

FILE NUMBER: Z-25-000234 **DATE FILED:** December 30, 2025

LOCATION: Northwest corner of North Crowdus Street and Elm Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 5,000 sq. ft. **CENSUS TRACT:** 48113020401

REPRESENTATIVE: Permitted Development LLC - Audra Buckley

OWNER: 2723 Elm Street JV – John Broude

APPLICANT: Talex Concepts, LLC – Ross Hines

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

SUMMARY: The purpose of the request is to allow a bar, lounge, or tavern in an existing building on site.

STAFF RECOMMENDATION: **Approval**, subject to a site plan and conditions.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned a Planned Development District 269, the Deep Ellum/Near East Side District and is developed with a vacant commercial building.
- The surrounding area is predominantly commercial and restaurants.
- The applicant wishes to use the site for a bar, lounge, or tavern. As such, they request a specific use permit.

Zoning History:

There have been five zoning cases in the area within the last five years:

1. **Z234-104:** On April 10, 2024, the City Council approved an amendment to Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall for a one-year period, subject to amended conditions.
2. **Z212-137:** On March 9, 2022, the City Council approved a specific use permit for a three-year period, subject to a site plan and conditions, for a bar, lounge or tavern and an inside commercial amusement use limited to live music venue.
3. **Z245-105:** On March 26, 2025, the City Council approved a specific use permit for a five-year period, subject to amended conditions, for a bar, lounge or tavern and an inside commercial amusement use limited to live music venue.
4. **Z234-187:** On August 14, 2024, the City Council approved a specific use permit for a three-year period, subject to a site plan and amended conditions for an alcoholic beverage establishment limited to a bar, lounge, or tavern.
5. **Z234-223:** On September 25, 2024, the City Council approved a specific use permit for a five-year period, subject to a site plan and conditions for a microbrewery, micro distillery, or winery.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Elm St	Community Collector	38' pavement; 60' ROW
North Crowdus St	Local Street	-

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 the review of engineering plans at permitting to comply with city standards.

Transit Access:

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

DART Light Rail: Green line.

DART Bus: Routes 214, 249, 018

STAFF ANALYSIS:

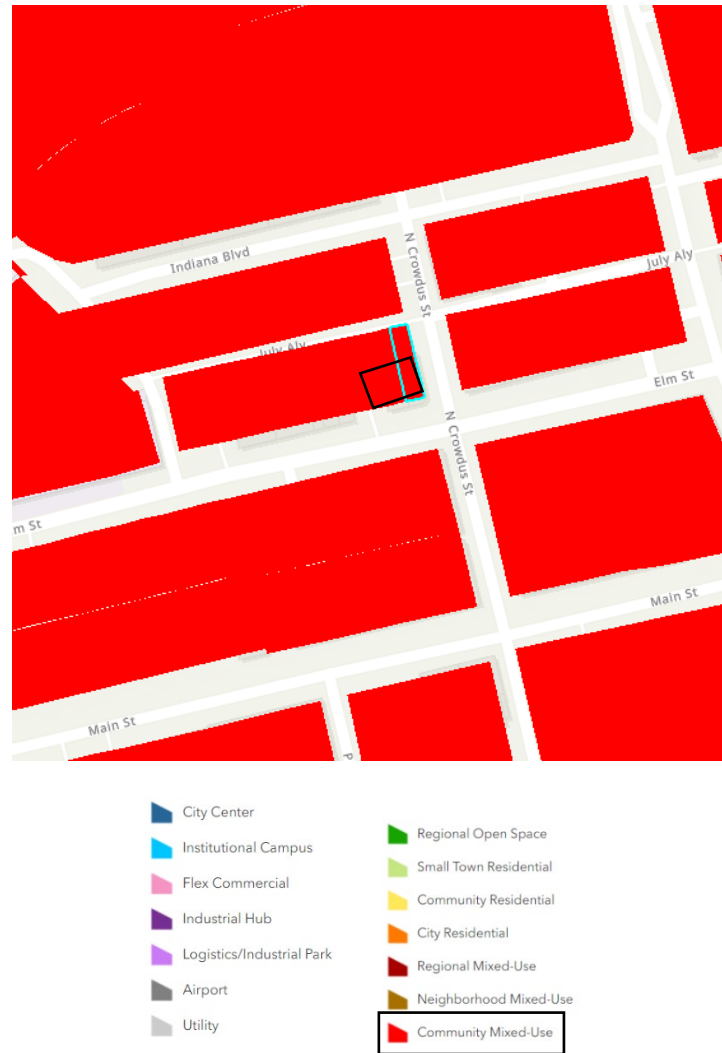
Comprehensive Plan:

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 decisions by the City. 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 Specific Use Permit is generally consistent with the Forward Dallas 2.0 Comprehensive Plan. Commercial uses are identified as a primary land use within the Community Mixed-Use placetype and are prevalent within the surrounding area. The subject property is located on a corner lot bounded by Elm Street and North Crowds Street and is adjacent to existing commercial development. The site is currently developed with a vacant commercial structure.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this specific use permit in an existing structure provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial

corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

Land Use:

	Zoning	Land Use
Site	Planned Development District 269, the Deep Ellum/Near East Side District, Tract A	Vacant commercial
North	Planned Development District 269, the Deep Ellum/Near East Side District, Tract A	Parking lot
South	Planned Development District 269, the Deep Ellum/Near East Side District, Tract A	Restaurant
East	Planned Development District 269, the Deep Ellum/Near East Side District, Tract A	Commercial
West	Planned Development District 269, the Deep Ellum/Near East Side District, Tract A	Commercial

Land Use Compatibility:

The request site is currently developed with vacant commercial building. The applicant proposes to utilize the existing structure as a bar, lounge, or tavern.

The immediate surroundings of the site are predominantly commercial and restaurant.

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 requested Specific Use Permit, as the subject site is located adjacent to existing commercial uses and along a designated community collector roadway. The site is situated in close proximity to established commercial nodes and is served by DART bus and rail transit. The proposed use is compatible with surrounding land uses and represents an appropriate infill development that will contribute positively to the area. The proposed use is not anticipated to generate adverse impacts nor alter the established character of the surrounding area.

Development Standards

Following is a comparison table showing differences between the development standards of the current Planned Development District 269, the Deep Ellum/Near East Side District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			
Current: PD 269	None	None	None; 4.0 FAR	200'	None

Landscaping:

Landscaping must be provided in accordance with PD 269.

Parking:

Parking must be provided in accordance with PD 269. Under the PD 269 regulations, for original buildings over 2,500 sqft., None require for the first 2,500 sqft, Minimum 1 space per 100 sf. of floor area for the remainder. The site includes 6 spaces.

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 within an “F” MVA area.

CPC Action

March 5, 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 Tract A within Planned Development District 269, the Deep Ellum/Near East Side District, on the northwest corner of North Crowds Street and Elm Street.

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

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato,
Carpenter, Franklin Koonce, Housewright,
Kocks, Coffman, Hall, Kingston, Rubin

Against:
Absent: 1 - Wheeler-Reagan
Vacancy: 0

Notices:	Area: 200	Mailed: 10
Replies:	For: 1	Against: 3

Speakers: None

Z-25-000234

List of Partners/Principals/Officers

2723 ELM STREET JV:

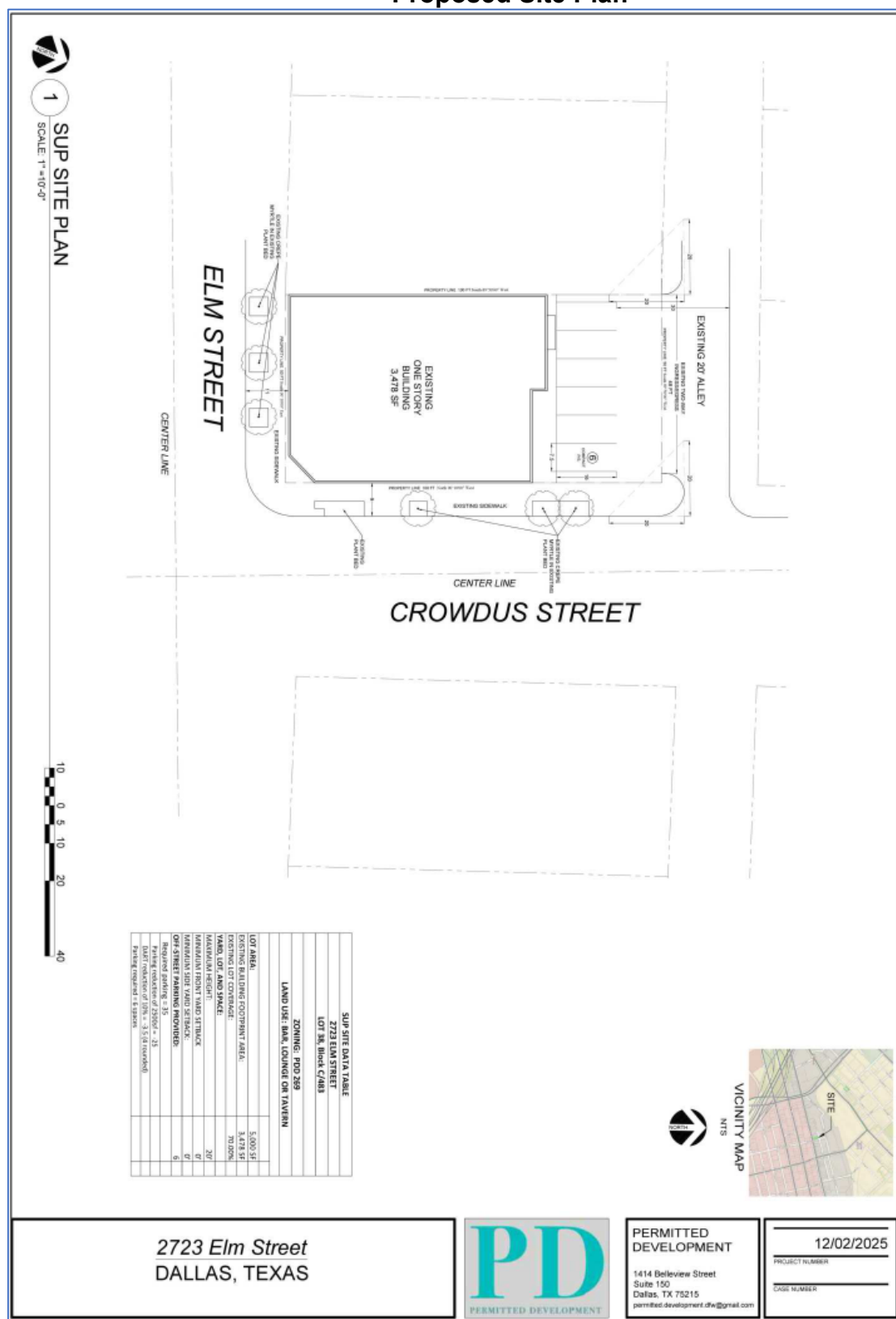
John Broude, President

TALEX CONCEPTS LLC:

Ross Hines, Managing Member

Tan Mai, Managing Member

Proposed Site Plan



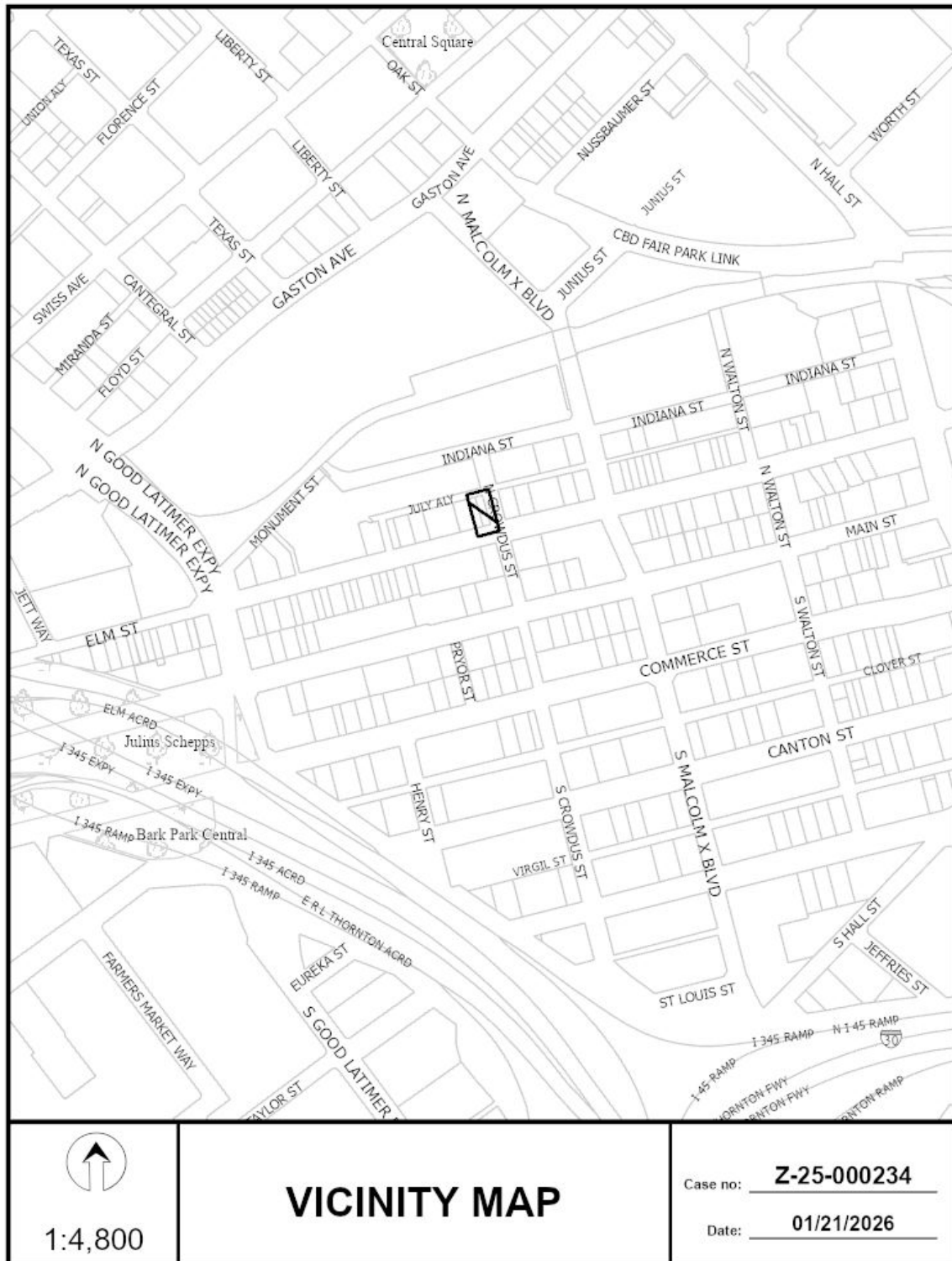
PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is 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 permit expires on _____ (1 years from the passage of this ordinance).

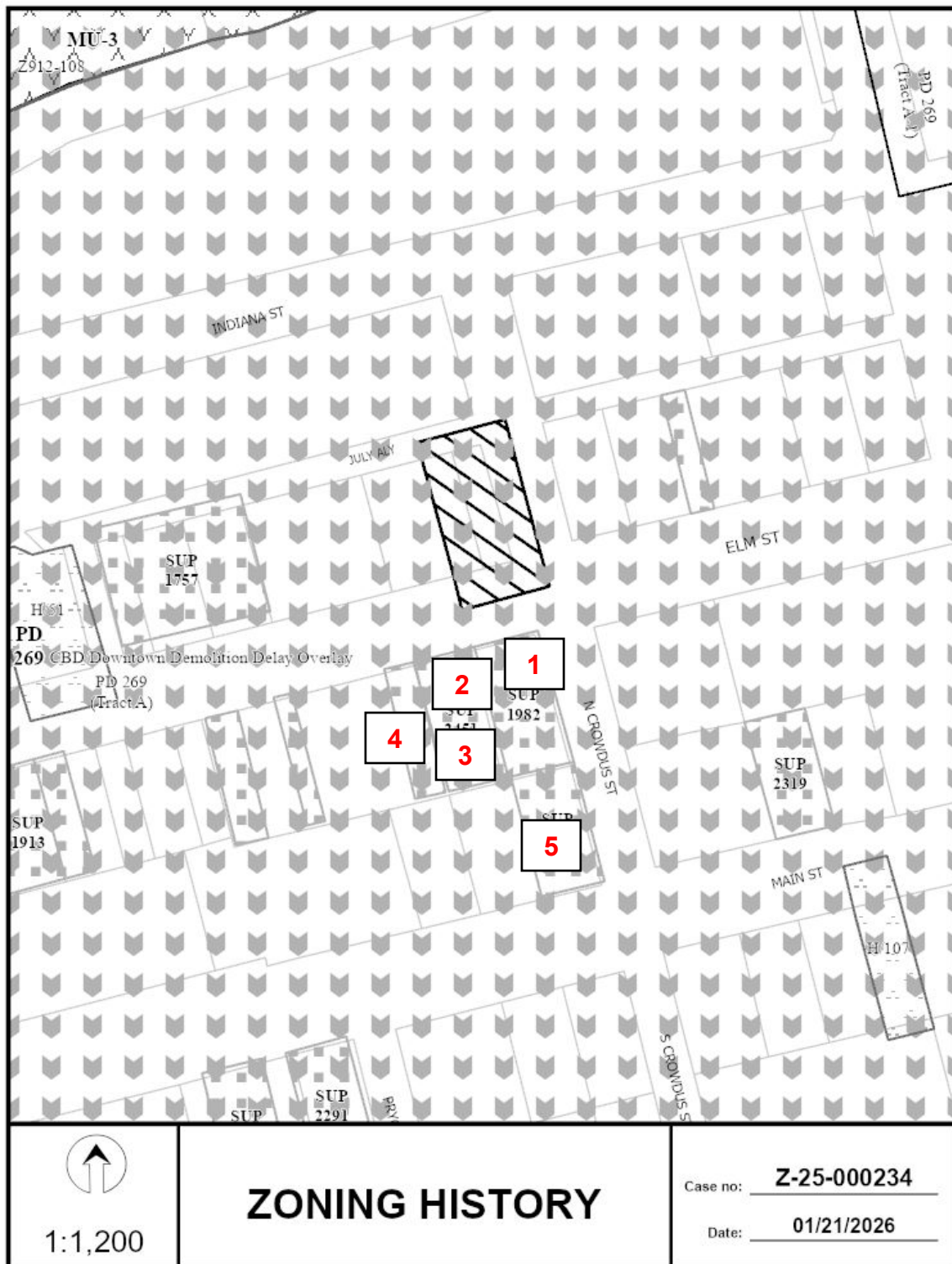
Staff Recommendation:

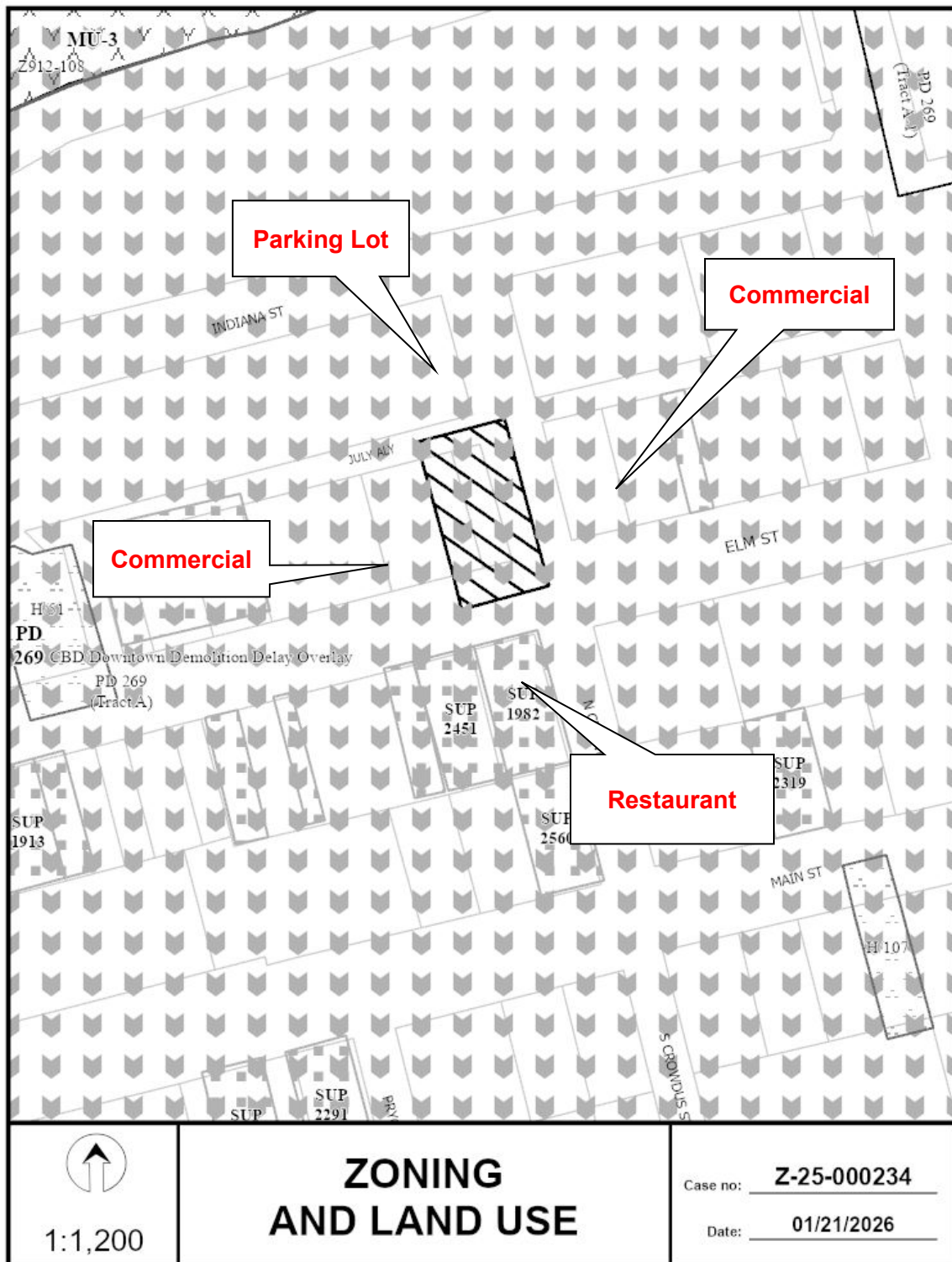
3. Time Limit: This specific use permit shall not expire.

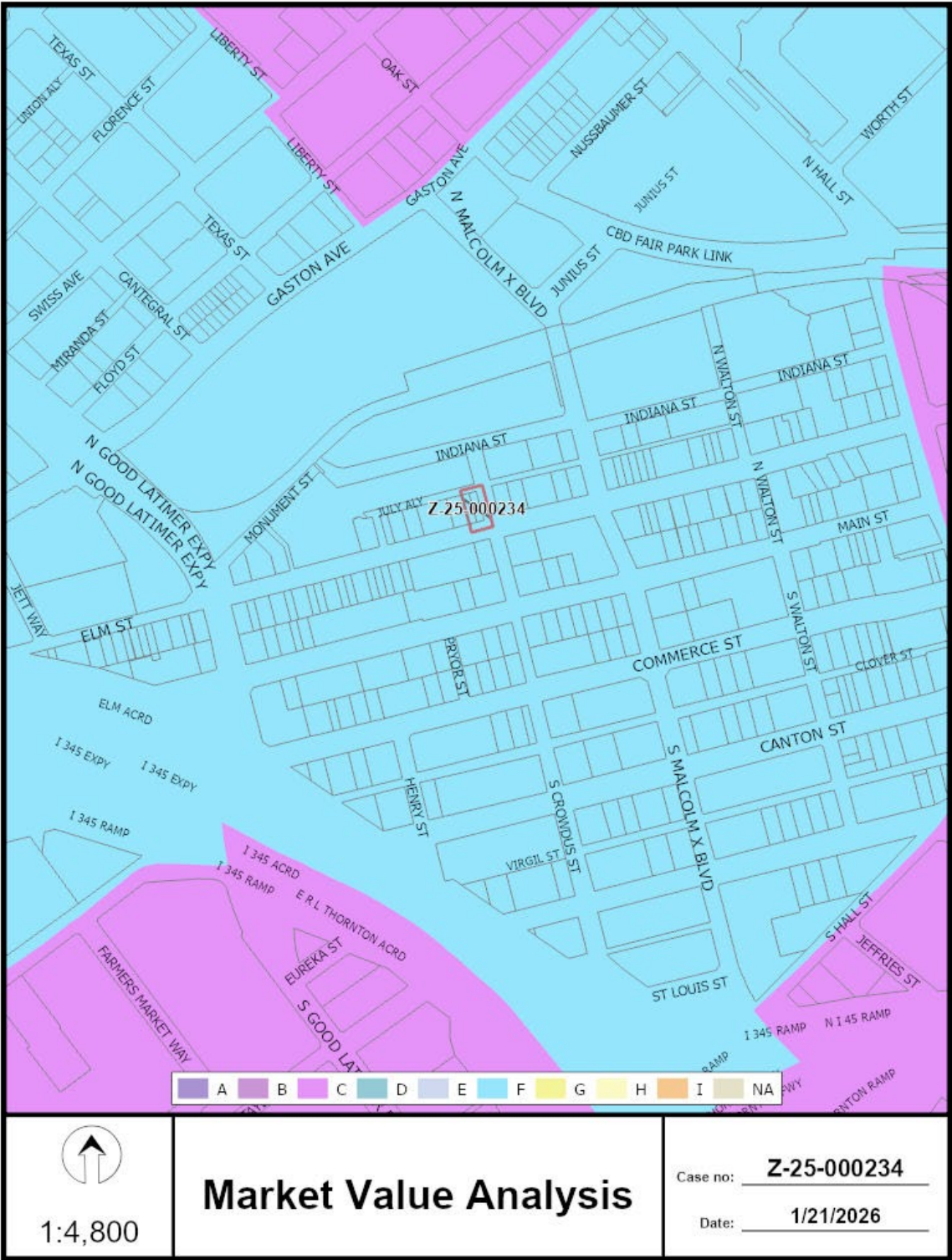
4. FLOOR AREA: The maximum floor area for a bar, lounge, or tavern is 3,478 square feet in the location as shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 10:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. OFF-STREET PARKING: 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.
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 conditions, rules, and regulations of the City of Dallas.













03/04/2026

Reply List of Property Owners***Z-25-000234******10 Property Owners Notified 1 Property Owners in Favor 3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	2723 ELM ST	2723 ELM STREET JV
	2	2625 ELM ST	RXR KORMAN DEEP ELLUM OWNER LLC
X	3	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
X	4	2704 ELM ST	ELM STREET REALTY LTD
	5	2715 MAIN ST	MAIN PROPERTIES LLC
	6	2707 MAIN ST	AP 2707 MAIN ST LLC
	7	2806 ELM ST	AP DEEP ELLUM LLC
X	8	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
	9	2707 ELM ST	BELMOR CORP
	10	301 N CROWDUS ST	301 N CROWDUS LP