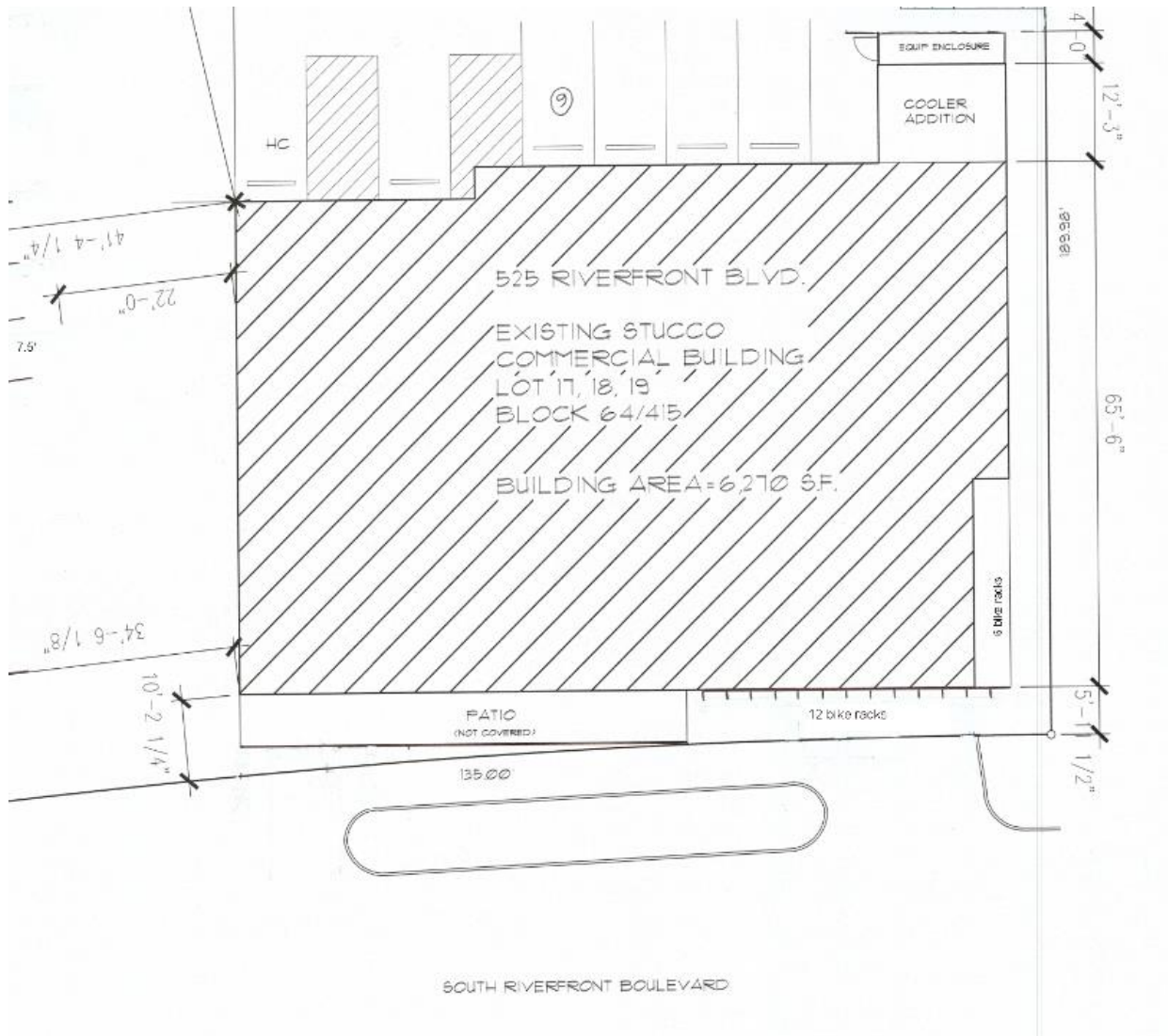
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a commercial amusement inside with dance hall.
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 (two years from the passage of this ordinance).
4. HOURS OF OPERATION: Hours of Operation will be Monday through Sunday from 12:00PM to 2:00AM.
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)



SITE PLAN

SCALE: 1" = 10'-0"

NORTH

Parking Analysis:

Dance floor: 426 sq ft (parking ratio 1:25) - 17 spaces

Remaining area: 5,844 sq ft (parking ratio 1:100) - 58 spaces

Total Area: 6,270 sq ft

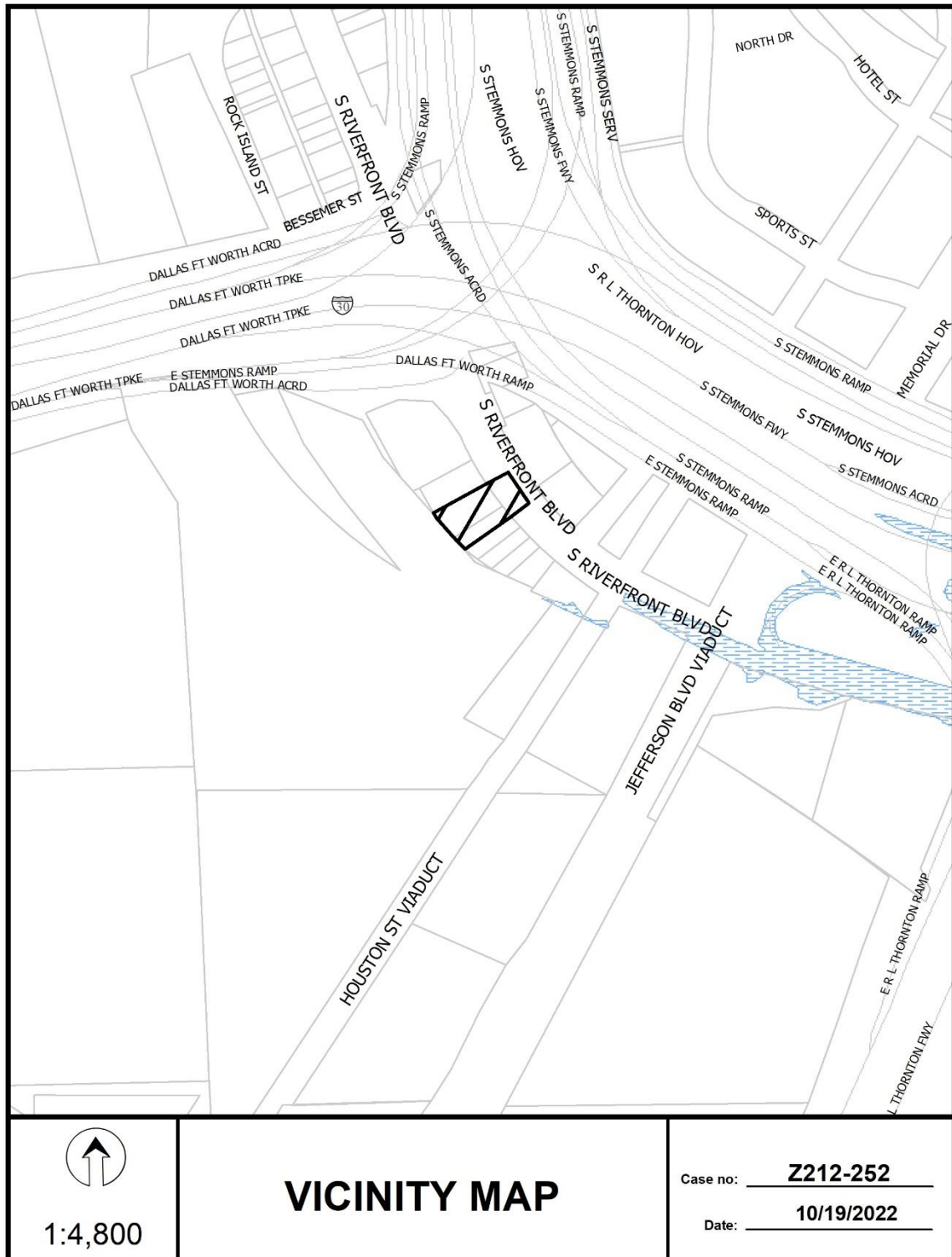
Required parking: 75 spaces

Provided parking: 75 spaces

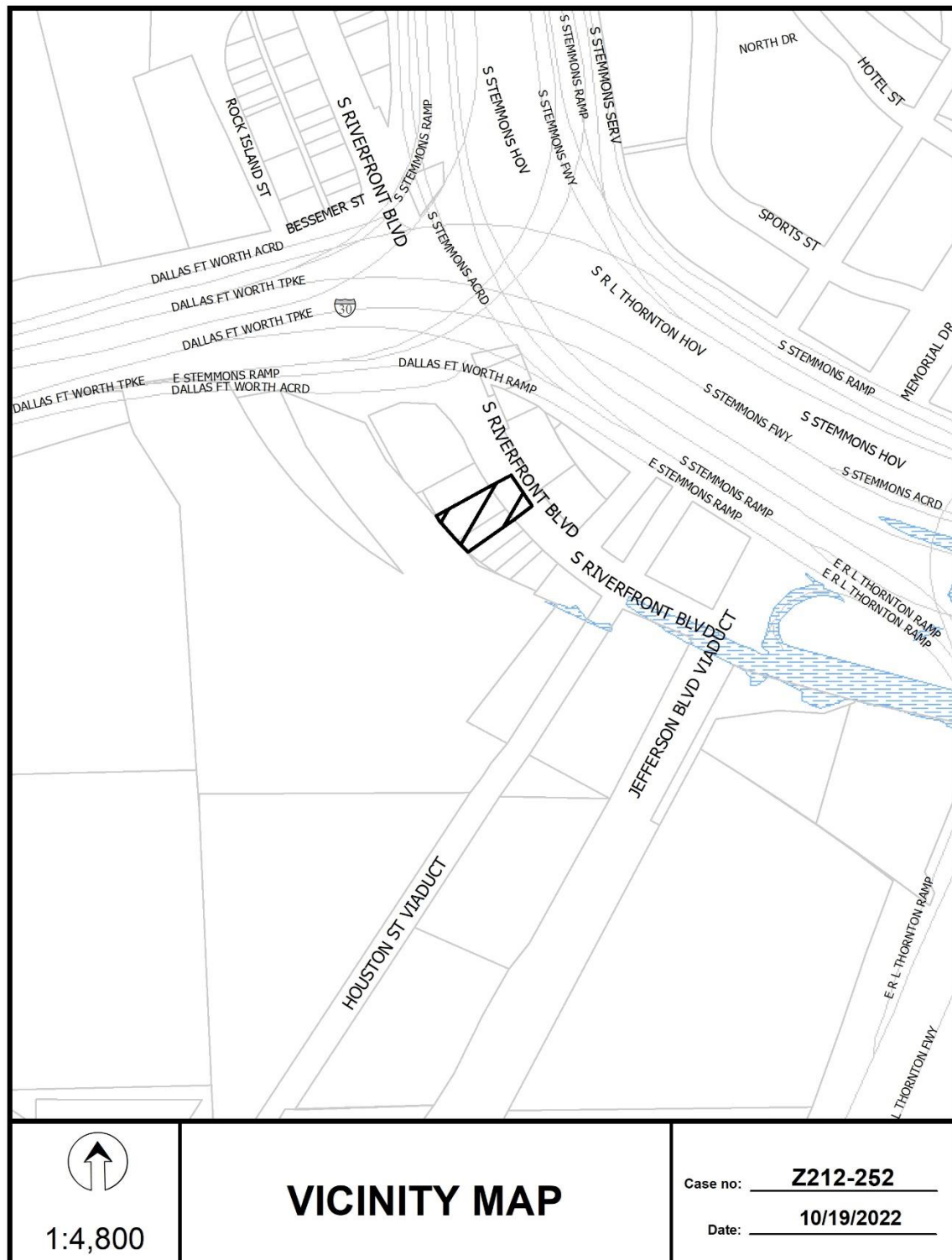
57 spaces provided on-site

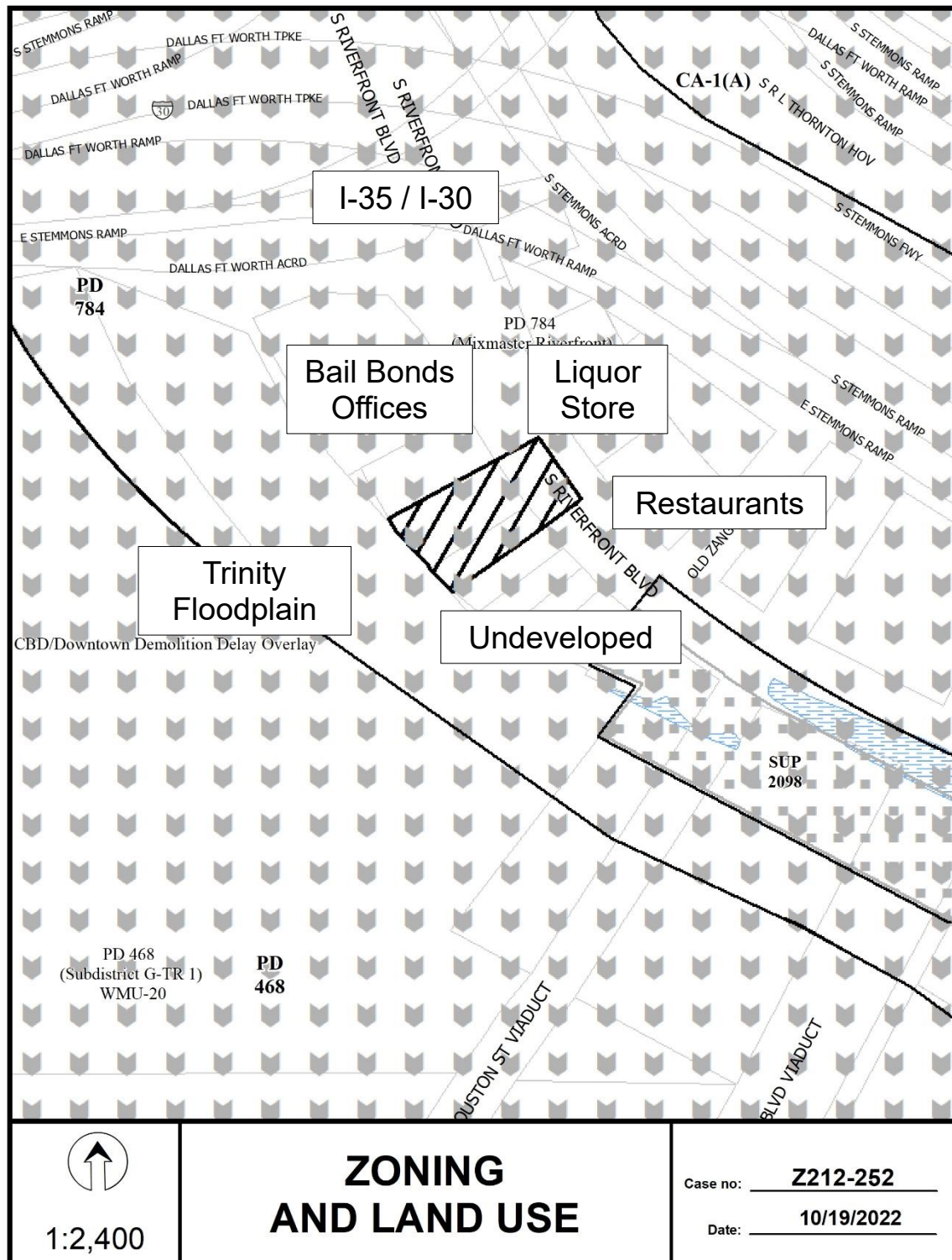
15 spaces provided through remote parking agreement with adjacent lot

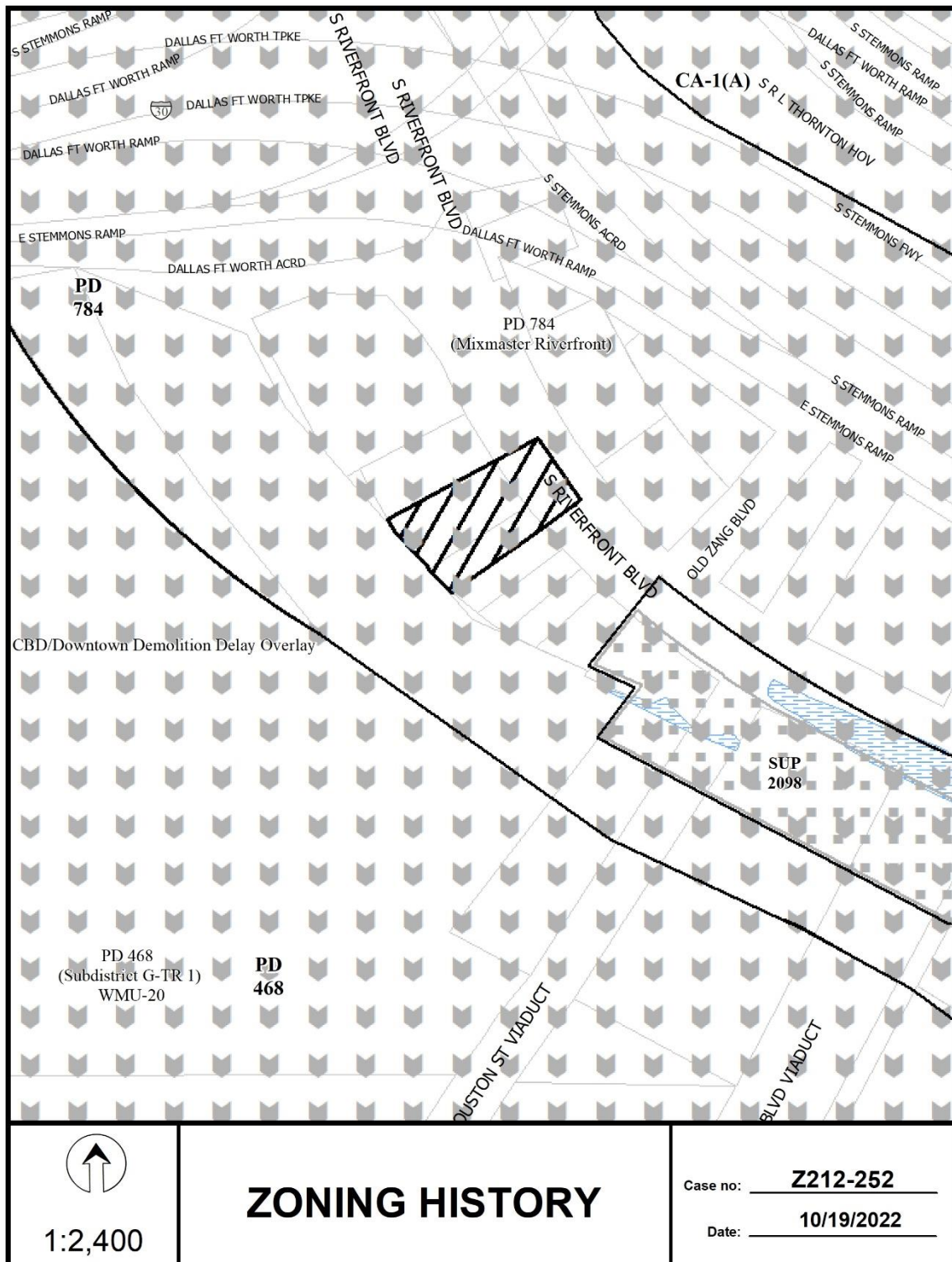
3 space reduction provided with 18 bike racks on site.



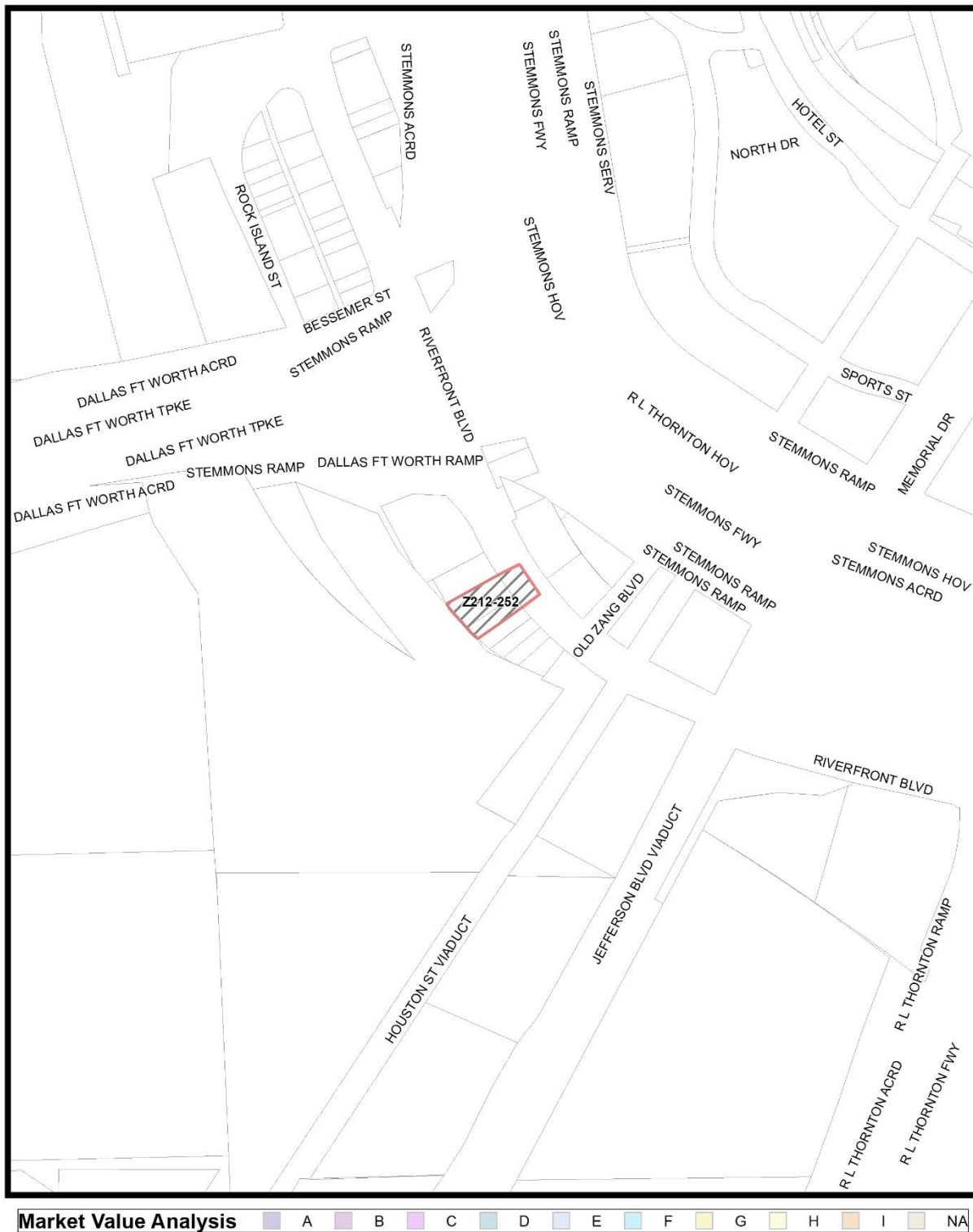
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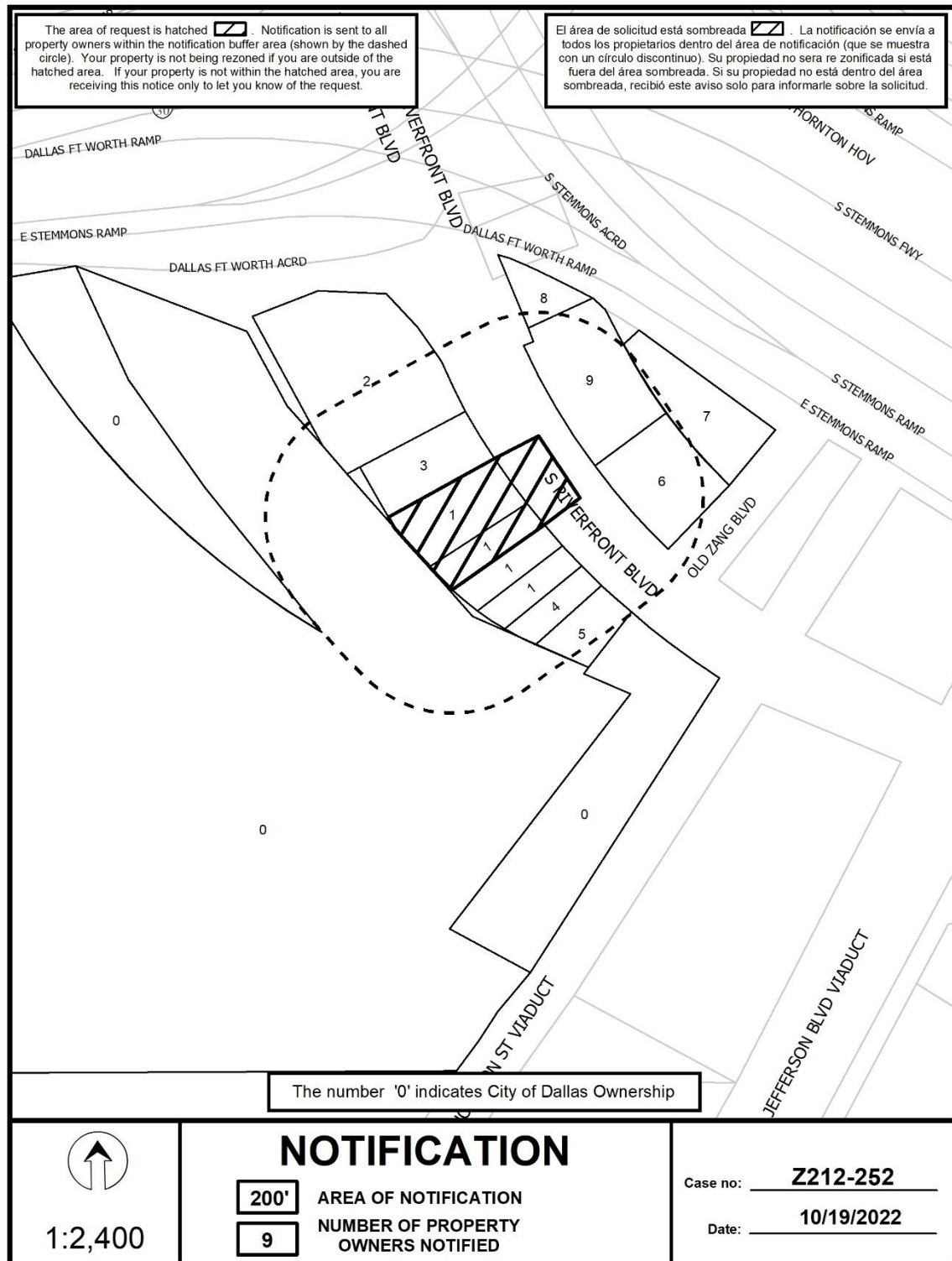
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1:4,800

Market Value Analysis

Printed Date: 10/19/2022



Z212-252(MP)

10/19/2022

Notification List of Property Owners

Z212-252

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	525 S RIVERFRONT BLVD	FC DREAMS LLC
2	503 S RIVERFRONT BLVD	JIFFY PPTIES LP
3	515 S RIVERFRONT BLVD	JIFFY PROPERTIES L P
4	539 S RIVERFRONT BLVD	AMERICAN TOWERS LLC
5	543 S RIVERFRONT BLVD	CAZARES ANDRES
6	526 S RIVERFRONT BLVD	PNYX LIMITED PARTNERSHIP
7	538 S RIVERFRONT BLVD	PNYX LP
8	434 S RIVERFRONT BLVD	PNYX LP
9	518 S RIVERFRONT BLVD	PNYX