



City of Dallas

Department of Development Services

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4209 Fax 214.670.4210

Zoning Change Application

October 2002

Provide the following information. (Please print).

Applicant		Representative		Owner	
Owner <input type="checkbox"/> <input type="checkbox"/> Prospective Buyer Tenant <input checked="" type="checkbox"/>				Individual <input checked="" type="checkbox"/> Corporation Partnership <input checked="" type="checkbox"/> Trust	
Name:	Monster Maker, Inc.	Name:	Roger Albright	Name:	Lower Greenville Avenue Trust & Susan B. Reese
Address:	1802-06 Greenville Avenue	Address:	3301 Elm Street	Address:	1201 Elm St., Suite #1700
City/ST/Zip:	Dallas, TX 75206	City/ST/Zip:	Dallas, TX 75226-2562	City/ST/Zip:	Dallas, TX 75270
Telephone:	214/893-9861	Telephone:	214-939-9224	Telephone:	(See attached.)
Fax:		Fax:	214-939-9229	Fax:	
E-mail:		E-mail:	ralaw@rogeralbright.com	E-mail:	
 Signature of Applicant			 Signature of Owner		

Existing zoning:	CR-MD-1	Location & cross street:	Northeast corner of Greenville Avenue and Lewis	
Mapscs no.	36-X	Request:	Renew existing SUP No. 1525.	
Zoning map no.	I-8			
Council district	14			
School district	DISD			
Census tract no.	11.01	Lot(s)/Block(s):	Lots 1, 2, 3, 4, Block A/1473	Size of request: 0.62 acres

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
	New <input type="checkbox"/> X Renewal Amendment <input type="checkbox"/> <input type="checkbox"/> Auto Renewal***		Termination <input type="checkbox"/> <input type="checkbox"/> Amendment
Proper signatures <input type="checkbox"/>	Proper signatures*** <input checked="" type="checkbox"/>	Proper signatures <input type="checkbox"/>	Proper signatures <input type="checkbox"/>
Letter(s) of authorization <input type="checkbox"/>	Letter(s) of authorization*** <input checked="" type="checkbox"/>	Letter(s) of authorization <input type="checkbox"/>	Letter(s) of authorization <input type="checkbox"/>
Land use statement <input type="checkbox"/>	Land use statement <input checked="" type="checkbox"/>	Land use statement <input type="checkbox"/>	Land use statement <input type="checkbox"/>
Zoning Location Maps (2) <input type="checkbox"/>	Draft Conditions <input checked="" type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>
Tax Plat Maps (2) <input type="checkbox"/>	Zoning Location Maps (2)*** <input checked="" type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>
Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>	Tax Plat Maps (2) <input checked="" type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>
Copy of Deed <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input checked="" type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>	Copy of Deed <input type="checkbox"/>
Tax and lien statements <input type="checkbox"/>	Copy of Deed <input checked="" type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>
Traffic Impact Worksheet <input type="checkbox"/>	Copy of Deed <input checked="" type="checkbox"/>	Copy of Deed <input type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>
Traffic impact Study or Waiver** <input type="checkbox"/>	Tax and lien statements <input checked="" type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	Termination instrument** <input type="checkbox"/>
List of partners/principals/officers** <input type="checkbox"/>	Traffic Impact Worksheet <input checked="" type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	New instrument** <input type="checkbox"/>
	Traffic impact Study or Waiver** <input checked="" type="checkbox"/>	Traffic impact Study or Waiver** <input type="checkbox"/>	Copy of executed deed restrictions** <input type="checkbox"/>
	List of partners/principals/officers** <input checked="" type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>	
	Site Plans (10 folded) <input checked="" type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input type="checkbox"/>	
	Landscape Plans (10 folded)** <input checked="" type="checkbox"/>	Landscape Plans (10 folded)** <input type="checkbox"/>	
	Tree Survey (2 folded)** <input checked="" type="checkbox"/>	Tree Survey** <input type="checkbox"/>	
		Elevation/perspectives (optional) <input type="checkbox"/>	

*Additional requirements may be determined as necessary prior to application acceptance. ** If required.

2 year waiver: Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Filing fee: \$ 825.00	Sign fee: \$ 90.00	Date filed: 3-12-08
Escarpment Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no. 35989	Receipt no. 35989	Accepted by: [Signature]
Floodplain Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area: 200 FT.	No. of signs: 4	Date withdrawn:

Tentative CPC Hearing Date: APRIL 29, 2008 Planner: Wimer File No: 1078-192

YRBEN

LAND USE STATEMENT

**APPLICATION FOR RENEWAL OF SPECIFIC USE PERMIT
RE: LOT 4, AND PARTS OF 1, 2, AND 3, BLOCK A/1473 COMMONLY
KNOWN AS 1802-1806 GREENVILLE**

OWNER: Lower Greenville Avenue Trust and Susan B. Reese

APPLICANT: Monster Maker, Inc. d/b/a Lucky's Roadhouse. Represented by Roger Albright.

PURPOSE OF REQUEST:

The Beagle is located in a CR-MD-1 (Community Retail) zoning district. The main uses allowed in the CR districts under the Dallas Development Code include restaurants serving alcohol. The Dallas Development Code makes a distinction between an establishment serving alcohol and a "bar, lounge or tavern". A bar, lounge or tavern is defined to be an establishment which derives 75% or more of its gross revenue from the sale or service of alcohol beverages for on-premises consumption. If a use meets the bar, lounge or tavern definition, it is only permitted in a CR district by the City Council approving a specific use permit. The Development Code also provides that a dance hall use is allowed in CR zoning only pursuant to a SUP. A specific use permit for both the alcoholic beverage establishment and the dance hall use was approved by Ordinance No. 25405 on October 8, 2003. That SUP was renewed in 2005 for a three (3) year period. The Applicant seeks to renew that specific use permit for a five (5) year period to allow up to 10,400 square feet of bar, lounge and tavern and dance hall uses.

**EXISTING ZONING AND LAND USE ON THE AREA
OF REQUEST AND ADJOINING PROPERTIES:**

The property is located within a CR-MD-1 District. The property is developed with a combination of retail and restaurant uses. The adjoining properties are zoned and used for a mix of retail and restaurant uses.

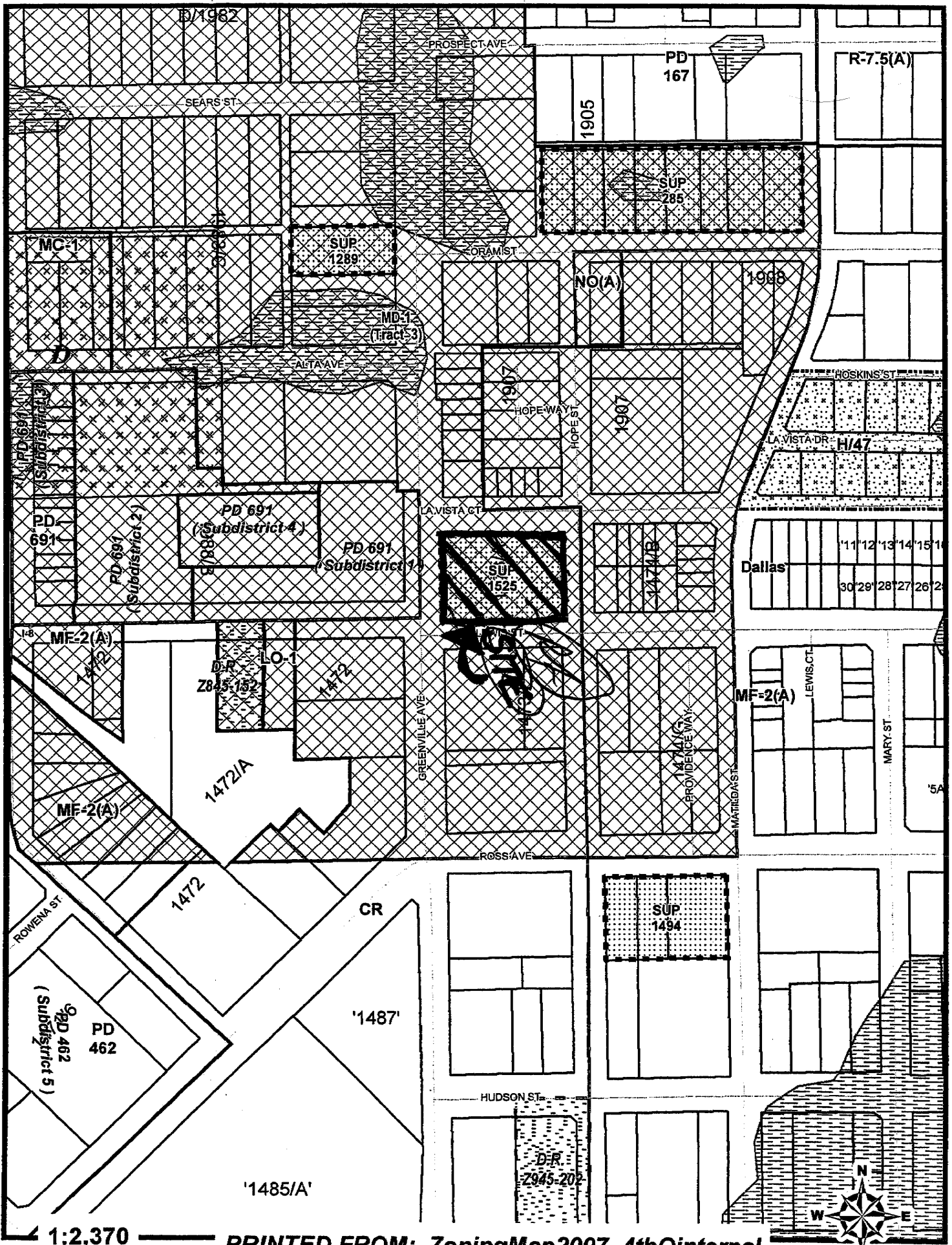
SIZE OF REQUEST AND EXISTING STRUCTURE:

The request site contains 0.62 acres. There are existing structures on the property which contain approximately 27,300 square feet including the existing Lucky's Roadhouse use.

**MAXIMUM HEIGHT/COVERAGE RATIO/FLOOR
AREA RATIO/SETBACKS/LANDSCAPE PLAN:**

Except for the bar/dance hall uses as set forth herein, no changes are proposed to the requirements and standards for the CR-MD-1 zoning districts as contained in the Dallas Development Code. The dance hall portion of the use will be parked to Code (i.e. 1 space per each 25 square feet of dance floor area). Applicant is merely a tenant within the existing retail/restaurant strip. No additional landscaping beyond that presently provided is proposed. The parking for this use is contained both on site, on the adjoining tract (1808 Greenville) which is z-barred with this property and through City-approved Remote Parking Agreements.

2078-192



1:2,370

PRINTED FROM: ZoningMap2007_4thQinternal

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MAIL THIS SIGNED PETITION TO:
Lucky's Roadhouse
1806 Greenville Avenue
Dallas TX 75206-7437

Petition in Support of Lucky's Roadhouse Zoning Case Z-078-192

TO The City of Dallas/Planning and Zoning Commission

RE Application for renewal of Specific Use Permit for Lucky's Roadhouse #Z-078-192

I/We support the application submitted by the owners of Lucky's Roadhouse for the renewal of the Specific Use Permit for their business at 1802-1806 Greenville @ Lewis.

I/We ask that you please vote in favor of the applicant's petition in this matter.

*The owners or occupants of a Dallas property (residential or commercial) may sign this petition
Please use a separate petition for each property you own.*

Name(s) / Printed _____

Signature(s) _____

I/We OWN or RENT [please circle one] a RESIDENTIAL or COMMERCIAL property [please circle one] located at:

Address _____

Dallas, TX 752 _____

Phone number _____

We believe in protecting your privacy. We will not share your personal information with third parties outside of Lucky's Roadhouse, the City of Dallas or its agents.

The City Council will review the Planning & Zoning Commission vote, but is not bound by P&Z's decision. We will notify you of the results of the hearing and Council vote via email and/or postcard.

Email _____

Received by: L V B W G H