

**FILE NUMBER:** Z234-289(TB)

**DATE AUTHORIZED:** July 11, 2024

**LOCATION:** East line of Greenville Avenue, north of La Vista Road, south of Oram Road

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** ±1,912 square feet

**CENSUS TRACT:** 48113001101

**REPRESENTATIVE:** City Plan Commission, City of Dallas

**APPLICANT:** City Plan Commission, City of Dallas

**OWNER:** Lowgreen PS LTD

**REQUEST:** A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 842 with Specific Use Permit No. 1879 for a late-hours establishment with consideration to be given to evaluating whether Specific Use Permit No. 1879 is compatible with adjacent property and consistent with the character of the neighborhood.

**STAFF RECOMMENDATION:** **Repeal** Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern.

**CPC RECOMMENDATION:** **Repeal** Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern.

**BACKGROUND INFORMATION:**

- The ±1,875-square foot request site is developed with a two-story, ±3,750-square foot building built in 1930 (which was originally a free-standing retail store) and currently has a certificate of occupancy for an alcoholic beverage establishment for a bar, lounge, or tavern use. Specifically, the establishment operates as Leela's / Milli.
- The request site is surrounded by restaurants and alcoholic beverage establishments to the north; townhomes to the east; retail and personal service uses to the south, and a restaurant with drive-in to the west.
- On January 26, 2011, the City Council approved ordinance No. 28109 to establish Planned Development District No. 842, which created a new land use for late-hour establishments and requires any establishment to obtain Specific Use Permit (SUP) to operate after midnight.
- The purpose of Planned Development District No. 842 is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.
- Late Hours Establishment in Planned Development No. 842 means a retail and personal service use that, except in Subdistrict 2, operates between 12:00 a.m. (midnight) and 6:00 a.m., and in Subdistrict 2, operates between 9:00 p.m. and 6:00 a.m.
- Planned Development District No. 842 refers back to the base zoning CR Community Retail District (Chapter 51A), which allows an alcoholic beverage establishment land use in a CR district by SUP only.
- On June 23, 1993, the City Council adopted Ordinance No. 21735 which amended the Dallas Development Code to require an SUP to operate an alcoholic beverage establishment in many zoning districts, including the CR Community Retail District.
- This location has been operating as an alcoholic beverage establishment since 1954 and is therefore nonconforming to the current zoning requirement to obtain an SUP to operate an alcoholic beverage establishment.
- However, the nonconforming rights to operate after midnight for this location do not apply in Planned Development District No. 842. Section 51P-842.113(c)(3) says, "No occupancy shall have nonconforming rights to operate between 12 a.m. (midnight)

and 6 a.m. All occupants must come into compliance with this subsection by September 23, 2011.”

- On August 10, 2011, the City Council approved Ordinance No. 28326 for Specific Use Permit (SUP) No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern for a three-year period. SUP No. 1879 expired on August 10, 2014.
- On August 13, 2014, City Council approved Ordinance No. 29417 for Specific Use Permit (SUP) No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern for a three-year period. SUP No. 1879 expired August 13, 2017, with eligibility for automatic renewal for additional two-year periods.
  - On August 10, 2017, two-years automatic renewal met, expired August 10, 2019.
  - On August 10, 2019, two-years automatic renewal met, expired August 10, 2021.
  - On August 10, 2021, two-years automatic renewal met, expired August 10, 2023.
  - On August 10, 2023 two-years automatic renewal met, expires August 10, 2025.
- On July 11, 2024, the City Plan Commission authorized a hearing to determine proper zoning for the area of request.
- On February 19, 2025, a community meeting was held for this authorized hearing.

#### **Zoning Land Use History:**

The bar, lounge, or tavern use is nonconforming. The first lounge/bar operated at this location in 1950, and the structure has been continuously operating as an alcoholic beverage establishment land use for a bar, lounge or tavern for over 70 years. The table below outlines the previous certificates of occupy issued at this location, 1954 to present. However, pursuant to the provisions of Planned Development District No. 842, adopted by City Council in 2011, a Specific Use Permit for late hours is required for any establishment to operate after midnight.

CO #	Zoning District	Land use
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CO. 9952 (5-19-1954)	C-1	Lounge (1818 Lounge)
CO. 12859 (3-17-1959)	C-1	Lounge (1818 Lounge)
CO. # not noted (6-29-59)	C-1	Lounge (Moore Lounge)
CO. # not noted (11-9-60)	C-1	Lounge (Jays Lounge)
CO. 45890 (3-5-1975)	GR	Lounge
CO. 66454 (2-12-1980)	GR	Lounge Wine/Beer
CO. 68022 (7-30-1980)	GR	Lounge
CO. 70158 (3-26-1981)	GR	Lounge
CO. 71557 (8-18-1981)	GR	Beer + Wine Est.
CO. 74893 (8-31-1982)	GR	Beer + Wine Est.
CO. 21022 (1-22-1990)	CR	Bar (Mara's Club)
CO. 81013 (1-8-1996)	CR	Bar (The Crown and Harp) & late Hours
CO. 61101 (9-26-2011)	PD 842, SUP 1879 (SUP terminates on 8-10-2014)	Bar (The Crown and Harp) & late Hours
CO. 81081 (8-18-2017)	PD 842, SUP 1879 (SUP autorenewal)	Bar (Leela's/ Milli) & late Hours
CO. 31069 (7-12-2023-present)	PD 842, SUP 1879 (SUP autorenewal)	Bar (Leela's/ Milli) & late Hours

### **Zoning History:**

There have been seventeen zoning cases in the area in the last five years.

1. **Z190-125:** On Wednesday, February 26, 2020, the City Council approved an application for the renewal of Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without out drive-in or drive-through service for an additional two-year period, located on the east side of Greenville Avenue, south of Prospect Avenue.
2. **Z190-139:** On Wednesday, August 26, 2020, the City Council approved an application for a new subdistrict within Planned Development District No. 842

with an MD-1 Modified Delta Overlay, located on the East line of Greenville Avenue, north of La Vista Drive.

3. **Z190-236:** On Wednesday, January 13, 2021, the City Council approved An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, with an MD-1 Modified Delta Overlay District, with Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, located on the west side of Greenville Avenue, south of Sears Street. [subject site]
4. **Z190-240:** On Wednesday, August 26, 2020, the City Council terminated Specific Use Permit No. 2346 for a late-hours establishment limited to a restaurant with drive-in or drive through service on property zoned Planned Development District No. 842, located on the Southwest corner of Greenville Avenue and Alta Avenue.
5. **Z190-306:** On Wednesday, December 09, 2020, the City Council approved an application for the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in service on property within Planned Development district No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, located west of Greenville Avenue and south of Sears Street [subject site].
6. **Z201-101:** On Thursday, January 21, 2021, the City Plan Commission recommended denial with prejudice of an application for a Specific Use Permit for a late hour establishment limited to a restaurant with drive-in or drive-through use, located on the Southeast corner of Greenville Avenue and Prospect Avenue.
7. **Z201-154:** On Wednesday, May 26, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, located on the north line of Alta Avenue, west of Greenville Avenue.
8. **Z201-204:** On June 14, 2021, an application for an automatic renewal of Specific Use Permit No. 1879 for a late hours establishment for a bar, lounge, or tavern use, automatically renewed for an additional two-year time period, pursuant to Section 51A-4.219 of Chapter 51A Part II of the Dallas Development Code, of the Dallas City Code, as amended.
9. **Z201-258:** On Wednesday, November 10, 2021, the City Council approved an application, subject to conditions, for a new subdistrict on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an MD-1 Modified Delta Overlay on the east line of Greenville Avenue, north of La Vista Drive.

10. **Z212-204:** On Wednesday, August 24, 2022, the City Council approved an application for the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern use on a property zoned Planned Development District No. 842 with Specific Use Permit No. 1289 for a bar, lounge, or tavern use and an MD-1 Modified Delta Overlay, located on the west line of Greenville Avenue at the terminus of Oram Street.
11. **Z223-105:** On Wednesday, December 13, 2023, the City Council approved an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on east line of Greenville Avenue, between Prospect Avenue and Oram Street.
12. **Z223-123 & 124:** On Thursday, May 18, 2023, the City Plan Commission recommended denial with prejudice of an application for (1) an amendment to add "extended hours establishment" as a permitted use by SUP only in Subdistrict 1 within Planned Development District No. 842, and (2) a Specific Use Permit for an extended hours establishment, on property located on the west side of Greenville Avenue, between Sears Street and Alta Avenue.
13. **Z223-129:** On Thursday, July 6, 2023, the City Plan Commission recommended denial with prejudice of an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property within Planned Development District No. 842 with an MD-1 Modified Delta Overlay, located on the southeast corner of Greenville Avenue and Oram Street.
14. **Z223-135:** On Thursday, July 6, 2023, the City Plan Commission recommended denial without prejudice of an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the north line of Alta Avenue, west of Greenville Avenue.
15. **Z223-234:** On Wednesday, March 27, 2024, the City Council approved an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay located on an area bound by Greenville Avenue, La Vista Drive, Hope Street, and Lewis Street.
16. **Z234-194:** On Wednesday, November 12, 2024, the City Council approved an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District on the west side of Greenville Avenue, between Sears Street and Alta Avenue.

17. **Z234-215:** On Wednesday, January 8, 2024, the City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery on property zoned Planned Development District No. 842 on the southwest corner of Hope Street and La Vista Drive.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local	50 feet

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that, pending commensurate improvements, it will not significantly impact the surrounding roadway system. The project will be responsible for mitigating development impact as determined through the engineering review process.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and 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:

**LAND USE ELEMENT**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT.**

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 842 & SUP 1879	Alcoholic beverage establishment late-hours
<b>North</b>	PDD No. 842	Restaurants and alcoholic beverage establishments
<b>East</b>	MF-2(A)	Townhomes
<b>South</b>	PDD No. 842	Retail and personal services
<b>West</b>	PDD No. 842	Restaurant with drive-in

\*The subject property and all surrounding properties include an MD-1 Overlay

### **Land Use Compatibility:**

Lower Greenville Avenue was previously known as "Richardson Road" or the "Richardson Pike", since the mid-1920s when it was also part of the Dallas Railway Company's electric streetcar line. Before the construction of North Central Expressway in 1950, Greenville Avenue was the main route to Richardson, Plano, McKinney and north to the states of Oklahoma and Arkansas. Due to the massive traffic flow, Lower Greenville Avenue was developed as one of the most significant centers in Dallas for shopping and restaurants, not just for people passing through, but also for surrounding residential neighborhoods. Lower Greenville Avenue is an anchor for commercial and social activity for the surrounding neighborhoods. Today, Lower Greenville Avenue is still a major entertainment district in Dallas, south of Mockingbird Lane and contains many popular bars, restaurants, boutique stores, and live music venues.

The subject site is developed with a two-story, ±3,750-square foot building which currently has a certificate of occupancy issued on July 12, 2023, for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern. The establishment operates as a bar/lounge (Leela's/ Milli) and Specific Use Permit No. 1879 allows the establishment to operate between the hours of 12:00 a.m. (midnight) and 2:00 a.m. (the next day) Monday through Sunday.

The site is surrounded by restaurants and alcoholic beverage establishments to the north; townhomes to the east; retail and personal service uses to the south and a restaurant with drive-in to the west.

Per Section 51P-842.106, the only main uses permitted in Planned Development District No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A of the Dallas Development Code. Chapter 51A permits an alcoholic



beverage establishment land use in CR Community Retail District by specific use permit only, therefore the same applies in Planned Development District No. 842. But, since an alcoholic beverage establishment has been operating continually at this location since 1954, the land use is considered legally nonconforming and can remain operating without a specific use permit until the nonconforming use is discontinued for six months or more. Once the nonconforming use is discontinued for six months or more, the right to operate as a nonconforming use ceases and a specific use permit is required.

With the creation of Planned Development District No. 842 in 2011, a new late-hours establishment land use was established. The creation of the late-hours establishment land use was intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. This district restricted nonconforming rights for existing establishments to operate between 12 a.m. (midnight) and 6 a.m. per Section 51P-842.113(c)(3). All existing establishments within this district were not required to cease operation but were able to continue to operate between the hours of 6:00 a.m. and 12:00 a.m. without having to obtain a specific use permit. However, in order to operate between 12:00 midnight and 6:00 a.m., the land use becomes a late-hours establishment, and a specific use permit is required. The current bar/lounge at this location is permitted to operate with additional hours between 12:00 a.m. (midnight) and 2:00 a.m. (the next day), Monday through Sunday, hence the necessity for Specific Use Permit No. 1879.

Planned Development District No. 842 gives additional criteria for city plan commission and city council to evaluate when considering a late-hours establishment request for a specific use permit:

(e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

(1) the number of citations issued by police to patrons of the establishment;

(2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment; and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

The Dallas Police Department has provided responses to these criteria, which follow later in this report.

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.

After evaluating Specific Use Permit No. 1879 and taking into consideration the input given at the community meeting on February 19, 2025, staff finds the placement of a late-hours establishment to be incompatible to the adjacent residential property to the east. The structures within this block are placed one foot apart from each other, due to no alley separation. The close proximity of this late-hours establishment has raised concerns of music emanating and vibrating through the wall of the adjacent residential property during the hours of 12:00 a.m. through 2:00 a.m. Even though the specific use permit conditions address sound by prohibiting loudspeakers outdoors, staff recommends the ability to operate after midnight to be repealed because the site is too close to residential uses to the east.

Ideally, the location of the site fits within the description of land use that have been historically allowed within the corridor of Lower Greenville and is in alignment with the purpose of Planned Development District No. 842. However, operating a late-hours establishment with residential adjacency within a few feet away is not feasible. Therefore, staff recommends: (1) repealing Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern; and (2) no change to the legally nonconforming alcoholic beverage establishment to continue to operate between the hours of 6:00 a.m. and 12:00 a.m. (midnight).

**Parking:**

Pursuant to §51A-4.210, an alcoholic beverage establishment requires one space per 100 square feet of floor area; therefore, the ±3,750-square foot establishment would typically require 38 spaces. However, the request site is within a Modified Delta Overlay District. Based on staff's review of permit records, the establishment has continuously operated as an alcoholic beverage establishment since the adoption of Modified Delta Overlay No. 1 on October 21, 1987. Therefore, the site has retained 38 delta credits. As a result, the applicant is not required to provide parking.

The subject site shares a surface lot, located at 5710 Oram Street, with the adjacent restaurant (Daddy Jack's). Employees and customers of Leela's/ Milli are allowed to use the lot.

**Landscaping:**

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

**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 located within an "E" MVA area.

**Police Report:**

On Monday April 21, 2025, the Central Patrol Division of the Dallas Police Department provided the following comments regarding 1914 Greenville Avenue – DBA Leela's/ Milli). These statistics include the time period of 01/01/2017 to 4/15/2025.

**Arrests – 0 total****Calls – 19 total**

Master_Incident_Number	Response_Date	Response_Time	MDivision	MRA	Problem	Priority_Description	Location_Name	Address	Call_Disposition
17-0181829	1/28/17 11:44 PM	11:44:00 PM	Central	1164	40/01 - Other	2 - Urgent		1914 Greenville Ave	NP - No Police Action
17-0636401	4/4/17 10:52 PM	10:52:00 PM	Central	1164	6M - Loud Music Disturbance	4 - Non Critical	CROWN AND PIERP	1914 Greenville Ave	NP - No Police Action
18-0017679	1/3/18 5:04 PM	5:04:00 PM	CENTRAL	1164	40/01 - Other	2 - Urgent		1914 Greenville Ave	R - Report
18-0562573	3/31/18 4:01 PM	4:01:00 PM	CENTRAL	1164	6X - Major Dist (Violence)	2 - Urgent	LEELA'S WINE BAR	1914 Greenville Ave	NP - No Police Action
19-1535611	8/16/19 10:53 PM	10:53:00 PM	CENTRAL	1164	6X - Major Dist (Violence)	2 - Urgent		1914 Greenville Ave	NP - No Police Action
21-2028509	10/23/21 12:17 AM	12:17:00 AM	Central	1164	7X - Major Accident	2 - Urgent		1914 Greenville Ave	NC - No Complainant
22-1433584	7/24/22 1:57 AM	1:57:00 AM	Central	1164	6X - Major Dist Ambulance	2 - Urgent	milli	1914 Greenville Ave	R - Report
22-1784611	9/11/22 2:02 AM	2:02:00 AM	Central	1164	6X - Major Dist (Violence)	2 - Urgent	MILLI	1914 Greenville Ave	C - Cover Only
23-0099642	1/15/23 6:23 PM	6:23:00 PM	Central	1164	6M - Loud Music Disturbance	4 - Non Critical		1914 Greenville Ave	NP - No Police Action
23-2319204	12/8/23 6:02 AM	6:02:00 AM	Central	1164	21B - Business Hold Up	2 - Urgent	LEELAS	1914 Greenville Ave	AF - Alarm False
23-2374720	12/16/23 10:53 PM	10:53:00 PM	Central	1164	6X - Major Dist (Violence)	2 - Urgent	LEELAS WINE BAR	1914 Greenville Ave	C - Cover Only
24-0506966	3/23/24 1:19 AM	1:19:00 AM	Central	1164	6X - Major Dist (Violence)	2 - Urgent	LEELA'S BAR	1914 Greenville Ave	NC - No Complainant
24-0817217	5/8/24 10:31 PM	10:31:00 PM	Central	1164	40 - Other	3 - General Service	MILLIE ON LOWER GREENVILLE	1914 Greenville Ave	NP - No Police Action
24-1032644	6/9/24 2:22 AM	2:22:00 AM	Central	1164	41/11B - Burg Bush in Progress	1 - Emergency	LEELA WINE BAR	1914 Greenville Ave	M - Mark Out Only

**Incidents – 14 total**

Incident Number	Signal	Off Incident	Address	Beat	Division	Date	Time	MO
176559-2020	09 - THEFT	THEFT OF PROP > OR EQUAL \$750 <\$2,500 (NOT SHOPLIFT) PC31.03(e3)	1914 GREENVILLE AVE	144	CENTRAL	10/3/2020	9:30:00 PM	UNKNOWN SUSP TOOK COMPS PROPERTY WITHOUT CONSENT
812867-2020		THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	1914 GREENVILLE AVE	144	CENTRAL	10/18/2020	10:00:00 PM	
186451-2022	58 - ROUTINE INVESTIGATION	BMV	1914 GREENVILLE AVE	144	CENTRAL	6/4/2022	11:00:00 PM	UNK SUSP BROKE INTO COMPL VEH, TOOK PROP.
004336-2023	6X - MAJOR DIST (VIOLENCE)	ASSAULT - BODILY INJURY ONLY	1914 GREENVILLE AVE	144	CENTRAL	1/7/2023	10:50:00 PM	SUSP ASSAULTED THE COMP AND THE COMP SUFFERED BODILY INJURY.
350944-2023	DAEF-DIST ARMED ENCOUNTER FOOT	ASSAULT (AGG) - DEADLY WEAPON	1914 GREENVILLE AVE	144	CENTRAL	5/2/2023	2:00:00 AM	UNK SUSP POINTED GUN AND THREATENED TO KILL COMP
088966-2023	58 - ROUTINE INVESTIGATION	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	1914 GREENVILLE AVE	144	CENTRAL	5/13/2023	3:30:00 PM	UNK SUSP TOOK COMP VEH W/O CONSENT
010715-2024	PSE/09 - THEFT	THEFT OF PROP (AUTO ACC) <\$100 - (NOT BUR)	1914 GREENVILLE AVE	144	CENTRAL	1/20/2024	12:50:00 PM	UNK SUSP STOLE FRONT LICENSE PLATE W/O CONSENT
099206-2024	PSE/09V - UUMV	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	1914 GREENVILLE AVE	144	CENTRAL	6/27/2024	8:00:00 PM	UNK SUSP TOOK VEHICLE W/OUT PERMISSION
806666-2025		CRIM MISCHIEF <\$100	1914 GREENVILLE AVE	144	CENTRAL	3/31/2025	10:00:00 PM	

**Texas Alcoholic Beverage Commission (TABC) Information:**

TABC License numbers, information, and statuses may be retrieved here by searching an address: <https://apps.tabc.texas.gov/publicinquiry/StatusNewLayout.aspx>

TABC Complaint Information, including criminal allegations and administrative allegations, may be retrieved here by searching an address or license number: <https://apps.tabc.texas.gov/publicinquiry/ComplaintInvestigation.aspx>

**Draft CPC ACTION**  
**June 12, 2025**

**Motion:** It was moved to **repeal** Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern on property zoned Planned Development District No. 842, on the east line of Greenville Avenue, south of Oram Road.

Maker: Kingston  
Second: Carpenter  
Result: Carried: 12 to 0

For: 12 - Drobinski, Forsyth, Shidid, Carpenter,  
Wheeler-Reagan, Franklin, Sleeper, Sims,  
Haqq, Hall, Kingston, Rubin

Against: 0  
Absent: 3 - Hampton, Herbert, Housewright  
Vacancy: 0

**Notices:** Area: 200 Mailed: 50  
**Replies:** For: 4 Against: 2

**Speakers:** For: Rob Baldwin, 3906 Elm St., Dallas, TX, 75226  
Murphy Sayre, 703 Newell, Dallas, TX, 75223  
Against: Joshua Bank, 1016 Liberty St., Dallas, TX, 75204  
Maria Powell, 1110 S. Ceasar Chavez Blvd., Dallas, TX, 75201  
Abel Molegetta, Address not provided  
Michael Niehuss, 1911 Hope Way, Dallas, TX, 75206

**SUP 1879 Existing Conditions**

141298

7-24-14

ORDINANCE NO. 29417

An ordinance amending Ordinance No. 28326, passed by the Dallas City Council on August 10, 2011, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern; amending the conditions in Section 2 of that ordinance; providing a penalty not to exceed \$2,000; providing a savings clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to Specific Use Permit No. 1879; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1879; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the conditions in Section 2 of Ordinance No. 28326 are amended to read as follows:

- "1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

29417

141298

3. TIME LIMIT: This specific use permit ~~expires~~ [automatically terminates] on August 13, 2017, but is eligible for automatic renewal for additional two-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.) [August 10, 2014.]
4. CERTIFICATE OF OCCUPANCY: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).
5. FLOOR AREA: The maximum floor area is 3,750 square feet.
6. HOURS OF OPERATION:
  - A. The late-hours establishment, limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern may only operate between 12:00 a.m. (midnight) and 2:00 a.m. (the next day), Monday through Sunday.
  - B. All customers must be removed from the Property by 2:15 a.m.
7. OUTDOOR SPEAKERS: Use of loudspeakers outdoors is prohibited.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENT: 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."

SECTION 2. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 3. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.



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SECTION 4. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

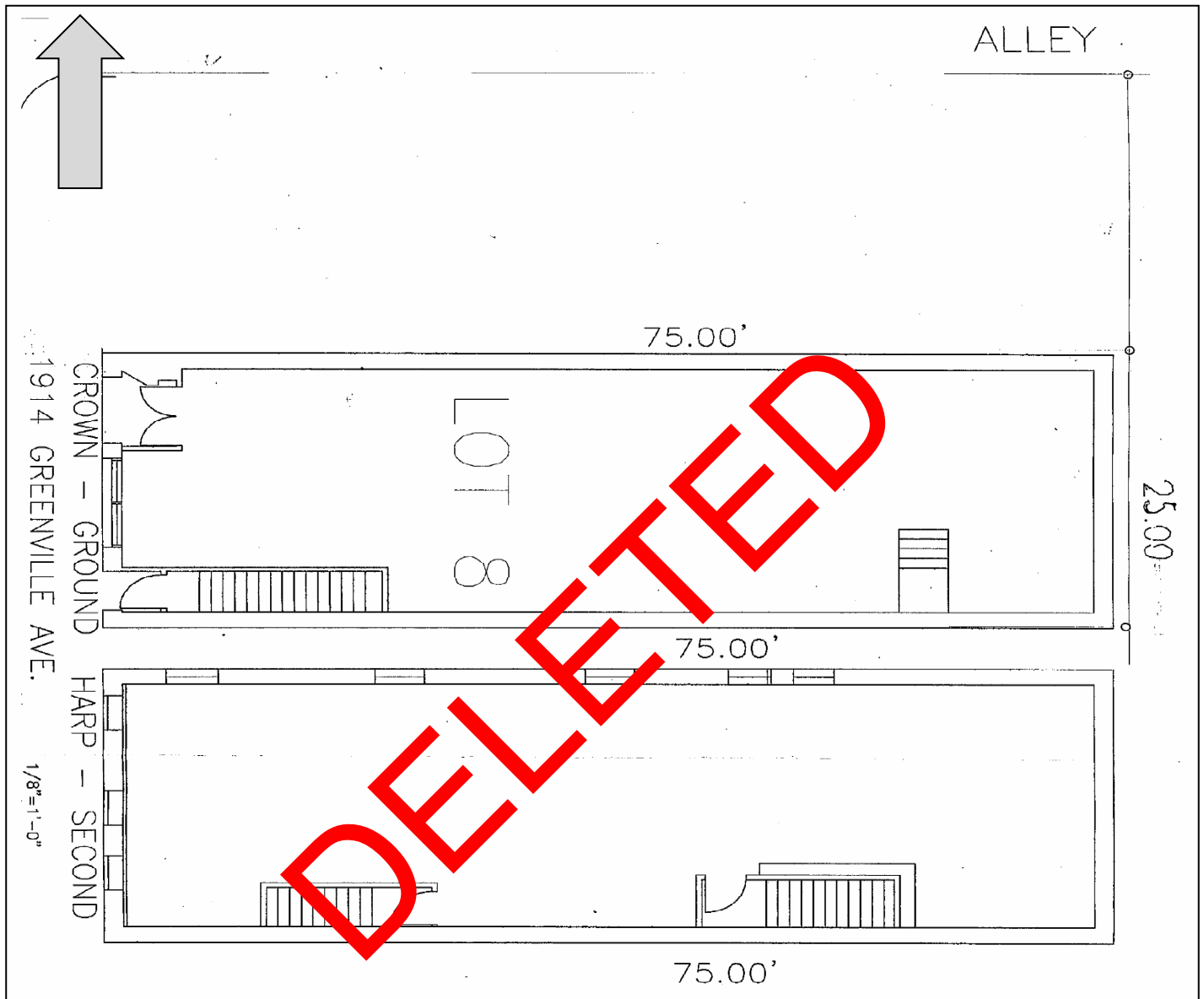
WARREN M.S. ERNST, City Attorney

By  Assistant City Attorney

Passed AUG 13 2014

DELETED

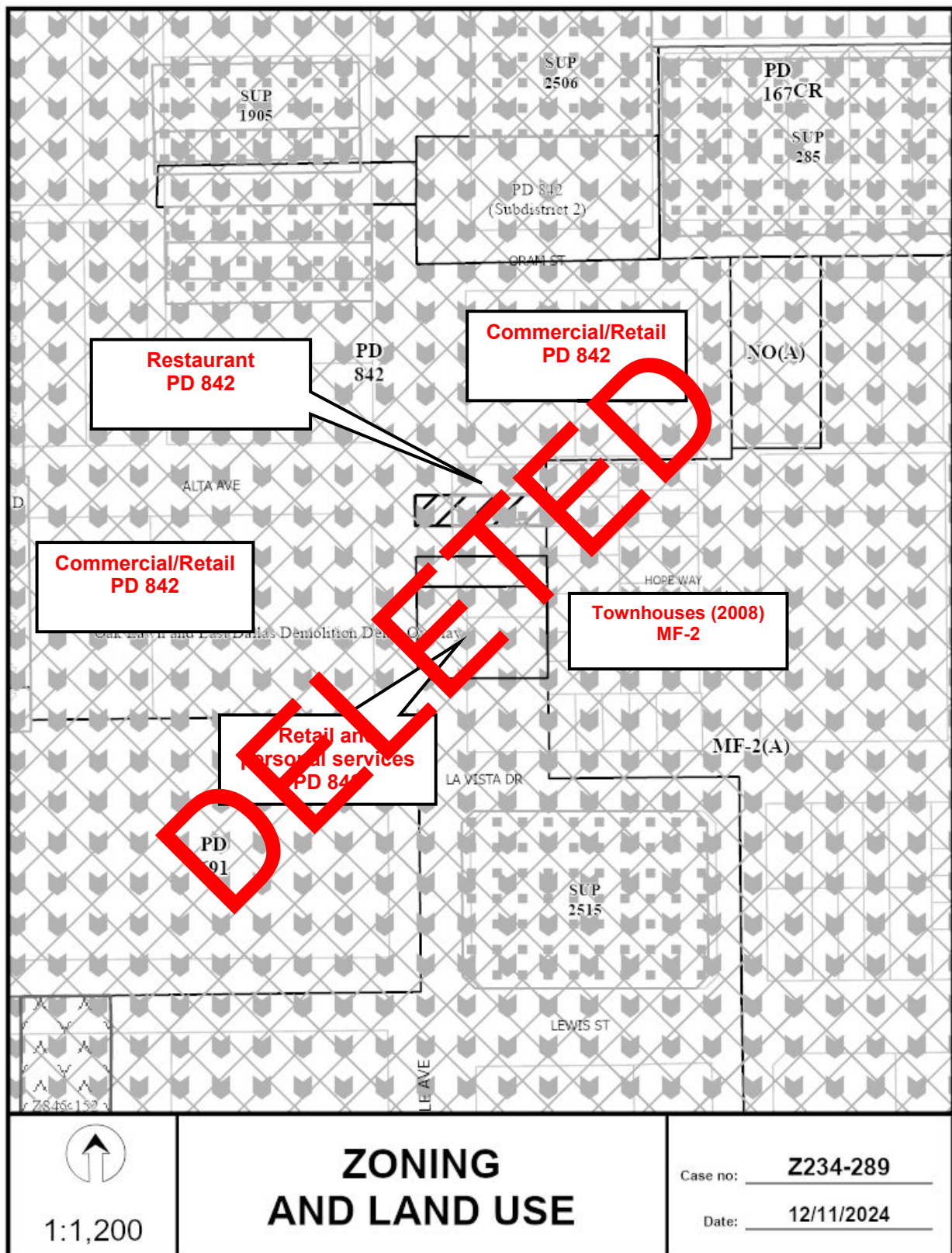
**SUP 1879 Existing Site plan**

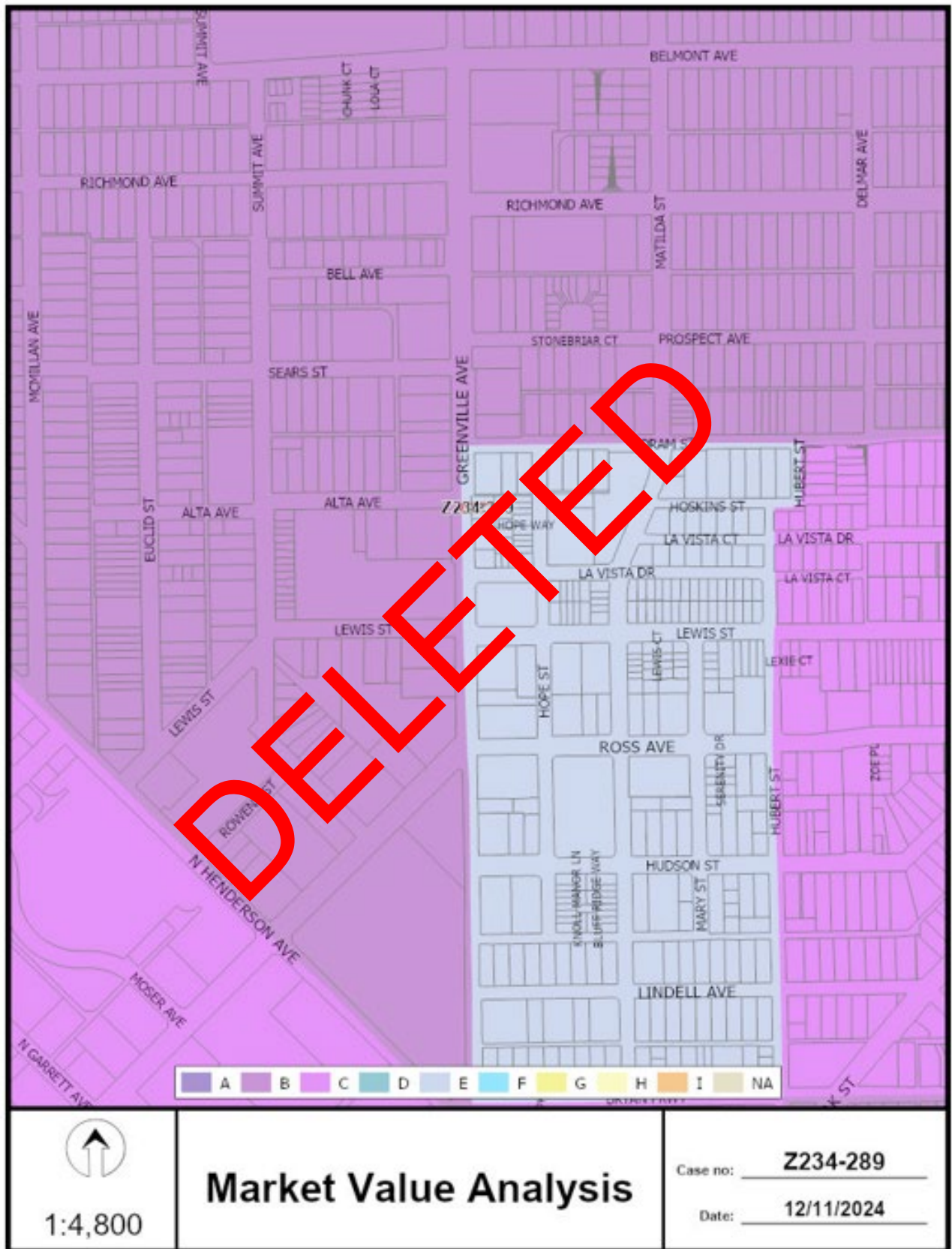














6/11/2025

***Reply List of Property Owners*****Z234-289****50 Property Owners Notified      4 Property Owners in Favor      2 Property Owners Opposed**

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
O	1	1914 GREENVILLE AVE	LOWGREEN PS LTD
	2	1900 GREENVILLE AVE	EDWARDS CHARLES DUFF
	3	1904 GREENVILLE AVE	RBT INTERESTS INC &
	4	1908 GREENVILLE AVE	GREENVILLE PARKS LP
O	5	1910 GREENVILLE AVE	TEXAS URBAN LIVING REALTY LLC
	6	1912 GREENVILLE AVE	LOWGREEN PS LTD
	7	1926 HOPE ST	1926 HOPE LLC
	8	5722 ORAM ST	MKT MANAGEMENT TRUST THE
O	9	5712 ORAM ST	LOWGREEN PS
	10	5710 ORAM ST	SCORIS GEORGIA REVOCABLE TRUST
	11	1911 GREENVILLE AVE	GREENVILLE AVE LLC
	12	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
	13	1919 HOPE WAY	NGUYEN NGOC DIEP
	14	1922 HOPE WAY	DICKEY ROBERT LEE III &
	15	1917 HOPE WAY	GAIL JACK DILLON
	16	1920 HOPE WAY	ISAACSON CHRISTOPHER M
	17	1918 HOPE WAY	MCCOWAN ROBERT W
	18	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
	19	1913 HOPE WAY	HERNDON LINDSEY
	20	1916 HOPE WAY	OTOOLE TIMOTHY
X	21	1911 HOPE WAY	NIEHUUS MICHAEL
	22	1912 HOPE WAY	MTS TEXAS HOLDINGS LLC
X	23	1910 HOPE WAY	SHAWKEY JOHN TYLER
	24	1909 HOPE WAY	JOHNSON RONALD L
	25	1908 HOPE WAY	GANDHI ANUPAMA K
	26	1907 HOPE WAY	WEINER ERIC DAVID



06/11/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1906 HOPE WAY	ABOUJAOUDE DORY
	28	5715 LA VISTA DR	COWAN LEE
	29	5713 LA VISTA DR	BELLA ROBERT A & GAYLA D
	30	5711 LA VISTA DR	WHITE JULIUS
	31	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
O	32	1827 GREENVILLE AVE	LOWGREEN PS
	33	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
	34	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
	35	1910 HOPE ST	MOJICA EDWARD
	36	1910 HOPE ST	KELLING THOMAS
	37	1910 HOPE ST	BUCKLEY KEVIN & MARGARET
	38	1910 HOPE ST	KUPERMAN YELENA
	39	1910 HOPE ST	CROUCH EDIE D
	40	1910 HOPE ST	BLECHER MARK WARREN
	41	1910 HOPE ST	BEAHM CYNTHIA DIANE
	42	1910 HOPE ST	GALLEGOS LISA RASHELLE
	43	1910 HOPE ST	UTKOV HALLIE T 2021 REVOCABLE
	44	1910 HOPE ST	CHEN KOBAYASHI REVOCABLE TR
	45	1910 HOPE ST	MERZ FAMILY LIVING TRUST
	46	1910 HOPE ST	LOTT LESLIE
	47	1910 HOPE ST	ANKERSEN KRISTEN A
	48	1910 HOPE ST	WEBER BROS HOMES TX LLC
	49	1910 HOPE ST	FOUR BUCKETS LLC
	50	1910 HOPE ST	BLECHER PAUL