

**FILE NUMBER:** Z190-347(LG)

**DATE FILED:** August 31, 2020

**LOCATION:** West side of Greenville Avenue, southeast of Ross Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 36 X

**SIZE OF REQUEST:** ± .05 acres

**CENSUS TRACT:** 10.02

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**REPRESENTATIVE:** Audra Buckley, Permitted Development

**APPLICANT:** Ship's Lounge

**OWNER:** Nayeb Family LP

**REQUEST:** An application for the renewal of 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 for CR Community Retail District uses.

**SUMMARY:** The applicant requests to operate a bar, lounge, or tavern [Ship's Lounge] with approximately 1,540 square feet of floor area past 12 a.m.

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

**STAFF RECOMMENDATION:** Approval for a two-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 1980.
- 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.

**Zoning History:** There have been three zoning requests in the area within the past five years.

1. **Z189-190:** 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 on property zoned Planned Development District No. 842 for CR Community Retail District.
2. **Z178-186:** On April 25, 2018, the City Council approved the East Dallas-Oak Lawn Demolition Delay Overlay in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from North Haskell to South Carroll Avenue, Main Place, South Prairie Avenue, Columbia Avenue, and North Fitzhugh Avenue.
3. **Z145-343:** On December 5, 2015, the City Plan Commission denied the renewal of Specific Use Permit No. 1922 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern use on property zoned Planned Development District No. 842.

**Thoroughfares and Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Major Arterial	36'/56'
Ross Avenue	Major Arterial	Variable Width

**Traffic:**

The Engineering Division of the Sustainable Construction and Development Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

**Comprehensive Plan:**

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

**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**

**GOAL 5.1      PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

**GOAL 5.3      ESTABLISHING WALK-TO CONVENIENCE**

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

**Area Plans:**

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that “the City enforce premise code violations as it does in other parts of the City of Dallas”. Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that “initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with authorized hearing SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 842, SUP No. 2355	Bar, Lounge or Tavern
<b>Northwest</b>	PDD No. 842, CR	Retail, Restaurants
<b>North</b>	PDD No. 842	Restaurant
<b>Northeast</b>	PDD No. 842	Retail, Self-Storage
<b>East</b>	PDD No. 842	Retail, Restaurant
<b>South</b>	PDD No. 842	Retail & Personal Service
<b>Southwest</b>	PDD No. 462	Restaurant, Personal Service
<b>West</b>	PDD No. 842	Personal Service

**STAFF ANALYSIS:****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.

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 PD gives additional criteria for evaluating a 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.

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 received two administrative violations with the Texas Alcoholic Beverage Commission within the past year: a written warning for failure to report and an application that was dismissed without prejudice for failure to maintain a CS bond. Both issues have been resolved, therefore, staff recommends approval of the applicant's renewal request.

### **Crime Statistics:**

The crime statistics from the previous case (see Z189-190) was from June 2012 to March 2018, and had a total of 22 calls, five arrests and no offenses. Crime statistics covering the period from March 2018 to November 2020 consists of seven calls with no arrests and no offenses. The number of calls and the issues reported are on the table below.

## Z190-347(LG)

Master_Incident_Number	Response_Date	Problem	Location_Name	Address	Call_Disposition
19-0638418	4/12/2019	6XA - Major Dist Ambulance	SHIPS LOUNGE	1613 Greenville Ave	NC - No Complainant
19-1136391	6/21/2019	40 - Other	ships lounge	1613 Greenville Ave	C - Cover Only
19-1902113	10/8/2019	12B - Business Alarm	SHIPS TEXANS FOR CUBAN INVESTMENTS INC	1613 Greenville Ave	AF - Alarm False
20-0638069	4/8/2020	12B - Business Alarm	SHIPS TEXANS FOR CUBAN INVESTMENTS INC	1613 Greenville Ave	AF - Alarm False
20-1073824	6/15/2020	12B - Business Alarm	SHIPS TEXANS FOR CUBAN INVESTMENTS INC	1613 Greenville Ave	AF - Alarm False
20-1787900	10/2/2020	12B - Business Alarm	SHIPS TEXANS FOR CUBAN INVESTMENTS INC	1613 Greenville Ave	AF - Alarm False
20-1934037	10/24/2020	40 - Other		1613 Greenville Ave	NP - No Police Action

### **Parking:**

Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Therefore, the ±1,540-square foot lounge requires 15 spaces. As depicted on the site plan, 46 spaces are provided on site. Eight bicycle spaces are provided, and delta credits designate 90 spaces for a total of 144 spaces for the use and shopping center. The remaining 31 spaces are for other uses within the 24,215 square foot site.

### **Landscaping:**

Landscaping is provided in accordance with Article X, as amended of the Dallas Development Code.

### **Market Value Analysis:**

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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). Although the area of request is not within an identifiable MVA cluster, it is surrounded by Category "C" MVA clusters.

**Partners/Principals/Officers:**

**Applicant:**

Texans for Cuban Investments, Inc. DBA Ships Lounge  
Naser Nayeb, President and Director

**Nayeb Family LP:**

Farhad Nayeb, Principal

**General Partner: Nayeb Real Estate, L.L.C.**

Naser Nayeb, Managing Member  
Farhad Nayeb, Managing Member  
Fawad Nayeb, Managing Member

**CPC ACTION**  
**December 17, 2020**

**Motion:** It was moved to recommend **approval** of the renewal 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 two-year period, subject to conditions on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue.

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

For: 14 - MacGregor, Hampton, Stinson, Shidid,  
Carpenter, Jackson, Blair, Jung, Myers, Suhler,  
Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

<b>Notices:</b>	Area: 200	Mailed: 11
<b>Replies:</b>	For: 0	Against: 0

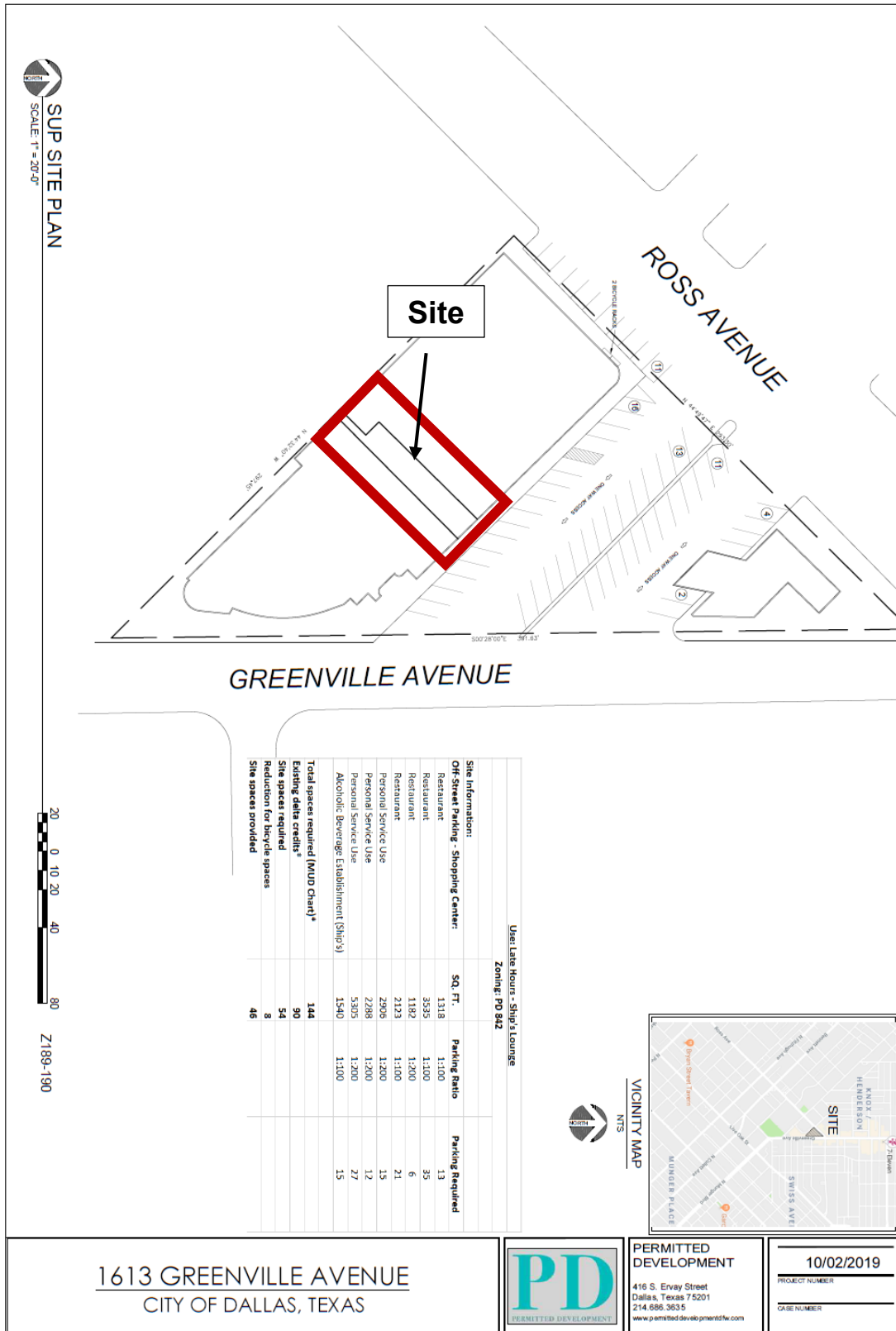
**Speakers:** None

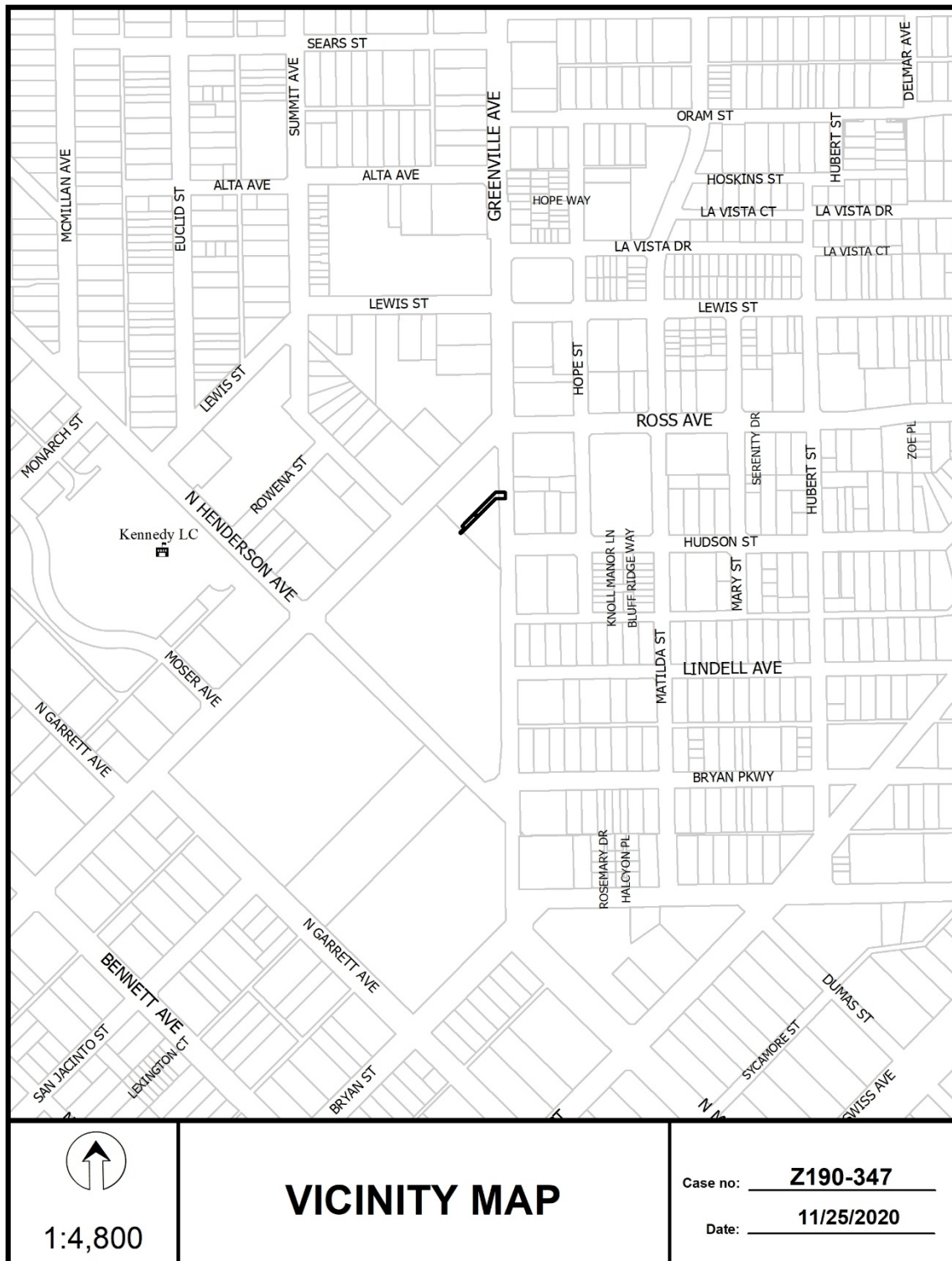


<b>CPC Recommended SUP Conditions</b>
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1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~January 8, 2021~~ (two-years from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area is 1,540 square feet.
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.

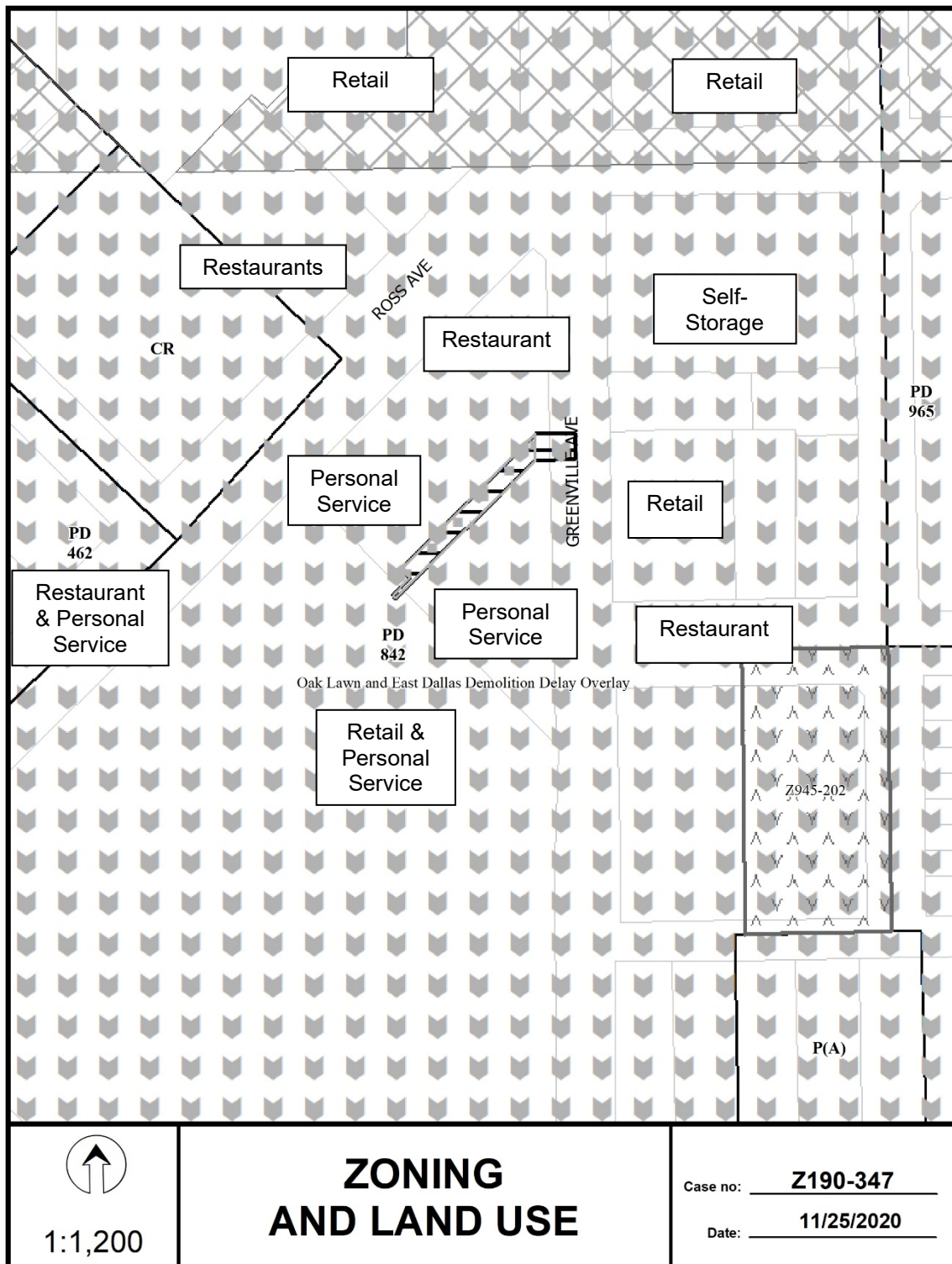
# Existing Site Plan (No Changes)

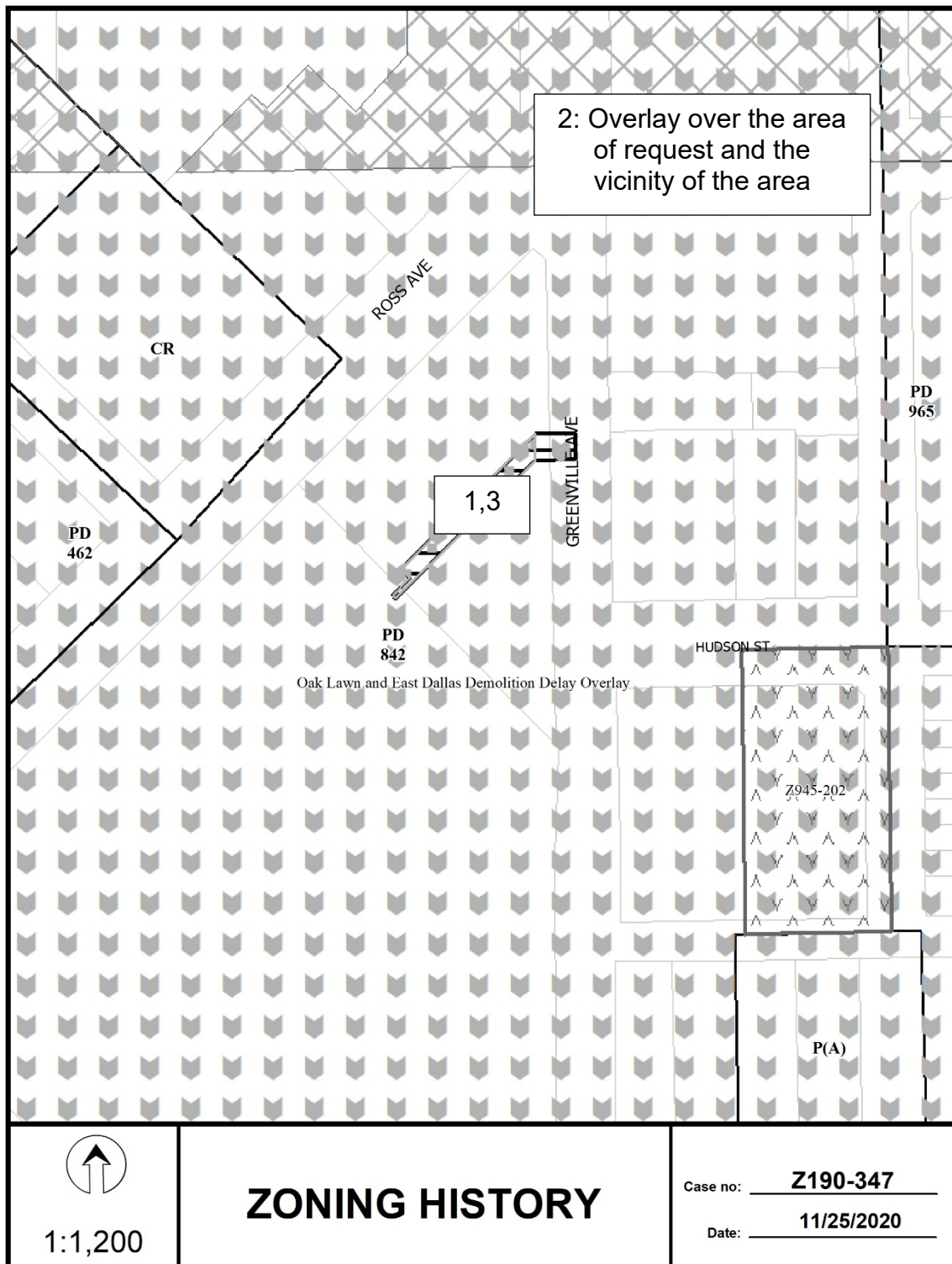


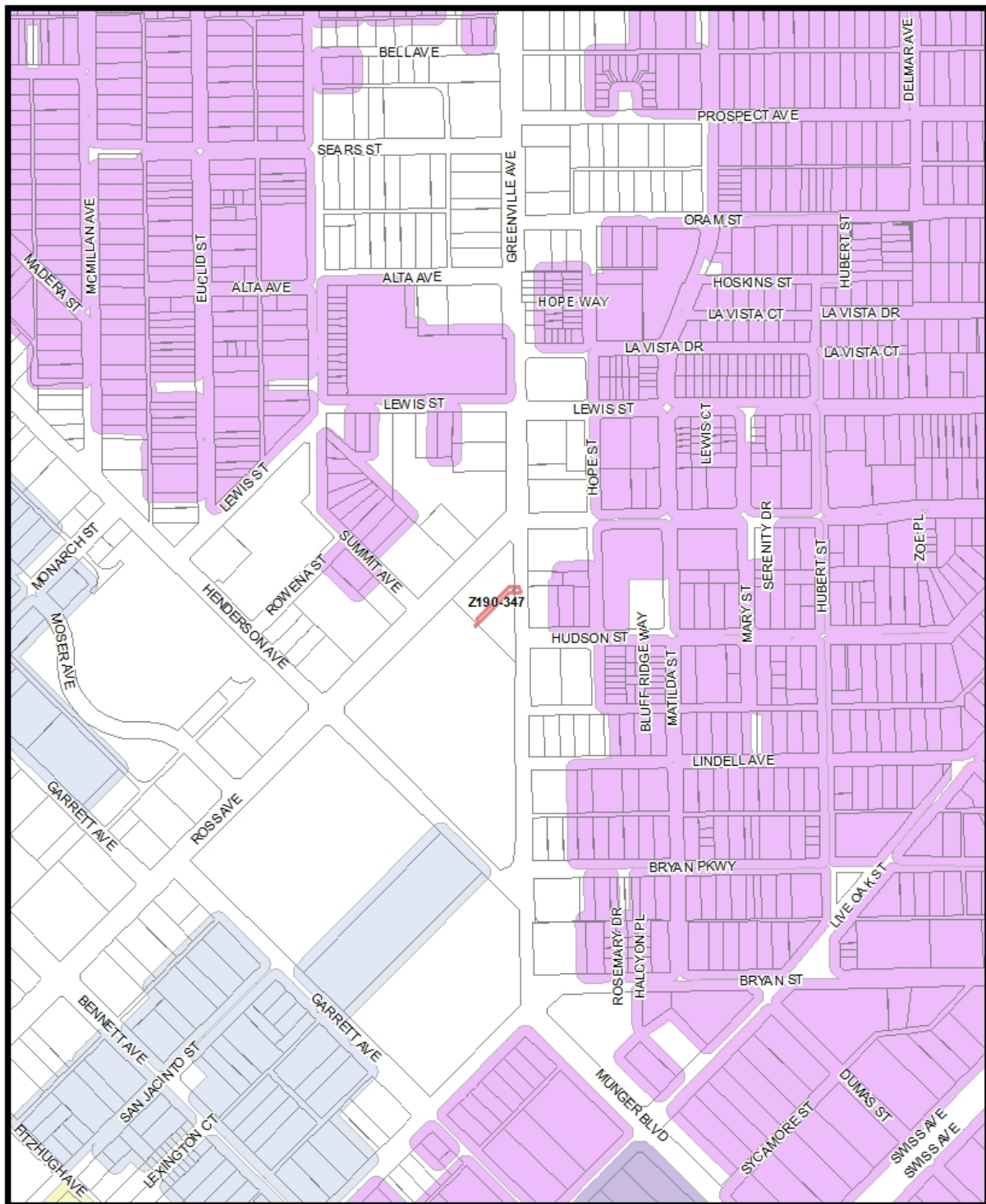












Market Value Analysis

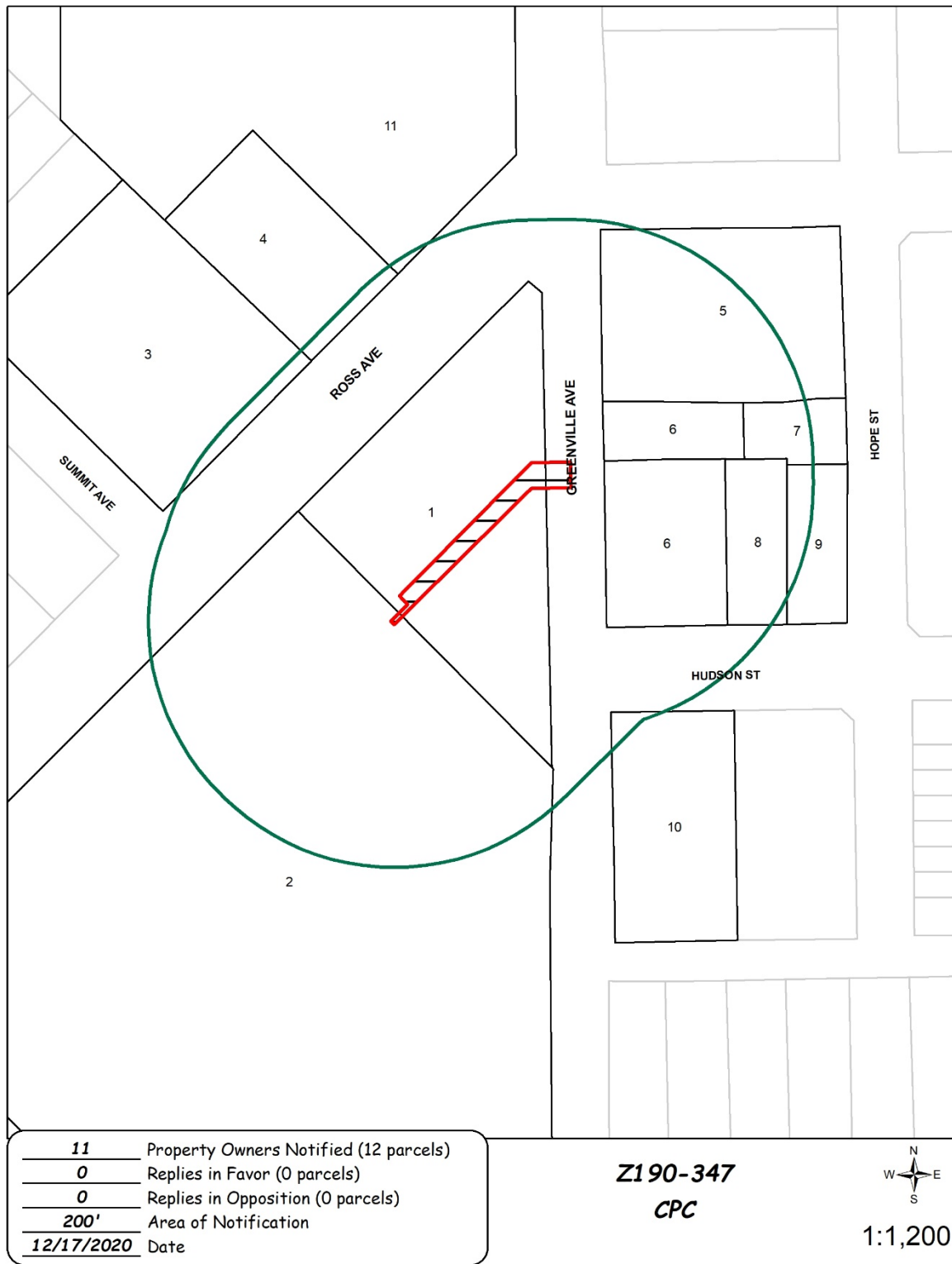


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# Market Value Analysis

Printed Date: 11/25/2020

CPC RESPONSES





12/16/2020

***Reply List of Property Owners***

***Z190-347***

***11 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	5434 ROSS AVE	Taxpayer at
	2	5334 ROSS AVE	Taxpayer at
	3	5403 ROSS AVE	Taxpayer at
	4	5415 ROSS AVE	Taxpayer at
	5	1616 GREENVILLE AVE	AMERCO REAL ESTATE CO
	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	Taxpayer at
	11	5429 ROSS AVE	CHAN ALVIN B INC