

FILE NUMBER: Z190-243(PD) **DATE FILED:** April 4, 2020
LOCATION: North line of Commerce Street, between South Pearl Expressway and South Cesar Chavez Boulevard
COUNCIL DISTRICT: 14 **MAPSCO:** 45 L
SIZE OF REQUEST: Approx. 13,500 sq. ft. **CENSUS TRACT:** 31.01

REPRESENTATIVE: Karl A. Crawley, Masterplan

APPLICANT: SOVA Commerce, LLC

OWNER: 2105 Commerce LP

REQUEST: An application for a Specific Use Permit for a hotel use on property zoned a CA-1(A) Central Area District.

SUMMARY: The applicant proposes to allow the operation of a hotel or motel use with approximately 39 rooms in an existing three-story building.

CPC RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to 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 13,500 square foot site is currently platted as two lots and developed with a two-story 4,500-square-foot structure.
- The Development Code defines a hotel or motel use as a facility containing six or more guest rooms that are rented to occupants on a daily basis. While a hotel or motel use is generally permitted by right in a Central Area District, a SUP is required only for a hotel or motel use that has 60 or fewer guest rooms.
- Internal records show the property previously held a Certificate of Occupancy, CO for an office use in November of 2005. Currently a CO is pending for a residential hotel use.

Zoning History: There have been no recent zoning changes in the vicinity during the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Commerce Street	Major Arterial	80 feet	80 feet
South Cesar Chavez	Minor Arterial	80 feet	85 feet

Land Use:

	Zoning	Land Use
Site	CA-1(A)	Vacant structure
North	CA-1(A)	Surface parking, vacant structure
East	CA-1(A)	Vacant structure
South	Subdistrict 4 within PDD No. 357	Surface structure, public transit stop
West	CA-1(A)	Surface parking

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the request 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 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

Land Use Compatibility:

The approximately 13,500-square-foot request site is currently developed with a vacant building situated on two platted lots. The existing two-story building is approximately 4,500 square feet and proposed to contain approximately 39 rooms and amenities associated with a hotel use. No additions are proposed.

Surrounding properties consist of a surface parking lots to the north with vacant structures to the north and east and surface parking lots immediately adjacent to the west and south across Commerce Street.

The Dallas Development Code, as amended, defines the extended stay hotel or motel use as a lodging facility containing six or more guest rooms in which: 1) 25 percent or more of the guest rooms have a kitchen that includes a sink, a full-size stove, and a full-size refrigerator (a cooking area limited to a microwave, mini-refrigerator, or cook-top does not constitute a "kitchen" for purposes of this definition; and 2) 10 percent or more of the guest rooms contain a sleeping area that is separated from a sitting area by a wall or partition.

The Dallas Development Code, as amended defines the hotel or motel use as a facility containing six or more guest rooms that are rented to occupants on a daily basis.

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 applicant's request, subject to a site plan and conditions, complies with the general provisions for consideration of a Specific Use Permit. The request is located in an area anticipated to encourage the most appropriate future use of land, and to prevent the increase of street congestion. Additionally, central area district is designated as an area of historical, cultural, and architectural importance and significance. Since, the applicant proposes to adaptively reuse the existing structure and proposes no alterations to the structure, staff considers the request an appropriate use for the location.

Parking:

Pursuant to §51A-4.205 of the Dallas Development Code, the off-street parking requirement for the hotel or motel use is one space per unit (for units one to 250) and one space per 200 square feet of floor area other than guest rooms. However, Sec. 51A-4.124(5)(B)(i) exempts off-street parking requirements for buildings constructed before June 26, 1967. The existing building for the proposed hotel use was constructed in 1930. Therefore, no off-street parking is required for the use.

Landscaping:

Landscaping is required per Article X of the Dallas Development Code. However no, additions or impervious surfaces is proposed. Therefore, landscape requirements will not be triggered.

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policymakers 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 request site and surrounding properties are not within an MVA Category.

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LIST OF OFFICERS

SOVA Commerce, LLC

Blake Shirk, Managing Member

Brandon Shirk, Managing Member

2105 Commerce LP

42 A, LLC; General Partner

Scott Rohrman, Manager

CPC ACTION
July 23, 2020

Motion: It was moved to recommend **approval** of a Specific Use Permit for a hotel use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CA-1(A) Central Area District 1, on the north line of Commerce Street, between South Pearl Expressway and South Cesar Chavez Boulevard.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

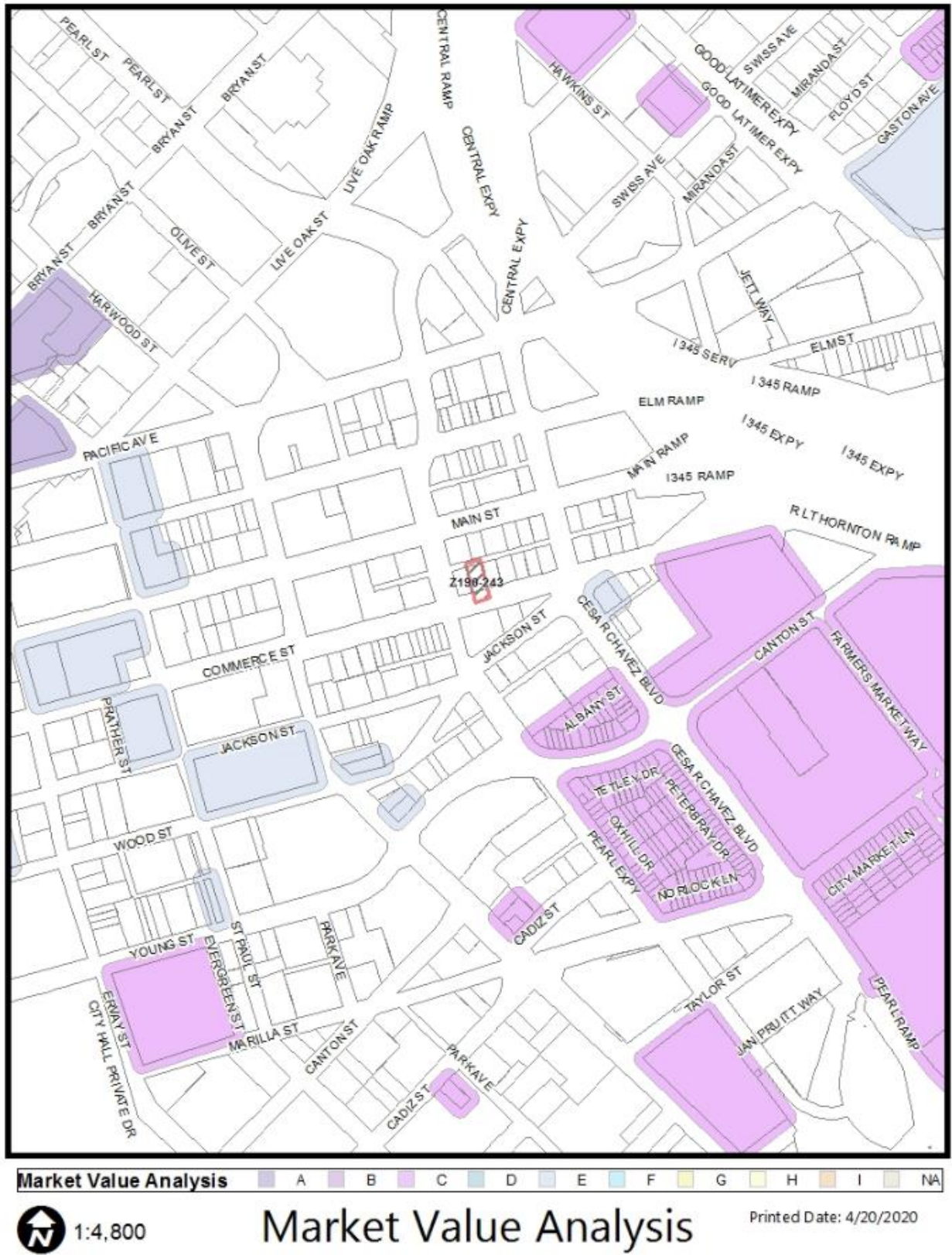
Notices: Area: 200 Mailed: 16
Replies: For: 2 Against: 0

Speakers: For: None
For (Did not speak): Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

CPC APPROVED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a hotel or motel.
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 _____(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. ROOMS: Maximum of guest rooms is 39.
5. SQUARE FOOTAGE: Maximum floor area is 4,500 square feet.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.





CPC RESPONSES



07/22/2020

Reply List of Property Owners***Z190-243******16 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2105 COMMERCE ST	2105 COMMERCE LP
O	2	2033 COMMERCE ST	EASTERWOOD EVA EST
	3	2030 MAIN ST	42 MASONIC LP
O	4	2037 JACKSON ST	2038 COMMERCE LLC
	5	2036 COMMERCE ST	COLAB LLC
	6	2121 MAIN ST	PAN COASTAL LIMITED PS
	7	2107 MAIN ST	SOUTHWESTERN BLUEPRINT COMPANY
	8	2101 MAIN ST	42 EADO LP
	9	2121 COMMERCE ST	GHOST SIGN DEVELOPMENT LLC
	10	2101 COMMERCE ST	GOLDSTEIN FLORENCE C
	11	2101 COMMERCE ST	CATE JAMES L JR &
	12	2100 MAIN ST	GOLDSTEIN FLORENCE C
	13	2100 MAIN ST	CATE JAMES L JR &
	14	2106 MAIN ST	SOUTHWEST BLUEPRINT
	15	2120 MAIN ST	42 EADO LP
	16	2104 JACKSON ST	LOCO MELETIO