

FILE NUMBER: Z223-123(JM) **DATE FILED:** October 25, 2022

LOCATION: West side of Greenville Avenue, north of Alta Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 0.13 acres **CENSUS TRACT:** 48113001002

OWNER/APPLICANT: Medicapital, Inc.

REPRESENTATIVE: Rob Baldwin

REQUEST: An application to amend Subdistrict No. 1 within Planned Development District No. 842 with a MD-1 Modified Delta Overlay.

SUMMARY: The applicant proposes to operate a retail and personal service use during late hours defined in Subdistrict No. 1 as from 7:00 pm to 10:00 pm with approval of a Specific Use Permit. A separate application Z223-124(JM) was submitted requesting the SUP for the late hours establishment at the site.

STAFF RECOMMENDATION: **Approval**, subject to revised conditions.

PD No. 842:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=842>

BACKGROUND INFORMATION:

- On January 26, 2011, City Council approved Planned Development No. 842. The purpose of the district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.
- On October 23, 2018, City Council approved the creation of Subdistrict No. 1, to permit office, retail and personal service uses with no parking during certain hours of operation (6:00 a.m. to 7:00 p.m.).
- The 0.13-acre area of request is developed with an approximately 5,600-square foot one and one-half story building with three suites erected in 1929, per DCAD records. These three suites contain two personal service uses (Balanced Being Yoga & Wellness and Sugaring NYC), and one general merchandise or food store use offering food to go (Feng Cha).
- The applicant proposes to permit retail and personal service uses to operate until 10:00 p.m. with a Specific Use Permit for a late hours establishment, as redefined for Subdistrict No. 1 in this amendment. A separate application (Z223-124(JM)) is on this docket for an SUP for the general merchandise or food store use (Feng Cha) located in Suite 130.

Zoning History:

There have been 20 zoning cases in the area in the last five years.

1. **Z189-131:** On April 10, 2019, the City Council denied without prejudice 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 District on the east line of Greenville Avenue, between Oram Street and LaVista Drive.
2. **Z189-150:** On April 10, 2019, the City Council approved Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year period, on property zoned Planned Development District No. with an MD-1 Modified Delta Overlay District on east side of Greenville Avenue, south of Stonebriar Court.
3. **Z189-206:** On August 28, 2019, the City Council approved the creation of Subdistrict 2 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the northeast corner of Greenville Avenue and Oram Street.
4. **Z189-227:** An application for an automatic renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern, has been automatically renewed for an additional two-year time period, on property zoned Planned Development District No. 842 with an MD-1 Modified

Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.

5. **Z189-251:** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 2346 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 District on the southwest corner of Alta Avenue and Greenville Avenue, for a four-year period.
6. **Z189-261:** On August 14, 2019, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment to a bar, lounge, or tavern, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a three-year period.
7. **Z189-333:** On January 8, 2020, the City Council approved the renewal of Specific Use Permit No. 2272 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 District on the east line of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a two-year period.
8. **Z190-125:** On February 26, 2020, the City Council approved the renewal of Specific Use Permit No. 2327 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 District on the east line of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a two-year period.
9. **Z190-139:** On August 26, 2020, City Council approved Subdistrict 3 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay on the east line of Greenville Avenue, north of La Vista Drive.
10. **Z190-236:** On January 13, 2021, City Council approved Specific Use Permit No. 2401 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 with Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on the west line of Greenville Avenue, south of Sears Street.
11. **Z190-306:** On December 9, 2020, the City Council approved the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a five-year period, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue.

12. **Z201-148:** On June 9, 2021, City Council approved 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 on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, north of Prospect Avenue.
13. **Z201-154:** On May 26, 2021, the City Council approved the renewal of Specific Use Permit No. 1903 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 District on the north line of Alta Avenue, west of Greenville Avenue for a two-year period.
14. **Z201-204:** An application for an automatic renewal of Specific Use Permit No. 1879 for a late hours establishment for a bar, lounge, or tavern use, has been automatically renewed for an additional two-year time period on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.
15. **Z201-258:** On November 10, 2021, the City Council approved the creation of Subdistrict 4 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.
16. **Z212-101:** On February 23, 2022, City Council approved the 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 with an MD-1 Modified Delta Overlay at the southeast corner of Richmond Avenue and Greenville Avenue.
17. **Z212-135:** On March 9, 2022, City Council approved the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay at the northwest corner of Greenville Avenue and Bell Avenue.
18. **Z212-204:** On August 24, 2022, the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment to a bar, lounge, or tavern, on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the west of Greenville Avenue, between Alta Avenue and Prospect Avenue, for a three-year period.
19. **Z223-124:** 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. [Subject site; case scheduled for City Plan Commission hearing on May 18, 2023]

20. **Z223-129:** 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 a MD-1 Modified Delta Overlay located on the east side of Greenville Avenue, north of Alta Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Ave	Major Arterial	variable

Traffic:

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:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request aligns with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

ECONOMIC ELEMENT

GOAL 2.1 FOSTER A CITY OF GREAT NEIGHBORHOODS.

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.**Land Use:**

	Zoning	Land Use
Site	PD 842 MD-1 Modified Delta Overlay	Personal service and general merchandise or food store
North	PD 842 MD-1 Modified Delta Overlay	Restaurant, financial institution, and general merchandise or food store
East	PD 842 MD-1 Modified Delta Overlay	Restaurant and general merchandise or food store
South	PD 842 MD-1 Modified Delta Overlay	General merchandise or food store, restaurant, and alcoholic beverage establishment
West	PD 842 MD-1 Modified Delta Overlay	Commercial parking lot

Land Use Compatibility:

The approximate 0.13-acre site is zoned Planned Development No. 842 with an MD-1 Modified Delta Overlay District No. 1, the Greenville Avenue Modified Delta Overlay District and is currently developed with a one and one-half story unoccupied building with a total floor area of 5,600.

The properties surrounding the subject site include restaurant, financial institution and general merchandise uses to the north, along Greenville Avenue. More restaurant and general merchandise uses are located to the northeast, east, south, and southeast of the area of request. Commercial parking lot uses are to the west and southwest of the property.

Subdistrict No. 1 was granted on October 23, 2018, allowing office and retail and personal service uses to operate from 6:00 am to 7:00 p.m. with no parking provided. The subdistrict request detailed the history of parking issues for the tenants operating within the three suites on the site. The agreement was reached to allow the operation of these uses to continue with no parking under limited hours of operation.

This application is to amend Subdistrict No. 1 to allow a modified version of late hours establishments by SUP, which are defined as a retail or personal service use operating from 7:00 p.m. to 10:00 p.m.

After reviewing the application, staff finds that the extension of the time the land uses may operate with no parking can be managed with each SUP submitted for the modified late hours establishment, as proposed with this application to amend the definition for Subdistrict No. 1. If an SUP is granted upon public hearing, the business will be monitored through the

renewal process which provides for additional public input and consideration of how the operation is being managed in this neighborhood.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any additions to the property that exceed 35 percent of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

Parking:

The existing building is approximately 5,600 square feet. The Subdistrict No. 1 conditions amend the off-street parking regulations to require that no off-street parking be required for an office or retail and personal service use with a parking ratio of 1 space per 200 square feet of floor area or less and that does not operate between 7:00 pm and 6:00 am. This application seeks to amend this section to allow the provision to extend to late hours establishments with limited hours, as proposed, from 6:00 a.m. to 10:00 p.m.

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 within MVA cluster "C".

List of Officers

Medicapital, Inc.

Sarah Crawford, Agent

Daniel Del Rio, Vice President

ARTICLE 842.

PD 842.

SEC. 51P-842.101. LEGISLATIVE HISTORY.

PD 842 was established by Ordinance No. 28109, passed by the Dallas City Council on January 26, 2011. (Ord. 28109)

SEC. 51P-842.102. PROPERTY LOCATION AND SIZE.

PD 842 is established on property located on both sides of Greenville Avenue between Belmont Avenue and Bryan Street. The size of PD 842 is approximately 50.598 acres. (Ord. Nos. 28109; 28825)

SEC. 51P-842.103. PURPOSE.

The purpose of this district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues. (Ord. 28109)

SEC. 51P-842.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article,

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds.

(2) 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 1, that operates between 7:00 p.m. and 10:00 p.m.; and in Subdistrict 2, operates between 9 p.m. and 6 a.m. See Section 51P-842.113.

(2.1) LEGACY BUILDING means a building in Subdistricts 2 or 3 constructed prior to 1926 that maintains the original front entrance and existing solid to void ratios.

(3) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupations Code Chapter 455, as amended.

(4) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment,

but does not include permanent makeup application or intradermal cosmetics as a component or service of a duly licensed beauty parlor or salon.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 28109; 31027; 31300; 31612)

SEC. 51P-842.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 842A: subdistrict map.
- (2) Exhibit 842B: property descriptions. (Ord. Nos. 31027; 32049)

SEC. 51P-842.104.2. SUBDISTRICTS.

This district contains the following subdistricts: Subdistricts 1, 2, 3, and 4 as shown on the subdistrict map (Exhibit 842A) and property descriptions (Exhibit 842B). (Ord. Nos. 31027; 31300; 31612; 32049)

SEC. 51P-842.105. DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 28109)

SEC. 51P-842.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc.

(b) The following use is permitted only by SUP:

- Late-hours establishment. *[See Section 51P-842.113.]*

(d) Except as provided in this subsection, the following uses are prohibited in Subdistricts 1, 2, 3, and 4.

- Alcoholic beverage establishment.
 - Alternative financial establishment.
 - Auto service center.
 - Bail bond office.
 - Car wash.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Convenience store with drive-through.
 - Late-hours establishment.
 - Liquor store. *[Prohibited in Subdistrict 1 only.]*
 - Massage establishment.
 - Mini-warehouse.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Paraphernalia shop.
 - Restaurant without drive-in or drive-through service. *[Prohibited in Subdistricts 1, 3, and 4 only.]*
 - Restaurant with drive-in or drive-through service.
 - Swap or buy shop.
 - Tattoo studio.
- (Ord. Nos. 28109; 30127; 31300; 31612; 32049)

SEC. 51P-842.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) Except as provided in this subsection, the following accessory uses are not permitted:

- Restaurant without drive-in or drive-through service. *[Prohibited in Subdistricts 2, 3, and 4 only.]*
- Restaurant with drive-in or drive-through service. *[Prohibited in Subdistricts 2, 3, and 4 only.]* (Ord. Nos. 28109; 31300; 31612; 32049)

SEC. 51P-842.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

- (a) In general. Except as provided in this section, the yard, lot, and space regulations for the CR Community Retail District apply.
- (b) Floor area ratio.
 - (1) In Subdistrict 1, maximum total floor area for office and retail and personal service uses combined is 6,000 square feet.
 - (2) In Subdistrict 2, the maximum total floor area of all restaurant without drive-in or drive-through service uses is 3,000 square feet. Outdoor patio space is included in the 3,000 square foot limit.
 - (3) In Subdistrict 3, maximum total floor area for office and retail and personal service uses combined is 5,218 square feet.
 - (4) In Subdistrict 4, maximum total floor area for office and retail and personal service uses combined is 2,300 square feet.
- (c) Stories. In Subdistricts 2 and 3, except for mezzanines within a legacy building, maximum number of stories is one. (Ord. Nos. 28109; 30127; 31300; 31612; 32049)

SEC. 51P-842.109. OFF-STREET PARKING AND LOADING.

- (a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) Subdistrict 1. No off-street parking or loading is required for:
 - (1) an office use or a retail and personal service use that only operates between 6:00 a.m. and 7:00 p.m. and has a parking ratio of 1:200 or less; or
 - (2) a retail use or personal service use that only operates between 6:00 a.m. and 10:00 p.m. if a Specific Use Permit is approved for a late hours establishment with limited hours.
- (c) Subdistricts 3, and 4. No off-street parking or loading is required for:
 - (1) an office use or a retail and personal service use that only operates between 6:00 a.m. and 7:00 p.m. and has a parking ratio of 1:200 or less;
 - (2) an office use or a retail and personal service use that only operates between

6:00 a.m. and 7:00 p.m. and has a parking ratio of 1:200 or less; or

(2) in Subdistrict 3, a liquor store that only operates between 6:00 a.m. and 9:00 p.m.

(d) Subdistrict 2.

(1) Except for a restaurant without drive-in or drive-through service, no parking or loading is required for a retail and personal service use within a legacy building which limits its hours of operation to between 6:00 a.m. and 9:00 p.m. and has a parking ratio of one parking space to 200 square feet of floor area or less.

(2) No parking is required for office uses within a legacy building.

(3) A minimum of one space per 100 square feet of floor area is required for a restaurant without drive-in or drive-through service. Delta credits may not be used to meet this off-street parking requirement.

(4) For a hotel or motel use, the off-street parking requirement may be established in the ordinance granting a specific use permit.

(5) Except as provided in this subsection, remote parking must be in accordance with Section 51A-4.320. In lieu of filing a parking agreement in the deed records, an agreement authorizing a nonresidential use or a mixed use development to use special parking for nonresidential uses may be based on a lease of the special parking spaces only if the lease:

(A) is in writing;

(B) contains legal descriptions of the properties affected;

(C) specifies the special parking being provided and the hours of operation of any use involved;

(D) is governed by the laws of the state of Texas;

(E) is signed by all owners of the properties affected;

(F) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;

(G) is for a minimum term of three years; and

(H) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated. (Ord. Nos. 28109; 31027; 31300; 31612; 32049)

SEC. 51P-842.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 28109)

SEC. 51P-842.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 28109)

SEC. 51P-842.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.
(Ord.
28109)

SEC. 51P-842.113. ADDITIONAL PROVISIONS.

- (a) In general. The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Compliance. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Late-hours operations.
 - (1) Except for late-hours establishments operating under a valid specific use permit, or a late-hours establishment in Subdistricts 1 and 2, all services for the public must be stopped and all customers must be removed from the establishment between 12 a.m. (midnight) and 6 a.m. Any retail and personal service use that offers services to the public or that has customers remaining in the establishment between 12 a.m. (midnight) and 6 a.m. is a late-hours establishment.
 - (2) In Subdistrict 2, except for late-hours establishments operating under a valid specific use permit, all services for the public must be stopped and all customers must be removed from the establishment between 9 p.m. and 6 a.m. Any retail and personal service use that offers services to the public or has customers remaining in the establishment between 9 p.m. and 6 a.m. is a late-hours establishment.
 - (2.1) In Subdistrict 1, except for late-hours establishments operating under a valid specific use permit, all services for the public must be stopped and all customers must be

removed from the establishment between 7 p.m. and 10 p.m. Any retail and personal service use that offers services to the public or has customers remaining in the establishment between 7 p.m. and 10 p.m. is a late-hours establishment.

(3) No occupancy shall have nonconforming rights to operate between 12 a.m. (midnight) and 6 a.m. All occupants must come into compliance with this subsection by September 23, 2011.

(d) Traffic impact analysis waiver. A traffic impact analysis is not required in connection with an application 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.

(f) Street improvements. If the city has not begun streetscape enhancements within this district by January 1, 2017, the director shall request that the city plan commission authorize a public hearing to determine proper zoning with consideration given to repeal of this district. For

purposes of this subsection, “streetscape enhancements” means improvements to the streetscape such as wider sidewalks, street landscaping, and pedestrian lighting.

(g) Subdistrict 2.

- (1) Except for maintenance and mechanical equipment, use of rooftops is prohibited.
- (2) Outdoor speakers and amplified music are prohibited.
- (3) For retail and restaurant without drive-in or drive-through service uses:
 - (A) public entrances are prohibited facing Oram Street.

(B) floor area for a restaurant without drive-in or drive-through service use must be at least 15 feet from Oram Street.

(h) Subdistrict 3.

(1) Except for maintenance and mechanical equipment, use of rooftops is prohibited.

(2) Outdoor speakers and amplified music are prohibited.

(i) Subdistrict 4.

(1) Except for maintenance and mechanical equipment, use of rooftops is prohibited.

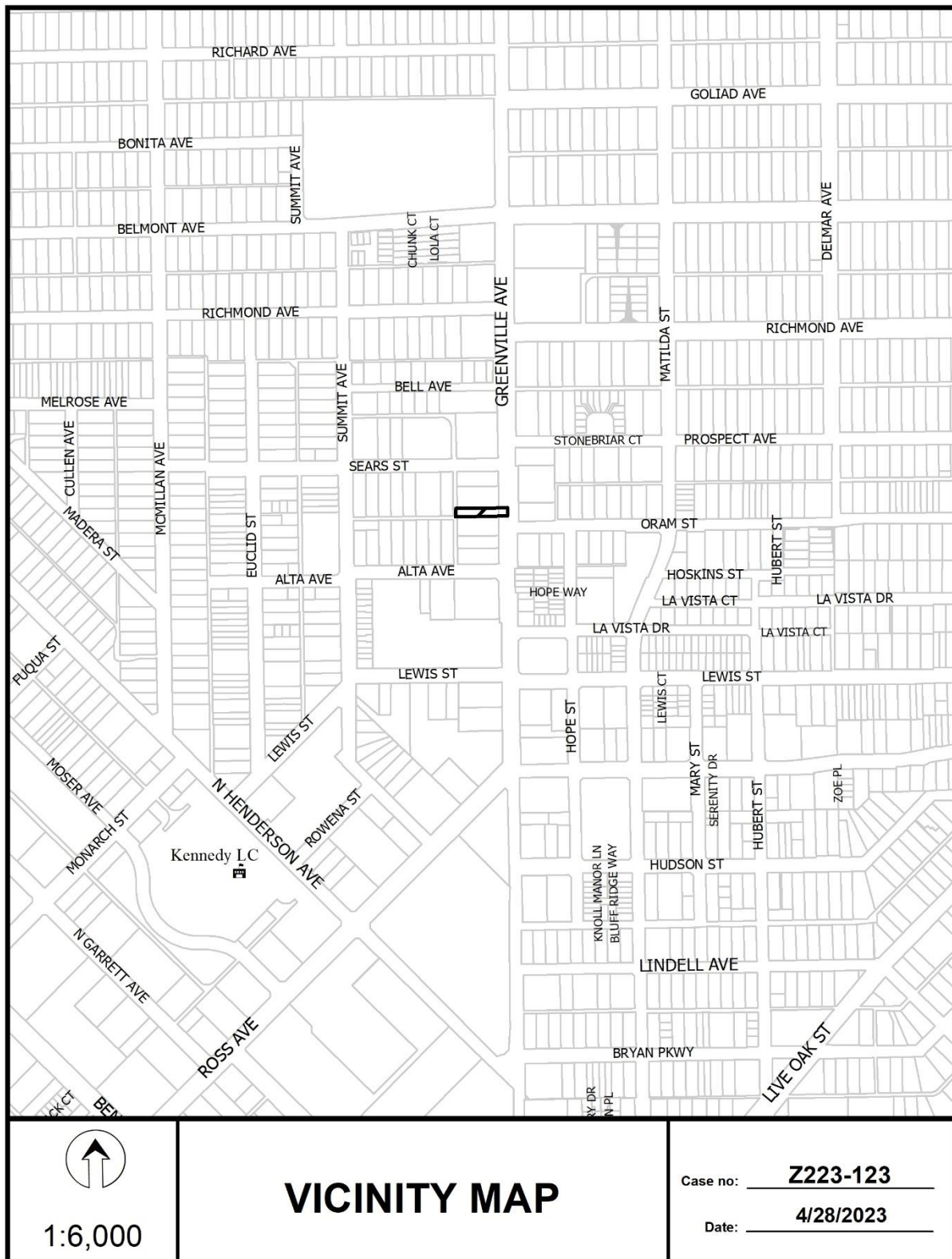
(2) Outdoor speakers and amplified music are prohibited. (Ord. Nos. 28109; 31300; 31612; 32049)

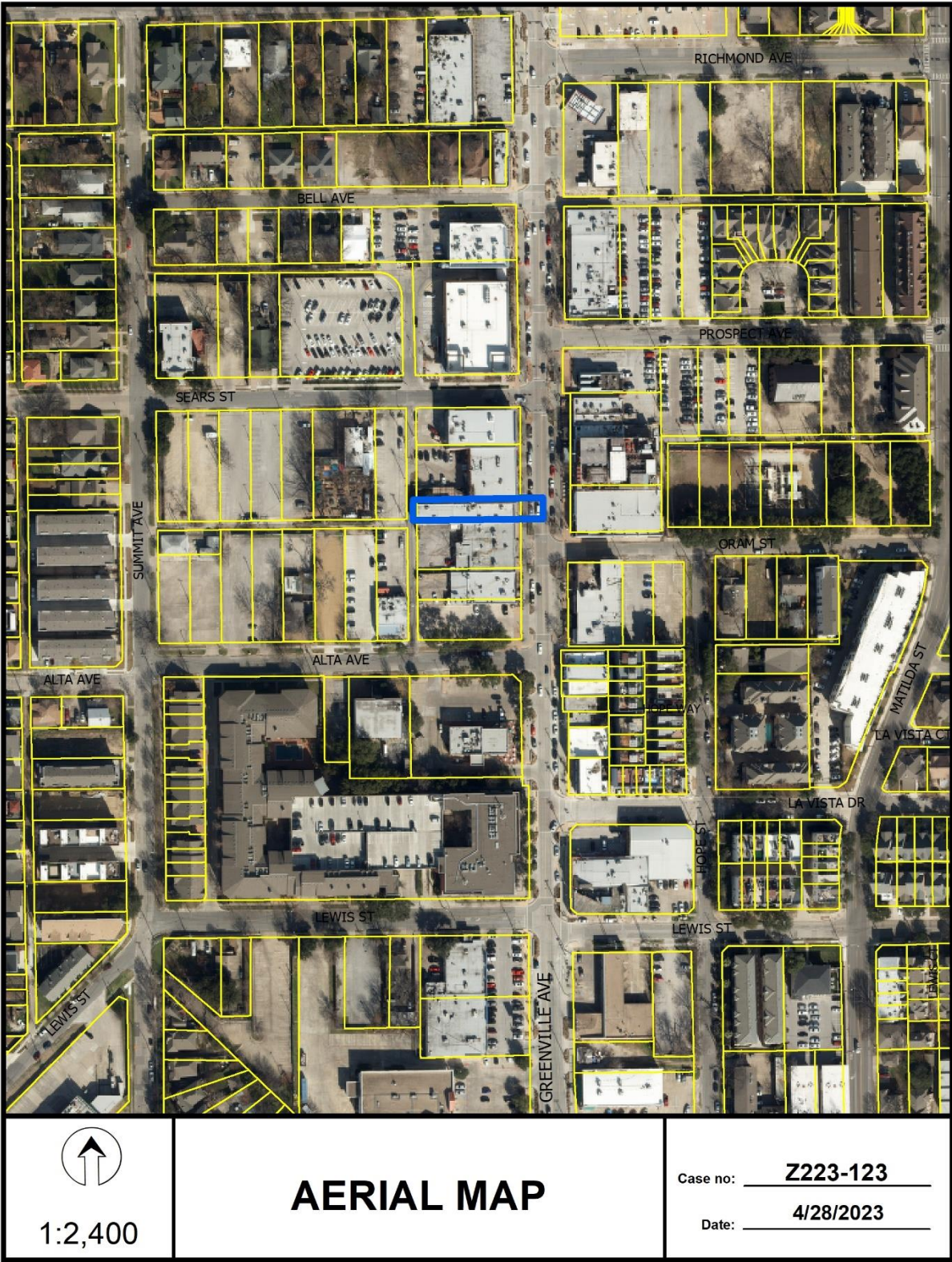
SEC. 51P-842.114.

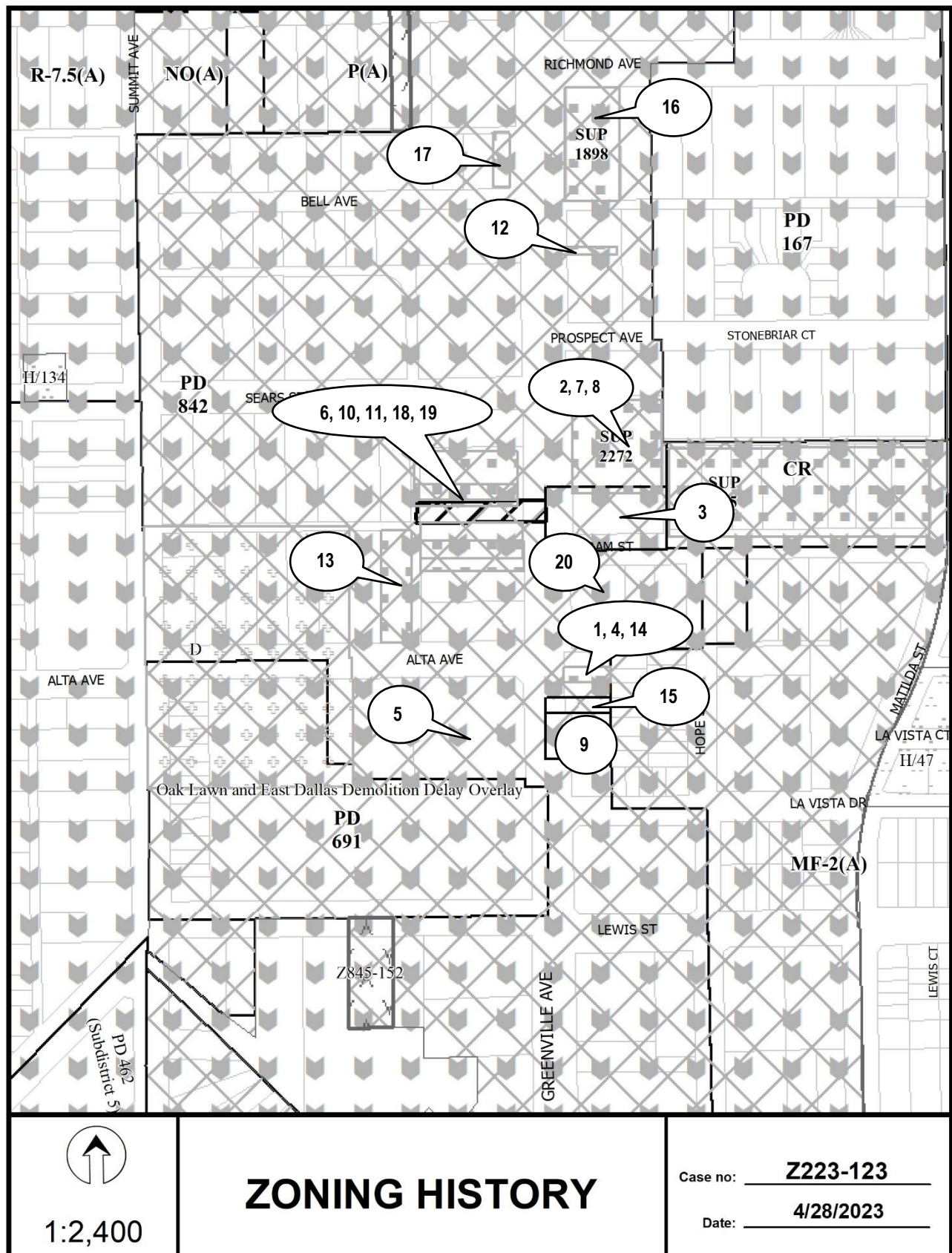
COMPLIANCE WITH CONDITIONS.

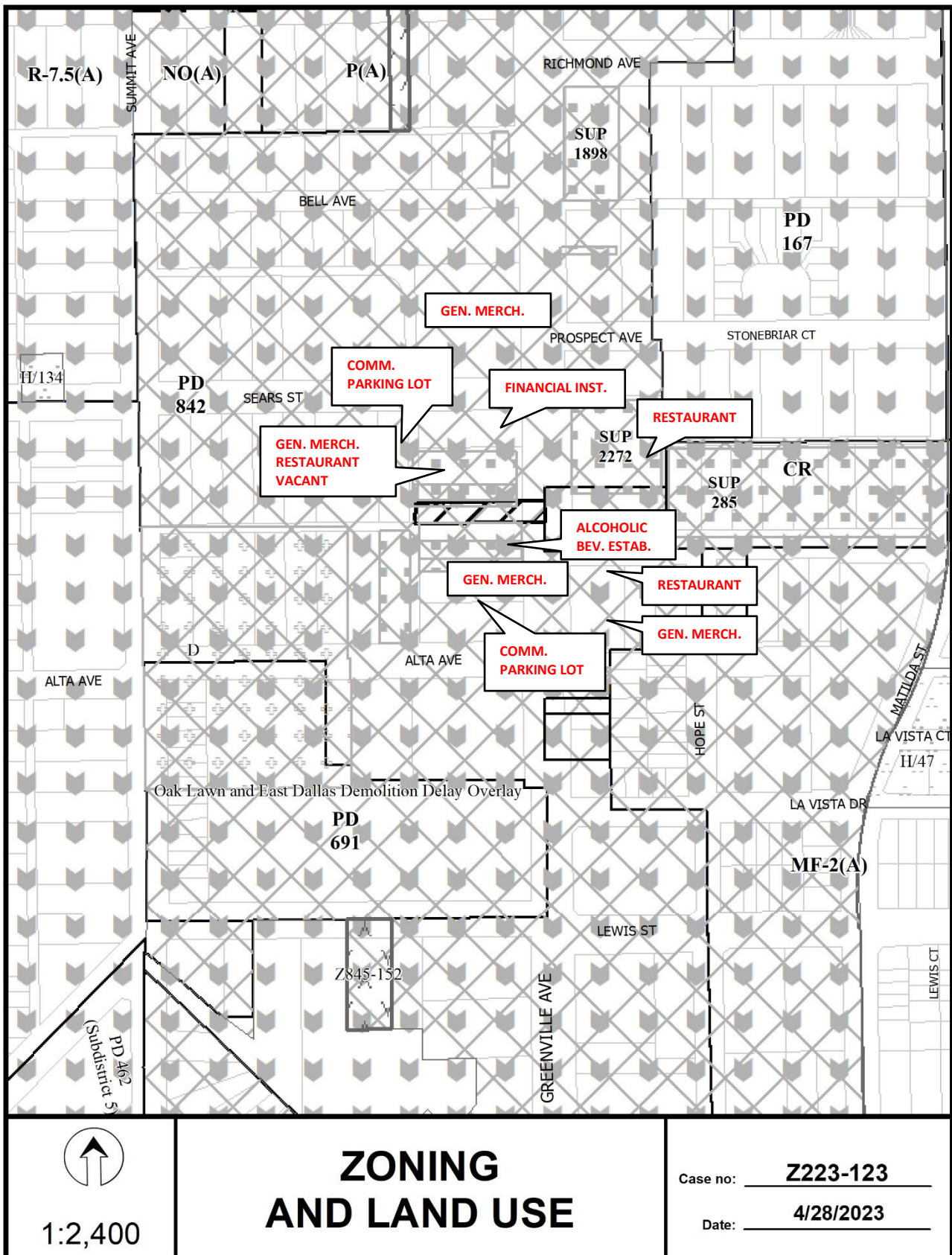
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

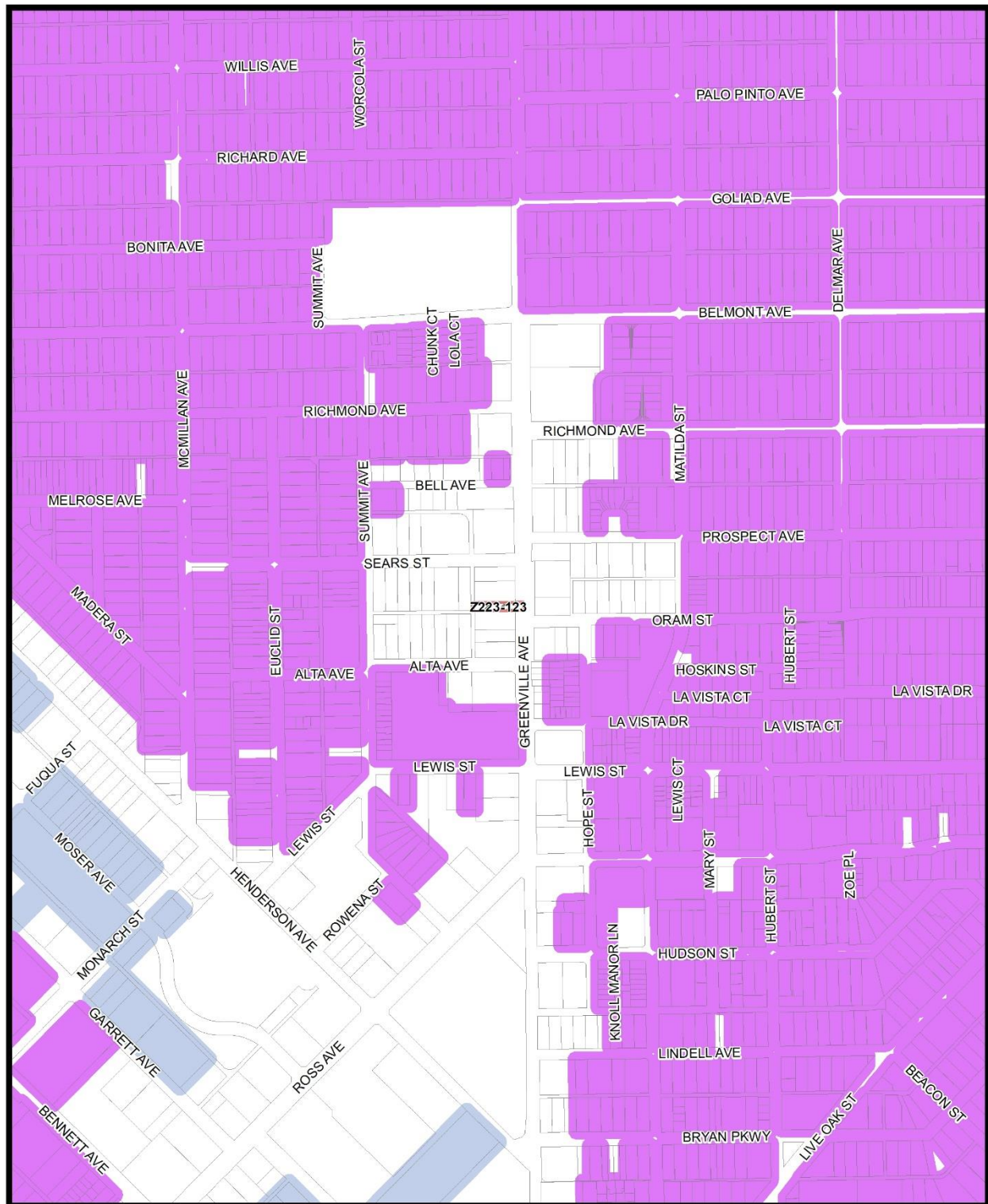
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 28109)











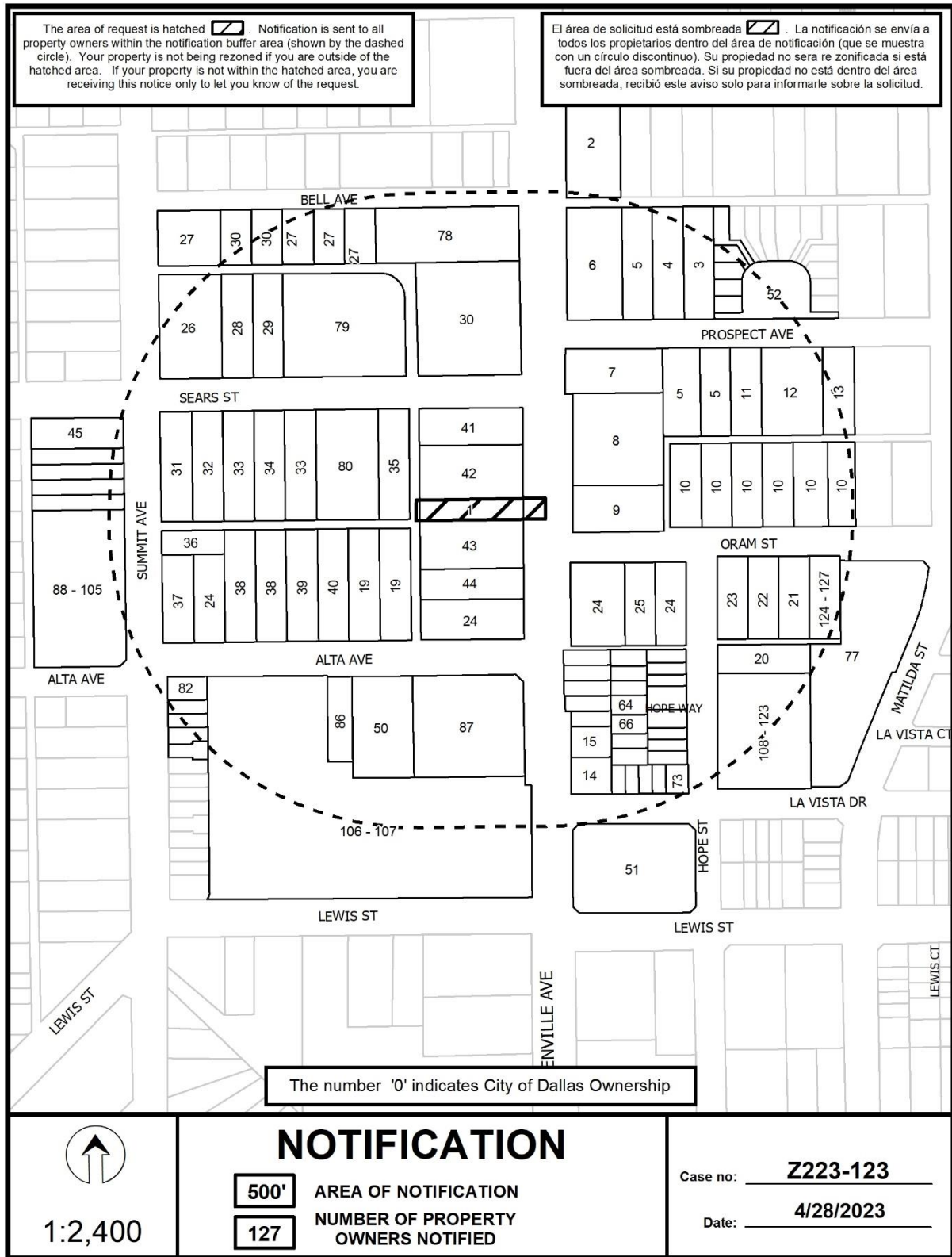
Market Value Analysis



1:6,000

Market Value Analysis

Printed Date: 5/1/2023



04/28/2023

Notification List of Property Owners***Z223-123******127 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1917 GREENVILLE AVE	MEDICAPITAL INC
2	5702 RICHMOND AVE	GREENVILLE ROSS PTNR LTD
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	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
9	2000 GREENVILLE AVE	2000 GREENVILLE INVESTORS LLC
10	5715 ORAM ST	ONCOR ELECRCIC DELIVERY COMPANY
11	5724 PROSPECT AVE	ANDRES FAMILY TRUST
12	5728 PROSPECT AVE	WALL JOHN E JR
13	5736 PROSPECT AVE	BLACK HAWK MGMT INC
14	1900 GREENVILLE AVE	EDWARDS CHARLES DUFF
15	1904 GREENVILLE AVE	RBT INTERESTS INC &
16	1908 GREENVILLE AVE	GREENVILLE PARKS LP
17	1910 GREENVILLE AVE	TEXAS URBAN LIVING REALTY LLC
18	1912 GREENVILLE AVE	LOWGREEN PS LTD
19	1914 GREENVILLE AVE	LOWGREEN PS LTD
20	1926 HOPE ST	1916 HOPE LLC
21	5730 ORAM ST	SOUZA DIANA FAYE
22	5726 ORAM ST	ORAM HOME LLC
23	5722 ORAM ST	MCKINNEY FEARGAL &
24	5712 ORAM ST	LOWGREEN PS
25	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
26	5601 SEARS ST	Taxpayer at

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5626 BELL ST	BELL AVENUE HOLDINGS II LLC
28	5609 SEARS ST	RED BEARD PIRATE VENTURES LLC
29	5615 SEARS ST	RUNGRUANGPHOL VEERACHAI &
30	5610 BELL ST	2001 GREENVILLE VENTURE LTD
31	5602 SEARS ST	ANDRES FAMILY TRUSTS
32	5606 SEARS ST	ANDRES FAMILY TRUSTS
33	5610 SEARS ST	GREENVILLE HOLDINGS CO
34	5614 SEARS ST	GREENVILLE HOLDINGS INC
35	5628 SEARS ST	ANDRES FAMILY TRUSTS
36	1912 SUMMIT AVE	5624 SEARS ST LTD
37	5601 ALTA AVE	LOWGREEN P S
38	5611 ALTA AVE	THACKER RICHARD E
39	5619 ALTA AVE	THACKER RICHARD E JR
40	5623 ALTA AVE	GREENWAYSEARS LP
41	1931 GREENVILLE AVE	GREENWAY SEARS LP
42	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
43	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
44	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
45	1931 SUMMIT AVE	AJJ MANAGEMENT GROUP LLC
46	1927 SUMMIT AVE	PATEL DIPESH & SHEETAL
47	1925 SUMMIT AVE	RAY SAMIR
48	1923 SUMMIT AVE	KRUPP ROBERT
49	1921 SUMMIT AVE	PUTNAM SHEA & KATIE
50	5626 ALTA AVE	LATORRE ROBERT INC
51	1802 GREENVILLE AVE	1800 GREENVILLE PARTNERS LLC
52	2100 STONEBRIAR CT	STONEBRIAR CT H O A
53	5 STONEBRIAR CT	HAREWOOD NATALIE
54	4 STONEBRIAR CT	STOKES ROBERT CHARLES
55	3 STONEBRIAR CT	MATTHEW JOHN W &
56	2 STONEBRIAR CT	GERDES ANDREW KIRK
57	1 STONEBRIAR CT	HOOPER NICOLE E

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Label #	Address	Owner
58	1919 HOPE WAY	NGUYEN NGOC DIEP
59	1922 HOPE WAY	DICKEY ROBERT LEE III &
60	1917 HOPE WAY	BACHMAN CLAYTON K
61	1920 HOPE WAY	ISAACSON CHRISTOPHER M
62	1918 HOPE WAY	MCCOWAN ROBERT W
63	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
64	1913 HOPE WAY	HERNDON LINDSEY
65	1916 HOPE WAY	OTOOLE TIMOTHY
66	1911 HOPE WAY	NIEHUUS MICHAEL
67	1912 HOPE WAY	MTS TEXAS HOLDINGS LLC
68	1910 HOPE WAY	REKER STEVEN &
69	1909 HOPE WAY	JOHNSON RONALD L
70	1908 HOPE WAY	GANDHI ANUPAMA K
71	1907 HOPE WAY	WEINER ERIC DAVID
72	1906 HOPE WAY	ABOUJAOUDE DORY
73	5715 LA VISTA DR	COWAN LEE
74	5713 LA VISTA DR	DALIDA CHAD
75	5711 LA VISTA DR	Taxpayer at
76	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
77	1965 MATILDA ST	CVG MAGNOLIA ON MATILDA LLC
78	2023 GREENVILLE AVE	2001 GREENVILLE VENTURE
79	5623 SEARS ST	2001 GREENVILLE VENTURE LTD
80	5622 SEARS ST	5624 SEARS STREET LTD
81	1864 SUMMIT AVE	GREENVILLE TOWNHOMES OWNERS ASSOC INC
82	1872 SUMMIT AVE	BURNS WALTER ALEC &
83	1870 SUMMIT AVE	BARKER JACOB DILLON & CHESNEY
84	1868 SUMMIT AVE	BUTLER CHAD A
85	1866 SUMMIT AVE	GOLDBERG LUCAS A &
86	5626 ALTA AVE	Taxpayer at
87	1827 GREENVILLE AVE	LOWGREEN PS
88	1907 SUMMIT AVE	CHANDLER JEFFERY T

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Label #	Address	Owner
89	1907 SUMMIT AVE	PRIAMO ERIC DANIEL & JAMIE
90	1907 SUMMIT AVE	PATEL RIDDHI H
91	1907 SUMMIT AVE	MOWREY JUSTIN &
92	1911 SUMMIT AVE	BREEDLOVE ROBERT ALLAN
93	1911 SUMMIT AVE	JOHNSON REVOCABLE LIVING
94	1911 SUMMIT AVE	ARICA YOVANA ARANTXA I
95	1911 SUMMIT AVE	YOUNKERS KYLE ERIC &
96	1915 SUMMIT AVE	CSAVOY ANDREW N
97	1915 SUMMIT AVE	KELLY WHITNEY &
98	1915 SUMMIT AVE	EMER SCOTT J
99	1915 SUMMIT AVE	KINDLER CAROL S REVOCABLE
100	1919 SUMMIT AVE	GANDY JARED ALLAN
101	1919 SUMMIT AVE	MENDES LUCIANA
102	1919 SUMMIT AVE	OLSSON JEREMY &
103	5565 ALTA AVE	DUMONT JORDAN & ABIGAIL
104	5565 ALTA AVE	QUAN KERONG
105	5565 ALTA AVE	PANICKER VILAS &
106	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
107	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
108	1910 HOPE ST	MOJICA EDWARD
109	1910 HOPE ST	KEELING THOMAS
110	1910 HOPE ST	BUCKLEY KEVIN & MARGARET
111	1910 HOPE ST	KUPERMAN YELENA
112	1910 HOPE ST	CROUCH EDIE D
113	1910 HOPE ST	BLECHER MARK WARREN
114	1910 HOPE ST	BEAHM CYNTHIA DIANE
115	1910 HOPE ST	GALLEGOS LISA RASHELLE
116	1910 HOPE ST	UTKOV HALLIE T 2021 REVOCABLE TRUST
117	1910 HOPE ST	KOBAYASHI AARON S &
118	1910 HOPE ST	MERZ RYAN E
119	1910 HOPE ST	LOTT LESLIE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1910 HOPE ST	ANKERSEN KRISTEN A
121	1910 HOPE ST	WEBER BROS HOMES TX LLC
122	1910 HOPE ST	ELLINGTON AMBER JEAN
123	1910 HOPE ST	BLECHER PAUL
124	5734 ORAM ST	SWEENEY PATRICK
125	5734 ORAM ST	MOSS CAROLINE A
126	5734 ORAM ST	GARDNER MEGAN KAY &
127	5734 ORAM ST	FLATHERS PROPERTIES LLC