

FILE NUMBER: Z-25-000188

DATE FILED: November 13, 2025

LOCATION: An area bounded by Greenville Avenue, La Vista Drive, Lewis Street, and Hope Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 28,999 sqft

CENSUS TRACT: 48113001101

REPRESENTATIVE: Robert Baldwin

APPLICANT: Jack Quigley – Voodoo Doughnut

OWNER: 1800 Greenville Partners

REQUEST: An application for an amendment to Specific Use Permit 2515 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District 842.

SUMMARY: The purpose of the request is to continue to operate an existing restaurant [Voodoo Doughnut] during late hours, 12:00 a.m. to 6:00 a.m.

STAFF RECOMMENDATION: **Approval**, subject to staff's recommended 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 March 27, 2024, the City Council approved SUP 2515 for a two year period.
- The applicant requests to renew the SUP to continue operating between 12:00 a.m. to 6:00 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 Ave	Community Collector	36 ft./56 ft. BIKE PLAN
La Vista Dr	Local	50 ft
Hope St	Local	50 ft
Lewis St	Local	50 ft

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

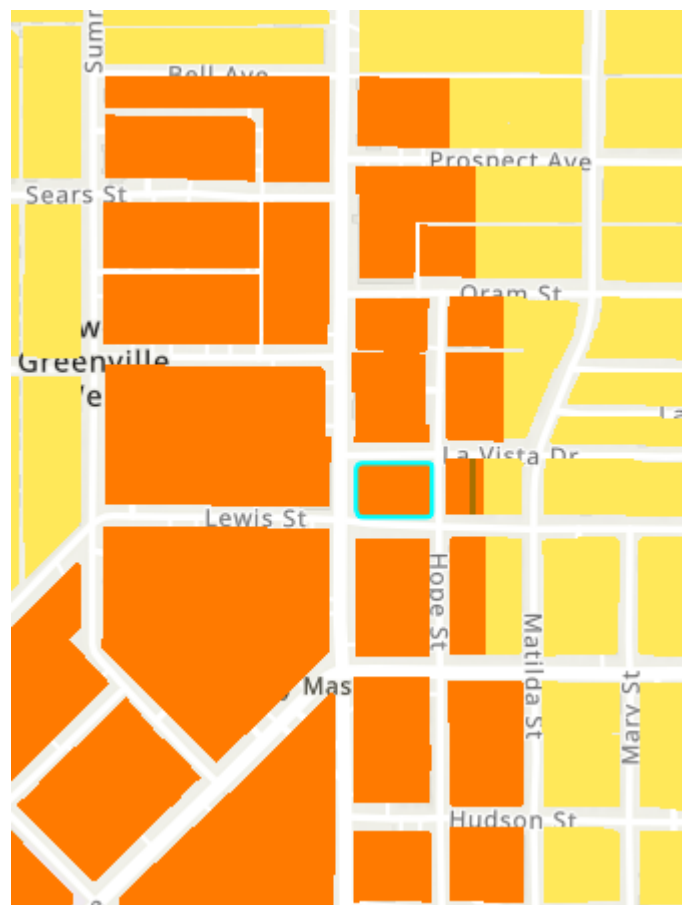
Recommendation

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”

Review



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, MF-2(A) Multifamily	Retail and restaurants, townhome residential
East	MF-2(A) Multifamily	Townhome residential
South	PD 842	Retail and restaurants
West	PD 691	Retail and multifamily

Land Use Compatibility:

The request site is an approximately 3,111 square foot suite within a larger commercial block. The applicant proposes to continue operating the restaurant from 12:00 a.m. to 6:00 a.m. The SUP only pertains to their authorization to operate between 12 and 6 am, not the use of a restaurant.

The property is bounded by four streets and does not have direct residential adjacency. West across Greenville, is a vertical mixed use building with retail and multifamily. To the north across La Vista, there retail uses and a townhome residential subdivision. To the east across Hope Street there is another townhome residential subdivision. To the south across Lewis, there is a restaurant.

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 31 spaces for the 3,111 sqft 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 March 2024 to the present. The information is provided in the subsequent charts. There were a total of 14 calls, 2 offense, and 0 arrests over the time period.

1802 Greenville Ave, Dallas, TX 75206

03/15/2024-

12/09/2025

Calls

Response_Date	Response_Time	Problem	Priority_Description	Location_Name
8/11/2024	10:29:00 PM	11V/01 - Burg Motor Veh	3 - General Service	8/11 WABI HOUSE
10/9/2024	5:21:00 AM	21B - Business Hold Up	2 - Urgent	wabi
10/18/2024	8:53:00 PM	6X - Major Dist (Violence)	2 - Urgent	WABI, HOUSE
12/6/2024	8:29:00 PM	09V - UUMV	4 - Non Critical	WABI HOUSE
12/16/2024	5:49:00 PM	6X - Major Dist (Violence)	2 - Urgent	WABI HOUSE
1/29/2025	9:37:00 AM	40 - Other	3 - General Service	WABI HOUSE
5/3/2025	10:10:00 PM	6X - Major Dist (Violence)	2 - Urgent	
5/30/2025	7:13:00 AM	40 - Other	3 - General Service	WABI HOUSE
6/7/2025	4:39:00 PM	40 - Other	3 - General Service	LOBBY HOUSE
6/28/2025	4:48:00 AM	12B - Business Alarm	3 - General Service	WABI HOUSE
8/3/2025	11:10:00 AM	6X - Major Dist (Violence)	2 - Urgent	WABI HOUSE
10/7/2025	12:19:00 PM	6X - Major Dist (Violence)	2 - Urgent	WABI HOUSE
10/11/2025	10:37:00 PM	6X - Major Dist (Violence)	2 - Urgent	WABI HOUSE
10/22/2025	1:24:00 PM	40 - Other	3 - General Service	

Charges

Date1	Time1	OffIncident	Address	Premise
3/26/2024	12:45:00 PM	BMV	1802 GREENVILLE AVE	Outdoor Area Public/Private
4/17/2024	1:15:00 PM	BMV	1802 GREENVILLE AVE	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

1800 Greenville Partners, LLC

Members:

Susan Reese

Jon Hetzel

Lower Greenville Avenue Trust

Voodoo Donuts, LLC

Members:

Chris Schultz

Jon Sequeira

Kenneth Pogson

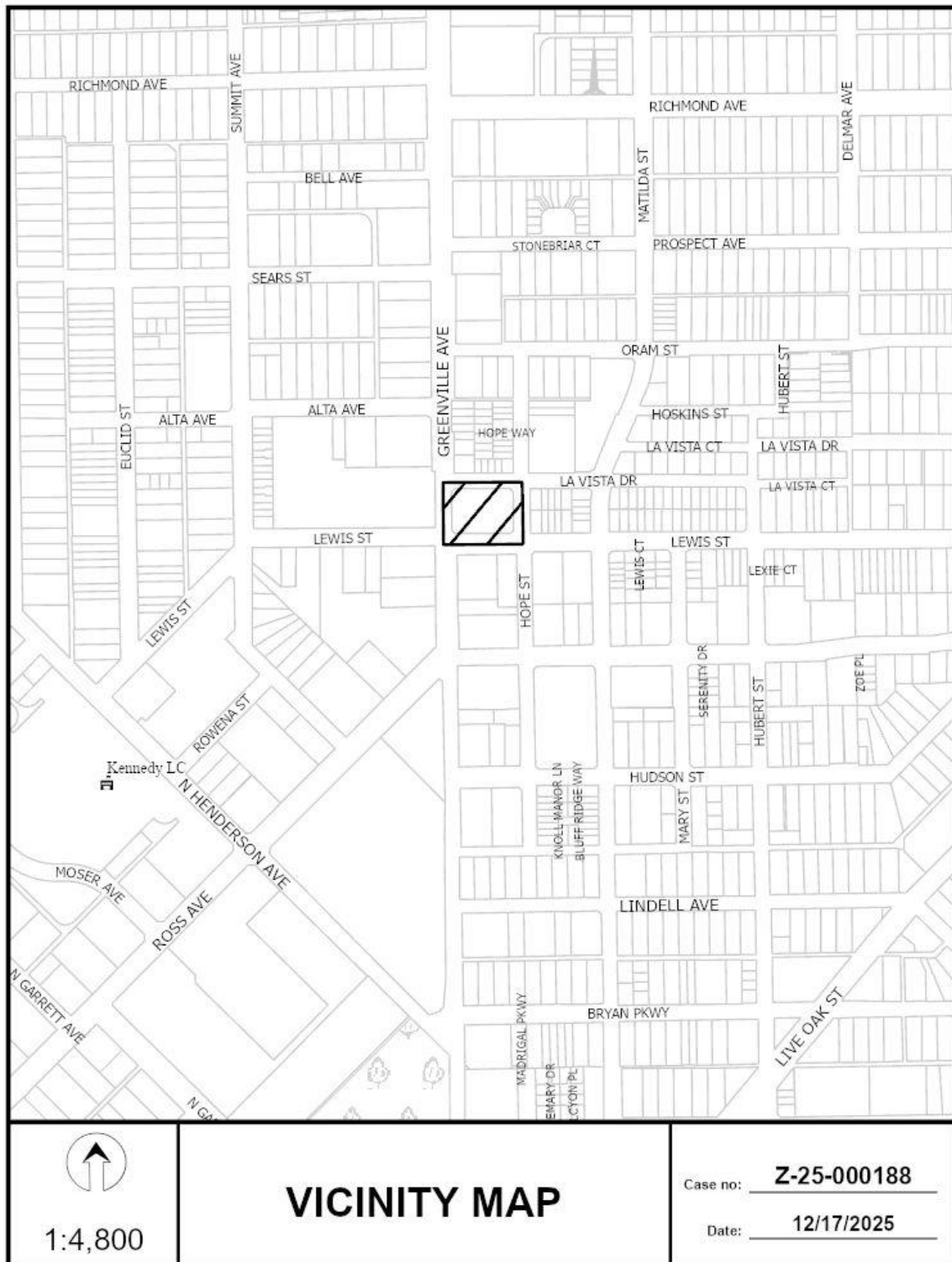
PROPOSED CONDITIONS

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]. ~~March 27, 2026~~

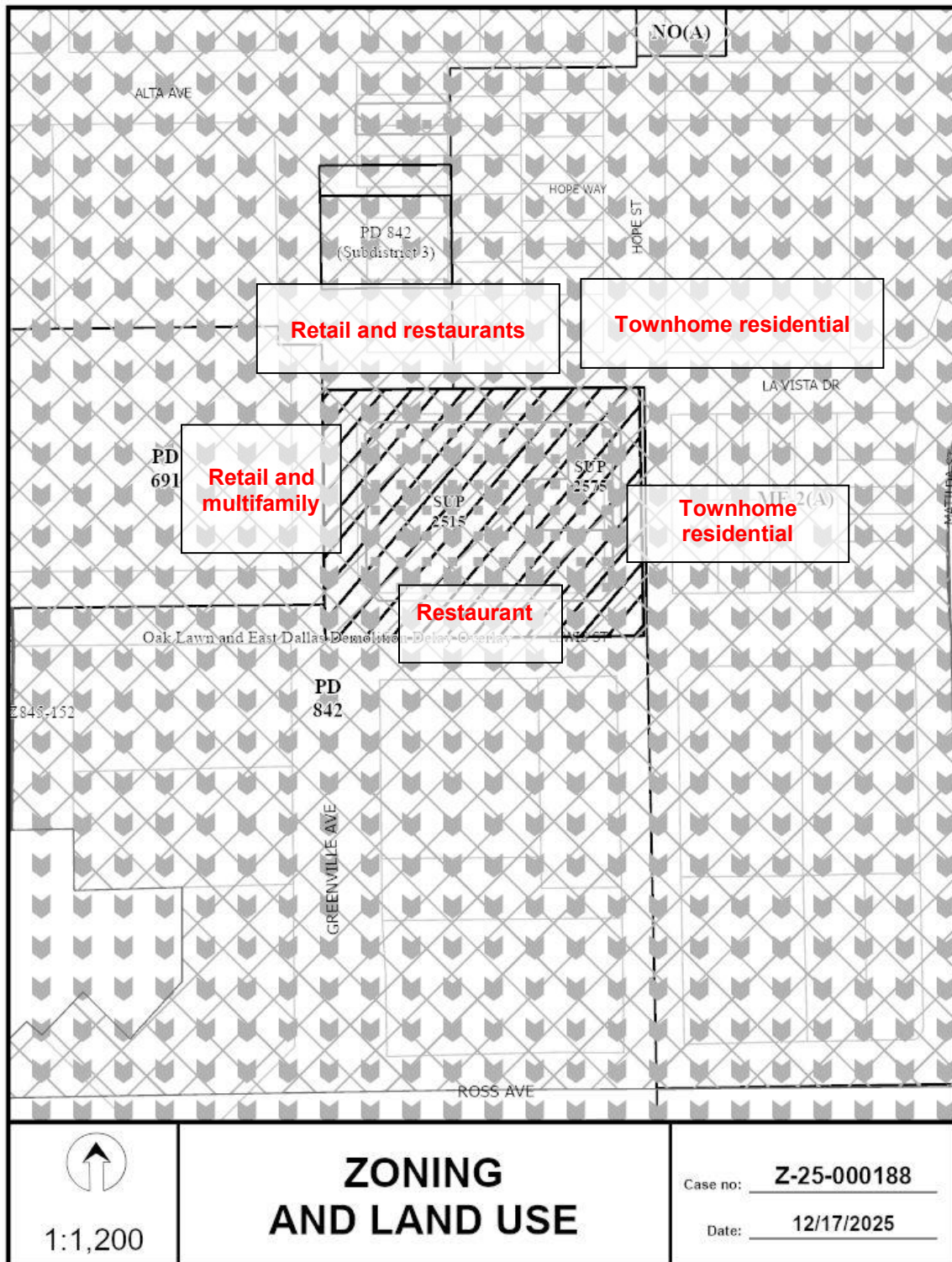
Staff Recommendation:

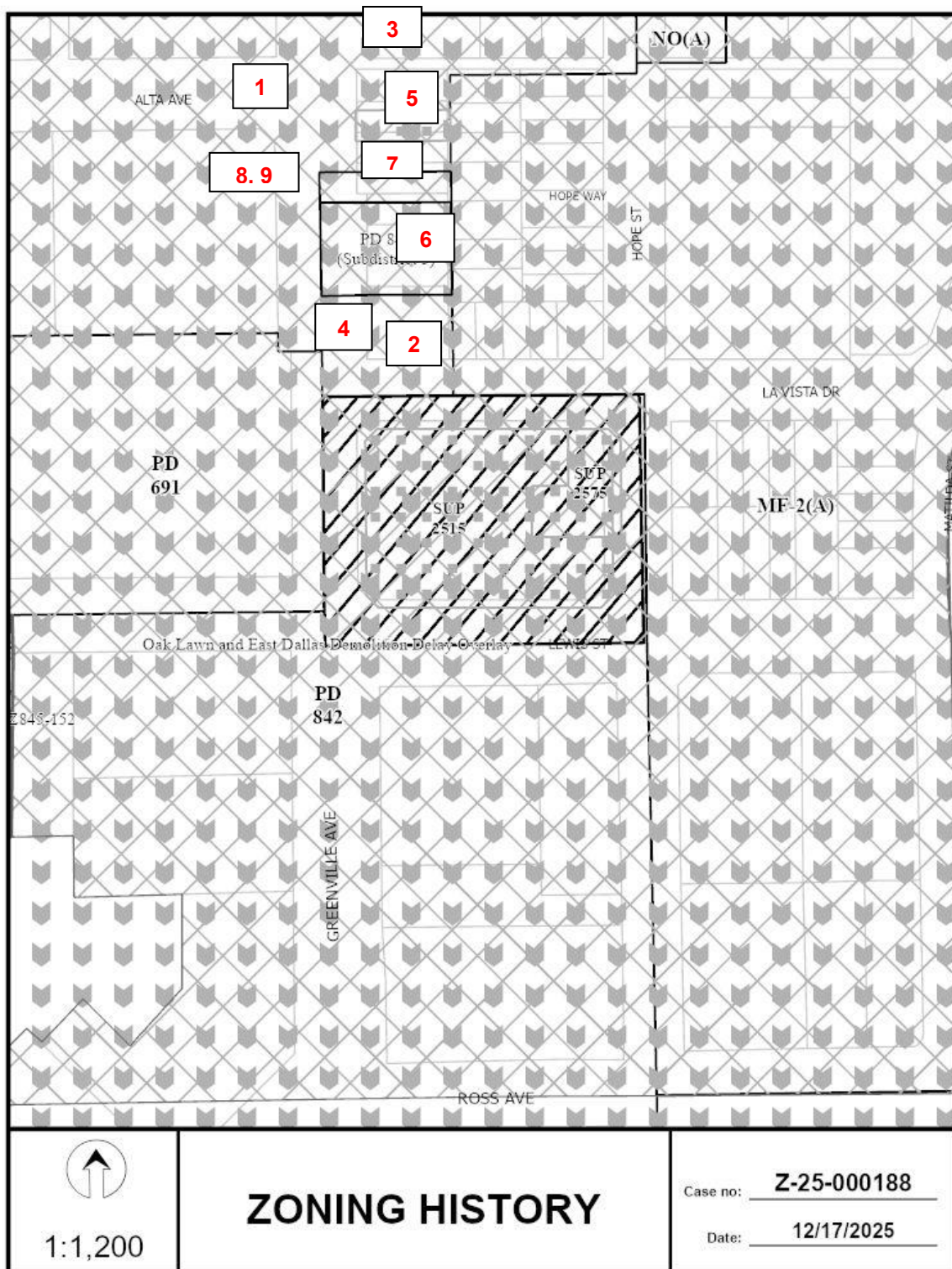
3. TIME LIMIT: This specific use permit shall not expire. ~~expires on March 27, 2026~~

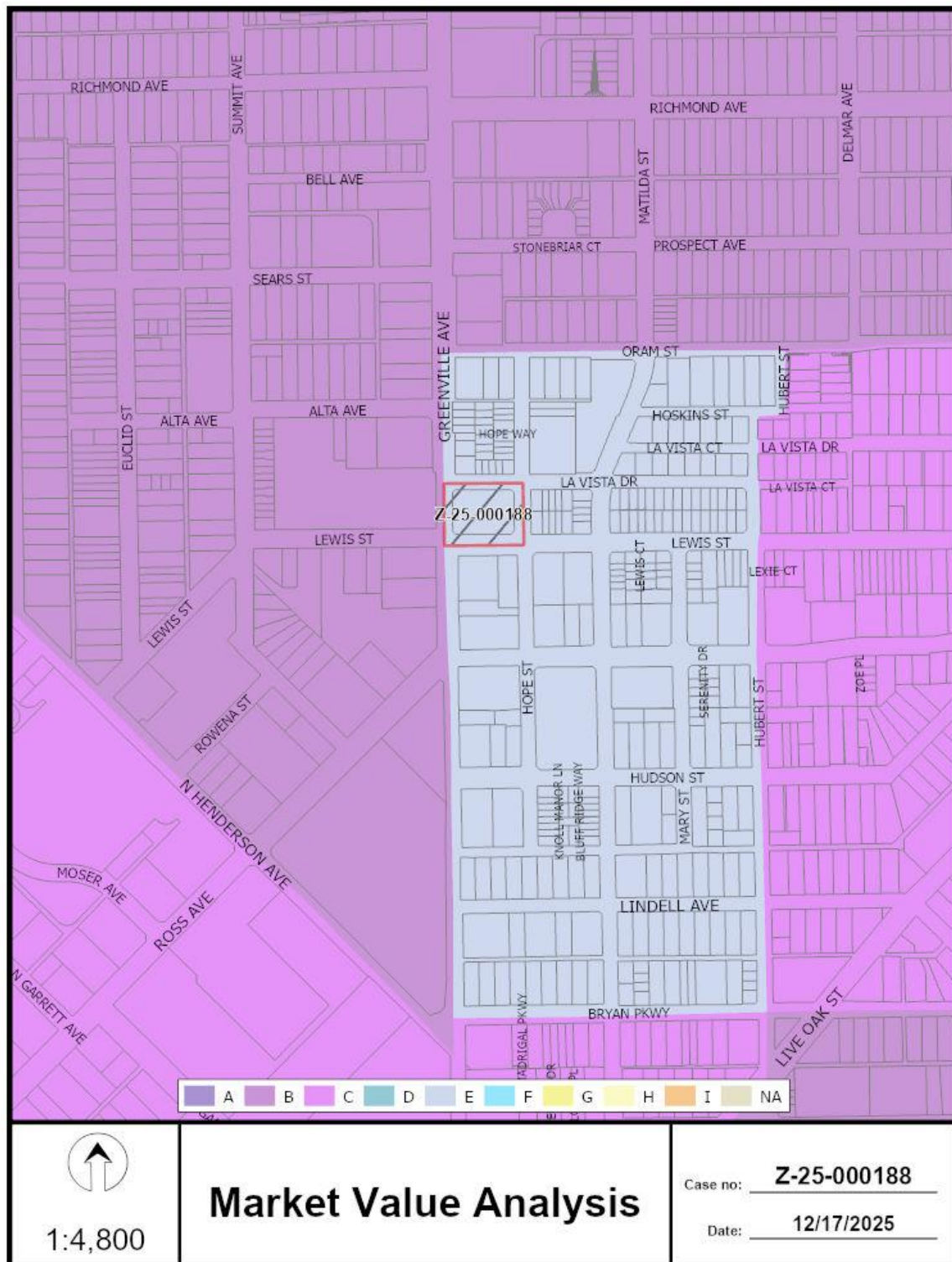
4. FLOOR AREA: The maximum floor area is 3,111 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The late-hours establishment limited to a restaurant without drive-in or drive-through service may only operate between 12:00 a.m., (midnight), and 6:00 a.m., Monday through Sunday.
6. OUTDOOR SPEAKERS: Use of outdoor speakers 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.

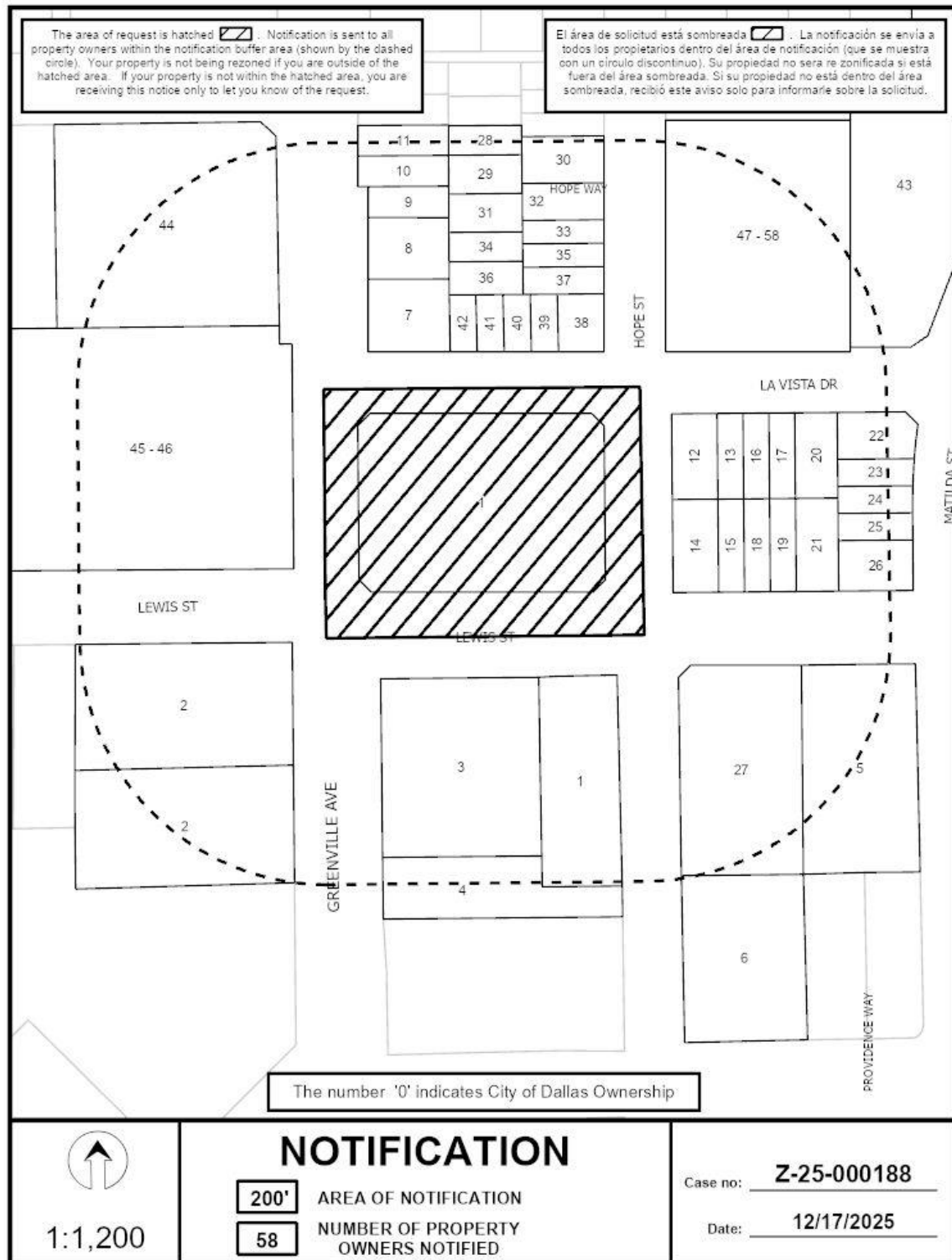












12/17/2025

Notification List of Property Owners***Z-25-000188******58 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5512 LEWIS ST	1800 GREENVILLE PARTNERS LLC
2	1733 GREENVILLE AVE	MACATEE FAMILY LIMITED
3	1710 GREENVILLE AVE	SAM SKILLERN LEAKE SR F TRUST &
4	1708 GREENVILLE AVE	SAM SKILLERN LEAKE SR
5	5610 LEWIS ST	HORIATES DALLAS LLC
6	5611 ROSS AVE	IPENEMA INVESTMENTS LTF
7	1900 GREENVILLE AVE	EDWARDS CHARLES DUFF
8	1904 GREENVILLE AVE	RBT INTERESTS INC &
9	1908 GREENVILLE AVE	Taxpayer at
10	1910 GREENVILLE AVE	TEXAS URBAN LIVING REALTY LLC
11	1912 GREENVILLE AVE	LOWGREEN PS LTD
12	5702 LA VISTA DR	SANTELLI JOSEPH
13	5704 LA VISTA DR	ALLEY JACOB
14	5603 LEWIS ST	SCHMIDT AUSTIN KENNETH
15	5605 LEWIS ST	GENERALOVICH MIKE M &
16	5706 LA VISTA DR	FLEMING THOMAS C &
17	5708 LA VISTA DR	REEVES STUART & KAREN
18	5607 LEWIS ST	KOTEK THOMAS & NAOMI TRUST
19	5609 LEWIS ST	FEY LEVI
20	5710 LA VISTA DR	SHAKIR RAFIG
21	5611 LEWIS ST	BECNEL MARY & CHRISTIAN
22	1811 MATILDA ST	MCMURRAY RYAN
23	1809 MATILDA ST	MARTINEZ VANESSA MARIA
24	1807 MATILDA ST	WILCOX CHAD WESTON
25	1805 MATILDA ST	TRESTER CHRISTINA
26	1803 MATILDA ST	CHANDLER SHELBY

12/17/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5604 LEWIS ST	FORTY LOVE PROPERTIES LP
28	1915 HOPE WAY	COBB CHAD
29	1913 HOPE WAY	HERNDON LINDSEY
30	1916 HOPE WAY	HAHN MATTHEW ROBERT
31	1911 HOPE WAY	NIEHUUS MICHAEL
32	1912 HOPE WAY	SHUCH MATTHEW T
33	1910 HOPE WAY	SHAWKEY JOHN TYLER
34	1909 HOPE WAY	JOHNSON RONALD L
35	1908 HOPE WAY	GANDHI ANUPAMA K
36	1907 HOPE WAY	MALATESTA KELLY & MATT
37	1906 HOPE WAY	ABOUJAOUDE DORY
38	5715 LA VISTA DR	COWAN LEE
39	5713 LA VISTA DR	BELLA ROBERT A & GAYLA D
40	5711 LA VISTA DR	WHITE JULIUS
41	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
42	5707 LA VISTA DR	Taxpayer at
43	1965 MATILDA ST	CVG MAGNOLIA ON MATILDA LLC
44	1827 GREENVILLE AVE	LOWGREEN PS
45	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
46	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
47	1910 HOPE ST	MOJICA EDWARD
48	1910 HOPE ST	KEELING THOMAS
49	1910 HOPE ST	GALLEGOS LISA RASHELLE
50	1910 HOPE ST	BLECHER MARK WARREN
51	1910 HOPE ST	BEAHM CYNTHIA DIANE
52	1910 HOPE ST	UTKOV HALLIE T 2021 REVOCABLE TRUST
53	1910 HOPE ST	CHEN KOBAYASHI REVOCABLE TR
54	1910 HOPE ST	MERZ FAMILY LIVING TRUST
55	1910 HOPE ST	LOTT LESLIE
56	1910 HOPE ST	WEBER BROS HOMES TX LLC
57	1910 HOPE ST	FOUR BUCKETS LLC

Z-25-000188

12/17/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1910 HOPE ST	BLECHER PAUL