

**FILE NUMBER:** Z-25-000187

**DATE FILED:** November 18, 2025

**LOCATION:** East line of Greenville Avenue, north of Oram Street

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** 22,204 sq. ft.

**CENSUS TRACT:** 48113001101

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**REPRESENTATIVE:** Robert Baldwin

**APPLICANT:** John Kim

**OWNER:** Marc Andres

**REQUEST:** An application for an amendment to Specific Use Permit No. 2506 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 [Fortune House] during late hours 12:00 a.m. to 2:00 a.m.

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

**CPC RECOMMENDATION:** **Approval** for a three-year period, subject to amended 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 drive through service is permitted by right. However, the PD requires a specific use permit for operations between midnight and 6:00 AM.
- On December 13, 2023, the City Council approved SUP 2506 for a two year period.
- The applicant requests to renew the SUP to continue operating between 12:00 a.m. to 2:00 a.m Monday through Sunday.
- No changes are proposed to the site plan, property, or conditions.

**Zoning History:**

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

**1 Z-25-000180:** On January 24, 2026, City Council approved 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, on the west line of Greenville Avenue, south of Sears Street for a period of five years.

**2 Z223-289** On September 10, 2025, City Council approved a renewal of Specific Use Permit 1879, on the 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.

**3 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.

**4 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.

**5 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.

**6 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.

**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.

**8 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.

**9 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.

-  REGIONAL OPEN SPACE
-  NEIGHBORHOOD MIXED-USE
-  SMALL TOWN RESIDENTIAL
-  COMMUNITY MIXED-USE
-  COMMUNITY RESIDENTIAL
-  REGIONAL MIXED-USE
-  CITY RESIDENTIAL
-  CITY CENTER
-  FLEX COMMERCIAL
-  LOGISTICS/INDUSTRIAL PARK
-  INDUSTRIAL HUB
-  INSTITUTIONAL CAMPUS
-  AIRPORT
-  UTILITY

**Land Use:**

	Zoning	Land Use
<b>Site</b>	Planned Development District 842	Restaurant without drive through service
<b>North</b>	PD 842	Retail and restaurants
<b>East</b>	PD 842, CR Community Retail with SUP 285	Surface parking, Electrical substation
<b>South</b>	PD 842, Subdistrict 2 within PD 842	Retail and restaurants
<b>West</b>	PD 842	Retail and restaurants

**Land Use Compatibility:**

The request site is an approximately 4,700 square foot suite within a larger commercial building. The applicant proposes to continue operating the restaurant 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 restaurant.

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

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 47 spaces for the 4,736 suite 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 December 2023 to the present. The information is provided in the subsequent charts. There were a total of 26 calls, 9 offense, and 0 arrests over the time period.

**2008 Greenville Ave, Dallas, TX 75206**

12/05/2023-12/09/2025

**Calls**

<b>Response_Date</b>	<b>Response_Time</b>	<b>Problem</b>	<b>Priority_Description</b>
2/7/2024	6:35:00 AM	11B - Burg of Bus	3 - General Service
2/18/2024	6:03:00 PM	11V/01 - Burg Motor Veh	3 - General Service
3/11/2024	9:34:00 PM	40/01 - Other	2 - Urgent
4/8/2024	5:22:00 PM	09V-01 UUMV Just Ocrd	3 - General Service
5/15/2024	6:37:00 AM	11B - Burg of Bus	3 - General Service
5/17/2024	9:03:00 PM	6X - Major Dist (Violence)	2 - Urgent
5/31/2024	11:51:00 PM	40 - Other	3 - General Service
8/10/2024	9:13:00 PM	08 - Intoxicated Person	3 - General Service
8/11/2024	8:23:00 PM	6X - Major Dist (Violence)	2 - Urgent
8/16/2024	11:54:00 PM	6X - Major Dist (Violence)	2 - Urgent
10/20/2024	1:21:00 PM	40 - Other	3 - General Service
10/20/2024	1:21:00 PM	6X - Major Dist (Violence)	2 - Urgent
11/2/2024	1:31:00 AM	12B - Business Alarm	3 - General Service
11/16/2024	4:48:00 PM	16 - Injured Person	3 - General Service
2/17/2025	5:13:00 AM	12B - Business Alarm	3 - General Service
5/14/2025	1:45:00 AM	12B - Business Alarm	3 - General Service
5/18/2025	9:45:00 PM	40/01 - Other	2 - Urgent
5/31/2025	2:32:00 PM	40 - Other	3 - General Service
7/26/2025	10:55:00 PM	6M - Loud Music Disturbance	4 - Non Critical
7/28/2025	11:49:00 PM	41/09V - UUMV in Progress	2 - Urgent
7/30/2025	1:15:00 AM	21B - Business Hold Up	2 - Urgent
9/11/2025	1:29:00 AM	12B - Business Alarm	3 - General Service
9/18/2025	3:48:00 AM	40/01 - Other	2 - Urgent
9/19/2025	11:59:00 PM	6X - Major Dist (Violence)	2 - Urgent
11/23/2025	8:24:00 AM	09V - UUMV	4 - Non Critical
12/6/2025	9:29:00 PM	09V-01 UUMV Just Ocrd	3 - General Service

**Charges**

<b>OffIncident</b>	<b>Date1</b>	<b>Time1</b>	<b>Premise</b>
BURGLARY OF BUILDING - FORCED ENTRY	2/6/2024	6:00:00 PM	Restaurant/Food Service/TABC Location
BURGLARY OF BUILDING - FORCED ENTRY	5/15/2024	4:00:00 AM	Restaurant/Food Service/TABC Location
BMV	7/22/2024	3:30:00 PM	Parking (Business)
BURGLARY OF BUILDING - FORCED ENTRY	2/17/2025	12:11:00 AM	Restaurant/Food Service/TABC Location

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UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	3/2/2025	3:00:00 PM	Parking (Business)
THEFT OF PROP > OR EQUAL \$100 <\$750 (NOT SHOPLIFT) PC31.03(e2A)	5/1/2025	7:25:00 AM	Restaurant/Food Service/TABC Location
MOTOR VEHICLE THEFT	7/28/2025	12:00:00 AM	Other
THEFT OF PROP (AUTO ACC) <\$100 - (NOT EMP)	9/2/2025	10:00:00 AM	Outdoor Area Public/Private
MOTOR VEHICLE THEFT	12/6/2025	9:25:00 PM	Parking (Business)

**Arrests**

No data found.

*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**

Lavo Properties, LLC

Wonderful Seven GP

Marc Andres, President  
Roger Andres, Director

**CPC Action**  
**February 5, 2026**

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit 2506 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use for a three-year period, subject to conditions with the following changes: the establishment will operate between 12:00 am and 1:00 AM operate Friday through Sunday (2) may not operate the patio 12:00 AM and 1:00 AM Monday through Sunday; (3) all customers must be removed from the property by 1:15 AM; (4) food must be available until 12:15 AM when open after 12:00 AM; (5) in section for "Outdoor speakers" to read, "Speakers amplification and live music are prohibited on the outdoor patio between 12:00 AM and 7:00 AM Monday through Sunday, when in service may not exceed 63 decibels."; on property zoned Planned Development District 842, on the east line of Greenville Avenue, north of Oram Street.

Maker: Kingston  
Second: Carpenter  
Result: Carried: 12 to 0

For: 12 - Herbert, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Kingston, Rubin

Against: 0  
Absent: 3 - Sims, Hampton, Forsyth\*\*\*\*  
Vacancy: 0

\*\*\*\*Unable to attend and was excused due to bereavement in his immediate family.

**Notices:** Area: 200 Mailed: 23  
**Replies:** For: 6 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None



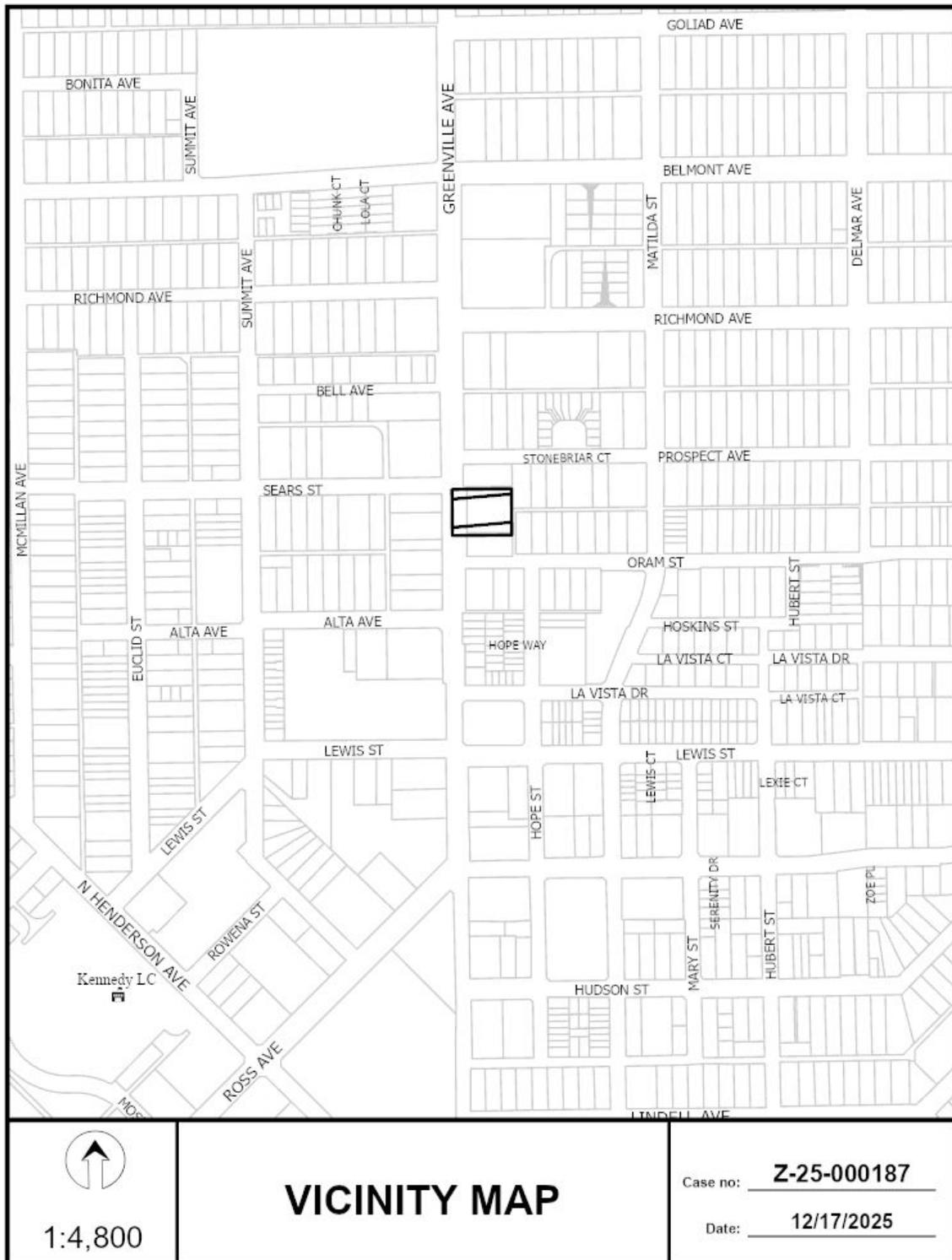
## PROPOSED CONDITIONS

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 [three years from the date of this ordinance]. ~~December 13, 2025.~~

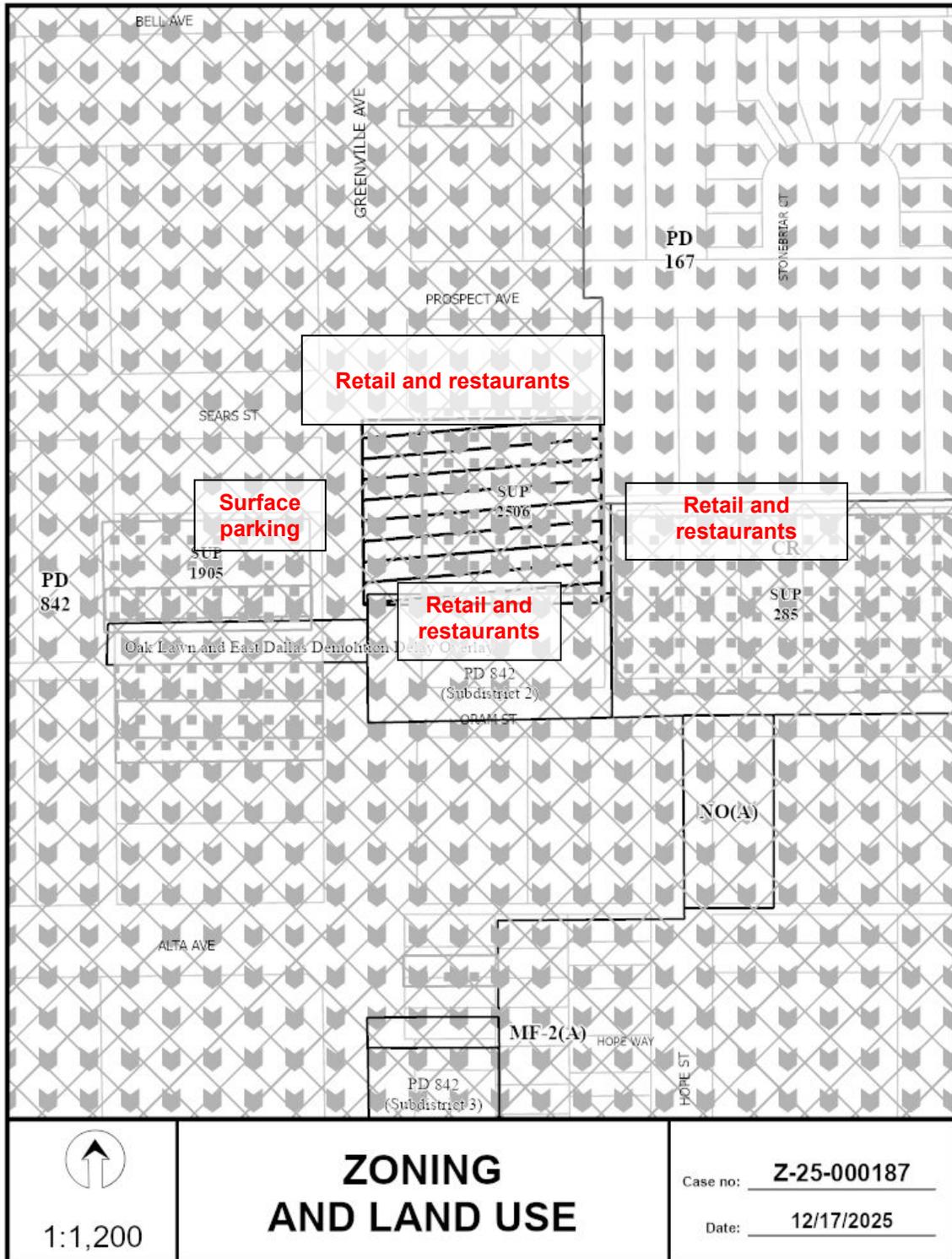
**Staff Recommendation:**

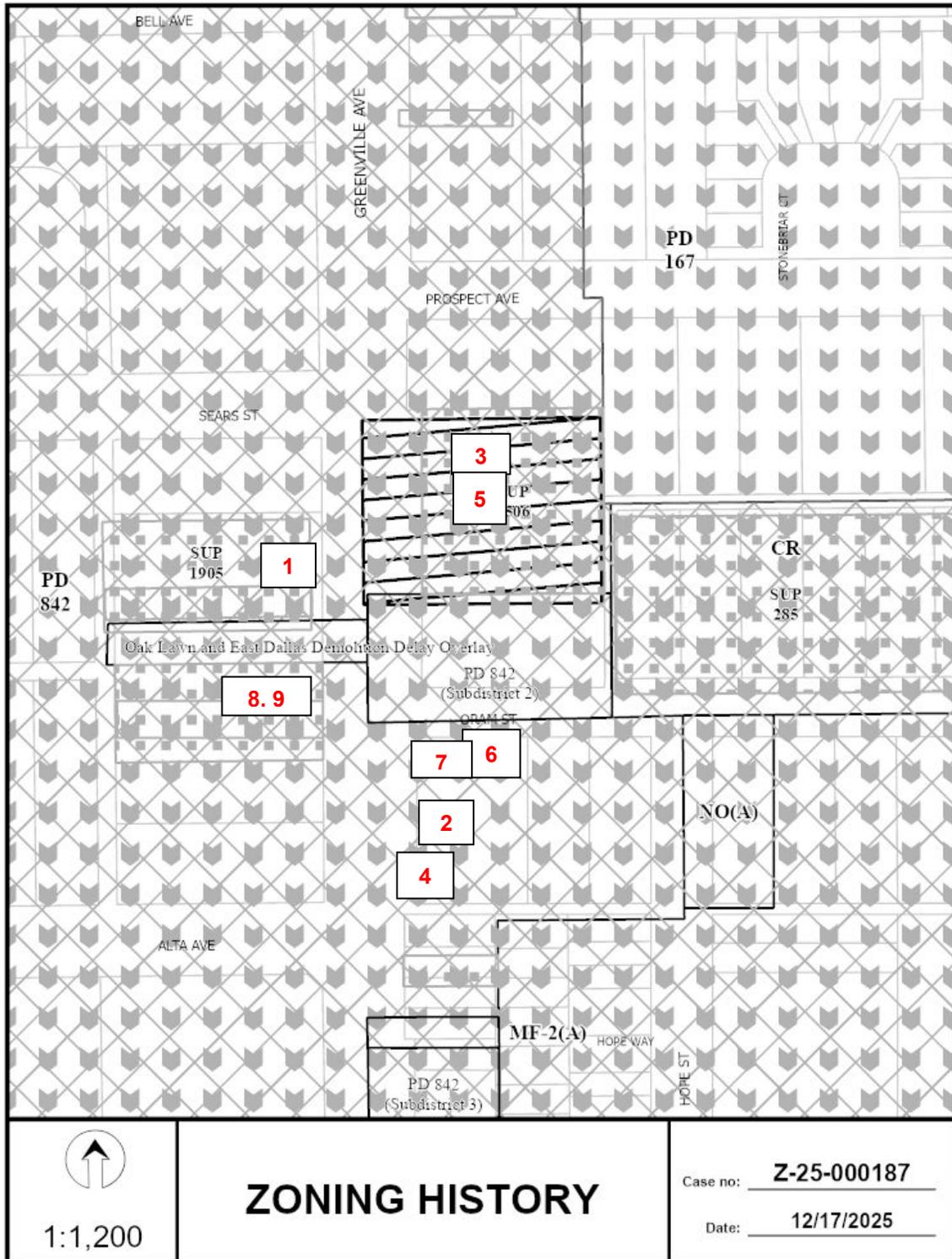
3. TIME LIMIT: This specific use permit shall not expire. ~~expires on December 9, 2025.~~

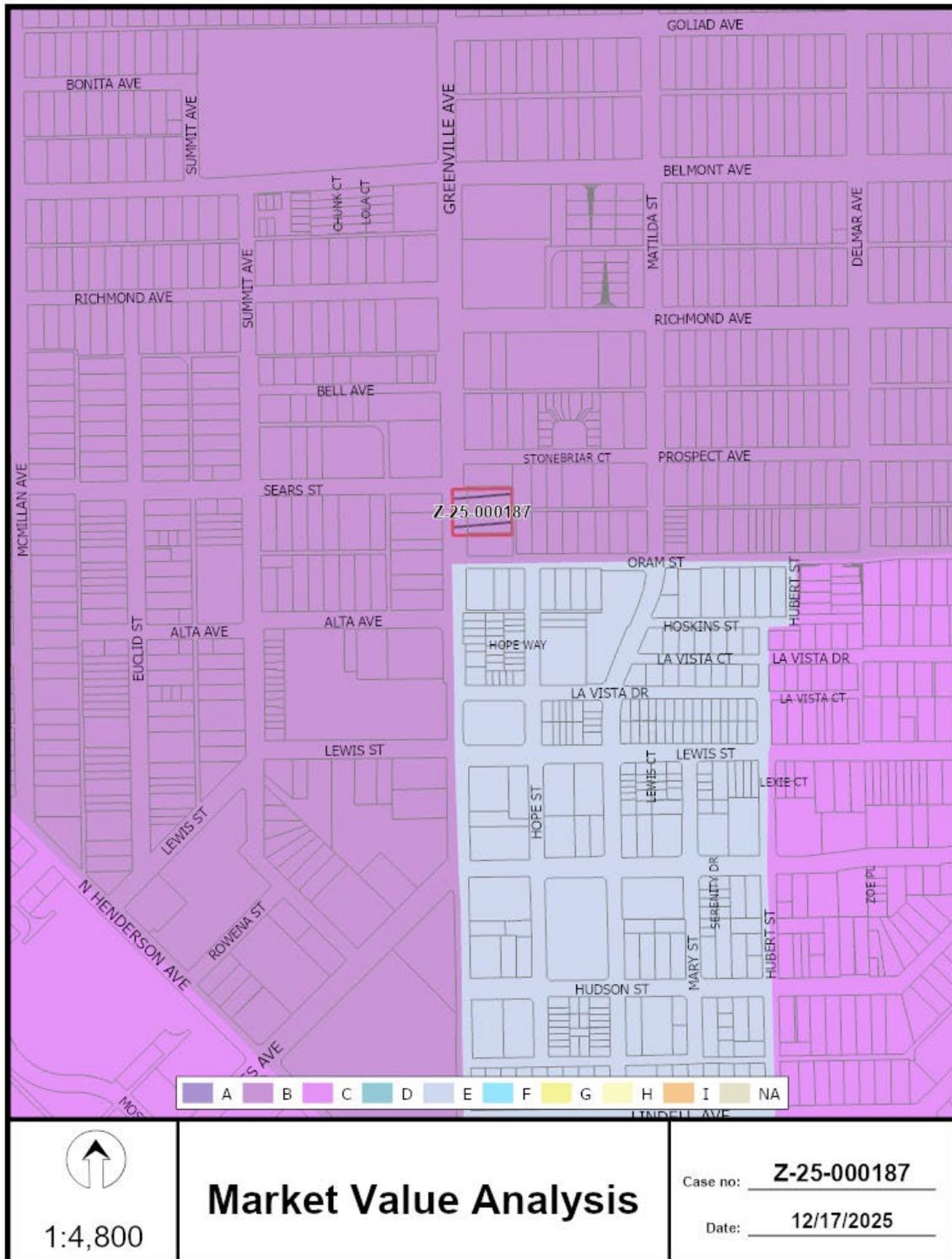
4. FLOOR AREA: The maximum floor area is 4,736 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION:
  - a. The late-hours establishment limited to a restaurant without drive-in or drive-through service:
    - i. may only operate between 12:00 a.m., (midnight), and 1:00 a.m. ~~2:00 a.m., Friday~~Monday through Sunday.
    - ii. may not operate on the rooftop patio between 12:00 a.m. (midnight) and 12:00 a.m., Monday through Sunday.
  - b. All customers must be removed from the Property by 12:15 a.m.
  - c. Food must be available until 12:15 AM when open after 12:00 AM
6. OUTDOOR PATIO:
  - a. An outdoor patio is only allowed in the location shown on the attached site plan.
  - b. The outdoor patio may not exceed 704 square feet in area.
  - c. The outdoor patio must be uncovered.
7. OUTDOOR SPEAKERS, AMPLIFICATION, AND LIVE MUSIC: Speakers amplification and live music are prohibited on the outdoor patio between 12:00 AM and 7:00 AM Monday through Sunday, when in service may not exceed 63 decibels ~~Speakers, amplification, and live music are prohibited on the outdoor patio between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday.~~
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.













<u>23</u>	Property Owners Notified (30 parcels)
<u>6</u>	Replies in Favor (10 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>2/5/2026</u>	Date

**Z-25-000187**  
**CPC**



1:1,200

02/04/2026

***Reply List of Property Owners******Z-25-000187******23 Property Owners Notified    6 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>
O	1	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
	2	2000 GREENVILLE AVE	2000 GREENVILLE INVESTORS LLC
	3	5719 PROSPECT AVE	MADISON PACIFIC DEV COM
	4	5715 PROSPECT AVE	REESE GRANDCHILDRENS
O	5	5711 PROSPECT AVE	ANDRES FAMILY TRUST
	6	2100 GREENVILLE AVE	GREENVILLE 2100 LTD
O	7	2026 GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
	8	5715 ORAM ST	ONCOR ELECRCIC DELIVERY COMPANY
O	9	5724 PROSPECT AVE	ANDRES FAMILY TRUST
O	10	5728 PROSPECT AVE	MATRIX ENERGY CORP
	11	5726 ORAM ST	REO INVESTMENT LLC
	12	5722 ORAM ST	MK MANAGEMENT TRUST THE
O	13	5712 ORAM ST	LOWGREEN PS
	14	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
	15	1931 GREENVILLE AVE	GREENWAY SEARS LP
	16	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
	17	1917 GREENVILLE AVE	MEDICAPITAL INC
	18	1911 GREENVILLE AVE	GREENVILLE AVE LLC
	19	1909 GREENVILLE AVE	GREENVILLE SQUARE LLC
	20	2100 STONEBRIAR CT	STONEBRIAR CT H O A
	21	2 STONEBRIAR CT	GERDES ANDREW KIRK &
	22	1 STONEBRIAR CT	HOOPER NICOLE E
	23	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD