

**FILE NUMBER:** Z245-187(MB) **DATE FILED:** March 18, 2025  
**LOCATION:** West line of Greenville Avenue, south of Sears Street  
**COUNCIL DISTRICT:** 14  
**SIZE OF REQUEST:** Approx. 4,791 sqft **CENSUS TRACT:** 48113001002

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**REPRESENTATIVE:** Audra Buckley

**APPLICANT:** Brian Hankins [Old Crow]

**OWNER:** Greenville Ave LLC / Intercity Investments Inc.

**REQUEST:** An application for an amendment to Specific Use Permit No. 1912 for a late hours establishment on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with Specific Use Permit No. 1289 and Specific Use Permit No. 1912.

**SUMMARY:** The purpose of the request is to renew a Specific Use Permit for a late-hours establishment limited to a bar, lounge, or tavern.

**STAFF RECOMMENDATION:** Approval for a five-year period, subject to amended conditions.

**CPC RECOMMENDATION:** Approval for a five-year period, subject to amended conditions.

## **BACKGROUND INFORMATION:**

- The area of request is currently zoned PD No. 842 with SUP No. 1289 (for a bar, lounge, or tavern) and SUP No. 1912 (for a late hours establishment limited to a bar, lounge, or tavern). The SUP allows operation between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday.
- The request site is an existing one-story bar.
- SUP No. 1912 was originally approved by City Council on October 26, 2011 for a period of two years. SUP No. 1912 was renewed in 2013 for three years; 2016 for three years; 2019 for three years; and 2022 for three years. No other changes occurred to SUP No. 1912 during each zoning case.
- SUP No. 1912 expires on August 24, 2025.
- The applicant requests the renewal of SUP No. 1912 for a five-year period to continue operating a late-hours establishment limited to a bar, lounge, or tavern.
- No changes are proposed to the site plan or SUP Conditions, aside from the date of expiration.
- On May 22, 2025, CPC recommended approval.

## **Zoning History:**

There have been 13 zoning cases in the area in the last five years. The majority of these cases have been for late-hours establishments for restaurants and bar, lounge, or tavern uses. SUP No. 1879 was approved for automatic renewal twice during the time period. Three new SUPs for late-hours establishments limited to restaurants were approved by Council. Five applications for SUPs for late-hours establishments (limited to restaurants) were recommended for denial by City Plan Commission and were not appealed to City Council.

The time periods for these SUPs range from two to five years in length.

1. Z234-215: On January 8, 2025, 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.
2. Z234-194: On November 13, 2024, 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.

3. Z223-289: On July 11, 2024, the City Plan Commission recommended denial of an application for a Specific Use Permit 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 on the southeast corner of Greenville Avenue and Oram Street. The case was withdrawn.
4. Z223-234: On March 27, 2024, 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 in an area bounded by Greenville Avenue, La Vista Drive, Hope Street, and Lewis Street.
5. Z223-214: On March 4, 2024, staff approved an automatic renewal of Specific Use Permit No. 1879 for a late hours establishment for a bar, lounge, or tavern use for a two-year time period.
6. Z223-105: On December 13, 2023, 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 the east line of Greenville Avenue, between Prospect Avenue and Oram Street.
7. Z223-135: On July 6, 2023, the City Plan Commission recommended denial 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. The case was withdrawn.
8. Z223-129: On 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. The case was withdrawn.
9. Z223-123: On May 18, 2023, City Plan Commission recommended denial with prejudice of an application to amend Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay located on the west side of Greenville Avenue, north of Alta Avenue. The case was withdrawn.
10. Z223-124: On May 18, 2023, City Plan Commission recommended denial with prejudice of an application for a Specific Use Permit to operate a late hours establishment on property zoned Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay located on the west side of Greenville Avenue, north of Alta Avenue. The case was withdrawn.

11. Z212-204: On August 24, 2022, 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 on 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. [Subject site]

12. Z201-258: On November 10, 2021, City Council approved an application 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.

13. Z201-204: On June 14, 2021, staff approved an automatic renewal of Specific Use Permit No. 1879 for a late hours establishment for a bar, lounge, or tavern use for a two-year time period.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Local street	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 it will not significantly impact the surrounding roadway system.

**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.

As a high-level citywide policy document, Forward Dallas 2.0 does not include future land use recommendations at the scale of this request or about general zoning changes in the hours of operation.

**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.

City Residential neighborhoods primarily consist of high and midrise multifamily development, complemented by townhomes and duplex housing. For City Residential areas surrounding Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. 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.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD 842 w/ SUP Nos. 1289 & 1912	Bar, lounge, or tavern and late-hours establishment limited to a bar, lounge, or tavern
<b>North</b>	PD 842, SUP No. 1905, SUP No. 2567	Restaurant, late hours establishment limited to a restaurant, general merchandise or food store > 3,500 sqft
<b>South</b>	PD 842	Bar, lounge, or tavern; restaurant; GMFS
<b>East</b>	PD 842, SUP No. 2506	Bar, lounge, or tavern; restaurant; late-hours establishment limited to a restaurant
<b>West</b>	PD 842	Restaurant; bar, lounge, or tavern; surface parking

**Land Use Compatibility:**

The request site consists of an existing bar with an SUP for a late-hours establishment limited to a bar, lounge, or tavern. The surrounding area is a mix of retail, restaurant, and bar uses characteristic of the Lower Greenville Avenue Special Provision District, particularly along Greenville Avenue proper. West of the site is a bar, lounge, or tavern and a restaurant and a large amount of surface parking. 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 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.

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.

The continuation of a late-hours establishment is compatible with the surrounding uses, which support the Lower Greenville Avenue district as a destination for shopping, food, and nightlife. The location of the request site along Greenville Avenue reduces the potential negative impacts of a late-hours establishment, as the surrounding uses are primarily business-oriented in nature and not residential. As such, staff supports the requested renewal for a period of five years.

**Landscaping:**

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

**Parking:**

Parking must be provided in accordance with PD No. 842 and MD-1 Modified Delta Overlay No. 1. The building site has 50 spaces provided which includes 12 off-street parking spaces in the rear and 38 delta credits, which were reinstated by the Board of Adjustment on January 20, 2015.

**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 a “B” MVA area.



**Draft CPC Action**

**May 22, 2025**

**Motion:** It was moved to recommend **approval** of an amendment to SUP No. 1912 for a late hours establishment for a five-year period, subject to amended conditions, on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with SUP No. 1289 and SUP No. 1912, on the west line of Greenville Avenue, south of Sears Street.

Maker: Kingston  
Second: Hampton  
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Wheeler-Reagan, Franklin, Sleeper,  
Housewright, Sims, Hall, Kingston, Rubin

Against: 0  
Absent: 2 - Carpenter, Haqq  
Vacancy: 0

<b>Notices:</b>	Area: 200	Mailed: 18
<b>Replies:</b>	For: 0	Against: 0

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

**Crime Report:**

Between August 24, 2022, and April 4, 2025, the area has had 12 offenses, zero arrests, and 25 calls.

**Offenses**

<b>Offenses (Summary)</b>	<b>Count of Incidents</b>
ASSAULT -BODILY INJURY ONLY	2
BURGLARY OF BUILDING - FORCED ENTRY	2
FORGERY GOVT/NATIONAL INST/MONEY/SECURITY	1
THEFT FROM BUILDING> OR EQUAL \$2500<\$30K (NOT SHOPLIFT)	1
THEFT OF PROP (AUTO ACC) <\$100 - (NOT EMP)	1
THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	2
THEFT OF PROP > OR EQUAL \$2,500 <\$30K (NOT SHOPLIFT) PC31.03(e4A)	1
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	1
UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	1
<b>Grand Total</b>	<b>12</b>

**Arrests**

<b>Arrests (Summary)</b>	<b>Count of Incidents</b>
None	0
<b>Grand Total</b>	<b>0</b>

Calls

<b>Calls (Summary)</b>	<b>Count of Problem</b>
**PD Requested by Fire	1
09V - UUMV	1
11B - Burg of Bus	1
15 - Assist Officer	1
29 - Open Building	1
40 - Other	2
40/01 - Other	4
6G - Random Gun Fire	1
6X - Major Dist (Violence)	10
6XA - Major Dist Ambulance	2
7X - Major Accident	1
<b>Grand Total</b>	<b>25</b>

**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>

**List of Officers**

**Greenville Avenue, LLC – Officers**

President (Interim) Nick Hannon  
Secretary Anne Jordan Logan

Intercity Investment Properties, Inc. Managing Member

**Intercity Investment Properties, Inc. - Officers**

President (Interim)	Nick Hannon
Vice President	Nick Hannon
Vice President/Secretary	Anne Jordan Logan
Treasurer	Brandon Henderson
Director	Edwin B Jordan Jr

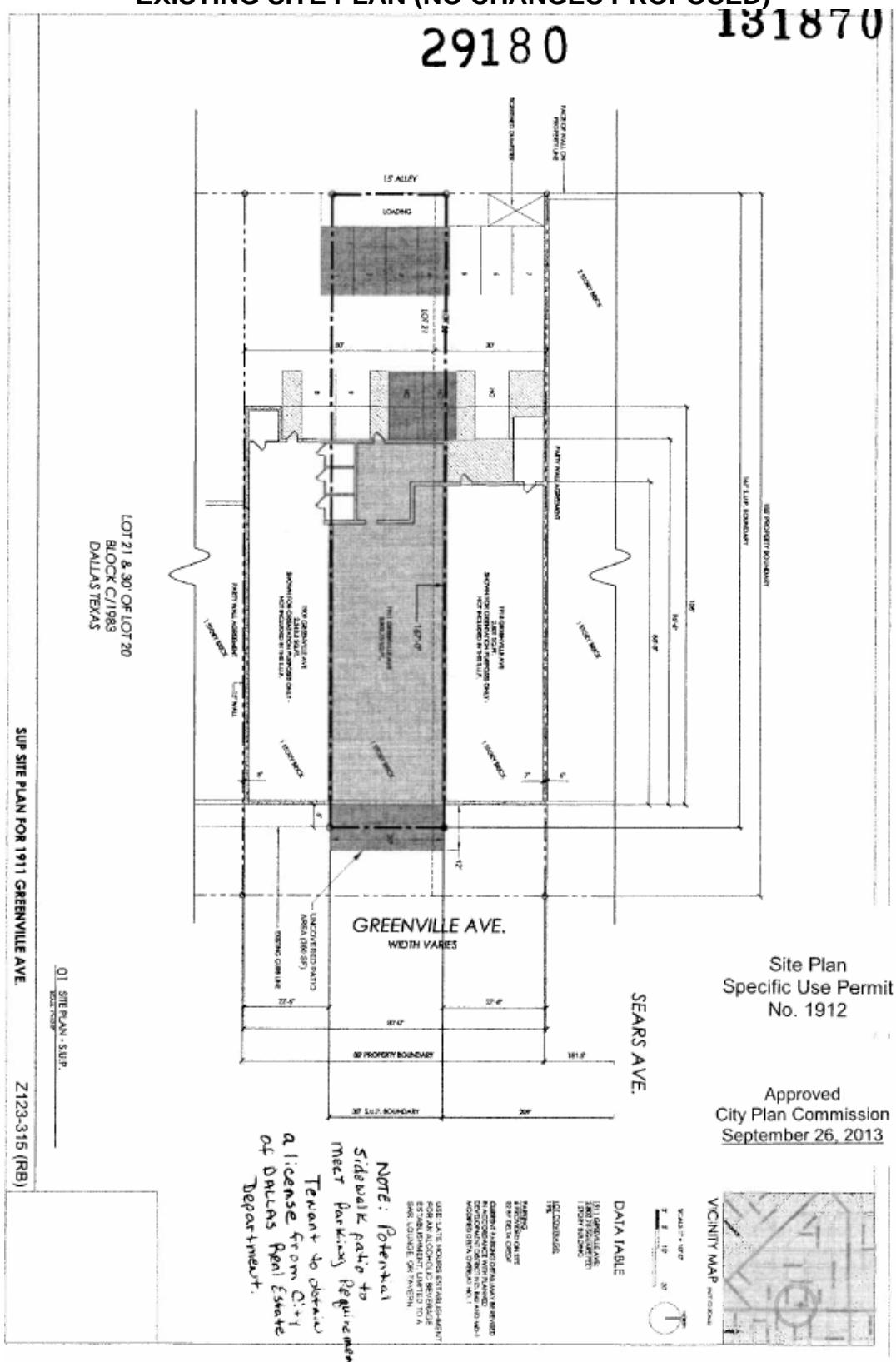
**Old Crow**

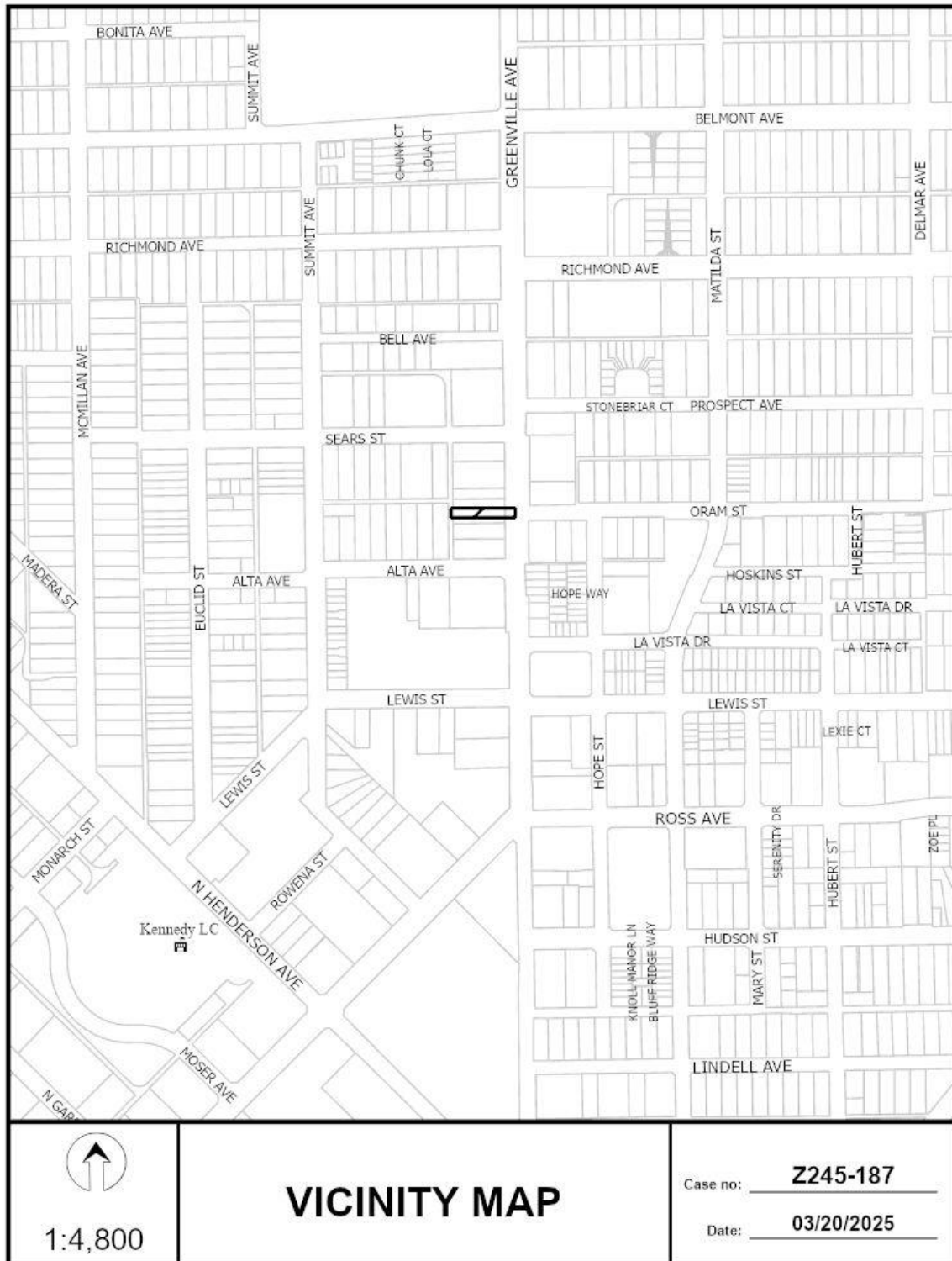
Owner/Manager Brian Hankins

### PROPOSED 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 attached site plan.
3. TIME LIMIT: This specific use permit expires on (5 years from the passage of this ordinance.)
4. FLOOR AREA: Maximum floor area is 2,803 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION:
  - a. The late-hours establishment may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday.
  - b. All customers must leave the Property by 2: 15 a.m.
6. OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers on the Property is prohibited.
7. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-I Modified Delta Overlay No. 1.
8. PATIO:
  - a. An uncovered patio not to exceed 360 square feet in area is permitted in the location shown on the attached site plan.
  - b. The owner or operator must obtain a private license for the uncovered patio, with a copy of the private license provided to the building official before the uncovered patio may be used by customers.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. 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.

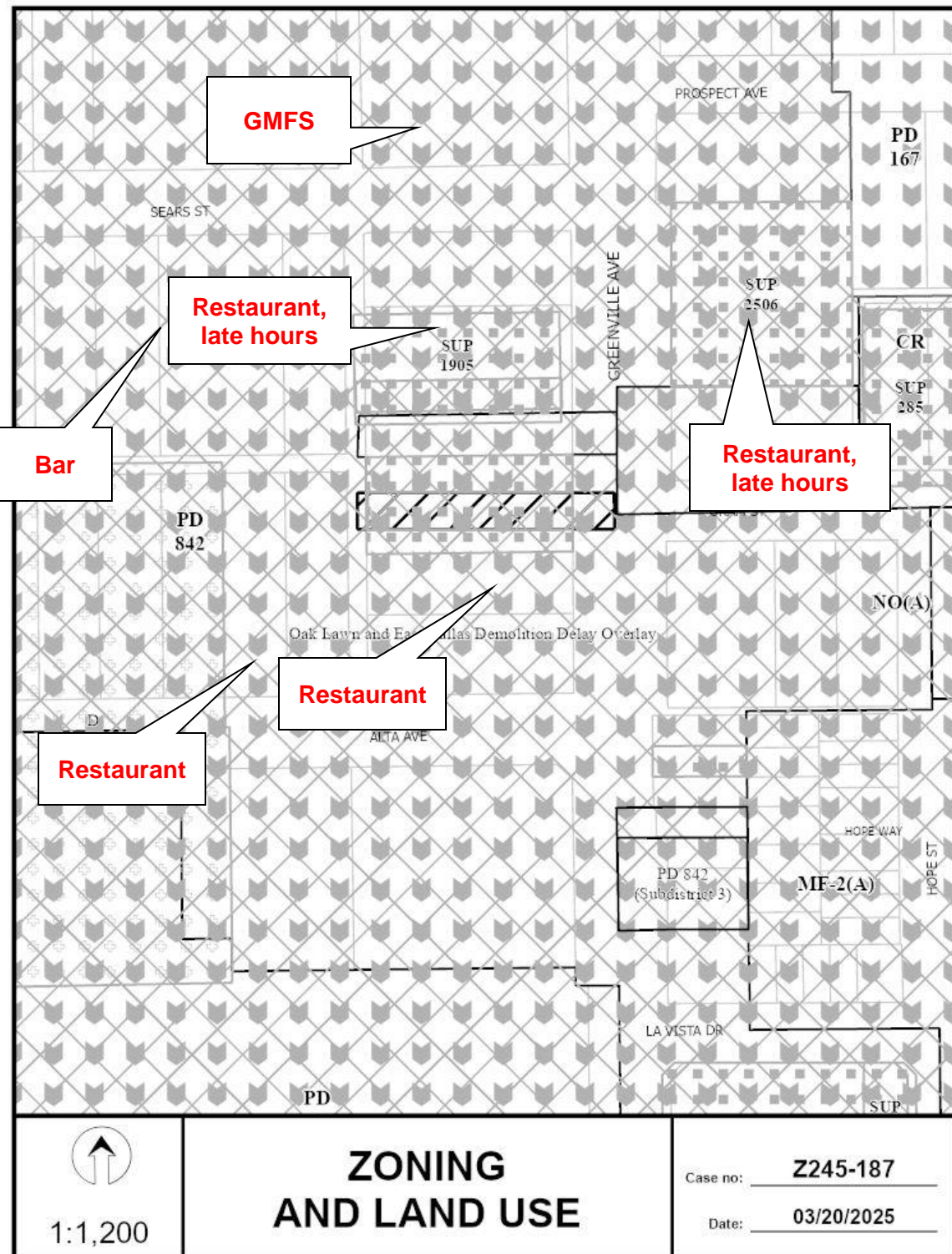
### EXISTING SITE PLAN (NO CHANGES PROPOSED)

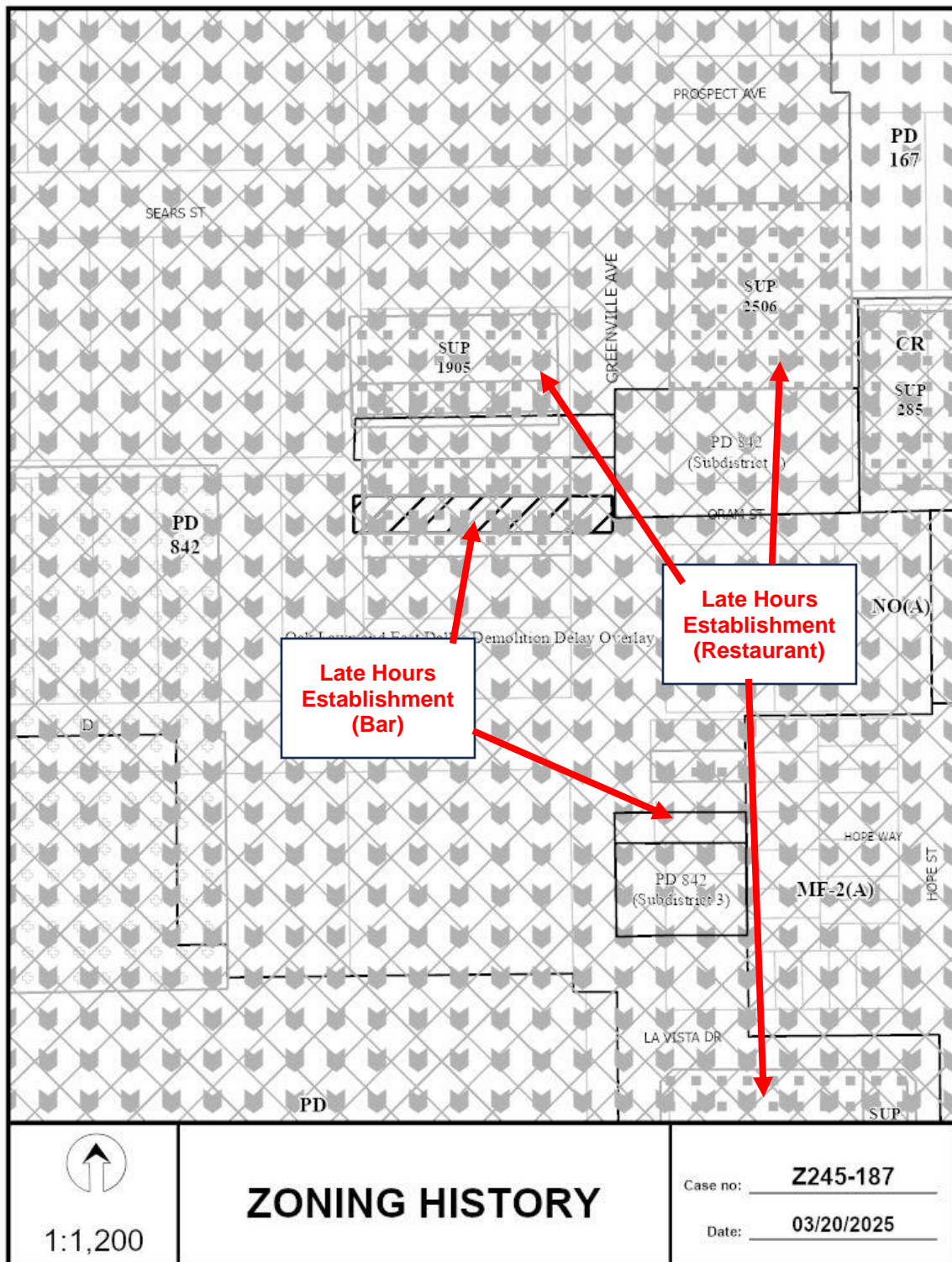




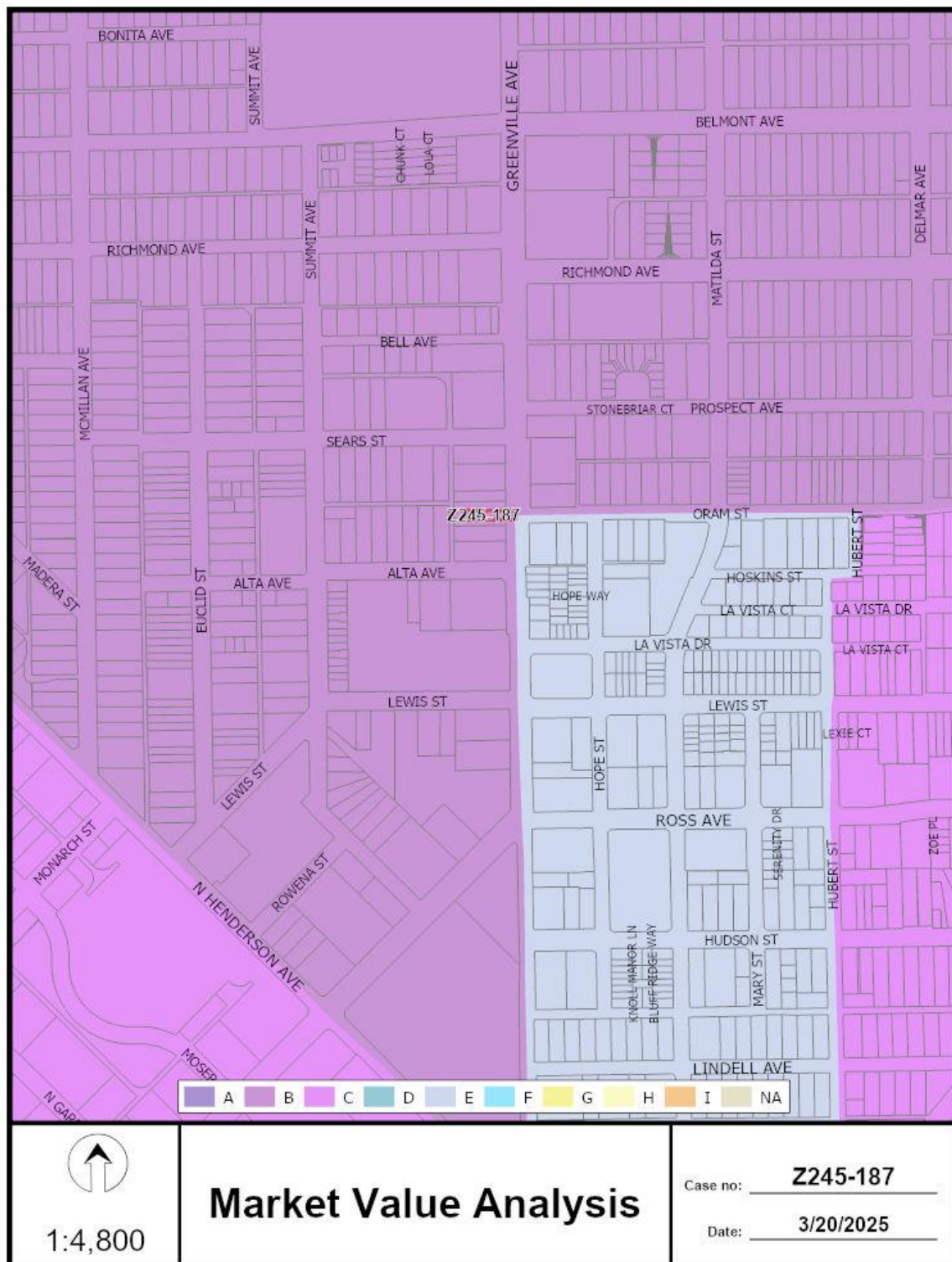


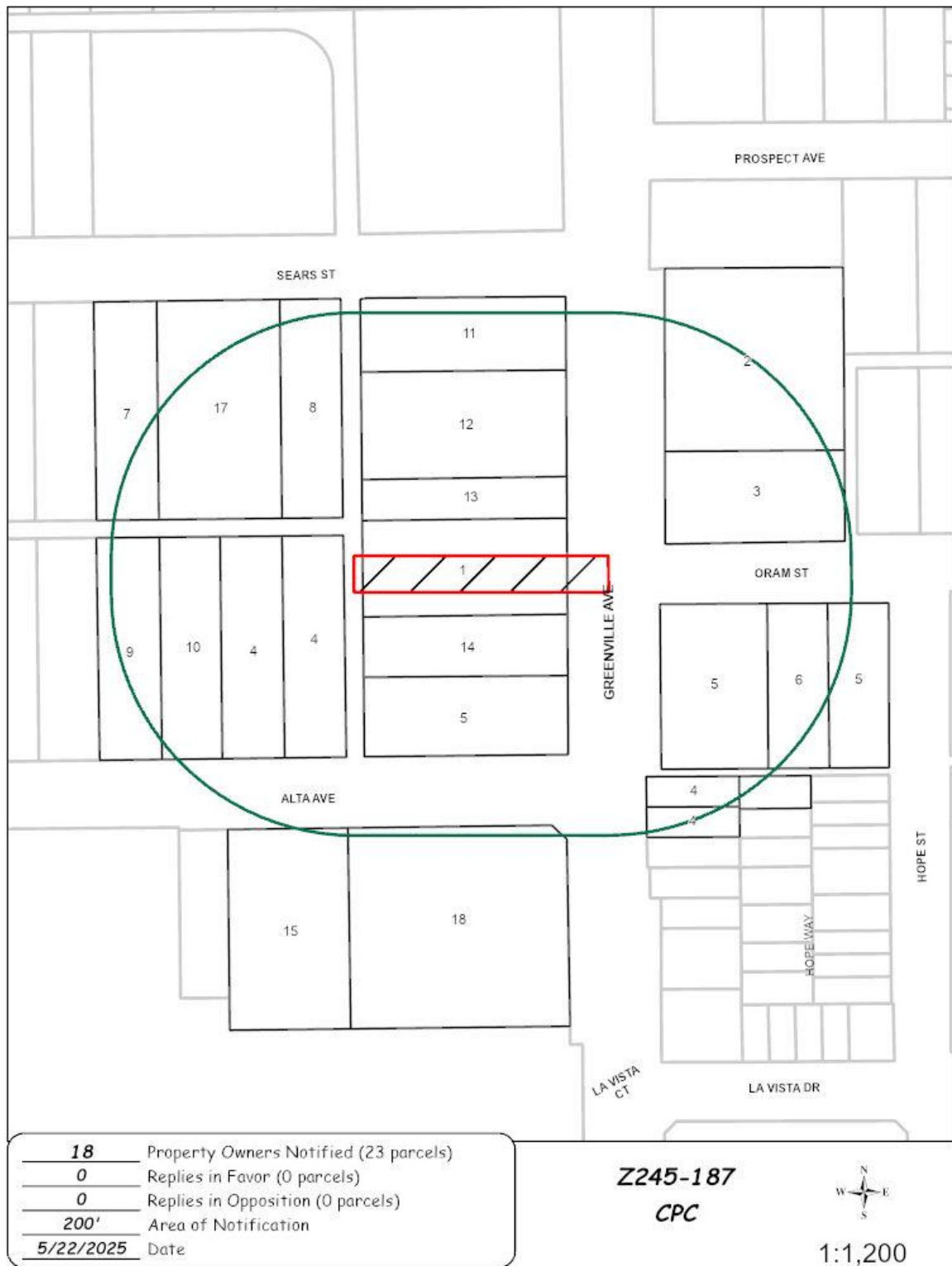












05/21/2025

***Reply List of Property Owners******Z245-187******18 Property Owners Notified    0 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1911	GREENVILLE AVE	GREENVILLE AVE LLC
2	2008	GREENVILLE AVE	LAVO PROPERTIES LLC
3	2000	GREENVILLE AVE	2000 GREENVILLE INVESTORS LLC
4	1914	GREENVILLE AVE	LOWGREEN PS LTD
5	5712	ORAM ST	LOWGREEN PS
6	5710	ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
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	1931	GREENVILLE AVE	GREENWAY SEARS LP
12	1919	GREENVILLE AVE	1919 27 GREENVILLE LTD
13	1917	GREENVILLE AVE	MEDICAPITAL INC
14	1909	GREENVILLE AVE	WORLDWIDE FOOD INC
15	5626	ALTA AVE	LATORRE ROBERT INC
16	1919	HOPE WAY	NGUYEN NGOC DIEP
17	5622	SEARS ST	5624 SEARS STREET LTD
18	1827	GREENVILLE AVE	LOWGREEN PS