

FILE NUMBER: Z-25-000180

DATE FILED: October 17, 2025

LOCATION: West line of Greenville Avenue, south of Sears Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 14,867 sq. ft.

CENSUS TRACT: 48113001002

APPLICANT: Sammy Mandell, Greenville Avenue Pizza Co

OWNER: Jon Hetzel

REQUEST: An application for an amendment to Specific Use Permit No. 1905 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.

SUMMARY: The purpose of the request is to continue to operate an existing restaurant [Greenville Avenue Pizza Co] during late hours 12:00 a.m. to 3:00 a.m. Sunday through Thursday, and 12:00 a.m. to 4:00 a.m. Friday and Saturday.

STAFF RECOMMENDATION: Approval, subject to staff's recommended conditions.

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

PD No. 842:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=842>

BACKGROUND INFORMATION:

- The property is zoned Planned Development District 842. PD 842 was established on January 26, 2011, and allows a variety of commercial uses.
- The current use of a restaurant without a drive-through service is permitted by right. However, the PD requires a specific use permit for operations between midnight and 6:00 AM.
- On September 14, 2011, the City Council approved SUP 1905 for a two-year period. On December 11, 2013, it was approved for a three-year period. On October 26, 2016, it was approved for a four-year period. On December 9, 2020, it was approved for a five-year period.
- The applicant requests to renew the SUP to continue operating between 12:00 a.m. to 3:00 a.m. Sunday through Thursday, and 12:00 a.m. to 4:00 a.m. Friday and Saturday. The applicant requests to renew the SUP for a five-year period.

Zoning History:

There have been eight zoning cases in the area of notification in the last five years.

1 Z223-289 On September 10, 2025, City Council approved a renewal of Specific Use Permit 1879, on the east line of Greenville Avenue, north of La Vista Road, south of Oram Road, for a period of two years with eligibility for automatic renewals for additional two year periods.

2 Z245-187: On June 25, 2025, City Council approved 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, on the west line of Greenville Avenue, south of Sears Street, for a period of five years.

3 Z234-194 On November 13, 2024, City Council approved 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, for a three-year period.

4 Z223-105 On December 13, 2023, City Council approved 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, for a two year period.

5 Z223-129 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 within Planned Development

District No. 842 with an MD-1 Modified Delta Overlay, located on the southeast corner of Greenville Avenue and Oram Street.

6 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.

7 Z223-123 On May 18, 2023, the City Plan Commission moved to recommend denial of an application to amend Subdistrict No. 1 within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.

8 Z223-124 On May 18, 2023, the City Plan Commission moved to recommend denial 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.

Thoroughfares/Streets:

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

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Transit Access:

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

DART Routes 3

STAFF ANALYSIS:

Comprehensive Plan Consistency Review

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.

Subject Property Place-type(s) City Residential

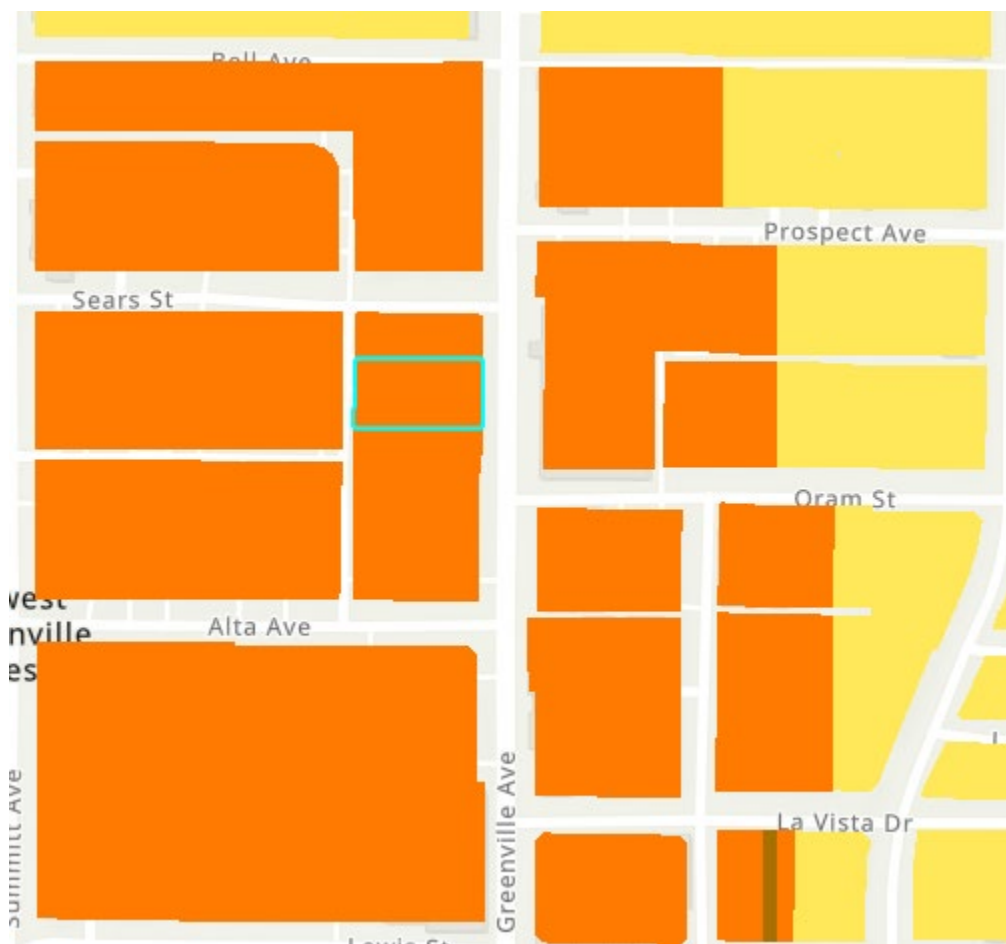
This placetype allows for primary land uses like multiplex, apartments, and mixed-use; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

Consistency Review Recommendation

Forward Dallas generally speaks more to matters of land use and development than to business operations. With that said, the proposed renewal is generally **consistent** with Forward Dallas.

Non-renewal of the SUP could conflict with the Economic Development + Revitalization Theme Goal to “Promote equitable development of Dallas’ diverse communities across the city, through the revitalization of neighborhood centers, commercial corridors, employment centers, and transit areas.

Objective D: Remove land use and zoning barriers that hinder small business development”



PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.



Land Use:

	Zoning	Land Use
Site	Planned Development District 842	Restaurant without drive through service
North	PD 842	Retail and restaurants
East	PD 842, Subdistrict 2 within PD 842	Retail and restaurants
South	PD 842	Retail and restaurants
West	PD 842	Surface parking

Land Use Compatibility:

The request site is an approximately 1,475 square foot suite within a larger commercial building. The applicant proposes to continue operating the restaurant from 12:00 a.m. to 4:00 a.m. The SUP only pertains to their authorization to operate between 12 and 4 am, not the use of a restaurant.

There is retail to the north, east, and south of the site, and behind the site is surface parking associated with retail.

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 use of restaurant without a drive through and the commercial context, the use is unlikely to cause land use impacts to the surrounding area. Late night operation is

an entitlement not regulated in commercial zoning in the City at large, so long-term approval of the SUP permits more typical and predictable business operations.

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:

In general, the parking requirements in PD 842 default to Chapter 51A. However, in the MD-1 Modified Delta Overlay, uses must provide parking with the 1987 parking minimums for various uses including restaurant uses, which is one space per 100 square feet of floor area. The applicant provides the required 15 spaces for the 1,475 suites through a combination of on-site surface parking and through agreements.

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 with an "B" MVA area.

Crime Statistics

Crime statistics are included for informational purposes and are not a factor in staff recommendation.

The Dallas Police Department provided crime statistics from October 2020 to the present. The information is provided in the subsequent charts. There was a total of 66 calls, 7 offenses, and 3 arrests over the time period.

Response_Date	Response_Time	Problem	Call_Disposition
11/22/2020	5:58:00 PM	6X- Major Dist (Violence)	NP - No Police Action
11/26/2020	3:21:00 AM	6X- Major Dist (Violence)	C - Cover Only

12/16/2020	10:20:00 PM	6X- Major Dist (Violence)	NP - No Police Action
1/6/2021	9:34:00 PM	6X- Major Dist (Violence)	R - Report
1/13/2021	3:25:00 PM	6XA- Major Dist Ambulance	R - Report
2/3/2021	7:05:00 PM	21B - Business Hold Up	AF - Alarm False
3/11/2021	12:13:00 AM	40 - Other	NC - No Complainant
5/19/2021	5:44:00 AM	12B - Business Alarm	AF - Alarm False
5/24/2021	1:04:00 AM	40/01 - Other	C - Cover Only
6/20/2021	1:54:00 AM	21B - Business Hold Up	AF - Alarm False
7/16/2021	12:53:00 AM	40/01 - Other	NP - No Police Action
7/16/2021	8:47:00 PM	6X- Major Dist (Violence)	NP - No Police Action
8/1/2021	2:59:00 AM	6X- Major Dist (Violence)	NP - No Police Action
8/29/2021	1:08:00 AM	6X- Major Dist (Violence)	NP - No Police Action
9/5/2021	11:50:00 PM	6X- Major Dist (Violence)	NC - No Complainant
10/18/2021	11:11:00 PM	6XA- Major Dist Ambulance	NP - No Police Action
10/28/2021	4:12:00 AM	12B - Business Alarm	AF - Alarm False
11/19/2021	12:31:00 AM	09 - Theft	NC - No Complainant
12/9/2021	12:35:00 AM	46A- CITw/ Ambulance	C - Cover Only
12/11/2021	2:20:00 AM	6X- Major Dist (Violence)	NP - No Police Action
1/1/2022	8:25:00 PM	6X- Major Dist (Violence)	NP - No Police Action
3/12/2022	6:37:00 PM	6XE - Disturbance Emergency	NC - No Complainant
3/21/2022	11:25:00 PM	6X- Major Dist (Violence)	NP - No Police Action
4/28/2022	12:48:00 AM	6X- Major Dist (Violence)	NP - No Police Action
5/21/2022	1:52:00 PM	6X- Major Dist (Violence)	C - Cover Only
5/21/2022	7:59:00 PM	6X- Major Dist (Violence)	R - Report
5/27/2022	1:57:00 PM	6X- Major Dist (Violence)	NP - No Police Action
5/27/2022	7:44:00 PM	6X- Major Dist (Violence)	NP - No Police Action
6/4/2022	12:59:00 AM	31 - Criminal Mischief	NC - No Complainant
9/19/2022	2:13:00 PM	6X- Major Dist (Violence)	NP - No Police Action
9/21/2022	3:40:00 PM	6X- Major Dist (Violence)	R - Report
10/4/2022	5:02:00 PM	12B - Business Alarm	AF - Alarm False
10/11/2022	3:44:00 AM	12B - Business Alarm	AF - Alarm False
11/6/2022	1:22:00 AM	6X- Major Dist (Violence)	NC - No Complainant
11/23/2022	10:09:00 PM	21B - Business Hold Up	AF - Alarm False
12/10/2022	9:48:00 PM	6X- Major Dist (Violence)	R - Report
12/22/2022	7:13:00 AM	12B - Business Alarm	AF - Alarm False
3/26/2023	12:09:00 AM	6X- Major Dist (Violence)	NP - No Police Action
4/14/2023	7:38:00 PM	6X- Major Dist (Violence)	C - Cover Only
8/11/2023	6:43:00 PM	40 - Other	NP - No Police Action
9/3/2023	12:47:00 AM	6X- Major Dist (Violence)	NP - No Police Action
10/25/2023	6:05:00 AM	12B - Business Alarm	AF - Alarm False
11/7/2023	3:03:00 AM	12B - Business Alarm	AF - Alarm False
11/8/2023	3:06:00 AM	12B - Business Alarm	AF - Alarm False
11/22/2023	3:28:00 AM	12B - Business Alarm	NULL

11/28/2023	6:33:00 AM	12B - Business Alarm	AF - Alarm False
11/30/2023	3:56:00 AM	12B - Business Alarm	AF - Alarm False
12/4/2023	3:09:00 AM	12B - Business Alarm	AF - Alarm False
12/19/2023	2:40:00 AM	12B - Business Alarm	AF - Alarm False
7/14/2024	1:24:00 AM	6XA - Major Dist Ambulance	C - Cover Only
9/19/2024	1:30:00 AM	08 - Intoxicated Person	NP - No Police Action
9/23/2024	3:44:00 AM	12B - Business Alarm	AF - Alarm False
11/13/2024	3:16:00 PM	40 - Other	NP - No Police Action
11/19/2024	8:53:00 PM	6X - Major Dist (Violence)	R - Report
2/2/2025	1:30:00 AM	6X - Major Dist (Violence)	R - Report
2/9/2025	2:32:00 AM	6X - Major Dist (Violence)	C - Cover Only
2/9/2025	4:48:00 PM	40 - Other	NP - No Police Action
2/21/2025	10:26:00 PM	15 - Assist Officer	R - Report
2/21/2025	10:26:00 PM	15 - Assist Officer	R - Report
4/5/2025	2:42:00 AM	6X - Major Dist (Violence)	M - Mark Out Only
4/10/2025	12:42:00 AM	21B - Business Hold Up	AF - Alarm False
6/24/2025	4:16:00 PM	21B - Business Hold Up	AF - Alarm False
7/13/2025	2:56:00 AM	6X - Major Dist (Violence)	NP - No Police Action
7/26/2025	4:00:00 PM	21B - Business Hold Up	AF - Alarm False
8/17/2025	4:35:00 PM	6X - Major Dist (Violence)	NC - No Complainant
10/25/2025	2:16:00 AM	17 - Kidnapping in Progress	R - Report
Date	Time	Signal	OffIncident
1/13/2021	3:15:00 PM	6XA - MAJOR DIST AMBULANCE	ASSAULT(AGG) -DEADLYWEAPON
1/13/2021	3:15:00 PM	6XA - MAJOR DIST AMBULANCE	ASSAULT(AGG) -DEADLYWEAPON
11/9/2021	10:00:00 PM	09 - THEFT	THEFT OF PROP (AUTO ACC) > OR EQUAL \$100 < \$750 (NOTEMP)
2/14/2022	12:49:00 AM	6X - MAJOR DIST (VIOLENCE)	ASSAULT-BODILY INJURY ONLY
9/19/2022	2:13:00 PM	6X - MAJOR DIST (VIOLENCE)	ASSAULT-BODILY INJURY ONLY
6/18/2023	1:30:00 AM	58 - ROUTINE INVESTIGATION	ASSAULT-BODILY INJURY ONLY
3/1/2024	11:00:00 PM	58 - ROUTINE INVESTIGATION	ASSAULT-BODILY INJURY ONLY
9/6/2024	10:00:00 PM	58 - ROUTINE INVESTIGATION	THEFT OF PROP > OR EQUAL \$2,500 < \$30K (EMPLOYEE)
Arrest Date	Arrest Time	Charge Desc.	
5/21/2022	8:40:00 PM	WARRANT DALLAS PD (ALIAS/CAPIAS)	
5/21/2022	8:40:00 PM	PUBLIC INTOXICATION	
10/25/2025	2:31:00 AM	PUBLIC INTOXICATION	

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>

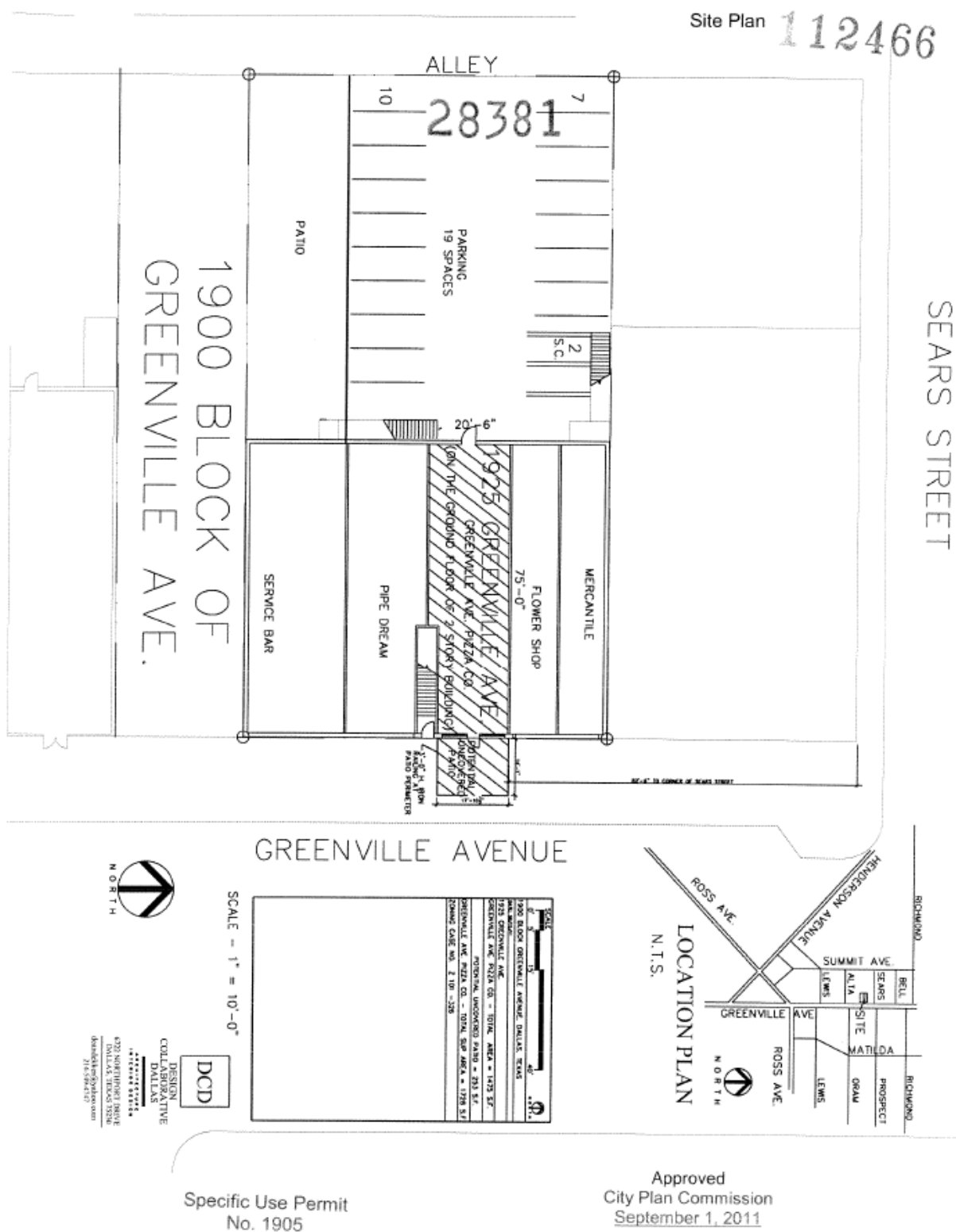
TABC Complaint Information, including criminal allegations and administrative allegations, may be retrieved here by searching an address or license number: <https://apps.tabc.texas.gov/publicinquiry/ComplaintInvestigation.aspx>

Z-25-000180

**List of Partners and Officers
of 1919 27 Greenville Ltd**

Jon Hetzel – Managing Partner

EXISTING SITE PLAN (NO CHANGES)



PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a 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 the date of this ordinance]. ~~December 9, 2025.~~

Staff Recommendation:

3. TIME LIMIT: This specific use permit shall not expire. ~~expires on December 9, 2025.~~

4. FLOOR AREA:
 - A. Maximum floor area is 1,475 square feet.
 - B. Maximum outdoor patio area is 253 square feet in the location shown on the attached site plan.
 - C. The patio must be uncovered.
 - D. The owner or operator must obtain a private license for an outdoor patio, with a copy provided to the building official, before the outdoor patio may be used by customers.
5. HOURS OF OPERATIONS: The late-hours establishment may only operate between 12:00 am (midnight) and 3:00 am Monday, Tuesday, Wednesday, Thursday, and Sunday, and between 12:00 am (midnight) and 4:00 am, Friday and Saturday.
6. OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers on the Property is prohibited.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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.

**Draft CPC Action; Pending Full Minutes
December 4, 2025**

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use for a five-year period, subject to staff's recommended conditions, on property zoned Planned Development District 842, on the west line of Greenville Avenue, south of Sears Street

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

For: 13 - Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston

Against: 0
Absent: 2 - Sims, Rubin
Vacancy: 0

Notices: Area: 200 Mailed: 19
Replies: For: 0 Against: 0

Speakers: None

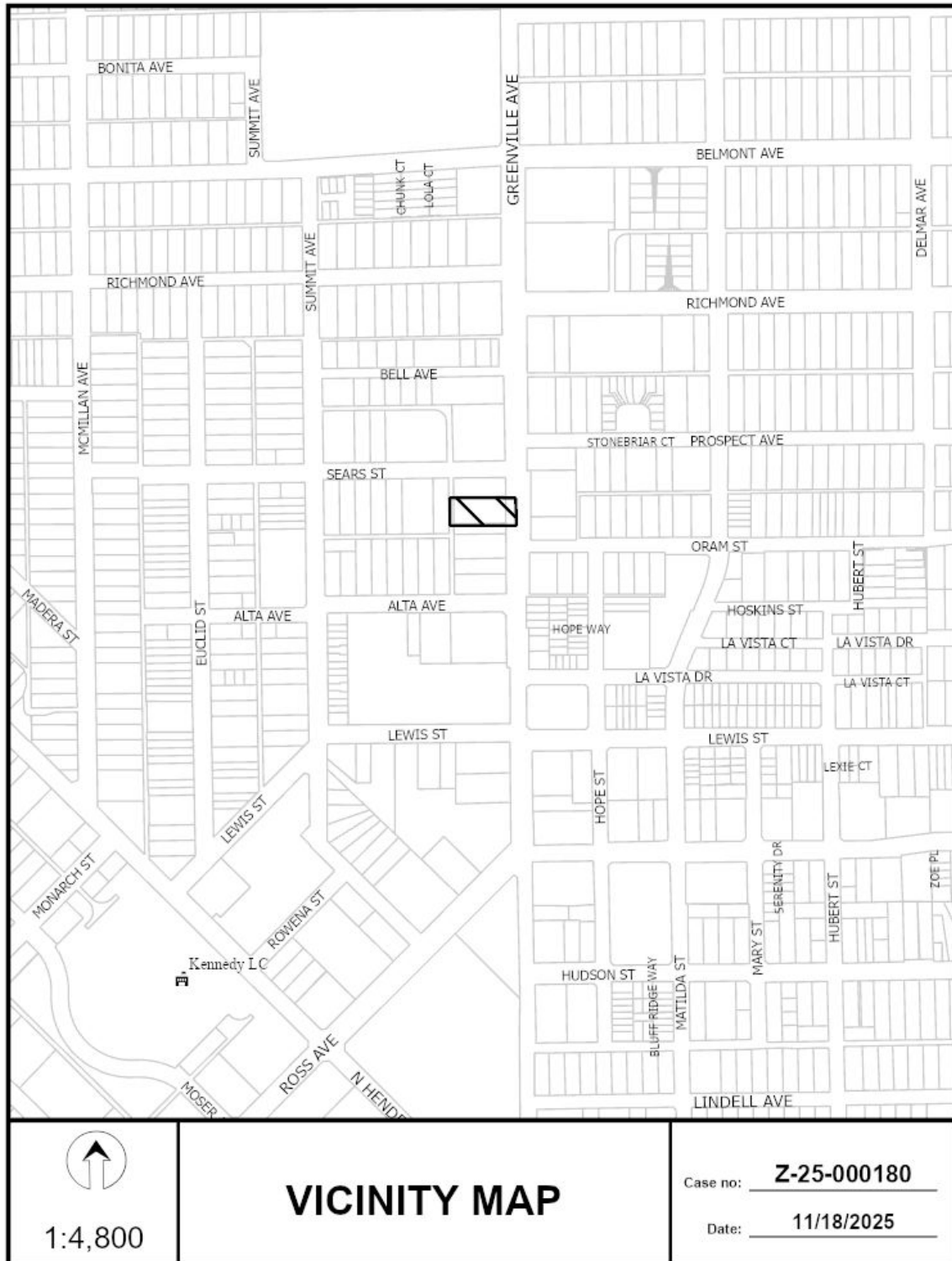
Motion to Reconsider Item #7.: It was moved to **reconsider** an application to amend the site plan for Specific Use Permit 40 for Commercial-1 Uses on property zoned R-7.5(A) Single Family District on the southeast line of Cayuga Drive, northeast of Peavy Road.

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

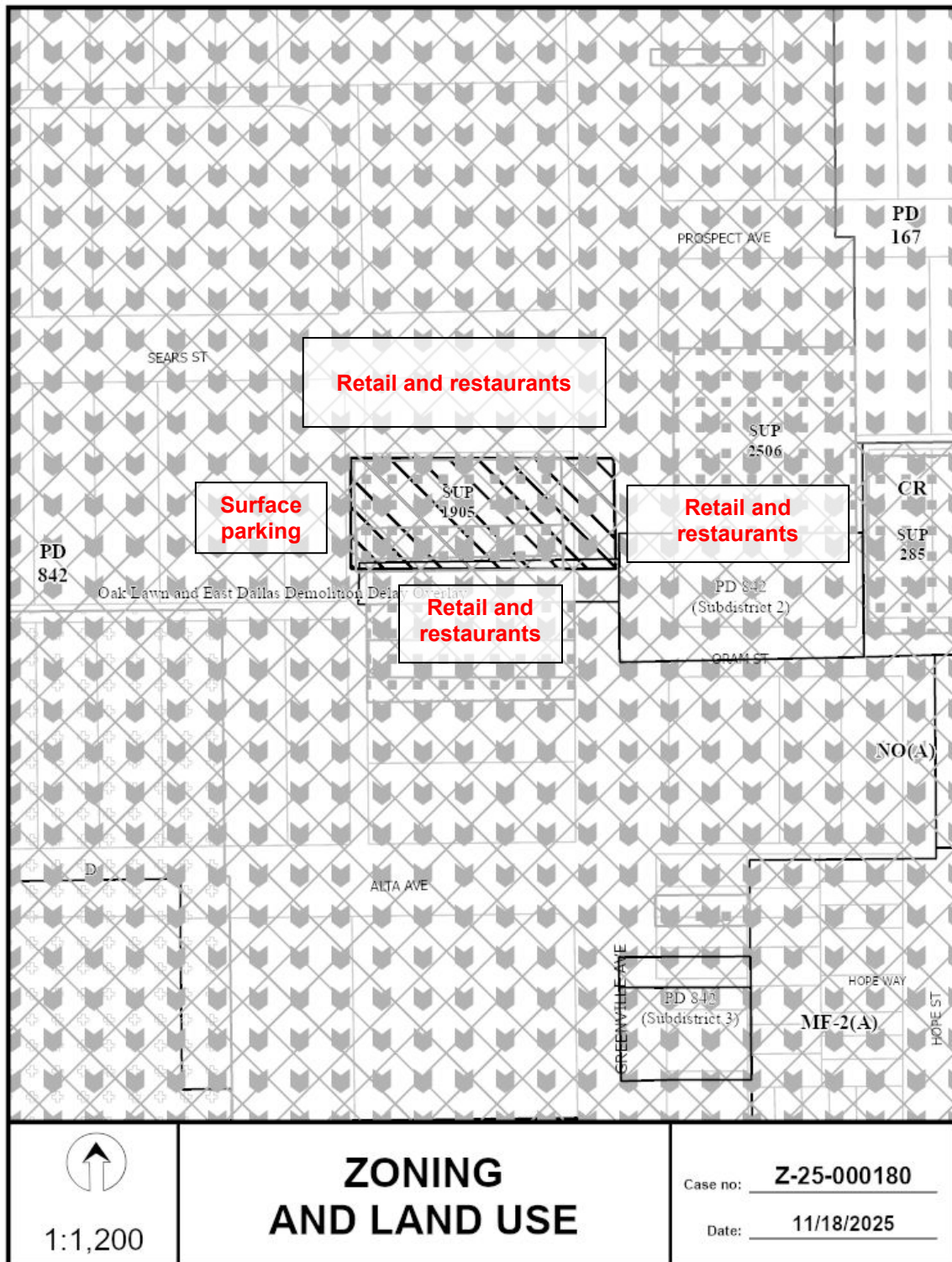
For: 13 - Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston

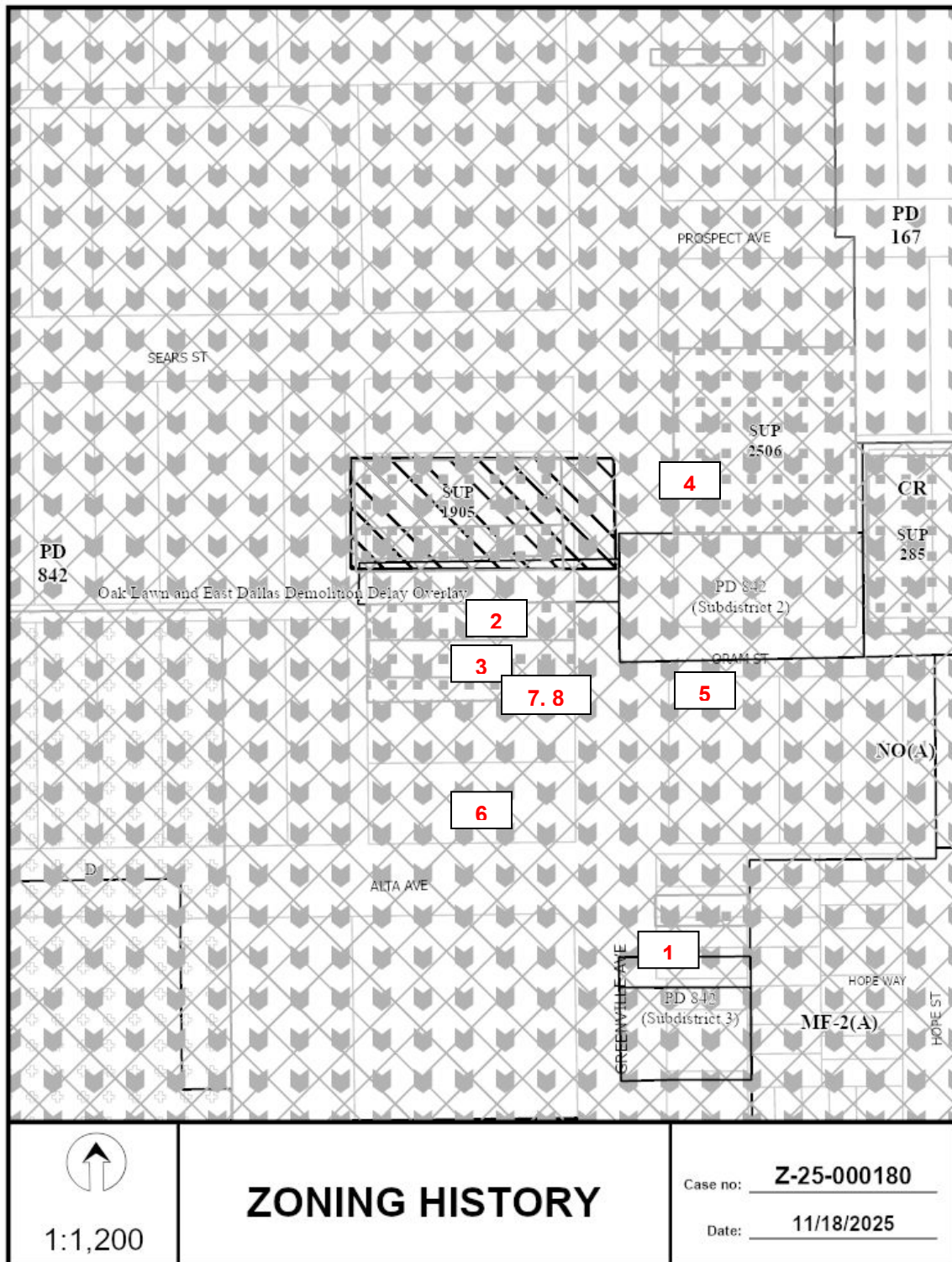
Against: 0
Absent: 2 - Sims, Rubin
Vacancy: 0

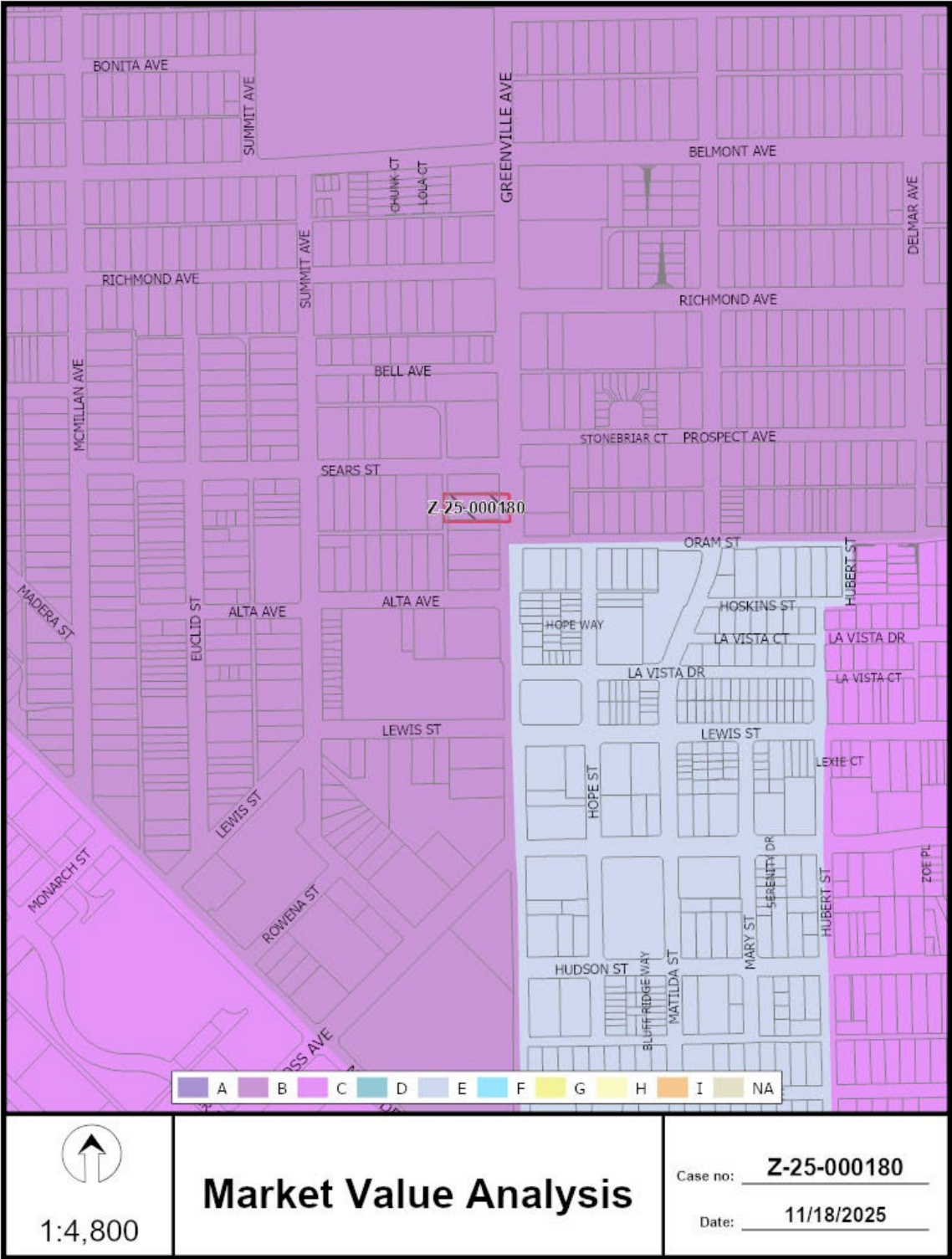
Speakers: None

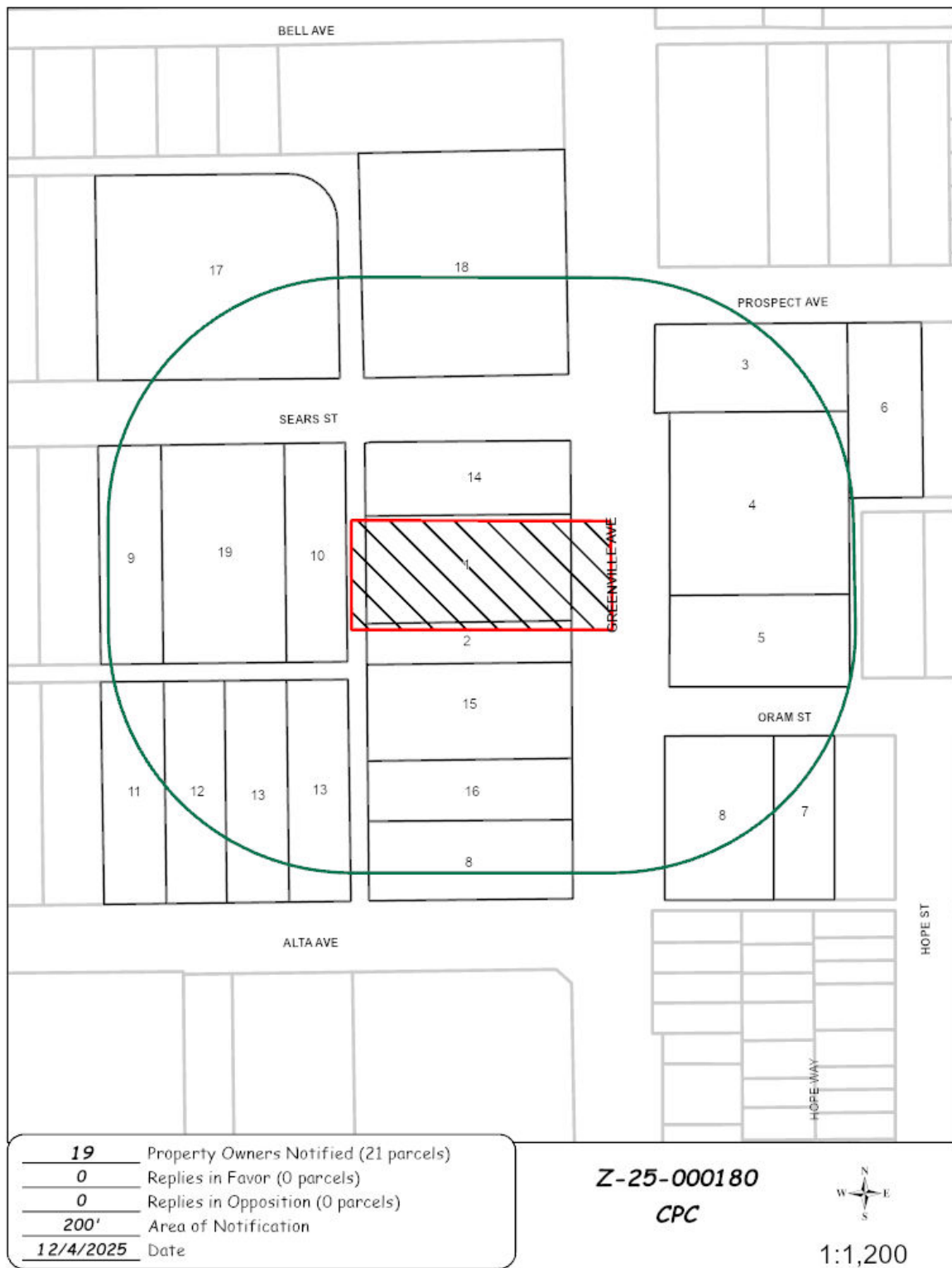












12/03/2025

Reply List of Property Owners***Z-25-000180******19 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1919	GREENVILLE AVE	1919 27 GREENVILLE LTD
2	1917	GREENVILLE AVE	MEDICAPITAL INC
3	2026	GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
4	2008	GREENVILLE AVE	LAVO PROPERTIES LLC
5	2000	GREENVILLE AVE	2000 GREENVILLE INVESTORS LLC
6	5716	PROSPECT AVE	ANDRES FAMILY TRUST
7	5710	ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
8	1928	GREENVILLE AVE	LOWGREEN PS
9	5618	SEARS ST	GREENVILLE HOLDINGS CO
10	5628	SEARS ST	ANDRES FAMILY TRUSTS
11	5619	ALTA AVE	THACKER RICHARD E JR
12	5623	ALTA AVE	GREENWAYSEARS LP
13	5627	ALTA AVE	LOWGREEN PS LTD
14	1931	GREENVILLE AVE	GREENWAY SEARS LP
15	1911	GREENVILLE AVE	GREENVILLE AVE LLC
16	1909	GREENVILLE AVE	GREENVILLE SQUARE LLC
17	5623	SEARS ST	2001 GREENVILLE VENTURE LTD
18	2001	GREENVILLE AVE	2001 GREENVILLE VENTURE LTD
19	5622	SEARS ST	5624 SEARS STREET LTD