

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 5, 2026

Planner: Michael V. Pepe

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 sqft

CENSUS TRACT: 48113001101

REPRESENTATIVE: Robert Baldwin

APPLICANT: John Kim

OWNER: Marc Andres

REQUEST: An application for an amendment to Specific Use Permit 2506 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 [Fortune House] during late hours 12:00 a.m. to 2:00 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 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.



Land Use:

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

Response_Date	Response_Time	Problem	Priority_Description
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

OfflIncident	Date1	Time1	Premise
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

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

EXISTING SITE PLAN (NO CHANGES)

PROSPECT AVENUE

GREENVILLE AVE.



2010 GREENVILLE AVE.
CITY OF DALLAS, TEXAS

Baldwin
Associates

**BALDWIN
ASSOCIATES**

08/31/2023

Site Data Summary						
Address		Proprietary				
2050-2020 Greenville, Lat 34.088717, Long -82.957195						Proprietary
2050-2020 Greenville, Lat 34.088717, Long -82.957195						Proprietary
2050-2020 Greenville, Lat 34.088717, Long -82.957195						Proprietary
Address	Use	SF	Parking	Reserved	Provided	
2050-2020 Greenville	Business	5,510	400	2		
2050-2020 Greenville	Residential	2,840	400	2		
2050-2020 Greenville	Residential	4,735	150	47		
2050-2020 Greenville	Residential	2,400	120	12		
2050-2020 Greenville	Residential	2,510	100	20		
2050-2020 Greenville	Residential	1,340	100	13		
2050-2020 Greenville	Residential	2,078	100	21		
2050-2020 Greenville	Residential	1,727	100	17		
Total Units Ground		49,156	500	275		
Total Spaces		348	175			
Parking Spaces Provided by Remote Parking Agreement						
Remote Parking Lot	Bld	Lot	Parking Provided			
5711 Prospect	2471905	22	32			
5715 Prospect	1111905	14	28			
5720 Prospect	1111905	15	22			
5724 Prospect	1111905	16	22			
5503-05 Sears	C11905	182	65			
2026 Greenville	1111905	1	7			
Total Spaces		175				



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 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 2:00 a.m., Monday through Sunday.
 - ii. may not operate on the rooftop patio 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.

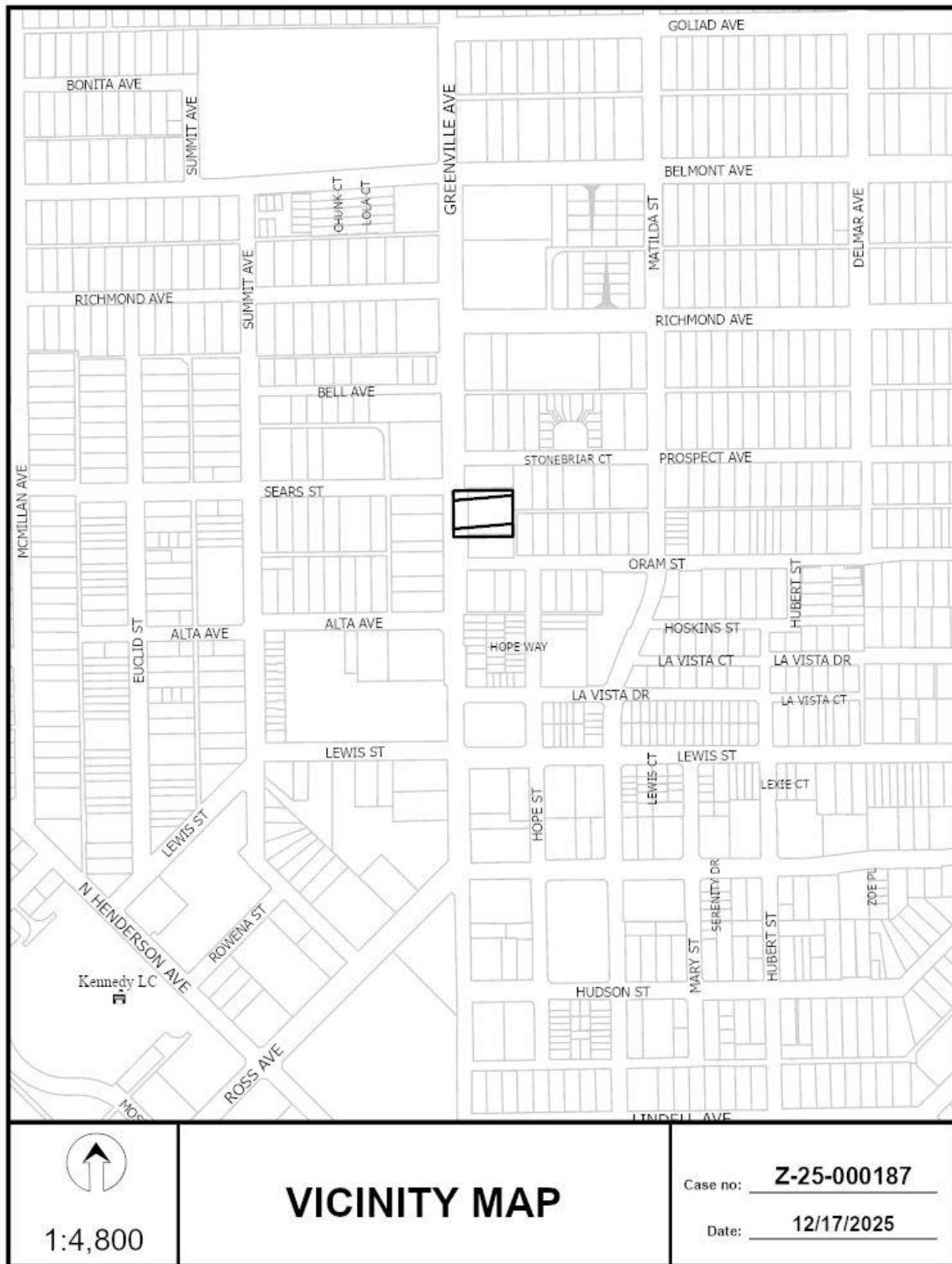
6. OUTDOOR PATIO:

- 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.

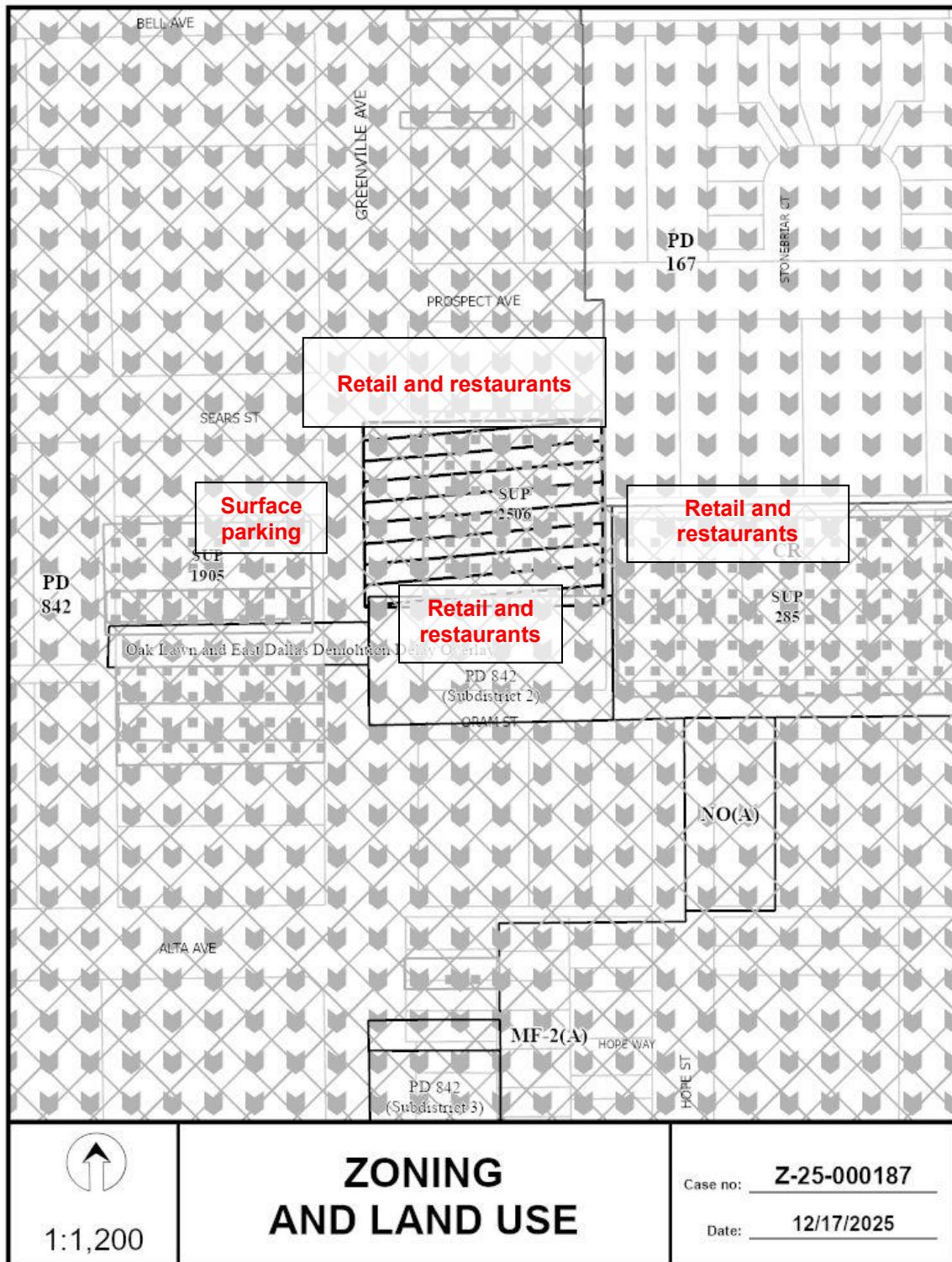
7. OUTDOOR SPEAKERS, AMPLIFICATION, AND LIVE MUSIC: Speakers, amplification, and live music are prohibited on the outdoor patio between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday.

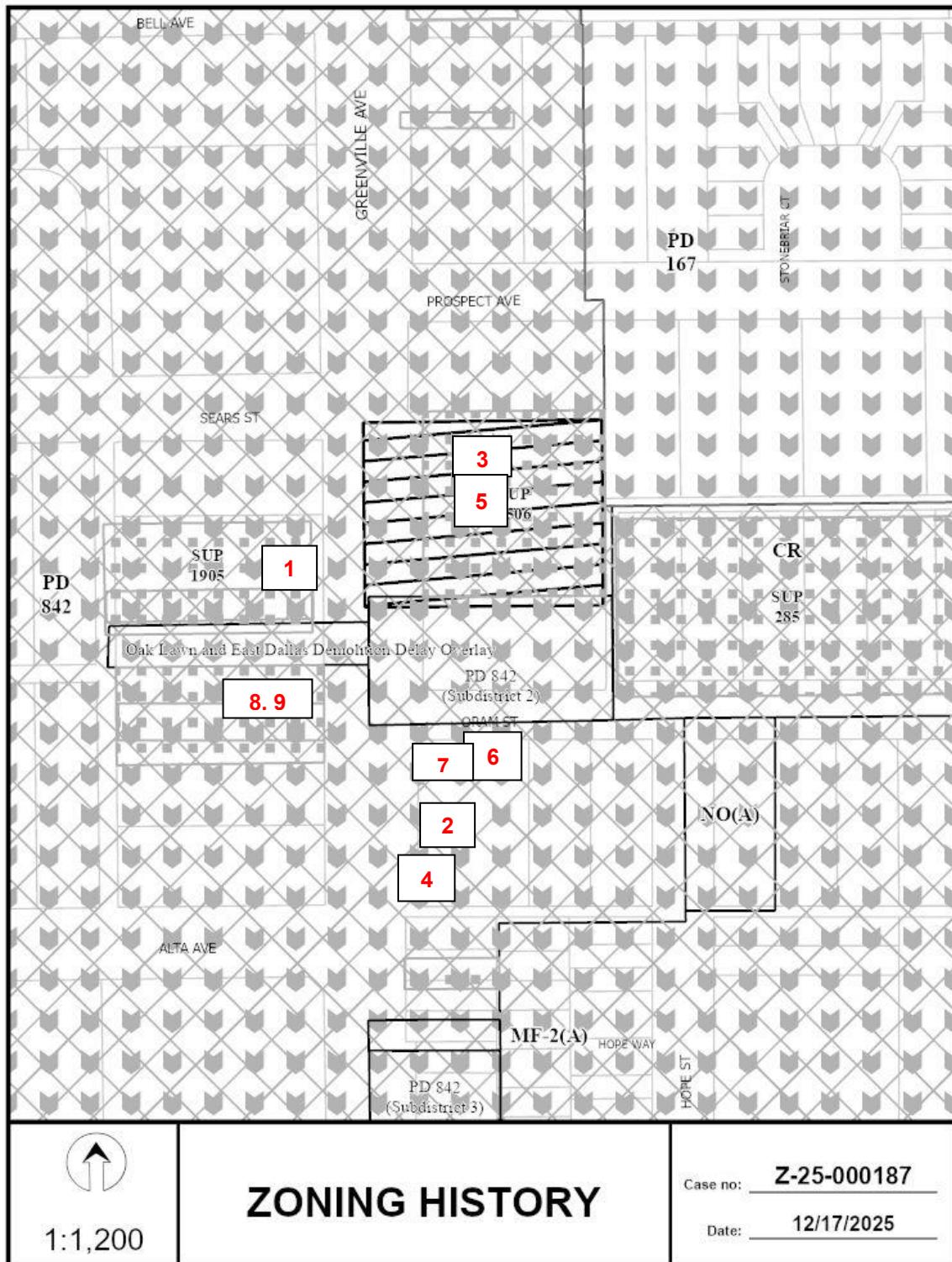
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

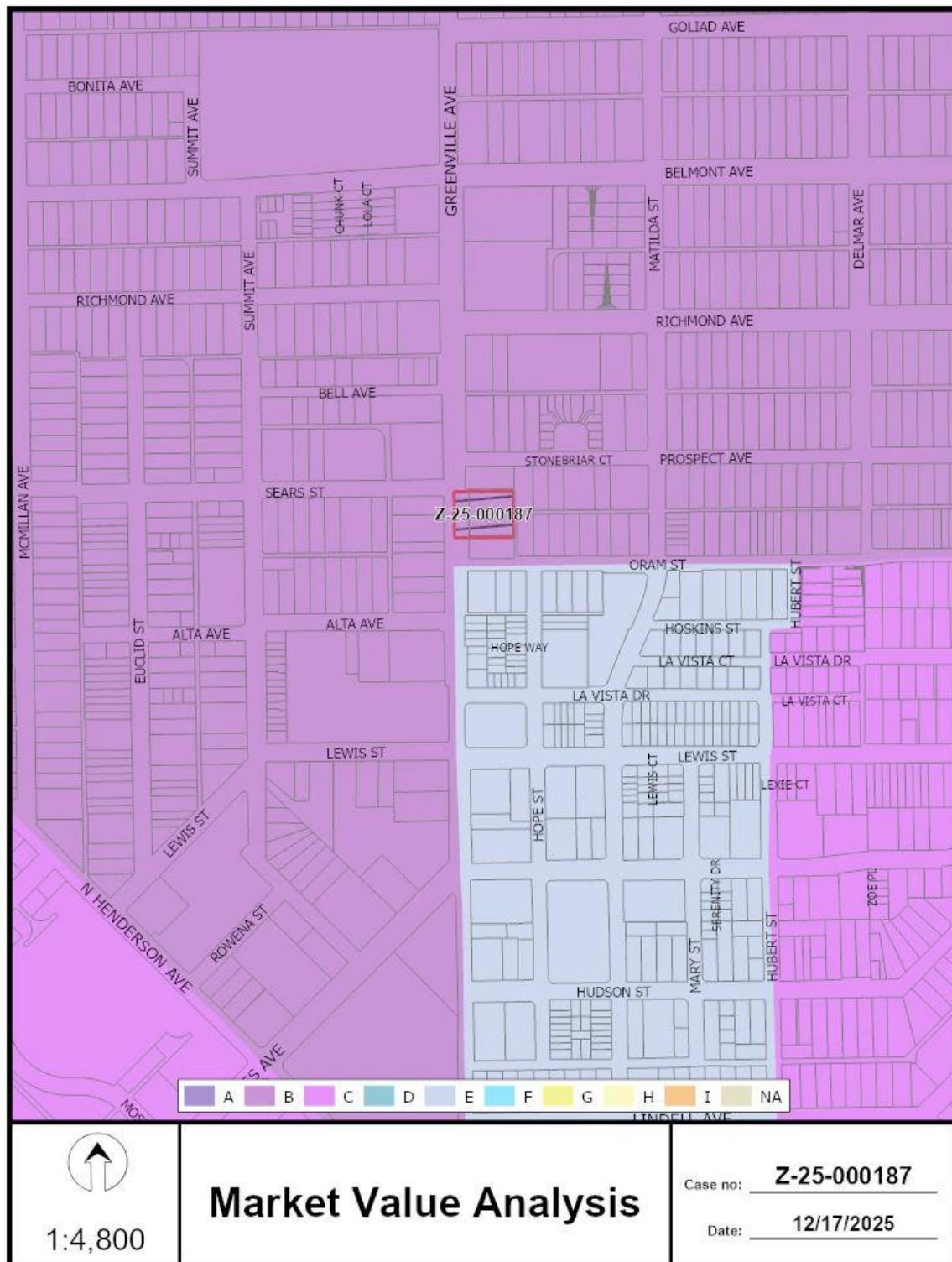
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas."

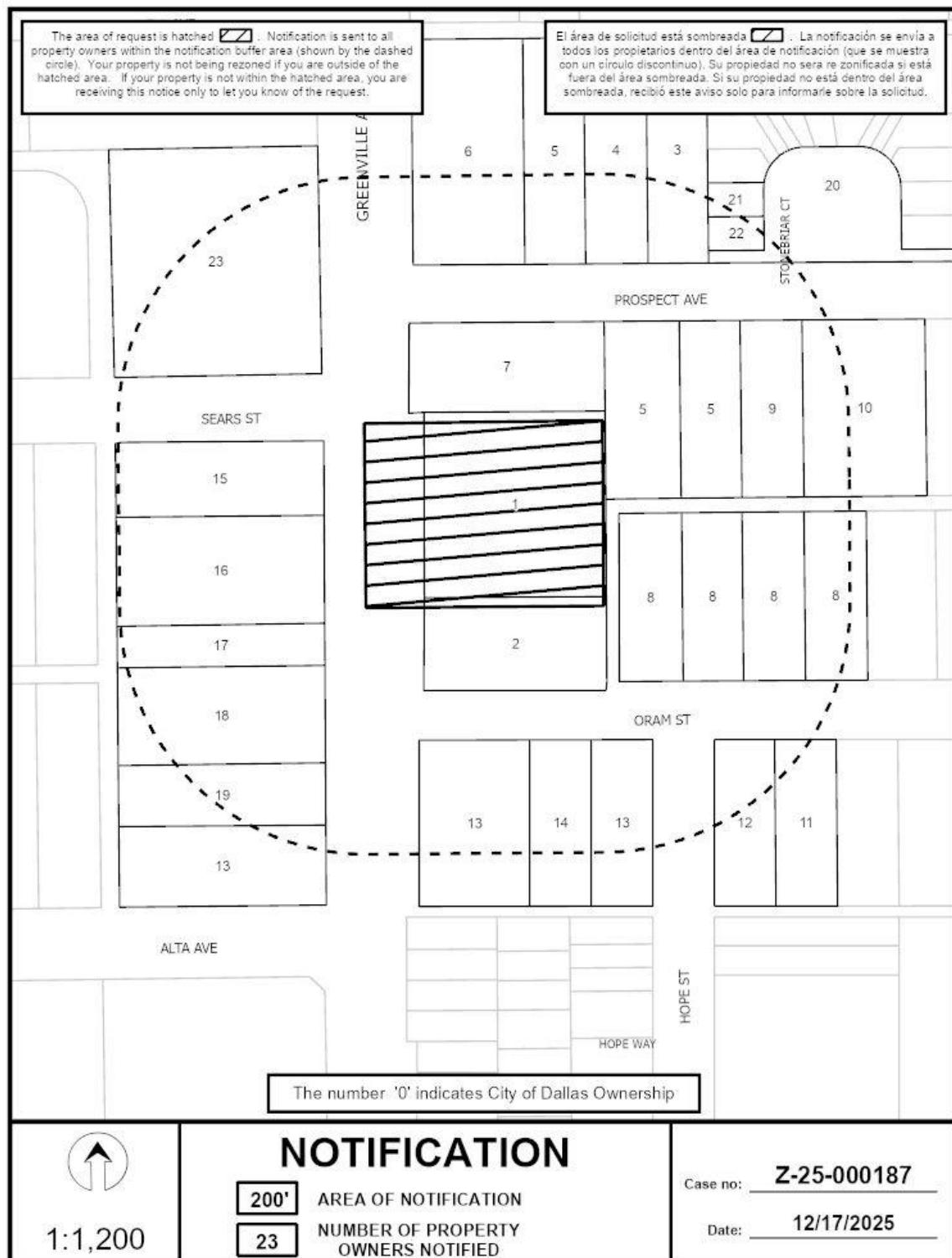












12/17/2025

Notification List of Property Owners

Z-25-000187

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
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
5	5711 PROSPECT AVE	ANDRES FAMILY TRUST
6	2100 GREENVILLE AVE	GREENVILLE 2100 LTD
7	2026 GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
8	5715 ORAM ST	ONCOR ELECRIC DELIVERY COMPANY
9	5724 PROSPECT AVE	ANDRES FAMILY TRUST
10	5728 PROSPECT AVE	MATRIX ENERGY CORP
11	5726 ORAM ST	REO INVESTMENT LLC
12	5722 ORAM ST	MK MANAGEMENT TRUST THE
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