

**FILE NUMBER:** W234-001(DM)**DATE FILED:** February 13, 2024**LOCATION:** Southeast corner of Greenville Avenue and Oram Street**COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** Approx. 0.279 Acres**CENSUS TRACT:** 48113001101**MISCELLANEOUS DOCKET ITEM:****APPLICANT/****REPRESENTATIVE:** Rob Baldwin, Baldwin Associates**OWNER:** Lowgreen PS

**REQUEST:** An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 842, Lower Greenville Avenue Special Provision District with MD-1, Greenville Avenue Modified Delta Overlay District.

**SUMMARY:**

On Thursday, July 6, 2023, the City Plan Commission recommended denial with prejudice for a Specific Use Permit (SUP) 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.

The property is developed with a structure that contains four suites. The previous zoning case had submitted the legal description for the entire property, not just the suite in which they were to be located. The applicant is requesting a waiver of the two-year waiting period in order to submit a zoning application on the same property but located in a different suite. The applicant indicates that circumstances related to the parking in this area have changed. Stating that the parking lots which service the uses in this block have been reconfigured, restriped, and confirmed by Building Inspection to meet City Code.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to July 6, 2024 without a waiver of the two-year waiting period. According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances sufficient to warrant a new hearing."

Staff considers the circumstances regarding the request property to have changed to warrant a new hearing.

**STAFF RECOMMENDATION:** Approval.

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z223-129

Location East of Greenville Ave. and North of Oram St.

Date of last CPC or CC Action 7/7/2023

Applicant's Name, Address & Phone Number Rob Baldwin - 3904 Elm #B  
Nick Backlund - 1928 Greenville Ave.  
75226  
Dallas, TX 75206 --- 408-480-6470 --- nickbacklund@gmail.com

Property Owner's Name, Address and Phone No., if different from above  
214-824-7949 rob@Baldwinplanning.com

Lowgreen PS, 2800 N. Henderson, Suite 200, Dallas, TX 75206, Marc Andres

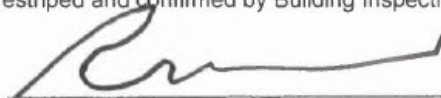
marc@andresproperties.com, 214-821.5606

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

The application which established the requirement to submit this Two Year waiver requested a SUP for a late-hours establishment limited to a restaurant without drive-in service. The property is located in a four suite strip center in Block 1907, Lots 29 & 30, east of Greenville Ave. and south of Oram St.

The legal description submitted with the application was not limited to the suite, but included the entire strip center in Block 1907. The new request is also in Block 1907, Lots 29 & 30 and is also east of Greenville Ave. and south of Oram St. The new application also requests a SUP for a late-hours establishment limited to a restaurant without drive-in service.

Today, the circumstances related to parking in the lowest Greenville Ave., area has changed. The parking lots servicing this block has been changed to accommodate the SUP request. The lots have been reconfigured, restriped and confirmed by Building Inspection to meet City Code.



Applicant's Signature  
Rob Baldwin - Baldwin Associates  
rob@baldwinplanning.com  
214-824-7949

See Attached

Owner's Signature (if individual) or  
Letter of Authorization (from corporation/partnership)



Bv 1:37pm

Date Received  
Fee: \$300.00

W234-001

**PARTNERS/PRINCIPALS/OFFICERS**

**LOWGREEN PS - ANDRES PROPERTIES**

ROGER ANDRES --MEMBER

MARC ANDRES - MANAGER

SHULA NETZER - GENERAL PARTNER

**LOWGREEN PS**  
**2800 N. Henderson Ave., Suite 200**  
**Dallas, TX 75206**

February 5, 2023

Andreea Udrea  
Assistant Director of Planning  
City of Dallas  
City Hall  
1500 Marilla Street, Room 5BN  
Dallas, TX 75201-6390

Re: Letter of Authorization - 1928 Greenville Ave. - a request for a specific use permit  
for a late-hours establishment limited to a restaurant without drive-in service.

Dear Ms. Udrea:

I am the owner of the property located at 1928 Greenville Ave. As the owner of this property, please accept this letter as my authorization for Baldwin Associates to represent me as the owner in a request for a specific use permit for a late-hours establishment limited to a restaurant without drive-in service.

Thank you for your assistance with this matter.

Best Regards, 

Marc Andres  
Managing Partner



