

CITY PLAN COMMISSION

THURSDAY, DECEMBER 7, 2023
Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z212-352(AU) **DATE FILED:** September 22, 2022
LOCATION: Southeast corner of Greenville Avenue and Richmond Avenue
COUNCIL DISTRICT: 14
SIZE OF REQUEST: Approx. 0.38 Acres **CENSUS TRACT:** 48113001101

OWNER/APPLICANT: Greenville Ross Partners LTD

REPRESENTATIVE: Andrew Ruegg, Masterplan

REQUEST: An application for an amendment to and a renewal of Specific Use Permit No. 1898 for a late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station, on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an MD-1 Modified Delta Overlay

SUMMARY: The purpose of the request is to renew the current SUP and allow for the continuation of the late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station on the site [7 Eleven].

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to a site plan and conditions.

PD No. 842:
<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20842.pdf>
<https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx>

BACKGROUND INFORMATION:

- The area of request is currently located within Planned Development District No. 842, which defaults to all uses and development standards permitted within the CR Community Retail District. In PD No. 842, late-hour establishments are allowable only subject to an SUP. A late-hours establishment means a retail and personal service use that, except in Subdistrict 2, operates between 12 a.m. (midnight) and 6 a.m., and in Subdistrict 2, operates between 9 p.m. and 6 a.m.
- The area of request is also located within Specific Use Permit No. 1898. SUP No. 1898 was approved by City Council on December 14, 2011 for a five-year period with eligibility for automatic renewals for additional five-year periods.
- On October 10, 2016, SUP No. 1898 was automatically renewed for a five-year period.
- On February 23, 2022, SUP No. 1880 was renewed for a one-year period, with the expiration date being February 23, 2023. The application for renewal was submitted in September 2022, thus the SUP is eligible for renewal.
- The property is currently developed with a 3,088 square-foot-building being used as convenience store with a gas station. The most recent certificate of occupancy for the convenience store was issued on January 3, 2012.

Zoning History:

There have been five zoning change requests in the area within the last five years.

1. **Z201-101:** On January 21, 2021, City Plan Commission denied an application for a Specific Use Permit for a late-hours establishment limited to a restaurant with drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District at the southeast corner of Greenville Avenue and Prospect Avenue.
2. **Z201-148:** On June 9, 2021, City Council approved an application for the renewal of Specific Use Permit No. 1889 for a late hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District at the east line of Greenville Avenue, north of Prospect Avenue.
3. **Z212-101:** On February 23, 2022, City Council approved an application for the renewal of Specific Use Permit No. 1898 for a late hours establishment limited to a general merchandise or feed store 3,500 square feet or less and a motor vehicle fueling station, on property located Planned Development District No. 842, the Lower Greenville Avenue Special Provision District with MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Richmond Avenue [area of request].

4. **Z212-135:** On March 9, 2022, City Council approved an application for the renewal of Specific Use Permit No. 1881 for a late hours establishment limited to a restaurant without a drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District at the east line of Greenville Avenue, on the northwest corner of Greenville Avenue and Bell Avenue.
5. **Z223-105:** On December 13, 2023, City Council will consider 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 east line of Greenville Avenue, between Prospect Avenue and Oram Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Ave.	Improved per Complete Streets Initiative	-
Richmond Ave.	Local Street	56'

Traffic:

The Engineering Division of the Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PD No. 842, MD-1, SUP No. 1898	General merchandise or food store 3,500 square feet or less, motor vehicle fueling station
North	PD No. 842, MD-1	Retail
East	PD No. 842 MD-1, PD No. 167	Restaurant, Multi-family
South	PD No. 842, MD-1	Restaurant, Bar, Retail
West	PD No. 842, MD-1, SUP No. 1881	Restaurant, Bar, Retail, Liquor Store

Land Use Compatibility:

The request site is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. North of the site is a retail store. East of the site is a restaurant use and multi-family that is currently under construction. South of the site is a mix of uses that includes restaurants, retail, and bars. To the west of the site are more mixed uses including restaurants, a retail store, bars, a liquor store.

According to PD No. 842, a late-hours establishment requires an SUP.

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 general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store

expires one year after the date of issuance and must be renewed annually. The request site passed the convenience store annual inspection in October 2023.

This proposal does not include any changes to the conditions nor the previously approved site plan. The site is located at the intersection of Greenville Avenue and Richmond Avenue with access off both roadways. In addition, there is a traffic light at the intersection that aids in calming the traffic. Greenville Avenue is designed to accommodate for pedestrian traffic and this site has wide sidewalks, landscaping along the frontage, and nearby DART stops to accommodate alternative modes of transportation as well. The use at the site is compatible with the surrounding uses by serving as a transition between the residential multi-family uses and the heavier uses of restaurants, bars, retail, and liquor stores. This use currently remains in operation during similar hours as other surrounding establishments do. The late hour establishment also promotes the character of the Greenville area. Considering that this site is maintained in good conditions, staff supports the renewal of the SUP for a three-year period.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended. No changes are proposed at this time.

Parking:

Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1. The general merchandise store requires one space per 200 square feet of floor area. The 2,998 square foot retail building requires 15 spaces. The motor vehicle fueling station requires two spaces. The site plan shows a total of 17 spaces provided.

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 within a "C" MVA cluster.

Crime Report:

Staff requested a report of site-related incidents, calls and arrests for the past year, since the SUP was last renewed. There have been 80 calls to the Dallas Police for the property; with 52 calls coded as urgent. There have been 16 incidents and 1 arrest on the property in the same period of time.

Calls:

Date	Time	Problem	Priority	Location Name	Address
11/15/2023	20:12	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
11/10/2023	3:50	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
11/9/2023	12:07	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/27/2023	13:54	58B - Hot Spot Offender Focus	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 GREENVILLE AVE
10/24/2023	8:10	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/18/2023	9:47	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/17/2023	5:25	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/3/2023	1:29	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/2/2023	21:42	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/29/2023	5:08	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/23/2023	17:21	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/22/2023	13:41	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/21/2023	2:11	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/14/2023	7:37	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/8/2023	15:23	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/6/2023	23:45	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/4/2023	23:44	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/4/2023	20:06	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
8/23/2023	2:01	40 - Other	3 - General Service	11-Jul	2120 GREENVILLE AVE
7/14/2023	16:43	PSE/09 - Theft	5 - Expediter	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/9/2023	15:45	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave

7/9/2023	4:14	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/30/2023	13:08	**PD Requested by Fire	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/30/2023	9:52	58C - Community Engagement	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/23/2023	13:14	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/19/2023	21:56	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/26/2023	7:30	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/12/2023	10:40	58C - Community Engagement	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/2/2023	13:14	31/01 - Crim Mis/Prog/Non Felo	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/1/2023	20:49	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/29/2023	16:47	7X - Major Accident	2 - Urgent	4/29 7X SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/14/2023	0:28	58 - Routine Investigation	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/2/2023	16:15	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
3/11/2023	2:53	6X - Major Dist (Violence)	2 - Urgent	7 eleven	2120 Greenville Ave
3/2/2023	13:34	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
2/24/2023	17:42	40 - Other	3 - General Service	7-ELEVEN	2120 Greenville Ave
1/24/2023	12:26	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
1/18/2023	8:49	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
12/3/2022	3:38	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/27/2022	1:14	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/25/2022	6:26	46 - CIT	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/22/2022	6:11	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/20/2022	22:54	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/20/2022	18:55	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/15/2022	1:05	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/7/2022	12:36	PH - Panhandler	4 - Non Critical	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave

10/7/2022	0:57	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/24/2022	12:06	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/22/2022	3:14	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/21/2022	14:36	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/20/2022	20:01	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
8/30/2022	11:06	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
8/29/2022	8:19	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
8/12/2022	4:48	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
8/4/2022	8:43	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/28/2022	0:26	41/20 - Robbery - In Progress	1 - Emergency	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/27/2022	19:19	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/26/2022	10:32	58C - Community Engagement	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/22/2022	22:40	6XA - Major Dist Ambulance	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/19/2022	9:02	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/5/2022	3:11	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/2/2022	18:08	40/01 - Other	2 - Urgent	7 - ELEVEN	2120 GREENVILLE AVE
6/21/2022	19:18	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/17/2022	7:59	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/11/2022	8:02	6X - Major Dist (Violence)	2 - Urgent	11-Jul	2120 GREENVILLE AVE
5/28/2022	0:51	58 - Routine Investigation	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/27/2022	21:20	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 GREENVILLE AVE
5/27/2022	14:06	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/23/2022	0:30	6X - Major Dist (Violence)	2 - Urgent	7 eleven	2120 Greenville Ave
5/10/2022	12:41	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/24/2022	17:22	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/20/2022	20:20	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/13/2022	21:26	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave

4/3/2022	14:21	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
3/27/2022	17:01	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
3/18/2022	21:27	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 GREENVILLE AVE
3/7/2022	3:25	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
3/6/2022	17:46	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
3/1/2022	3:57	58 - Routine Investigation	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
2/21/2022	14:16	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave

Incidents:

Date	Time	Crime	Address	Zip Code	Premise
11/10/2023	3:35	SHOPLIFTING	2120 GREENVILLE AVE	75206	Gas or Service Station
10/17/2023	5:15	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
10/2/2023	21:44	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
9/29/2023	2:00	ALL OTHER OFFENSES	2120 GREENVILLE AVE	75206	Convenience Store
9/22/2023	13:00	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
9/14/2023	4:20	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
4/10/2023	3:28	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
4/6/2023	9:00	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
9/10/2022	5:50	SIMPLE ASSAULT	2120 GREENVILLE AVE	75206	Convenience Store
9/1/2022	22:00	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Gas or Service Station
7/28/2022	0:15	SHOPLIFTING	2120 GREENVILLE AVE	75206	Convenience Store
7/22/2022	22:30	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Outdoor Area Public/Private
7/19/2022	9:00	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
6/21/2022	19:15	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Grocery/Supermarket
2/21/2022	14:16	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Gas or Service Station
2/21/2022	14:16	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Gas or Service Station

Z212-352(AU)

Arrests:

Charge Desc	Date	Time	Day	Crime	Address
WARRANT DALLAS PD (ALIAS/CAPIAS)	2/21/2022	11:00.0	Monday	WARRANT DALLAS PD (ALIAS/CAPIAS)	2120 GREENVILLE AVE

Z212-352(AU)

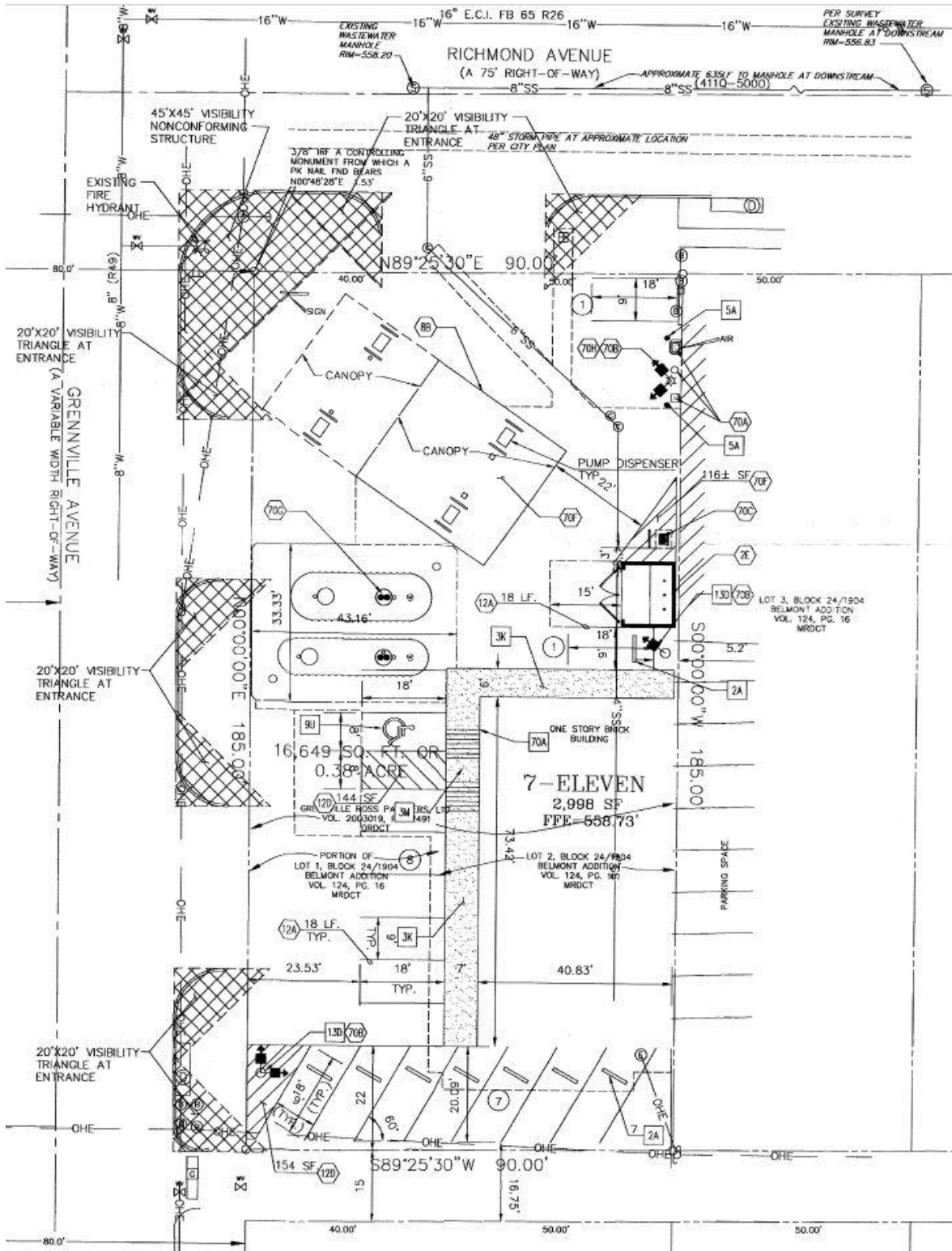
List of Officers

Greenville Ross Partners, Ltd. – Sole Manager: Mitchel Rasansky

PROPOSED SUP No. 1898 AMENDED CONDITIONS

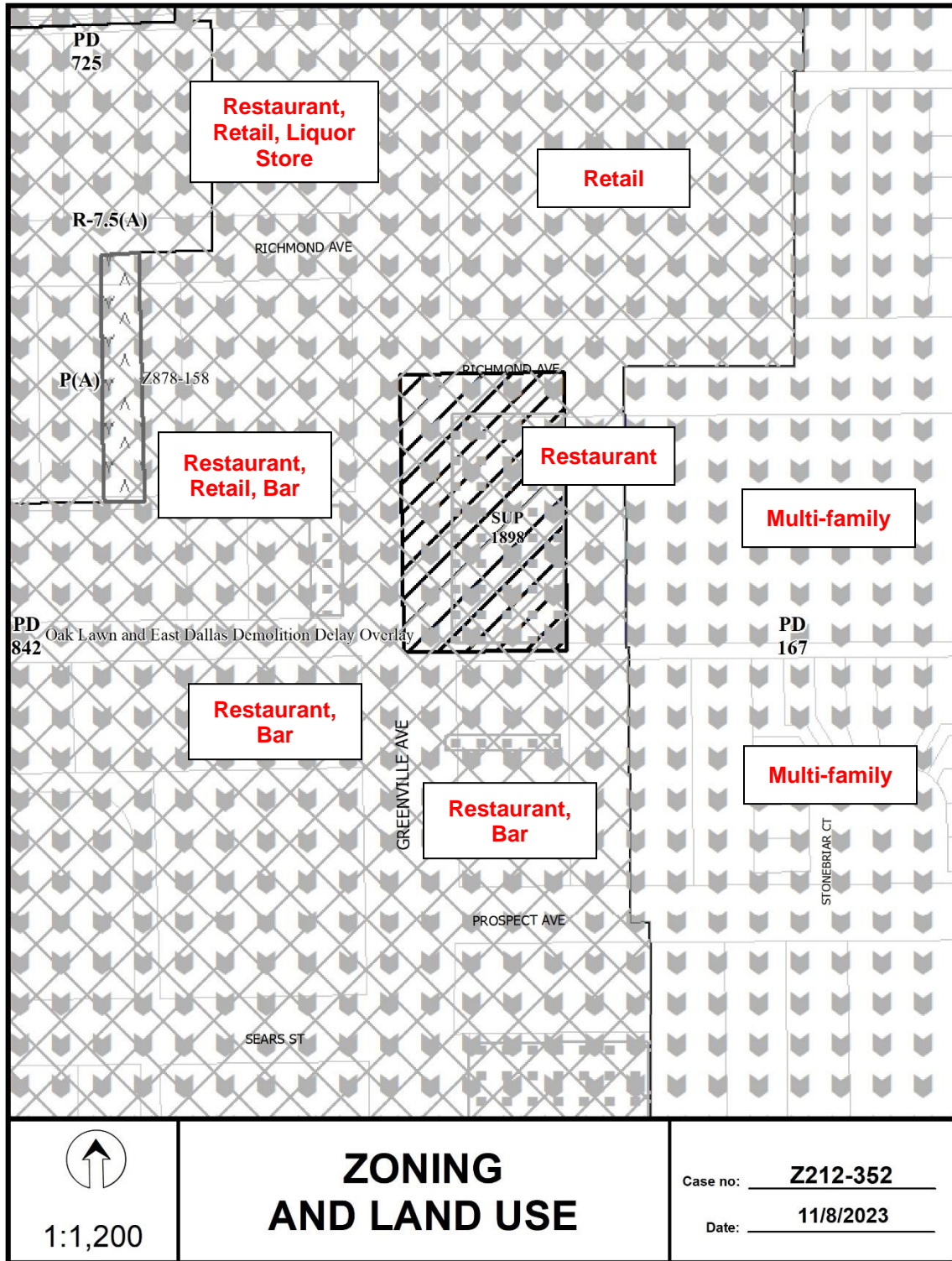
1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a general merchandise or food store and a motor vehicle fueling station.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~February 23, 2023~~ (three years from passing of this ordinance.)
4. FLOOR AREA: Maximum floor area is 2,998 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The late-hours establishment may only operate between 12:00 a.m. (midnight) and 6:00 a.m. (the next day), Monday through Sunday.
6. CERTIFICATE OF OCCUPANCY: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).
7. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
8. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
9. 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.

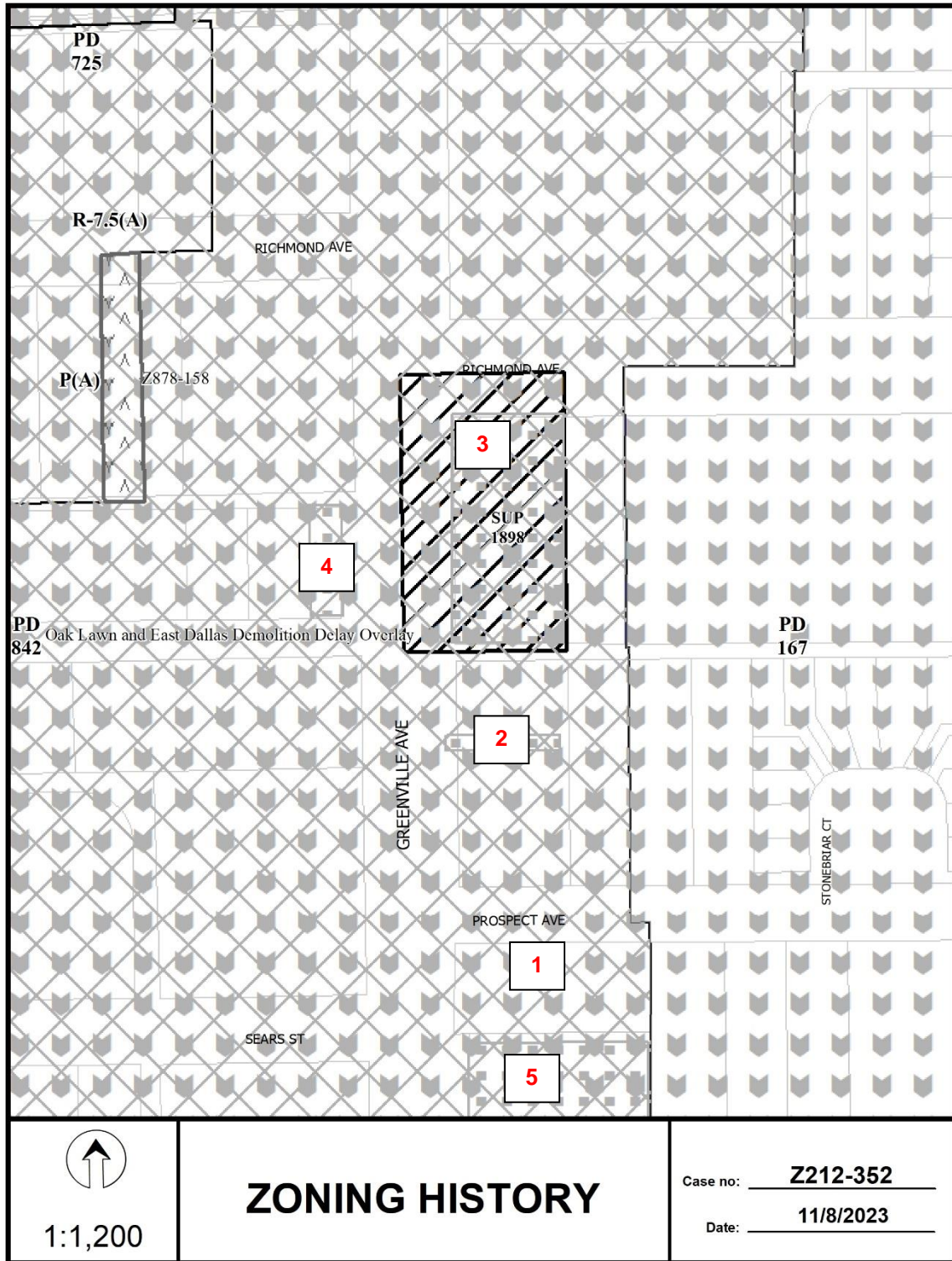
EXISTING SITE PLAN – ENLARGED (revised table to clarify information; no other changes)

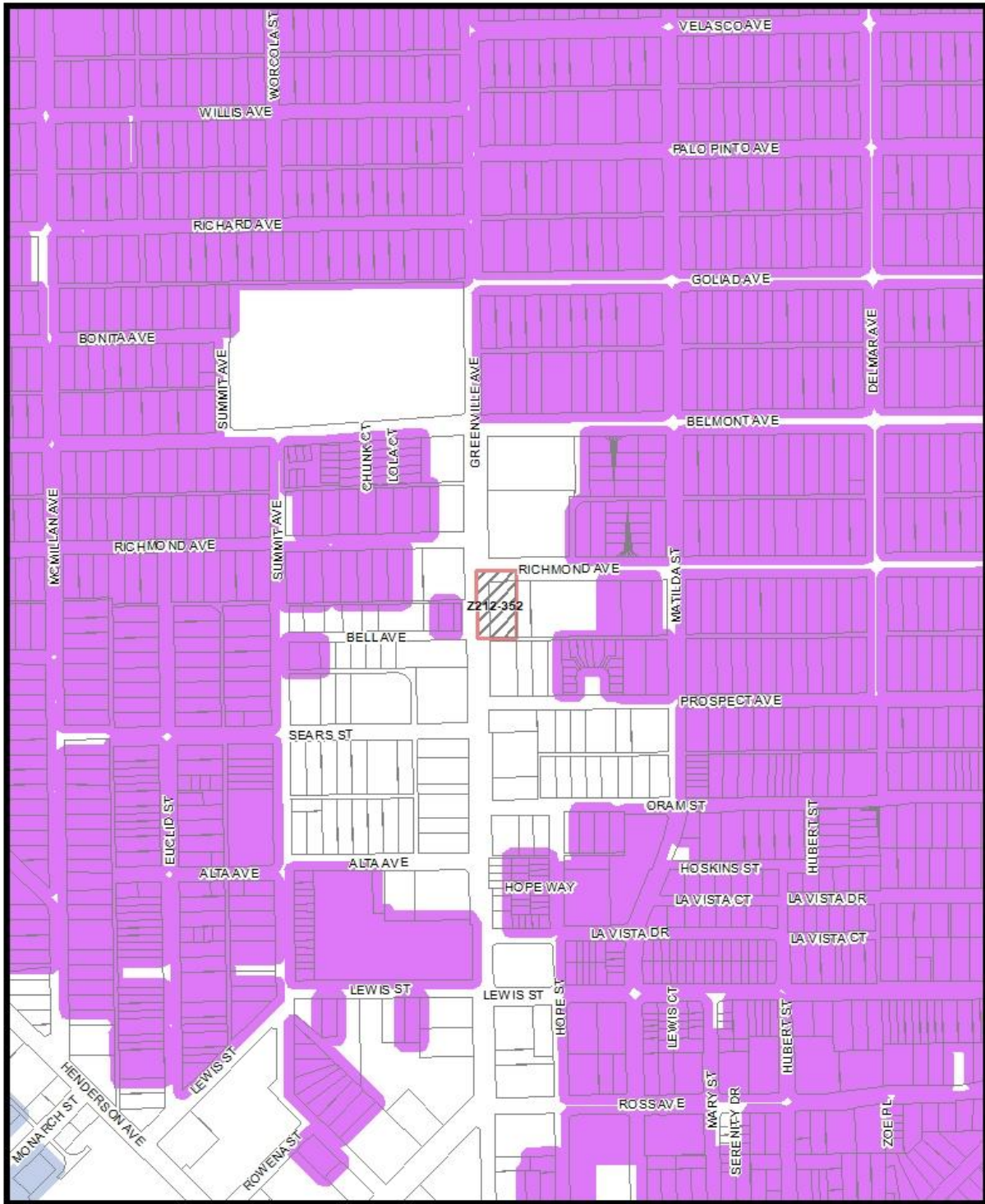










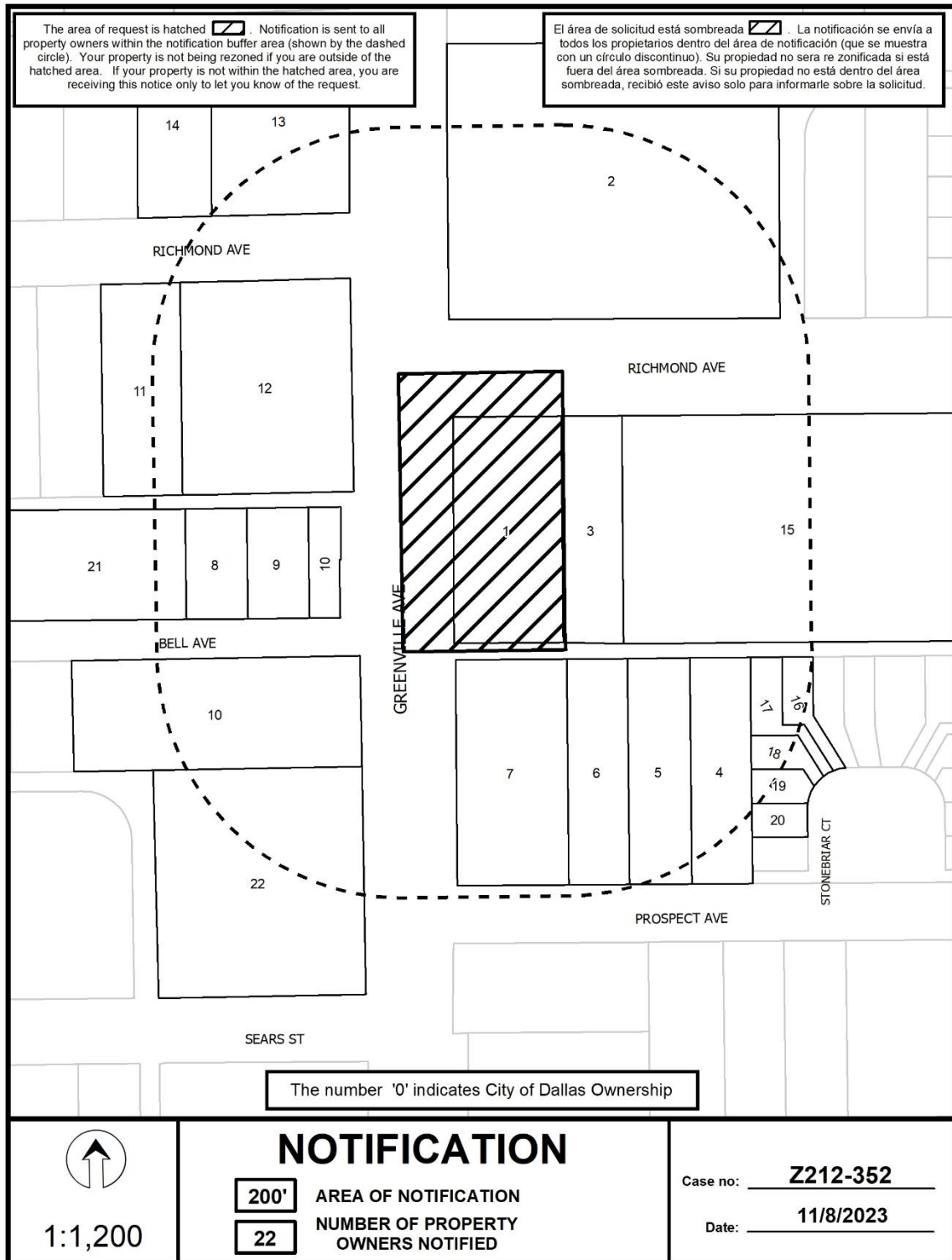


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 11/8/2023



11/08/2023

Notification List of Property Owners***Z212-352******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5702 RICHMOND AVE	GREENVILLE ROSS PTNR LTD
2	2218 GREENVILLE AVE	R&F INVESTMENTS II LTD
3	5710 RICHMOND AVE	SANCHEZ FIDENCIO
4	5719 PROSPECT AVE	MADISON PACIFIC DEV COM
5	5715 PROSPECT AVE	REESE GRANDCHILDRENS
6	5711 PROSPECT AVE	ANDRES FAMILY TRUST
7	2100 GREENVILLE AVE	GREENVILLE 2100 LTD
8	5639 BELL ST	BELL AVENUE HOLDINGS LLC
9	5643 BELL ST	BELL AVENUE HOLDINGS LLC
10	2101 GREENVILLE AVE	2001 GREENVILLE VENTURE
11	5632 RICHMOND AVE	RICHMAN TRUSTS
12	2121 GREENVILLE AVE	RICHMAN HARVEY A &
13	2203 GREENVILLE AVE	JOE LING FOO
14	5637 RICHMOND AVE	RICHARDS BENJAMIN DAVID &
15	5714 RICHMOND AVE	GREENVILLE DALLAS OWNER LP
16	6 STONEBRIAR CT	KELLEY STEPHANIE C &
17	5 STONEBRIAR CT	HAREWOOD NATALIE
18	4 STONEBRIAR CT	STOKES ROBERT CHARLES
19	3 STONEBRIAR CT	MATTHEW JOHN W &
20	2 STONEBRIAR CT	GERDES ANDREW KIRK
21	5627 BELL ST	LEFEBVRE DALE
22	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD