

FILE NUMBER: Z-25-000128 **DATE FILED:** August 26, 2025
LOCATION: On the west line of Greenville Avenue, southeast of Ross Avenue
COUNCIL DISTRICT: 14
SIZE OF REQUEST: Approx. 2,215 sq. ft. **CENSUS TRACT:** 48113001002

OWNER: Nayeb Family LP, Naser Nayeb
APPLICANT: Ships Lounge, Naser Nayeb
REPRESENTATIVE: Permitted Development, LLC, Audra Buckley
REQUEST: An application for an amendment to Specific Use Permit No. 2355 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge or tavern use on property zoned Planned Development District No. 842
SUMMARY: The purpose of the request is to continue to operate a bar, lounge, or tavern [Ships Lounge] during late hours (12:00 a.m. to 2:00 a.m.), Monday through Sunday.
STAFF RECOMMENDATION: Approval, subject to staff's recommended conditions.
CPC RECOMMENDATION: Approval for a five-year period, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is within a 24,215-square-foot shopping center containing a mix of uses. The applicant began operating the use in 1965.
- Pursuant to the provisions of PD No. 842, a Specific Use Permit for late hours is required for the establishment to operate after midnight. The applicant proposes to continue operating from 11:00 am to 2:00 am (the next day), Monday through Sunday.
- On December 14, 2011, the City Council approved SUP No. 1922 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern for a four-year period on the site.
- On December 5, 2015, the City Plan Commission denied the renewal of Specific Use Permit No. 1922. Between 2015 and 2018, there was no SUP for late-hours establishment for the site.
- On January 8, 2020, the City Council approved the creation of Specific Use Permit No. 2355 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge or tavern use for a one-year period. This SUP was subsequently approved for a two-year renewal on January 27, 2021, and for a three-year renewal on January 25, 2023.
- The current request is to renew the use for a five-year period.

Zoning History:

There has been one zoning case in the area of notification in the last five years.

1. Z212-310: On January 25, 2023, the City Council approved the renewal of Specific Use Permit 2355 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern use on property zoned Planned Development District 842 for a three-year period, subject to site plan and conditions. (Area of Request)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Community Collector	36 ft./56 ft. BIKE PLAN

Ross Avenue	Community Collector	-- BIKE PLAN
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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 it will not significantly impact the surrounding roadway system pending commensurate improvements.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 3

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

City Residential



This placetype allows for primary land uses like: multiplex, apartments, and mixed-use; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

City Residential areas deliver diverse housing options, including high-rise apartments, mid-rise multifamily units, and townhomes. Located in urban and suburban settings, they focus on connectivity, affordability, and access to transit. Mixed-use development and proximity to job centers make these neighborhoods ideal for urban living.

Mixed-use buildings in urban areas, generally developed vertically (multiple uses in a single building), also offer retail and commercial amenities along fixed transit/transportation nodes, hubs, and corridors. Within more suburban areas of Dallas, these areas consist of commercial areas by large parking areas or open spaces along the perimeter. In the more suburban context, multiple development uses are usually within separate structures on a single property, access is more auto-dependent, and is served mainly by bus transit. Within these areas, the City Residential placetype complements regional employment centers.

The applicant's request is consistent with the characteristics of the City Residential placetype.

Land Use:

	Zoning	Land Use
Site	PDD 842, SUP 2355	Bar, lounge or tavern
Northwest	PDD 842, CR District	Retail, restaurant
North	PDD 842	Restaurant
Northeast	PDD 842	Retail, self-storage
East	PDD 842	Retail, restaurant
South	PDD 842	Retail, personal service
Southwest	PDD 842	Restaurant, personal service
West	PDD 842	Personal service

Land Use Compatibility:

The request site is an approximately 1,540-square foot, one-story bar, lounge, or tavern use [Ship's Lounge] within a shopping center. The applicant proposes to continue operating the bar, lounge or tavern use from 12:00 a.m. to 2:00 a.m. The SUP only pertains to their authorization to operate between 12 and 2 am, not the use of a bar, lounge, or tavern use itself.

Surrounding land uses include retail and restaurants to the northwest; a restaurant to the north; retail and restaurant to the northeast; and retail, restaurant and personal service uses to the east and west. Restaurant and personal service uses are located to the southwest and retail and personal service uses to the south. The closest residential development is more than 300 feet to the east of the request site.

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.

The PD gives additional criteria for evaluating a request for a specific use permit 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.

Based on the criteria above, the applicant has not received any citations from the police for its patrons or noise violations; no arrests for public intoxication or disorderly conduct, and no violent crimes have been associated with the establishment.

The applicant has no violations with the Texas Alcoholic Beverage Commission. Therefore, staff recommends approval of the renewal request. Additionally, no changes are proposed to the site plan or conditions aside from the time period. Due to the length of time the use has operated and the compatibility with the neighborhood, staff recommends no expiration date.

Landscaping:

Landscaping is provided in accordance with Article X, as amended of the Dallas Development Code. No additions are proposed; therefore, no new landscaping is required.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025 Code Amendment, the off-street parking requirement for bars and alcohol establishments that are part of a building which is 2,500 sqft or less is 0 spaces. For these uses in larger buildings, one space per 200 sqft is required. For the 1540 sqft of floor area for the uses suite, 8 spaces would be required. The applicant provides the required spaces on site.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

Crime Statistics

The Dallas Police Department provided crime statistics from January 2023 to the present. The information is provided in the subsequent charts. There were a total of 14 calls, 1 offense, and 0 arrests over the time period.

Calls

Calls (Summary)	Count of Incidents
2 – Urgent	4
3 – General Service	10
Total	14

Offenses

Offenses (Summary)	Count of Incidents
BURGLARY OF BUILDING - FORCED ENTRY	1
Total	1

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>

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 currently within an “B” MVA area.

List of Officers

Nayeb Family LP:

Farhad Nayeb, Principal

General Partner: Nayeb Real Estate, LLC

Naser Nayeb, Managing Member

Farhad Nayeb, Managing Member

Fawad Nayeb, Managing Member

CPC ACTION
October 23, 2025

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2355 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge or tavern use for a five-year period, subject to conditions, on property zoned Planned Development District No. 842, on the west line of Greenville Avenue, southeast of Ross Avenue.

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

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

Against: 0
Absent: 1 - Serrato
Vacancy: 0

*Out of room, shown voting in favor

Notices:	Area: 200	Mailed: 11
Replies:	For: 1	Against: 0

Speakers: For: Audra Buckley, 1414 Belleview, Dallas, TX, 75215
Against: None

PROPOSED SUP CONDITIONS

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

CPC Recommendation and Applicant Request:

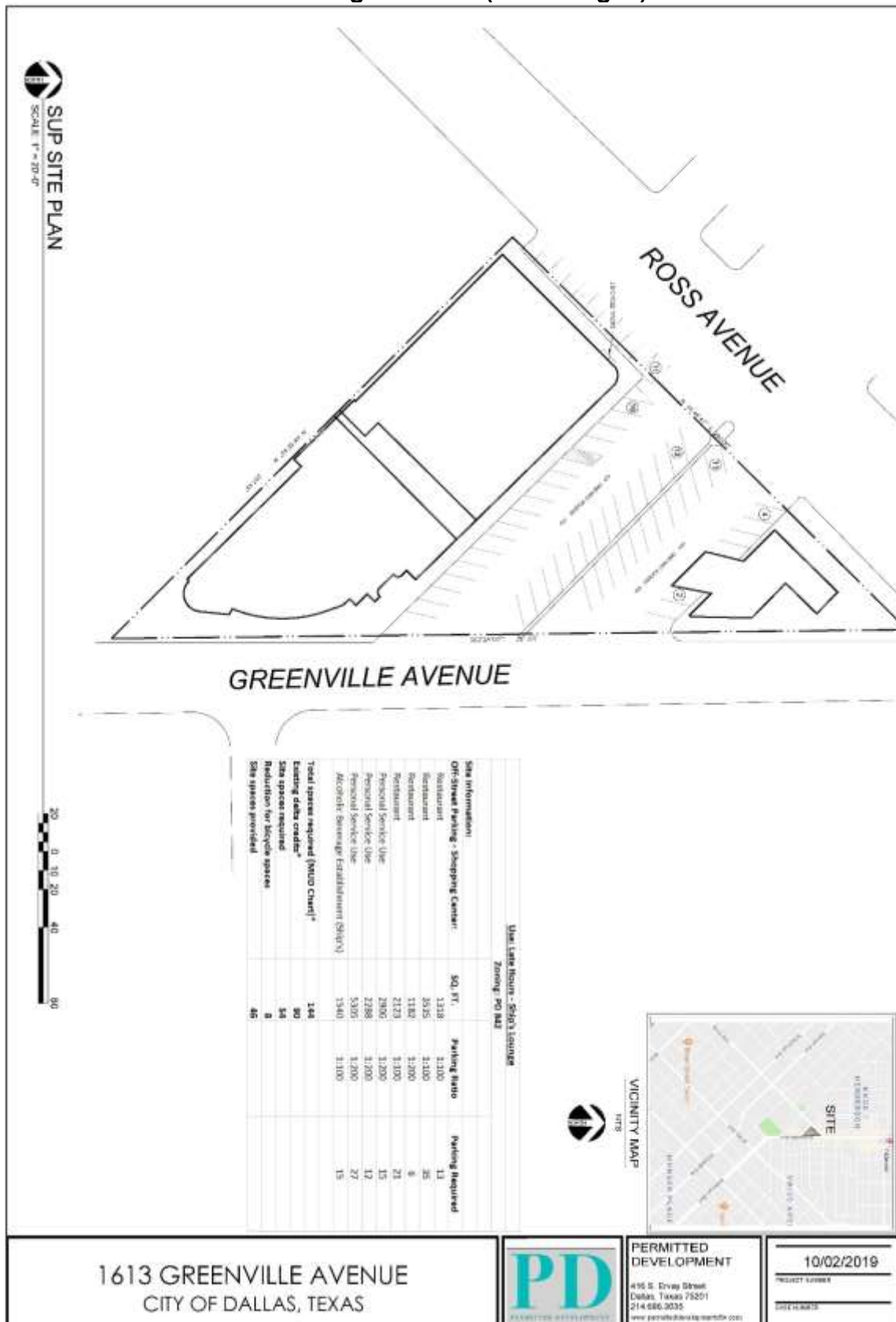
3. TIME LIMIT: This specific use permit expires on (five-years from this passage) [~~January, 26, 2026~~].

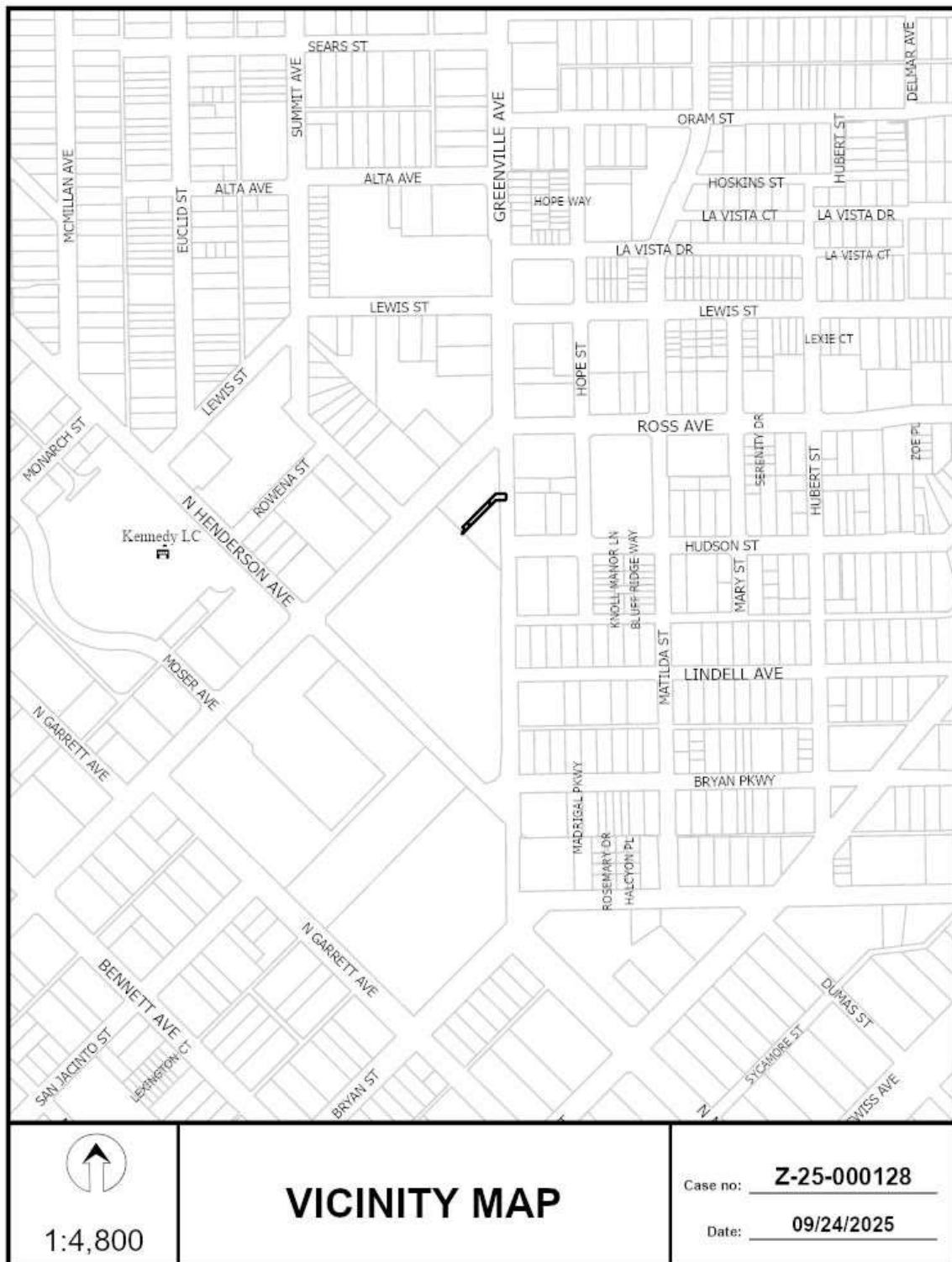
Staff Recommendation:

3. TIME LIMIT: This specific use permit has no expiration date [~~expires on January, 26, 2026~~].

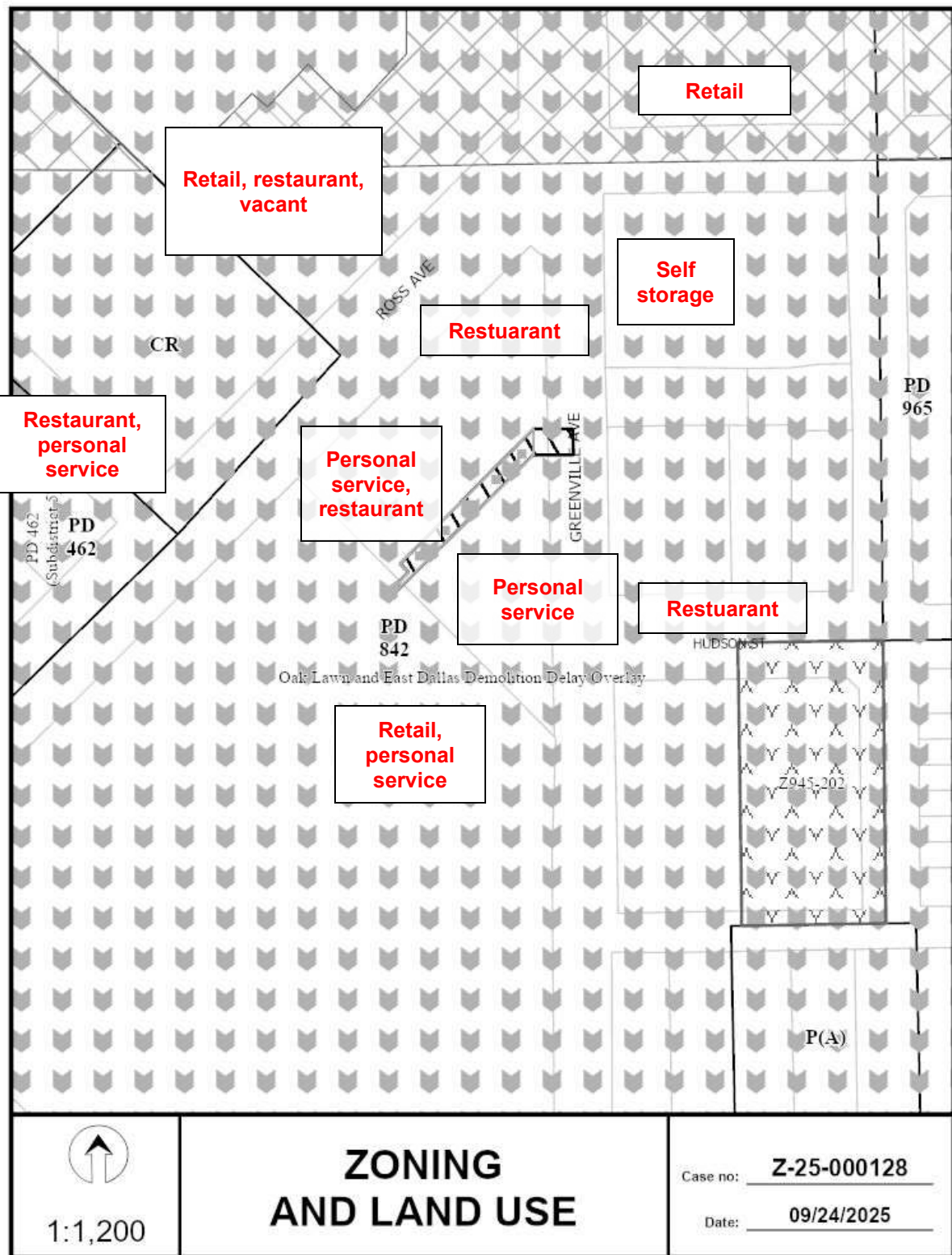
4. FLOOR AREA: Maximum floor area is 1540 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION:
 - a. The late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between 12:00 a.m. (midnight) and 2:00 a.m. Monday through Sunday.
 - b. All customers must be removed from the Property by 2:15 a.m.
6. OUTSIDE SPEAKERS: Use of outside speakers on the Property is prohibited.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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."

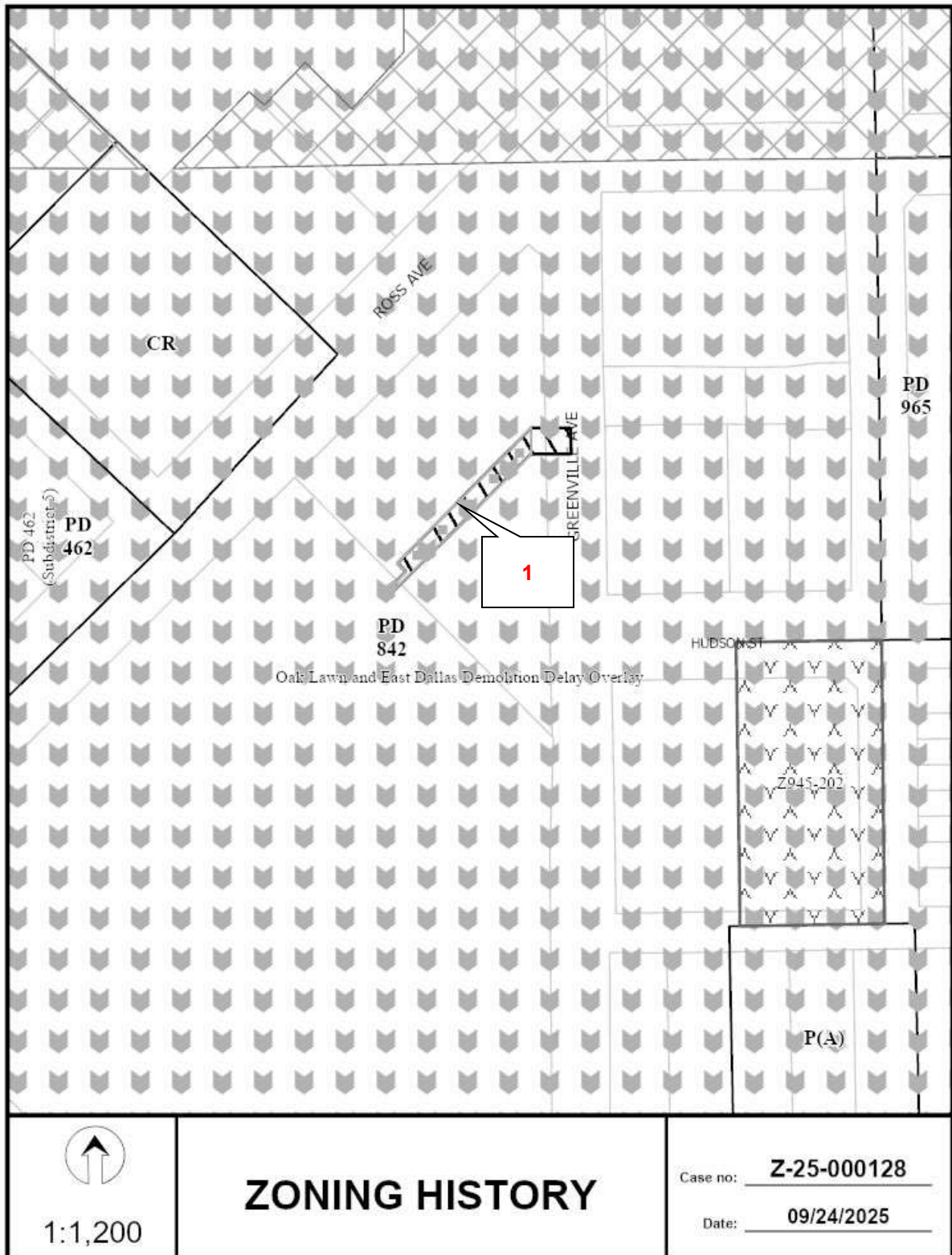
Existing Site Plan (No Changes)

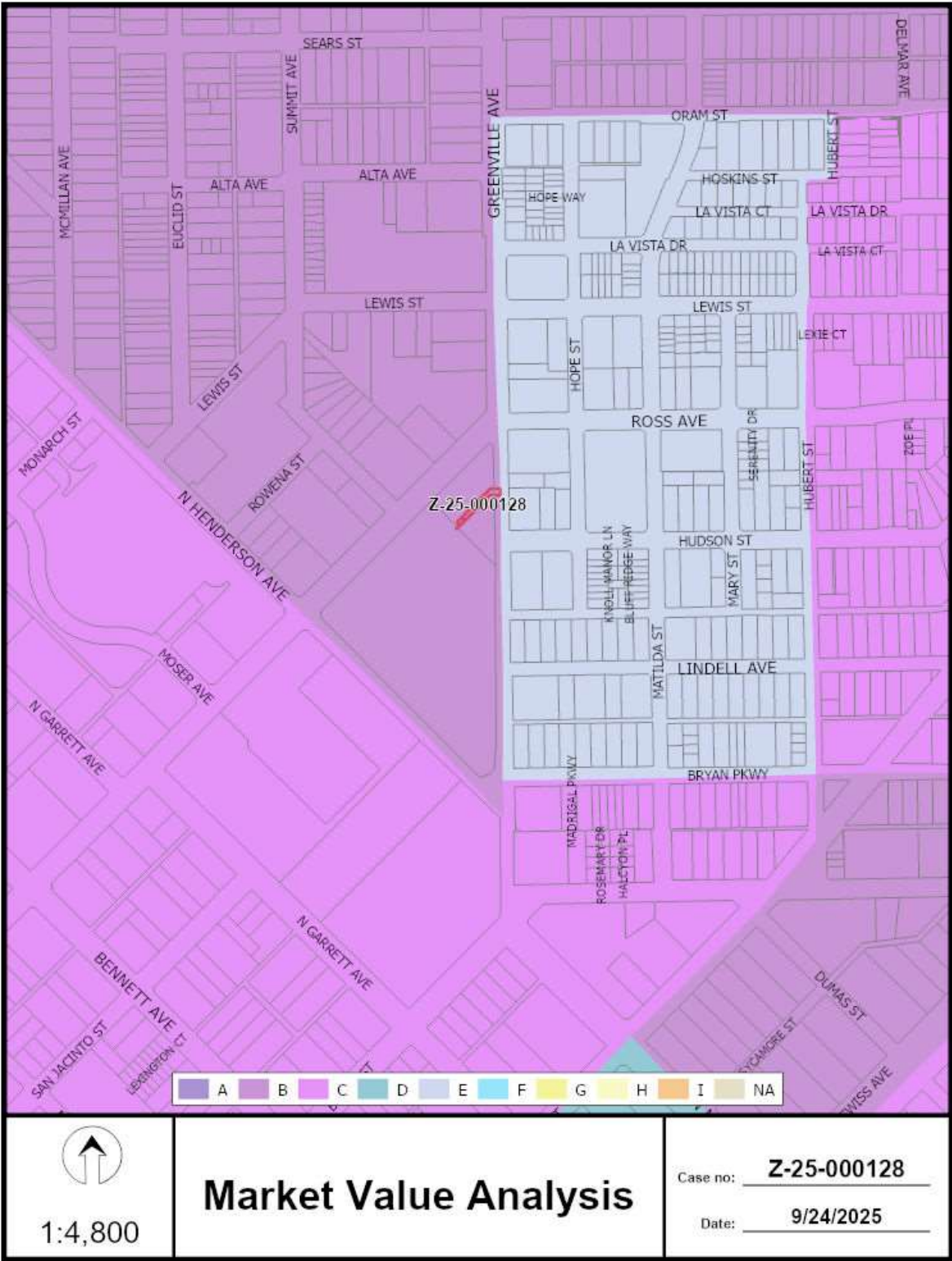














10/22/2025

Reply List of Property Owners***Z-25-000128******11 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	5400 ROSS AVE	NAYEB FAMILY LP
	2	5334 ROSS AVE	ROSS HENDERSON DEV GROUP
	3	5403 ROSS AVE	MCDONALDS CORP
	4	5415 ROSS AVE	GABERINO PROPERTIES LLC
	5	1616 GREENVILLE AVE	AMERCO REAL ESTATE COMPANY
	6	1606 GREENVILLE AVE	GOODWILL INDUSTRIES OF
	7	1615 HOPE ST	Taxpayer at
	8	5509 HUDSON ST	CAMPBELL ROBIN LEE
	9	5513 HUDSON ST	HARBER CAROL
	10	1516 GREENVILLE AVE	MARS PARTNERS JOINT
	11	5429 ROSS AVE	MADISON 5429 INVESTORS LLC