

FILE NUMBER: Z190-327(JK) **DATE FILED:** August 6, 2020

LOCATION: West line of McCree Road, north of East Northwest Highway

COUNCIL DISTRICT: 9 **MAPSCO:** 28 Z

SIZE OF REQUEST: Approx. 3.219 acres **CENSUS TRACT:** 130.10

REPRESENTATIVE/

APPLICANT: Jay Woo, Club Azul

OWNER: Club Azul, Inc.

REQUEST: An application for a renewal of Specific Use Permit No. 2294 for an alcoholic beverage establishment limited to a private club-bar and a commercial amusement (inside) limited to a dance hall on property zoned a CS Commercial Service District.

SUMMARY:

The applicant's request is to construct a 22,170-square-foot, two-story structure for on premise alcohol consumption and entertainment purposes with 236 surface parking spaces provided on site. The facility is planned to include a 2,800-square-foot dance floor.

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

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

BACKGROUND INFORMATION:

- The current site is undeveloped.
- The applicant requests to renew Specific Use Permit No. 2294 to allow for the construction of a two-story, 22,170 square foot private-club bar. The private club bar is also proposed to have a 2,800-square foot dance floor. No changes are being proposed to the approved site plan
- Special Use Permit No. 2294 was approved by City Council August 8, 2018 for a two-year period.
- The applicant indicated construction on the property has not started due to financial reasons.

Zoning History: There have not been any zoning cases in the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
McCree Road	Local	60 ft.
E. Northwest Highway	Principal Arterial	107 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

COMPREHENSIVE PLAN:

The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request does not support or obstruct the Plan's goals or policies.

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	CS; SUP No. 2294	Undeveloped
North	CS; SUP No. 1756	General Merchandise or food store 100,000 sq. ft. or more
East	CR	Park
South	CS	Restaurants
West	CS	Vehicle or engine repair or maintenance

Land Use Compatibility:

The site is undeveloped and is adjacent to a variety of retail and restaurant uses. These land uses consist of a general merchandise or food store greater than 100,000 square feet in floor area to the north, a park and recreation field to the east, restaurants to the south, and vehicle or engine repair or maintenance use to the west.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

Staff supports the request for a two-year period because the request complies with all other zoning regulations and is not foreseen to be detrimental to surrounding properties. Additionally, a two-year period would require it to be re-evaluated in a short period of time.

Landscaping:

Landscaping will in accordance to the landscaping requirements in Article X, as amended.

Parking:

The off-street parking requirement for a private-club bar is one parking space per each 100 square feet of floor area. The off-street parking requirement for a dance floor is one parking space per each 25 square feet of dance floor. Dance floors also have an additional provision that does not allow them to be considered accessory uses to a main use.

The applicant has proposed a cumulative floor area of 22,170 square feet in the new building. The proposed dance floor will not exceed 2,800 square feet and the remainder of the building is 19,370 square feet. Therefore, 306 parking spaces are required per the Dallas Development Code. The applicant proposes to construct 236 parking spaces on site and will secure an additional 70 spaces through a parking agreement that complies with Division 51A-4.321 of the Dallas Development Code prior to the issuance of a building permit.

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 target intervention strategies more precisely 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 requested site is uncategorized. The surrounding adjacent properties north, south, east, and west are also uncategorized.

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Partners

Club Azul Inc

- **Mun H. Wallace**
- **Jong Hoon An**

CPC ACTION

December 3, 2020

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2294 for an alcoholic beverage establishment limited to a private club-bar and a commercial amusement (inside) limited to a dance hall for a two-year period, subject to conditions on property zoned a CS Commercial Service District, on the west line of McCree Road, north of East Northwest Highway.

Maker: Jung
Second: Murphy
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Myers,
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

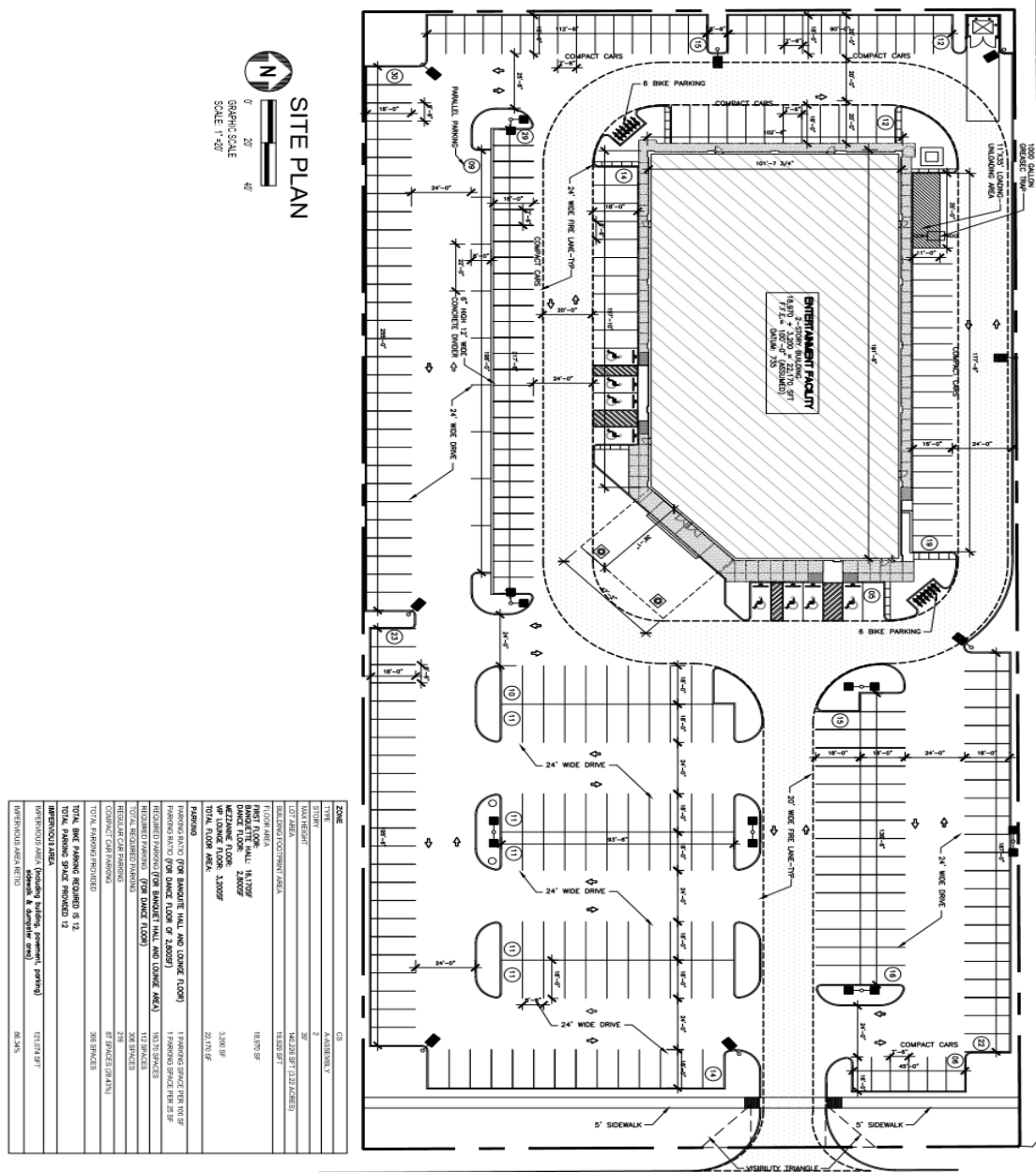
Notices: Area: 300 Mailed: 9
Replies: For: 0 Against: 0

Speakers: For: None
Against: Beatrice Martinez, 7007 Arboreal St., Dallas, TX, 75231
Kathryn Bazan, 10456 Vinemont St., Dallas, TX, 75218

CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to a 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 ~~August 8, 2018~~ (two-year-period from the passage of this ordinance).
4. FLOOR AREA:
 - a. The maximum floor area for the private-club bar is 19,370 square feet.
 - b. The maximum floor area for the dance floor is 2,800 square feet.
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.

Existing Site Plan



PERMIT # 1904041059

McCREE ROAD

CLUB AZUL
SHELL AND INTERIOR FINISH OUT
12122 MCCREE ROAD
DALLAS, TEXAS

Sheet Number:
A100
Project Number:
17-029

As discussed earlier, a part of the "new" market-based approach to environmental regulation is the use of tradable permits. In the case of the acid rain program, the government has set a cap on the total amount of sulfur dioxide that can be emitted by power plants. Each plant is given a certain number of permits, and the total number of permits issued equals the total amount of sulfur dioxide that can be emitted. Plants that emit less than their allotted permits can sell the extra permits to other plants that need them. This creates a market for permits, and the price of a permit reflects the cost of reducing emissions. The government can then use the revenue from the sale of permits to fund other environmental programs.

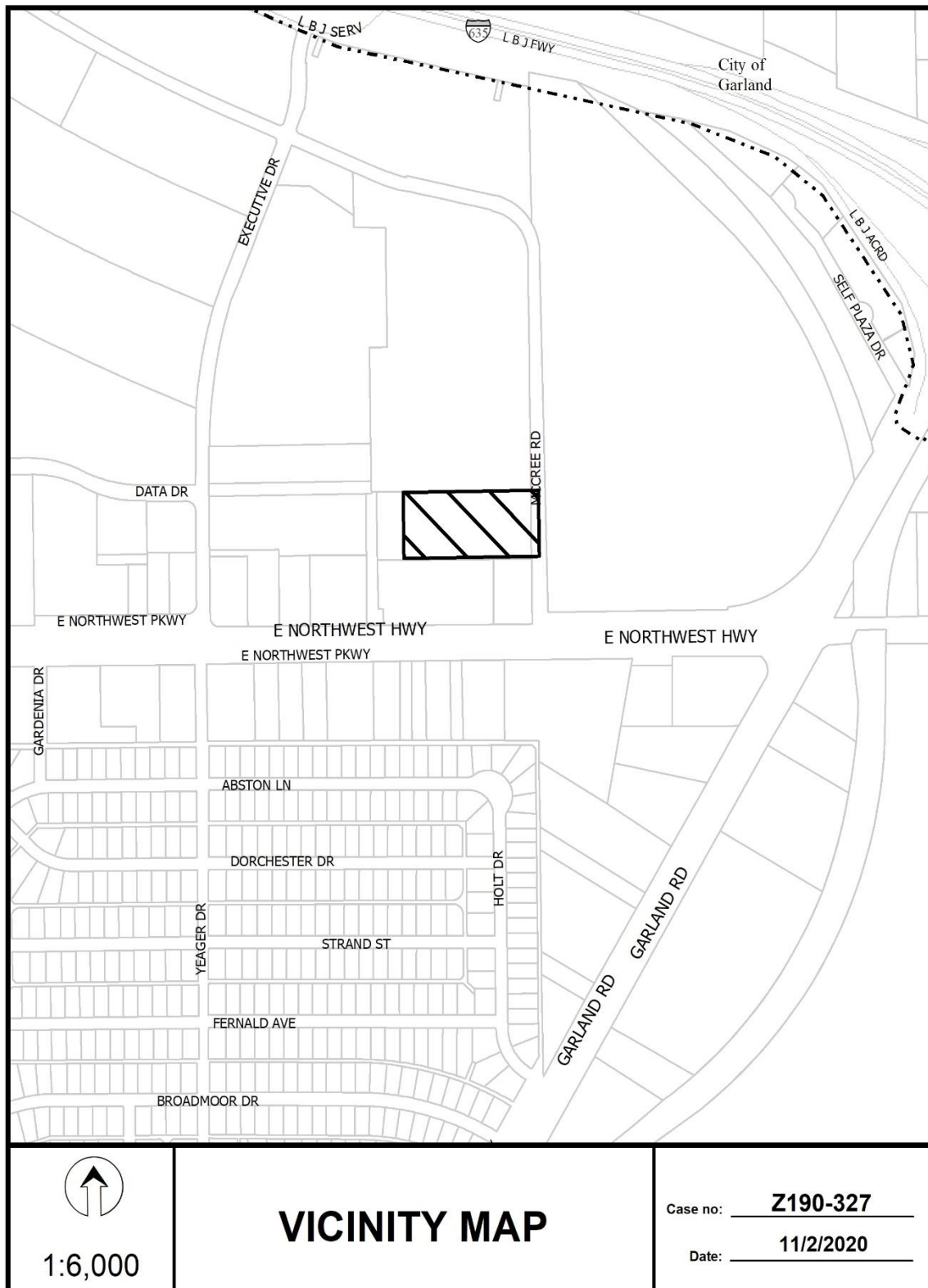
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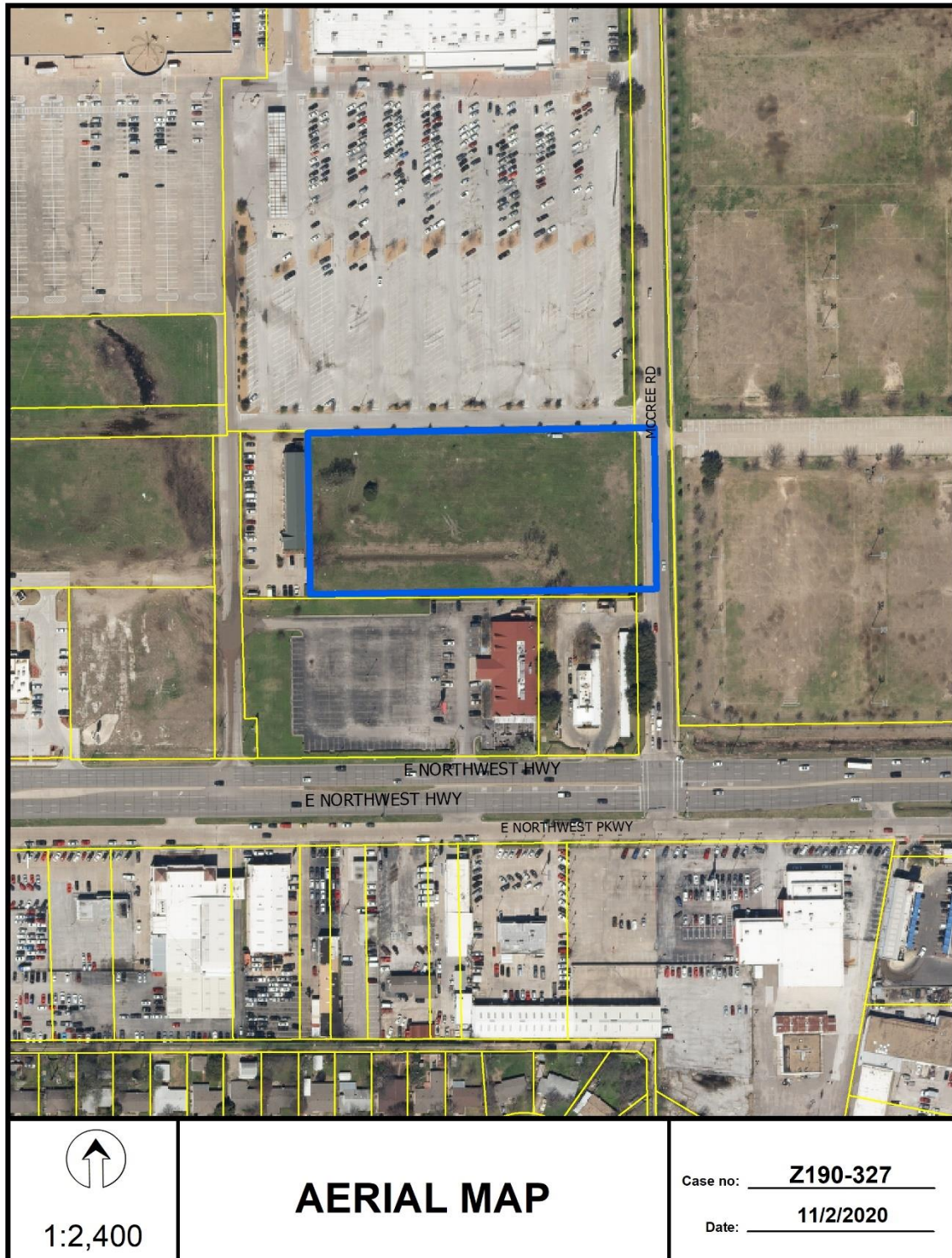
INF ASSOCIATES
2500 WEST 80 NORTH, SUITE 100
TOLSON, IOWA 52390
848-7000 FAX 848-7001
1-800-828-7000 (TOLL FREE)
1-800-828-7000 (TOLL FREE)

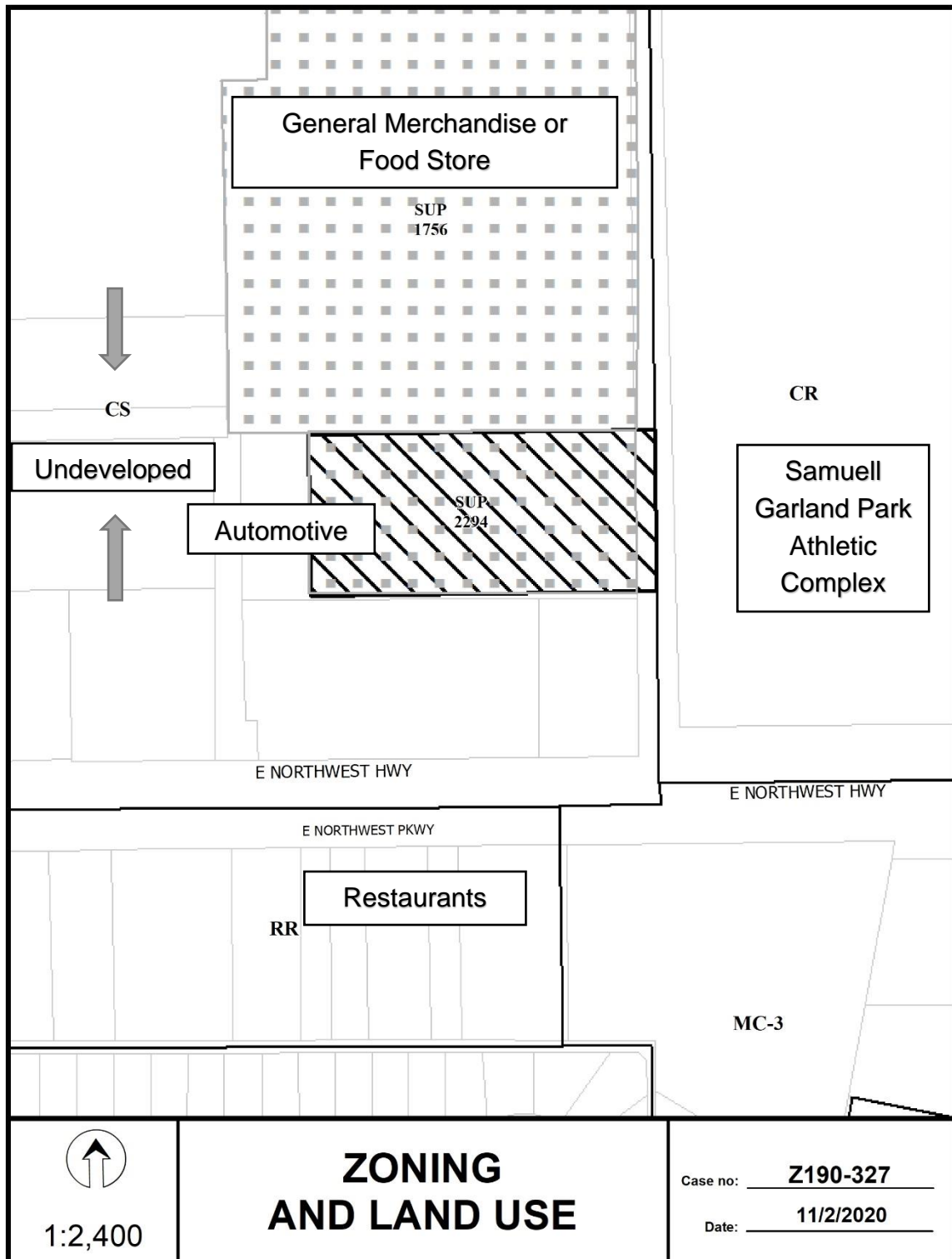
fk design

400 chisholm place
suite 410
piano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fabim2563@aol.com
web: fk-architect.com

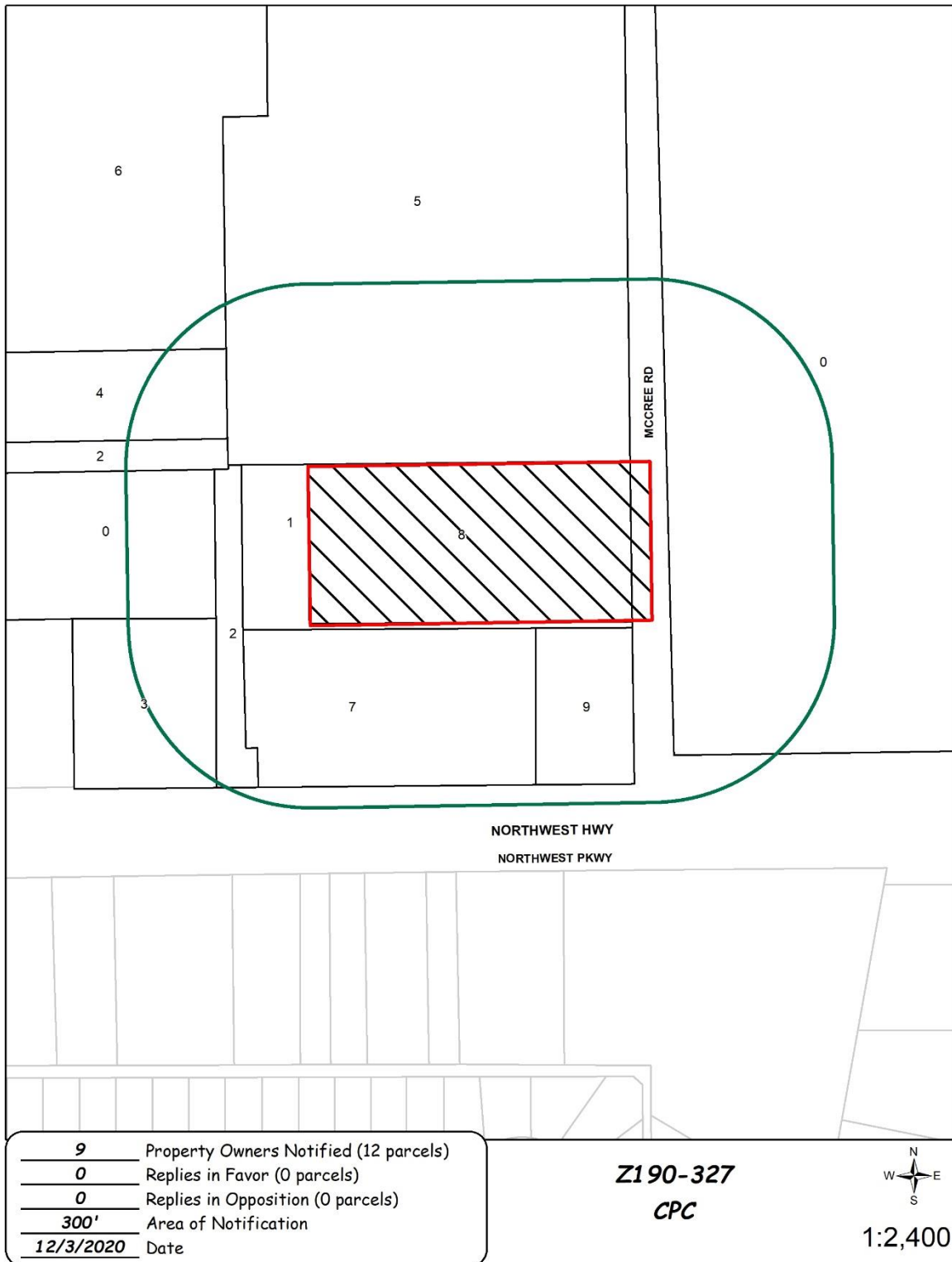
11/25/2019







CPC RESPONSES



Z190-327(JK)

12/02/2020

Reply List of Property Owners

Z190-327

9 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	12124	MCCREE RD	CHRISTIAN BRO AUTO CORP
2	11921	E NORTHWEST HWY	SAMS EAST INC
3	11805	E NORTHWEST HWY	DFW VENTURE NO 1
4	206	EXECUTIVE DR	FLEISHMAN MARC
5	12000	MCCREE RD	SAMS REAL ESTATE BUS TR
6	12710	EXECUTIVE DR	LAZY K LP
7	11917	E NORTHWEST HWY	COMMERCIAL NET LEASE
8	11921	E NORTHWEST HWY	Taxpayer at
9	11921	E NORTHWEST HWY	Taxpayer at