



City of Dallas

Z223-234

City Plan Commission

Michael Pepe
Planning and Urban Design
City of Dallas

Request



- An application for 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 with an MD-1 Modified Delta Overlay in an area bounded by Greenville Avenue, La Vista Drive, Hope Street, and Lewis Street.
- 0.661 acres



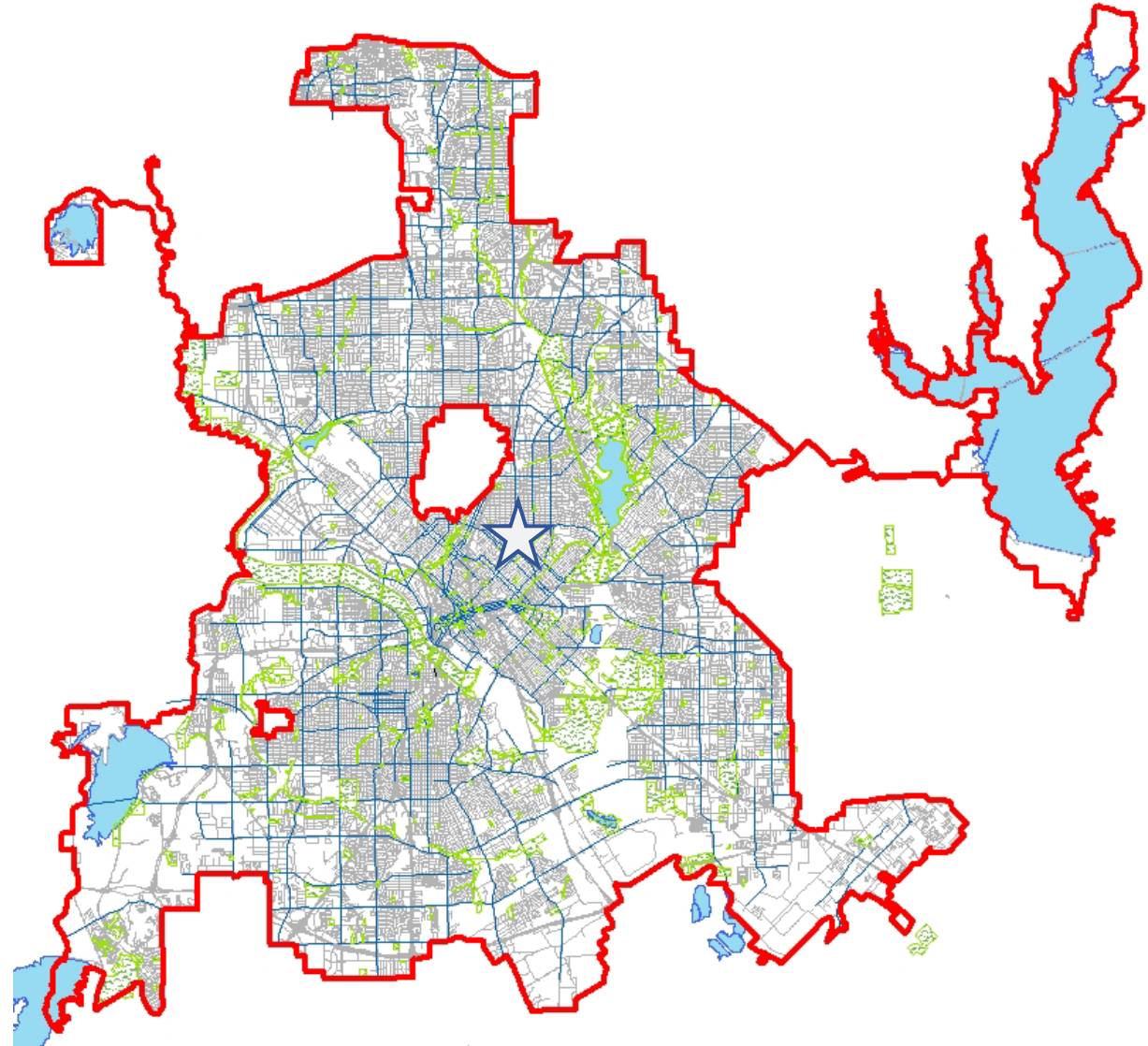
Purpose



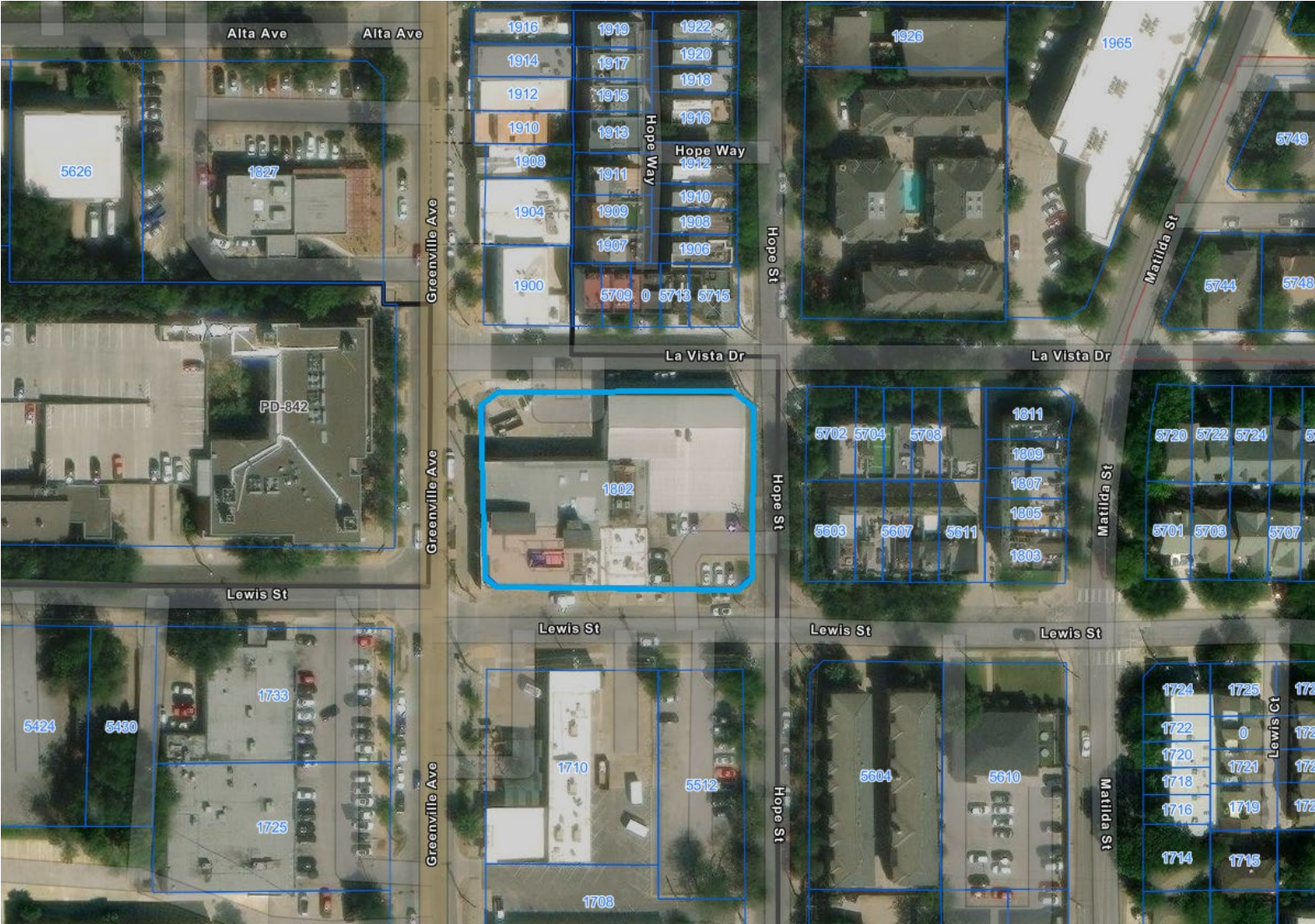
- The applicant requests to operate an existing restaurant without drive-in or drive-through service during late hours (12:00 a.m. to 2:00 a.m.), Monday through Sunday. [Voodoo Doughnuts]



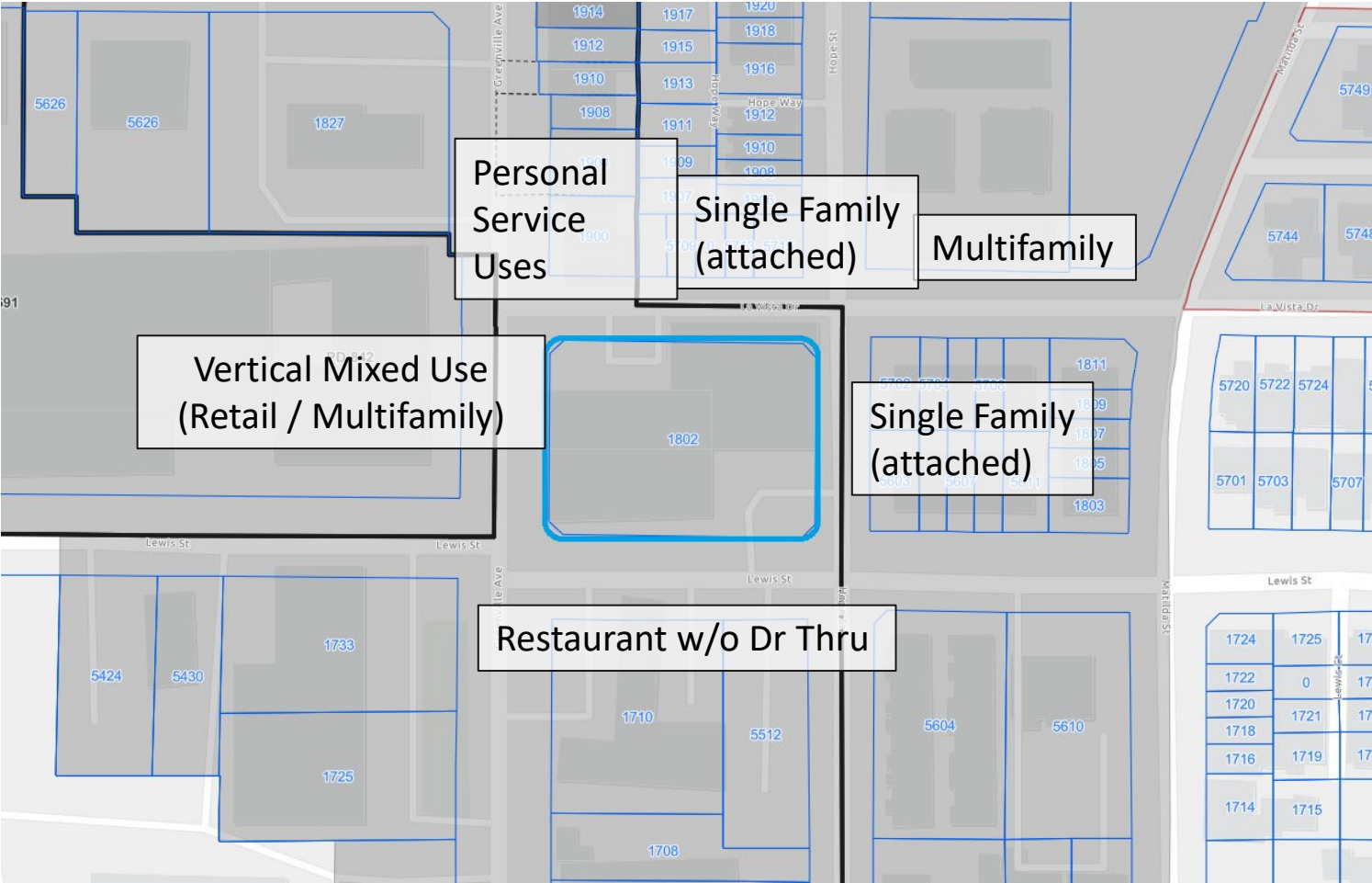
Location



Aerial Map



Zoning and Land Use



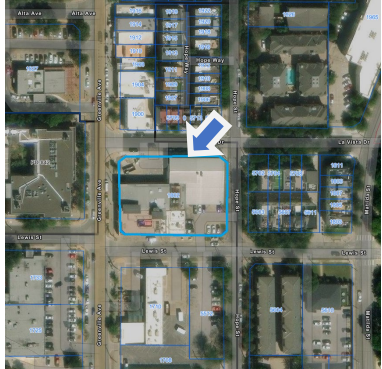
Background



- PD 842 was established in 2011, creates its own use definition known as “late hours establishment.”
- Late hours establishment is defined by the PD as “a retail and personal service use that operates between Midnight and 6 a.m.” (Not a use in broader code)
- Requires an SUP in the district
- Suite address 1806 Greenville Avenue #120.
- 11,875 square foot retail strip built in 1930, 7,728 square foot storage area built in 1962. Site plan and conditions limit this late hours SUP to one of the suites
- Voodoo Doughnuts, a restaurant without drive-in or drive-through service, received a Certificate of Occupancy on November 14, 2023 for the 3,111 square foot suite.
- Restaurant may operate by right in the district and only needs the SUP for operations past 12 a.m.
- Requesting SUP to extend operational hours from Midnight to 2 a.m., daily

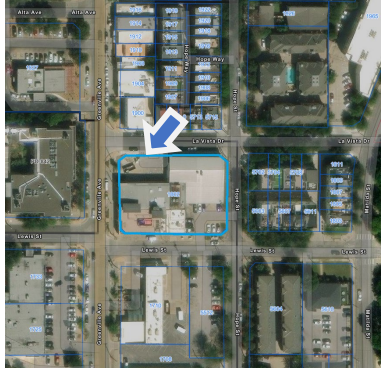


Site from La Vista – looking southwest

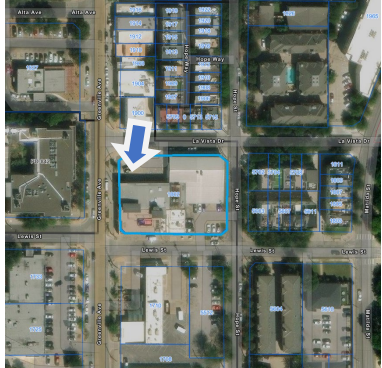


Z223-234

Site from La Vista – looking southwest

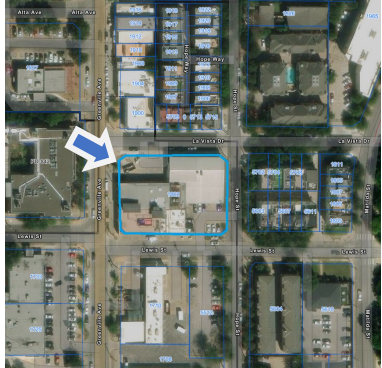


Site from La Vista – looking south



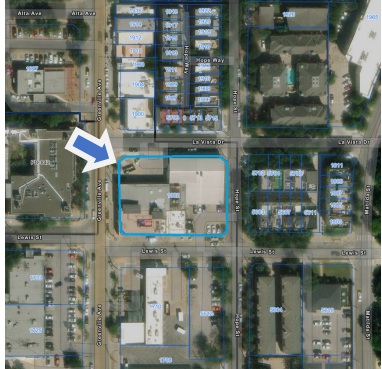
Z223-234

Site from Greenville – looking southeast

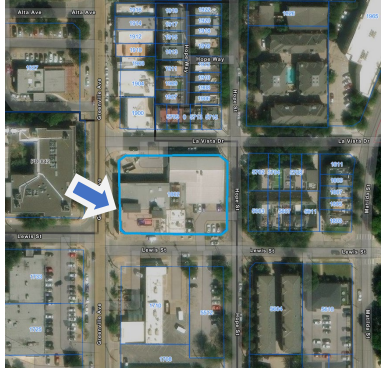


Z223-234

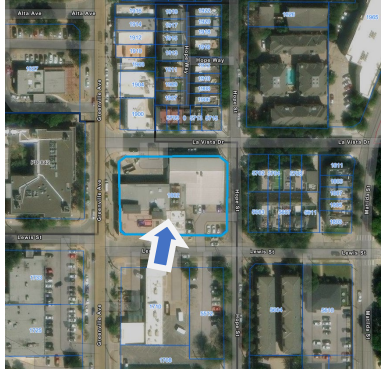
Site from Greenville – looking southeast



Site from Greenville – looking east

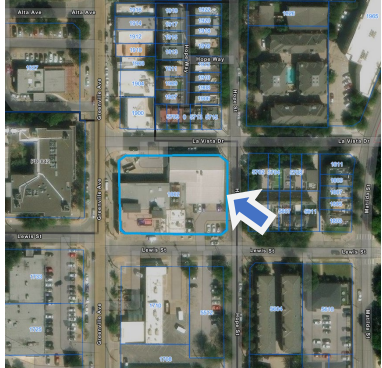


Site from Lewis – looking north



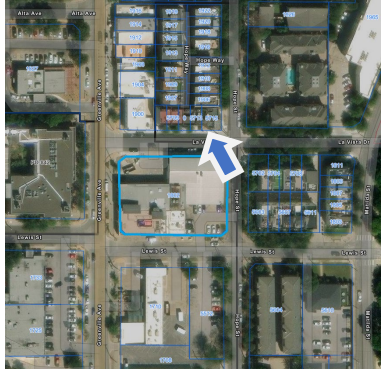
Z223-234

Site from Hope – looking west

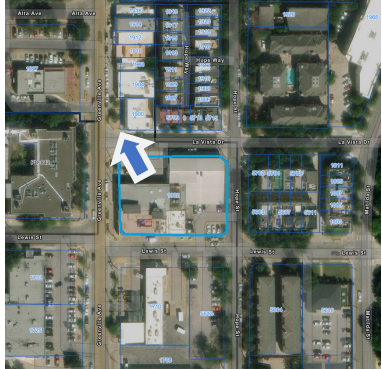


Z223-234

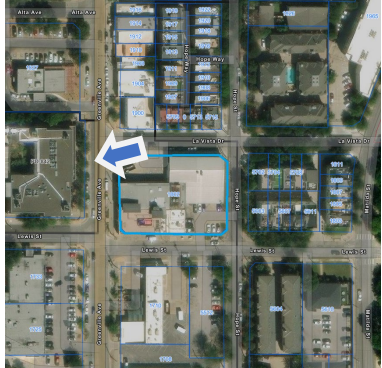
Surrounding uses – La Vista looking northwest



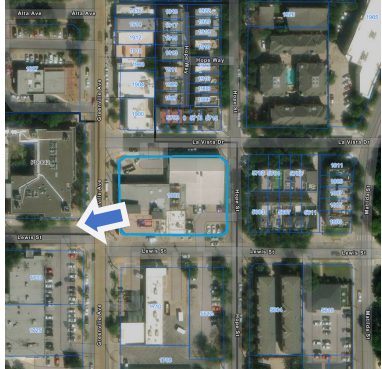
Surrounding uses – La Vista looking northwest



Surrounding uses – Greenville looking west

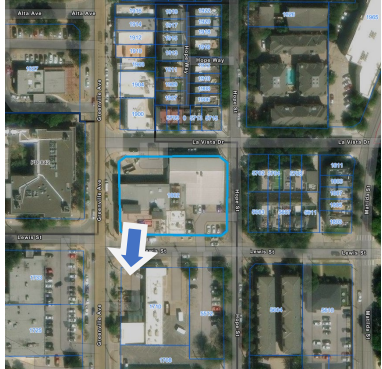


Surrounding uses – Greenville looking southwest

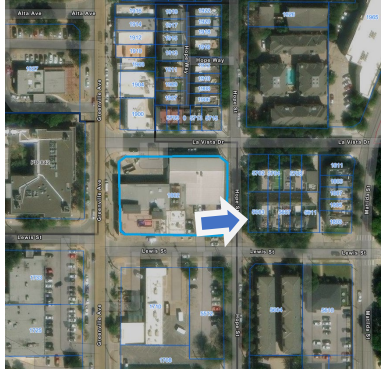


Z223-234

Surrounding uses – Lewis looking south



Surrounding uses – Hope looking east





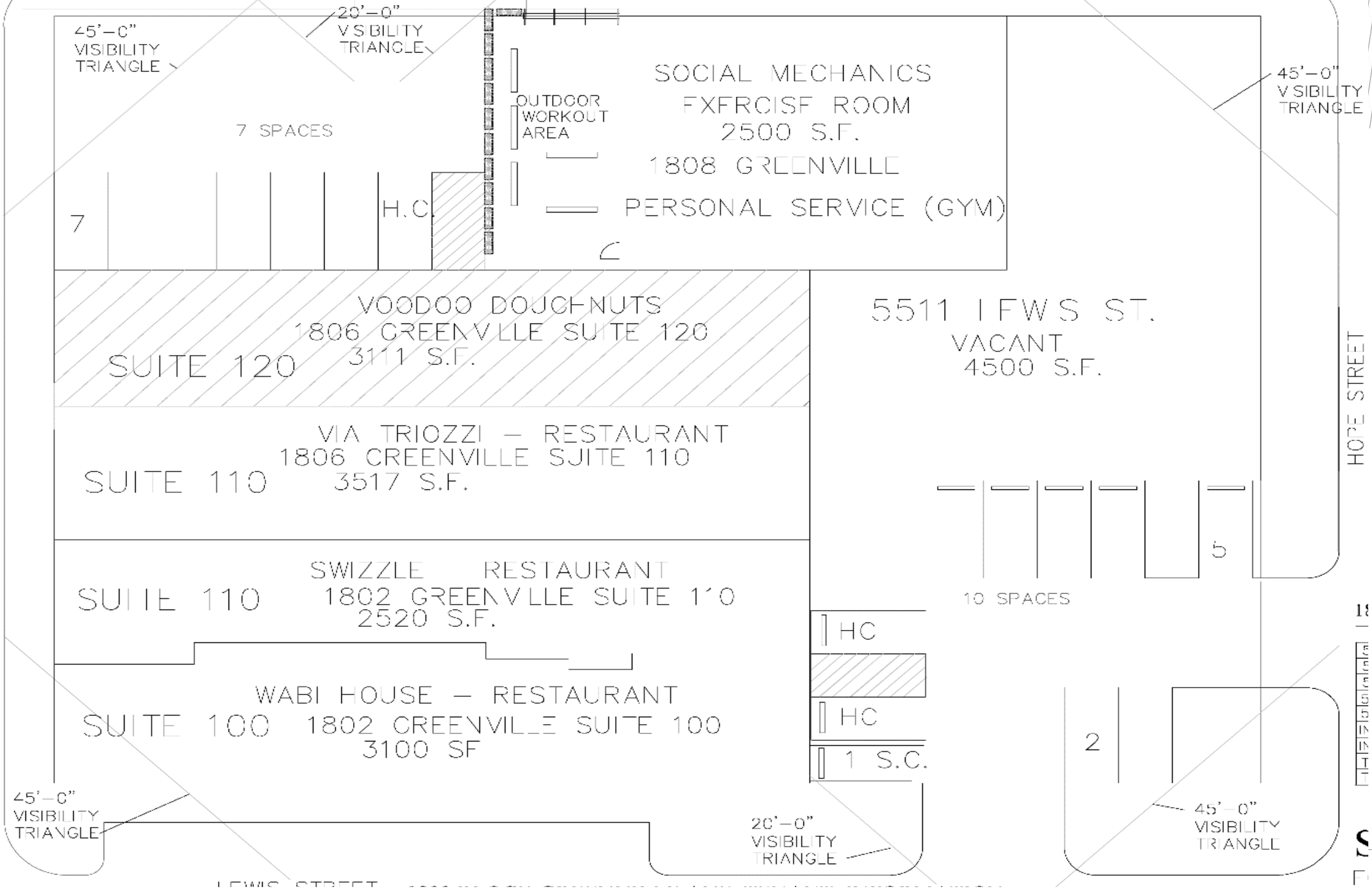
LOT	SPACES	INSTRUMENT # FOR PARKING AGREEMENT
58'1" ALTA STREET	7	200000977870
58'5" ALTA STREET	5	1986000 826193
55'2" LWS SIDE	39	200202955511
542C LWS STREET	54	20C3C2598739
542A LWS SIDE	51	20C3C2598744
IN FRONT OF 1808 GREENVILLE	7	ON SITE PARKING
IN BACK OF 55'1" LWS	10	ON SITE PARKING
TOTAL PARKING PROVIDED	156	
TOTAL PARKING REQUIRED	135	

FOR LATE HOURS ESTABLISHMENT LIMITED
TO A RESTAURANT WITH OUT DRIVE-IN
OR DRIVE-THRU SERVICE.

ADDRESS	1806 GREENVILLE AVE, SUITE 120
BLOCK	A/1473
LOT	1A
TOTAL AREA	.661 ACRES
ZONING	PD842
USE	RESTAURANT WITHOUT DRIVE THRU SERVICE

RESTAURANT WITHOUT DRIVE THRU SERVICE
Z 223-234 MP

 10^{-10} 



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 in two years, but is eligible for automatic renewal for additional two-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **FLOOR AREA:** The maximum floor area is 3,111 square feet.
5. **HOURS OF OPERATION:**
 1. 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 2:00 a.m., Monday through Sunday.
 2. All customers must be removed from the Property by 2:15 a.m.
6. **OUTDOOR SPEAKERS:** Use of outdoor speakers outdoors is prohibited.
7. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
8. **GENERAL REQUIREMENT:** 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.



Staff Recommendation



- **Approval** for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions.





City of Dallas

Z223-234

City Plan Commission

Michael Pepe
Planning and Urban Design
City of Dallas