

HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY, FEBRUARY 26, 2020
ACM: Majed Al-Ghafry

FILE NUMBER:	Z190-120(CT)	DATE FILED:	October 22, 2019
LOCATION:	South line of Sunset Avenue, between South Bishop Avenue and South Madison Avenue		
COUNCIL DISTRICT:	1	MAPSCO:	54 G
SIZE OF REQUEST:	Approx. 6,874 sq. ft.	CENSUS TRACT:	47.00

APPLICANT:	Dilek Caner
OWNER:	Jefferson Monument, LLC
REQUEST:	An application for a Specific Use Permit for an alcoholic beverage establishment use limited to a microbrewery, microdistillery, or winery on property zoned Subarea 4 (North Tract) within Planned Development District No. 316, the Jefferson Area Special Purpose District.
SUMMARY:	The applicant seeks to operate an alcoholic beverage establishment use limited to a microbrewery, micro, or winery (winery) use on the subject site.

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

STAFF RECOMMENDATION: Approval for a two-year period, subject to site plan and conditions.

BACKGROUND INFORMATION:

- The 6,874-square-foot request site is developed with a 2,213-square-foot commercial structure.
- The applicant proposes to sell beer/wine, hold beer/wine tastings, sell food items, ship beer/wine to customers as a part of a microbrewery, micro distillery, or winery use.

Zoning History: There has been one (1) zoning change for the area of request in the past five years.

1. **Z167-340** On October 25, 2017, the City Council approved a renewal of Specific Use Permit No. 1739 for a medical clinic use on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Sunset Avenue	Local	30 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

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:

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

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	PD No. 316 Subarea 4	Vacant
North	PD No. 316 Subarea 4	Office
East	PD No. 316 Subarea 4	Retail/Personal Service
South	PD No. 316 Subarea 1	Office Retail/Personal Service
West	PD No. 316 Subarea 4	Church

Land Use Compatibility:

The approximate 6,874-square-foot site is zoned PD No. 316 Subarea 4 and is currently developed with a 2,213-square-foot structure.

The property located to the north of the area of request, across Sunset Avenue is zoned PD No. 316 Subarea 4 and is developed with an office plaza. To the east is a parking lot, south is an office building which includes retail and personal service uses. West of the subject site is a parking lot which holds parking for the office build to the south of the subject site.

The area surrounding the site is commercial in nature and there are many retail and personal service uses within the area. Subarea 4 within Planned Development District No. 316 allows mainly office and mixed use (medium density) and retail and personal services uses.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
PD 316 (Subarea 4)	15'	20' adjacent to residential OTHER: No Min.	0.80 FAR overall 1.0 office	90' 4 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

Off-street parking and loading requirements must comply with the Dallas Development Code as amended.

The winery will occupy an approximately 2,213-square-foot building.

At a ratio of one space for every 600 square feet of floor area, a total of 4 spaces will be required for the winery $[2,213 / 600 = 3.7 \sim 4 \text{ spaces}]$. The proposed winery will be entering a parking agreement with the owner of the parking lot to the east of the area of request. The owner of the lot also owns the area of request which the applicant is leasing.

Landscaping:

For the proposed development, compliance with Article X will be required.

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 to orange, representing the weakest markets. The area of request Site is not within an identifiable MVA Category; however, it is in proximity to a "E" MVA Cluster to the northwest and an "H" MVA Cluster to the southwest.

Z190-120(CT)

LIST OF PARTNERS/PRINCIPALS/OFFICERS

Jim Lake Jr., Sole Partner

CPC ACTION
January 9, 2020

Motion: It was moved to recommend **approval** of a Specific Use Permit for an alcoholic beverage establishment use limited to a microbrewery, micro-distillery, or winery for a two-year period, subject to site plan and revised conditions (as briefed) on property zoned Subarea 4 (North Tract) within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south line of Sunset Avenue, between South Bishop Avenue and South Madison Avenue.

Maker: MacGregor
Second: Murphy
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 3

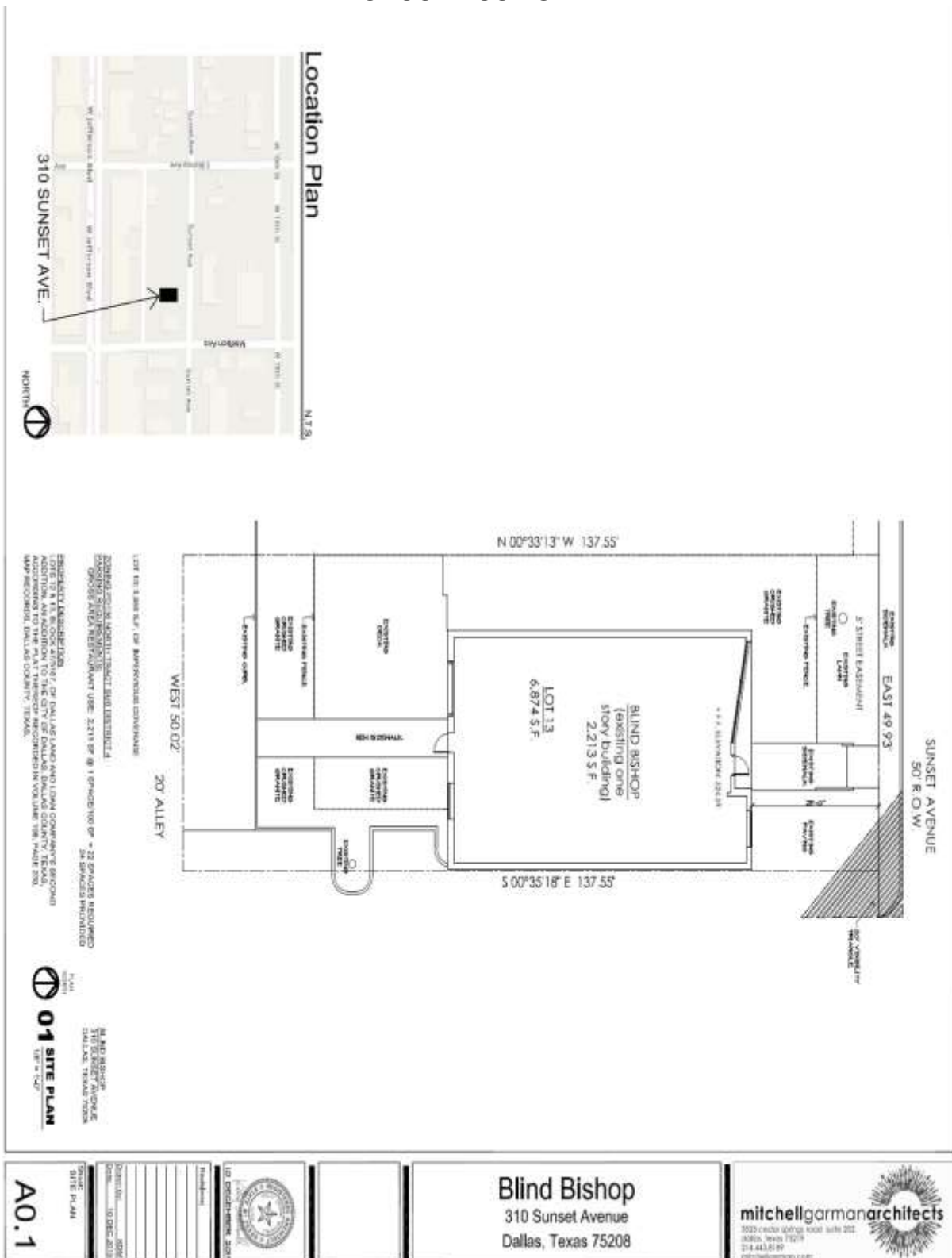
Notices: Area: 200 Mailed: 8
Replies: For: 0 Against: 0

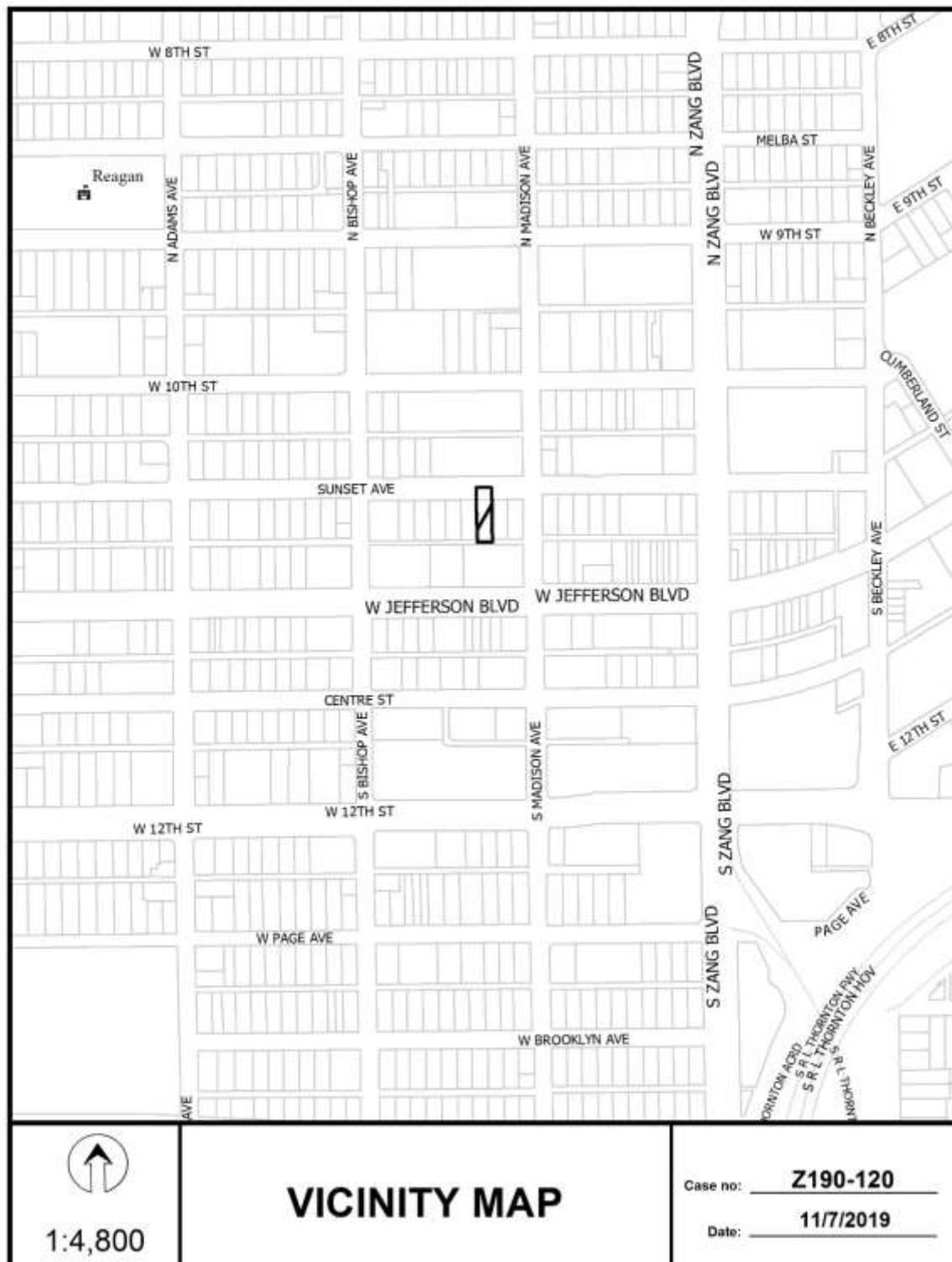
Speakers: For: None
For (Did not speak): Dilek Caner, 310 Sunset Ave., Dallas, TX, 75208
Against: None

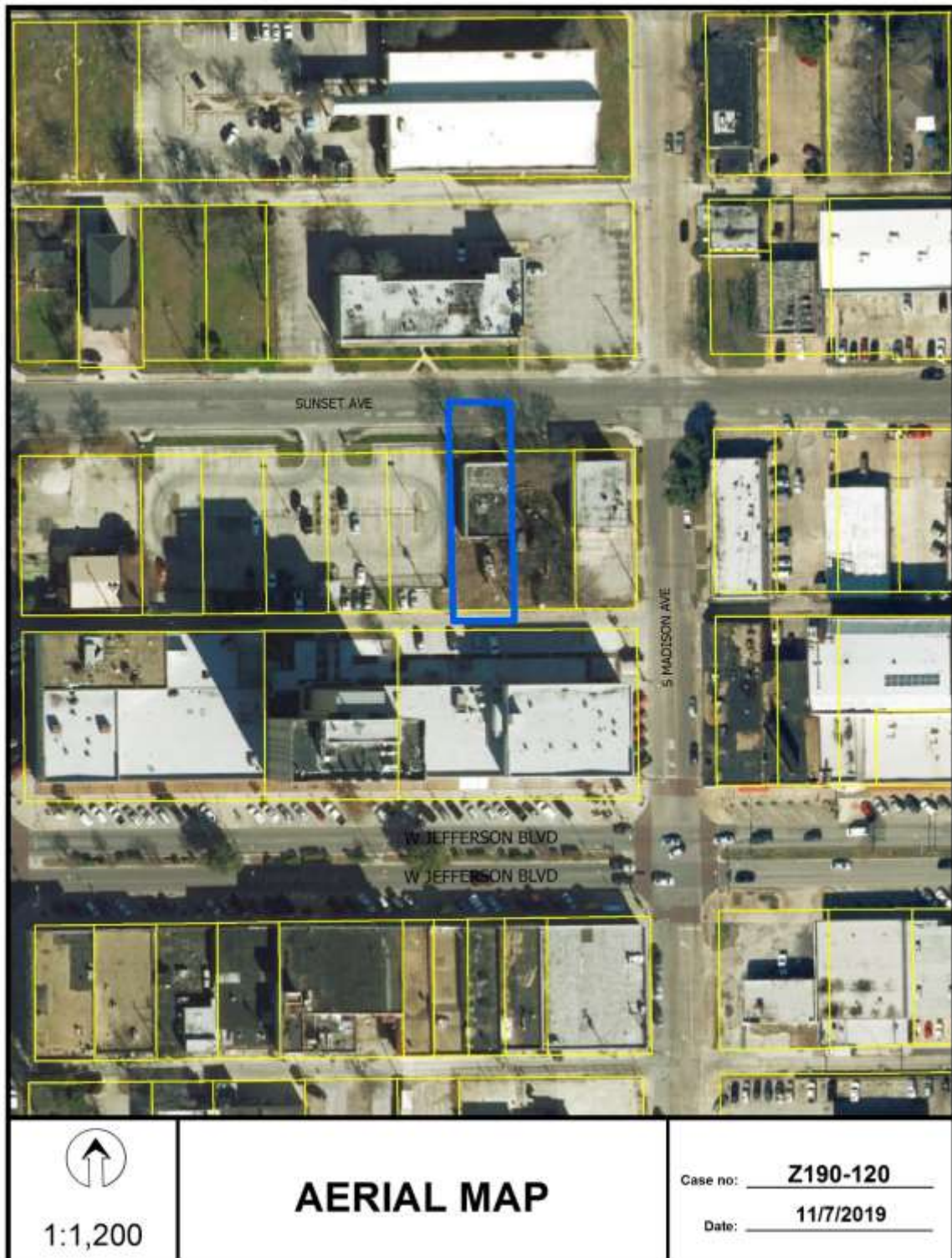
CPC RECOMMENDED SUP CONDITIONS

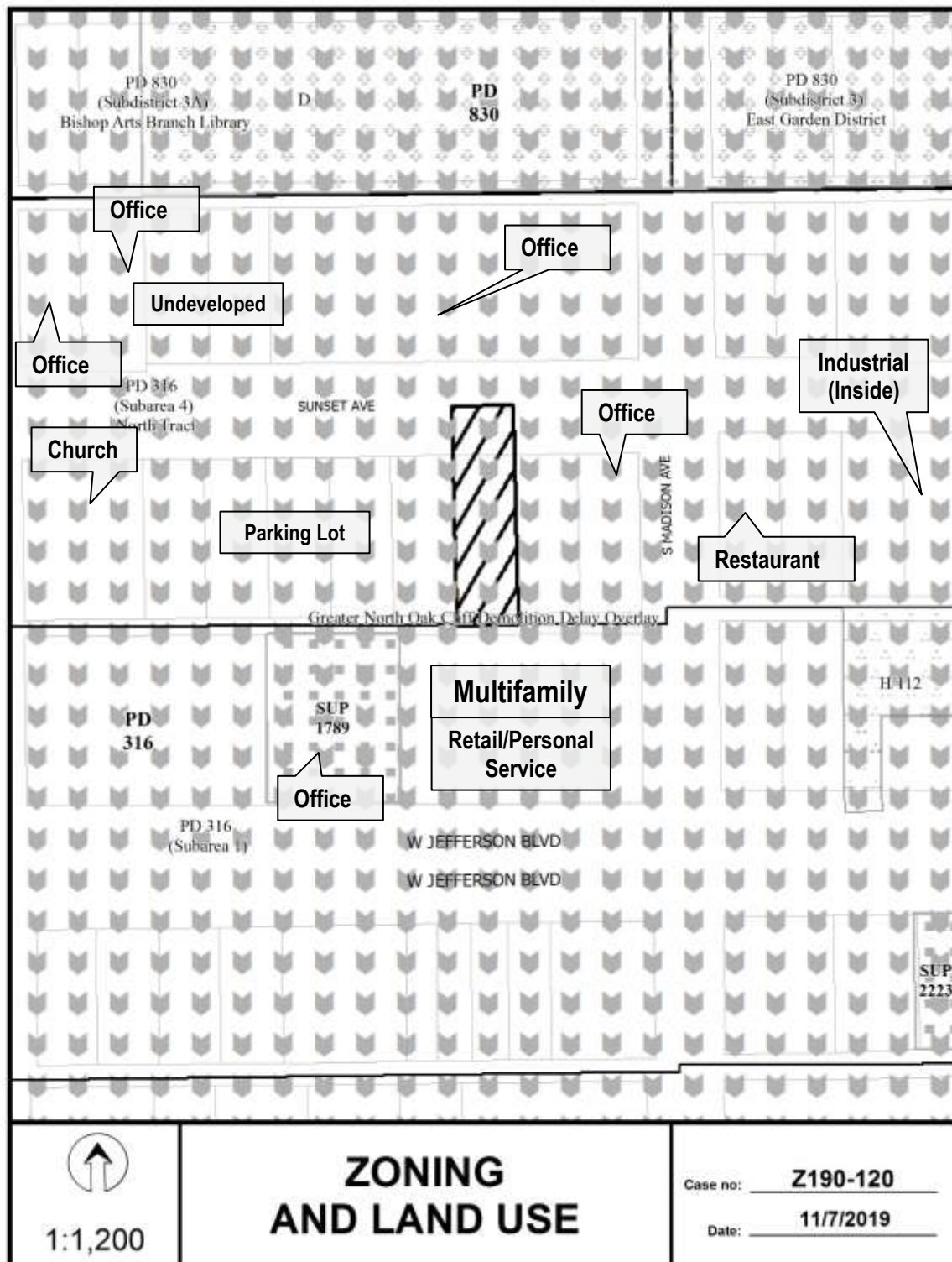
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a microbrewery, micro distillery, or winery.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [two years from the passage of this ordinance].
4. FLOOR AREA: The maximum floor area is 2,213 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a microbrewery, micro distillery, or winery may only operate between 11:00 a.m. and 12:00 a.m. (midnight), Monday through Sunday.
6. OUTDOOR DECK: The outdoor deck may not be covered.
7. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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.

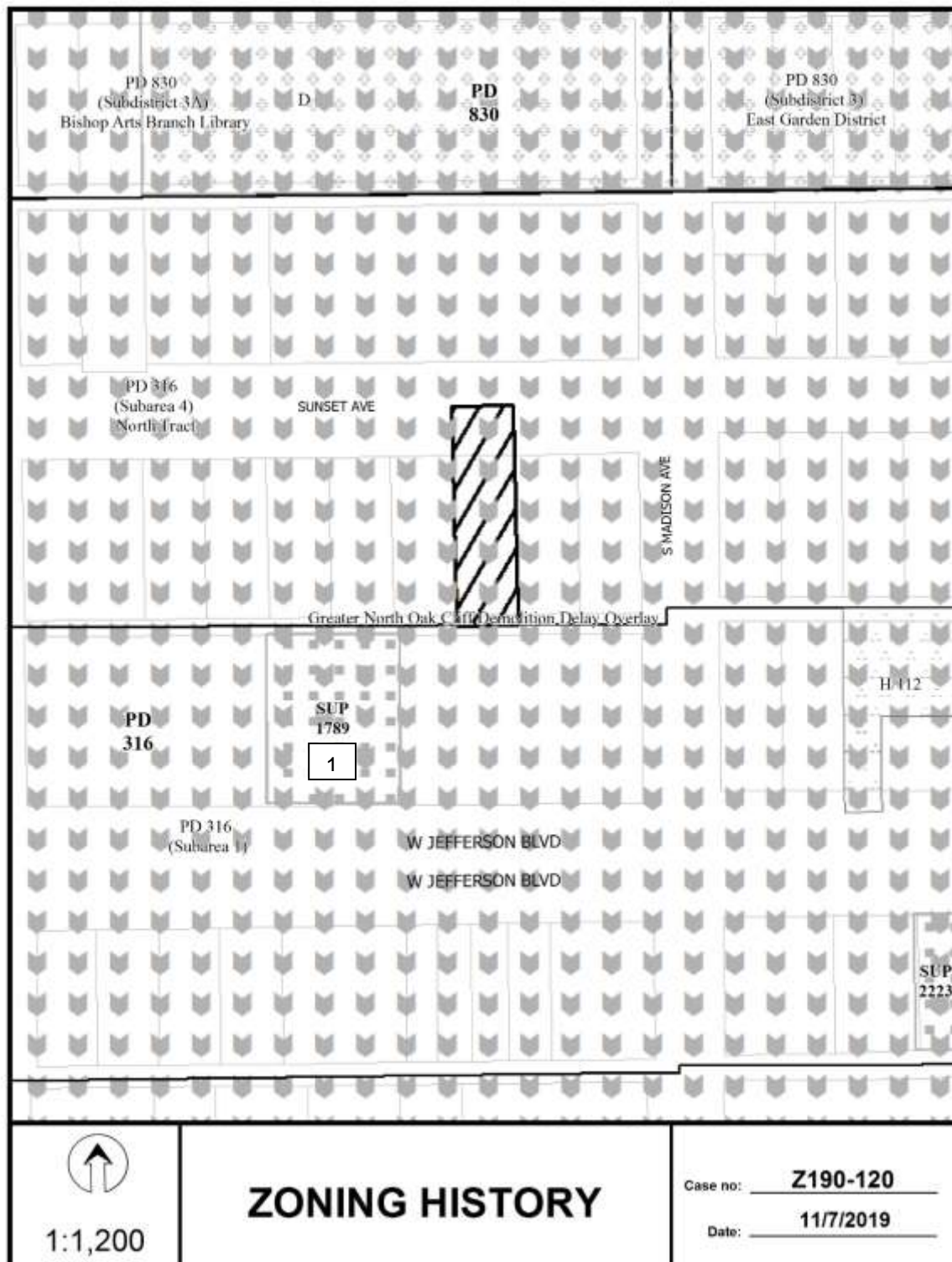
PROPOSED SUP SITE PLAN





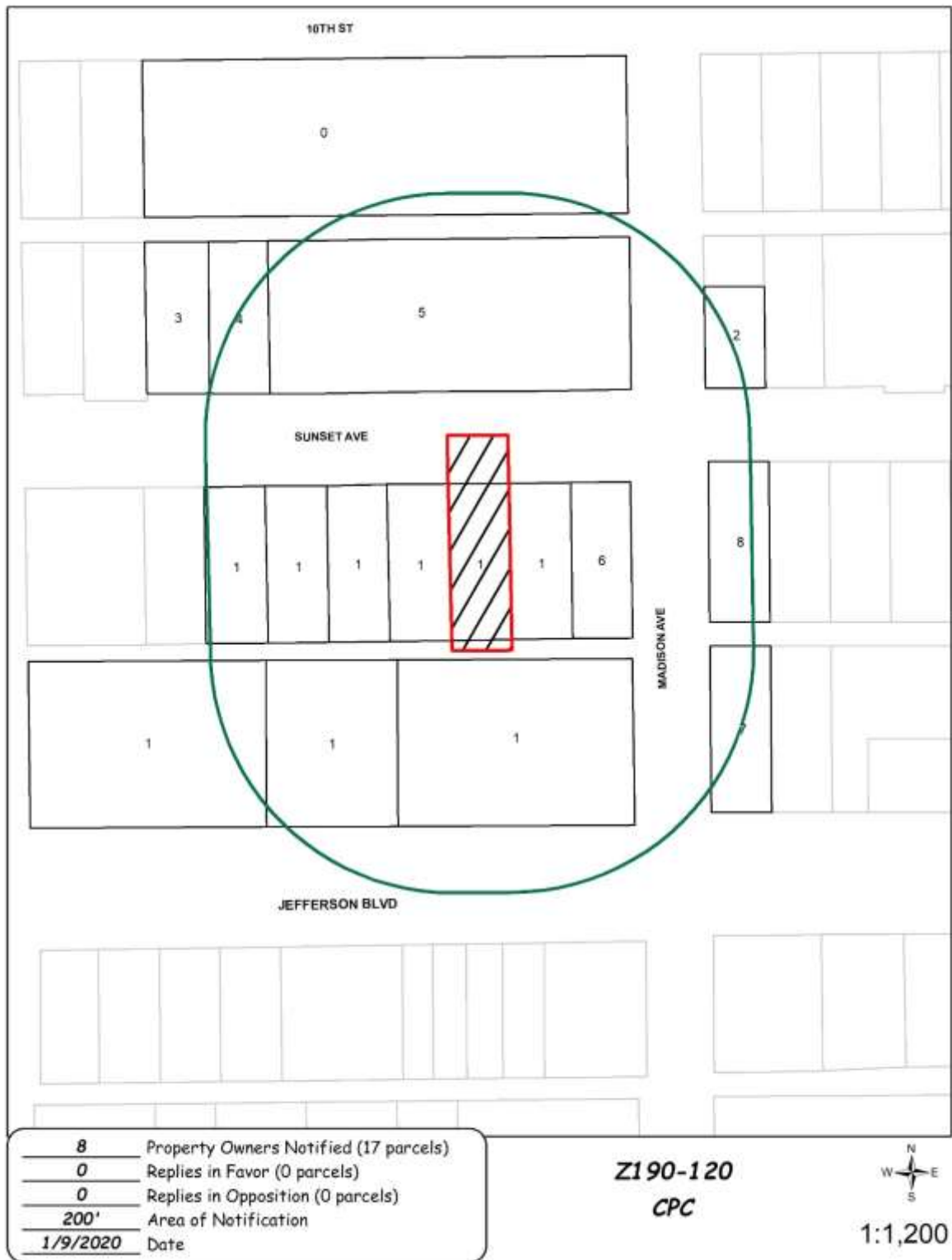








CPC Responses



01/08/2020

Reply List of Property Owners

Z190-120

8 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	304	SUNSET AVE	JEFFERSON MONUMENT LLC
2	237	SUNSET AVE	DERASAUGH MARGARET &
3	329	SUNSET AVE	SANTOS GERONIMO &
4	325	SUNSET AVE	SUNSET I PPTIES LLC
5	315	SUNSET AVE	SUNSET I PPTIES LLC
6	201	S MADISON AVE	EFFECTIVE TIME MGMT INC
7	239	W JEFFERSON BLVD	VA CAPITAL LLC
8	238	SUNSET AVE	TYLER ARTS DISTRICT INV LLC