HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, SEPTEMBER 23, 2026**
ACM: Robin Bentley

FILE NUMBER: Z-26-000152 **DATE FILED:** July 8, 2026

LOCATION: Northeast corner of Elm Street and North Malcolm X Boulevard, AKA 2901 Elm Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 4,845 sq. ft. **CENSUS TRACT:** 481130204002

OWNER: R & F Investments Ltd

APPLICANT: Off the Cuff / Ross Hines

REPRESENTATIVE: Audra Buckley – Permitted Development LLC

REQUEST: An application for a new Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269 Tract A, the Deep Ellum/Near East Side District.

SUMMARY: The purpose of the request is to allow for a bar, lounge, or tavern on the site.

STAFF RECOMMENDATION: **Approval**, subject to a site plan and staff's recommended conditions.

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

BACKGROUND INFORMATION:

- The area of the request is zoned Planned Development District 269, Tract A, the Deep Ellum/Near East Side District.
- Applicant is requesting a new SUP to allow for a 4,845 sq ft bar, lounge, or tavern on the site per the site plan. DCAD states the structure is 4,000 square feet.
- The site was previously occupied by Kitchen LTO, Labella Cake, Pamper and Me Salon & Spa, and Sweet Endings restaurant.
- According to the City of Dallas' certificate of occupancy, the Off the Cuff restaurant has occupied the property as a restaurant since April 24, 2019.

Zoning History:

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

1. ***Z-25-000183 –*** On April 8, 2026, the City Council approved the amendment of Specific Use Permit 2150, a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, on the Southwestern corner of Main St and Malcolm X Blvd.
2. ***Z-26-000133*** – On August 25, 2026, the City Council will hear a request for an application for a new Specific Use Permit for a bar, lounge, or tavern and inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District**.**

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Elm Street	Community Collector	60 feet
Malcolm X Blvd	Community Collector	60 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 reviewing engineering plans at the permitting stage to ensure compliance with city standards.

Transit Access:

The area of request is within a mile of the following transit services:

Train Station:
Green Line (Baylor Station ,Deep Ellum Station)
Bus routes:
Route 1, 9, 18, 214, 249

STAFF ANALYSIS:

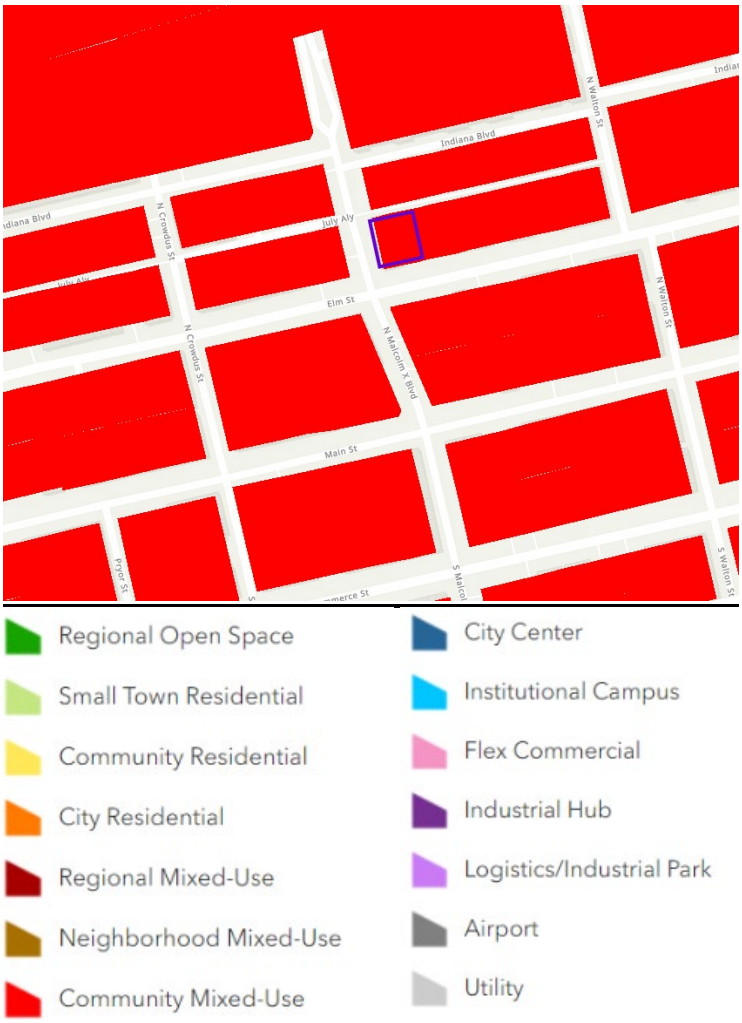
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other City decisions. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries, nor does it restrict the City's authority to regulate land use.

The proposed new Specific Use Permit for a lounge is generally **consistent** with Forward Dallas 2.0. A bar, lounge, or tavern is identified as a primary use within the Community Mixed-Use placetype. The site is adjacent to similar uses within PD 269. The site is within a mile of Baylor Station and Deep Ellum Station and several bus routes. The proposed bar, lounge, or tavern provides the community with entertainment and social gathering opportunities. Therefore, the proposed Specific Use Permit aligns with the vision and recommendations of Forward Dallas 2.0.

Placetype Summary

Community Mixed-Use areas combine housing, retail, and office spaces to serve multiple neighborhoods. Located along transit corridors, these areas prioritize walkability, community interaction, and access to essential services, creating vibrant and inclusive spaces.



Land Use:

	Zoning	Land Use
Site	Tract A, Planned Development District 269	Restaurant, Bar, lounge, or tavern
North	Tract A, Planned Development District 269	Parking and multifamily
South	Tract A, Planned Development District 269	Parking, retail, bar, parking, and restaurants
West	Tract A, Planned Development District 269	Parking, retail, bar, and restaurants
East	Tract A, Planned Development District 269	Parking, Retail, bar, and restaurants

Land Use Compatibility:

The request site is zoned No. 269, the Deep Ellum/Near East Side District, and it has been developed as restaurants, personal services, and retail since the 1980s. The new

business is seeking a SUP to allow a bar, lounge, or tavern at this site. Surrounding uses include a parking lot, multifamily uses to the north, and parking, retail, bars, parking, and restaurants to the east, west, and south. Bar, lounge, or tavern uses are compatible with the surrounding uses and with Deep Ellum.

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 supports the request because the use is not foreseen to be detrimental to surrounding properties. The site plan and conditions limit the size and scope of the use. Staff recommends approval, subject to a site plan and conditions.

Landscaping:

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

Parking:

PD 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge, or tavern located within an original building. Otherwise, one space is required for every 100 square feet of floor area.

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 the request and the immediate surrounding areas are located in an “F” MVA area.

CPC ACTION
August 20, 2026

Motion: It was moved to recommend approval of a new Specific Use Permit for a bar, lounge, or tavern for a one-year period, subject to a site plan and conditions, on property zoned Planned Development District No. 269 Tract A, the Deep Ellum/Near East Side District, on the northeast corner of Elm Street and North Malcolm X Boulevard, AKA 2901 Elm Street.

Maker: Hampton
Second: Herbert
Result: Carried: 14 to 0

For: 14 - Hampton, Herbert, Gilbert-Smith, Serrato, Carpenter, Wheeler-Reagan, Franklin*, Koonce, Housewright, Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Sims
Vacancy: 0

*Out of room, shown voting in favor

Notices:	Area:	200	Mailed:	20
Replies:	For:	0	Against:	1

Speakers: None

List of Officers

Owner:
R & F INVESTMENTS LTD., a Texas limited partnership

M&P, LC., a Texas corporation, General Partner
Mitchell Rasansky, Managing Member

Applicant:
ALAN Concepts LLC dba 'Off the Cuff'
Ross Hines, Managing Member and Business Owner

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use has an expiration date of _____ (1 year from the passage of this ordinance).

Staff recommendation: 3. TIME LIMIT: This specific use permit shall not expire.

4. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.

5. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.

6. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.

7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. 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.

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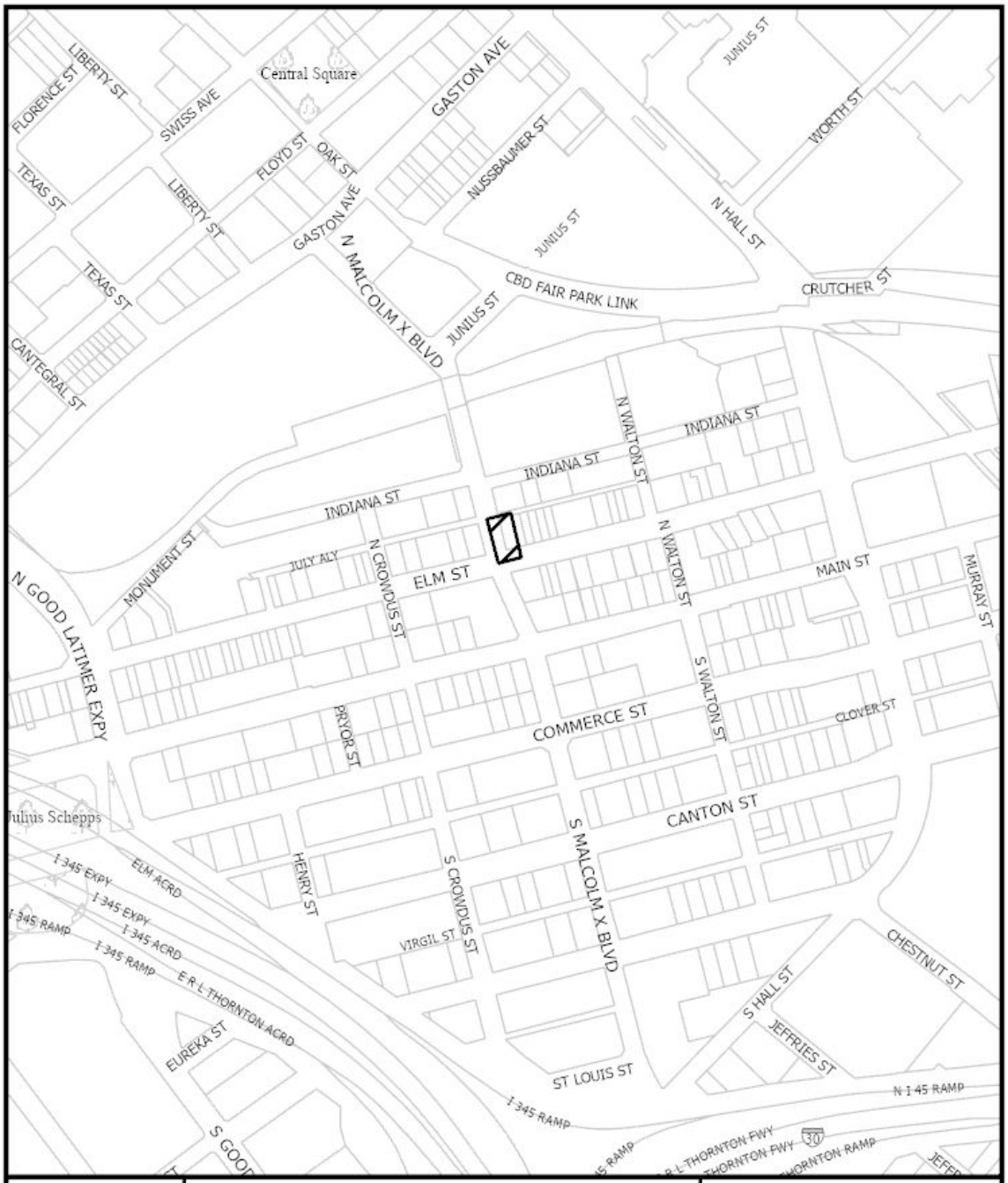
PROPOSED SITE PLAN


Central Square
LIBERTY ST
FLORENCE ST
SWISS AVE
TEXAS ST
FLOYD ST
OAK ST
GASTON AVE
NUSSBAUMER ST
JUNIUS ST
WORTH ST
N HALL ST
CBD FAIR PARK LINK
CRUTCHER ST
N MALCOLM X BLVD
CANTEGRAL ST
INDIANA ST
N WALTON ST
MONUMENT ST
JULY ALY
N CROWDUS ST
ELM ST
MAIN ST
MURRAY ST
N GOOD LATIMER EXPY
S WALTON ST
PRYOR ST
COMMERCE ST
CLOVER ST
CANTON ST
Julius Schepps
I 345 EXPY
ELM ACRD
I 345 RAMP
I 345 ACRD
E R L THORNTON ACRD
HENRY ST
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VIRGIL ST
S MALCOLM X BLVD
CHESTNUT ST
S HALL ST
JEFFRIES ST
EUREKA ST
ST LOUIS ST
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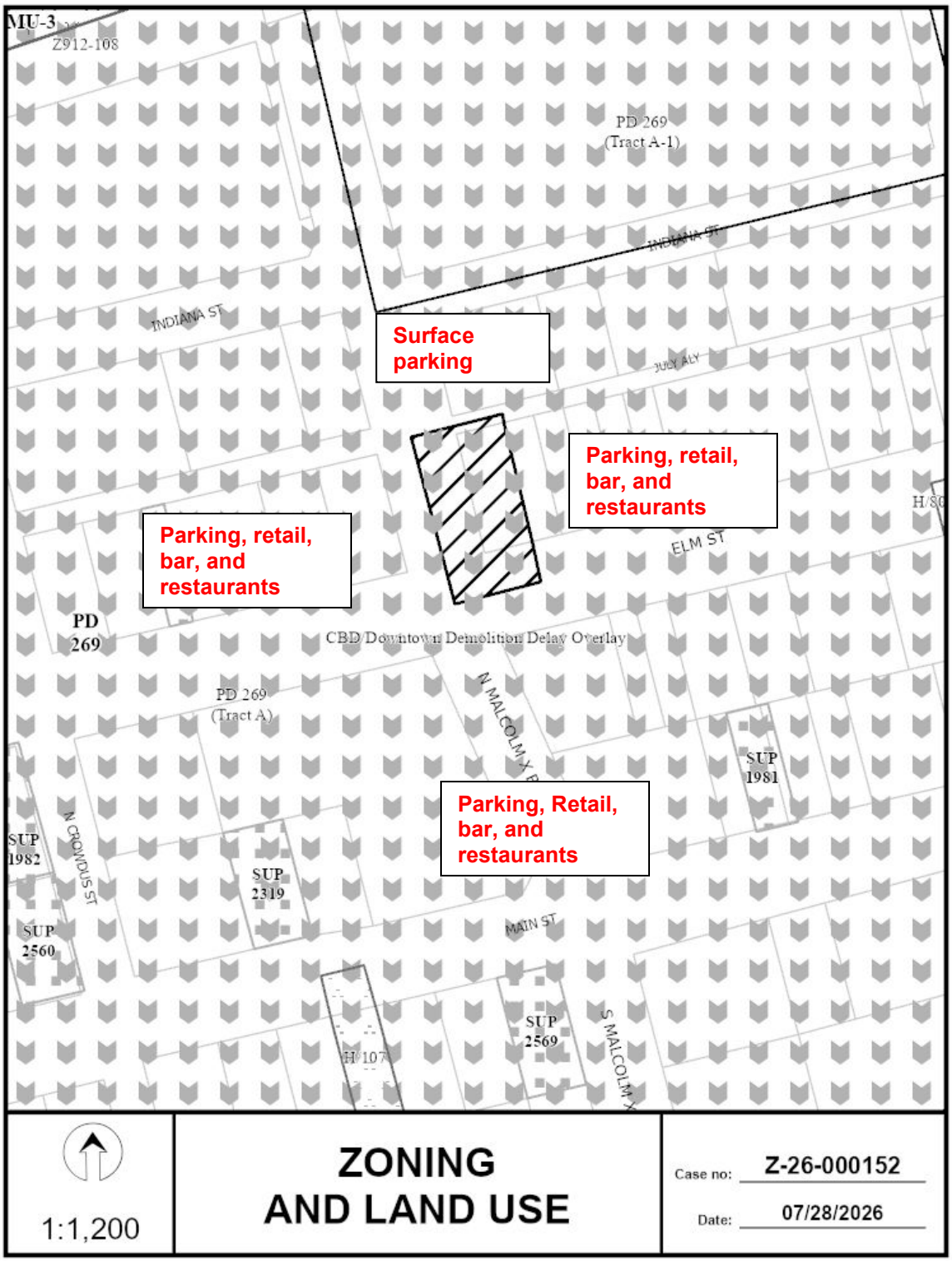
1:4,800
VICINITY MAP
Case no: Z-26-000152
Date: 07/28/2026

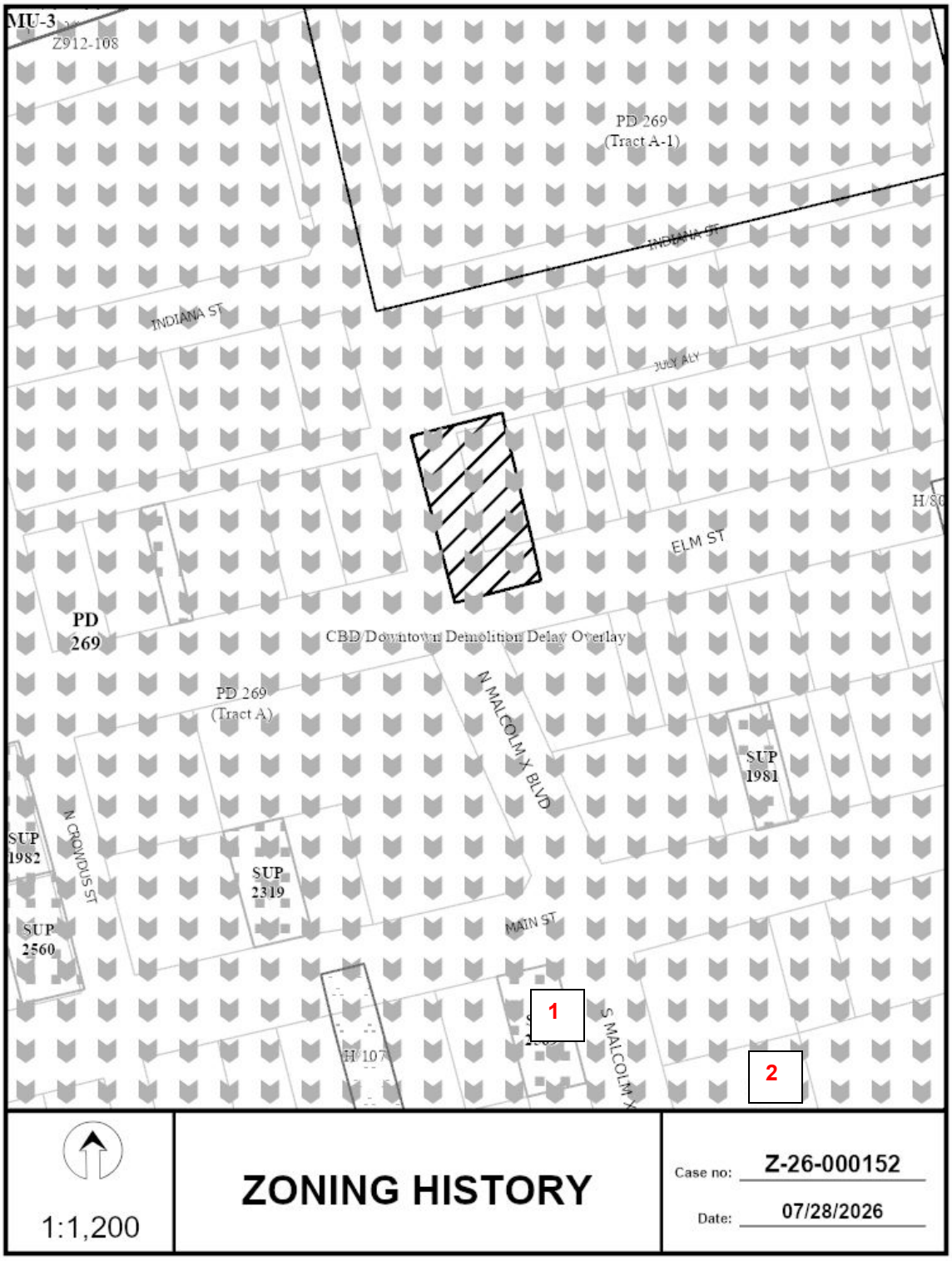
1:1,200

AERIAL MAP

Case no: Z-26-000152

Date: 07/28/2026


MU-3
Z912-108
PD 269
(Tract A-1)
INDIANA ST
INDIANA ST
JUDY ALY
Surface parking
Parking, retail, bar, and restaurants
Parking, retail, bar, and restaurants
ELM ST
PD 269
CBD Downtown Demolition Delay Overlay
PD 269
(Tract A)
N MALCOLM X
SUP 1981
Parking, Retail, bar, and restaurants
SUP 1982
N CROWDUS ST
SUP 2319
SUP 2560
MAIN ST
SUP 2569
S MALCOLM X
H 107
1:1,200
ZONING AND LAND USE
Case no: Z-26-000152
Date: 07/28/2026


MU-3
Z912-108
PD 269
(Tract A-1)
INDIANA ST
INDIANA ST
JUDY ALY
ELM ST
PD
269
CBD/Downtown Demolition Delay Overlay
PD 269
(Tract A)
N MALCOLM X BLVD
SUP
1981
SUP
1982
N CROWDUS ST
SUP
2319
SUP
2560
MAIN ST
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2
H 107
S MALCOLM X
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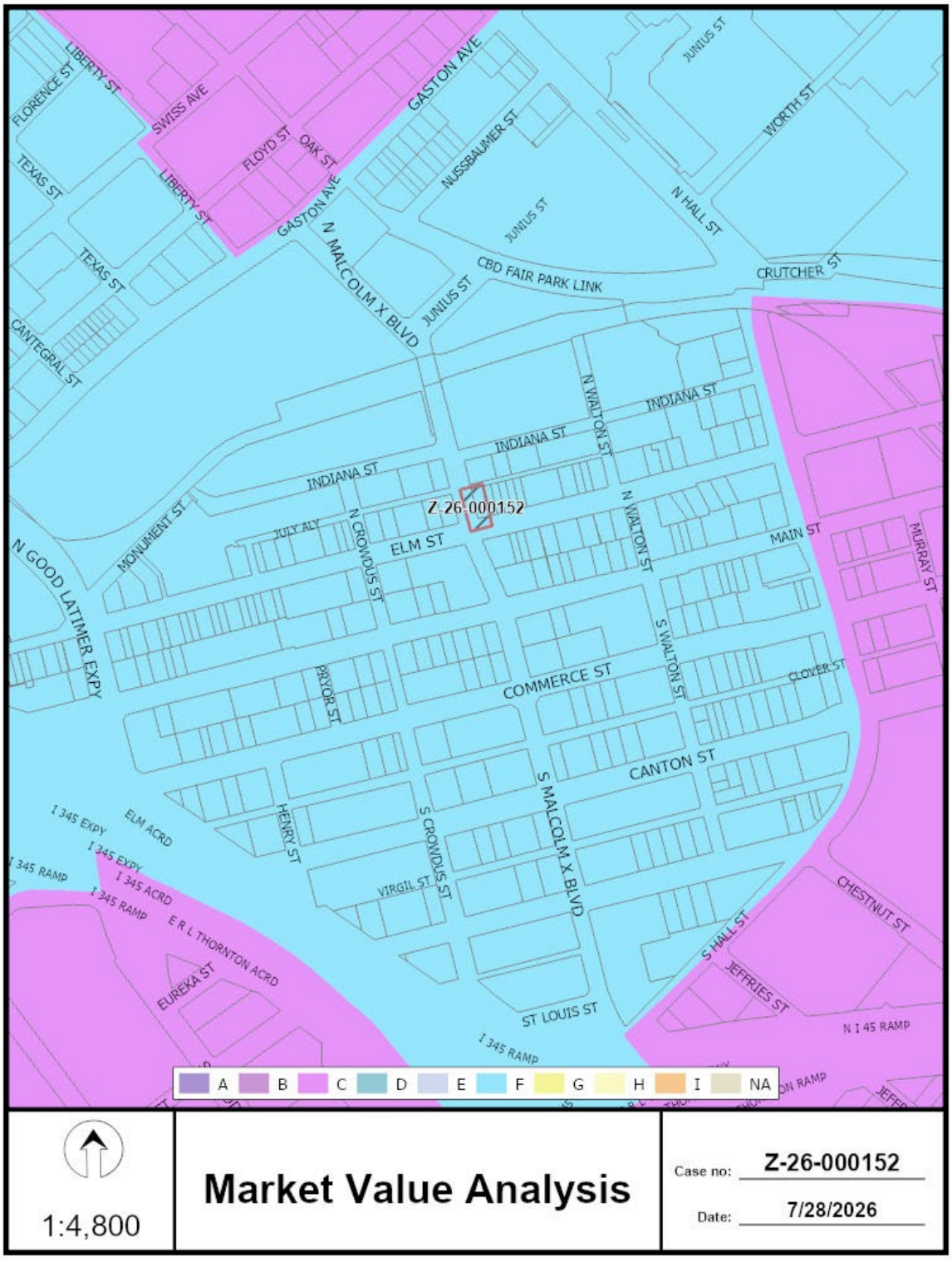
ZONING HISTORY
Case no: Z-26-000152
Date: 07/28/2026


Z-26-000152
GASTON AVE
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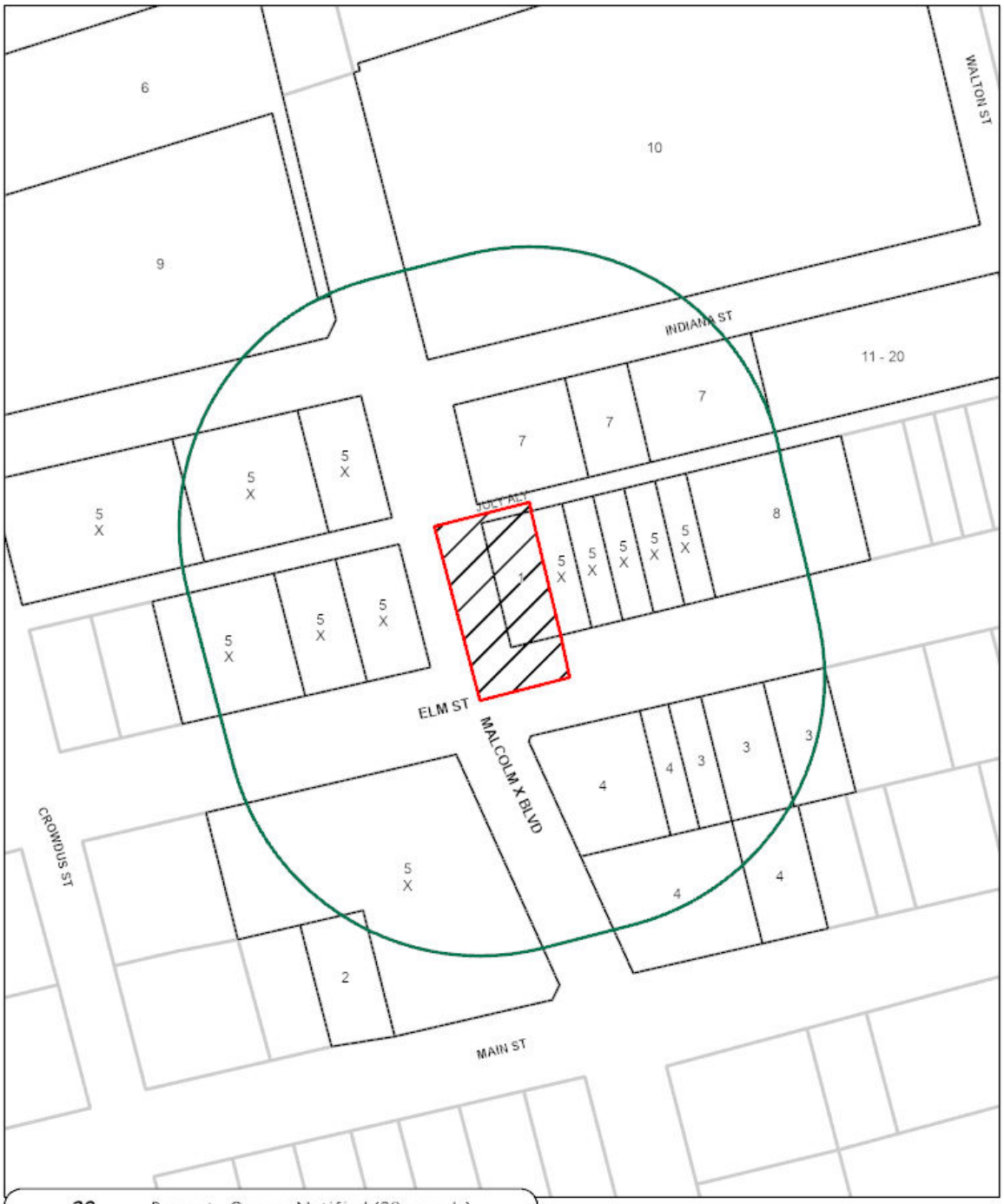
Market Value Analysis
Case no: Z-26-000152
Date: 7/28/2026


6
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10
WALTON ST
INDIANA ST
11 - 20
7
7
7
8
5
X
JOCT ALY
1
ELM ST
MALCOLM X BLVD
CROWDUS ST
4
3
2
MAIN ST
20 Property Owners Notified (29 parcels)
0 Replies in Favor (0 parcels)
1 Replies in Opposition (12 parcels)
200' Area of Notification
8/20/2026 Date
Z-26-000152
CPC
N
W
E
S
1:1,200

Reply List of Property Owners

Z-26-000152

20 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	2901	ELM ST	R & F INVESTMENTS LTD
	2	2815	MAIN ST	CASS DON E TR
	3	2918	ELM ST	ANDREASON JUSTINE POKLADNIK
	4	2908	ELM ST	SDL PARTNERS LTD
X	5	2819	ELM ST	WESTDALE PROPERTIES AMERICA I LTD
	6	2600	MONUMENT ST	DALLAS AREA RAPID TRANSIT
	7	2901	INDIANA BLVD	AP DEEP ELLUM 2 LLC
	8	2917	ELM ST	CTC TEXAS ASSOCIATES LLC
	9	301	N CROWDUS ST	301 N CROWDUS LP
	10	2901	INDIANA BLVD	BROADSTONE AMBROSE LP
	11	215	N WALTON ST	LARSEN MICHELLE A
	12	215	N WALTON ST	DUBOSE BRUCE KEVIN
	13	215	N WALTON ST	NGUYEN VICTORIA
	14	215	N WALTON ST	GRIFFITH JUSTIN
	15	215	N WALTON ST	ROZAS RICK
	16	215	N WALTON ST	LALOLA HOLDING LLC &
	17	215	N WALTON ST	WALDEN HENRY
	18	215	N WALTON ST	TAMBURELLO KATHRYN T
	19	215	N WALTON ST	BOYD JASON M
	20	215	N WALTON ST	FLORES LEONARDO