

FILE NUMBER: Z234-194(LC) **DATE FILED:** March 19, 2024

LOCATION: West side of Greenville Avenue between Sears Street and Alta Avenue.

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 4,204 square feet **CENSUS TRACT:** 48113001002

REPRESENTATIVE: Baldwin Associates, LLC

APPLICANT: The Alamo Club

OWNER: 1919 27 Greenville, LTD

REQUEST: 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.

SUMMARY: The purpose of the request is to allow an existing restaurant to operate during late hours. [Alamo Club]

STAFF RECOMMENDATION: Approval for a five-year period, subject to a site plan and conditions.

PRIOR CPC ACTION: On September 5, 2024, the City Plan Commission held this item under advisement until October 10, 2024.

BACKGROUND INFORMATION:

- The area of request is currently developed as a restaurant without drive-through service, outdoor uncovered back patio and front sidewalk patio, (approx. 5,000 square feet in total size with the proposed SUP being 2,165 square feet in total size), zoned Planned Development District No. 842, with existing SUP 1905.
- Currently zoned Planned Development District No. 842.
- Late hours establishment is defined by the PD as “a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m.” This is not a use in the broader code. The use requires a specific use permit within the district.
- This lot has frontage only on Greenville Avenue.
- Proposed hours of operation are between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday. With the sidewalk patio, operating between 12:00 a.m. (midnight) and 2:00 a.m., Friday night through Sunday night.
- The applicant requests conditions that would allow them to extend operational hours from 12 a.m. to 2 a.m., Monday through Sunday.
- Applicant requests an SUP for a five-year time period.
- No changes have been made since the previous hearing.

Zoning History:

There have been fifteen 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 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.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Local Street	-
Sears Street	Local Street	-
Alta Avenue	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 review of engineering plans at permitting to comply with city standards.

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 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas’ quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	PD No. 842, with SUP 1905	Restaurant without drive-through service; Commercial retail

North	PD No. 842	Commercial retail
South	PD No. 842, SUP 1289, SUP 1903	Bar, lounge, or tavern, Restaurant without drive-through service; Commercial retail
East	PD No. 842, SUP 2327	Restaurant without drive-through service; Commercial retail
West	PD No. 842	Commercial retail

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

Land Use Compatibility:

The area of request is currently developed as a restaurant without drive-through service, (approx. 5,000 square feet in total size with the proposed SUP being 2,950 square feet in total size), zoned Planned Development District No. 842, with existing SUP 1905.

PD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

(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.

To the north, south, east, and west of the property are properties zoned Planned Development District No. 842 with commercial retail uses and existing SUPs, as listed in the Land use table above. With this area being surrounded by commercial uses and the area of request matching the uses in the immediate area, staff finds the applicant's requested SUP, to allow an existing restaurant to operate during late hours, to be compatible with the surrounding area. Staff supports the applicant's request.

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 request because the use is not foreseen to be detrimental to surrounding properties. Staff recommends approval for a five-year period, subject to amended conditions and revised site plan.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a late hours establishment limited to Limited to a Restaurant without Drive-in Service use in Planned Development District No. 842, is as follows; A minimum of one space per 100 square feet of floor area is required for a restaurant without drive-in or drive-through service. Delta credits may not be used to meet this off-street parking requirement. As shown on the site plan, the 1815 square feet of indoor space associated with the SUP would require 18 spaces. Outside of the SUP area, the 750 square feet of covered patio requires 8 spaces. The applicant has 18 parking spaces on site, as displayed on their site plan and provides the remainder through parking agreements with remote lots. Their provision of 27 parking spaces was demonstrated when they received their certificate of occupancy for a restaurant in 2018.

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 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 area of request is currently in a “B” MVA area.

CRIME STATS: JANUARY 31, 2021, TO DATE

Arrests – 2 total

IncidentNum	ChargeDesc	ArrestNumber	ArrestDate	ArrestTime	ArBkDay	NIBRS_Crime_CompStat
145791-2022	POSSESSION OF DRUG PARAPHERNALIA	22-022944	8/12/2022	1:45:00 AM	Friday	DRUG EQUIPMENT VIOLATIONS
145791-2022	CREDIT CARD OR DEBIT CARD ABUSE	22-022944	8/12/2022	1:45:00 AM	Friday	FRAUD OFFENSES

Calls – 16 total

Master_Incident_Number	Response_Date	Response_Time	Watch	MDivision	MSector	MBeat	Problem	Priority_Description	Location_Name
24-1186469	7/2/2024	1:49	1	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	ALAMO CLUB
24-1029675	6/8/2024	18:20	3	Central	140	144	15 - Assist Officer	1 - Emergency	ALAMO CLUB
23-0951872	5/17/2023	17:47	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	ALAMO CLUB
23-0617655	3/31/2023	15:28	2	Central	140	144	25 - Criminal Assault	2 - Urgent	ALAMO CLUB
23-0273209	2/11/2023	16:10	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	ALAMO CLUB
23-0212889	2/2/2023	20:08	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	ALAMO CLUB
23-0134109	1/20/2023	20:30	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	ALAMO CLUB
23-0088391	1/14/2023	0:56	1	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	the alamo club bar and grill
22-2406995	12/10/2022	21:42	3	Central	140	144	6XE - Disturbance Emergency	1 - Emergency	ALAMO CLUB
22-2189676	11/7/2022	19:58	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	ALAMO CLUB
22-1568543	8/12/2022	1:18	1	Central	140	144	41/09 - Theft - In Progress	2 - Urgent	almo club
22-1568543	8/12/2022	1:18	1	Central	140	144	41/09 - Theft - In Progress	2 - Urgent	almo club
22-1522892	8/5/2022	16:51	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	ALAMO CLUB
22-0777021	4/24/2022	23:41	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	ALAMO CLUB
22-0456760	3/10/2022	23:32	3	Central	140	144	6X - Major Dist (Violence)	2 - Urgent	ALAMO CLUB BAR
21-1476737	8/7/2021	0:26	1	Central	140	144	DAEF-Dist Armed Encounter Foot	1 - Emergency	

Incidents – 14 total

IncidentNum	Date1	Time1	NIBRS_Crime_CompStat	NIBRS_Code	Premise	MO
101305-2024	7/2/2024	1:49	MISCELLANEOUS	999	Highway, Street, Alley ETC	ROS FIELD RELEASE SUSPECT.
088772-2024	6/8/2024	18:21	PUBLIC INTOXICATION	90Z	Highway, Street, Alley ETC	AP WAS INTOXICATED AND POSED A RISK TO HIMSELF AND OTHERS
088772-2024	6/8/2024	18:21	ALL OTHER OFFENSES	90Z	Highway, Street, Alley ETC	AP RESISTED TRANSPORT AND ARREST
816546-2023	11/15/2023	20:00	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	290	Parking (Business)	
024269-2023	2/11/2023	16:10	SIMPLE ASSAULT	13B	Restaurant/Food Service/TABC Location	SUSP THREW A JAB AT COMP WHOM WAS OFFENDED BY THE CONTACT.
202238-2022	11/7/2022	19:50	FRAUD OFFENSES	26F	Outdoor Area Public/Private	AP WAS IN POSSESSION OF THREE PERSONS IDENTIFYING INFO.
202238-2022	11/7/2022	19:50	PUBLIC INTOXICATION	90Z	Outdoor Area Public/Private	AP WAS INTOXICATED SUCH THAT HE WAS A DANGER TO SELF/OTHERS.
202238-2022	11/7/2022	19:50	DRUG EQUIPMENT VIOLATIONS	35B	Outdoor Area Public/Private	AP WAS IN POSSESSION OF DRUG PARAPHERNALIA.
202238-2022	11/7/2022	19:50	MISCELLANEOUS	999	Outdoor Area Public/Private	DALLAS PD THREE ACTIVE WARRANTS.
145868-2022	8/12/2022	1:30	MISCELLANEOUS	999	Restaurant/Food Service/TABC Location	FOUND PROPERTY
145868-2022	8/12/2022	1:30	MISCELLANEOUS	999	Restaurant/Food Service/TABC Location	FOUND PROPERTY
145791-2022	8/11/2022	22:00	FRAUD OFFENSES	26B	Restaurant/Food Service/TABC Location	ARRESTED PERSON ATTEMPTED TO USE COMP'S CREDIT CARD W/O CONSENT
145791-2022	8/11/2022	22:00	DRUG EQUIPMENT VIOLATIONS	35B	Restaurant/Food Service/TABC Location	ARRESTED PERSON FOUND IN POSSESSION OF DRUG PARAPHERNALIA
141542-2022	8/4/2022	20:00	SIMPLE ASSAULT	13B	Bar/NightClub/DanceHall ETC.	UNK SUSP ASSAULT VIC CAUSING PAIN AND BI

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>

Z234-194(LC)

List of Officers

1919-27 Greenville, LTD

Hope Street, LLC - General Partner

Loren Joseph Weinstein, General Partner

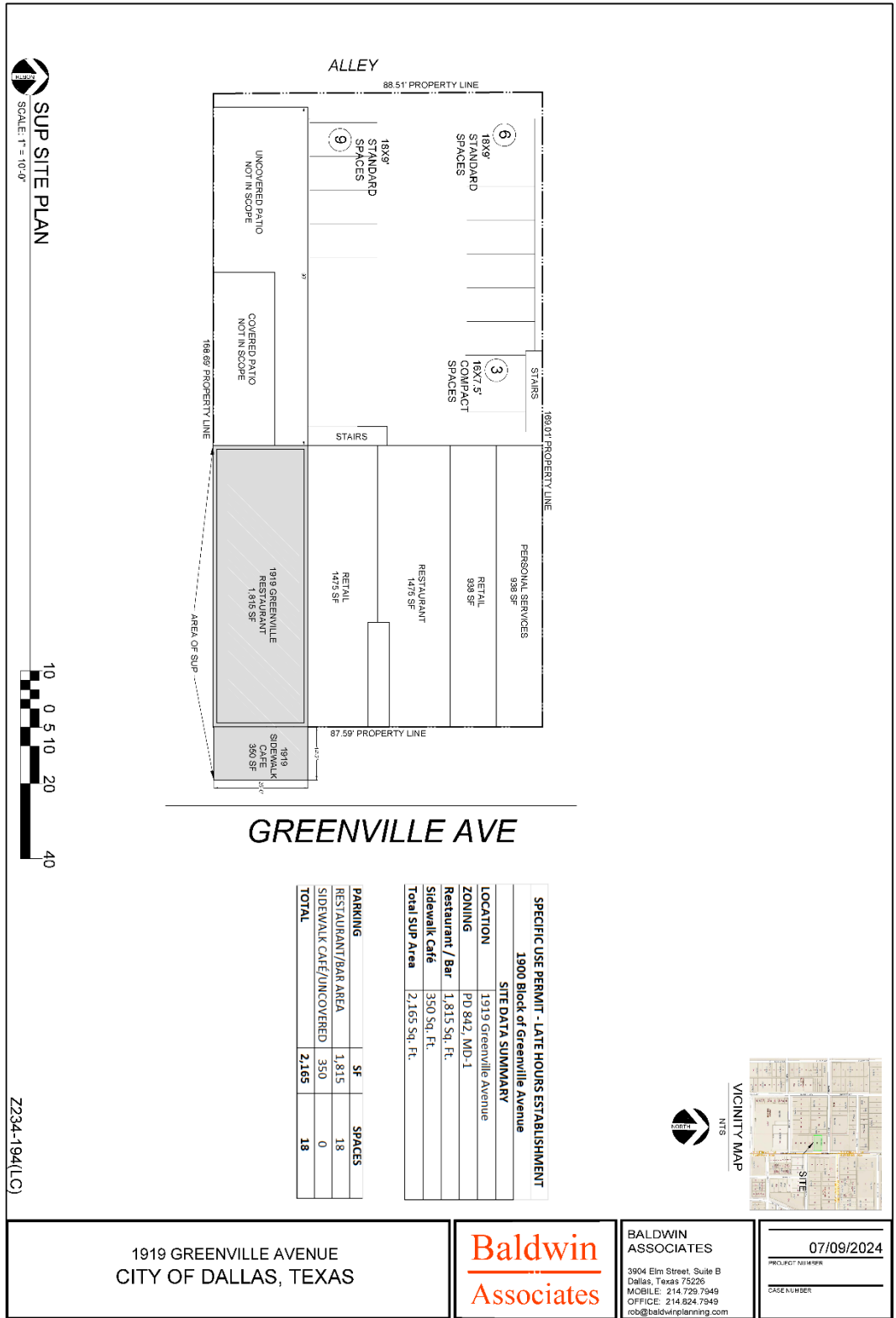
Alamo Club, LLC

Austin Rogers, Manager

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to restaurant without drive-in or drive-through service.
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 passage of this ordinance).
4. FLOOR AREA: The maximum floor area is 2,165 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION:
 - a. Except as provided in this paragraph, the late-hours establishment limited to a restaurant without drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday.
 - b. The sidewalk patio, shown on the attached site plan, may only operate between 12:00 a.m. (midnight) and 1:45 a.m., Friday night through Sunday night.
 - c. All customers must be removed from the Property by 2:00 a.m.
6. OUTDOOR LOUDSPEAKERS: Outdoor loudspeakers are prohibited.
7. SIDEWALK PATIO:
 - a. The maximum area for the sidewalk patio is 350 square feet in the location shown on the attached site plan.
 - b. Live music is prohibited on the sidewalk patio.
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 ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

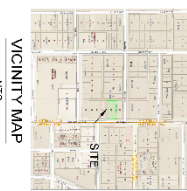


GREENVILLE AVE

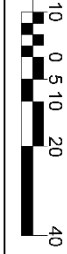
SPECIFIC USE PERMIT - LATE HOURS ESTABLISHMENT
1900 Block of Greenville Avenue

SITE DATA SUMMARY	
LOCATION	1919 Greenville Avenue
ZONING	PD 842, M/D-1
Restaurant / Bar	1,815 Sq. Ft.
Sidewalk Cafe	350 Sq. Ft.
Total SUP Area	2,165 Sq. Ft.

PARKING	SF	SPACES
RESTAURANT/BAR AREA	1,815	18
SIDEWALK CAFE/UNCOVERED	350	0
TOTAL	2,165	18



SUP SITE PLAN
 SCALE: 1" = 10'-0"



Z234-194(LC)

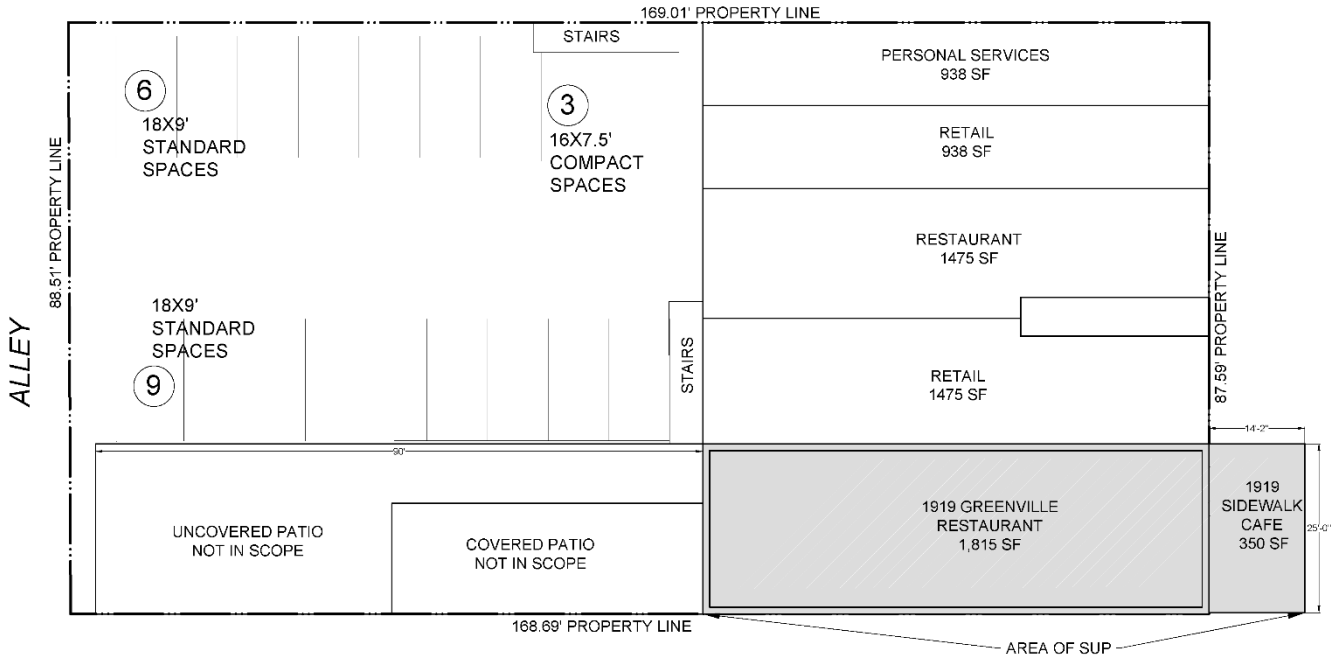
1919 GREENVILLE AVENUE
 CITY OF DALLAS, TEXAS

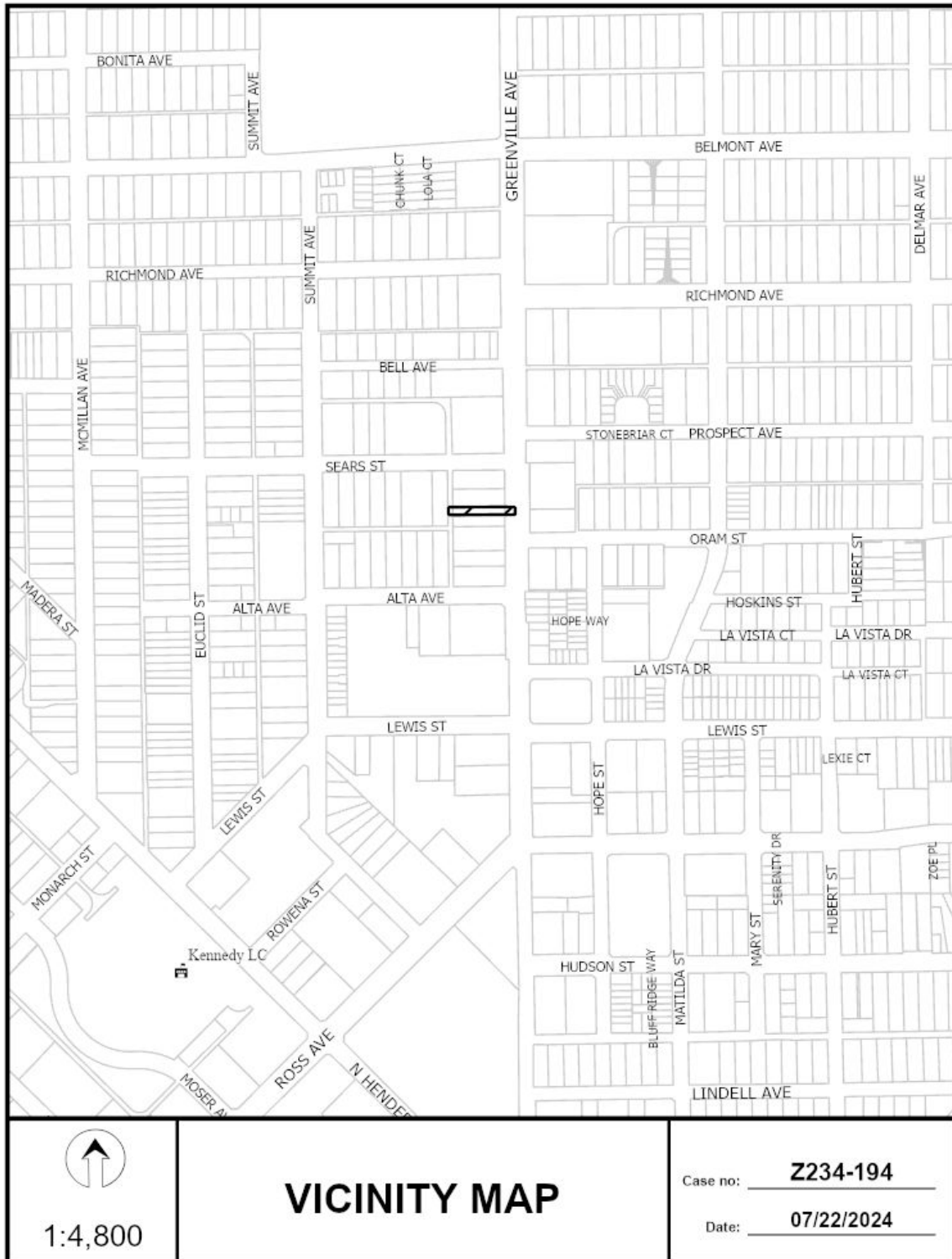
Baldwin
 Associates

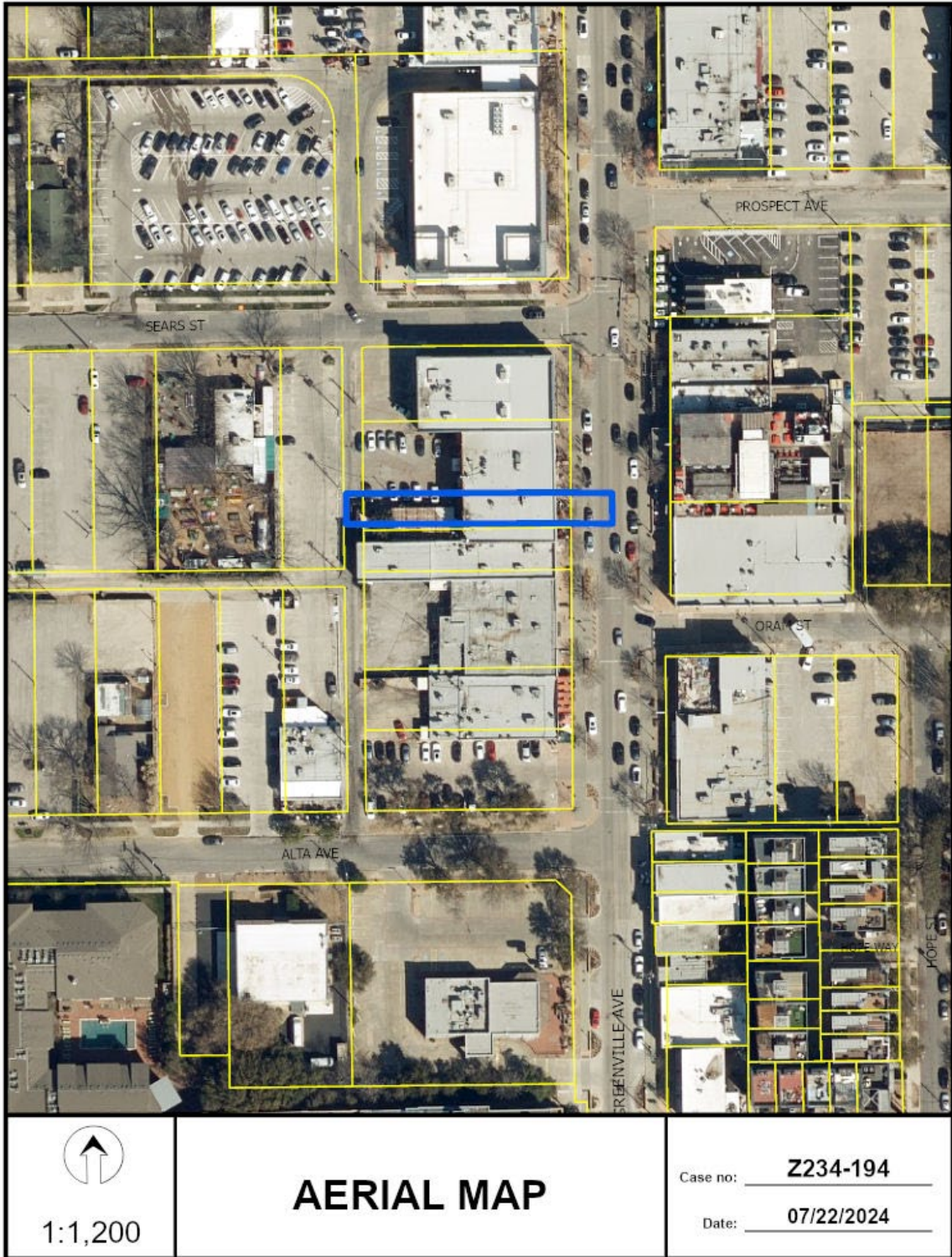
BALDWIN ASSOCIATES
 3904 Elm Street, Suite B
 Dallas, Texas 75226
 MOBILE: 214.729.7949
 OFFICE: 214.824.7949
 rob@baldwinplanning.com

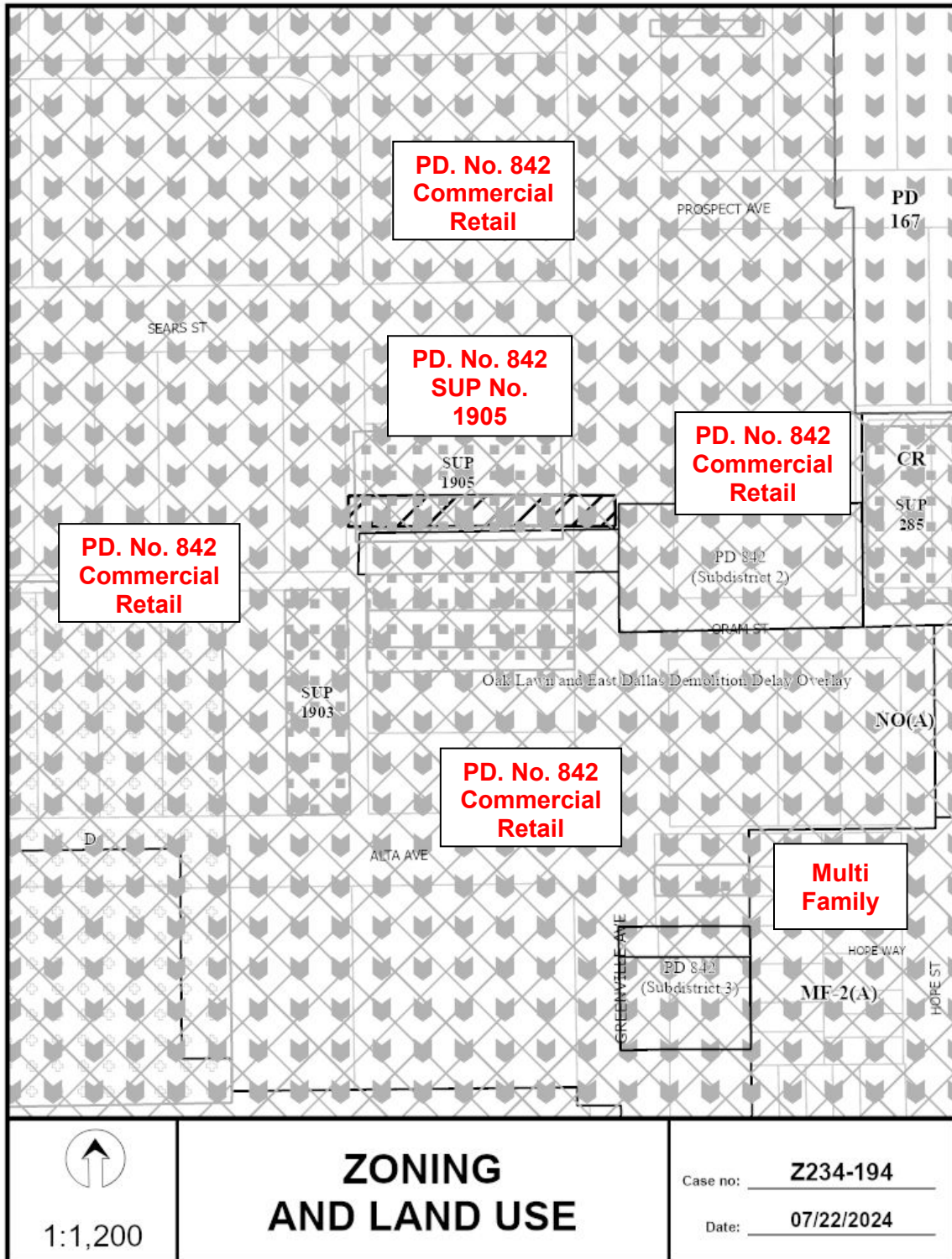
07/09/2024
 PROJECT NUMBER
 CASE NUMBER

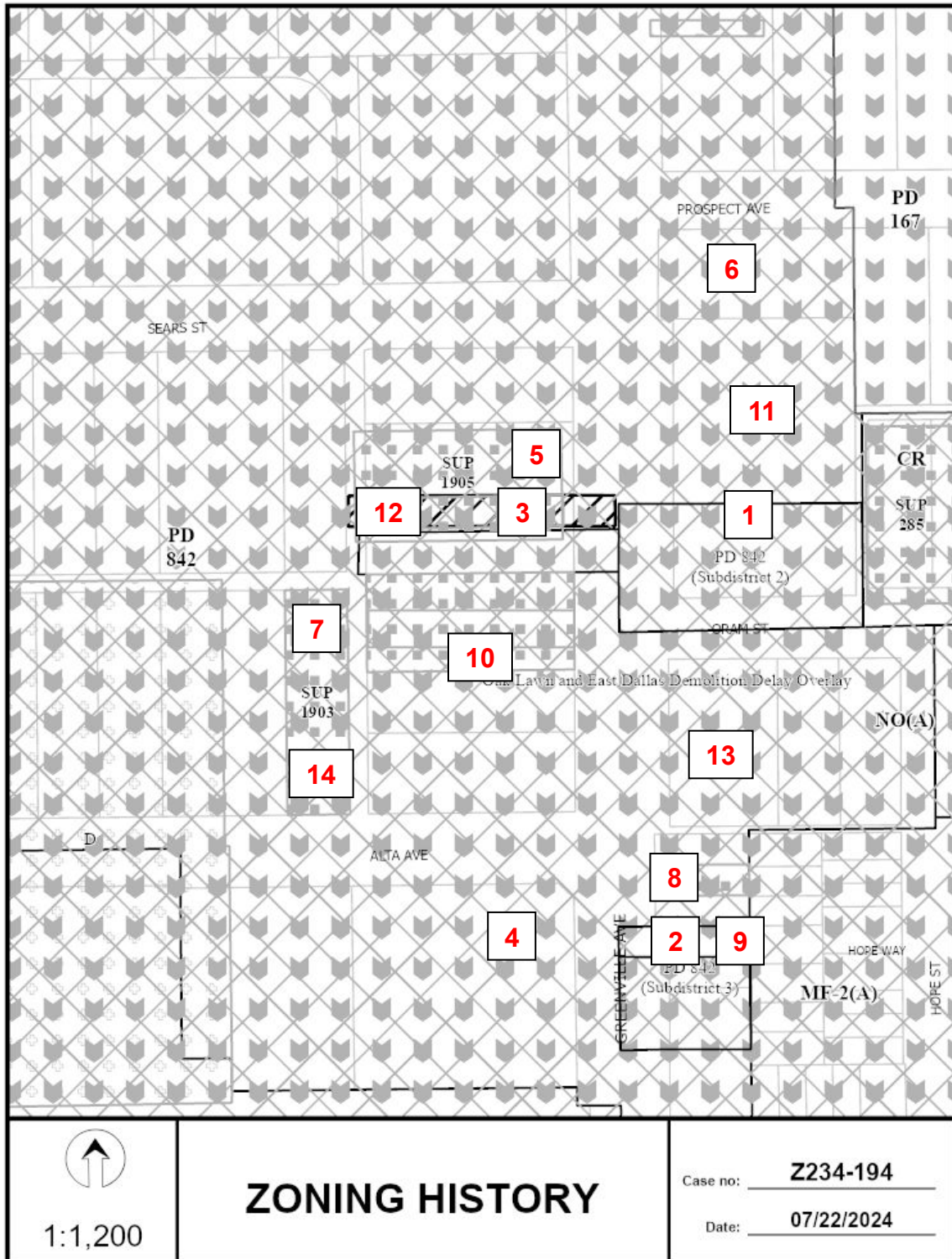
PROPOSED SITE PLAN (ENLARGED)

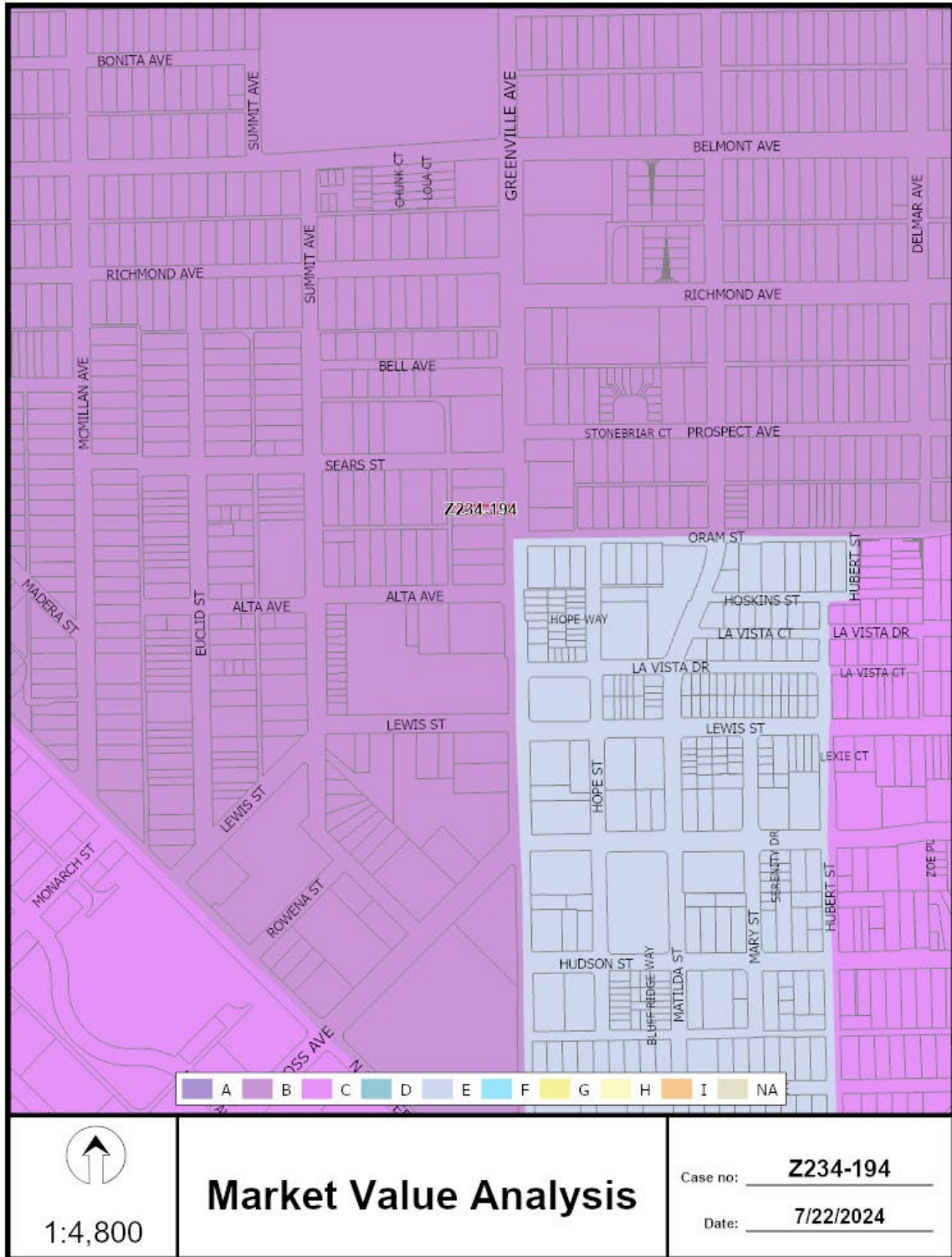












Z234-194(LC)

07/22/2024

Notification List of Property Owners

Z234-194

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
2	2026 GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
3	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
4	2000 GREENVILLE AVE	2000 GREENVILLE INVESTORS LLC
5	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
6	1928 GREENVILLE AVE	LOWGREEN PS
7	5618 SEARS ST	GREENVILLE HOLDINGS CO
8	5628 SEARS ST	ANDRES FAMILY TRUSTS
9	5619 ALTA AVE	THACKER RICHARD E JR
10	5623 ALTA AVE	GREENWAYSEARS LP
11	5627 ALTA AVE	LOWGREEN PS LTD
12	1931 GREENVILLE AVE	GREENWAY SEARS LP
13	1917 GREENVILLE AVE	MEDICAPITAL INC
14	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
15	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
16	5623 SEARS ST	2001 GREENVILLE VENTURE LTD
17	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD
18	5622 SEARS ST	5624 SEARS STREET LTD