

NOTICE FOR POSTING
MEETING OF
BOARD OF ADJUSTMENT, PANEL B
WEDNESDAY, MARCH 17, 2021

Briefing*: 11:00 A.M.

Video Conference

Public Hearing*: 1:00 P.M.

Video Conference

***The Board of Adjustment hearing will be held by videoconference. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by the close of business Tuesday, March 16, 2021. Only registered speakers will be allowed to address the Board during the public hearing.** The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall) and the WebEx link: <http://bit.ly/BDA031721>

Purpose: To take action on the attached agenda, which contains the following:

1. Board of Adjustment appeals of cases the Building Official has denied.
2. And any other business which may come before this body and is listed on the agenda.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."



CITY OF DALLAS
BOARD OF ADJUSTMENT, PANEL B
WEDNESDAY, MARCH 17, 2021

AGENDA

BRIEFING	Video Conference	11:00 A.M.
PUBLIC HEARING	Video Conference	1:00 P.M.

Neva Dean, Assistant Director
Jennifer Muñoz, Chief Planner/Board Administrator
Oscar Aguilera, Senior Planner
LaTonia Jackson, Board Secretary

PUBLIC TESTIMONY

Minutes

MISCELLANEOUS ITEM

Approval of the January 20, 2021 Board of Adjustment Panel B Public Hearing Minutes	M1
Approval of the Board of Adjustment 2020 Annual Report	M2

UNCONTESTED CASE(S)

BDA201-003(OA)

18081 Preston Road

REQUEST: Application of Rob Baldwin for a variance to the off-street loading regulations.

1

BDA201-014(OA)	326 N. Moore Street REQUEST: Application of Rob Baldwin for a variance to the side yard setback regulations, and for a variance to the maximum allowed lot coverage.	2
BDA201-017(OA)	523 N. Denley Drive REQUEST: Application of Rob Baldwin for a special exception to the side yard setback regulations.	3
BDA201-024(OA)	2428 Harrison Avenue REQUEST: Application of Eugene Valentine for a special exception to the landscaping regulations.	4
BDA201-025(OA)	7004 Creekbend Road REQUEST: Application of Lillian Love Kennedy for a special exception to the fence height regulations.	5
BDA201-026(OA)	4619 Coles Manor Place REQUEST: Application of Mir Alikhan for a special exception to the fence height regulations.	6
BDA201-027(OA)	1235 Flanders Street REQUEST: Application of Megan Knauss for a special exception to the single-family regulations.	7
BDA201-028(OA)	9362 Hathaway Street REQUEST: Application of John Brodrick for a special exception to the fence height regulations.	8

REGULAR CASE(S)

BDA201-020(OA)	2009 Oates Drive REQUEST: Application of Santos Martinez for a variance to the front yard setback regulations.	9
BDA201-021(OA)	2015 Oates Drive REQUEST: Application of Santos Martinez for a variance to the front yard setback regulations.	10
BDA201-023(JM)	3606 Greenville Avenue, Ste. A REQUEST: Application of Dallas City Council Resolution 20-1935 to require compliance of a non-conforming use.	11

HOLDOVER CASE(S)

None.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

FILE NUMBER: BDA201-003(OA)

BUILDING OFFICIAL'S REPORT: Application of Rob Baldwin for a variance to the off-street loading regulations at 18081 Preston Road. This property is more fully described as Lot 2, Block V/8730, and is zoned a CR Community Retail District, which requires off-street loading spaces to be provided. The applicant proposes to construct a general merchandise or food store greater than 3,500 square feet use which requires one loading space. A variance is requested to provide no loading for the proposed use.

LOCATION: 18081 Preston Road

APPLICANT: Rob Baldwin, Baldwin Associates

REQUEST:

A variance to the off-street loading regulations of one loading space is made to construct and maintain a 9,656 square foot structure with for a general merchandise or food store greater than 3,500 square feet use and provide no loading spaces.

STANDARD FOR A VARIANCE:

Section 51(A)-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- Staff concluded that the subject site is unique and different from most lots in the CR Community Retail District considering the lot is irregular and a restrictive lot area of 10,000 square feet so that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same CR (Community Retail District).
- The applicant submitted a document (Attachment A) indicating, among other things, that the proposed structure on the subject site is commensurate to eight other lots located in the same R-5(A) District.

BACKGROUND INFORMATION:**Zoning:**

Site: CR (Community Retail District)
North: Planned Development District No. 222
South: CR (Community Retail District)
East: Planned Development District No. 425
West: CR (Community Retail District)

Land Use:

The subject site is developed with a vacant structure. The area to the north is developed with a surface parking lot; and the areas to east, south, and west are developed with a mix of uses.

Zoning/BDA History:

There have not been any recent related board or zoning cases recorded either on or near the subject site.

GENERAL FACTS/STAFF ANALYSIS:

The request for a variance to off-street loading regulations of one space focuses on constructing and maintaining an approximately 9,656 square foot structure with a general merchandise or food store greater than 3,500 square feet use and to not provide a loading space.

Section 51A-4.210(13) of the Dallas Development Code requires one off-street loading space for a general merchandise or food store 3,500 square feet or less use.

The subject site is irregular in shape and according to the submitted application contains 1.10 acres or approximately 47,916 square feet in lot area. The site is zoned a CR Community Retail District.

The applicant submitted a document (**Attachment A**) indicating, among other things, that the proposed retail store structure on the subject site is commensurate to eight other lots located in the same CR (Community Retail District)

The Sustainable Development Department Senior Engineer has submitted a review comment sheet marked "Has no objections".

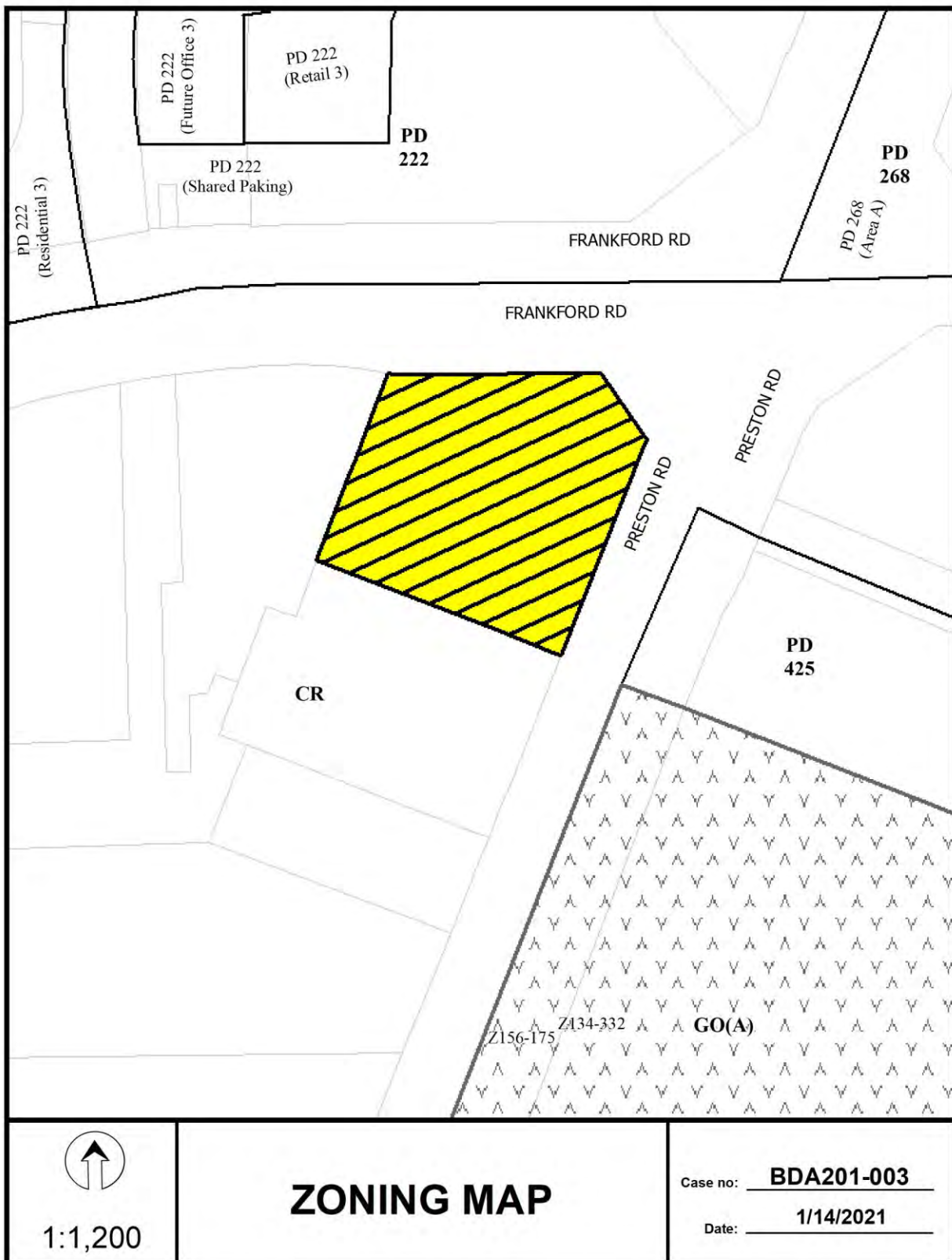
The applicant has the burden of proof in establishing the following:

- That granting the variance to the off-street loading regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same CR Community Retail District zoning classification.
- If the board were to grant the variance, it would not be to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same CR Community Retail District zoning classification.

If the board were to grant the variance request and impose the submitted site plan as a condition, the existing structure on the site could be expanded as shown on this plan: a 9,656 square foot structure with a general merchandise or food store 3,500 square feet or more use and provide no loading space.

Timeline:

- November 11, 2020: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- January 6, 2021: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.
- January 8, 2021: The Board Administrator emailed the applicant the following information:
- a copy of the application materials including the Building Official’s report on the application;
 - an attachment that provided the public hearing date and panel that will consider the application; the January 26, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the February 5, 2021 deadline to submit additional evidence to be incorporated into the Board’s docket materials;
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”
- January 28, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).
- January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.
- January 29, 2021: The Sustainable Development Department Senior Engineer has submitted a review comment sheet marked “Has no objections”.





1:1,200

AERIAL MAP

Case no: BDA201-003

Date: 1/14/2021



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-003

Data Relative to Subject Property:

Date: 11-19-2020

Location address: 18081 Preston Road Zoning District: CR

Lot No.: 2 Block No.: V/8730 Acreage: 1.10 acres Census Tract: 317.08

Street Frontage (in Feet): 1) 190 ft 2) 243 ft 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): CCMR 18, LLC

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance X , or Special Exception , of to the off-street loading regulations for a general merchandise or food store greater than 3,500 sf to allow for remote off-street loading

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:
The property is irregularly shaped and is encumbered with multiple easements for utility, public, and ingress/egress. The proposed remote loading space on the adjacent property is necessary to locate both the dumpster and loading at the service entrance of the building.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

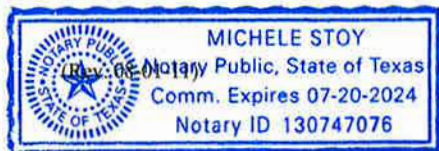
Affidavit

Before me the undersigned on this day personally appeared Robert Baldwin
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

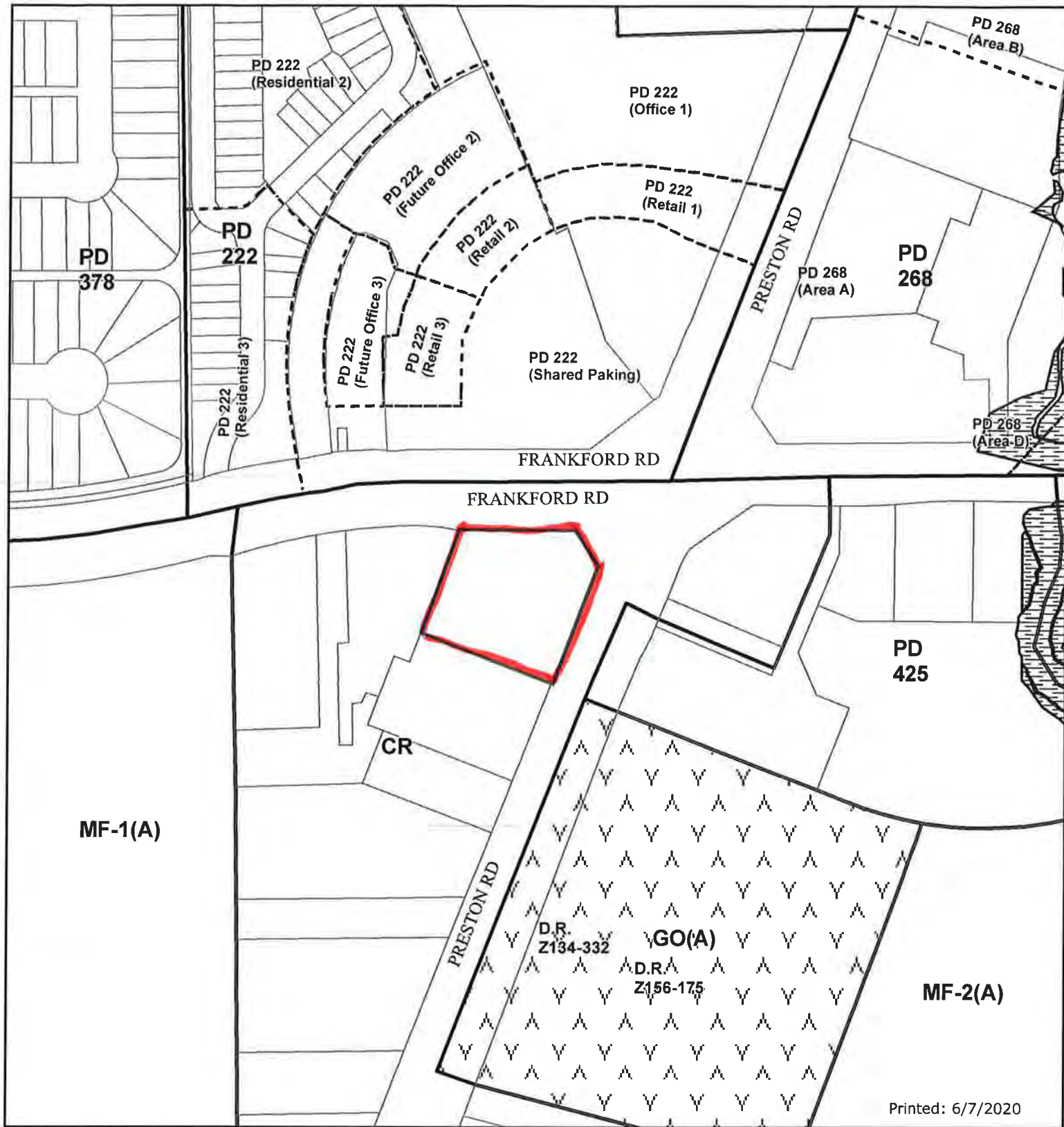
Respectfully submitted: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 8 day of October, 2020



[Signature]
Notary Public in and for Dallas County, Texas

Chairman



Legend



City Limits



School

Floodplain



100 Year Flood Zone



Mill's Creek



Peak's Branch



X Protected by Levee



Parks



railroad



Certified Parcels



Base Zoning



PD193 Oak Lawn



Dallas Environmental Corridors



SPSD Overlay



Deed Restrictions



SUP

Dry Overlay



D



D-1



CP



SP



MD Overlay



Historic Subdistricts



Historic Overlay



Height Map Overlay



CO Subdistricts



PD Subdistricts



PDS Subdistricts



NSO Subdistricts



NSO_Overlay



Escarpment Overlay



Parking Management Overlay



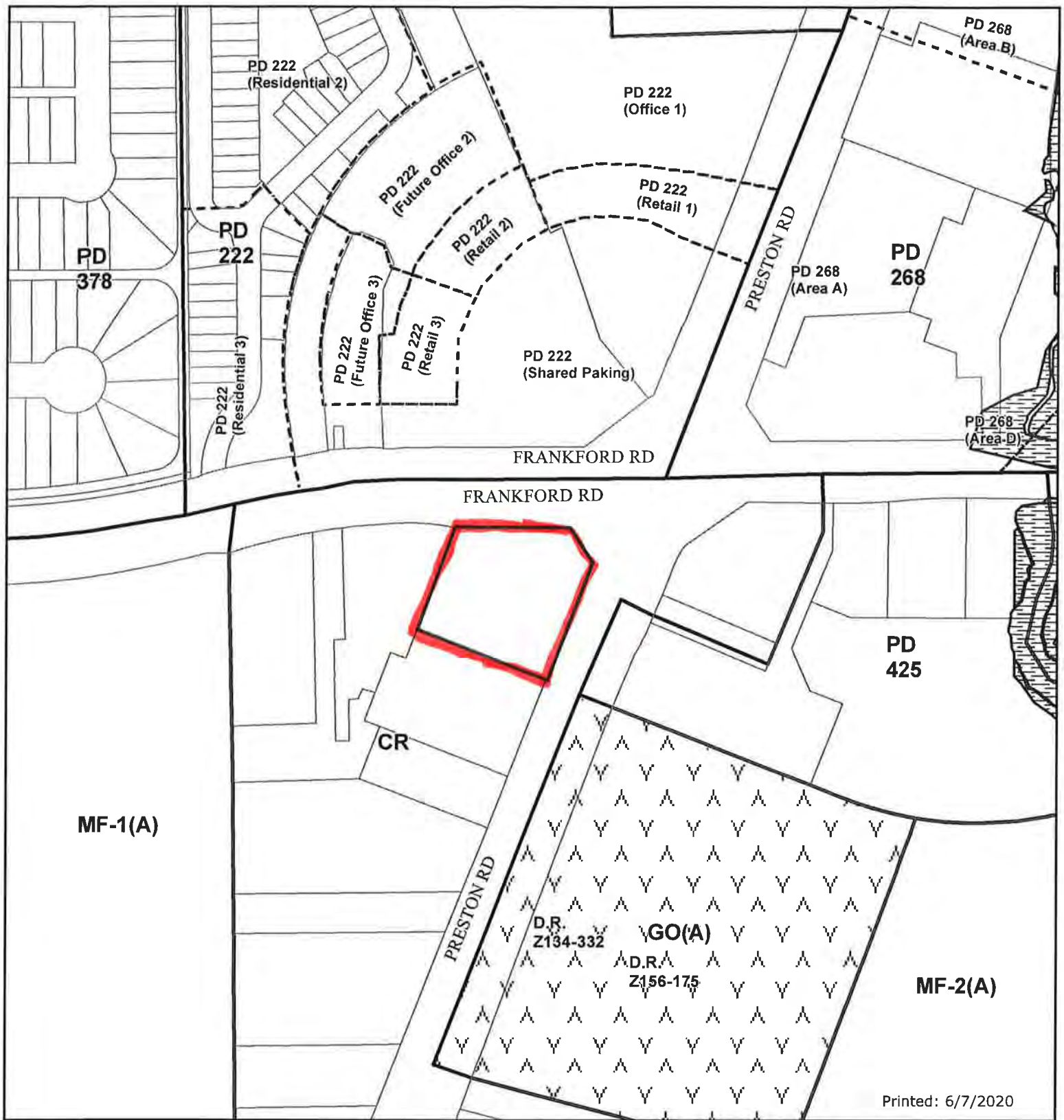
Shop Front Overlay

1-9

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)



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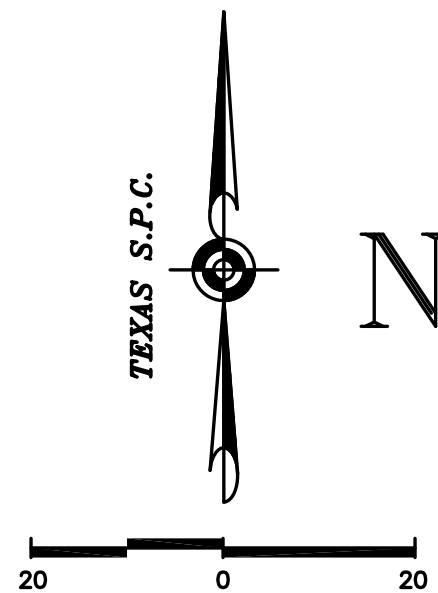
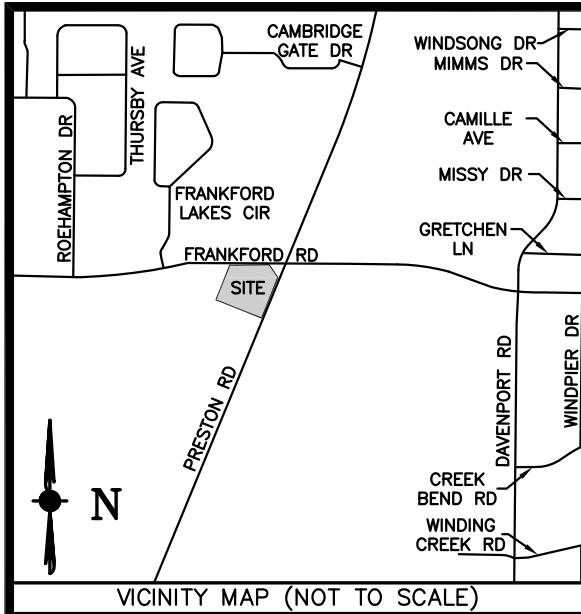
Printed: 6/7/2020

Legend

	City Limits		railroad		Dry Overlay		CD Subdistricts
	School		Certified Parcels		D		PD Subdistricts
	Floodplain		Base Zoning		D-1		PDS Subdistricts
	100 Year Flood Zone		PD193 Oak Lawn		CP		NSO Subdistricts
	Mill's Creek		Dallas Environmental Corridors		SP		NSO Overlay
	Peak's Branch		SPSD Overlay		MD Overlay		Escarpment Overlay
	X Protected by Levee		Deed Restrictions		Historic Subdistricts		Parking Management Overlay
	Parks		SUP		Historic Overlay		Shop Front Overlay
					Height Map Overlay		1-10

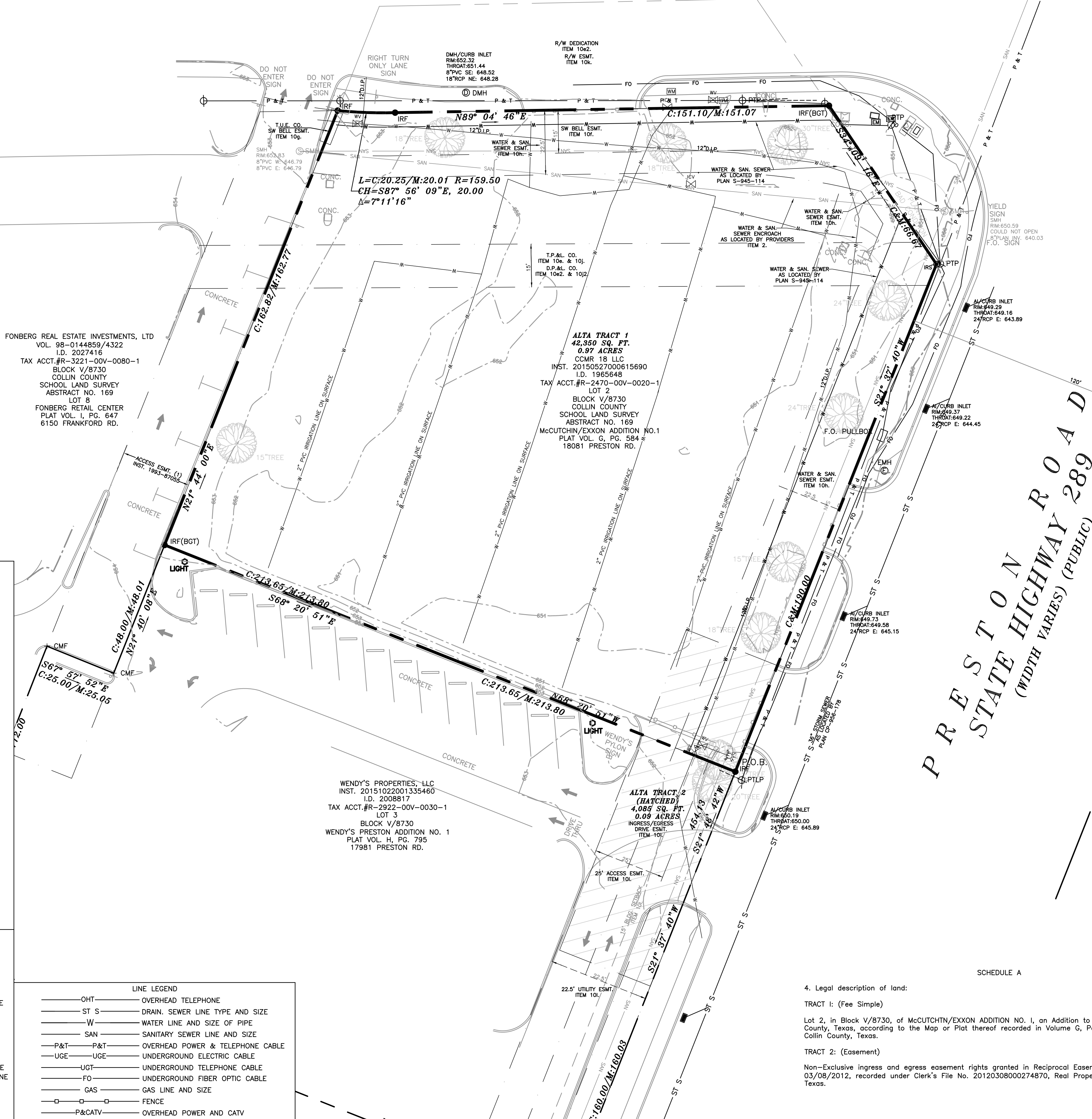
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FRANKFORD ROAD

(WIDTH VARIES) (PUBLIC)



SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED CERTIFIES TO CVS HEALTH CORPORATION, ITS AFFILIATES AND SUBSIDIARIES AND THEIR SUCCESSORS, NOMINEES AND ASSIGNS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, IN ITS CAPACITY AS AUTHORIZED AGENT OF CHICAGO TITLE INSURANCE COMPANY, AND HINCKLEY, ALLEN & SNIDER LLP, AS OF THE DATE OF THIS SURVEY THAT TO THE BEST OF THE UNDERSIGNED'S PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF:

A. THIS SURVEY SHOWS, ON THE BASIS OF A FIELD INSTRUMENT SURVEY WHICH MEETS THE STANDARDS, IF ANY, ESTABLISHED BY THE STATE IN WHICH THE PROPERTY IS LOCATED AND IN THE EVENT THAT NO SUCH STANDARDS HAVE BEEN ESTABLISHED, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" EFFECTIVE FEBRUARY 23, 2016, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-6, 7(A), 7(B)(1), 8, 9, 10(A), 11(B), 13, 14, AND 15-19, 20(A), 21, 22 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

1. A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND (THE "PROPERTY") DESCRIBED ON THIS SURVEY (INCLUDING THE POSITION OF THE POINT OF COMMENCEMENT (IF ANY) AND THE POINT OF BEGINNING);

2. THE LOCATION OF ALL BUILDINGS, VISIBLE STRUCTURES, AND OTHER VISIBLE ABOVE-GROUND IMPROVEMENTS SITUATED ON THE PROPERTY; AND

3. ALL DRIVEWAYS OR OTHER CUTS IN THE CURBS ALONG ANY STREET UPON WHICH THE PROPERTY ABUTS; AND THAT

B. NO EASEMENTS OR RIGHTS-OF-WAY OVER ABUTTING PROPERTIES ARE REQUIRED FOR (i) ACCESS TO AND EGRESS FROM THE PROPERTY, (ii) DRAINAGE OF SURFACE OR OTHER WATER OFF THE PROPERTY, (iii) ANY UTILITIES WHICH SERVE THE PROPERTY AND (iv) STORM SEWER AND SANITARY SEWER FACILITIES SERVING THE PROPERTY, OR IF SUCH OFF-SITE EASEMENTS ARE REQUIRED, THEY ARE SHOWN ON THE SURVEY AND DULY RECORDED EASEMENTS HAVE BEEN OBTAINED FROM ALL LAND OWNERS WHOSE PROPERTY ARE AFFECTED;

C. NO FENCES, WATERWAYS, DITCHES, PONDS, BUILDING RESTRICTIONS (OR, IF BUILDING RESTRICTION LINES EXIST, THE LINES HAVE NOT BEEN VIOLATED), OR PARTY WALLS AFFECTING THE PROPERTY EXIST;

D. NO ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY EXIST UPON ANY EASEMENTS OR RIGHTS-OF-WAY ENCUMBERING OR APPURTENANT TO THE PROPERTY OF ADJACENT LAND; (1) POWER LINES IN EASEMENTS 10B, 10B2, 10J AND 10J2 APPARENTLY REMOVED AND RELOCATED, (2) SANITARY SEWER AND WATERLINE SHOWN AS LOCATED BY PROVIDER ENCROACHES FROM EASEMENT AS SHOWN HEREON.

E. NO ENCROACHMENTS, PROTRUSIONS, OVERLAPS, OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJACENT LAND EXIST UPON THE PROPERTY OF ANY EASEMENTS OR RIGHTS-OF-WAY ENCUMBERING OR APPURTENANT TO THE PROPERTY; NONE APPARENT.

F. THIS SURVEY REFLECTS BOUNDARY LINES OF THE PROPERTY WHICH CLOSE BY MATHEMATICAL CALCULATION;

G. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED IN THIS SURVEY ARE AS FOLLOWS: (i) NONE APPARENT.

H. WITHOUT INTENDING TO LIMIT ANY OF THE FOREGOING CERTIFICATIONS, THE UNDERSIGNED MADE A SPECIFIC EXAMINATION WITH RESPECT TO THE FOLLOWING ITEMS AND REPORTS AS FOLLOWS (INDICATE "NONE" OR IDENTIFY SPECIFIC MATTERS, AS APPROPRIATE):

- RIGHTS-OF-WAY, OLD HIGHWAYS, OR ABANDONED ROADS, LANES OR DRIVEWAYS AND VISIBLE DRAINS, SEWER, WATER, GAS OR OIL PIPE LINES ACROSS THE PROPERTY, EXISTING SERVICE LINES LOCATED ON PROPERTY. **SHOWN HEREON.**
- VISIBLE ABOVE GROUND SPRINGS, STREAMS RIVERS, PONDS, LAKES, SWAMPS OR DRAINAGE DITCHES LOCATED, BORDERING ON OR RUNNING THROUGH THE PROPERTY. **NONE APPARENT.**
- VISIBLE, ABOVE GROUND CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON THE PROPERTY. **NONE APPARENT.**
- VISIBLE, ABOVE GROUND TELEPHONE, TELEGRAPH, ELECTRIC POWER OR OTHER UTILITY POLES, WIRES, LINES OR TRANSFORMERS OVERHANGING OR CROSSING OR LOCATED ON THE PROPERTY. **SHOWN HEREON.**
- JOINT DRIVEWAYS OR WALKWAYS AND PARTY WALLS OR RIGHTS OF SUPPORT AFFECTING THE PROPERTY. **SHOWN HEREON.**
- PHYSICAL EVIDENCE OF BOUNDARY LINES OF THE PROPERTY. **SHOWN HEREON.**
- PROPOSED CHANGES IN STREET LINES. **NONE APPARENT.**
- DISPUTED BOUNDARIES. **NONE APPARENT.**
- CURBING AND CURB CUTS. **SHOWN HEREON.**

ALL OF THE SAME FOUND TO EXIST ARE SHOWN UPON THE SURVEY IN THE LOCATIONS DESCRIBED ABOVE;

I. THE UNDERSIGNED HAS EXAMINED THE APPLICABLE ZONING ORDINANCE OF THE CITY OF DALLAS AND DETERMINED THAT THE PROPERTIES ARE CURRENTLY ZONED OR (COMMIT RETAIL) ZONING DISTRICT UNDER THE APPLICABLE ZONING ORDINANCE OF THE CITY OF PLANO PLANNING DEPARTMENT WHICH DISTRICT ALLOWS THE PROPOSED IMPROVEMENTS LOCATED ON THE PROPERTIES. THE FOLLOWING OVERLAY DISTRICTS INCLUDE THE PROPERTY: NONE.

J. THE FOLLOWING PROVISION OF THE ZONING ORDINANCE APPLY TO THE PROPERTY

- FRONT YARD SETBACK: **15 FEET**
REAR YARD SETBACK: **20 ADJACENT TO RESIDENTIAL OTHER: NO MIN.**
SIDE YARD SETBACK: **20 ADJACENT TO RESIDENTIAL OTHER: NO MIN.**
- MAXIMUM HEIGHT: **54 FEET**
MAXIMUM BUILDING COVERAGE: **60%**
MAXIMUM IMPERVIOUS COVERAGE: **60%**
- MINIMUM LOT SIZE: **NONE**
MINIMUM FRONTAGE: **15 FEET**
- ON SITE PARKING REQUIREMENTS: **NONE APPARENT.**
- OTHER (AS NEEDED TO OBTAIN 3.1 ZONING ENDORSEMENT FROM TITLE COMPANY FOR IMPROVEMENTS TO BE BUILT):

THE UNDERSIGNED HAS EXAMINED THE ABOVE PROVISIONS AND ALL OTHER APPLICABLE MATERIALS RELATIVE TO THOSE TYPES OF RESTRICTIONS AND REQUIREMENTS SOMETIMES REFERRED TO AS USE, DIMENSIONAL, BULK AND PARKING RESTRICTIONS AND REQUIREMENTS WHICH RELATED TO THE PROPERTY AND HAS DETERMINED THAT THE SURVEY AND THE EXISTING IMPROVEMENTS SHOWN THEREON DO CONFORM OR CAN BE MADE TO CONFORM UPON DEMOLITION, PROPERTY DESIGN AND NEW CONSTRUCTION, TO ALL OF THE RESTRICTIONS AND REQUIREMENTS WHICH ARE APPLICABLE TO THE PROPERTY UNDER THE TERMS OF THE APPLICABLE ZONING ORDINANCE. THE UNDERSIGNED DOES NOT HAVE ANY CONTROL OVER PROPOSED USE OR DESIGN.

K. THE PROPERTY SHOWN ON THE SURVEY HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROAD CONTIGUOUS TO THE PROPERTY, WHICH ACCESS BETWEEN THE PROPERTY AND SAID ROADWAY AS SHOWN UPON SAID SURVEY EXISTS WITHOUT RESTRICTION AND IS SUFFICIENT TO MEET REASONABLE NEEDS OF THE CURRENT OR PROPOSED USE, AS THE CASE MAY BE, OF THE PROPERTY AND ALL APPLICABLE REQUIREMENTS OF PUBLIC AUTHORITIES.

L. WATER SUPPLY, SANITARY WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRICITY, GAS AND OTHER UTILITIES ARE AVAILABLE IN ADEQUATE QUANTITIES AT THE LOCATIONS OF THE PROPERTY AT THE LOCATIONS INDICATED ON THE FOREGOING SURVEY, AND THE BUILDING IMPROVEMENTS ARE CONNECTED AND TIED INTO THE SAME.

M. ALL EASEMENTS AND OTHER RIGHTS IN THE PROPERTY APPEARING IN THE TITLE REPORT SUBMITTED TO THE UNDERSIGNED WHICH ARE CAPABLE OF LOCATION ON A SURVEY HAVE BEEN LOCATED ON THE SURVEY AND THE UNDERSIGNED HAS NOT BEEN ADVISED OF ANY OTHER EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY, NOR IS THERE ANY VISIBLE EVIDENCE OF POSSIBLE UNRECORDED EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY UNLESS OTHERWISE SHOWN AND DETAILED ON THE SURVEY. NO EASEMENTS OVER LAND OF OTHERS ARE REQUIRED FOR:

- ACCESS TO AND EGRESS FROM THE PROPERTY,
- DRAINAGE OF SURFACE OR OTHER WATER OFF THE PROPERTY,
- ANY UTILITIES WHICH SERVE THE PROPERTY AND SAID IMPROVEMENTS, SUCH AS WATER, ELECTRICITY, GAS AND TELEPHONE, OR
- STORM SEWER AND SANITARY SEWER FACILITIES SERVING THE PROPERTY AND SAID IMPROVEMENTS.

N. AS OF THE DATE OF SURVEY, THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD PLAIN OR FLOOD PRONE AREA, OR A FLOOD PLAIN AREA HAVING SPECIAL FLOOD HAZARDS IDENTIFIED AS SUCH UNDER THE FLOOD DISASTER PROTECTION ACT OF 1973.

O. THE UNDERSIGNED HAS REVIEWED THE MOST RECENT FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THE NATIONAL FLOOD INSURANCE PROGRAM APPLICABLE TO THE PROPERTY (MAP 48085C04851, DATED JUNE 2, 2009) AND HAS DETERMINED THAT THE PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Earl T. Beckwith
PLS No. 6689
CARLSON CONSULTING ENGINEERS, INC.



ALTA/NSPS LAND TITLE SURVEY

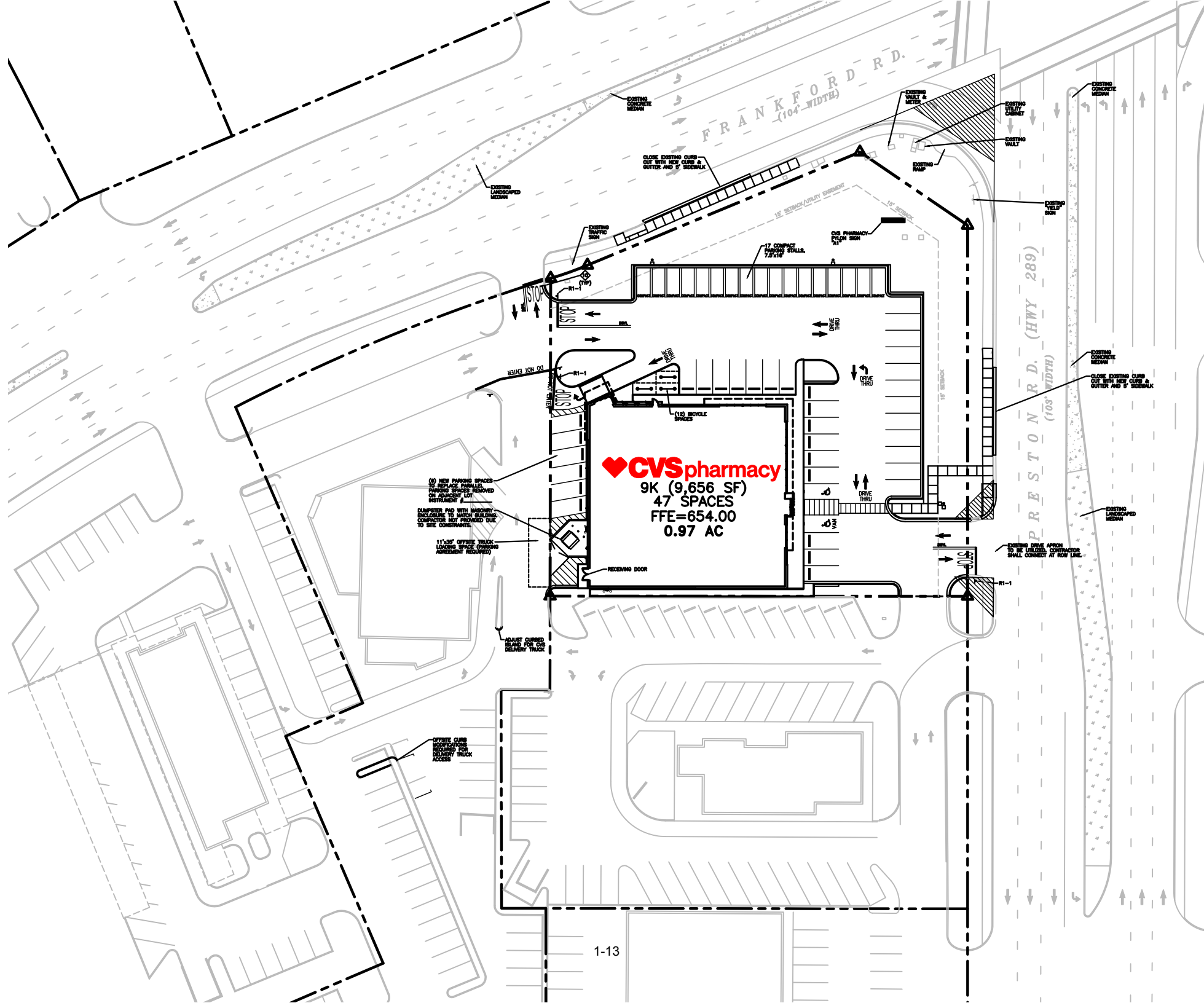
FOR
CVS #11015, IN THE CITY OF DALLAS, TX

IN THE CITY OF DALLAS, COUNTY OF COLLIN, STATE OF TEXAS

CARLSON
CONSULTING
ENGINEERS, INC.

7088 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384-0404 • FX. (901) 384-0710

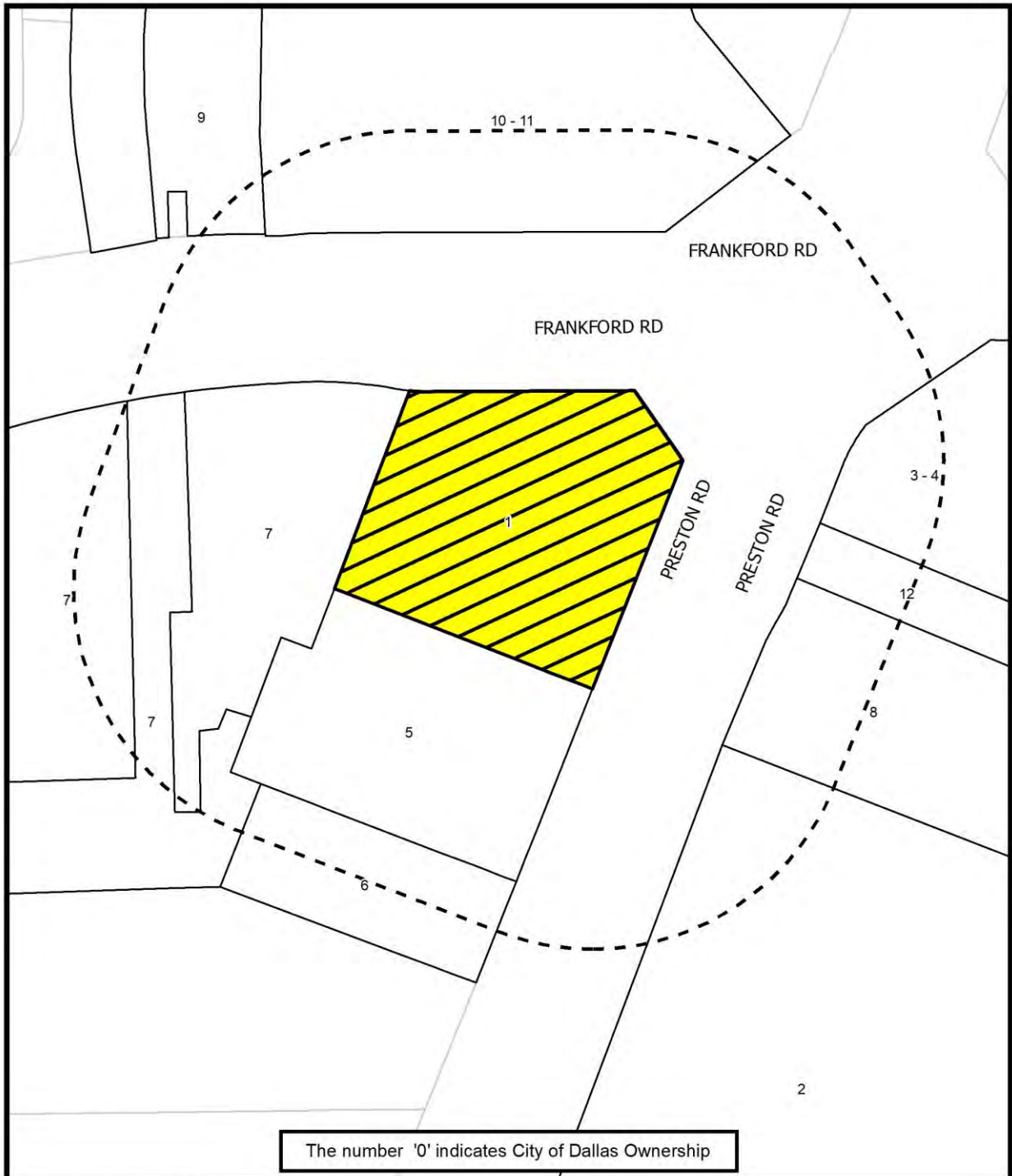
SCALE: 1" = 20'
DATE: 7/09/2019
DRAWING FILE: CVS/TEXAS
DRAWN BY: ETB/JSL
JOB No. FRANKFORD
SHEET 1 OF 2



Survey of CVS Stores in Dallas

Address	Floor Area	Acreage	Zoning
5050 Lancaster	14,991	1.84	CR
108 W. Davis	10,001	0.829	CR
8555 Ferguson	13,340	1.732	CR
2501 N. Field	10,487	0.908	PD 193 I-2
2350 N. Fitzhugh	15,460	1.758	PD 940
3133 Lemmon	13,096	1.092	PD 193 GR (Board reduction for parking)
4930 Maple	12,467	1.378	PD 193 PDS 115
3030 Sylvan	12,914	1.796	CS/PD 1000

	Floor Area	Acreage	
Average	12,845	1.417	
10848 Preston Rd	10,000	1.103	22% smaller floor area than average



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">12</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: BDA201-003 Date: 1/14/2021
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01/13/2021

Notification List of Property Owners

BDA201-003

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	18081 PRESTON RD	CCMR 18 LLC
2	17950 PRESTON RD	TPG PRESTON PLAZA LTD
3	18008 PRESTON RD	OOZI INVESTMENTS INC
4	FRANKFORD RD	STATE OF TEXAS
5	17981 PRESTON RD	WENDY'S PROPERTIES LLC
6	17977 PRESTON RD	DF2 LLC
7	6150 FRANKFORD RD	CLARK & LEWIS LLC
8	18000 PRESTON RD	BEHNAM ORIENTAL RUG CORP
9	18101 PRESTON RD	FRANKFORD SQUARE LLC
10	18101 PRESTON RD	FRANKFORD SQUARE LLC
11	PRESTON RD	STATE OF TEXAS
12	18004 PRESTON RD	SHURGARD TEXAS LP3

FILE NUMBER: BDA201-014(OA)

BUILDING OFFICIAL'S REPORT: Application of Rob Baldwin for a variance to the side yard setback regulations, and for a variance to the maximum allowed lot coverage at 326 N. Moore Street. This property is more fully described as Lot 34, Block 3/7675, and is zoned an R-5(A) Single Family District, which requires 45 percent maximum lot coverage and requires a side yard setback of five feet. The applicant proposes to construct a single-family residential structure and provide a three-foot six-inch side yard setback, which will require a one-foot six-inch variance to the side yard setback regulations, and to construct a single-family residential structure with 1,688 square feet of floor area, which will require a 14 percent (390-square-foot) variance to the maximum allowed lot coverage of 45 percent.

LOCATION: 326 N. Moore Street

APPLICANT: Rob Baldwin of Baldwin Associates

REQUESTS:

The following requests have been made on an undeveloped site:

1. A variance to the side yard setback regulations is made to construct and maintain a 1,688 square-foot, two-story, single-family structure three-feet six-inches from the side property line (southern) or one-foot six-inches into the five-foot side yard setback; and
2. A variance to the maximum allowed lot coverage of 45 percent is made to construct and maintain a 1,688 square-foot, two-story, single-family structure which will require a 14 percent (390 square feet) variance to the lot coverage regulations .

STANDARD FOR A VARIANCE:

Section 51(A)-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot

be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- Staff concluded that the subject site is unique and different from most lots in the R-5(A) District considering its restrictive lot area of 3,400 square feet so that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same R-5(A) zoning district.
- The applicant submitted a document (**Attachment A**) indicating, among other things, that the proposed structure on the subject site is commensurate to 63 other lots located in the same R-5(A) District.

BACKGROUND INFORMATION:

Zoning:

Site: R-5(A) (Single family district)
North: R-5(A) (Single family district)
South: CR (Community retail district)
East: R-5(A) (Single family district)
West: R-5(A) (Single family district)

Land Use:

The subject site is undeveloped. The areas to the north, east, south, and west are developed with single family uses.

Zoning/BDA History:

There have not been any related board or zoning cases recorded either on or near the subject site within the last five years.

GENERAL FACTS /STAFF ANALYSIS:

The requests for variances to the side yard setback requirements and maximum lot coverage regulations focus on constructing and maintaining a 1,688-square-foot, two-story, single-family structure on an undeveloped lot zoned an R-5(A) Single Family District. In this district, a minimum side yard setback of five feet is required. Additionally, the maximum lot coverage is 45 percent.

The submitted site plan indicates that the proposed single-family structure will be located three-feet six-inches from the side property line (southern) or one-foot six-inches into the five-foot side yard setback. The subject site is sloped, virtually rectangular (approximately 113 feet by 29 feet)—but narrow, and according to the submitted site plan 3,400 square feet in area. The site is zoned an R-5(A) District where lots are typically a minimum of 5,000 square feet in area. The subject site is 1,600 square feet smaller than the minimum size requirement.

The submitted site plan also indicates that the proposed 1,688-square-foot, two-story, single-family structure will exceed the allowed floor area by 14 percent (390 square feet) and provide a total of 59 percent lot coverage.

According to DCAD records, there are “no main improvements” or “no additional improvements” for property addressed at 326 N. Moore Street.

The applicant submitted a document (**Attachment A**) indicating, among other things, that the proposed additions on the subject site are commensurate to 63 other lots located in the same R-5(A) District.

The applicant has the burden of proof in establishing the following:

- That granting the variance to the side yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.
- The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same R-5(A) zoning classification.
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same R-5(A) zoning classification.

If the board were to grant the variance requests and impose the submitted site plan as a condition, the structure would be limited to what is shown on this document— a 1,688-square-foot, two-story, single-family structure located three-feet six-inches from the side

property line (southern) or one-foot six-inches into the five-foot side yard setback, providing 59 percent lot coverage, 14 percent higher than the maximum.

Timeline:

December 18, 2020: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

January 6, 2021: The Board of Adjustment Secretary assigned this case to the Board of Adjustment Panel C.

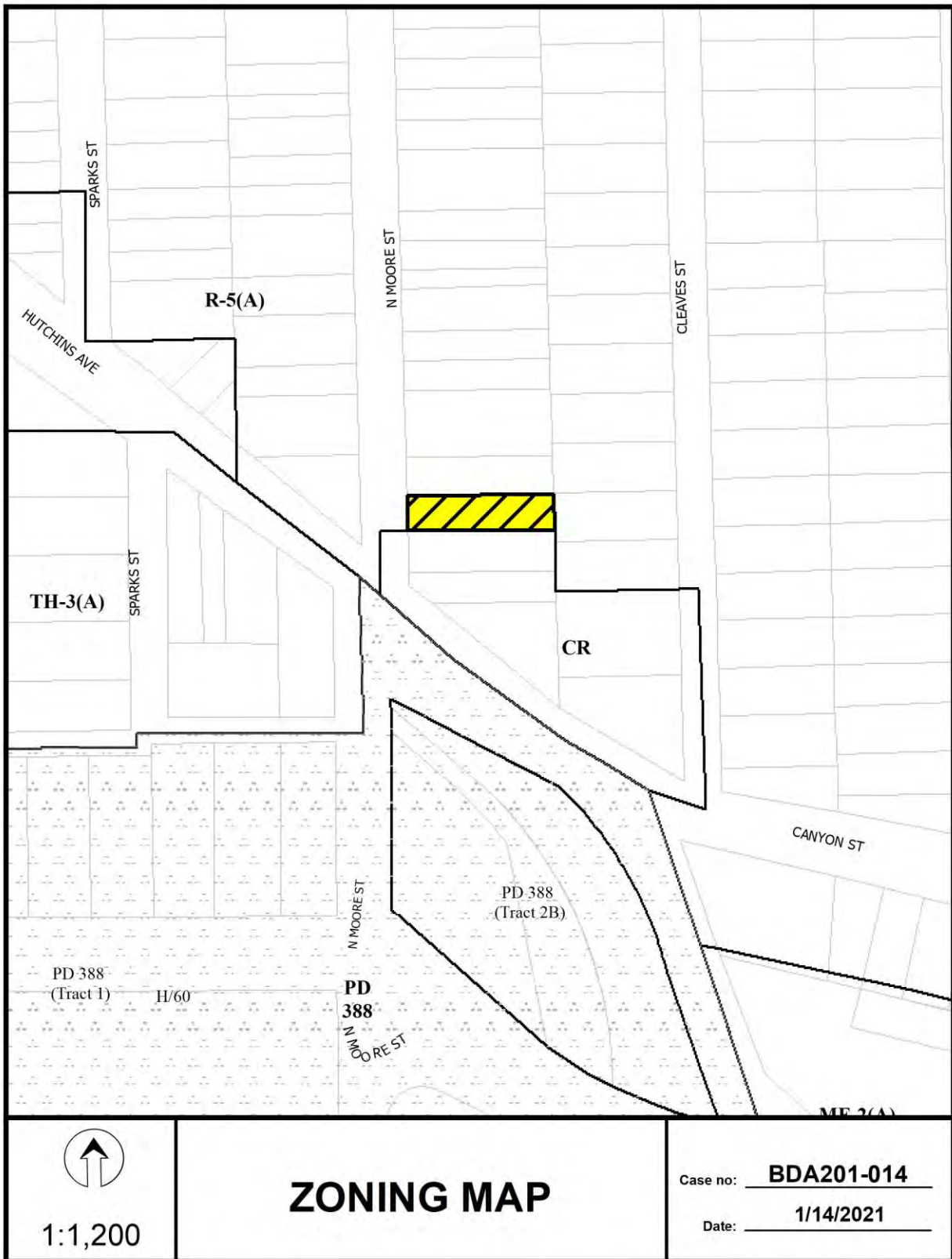
January 8, 2021: The Board Senior Planner emailed the applicant the following information:

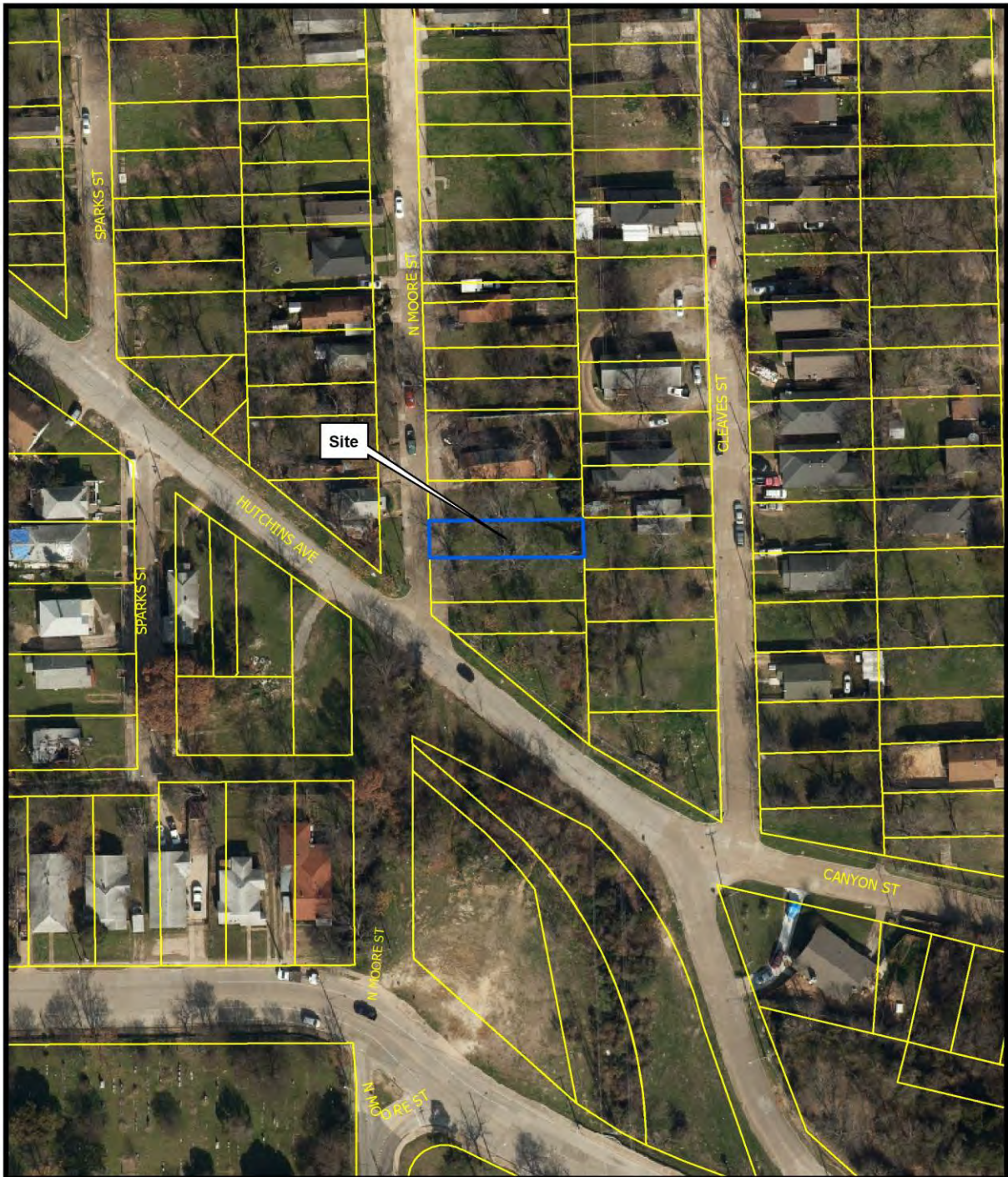
- a copy of the application materials including the Building Official’s report on the application.
- an attachment that provided the public hearing date and panel that will consider the application; the January 26th deadline to submit additional evidence for staff to factor into their analysis; and the February 5th deadline to submit additional evidence to be incorporated into the Board’s docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”

January 27, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).

January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.





1:1,200

AERIAL MAP

Case no: **BDA201-014**

Date: **1/14/2021**



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-014

Date: 12/18/2020

Data Relative to Subject Property:

Location address: 326 N. Moore St Zoning District: R-5(A)

Lot No.: 34 Block No.: 3/7675 Acreage: 0.066 sf Census Tract: 41.00

Street Frontage (in Feet): 1) 29 ft 2) 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Texas Heavenly Homes LTD

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance X , or Special Exception , of
side setback variance of 1'6" and lot coverage variance of 14%

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:
The property is approx. 2,871 square feet where the typical lot in an R-5(A) is 5,000 square feet. The proposed single family structure will provide a 3'6" side yard setback on the south and a lot coverage of 59%. The lot size is a hardship in the ability to provide an appropriate sized home.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

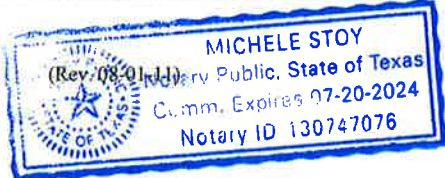
Affidavit

Before me the undersigned on this day personally appeared Robert Baldwin
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 17 day of December, 2020



[Signature]
Notary Public in and for Dallas County, Texas

**MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT**

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that BALDWIN ASSOCIATES

did submit a request for a variance to the side yard setback regulations, and variance to the maximum allowed lot coverage of 45%

at 326 N Moore Street

BDA201-014. Application of BALDWIN ASSOCIATES for a variance to the side yard setback regulations, and for a variance to the maximum allowed lot coverage of 45% at 326 N MOORE ST. This property is more fully described as Lot 34, Block 3/7675, and is zoned R-5(A), which requires 45% maximum lot coverage and requires a side yard setback of 5 feet. The applicant proposes to construct a single family residential structure and provide a 3 foot 6 inch side yard setback, which will require a 1foot 6 inch variance to the side yard setback regulations, and to construct a single family residential structure with 1688 square feet of floor area, which will require a 390 square foot variance to the maximum allowed lot coverage of 45%.

Sincerely,


David Session, Building Official





Printed: 11/28/2020

Legend

City Limits	railroad	Dry Overlay	CD Subdistricts
School	Certified Parcels	D	PD Subdistricts
Floodplain	Base Zoning	D-1	PDS Subdistricts
100 Year Flood Zone	PD193 Oak Lawn	CP	NSO Subdistricts
Mill's Creek	Dallas Environmental Corridors	SP	NSO_Overlay
Peak's Branch	SPD Overlay	MD Overlay	Escarpment Overlay
X Protected by Levee	Deed Restrictions	Historic Subdistricts	Parking Management Overlay
Parks	SUP	Historic Overlay	Shop Front Overlay
		Height Map Overlay	2-9

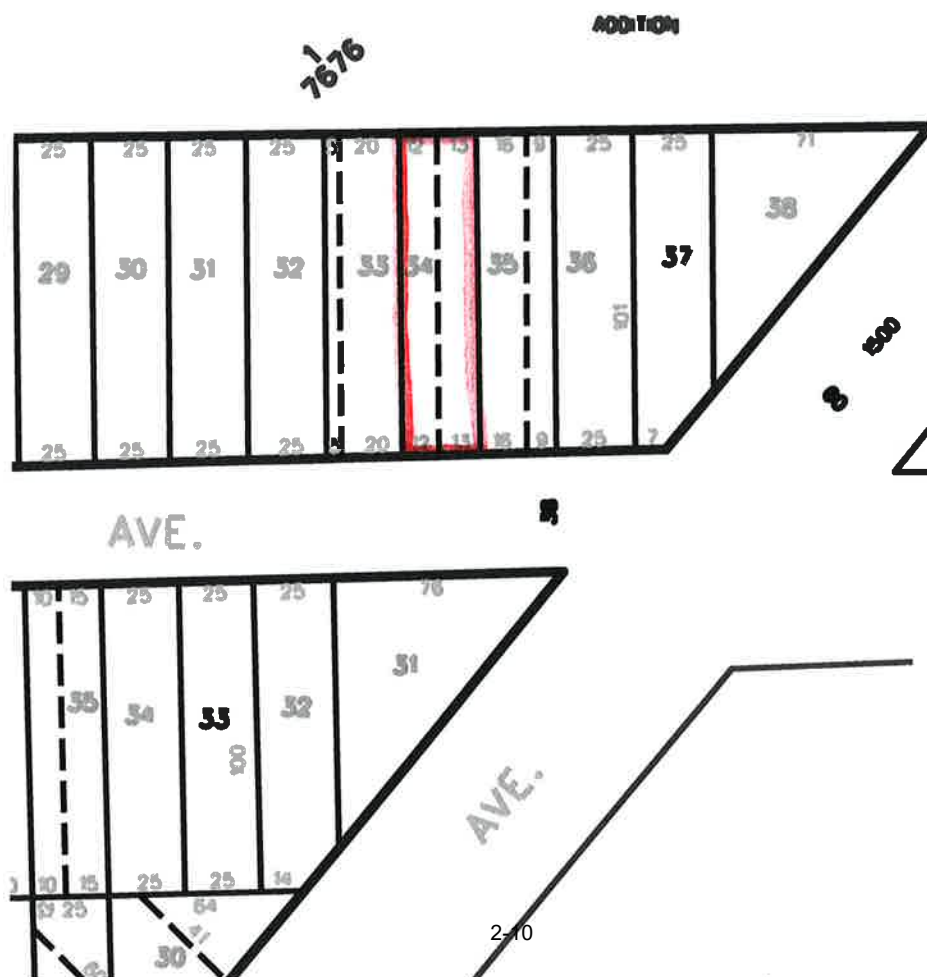
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)



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BLOCKS 1-2-3
7675

SCHOOL DISTRICT DALLAS





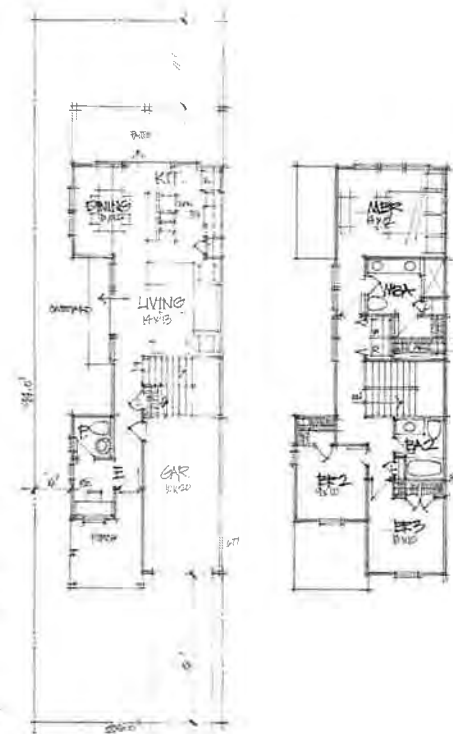
PLAN 1C



PLAN 1B



PLAN 1A



PLAN 1 1482 SQ

TEXAS HEAVENLY HOMES
DALLAS, TX

THE BOTTOMS
DALLAS, TX

The drawings presented are illustrative character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes structural, and MEP design requirements unit plan/floor plan changes, etc.) ©2016 BSB Design, Inc.

October 18, 2019 | SF190294





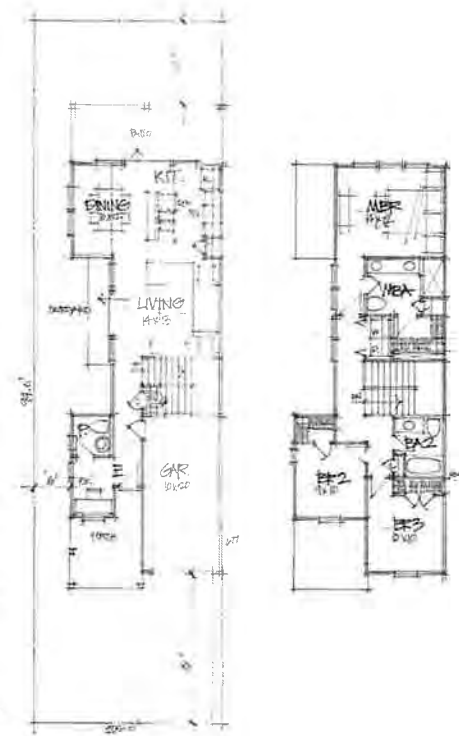
PLAN 1 C



PLAN 1 B



PLAN 1 A



PLAN 1 1482 SQ

TEXAS HEAVENLY HOMES
DALLAS, TX

THE BOTTOMS
DALLAS, TX

The drawings presented are illustrative character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.) ©2016 BSB Design, Inc.

October 18, 2019 | SF190294



BDA201-014_ATTACHMENT_A

Moore Street - West side

Street Number	Floor Area	Land Area
325	630	3,155
329	Vacant	4,758
333	Vacant	2,432
335	684	4,087
337	824	3,143
401	840	4,895
401	972	2,410
403	Vacant	2,380
405	Vacant	3,065
407	Vacant	1,803
409	Vacant	2,477
411	532 / 800	4,791
413	Vacant	2,417
415	Vacant	2,419
417	Vacant	2,457
419	608	2,373
421	Vacant	2,452
423	Vacant	2,533
425	Vacant	3,536
427	Vacant	3,840
501	Vacant	2,387
503	Vacant	2,433
505	Vacant	2,409
507	Vacant	2,361
509	Vacant	2,498
511	Vacant	2,409
513	Vacant	2,418
515	Vacant	2,472

Moore Street - East side

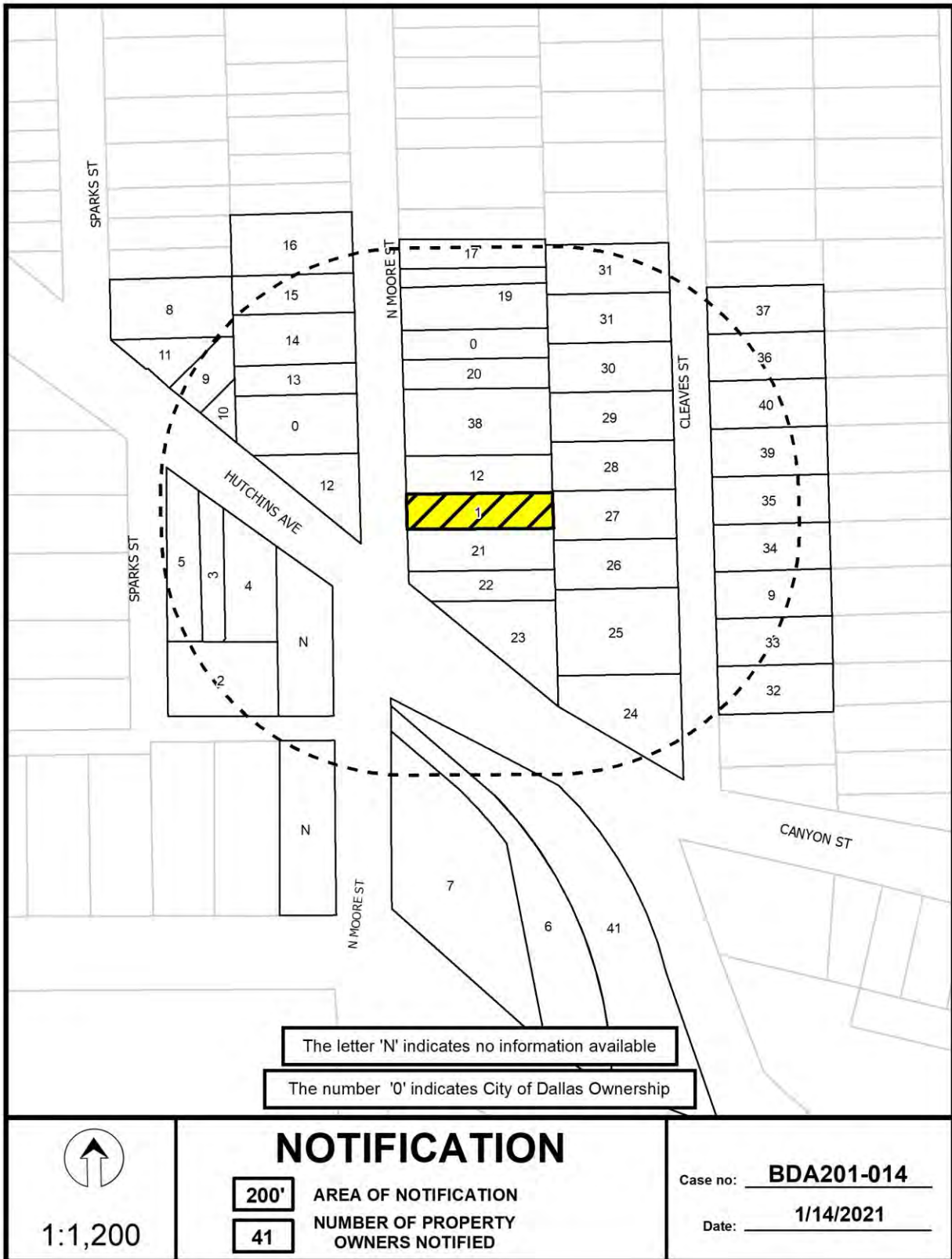
Street Number	Floor Area	Land Area
1503	Vacant	4,365
322	Vacant	2,819
324	Vacant	4,043
326	Vacant	3,400
328	Vacant	3,696
330	628	6,439
336	Vacant	2,892
338	Vacant	2,850
340	Vacant	4,256
342	560	1,671
402	Vacant	2,759
404	Vacant	2,968
406	Vacant	5,876
410	Vacant	2,874
410	Vacant	2,974
412	Vacant	2,909
416	Vacant	2,905
418	732	2,861
420	Vacant	2,878
422	Vacant	2,946
424	Vacant	2,924
426	Vacant	2,922
428	Vacant	2,933
430	Vacant	2,894
436	1960, 1056	8,777
500	Vacant	2,877
502	952	2,883
504	Vacant	2,935
506	Vacant	2,880
508	Vacant	2,937
510	816	4,859
512	Vacant	5,093
600	Vacant	3,786
602	Vacant	3,552
604	Vacant	3,641
606	Vacant	2,536
608	Vacant	1,782

	Floor Area	Land Area
Average of blockface	210.4	2,886
Average of built	736.3	3,551
Typical R-5(A) lot based on max lot coverage	2,250	5,000
Number of vacant lots	21	

	Floor Area	Land Area
Average of blockface	180	3,475
Average of built	950	4,582
Typical R-5(A) lot based on max lot coverage	2,250	5,000
Number of vacant lots	30	

BDA Addresses	Proposed Floor Area	Land Area
427	1961	3,840

BDA Addresses	Proposed Floor Area	Land Area
326	1482	3,400
422	1482	2,946



01/13/2021

Notification List of Property Owners

BDA201-014

41 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	326 N MOORE ST	Taxpayer at
2	320 SPARKS ST	Taxpayer at
3	1402 HUTCHINS AVE	WILBURN ALFONSO JR
4	1404 HUTCHINS AVE	CANYON O C & DELMA
5	1400 HUTCHINS AVE	WILBURN VERA M ESTATE OF
6	1403 E 8TH ST	ONCOR ELECRTIC DELIVERY COMPANY
7	1401 E 8TH ST	EIGHTH ST RENAISSANCE PLZ
8	400 SPARKS ST	FINLEY RUBY L C
9	1403 HUTCHINS AVE	DALLAS HOUSING ACQUISITION & DEV CORP
10	1403 HUTCHINS AVE	WATER SERVICE INC
11	1401 HUTCHINS AVE	KNIGHTS & ASSOCIATES
12	325 N MOORE ST	BALL ROBERT N
13	333 N MOORE ST	TORRES JUAN
14	335 N MOORE ST	WILSON DAVID LEE
15	337 N MOORE ST	WILLIAMS DORIS NELL
16	401 N MOORE ST	TAYLOR CHARLES
17	402 N MOORE ST	SPARKS CLIFFORD
18	342 N MOORE ST	EDWARDS NELLA DELOIS
19	340 N MOORE ST	GOLDEN GATE MISSIONARY BAPTIST
20	336 N MOORE ST	JB III INVESTMENTS INC
21	324 N MOORE ST	Taxpayer at
22	322 N MOORE ST	JOHNSON RICKEY NELOM
23	1503 HUTCHINS AVE	Taxpayer at
24	401 CLEAVES ST	B&J CUSTOM HOMES INC DBA
25	407 CLEAVES ST	Taxpayer at
26	413 CLEAVES ST	REAL LENN LLC

01/13/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	415 CLEAVES ST	MIRANDA ALEXANDA
28	417 CLEAVES ST	ODEGBARO CHRISTINE &
29	419 CLEAVES ST	SOUTH DALLAS PROPERTIES
30	421 CLEAVES ST	FIRST THOMPSON MISSIONARY
31	423 CLEAVES ST	FIRST THOMPSON MBC
32	404 CLEAVES ST	WALKER FAYE
33	406 CLEAVES ST	SEGURA ABEL &
34	410 CLEAVES ST	STRHAN STEVEN P
35	412 CLEAVES ST	RELFORD JIM
36	418 CLEAVES ST	GONZALES JENNIFER MARIE &
37	422 CLEAVES ST	BARRERA ANA K &
38	330 N MOORE ST	PEREZ JOSE JUAN GARCIA &
39	414 CLEAVES ST	RODRIGUEZ LUIS
40	416 CLEAVES ST	SKD PROPERTY MGMT LP
41	2300 AL LIPSCOMB WAY	BNSF RAILWAY

FILE NUMBER: BDA201-017(OA)

BUILDING OFFICIAL'S REPORT: Application of Rob Baldwin for a special exception to the side yard setback regulations at 523 N. Denley Drive. This property is more fully described as Part of Lot 9, Block 49/3030, and is zoned Subarea 2 within Planned Development District No. 571, which requires a seven-foot seven-inch side yard setback. The applicant proposes to construct a single-family residential structure and provide a three-foot six-inch side yard setback on the on the south side of the property, which will require a four-foot one-inch variance to the side yard setback regulations, and to provide a two-inch side yard setback on the north side of the property, which will require a seven-foot five-inch variance to the side yard setback regulations.

LOCATION: 523 N. Denley Drive

APPLICANT: Rob Baldwin of Baldwin Associates

REQUESTS:

The following requests have been made to construct and maintain a single-family home on a site that is currently undeveloped:

1. A special exception to the side yard setback regulations of up to four-feet one-inch is made to construct and maintain a 1,831 square-foot, two-story, single-family structure located as close as three-feet six-inches from the south side property line or as much as four-feet one-inch into the required seven-foot seven-inch side yard setback.
2. A special exception to the side yard setback regulations of up to seven-feet five-inches is made to construct and maintain a 441 square-foot garage structure located as close as two inches from the north side property line or as much as seven-feet five-inches into the required seven-foot seven-inch side yard setback.

STANDARD FOR A SPECIAL EXCEPTION TO THE FRONT, SIDE, AND REAR SETBACK REQUIREMENTS:

Section 51(P)-571.109(c) of the Dallas Development Code specifies the board of adjustment may grant a special exception to the front, side, and rear yard setback requirements if the board finds, after a public hearing, that the special exception will not adversely affect the neighboring properties, the improvement is within the general building patterns of the neighborhood, and the special exception will preserve the character of the neighborhood. In granting a special exception to the setback requirements, the board may impose any other reasonable condition that would further the purpose and intent of the setback requirements of this article.

STAFF RECOMMENDATION:

No staff recommendation is made on these or any request for a special exception to the front, side, and rear yard setback requirements if the board finds, after a public hearing, that the special exception will not adversely affect the neighboring properties, the improvement is within the general building patterns of the neighborhood, and the special exception will preserve the character of the neighborhood.

BACKGROUND INFORMATION:

Zoning:

Site: PD No. 571 (Subdistrict 2)
North: PD No. 571 (Subdistrict 2)
South: PD No. 571 (Subdistrict 2)
East: PD No. 571 (Subdistrict 2)
West: PD No. 571 (Subdistrict 2)

Land Use:

The subject site is undeveloped. The areas to the north and south are undeveloped, and the areas to the east and west are developed with single family uses.

Zoning/BDA History:

1. BDA190-105, Property at 517 N. Denley Avenue (south of the subject property),
On November 18, 2020, the Board of Adjustment Panel B granted requests for a special exception to the front yard setback regulations of two-feet nine-inches and special exceptions to the side yard setback regulations of up to 16-feet two-inches to construct and maintain a 1,624 square-foot two-story single family structure with the condition that the applicant complied with the submitted site plan.
2. BDA189-115, Property at 429 N. Denley Avenue (south of the subject property),
On October 21, 2019, the Board of Adjustment Panel C granted requests for a variance to the maximum lot coverage regulations and for special exceptions to the front yard and side yard setback requirements with the condition that the applicant complied with the submitted site plan.

GENERAL FACTS/STAFF ANALYSIS (special exceptions):

The requests for special exceptions to the side yard setback requirements focus on constructing and maintaining a 1,831 square-foot two-story single family structure and a 441 square-foot garage structure on a presently undeveloped site. The property is zoned Subdistrict 2 within PD No. 571 which states the following:

- Side and rear yard setback. (1) Except as provided in Subsection (b)(2) below, rear and side yard setbacks must be within five percent of the average side or rear yard setback of other main buildings in the same blockface. In the event the blockface consists of all vacant lots, the lot must be developed in accordance with the side and rear yard setback regulations for a D(A) Duplex District. (2) There is no minimum side yard if the lot is 30 feet or less in width.

The submitted site plan shows a two-story, single-family structure with 1,831 square feet of floor area that is three-feet six-inches from the south side property line, and a 441 square-foot detached garage structure located as close as two inches from the north side property line.

Note that the Building Official's report states that the required side yard setback on this site is seven-feet seven seven-inches; therefore, with a minimum side yard setback provided of three-feet six-inches for the single family structure from the south side property line is for up to four-feet one-inch and a minimum side yard setback provided of two-inches for the garage structure from the north side property line is for up to as seven-feet five-inches.

The applicant has the burden of proof in establishing that the special exceptions will not adversely affect the neighboring properties, that the improvement is within the general building patterns of the neighborhood, and that the special exception will preserve the character of the neighborhood.

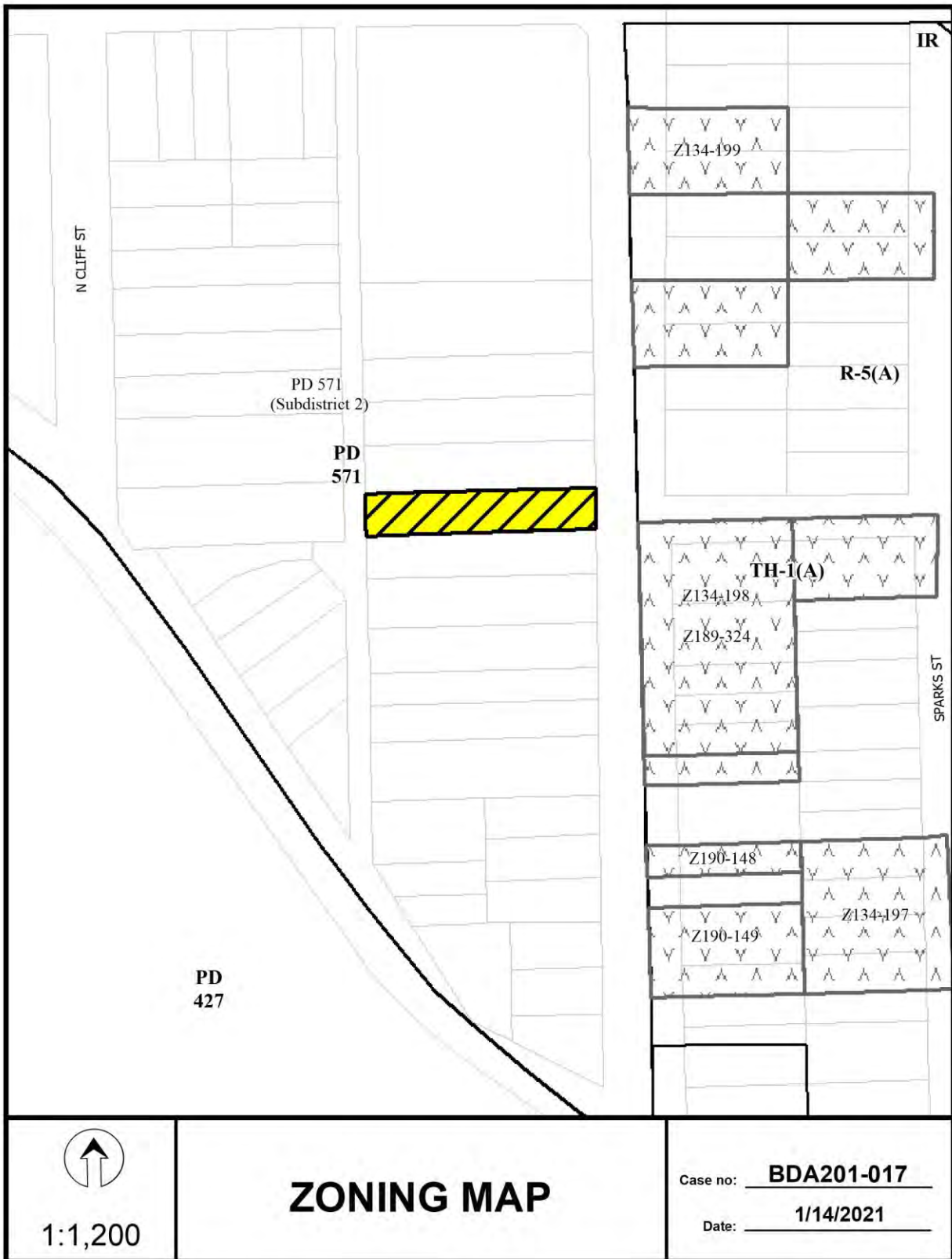
If the board were to approve these requests and impose the submitted site plan as a condition, the structures in the side yard setbacks would be limited to what is shown on this document.

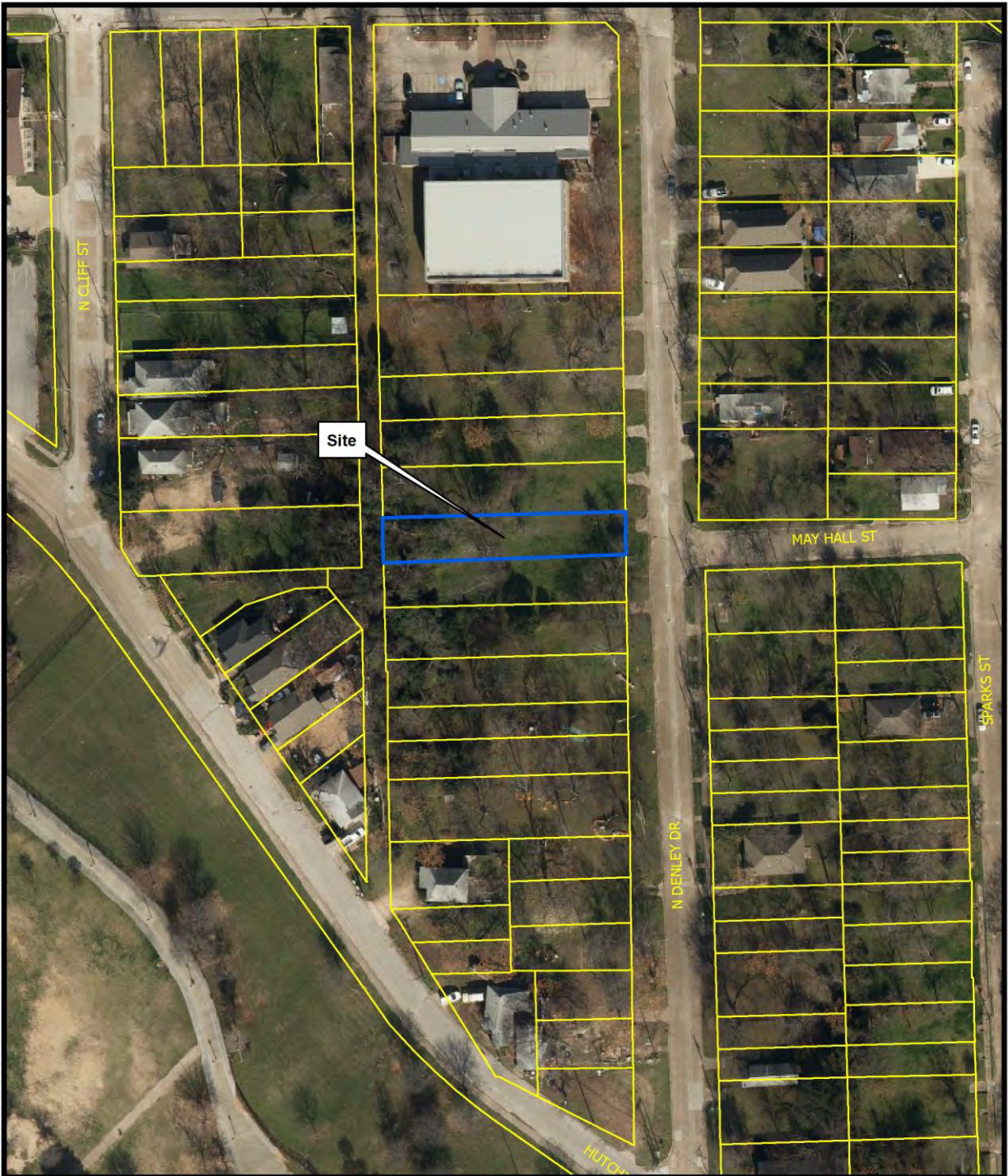
Timeline:

December 18, 2020: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

January 6, 2021: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel B.

- January 8, 2021: The Board Administrator emailed the applicant's representative the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the January 26, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the February 5, 2021 deadline to submit additional evidence to be incorporated into the Board's docket materials;
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- January 27, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).
- January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.





1:1,200

AERIAL MAP

Case no: BDA201-017

Date: 1/14/2021



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-017

Data Relative to Subject Property:

Date: 12-18-2020

Location address: 523 N. Denley Drive Zoning District: PD 571 Sub. 2

Lot No.: Pt. Lot 9 Block No.: 49/3030 Acreage: 6,948 sf Census Tract: 41.00

Street Frontage (in Feet): 1) 36.68 ft 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Texas Heavenly Homes LTD

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance , or Special Exception X, of side setback
Provide a 2" Side Yard Setback where PD 571 Tract 2 requires a 7'7" Side Yard Setback due to
averaging

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:
The proposed single family home will have a 20' front yard setback. The propose single family home will provide a 3'6" side yard setback on the south and the detached garage will provide a setback of 2" on the north side.
The proposed home will be within the building pattern of the neighborhood, to bring homes closer to the street with front porches. The required setbacks are skewed by the rec center's setbacks, which the PD does not treat differently.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Robert Baldwin
(Affiant/Applicant's name printed)
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 17 day of December, 2020

(Rev. 08-01)



[Signature]
Notary Public in and for Dallas County, Texas

**MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT**

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Rob Baldwin

did submit a request for a special exception to the side yard setback regulations
at 523 N Denley Avenue

BDA201-017. Application of Rob Baldwin for a special exception to the side yard setback regulations at 523 N DENLEY DR. This property is more fully described as Part of Lot 9, Block 49/3030, and is zoned PD-571 (subarea 2), which requires a 7 foot 7 inch side yard setback. The applicant proposes to construct a single family residential structure and provide a 3 foot 6 inch side yard setback on the on the south side of property, which will require a 4 foot 1 inch variance to the side yard setback regulations and provide a 2 inch side yard setback on the north side of the property, which will require a 7 foot 5 inch variance to the side yard setback regulations.

Sincerely,


David Session, Building Official



Printed: 12/16/2020

Legend

- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPD Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | SUP | Historic Overlay | Shop Front Overlay |
| | | Height Map Overlay | |

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)



1:1,200

523 N. Denley Dr.

Special Exception Request:

1. Provide a 2" Side Yard Setback where PD 571 Tract 2 requires a 7'7" Side Yard Setback

Zoning calculations:

Lot area: 6948 per deed

Lot boundaries: 36.68x188.5

N. Denley Dr has 60' ROW

Proposed front yard: 20'

Total lot coverage 1632

Proposed side yard: 3'6" of home and 2" for detached garage

Proposed rear yard: 68'

PD Lot coverage 45%

Proposed lot coverage 23%

PD side yard setbacks requires a minimum setback that is within 5% of the existing structures in the blockface.

Lundy Rec Center provides a 19' side yard setback on the south

429 N. Denley is approved for a 2'2" side yard setback, pending permit approval

517 N. Denley is approved for a 3' side yard setback, pending permit approval

SETBACK AVERAGE 8.1

5% of 8.1 feet is 0.4

-5% of 8.1 feet is 7.7 PD Side yard requirement



MERCER RESIDENCE
FRONT ELEVATION

5/12/2020

TEXAS HEAVENLY HOMES
DALLAS, TX

MERCER RESIDENCE - THE BOTTOMS

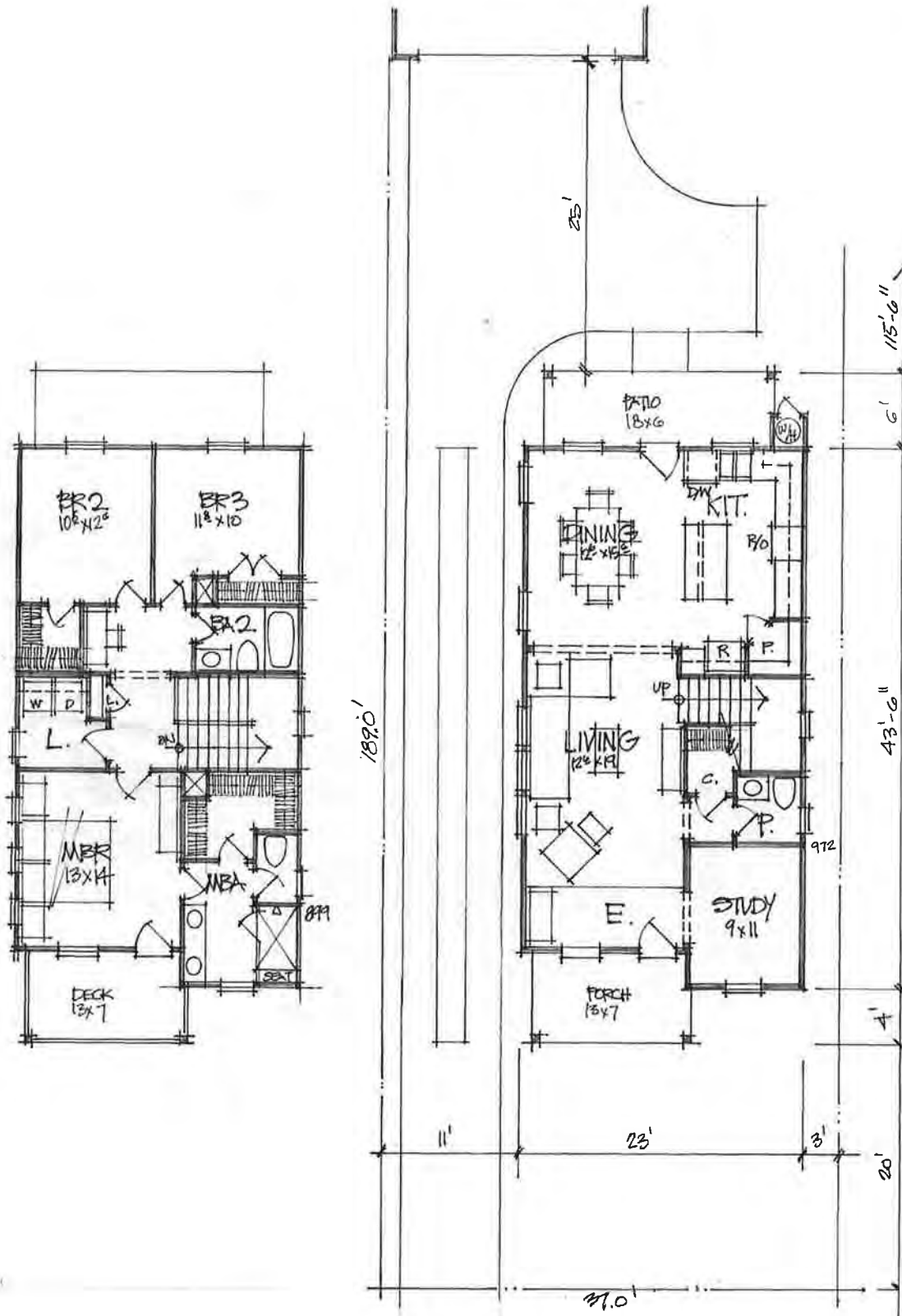
DALLAS, TX

The drawings presented are illustrative character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.) © 2020 BSB Design, Inc.

3-13

JUNE 8, 2020 | 07D13037.07





MERCER RESIDENCE
1871 ST.

TEXAS HEAVENLY HOMES
DALLAS, TX

MERCER RESIDENCE - THE BOTTOMS

DALLAS, TX

The drawings presented are illustrative character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.) © 2020 BSB Design, Inc.

3-14

JUNE 8, 2020 | 07D13037.07



523 N. Denley Dr.

Special Exception Request:

1. Provide a 2" Side Yard Setback where PD 571 Tract 2 requires a 7'7" Side Yard Setback

Zoning calculations:

Lot area:	6948 per deed		
Lot boundaries:	36.68x188.5		
N. Denley Dr has	60' ROW		
Proposed front yard:	20'	Total lot coverage	1632
Proposed side yard:	3'6" of home and 2" for detached garage		
Proposed rear yard:	68'		
PD Lot coverage	45%	Proposed lot coverage	23%

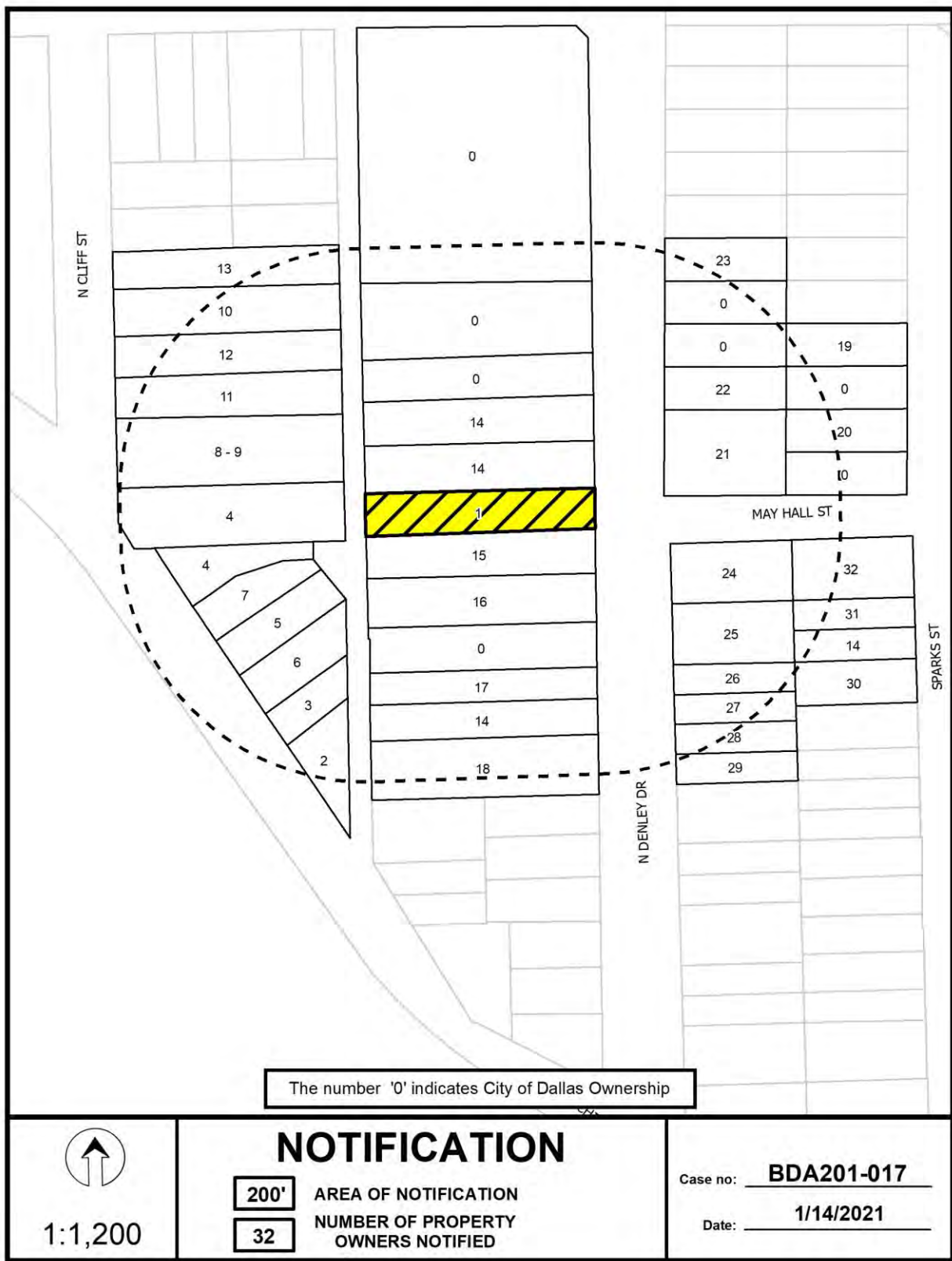
PD side yard setbacks requires a minimum setback that is within 5% of the existing structures in the blockface.

Lundy Rec Center provides a 19' side yard setback on the south

429 N. Denley is approved for a 2'2" side yard setback, pending permit approval

517 N. Denely is approved for a 3' side yard setback, pending permit approval

SETBACK AVERAGE	8.1	
5% of 8.1 feet is	0.4	
-5% of 8.1 feet is	7.7	PD Side yard requirement



01/13/2021

Notification List of Property Owners

BDA201-017

32 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	523 N DENLEY DR	Taxpayer at
2	1219 HUTCHINS AVE	GRAY MAE KATHERINE
3	1217 HUTCHINS AVE	Taxpayer at
4	1205 HUTCHINS AVE	HALL DWAIN E
5	1211 HUTCHINS AVE	COLORADO ENRIQUE & MARIA
6	1215 HUTCHINS AVE	MARTINEZ JAVIER LUNA &
7	1209 HUTCHINS AVE	MARQUEZ ENRIQUE & MARTHA L
8	602 N CLIFF ST	HALL DWAIN E
9	602 N CLIFF ST	HALL DWAIN E
10	608 N CLIFF ST	Taxpayer at
11	604 N CLIFF ST	WILLIAMS ADRIAN D
12	606 N CLIFF ST	GOLDEN GATE ADULT REHABILITATION MINISTRY INC
13	612 N CLIFF ST	HERRING DOLLIE
14	603 N DENLEY DR	DALLAS HOUSING ACQUISITION & DEV CORP
15	521 N DENLEY DR	JOHNSON SIRDELLIA EST OF
16	517 N DENLEY DR	Taxpayer at
17	507 N DENLEY DR	GLOBAL HARVESTERS FDN
18	501 N DENLEY DR	SPARKS FANNIE
19	509 SPARKS ST	SCOTT DORIS
20	503 SPARKS ST	EDWARDS NELLA D
21	604 N DENLEY DR	GRAVES MICHAEL
22	608 N DENLEY DR	HILL VERLINE
23	616 N DENLEY DR	BURKS MARVIN
24	514 N DENLEY DR	Taxpayer at
25	512 N DENLEY DR	Taxpayer at
26	432 N DENLEY DR	Taxpayer at

01/13/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	430 N DENLEY DR	Taxpayer at
28	428 N DENLEY DR	Taxpayer at
29	426 N DENLEY DR	DALLAS HOUSING ACQUISITION & DEV CORP
30	439 SPARKS ST	LOWERY TASHA M
31	443 SPARKS ST	JONES CHARLES E
32	449 SPARKS ST	Taxpayer at

FILE NUMBER: BDA201-024(OA)

BUILDING OFFICIAL'S REPORT: Application of Eugene Valentine for a special exception to the landscaping regulations at 2428 Harrison Avenue. This property is more fully described as Lots 1-7 and portion of Lot 8, Block F868, and is zoned an RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, which requires mandatory landscaping. The applicant proposes to construct and maintain a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

LOCATION: 2428 Harrison Avenue

APPLICANT: Eugene Valentine

REQUEST:

A request for a special exception to the landscape regulations is made to remodel and enlarge an existing approximately 18,575 square-foot structure on the site to support an industrial (inside) food processing use (Bud's Salads) and not fully meet the landscape regulations. The applicant seeks to reduce the required landscape provisions for this site.

STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE AND TREE PRESERVATION REGULATIONS:

The board may grant a special exception to the landscape and tree preservation regulations of this article upon making a special finding from the evidence presented that:

- (1) strict compliance with the requirements of this article will unreasonably burden the use of the property.
- (2) the special exception will not adversely affect neighboring property; and
- (3) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

In determining whether to grant a special exception, the board shall consider the following factors:

- the extent to which there is residential adjacency.
- the topography of the site.

- the extent to which landscaping exists for which no credit is given under this article.
- the extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted alternate landscape plan is required.

Rationale:

The chief arborist recommends approval of the proposed alternate landscape plan because strict compliance to Article X requirements will unreasonably burden the use of the property, and the special exception will not adversely affect neighboring properties.

BACKGROUND INFORMATION:

Zoning:

<u>Site:</u>	PD No. 595, RS-C Regional Service Commercial Subdistrict
<u>Northwest:</u>	PD No. 595, RS-C Regional Service Commercial Subdistrict
<u>Northeast:</u>	PD No. 595, RS-C & MU Regional Service Commercial & Mixed Use Subdistricts
<u>Southeast:</u>	PD No. 595, NC Neighborhood Commercial Subdistrict
<u>Southwest:</u>	PD No. 595, RS-C & MU Regional Service Commercial & Mixed Use Subdistricts

Land Use:

The subject site contains nonconforming industrial (inside) food processing use (Bud's Salads). The areas to the north, east, and west, and south are developed with commercial and office uses.

Zoning/BDA History:

1. BDA190-112, Property at 2428 Harrison Avenue (the subject site) On October 19, 2021, the Board of Adjustment Panel B approved a request for a special exception to enlarge a nonconforming industrial (inside) food processing use, variance to the front yard setback regulations of 13 feet to remodel and expand the aforementioned nonconforming structure and a canopy, part of which is to be located two feet from one of the site's three front property lines along Coombs Street, and a variance to expand the aforementioned nonconforming structure and a canopy, part of which is to be located at the property line (zero feet) from one of the site's three front property lines along Harrison Avenue.

GENERAL FACTS/STAFF ANALYSIS:

A request for a special exception to the landscape regulations is made to remodel and enlarge an existing approximately 18,575 square-foot structure on the site to support an industrial (inside) food processing use (Bud's Salads) and not fully meet the landscape regulations. The applicant seeks to reduce the required landscape provisions for this site.

The Dallas Development Code requires full compliance with the landscape regulations when nonpermeable coverage on a lot or tract is increased by more than 2,000 square feet, or when work on an application is made for a building permit for construction work that increases the number of stories in a building on the lot or increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor areas of all buildings on the lot within 24 months. In this case, the existing structure will be remodeled and enlarged with an approximately 18,575 square-foot structure on the site to support an industrial (inside) food processing use (Bud's Salads). This enlargement triggers compliance with landscape regulations.

The City of Dallas chief arborist submitted a memo regarding the applicant's request (**Attachment A**).

The chief arborist's memo states the following with regard to "request":

The applicant is seeking a special exception to the landscaping requirements of Article X, as applied to PD 595 (RS-C). The property will include an existing structure and will provide an additional structure which mandates Article X landscape regulations for the full property which is less than two acres in area.

The chief arborist's memo states the following with regard to "provision":

The applicant has provided a landscape plan for the entire property, as required per Article X. An artificial lot is not applicable for the new construction because the lot is less than 2 acres in area. The plan provides for a street buffer zone for Logan Street and a small section of Coombs Street only. The property requires twenty points for landscape design options, and they indicate an ability to attain 23 points. The points include an enhanced buffer on Logan Street, water-wise plant materials, a bioswale within the enhanced landscape buffer, and additional plant materials.

The chief arborist's memo states the following with regard to "deficiencies":

The site design will not conform to minimum Article X requirements for the street buffer zone landscape area, required number of site trees (on the lot), or required street trees. The street buffer zone is not provided for Harrison Avenue and for only a portion of Coombs Street. Existing site conditions and use prohibit compliance with the street buffer zone requirements along these frontages unless the total site is redesigned.

The chief arborist's revised memo states the following with regard to the "recommendation":

The chief arborist recommends approval of the proposed alternate landscape plan because strict compliance to Article X requirements will unreasonably burden the use of the property, and the special exception will not adversely affect neighboring properties.

If the board were to grant this request and impose the submitted alternate landscape plan as a condition to the request, the site would be provided an exception from the required landscape provisions.

Timeline:

December 30, 2021: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

January 6, 2021: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.

January 8, 2021: The Board Administrator emailed the applicant's representative the public hearing date and panel that will consider the application; the January 26, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the February 5, 2020 deadline to submit additional evidence to be incorporated into the board's docket materials and the following information:

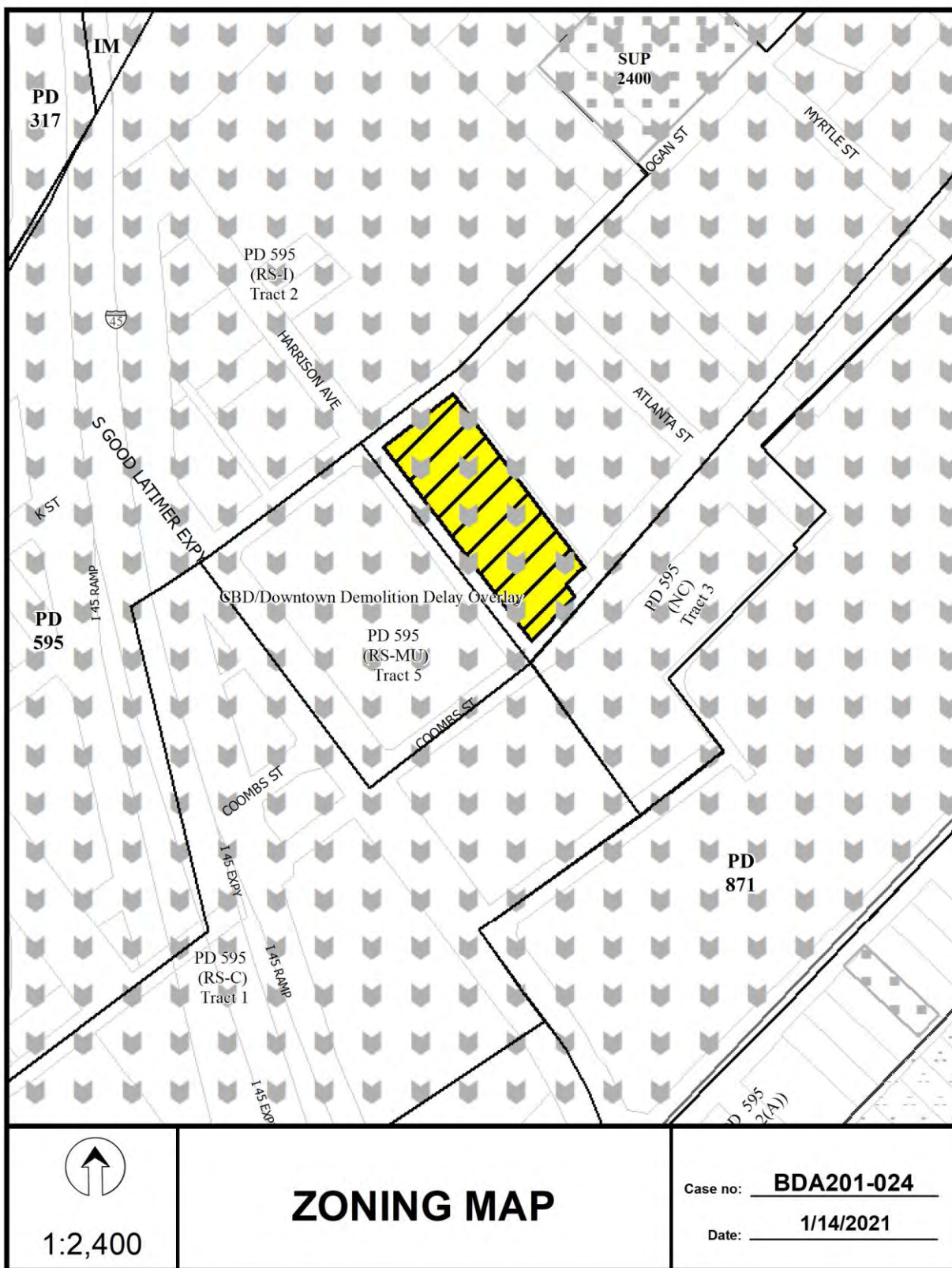
- a copy of the application materials including the Building Official's report on the application;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."

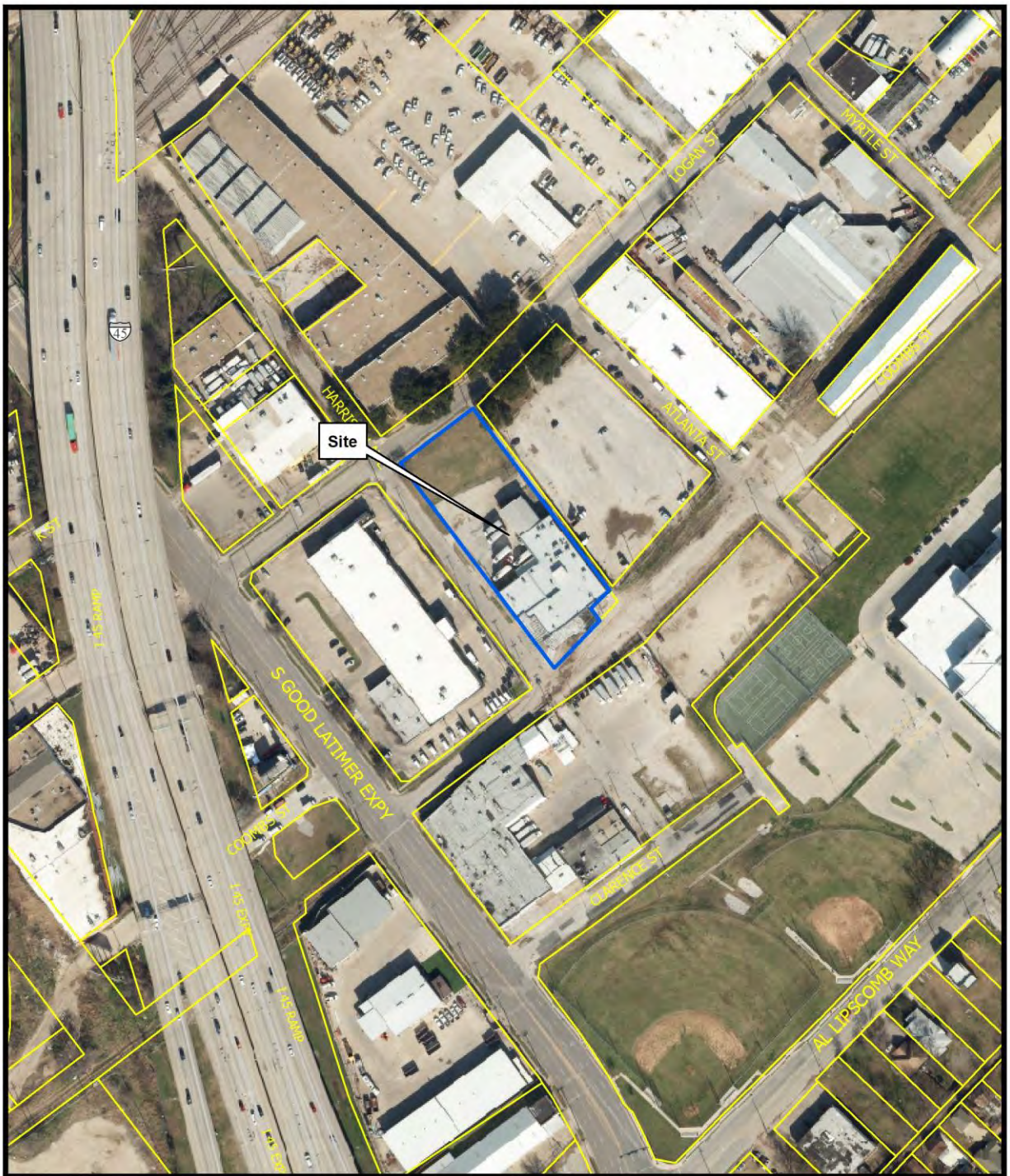
January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction

Department Senior Planner, and the Assistant City Attorney to the Board.

January 28, 2021:

The City of Dallas Chief Arborist submitted a memo regarding this request (**Attachment A**).





1:2,400

AERIAL MAP

Case no: BDA201-024

Date: 1/14/2021



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-024

Data Relative to Subject Property:

Date: 12/18/2020 12-30-2020 02

Location address: 2428 Harrison Ave.

Zoning District: PD595(RS-C)

Lot No.: 1-7,8 Block No.: F/868 Acreage: 1.22 Census Tract: 48113020300

Street Frontage (in Feet): 1) 141.0 2) 395.87 3) 164.88 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): DJD Operating LLC

Applicant: Eugene Valentine

Telephone: 817-335-3000 *10421

Mailing Address: 500 West 7th St. Ste 300, Fort Worth, TX Zip Code: 76102

E-mail Address: gvalentine@huitt-zollars.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance __, or Special Exception X, of alternate landscape plan.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:

Previous approval of the building expansion required that an alternate landscape plan for the site be submitted for review and approval. The landscape plan included incorporates recommendations from our conference with the City of Dallas Chief Architect.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

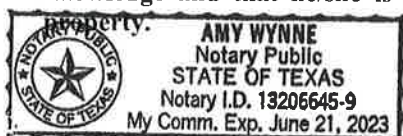
Affidavit

Before me the undersigned on this day personally appeared

Eugene Valentine

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject



Respectfully submitted:

Eugene Valentine

(Affiant/Applicant's signature)

Subscribed and sworn to before me this

4th

day of

January

2021

**MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT**

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

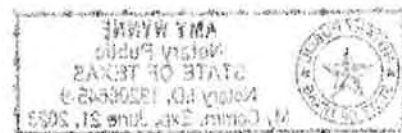
I hereby certify that Eugene Valentine

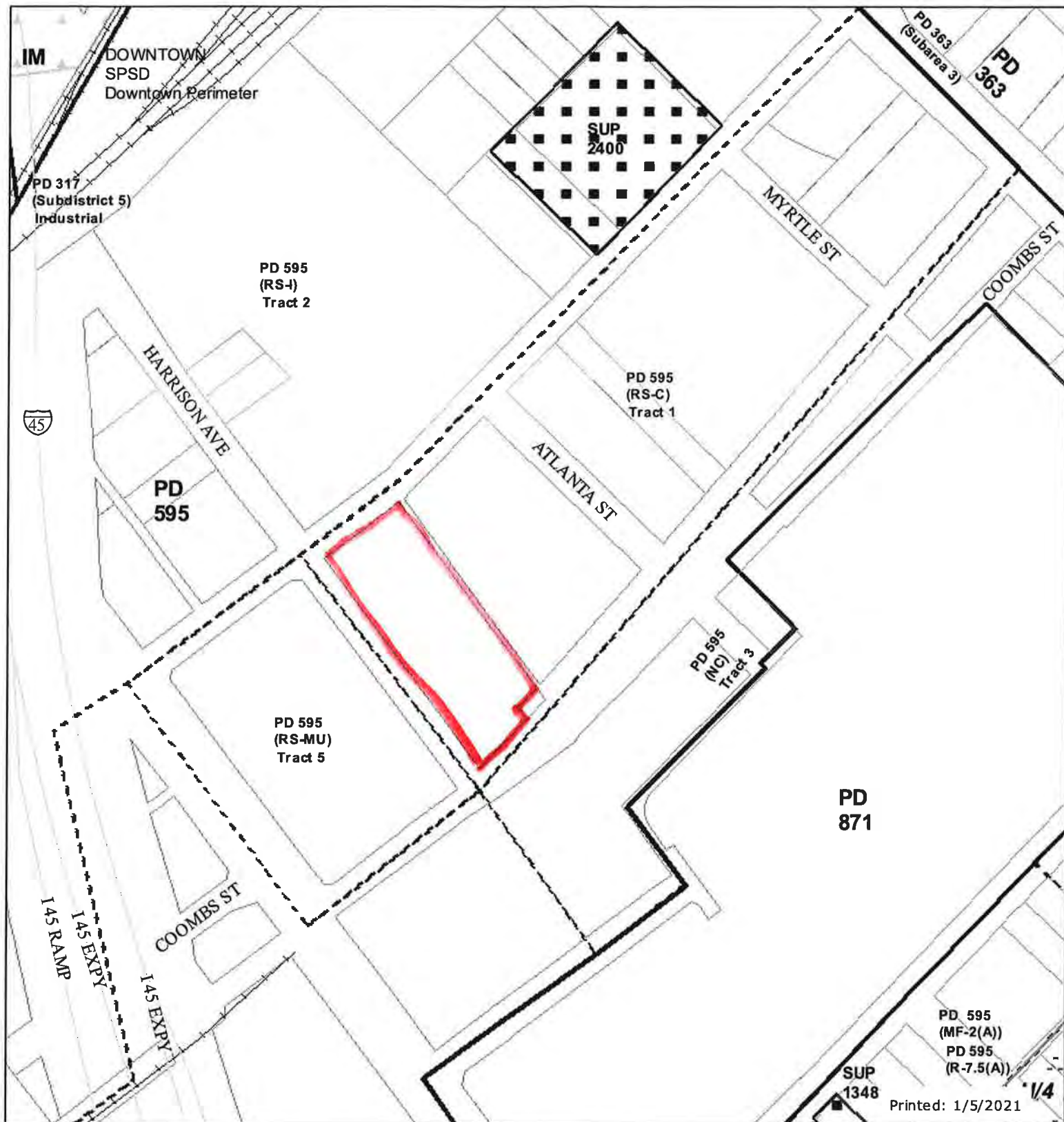
did submit a request for a special exception to the landscaping regulations
at 2428 Harrison Avenue

BDA201-024. Application of Eugene Valentine for a special exception to the landscaping regulations at 2428 HARRISON ST. This property is more fully described as Lots 1,2,3,4,5,6,7 and part of Lot 8, Block F/868, and is zoned PD-595 (Subdistrict RS-C), which requires mandatory landscaping. The applicant proposes to construct and maintain a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

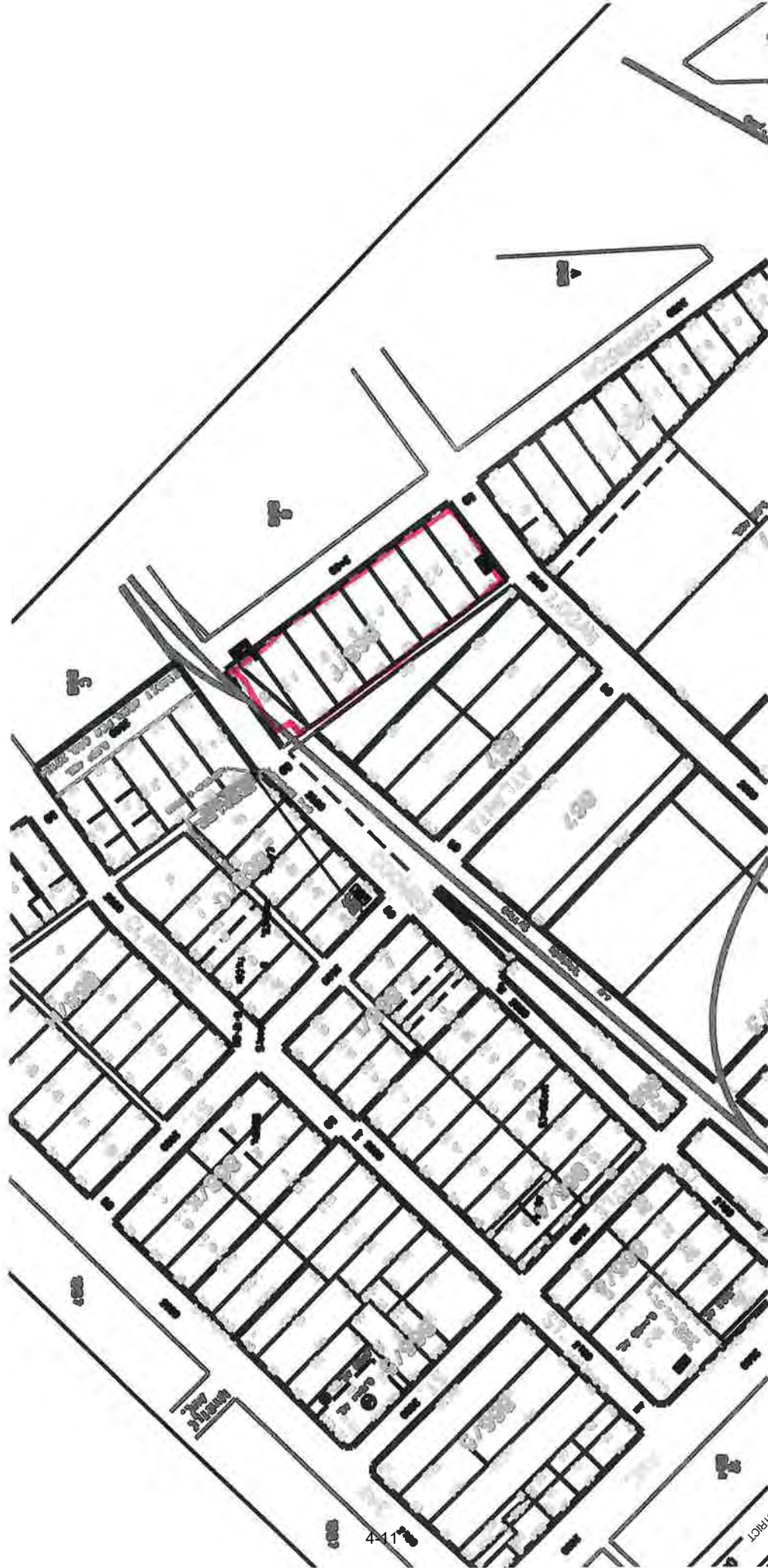
Sincerely,

David Session
David Session, Building Official





This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)



Memorandum



Date January 28, 2021

To Oscar Aguilera, Sr. Planner
Jennifer Munoz, Board Administrator

Subject BDA #201-024 2428 Harrison Avenue Arborist report

Request

The applicant is seeking a special exception to the landscaping requirements of Article X, as applied to PD 595 (RS-C). The property will include an existing structure, and will provide an additional structure which mandates Article X landscape regulations for the full property which is less than two acres in area.

Provision

The applicant has provided a landscape plan for the entire property, as required per Article X. An artificial lot is not applicable for the new construction because the lot is less than 2 acres in area. The plan provides for a street buffer zone for Logan Street and a small section of Coombs Street only. The property requires twenty points for landscape design options, and they indicate an ability to attain 23 points. The points include an enhanced buffer on Logan Street, water-wise plant materials, a bioswale within the enhanced landscape buffer, and additional plant materials.

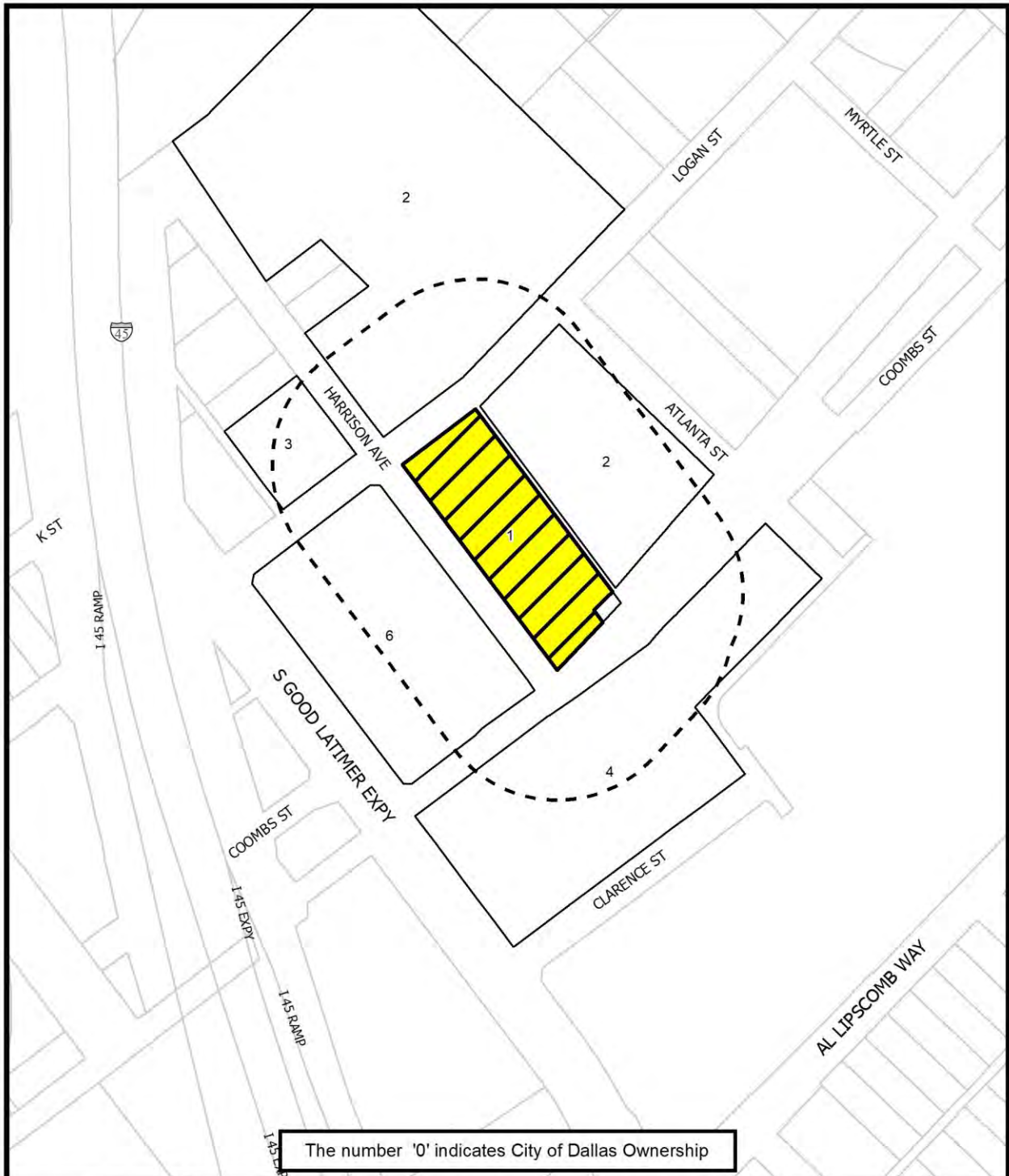
Deficiency

The site design will not conform to minimum Article X requirements for the street buffer zone landscape area, required number of site trees (on the lot), or required street trees. The street buffer zone is not provided for Harrison Avenue and for only a portion of Coombs Street. Existing site conditions and use prohibit compliance with the street buffer zone requirements along these frontages unless the total site is redesigned.

Recommendation

The chief arborist recommends approval of the proposed alternate landscape plan because strict compliance to Article X requirements will unreasonably burden the use of the property, and the special exception will not adversely affect neighboring properties.

Philip Erwin
Chief Arborist
Building Inspection



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

6

NUMBER OF PROPERTY
OWNERS NOTIFIED

Case no: **BDA201-024**

Date: **1/14/2021**

01/14/2021

Notification List of Property Owners

BDA201-024

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2428 HARRISON ST	DJD OPERATING LLC
2	2601 LOGAN ST	ENSERCH CORP
3	2525 LOGAN ST	PROPIEDADES CASA RICA INC
4	2500 S GOOD LATIMER EXPY	BALLOFFUN ENTERPRISES LLC
5	9999 COOMBS ST	BUDS SALADS INC
6	2424 S GOOD LATIMER EXPY	ACADIAN AMBULANCE SERVICE INC

FILE NUMBER: BDA201-025(OA)

BUILDING OFFICIAL'S REPORT: Application of Lillian Love Kennedy for a special exception to the fence height regulations at 7004 Creek Bend Road. This property is more fully described as Lot 49A Block 0/8727 and is zoned Planned Development District No. 106, which limits the height of a fence in the front yard to four feet. The applicant proposes to construct a six-foot four-inch-high fence in a required front yard, which will require a two-foot four-inch special exception to the fence regulations.

LOCATION: 7004 Creek Bend Road

APPLICANT: Lillian Love Kennedy

REQUEST:

A request for a special exception to the fence standards regulations related to height of two-feet four-inches is made to construct and maintain a six-foot-high wrought iron fence with a six-foot-four-inch wrought iron vehicular gate located in the site's required front yard on a property developed with a single family home.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the fence standards when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the fence standards since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

Site: PD No. 106 (Planned Development District)

North: PD No. 106 (Planned Development District)

South: PD No. 106 (Planned Development District)

East: PD No. 106 (Planned Development District)

West: PD No. 106 (Planned Development District)

Land Use:

The subject site is being developed with a single family home. The areas to the north, south, east, and west are developed with single family uses.

Zoning/BDA History:

There have not been any related board or zoning cases in the vicinity within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

This request for a special exception to the fence standards regulations related to height of two-feet four-inches is made to construct and maintain a six-foot-high wrought iron fence with a six-foot four-inch wrought iron vehicular gate located in the site's required front yard on a property developed with a single family home.

Dallas Development Code states that in all residential districts except multifamily districts a fence may not exceed four feet above grade when located in the required front yard. The subject site is zoned Planned Development District No. 106, which requires a 30-foot front yard setback.

The applicant has submitted a site plan and elevation showing the proposed fence in the front yard setback reaches a maximum height of six-feet four-inches.

The following additional information was gleaned from the submitted site plan:

- The location of the proposed fence is located at the lot line along Creek Bend Road or approximately between 22 and 28 feet from the pavement line.
- The length of the proposed fence in the front yard along Creek Bend Road is approximately 80 feet and 40 feet along the west side separating the adjacent property.

Staff conducted a field visit of the site and surrounding area (approximately 400 feet north, south, east, and west of the subject site) and noticed no other fences that appear to be above four feet-in-height and located in a front yard setback.

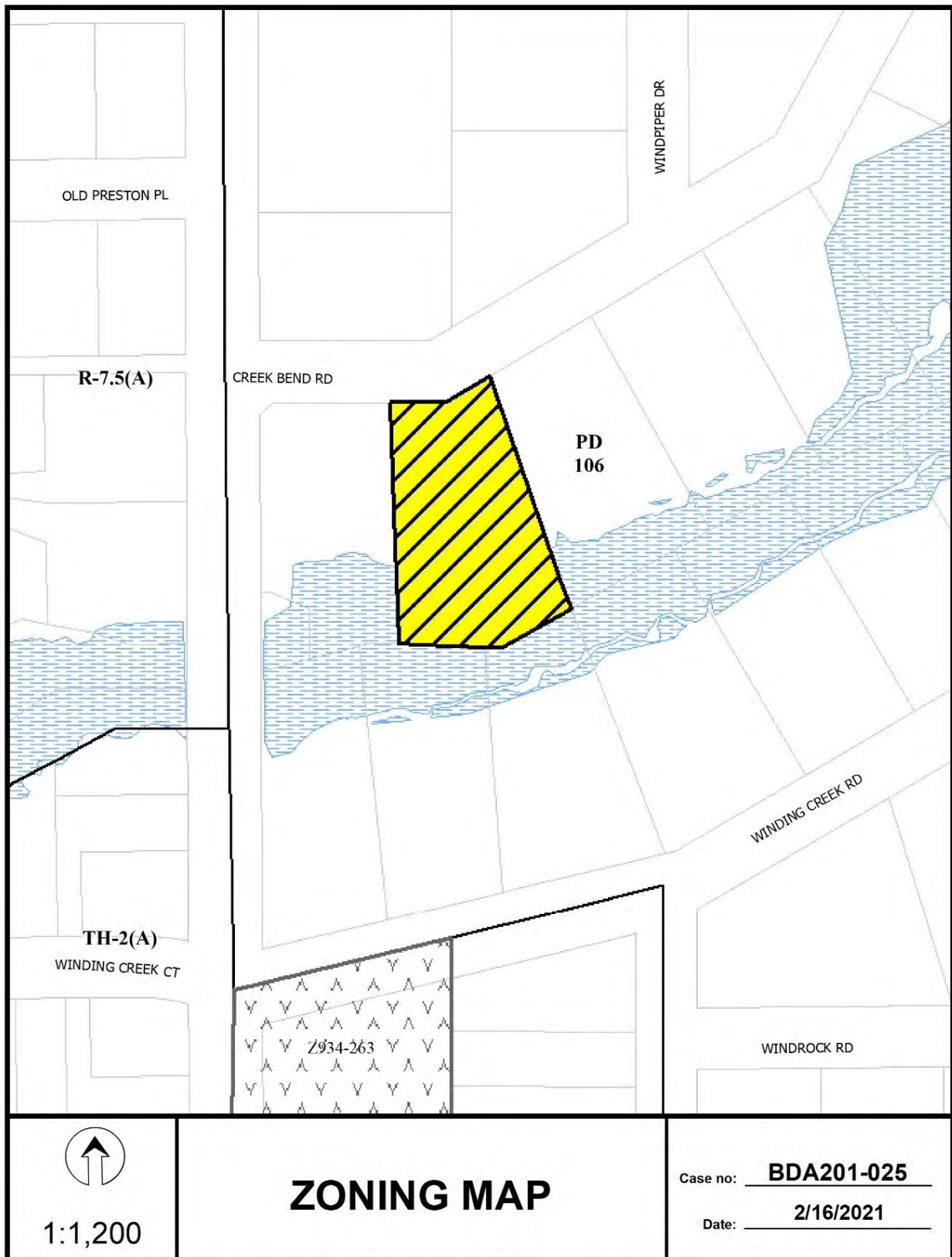
As of March 5, 2021, no letters have been submitted in support of or in opposition to this request.

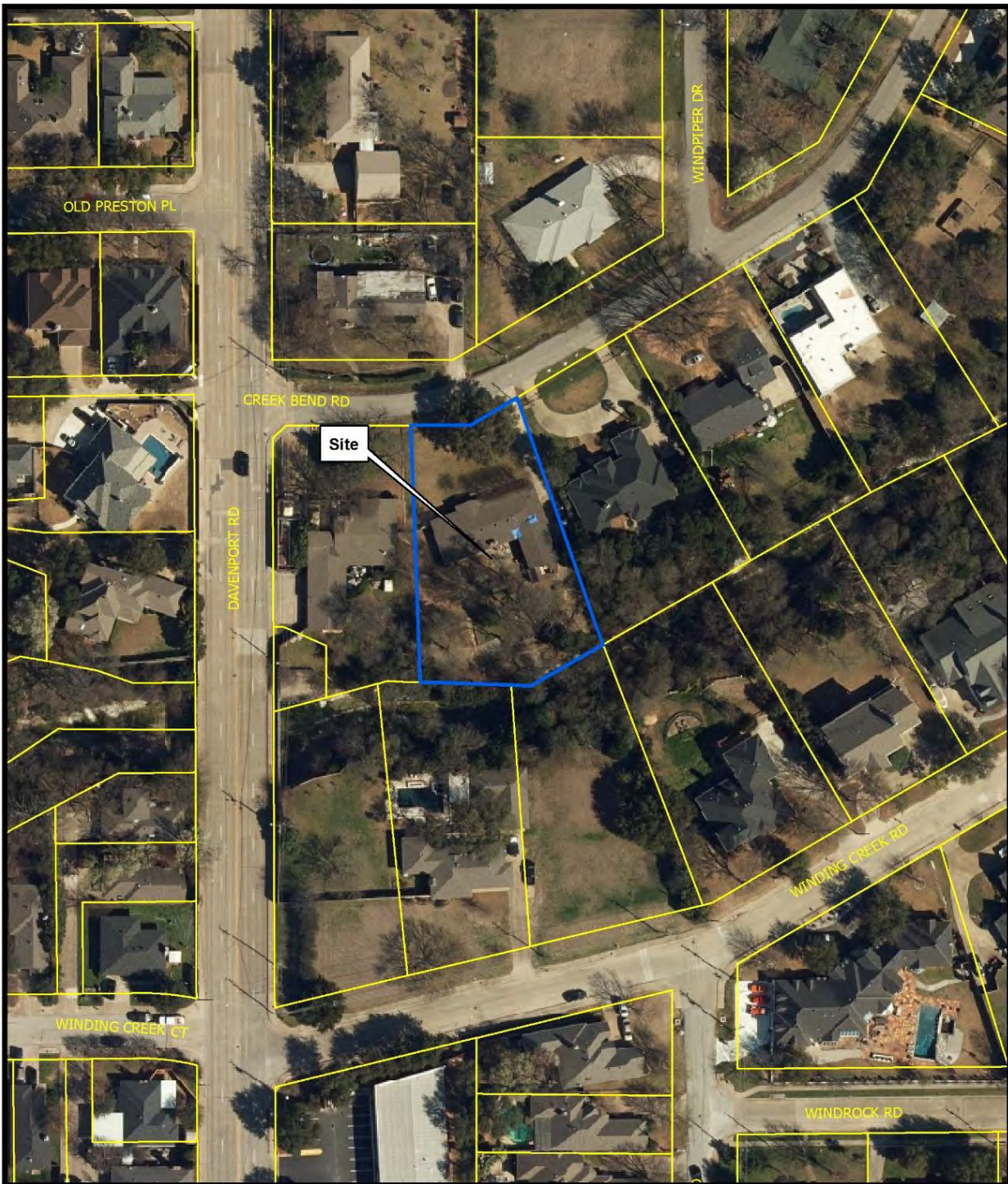
The applicant has the burden of proof in establishing that the special exception to the fence height regulations (whereby the proposal that would reach six-feet four-inches in-height) will not adversely affect neighboring property.

Granting this special exception with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal exceeding two-feet four-inches-in-height to be located in the front yard setback and to be constructed and maintained in the location and of the heights as shown on this document.

Timeline:

- December 16, 2020: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents that have been included as part of this case report.
- February 11, 2021: The Board of Adjustment Secretary randomly assigned this case to the Board of Adjustment Panel B.
- February 12, 2021: The Board of Adjustment Chief Planner/Board Administrator emailed the applicant the following information:
- a copy of the application materials including the Building Official’s report on the application;
 - an attachment that provided the public hearing date and panel that will consider the application; the February 23, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the March 5, 2021 deadline to submit additional evidence to be incorporated into the Board’s docket materials;
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”
- February 25, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearing. The review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Chief Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, the Assistant City Attorney to the Board.
- No review comment sheets were submitted in conjunction with this application.





1:1,200

AERIAL MAP

Case no: **BDA201-025**

Date: **2/16/2021**



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-025

Data Relative to Subject Property:

Date: 12-16-2020

Location address: 7004 Creek Bend Rd. Zoning District: _____

Lot No.: 49A Block No.: 0/8727 Acreage: 0.56 Census Tract: _____

Street Frontage (in Feet): 1) _____ 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Lillian Love Kennedy

Applicant: Lillian Love Kennedy Telephone: (214) 315-2055

Mailing Address: 7004 Creek Bend Rd. Dallas Zip Code: 75252

E-mail Address: llovekennedy31@gmail.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance __, or Special Exception ☒, of 2'4" Fence
Height in Front yard. Total Fence Height is 6'4"

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:

The fence is of similar material and placement and height as other fences throughout my neighborhood.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared _____

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

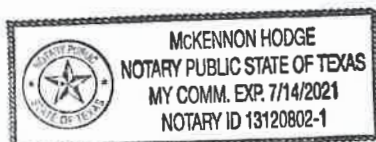
Respectfully submitted: Lillian Love Kennedy

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 17th day of December, 2020

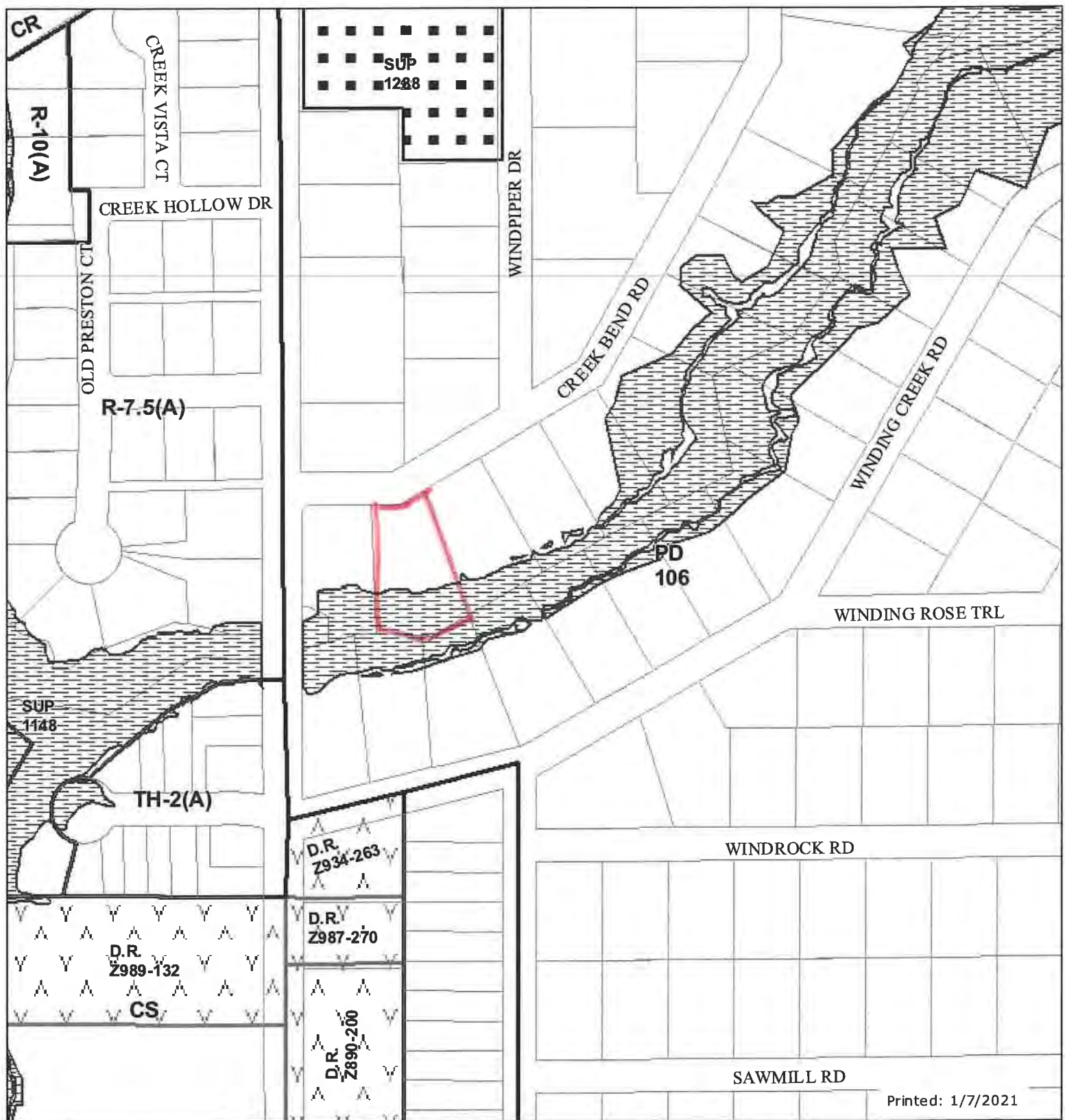
William Hodge, Notary Public
Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)



Chairman

5-7



Printed: 1/7/2021

Legend

City Limits	railroad	Dry Overlay	CD Subdistricts
School	Certified Parcels	D	PD Subdistricts
Floodplain	Base Zoning	D-1	PDS Subdistricts
100 Year Flood Zone	PD193 Oak Lawn	CP	NSO Subdistricts
Mill's Creek	Dallas Environmental Corridors	SP	NSO_Overlay
Peak's Branch	SPSP Overlay	MD Overlay	Escarpment Overlay
X Protected by Levee	Deed Restrictions	Historic Subdistricts	Parking Management Overlay 5-8
Parks	SUP	Historic Overlay	Shop Front Overlay
		Height Map Overlay	

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)



1:2,400

DOKS
RENNER)

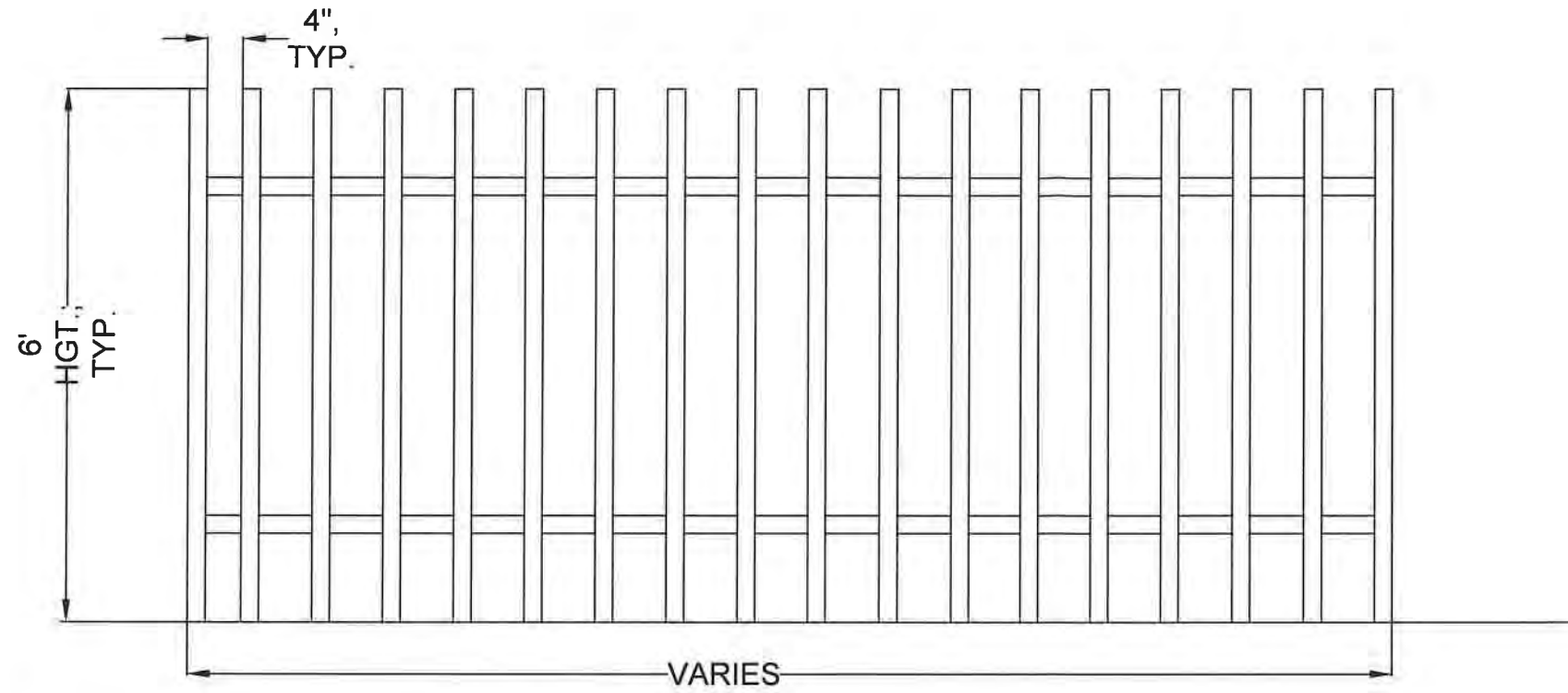
BRS 8-26-2003

PRESTON

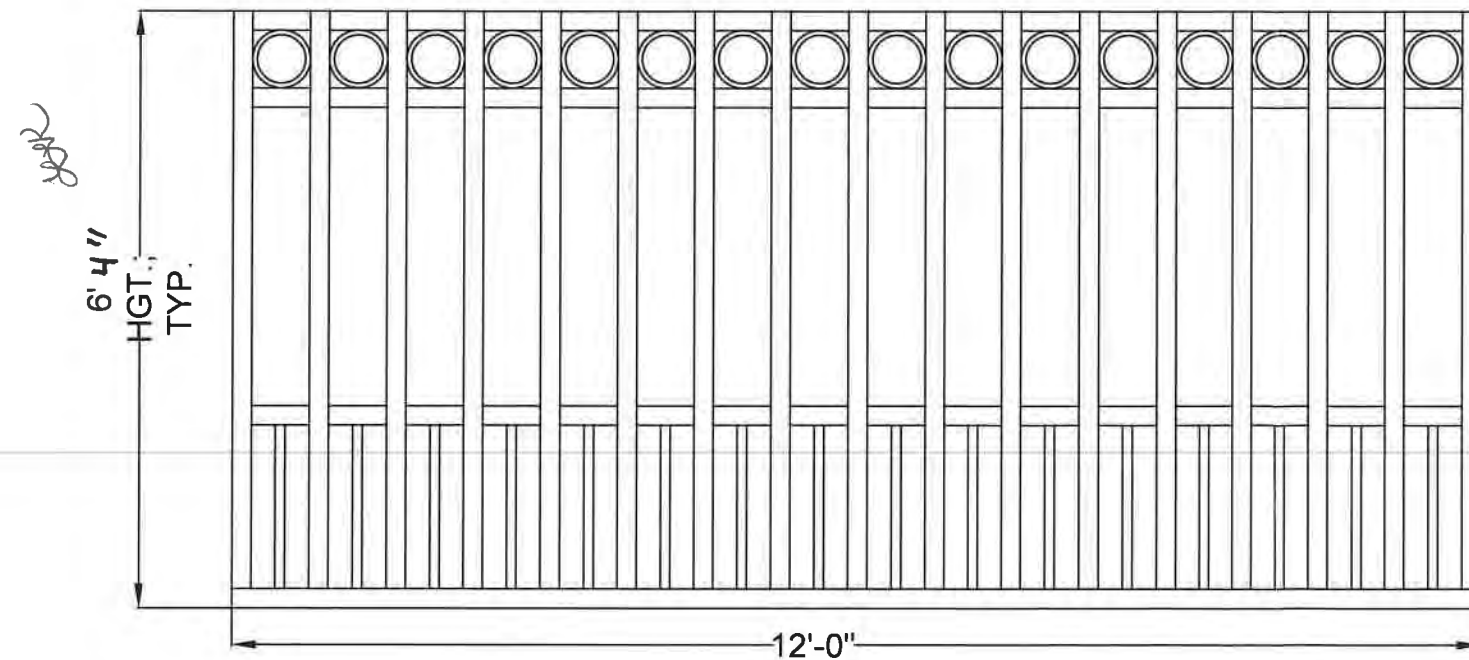
8729/B

'D / 8729/C





1a WROUGHT IRON FENCE ELEVATION
SCALE: 1/2"=1'-0"



1b WROUGHT IRON GATE ELEVATION
SCALE: 1/2"=1'-0"



BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

Baldwin Associates

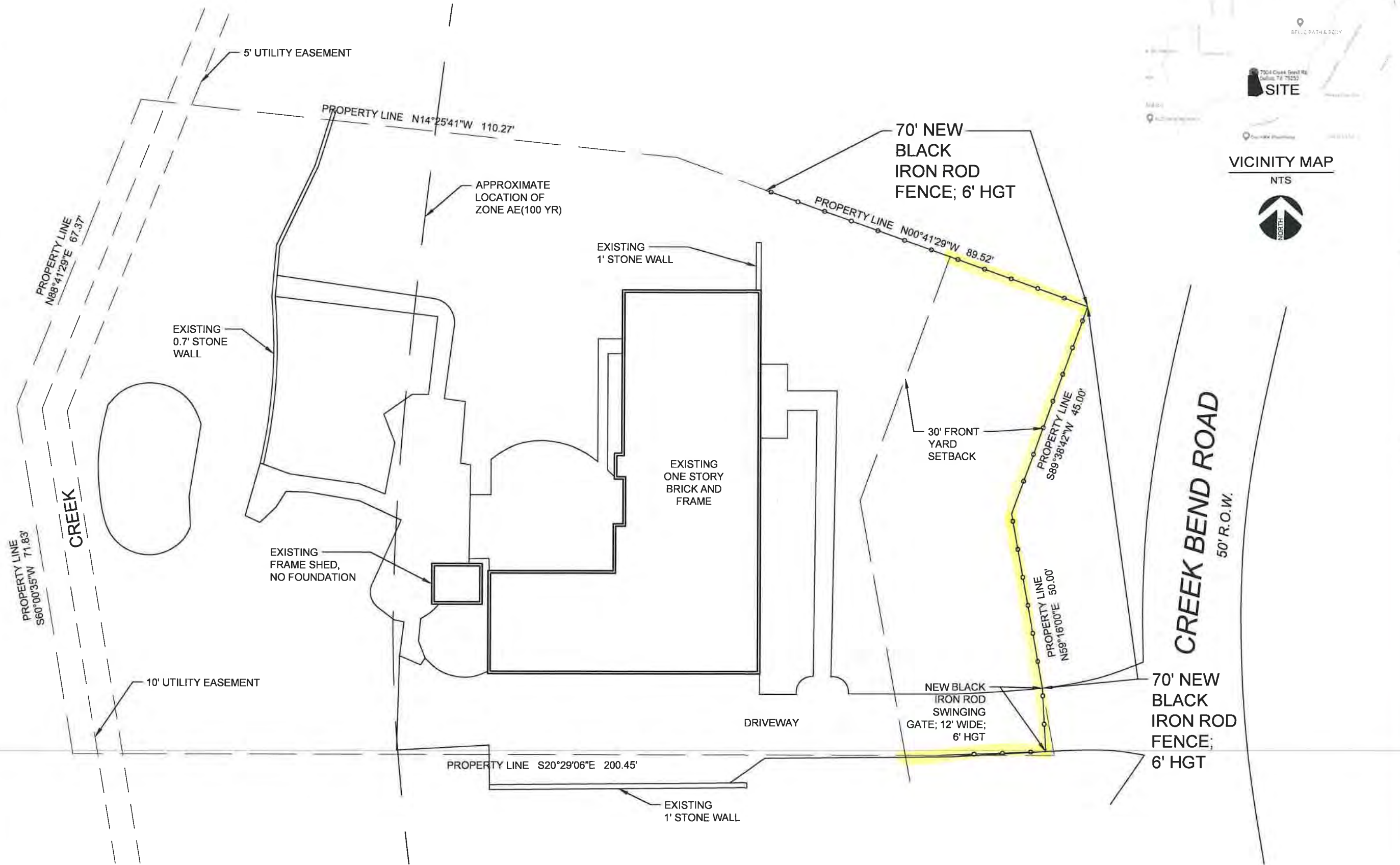
**7004 Creek Bend
CITY OF DALLAS, TEXAS**

01/06/2021
PROJECT NUMBER
CASE NUMBER



SITE PLAN

SCALE: 1" = 20'-0"



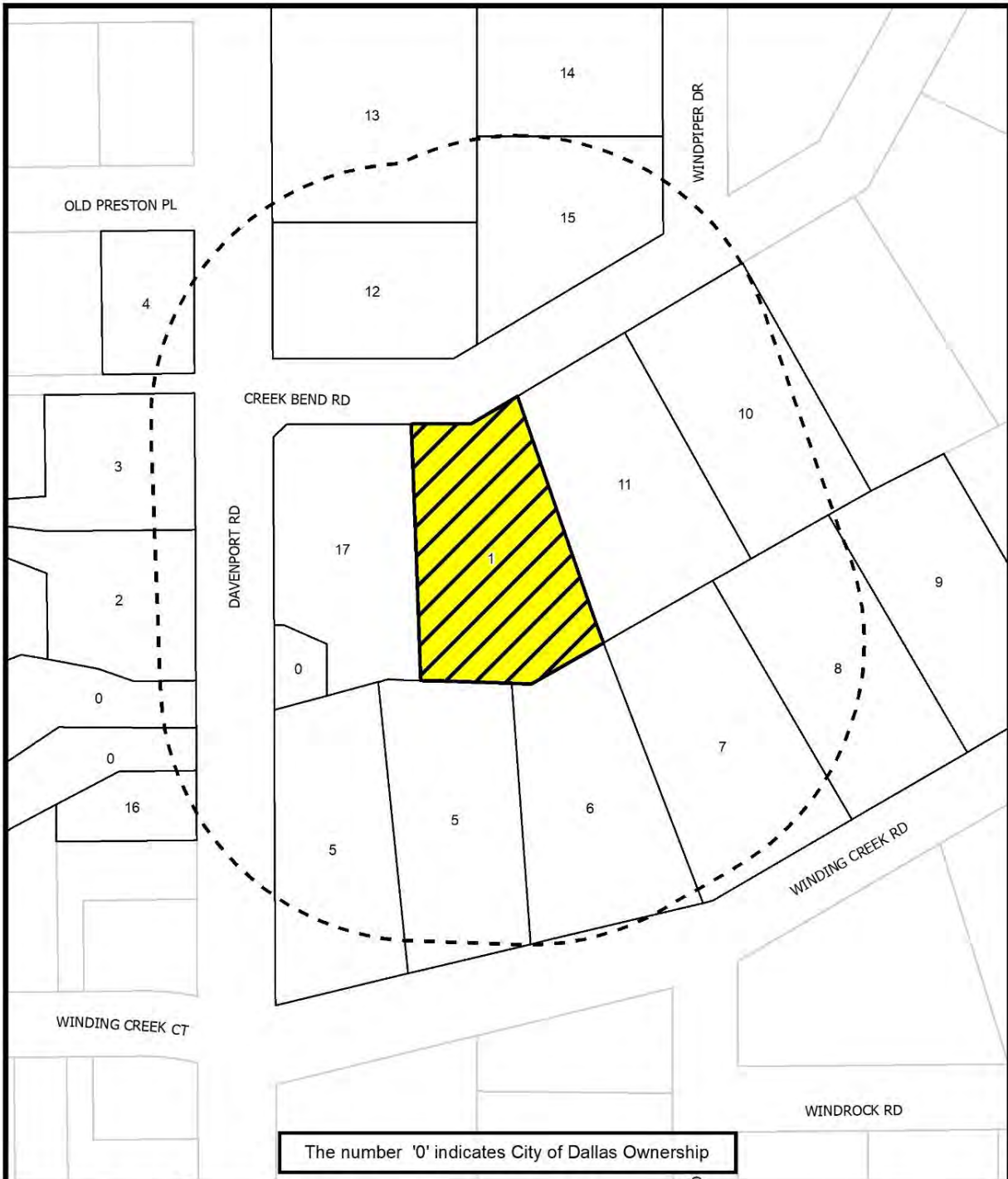
Baldwin
Associates

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

01/06/2021
PROJECT NUMBER

CASE NUMBER

7004 Creek Bend
CITY OF DALLAS, TEXAS



 1:1,200	NOTIFICATION	Case no: BDA201-025
	<div><div>200'</div>AREA OF NOTIFICATION</div> <div><div>17</div>NUMBER OF PROPERTY OWNERS NOTIFIED</div>	Date: 2/16/2021

02/16/2021

Notification List of Property Owners

BDA201-025

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7004 CREEK BEND RD	KENNEDY BRENDAN & LILLIAN L
2	17906 OLD PRESTON CT	WEI M XIAOYAN & LIPING LI
3	17908 OLD PRESTON CT	MISHLER STUART G FAMILY TRUST
4	6910 OLD PRESTON PL	MELTZER SHALOM &
5	7001 WINDING CREEK RD	GRINNELL JEFFREY H & TERESA
6	7009 WINDING CREEK RD	SABONI DORIS
7	7015 WINDING CREEK RD	OVED ENTERPRISES LLC
8	7019 WINDING CREEK RD	GANTER JOHN C & MARY JOAN
9	7023 WINDING CREEK RD	JURLINA PAMELA & MICHAEL REVOCABLE TRUST
10	7012 CREEK BEND RD	NANCLARES ALFONSO & MONIQUE
11	7008 CREEK BEND RD	BRION WILLIAM J & TERRY S
12	18000 DAVENPORT RD	LOWE SHANNON M
13	18004 DAVENPORT RD	DODS PAUL E W
14	17805 WINDPIPER DR	LYONS DAVID L
15	7001 CREEK BEND RD	HAND JIMMIE R
16	17911 DAVENPORT RD	COZZENS BARBARA
17	7000 CREEK BEND RD	NESBITT MICHAEL E

FILE NUMBER: BDA201-026(OA)

BUILDING OFFICIAL'S REPORT: Application of Mir Alikhan for a special exception to the fence height regulations at 4619 Coles Manor Place. This property is more fully described as Lot 1A, Block A/2002, and is zoned an MF-2(A) Multifamily District, which limits the height of a fence in the front yard to four feet. The applicant proposes to construct an eight-foot-high fence in a required front yard, which will require a four-foot special exception to the fence regulations.

LOCATION: 4619 Coles Manor Place

APPLICANT: Mir Alikhan

REQUEST:

A request for a special exception to the fence standards regulations related to a height of four feet is made to construct and maintain an eight-foot-high wood fence located in the site's required front yard on a site developed with a multifamily structure.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the fence standards when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the fence standards since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

Site: MF-2(A) Multifamily District
North: PD No. 424
East: MF-2(A) Multifamily District
South: R MF-2(A) Multifamily District
West: PD No. 424

Land Use:

The subject site is being developed with a single family home. The areas to the north, south, east, and west are developed with single family uses.

Zoning/BDA History:

There have not been any related board or zoning cases in the vicinity within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

This request for a special exception to the fence standards regulations related to a height of four feet is made to construct and maintain an eight-foot-high solid wood fence located in the site's required front yard on a site developed with a single family home.

Dallas Development Code states that in all residential districts except multifamily districts a fence may not exceed four feet above grade when located in the required front yard. The subject site is zoned an MF-2(A) Multifamily District, which requires a 15-foot front yard setback.

The applicant has submitted a site plan and elevation showing the proposed fence in the front yard setback reaches a maximum height of eight feet.

The following additional information was gleaned from the submitted site plan:

- The location of the proposed fence is located on the front lot line parallel to Coles Manor Place or approximately 6 feet from the pavement line.
- The length of the proposed fence in the front yard setback parallel to Coles Manor Place is approximately 93 feet.

Staff conducted a field visit of the site and surrounding area (approximately 400 feet north, south, east, and west of the subject site) and noticed no other fences that appear to be above four feet-in-height and located in a front yard setback.

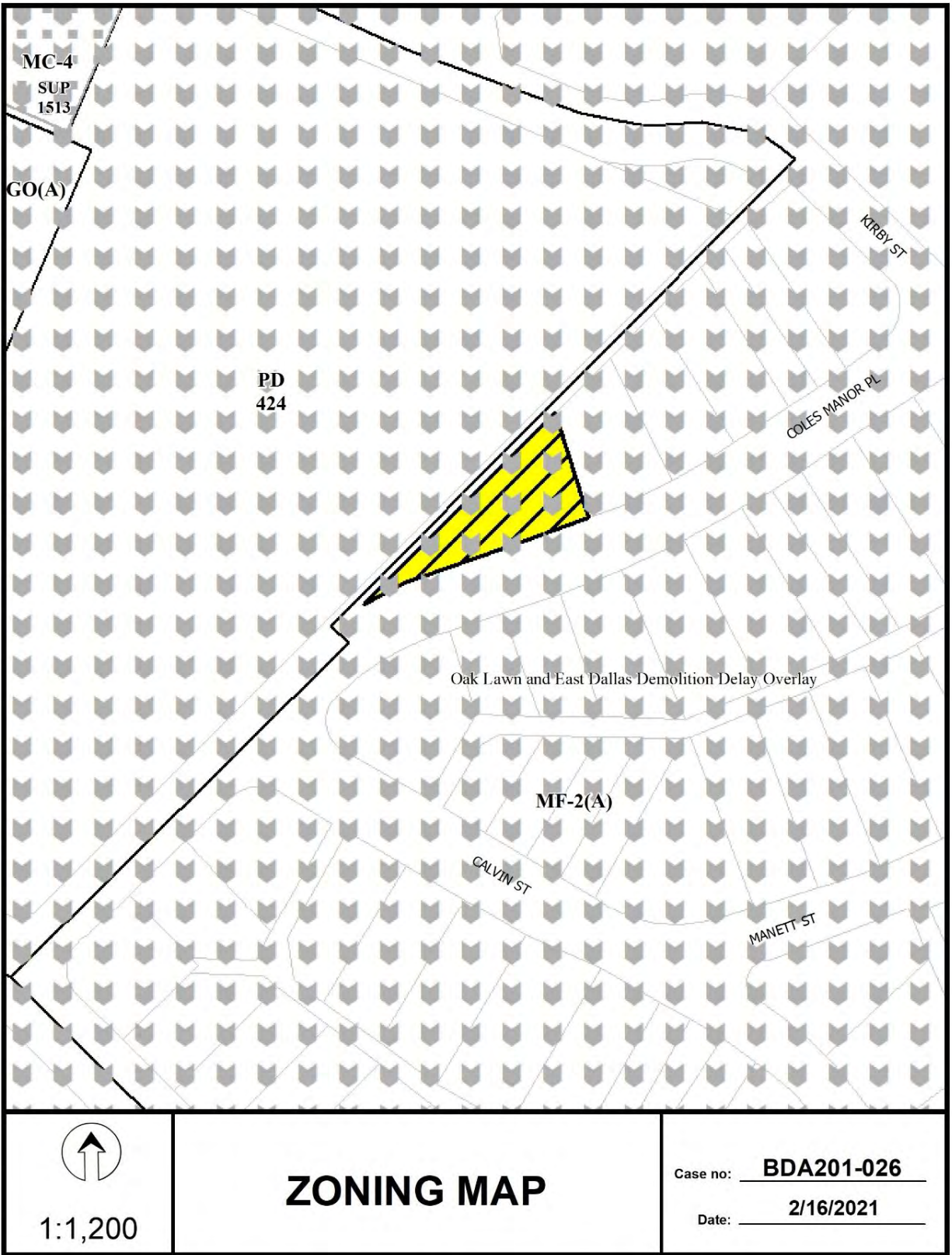
As of March 5, 2021, no letters have been submitted in support of or in opposition to this request.

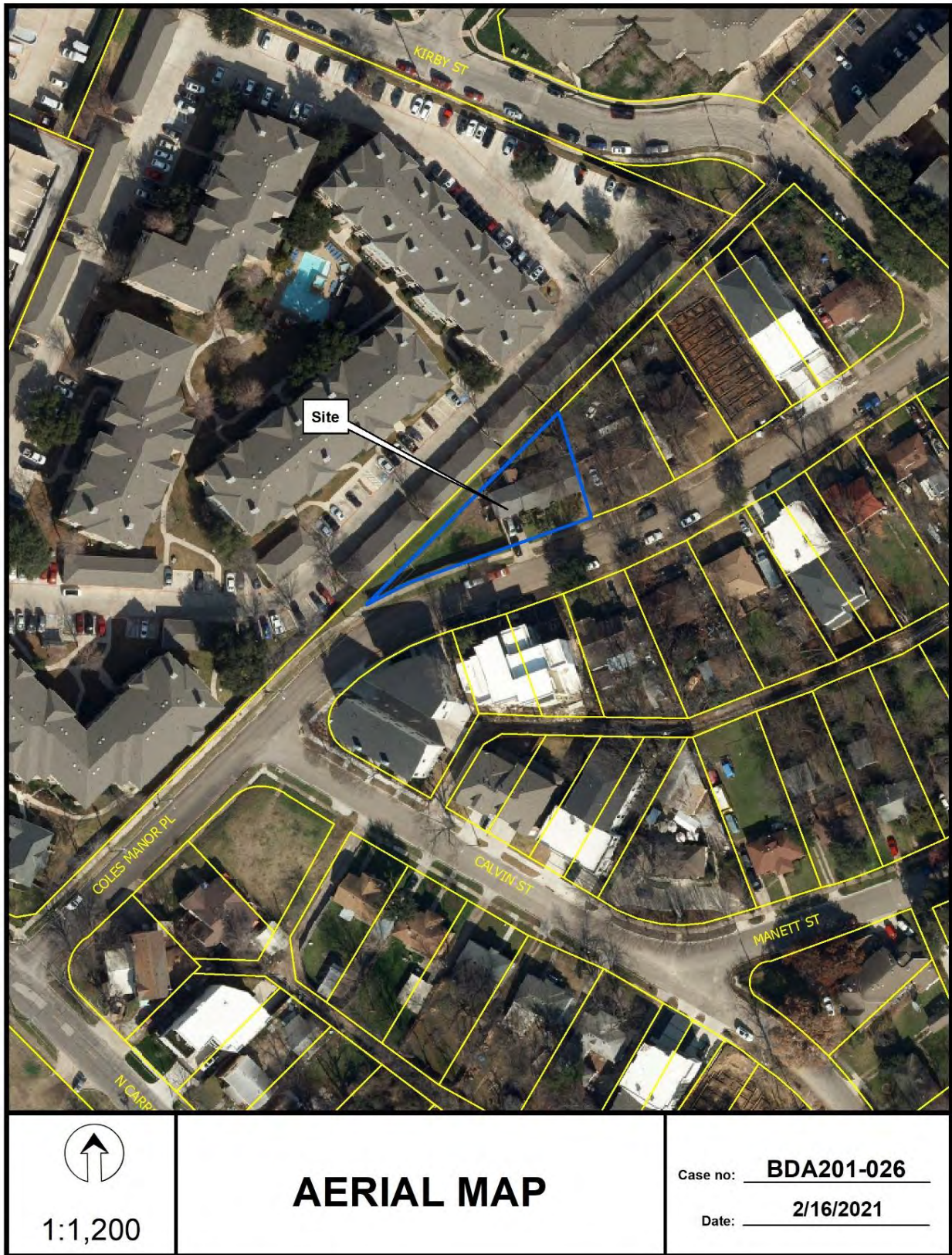
The applicant has the burden of proof in establishing that the special exception to the fence height regulations (whereby the proposal that would reach eight feet-in-height) will not adversely affect neighboring property.

Granting this special exception with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal exceeding four-feet-in-height to be located in the front yard setback and to be constructed and maintained in the location and of the heights as shown on this document.

Timeline:

- January 13, 2021: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents that have been included as part of this case report.
- February 11, 2021: The Board of Adjustment Secretary randomly assigned this case to the Board of Adjustment Panel B.
- February 12, 2021: The Board of Adjustment Chief Planner/Board Administrator emailed the applicant the following information:
- a copy of the application materials including the Building Official’s report on the application;
 - an attachment that provided the public hearing date and panel that will consider the application; the February 23, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the March 5, 2021 deadline to submit additional evidence to be incorporated into the Board’s docket materials;
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”
- February 25, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearing. The review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Chief Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, the Assistant City Attorney to the Board.
- No review comment sheets were submitted in conjunction with this application.







City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-026

Date: 12/23/2020 1-13-2021

Data Relative to Subject Property:

Location address: 4619 COLES MANOR PLACE Zoning District: BELMONT PARK MF 2(A)
 Lot No.: 1A Block No.: A/2002 Acreage: .20 Census Tract: 8.00
 Street Frontage (in Feet): 1) 159' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): MAIL ANSON DEVELOPMENT COMPANY

Applicant: MIR ALIKHAN Telephone: 469 826 6238

Mailing Address: 2727 INWOOD DR #1458, DALLAS Zip Code: 75235

E-mail Address: drmk26@gmail.com

Represented by: N/A Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance ☒ or Special Exception ☒ of less than 50'
Fence location openness on front lot line, total
Fence height of 8', need 4' special exception.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:

Modifying fence location to expand the back yard for more
trees & landscaping in the back yard.
Modified fence location would preserve the side walk as is.
There is no cross-street at the end of this corner unit.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Mir Alikhan
 (Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject

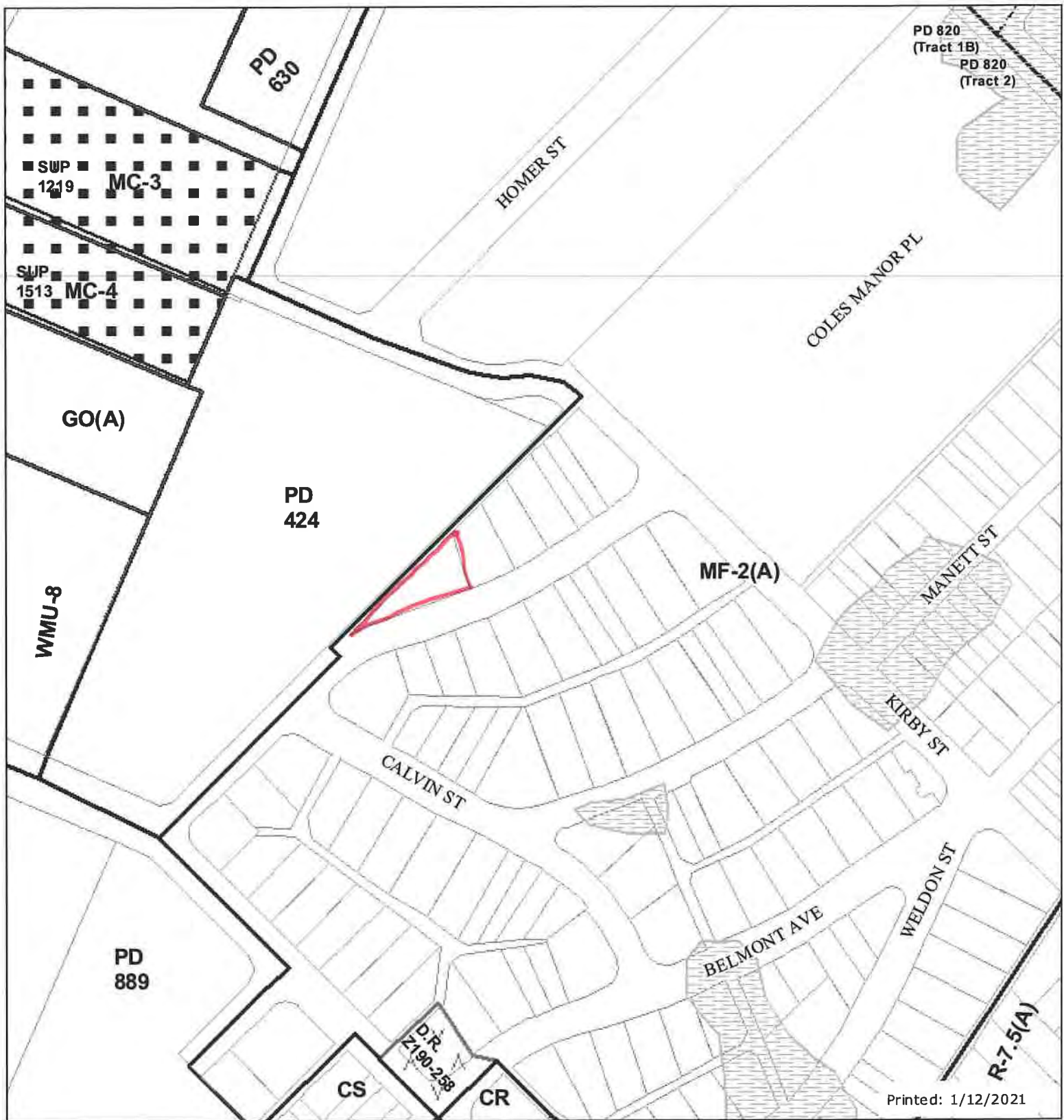


Respectfully submitted: Mir Alikhan
 (Affiant/Applicant's signature)

Subscribed and sworn to before me this 31 day of December, 2020

Tyreece Stephens
 Notary Public in and for Dallas County, Texas

Chairman



Printed: 1/12/2021

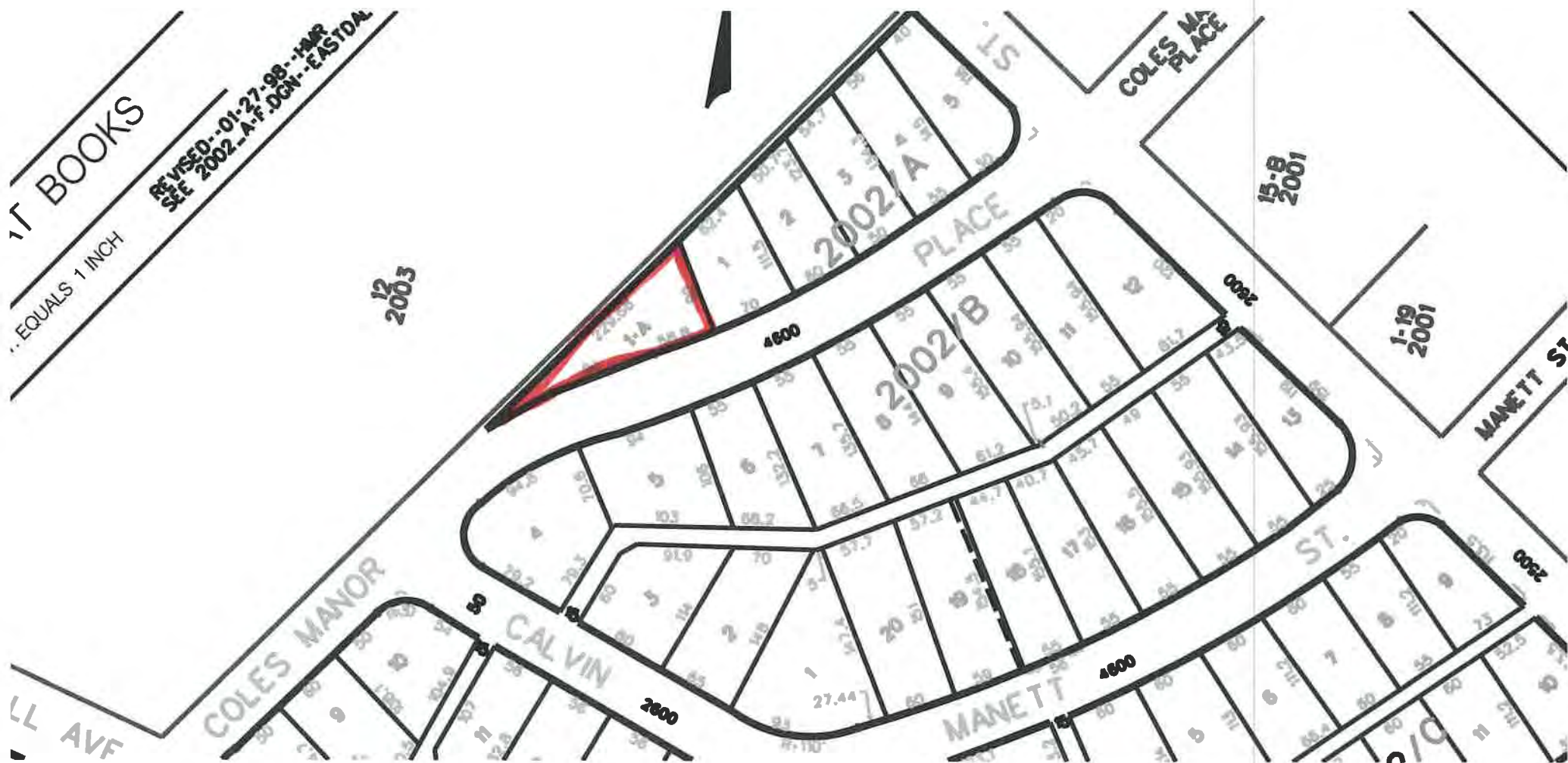
Legend

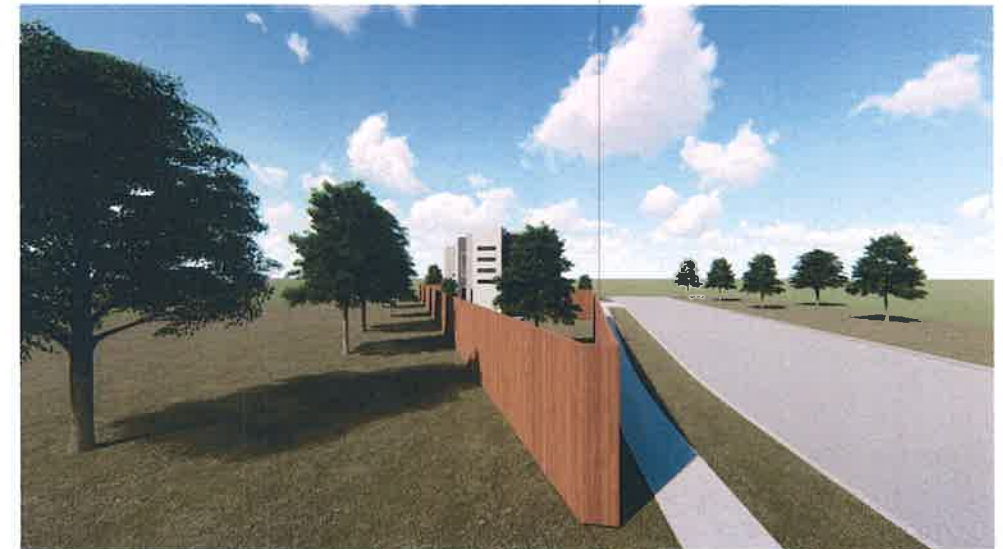
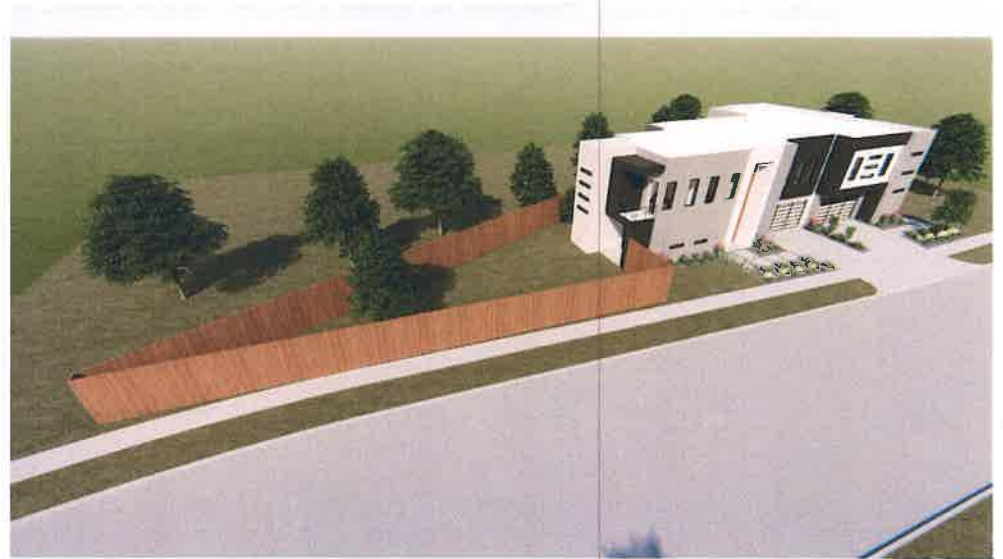
City Limits	Railroad	Dry Overlay	CD Subdistricts
School	Certified Parcels	D	PD Subdistricts
Roadplain	Base Zoning	D-1	PDS Subdistricts
100 Year Flood Zone	PD193 Oak Lawn	CP	NSO Subdistricts
Mill's Creek	Dallas Environmental Corridors	SP	NSO_Overlay
Peak's Branch	SPD Overlay	MD Overlay	Escarpment Overlay
X Protected by Levee	Deed Restrictions	Historic Subdistricts	Parking Management Overlay 6-8
Parks	SUP	Historic Overlay	Shop Front Overlay
		Height Map Overlay	

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)



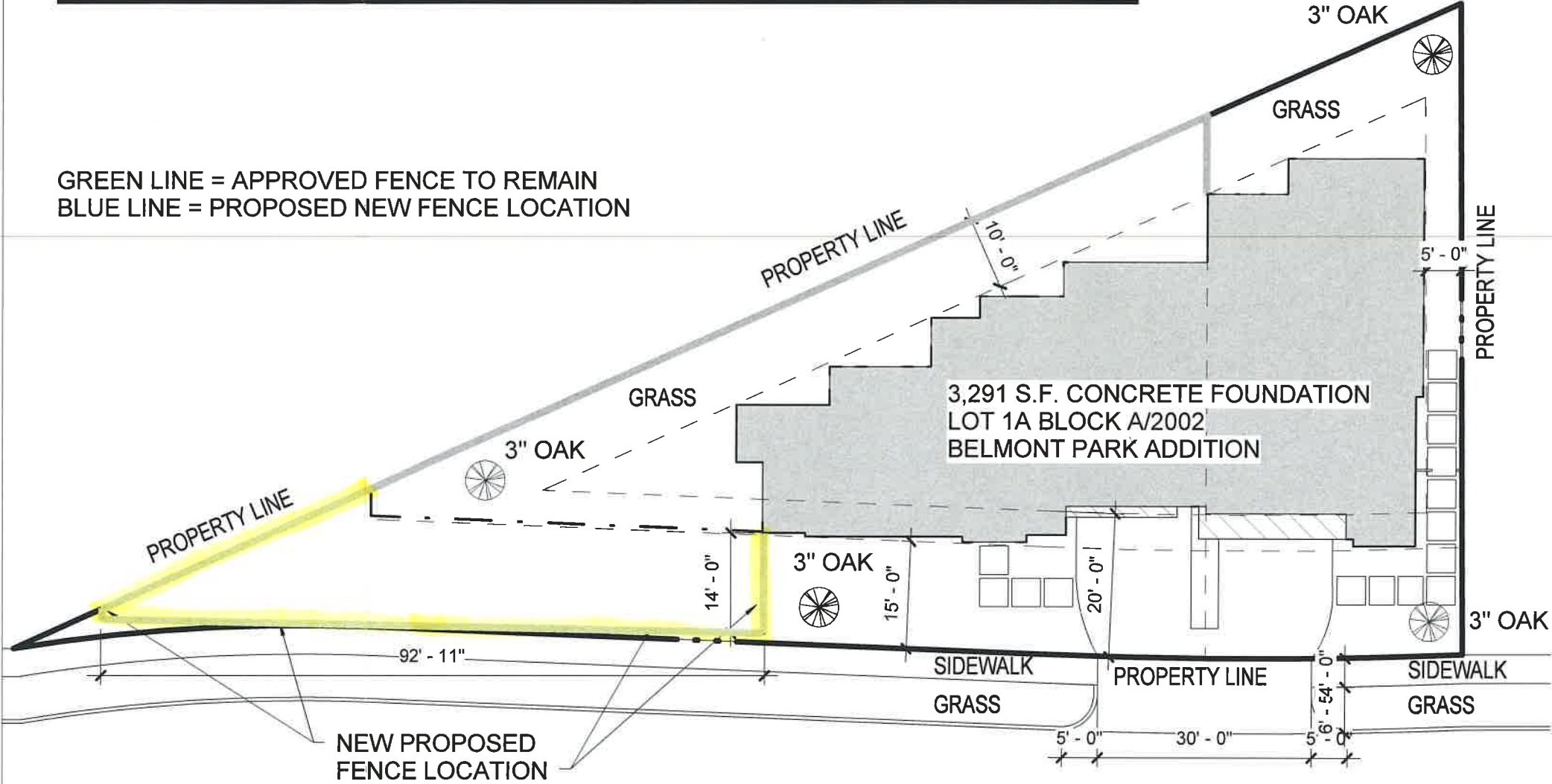
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4617 COLES MANOR PLACE FENCE VARIANCE

GREEN LINE = APPROVED FENCE TO REMAIN
BLUE LINE = PROPOSED NEW FENCE LOCATION



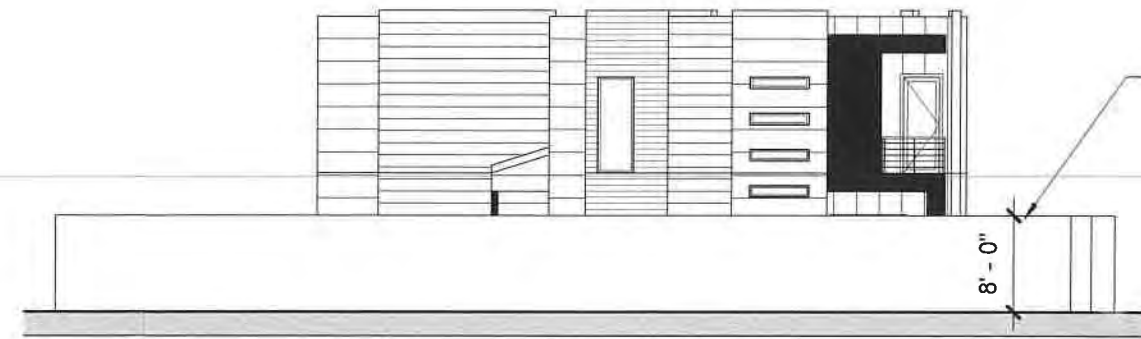
COLES MANOR PLACE

SITE PLAN

SCALE: 1" = 20'-0"

1





PROPOSED NEW LOCATION
FOR 8' WOOD FENCE

LEFT ELEVATION

SCALE: 1/16" = 1'-0"

2

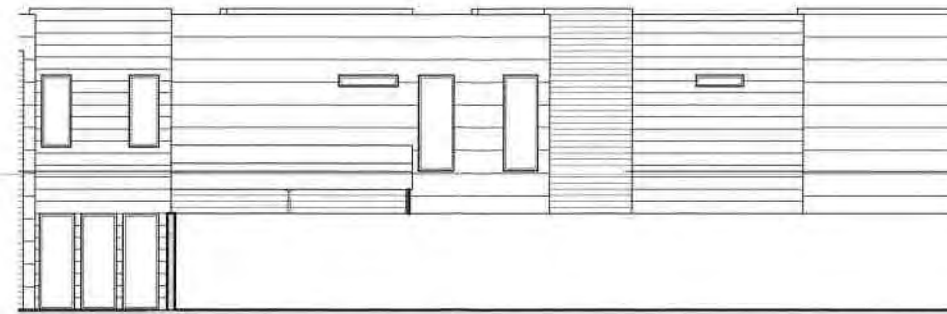


PROPOSED NEW LOCATION
FOR 8' WOOD FENCE

RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

1



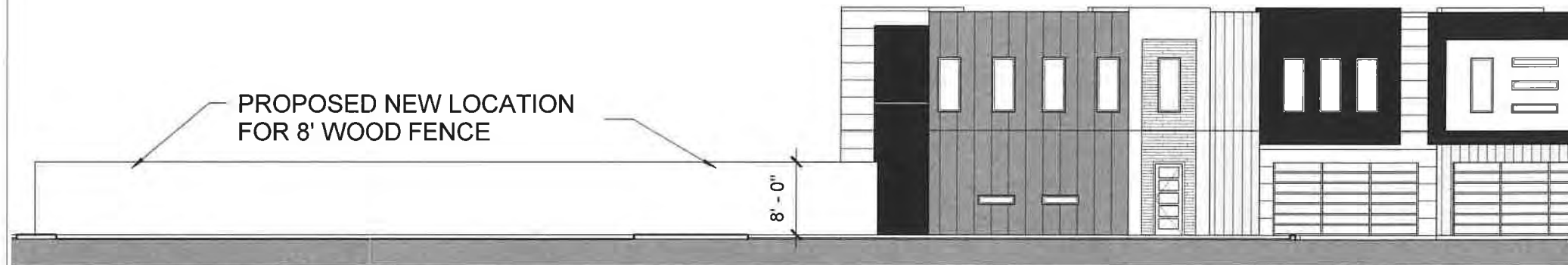
PROPOSED NEW LOCATION
FOR 8' WOOD FENCE

8' - 0"

REAR ELEVATION

SCALE: 1/16" = 1'-0"

2



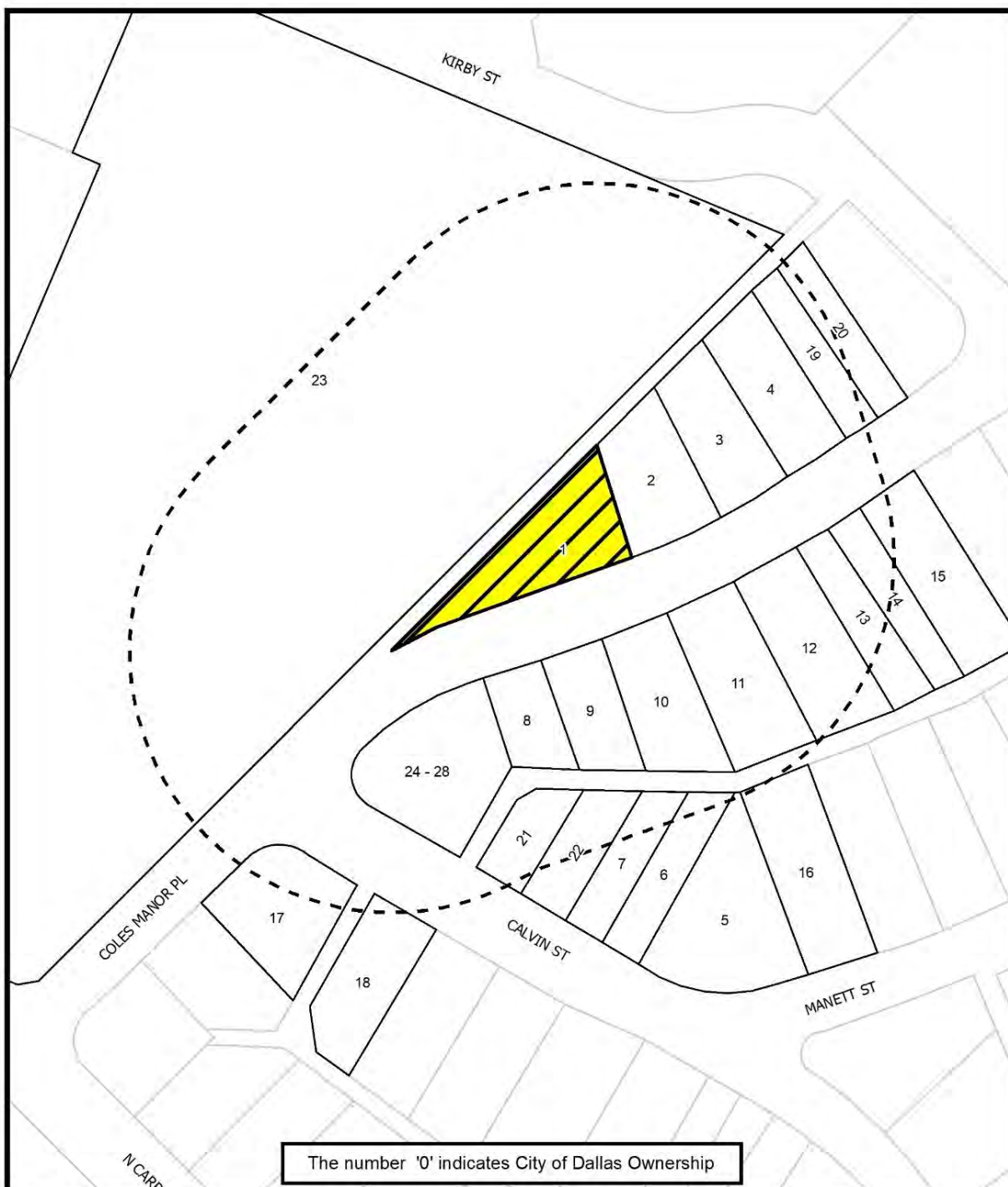
PROPOSED NEW LOCATION
FOR 8' WOOD FENCE

8' - 0"

FRONT ELEVATION

SCALE: 1/16" = 1'-0"

1



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">28</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: BDA201-026 Date: 2/16/2021
--	---	--

02/16/2021

Notification List of Property Owners

BDA201-026

28 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4619 COLES MANOR PL	MAIL ANSON DEVELOPMENT COMPANY
2	4625 COLES MANOR PL	Taxpayer at
3	4631 COLES MANOR PL	HUMPHREY RONALD RAY & KAREN
4	4635 COLES MANOR PL	TRIMILL HOLDINGS LLC
5	2602 CALVIN ST	MEZA ENRIQUE M &
6	2608 CALVIN ST	MORICE DAVID
7	2608 CALVIN ST	BROWN MATTHEW
8	4614 COLES MANOR PL	KELLEY MARCO A &
9	4616 COLES MANOR PL	BALLARD THOMAS O &
10	4622 COLES MANOR PL	ESCOBEDO ANDRES MARTINEZ
11	4626 COLES MANOR PL	COLES MANOR CONDOS LLC
12	4630 COLES MANOR PL	ZAHIR MOHAMMAD
13	4634 COLES MANOR PL	ELEBESUNU CHRISTOPHER O
14	4636 COLES MANOR PL	IBRAHIM IBRAHIM
15	4638 COLES MANOR PL	GUZMAN SYLVIA &
16	4609 MANETT ST	MONTOYA EVAN PIERCE
17	2629 CALVIN ST	REDDY RATHAN A &
18	2621 CALVIN ST	NGUYEN SPRING
19	4639 COLES MANOR PL	ALI FEHZAN & KARIMA
20	4641 COLES MANOR PL	STEELE ANDREW
21	2616 CALVIN ST	WOOTTON DEBORAH C
22	2614 CALVIN ST	MOORE STERLING PATRICK
23	2802 N CARROLL AVE	CARSON CITY PARKWAY LLC
24	2630 CALVIN ST	MOSS JARED M & AUDREY D
25	2630 CALVIN ST	KIRKPATRICK MARK &
26	2630 CALVIN ST	ADELSON PAUL A & SHARON
27	4608 COLES MANOR PL	RICCIARDI ANTHONY M &
28	4608 COLES MANOR PL	KERR JACK

FILE NUMBER: BDA201-027(OA)

BUILDING OFFICIAL'S REPORT: Application of Megan Knauss for a special exception to the single-family regulations at 1235 Flanders Street. This property is more fully described as the west 75 feet of Lot 2 Block 9/3970, and is zoned an R-7.5(A) Single Family District, which limits the number of dwelling units to one. The applicant proposes to construct and maintain an additional dwelling unit for non-rent, which will require a special exception to the single-family zoning use regulations.

LOCATION: 1235 Flanders Street

APPLICANT: Megan Knauss

REQUESTS:

A request for a special exception to the single family use regulations is made to construct and maintain a one-story additional dwelling unit structure on a site being developed with a single family use.

STANDARD FOR A SPECIAL EXCEPTION TO THE SINGLE FAMILY USE REGULATIONS TO AUTHORIZE AN ADDITIONAL DWELLING UNIT:

Section 51-4.201(b)(1)(E)(i) of the Dallas Development Code specifies that the board may grant a special exception to the single family use regulations of the Dallas Development Code to authorize an additional dwelling unit on a lot when, in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

In granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to authorize an additional dwelling unit since the basis for this type of appeal is when in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

BACKGROUND INFORMATION

Zoning:

Site: R-7.5 (A) Single Family District
North: R-7.5 (A) Single Family District
South: R-7.5 (A) Single Family District
East: R-7.5 (A) Single Family District
West: R-7.5 (A) Single Family District

Land Use:

The subject site and surrounding properties are developed with single family uses.

Zoning/BDA History:

There have not been any related board or zoning cases in the vicinity within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

This request for a special exception to the single family use regulations focuses on constructing and maintaining a one-story additional dwelling on a site being developed with a single family use.

The site is zoned an R-7.5(A) Single Family District where the Dallas Development Code permits one dwelling unit per lot.

The single family use regulations of the Dallas Development Code state that only one dwelling unit may be located on a lot and that the Board of Adjustment may grant a special exception to this provision and authorize an additional dwelling unit on a lot when, in the opinion of the board, the special exception will not: (1) be use as rental accommodations; or (2) adversely affect neighboring properties.

The Dallas Development Code defines:

- a “single family” use as “one dwelling unit located on a lot;” and a “dwelling unit” as “one or more rooms to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.”
- a “kitchen” as “any room or area used for cooking or preparing food and containing one or more ovens, stoves, hot plates, or microwave ovens; one or more refrigerators; and one or more sinks. This definition does not include outdoor cooking facilities.”

- a “bathroom” as “any room used for personal hygiene and containing a shower or bathtub or containing a toilet and sink.”
- a “bedroom” as “any room in a dwelling unit other than a kitchen, dining room, living room, bathroom, or closet. Additional dining rooms and living rooms, and all dens, game rooms, sunrooms, and other similar rooms are considered bedrooms.”

The submitted site plan identifies the location of two building footprints, the larger of the two denoted as “conditioned main residence,” which is the proposed single family residential main structure. The smaller of the two structures is marked as “guest house”.

This request centers on the function of what is proposed to be inside the smaller structure on the site – the “proposed guest house” structure, specifically its collection of rooms/features shown on the floor plan.

DCAD records identify the site as having “no improvements” for the property at 1235 Flanders Street.

According to the submitted site plan the main structure will contain 2,550 square feet of total living area and the proposed additional dwelling unit will contain 385 square feet of living area.

The applicant has the burden of proof in establishing that the additional dwelling unit will not be used as rental accommodations (by providing deed restrictions, if approved) and will not adversely affect neighboring properties.

As of March 5, 2021, no letters have been submitted in support of or in opposition to the request.

If the board were to approve this request, the board may choose to impose a condition that the applicant complies with the site plan if they feel it is necessary to ensure that the special exception will not adversely affect neighboring properties. However, granting this special exception request will not provide any relief to the Dallas Development Code regulations other than allowing an additional dwelling unit on the site (i.e. development on the site must meet all required code requirements).

The Dallas Development Code states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

Timeline:

January 21, 2021: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

February 11, 2021: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

February 12, 2021: The Board of Adjustment Chief Planner/Board Administrator emailed the applicant the following information:

- a copy of the application materials including the Building Official’s report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the February 23, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the March 5, 2021 deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”

February 23, 2021: The applicant submitted a letter to the board (**Attachment A**).

February 25, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearing. The review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Chief Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, the Assistant City Attorney to the Board.

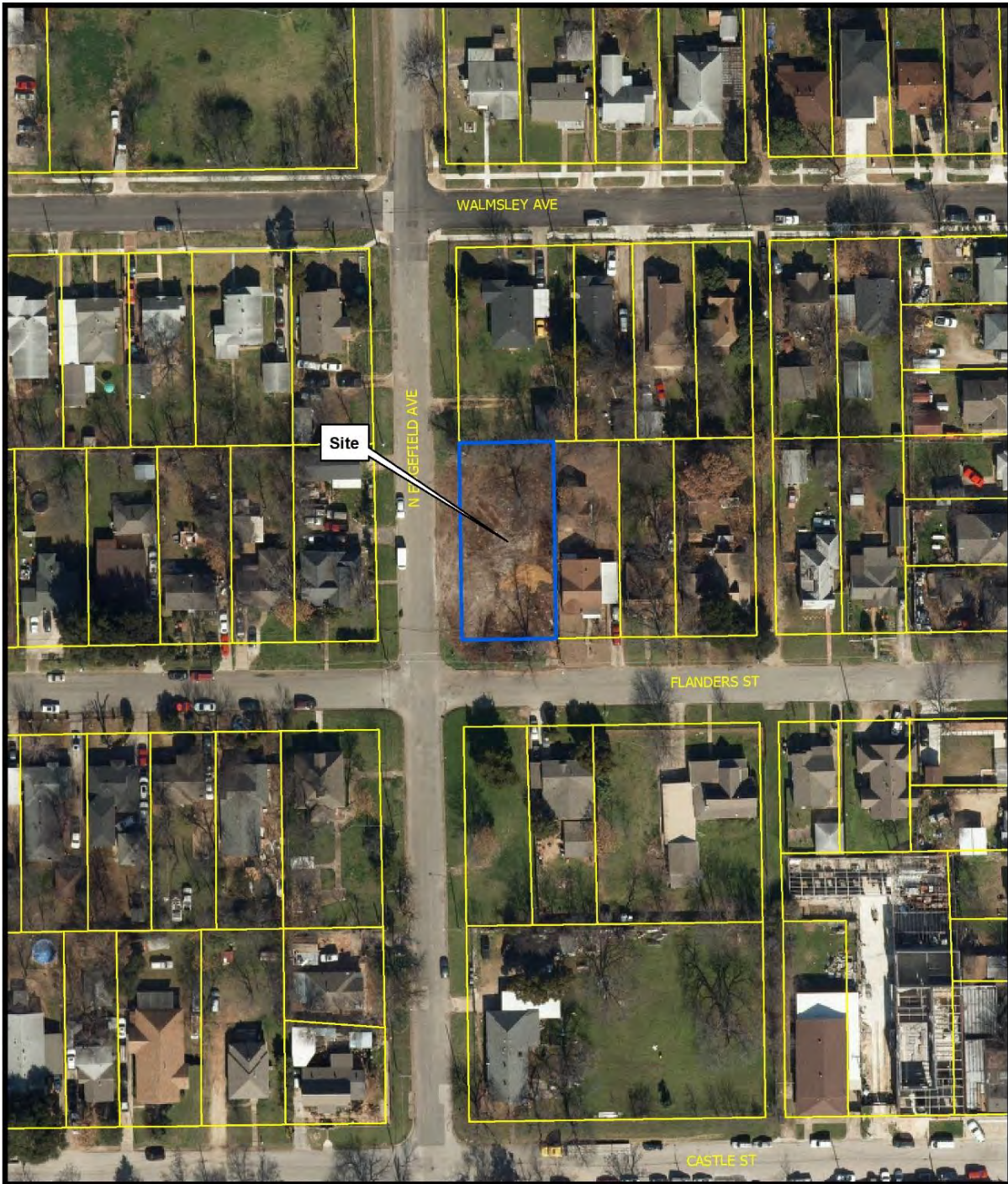
No review comment sheets were submitted in conjunction with this application.



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ZONING MAP

Case no: **BDA201-027**
Date: **2/16/2021**



1:1,200

AERIAL MAP

Case no: BDA201-027

Date: 2/16/2021



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-027

Date: 1-21-2021

Data Relative to Subject Property:

Location address: 1235 Flanders St. Dallas, 75206

Zoning District: R7.5(A)

Lot No.: W. 75ft Lt 2 Block No.: 9/3970 Acreage: 10,907 SqFt Census Tract: 43.00

Street Frontage (in Feet): 1) East 75 2) S. East 150 3) West 75 4) N. West 150 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Megan Knauss

Applicant: Megan Knauss Telephone: 214-354-7386

Mailing Address: 1721 N. Winnetka Ave Zip Code: 75208

E-mail Address: knaussme@gmail.com

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance , or Special Exception X, of

approval for accessory dwelling

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

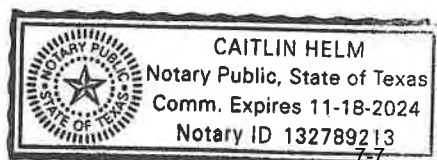
Before me the undersigned on this day personally appeared Megan Knauss
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: [Signature]
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 21 day of January, 2021

(Rev 08-01-11)



Notary Public in and for Dallas County, Texas



Printed: 1/21/2021

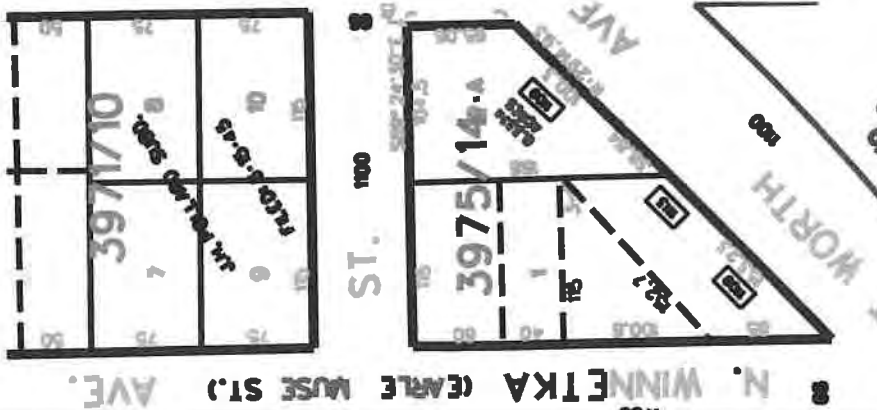
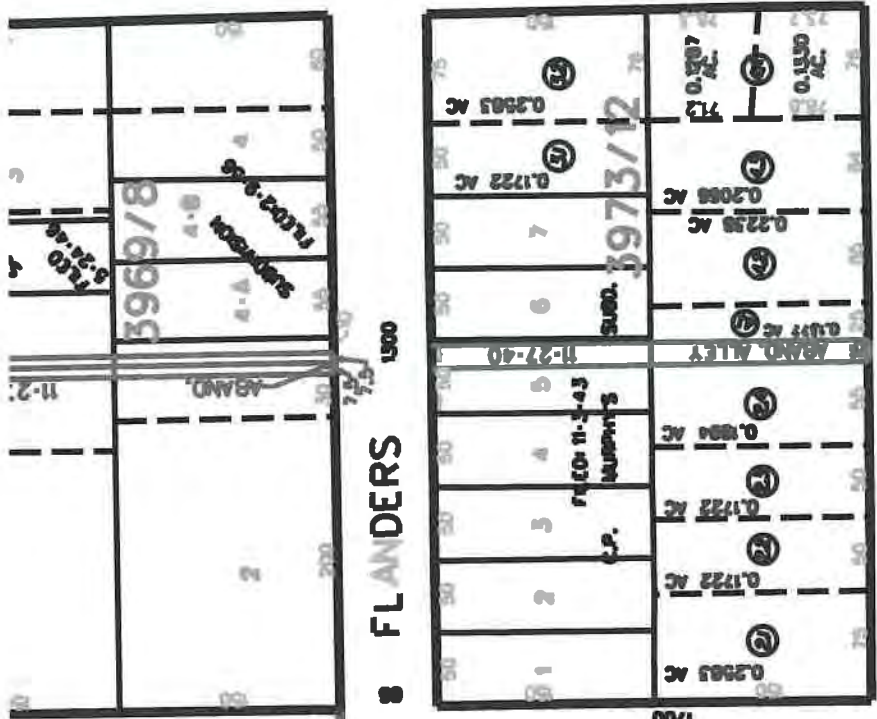
Legend

City Limits	railroad	Dry Overlay	CD Subdistricts
School	Certified Parcels	D	PD Subdistricts
Floodplain	Base Zoning	D-1	PDS Subdistricts
100 Year Flood Zone	PD193 Oak Lawn	CP	NSO Subdistricts
Mills Creek	Dallas Environmental Corridors	SP	NSO_Overlay
Peak's Branch	SPSP Overlay	MD Overlay	Escarpment Overlay
X Protected by Levee	Deed Restrictions	Historic Subdistricts	Parking Management Overlay 7-9
Parks	SUP	Historic Overlay	Shop Front Overlay
		Height Map Overlay	

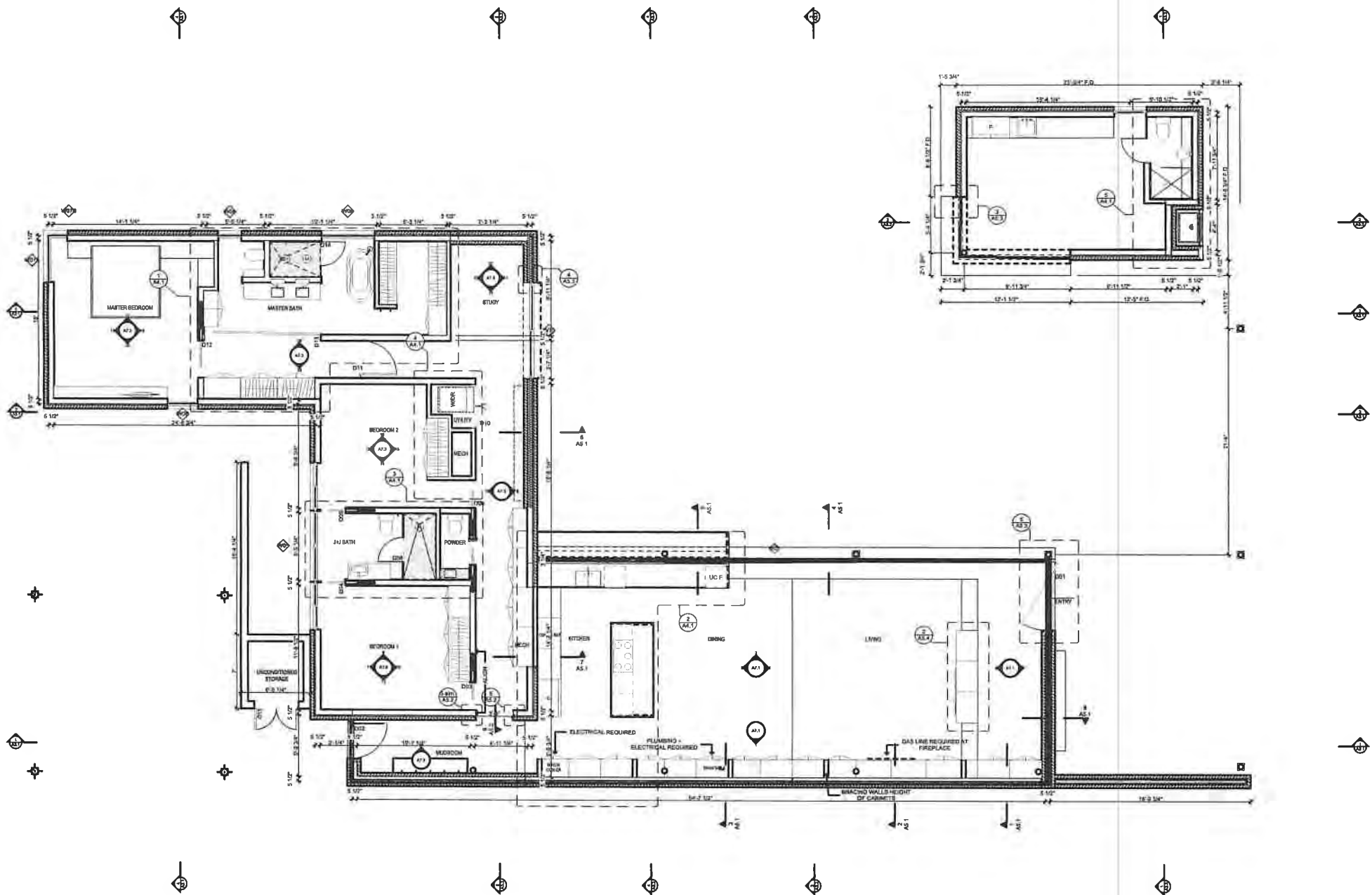
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FLOOR PLAN
NOTE TO SCALE

CONSULTANTS

The Healy Group
Andy Pagano
4434 West Lovers Lane, Dallas TX 75209
972.516.9351

Chadwick
Alan Chidnam
1701 N Collins Blvd, Richardson, TX 75080
214.451.6630

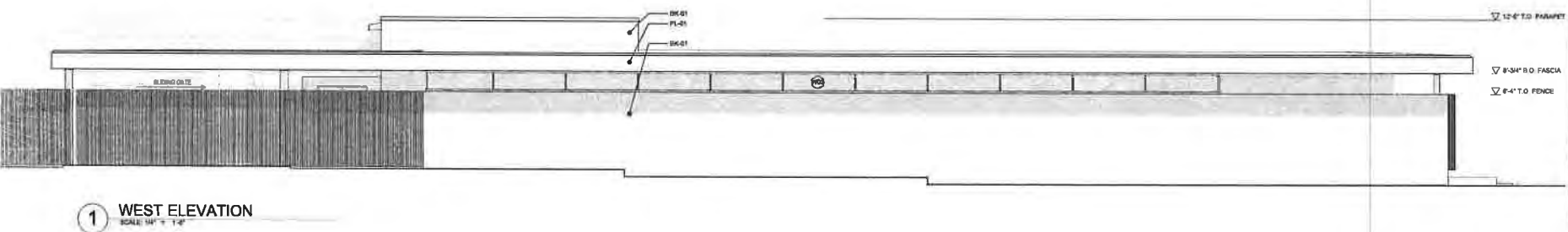
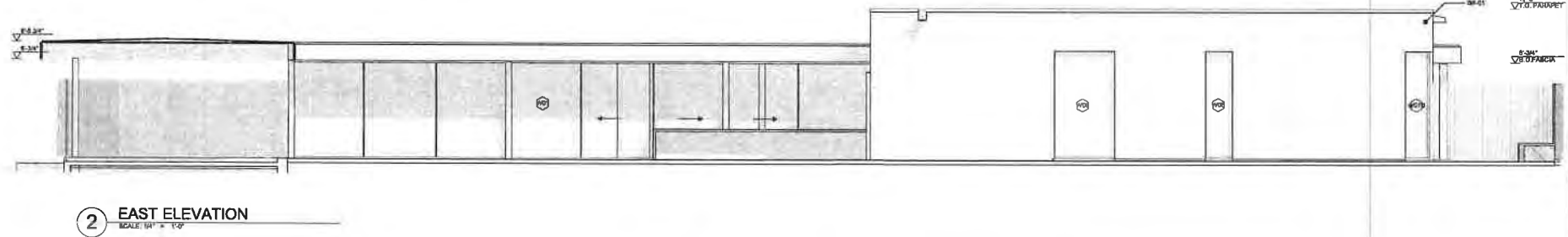
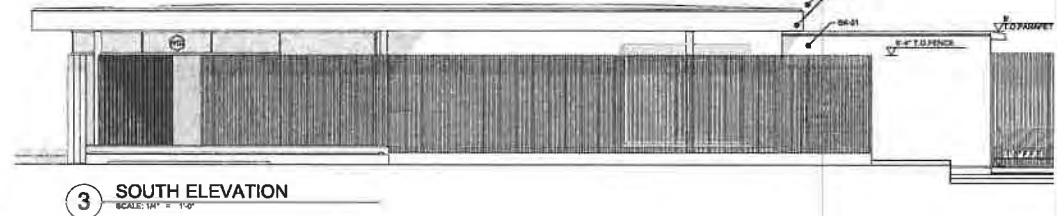
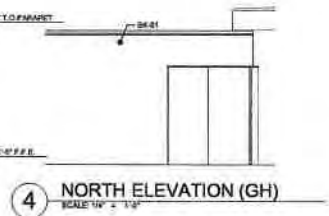
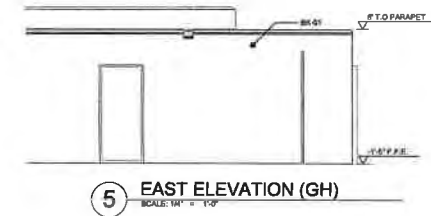
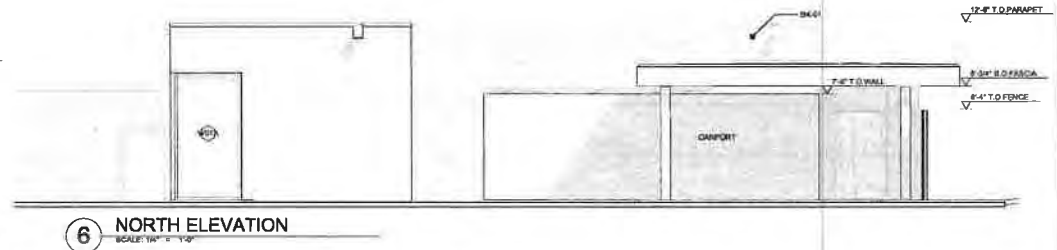
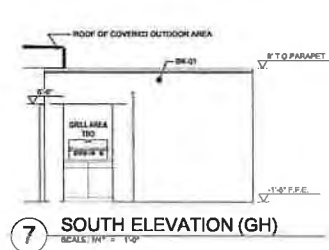
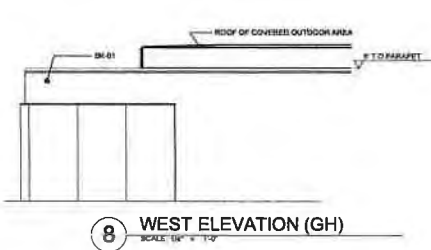
GENERAL CONTRACTOR

RIPPLE D+B
CANNETT RAYNER
3723 GREENVILLE AVE
DALLAS TX 75248
(214) 213-1924

OWNER
Megan Kammes & Jackie Gernan
1721 N Wrentham Ave Dallas TX 75204
Dallas, TX 75204

ISSUE
BOARD OF ADJUSTMENT
10/14/2020

REVISIONS



BDA201-027 ATTACHMENT A

Megan Knauss & Jackie Gerena
1721 N Winnetka Avenue
Dallas, TX 75208

February 23, 2021

Board of Adjustment
1500 Marilla St.
Dallas, Texas 75201

Ladies and Gentlemen,

Thank you for your consideration of our application for a non-rental additional dwelling unit exception at 1235 Flanders St.

When designing 1235 Flanders, our intention was to create a home that would accommodate multi-generational living. Examples of such planning include a single-story floorplan and a "granny suite." With respect to the granny suite, we intentionally planned a small yet connected footprint. The granny suite is less than 400 square feet, and its windows are oriented toward the main residence and courtyard.

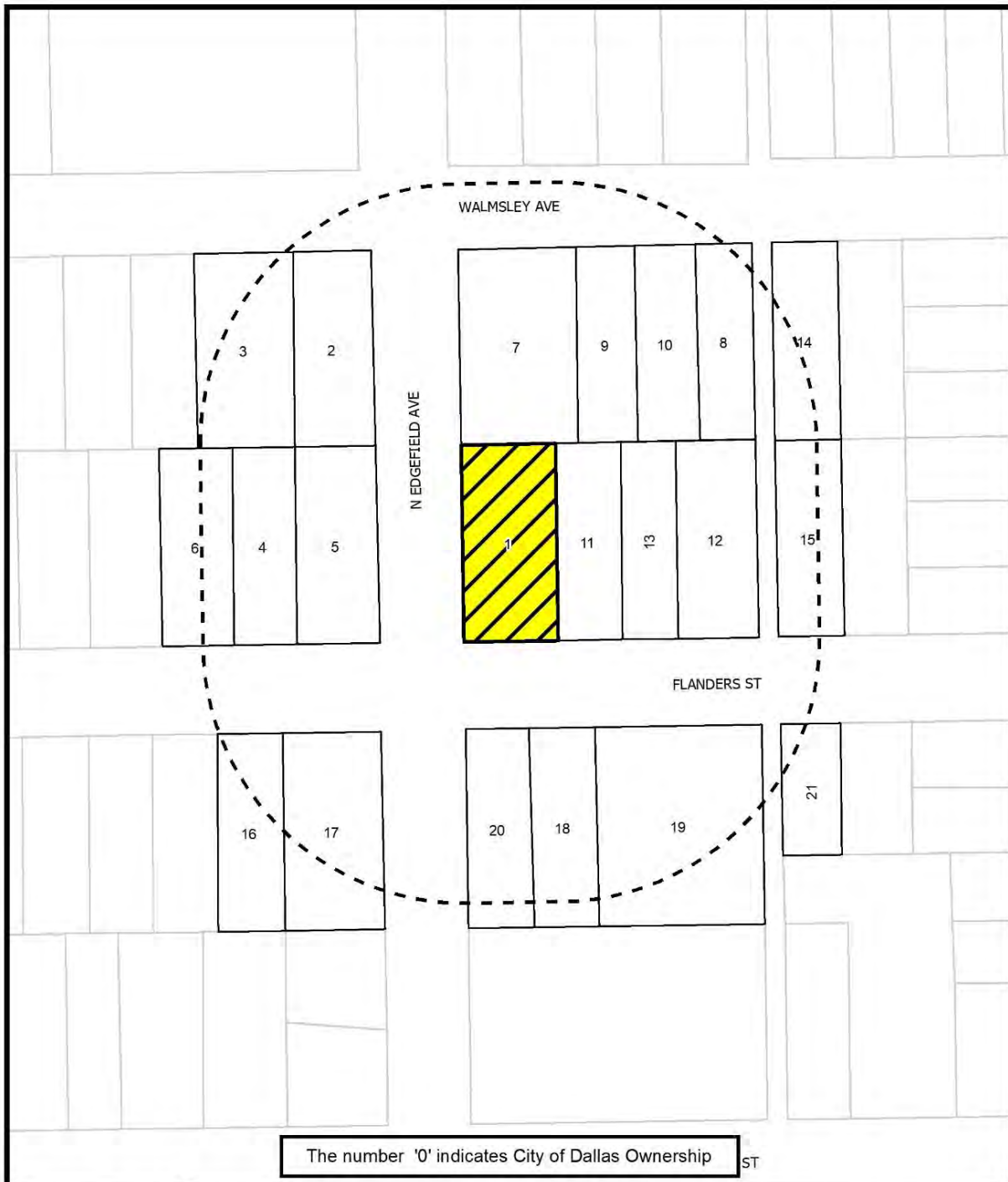
With aging parents currently residing on opposite coasts (Portland, OR and Orlando, FL), we would like the ability to host and/or care for our parents for extended periods of time should the need arise.

We will at all times comply with the deed restrictions associated with the non-rental additional dwelling unit.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is cursive and appears to be 'Megan Knauss'. The signature on the right is also cursive and appears to be 'Jackie Gerena'. Both signatures are written in a fluid, connected style.

Megan Knauss & Jackie Gerena



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

21

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **BDA201-027**

Date: **2/16/2021**

02/16/2021

Notification List of Property Owners

BDA201-027

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1235 FLANDERS ST	Taxpayer at
2	1304 WALMSLEY AVE	ORTIZ FROYLAN
3	1310 WALMSLEY AVE	HERNANDEZ RAFAEL
4	1307 FLANDERS ST	POSADA ERICA
5	1303 FLANDERS ST	GONZALEZ JUAN M &
6	1311 FLANDERS ST	ALVARADO MARTIN M
7	1234 WALMSLEY AVE	RODRIGUEZ MARIA DE JESUS
8	1220 WALMSLEY AVE	LOPEZ LUCERO RIVERA
9	1228 WALMSLEY AVE	BARTOLO ERNESTO & MARIA
10	1224 WALMSLEY AVE	SAUCEDO AGUSTIN
11	1229 FLANDERS ST	MONDRAGON TABATHA M
12	1223 FLANDERS ST	BRASHEAR GREGORY LYNN
13	1227 FLANDERS ST	BRASHEAR GREGG
14	1216 WALMSLEY AVE	REYES NICHOLAS & CELIA
15	1217 FLANDERS ST	RUIZ REYNALDO
16	1306 FLANDERS ST	OSCARAJE LLC
17	1723 N EDGEFIELD AVE	ALVARADO DANIEL
18	1232 FLANDERS ST	OROZCO ANTONIO
19	1220 FLANDERS ST	GOMEZ JUAN
20	1234 FLANDERS ST	HERNANDEZ JOSEFITA
21	1216 FLANDERS ST	HERNANDEZ JOSE A & MARIA LIFE ESTATE

FILE NUMBER: BDA201-028(OA)

BUILDING OFFICIAL'S REPORT: Application of John Brodrick for a special exception to the fence height regulations at 9362 Hathaway Street. This property is more fully described as Lot 17, Block 7/5597, and is zoned an R-1ac(A) Single Family District, which limits the height of a fence in the front yard to four feet. The applicant proposes to construct a nine-foot-high fence in a required front yard, which will require a five-foot special exception to the fence regulations.

LOCATION: 9362 Hathaway Street

APPLICANT: John Brodrick

REQUEST:

A request for a special exception to the fence standards regulations related to a height of five-feet is made to construct and maintain an eight-foot-tall iron fence, with nine-foot-tall masonry columns and a pedestrian gate located in the site's Hathaway Street and Deloache Street 40-foot front yard setbacks on a site that is undeveloped.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the fence standards when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the fence standards since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

Site: R-1ac(A) (Single Family District)
North: R-1ac(A) (Single Family District)
East: R-1ac(A) (Single Family District)
South: R-1ac(A) (Single Family District)
West: R-1ac(A) (Single Family District)

Land Use:

The subject site is undeveloped. The areas to the north, south, east, and west are developed with single family uses.

Zoning/BDA History:

There have not been any related board or zoning cases in the vicinity within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

This request for a special exception to the fence standards regulations related to a height of five feet is made to construct and maintain an eight-foot-tall iron fence, with nine-foot-tall masonry columns and a pedestrian gate located in the site's Hathaway Street and Deloache Street 40-foot front yard setbacks on a site that is undeveloped.

The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard. The subject site is zoned an R-1ac(A) Single Family District which requires a 40-foot front yard setback.

The subject site is located at the northeast corner of Hathaway Street and Deloache Street. The property has a 40-foot front yard setback along both street frontages. The site has a requirement for a 40-foot front yard setback along Deloache Street, the shorter of the two frontages, which is always deemed the front yard on a corner lot in this zoning district. The site has an additional 40-foot front yard setback along Hathaway Street, the longer of the two frontages of this corner lot, which is typically regarded as a side yard where a 10-foot side yard setback is required. However, the site's Hathaway Street frontage that would function as a side yard on the property is treated as a front yard setback nonetheless, to maintain the continuity of the front yard setback established by the lots to the south that are oriented west towards Hathaway Street.

The applicant has submitted a site plan and elevation showing the proposed fence in the front yard setback reaches a maximum height of nine-feet.

- The following additional information was gleaned from the submitted site plan:
 - Along Hathaway Street: the proposal is represented as being approximately 200 feet-in-length parallel to the street and approximately 40 feet perpendicular to the street on the north and south side of the site in this required front yard; located on the front property line or approximately 16 feet from the pavement line.
 - Along Deloache Street: the proposal is represented as being approximately 175 feet-in-length parallel to the street and approximately 40 feet perpendicular to the street on the east and west side of the site in this required front yard; located on the front property line or approximately 16 feet from the pavement line.

Staff conducted a field visit of the site and surrounding area (approximately 400 feet north, south, east, and west of the subject site) and noticed no other fences that appear to be above four feet-in-height and located in a front yard setback.

As of March 5, 2021, no letters have been submitted in support of or in opposition to this request.

The applicant has the burden of proof in establishing that the special exception to the fence height regulations (whereby the proposal that would reach nine-feet in-height) will not adversely affect neighboring property.

Granting this special exception with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal exceeding four feet-in-height to be located in the front yard setbacks and to be constructed and maintained in the location and of the heights as shown on this document.

Timeline:

January 21, 2021: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents that have been included as part of this case report.

February 11, 2021: The Board of Adjustment Secretary randomly assigned this case to the Board of Adjustment Panel B.

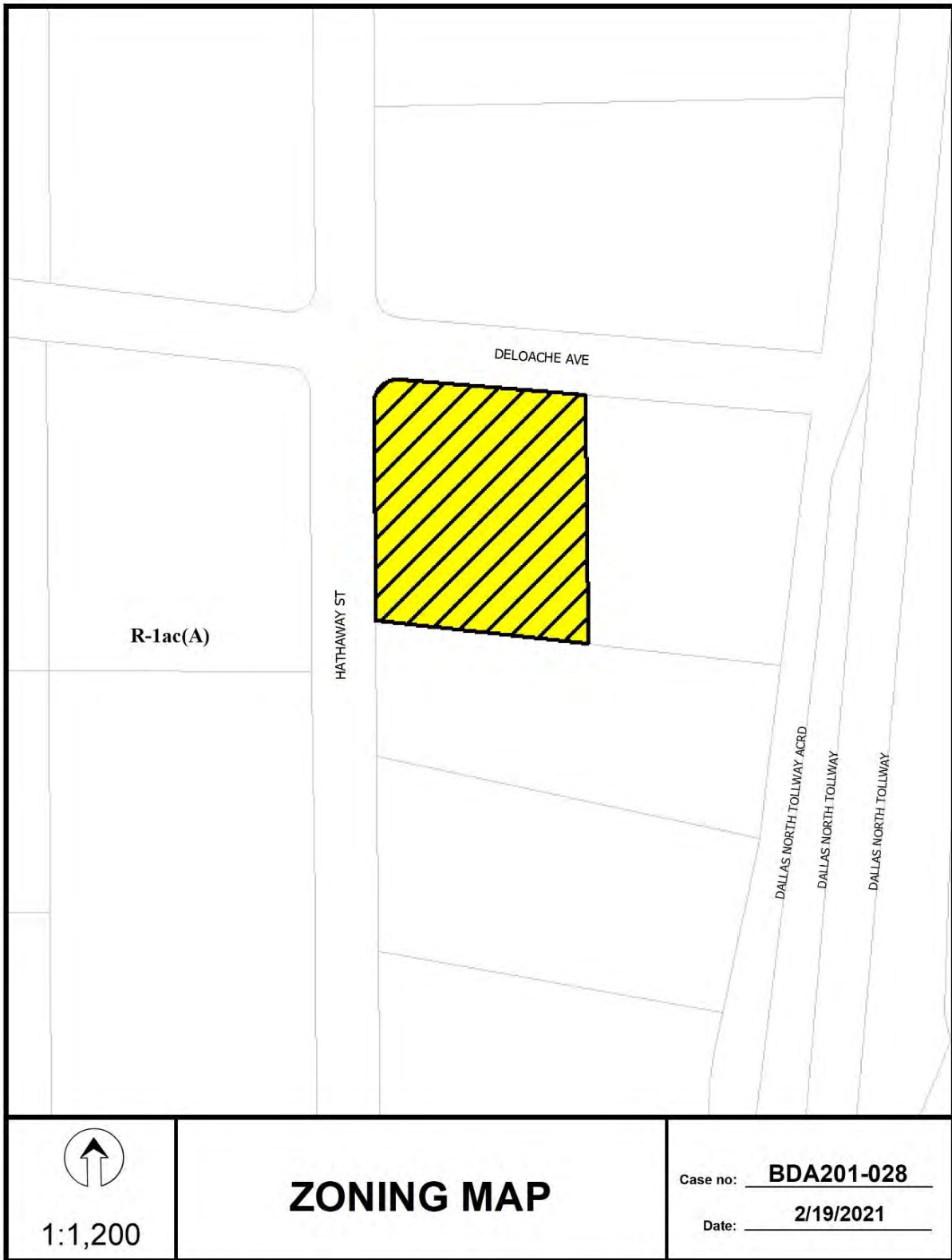
February 12, 2021: The Board of Adjustment Chief Planner/Board Administrator emailed the applicant the following information:

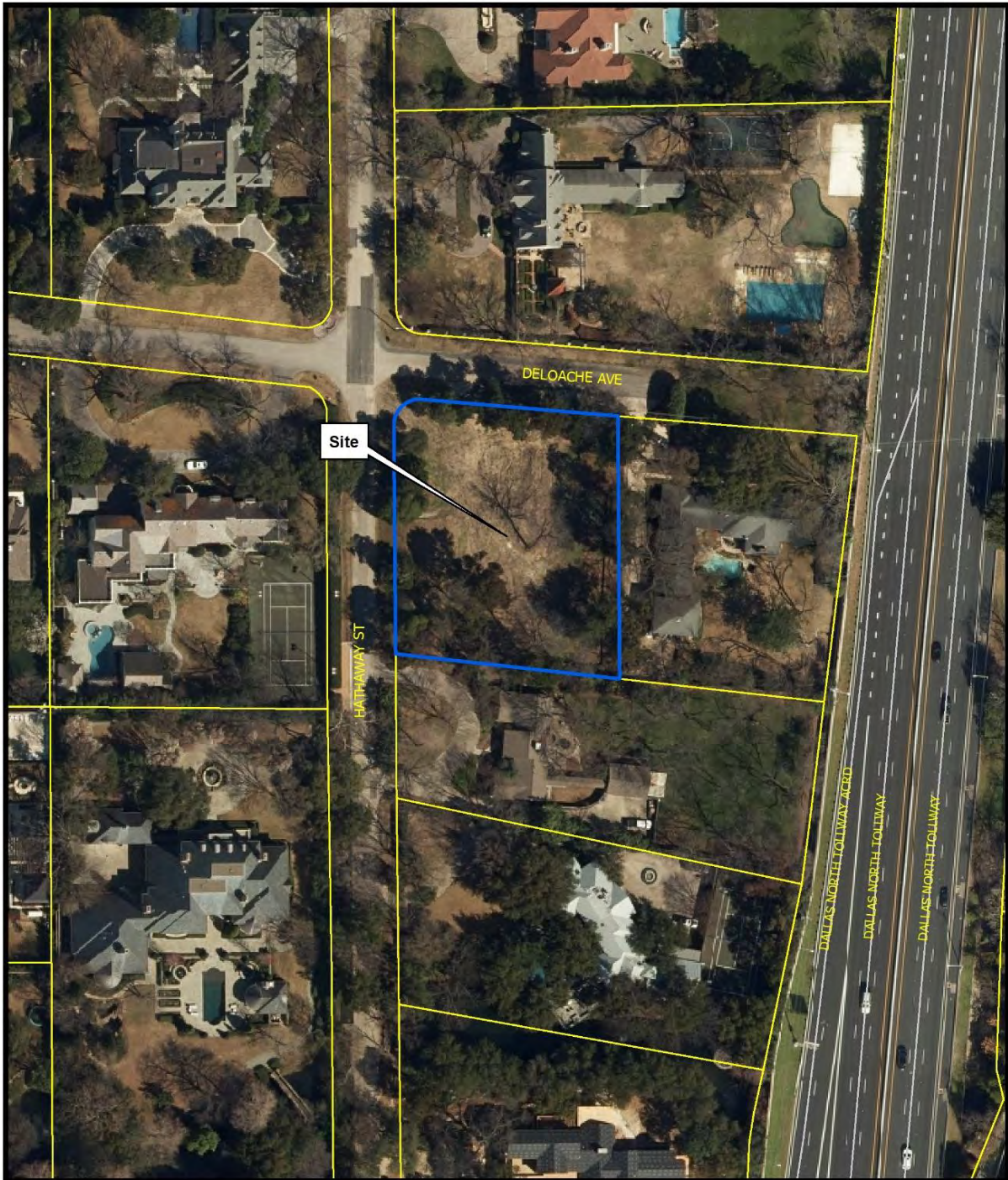
- a copy of the application materials including the Building Official’s report on the application;
- an attachment that provided the public hearing date and panel that will consider the application; the February 23, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the March 5, 2021 deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”

February 25, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearing. The review team members in attendance included:

the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Chief Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.





1:1,200

AERIAL MAP

Case no: **BDA201-028**

Date: **2/19/2021**



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-028

Date: 01/07/2021 1-21-2021

Data Relative to Subject Property:

Location address: 9362 HATHAWAY DALLAS, TX 75220

Zoning District: R-1 AC

Lot No.: 17 Block No.: 7/5597 Acreage: .8

Census Tract: 206.00

Street Frontage (in Feet): 1) 200' 180' 2) 175' 170' 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Jo In & Alexandra Brodick

Applicant: John Brodick

Telephone: 214-564-9600

Mailing Address: 5620 DELOACHE AVE.

Zip Code: 75220

E-mail Address: JFBROD@ATT.NET

Represented by:

Telephone:

Mailing Address:

Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance X , or Special Exception , of

INSTALLATION OF A PERIMETER FENCE AND SECURITY GATE

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:

SECURITY CONCERNS. THE DEAD END CUL-DE-SAC OF DELOACHE THAT LEADS TO MY DRIVEWAY AT 5620 DELOACHE IS A HAVEN FOR LOITERING. WE OFTEN HAVE PEOPLE SITTING IN CARS DRINKING, HAVING SEX, SMOKING, ETC. I FIND ALCOHOL BOTTLES, DRUG PARAPHERNALIA, CONDOMS ETC.. IN MY YARD. CARS PULLING INTO OUR DRIVEWAY. WE HAVE HAD 2 BREAK INS IN THE LAST 2 1/4 WEEKS. POLCE REPORT NUMBER 232087-2020 and 9696-2021

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared

(Affiant/Applicant's name printed)

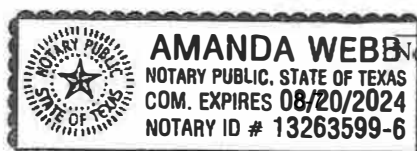
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted:

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 19 day of January, 2021

(Rev. 08-01-11)



Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that JOHN BRODRICK

did submit a request for a special exception to the fence height regulations
at 9362 Hathaway Street

BDA201-028. Application of JOHN BRODRICK for a special exception to the fence height regulations at 9362 HATHAWAY ST. This property is more fully described as Lot 17, Block 7/5597, and is zoned R-1ac(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct an 9 foot high fence in a required front yard, which will require a 5 foot special exception to the fence regulations.

Sincerely,


David Session, Building Official



Legend

City Limits	railroad	Dry Overlay	CD Subdistricts
School	Certified Parcels	D	PD Subdistricts
Floodplain	Base Zoning	D-1	PDS Subdistricts
100 Year Flood Zone	PD193 Oak Lawn	CP	NSO Subdistricts
Mill's Creek	Dallas Environmental Corridors	SP	NSO_Overlay
Peak's Branch	SPD Overlay	MD Overlay	Escarpment Overlay
X Protected by Levee	Deed Restrictions	Historic Subdistricts	Parking Management Overlay 8-10
Parks	SUP	Historic Overlay	Shop Front Overlay
		Height Map Overlay	

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GENERAL NOTES AND SPECIFICATIONS

1. Construction: Comply with applicable building codes and related standards.
2. Work items, materials and installations in strategy or methodology beyond design and/or construction conditions is a violation of the contract.
3. Fully detailed in case of development in project documents.
4. Detailed and complete drawings by others.
5. Verify condition of existing works.
6. Get finding for change of order from the building and/or the site owner to the responsibility of the owner, contractor's general contractor and owner's landscape architect.
7. Contractor shall have drawings and/or other drawings of the building prior to information.
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5620 DELOACHE DRIVE, DALLAS, TX 75220

[illegible]

PROJECT NO:
2380

SHEET TITLE:
SITE PLAN

SHEET NO:
A1.1



PURVA DESIGN STUDIO
 Phone: 214-764-9385
 Email: p@purvadesign.com
 Website: www.purvadesign.com

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**A NEW FENCE FOR:
JOHN BRODRICK**

5620 DELOACHE DRIVE, DALLAS, TX 75220

[illegible]

PROJECT NO:

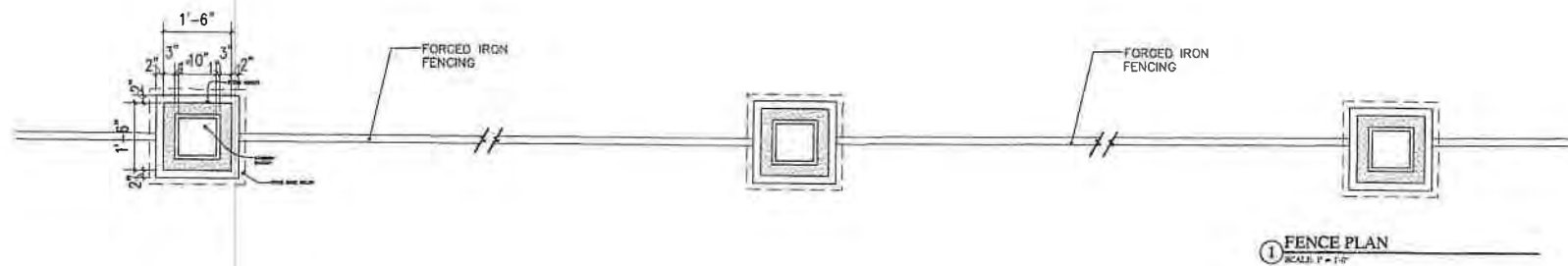
2380

SPRING 1982

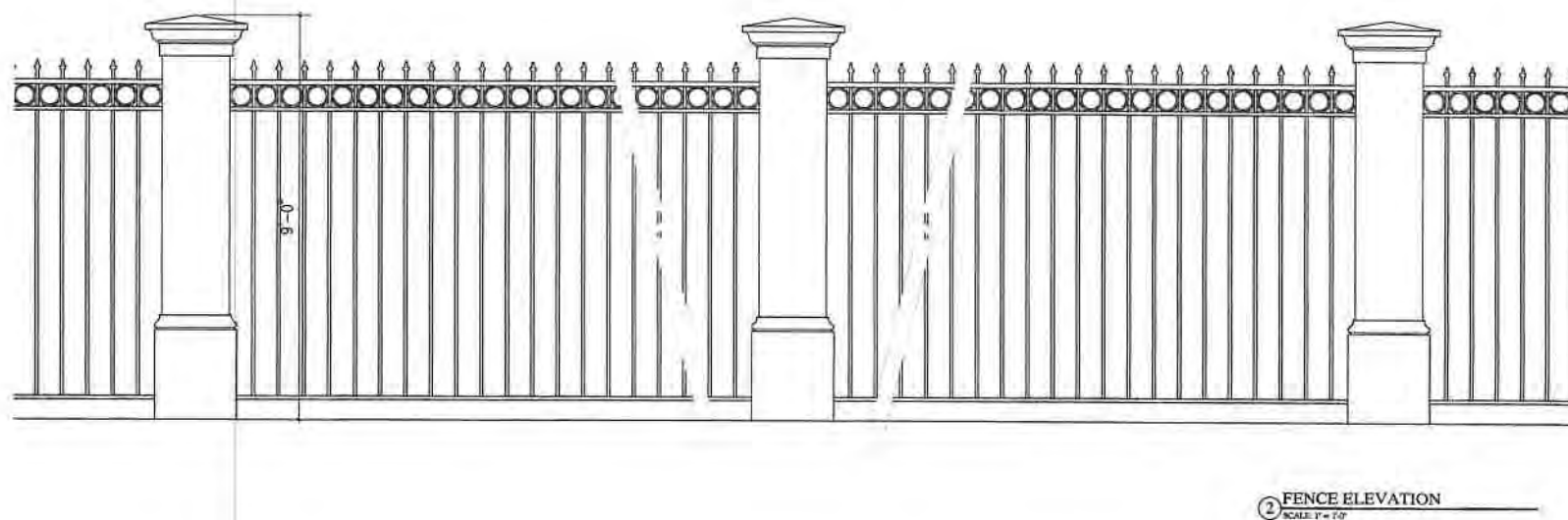
SITE PLAN

SHEET NO:

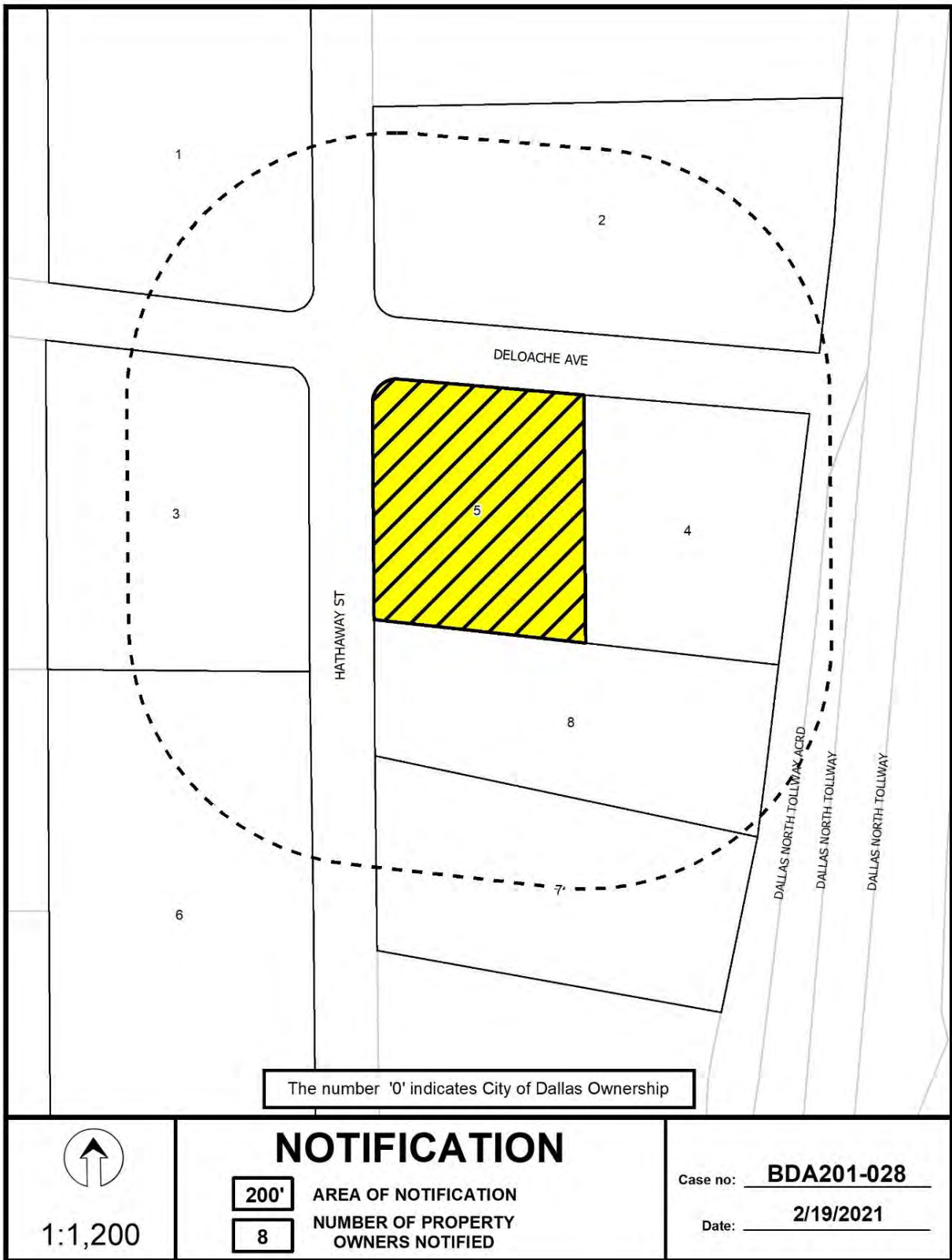
A1.1



① **FENCE PLAN**
SCALE: 1" = 10'



② FENCE ELEVATION
SCALE: 1" = 1'-0"



02/19/2021

Notification List of Property Owners

BDA201-028

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5521 DELOACHE AVE	Taxpayer at
2	9400 HATHAWAY ST	LOFTUS STEVEN R & TERESA M
3	5526 DELOACHE AVE	SMITH MARK CLAY &
4	5620 DELOACHE AVE	BRODRICK ALEXANDRA L & JOHN F
5	9362 HATHAWAY ST	BRODRICK JOHN & ALEXANDRA
6	9339 HATHAWAY ST	KING MARK A & MARCIA J
7	9346 HATHAWAY ST	MCCABE MURRAY J & ELIZABETH C
8	9354 HATHAWAY ST	TAYLOR DAVID P &

FILE NUMBER: BDA201-020(OA)

BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for a variance to the front yard setback regulations at 2009 Oates Drive. This property is more fully described as Tract 3, Block 7404, and is zoned an MF-2(A) Multifamily District, which requires a front yard setback of 25 feet. The applicant proposes to construct a multifamily residential structure and provide a 15-foot front yard setback, which will require a 10-foot variance to the front yard setback regulations.

LOCATION: 2009 Oates Drive

APPLICANT: Santos Martinez

REQUEST:

A request for a variance to the front yard setback regulations of 10 feet is made to construct and maintain one of the proposed 14 townhome-style (seven on this lot) multifamily units with a total of 1,964 square feet, part of which is to be located 15 feet from the site's front property lines or 10 feet into this 25-foot front yard setback on a site that is undeveloped.

STANDARD FOR A VARIANCE:

Section 51(A)-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) Not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Denial

Rationale:

- Staff concluded from the information submitted by the applicant at the time of the January 28th staff review team meeting that the applicant had not substantiated how the variance is necessary to permit the development of the subject site. The property is slightly irregular and flat, but it is staff's opinion that the applicant maintains the ability to develop the lot in a manner commensurate with the development upon other parcels of land with the same MF-2(A) Multifamily District zoning.

BACKGROUND INFORMATION:

Zoning:

Site: MF-2(A) (Multifamily District)
North: R-7.5(A) (Single Family District)
East: MF-2(A) (Multifamily District)
South: R-7.5(A) (Single Family District)
West: R-7.5(A) (Single Family District)

Land Use:

The subject site is undeveloped. The areas to the north, south, and west, are developed with single family uses. The properties to the east are developed with single family and multifamily uses.

Zoning/BDA History:

There have not been any recent related board or zoning cases recorded either on or near the subject site.

GENERAL FACTS /STAFF ANALYSIS:

This request for a variance to the front yard setback focuses on constructing and maintaining one of the proposed townhome-style multifamily units with 1,964 square feet, part of which is to be located 15 feet from the site's front property line or 10 feet into this 25-foot front yard setback on a site that is undeveloped.

The subject site is zoned an MF-2(A) Multifamily District, which requires a minimum front yard of 15 feet. However, this property is adjacent to a parcel zoned an R-7(A) Single Family District. The Dallas Development Code states that if a block face is divided by two or more zoning districts, the front yard for the entire block face must comply with the requirements of the district with the greatest front yard requirement to maintain block continuity. In this case, to maintain block face continuity requires a 25-foot front yard to match the adjoining R-7(A) Single Family District zoned properties to the west.

The submitted site plan indicates the properties for 2009 Oates Drive (subject site) and 2015 Oates Drive (BDA201-021) were combined to develop 14 townhome structures. Furthermore, the site plan indicates two of the proposed 14 townhome structures are located 15 feet from the Oates Drive front property line or 10 feet into this 25-foot front yard setback.

The subject lots are flat, slightly irregular in shape (approximately 244 feet x 150 feet), and according to the submitted application a combined 0.80 acres (or 35,279 square feet) in area.

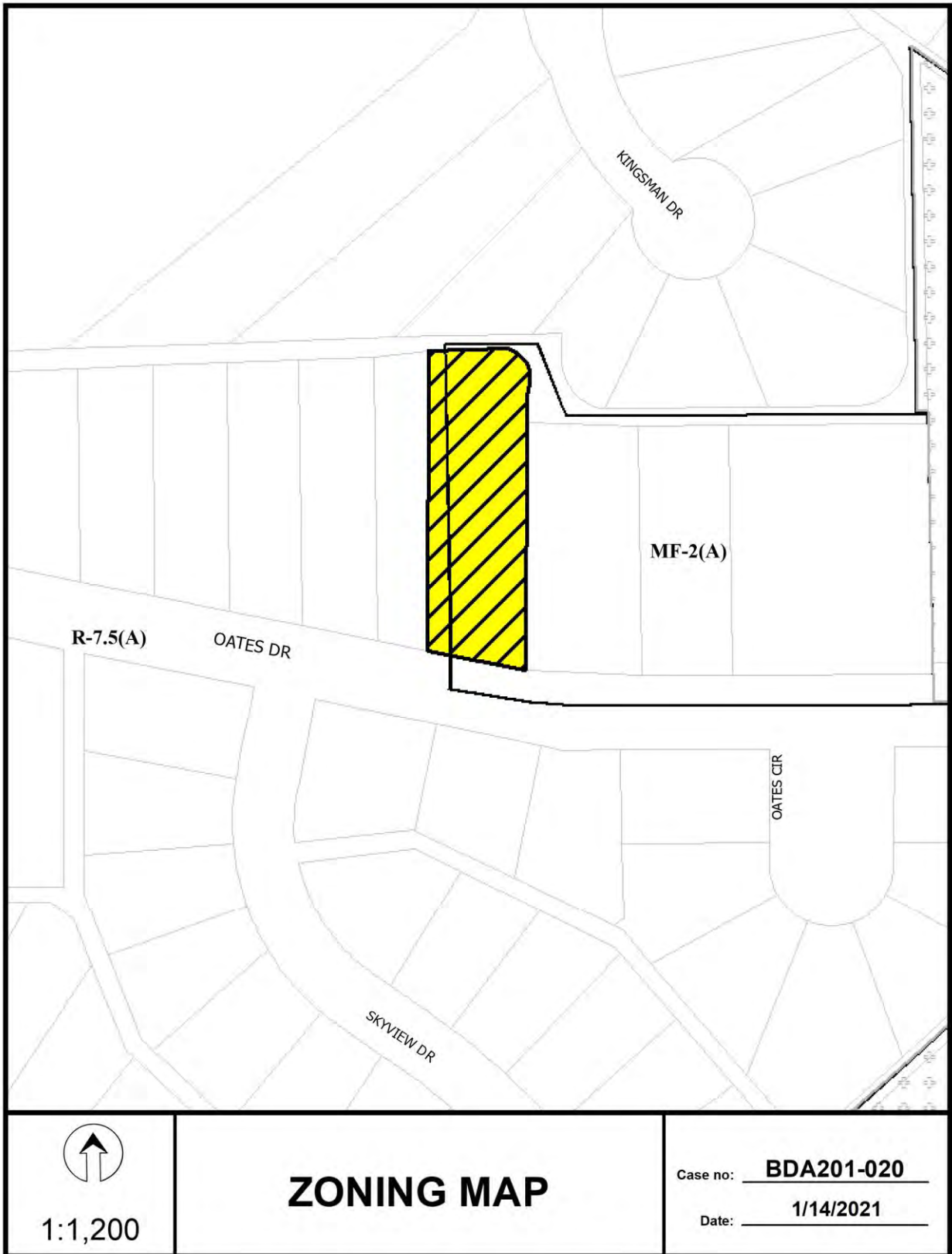
The applicant has the burden of proof in establishing the following:

- That granting the variance to the front yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same an MF-2(A) Multifamily District zoning classification.
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same MF-2(A) Multifamily District zoning classification.

If the board were to grant the variance request and impose the submitted site plan as a condition, the structure in the front yard setback would be limited to what is shown on this document– which in this case is a structure that would be located 15-feet from the site’s front property line (or 10 feet into this 25-foot front yard setback).

Timeline:

- December 22, 2020: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents that have been included as part of this case report.
- January 6, 2021: The Board of Adjustment Secretary randomly assigned this case to the Board of Adjustment Panel B.
- January 8, 2021: The Board of Adjustment Senior Planner emailed the applicant the following information:
- a copy of the application materials including the Building Official’s report on the application.
 - an attachment that provided the public hearing date and panel that will consider the application; the January 26th deadline to submit additional evidence for staff to factor into their analysis; and the February 5th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”
- January 26, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).
- January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.
- March 1, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment B**).



1:1,200

ZONING MAP

Case no: BDA201-020

Date: 1/14/2021



1:1,200

AERIAL MAP

Case no: BDA201-020

Date: 1/14/2021



APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-020

Date: 12-22-20

Data Relative to Subject Property:

Location address: 2009 Oates Drive Zoning District: MF-2 (A)

Lot No.: TR 3 Block No.: 7404 Acreage: .80 Census Tract: 124.00

Street Frontage (in Feet): 1) 177 2) 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Oates Drive One LLC

Applicant: La Sierra Planning Group Telephone: 214.684.2775

Mailing Address: P.O. Box 1275 Angel Fire, NM Zip Code: 87710

E-mail Address: santos@lasierrapg.com

Represented by: La Sierra Planning Group Telephone: 214-684-2775

Mailing Address: P.O. Box 1275 Angel Fire, NM Zip Code: 87710

E-mail Address: santos@lasierrapg.com

Affirm that an appeal has been made for a Variance X, or Special Exception , of 10 feet to the required front yard setback

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:
property owner seeks to develop property zoned in MF-2 (A); however, the adjacent property is zoned R-7.5(A) and has an average setback of 30 feet. Property owner seeks to develop in accordance with MF-2(A) standards but needs relief from the setback created on adjacent property.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared

Kendra Larach

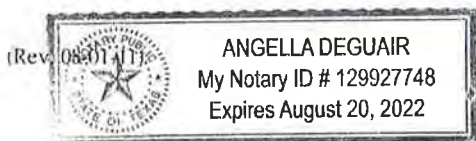
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted:

Kendra Larach
 (Affiant/Applicant's signature)

Subscribed and sworn to before me this 18 day of December 2020



[Signature]
 Notary Public in and for Dallas County, Texas

**MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT**

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that SANTOS MARTINEZ

did submit a request for a variance to the front yard setback regulations
at 2009 Oates Drive

BDA201-020. Application of SANTOS MARTINEZ for a variance to the front yard setback regulations at 2009 OATES DR. This property is more fully described as Tract 3, Block 7404, and is zoned MF-2(A), which requires a front yard setback of 25 feet. The applicant proposes to construct a multi-family residential structure and provide a 15 foot front yard setback, which will require a 10 foot variance to the front yard setback regulations.

Sincerely,


David Session, Building Official



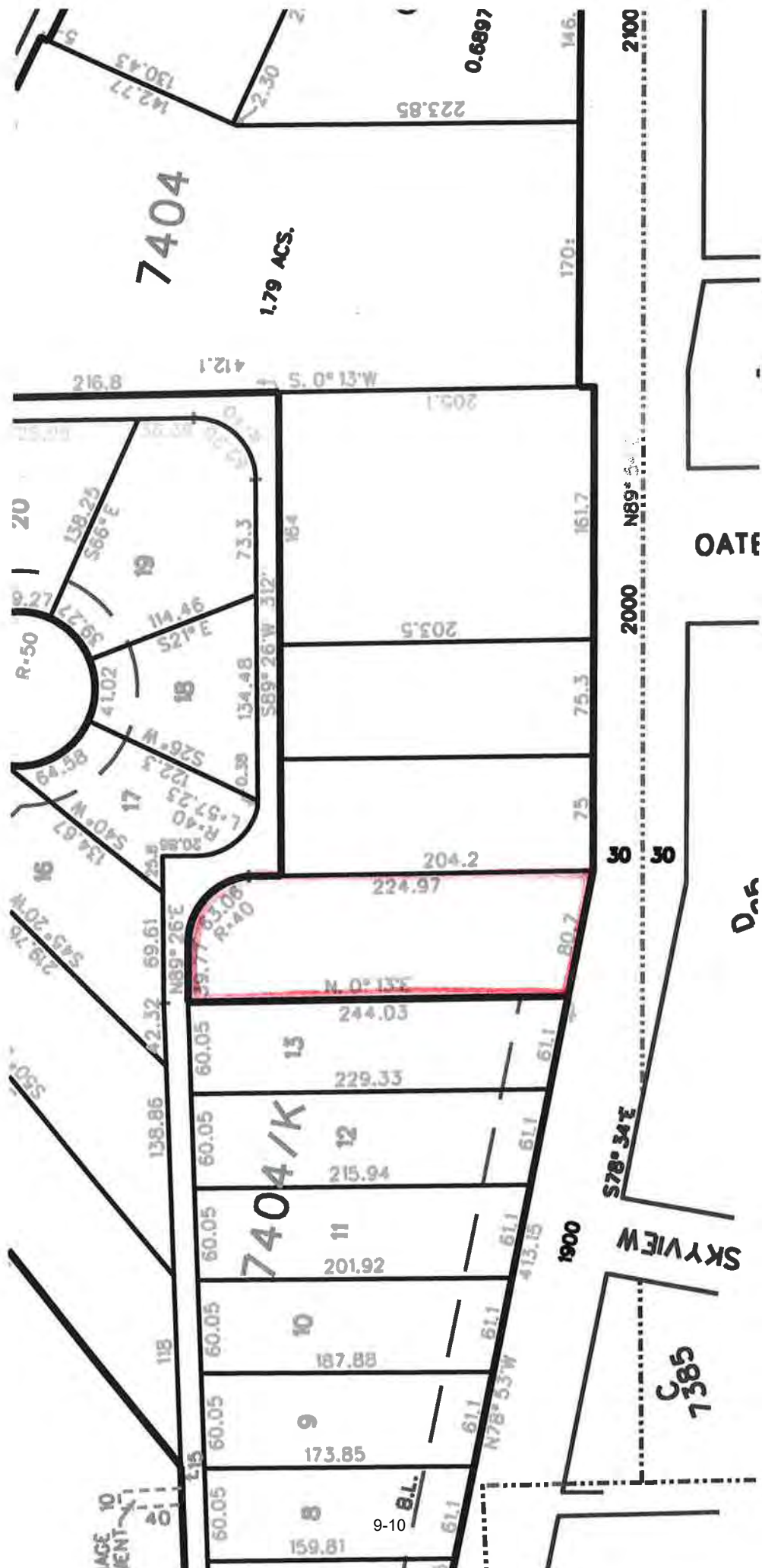
Printed: 1/4/2021

Legend

City Limits	railroad	Dry Overlay	CD Sub districts
School	Certified Parcels	D	PD Subdistricts
Floodplain	Base Zoning	D-1	PDS Subdistricts
100 Year Flood Zone	PD193 Oak Lawn	CP	NSO Subdistricts
Mill's Creek	Dallas Environmental Corridors	SP	NSO_Overlay
Peak's Branch	SPSP Overlay	MD Overlay	Escarpment Overlay
X Protected by Levee	Deed Restrictions	Historic Subdistricts	Parking Management Overlay
Parks	SUP	Historic Overlay	9-9
		Height Map Overlay	Shop Front Overlay

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)







January 26, 2021

Ms. Jennifer Munoz
Chief Planner
City of Dallas
1500 Marilla, 5BN
Dallas, TX 75201

RE: BDA 201-020 & 021; 2009 & 2015 Oates Drive

Dear Ms. Munoz,

The property listed above were previously listed as tracts of land. Neither address qualified as a building site as identified in Section 51A-4.601. The property owner secured an approved preliminary plat on June 15, 2020 (S190-160) to remedy this status. Since the property is zoned MF-2(A), the property owner combined both addresses with an approved preliminary plat for a shared access development of fourteen (14) new homes.

These combined addresses are 35,279 square feet (.80 acre). In an MF-2(A) zoning district, this would allow the property owner to construct up to 35 single family homes, or 44 efficiency size apartments. The proposed development of 14 single family homes is commensurate development in this area. The property to the east of this site (2031 Oates) maintains 28 multifamily units on .76 of an acre.

Even though this property is being developed with single family homes, the owner must provide guest parking. This guest parking cannot be provided in a required front yard. In addition, no vehicular access can be provided to the rear of the property along the public alley right of way. New water and wastewater mains must be installed to serve each new home. These mains must be constructed to a public service standard rather than private service connections. This means a 6" water main rather than a 2" private water line. These services must be provided in a dedicated easement in the center of the property. A new twenty-four-foot fire lane must also be provided as well as a twenty-two-foot shared access easement through the property. New storm water easements must also be provided along the eastern and western property lines. The overall area of dedications on the property is 9,445 square feet (roughly 26% of the property).

In addition to these dedications, the property itself has an unusual shape. The rear of the property has an existing alley dedication that creates a bend. The property is not fully squared because of this existing condition from when the subdivision was originally platted. There is also an angle in the front yard created with the dedication of Oates Drive right of way.

The creation of the required dedications and physical constraint of the property is compounded by the adjacent property to the west of the site. This adjacent lot is zoned R-7.5(A). The Dallas Development Code requires property within the same block face with two different zoning districts to comply with the more restrictive front yard setback. MF-2(A) standards require a front yard setback of 15 feet. R-7.5(A) require a setback of 25 feet.



The property owner is unable to move the development back an additional ten feet. Due to the existing curve of the public alley, angle along Oates Drive, the constraints of required dedications, and a 25' rather than 15' front yard setback, the property is unable to be developed in a manner consistent with other MF-2(A) properties. The property owner did not create this hardship as the shape of the property reflects the original subdivision pattern. The property owner did not create the additional ten-foot setback as the City of Dallas delineated this zoning district classification. Even the other MF-2(A) properties to the east of our site do not have the same conditions as our property (no curve in the alley or angled right of way along Oates Drive).

We have prepared two exhibits to supplement our request. The first exhibit identifies the required dedications set forth in our approved preliminary plat. It shows that the overall area of required dedications account for 26% of the overall site. The second exhibit demonstrates how we could develop the property if it did not have an angle along Oates Drive or a curve along the rear alley. If the property was rectangular in shape, we could accommodate a twenty-five-foot front yard setback and required parking in the rear of the site.

We believe these exhibits demonstrate that our request addresses the standards for a variance request. The property owner did not create a self-created hardship (right of way dedications occurred with creation of original subdivision and zoning classifications set forth by the City of Dallas), the proposed development is commensurate with MF-2(A) standards (14 single family homes rather than 35) and required easement dedications further complicate the placement of new construction on the property.

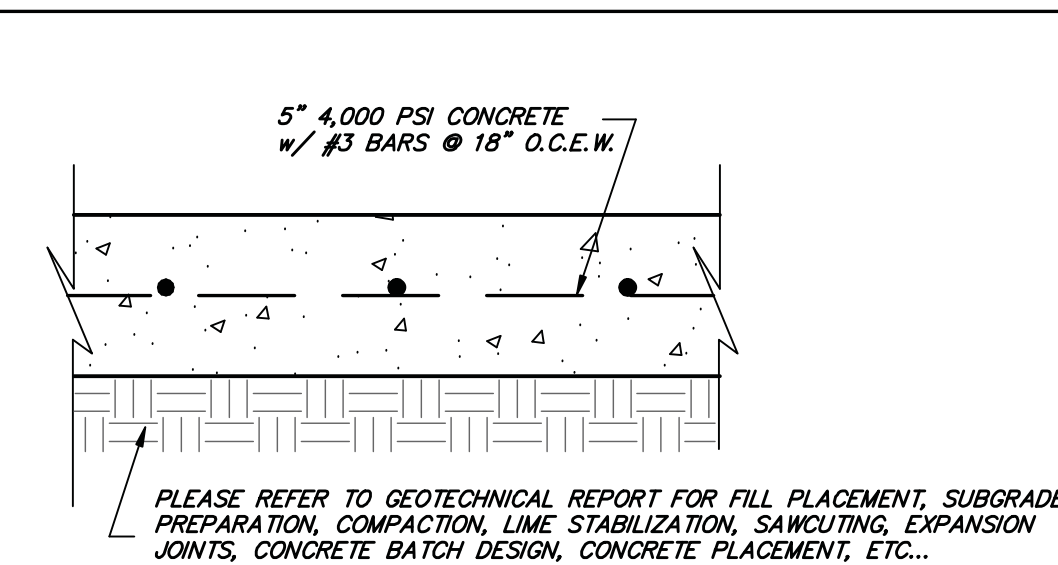
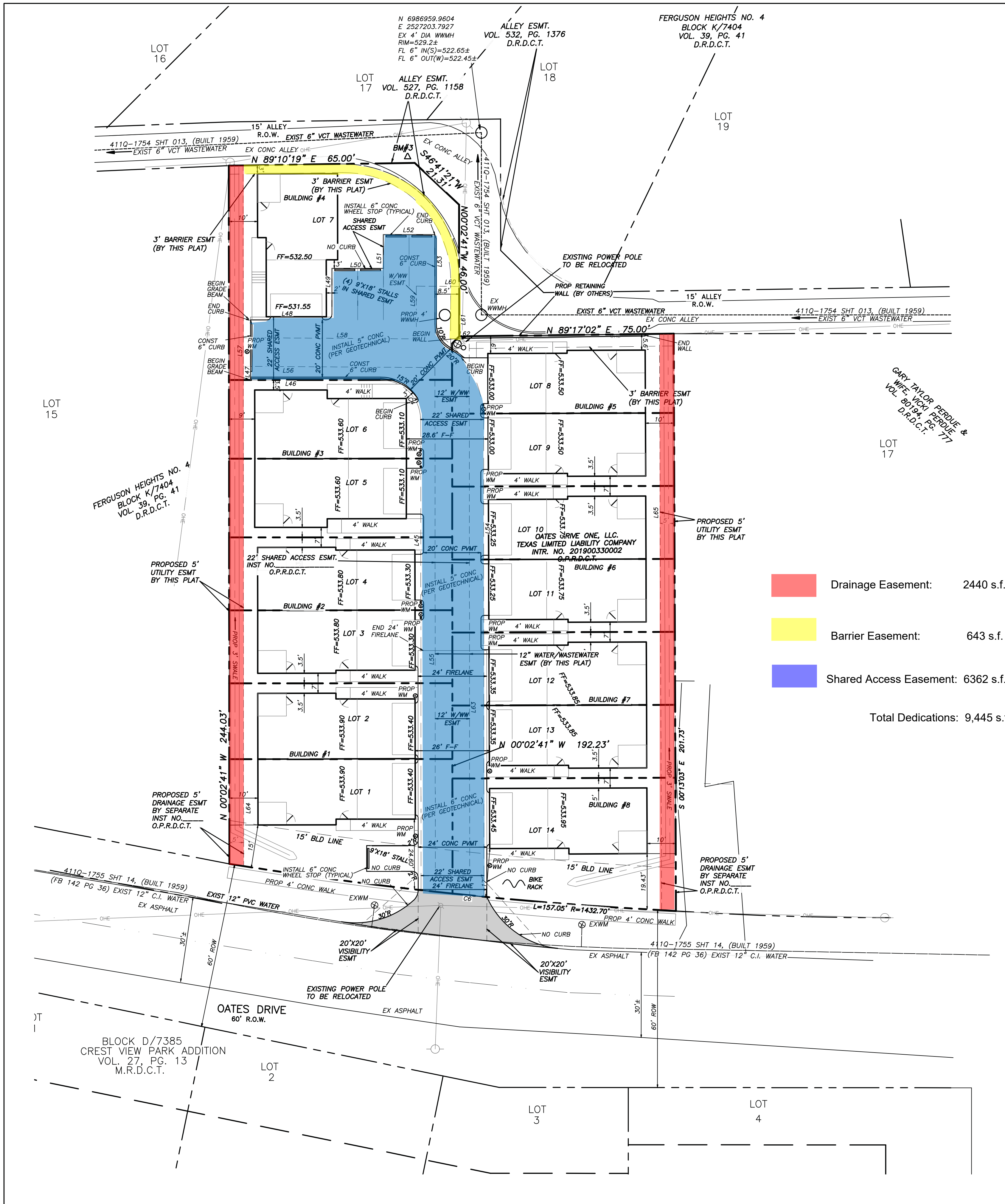
Please feel free to contact my office if you have any questions regarding these items.

Sincerely,

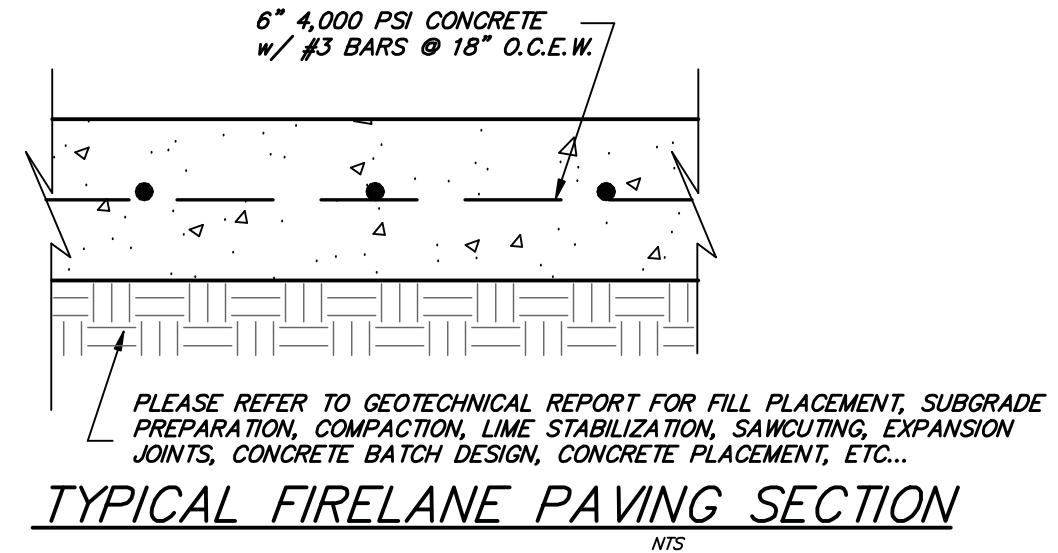
A handwritten signature in black ink, appearing to read 'Santos T. Martinez', with a stylized, flowing script.

Santos T. Martinez
Authorized representative for
Property owner

EXHIBIT A



TYPICAL PAVING SECTION



ALL EXISTING AND PROPOSED SIDEWALKS AND BARRIER FREE RAMPS COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA)

GENERAL DEVELOPMENT NOTES

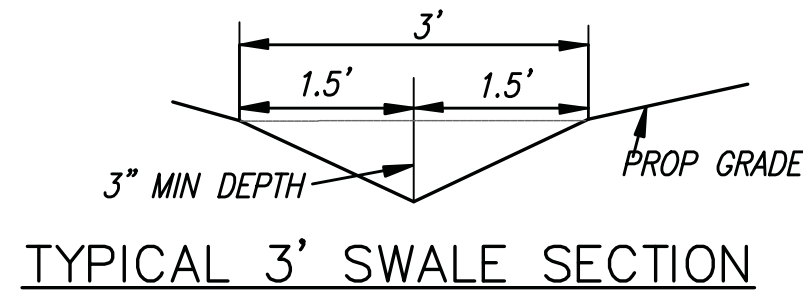
1. THE CITY IS TO BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION.
2. WORK WILL NOT BE ACCEPTED WITHOUT A PERMIT AND INSPECTION OF WORK BY THE CITY (OR ITS DESIGNATED ENGINEERING REPRESENTATIVE).
3. NO PERSON SHALL OPEN, TURN OFF, INTERFERE WITH, ATTACH ANY HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY OR WATER COOPERATIVE UNLESS DULY AUTHORIZED TO DO SO.
4. ARRANGEMENTS FOR CONSTRUCTION OF WATER LINES SHALL BE MADE THROUGH THE CITY OR APPLICABLE WATER COOPERATIVE.
5. ROUGH GRADING IS TO BE DONE PRIOR TO CONSTRUCTION OF UTILITIES.
6. ALL BORES UNDER EXISTING STREETS OR ALLEYS SHALL BE LINED WITH SMOOTH STEEL CARRIER PIPES UNLESS OPEN CUTTING OF THE STREET IS PERMITTED. ENDS OF STEEL CARRIER PIPE TO BE SEALED WITH GROUT OR APPROVED RUBBER BOOT.
7. THERE WILL BE NO EXTRA PAY ITEMS FOR PLUGGING EXISTING AND PROPOSED RCPs AND SEWER LINES THAT HAVE BEEN LOCATED AND SHOWN ON THESE PLANS.
8. THE CONTRACTOR SHALL ADJUST THE TOPS OF MANHOLES, VALVES, METER BOXES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES FOUND DURING CONSTRUCTION TO FIT THE FINISHED PAVING AND SHOULDERS. THERE WILL BE NO SEPARATE PAY ITEM FOR THIS WORK. THE COST SHALL NOT BE INCLUDED IN THE BID PRICE FOR OTHER ITEMS.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING WATER, SEWER, GAS, TELEPHONE, ETC. UTILITIES. DAMAGED UTILITIES SHALL BE REPLACED OR PAID FOR BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
10. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE UNLESS SPECIFICALLY NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ON-SITE ANY UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY OWNER.
11. OUTDOOR STORAGE AND REFUSE DISPOSAL SHALL BE LANDSCAPED AND SCREENED FROM VIEW.
12. MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE AND VISUAL IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
13. A SIGN PERMIT MAY BE REQUIRED FOR ANY PROPOSED SIGNS. CONTACT AHJ FOR MORE INFORMATION.

NOTES:
MAXIMUM BUILDING HEIGHT 29'

GENERAL NOTES:
1. REFER TO CITY OF DALLAS STANDARD CONSTRUCTION DETAILS 251-D.

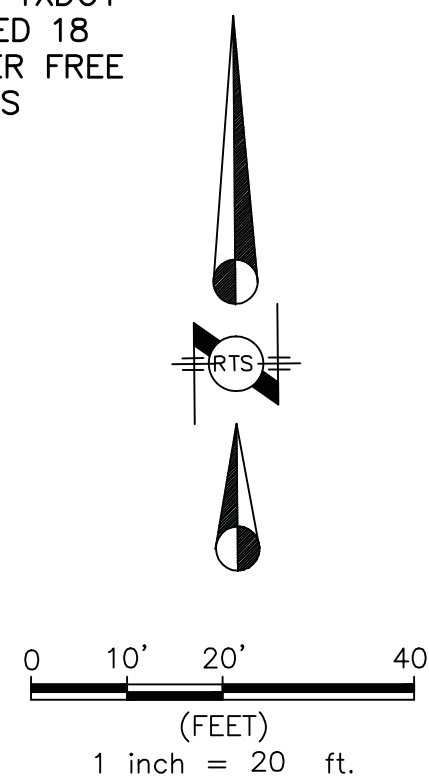
A TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL BY THE TRAFFIC SAFETY COORDINATORS PRIOR TO CONSTRUCTION. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:00 A.M. TO 3:30 P.M. WORKDAYS. CONTRACTOR MUST CALL (214) 670-6904 TO OBTAIN A PERMIT.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DALE E. HOELTING, P.E. NO. 67096 ON NOVEMBER 30, 2020 IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.



TYPICAL 3' SWALE SECTION

REFERENCE TXDOT
DETAIL PED 18
FOR BARRIER FREE
RAMPS



CAUTION

CONTACT
Texas One Call: 1-800-245-4545
48 HOURS PRIOR TO CONSTRUCTION

IT IS THE INTENT TO SHOW ON THESE PLANS THE LOCATION AND ELEVATION OF ALL EXISTING UNDERGROUND UTILITIES TO THE BEST OF OUR KNOWLEDGE AND IN ACCORDANCE WITH EXISTING RECORDS. HOWEVER, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE AND VERIFY THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES TO SAME. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DIFFERENCE IN PLANS AND FIELD.

NOTE: THE PROPERTY OWNER IS LIABLE TO RESTORE/REPLACE ANY DAMAGED CITY APPROVED/CONTROLLED INFRASTRUCTURE IN THE PUBLIC ROW-OF-WAY

BENCH MARK: #1

CITY OF DALLAS BENCHMARK #1150 38-U-3S
STANDARD WATER DEPARTMENT BENCH MARK ON SET ON CONCRETE CURB AT MIDPOINT ON THE NORTHEAST CORNER OF INTERSECTION OF PEAVY RD AND OATES DR
N:6,986,774.114
E:2,526,288.422

ELEVATION: 522.640

BENCH MARK: #2

CITY OF DALLAS BENCHMARK #1149 38-U-2S
STANDARD WATER DEPARTMENT BENCH MARK SET 20' FROM END OF CONCRETE CURB ON THE SOUTHEAST CORNER OF INTERSECTION OF SKYVIEW DR AND OATES DR.
N:6,986,648.485
E:2,5526,991.656

ELEVATION: 532.02

BENCH MARK: #3

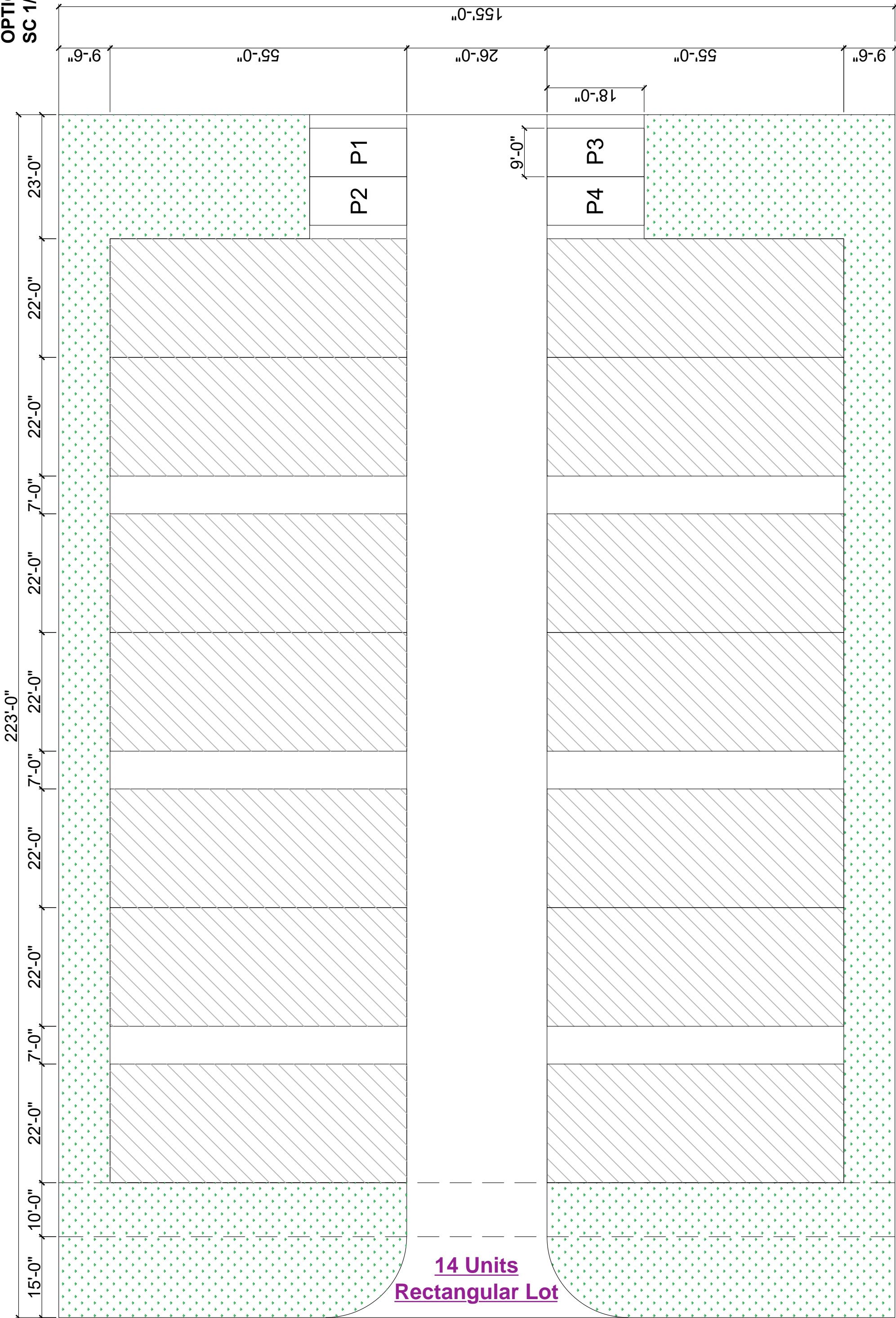
"ON-SITE BENCHMARK" "X" FOUND (PER SURVEY)
LOCATED IN ALLEY (AS SHOWN ON DRAWING)
N: 6,986,952.610
E: 2,527,178.050

ELEVATION: 528.45

REVISIONS					
REV NO	DATE	DESCRIPTION			BY
	XX-XX-XXXX				
DEH CONSULTING, LTD					
TBPE FIRM REG NO. 5663					
PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.			
S190-160		WW20-243	DP20-157		
DIMENSION CONTOL					
IRONSIDE ADDITION					
LOTS 1-14, BLOCK K/7404					
SUSTAINABLE DEVELOPMENT & CONSTRUCTION					
CITY OF DALLAS, DALLAS COUNTY, TEXAS					
DESIGN	DRAWN	DATE	FILE	NUMBER	SHEET
STARNES		NOVEMBER 2020			C05.01

EXHIBIT B

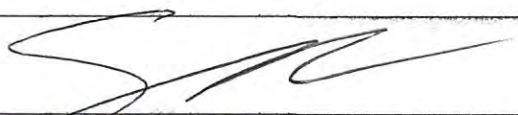
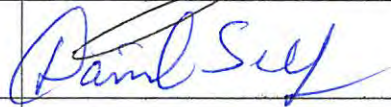
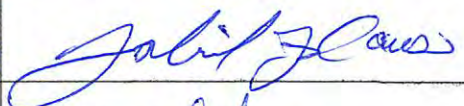

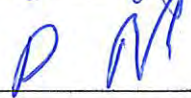

OPTION 1
SC 1/16"=1'-0"



14 Units
Rectangular Lot

BDA201-020_ATTACHMENT B

I am a property owner within the notification area and I have reviewed the application for BDA 201-020 & 021. I support the construction of new single-family homes along Oates Drive. I support the owners request for a variance to the front yard setback.

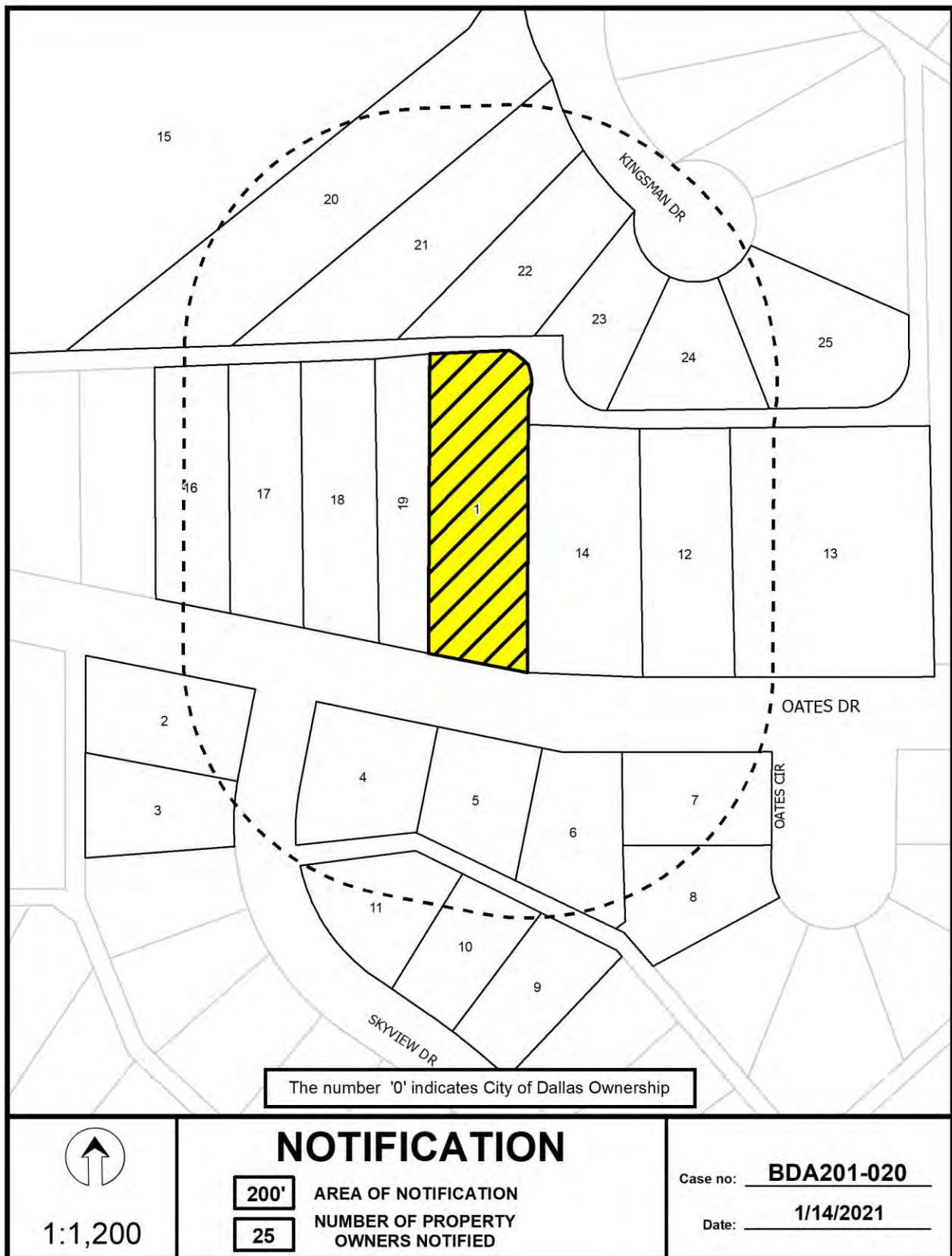
NAME	ADDRESS	SIGNATURE
Sean Parsons	2009 Oates Dr Dallas TX 75228	
DAVID SELF	9833 KINGSMAN 75228	
GABRIEL FLORES	9805 KINGSMAN DR DALLAS, TX 75228	
Belinda Fountain	9718 Skyview Dr Dallas, TX 75228	
Daley Ryan	9770 Sky view Dr	
Gary Perdue	2021 OATES DR.	

I am a property owner within the notification area and I have reviewed the application for BDA 201-020 & 021. I support the construction of new single-family homes along Oates Drive. I support the owners request for a variance to the front yard setback.

NAME	ADDRESS	SIGNATURE
<i>Sean Parsons</i>	<i>2003 Oates Dr Dallas TX 75228</i>	<i>[Signature]</i>
Steve Prikrly	2003 Oates Dr. Dallas, TX 75228	DocuSigned by: <i>Steve Prikrly</i> 88774738E499453...
Jorge Goldsmit	9653 Vinewood DR, Dallas TX 75228	DocuSigned by: <i>Jorge Goldsmit</i> C95E0C879F8143E...

I am a property owner within the notification area and I have reviewed the application for BDA 201-020 & 021. I support the construction of new single-family homes along Oates Drive. I support the owners request for a variance to the front yard setback.

NAME	ADDRESS	SIGNATURE
<i>Sean Parsons</i>	<i>2009 Oates Dr Dallas TX 75228</i>	<i>[Signature]</i>
Steve Prikryl	2003 Oates Dr. Dallas, TX 75228	DocuSigned by: <i>Steve Prikryl</i> 88774738E499453...
Jorge Goldsmit	9653 Vinewood DR, Dallas TX 75228	DocuSigned by: <i>[Signature]</i> C95E0C879F8143E...
Bruce Webb	9756 Skyview Dr Dallas, TX 75228 2010 Oates Dr Dallas, TX 75228	DocuSigned by: <i>[Signature]</i> AF6DF8EA427C469...



01/14/2021

Notification List of Property Owners

BDA201-020

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2009 OATES DR	Taxpayer at
2	9757 SKYVIEW DR	HODGE MARTHA V
3	9751 SKYVIEW DR	HERRIN W DAVID
4	9756 SKYVIEW DR	WEBB BRUCE G
5	2010 OATES DR	WEBB EUGENE F & WANDA F LIFE EST
6	2016 OATES DR	MONTES NANCY K G
7	2024 OATES CIR	POTTENGER WARREN
8	2028 OATES CIR	Taxpayer at
9	9726 SKYVIEW DR	QUANRIOS SHARI & ROMAN
10	9730 SKYVIEW DR	RYAN DALEY M & JULIE A
11	9740 SKYVIEW DR	JONES PHYLLIS MARIE
12	2021 OATES DR	PERDUE GARY T
13	2031 OATES DR	Taxpayer at
14	2015 OATES DR	MACEWICH JOAN E
15	9845 KINGSMAN DR	RUTHERFORD PAUL
16	1911 OATES DR	Taxpayer at
17	1917 OATES DR	GARCIA ESTHER A & RUBEN
18	1923 OATES DR	ODINOT CLAUDE E
19	2003 OATES DR	Taxpayer at
20	9833 KINGSMAN DR	SELF DAVID J & DEBORAH L
21	9827 KINGSMAN DR	ALFONSO ALBERT U &
22	9821 KINGSMAN DR	FOLMAR JOSHUA MORGAN &
23	9811 KINGSMAN DR	BORKOWSKI KATE ALEXANDRA
24	9805 KINGSMAN DR	FLORES GABRIEL &
25	9804 KINGSMAN DR	ARCOTT LEE MARION

FILE NUMBER: BDA201-021(OA)

BUILDING OFFICIAL'S REPORT: Application of Santos Martinez for a variance to the front yard setback regulations at 2015 Oates Drive. This property is more fully described as Tract 4, Block 7404, and is zoned an MF-2(A) Multifamily District, which requires a front yard setback of 25 feet. The applicant proposes to construct a multi-family residential structure and provide a 15-foot front yard setback, which will require a 10-foot variance to the front yard setback regulations.

LOCATION: 2015 Oates Drive

APPLICANT: Santos Martinez

REQUEST:

A request for a variance to the front yard setback regulations of 10 feet is made to construct and maintain one of the proposed 14 townhome-style (seven on this lot) multifamily units with a total of 1,969 square feet, part of which is to be located 15 feet from the site's front property lines or 10 feet into this 25-foot front yard setback on a site that is undeveloped.

STANDARD FOR A VARIANCE:

Section 51(A)-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) Not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Denial

Rationale:

- Staff concluded from the information submitted by the applicant at the time of the January 28th staff review team meeting that the applicant had not substantiated how the variance is necessary to permit the development of the subject site. The property is slightly irregular and flat, but it is staff's opinion that the applicant maintains the ability to develop the lot in a manner commensurate with the development upon other parcels of land with the same MF-2(A) Multifamily District zoning.

BACKGROUND INFORMATION:

Zoning:

Site: MF-2(A) (Multifamily District)
North: R-7.5(A) (Single Family District)
East: MF-2(A) (Multifamily District)
South: R-7.5(A) (Single Family District)
West: R-7.5(A) (Single Family District)

Land Use:

The subject site is undeveloped. The areas to the north, south, and west, are developed with single family uses. The properties to the east are developed with single family and multifamily uses.

Zoning/BDA History:

There have not been any recent related board or zoning cases recorded either on or near the subject site.

GENERAL FACTS /STAFF ANALYSIS:

This request for a variance to the front yard setback focuses on constructing and maintaining one of the proposed townhome-style multifamily units with 1,969 square feet, part of which is to be located 15 feet from the site's front property line or 10 feet into this 25-foot front yard setback on a site that is undeveloped.

The subject site is zoned an MF-2(A) Multifamily District, which requires a minimum front yard of 15 feet. However, this property is adjacent to a parcel zoned an R-7(A) Single Family District. The Dallas Development Code states that if a block face is divided by two or more zoning districts, the front yard for the entire block face must comply with the requirements of the district with the greatest front yard requirement to maintain block continuity. In this case, to maintain block face continuity requires a 25-foot front yard to match the adjoining R-7(A) Single Family District zoned properties to the west.

The submitted site plan indicates the properties for 2015 Oates Drive (subject site) and 2009 Oates Drive (BDA201-020) were combined to develop 14 townhome structures. Furthermore, the site plan indicates two of the proposed 14 townhome structures are located 15 feet from the Oates Drive front property line or 10 feet into this 25-foot front yard setback.

The subject lots are flat, slightly irregular in shape (approximately 244 feet x 150 feet), and according to the submitted application a combined 0.80 acres (or 35,279 square feet) in area.

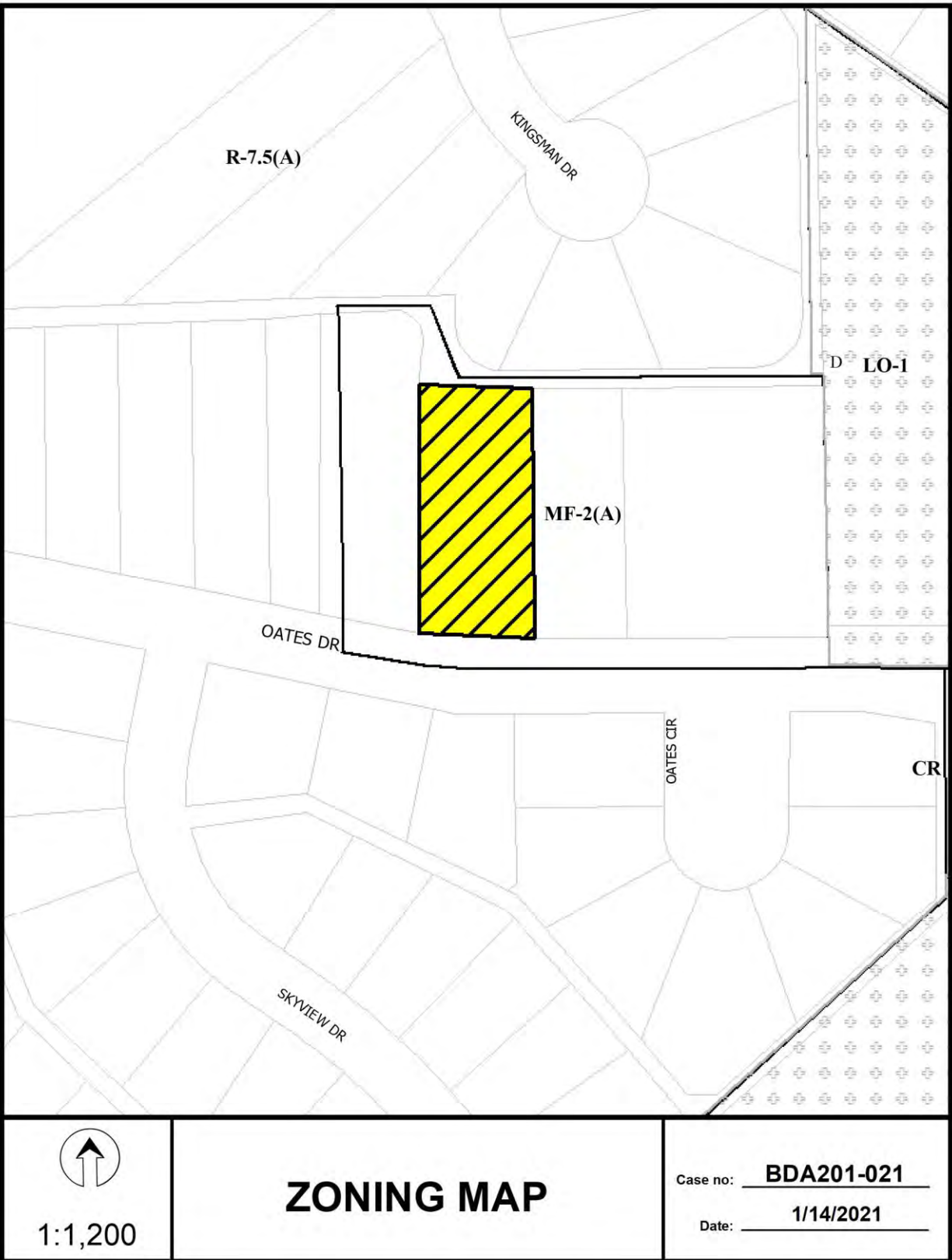
The applicant has the burden of proof in establishing the following:

- That granting the variance to the front yard setback regulations will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same an MF-2(A) Multifamily District zoning classification.
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same MF-2(A) Multifamily District zoning classification.

If the board were to grant the variance request and impose the submitted site plan as a condition, the structure in the front yard setback would be limited to what is shown on this document– which in this case is a structure that would be located 15-feet from the site's front property line (or 10 feet into this 25-foot front yard setback).

Timeline:

- December 22, 2020: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents that have been included as part of this case report.
- January 6, 2021: The Board of Adjustment Secretary randomly assigned this case to the Board of Adjustment Panel B.
- January 8, 2021: The Board of Adjustment Senior Planner emailed the applicant the following information:
- a copy of the application materials including the Building Official’s report on the application;
 - an attachment that provided the public hearing date and panel that will consider the application; the January 26th deadline to submit additional evidence for staff to factor into their analysis; and the February 5th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”
- January 26, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).
- January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.
- March 1, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (Attachment B).



1:1,200

ZONING MAP

Case no: BDA201-021

Date: 1/14/2021



1:1,200

AERIAL MAP

Case no: BDA201-021

Date: 1/14/2021



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-021

Date: 12-22-2020

Data Relative to Subject Property:

Location address: 2015, Oates Drive Zoning District: MF-2 (A)

Lot No.: TR 4 Block No.: 7404 Acreage: .80 Census Tract: 124.00

Street Frontage (in Feet): 1) 177 2) 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Oates Drive One LLC

Applicant: La Sierra Planning Group Telephone: 214.684.2775

Mailing Address: P.O. Box 1275 Angel Fire, NM Zip Code: 87710

E-mail Address: santos@lasierrapg.com

Represented by: La Sierra Planning Group Telephone: 214-684-2775

Mailing Address: P.O. Box 1275 Angel Fire, NM Zip Code: 87710

E-mail Address: santos@lasierrapg.com

Affirm that an appeal has been made for a Variance X, or Special Exception , of 10 feet to the required front yard setback

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:
property owner seeks to develop property zoned in MF-2 (A); however, the adjacent property is zoned R-7.5(A) and has an average setback of 30 feet. Property owner seeks to develop in accordance with MF-2(A) standards but needs relief from the setback created on adjacent property.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

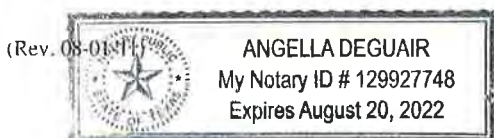
Affidavit

Before me the undersigned on this day personally appeared Kenisha Carach
(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: Kenisha Carach
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 18th day of December, 2020



[Signature]
Notary Public in and for Dallas County, Texas

**MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT**

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that Santos Martinez

did submit a request for a variance to the front yard setback regulations

at 2015 Oates Drive

BDA201-021. Application of Santos Martinez for a variance to the front yard setback regulations at 2015 OATES DR. This property is more fully described as Tract 4, Block 7404 and is zoned MF-2(A), which requires a front yard setback of 25 feet. The applicant proposes to construct a multi-family residential structure and provide a 15 foot front yard setback, which will require a 10 foot variance to the front yard setback regulations.

Sincerely,


David Session, Building Official



Printed: 1/4/2021

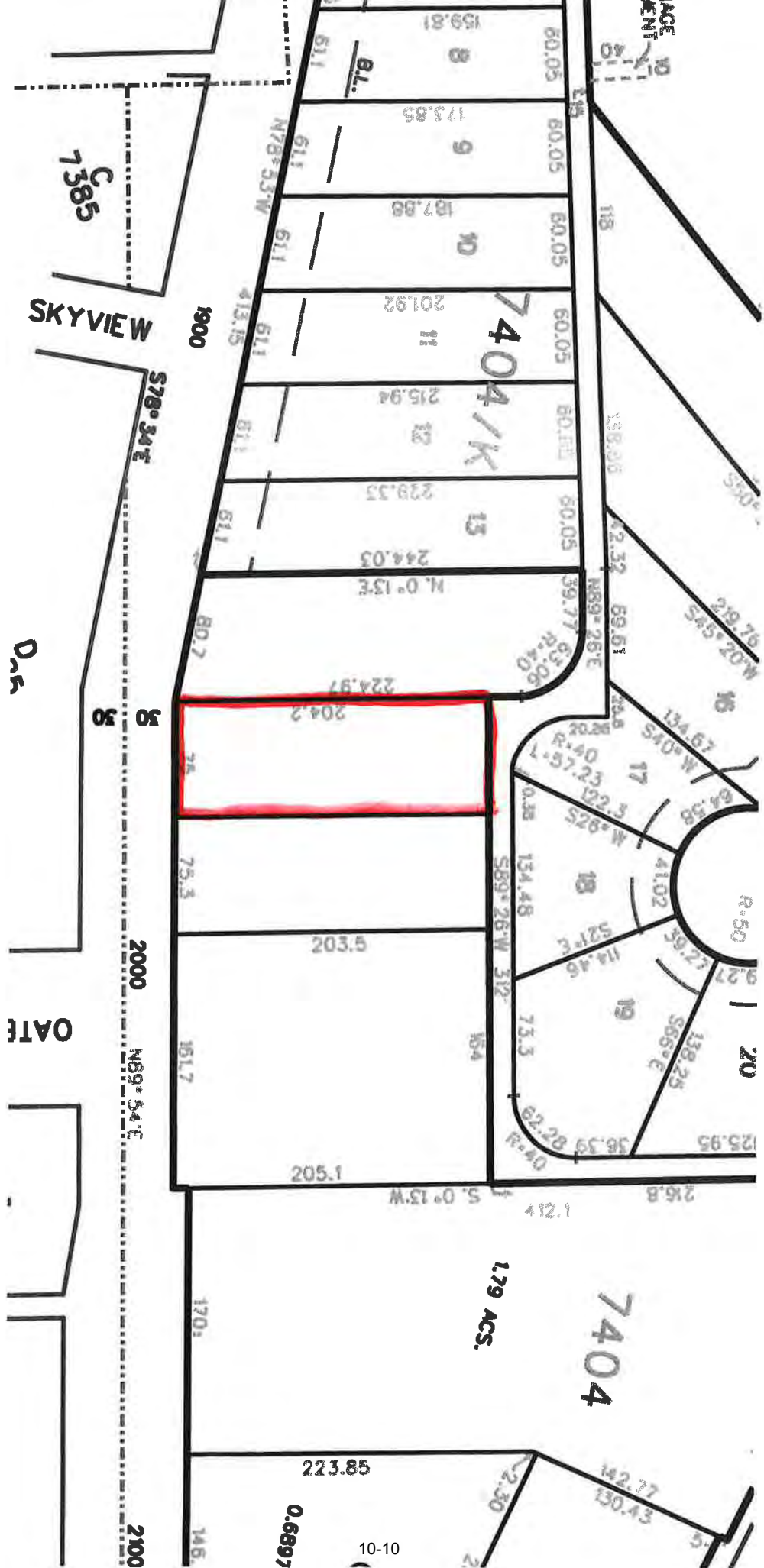
Legend

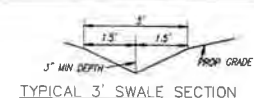
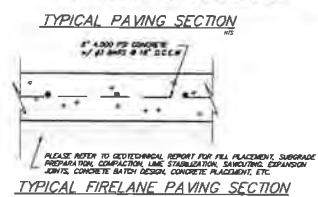
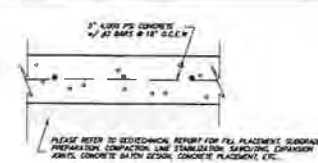
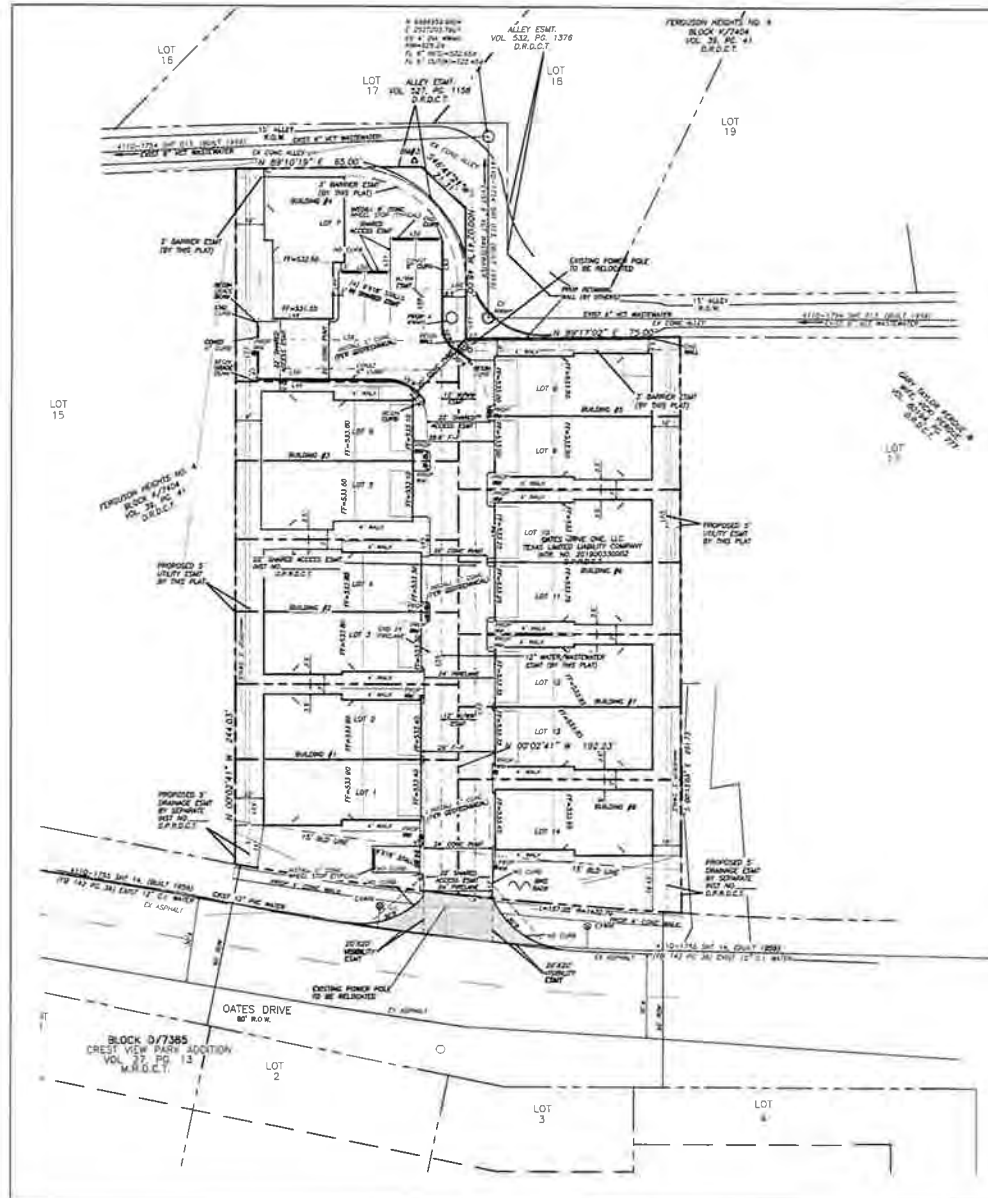
City Limits	railroad	Dry Overlay	CD Subdistricts
School	Certified Parcels	D	PD Subdistricts
Floodplain	Base Zoning	D-1	PDS Subdistricts
100 Year Flood Zone	PD193 Oak Lawn	CP	NSO Subdistricts
Mill's Creek	Dallas Environmental Corridors	SP	NSO Overlay
Peak's Branch	SPD Overlay	MD Overlay	Escarpment Overlay
X Protected by Levee	Deed Restrictions	Historic Subdistricts	Parking Management Overlay
Parks	SUP	Historic Overlay	10-9 Shop Front Overlay
		Height Map Overlay	

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)



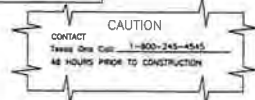
1:2,400





REFERENCE TPOOT
DETAIL PED 18
FOR BARRIER FREE
RAMPS

0 10 20 40
(FEET)
1 inch = 20 ft



IT IS THE INTENT TO SHOW ON THESE PLANS THE LOCATION AND ELEVATION OF ALL EXISTING UNDERGROUND UTILITIES TO THE BEST OF OUR KNOWLEDGE AND IN ACCORDANCE WITH EXISTING RECORDS. HOWEVER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND VERIFY THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES TO SAME. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DIFFERENCE IN PLANS AND FIELD.

NOTE: THE PROPERTY OWNER IS LIABLE TO RESTORE/REPLACE ANY DAMAGED CITY APPROVED/CONTROLLED INFRASTRUCTURE IN THE PUBLIC ROW-OF-WAY.

GENERAL DEVELOPMENT NOTES

- THE CITY IS TO BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION.
- WORK WILL NOT BE ACCEPTED WITHOUT A PERMIT AND INSPECTION OF WORK BY THE CITY OR ITS DESIGNATED ENGINEERING REPRESENTATIVE.
- NO PERSON SHALL OPEN, TURN OFF, INTERFERE WITH, ATTACH ANY HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY OR WATER COOPERATIVE UNLESS DULY AUTHORIZED TO DO SO.
- ARRANGEMENTS FOR CONSTRUCTION OF WATER LINES SHALL BE MADE THROUGH THE CITY OR APPLICABLE WATER COOPERATIVE.
- ROUGH GRADING IS TO BE DONE PRIOR TO CONSTRUCTION OF UTILITIES.
- ALL BOXES UNDER EXISTING STREETS OR ALLEYS SHALL BE LINED WITH SMOOTH STEEL CARRIER PIPE TO BE SEALED WITH GROUT OF APPROVED RUBBER BOOT.
- THERE WILL BE NO EXTRA PAY ITEMS FOR PLACING EXISTING AND PROPOSED RCPs AND SPOILS LINES THAT HAVE BEEN LOCATED AND SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL ADJUST THE TOPS OF MANHOLES, VALVES, METER BOXES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES FOUND DURING CONSTRUCTION TO FIT THE FINISHED PAVING AND SIDEWALKS. THERE WILL BE NO SEPARATE PAY ITEM FOR THIS WORK. THE COST SHALL NOT BE INCLUDED IN THE BID PRICE FOR OTHER ITEMS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING WATER, SEWER, GAS, TELEPHONE, ETC. UTILITIES. DAMAGED UTILITIES SHALL BE REPLACED OR PAID FOR BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE UNLESS SPECIFICALLY NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ON-SITE ANY UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY OWNER.
- OUTDOOR STORAGE AND REFUSE DISPOSAL SHALL BE LANDSCAPED AND SCREENED FROM VIEW.
- MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE AND VISUAL IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW A SIGN PERMIT MAY BE REQUIRED FOR ANY PROPOSED SIGNS. CONTACT AUI FOR MORE INFORMATION.
- NO SIGN PERMIT MAY BE REQUIRED FOR ANY PROPOSED SIGNS. CONTACT AUI FOR MORE INFORMATION.

NOTE: MAXIMUM BUILDING HEIGHT 20'

GENERAL NOTES
1. REFER TO CITY OF DALLAS STANDARD CONSTRUCTION DETAILS 250-3

A TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL BY THE TRAFFIC SAFETY COORDINATORS PRIOR TO CONSTRUCTION. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:00 A.M. TO 3:30 P.M. WORKDAYS. CONTRACTOR MUST CALL (214) 670-5904 TO OBTAIN A PERMIT.

BENCH MARK: #1
CITY OF DALLAS BENCHMARK #1150 38-U-35
STANDARD WATER DEPARTMENT BENCH MARK SET ON CONCRETE CURB AT MIDPOINT ON THE NORTHEAST CORNER OF INTERSECTION OF PEAVY RD AND DATES DR
N: 6,986,774.114
E: 2,526,288.422
ELEVATION: 522.640

BENCH MARK: #2
CITY OF DALLAS BENCHMARK #1149 38-U-25
STANDARD WATER DEPARTMENT BENCH MARK SET 20' FROM END OF CONCRETE CURB ON THE SOUTHEAST CORNER OF INTERSECTION OF SKYVIEW DR AND DATES DR
N: 6,986,648.485
E: 2,526,991.656
ELEVATION: 532.02

BENCH MARK: #3
"ON-SITE BENCHMARK" "X" FOUND (PER SURVEY)
LOCATED IN ALLEY (AS SHOWN ON DRAWING)
N: 6,985,952.610
E: 2,527,178.080
ELEVATION: 526.45

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DALE E. HOELTING, P.E. NO. 67096 ON NOVEMBER 30, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

DEH CONSULTING, LTD.		PROJECT INFORMATION	
PLAT NO.	BLDG PERMIT NO.	500 ENGINEERING TRACKING NOS.	
S'90-160	WW20-243	DP20-157	
DIMENSION CONTROL			
IRONSIDE ADDITION			
LOTS 1-14, BLOCK K/7404			
SUSTAINABLE DEVELOPMENT & CONSTRUCTION			
CITY OF DALLAS, DALLAS COUNTY, TEXAS			
DESIGN	DRAWN	DATE	FILE
STARINES	HOELTING	2020	
			SHEET
			C05.01



January 26, 2021

Ms. Jennifer Munoz
Chief Planner
City of Dallas
1500 Marilla, 5BN
Dallas, TX 75201

RE: BDA 201-020 & 021; 2009 & 2015 Oates Drive

Dear Ms. Munoz,

The property listed above were previously listed as tracts of land. Neither address qualified as a building site as identified in Section 51A-4.601. The property owner secured an approved preliminary plat on June 15, 2020 (S190-160) to remedy this status. Since the property is zoned MF-2(A), the property owner combined both addresses with an approved preliminary plat for a shared access development of fourteen (14) new homes.

These combined addresses are 35,279 square feet (.80 acre). In an MF-2(A) zoning district, this would allow the property owner to construct up to 35 single family homes, or 44 efficiency size apartments. The proposed development of 14 single family homes is commensurate development in this area. The property to the east of this site (2031 Oates) maintains 28 multifamily units on .76 of an acre.

Even though this property is being developed with single family homes, the owner must provide guest parking. This guest parking cannot be provided in a required front yard. In addition, no vehicular access can be provided to the rear of the property along the public alley right of way. New water and wastewater mains must be installed to serve each new home. These mains must be constructed to a public service standard rather than private service connections. This means a 6" water main rather than a 2" private water line. These services must be provided in a dedicated easement in the center of the property. A new twenty-four-foot fire lane must also be provided as well as a twenty-two-foot shared access easement through the property. New storm water easements must also be provided along the eastern and western property lines. The overall area of dedications on the property is 9,445 square feet (roughly 26% of the property).

In addition to these dedications, the property itself has an unusual shape. The rear of the property has an existing alley dedication that creates a bend. The property is not fully squared because of this existing condition from when the subdivision was originally platted. There is also an angle in the front yard created with the dedication of Oates Drive right of way.

The creation of the required dedications and physical constraint of the property is compounded by the adjacent property to the west of the site. This adjacent lot is zoned R-7.5(A). The Dallas Development Code requires property within the same block face with two different zoning districts to comply with the more restrictive front yard setback. MF-2(A) standards require a front yard setback of 15 feet. R-7.5(A) require a setback of 25 feet.



The property owner is unable to move the development back an additional ten feet. Due to the existing curve of the public alley, angle along Oates Drive, the constraints of required dedications, and a 25' rather than 15' front yard setback, the property is unable to be developed in a manner consistent with other MF-2(A) properties. The property owner did not create this hardship as the shape of the property reflects the original subdivision pattern. The property owner did not create the additional ten-foot setback as the City of Dallas delineated this zoning district classification. Even the other MF-2(A) properties to the east of our site do not have the same conditions as our property (no curve in the alley or angled right of way along Oates Drive).

We have prepared two exhibits to supplement our request. The first exhibit identifies the required dedications set forth in our approved preliminary plat. It shows that the overall area of required dedications account for 26% of the overall site. The second exhibit demonstrates how we could develop the property if it did not have an angle along Oates Drive or a curve along the rear alley. If the property was rectangular in shape, we could accommodate a twenty-five-foot front yard setback and required parking in the rear of the site.

We believe these exhibits demonstrate that our request addresses the standards for a variance request. The property owner did not create a self-created hardship (right of way dedications occurred with creation of original subdivision and zoning classifications set forth by the City of Dallas), the proposed development is commensurate with MF-2(A) standards (14 single family homes rather than 35) and required easement dedications further complicate the placement of new construction on the property.

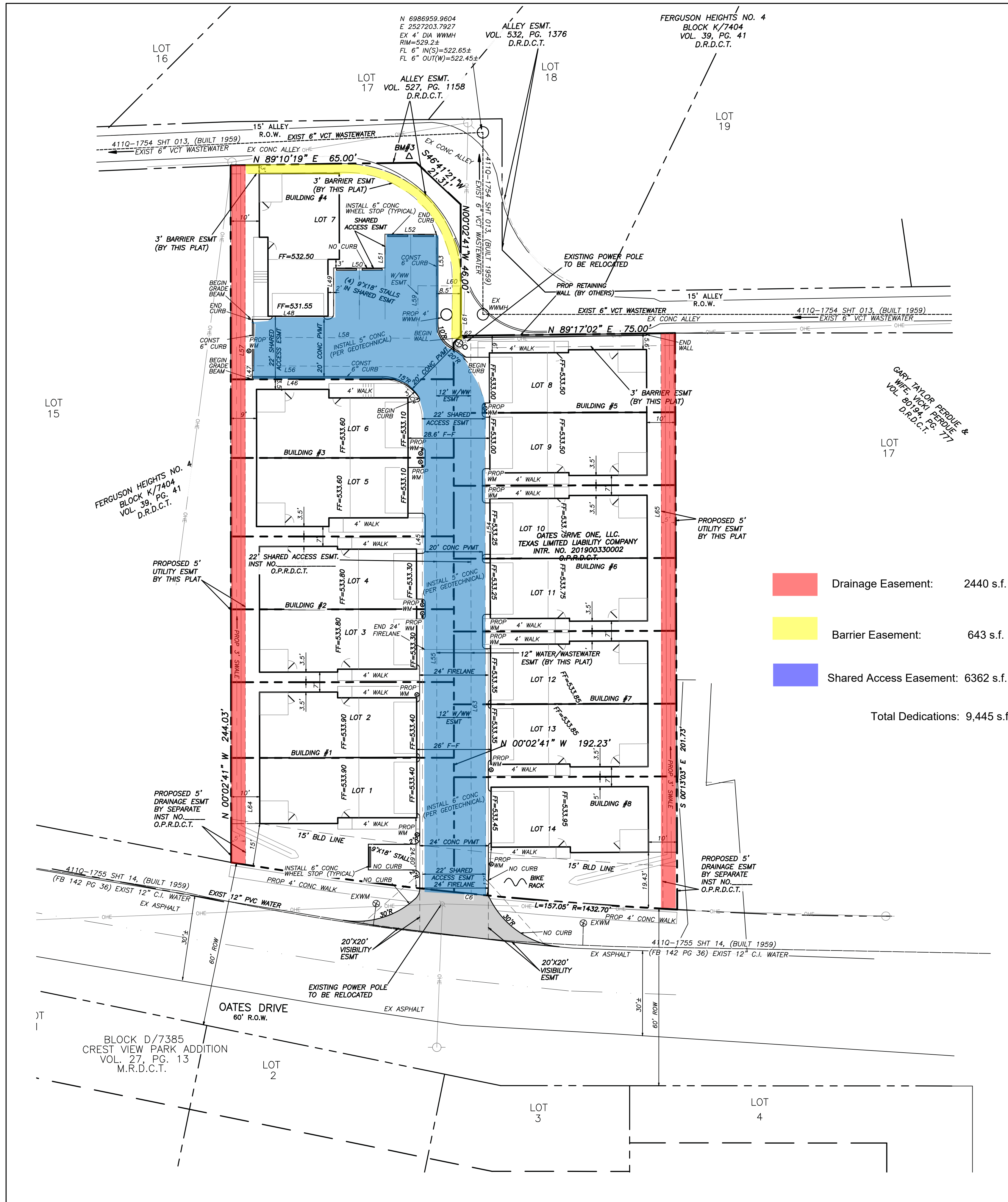
Please feel free to contact my office if you have any questions regarding these items.

Sincerely,

A handwritten signature in black ink, appearing to read 'Santos T. Martinez', is positioned below the word 'Sincerely,'.

Santos T. Martinez
Authorized representative for
Property owner

EXHIBIT A



TYPICAL 3' SWALE SECTION

5" 4,000 PSI CONCRETE
w/ #3 BARS @ 18" O.C.E.W.

3" MIN DEPTH

PROP GRADE

PLEASE REFER TO GEOTECHNICAL REPORT FOR FILL PLACEMENT, SUBGRADE PREPARATION, COMPACTION, LIME STABILIZATION, SAWCUTTING, EXPANSION JOINTS, CONCRETE BATCH DESIGN, CONCRETE PLACEMENT, ETC...

TYPICAL PAVING SECTION

6" 4,000 PSI CONCRETE
w/ #3 BARS @ 18" O.C.E.W.

PLEASE REFER TO GEOTECHNICAL REPORT FOR FILL PLACEMENT, SUBGRADE PREPARATION, COMPACTION, LIME STABILIZATION, SAWCUTTING, EXPANSION JOINTS, CONCRETE BATCH DESIGN, CONCRETE PLACEMENT, ETC...

TYPICAL FIRELANE PAVING SECTION

6" 4,000 PSI CONCRETE
w/ #3 BARS @ 18" O.C.E.W.

PLEASE REFER TO GEOTECHNICAL REPORT FOR FILL PLACEMENT, SUBGRADE PREPARATION, COMPACTION, LIME STABILIZATION, SAWCUTTING, EXPANSION JOINTS, CONCRETE BATCH DESIGN, CONCRETE PLACEMENT, ETC...

CAUTION

CONTACT
Texas One Call: 1-800-245-4545
48 HOURS PRIOR TO CONSTRUCTION

REFERENCE TXDOT
DETAIL PED 18
FOR BARRIER FREE
RAMPS

0 10' 20' 40'
(FEET)
1 inch = 20 ft.

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BENCH MARK: #1

CITY OF DALLAS BENCHMARK #1150 38-U-3S
STANDARD WATER DEPARTMENT BENCH MARK ON SET ON CONCRETE CURB AT MIDPOINT ON THE NORTHEAST CORNER OF INTERSECTION OF PEAVY RD AND OATES DR
N:6,986,774.114
E:2,526,288.422
ELEVATION: 522.640

BENCH MARK: #2

CITY OF DALLAS BENCHMARK #1149 38-U-2S
STANDARD WATER DEPARTMENT BENCH MARK SET 20' FROM END OF CONCRETE CURB ON THE SOUTHEAST CORNER OF INTERSECTION OF SKYVIEW DR AND OATES DR.
N:6,986,648.485
E:2,5526,991.656
ELEVATION: 532.02

BENCH MARK: #3

"ON-SITE BENCHMARK" "X" FOUND (PER SURVEY)
LOCATED IN ALLEY (AS SHOWN ON DRAWING)
N: 6,986,952.610
E: 2,527,178.050
ELEVATION: 528.45

GENERAL DEVELOPMENT NOTES

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4. ARRANGEMENTS FOR CONSTRUCTION OF WATER LINES SHALL BE MADE THROUGH THE CITY OR APPLICABLE WATER COOPERATIVE.
5. ROUGH GRADING IS TO BE DONE PRIOR TO CONSTRUCTION OF UTILITIES.
6. ALL BORES UNDER EXISTING STREETS OR ALLEYS SHALL BE LINED WITH SMOOTH STEEL CARRIER PIPES UNLESS OPEN CUTTING OF THE STREET IS PERMITTED. ENDS OF STEEL CARRIER PIPE TO BE SEALED WITH GROUT OR APPROVED RUBBER BOOT.
7. THERE WILL BE NO EXTRA PAY ITEMS FOR PLUGGING EXISTING AND PROPOSED RCPs AND SEWER LINES THAT HAVE BEEN LOCATED AND SHOWN ON THESE PLANS.
8. THE CONTRACTOR SHALL ADJUST THE TOPS OF MANHOLES, VALVES, METER BOXES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES FOUND DURING CONSTRUCTION TO FIT THE FINISHED PAVING AND SHOULDERS. THERE WILL BE NO SEPARATE PAY ITEM FOR THIS WORK. THE COST SHALL NOT BE INCLUDED IN THE BID PRICE FOR OTHER ITEMS.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING WATER, SEWER, GAS, TELEPHONE, ETC. UTILITIES. DAMAGED UTILITIES SHALL BE REPLACED OR PAID FOR BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
10. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE UNLESS SPECIFICALLY NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ON-SITE ANY UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY OWNER.
11. OUTDOOR STORAGE AND REFUSE DISPOSAL SHALL BE LANDSCAPED AND SCREENED FROM VIEW.
12. MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE AND VISUAL IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
13. A SIGN PERMIT MAY BE REQUIRED FOR ANY PROPOSED SIGNS. CONTACT AHJ FOR MORE INFORMATION.

GENERAL NOTES:

1. REFER TO CITY OF DALLAS STANDARD CONSTRUCTION DETAILS 251-D.

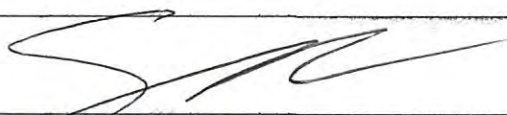
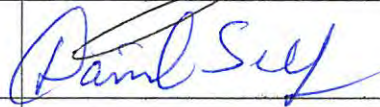
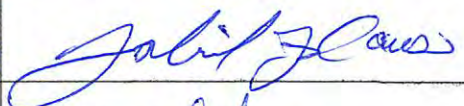

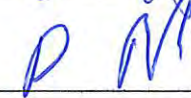

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DALE E. HOELTING, P.E. NO. 67096 ON NOVEMBER 30, 2020 IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

A TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL BY THE TRAFFIC SAFETY COORDINATORS PRIOR TO CONSTRUCTION. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:00 A.M. TO 3:30 P.M. WORKDAYS. CONTRACTOR MUST CALL (214) 670-6904 TO OBTAIN A PERMIT.

REVISIONS					
REV NO	DATE	DESCRIPTION	BY		
1	XX-XX-XXXX				
DEH CONSULTING, LTD					
TBPE FIRM REG NO. 5663					
PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.			
S190-160		WW20-243	DP20-157		
DIMENSION CONTOL					
IRONSIDE ADDITION					
LOTS 1-14, BLOCK K/7404					
SUSTAINABLE DEVELOPMENT & CONSTRUCTION					
CITY OF DALLAS, DALLAS COUNTY, TEXAS					
DESIGN	DRAWN	DATE	FILE	NUMBER	SHEET
STARNES		NOVEMBER 2020			C05.01

BDA201-021 ATTACHMENT B

I am a property owner within the notification area and I have reviewed the application for BDA 201-020 & 021. I support the construction of new single-family homes along Oates Drive. I support the owners request for a variance to the front yard setback.

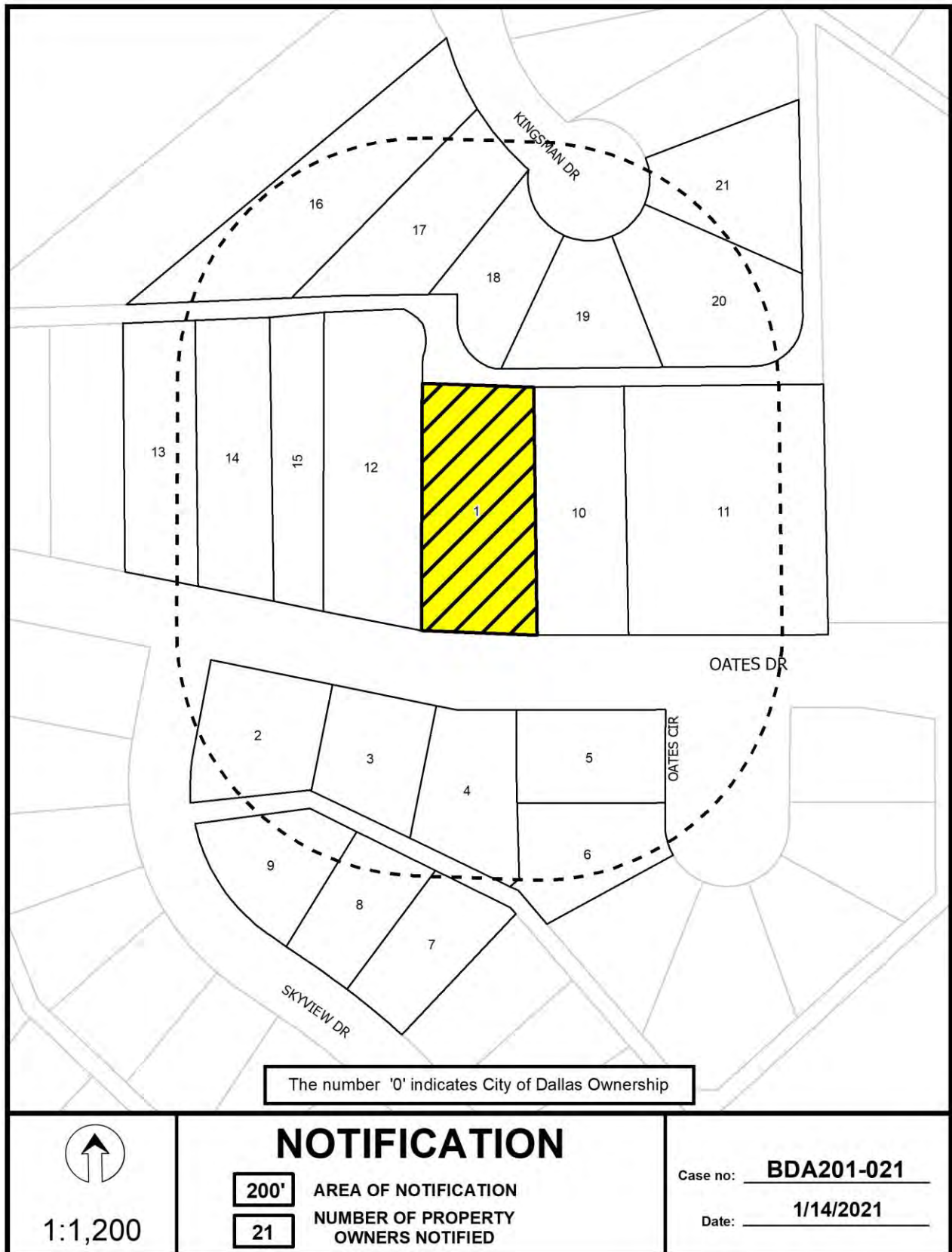
NAME	ADDRESS	SIGNATURE
Sean Parsons	2009 Oates Dr Dallas TX 75228	
DAVID SELF	9833 KINGSMAN 75228	
GABRIEL FLORES	9805 KINGSMAN DR DALLAS, TX 75228	
Belinda Fountain	9718 Skyview Dr Dallas, TX 75228	
Daley Ryan	9770 Sky view Dr	
Gary Perdue	2021 OATES DR.	

I am a property owner within the notification area and I have reviewed the application for BDA 201-020 & 021. I support the construction of new single-family homes along Oates Drive. I support the owners request for a variance to the front yard setback.

[illegible]

I am a property owner within the notification area and I have reviewed the application for BDA 201-020 & 021. I support the construction of new single-family homes along Oates Drive. I support the owners request for a variance to the front yard setback.

NAME	ADDRESS	SIGNATURE
<i>Sean Parsons</i>	<i>2009 Oates Dr Dallas TX 75228</i>	<i>[Signature]</i>
Steve Prikryl	2003 Oates Dr. Dallas, TX 75228	DocuSigned by: <i>Steve Prikryl</i> 88774738E499453...
Jorge Goldsmit	9653 Vinewood DR, Dallas TX 75228	DocuSigned by: <i>[Signature]</i> C95E0C879F8143E...
Bruce Webb	9756 Skyview Dr Dallas, TX 75228 2010 Oates Dr Dallas, TX 75228	DocuSigned by: <i>[Signature]</i> AF6DF8EA427C469...



01/14/2021

Notification List of Property Owners

BDA201-021

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2015 OATES DR	MACEWICH JOAN E
2	9756 SKYVIEW DR	WEBB BRUCE G
3	2010 OATES DR	WEBB EUGENE F & WANDA F LIFE EST
4	2016 OATES DR	MONTES NANCY K G
5	2024 OATES CIR	POTTENGER WARREN
6	2028 OATES CIR	Taxpayer at
7	9726 SKYVIEW DR	QUANRIOS SHARI & ROMAN
8	9730 SKYVIEW DR	RYAN DALEY M & JULIE A
9	9740 SKYVIEW DR	JONES PHYLLIS MARIE
10	2021 OATES DR	PERDUE GARY T
11	2031 OATES DR	Taxpayer at
12	2009 OATES DR	Taxpayer at
13	1917 OATES DR	GARCIA ESTHER A & RUBEN
14	1923 OATES DR	ODINOT CLAUDE E
15	2003 OATES DR	Taxpayer at
16	9827 KINGSMAN DR	ALFONSO ALBERT U &
17	9821 KINGSMAN DR	FOLMAR JOSHUA MORGAN &
18	9811 KINGSMAN DR	BORKOWSKI KATE ALEXANDRA
19	9805 KINGSMAN DR	FLORES GABRIEL &
20	9804 KINGSMAN DR	ARCOTT LEE MARION
21	9808 KINGSMAN DR	MORRIS BENNY LEE

FILE NUMBER: BDA201-023(JM)

BUILDING OFFICIAL'S REPORT: Application of Dallas City Council Resolution 20-1935 to require compliance of a non-conforming use at 3606 Greenville Avenue Suite A. This property is more fully described as Lots 1A and 2A, 1/2888, and is zoned a CR Community Retail District, which limits the legal uses in a zoning district. The applicant proposes to request that the board establish a compliance date for a non-conforming alcoholic beverage establishment use.

LOCATION: 3606 Greenville Avenue Suite A

APPLICANT: Dallas City Council by Resolution 20-1935
Represented by Zinzi Bonilla and Naomi Green

REQUEST:

A request is made for the Board of Adjustment to establish a compliance date for a nonconforming alcoholic beverage establishment use (OT Tavern) on the subject site.

COMPLIANCE REGULATIONS FOR NONCONFORMING USES: SEC. 51A-4.704. NONCONFORMING USES AND STRUCTURES of the Dallas Development Code provides the following provisions:

(a) Compliance regulations for nonconforming uses. It is the declared purpose of this subsection that nonconforming uses be eliminated and be required to comply with the regulations of the Dallas Development Code, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.

(1) Amortization of nonconforming uses.

(A) Request to establish compliance date. The city council may request that the board of adjustment consider establishing a compliance date for a nonconforming use. In addition, any person who resides or owns real property in the city may request that the board consider establishing a compliance date for a nonconforming use. Upon receiving such a request, the board shall hold a public hearing to determine whether continued operation of the nonconforming use will have an adverse effect on nearby properties. If, based on the evidence presented at the public hearing, the board determines that continued operation of the use will have an adverse effect on nearby properties, it shall proceed to establish a compliance date for the nonconforming use; otherwise, it shall not.

(B) Factors to be considered. The board shall consider the following factors when determining whether continued operation of the nonconforming use will have an adverse effect on nearby properties:

- (i) The character of the surrounding neighborhood.
- (ii) The degree of incompatibility of the use with the zoning district in which it is located.
- (iii) The manner in which the use is being conducted.
- (iv) The hours of operation of the use.
- (v) The extent to which continued operation of the use may threaten public health or safety.
- (vi) The environmental impacts of the use's operation, including but not limited to the impacts of noise, glare, dust, and odor.
- (vii) The extent to which public disturbances may be created or perpetuated by continued operation of the use.
- (viii) The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use.
- (ix) Any other factors relevant to the issue of whether continued operation of the use will adversely affect nearby properties.

(C) Finality of decision. A decision by the board to grant a request to establish a compliance date is not a final decision and cannot be immediately appealed. A decision by the board to deny a request to establish a compliance date is final unless appealed to state court within 10 days in accordance with Chapter 211 of the Local Government Code.

(D) Determination of amortization period.

- (i) If the board determines that continued operation of the nonconforming use will have an adverse effect on nearby properties, it shall, in accordance with the law, provide a compliance date for the nonconforming use under a plan whereby the owner's actual investment in the use before the time that the use became nonconforming can be amortized within a definite time period.
- (ii) The following factors must be considered by the board in determining a reasonable amortization period:
 - (aa) The owner's capital investment in structures, fixed equipment, and other assets (excluding inventory and other assets that may be feasibly transferred to another site) on the property before the time the use became nonconforming.

- (bb) Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages.
- (cc) Any return on investment since inception of the use, including net income and depreciation.
- (dd) The anticipated annual recovery of investment, including net income and depreciation.
- (E) Compliance requirement. If the board establishes a compliance date for a nonconforming use, the use must cease operations on that date and it may not operate thereafter unless it becomes a conforming use.
- (F) For purposes of this paragraph, "owner" means the owner of the nonconforming use at the time of the board's determination of a compliance date for the nonconforming use.

GENERAL FACTS:

The subject site is zoned a CR Community Retail District. On June 23, 1993, City Council passed Ordinance No. 21735 which added a requirement that alcoholic beverage establishment uses must obtain a Specific Use Permit (SUP) in all zoning districts. However, a Certificate of Occupancy (CO) was issued for an alcoholic beverage establishment use DBA Fish Dance on January 30, 1991—predating the ordinance requiring an SUP. The Dallas Development Code defines a “nonconforming use” as “a use that does not conform to the use regulations of this chapter but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.” Therefore, the use was legally established in 1991 and became nonconforming with the passing of Ordinance No. 21735 in 1993.

After a period of vacancy, the site lost nonconforming rights to operate an alcoholic beverage establishment without compliance to the SUP requirement. The property owners successfully argued for reinstatement of nonconforming rights on January 18, 2005.

Most recently, a CO was issued on August 28, 2008 for an alcoholic beverage establishment DBA OT Tavern with remarks indicating the BDA action taken in 2005 to reinstate the nonconforming use rights and furthermore adding, “NO INCREASE IN FLOOR AREA, SAME PARKING, 7/26/06-nonconforming 300 sf dance floor area, CORRECTION TO TENANT NAME 1/23/07. LICENSE PE, MB, LB, 02/20/2008. SEE REVISED(CORRECTED) PATIO PLAN DATED 9-1-10 CENTRAL FILES FOR MORE INFO. KM. OCUPANT [sic] LOAD OF dining=188/ PATIO= 67, UPDATE 4/27/17 sw.” This use is still in operation today.

BACKGROUND INFORMATION:

Zoning:

Site: CR-MD-1 (Community retail- Modified delta-1)

North: CR-MD-1 (Community retail- Modified delta-1)

South: CR-MD-1 (Community retail- Modified delta-1)

East: MF-2(A)-MD-1 (Multifamily 1- Modified delta-1)

West: CR-MD-1 (Community retail- Modified delta-1)

Land Use:

The subject site is developed with a multitenant commercial structure housing two nonconforming alcoholic beverage establishments. The areas to the north, south and west are developed with retail uses; and the area to the east is developed with residential uses.

Zoning/BDA History:

1. BDA 045-133, 3606 Greenville Avenue, Suite A (the subject site) On January 18, 2005, the Board of Adjustment Panel A approved a special exception reinstating nonconforming use rights for “alcoholic beverage establishment” and “dance hall” uses.
2. BDA 045-136, 3606 Greenville Avenue, Suite B (the lot immediately north of the subject site) On January 18, 2005, the Board of Adjustment Panel A approved a special exception reinstating nonconforming use rights for “alcoholic beverage establishment” and “dance hall” uses.

TIMELINE:

- December 18, 2020: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- February 11, 2021: The Board of Adjustment Secretary randomly assigned this case to the Board of Adjustment Panel B.
- February 12, 2021: The Board of Adjustment Chief Planner/Board Administrator sent the record owner of the property (Uptown Ventures LLC & Hillcrest Towers LLC) and the tenant/operator of the use (G P Sports NSL Inc. % Shaun Merchant) a letter (with a copy to Jill Haning, Zinzi Bonilla, and Naomi Green) informing them that a Board of

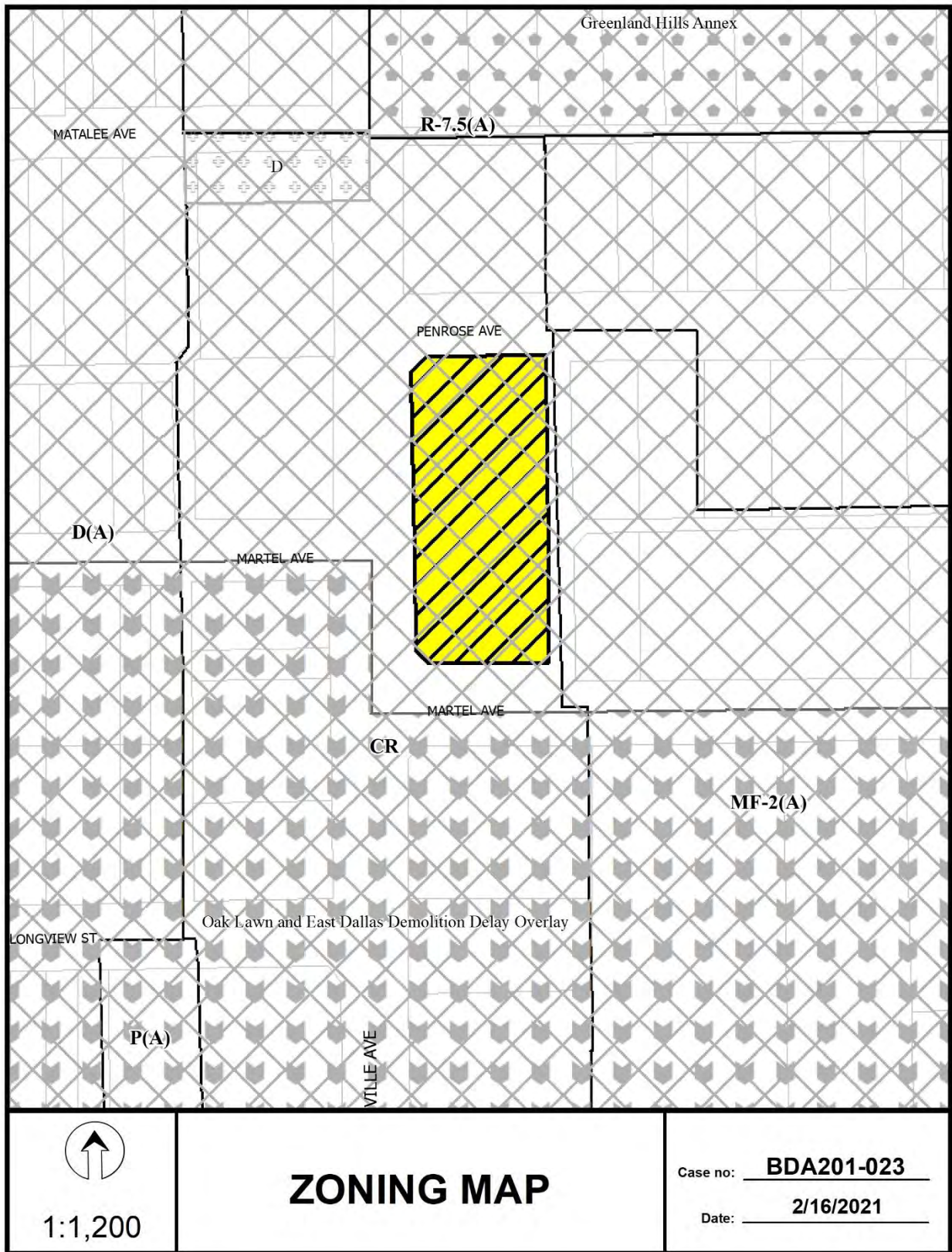
Adjustment case had been filed against the nonconforming alcoholic beverage establishment use. The letter included following enclosures:

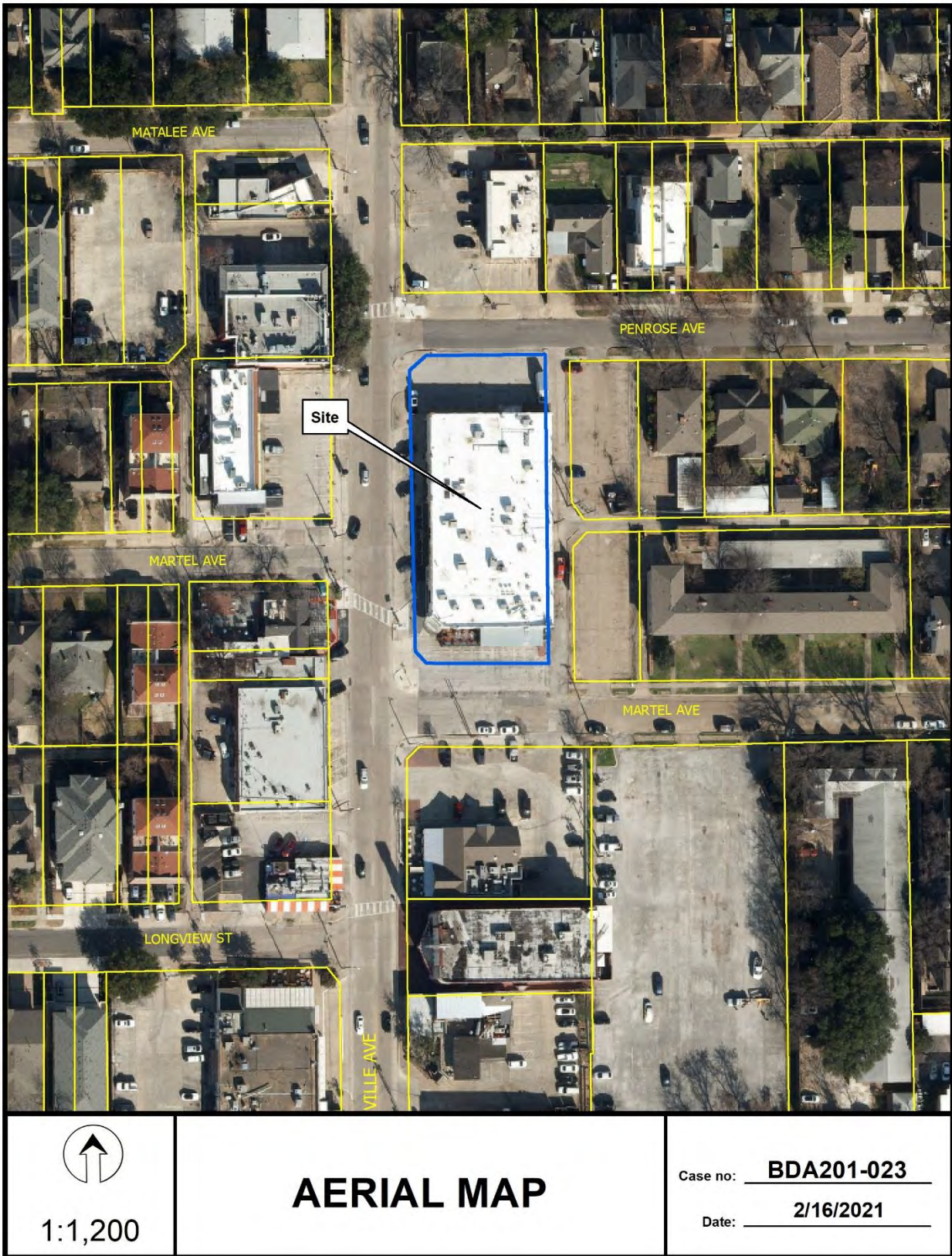
1. A copy of the Board of Adjustment application and related materials.
2. Dallas Development Code Section 51A-3.102 describing the Board of Adjustment.
3. Dallas Development Code Section 51A-2.102(90), which defines a nonconforming use.
4. Dallas Development Code Section 51A-4.704, provisions for nonconforming uses and structures.
5. Dallas Development Code Section 51A-4.703, Board of Adjustment hearing procedures.
6. City of Dallas Board of Adjustment Working Rules of Procedures.
7. The hearing procedures for Board of Adjustment amortization of a nonconforming use.

The letter also informed the owners and tenant/operator of the date, time, and location of the public hearing, and provided a deadline of March 5th to submit any information that would be incorporated into the board's docket.

February 25, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearing. The review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Building Inspection Chief Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Senior Engineer, the Sustainable Development and Construction Department Board of Adjustment Senior Planner, the Assistant City Attorney to the Board.

March 2, 2021 The tenant/operator requested the case be held under advisement until April 21, 2021 (minimum of 45 days from motion for continuance provided as **Attachment A**).







City of Dallas

**APPLICATION TO THE BOARD OF ADJUSTMENT
TO SET A COMPLIANCE DATE FOR A NONCONFORMING USE**

CASE NO.: BDA 201-023

DATE: 12/18/2020

Data Relevant to Subject Property:

Location address: 3606 Greenville Avenue Dallas, TX 75206

Zoning District: CR

Name of Property Owner: Uptown Ventures LLC & Hillcrest Towers LLC

Lot No.: 1A & 2A Block No.: 1/2888 Acreage: N/A Census Tract: _____

Street Frontage (in Feet): (1) 258 (2) _____ (3) _____ (4) _____ (5) _____

To the Honorable Board of Adjustment:

Applicant: Dallas City Council

Telephone: 214-670-4050

Mailing Address: 1500 Marilla Street, Dallas, Texas Zip Code: 75201

E-mail address: N/A

Represented By: Jill Haning, Executive Assistant City Attorney, Dallas City Attorney's Office;
Zinzi Bonilla, Assistant City Attorney, Dallas City Attorney's Office;
Naomi Green, Assistant City Attorney, Dallas City Attorney's Office

Telephone: 214-952-6505

Mailing Address: 1500 Marilla Street, Dallas, Texas

Zip Code: 75201

E-mail address: jill.haning@dallascityhall.com; zinzi.bonilla@dallascityhall.com;
naomi.green@dallascityhall.com

Affirm that a request has been made to establish a compliance date for the property described above for the following reason(s): Under Dallas City Code Section 51A-4.704(a)(1)(A), a compliance date should be set for the non-conforming use of an alcoholic beverage establishment known as the OT Tavern because the continued operation of the use will have an adverse effect on nearby properties.

Respectfully submitted: Jill Haning

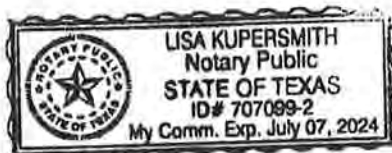
Print Applicant's name

Jill Haning
Applicant's Signature

Before me the undersigned on this day personally appeared Jill Haning
who on his or her oath certifies that the above statements are true and correct to his or her best knowledge and belief and that he or she resides or owns property in the City of Dallas.

Jill Haning
Affiant (Applicant's Signature)

Subscribed and sworn before me this 18th day of December, 2020



[Signature]
Notary Public in and for Dallas County, Texas

Date of Hearing

Appeal was--Granted OR Denied

Remarks

Chairman

I hereby certify that Dallas City Council Resolution 20-1935

did submit a request to require compliance of a non-conforming use
at 3606 Greenville Avenue Ste:A

BDA201-023. Application of Dallas City Council Resolution 20-1935 to require compliance of a non-conforming use at 3606 GREENVILLE AVE Ste:A. This property is more fully described as Lots 1A and 2A, 1/2888, and is zoned CR, which limits the legal uses in a zoning district. The applicant proposes to request that the Board establish a compliance date for a non-conforming alcoholic beverage establishment use.

Sincerely,

David Session
David Session, Building Official

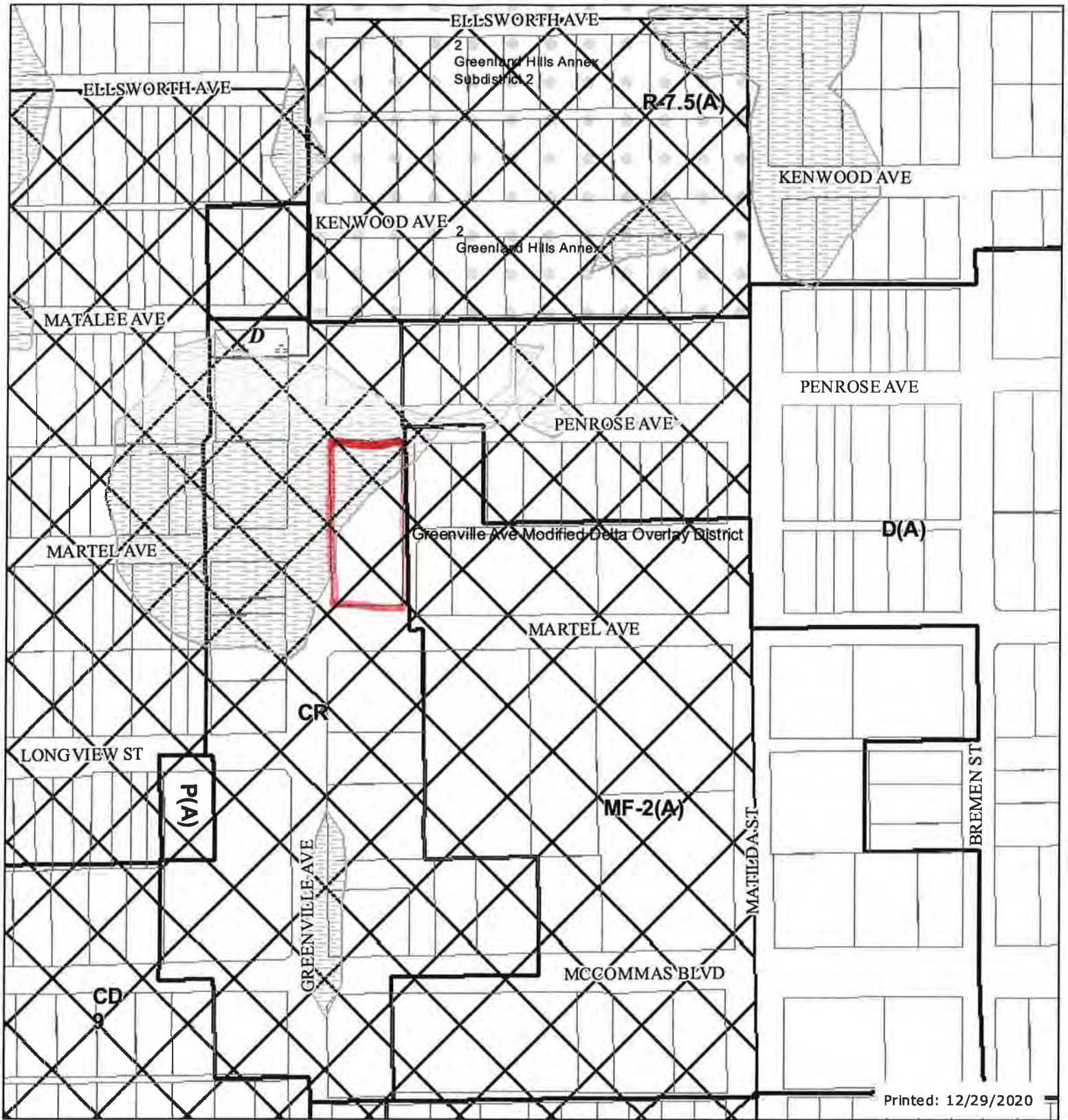


2883

288

ITY 8-29-56.





Legend

City Limits	Railroad	Dry Overlay	CD Subdistricts
School	Certified Parcels	D	PD Subdistricts
Floodplain	Base Zoning	D-1	PDS Subdistricts
100 Year Flood Zone	PD193 Oak Lawn	CP	NSO Subdistricts
Mill's Creek	Dallas Environmental Corridors	SP	NSO Overlay
Peak's Branch	SPSPD Overlay	MD Overlay	Escarpment Overlay
X Protected by Levee	Deed Restrictions	Historic Subdistricts	Parking Management Overlay
Parks	SUP	Historic Overlay	Signage Overlay
		Height Map Overlay	

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)



201935

December 9, 2020

WHEREAS, the OT Tavern is located at 3606 Greenville Avenue, Dallas Texas; and

WHEREAS, the OT Tavern operates under a certificate of occupancy for an alcoholic beverage establishment; and

WHEREAS, the property at 3606 Greenville Avenue is zoned as a CR Community Retail District; and

WHEREAS, an alcoholic beverage establishment requires a specific use permit in a CR Community Retail District; and

WHEREAS, the OT Tavern is operating without a specific use permit as it is a nonconforming use as defined in the Dallas Development Code; and

WHEREAS, the Dallas Development Code authorizes the City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Board of Adjustment is requested to consider establishing a compliance date for the nonconforming use of an alcoholic beverage establishment known as the OT Tavern located at 3606 Greenville Avenue, Dallas Texas.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Board of Adjustment

Appeal to establish a compliance date for a nonconforming use. Sec. 51A-4.704(a)(1)(A)

or

Appeal to restore a nonconforming use. Sec. 51A-4.704(a)(2)

SEC. 51A-4.704. NONCONFORMING USES AND STRUCTURES.

(a) Compliance regulations for nonconforming uses. It is the declared purpose of this subsection that nonconforming uses be eliminated and be required to comply with the regulations of the Dallas Development Code, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.

(1) Amortization of nonconforming uses.

(A) Request to establish compliance date. The city council may request that the board of adjustment consider establishing a compliance date for a nonconforming use. In addition, any person who resides or owns real property in the city may request that the board consider establishing a compliance date for a nonconforming use. Upon receiving such a request, the board shall hold a public hearing to determine whether continued operation of the nonconforming use will have an adverse effect on nearby properties. If, based on the evidence presented at the public hearing, the board determines that continued operation of the use will have an adverse effect on nearby properties, it shall proceed to establish a compliance date for the nonconforming use; otherwise, it shall not.

(2) The right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more. The board may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use even though the use was discontinued for six months or more.

Property address: 3606 Greenville Avenue, Suite A

1. The nonconforming use being appealed/restored: alcoholic beverage establishment
(The land use as stated on the Certificate of Occupancy. Attach a copy of the C.O.)

2. Reason the use is classified as nonconforming: The property at 3606 Greenville Avenue is zoned as a CR Community Retail District. An alcoholic beverage establishment requires a specific use permit in a CR Community Retail District. The OT Tavern is operating without a specific use permit as it is a nonconforming use as defined in the Dallas Development Code.

(Was there a change in the zoning or in the use requirements?)

3. Current zoning of the property on which the use is located: CR Community Retail

4. Date the nonconforming use was discontinued: N/A

5. Date that the nonconforming use became nonconforming: 1989
(Date the property zoning or use requirements changed.)

6. Previous zoning of the property on which the use is located: GR General Retail
(Applies if a zoning district change caused the use to become nonconforming.)

(Rev. 04/04/14)

Certificate of Occupancy

Address: 3606 GREENVILLE AVE, Suite A 75206 **Issued:** 08/28/2008

Owner: G P SPORTS NSL INC
3606 GREENVILLE AVE. SUITE A
DALLAS TX 75206

DBA: OT TAVERN

Land Use: (5821) ALCOHOLIC BEVERAGE ESTABLISHMENT

Occupied Portion:

C.O.#: 0505051025

Lot:	TR	Block:	102/8880	Zoning:	CR	PDD:	0	SUP:	
Historic Dist:		Consv Dist:		Pro Park:	0	Req Park:	0	Park Agrmt:	N
Dwlg Units:	0	Stories:	1	Occ Code:	A2	Lot Area:	0	Total Area:	3500
Type Const:	IIIB	Sprinkler:	None	Occ Load:		Alcohol:	Y	Dance Floor:	N

Remarks: NONCONFORMING USE-BDA 045-133 AND 045-136, NO INCREASE IN FLOOR AREA, SAME PARKING, 7/26/06-nonconforming 300 sf dance floor area , CORRECTION TO TENANT NAME 1/23/07. LICENSE PE, MB, LB, 02/20/2008. SEE REVISED(CORRECTED) PATIO PLAN DATED 9-1-10 CENTRAL FILES FOR MORE INFO. KM. OCUPANT LOAD OF dining=188/ PATIO= 67, UPDATE 4/27/17 sw



Philip Sikes, Building Official

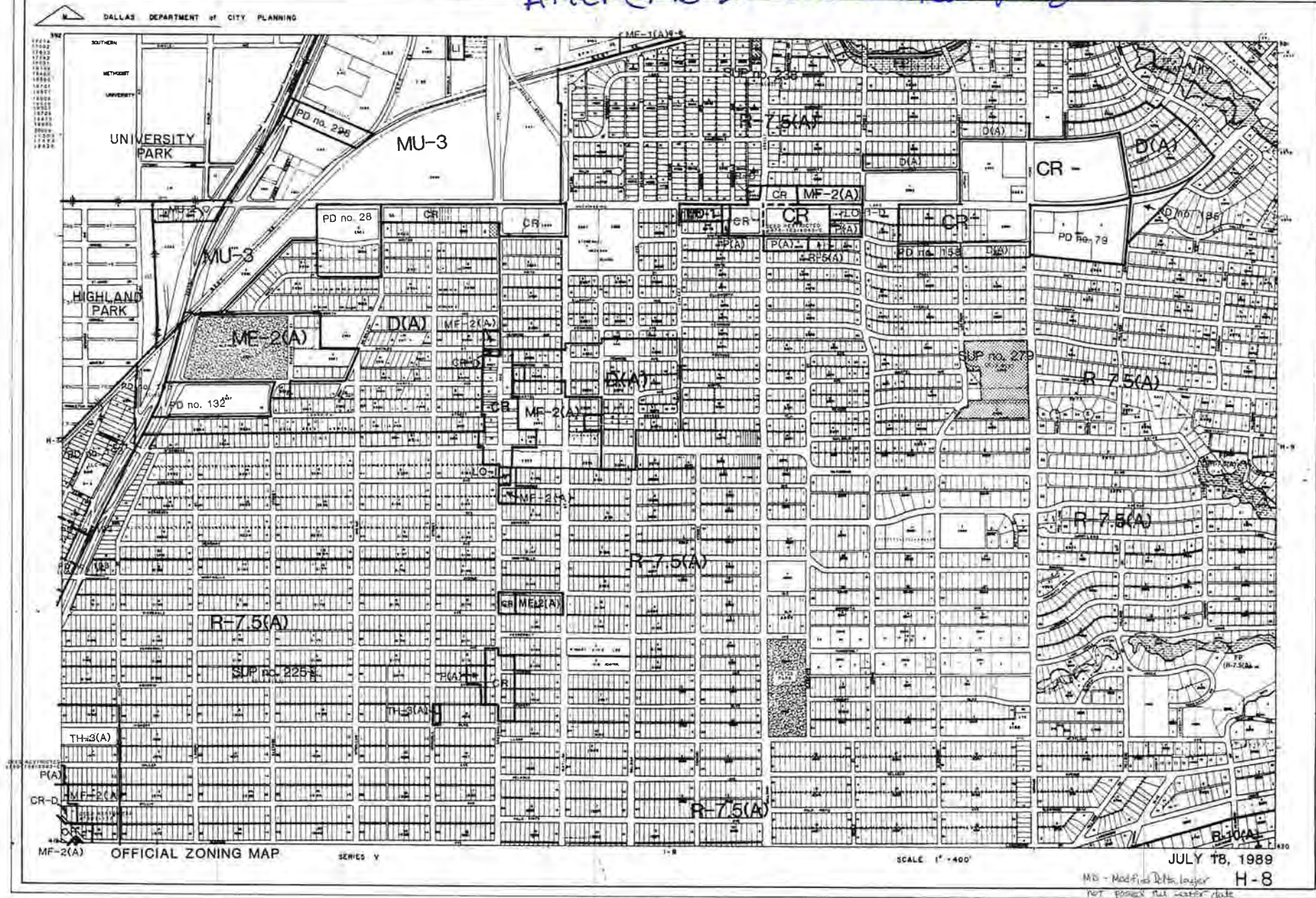
This certificate shall be displayed on the above premise at all times.

Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

 DALLAS DEPARTMENT of CITY PLANNING



After (MD-2 - not Posted Yet) 7-18-89



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed With Vendor's Lien

Date: October 28, 2015

Grantor: Granada Plaza, LLC

Grantor's Mailing Address: 6805 Hillcrest, #200
Dallas, Texas 75205

Grantees: An undivided 95% interest to Uptown Ventures LLC; and
An undivided 5% interest to Hillcrest Towers LLC

Grantees' Mailing Address: 3684 4th Ave., Unit 1
San Diego, California 92103

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, and a note of even date that is in the principal sum of \$3,500,000.00 and is executed by Uptown Ventures LLC and payable to the order of **Independent Bank**. The note is secured by a vendor's lien retained in favor of **Independent Bank** in this deed and by a deed of trust and security agreement of even date from Grantees to Robert C. Rigney, Trustee.

Property (including any improvements):

An undivided 95% interest in and to the property described on Exhibit "A" attached hereto and made a part hereof for all purposes to Uptown Ventures LLC; and

An undivided 5% interest in and to the property described on Exhibit "A" attached hereto and made a part hereof for all purposes to Hillcrest Towers LLC.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Validly existing easements, right-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than grantor, and other



instruments, other than conveyances of the surface estate, that affect the Property, including but not limited to: the covenants of records under Clerk's File No. 201200287954, Real Property Records, Volume 81214, Page 1219 and Volume 6 Page 384 of the Map/Plat Records of Dallas County, Texas, the Parking Agreement, dated October 3, 1980, filed October 3, 1980 recorded in Volume 80196, Page 3341, Real Property Records of Dallas County, Texas, and the Packed-Remote Parking Agreement dated October 6, 1987, filed October 7, 1987 recorded in Volume 87194, Page 3501, Real Property Records of Dallas County, Texas; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee without express or implied warranty, the strips or gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded as to the property conveyed by this Special Warranty Deed.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THIS DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES, EXPRESSLY CONTAINED IN THIS DEED.

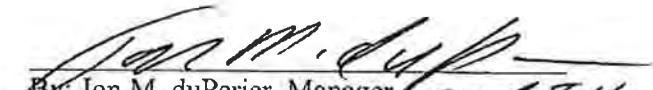
GRANTEE RELEASES AND HOLDS HARMLESS THE GRANTOR FROM LIABILITY FOR ANY AND ALL ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT

(CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Independent Bank, at Grantees' request has paid in cash that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Independent Bank and are transferred to that party without recourse on Grantor. When the context requires, singular nouns and pronouns include the plural.

Granada Plaza, LLC

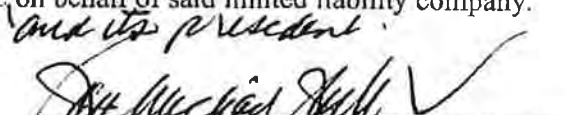

By: Jon M. duPerier, Manager, and FJV
President
JMD

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on October 28, 2015, by Jon M. duPerier, Manager of Granada Plaza, LLC, on behalf of said limited liability company.




Notary Public, State of Texas

Agreed and accepted to by:

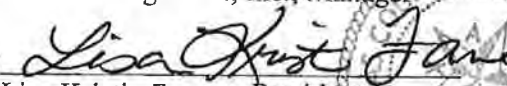
Uptown Ventures LLC

FJA Management, Inc., Manager

By: 
Lisa Kristin Farmer, President

Hillcrest Towers LLC

FJA Management, Inc., Manager

By: 
Lisa Kristin Farmer, President

[Signatures Continued on Following Page]



Class A Member:

Lisa Kristin Farmer
Lisa Kristin Farmer

Class A Member:

Lisa Kristin Farmer
Lisa Kristin Farmer

Class B Member:

FJA Management, Inc.

Lisa Kristin Farmer
By: Lisa Kristin Farmer, President

Class B Member:

FJA Management, Inc.

Lisa Kristin Farmer
By: Lisa Kristin Farmer, President

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on October 28, 2015 by Lisa Kristin Farmer, as President of FJA Management, Inc., Manager of Uptown Ventures LLC, and by Lisa Kristin Farmer, Class A Member, and FJA Management, Inc., Class B Member, both members of Uptown Ventures LLC, all on behalf of said limited liability company.



John Michael Jackson
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on October 28, 2015 by Lisa Kristin Farmer, as President of FJA Management, Inc., Manager of Hillcrest Towers LLC, and by Lisa Kristin Farmer, Class A Member, and FJA Management, Inc., Class B Member, both members of Hillcrest Towers LLC, all on behalf of said limited liability company.



John Michael Jackson
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Independent Bank
P. O. Box 21145
Waco, Texas 76702

PREPARED IN THE LAW OFFICES OF
J. David Carpenter
Segrest & Segrest, P. C.
28015 W. Highway 84
McGregor, Texas 76657
254.848.2600



EXHIBIT A

BEING a tract of land situated in the A. McCommas Survey, conveyed to Joseph T. Matassa Family Limited Partnership, as recorded in Volume 2005138, Page 3312, Real Property Records, Dallas County, Texas, being all of Lots 1A and 2A, Block 1/2888, of a re-plat of Lot A, Block 1/2888, of Majors & Majors Resubdivision Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 81214, Page 1219, Plat Records, Dallas County, Texas and Lots B and K in Block 1/2888, of Majors & Majors Resubdivision, according to the map thereof recorded in Volume 8, Page 384, Plat Records, Dallas County, Texas; and being described by metes and bounds as follows:

Lots 1-A & 2-A:

BEGINNING at an "X" set for corner at the intersection of the South right-of-way of Penrose (50 foot right-of-way) with the

West right-of-way line of an alley (15 foot right-of-way), being the Northeast line of said Lot 1-A;

THENCE South 00 degrees 02 minutes 59 seconds East, a distance of 258.44 feet to a 60d nail set for corner at the intersection of the said West right-of-way line of an alley with the North right-of-way line of Martel Avenue (50 foot right-of-way), being the Southeast corner of said Lot 2-A;

THENCE South 89 degrees 44 minutes 05 seconds West, a distance of 115.00 feet to a 1/2 inch yellow-capped Iron rod set for corner at the intersection of the said North right-of-way line of Martel Avenue with the East right-of-way line of Greenville Avenue, being the Southwest corner of said Lot 2-A;

THENCE North (directional control), a distance of 258.24 feet to a 60d nail set for corner at the intersection of the said East right-of-way line of Greenville Avenue with the said South right-of-way line of Penrose Avenue;

THENCE North 89 degrees 37 minutes 57 seconds East, a distance of 114.78 feet to the PLACE OF BEGINNING and containing 29,680 square feet or 0.681 of an acre of land, more or less.

LOT B:

BEGINNING at a 1/2 inch yellow-capped Iron rod set for corner in the South right-of-way line of Penrose Avenue (50 foot right-of-way), being the Northwest corner of Lot C, Block 1/2888 of said addition, a tract of land conveyed to Gino Arefi as recorded in Clerk's File No. 20080273015, Real Property Records, Dallas County, Texas, and being the Northeast corner of said Lot B;

THENCE South 00 degrees 04 minutes 16 seconds East, a distance of 124.28 feet to an "X" set for corner in the North right-of-way line of an alley (10 foot right-of-way);

THENCE South 89 degrees 41 minutes 01 seconds West, a distance of 44.85 feet to an "X" set for corner;

THENCE North 45 degrees 10 minutes 59 seconds West, a distance of 14.11 feet to an "X" set for corner in the East right-of-way line of an alley (15 foot right-of-way);

THENCE North 00 degrees 02 minutes 59 seconds West, a distance of 114.23 feet to an "X" set for corner at the intersection of the said South right-of-way line of Penrose Avenue with the said East right-of-way line of an alley (15 foot wide right-of-way);

THENCE North 88 degrees 37 minutes 57 seconds East, a distance of 54.90 feet to the PLACE OF BEGINNING and containing 6,775 square feet or 0.155 of an acre of land, more or less.



LOT K:

BEGINNING at an "X" set for corner in the North right-of-way line of Martel Avenue (a 50 foot right-of-way), being the Southwest corner of Lot J, Block 1/2888 of said addition, a tract of land conveyed to Martel Acquisition Joint Venture, as recorded in Clerk's File No. 20070297760, Real Property Records, Dallas County, Texas, and being the Southeast corner of said Lot K;

THENCE South 89 degrees 44 minutes 05 seconds West, a distance of 66.00 feet to an "X" found at the intersection of the said North right-of-way line of Martel Avenue with the East right-of-way line of an alley (16 foot right-of-way);

THENCE North 00 degrees 02 minutes 59 seconds West, a distance of 114.23 feet to an "X" set for corner;

THENCE North 44 degrees 49 minutes 01 seconds East, a distance of 14.17 feet to an "X" set for corner in the South right-of-way line of an alley (10 foot right-of-way); THENCE North 89 degrees 41 minutes 01 seconds East, a distance of 44.95 feet to an "X" set for corner, being the Northwest corner of said Lot J;

THENCE South 00 degrees 04 minutes 16 seconds East, a distance of 124.28 feet to the PLACE OF BEGINNING and containing 6,781 square feet or 0.166 of an acre of land, more or less.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
10/29/2015 10:27:59 AM
\$46.00
201500290089





THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.
I hereby certify on

DEC 23 2020



COUNTY CLERK, Dallas County, Texas

By *[Signature]* Deputy

Case No. BDA 201-023

DALLAS CITY COUNCIL
Applicant,

VS.

UPTOWN VENTURES, LLC and
GSP SPORTS NSL, INC.,
Respondents.

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CITY OF DALLAS

BOARD OF ADJUSTMENT

MOTION FOR CONTINUANCE

TO THE HONORABLE JUDGE OF SAID COURT:

COMES NOW, Respondents, UPTOWN VENTURES, LLC and GSP SPORTS NSL, INC. ("Respondents"), and file this their Motion for Continuance (the "Motion") and in support thereof respectfully show the Board of Adjustment the following:

1. The hearing in this matter has been scheduled for March 17, 2021, at 1:00 p.m. This is the first hearing date in this matter. Respondents seek a continuance of such hearing date in this matter to allow time for discovery and to attempt resolution of this matter without the expense of a hearing. Counsel for the Dallas City Council has indicated they have no objections to this Motion.

2. Respondents have made several open records requests to the City of Dallas and the Dallas Police Department. As of this Motion, no responsive documents have been provided. Additionally, the undersigned attorneys were just retained on February 24, 2021 by UPTOWN VENTURES, LLC, the landlord's representative in this matter. Additional time is necessary to properly prepare for the hearing in this matter.

3. Accordingly, Respondents request a continuance of the present hearing date. This continuance is not sought for the purpose of delay, but so that justice may be done. Respondents

request that hearing in this matter be reset for a date not sooner than 45 days from the date of this Motion.

WHEREFORE, PREMISES CONSIDERED, Respondents request that the hearing in this matter be continued and for such other and further relief to which Respondents may show himself justly entitled.

Respectfully submitted,

SHEILS WINNUBST, P.C.

By: /s/ T. Craig Sheils
T. Craig Sheils
Texas Bar No. 18187350
Kimberly A. Quirk
Texas Bar No. 24104776

1100 Atrium II
1701 N. Collins Boulevard
Richardson, Texas 75080
(972) 644-8181
(972) 644-8180 (fax)
Craig@sheilswinnubst.com
Kimberly@sheilswinnubst.com

ATTORNEYS FOR RESPONDENTS

CERTIFICATE OF SERVICE

The undersigned certifies that a true and correct copy of the foregoing Motion for Continuance was served upon Jennifer Munoz, the Board Administrator, via e-mail to jennifer.munoz@dallascityhall.com and counsels for Plaintiff, Jill Having and Naomi Green, via email to jill.haning@dallascityhall.com and naomi.green@dallascityhall.com, on the 2nd day of March, 2021.

/s/ Kimberly A. Quirk
Kimberly A. Quirk

Case No. BDA 201-023

DALLAS CITY COUNCIL
Applicant,

VS.

UPTOWN VENTURES, LLC and
GSP SPORTS NSL, INC.,
Respondents.

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CITY OF DALLAS

BOARD OF ADJUSTMENT

OBJECTION TO LIMITATION OF EVIDENCE AND PRODUCTION OF DOCUMENTS

TO THE BOARD OF ADJUSTMENT:

COME NOW, Respondents, UPTOWN VENTURES, LLC and GSP SPORTS NSL, INC. ("Respondents"), and file this their Objection to Limitation of Evidence and Production of Documents (the "Objection") and in support thereof respectfully show the Board of Adjustment the following:

I. BACKGROUND

1. The Dallas City Council filed the Application to the Board of Adjustment to Set a Compliance Date for a Nonconforming Use (the "Application") in this matter on December 18, 2020. The Board Administrator did not provide a copy of the application to Respondents GSP Sports NSL, Inc. ("GSP") Uptown Ventures, LLC ("Uptown") until January 14, 2021 and only after receiving an inquiry from Respondents' counsel's office earlier that day. The hearing in this matter has been scheduled for March 17, 2021, at 1:00 p.m (the "Hearing").

2. On January 14, 2021, GSP submitted a document request to the City of Dallas Police Department for the 911 Call Sheet for all calls made since January 1, 2019 involving Respondent's address and for the investigative files and offense reports related to the two shootings that occurred in the 3600 block of Greenville on October 10, 2020. Despite making this request

on the same day Respondents were provided a copy of the Application, such request has not yet been fulfilled.

3. Respondents made several other open records requests to the City of Dallas and the City of Dallas Police Department on January 22, 2021. Such requests sought:

- a. the 911 Call Sheets, offense reports, and investigative files, dated January 1, 2019 or later, for several addresses nearby Respondents' address;
- b. any City of Dallas Fire Department Inspection Reports since March 1, 2020 finding a violation of the Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency for Respondents' address and several addresses nearby Respondents' address; and,
- c. any documents (including but not limited to, meeting requests, meeting agendas, resolutions, suggested or required courses of action, emails or other correspondence) related to any safety meetings, roundtable discussions, or other meetings regarding safety measures, code violations and/or compliance, Covid-19 restrictions and violations/compliance, created, received, sent, or otherwise possessed by the City of Dallas Police Department, City of Dallas Fire Department, City of Dallas Code Compliance, and/or City of Dallas Attorney's Office related to Respondents' address and several addresses nearby Respondents' address.

4. To date, Respondents have not received a response to the request in paragraph 3(a). The City of Dallas claims it has no records responsive to the request in paragraph 3(b). This is demonstrably false, as Respondent GSP has produced several City of Dallas Fire Department Inspection Reports showing its compliance with the Dallas County "Shelter-in-Place: Stay Home

Stay Safe” Declaration of Local Disaster for Public Health Emergency. While the City of Dallas did respond to the request in paragraph 3(c), such response appears to be incomplete.

II. OBJECTION

5. Respondents are guaranteed due process under the Texas and United States Constitutions. The City of Dallas and the Board of Adjustment will deprive Plaintiff of such right if the Hearing is not postponed until Respondents can acquire the documents necessary to properly defend themselves from the allegations raised in the Application. Such documents are currently in the custody and control of the City of Dallas and Dallas Police Department. Despite Respondents’ requests for such documents made forty-five and fifty-three days ago, most documents have not been provided. It would be unconscionable and a violation of Respondents’ due process rights to proceed with the Hearing, inasmuch as the City of Dallas would be terminating Respondents’ nonconforming use, which is necessary for Respondent GSP’s continued existence, for an alleged adverse impact on the community, all while holding hostage the documents required for Respondents to properly defend themselves from such allegations.

6. Respondents are producing documents, labeled Exhibit A, herewith as evidence for the Hearing. Respondents object to the arbitrary limitation of evidence permitted to be presented during the Hearing. Respondents further object to proceeding with the Hearing before receiving all documents requested from the City of Dallas and Dallas Police Department. Respondents reserve the right to supplement their document production with any documents produced by the City of Dallas and Dallas Police Department

WHEREFORE, PREMISES CONSIDERED, Respondents again urge that the hearing in this matter be continued and for such other and further relief to which Respondents may show himself justly entitled.

Respectfully submitted,

SHEILS WINNUBST, P.C.

By: /s/ T. Craig Sheils
T. Craig Sheils
Texas Bar No. 18187350
Kimberly A. Quirk
Texas Bar No. 24104776

1100 Atrium II
1701 N. Collins Boulevard
Richardson, Texas 75080
(972) 644-8181
(972) 644-8180 (fax)
Craig@sheilswinnubst.com
Kimberly@sheilswinnubst.com

ATTORNEYS FOR RESPONDENTS

CERTIFICATE OF SERVICE

The undersigned certifies that a true and correct copy of the foregoing Objection to Limitation of Evidence and Production of Documents was served upon Jennifer Munoz, the Board Administrator, via e-mail to jennifer.munoz@dallascityhall.com and counsels for Plaintiff, Jill Having and Naomi Green, via email to jill.haning@dallascityhall.com and naomi.green@dallascityhall.com, on the 8th day of March, 2021.

/s/ Kimberly A. Quirk
Kimberly A. Quirk

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 27 September, 2020

Attn: Shawn Merchan

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - COVID-19 on September 26 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

75% = 141

9/26/2020 Received complaint of possible overcrowding via city council. Upon arrival the occupant load count on the inside was below 75%. The reason there was a large amount of people standing outside was because the owner of the business was abiding by the 75% occ load executive order. Closing case. Will continue to monitor for compliance.

FCox MJacobs

Inspector:

Fire Prevention Officer Michael Jacobs

michael.jacobs@dallascityhall.com

214-724-0781

Property Representative:

Shawn Merchan



**OT TAVERN
COVID-19**

**Inspection on September 26 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

NO

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 28 September, 2020

Attn: Bryan Joseph
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - Complaint on September 27 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Inside: 36
Outside: 51

Inspector:



Fire Prevention Officer Michael Jacobs
michael.jacobs@dallascityhall.com
214-724-0781

Property Representative:



Bryan Joseph

**OT TAVERN
Complaint**

**Inspection on September 27 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Thursday, 15 October, 2020

Attn: Manual Flores

Property Address:

OT TAVERN

3606 Greenville Ave

Dallas, TX 75206-5632

Re: Initial - COVID-19 on October 15 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspector:

Fire Prevention Officer Walter Herron

walter.herron@dallascityhall.com

214-724-0174

Property Representative:

Manuel Flores

**OT TAVERN
COVID-19**

**Inspection on October 15 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Saturday, 17 October, 2020

Attn: Shawn Merchant

Property Address:

OT TAVERN

3606 Greenville Ave

Dallas, TX 75206-5632

Re: Initial - COVID-19 on October 16 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspector:

A handwritten signature in black ink, appearing to read 'Diego Contreras', written over a horizontal line.

SFPO Diego Contreras

diego.contreras@dallascityhall.com

469-323-5987

Property Representative:

A handwritten signature in black ink, appearing to read 'Shawn Merchant', written over a horizontal line.

Shawn Merchant

**OT TAVERN
COVID-19**

**Inspection on October 16 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Inspector Notes: No sprinkler or fire alarm present

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 18 October, 2020

Attn: Shawn Merchan

Property Address:

OT TAVERN

3606 Greenville Ave

Dallas, TX 75206-5632

Re: Initial - COVID-19 on October 18 2020

Congratulations, the complaint Fire and Life Safety Fire Code Inspection has satisfactorily been completed resulting in correction of violation(s) found or no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority. Please click [here](#) to complete our customer satisfaction survey.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

10/18/2020 Business is not overcrowded. Closing case.

FCox MFehr

Inspector:

Fire Prevention Officer Frances Gallimore-Cox

frances.cox@dallascityhall.com

469-323-5979

Property Representative:

Osv Nc

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 19 October, 2020

Attn: Manual Flores

Property Address:

OT TAVERN

3606 Greenville Ave

Dallas, TX 75206-5632

Re: Initial - COVID-19 on October 19 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

10-19-20, at 1214 Officer Lewis and Officer Johnson conducted an inspection. Location was in compliance

Inspector:

FPO Briana Lewis

briana.lewis@dallascityhall.com

214-960-9559

Property Representative:

Manuel Flores

**OT TAVERN
COVID-19**

**Inspection on October 19 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 26 October, 2020

Attn: Bryan Joseph
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - Complaint on October 25 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

10-25-20 No overcrowding at this time-Dllaggio & M. Johnson

Inspector:

A handwritten signature in black ink, appearing to read 'Rachael D'Illaggio', is written over a horizontal line.

FPO Rachael D'Illaggio

rachael.dillaggio@dallascityhall.com

469-744-8088

Property Representative:

A handwritten signature in black ink, appearing to be a single stroke, is written over a horizontal line.

NA Due to COVID

**OT TAVERN
Complaint**

**Inspection on October 25 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 26 October, 2020

Attn: Bryan Joseph
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - Complaint on October 25 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

10-25-20 No overcrowding at this time-Dllaggio & M. Johnson

Inspector:

A handwritten signature in black ink, appearing to read 'Rachael D'llaggio', is written over a horizontal line.

FPO Rachael D'llaggio

rachael.dllaggio@dallascityhall.com

469-744-8088

Property Representative:

A handwritten signature in black ink, appearing to be a single stroke, is written over a horizontal line.

NA Due to COVID

**OT TAVERN
Complaint**

**Inspection on October 25 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Saturday, 31 October, 2020

Attn: Shaun Merchant
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - COVID-19 on October 30 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Inspection Time: 2228
Occupant count: 25

Inspector:


FPO David Serna

david.serna@dallascityhall.com
214-957-2909

Property Representative:


Shaun Merchant

**OT TAVERN
COVID-19**

**Inspection on October 30 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 1 November, 2020

Attn: Manuel Flores

Property Address:

OT TAVERN

3606 Greenville Ave

Dallas, TX 75206-5632

Re: Initial - COVID-19 on November 01 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

11/1/20 occ load 28 @1339

Inspector:

Property Representative:

SFPO Diego Contreras

Manuel Flores

diego.contreras@dallascityhall.com

469-323-5987

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Inspection Violations

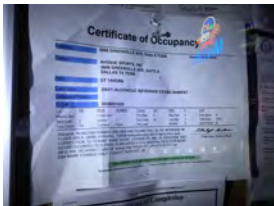
Does the business have a VALID, ISSUED Certificate of Occupancy?

114.1 [A] 114.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure, or portion thereof, shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the Dallas Building Code or of other ordinances of the jurisdiction.

Inspector Notes: CO

Violation found on
11/01/2020

Repaired on
11/01/2020



Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 2 November, 2020

Attn: Manuel Flores

Property Address:

OT TAVERN

3606 Greenville Ave

Dallas, TX 75206-5632

Re: Initial - COVID-19 on November 02 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Time: 23:59, Occupancy Count: 99

A.DeLeon, C.Pendrak

Inspector:

A handwritten signature in black ink, appearing to read 'C. Pendrak', written over a horizontal line.

FPO Courtney Pendrak

courtney.pendrak@dallascityhall.com

214-724-2522

Property Representative:

A handwritten signature in black ink, appearing to read 'M. Flores', written over a horizontal line.

Manuel Flores

**OT TAVERN
COVID-19**

**Inspection on November 02 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Saturday, 7 November, 2020

Attn: Manual Flores

Property Address:

OT TAVERN

3606 Greenville Ave

Dallas, TX 75206-5632

Re: Initial - COVID-19 on November 06 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Arrived at 22:23

Occupant load- 188 inside/67 patio

Inside-30

Outside- 20

Inspector:

FPO Briana Lewis

briana.lewis@dallascityhall.com

214-960-9559

Property Representative:

Cakkie Sivilay

**OT TAVERN
COVID-19**

**Inspection on November 06 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Saturday, 7 November, 2020

Attn: Manual Flores

Property Address:

OT TAVERN

3606 Greenville Ave

Dallas, TX 75206-5632

Re: Initial - COVID-19 on November 06 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Arrived at 22:23
Occupant load- 188 inside/67 patio
Inside-30
Outside- 20

Inspector:

FPO Briana Lewis

briana.lewis@dallascityhall.com

214-960-9559

Property Representative:

Cakkie Sivilay

**OT TAVERN
COVID-19**

**Inspection on November 06 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 15 November, 2020

Attn: Manuel Last

Property Address:

OT TAVERN

3606 Greenville Ave

Dallas, TX 75206-5632

Re: Initial - COVID-19 on November 15 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

11/14/2020

Inspector:

Property Representative:

SFPO Diego Contreras

Manuel Last

diego.contreras@dallascityhall.com

469-323-5987

**OT TAVERN
COVID-19**

**Inspection on November 15 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 15 November, 2020

Attn: Manuel Flores

Property Address:

OT TAVERN

3606 Greenville Ave

Dallas, TX 75206-5632

Re: Initial - Complaint on November 15 2020


Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Location is maintaining occupancy load restrictions at this time-D'llaggio & Pendrak


Inspector:


FPO Rachael D'llaggio

rachael.dllaggio@dallascityhall.com

469-744-8088

Property Representative:


Manuel Flores

**OT TAVERN
Complaint**

**Inspection on November 15 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 16 November, 2020

Attn: Manny Flores

Property Address:

OT TAVERN

3606 Greenville Ave

Dallas, TX 75206-5632

Re: Initial - Complaint on November 15 2020

Congratulations, the complaint Fire and Life Safety Fire Code Inspection has satisfactorily been completed resulting in correction of violation(s) found or no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority. Please click [here](#) to complete our customer satisfaction survey.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

The location is in compliance with occupancy regulations

Inspector:

Property Representative:

SFPO Maurice Johnson

Manny Flores

maurice.johnson@dallascityhall.com

469-323-5988

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 30 November, 2020

Attn: Brian Joseph
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - Complaint on November 29 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspector:

A handwritten signature in black ink, appearing to read 'Russell A. Pate', is written over a horizontal line.

Fire Prevention Officer Russell Pate

russell.pate@dallascityhall.com
469-323-5929

Property Representative:

A handwritten signature in black ink, appearing to read 'Brian Joseph', is written over a horizontal line.

Brian Joseph

**OT TAVERN
Complaint**

**Inspection on November 29 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 6 December, 2020

Attn: Shaun Merchant
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 06 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.


Inspection Notes:

Arrived 00:15


Occupancy 16

(100% 188 inside) (50%94)

Inspector:


Fire Prevention Officer Jerrard Hopkins
jerrard.hopkins@dallascityhall.com
214-724-0762

Property Representative:


Shaun Merchant

**OT TAVERN
COVID-19**

**Inspection on December 06 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 7 December, 2020

Attn: Brian Joseph

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 06 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

12/6/20 - 22:50 ; 51 inside, 36 patio. DeLeon/Herron

Inspector:

FPO Andrew DeLeon

andrew.deleon@dallascityhall.com

214-998-8877

Property Representative:

Brian Joseph

**OT TAVERN
COVID-19**

**Inspection on December 06 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Saturday, 12 December, 2020

Attn: Cakkie Sivilay
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 11 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Time 2325 Occupant load 81 people

Inspector:

A handwritten signature in black ink, appearing to be 'Luis Pacchioni', written over a horizontal line.

Fire Prevention Officer Luis Pacchioni

luis.pacchioni@dallascityhall.com

214-437-4308

Property Representative:

A handwritten signature in black ink, appearing to be 'Cakkie Sivilay', written over a horizontal line.

Cakkie Sivilay

**OT TAVERN
COVID-19**

**Inspection on December 11 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 13 December, 2020

Attn: Manuel Flores
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 12 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

12/12/20 @ 2311 45 occupancy

Inspector:

A handwritten signature in black ink, appearing to read 'Russell A. Pate', is written over a horizontal line.

Fire Prevention Officer Russell Pate

russell.pate@dallascityhall.com

469-323-5929

Property Representative:

A handwritten signature in black ink, appearing to read 'Manuel Flores', is written over a horizontal line.

Manuel Flores

**OT TAVERN
COVID-19**

**Inspection on December 12 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Tuesday, 15 December, 2020

Attn: Brian Joseph
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 13 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

2230hrs = 36

Inspector:

Fire Prevention Officer Joseph Mason

joseph.mason@dallascityhall.com

469-323-5978

Property Representative:

Bryan Joseph

**OT TAVERN
COVID-19**

**Inspection on December 13 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Saturday, 19 December, 2020

Attn: Cakkie Sivilay
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 19 2020


Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.


Inspection Notes:

Max Occupancy 188.
Occupancy load 39
Time of inspection: 0040hrs

Inspector:


Fire Prevention Officer Luis Pacchioni
luis.pacchioni@dallascityhall.com
214-437-4308

Property Representative:


Cakkie Sivilay

**OT TAVERN
COVID-19**

**Inspection on December 19 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 20 December, 2020

Attn: Manny Flores Flores

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 20 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

12/20/20 00:40- count 40

Inspector:

FPO Andrew DeLeon

andrew.deleon@dallascityhall.com

214-998-8877

Property Representative:

Manny Flores Flores

**OT TAVERN
COVID-19**

**Inspection on December 20 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 21 December, 2020

Attn: Bryan Joseph
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 20 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspector:

A handwritten signature in black ink, appearing to read 'Joseph Mason', written over a horizontal line.

Fire Prevention Officer Joseph Mason

joseph.mason@dallascityhall.com
469-323-5978

Property Representative:

A handwritten signature in black ink, appearing to read 'Bryan Joseph', written over a horizontal line.

Bryan Joseph

**OT TAVERN
COVID-19**

**Inspection on December 20 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 29 November, 2020

Attn: Manny Flores

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on November 29 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

12/28/20 Conducted inspection at 22:15. Location is in compliance with occupancy @ 12 people on patio and 26 people inside.
W. Herron/N. Badejogbin

Inspector:



Fire Prevention Officer Walter Herron

walter.herron@dallascityhall.com

214-724-0174

Property Representative:



Manny Flores

**OT TAVERN
COVID-19**

**Inspection on November 29 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 3 January, 2021

Attn: Manny Flores

Property Address:

OT TAVERN

3606 GREENVILLE Ave A

Dallas, TX 75206

Re: Initial - COVID-19 on January 03 2021

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Arrived 00:13

Inside 43(100% 188)

Outside 35 100%(67)

Inspector:

Fire Prevention Officer Jerrard Hopkins

jerrard.hopkins@dallascityhall.com

214-724-0762

Property Representative:

Manuel Flores

**OT TAVERN
COVID-19**

**Inspection on January 03 2021
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Saturday, 9 January, 2021

Attn: Cakkie Sivilay
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on January 08 2021

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

01/08/2021 - 22:04.... Occupant Count - 13 ... No violation... Spoke with Cakkie Sivilay.. JWEBB

Inspector:



FPO Courtney Pendrak

courtney.pendrak@dallascityhall.com

214-724-2522

Property Representative:



Cakkie Sivilay

**OT TAVERN
COVID-19**

**Inspection on January 08 2021
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 10 January, 2021

Attn: Manny Flores
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - Complaint on January 09 2021

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

1-9-21 @2338 83 occupancy

Inspector:

Fire Prevention Officer Russell Pate

russell.pate@dallascityhall.com

469-323-5929

Property Representative:

Manny Flores

**OT TAVERN
Complaint**

**Inspection on January 09 2021
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 11 January, 2021

Attn: Brian Joseph
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on January 10 2021

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

1/10/21 2210hrs occ = 107

Inspector:

Fire Prevention Officer Joseph Mason

joseph.mason@dallascityhall.com

469-323-5978

Property Representative:

Brian Joseph

**OT TAVERN
COVID-19**

**Inspection on January 10 2021
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Saturday, 16 January, 2021

Attn: Cakkie Sivilay
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on January 16 2021

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

1/15/2021 - 0018 - 86

Inspector:

SFPO Rachel Anderson

rachel.anderson@dallascityhall.com
469-323-5939

Property Representative:

Cakkie Sivilay

**OT TAVERN
COVID-19**

**Inspection on January 16 2021
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 17 January, 2021

Attn: Manny Flores

Property Address:

OT TAVERN

3606 GREENVILLE Ave A

Dallas, TX 75206

Re: Initial - COVID-19 on January 17 2021

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Time of inspection - 22:20

Occ load: 28 inside

30 outside

Inspector:

A handwritten signature in black ink, appearing to read 'Walter Herron', is written over a horizontal line.

Fire Prevention Officer Walter Herron

walter.herron@dallascityhall.com

214-724-0174

Property Representative:

A handwritten signature in black ink, appearing to read 'Manual Flores', is written over a horizontal line.

Manual Flores

**OT TAVERN
COVID-19**

**Inspection on January 17 2021
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Certificate of Occupancy - 1303041120

[Details](#)
[Tools](#)
[Documents](#)
[Zoning Info](#)

Property

Street Address

[View](#) 3526 GREENVILLE AVE

Status: DO Issued

Application Date: Mar 04, 2013

Issue Date: Apr 26, 2013

Completed Date: Feb 24, 2014

Applicant: JOHN HAMILTON

Owner Category:

PRIVATE

Land Use Description: RESTAURANT WITHOUT DRIVE-IN SERVICE

Temporary Address:

Project

Doing Business at: SNAPPERS RESTAURANT & BAR

Certificate Type: DO

Health Permit Number:

Use of Property: NEW RESTAURANT

Occupancy: A2

Selling Alcohol: ☒

Dwelling Units:

Garage Type: VR

Dance Floor: ☐

Stores: 1

Sq Footage: 3,744

Occupancy Load: 99

Sprinkler (Main):

Required Parking: 37

Proposed Parking: 37

Development Services Building Inspection Division | 325 E. Jefferson Dallas, Texas 75203 | 214/948-4480

[Reset Criteria](#)
[Main Menu](#)

Certificate of Occupancy - 0505051025

[Details](#)
[Maps](#)
[Documents](#)
[Zoning Info](#)

Property

Street Address

[View](#) 3806 GREENVILLE AVE

Status: CO Issued

Application Date: May 05, 2005

Issue Date: none at yyyy

Completed Date: Aug 25, 2008

Applicant: PEZZA DBA, LLC

Owner Category:

PRIVATE

Land Use Description: ALCOHOLIC BEVERAGE ESTABLISHMENT

Temporary Address:

Project

Design Reference: QT 5A/6/8/9

or:

Certificate Type: CO

Health Permit Number:

Use of Property: ALCOHOLIC BEVERAGE ESTABLISHMENT

Occupancy: A2

Selling Alcohol:



Dwelling Units: 0

Garage Type: RR

Garage Floor:



Stories: 1

Sq Footage: 3,500

Occupancy Load:

Sprinkler: None

Required Parking: 0

Proposed Parking: 0

Development Services Building Inspection Division | 325 E. Jefferson Dallas, Texas 75203 | 214/948-4480

[Reset Criteria](#)
[Map Menu](#)

Quarles, Marc

From: Luke Jana <[REDACTED]>
Sent: Tuesday, October 13, 2020 2:39 PM
To: Bonilla, Zinzi
Cc: Covington, M; Hopkins, Jerrard
Subject: Re: 3606 Greenville Ave., OT Tavern

Importance: High

Categories: Related to Salesforce

External Email!

Hi Zinzi:

Thank you for reaching out. I am not the owner of the building, but am the property manager representing the owner.

I am happy to participate in a discussion and can be available on 10/15 at 11a CST. Please forward a calendar invite/dial-in.

-LJ

On Oct 13, 2020, at 12:35 PM, Bonilla, Zinzi <zinzi.bonilla@dallascityhall.com> wrote:

Mr. Jana,

Per our research, you are the owner of 3606 Greenville Avenue.

The City of Dallas is requesting your attendance to a virtual roundtable discussion between DPD and your tenant, OT Tavern. We have requested this to discuss the ongoing activity at your property, and how DPD and your tenant can work collaboratively to address the activity.

Please confirm receipt of this email and your availability to attend the meeting scheduled Thursday, October 15th at 11:00 am.

Regards,

<image001.png>

Zinzi D. Bonilla
Assistant City Attorney,
Community Prosecution
Dallas City Attorney's Office
1500 Marilla Street, 7DN
Dallas, TX 75220
C: 214-629-1683
F: 214-670-0622
zinzi.bonilla@dallascityhall.com

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<3606 Greenville dcad.pdf>

CAUTION: This email originated from outside of the organization. Please, do not click links or open attachments unless you recognize the sender and know the content is safe.







Service Request Details

SR Number 20-01018281	SR Owner Neighborhood Code
Status Closed	Priority Standard
SR Type Code Concern - CCS	
Description	

(3+) (/lightning/r/Incap311 Service

Initial Response

Status: Complete

Assignee: City Employee

Applied: No Violation Found

Service First Inspection

Status: No Further Action Needed

Assignee: Applied

Reinspection

Status: No Further Action Needed

Assignee: Applied

[View All](#)

[\(/lightning/r/Incap311 Service Activity c/500t000000aSU](#)

(3+) (/lightning/r/Incap311 Service

Who was the Service Request Reported by?

Answer:

Order: 0.10

Service Type Version Q [STQ-03474595 \(/light](#)

What type of property is it?

Answer: Business

Order: 1.00

Service Type Version Q [STQ-03474993 \(/light](#)

What is this issue related to?

Answer: Safety, Other

Order: 3.00

Service Type Version Q [STQ-03474176 \(/light](#)

Service Request

Code Concern - CCS

[+ Follow](#)

Priority: Standard Status: Closed SR Number: 20-01018281

Feed	Details
SR Owner	Neighborhood Code
SR Type	Code Concern - CCS
Priority	Standard
SR Origin	API
Created by	Public Site Guest User
Service Type Version	SRTV-00000716 (/lightning/r/a00t00000000MpuAAC/view)
Service Request Id	20-01018281
Status	Closed
Service Request Source	iOS
Retention Number	PW 5250-02B
Reporting Categories	Ordinance

Location Information

Address	3606 GREENVILLE AVE, DALLAS, TX, 75206	Place Address
Place Name		Location
Location Details		32.83169049491096, -96.77007928086466
Zipcode	75206	Street Number
State	TX	Street Name
		Neighborhood
		3606 GREENVILLE AVE, DALLAS, TX, 75206

SLA Information

Description of the Issue

Contact Information

Layer Information

Geo Layers

(1) (/lightning/r/WorkOrder/500t000000aSU

[00227574 \(/lightning/r/OWOt000000019cvcG](#)

Subject: Initial Inspection: Da

Work Order Outcome: Initial - No Violation f

Corrective Action Due D

[View All](#)

[\(/lightning/r/WorkOrder/500t0000000aSUCoAAO/r](#)

(0) (/lightning/r/Notice c/500t000000

(1) (/lightning/r/CaseComment/500t0000000aSU

JOSEPH SHELTON (

Public:

Created: 10/13/2020 10:16 AM

Comment: Initial Response : 00227574 is Closed

[View All](#)

[\(/lightning/r/CaseComment/500t0000000aSUCoAAO/r](#)

Parent Related Requests

Duplicate Parent Request

No record to display

Transfer Service Request

No record to display

Parent Service Request

No record to display

(0) (/lightning/r/Case/500t0000000aSU





Oct 17, 2018 at 10:06 AM

Service Request Details

SR Number

99-00440018

SR Owner

Neighborhood Code

Status

Closed

Priority

Standard

SR Type

Signs - CCS

Description

3/14/15, illegal sign, no permit. aj

(3+)(/lightning/r/Incap311_Service

Status: Complete

Assig ANTHONY JONES

Appli

Status: Complete

Assign ANTONIO GONZALES

Applie

Status: Complete

Assig ANTHONY JONES

Appli

View All

(/lightning/r/Incap311_Service_Activity_c/500

(3+)(/lightning/r/Incap311_Service

What type of property/building is it?

Answer: Business

Order: -1,998.50

Service

Is the location tenant or owner occupied?

Answer: Unknown

Order: -1,998.30

Service

What type of sign are you reporting?

Answer: Banner

Order: -1,998.20

Service

View All

(/lightning/r/Incap311_Service_Question_c/500

Service Request

Signs - CCS

Priority

Standard

Status

Closed

SR Number

99-00440018

Follow

Feed

Details

SR Owner

Neighborhood Code

Service Type Version

SRTV-00000455 (/lightning/r/a0ot0000000L ujaAAC/view)

SR Type

Signs - CCS

Service Request Id

15-00089161

Priority

Standard

Status

Closed

SR Origin

Proactive

Service Request Source

Citizen

Created by

ANTHONY JONES

Retention Number

Reporting Categories

Location Information

Address

3520 GREENVILLE AVE

Place Address

Location

32.83069, -96.77009

Place Name

Location Details

Street Number

3520

Street Name

3520 GREENVILLE AVE

Zipcode

75206

Neighborhood

State

TX

SLA Information

Description of the Issue

Contact Information

Layer Information

Geo Layers

(0)(/lightning/r/WorkOrder/500t0000000C

(0)(/lightning/r/Notice_c/500t0000000C

(0)(/lightning/r/CaseComment/500t0000000C

Parent Related Requests

Duplicate Parent Request

No record to display

Transfer Service Request

No record to display

Parent Service Request

No record to display

(0)(/lightning/r/Case/500t0000000CDZRJA

(0)(/lightning/r/Case/500t0000000CDZRJA

(0)(/lightning/r/Case/500t0000000CDZRJA

https://dallascrm.lightning.force.com/lightning/r/Case/500t0000000CDZRJAA5/view

11-103

1/1

Quarles, Marc

From: Bonilla, Zinzi
Sent: Monday, January 4, 2021 3:19 PM
To: 552.137 & 552.101 (Informer's Privilege)
Cc: Green, Naomi; Covington, M
Subject: 3606 Greenville Ave, OT & Bar 3606 complaints

Categories: Related to Salesforce

Mrs. 552.101 (Informer's Privilege)

Thank you for reaching out to us regarding your concerns at these locations.

As discussed, we are moving forward with scheduling a compliance hearing at both businesses. As of now, our goal is to get the hearings April 19 – 21. We understand the frustration and appreciate your patience and understanding as we work to address the community concerns.

Please feel free to reach out to myself or Naomi Green for any additional concerns or updates.

Take care,



Zinzi D. Bonilla
Assistant City Attorney,
Community Prosecution
Dallas City Attorney's Office
1500 Marilla Street, 7DN
Dallas, TX 75220
C: 214-629-1683
F: 214-670-0622
zinzi.bonilla@dallascityhall.com

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Mar 12, 2019 at 9:40 AM

Service Request Details

SR Number

99-00440018

SR Owner

Neighborhood Code

Status

Closed

Priority

Standard

SR Type

Signs - CCS

Description

3/14/15, illegal sign, no permit. aj

(3+)(/lightning/r/Incap311_Service

Status: Complete

Assig ANTHONY JONES

Appli

Status: Complete

Assign ANTONIO GONZALES

Applie

Status: Complete

Assig ANTHONY JONES

Appli

View All

(/lightning/r/Incap311_Service_Activity_c/500

(3+)(/lightning/r/Incap311_Service

What type of property/building is it?

Answer: Business

Order: -1,998.50

Service

Is the location tenant or owner occupied?

Answer: Unknown

Order: -1,998.30

Service

What type of sign are you reporting?

Answer: Banner

Order: -1,998.20

Service

View All

(/lightning/r/Incap311_Service_Question_c/50

Service Request

Signs - CCS

Priority

Standard

Status

Closed

SR Number

99-00440018

Follow

Feed

Details

SR Owner

Neighborhood Code

Service Type Version

SRTV-00000455 (/lightning/r/a0ot0000000L ujaAAC/view)

SR Type

Signs - CCS

Service Request Id

15-00089161

Priority

Standard

Status

Closed

SR Origin

Proactive

Service Request Source

Citizen

Created by

ANTHONY JONES

Retention Number

Reporting Categories

Location Information

Address

3520 GREENVILLE AVE

Place Address

Location

32.83069, -96.77009

Place Name

Location Details

Street Number

3520

Street Name

3520 GREENVILLE AVE

Zipcode

75206

Neighborhood

State

TX

SLA Information

Description of the Issue

Contact Information

Layer Information

Geo Layers

(0)(/lightning/r/WorkOrder/500t0000000C

(0)(/lightning/r/Notice_c/500t0000000C

(0)(/lightning/r/CaseComment/500t000000

Parent Related Requests

Duplicate Parent Request

No record to display

Transfer Service Request

No record to display

Parent Service Request

No record to display

(0)(/lightning/r/Case/500t0000000CDZRJA

(0)(/lightning/r/Case/500t0000000CDZRJA

(0)(/lightning/r/Case/500t0000000CDZRJA

https://dallascrm.lightning.force.com/lightning/r/Case/500t0000000CDZRJAA5/view

11-106

1/1

December 9, 2020

WHEREAS, the OT Tavern is located at 3606 Greenville Avenue, Dallas Texas; and

WHEREAS, the OT Tavern operates under a certificate of occupancy for an alcoholic beverage establishment; and

WHEREAS, the property at 3606 Greenville Avenue is zoned as a CR Community Retail District; and

WHEREAS, an alcoholic beverage establishment requires a specific use permit in a CR Community Retail District; and

WHEREAS, the OT Tavern is operating without a specific use permit as it is a nonconforming use as defined in the Dallas Development Code; and

WHEREAS, the Dallas Development Code authorizes the City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Board of Adjustment is requested to consider establishing a compliance date for the nonconforming use of an alcoholic beverage establishment known as the OT Tavern located at 3606 Greenville Avenue, Dallas Texas.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



20-01102690 (... 0024505 Work Ord

Service Request Details

SR Number
20-01102690

SR Owner
Neighborhood Code

Status
Closed

Priority
Standard

SR Type
Code Concern - CCS

Description

Service Request
Code Concern - CCS

+ Follow

Priority
Standard

Status
Closed

SR Number
20-01102690

Feed Details

SR Owner
Neighborhood Code

Service Type Version
SRTV-00000716 (/lightning/r/a00t00000000MpuAAC/view)

SR Type
Code Concern - CCS

Service Request Id
20-01102690

Priority
Standard

Status
Closed

SR Origin
API

Service Request Source
iOS

Created by
Public Site Guest User

Retention Number
PW 5250-02B

Reporting Categories
Ordinance

Location Information

Address
3606 GREENVILLE AVE, DALLAS, TX, 75206

Place Address

Place Name

Location
32.83169049491096, -96.77007928086466

Street Number

Street Name

Neighborhood
3606 GREENVILLE AVE, DALLAS, TX, 75206

Location Details

Zipcode
75206

State
TX

- > SLA Information
- > Description of the Issue
- > Contact Information
- > Layer Information

(1) (/lightning/r/WorkOrder/500t00000000bICL5AAM/view)

00245054 (/lightning/r/OWOt000000019rmN/)
Subject: Initial Inspection: Dai
Work Order Outcome: Initial - No Violation F
Corrective Action Due D

View All

(/lightning/r/WorkOrder/500t00000000bICL5AAM/view)
SRTV-00000716
(/lightning/r/a00t00000000MpuAAC/view)
(0) (/lightning/r/Notice/c/500t00000000bICL5AAM/view)

(1) (/lightning/r/CaseComment/500t00000000bICL5AAM/view)

JOSEPH SHELTON (

Public:
Creat 11/10/2020 9:20 AM
Com Initial Response :
00245054 is Closed

View All

(/lightning/r/CaseComment/500t00000000bICL5AAM/view)

Parent Related Requests

Duplicate Parent Request

No record to display

Transfer Service Request

No record to display

Parent Service Request

No record to display

(0) (/lightning/r/Case/500t00000000bICL5AAM/view)

Initial Response

Status: Complete
Assigne City Employee
Applied No Violation Found

Service First Inspection

Status: No Further Action Nee
Assign
Applie

Reinspection

Status: No Further Action Nee
Assign
Applie

View All

(/lightning/r/Incap311_Service_Activity/c/500t00000000bICL5AAM/view)

(3+) (/lightning/r/Incap311_Service_Activity/c/500t00000000bICL5AAM/view)

Who was the Service Request Reported by?

Answer:
Order: 0.10
Service Type Version Q STQ-03474595 (/lightning/r/STQ-03474595/view)

What type of property is it?

Answer: Business
Order: 1.00
Service Type Version Q STQ-03474993 (/lightning/r/STQ-03474993/view)

What is this issue related to?

Answer: Safety
Order: 3.00
Service Type Version Q STQ-03474176 (/lightning/r/STQ-03474176/view)

20-01102690 (...)	0024505	Work Ord
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Bonilla, Zinzi

From: Shead, Catrina
Sent: Monday, December 21, 2020 9:31 AM
To: Sanchez, Connie
Cc: Blewett, David; Romero, Zachary; [REDACTED]; Bonilla, Zinzi; Wright, Derrick
Subject: RE: Longview st and OT Tavern 3606 Greenville

Good morning,

Sgt. Wright will have the area NPO contact Mr. [REDACTED] (Informer's Privilege)

From: Sanchez, Connie <connie.sanchez@dallascityhall.com>
Sent: Monday, December 21, 2020 8:07 AM
To: Shead, Catrina <catrina.shead@dpd.ci.dallas.tx.us>
Cc: Blewett, David <david.blewett@dallascityhall.com>; Romero, Zachary <zachary.romero@dallascityhall.com>; [REDACTED] (Informer's Privilege) & 552.137 (Personal Email Address of a member of the public) Bonilla, Zinzi <zinzi.bonilla@dallascityhall.com>
Subject: Longview st and OT Tavern - 3606 Greenville

Major Shead,

(Informer's Privilege)

Good morning. Would you please have someone reach out to Mr. [REDACTED] about his concerns below and let our office know the outcome. Thanks.



Connie Sanchez
Liaison, Councilman David Blewett
City of Dallas | www.dallascityhall.com
Mayor & Council
1500 Marilla St.
Dallas, TX 75201
O: 214-670-5415 |
connie.sanchez@dallascityhall.com



From: [REDACTED] (Informer's Privilege) & 552.137 (Personal Email Address of a member of the public)
Sent: Sunday, December 20, 2020 1:45 PM
To: Sanchez, Connie <connie.sanchez@dallascityhall.com>
Subject: Longview st and OT Tavern

External Email!

Connie,

I got your information from one of my neighbors and they said you would be the person that would be able to help with getting some information to Councilman Blewett. My address is [REDACTED] (Informer's Privilege)

Recently, our neighborhood has gotten very active late at night and not for the best reasons. I moved to the city because i love an active night life and I'm in the hospitality industry as well but i think its gotten a little out of hand and wanted to see if there was a possibility of increasing patrols in the area and also curtailing some of the activity at OT tavern.

I recently had my car totaled at the corner of Worcola and Longview because of a guest of theirs leaving and slamming into my car because they ran a stop sign and was intoxicated.

We have also had an increase in gunshots late in the evening. I counted about ten when i was coming home from work on Saturday morning this week alone.

I'm not for trying to shut anyone's business down, especially with how hard everything is right now especially in the bar and restaurant industry. But i think they should get a little attention to maybe reign it in just a little bit.

We live in a major city, it's bound to happen, but i just hope this issue can be addressed, give them some time to sort it out before anything bad happens. They do control how much alcohol is served and they are responsible for how their guests leave afterward.

Thanks for reading my email and I hope something can be remedied or at least addressed. Have a great day.

Kind Regards,

552.101 (Informer's Privilege)

--
552.101 (Informer's Privilege)

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**CITY OF DALLAS
DEPARTMENT OF CODE COMPLIANCE
NOTICE OF VIOLATION**

Name: QUANTUM BUILDING

Case #: 20-00023606

QUANTUM BUILDING
4925 GREENVILLE AVE 2ND FLOOR
DALLAS, TEXAS 752060500
UNITED STATES OF AMERICA

Your property located at 4510 BRYAN ST, DALLAS, TX, 75204 is in violation of the Dallas City Code.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
Remove all graffiti from the property that is visible from any public property or right-of-way or from any other private property	Please remove graffiti from private property	January 18, 2020

Violations with an (*) will serve as your Annual Notice

I will reinspect your property on January 18, 2020 to determine if the above described violation(s) have been corrected. If your property is not brought into compliance within the above calendar days, then the City may correct the violation(s) at your expense. All expenses incurred will be billed to you. Failure to pay these expenses will result in a lien being placed on your property. Additionally, if you fail to comply with this notice, the City may issue you a citation for each day a violation is committed. The maximum fine is \$2,000.00 per citation.

Thank you in advance for your cooperation. If you have questions, please call me at (469) 515-1128.

Inspector: KIRK BROWN

Badge: C1481

Date: January 8, 2020

Signature: _____

Date: January 8, 2020

Owner / Occupant / Person in Control of Property

NOTICE OF VIOLATIONS FOR WEEDS, LITTER, SOLID WASTE, VEGETATION, OR WATER CONSERVATION

*The Dallas City Code requires only one notice of violation for weeds, litter, solid waste, vegetation, illegally placed garbage and water conservation to be issued per twelve month period. This is the only notice you will receive for the next twelve months relating to the above described violation(s) at this address. If you commit another violation of the same kind and nature that poses a danger to the public health and safety on or before the first anniversary date of this date of this notice, then the City may, without further notice, correct the violation at your expense, place a lien against your property and issue a citation.

1. The owner/agent/occupant/person in control is responsible for having high grass or weeds cut before they exceed 12 inches in height. The cutting must be mulched or removed.
2. Premise must be kept free of unsightly litter. Generally, the occupant is held responsible even though they may be renting. Each owner of the property which has an adjacent alley is responsible for maintaining their half of that alley free of garbage, litter, weeds and other obstructions or nuisances.
3. Solid waste materials illegally dumped or placed on private property must be removed or disposed of by the owner of the property.
4. Vegetation, such as hedges, shrubs and limbs from trees, must be trimmed back to prevent injury or damage to persons or property who may use the right-of-way, sidewalk, easement or alley.
5. Watering Restrictions: A person commits an offense if violations occur on property that he/she owns, leases or manages.
 - Watering of lawns or landscapes with an irrigation system or a sprinkler is prohibited between the hours of 10 a.m. and 6 p.m.; during the period from April 1 – October 31.
 - It is an offense to water a lawn or landscape in a manner that wastes water or causes runoff.
 - Do not cause water to fall on sidewalks, driveways or other areas that are not lawns or landscapes.
 - Do not operate an irrigation system with broken or missing sprinkler heads or one that is poorly maintained and leads to water waste.
 - Do not water or irrigate lawns or landscapes during any form of precipitation.
 - Watering with a hand-held hose or a soaker hose is permitted at any time.

Life Hazard:

If the violation is noted as a life hazard abatement, it must be completed within 24 hours.

Examples of those violations include, but are not limited to:

- No hot water
- Air conditioning not in operating condition
- Heating equipment not in operating condition
- Exposed electrical
- Raw sewage
- Icebox or Refrigerator (31-7)

DEFINITIONS:

Operating Condition: free of leaks, safe, sanitary, structurally sound and in good working order. (27-3(23))

Workmanlike: executed in a skilled manner, for example generally plumb, level, square, in line, undamaged, and without marring adjacent work. (27-3(42))

- All repairs must be performed in a workmanlike manner (27-11(b))

Habitable Space: the space occupied by one or more persons while living, sleeping, eating, and cooking. Bathrooms, toilet rooms, closets, hallways, storage spaces, and utility rooms and other similar rooms are not considered habitable rooms. (27-3(15))

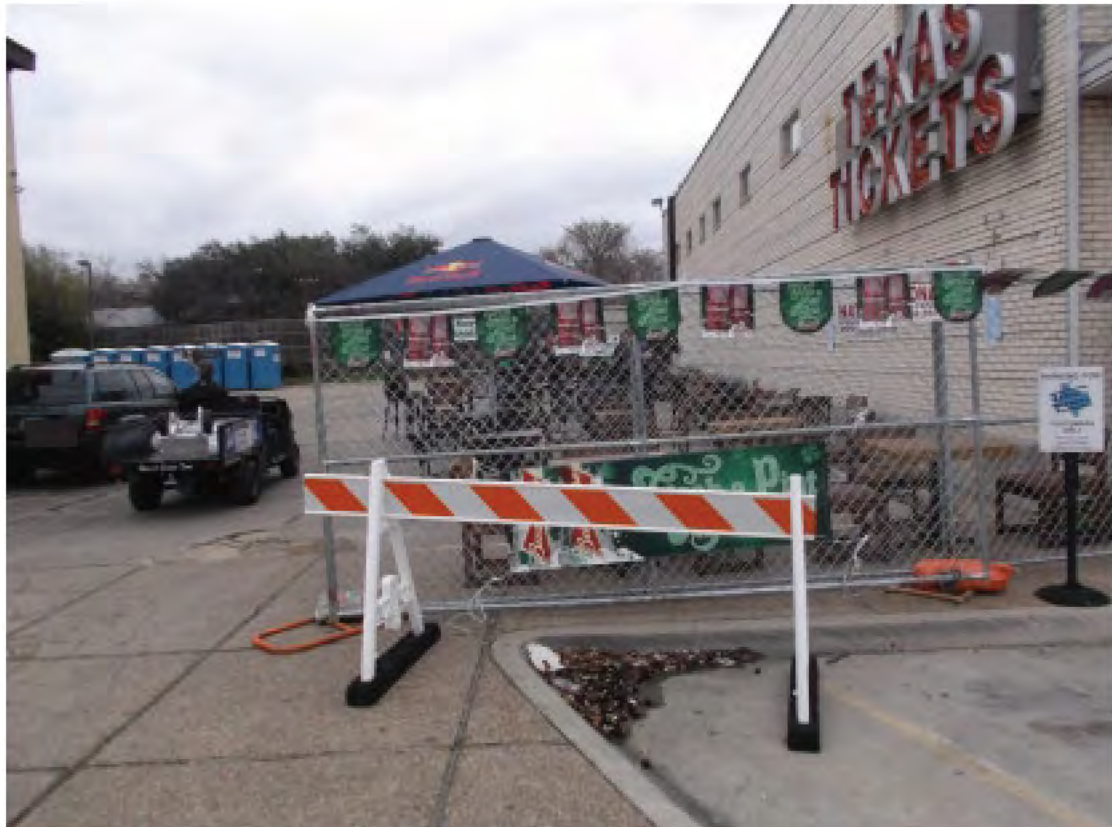
Sanitary Condition: any condition of good order and cleanliness that precludes the probability of disease transmission. (27-3(31))

Single Dwelling Unit: a single family or duplex as defined in the Dallas Development Code, as amended, or a condominium dwelling unit. (27-3(36))

Private Premise: any dwelling, house, building or other structure designed or used either wholly or in part for private residential purposes, whether inhabited or temporarily or continuously uninhabited or vacant, including any yard, grounds, walk, driveway, porch, steps, vestibule or mailbox belonging or appurtenant to such dwelling, house, building or other structure. (7A-2(11))

DALLAS TOMORROW FUND

The Dallas City Code states that the Dallas Tomorrow Fund must be used for the sole purpose of rehabilitating and repairing properties and premises in the city for persons who are found by the Dallas Tomorrow Fund administrator to be financially unable to comply with a notice of violation issued. Dallas City Code Sec. 27-16.23 provides eligibility criteria for a person to receive funds from the Dallas Tomorrow Fund. You may contact 214-670-7320 for more information about the Dallas Tomorrow Fund.



Quarles, Marc

From: Bonilla, Zinzi
Sent: Tuesday, October 13, 2020 2:36 PM
To: 552.137 - Personal Email Address of a member of the public
Cc: Covington, M; Hopkins, Jerrard
Subject: 3606 Greenville Ave., OT Tavern
Attachments: 3606 Greenville dcad.pdf

Importance: High

Categories: Related to Salesforce

Mr. Jana,

Per our research, you are the owner of 3606 Greenville Avenue.

The City of Dallas is requesting your attendance to a virtual roundtable discussion between DPD and your tenant, OT Tavern. We have requested this to discuss the ongoing activity at your property, and how DPD and your tenant can work collaboratively to address the activity.

Please confirm receipt of this email and your availability to attend the meeting scheduled Thursday, October 15th at 11:00 am.

Regards,



Zinzi D. Bonilla
Assistant City Attorney,
Community Prosecution
Dallas City Attorney's Office
1500 Marilla Street, 7DN
Dallas, TX 75220
C: 214-629-1683
F: 214-670-0622
zinzi.bonilla@dallascityhall.com

Please be advised that this e-mail is subject to being disclosed pursuant to a request for public information under the Texas Public Information Act.

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any use, dissemination, distribution, or copying of the communication is strictly prohibited, may be unlawful, and are requested to reply to this email to notify the sender that you have received the communication in error and promptly delete this e-mail, including attachments without reading or saving them in any manner. Receipt by anyone other than the intended recipient(s) is not a waiver of any attorney/client or other privilege.



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552.107 (Attorney-Client Privilege)







Quarles, Marc

From: Luke Jana <552.137 - personal email address of a member of the public>
Sent: Thursday, October 15, 2020 12:03 PM
To: Bonilla, Zinzi
Subject: Re: 3606 Greenville Ave., OT Tavern

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Related to Salesforce

External Email!

619-889-4801

On Oct 15, 2020, at 9:08 AM, Luke Jana <552.137 - personal email address of a member of the public> wrote:

I'm here

On Oct 15, 2020, at 9:00 AM, Bonilla, Zinzi <zinzi.bonilla@dallascityhall.com> wrote:

Mr. Jana, are you going to be able to join the meeting right now?
Just checking before we get started.

Thanks,

<image001.png>

Zinzi D. Bonilla
Assistant City Attorney,
Community Prosecution
Dallas City Attorney's Office
1500 Marilla Street, 7DN
Dallas, TX 75220
C: 214-629-1683
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and promptly delete this e-mail, including attachments without reading or saving them in any manner. Receipt by anyone other than the intended recipient(s) is not a waiver of any attorney/client or other privilege.

From: Luke Jana [mailto:**552.137 - personal email address of a member of the public**]
Sent: Wednesday, October 14, 2020 12:55 PM
To: Bonilla, Zinzi <zinzi.bonilla@dallascityhall.com>
Cc: Covington, M <m.covington@dallascityhall.com>; Hopkins, Jerrard <jerrard.hopkins@dallascityhall.com>
Subject: Re: 3606 Greenville Ave., OT Tavern

External Email!

The property is owned by multiple LLCs. I will be your contact for the site.

-LJ

On Oct 14, 2020, at 10:54 AM, Bonilla, Zinzi
<zinzi.bonilla@dallascityhall.com> wrote:

Thank you Mr. Jana.

You should have received the calendar invitation. Will you please inform who is the property owner and their contact email or phone number?

<image001.png>

Zinzi D. Bonilla
Assistant City Attorney,
Community Prosecution
Dallas City Attorney's Office
1500 Marilla Street, 7DN
Dallas, TX 75220
C: 214-629-1683
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From: Luke Jana [mailto:**552.137 - personal email address of a member of the public**]
Sent: Tuesday, October 13, 2020 2:39 PM
To: Bonilla, Zinzi <zinzi.bonilla@dallascityhall.com>
Cc: Covington, M <m.covington@dallascityhall.com>; Hopkins, Jerrard <jerrard.hopkins@dallascityhall.com>
Subject: Re: 3606 Greenville Ave., OT Tavern
Importance: High

External Email!

Hi Zinzi:

Thank you for reaching out. I am not the owner of the building, but am the property manager representing the owner.

I am happy to participate in a discussion and can be available on 10/15 at 11a CST. Please forward a calendar invite/dial-in.

-LJ

On Oct 13, 2020, at 12:35 PM, Bonilla, Zinzi <zinzi.bonilla@dallascityhall.com> wrote:

Mr. Jana,

Per our research, you are the owner of 3606 Greenville Avenue.

The City of Dallas is requesting your attendance to a virtual roundtable discussion between DPD and your tenant, OT Tavern. We have requested this to discuss the ongoing activity at your property, and how DPD and your tenant can work collaboratively to address the activity.

Please confirm receipt of this email and your availability to attend the meeting scheduled Thursday, October 15th at 11:00 am.

Regards,

<image001.png>

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1500 Marilla Street, 7DN
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<3606 Greenville dcad.pdf>

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City of Dallas

NOTICE OF VIOLATION
DEPARTMENT OF CODE COMPLIANCE
7901 GOFORTH ROAD
DALLAS, TEXAS 75238
214-670-8083

2-15-18 @ 4:05 am/pm
Date Time

Name of Establishment: Stan's Blue Note CC #: 26635

Owner/Occupant: Stan's Fun For All LLC

Address: 2908 Greenville Ave

VIOLATION # Dog Variance Inspection Invoice #132243

1. Dogs can not be allowed within 7' of the door ☒
2. Signage ☒
3. Doors self closing ☒
4. No Food Preparation ☒
5. Not Allowed to pet dogs ☒
6. Patio must remain clean ☒
7. dogs must be kept on lease @ all times & have current rabies & registration tag ☒
- 8 dogs not allowed ~~on~~ on seats tables or similar surfaces ☒
- 9 dogs not allowed to have contact w/ dishes or utensils ☒
- 10 Dogs must not be given food, only disposable water bowls can be used. * Dog Patio Permit Granted *

You are requested to conform to City Ordinance by correcting the above-described condition not later than _____

FAILURE TO COMPLY WITH THIS ORDER MAY RESULT IN SUSPENSION OF PERMIT
OR IMPOSING OF A FINE OR BOTH

AN APPEAL OF THIS NOTICE MAY BE MADE THROUGH THE DEPARTMENT OF CODE COMPLIANCE

COPY
DELIVERED
TO: [Signature]

[Signature] Inspector Blue White Badge #C1816 Title 214 766 4956
White-File Telephone
Yellow-Customer



**CITY OF DALLAS
DEPARTMENT OF CODE COMPLIANCE**

**NOTICE OF VIOLATION FOR
NCC Interior**

Name: GREENVILLE HARMONY LP
3524 GREENVILLE AVE
DALLAS TEXAS 75206

Case #: CF-2019-029411

Your property located at 3524 GREENVILLE AVE, legal description: BOMARS L H BLK A/2894 LT 1BLK A/2894 PT 1 & 2 75X150GREENVILLE 124FR MARTEL, is in violation of the Dallas City Code.

**Violations of Dallas City Code:
Special Instructions**

Violation

Resolve By

Section 51A-6.104: Light Glare

(a) A person shall not conduct a use that has a visible source of illumination that produces glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property.

(b) Outside lights must be made up of a light source and reflector so that acting together, the light beam is controlled and not directed across a property line.

Stop direct projection of light toward adjacent Mar 10, 2019 residential areas

I will reinspect your property 20 calendar days after you receive this notice to determine if the above described violation(s) have been corrected. If your property is not brought into compliance within the above calendar days, then the City may correct the violation(s) at your expense. All expenses incurred will be billed to you. Failure to pay these expenses will result in a lien being placed on your property. Additionally, if you fail to comply with this notice, the City may issue you a citation for each day a violation is committed. The maximum fine is \$2,000.00 per citation.

Remarks/Other: Light glare projecting from rear toward adjacent apartment complex

Thank you in advance for your cooperation. If you have questions, please call me at (469) 515-1042.

Inspector: Lesta Anderson

Badge: C1605

Date: February 08, 2019

Signature: _____

Date: February 08, 2019

Owner / Occupant / Person in Control of Property

NOTICE OF VIOLATIONS FOR WEEDS, LITTER, SOLID WASTE, VEGETATION, OR WATER CONSERVATION

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 - Watering of lawns or landscapes with an irrigation system or a sprinkler is prohibited between the hours of 10 a.m. and 6 p.m.; during the period from April 1 – October 31.
 - It is an offense to water a lawn or landscape in a manner that wastes water or causes runoff.
 - Do not cause water to fall on sidewalks, driveways or other areas that are not lawns or landscapes.
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 - Do not water or irrigate lawns or landscapes during any form of precipitation.
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Life Hazard:

If the violation is noted as a life hazard abatement, it must be completed within 24 hours.

Examples of those violations include, but are not limited to:

- No hot water
- Air conditioning not in operating condition
- Heating equipment not in operating condition
- Exposed electrical
- Raw sewage
- Icebox or Refrigerator (31-7)

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Operating Condition: free of leaks, safe, sanitary, structurally sound and in good working order. (27-3(23))

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- All repairs must be performed in a workmanlike manner (27-11(b))

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552.107 (Attorney-Client Privilege)





552.107 (Attorney-Client Privilege)

552.107 (Attorney-Client Privilege)





Quarles, Marc

From: Bonilla, Zinzi
Sent: Thursday, October 15, 2020 8:09 PM
To: Luke Jana; [REDACTED]
Cc: Covington, M; Hopkins, Jerrard
Subject: Follow Up: 3606 Greenville Ave., Ste. A, OT Tavern

Mr. Jana,

As discussed, the follow up matters from today's Roundtable Discussion with DPD/DFR/Code are:

- To ensure that patrons are cleared from the business by 2:00 am, OT Tavern will close the business at 1:30 am.
- The business operator and property owner representative will work together to display "no loitering" signage around the entire exterior of the property; including a roll-away sign on the front sidewalk.
- The business operator will employ off duty police officer(s) every Sunday evening between 6:00 pm and 11:00 pm.
- The business operator, or employee(s), will confirm that the property surrounding the business, the parking spaces, and adjacent parking lot is cleared of all patrons before the employees leave business.
- The business operator will ensure that all bartenders maintain TABC certification and follow all TABC alcohol serving regulations.
- The business operator will continue to keep outside speakers turned off.
- The business operator will continue to enforce security measures currently in place; such as, require patrons enter through a metal detector, check all purses and individuals for any unauthorized weapons.

The Dallas Police Department will continue to patrol the area frequently and ensure DPD presence in the area.

Thank you again for taking the time today to meet with several City departments to work collaboratively and address the ongoing concerns regarding your property. We would also like to meet with your tenants at 3606 Greenville Ave., Ste. B, Bar 3606. I will email you next week to schedule a meeting with DPD.

Regards,



Zinzi D. Bonilla

Assistant City Attorney,
Community Prosecution
Dallas City Attorney's Office
1500 Marilla Street, 7DN
Dallas, TX 75220
C: 214-629-1683
F: 214-670-0622
zinzi.bonilla@dallascityhall.com

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MEMORANDUM

TO: Honorable Chair and Members of the Dallas Zoning Board of Adjustment,
Panel B

FROM: Naomi Green, City of Dallas Attorney's Office
Zinzi Bonilla, City of Dallas Attorney's Office
Jill Haning, City of Dallas Attorney's Office

DATE: March 5, 2021

RE: BDA 201-023
Compliance Proceedings for Nonconforming Use
OT Tavern, 3606 Greenville Ave., Suite A, Dallas, Texas

On December 9, 2020, Dallas City Council passed Resolution No. 201935 in reference to the nonconforming use of OT Tavern, located at 3606 Greenville Avenue, Suite A, Dallas, Texas ("the property"). The Dallas City Attorney's Office filed the application and initiating documents on December 18, 2020. The case has been assigned to the Board of Adjustment Case No. BDA 201-021 and is scheduled for public hearing on March 17, 2021 at 1:00 p.m. This Memorandum is submitted as part of the Applicant's evidence and testimony for the Board's consideration in this matter.

COMPLIANCE PROCEEDINGS

A. What is a compliance proceeding?

According to Dallas City Code Section 51A-4.704(a)(1), the City Council may request that the Board of Adjustment ("Board") establish a compliance date for a nonconforming use. The Board shall hold a public hearing to determine whether the continued operation of the nonconforming use will have an adverse effect on nearby properties.

B. What are the powers of the Board of Adjustment?

The Board is authorized to require nonconforming uses to come into compliance with current zoning regulations pursuant to the City of Dallas' ordinance and state law. The Board, during a second hearing, shall proceed to establish a compliance date for the nonconforming use.

C. What is the purpose of this hearing?

The only purpose of this hearing is for the Board to determine whether the continued operation of the nonconforming use by OT Tavern will have an adverse effect on nearby properties.

NONCONFORMING USE

A. How is OT Tavern approved to operate under nonconforming use?

On June 23, 1993, in Ordinance 21735, the City changed requirements for the geographical zoning district that included 3606 Greenville Ave., Suite A. Establishments zoned for commercial retail (CR) required specific use permits (SUP) in order to operate alcoholic beverage establishments or bars. The Board restored the nonconforming use for this property in 2004. In 2008, a certificate of occupancy (CO) for a bar was issued for 3606 Greenville Ave., Suite A and was later updated on January 1, 2011 specifically for OT Tavern.

B. What is OT Tavern's current use?

OT Tavern currently operates as a bar and lounge, where patrons may partake in drinking alcohol, playing billiards, dancing, smoking hookah and eating food. Events are held on weekends, including Sunday nights, and weeknights, in which a cover charge is sometimes required.

FACTORS THAT THE BOARD CONSIDERS

A. Dallas City Code Section 51A-4.204(a)(1)(B)

According to the Dallas City Code Section 51A-4.204(a)(a)(B), the following factors shall be considered by the Board when making a determination on requiring compliance for a nonconforming use. These factors are listed below.

(B) Factors to be considered. The board **shall** consider the following factors when determining whether continued operation of the nonconforming use will have an adverse effect on nearby properties:

- (i) The character of the surrounding neighborhood.
- (ii) The degree of incompatibility of the use with the zoning district in which it is located.
- (iii) The manner in which the use is being conducted.
- (iv) The hours of operation of the use.
- (v) The extent to which continued operation of the use may threaten public health or safety.
- (vi) The environmental impacts of the use's operation, including but not limited to the impacts of noise, glare, dust, and odor.
- (vii) The extent to which public disturbances may be created or perpetuated by continued operation of the use.
- (viii) The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use.

- (ix) Any other factors relevant to the issue of whether continued operation of the use will adversely affect nearby properties.

EVIDENCE THAT SUPPORTS THE FACTORS FOR CONSIDERATION

I. The character of the surrounding neighborhood:

- This property is included in residential neighborhood PD 142, the Central District, and the Majors & Majors Subdivision. The two subdivisions are characterized by a mix of commercial and business service, retail and personal service uses serving both the surrounding residential neighborhood, as well as the broader Lower Greenville community. See Tab 1, Pages 23-31. The Majors & Majors Subdivision includes residential single family and multifamily properties. See Tab 2, Pages 33-40.

II. The degree of incompatibility of the use with the zoning district in which it is located:

- Several businesses in the area are retail or restaurant. According to the Certificates of Occupation for those businesses, unlike OT Tavern, none have a dance floor or provide hookah. See Tab 2, Pages 41-53. The property is surrounded by several single family and duplex homes. See Tab 2, Pages 33-40.

III. The manner in which the use is being conducted:

- OT Tavern operates as an alcohol beverage establishment and sometimes requires a cover charges for entry. The business provides alcoholic beverages, billiards, hookah, and a bar food menu to customers. See Tab 3, Pages 55-58.

IV. The hours of operation of the use:

- OT Tavern is open 4:00 p.m. to 2:00 a.m., Sunday through Saturday. Unlike, the surrounding restaurants that close at 10:00 p.m. (with weekend exceptions of Piggy Pies, that closes at 1:00 a.m. and Wava Halal Grill that closes at 3:00 a.m.) See Tab 4, Page 60 and see Tab 1, Pages 23-31.

V. The extent to which continued operation of the use may threaten public health or safety:

- Within the past 12 months, there have been several crimes committed on or near the property. Those incidents reports are attached in Tab 5, Pages 62-90. In October of 2020, a shooting occurred in which cars were damaged as well as a valet stand. A valet employee was in fear and panic as he witnessed the shooting. He subsequently, found a bullet still lodged in his valet stand. See Tab 5, Pages 91-104. Residents witnessed fights in OT Tavern parking lot. See Tab 5, Pages 91-104.

VI. The environmental impacts of the use's operation, including but not limited to the impacts of noise, glare, dust, and odor:

- Several residents suffered the extremely loud noise created by OT Tavern; especially loud on Sunday nights. See Tab 6, Pages 108-158. The loud music from OT Tavern disrupts the residents' ability to sleep on several occasions to no avail.

Additionally, the odor of marijuana coming from OT Tavern is prevalent in other businesses. See Tab 6, Pages 159-167. Residents are also impacted by the odor of marijuana as well.

VII. The extent to which public disturbances may be created or perpetuated by continued operation of the use:

- There have been several complaints by residents due to noise and crowds even during the time of partial closure during Covid. At only half of the occupancy, OT Tavern failed to adequately address issues with traffic, noise, and crowd control. Tab 7, Pages 169-173. Once the state allows the bars to operate at full capacity, the situation will only get worse.

VIII. The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use:

- Patrons park in front of single family homes and some fights have taken place in the middle of the street blocking traffic. See Tab 8, Pages 175-180. The crowds from OT Tavern directly impacts residents. Attached are pictures of the traffic on a recent Sunday evening. See Tab 6, Pages 108-124.

IX. Any other factors relevant to the issue of whether continued operation of the use will adversely affect nearby properties:

- Several business owners and property owners fear that not only will business continue to decline, but the value of their residential property will suffer. One property owner rents out several properties and has an increasingly difficult time finding and keeping tenants due to the noise, litter and violence at OT Tavern. Tab 9, Pages 182-191.

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TAB #1



City of Dallas

APPLICATION TO THE BOARD OF ADJUSTMENT
TO SET A COMPLIANCE DATE FOR A NONCONFORMING USE

CASE NO.: BDA

DATE: 12/18/2020

Data Relevant to Subject Property:

Location address: 3606 Greenville Avenue Dallas, TX 75206

Zoning District: CR

Name of Property Owner: Uptown Ventures LLC & Hillcrest Towers LLC

Lot No.: 1A & 2A Block No.: 1/2888 Acreage: N/A Census Tract: _____

Street Frontage (in Feet): (1) 258 (2) _____ (3) _____ (4) _____ (5) _____

To the Honorable Board of Adjustment:

Applicant: Dallas City Council

Telephone: 214-670-4050

Mailing Address: 1500 Marilla Street, Dallas, Texas Zip Code: 75201

E-mail address: N/A

Represented By: Jill Haning, Executive Assistant City Attorney, Dallas City Attorney's Office;

Zinzi Bonilla, Assistant City Attorney, Dallas City Attorney's Office;

Naomi Green, Assistant City Attorney, Dallas City Attorney's Office

Telephone: 214-952-6505

Mailing Address: 1500 Marilla Street, Dallas, Texas

Zip Code: 75201

E-mail address: jill.haning@dallascityhall.com; zinzi.bonilla@dallascityhall.com;
naomi.green@dallascityhall.com

Affirm that a request has been made to establish a compliance date for the property described above for the following reason(s): Under Dallas City Code Section 51A-4.704(a)(1)(A), a compliance date should be set for the non-conforming use of an alcoholic beverage establishment known as the OT Tavern because the continued operation of the use will have an adverse effect on nearby properties.

Respectfully submitted: Jill Haning

Print Applicant's name

J Haning

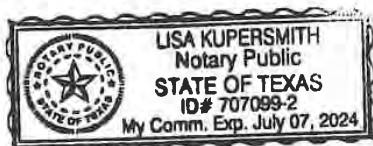
Applicant's Signature

Before me the undersigned on this day personally appeared Jill Haning
who on his or her oath certifies that the above statements are true and correct to his or her best knowledge and belief and that he or she resides or owns property in the City of Dallas.

J Haning

Affiant (Applicant's Signature)

Subscribed and sworn before me this 18th day of December, 2020



[Signature]
Notary Public in and for Dallas County, Texas

Board of Adjustment

Appeal to establish a compliance date for a nonconforming use. Sec. 51A-4.704(a)(1)(A)

or

Appeal to restore a nonconforming use. Sec. 51A-4.704(a)(2)

SEC. 51A-4.704. NONCONFORMING USES AND STRUCTURES.

(a) Compliance regulations for nonconforming uses. It is the declared purpose of this subsection that nonconforming uses be eliminated and be required to comply with the regulations of the Dallas Development Code, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.

(1) Amortization of nonconforming uses.

(A) Request to establish compliance date. The city council may request that the board of adjustment consider establishing a compliance date for a nonconforming use. In addition, any person who resides or owns real property in the city may request that the board consider establishing a compliance date for a nonconforming use. Upon receiving such a request, the board shall hold a public hearing to determine whether continued operation of the nonconforming use will have an adverse effect on nearby properties. If, based on the evidence presented at the public hearing, the board determines that continued operation of the use will have an adverse effect on nearby properties, it shall proceed to establish a compliance date for the nonconforming use; otherwise, it shall not.

(2) The right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more. The board may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use even though the use was discontinued for six months or more.

Property address: 3606 Greenville Avenue, Suite A

1. The nonconforming use being appealed/restored: alcoholic beverage establishment
(The land use as stated on the Certificate of Occupancy. Attach a copy of the C.O.)

2. Reason the use is classified as nonconforming: The property at 3606 Greenville Avenue is zoned as a CR Community Retail District. An alcoholic beverage establishment requires a specific use permit in a CR Community Retail District. The OT Tavern is operating without a specific use permit as it is a nonconforming use as defined in the Dallas Development Code.

(Was there a change in the zoning or in the use requirements?)

3. Current zoning of the property on which the use is located: CR Community Retail

4. Date the nonconforming use was discontinued: N/A

5. Date that the nonconforming use became nonconforming: 1989
(Date the property zoning or use requirements changed.)

6. Previous zoning of the property on which the use is located: GR General Retail
(Applies if a zoning district change caused the use to become nonconforming.)

(Rev. 04/04/14)

201935

December 9, 2020

WHEREAS, the OT Tavern is located at 3606 Greenville Avenue, Dallas Texas; and

WHEREAS, the OT Tavern operates under a certificate of occupancy for an alcoholic beverage establishment; and

WHEREAS, the property at 3606 Greenville Avenue is zoned as a CR Community Retail District; and

WHEREAS, an alcoholic beverage establishment requires a specific use permit in a CR Community Retail District; and

WHEREAS, the OT Tavern is operating without a specific use permit as it is a nonconforming use as defined in the Dallas Development Code; and

WHEREAS, the Dallas Development Code authorizes the City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Board of Adjustment is requested to consider establishing a compliance date for the nonconforming use of an alcoholic beverage establishment known as the OT Tavern located at 3606 Greenville Avenue, Dallas Texas.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed With Vendor's Lien

Date: October 28, 2015

Grantor: Granada Plaza, LLC

Grantor's Mailing Address: 6805 Hillcrest, #200
Dallas, Texas 75205

Grantees: An undivided 95% interest to Uptown Ventures LLC; and
An undivided 5% interest to Hillcrest Towers LLC

Grantees' Mailing Address: 3684 4th Ave., Unit 1
San Diego, California 92103

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, and a note of even date that is in the principal sum of \$3,500,000.00 and is executed by Uptown Ventures LLC and payable to the order of **Independent Bank**. The note is secured by a vendor's lien retained in favor of **Independent Bank** in this deed and by a deed of trust and security agreement of even date from Grantees to Robert C. Rigney, Trustee.

Property (including any improvements):

An undivided 95% interest in and to the property described on Exhibit "A" attached hereto and made a part hereof for all purposes to Uptown Ventures LLC; and

An undivided 5% interest in and to the property described on Exhibit "A" attached hereto and made a part hereof for all purposes to Hillcrest Towers LLC.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Validly existing easements, right-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than grantor, and other



instruments, other than conveyances of the surface estate, that affect the Property, including but not limited to: the covenants of records under Clerk's File No. 201200287954, Real Property Records, Volume 81214, Page 1219 and Volume 6 Page 384 of the Map/Plat Records of Dallas County, Texas, the Parking Agreement, dated October 3, 1980, filed October 3, 1980 recorded in Volume 80196, Page 3341, Real Property Records of Dallas County, Texas, and the Packed-Remote Parking Agreement dated October 6, 1987, filed October 7, 1987 recorded in Volume 87194, Page 3501, Real Property Records of Dallas County, Texas; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee without express or implied warranty, the strips or gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded as to the property conveyed by this Special Warranty Deed.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THIS DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES, EXPRESSLY CONTAINED IN THIS DEED.

GRANTEE RELEASES AND HOLDS HARMLESS THE GRANTOR FROM LIABILITY FOR ANY AND ALL ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT

(CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Independent Bank, at Grantees' request has paid in cash that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Independent Bank and are transferred to that party without recourse on Grantor. When the context requires, singular nouns and pronouns include the plural.

Granada Plaza, LLC

Jon M. duPerier
By: Jon M. duPerier, Manager, and *Jon M. duPerier*
President
JMD

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on October 28, 2015, by Jon M. duPerier, Manager of Granada Plaza, LLC, on behalf of said limited liability company.



Jon M. duPerier
and its president
John Michael Jackson
Notary Public, State of Texas

Agreed and accepted to by:

Uptown Ventures LLC

FJA Management, Inc., Manager

By: *Lisa Kristin Farmer*
Lisa Kristin Farmer, President

Hillcrest Towers LLC

FJA Management, Inc., Manager

By: *Lisa Kristin Farmer*
Lisa Kristin Farmer, President



[Signatures Continued on Following Page]

Class A Member:

Lisa Kristin Farmer
Lisa Kristin Farmer

Class A Member:

Lisa Kristin Farmer
Lisa Kristin Farmer

Class B Member:

FJA Management, Inc.

Lisa Kristin Farmer
By: Lisa Kristin Farmer, President

Class B Member:

FJA Management, Inc.

Lisa Kristin Farmer
By: Lisa Kristin Farmer, President

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on October 28, 2015 by Lisa Kristin Farmer, as President of FJA Management, Inc., Manager of Uptown Ventures LLC, and by Lisa Kristin Farmer, Class A Member, and FJA Management, Inc., Class B Member, both members of Uptown Ventures LLC, all on behalf of said limited liability company.



John Michael Jackson
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on October 28, 2015 by Lisa Kristin Farmer, as President of FJA Management, Inc., Manager of Hillcrest Towers LLC, and by Lisa Kristin Farmer, Class A Member, and FJA Management, Inc., Class B Member, both members of Hillcrest Towers LLC, all on behalf of said limited liability company.



John Michael Jackson
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Independent Bank
P. O. Box 21145
Waco, Texas 76702

PREPARED IN THE LAW OFFICES OF:
J. David Carpenter
Segrest & Segrest, P. C.
28015 W. Highway 84
McGregor, Texas 76657
254.848.2600



EXHIBIT A

BEING a tract of land situated in the A, McCommas Survey, conveyed to Joseph T. Matassa Family Limited Partnership, as recorded in Volume 2005138, Page 3312, Real Property Records, Dallas County, Texas, being all of Lots 1A and 2A, Block 1/2888, of a re-plat of Lot A, Block 1/2888, of Majors & Majors Resubdivision Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 81214, Page 1219, Plat Records, Dallas County, Texas and Lots B and K in Block 1/2888, of Majors & Majors Resubdivision, according to the map thereof recorded in Volume 6, Page 384, Plat Records, Dallas County, Texas; and being described by metes and bounds as follows:

Lots 1-A & 2-A:

BEGINNING at an "X" set for corner at the intersection of the South right-of-way of Penrose (50 foot right-of-way) with the

West right-of-way line of an alley (15 foot right-of-way), being the Northeast line of said Lot 1-A;

THENCE South 00 degrees 02 minutes 59 seconds East, a distance of 258.44 feet to a 60d nail set for corner at the intersection of the said West right-of-way line of an alley with the North right-of-way line of Martel Avenue (50 foot right-of-way), being the Southeast corner of said Lot 2-A;

THENCE South 89 degrees 44 minutes 05 seconds West, a distance of 115.00 feet to a 1/2 inch yellow-capped Iron rod set for corner at the intersection of the said North right-of-way line of Martel Avenue with the East right-of-way line of Greenville Avenue, being the Southwest corner of said Lot 2-A;

THENCE North (directional control), a distance of 258.24 feet to a 60d nail set for corner at the intersection of the said East right-of-way line of Greenville Avenue with the said South right-of-way line of Penrose Avenue;

THENCE North 89 degrees 37 minutes 57 seconds East, a distance of 114.78 feet to the PLACE OF BEGINNING and containing 29,680 square feet or 0.681 of an acre of land, more or less.

LOT B:

BEGINNING at a 1/2 inch yellow-capped Iron rod set for corner in the South right-of-way line of Penrose Avenue (50 foot right-of-way), being the Northwest corner of Lot C, Block 1/2888 of said addition, a tract of land conveyed to Gino Arefi as recorded in Clerk's File No. 20080273015, Real Property Records, Dallas County, Texas, and being the Northeast corner of said Lot B;

THENCE South 00 degrees 04 minutes 16 seconds East, a distance of 124.28 feet to an "X" set for corner in the North right-of-way line of an alley (10 foot right-of-way);

THENCE South 89 degrees 41 minutes 01 seconds West, a distance of 44.95 feet to an "X" set for corner;

THENCE North 46 degrees 10 minutes 59 seconds West, a distance of 14.11 feet to an "X" set for corner in the East right-of-way line of an alley (15 foot right-of-way);

THENCE North 00 degrees 02 minutes 59 seconds West, a distance of 114.23 feet to an "X" set for corner at the intersection of the said South right-of-way line of Penrose Avenue with the said East right-of-way line of an alley (15 foot wide right-of-way);

THENCE North 89 degrees 37 minutes 57 seconds East, a distance of 54.90 feet to the PLACE OF BEGINNING and containing 6,775 square feet or 0.156 of an acre of land, more or less.



LOT K:

BEGINNING at an "X" set for corner in the North right-of-way line of Martel Avenue (a 50 foot right-of-way), being the Southwest corner of Lot J, Block 1/2888 of said addition, a tract of land conveyed to Martel Acquisition Joint Venture, as recorded in Clerk's File No. 20070297760, Real Property Records, Dallas County, Texas, and being the Southeast corner of said Lot K;

THENCE South 89 degrees 44 minutes 05 seconds West, a distance of 55.00 feet to an "X" found at the intersection of the said North right-of-way line of Martel Avenue with the East right-of-way line of an alley (15 foot right-of-way);

THENCE North 00 degrees 02 minutes 59 seconds West, a distance of 114.23 feet to an "X" set for corner;

THENCE North 44 degrees 49 minutes 01 seconds East, a distance of 14.17 feet to an "X" set for corner in the South right-of-way line of an alley (10 foot right-of-way); THENCE North 89 degrees 41 minutes 01 seconds East, a distance of 44.95 feet to an "X" set for corner, being the Northwest corner of said Lot J;

THENCE South 00 degrees 04 minutes 10 seconds East, a distance of 124.28 feet to the PLACE OF BEGINNING and containing 6,781 square feet or 0.156 of an acre of land, more or less.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
10/29/2015 10:27:59 AM
\$46.00
201500290089





THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.
I hereby certify on

DEC 23 2020



COUNTY CLERK, Dallas County, Texas
By *Stephan Schott* Deputy

TAX CERTIFICATE



JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
1201 Elm Street, Suite 2600
Dallas, Texas 75270

Issued To:

MARCHANT SHAUN
SHAUN MARCHANT
SUITE A
3606 GREENVILLE AVE
DALLAS, TX 75206-0000

Legal Description

PERSONAL PROPERTY
OT TAVERN

Parcel Address: 3606 GREENVILLE AVE A, DA

Legal Acres: .0000

< - - -

- - - >

Account Number: 991-111-217-00000000

Certificate No: 100653

Certificate Fee: \$0.00

Print Date: 12/23/2020 01:51:26 PM

Paid Date:

Issue Date: 12/23/2020

Operator ID: TARSHA_LESUEUR

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(j) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. THE FOLLOWING YEARS ARE UNPAID: 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020

Exemptions:

Certified Owner:

MARCHANT SHAUN
SHAUN MARCHANT
SUITE A
3606 GREENVILLE AVE
DALLAS, TX 75206-0000

Certified Tax Unit(s):

1002 DALLAS COUNTY
1021 PARKLAND HOSPITAL
1031 DALLAS COUNTY COMMUNITY COL
1041 SCHOOL EQUALIZATION
1102 DALLAS ISD
1208 CITY OF DALLAS

2020 Value:	87,200
2020 Levy:	\$2,602.18
2020 Levy Balance:	\$2,602.18
Prior Year Levy Balance:	\$14,727.68
Total Levy Due:	\$17,329.86
P&I + Attorney Fee:	\$12,794.17
Total Amount Due:	\$30,124.03

Reference (GF) No: N/A

Issued By: TARSHA LESUEUR

JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR





CITY OF DALLAS

December 23, 2020

ADDRESS: **3606 Greenville Ave**

RE: **DCAD 99111121700000000**

DEAR SIR/MADAM

No information was found responsive to your request for identification of City liens in the records of Special Collections. This response does not constitute legal advice regarding the status of the real property at 3606 Greenville Ave. There may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact Tesfaye Assefa at 214-670-8012.

Sincerely,

A handwritten signature in dark ink, appearing to read 'T. Assefa', written over a light gray circular stamp.

Special Collections Division
Dallas Water Utilities

1500 MARILLA STREET SUITE 2DS
DALLAS, TEXAS 75201

Certificate of Occupancy

Address: 3606 GREENVILLE AVE, Suite A 75206 Issued: 08/28/2008

Owner: G P SPORTS NSL INC
3606 GREENVILLE AVE. SUITE A
DALLAS TX 75206

DBA: OT TAVERN

Land Use: (5821) ALCOHOLIC BEVERAGE ESTABLISHMENT

Occupied Portion:

C.O.#: 0505051025

Lot:	TR	Block:	102/8880	Zoning:	CR	PDD:	0	SUP:	
Historic Dist:		Consrv Dist:		Pro Park:	0	Req Park:	0	Park Agrmt:	N
Dwlg Units:	0	Stories:	1	Occ Code:	A2	Lot Area:	0	Total Area:	3500
Type Const:	IIIB	Sprinkler:	None	Occ Load:		Alcohol:	Y	Dance Floor:	N

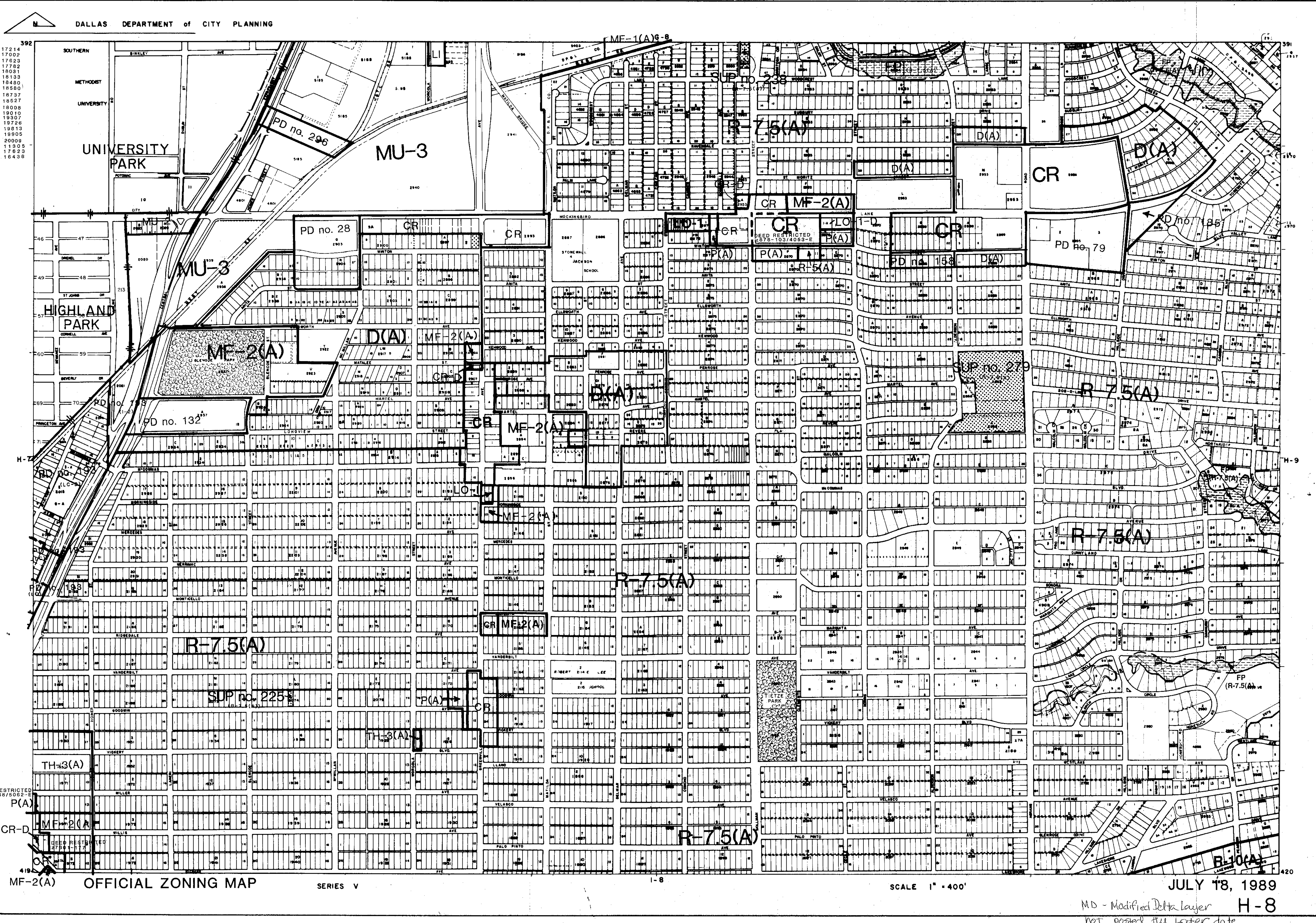
Remarks: NONCONFORMING USE-BDA 045-133 AND 045-136, NO INCREASE IN FLOOR AREA, SAME PARKING, 7/26/06-nonconforming 300 sf dance floor area , CORRECTION TO TENANT NAME 1/23/07. LICENSE PE, MB, LB, 02/20/2008. SEE REVISED(CORRECTED) PATIO PLAN DATED 9-1-10 CENTRAL FILES FOR MORE INFO. KM. OCUPANT LOAD OF dining=188/ PATIO= 67, UPDATE 4/27/17 sw



Philip Sikes, Building Official

This certificate shall be displayed on the above premise at all times.

Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com



17214
17002
17623
17782
18031
18133
18480
18500
18737
18527
18008
19010
19307
19726
19813
19905
20008
11905
17623
18438



OT TAVERN

3600 GREENVILLE AVENUE, SUITE A

THURSDAY – SUNDAY HOURS OF OPERATION: 4PM – 2AM



SUNDOWN AT GRANADA

3520 GREENVILLE AVENUE

THURSDAY – SUNDAY HOURS OF OPERATION 11AM – 10 PM



SNUFFERS

3526 GREENVILELE AVENUE

THURSDAY – SUNDAY HOURS OF OPERATION: 11AM – 10/11PM



REFINED FITNESS

3612 GREENVILLE AVENUE

THURSDAY – SATURDAY HOURS OF OPERATION: VARIES: 5AM – 7PM

SOCIETY BAKERY

3610 GREENVILLE AVENUE

THURSDAY – SATURDAY HOURS OF OPERATION: 10AM – 4PM



PIZZERIA TESTA

3525 GREENVILLE AVENUE

THURSDAY – SUNDAY HOURS OF OPERATION: 4PM – 10PM



AW SHUCKS

3601 GREENVILLE AVENUE

THURSDAY – SUNDAY HOURS OF OPERATION: 11AM – 9:30/10PM



THREE EGG MUFFINS

3607 GREENVILLE AVENUE

THURSDAY – SUNDAY HOURS OF OPERATION: 7:30AM – 2/3PM

JUICE BABE (COMING SOON)

3607A GREENVILLE AVENUE

M.R. LIQUOR

3609 GREENVILLE AVENUE

THURSDAY – SATURDAY HOURS OF OPERATION: 10AM – 9PM

CBD AMERICAN SHAMAN

3611 GREENVILLE AVENUE

THURSDAY – SATURDAY HOURS OF OPERATION: 11AM – 9PM



WAVA HALAL GRILL

3611 GREENVILLE AVENUE, A

THURSDAY – SATURDAY HOURS OF OPERATION: 11AM – 3AM

A.N NAILS

3613 GREENVILLE AVENUE

THURSDAY – SATURDAY HOURS OF OPERATION: 10AM – 7:30PM

M STREET TATTOO STUDIO

3613 GREENVILLE A

THURSDAY – SATURDAY HOURS OF OPERATION: 2PM – 1AM

OAK CLIPS PET BOUTIQUE

3615 GREENVILLE AVENUE

THURSDAY – SATURDAY HOURS OF OPERATION: 9AM – 4PM

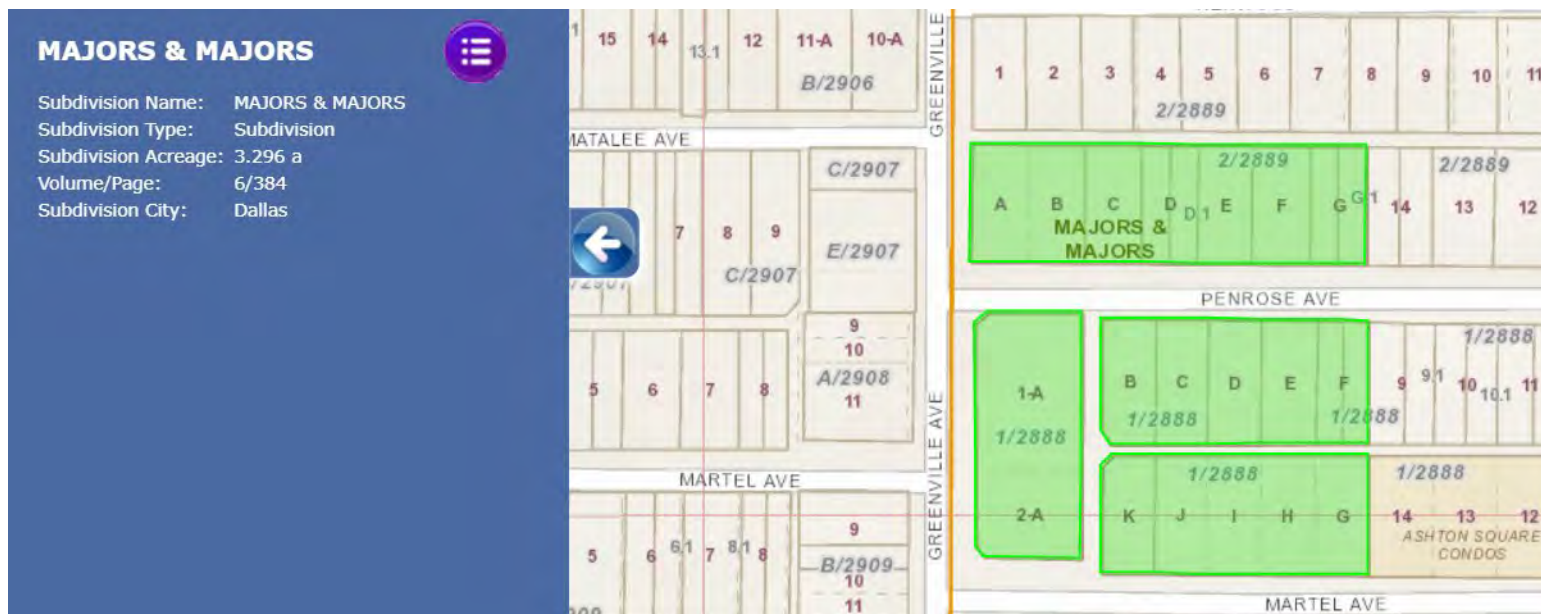


CHIRPS CHICKEN SHACK

3619 GREENVILLE AVENUE

THURSDAY – SUNDAY HOURS OF OPERATION: 8/11AM – 2AM

TAB #2



Map with subdivision highlighted



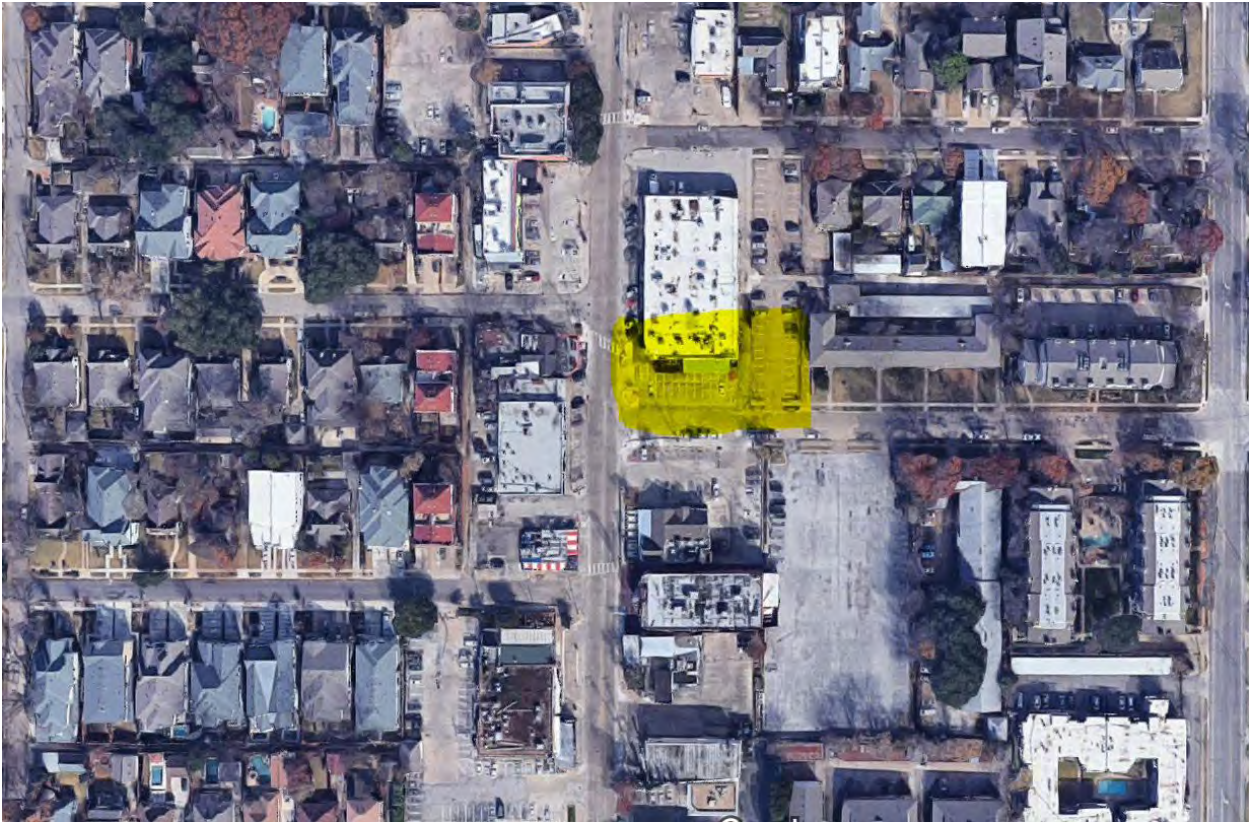
Aerial map with 3606 Greenville Avenue highlighted



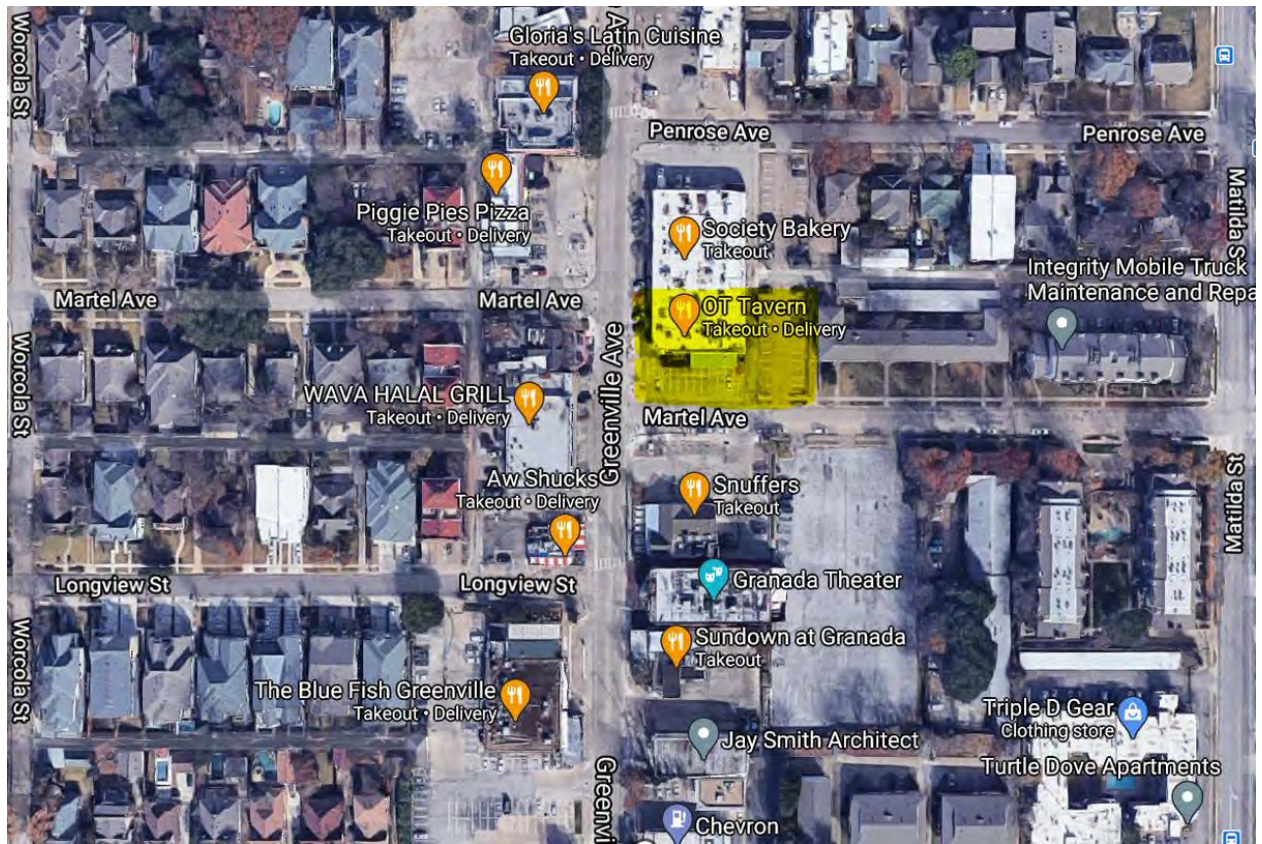
Aerial map with 3606 Greenville highlighted



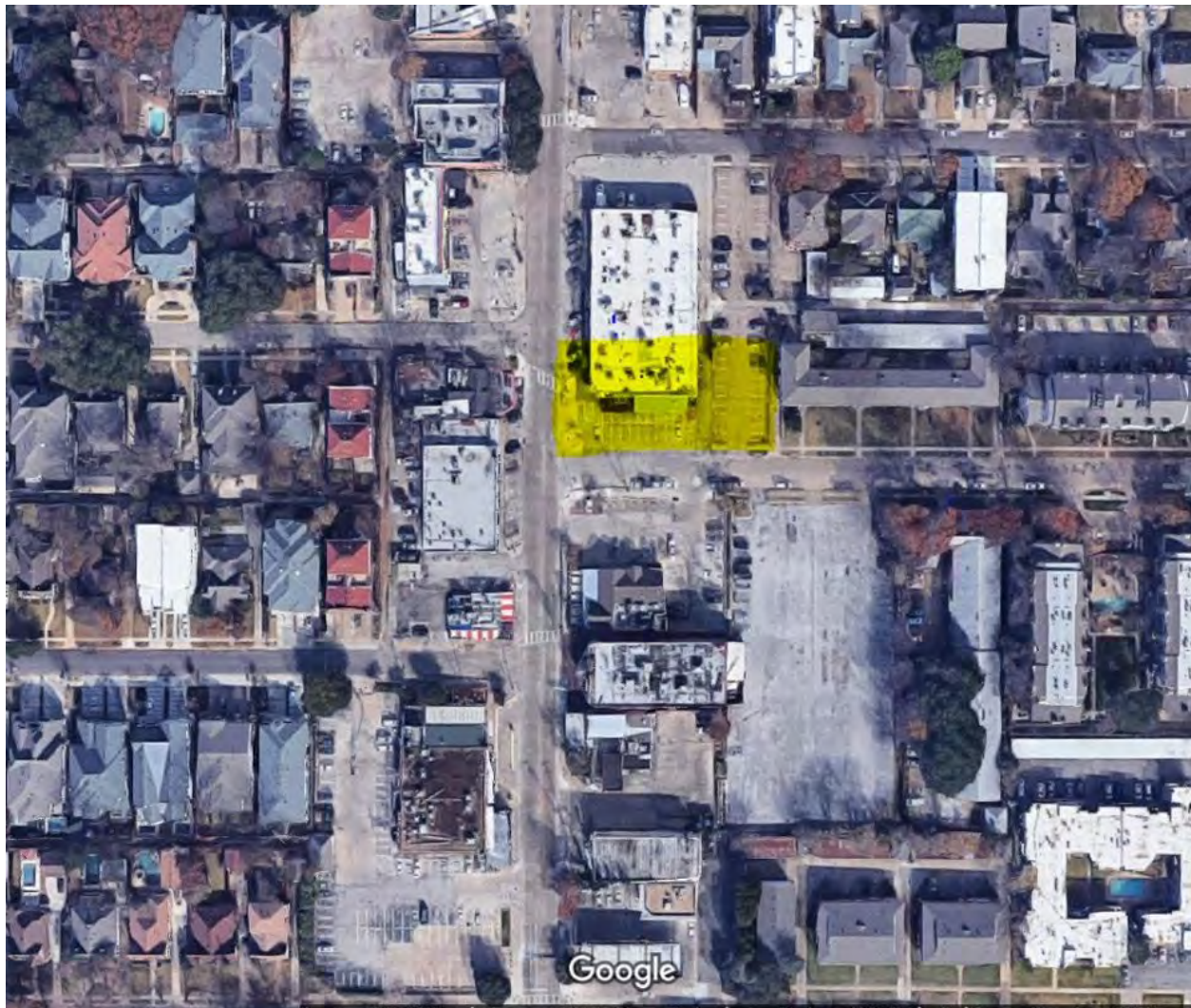
Aerial map with subdivision highlighted



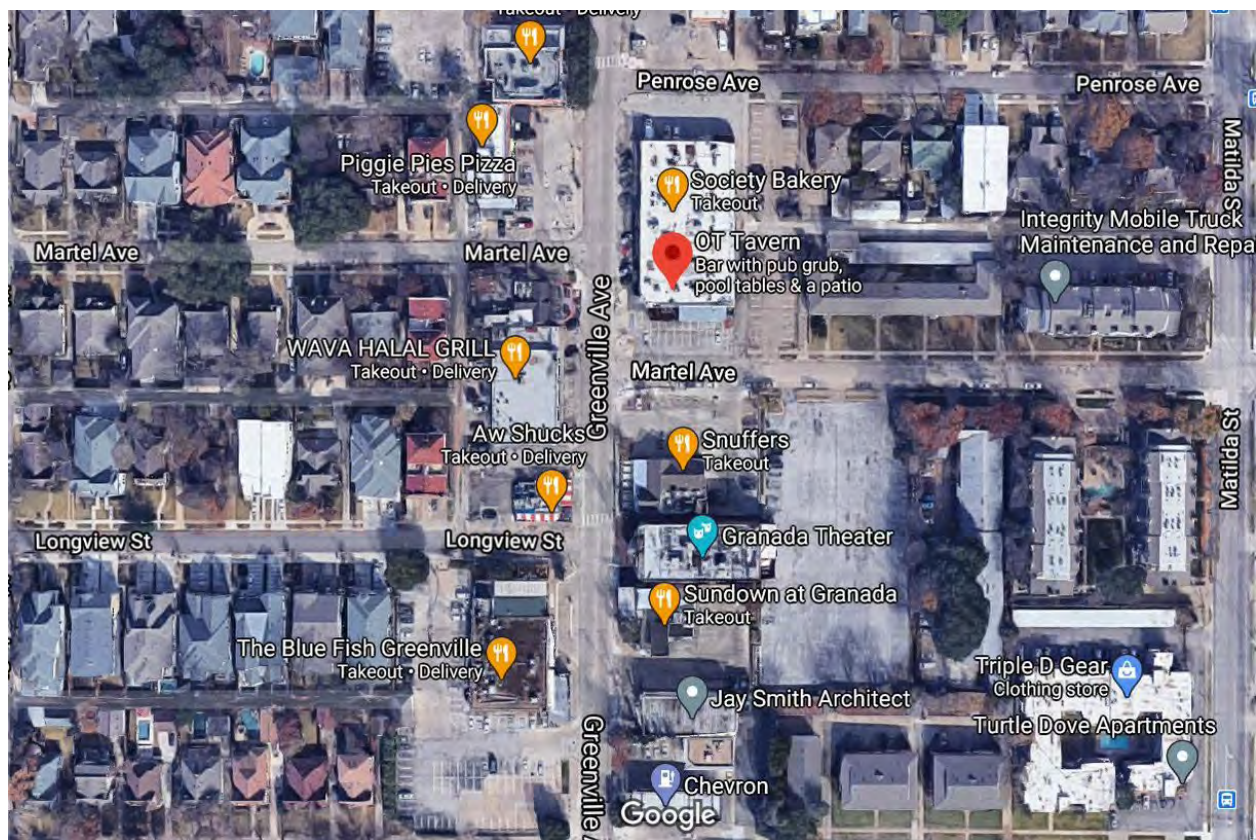
Aerial map showing residential and commercial area



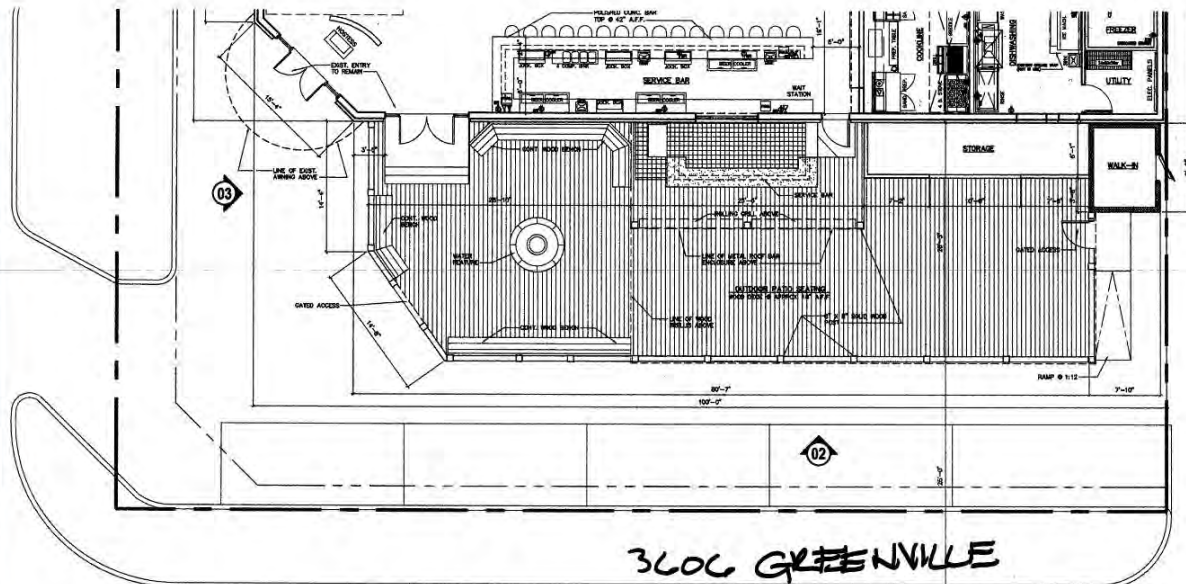
Aerial map with appropriate labels to show businesses and residential area



Aerial map with OT Tavern highlighted



Aerial map with appropriate labels



3606 GREENVILLE

01 PATIO PLAN
SCALE: 1/8" = 1'-0"

3606A GREENVILLE AVENUE

DALLAS TX 75206

REVISED (CORRECTED)
PATIO PLAN # 0505051025

9.1.10
KPB



City of Dallas

Certificate of Occupancy

Address:	3607 GREENVILLE AVE 75206	Issued: 06/21/2019		
Owner:	SOJARO LLC - DONG WHUN LEE 9404 PENNY IRVING, TX 75063			
DBA:	THREE EGG MUFFINS			
Land Use:	(5999) GEN MERCHANDISE OR FOOD STORE < 3500 SQ. FT.			
Occupied Portion:				
C.O.#:	1904111127			
Lot: 10	Block: B/2909	Zoning: CR	PDD:	SUP:
Historic Dist:	Consv Dist:	Pro Park: 4	Req Park: 4	Park Agrmt: N
Dwlg Units: 875	Stories:	Occ Code: B	Lot Area: 11250	Total Area:
Type Const: IIIB	Sprinkler: None	Occ Load: 13	Alcohol: N	Dance Floor:N
Remarks: NO COMMERCIAL AMUSEMENT INSIDE OF ANY KIND ALLOWED NO STEAINING - NO TABLES OR CHAIRS				
				<i>Philip Sikes</i> Philip Sikes, Building Official


This certificate shall be displayed on the above premise at all times.

Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com



City of Dallas

Certificate of Occupancy

Address:	3607 GREENVILLE AVE Ste:A 75206	Issued: 01/21/2021
Owner:	AFIFA NAYEB 3607 GREENVILLE AVE #A DALLAS, TX 75206	
DBA:	8 CLOVES JUIEBABA	
Land Use:	(5999) GEN MERCHANDISE OR FOOD STORE < 3500 SQ. FT.	
Occupied Portion:		
C.O.#:	2001281095	
Lot: 10	Block: B/2909	Zoning: CR
Historic Dist:	Consrv Dist:	Pro Park: 4
Dwlg Units:	Stories:	Occ Code: B
Type Const: IIIB	Sprinkler: None	Occ Load:
PDD:	Req Park: 4	Lot Area: 11250
SUP:	Park Agrmt: N	Total Area: 871
	Alcohol: N	Dance Floor:N
Remarks: TAKE OUT ONLY-NO TABLES, CHAIRS OR ANY SEATING ALLOWED ON-SITE; ALL WORK SUBJECT TO FIELD INSPECTOR APPROVAL - TO GO ONLY, NO TABLES OR CHAIRS		
		 David Session, Building Official

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City of Dallas

Certificate of Occupancy

Address: 3610 GREENVILLE AVE 75206

Issued: 12/23/2013

Owner: ROSHI MUNS
3610 GREENVILLE AVE
DALLAS TX 75206

DBA: SOCIETY BAKERY

Land Use: (5999) GEN MERCHANDISE OR FOOD STORE < 3500 SQ. FT.

Occupied Portion:

C.O.#: 1309161030

Lot: 1A	Block: 1/2888	Zoning: CR	PDD:	SUP:
Historic Dist:	Consv Dist:	Pro Park: 91	Req Park: 10	Park Agrmt: Y
Dwlg Units:	Stories: 1	Occ Code: B	Lot Area: 29670	Total Area: 2070
Type Const: IA	Sprinkler: None	Occ Load: 47	Alcohol: N	Dance Floor:N

Remarks: SUBJECT TO FIELD INSPECTOR APPROVAL
TDLR #EABPRJB4800647
1A VIF - POSSE/AIM RECORDS INCONSISTENT

Larry Holmes, Building Official

This certificate shall be displayed on the above premise at all times.

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City of Dallas

Certificate of Occupancy

Address: 3611 GREENVILLE AVE 75206 **Issued:** 11/27/2018

Owner: CHANGING LIVES PROMOTIONS LLC/BEE VUE
3611 GREENVILLE AVE
DALLAS, TX

DBA: CHANGING LIVES PROMOTIONS LLC

Land Use: (5999) GEN MERCHANDISE OR FOOD STORE < 3500 SQ. FT.

Occupied Portion:

C.O.#: 1811191089

Lot: 10	Block: B/2909	Zoning: CR	PDD:	SUP:
Historic Dist:	Consv Dist:	Pro Park: 3	Req Park: 3	Park Agrmt: N
Dwlg Units:	Stories:	Occ Code: M	Lot Area: 11250	Total Area: 668
Type Const: IIIB	Sprinkler:	Occ Load:	Alcohol: N	Dance Floor: N

Remarks: NO COMMERCIAL AMUSEMENT OF ANYKIND ALLOWED WITH THIS
CERTIFICATE OF OCCUPANCY AND SALES OF OPEN FOODS OR PRODUCTS.

Philip Sikes

Philip Sikes, Building Official

This certificate shall be displayed on the above premise at all times.

Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com



City of Dallas

Certificate of Occupancy

Address:	3611 GREENVILLE AVE Ste:A 75206	Issued: 02/21/2018		
Owner:	WAVA HALAL GRILL, LLC 3611 GREENVILLE AVE. STE. A DALLAS, TX 75206			
DBA:	WAVA HALAL GRILL			
Land Use:	(5999) GEN MERCHANDISE OR FOOD STORE < 3500 SQ. FT.			
Occupied Portion:				
C.O.#:	1802071150			
Lot: 14	Block: B/2909	Zoning: CR	PDD:	SUP:
Historic Dist:	Consrv Dist:	Pro Park:	Req Park: 6	Park Agrmt: N
Dwlg Units:	Stories:	Occ Code: M	Lot Area: 8960	Total Area: 1100
Type Const: UNK	Sprinkler:	Occ Load:	Alcohol: N	Dance Floor:N

Remarks: NO COMMERCIAL AMUSEMENT OF ANY KIND ALLOWED. NO TABLES OR CHAIRS. TAKE-OUT ONLY.

Philip Sikes

Philip Sikes, Building Official

This certificate shall be displayed on the above premise at all times.

Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com



City of Dallas

Certificate of Occupancy

Address: **3612 GREENVILLE AVE 75206**

Issued: 01/30/2018

Owner: **REFINED FITNESS
3612 GREENVILLE AVE
DALLAS TX**

DBA: **REFINED FITNESS**

Land Use: **(6299) PERSONAL SERVICE USE**

Occupied Portion:

C.O.#: **1712081014**

Lot: 1A	Block: 1/2888	Zoning: CR	PDD:	SUP:
Historic Dist:	Consrv Dist:	Pro Park: 15	Req Park: 15	Park Agrmt: N
Dwlg Units:	Stories:	Occ Code: B	Lot Area: 29670	Total Area: 2913
Type Const: IIIB	Sprinkler:	Occ Load:	Alcohol: N	Dance Floor:N

Remarks: SAME USE AS PREV CO# 1404021008

Philip Sikes

Philip Sikes, Building Official

This certificate shall be displayed on the above premise at all times.

Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

Certificate of Occupancy - 2012301079

Details **Holds** Documents Zoning Info

Property

Street Address

View 3614 GREENVILLE AVE

Status: CO Pending

Application Date: Dec 30, 2020

Issue Date: Feb 3, 2021

Completed Date

Applicant David Toms

Owner Category:

PRIVATE

Land Use Description: PERSONAL SERVICE USE

Temporary Address:

Project

Doing The NOW
business as:

Certificate Type: CO

Health Permit Number:

Use of Property: MESSAGE BOUTIQUE

Occupancy: B

Selling Alcohol: ☐

Dwelling Units

Constr. Type: IIIB

Dance Floor: ☐

Stories: 1

Sq. Footage: 2,335

Occupancy Load

Sprinkler: None

Required Parking: 12

Proposed Parking: 19

Development Services Building Inspection Division || 320 E. Jefferson Dallas, Texas 75203 || 214/948-4480

Save Changes

Main Menu

© 2004-2008 City of Dallas, Texas



City of Dallas

Certificate of Occupancy

Address: 3615 GREENVILLE AVE 75206 Issued Date: 05/10/2002

Owner: PATEL CRISTINA
003615 GREENVILLE AV DALLAS TX 75206

DBA: RED HOT FUNWEAR

Land Use: (5999) GEN MERCHANDISE OR FOOD STORE < 3500 SQ. FT.

C.O.#: 0205071043

Lot:	Block:	Zoning:	CR	PDD:	0	SUP:
Historic Dist:	Consv Dist:	Pro Park:	0	Req Park:	0	Park Agrmt: N
Dwlg Units: 0	Stories: 1	Occ Code:	M	Lot Area:	0	Total Area: 0
Type Const:	Sprinkler:	Occ Load:		Alcohol:	N	Dance Floor: N

Remarks:

Zaida Basora, Building Official

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Development Services Department | Building Inspection Division | 214/948-4480 | www.dallascityhall.com



City of Dallas

Certificate of Occupancy

Address: 3519 GREENVILLE AVE 75206
CO - 3519 GREENVILLE AVE
Issued: 03/26/2019

Owner: BF GREENVILLE, LLC
2423 FRUITLAND AVENUE
FARMERS BRANCH, TX 75234

DBA: THE BLUE FISH

Land Use: (5811) RESTAURANT WITHOUT DRIVE-IN SERVICE

Occupied Portion:

C.O.#: 1901171078

Lot: 8A	Block: H/2912	Zoning: CD-9,CF	PDD:	SUP:
Historic Dist:	Consrv Dist: M Streets C	Pro Park: 104	Req Park: 30	Park Agrmt: N
Dwlg Units:	Stories:	Occ Code: A2	Lot Area: 55047	Total Area: 3000
Type Const: IIB	Sprinkler:	Occ Load: 175	Alcohol: Y	Dance Floor:N

Remarks: 1-17-2019 TABC LL - BF, LB, FB.
AFFIDAVIT ON FILE
OCCUPANT LOAD = 175 PER PERMIT #9806181027.

Philip Sikes

Philip Sikes, Building Official

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Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com



City of Dallas

Certificate of Occupancy

Address: 3520 GREENVILLE AVE 75206 **Issued Date:** 12/29/2011

Owner: MIKE SCHODER
3520 GREENVILLE
DALLAS, TEXAS 75214

DBA: SUNDOWN AT GRANDA

Land Use: (5811) RESTAURANT WITHOUT DRIVE-IN SERVICE

C.O.#: 1110121025

Lot: 1B	Block: A/2894	Zoning: CR	PDD:	SUP:
Historic Dist:	Consrv Dist:	Pro Park: 32	Req Park: 32	Park Agrmt: N
Dwlg Units: 0	Stories: 2	Occ Code: A3	Lot Area: 0	Total Area: 3200
Type Const: UNK	Sprinkler: All	Occ Load:	Alcohol: Y	Dance Floor:N

Remarks: Occ load patio 167-1st floor 299-2nd floor 288 bw 10-01-07. 11-1-11 TABC
MB, LB. AFFIDAVIT ON FILE.

Lloyd Denman, Building Official

This certificate shall be displayed on the above premise at all times.

Development Services Department | Building Inspection Division | 214/948-4480 | www.dallascityhall.com



City of Dallas

Certificate of Occupancy

Address: 3524 GREENVILLE AVE 75206

Owner: PRODUCERS/GLOBAL PARADISE MGMT GREENWAY
002808 FAIRMOUNT 100 DALLAS TX 75201

DBA: GRANADA THEATER

Land Use: (7214) THEATER

C.O.#: 0407191094

Issue Date: 08/18/2004

Lot:	Block:	Zoning:	CR	PDD:	0	SUP:
Historic Dist:	Consrv Dist:	Pro Park:	0	Req Park:	0	Park Agrmt: N
Dwlg Units: 0	Stories: 1	Occ Code:	A21	Lot Area:	0	Total Area: 7000
Type Const: IIIA	Sprinkler: None	Occ Load:		Alcohol:	N	Dance Floor: N

Remarks: SUBJECT TO INSPECTORS APPROVAL. PER RECORDS OCC LOAD
1013.BW 7-12-05

Building Official

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Development Services Department | Building Inspection Division | 214/948-4480 | www.dallascityhall.com



City of Dallas

Certificate of Occupancy

Address: 3525 GREENVILLE AVE 75206
3/15/18: ON THE HEALTH REVIEW SHELF

Issued: 03/22/2018

Owner: ABIDE VINE, LLC
3245 W MAIN ST, STE 301, FRISCO TX

DBA: PIZZERIA TESTA

Land Use: (5811) RESTAURANT WITHOUT DRIVE-IN SERVICE

Occupied Portion:

C.O.#: 1803011081

Lot: 8A	Block: H/2912	Zoning: CD-9,CF	PDD:	SUP:
Historic Dist:	Consrv Dist: M Streets C	Pro Park: 66	Req Park: 66	Park Agrmt: N
Dwlg Units:	Stories: 1	Occ Code: A2	Lot Area: 55047	Total Area: 6580
Type Const: VB	Sprinkler: None	Occ Load: 451	Alcohol: N	Dance Floor:N

Remarks: Dining Room OL=330, Total Interior OL=338
Patio OL=113, Overall OL=451

Philip Sikes

Philip Sikes, Building Official

This certificate shall be displayed on the above premise at all times.

Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com



City of Dallas

Certificate of Occupancy

Address: 3526 GREENVILLE AVE Issued: 02/24/2014

Owner: FIREBIRD COPENHAGEN LLC
2414 N AKARD ST. Ste:500
DALLAS, TX. 75201

DBA: SNUFFERS RESTAURANT & BAR

Land Use: (5811) RESTAURANT WITHOUT DRIVE-IN SERVICE

Occupied Portion:

C.O.#: 1303041120

Lot:	Block:	Zoning:	PDD:	SUP:
Historic Dist:	Consv Dist:	Pro Park: 37	Req Park: 37	Park Agrmt: N
Dwlg Units:	Stories: 1	Occ Code: A2	Lot Area:	Total Area: 3744
Type Const: VB	Sprinkler:	Occ Load: 99	Alcohol: Y	Dance Floor:N

Remarks: SUBJECT TO FIELD INSPECTOR APPROVAL. 9-24-2013 TABC MB, LB, FB. AFFIDAVITS ON FILE. 2-5-2014 TABC MB, LB, FB. AFFIDAVITS ON FILE.

Larry Holmes, Building Official

This certificate shall be displayed on the above premise at all times.

Sustainable Development and Construction | Building Inspection Division | 214/948-4480 | www.dallascityhall.com

TAB #3

Dec
08

PACQUIAO vs MARQUEZ IV f t g+

OT TAVERN DALLAS at OT TAVERN DALLAS
DALLAS, TX



Tickets

There are no tickets currently available.

Event Details

Pacquiao vs Marquez 4 will be the most exciting and interesting fight before the year ends. The big event will be shown at OT TAVERN DALLAS on December 8, 2012. There are lots of boxing critics said that nobody will buy this fight. The last 3 fights of Pacquiao and Marquez were all controversial fight and they are expecting this to be the same.

OT TAVERN DALLAS will be give the MGM Grand / Mandalay Bay environment throughout the entire night. Ring Girls, Promotional Girls, LIVE Radio Remote. OT TAVERN DALLAS offers a variety in its food menu & awesome drink specials throughout the night. This event will have a cover charge \$20 @ the door but you can purchase a presale ticket thru here for \$10 now! only 100 presale tickets will be given out for this event.

Bottle Service will be setup for this one time event, come experience the biggest fight of the era!!

OT TAVERN DALLAS
3606A Greenville Ave
Dallas TX 75206
www.ottaverndallas.com



SUN 1.24.21
DOORS OPEN AT 4PM

THE GENTLEMEN OF KKKMS PRESENT

SUNDAY FUNDAY

FREEDOM WEEKEND EDITION

FREE ENTRY
1 PARTY // 2 LOCATIONS // 2 DJs
HOOKAH // FOOD // DRINK SPECIALS

BAR 3606 **O.T TAVERN**
3606 GREENVILLE AVE | DALLAS, TX

BOTTLE SERVICE:
SECTIONS@KKMS2K.NET

TEXT KKMS TO 313313 FOR UPDATES
WWW.KKMSDALLAS.COM



SUN 2.21.21
DOORS OPEN AT 4PM

THE GENTLEMEN OF KKKMS PRESENT

SUNDAY FUNDAY

OUT OF THE COLD EDITION

FREE ENTRY
1 PARTY // 2 LOCATIONS // 2 DJs
HOOKAH // FOOD // DRINK SPECIALS

•BAR•
3606 OT TAVERN
EST. 2016

3606 GREENVILLE AVE | DALLAS, TX

BOTTLE SERVICE:
SECTIONS@KKMS2K.NET

TEXT KKMS TO 313313 FOR UPDATES
WWW.KKMSDALLAS.COM



SUN 1.17.21
DOORS OPEN AT 4PM

THE GENTLEMEN OF KKKMS PRESENT

SUNDAY FUNDAY

FREEDOM WEEKEND EDITION

FREE ENTRY
1 PARTY // 2 LOCATIONS // 2 DJs
HOOKAH // FOOD // DRINK SPECIALS

•BAR•
3606 **O.T TAVERN**
EST. 2014

3606 GREENVILLE AVE | DALLAS, TX

BOTTLE SERVICE:
SECTIONS@KKMS2K.NET

TEXT KKMS TO 313313 FOR UPDATES
WWW.KKMSDALLAS.COM

TAB #4



[FOOD](#) [HOOKAH](#) [HAPPY HOUR](#) [DAILY SPECIALS](#) [EVENTS](#) [ORDER ONLINE](#)

\$6.99 Loaded Fries

EVENTS

NO SCHEDULED EVENTS AT THIS TIME. CHECK BACK FOR FIGHTS AND OTHER EVENTS!

HOURS

Monday: 4PM - 2AM
Tuesday: 4PM - 2AM
Wednesday: 4PM - 2AM
Thursday: 4PM - 2AM
Friday: 4PM - 2AM
Saturday: 3PM - 2AM
Sunday: 3PM - 2AM

CONTACT

3606 Greenville Ave, Dallas, TX 75206
(214) 826-7500



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TAB #5

DALLAS POLICE DEPARTMENT SUMMARY INCIDENT REPORT

REPORT NUMBER: 801565-2021



INCIDENT INFORMATION

INCIDENT CODE MA-22990004-F1,	INCIDENT TYPE BMV (PC 30.04(A))	INITIAL SUPP	<input checked="" type="checkbox"/>	DATE/TIME STARTED 01/30/2021 10:00 PM	DATE/TIME ENDED 01/30/2021 11:00 PM	DATE/TIME REPORTED 02/01/2021 12:17 PM
REPORT FILED FROM 167.91.0.82	TRACKING NUMBER T21001944	LOCATION OF OCCURRENCE 3606 Greenville Avenue, Dallas, TX 75206			APPROVED BY: 8214/Michael Mayorga	
LOCATION TYPE RESTAURANT/FOOD	THEFT TYPE Burglary Motor Vehicle	METHOD OF ENTRY	METHOD OF EXIT	PT OF ENTRY	PT OF EXIT	ENTRY LOC

PERSON LISTINGS

1	TYPE V	LAST NAME Dallas ISD			DOB	RACE	SEX	DRIVER LIC NO	LIC ST	
	SSN	ETHNICITY	RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE	
	EMAIL		RESIDENCE ADDRESS					HOME PHONE		
	EMPLOYER NAME Dallas ISD		BUSINESS ADDRESS 9400 North Central Expressway, Dallas , TX 75231, US					WORK PHONE		
2	TYPE V	LAST NAME Williams		FIRST NAME Vincent	MIDDLE NAME	DOB	RACE BLACK	SEX M	DRIVER LIC NO	LIC ST
	SSN	ETHNICITY NON-HISPANIC	RESIDENT NON-RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE	
	EMAIL		RESIDENCE ADDRESS					HOME PHONE		
	EMPLOYER NAME Dallas ISD		BUSINESS ADDRESS 9400 North Central Expressway, Dallas , TX 75231, US					WORK PHONE		

VEHICLE LISTINGS

1	INVL VICT	LIC PLATE TYPE STANDARD PASSENGER		LIC PLATE NO	LIC ST	LIC YEAR	VEHICLE TYPE Auto	VIN	
	MAKE Acura	MODEL SLX		COLOR WHITE	STYLE	YEAR 2015	MKT VALUE \$	DMG VALUE \$	
	DESCRIPTION								

PROPERTY LISTINGS

1	INVL S	ITEM LAPTOP			QUANTITY 1	BRAND Apple	MODEL Macbook air		
	SERIAL NO			OWNER APPLIED NO		COLOR SILVER	MKT VALUE \$ 1000.00	DMG VALUE \$	
	DESCRIPTION								
	Silver Macbook Air with Dallas ISD logo.								

REPORT NUMBER: 801565-2021

NARRATIVE

While getting food on Saturday evening, January 30, 2021 around 10PM in the Lower Greenville area at 3606 Greenville Ave, I came back to my car and proceeded to head home with no known mishaps at that present moment. It wasn't until I arrived at home and noticed I had several items missing from my vehicle. Among those minor items missing, my backpack was taken with contained my work computer, Macbook Air.

- Are the keys still in your possession? = [Yes]

Incident Report

Case Number 094175-2020	CAD Incident # 20-0955364
Report Type Incident Report	Page 1 of 4
Date / Time Occurred 5/27/2020 22:00:00 to 5/27/2020 23:00:00	Date / Time Reported 5/28/2020 01:08:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims 1	Other Persons	Vehicles 1	Items 5	Evidence Count	Leoka Count	File #		
<input type="checkbox"/> Arson Related		Arson Code		Damage Value		<input type="checkbox"/> Hate Crime		<input type="checkbox"/> Domestic Violence		<input type="checkbox"/> Drive by Shooting	
Incident Details											
Unit Number EX10		Clearance Disposition			Cleared by Exception NOT APPLICABLE			Exceptional Clearance Date			
Situation Found						Case Status					
Location Given By Dispatcher 3606 GREENVILLE AVE								Cargo Theft NO			
Incident Address											
Street Address 3606 GREENVILLE AVE											
City DALLAS		State TEXAS		Zip 75206		Beat 142					
Administrative Info											
Reporting Officer 1 MARCHIONI, DAVID		Reporting Officer 1 Badge 8646		Reporting Officer 2		Reporting Officer 2 Badge					

OFFENSE			
<input checked="" type="checkbox"/> Primary Offense			
Offense Code MA-22990004-F1		Offense Code BMV (PC 30.04(A))	
Offense Code Value MA-22990004-F1		Severity COMPLETED	
Premise Type PARKING (BUSINESS)		Circumstances	
Bias 1 NONE		Bias 3	
Bias 4		Bias 5	
Criminal Activity 1		Criminal Activity 2	
Offender Using 1 NOT APPLICABLE		Offender Using 3	
# Premise Entered Home Invasion		Gang Activity NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	
Drug Related NO		Drug Precursors	
MO Panel Entry Type		Entry Method	
Entry Point 1 N/A		Exit Point 1 N/A	
Exit Point 2		Property Target 1 OTHER	
Property Target 2		Victim Target N/A	
Time of Day EVENING- 16 00 - 23:59		Action 1 to Premises N/A	
Action 2 to Premises		Action 1 on Victim N/A	
Action 2 on Victim		Other Action 1 N/A	
Other Action 2		Solicited Offered 1 N/A	
Solicited Offered 2		Weapon 1	
Weapon 1 Auto		Weapon 2 Auto	
Weapon 3		Arson	
Precipitating Circumstance		Instrument Used	

Incident Report

Case Number 094175-2020	CAD Incident # 20-0955364
Report Type Incident Report	Page 2 of 4
Date / Time Occurred 5/27/2020 22:00:00 to 5/27/2020 23:00:00	Date / Time Reported 5/28/2020 01:08:00

Comments

UNK SUSP BROKE VEH WINDOW AND TOOK PROPERTY W/O PERMISSION.

VICTIM	Victim Type INDIVIDUAL
Name (Last, First Middle) ANDERSON, JASMINE	
Suffix	Nickname
Race BLACK	Sex FEMALE
SSN	
Date of Birth	Age 29
Age Range to	Age At Time Of Incident 29
Details	
Height	Weight
Driver's License #	DL State
Ethnicity NON-HISPANIC OR LATINO	Marital Status
FBI #	SBI #
Place of Birth	Citizenship
Hair Color	Eye Color
Build	Resident
Preferred	Home Phone
CELL PHONE	Cell Phone
Email Address	
Victim Address	
Street Address	
City	State
Zip	
Victim Employment Information	
<input type="checkbox"/> Student	Employer / School
Occupation	
College Name	On Campus <input type="checkbox"/> Yes <input type="checkbox"/> No
Street Address	
City	State
Zip	Work Phone
Hours of Employment	
Injury 1	Injury Description
Injury 2	Injury 3
Injury 4	Injury 5
Victim Condition	Victim-Offender
A. Assault/Homicide <input type="checkbox"/> Yes <input type="checkbox"/> No	A. Assault/Homicide Circumstance 1
A. Assault/Homicide Circumstance 2	
Justifiable Homicide <input type="checkbox"/> Yes <input type="checkbox"/> No	Justifiable Homicide Circumstance
Hospital Facility <input type="checkbox"/> Victim Hospitalized	Hospital Description
Under Influence Alcohol? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Under Influence Drugs? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Domestic Disturbance NO	Domestic Violence Victim Transported <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Violation of Protective Order <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Cohabitant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Shooting Victim	

Associated Offenses					
Offense BMV (PC 30.04(A))					
<input checked="" type="checkbox"/> Associated With Victim					
VEHICLE	Plate UNKNOWN	State	Plate Type	Plate Year	Plate Month
VIN	<input type="checkbox"/> VIN Validation Off	Make Chrysler	Model 300	Year 2015	
Color RED	Secondary Color	Style	Type 4 DOOR SEDAN	Decal #	

Incident Report

Case Number 094175-2020	CAD Incident # 20-0955364
Report Type Incident Report	Page 3 of 4
Date / Time Occurred 5/27/2020 22:00:00 to 5/27/2020 23:00:00	Date / Time Reported 5/28/2020 01:08:00

Involvement Victim	NIC		
Other Identifiers			
Insurance Information			
Insurance Company	Policy Number	Insurance Expiration	Financed By/Titleholder
Registered Owner Info			
Registered Owner Name (Last, First, MI) <input type="checkbox"/> Business	Sex	Race	DOB
Street Address			
City	State	Zip	
Vehicle Elements			
<input type="checkbox"/> Stolen <input type="checkbox"/> Recovered <input type="checkbox"/> Other Other Description			
Keys in Ignition <input type="checkbox"/> Yes <input type="checkbox"/> No	Doors Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Windows Closed <input type="checkbox"/> Yes <input type="checkbox"/> No	Ignition Locked <input type="checkbox"/> Yes <input type="checkbox"/> No
Trunk Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Radio In Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Repo. Check <input type="checkbox"/> Yes <input type="checkbox"/> No	Tow List Check <input type="checkbox"/> Yes <input type="checkbox"/> No
Stolen Value			
How Vehicle Entered		How Vehicle Taken	
Recovered By	Recovery Date & Time	Recovered Value	Recovery Code
Disposition	Battery in Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Spare Tire in Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Evidence Recovered <input type="checkbox"/> Yes <input type="checkbox"/> No
Damage To Vehicle		Owner Notified By Recovering Officer <input type="checkbox"/> Yes <input type="checkbox"/> No	
Reason Owner Was Not Notified			

Recovery Address			
Street Address			
City	State	Zip	
<input type="checkbox"/> Impounded <input type="checkbox"/> Towed	Tow Report Number	Wrecker Service	Date Wrecker Arrived
Time Wrecker Arrived			
Location Towed From	Location Towed To	Impounded By	Mileage
Wrecker Driver Name	Tow Truck Operator Signature		

PROPERTY	Property Tag #	Quantity 1	Category PROPERTY	Action STOLEN
Property Type PURSE/HANDBAG		Owner Victim: ANDERSON, JASMINE		Total Value \$70.00
Brand VICTORIAS SECRET	Model	Color BLUE	Serial Number	
SRN/NIC Number	Owner Applied Number	UCR Code	Miscellaneous (USE ONLY IF	
Secondary Action	Secondary Value	Date Recovered		
Additional Description				
BLACK AND GOLD VICTORIAS SECRET PURSE				
Associated Offenses				
Offense				
BMV (PC 30.04(A)) <input checked="" type="checkbox"/> Associated With Property				

PROPERTY	Property Tag #	Quantity 1	Category PROPERTY	Action STOLEN
Property Type WALLET		Owner Victim: ANDERSON, JASMINE		Total Value \$70.00
Brand MICHAEL KORS WALLET	Model	Color RED	Serial Number	

Incident Report

Case Number 094175-2020		CAD Incident # 20-0955364
Report Type Incident Report		Page 4 of 4
Date / Time Occurred 5/27/2020 22:00:00 to 5/27/2020 23:00:00		Date / Time Reported 5/28/2020 01:08:00

SRN/NIC Number	Owner Applied Number	UCR Code Miscellaneous (USE ONLY IF	
Secondary Action	Secondary Value	Date Recovered	
Additional Description RED MICHAEL KORS WALLET			
Associated Offenses			
Offense BMV (PC 30.04(A)) <input checked="" type="checkbox"/> Associated With Property			
PROPERTY	Property Tag #	Quantity 10	Category PROPERTY
Property Type CREDIT/DEBIT CARDS		Owner Victim: ANDERSON, JASMINE	Total Value \$0.00
Brand	Model	Color	Serial Number
SRN/NIC Number	Owner Applied Number	UCR Code Credit Card	
Secondary Action	Secondary Value	Date Recovered	
Additional Description APPROXIMATELY 10 PERSONAL CREDIT AND DEBIT CARDS. CHASE, CAPITAL ONE, BEST BUY.			
Associated Offenses			
Offense BMV (PC 30.04(A)) <input checked="" type="checkbox"/> Associated With Property			
PROPERTY	Property Tag #	Quantity 2	Category PROPERTY
Property Type CREDIT/DEBIT CARDS		Owner Victim: ANDERSON, JASMINE	Total Value \$0.00
Brand	Model	Color	Serial Number
SRN/NIC Number	Owner Applied Number	UCR Code Credit Card	
Secondary Action	Secondary Value	Date Recovered	
Additional Description 2 AT&T COMPANY CREDIT CARDS IN THE COMPS NAME			
Associated Offenses			
Offense BMV (PC 30.04(A)) <input checked="" type="checkbox"/> Associated With Property			
PROPERTY	Property Tag #	Quantity 2	Category PROPERTY
Property Type KEYS		Owner Victim: ANDERSON, JASMINE	Total Value \$10.00
Brand	Model	Color	Serial Number
SRN/NIC Number	Owner Applied Number	UCR Code Miscellaneous (USE ONLY IF	
Secondary Action	Secondary Value	Date Recovered	
Additional Description CAR KEYS AND COMPS WORK KEYS			
Associated Offenses			
Offense BMV (PC 30.04(A)) <input checked="" type="checkbox"/> Associated With Property			

Narrative Information

On the listed date the RO D. Marchioni #8646 was assigned a BMV call. The RO spoke with the Comp by phone. The Comp advised that on the listed date and between the listed times an unknown Susp broke the listed vehicles rear passenger window and took her property without permission. The Comp advised the listed vehicle belongs to her friend, Ms. Brittany Wilkins. It is unknown if Ms. Wilkins called the police regarding this offense. The Comp called Dallas police after returning to her home in McKinney, Texas. The Comp advised the vehicle was parked in the parking lot behind the OT Tavern at the time of the offense. No Susp information at this time. The Comp was given a service number. nfi.

Incident Report

Case Number 196091-2020	CAD Incident # 20-1992269
Report Type Incident Report	Page 1 of 5
Date / Time Occurred 11/1/2020 18:00:00 to 11/1/2020 23:59:00	Date / Time Reported 11/2/2020 19 00:00

Arrested Suspects	Additional Suspects	Unknown Suspects 1	Victims 1	Other Persons	Vehicles 2	Items 1	Evidence Count	Leoka Count	File # 196090-2020
<input type="checkbox"/> Arson Related	Arson Code	Damage Value			<input type="checkbox"/> Hate Crime	<input type="checkbox"/> Domestic Violence		<input type="checkbox"/> Drive by Shooting	

Incident Details			
Unit Number C112	Clearance Disposition NOT APPLICABLE	Cleared by Exception NOT APPLICABLE	Exceptional Clearance Date
Situation Found		Case Status	
Location Given By Dispatcher 6070 N CENTRAL SERV NB			Cargo Theft NO

Incident Address			
Street Address 3606 GREENVILLE AVE			
City DALLAS	State TEXAS	Zip 75206	Beat 142

Administrative Info			
Reporting Officer 1 HO, THO	Reporting Officer 1 Badge 8164	Reporting Officer 2	Reporting Officer 2 Badge

OFFENSE	
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<input checked="" type="checkbox"/> Primary Offense	Offense Code TRAF VIO -DUTY ON STRIKE UNATTENDED VEH > OR EQUAL \$200 (TC 550.024(b)(2))
Offense Code Value MB-54990007-V11	Severity Attempted/Completed COMPLETED
Premise Type OUTDOOR AREA PUBLIC/PRIVATE	Circumstances
Bias 1 NONE	Bias 2 Bias 3
Bias 4	Bias 5
Criminal Activity 1	Criminal Activity 2 Criminal Activity 3
Offender Using 1 NOT APPLICABLE	Offender Using 2 Offender Using 3
# Premise Entered Home Invasion	Domestic Violence NO Gang Activity
Gang Type #1	Gang Name #1
Gang Type #2	Gang Name #2
Drug Related NO	Drug Type Drug Origin Drug Precursors
MO Panel Entry Type	Entry Area N/A Entry Method
Entry Point 1 N/A	Exit Point 1 N/A
Exit Point 2	Target Area N/A Property Target 1 MISCELLANEOUS
Property Target 2	Property Target 3 Victim Target N/A
Time of Day EVENING- 16 00 - 23:59	Victim Activity NONE Action 1 to Premises N/A
Action 2 to Premises	Action 3 to Premises Action 1 on Victim N/A
Action 2 on Victim	Action 3 on Victim Other Action 1 N/A
Other Action 2	Other Action 3 Solicited Offered 1 N/A
Solicited Offered 2	Solicited Offered 3 Weapon 1
Weapon 1 Auto	Weapon 2 Weapon 2 Auto
Weapon 3	Weapon 3 Auto Arson
Precipitating Circumstance	Instrument Used

Incident Report

Case Number 196091-2020		CAD Incident # 20-1992269
Report Type Incident Report		Page 2 of 5
Date / Time Occurred 11/1/2020 18:00:00 to 11/1/2020 23:59:00		Date / Time Reported 11/2/2020 19 00:00

Comments

UNKNOWN SUSPECT IN SUSPECT VEHICLE STRUCK COMP'S VEHICLE AND FLED

SUSPECT <input type="checkbox"/> Known <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> Arrested									
Name (Last, First Middle)									
Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident	
		UNKNOWN	UNKNOWN				13 to 95		
Details									
Height	Weight	Driver's License #	DL State	Local D	SID				
FBI #	SBI #	Place of Birth			Citizenship				
Ethnicity		Marital Status							
Hair Color	Hair Length	Glasses	Eye Color	Build					
Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference					
Preferred	Home Phone	Cell Phone	Email Address						
Suspect Home Address									
Street Address									
City			State		Zip				
Suspect Employment Information									
<input type="checkbox"/> Student	Employer / School				Occupation				
Street Address									
City			State		Zip	Work Phone		Hours of Employment	
Clothing Description									
Trademarks of Suspect									
Injury 1	Injury 2	Injury 3	Injury 4	Injury 5					
<input type="checkbox"/> Hospitalized	Hospital Facility			Resident					
MO Panel									
Entry Type		Entry Area			Entry Method				
Entry Point		Exit Point			Target Area				
Property Target 1		Property Target 2			Property Target 3				
Victim Target		Time of Day			Victim Activity				
Action 1 on Victim		Action 2 on Victim			Action 3 on Victim				
Action 1 to Premises		Action 2 to Premises			Action 3 to Premises				
Other Action 1		Other Action 2			Other Action 3				
Solicited Offered 1		Solicited Offered 2			Solicited Offered 3				
Weapon 1		Weapon 2			Weapon 3				
Weapon 1 Type		Weapon 2 Type			Weapon 3 Type				
Weapon 1 Caliber		Weapon 2 Caliber			Weapon 3 Caliber				
Weapon 1 Color		Weapon 2 Color			Weapon 3 Color				
Arson		Precipitating Circumstance			Instrument Used				
Comments									

Incident Report

Case Number 196091-2020	CAD Incident # 20-1992269
Report Type Incident Report	Page 3 of 5
Date / Time Occurred 11/1/2020 18:00:00 to 11/1/2020 23:59:00	Date / Time Reported 11/2/2020 19 00:00

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Associated Offenses	
Offense TRAF VIO -DUTY ON STRIKE UNATTENDED VEH > OR EQUAL \$200 (TC 550.024(b)(2))	<input type="checkbox"/> Associated With Suspect

VICTIM	Victim Type INDIVIDUAL
Name (Last, First Middle) WONSLEY, LEROY	
Suffix	Nickname
Race BLACK	Sex MALE
SSN	
Date of Birth	Age 37
Age Range to	Age At Time Of Incident 37
Details	
Height	Weight
Driver's License #	DL State TEXAS
Ethnicity NON-HISPANIC OR LATINO	Marital Status
FBI #	SBI #
Place of Birth	Citizenship US CITIZEN
Hair Color	Eye Color
Build	Resident
Preferred CELL PHONE	Home Phone
Cell Phone	Email Address
Victim Address	
Street Address	
City	State
Zip	
Victim Employment Information	
<input type="checkbox"/> Student	Employer / School
Occupation	
College Name	On Campus <input type="checkbox"/> Yes <input type="checkbox"/> No
Street Address	
City	State
Zip	Work Phone
Hours of Employment	
Injury 1	Injury Description
Injury 2	Injury 3
Injury 4	Injury 5
Victim Condition	Victim-Offender
A. Assault/Homicide <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A. Assault/Homicide Circumstance 1
A. Assault/Homicide Circumstance 2	
Justifiable Homicide <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Justifiable Homicide Circumstance
<input type="checkbox"/> Victim Hospitalized	Hospital Facility
Hospital Description	
Under Influence Alcohol? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Under Influence Drugs? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Domestic Disturbance NO	Domestic Violence Victim Transported <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Violation of Protective Order <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Cohabitant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Shooting Victim	

Associated Offenses	
Offense TRAF VIO -DUTY ON STRIKE UNATTENDED VEH > OR EQUAL \$200 (TC 550.024(b)(2))	<input checked="" type="checkbox"/> Associated With Victim

VEHICLE	Plate TEXAS	State TEXAS	Plate Type	Plate Year 2020	Plate Month
VIN	<input type="checkbox"/> VIN Validation Off	Make MERCEDES-BENZ	Model 300 SER ES	Year 2019	

Incident Report

Case Number 196091-2020		CAD Incident # 20-1992269
Report Type Incident Report		Page 4 of 5
Date / Time Occurred 11/1/2020 18:00:00 to 11/1/2020 23:59:00		Date / Time Reported 11/2/2020 19 00:00

Color WHITE	Secondary Color	Style AUTOMOB LE	Type 4 DOOR SEDAN	Decal #
Involvement Victim		NIC		
Other Identifiers				

Insurance Information				
Insurance Company GEICO	Policy Number 4597845678	Insurance Expiration 12/25/2020	Financed By/Titleholder	
Registered Owner Info				
Registered Owner Name (Last, First, MI) <input type="checkbox"/> Business WONSLEY, LEROY		Sex MALE	Race BLACK	DOB [REDACTED]
Street Address [REDACTED]				
City [REDACTED]		State [REDACTED]	Zip [REDACTED]	

Vehicle Elements									
<input type="checkbox"/> Stolen		<input type="checkbox"/> Recovered		<input checked="" type="checkbox"/> Other					
Other Description VICTIM									
Keys in Ignition <input type="checkbox"/> Yes <input type="checkbox"/> No	Doors Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Windows Closed <input type="checkbox"/> Yes <input type="checkbox"/> No	Ignition Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Trunk Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Radio In Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Repo. Check <input type="checkbox"/> Yes <input type="checkbox"/> No	Tow List Check <input type="checkbox"/> Yes <input type="checkbox"/> No	Stolen Value	
How Vehicle Entered		How Vehicle Taken							
Recovered By		Recovery Date & Time		Recovered Value		Recovery Code			
Disposition		Battery in Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Spare Tire in Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Evidence Recovered <input type="checkbox"/> Yes <input type="checkbox"/> No		Damage To Vehicle		Owner Notified By Recovering Officer <input type="checkbox"/> Yes <input type="checkbox"/> No	
Reason Owner Was Not Notified									
[REDACTED]									

Recovery Address							
Street Address							
City		State		Zip			
<input type="checkbox"/> Impounded	<input type="checkbox"/> Towed	Tow Report Number		Wrecker Service		Date Wrecker Arrived	Time Wrecker Arrived
Location Towed From		Location Towed To		Impounded By			Mileage
Wrecker Driver Name			Tow Truck Operator Signature				

VEHICLE	Plate	State	Plate Type	Plate Year	Plate Month
VIN	<input type="checkbox"/> VIN Validation Off	Make	Model	Year	
Color BLACK	Secondary Color	Style AUTOMOB LE	Type 4 DOOR SEDAN	Decal #	
Involvement Suspect		NIC			
Other Identifiers					
Insurance Information					
Insurance Company		Policy Number	Insurance Expiration	Financed By/Titleholder	
Registered Owner Info					
Registered Owner Name (Last, First, MI) <input type="checkbox"/> Business				Sex	Race
Street Address					

Incident Report

Case Number 196091-2020	CAD Incident # 20-1992269
Report Type Incident Report	Page 5 of 5
Date / Time Occurred 11/1/2020 18:00:00 to 11/1/2020 23:59:00	Date / Time Reported 11/2/2020 19 00:00

City	State	Zip
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Vehicle Elements									
<input type="checkbox"/> Stolen <input type="checkbox"/> Recovered <input checked="" type="checkbox"/> Other Other Description SUSPECT									
Keys in Ignition <input type="checkbox"/> Yes <input type="checkbox"/> No	Doors Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Windows Closed <input type="checkbox"/> Yes <input type="checkbox"/> No	Ignition Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Trunk Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Radio In Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Repo. Check <input type="checkbox"/> Yes <input type="checkbox"/> No	Tow List Check <input type="checkbox"/> Yes <input type="checkbox"/> No	Stolen Value	
How Vehicle Entered			How Vehicle Taken						
Recovered By			Recovery Date & Time		Recovered Value		Recovery Code		
Disposition		Battery in Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Spare Tire in Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Evidence Recovered <input type="checkbox"/> Yes <input type="checkbox"/> No		Damage To Vehicle		Owner Notified By Recovering Officer <input type="checkbox"/> Yes <input type="checkbox"/> No	
Reason Owner Was Not Notified									

Recovery Address					
Street Address					
City		State		Zip	
<input type="checkbox"/> Impounded	<input type="checkbox"/> Towed	Tow Report Number		Wrecker Service	Date Wrecker Arrived
Location Towed From		Location Towed To		Impounded By	Mileage
Wrecker Driver Name			Tow Truck Operator Signature		

PROPERTY	Property Tag #	Quantity 1	Category PROPERTY	Action BURGLARY/ ALL OTHER DAMAGE	
Property Type VEHICLE PARTS/ACCESSORIES			Owner Victim: WONSLEY, LEROY		Total Value \$500.00
Brand		Model		Color	Serial Number
SRN/NIC Number		Owner Applied Number		UCR Code Mounted Vehicle Parts &	
Secondary Action			Secondary Value	Date Recovered	
Additional Description REAR BUMPER DAMAGED					
Associated Offenses					
Offense TRAF VIO -DUTY ON STRIKE UNATTENDED VEH > OR EQUAL \$200 (TC 550.024(b)(2))					
					<input checked="" type="checkbox"/> Associated With Property

Narrative Information

SEE RELATED ACCIDENT ON CASE NUMBER 196090-2020. ON 11/02/2020 AT APPROXIMATELY 2:36 PM, COMP CALLED FOR POLICE REGARDING AN OFFENSE WHICH OCCURRED AT 3606 GREENVILLE AVENUE IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. UPON ARRIVAL, RO HO #8164 SPOKE WITH COMP AND ACTIVATED HIS BODY WORN CAMERA. COMP STATED THAT ON 11/01/2020 AT 6:00 PM, COMP PARKED AND SECURED HIS LISTED COMP VEHICLE IN A PARKING LOT LOCATED AT 3606 GREENVILLE AVENUE. COMP'S VEHICLE WAS PARKED, UNATTENDED, AND WAS FACING EASTBOUND. COMP STATED THAT ON 11/01/2020 AT APPROXIMATELY 11:59 PM, COMP RETURNED TO HIS LISTED VEHICLE AND OBSERVED THAT AN UNKNOWN SUSPECT DRIVING UNKNOWN SUSPECT VEHICLE STRUCK COMP'S PARKED AND UNATTENDED VEHICLE AND FAILED TO LEAVE ANY DRIVER OR INSURANCE INFORMATION AS REQUIRED BY STATE LAW. SUSPECT VEHICLE WAS NOT AT LOCATION WHEN COMP RETURNED TO HIS VEHICLE. THE SUSPECT VEHICLE MAY BE BLACK IN COLOR BASED UPON OBSERVATION OF DAMAGE TO THE REAR BUMPER OF COMP'S VEHICLE. NFI.

Incident Report

Case Number 050782-2020	CAD Incident # 20-0491882
Report Type Incident Report	Page 1 of 3
Date / Time Occurred 3/15/2020 02:00:00 to 3/15/2020 08:30:00	Date / Time Reported 3/15/2020 09:44:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims 1	Other Persons	Vehicles 1	Items	Evidence Count	Leoka Count	File #		
<input type="checkbox"/> Arson Related		Arson Code		Damage Value		<input type="checkbox"/> Hate Crime		<input type="checkbox"/> Domestic Violence		<input type="checkbox"/> Drive by Shooting	

Incident Details			
Unit Number B147	Clearance Disposition NOT APPLICABLE	Cleared by Exception NOT APPLICABLE	Exceptional Clearance Date
Situation Found		Case Status	
Location Given By Dispatcher 1429 CADD0 ST			Cargo Theft NO

Incident Address			
Street Address 3606 GREENVILLE AVE A			
City DALLAS	State TEXAS	Zip 75206	Beat 142

Administrative Info			
Reporting Officer 1 HURD, JACK	Reporting Officer 1 Badge 6943	Reporting Officer 2	Reporting Officer 2 Badge

OFFENSE	
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<input checked="" type="checkbox"/> Primary Offense			
Offense Code UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE (PC 31.07)			
Offense Code Value FS-24110003-G13	Severity	Attempted/Completed COMPLETED	
Premise Type PARKING (BUSINESS)	Circumstances		
Bias 1 NONE	Bias 2	Bias 3	
Bias 4	Bias 5		
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3	
Offender Using 1 NOT APPLICABLE	Offender Using 2	Offender Using 3	
# Premise Entered	Home Invasion	Domestic Violence NO	Gang Activity
Gang Type #1	Gang Name #1		
Gang Type #2	Gang Name #2		
Drug Related NO	Drug Type	Drug Origin	Drug Precursors
MO Panel			
Entry Type	Entry Area UNKNOWN	Entry Method	
Entry Point 1 UNKNOWN	Entry Point 2	Exit Point 1 N/A	
Exit Point 2	Target Area N/A	Property Target 1 MISCELLANEOUS	
Property Target 2	Property Target 3	Victim Target N/A	
Time of Day UNKNOWN	Victim Activity OTHER	Action 1 to Premises N/A	
Action 2 to Premises	Action 3 to Premises	Action 1 on Victim N/A	
Action 2 on Victim	Action 3 on Victim	Other Action 1 N/A	
Other Action 2	Other Action 3	Solicited Offered 1 N/A	
Solicited Offered 2	Solicited Offered 3	Weapon 1	
Weapon 1 Auto	Weapon 2	Weapon 2 Auto	
Weapon 3	Weapon 3 Auto	Arson	
Precipitating Circumstance	Instrument Used		

Incident Report

Case Number 050782-2020	CAD Incident # 20-0491882
Report Type Incident Report	Page 2 of 3
Date / Time Occurred 3/15/2020 02:00:00 to 3/15/2020 08:30:00	Date / Time Reported 3/15/2020 09:44:00

Comments

UNKNOWN SUSP TOOK VEHICLE W/OUT CONSENT.

VICTIM	Victim Type INDIVIDUAL
Name (Last, First Middle) RAMIREZ, EMANUEL	
Suffix	Nickname
Race WHITE	Sex MALE
SSN	
Date of Birth	Age 25
Age Range to	Infant Type
Age At Time Of Incident 25	
Details	
Height	Weight
Driver's License #	DL State
Ethnicity NON-HISPANIC OR LATINO	Marital Status
FBI #	SBI #
Place of Birth	Citizenship
Hair Color	Eye Color
Build	Resident
Preferred CELL PHONE	Home Phone
Cell Phone	Email Address
Victim Address	
Street Address	
City	State
Zip	
Victim Employment Information	
<input type="checkbox"/> Student	Employer / School
Occupation	
College Name	On Campus <input type="checkbox"/> Yes <input type="checkbox"/> No
Street Address	
City	State
Zip	Work Phone
Hours of Employment	
Injury 1	Injury Description
Injury 2	Injury 3
Injury 4	Injury 5
Victim Condition	Victim-Offender
A. Assault/Homicide <input type="checkbox"/> Yes <input type="checkbox"/> No	A. Assault/Homicide Circumstance 1
A. Assault/Homicide Circumstance 2	
Justifiable Homicide <input type="checkbox"/> Yes <input type="checkbox"/> No	Justifiable Homicide Circumstance
Hospital Facility	Hospital Description
<input type="checkbox"/> Victim Hospitalized	
Under Influence Alcohol? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Under Influence Drugs? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Domestic Disturbance NO	Domestic Violence Victim Transported <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Violation of Protective Order <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Cohabitant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Shooting Victim	

Associated Offenses

Offense UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE (PC 31.07)	<input checked="" type="checkbox"/> Associated With Victim
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VEHICLE	Plate TEXAS	State TEXAS	Plate Type STANDARD PASSENGER	Plate Year 2020	Plate Month
VIN	<input type="checkbox"/> VIN Validation Off	Make Chevrolet	Model Malibu (Include	Year 2016	
Color WHITE	Secondary Color	Style AUTOMOB LE	Type 4 DOOR SEDAN	Decal #	

Incident Report

Case Number 050782-2020	CAD Incident # 20-0491882
Report Type Incident Report	Page 3 of 3
Date / Time Occurred 3/15/2020 02:00:00 to 3/15/2020 08:30:00	Date / Time Reported 3/15/2020 09:44:00

Involvement Stolen	NIC							
Other Identifiers								
Insurance Information								
Insurance Company	Policy Number	Insurance Expiration	Financed By/Titleholder					
Registered Owner Info								
Registered Owner Name (Last, First, MI) <input type="checkbox"/> Business RAM REZ, EMANUEL		Sex MALE	Race WHITE	DOB				
Street Address [REDACTED]								
City [REDACTED]		State [REDACTED]	Zip [REDACTED]					
Vehicle Elements								
Other Description								
<input checked="" type="checkbox"/> Stolen <input type="checkbox"/> Recovered <input type="checkbox"/> Other								
Keys in Ignition <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Doors Locked <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Windows Closed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ignition Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Trunk Locked <input type="checkbox"/> Yes <input type="checkbox"/> No	Radio In Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Repo. Check <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Tow List Check <input type="checkbox"/> Yes <input type="checkbox"/> No	Stolen Value 25000 00
How Vehicle Entered		How Vehicle Taken						
Recovered By		Recovery Date & Time	Recovered Value	Recovery Code				
Disposition	Battery in Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Spare Tire in Car <input type="checkbox"/> Yes <input type="checkbox"/> No	Evidence Recovered <input type="checkbox"/> Yes <input type="checkbox"/> No	Damage To Vehicle	Owner Notified By Recovering Officer <input type="checkbox"/> Yes <input type="checkbox"/> No			
Reason Owner Was Not Notified								
[REDACTED]								
Recovery Address								
Street Address								
City		State	Zip					
<input type="checkbox"/> Impounded <input type="checkbox"/> Towed	Tow Report Number		Wrecker Service		Date Wrecker Arrived		Time Wrecker Arrived	
Location Towed From		Location Towed To		Impounded By			Mileage	
Wrecker Driver Name			Tow Truck Operator Signature					

Narrative Information

THE VICTIM STATED ON 03-15-2020 SOMETIME AFTER 0200 HOURS AND BEFORE 0830 HOURS, AN UNKNOWN SUSPECT TOOK THE VICTIMS WHITE 2016 CHEVROLET MALIBU WITHOUT CONSENT. THE VICTIM SAID HE VALET PARKED THE VEHICLE AT THE BUSINESS LOCATED AT 3606 GREENVILLE AVE AND AFTER LEAVING THE VEHICLE AT THE BUSINESS OVER NIGHT, RETURNED AND THE VEHICLE WAS MISSING. THE VEHICLE WAS CHECKED FOR TOW / REPO AND CAME BACK WITH NEGATIVE RESULTS. BODY WORN CAMERA ACTIVATED. VIDEO NOT TAGGED.

Incident Report

Case Number 026686-2021	CAD Incident # 21-0265529
Report Type Incident Report	Page 1 of 3
Date / Time Occurred 2/13/2021 18:36:00 to 2/13/2021 18:49:00	Date / Time Reported 2/13/2021 18:49:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims 1	Other Persons 1	Vehicles	Items	Evidence Count	Leoka Count	File #		
<input type="checkbox"/> Arson Related		Arson Code		Damage Value		<input type="checkbox"/> Hate Crime		<input type="checkbox"/> Domestic Violence		<input type="checkbox"/> Drive by Shooting	

Incident Details			
Unit Number C164	Clearance Disposition NOT APPLICABLE	Cleared by Exception NOT APPLICABLE	Exceptional Clearance Date
Situation Found		Case Status	
Location Given By Dispatcher 3606 GREENVILLE AVE			Cargo Theft NO

Incident Address			
Street Address 3606 GREENVILLE AVE			
City DALLAS	State TEXAS	Zip 75206	Beat 142

Reporting Officer 1 HESSE, KIRK		Reporting Officer 1 Badge 10549	Reporting Officer 2	Reporting Officer 2 Badge
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OFFENSE	
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<input checked="" type="checkbox"/> Primary Offense			
Offense Code MIR (MISCELLANEOUS INCIDENT REPORT NO OFFENSE)			
Offense Code Value NA-99999999-MSC6	Severity	Attempted/Completed COMPLETED	
Premise Type BAR/NIGHTCLUB/DANCEHALL ETC.	Circumstances		
Bias 1 NONE	Bias 2	Bias 3	
Bias 4	Bias 5		
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3	
Offender Using 1 NOT APPLICABLE	Offender Using 2	Offender Using 3	
# Premise Entered	Home Invasion	Domestic Violence NO	Gang Activity
Gang Type #1	Gang Name #1		
Gang Type #2	Gang Name #2		
Drug Related NO	Drug Type	Drug Origin	Drug Precursors
MO Panel			
Entry Type	Entry Area N/A	Entry Method	
Entry Point 1 N/A	Entry Point 2	Exit Point 1 N/A	
Exit Point 2	Target Area N/A	Property Target 1 OTHER	
Property Target 2	Property Target 3	Victim Target N/A	
Time of Day EVENING- 16 00 - 23:59	Victim Activity NONE	Action 1 to Premises N/A	
Action 2 to Premises	Action 3 to Premises	Action 1 on Victim N/A	
Action 2 on Victim	Action 3 on Victim	Other Action 1 N/A	
Other Action 2	Other Action 3	Solicited Offered 1 N/A	
Solicited Offered 2	Solicited Offered 3	Weapon 1	
Weapon 1 Auto	Weapon 2	Weapon 2 Auto	
Weapon 3	Weapon 3 Auto	Arson	
Precipitating Circumstance	Instrument Used		

Incident Report

Case Number 026686-2021	CAD Incident # 21-0265529
Report Type Incident Report	Page 2 of 3
Date / Time Occurred 2/13/2021 18:36:00 to 2/13/2021 18:49:00	Date / Time Reported 2/13/2021 18:49:00

Comments

MIR - BAR CHECK

VICTIM	Victim Type GOVERNMENT
Name (Last, First Middle) CITY OF DALLAS	
Suffix	Nickname Race Sex SSN
Date of Birth	Age Age Range to Infant Type Age At Time Of Incident
Details	
Height	Weight Driver's License # DL State Ethnicity Marital Status
FBI #	SBI # Place of Birth Citizenship
Hair Color	Eye Color Build Resident
Preferred	Home Phone Cell Phone Email Address
Victim Address	
Street Address	
City	State Zip
Victim Employment Information	
<input type="checkbox"/> Student	Employer / School Occupation
College Name	On Campus <input type="checkbox"/> Yes <input type="checkbox"/> No
Street Address	
City	State Zip Work Phone Hours of Employment
Injury 1	Injury Description
Injury 2	Injury 3 Injury 4 Injury 5
Victim Condition	Victim-Offender
A. Assault/Homicide <input type="checkbox"/> Yes <input type="checkbox"/> No	A. Assault/Homicide Circumstance 1 A. Assault/Homicide Circumstance 2
Justifiable Homicide <input type="checkbox"/> Yes <input type="checkbox"/> No	Justifiable Homicide Circumstance
<input type="checkbox"/> Victim Hospitalized	Hospital Facility Hospital Description
Under Influence Alcohol? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Under Influence Drugs? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Domestic Disturbance	Domestic Violence Victim Transported <input type="checkbox"/> Yes <input type="checkbox"/> No
Violation of Protective Order <input type="checkbox"/> Yes <input type="checkbox"/> No	Cohabitant <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Shooting Victim	

Associated Offenses

Offense

MIR (MISCELLANEOUS INCIDENT REPORT NO OFFENSE)

☒ Associated With Victim

OTHER PERSON	Person Type WITNESS
Name (Last, First Middle) KILLINGSWORTH, CODY ALLEN	
Suffix	Nickname Race Sex SSN Date of Birth Age Age Range to
	WHITE MALE 35 to
Details	

Incident Report

Case Number 026686-2021	CAD Incident # 21-0265529
Report Type Incident Report	Page 3 of 3
Date / Time Occurred 2/13/2021 18:36:00 to 2/13/2021 18:49:00	Date / Time Reported 2/13/2021 18:49:00

Height 6'00"	Weight 190	Driver's License # [REDACTED]	DL State TEXAS	FBI #	SBI #
Place of Birth	Citizenship	Ethnicity NON-HISPANIC OR LATINO	Marital Status		
Hair Color	Hair Length	Glasses	Eye Color		
Build	Facial Hair	Voice	Complexion	Resident	
Preferred	Home Phone	Cell Phone	Email Address		
Other Person Home Address					
Street Address					
City					
State					
Zip					
Other Person Employment Information					
<input type="checkbox"/> Student	Employer / School OT TAVERN/BAR 3606			Occupation GENERAL MANAGER	
Street Address 3606 GREENVILLE AVE					
City DALLAS		State TEXAS		Zip 75206	Hours of Employment 9P-4A

Narrative Information

On February 13, 2021 RO K. Hesse 10549 spoke with the witness, who was the general manager for OT Tavern/Bar 3606, Dallas, Dallas County, Texas. RO informed the witness that the establishment had historically been the source of several loud music/disturbance calls. RO informed the witness that it would benefit them to be good neighbors and keep a peaceful establishment based on the city ordinances. RO spoke with witness via telephone as RO had not been able to catch the witness at the locations on previous visits.

Incident Report

Case Number 014387-2021	CAD Incident # 21-0143821
Report Type Incident Report	Page 1 of 5
Date / Time Occurred 1/24/2021 20:05:00 to 1/24/2021 20:10:00	Date / Time Reported 1/24/2021 20:10:00

Arrested Suspects 1	Additional Suspects	Unknown Suspects	Victims 1	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
<input type="checkbox"/> Arson Related	Arson Code	Damage Value	<input type="checkbox"/> Hate Crime	<input type="checkbox"/> Domestic Violence	<input type="checkbox"/> Drive by Shooting				

Incident Details			
Unit Number OFF DUTY	Clearance Disposition NOT APPLICABLE	Cleared by Exception NOT APPLICABLE	Exceptional Clearance Date
Situation Found		Case Status	
Location Given By Dispatcher 3606 GREENVILLE AVE			Cargo Theft NO

Incident Address			
Street Address 3606 GREENVILLE AVE			
City DALLAS	State TEXAS	Zip 75206	Beat 142

Administrative Info			
Reporting Officer 1 RODRIGUEZ, JOSUE	Reporting Officer 1 Badge 10284	Reporting Officer 2 MARTINEZ,ARTURO	Reporting Officer 2 Badge 10109

OFFENSE	
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<input checked="" type="checkbox"/> Primary Offense	Offense Code PUBLIC INTOXICATION (PC 49.02)
Offense Code Value MC-99999999-NC313	Severity Attempted/Completed COMPLETED
Premise Type BAR/NIGHTCLUB/DANCEHALL ETC.	Circumstances
Bias 1 NONE	Bias 2 Bias 3
Bias 4	Bias 5
Criminal Activity 1	Criminal Activity 2 Criminal Activity 3
Offender Using 1 NOT APPLICABLE	Offender Using 2 Offender Using 3
# Premise Entered Home Invasion	Domestic Violence NO Gang Activity
Gang Type #1	Gang Name #1
Gang Type #2	Gang Name #2
Drug Related NO	Drug Type Drug Origin Drug Precursors
MO Panel Entry Type	Entry Area N/A Entry Method
Entry Point 1 N/A	Exit Point 1 N/A
Exit Point 2	Target Area N/A Property Target 1 OTHER
Property Target 2	Property Target 3 Victim Target N/A
Time of Day EVENING- 16 00 - 23:59	Victim Activity NONE Action 1 to Premises N/A
Action 2 to Premises	Action 3 to Premises Action 1 on Victim N/A
Action 2 on Victim	Action 3 on Victim Other Action 1 N/A
Other Action 2	Other Action 3 Solicited Offered 1 N/A
Solicited Offered 2	Solicited Offered 3 Weapon 1
Weapon 1 Auto	Weapon 2 Weapon 2 Auto
Weapon 3	Weapon 3 Auto Arson
Precipitating Circumstance	Instrument Used

Incident Report

Case Number 014387-2021		CAD Incident # 21-0143821
Report Type Incident Report		Page 2 of 5
Date / Time Occurred 1/24/2021 20:05:00 to 1/24/2021 20:10:00		Date / Time Reported 1/24/2021 20:10:00

Comments

AP WAS A DANGER TO HIMSELF AND OTHERS

SUSPECT ☒ Known ☐ Unknown ☒ Arrested

Name (Last, First Middle)

PUCKETT, RICKEY

Suffix	Nickname	Race BLACK	Sex MALE	SSN	Date of Birth	Age 24	Age Range to	Age At Time Of Incident 24
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Details

Height 5'09"	Weight 145	Driver's License #	DL State TEXAS	Local D	SID
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FBI #	SBI #	Place of Birth	Citizenship
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Ethnicity Marital Status

NON-HISPANIC OR LATINO SINGLE

Hair Color BLACK	Hair Length SHORT	Glasses	Eye Color BROWN	Build THIN
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Facial Hair NONE	Facial Hair Color N/A	Voice OTHER	Complexion UNKNOWN	Hand Preference UNKNOWN
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Preferred	Home Phone	Cell Phone	Email Address
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Suspect Home Address

Street Address

City	State	Zip
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Suspect Employment Information

<input type="checkbox"/> Student	Employer / School	Occupation
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Street Address

City	State	Zip	Work Phone	Hours of Employment
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Clothing Description

PURPLE/BLACK/WHITE BUTTON SHIRT, BLACK PANTS, BLACK SHOES

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
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APPARENT MINOR INJURY

<input type="checkbox"/> Hospitalized	Hospital Facility	Resident
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MO Panel

Entry Type	Entry Area	Entry Method
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Entry Point	Exit Point	Target Area
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Property Target 1	Property Target 2	Property Target 3
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Victim Target	Time of Day	Victim Activity
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Action 1 on Victim	Action 2 on Victim	Action 3 on Victim
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Action 1 to Premises	Action 2 to Premises	Action 3 to Premises
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Other Action 1	Other Action 2	Other Action 3
----------------	----------------	----------------

Solicited Offered 1	Solicited Offered 2	Solicited Offered 3
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Weapon 1	Weapon 2	Weapon 3
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Weapon 1 Type	Weapon 2 Type	Weapon 3 Type
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Weapon 1 Caliber	Weapon 2 Caliber	Weapon 3 Caliber
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Weapon 1 Color	Weapon 2 Color	Weapon 3 Color
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Arson	Precipitating Circumstance	Instrument Used
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Incident Report

Case Number 014387-2021	CAD Incident # 21-0143821
Report Type Incident Report	Page 3 of 5
Date / Time Occurred 1/24/2021 20:05:00 to 1/24/2021 20:10:00	Date / Time Reported 1/24/2021 20:10:00

Comments

Associated Offenses

Offense

PUBLIC INTOXICATION (PC 49.02)

☒ Associated With Suspect

ARREST

Arrested As <input checked="" type="checkbox"/> Adult <input type="checkbox"/> Juvenile	Arrest Number 21-002413	Arrest Action ARRESTED - CDC	Disposition
Arrest Date/Time 1/24/2021 20:05	<input checked="" type="checkbox"/> Arrested on Scene		
Arrest Address			
Street Address 3606 GREENVILLE AVE			
City DALLAS	State TEXAS	Zip 75206	Beat 142
Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By
Arresting Officer RODRIGUEZ, JOSUE AMILCAR		Transporting Officer SIMICH, TRAVIS	Transported Date/Time 01/24/2021 20:42
Weapon 1 UNARMED		Automatic Weapon 1	Weapon 2
Automatic Weapon 2		Multiple Clearance NOT APPLICABLE	Card Number
Warrant Number		Warrant Signed By	

Associated Charges

Charge PUBLIC INTOXICATION (PC 49.02)	<input type="checkbox"/> Felony <input checked="" type="checkbox"/> Misdemeanor
Counts 1	Bail

Statement of Probable Cause

*****THIS INCIDENT WAS DOCUMENTED ON IN-CAR VIDEO #140041.

CHARGE: PUBLIC INTOXICATION (PC 49.02) M/C

ON 1/24/2021 ARRESTED PERSON RICKEY PUCKETT WAS ARRESTED FOR PUBLIC INTOXICATION AND WAS A DANGER TO HIMSELF AND OTHERS.

NARRATIVE:

ON 1/24/2021 ARRESTING OFFICERS J. RODRIGUEZ #10284 AND SGT A. MARTINEZ #10109 WERE IN FULL POLICE UNIFORM AND WORKING IN AN OFF DUTY CAPACITY AT 3606 GREENVILLE AVE, DALLAS, DALLAS COUNTY, TX. ARRESTED PERSON RICKEY PUCKETT WAS ESCORTED OUT OF THE BAR FOR CAUSING A DISTURBNACE INSIDE. AO'S TOLD AP PUCKETT HE NEEDED TO LEAVE THE LOCATION. AP PUCKETT GRABBED AO RODRIGUEZ BY HIS WRIST AND HIS LEFT ELBOW AND AO RODRIGUEZ INSTRUCTED HIM TO NOT GRAB AO'S. AO'S INSTRUCTED AP PUCKETT TO LEAVE THE LOCATION AGAIN. AP PUCKETT THEN GRABBED SGT MARTINEZ AND SGT MARTINEZ TOLD HIM NOT TO GRAB AO/S AND PHYSICALLY MOVED AP PUCKETT BACK TO PREVENT HIM FROM GRABBING AO'S. AP PUCKETT THEN PUSHED SGT MARTINEZ ON HIS CHEST, BACKWARDS, WITH BOTH HANDS. AO RODRIGUEZ GRABBED AP PUCKETT AND USED BALANCE DISPLACEMENT AND TOOK AP PUCKETT TO THE GROUND. AP PUCKETT LANDED FACE DOWN WITH AO RODRIGUEZ ON TOP OF HIM. SGT MARTINEZ APPLIED PRESSURE TO HIS SHOULDER TO GET

Incident Report

Case Number 014387-2021		CAD Incident # 21-0143821
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Date / Time Occurred 1/24/2021 20:05:00 to 1/24/2021 20:10:00		Date / Time Reported 1/24/2021 20:10:00

AP'S ARM OUT FROM UNDER HIM. AP PUCKETT WAS THEN PLACED IN HANDCUFFS AND ARRESTED FOR PUBLIC INTOXICATION. AP PUCKETT HAD BLOODSHOT EYES, SLURRED SPEECH, BREATH SMELLING OF ALCOHOL AND WAS A DANGER TO HIMSELF AND OTHERS. AP PUCKETT SUSTAINED A CUT ON THE INSIDE OF HIS LIP FROM THE TAKEDOWN. DFR 8 RESPONDED TO THE SCENE AND CLEARED AP PUCKETT. AP PUCKETT WAS IDENTIFIED BY HIS TX DL # [REDACTED]. AO T. SIMICH #11746 TRANSPORTED AP PUCKETT TO CDC.

VICTIM		Victim Type SOCIETY/PUBLIC	
Name (Last, First Middle) CITY OF DALLAS			
Suffix	Nickname	Race	Sex
SSN			
Date of Birth	Age	Age Range to	Age At Time Of Incident
Details			
Height	Weight	Driver's License #	DL State
Ethnicity		Marital Status	
FBI #	SBI #	Place of Birth	Citizenship
Hair Color	Eye Color	Build	Resident
Preferred	Home Phone	Cell Phone	Email Address
Victim Address			
Street Address [REDACTED]			
City DALLAS	State TEXAS	Zip 75215	
Victim Employment Information			
<input type="checkbox"/> Student	Employer / School	Occupation	
College Name			On Campus <input type="checkbox"/> Yes <input type="checkbox"/> No
Street Address			
City	State	Zip	Work Phone [REDACTED]
Hours of Employment			
Injury 1	Injury Description		
Injury 2	Injury 3	Injury 4	Injury 5
Victim Condition		Victim-Offender	
A. Assault/Homicide <input type="checkbox"/> Yes <input type="checkbox"/> No		A. Assault/Homicide Circumstance 1 A. Assault/Homicide Circumstance 2	
Justifiable Homicide <input type="checkbox"/> Yes <input type="checkbox"/> No		Justifiable Homicide Circumstance	
<input type="checkbox"/> Victim Hospitalized		Hospital Facility Hospital Description	
Under Influence Alcohol? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown		Under Influence Drugs? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	
Domestic Disturbance		Domestic Violence Victim Transported <input type="checkbox"/> Yes <input type="checkbox"/> No	
Violation of Protective Order <input type="checkbox"/> Yes <input type="checkbox"/> No		Cohabitant <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Shooting Victim			

Associated Offenses	
Offense PUBLIC INTOXICATION (PC 49.02)	<input checked="" type="checkbox"/> Associated With Victim

Narrative Information

ON 1/24/2021 ARRESTING OFFICERS J. RODRIGUEZ #10284 AND SGT A. MARTINEZ #10109 WERE IN FULL POLICE

Incident Report

Case Number 014387-2021	CAD Incident # 21-0143821
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Date / Time Occurred 1/24/2021 20:05:00 to 1/24/2021 20:10:00	Date / Time Reported 1/24/2021 20:10:00

UNIFORM AND WORKING IN AN OFF DUTY CAPACITY AT 3606 GREENEVILLE AVE, DALLAS, DALLAS COUNTY, TX. ARRESTED PERSON RICKEY PUCKETT WAS ESCORTED OUT OF THE BAR FOR CAUSING A DISTURBNACE INSIDE. AO'S TOLD AP PUCKETT HE NEEDED TO LEAVE THE LOCATION. AP PUCKETT GRABBED AO RODRIGUEZ BY HIS WRIST AND HIS LEFT ELBOW AND AO RODRIGUEZ INSTRUCTED HIM TO NOT GRAB AO'S. AO'S INSTRUCTED AP PUCKETT TO LEAVE THE LOCATION AGAIN. AP PUCKETT THEN GRABBED SGT MARTINEZ AND SGT MARTINEZ TOLD HIM NOT TO GRAB AO/S AND PHYSICALLY MOVED AP PUCKETT BACK TO PREVENT HIM FROM GRABBING AO'S. AP PUCKETT THEN PUSHED SGT MARTINEZ ON HIS CHEST, BACKWARDS, WITH BOTH HANDS. AO RODRIGUEZ GRABBED AP PUCKETT AND USED BALANCE DISPLACEMENT AND TOOK AP PUCKETT TO THE GROUND. AP PUCKETT LANDED FACE DOWN WITH AO RODRIGUEZ ON TOP OF HIM. SGT MARTINEZ APPLIED PRESSURE TO HIS SHOULDER TO GET AP'S ARM OUT FROM UNDER HIM. AP PUCKETT WAS THEN PLACED IN HANDCUFFS AND ARRESTED FOR PUBLIC INTOXICATION. AP PUCKETT HAD BLOODSHOT EYES, SLURRED SPEECH, BREATH SMELLING OF ALCOHOL AND WAS A DANGER TO HIMSELF AND OTHERS. AP PUCKETT SUSTAINED A CUT ON THE INSIDE OF HIS LIP FROM THE TAKEDOWN. DFR 8 RESPONDED TO THE SCENE AND CLEARED AP PUCKETT. AP PUCKET WAS IDENTIFIED BY HIS TX DL # [REDACTED] AO T. SIMICH #11746 TRANSPORTED AP PUCKETT TO CDC.

Incident Report

Case Number 183300-2020	CAD Incident # 20-1868545
Report Type Incident Report	Page 1 of 15
Date / Time Occurred 10/11/2020 23:48 00 to 10/11/2020 23:48 00	Date / Time Reported 10/14/2020 11:07:00

Arrested Suspects	Additional Suspects	Unknown Suspects 2	Victims 1	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
<input type="checkbox"/> Arson Related	Arson Code	Damage Value			<input type="checkbox"/> Hate Crime	<input type="checkbox"/> Domestic Violence		<input type="checkbox"/> Drive by Shooting	

Incident Details			
Unit Number B709	Clearance Disposition NOT APPLICABLE	Cleared by Exception NOT APPLICABLE	Exceptional Clearance Date
Situation Found		Case Status	
Location Given By Dispatcher 3606 GREENVILLE AVE			Cargo Theft NOT A CARGO THEFT OFFENSE

Incident Address			
Street Address 3606 GREENVILLE AVE			
City DALLAS	State TEXAS	Zip 75206	Beat 142

Administrative Info			
Reporting Officer 1 COWLEY, WILLIAM	Reporting Officer 1 Badge 6533	Reporting Officer 2	Reporting Officer 2 Badge

OFFENSE	
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<input checked="" type="checkbox"/> Primary Offense	Offense Code ASSAULT -BODILY INJURY ONLY (PC 22.01(A)(1))
Offense Code Value MA-13990001-H1	Severity COMPLETED
Premise Type OUTDOOR AREA PUBLIC/PRIVATE	Circumstances
Bias 1 NONE	Bias 2 Bias 3
Bias 4	Bias 5
Criminal Activity 1	Criminal Activity 2 Criminal Activity 3
Offender Using 1 NOT APPLICABLE	Offender Using 2 Offender Using 3
# Premise Entered Home Invasion	Domestic Violence NO
Gang Type #1	Gang Name #1 Gang Activity NONE/UNKNOWN
Gang Type #2	Gang Name #2
Drug Related NO	Drug Type Drug Origin Drug Precursors
MO Panel Entry Type	Entry Area N/A
Entry Point 1 N/A	Entry Point 2 Exit Point 1 N/A
Exit Point 2	Target Area N/A
Property Target 2	Property Target 3 Victim Target FEMALE
Time of Day EVENING- 16 00 - 23:59	Victim Activity NONE
Action 2 to Premises	Action 3 to Premises Action 1 on Victim ASSAULTED
Action 2 on Victim	Action 3 on Victim Other Action 1 OTHER
Other Action 2	Other Action 3 Solicited Offered 1 N/A
Solicited Offered 2	Solicited Offered 3 Weapon 1 PERSONAL WEAPONS (HANDS-FEET ETC)
Weapon 1 Auto	Weapon 2 Weapon 2 Auto
Weapon 3	Weapon 3 Auto Arson
Precipitating Circumstance	Instrument Used

Incident Report

Case Number 183300-2020		CAD Incident # 20-1868545
Report Type Incident Report		Page 2 of 15
Date / Time Occurred 10/11/2020 23:48 00 to 10/11/2020 23:48 00		Date / Time Reported 10/14/2020 11:07:00

Comments

SUSPECTS ASSAULTED AND STOLE COMP'S CELL PHONE.

SUSPECT <input type="checkbox"/> Known <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> Arrested									
Name (Last, First Middle)									
Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident	
	TRERA	BLACK	FEMALE			22	to 24		
Details									
Height	Weight	Driver's License #	DL State	Local D	SID				
5'04"	155								
FBI #	SBI #	Place of Birth			Citizenship				
Ethnicity		Marital Status							
NON-HISPANIC OR LATINO									
Hair Color	Hair Length	Glasses	Eye Color	Build					
Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference					
Preferred	Home Phone	Cell Phone	Email Address						
Suspect Home Address									
Street Address									
City			State			Zip			
Suspect Employment Information									
<input type="checkbox"/> Student	Employer / School				Occupation				
Street Address									
City			State			Zip	Work Phone	Hours of Employment	
Clothing Description									
Trademarks of Suspect									
Injury 1	Injury 2	Injury 3	Injury 4	Injury 5					
<input type="checkbox"/> Hospitalized	Hospital Facility			Resident					
MO Panel									
Entry Type		Entry Area			Entry Method				
Entry Point		Exit Point			Target Area				
Property Target 1		Property Target 2			Property Target 3				
Victim Target		Time of Day			Victim Activity				
Action 1 on Victim		Action 2 on Victim			Action 3 on Victim				
Action 1 to Premises		Action 2 to Premises			Action 3 to Premises				
Other Action 1		Other Action 2			Other Action 3				
Solicited Offered 1		Solicited Offered 2			Solicited Offered 3				
Weapon 1		Weapon 2			Weapon 3				
Weapon 1 Type		Weapon 2 Type			Weapon 3 Type				
Weapon 1 Caliber		Weapon 2 Caliber			Weapon 3 Caliber				
Weapon 1 Color		Weapon 2 Color			Weapon 3 Color				
Arson		Precipitating Circumstance			Instrument Used				
Comments									

Incident Report

Case Number 183300-2020	CAD Incident # 20-1868545
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Associated Offenses

Offense ASSAULT -BODILY INJURY ONLY (PC 22.01(A)(1))	<input checked="" type="checkbox"/> Associated With Suspect
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SUSPECT <input type="checkbox"/> Known <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> Arrested
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Name (Last, First Middle)

Suffix	Nickname	Race UNKNOWN	Sex FEMALE	SSN	Date of Birth	Age 23	Age Range to 24	Age At Time Of Incident
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Details

Height 5'04"	Weight 200	Driver's License #	DL State	Local D	SID
FBI #	SBI #	Place of Birth	Citizenship		
Ethnicity	Marital Status				
Hair Color	Hair Length	Glasses	Eye Color	Build	
Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference	
Preferred	Home Phone	Cell Phone	Email Address		

Suspect Home Address

Street Address		
City	State	Zip

Suspect Employment Information

<input type="checkbox"/> Student	Employer / School	Occupation
Street Address		
City	State	Zip
Work Phone	Hours of Employment	

Clothing Description

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
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<input type="checkbox"/> Hospitalized	Hospital Facility	Resident
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MO Panel	Entry Area	Entry Method
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Entry Type	Exit Point	Target Area
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Entry Point	Property Target 1	Property Target 2	Property Target 3
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Victim Target	Time of Day	Victim Activity
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Action 1 on Victim	Action 2 on Victim	Action 3 on Victim
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Action 1 to Premises	Action 2 to Premises	Action 3 to Premises
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Other Action 1	Other Action 2	Other Action 3
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Solicited Offered 1	Solicited Offered 2	Solicited Offered 3
---------------------	---------------------	---------------------

Weapon 1	Weapon 2	Weapon 3
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Weapon 1 Type	Weapon 2 Type	Weapon 3 Type
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Weapon 1 Caliber	Weapon 2 Caliber	Weapon 3 Caliber
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Weapon 1 Color	Weapon 2 Color	Weapon 3 Color
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Arson	Precipitating Circumstance	Instrument Used
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Incident Report

Case Number 183300-2020	CAD Incident # 20-1888545
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Date / Time Occurred 10/11/2020 23:48 00 to 10/11/2020 23:48 00	Date / Time Reported 10/14/2020 11:07:00

Comments

Associated Offenses

Offense
ASSAULT -BODILY INJURY ONLY (PC 22.01(A)(1)) ☒ Associated With Suspect

VICTIM		Victim Type INDIVIDUAL	
Name (Last, First Middle) RHEANS, MORGAN			
Suffix	Nickname	Race BLACK	Sex FEMALE
SSN			
Date of Birth	Age 24	Age Range to	Age At Time Of Incident 24
Details			
Height 5'05"	Weight 155	Driver's License #	DL State
Ethnicity NON-HISPANIC OR LATINO		Marital Status	
FBI #	SBI #	Place of Birth	Citizenship
Hair Color	Eye Color	Build	Resident
Preferred CELL PHONE	Home Phone	Cell Phone	Email Address
Victim Address			
Street Address			
City		State	Zip
Victim Employment Information			
<input type="checkbox"/> Student	Employer / School		Occupation
College Name			On Campus <input type="checkbox"/> Yes <input type="checkbox"/> No
Street Address			
City	State	Zip	Work Phone
Hours of Employment			
Injury 1 APPARENT MINOR INJURY	Injury Description		
Injury 2	Injury 3	Injury 4	Injury 5
Victim Condition		Victim-Offender	
A. Assault/Homicide <input type="checkbox"/> Yes <input type="checkbox"/> No	A. Assault/Homicide Circumstance 1		A. Assault/Homicide Circumstance 2
Justifiable Homicide <input type="checkbox"/> Yes <input type="checkbox"/> No	Justifiable Homicide Circumstance		
<input type="checkbox"/> Victim Hospitalized	Hospital Facility		Hospital Description
Under Influence Alcohol? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Under Influence Drugs? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
Domestic Disturbance NO		Domestic Violence Victim Transported <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Violation of Protective Order <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Cohabitant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/> Shooting Victim			

Victim Suspect Relationships

Suspect	Relationship
Suspect:1 UNKNOWN	VICTIM WAS FRIEND
Suspect:2 ,	VICTIM WAS FRIEND

Associated Offenses

Offense
ASSAULT -BODILY INJURY ONLY (PC 22.01(A)(1)) ☒ Associated With Victim

Narrative Information

Incident Report

Case Number 183300-2020	CAD Incident # 20-1868545
Report Type Incident Report	Page 5 of 15
Date / Time Occurred 10/11/2020 23:48 00 to 10/11/2020 23:48 00	Date / Time Reported 10/14/2020 11:07:00

On Oct. 14, 2020 at about 11:48 PM, Comp stated that she went to 3606 Greenville Ave, Dallas, Dallas Tx. meet a friend at the club. Comp came to the location to pick up her friend who had an altercation with the suspects in the club earlier. As Comp walked toward the front door, Comp was on the phone with her friend when both suspects shouted profanity at the comp.

Suspect 1 approached the Comp and Suspect 1 bumped Comp with her chest. Comp and Suspect 1 began to fight when Suspect 2 grabbed Comp from behind and punched Comp several times in the head with closed fist. Both Suspects began punching the Comp in the face and body. Suspect 2 snatched Comp's wig off her head. Comp received bruises to her face and she felt pain. R/O Cowley # 6533 did not observed any visible injuries to the Comp's face because Comp made the offense report several days after the assault. Comp told R/O that she could provide photos of her injuries. Comp believes that the club could have video of the offense.

During the assault, Comp lost her cell phone. Comp told R/O that she laid her phone down to fight Suspect 1. Comp was told by her friend that the suspects were texting her friend from the comp's cell phone. Comp knows both Suspects and can provide detectives with more information on the suspects. Comp is not sure how the suspects got her cell phone ,but Comp never gave anyone permission to take her cell phone.

Incident Report

Case Number 183300-2020	CAD Incident # 20-1868545
Report Type Incident Report	Page 14 of 15
Date / Time Occurred 10/11/2020 23:48 00 to 10/11/2020 23:48 00	Date / Time Reported 10/14/2020 11:07:00

On Oct. 14, 2020 at approximately 11:48 PM, Comp arrived at 3601 Greenville Ave, Dallas ,Dallas Texas. to give a friend a ride home from the club located at the location. When Comp arrived, she did not see her friend standing outside. Comp friend had verbal argument with both suspects earlier inside the club. As comp walked toward the front door of the club, She noticed suspect 1 and suspect 2 standing outside yelling profanity at her as she walked toward the club.

Comp friend had verbal argument with both suspects earlier inside the club. Comp stated that she called her friend to let her know that she was outside. While Comp was on the phone with her friend, Suspect 1 ran toward Comp and bumped Comp with her chest. Comp and the suspect1 began to fight and suspect 2 grabbed from behind. Both suspects began to assault the Comp. Suspect 2 snatched Comp's wig off and punched comp several times in the back of the head. Comp stated that she was defenseless and both suspects began to hit and scratch comp in the face.

Incident Report

Case Number 183300-2020	CAD Incident # 20-1868545
Report Type Incident Report	Page 15 of 15
Date / Time Occurred 10/11/2020 23:48 00 to 10/11/2020 23:48 00	Date / Time Reported 10/14/2020 11:07:00

Comp received bruises and scratches marks in her face. Comp stated that she has pictures of her injuries. Comp made this offense report several days after the assaulted. R/o did not see any visible injuries to the Comp face.

Comp stated that the suspect took her cell phone. Comp stated doing she sat

Green, Naomi

From: [REDACTED]
Sent: Monday, October 12, 2020 11:06 AM
To: Sanchez, Connie; Romero, Zachary
Subject: DCH:3606/OT Tavern

External Email!

Contact Form Information

Name: Susan Copeland

**Home or
Office**

Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

**E-mail
Address:** [REDACTED]

Phone: [REDACTED]

Subject: 3606/OT Tavern

Comments:

Early Saturday morning I was awakened from a deep sleep by the sound of nearly 10 gunshots. I live in the 5800 block of Mercedes, several blocks of the reported incidents near 3606 Club and OT Tavern. I am a 20+ year resident and find this terrifying! Coming from work, including yesterday, I have observed hoards of people on the patio, crammed together, at OT their actions, lack of enforcing Covid standards, need to be reined in.

CAUTION: This email originated from outside of the organization. Please, do not click links or open attachments unless you recognize the sender and know the content is safe.

Green, Naomi

From: [REDACTED]
Sent: Monday, October 12, 2020 12:41 PM
To: Sanchez, Connie; Romero, Zachary
Subject: DCH:OT Tavern and Bar 3606 on Greenville Ave.

External Email!

Contact Form Information

Name: Heather Jones
Home or Office Address: [REDACTED]
City: [REDACTED]
State: [REDACTED]
Zip: [REDACTED]
E-mail Address: [REDACTED]
Phone: [REDACTED]
Subject: OT Tavern and Bar 3606 on Greenville Ave.

Comments: Good afternoon. I am hopeful that you can help us in restoring peace in our neighborhood. I have lived close to OT Tavern and Bar 3606 for over 15 years. And, as of the past few years we have continued to see things escalate and get worse in this area on certain nights of the week. I am sure you are aware of the shootings that took place this past Friday night. I was woken up at 2:06 AM to several gun shots being fired, and watched as people ran to their cars on my street and drove off, all very loud, too, as they made their way to their cars. I had folks literally sitting outside my house, on my property, and I was scared to even go out there or say anything. Beyond this: Last night, Sunday, I observed several folks outside these bars in a fight in the middle of Greenville Ave. They shut down traffic on both sides. I quickly made it to my house where I would be safe (hopefully)...and watched as several of these folks also made their way down Martel, screaming and waking up neighbors. I also contacted 911 to report what was going on, just two days after the shootings in that same area. Also, if you drive by these bars on Wednesdays and the weekends, you will see the lines of folks all standing outside and in these bars. Do we not still have restrictions on COVID and number of occupancy? I can't even imagine that either of these bars are in compliance. I have photos that I can share, as well. How is the Bar 3606 even open? Do they even serve food? I thought that bars are still supposed to be closed in Dallas County. If you look at their website it says they are closed on Sundays (which clearly they were not). I lean on you as our council representative to help support our community and do something about this to make it safe again. I am sure that many residents would stand behind you on this. It is getting way out of control! Thank you so much for serving our county and for being

a voice for our community which we want to continue to thrive, be safe and do well.
If I can help support in any way please feel free to reach out anytime. Sincerely,
Heather Jones

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Green, Naomi

From: Romero, Zachary
Sent: Tuesday, October 13, 2020 12:11 PM
To: Leah Brazier; Blewett, David
Subject: Re: O.T. Tavern

Thank you for your email concerning OT Tavern. After recent events, as well taking into account a history of community concerns, Councilman Blewett is actively collaborating with City staff, law enforcement, and State agencies to determine how best to enforce regulations for bars and restaurants, as well as handle concerns about certain properties that residents feel operate in a way that creates public safety concerns for the surrounding neighborhood. While enforcement requires following a regimented process, your concerns to Councilman Blewett have been registered, and he is taking action.

Please follow up with me if you have any additional concerns, or have any questions.

Thank you,
Zachary Romero
Policy Advisor, District 14
City of Dallas | DallasCityNews.net
Mayor and City Council Office
1500 Marilla St.
Dallas, TX 75201
O: 214.670.5659|
zachary.romero@dallascityhall.com

****OPEN RECORDS NOTICE:** This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.**

From: Leah Brazier [REDACTED]
Sent: Tuesday, October 13, 2020 10:51 AM
To: Blewett, David
Subject: O.T. Tavern

External Email!

Morning,

I know you're getting bombarded with emails about OT tavern. If you've never been woken up to gunshots trust me when I say it's not fun or funny. It's scary. I was up most of the night after it. This establishment does not fit in a residential area. This is the 3/4 shooting at the place? I know the neighborhood has been trying to get them shut down for awhile. What's it going to take to actually make that happen? How many shootings? How many deaths?

Please don't just sit around and wait. It needs to be closed. The owner obviously doesn't care about any of it bc that patio and outside was packed even during COVID.

Thanks!

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Green, Naomi

From: Romero, Zachary
Sent: Tuesday, October 13, 2020 12:12 PM
To: Nicole Vernese; Blewett, David
Subject: Re: OT Tavern Shut Down

Thank you for your email concerning OT Tavern. After recent events, as well taking into account a history of community concerns, Councilman Blewett is actively collaborating with City staff, law enforcement, and State agencies to determine how best to enforce regulations for bars and restaurants, as well as handle concerns about certain properties that residents feel operate in a way that creates public safety concerns for the surrounding neighborhood. While enforcement requires following a regimented process, your concerns to Councilman Blewett have been registered, and he is taking action.

Please follow up with me if you have any additional concerns, or have any questions.

Thank you,
Zachary Romero
Policy Advisor, District 14
City of Dallas | DallasCityNews.net
Mayor and City Council Office
1500 Marilla St.
Dallas, TX 75201
O: 214.670.5659|
zachary.romero@dallascityhall.com

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From: Nicole Vernese <[REDACTED]>
Sent: Monday, October 12, 2020 8:08 PM
To: Blewett, David
Subject: OT Tavern Shut Down

External Email!

Hello David,

The recent shooting at OT Tavern should be the last straw. There have been numerous shootings at this bar and it needs to be shut down for the safety of the community. Please let me know if there is a better way for me to effect this message or if actions are already underway to shut it down. I live only a few blocks from this bar and it is very scary to have these incidents occurring in my neighborhood. I appreciate your support in the matter.

Thank you,

Nicole

Nicole Vernese



Sent from my iPhone

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Green, Naomi

From: Romero, Zachary
Sent: Tuesday, October 13, 2020 12:11 PM
To: Cassie Autrey; Blewett, David
Subject: Re: Shutting Down OT Tavern - Lower Greenville

Thank you for your email concerning OT Tavern. After recent events, as well taking into account a history of community concerns, Councilman Blewett is actively collaborating with City staff, law enforcement, and State agencies to determine how best to enforce regulations for bars and restaurants, as well as handle concerns about certain properties that residents feel operate in a way that creates public safety concerns for the surrounding neighborhood. While enforcement requires following a regimented process, your concerns to Councilman Blewett have been registered, and he is taking action.

Please follow up with me if you have any additional concerns, or have any questions.

Thank you,
Zachary Romero
Policy Advisor, District 14
City of Dallas | DallasCityNews.net
Mayor and City Council Office
1500 Marilla St.
Dallas, TX 75201
O: 214.670.5659|
zachary.romero@dallascityhall.com

****OPEN RECORDS NOTICE:** This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.**

From: Cassie Autrey [REDACTED]
Sent: Tuesday, October 13, 2020 9:56 AM
To: Blewett, David
Subject: Shutting Down OT Tavern - Lower Greenville

External Email!

Hi Mr. Blewett,

I'm sure you've received a few emails regarding OT Tavern in Lower Greenville, but I wanted to send my thoughts and concerns as well. I live a block away from OT Tavern and was woken up by the sound of gunshots a few nights ago. I am 7 months pregnant, and this was a very scary way to wake up. As my husband and I get ready to bring a new baby home, I have a lot of concern knowing multiple shootings have happened so close to my home, in a supposedly safe family neighborhood. A neighbor had a stray bullet hit her kid's bathroom window and I can't imagine the trauma and fear that would bring to a child. Thankfully no one was killed, but how devastating would it be if a gun had been shot into a home and killed a child or anyone in our neighborhood. We have so many wonderful restaurants and businesses on Greenville that make our neighborhood better, but OT Tavern does quite the opposite and needs to be shut down for the safety of families and children in the neighborhood. I hope you will strongly consider doing something about this to keep Lower Greenville safe.

Thank you for your time.

Cassie Autrey

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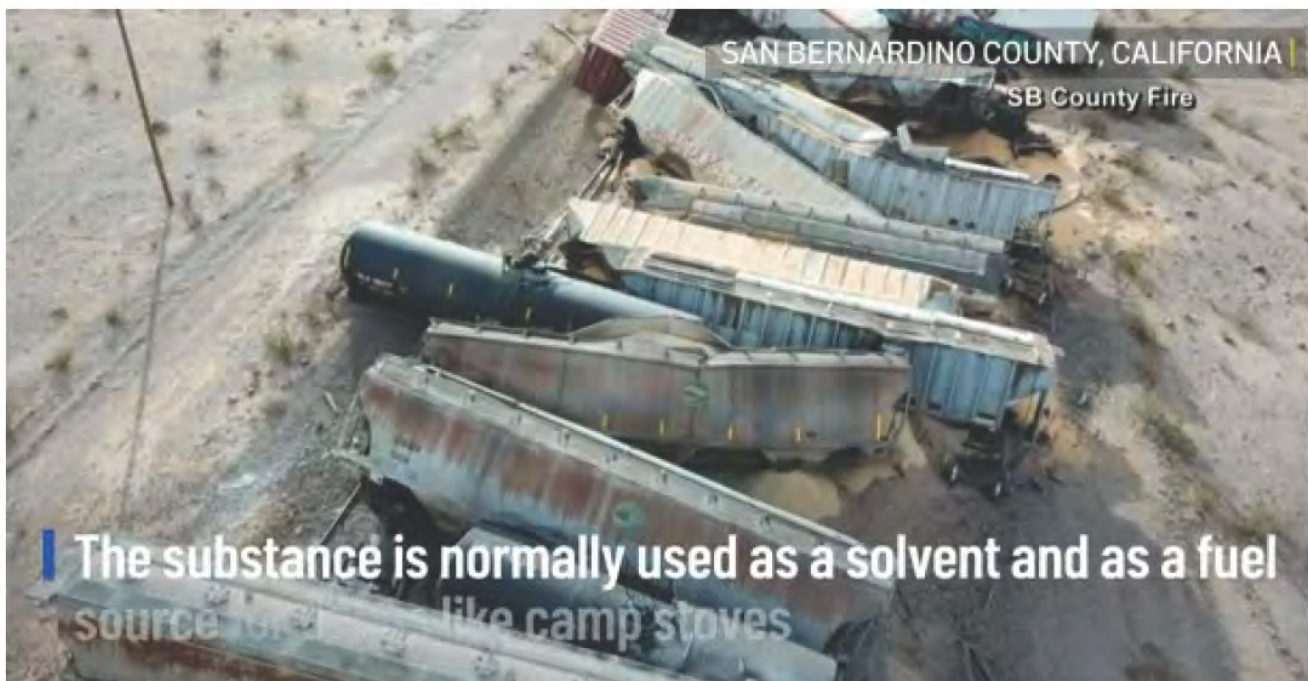
58°

TRENDING Where Do I Mask? Chime In: Wear a Mask? ERCOT CEO Fired COVID-19 Vacci...

DALLAS

Neighbors Frustrated With Large Crowds, Crimes Outside 2 Greenville Avenue Bars

By **Katy Blakey** • Published November 9, 2020 • Updated on November 9, 2020 at 6:47 pm





Surreal is how Jacob Broom described a drive-by shooting captured on his home's surveillance camera.

It happened during the early hours of Oct. 10 along Lower Greenville.

Video shows one car opening fire on another vehicle before it speeds away. Stray bullets shattered windows in a neighboring home.

Local

The latest news from around North Texas.



MAR 2

Gov. Abbott Says It's Time to 'Open Texas 100%,' Ends COVID-19 Mask Mandate



MAR 20, 2020

COVID-19 Tracker: What We Know About the Virus in DFW and Around Texas

While Dallas police were on-scene investigating that drive-by shooting, more gunfire erupted just a block away outside the OT Tavern and Room 3606.

"It's terrifying," said Tammy Horne, who lives behind the bars. "There's screaming. There's fighting. There are shootings. I've called the cops I don't know how many times."

Since COVID-19 restrictions were lifted last month, neighbors said the problems have actually gotten worse with large crowds seen gathering outside.

It's why neighbors said it's time the city of Dallas do something about the bars.

"This isn't a one-time deal," Broom said. "It's been a years long issue."

In 2015, [a man was murdered in the parking lot.](#)

Dallas City Councilman David Blewett said the city is listening to neighbor concerns.

He said bar management has met with Dallas police and community prosecutors to ensure off-duty officers are working security and tasked with clearing the parking lot after the bars close.

Blewett also said Dallas Fire-Rescue has conducted frequent checks to make sure the bars are complying with COVID-19 crowd sizes and they've passed those inspections.

NBC 5 reached out to the Texas Alcoholic Beverage Commission. A spokesperson said they began to receive complaints regarding potential social distancing issues beginning in late September and the complaints remain under investigation.

Broom and Horne said they are not against bars. In fact, both said nightlife is part of the appeal of living in the area, they just want everyone to be a good neighbor and safety should come first.

"It's just beyond out of control every night they are open. And they don't seem to care," Horne said.

NBC 5 reached out to both establishments.

Room 3606 said, "There's been no crime" and sent a copy of the last COVID-19 related inspection they passed. NBC 5 did not hear back from OT Tavern.

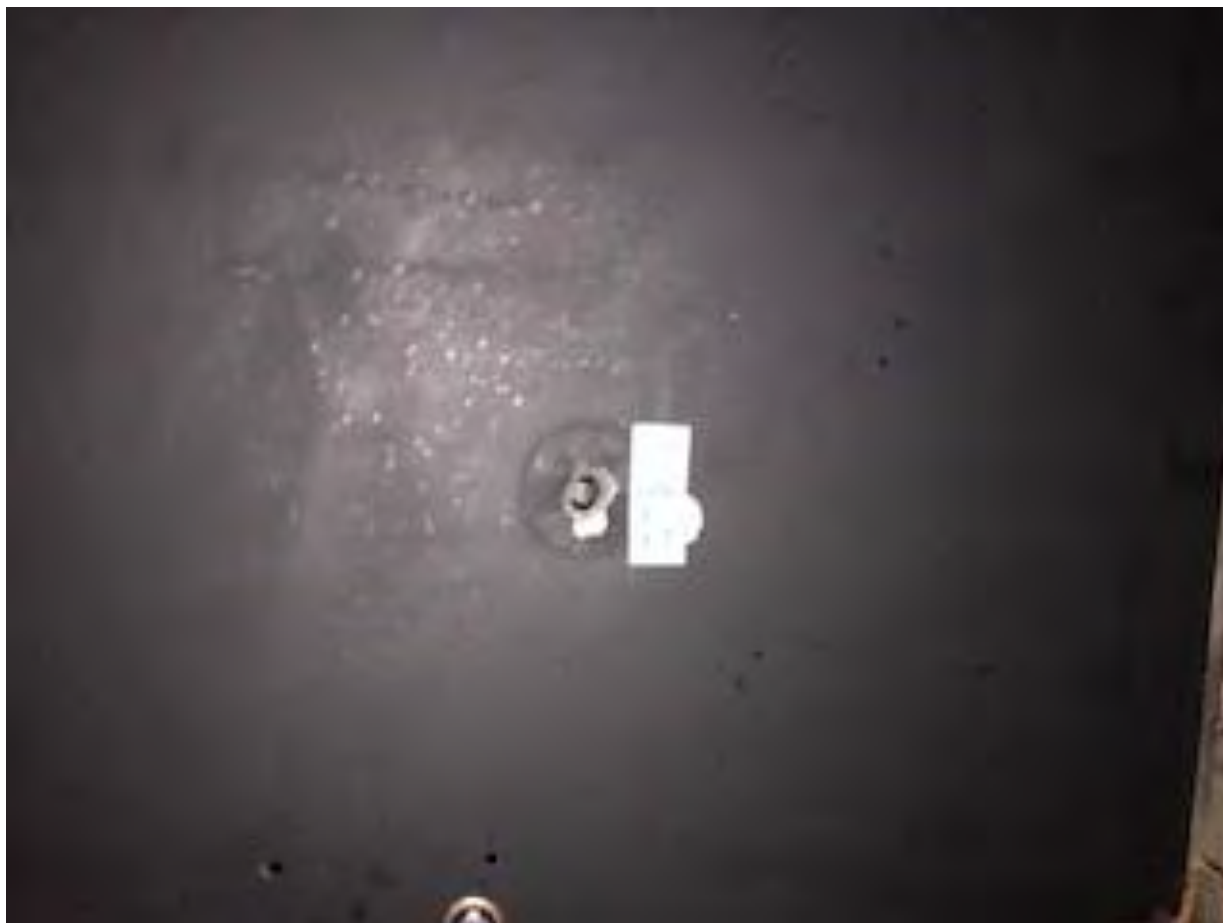
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DALLAS • LOWER GREENVILLE

0

SPONSORED • HERO WARS

Getting this Treasure is impossible! Prove us wrong



Bullet hole in valet stand from October 10, 2020 shooting



Bullet hole in valet stand from October 10, 2020 shooting



**Post Office Box 720067
Dallas, TX 75372**

February 2, 2021

To: Jennifer Munoz, City of Dallas Board of Adjustment

Re: BDA201-023, OT Tavern, 3606A Greenville Avenue

In order to maintain residential quality of life in our area (Mockingbird to Ross and Greenville Ave. to Skillman) the Lower Greenville Neighborhood Association ("LGNA") works diligently regarding zoning, crime and safety matters impacting the Lower Greenville neighborhood. The OT Tavern lies within the boundaries of our neighborhood association.

The OT Tavern and its adjacent neighbor, currently named Room 3606, are not compatible businesses for a residential neighborhood. For reference, this was the site of Red Jacket in the 1980s. Red Jacket was the reason that the Lower Greenville Neighborhood Association came to be, to fight the constant nuisance from operating a late night Alcoholic Beverage Establishment this close to residential home owners. This problem has only gotten worse over the DECADES we have dealt with it and the current two operators have made this a more urgent situation.

What began as persistent noise related issues from this business have evolved to routine reports of gunfire. We also have a history of violent crime occurring on or adjacent to the property. While there are many more to choose from, these incidents have occurred in just the last 5 years:

- December 19, 2020 – Another shoot out occurred in the street less than 100 hundred feet away near the intersection of Greenville and Penrose.
- October 10, 2020 – A shoot out erupted in the parking lot across the street involving patrons of OT Tavern and Room 3606. This happened in connection with a drive by shooting in the street moments prior to this.
- October 6, 2018 – A woman was sexually assaulted in the rear parking lot.
- February 15, 2015 – After a dispute in the OT Tavern, a man was murdered in the parking lot.

One thing all these incidents have in common is that they occurred in the very late hours of the evening, well after midnight.

We have well over 100 residents living within 500 feet of OT Tavern.

- 5729 Martel – An 18 unit apartment building
- 5730 Martel – A 20 unit apartment building
- Ashton Square Condominiums at 5757 Martel – 24 units
- Aston South Condominiums at 5740 Martel – 40 units
- Approximately 40 single family and duplex homes

Not only is OT Tavern literally adjacent to both single family and multifamily homes, it is also in close proximity to schools and churches:

- 1182 feet from Mockingbird Elementary School
- 617 feet from the Unity Church at McCommas and Greenville
- 976 feet from Greenland Hills United Methodist Church and Preschool (5835 Penrose)

We are fortunate to have a vibrant business community that shares this area with the OT Tavern. Beloved destinations like the Granada Theater and Gloria's are just steps away. The safety of the neighboring businesses and their customers are threatened by the ongoing nuisance coming from OT Tavern and Room 3606. Several nearby businesses have reported property damage from the gunfire in the area.

It is the opinion of the Lower Greenville Neighborhood Association that this business is not compatible with our community. With two shoot outs occurring within the last six months, we believe the problem is rapidly escalating and can not wait any longer for a resolution. Further, with a 40 year history of struggling with quality of life issues from the property, we believe there are no businesses that will be compatible in this location if they are operating after midnight or involve an Alcoholic Beverage Establishment use.

Sincerely,



Darren Dattalo
Vice President, Lower Greenville Neighborhood Association
Lower Greenville Crime Watch Coordinator

TAB #6

Address search for Calls

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
1	18-0383388	3/4/2018	01:52		142	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
2	18-0478142	3/18/2018	21:02		142	6XA - Major Dist Ambulance	2 - Urgent		3606 Greenville Ave		NC - No Complainant	[REDACTED]	[REDACTED]
3	18-0478149	3/18/2018	21:02		142	6XA - Major Dist Ambulance	2 - Urgent	o t tavern	3606 Greenville Ave		NC - No Complainant		
4	18-0498685	3/22/2018	00:26		142	6M - Loud Music Disturbance	4 - Non Critical	OT TAVERN	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
5	18-0545485	3/29/2018	01:47		142	31 - Criminal Mischief	4 - Non Critical	ot tavern	3606 Greenville Ave		NC - No Complainant	[REDACTED]	[REDACTED]
6	18-0681180	4/19/2018			142	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 Greenville Ave		D - Duplicate Call	[REDACTED]	[REDACTED]
7	18-0872761	5/18/2018	00:20		142	40/01 - Other	2 - Urgent	OT TAVERN	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
8	18-0942028	5/27/2018	22:52		142	40 - Other	3 - General Service	OT TAVERN- BEHIND THE BUILDING	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
9	18-1086317	6/17/2018			142	6M - Loud Music Disturbance	4 - Non Critical		3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
10	18-1487182	8/15/2018	23:56		142	6X - Major Dist (Violence)	2 - Urgent	OG TAVERN	3606 Greenville Ave		NC - No Complainant	[REDACTED]	[REDACTED]
11	18-1830176	10/7/2018	02:48		142	6XA - Major Dist Ambulance	2 - Urgent		3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
12	18-1862195	10/12/2018	02:20	224635-2018	142	08 - Intoxicated Person	3 - General Service	GLORIAS	3606 Greenville Ave		R - Report	[REDACTED]	[REDACTED]
13	18-1868012	10/12/2018	23:01		142	6X - Major Dist (Violence)	2 - Urgent	og tavern	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
14	18-2180119	12/2/2018	03:00		142	6XA - Major Dist Ambulance	2 - Urgent	3606 ROOM CLUB	3606 Greenville Ave		NC - No Complainant	[REDACTED]	[REDACTED]
15	18-2274228	12/17/2018	12:53		142	40/01 - Other	2 - Urgent		3606 GREENVILLE AVE		NP - No Police Action	[REDACTED]	[REDACTED]
16	18-2338990	12/28/2018	05:02		142	12B - Business Alarm	3 - General Service	OT TAVERN	3606 Greenville Ave	A	AF - Alarm False		[REDACTED]
17	19-0036840	1/6/2019	20:06		142	6M - Loud Music Disturbance	4 - Non Critical		3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
18	19-0193385	2/2/2019	07:39		142	12B - Business Alarm	3 - General Service	OT TAVERN	3606 Greenville Ave	A	AF - Alarm False		[REDACTED]

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
19	19-0198266	2/2/2019	23:52		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
20	19-0242540	2/10/2019	00:19		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		
21	19-0284697	2/17/2019	00:10		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
22	19-0327290	2/23/2019	23:46		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		
23	19-0358399	2/28/2019	22:46	041154-2019	142	40 - Other	3 - General Service	OT TAVERN	3606 Greenville Ave		C - Cover Only		
24	19-0372015	3/3/2019	00:16		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
25	19-0417161	3/9/2019	23:29		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		
26	19-0463530	3/16/2019	20:51		142	6M - Loud Music Disturbance	4 - Non Critical	OT TAVERN	3606 Greenville Ave		NP - No Police Action		
27	19-0463809	3/16/2019	21:37		142	6M - Loud Music Disturbance	4 - Non Critical	OT TAVERN	3606 Greenville Ave		D - Duplicate Call		
28	19-0464322	3/16/2019	22:44		142	6M - Loud Music Disturbance	4 - Non Critical	ot tavern	3606 Greenville Ave		NP - No Police Action		
29	19-0470621	3/17/2019	21:48		142	6G - Random Gun Fire	3 - General Service		3606 Greenville Ave		NP - No Police Action		
30	19-0497478	3/21/2019	23:32		142	37 - Street Blockage	4 - Non Critical		3606 Greenville Ave		NP - No Police Action		
31	19-0511445	3/23/2019	23:43		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		
32	19-0558778	3/30/2019	23:57		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		
33	19-0584975	4/4/2019	07:32		142	12B - Business Alarm	3 - General Service	SNNR VENTURES LLC	3606 Greenville Ave	B	AF - Alarm False		
34	19-0604826	4/6/2019	23:54		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		
35	19-0652481	4/14/2019	00:36		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
36	19-0699150	4/21/2019	00:09		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
37	19-0780042	5/2/2019	22:51		142	12B - Business Alarm	3 - General Service	SNR VENTURES	3606 Greenville Ave	B	AF - Alarm False		
38	19-0795929	5/5/2019	00:36		142	6M - Loud Music Disturbance	4 - Non Critical	3606 orange lounge	3606 Greenville Ave		C - Cover Only		
39	19-0796029	5/5/2019	00:51		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
40	19-0801214	5/5/2019	20:01		142	40/01 - Other	2 - Urgent	OT'S TAVERN	3606 Greenville Ave		C - Cover Only	[REDACTED]	[REDACTED]
41	19-0829395	5/9/2019	22:47		142	40/01 - Other	2 - Urgent	CLUB 3606	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
42	19-0843204	5/12/2019	00:06		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
43	19-0893219	5/18/2019	23:23		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
44	19-0899194	5/19/2019	20:23	099956-2019	142	16A - Injured Person w/Amb	2 - Urgent		3606 Greenville Ave		R - Report	[REDACTED]	[REDACTED]
45	19-0937003	5/25/2019	00:05	104091-2019	142	6XA - Major Dist Ambulance	2 - Urgent	BAR 3606	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
46	19-1000336	6/2/2019	22:02		142	6X - Major Dist (Violence)	2 - Urgent		3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
47	19-1033760	6/7/2019	15:38	114749-2019	142	PSE/09 - Theft	5 - Expediter	OT TAVERN	3606 Greenville Ave		R - Report	[REDACTED]	[REDACTED]
48	19-1044710	6/9/2019	00:39		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
49	19-1092499	6/15/2019	02:57		142	12B - Business Alarm	3 - General Service	SNNR VENTURES LLC	3606 Greenville Ave	B	AF - Alarm False	[REDACTED]	[REDACTED]
50	19-1099306	6/16/2019	00:50		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
51	19-1105433	6/16/2019	22:50		142	6M - Loud Music Disturbance	4 - Non Critical	OT TAVERN	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
52	19-1123292	6/19/2019	14:37		142	12B - Business Alarm	3 - General Service	OT TAVERN	3606 Greenville Ave	A	AF - Alarm False		[REDACTED]
53	19-1149234	6/23/2019	00:32		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
54	19-1237224	7/5/2019			142	09V - UUMV	4 - Non Critical		3606 Greenville Ave		NC - No Complainant	[REDACTED]	[REDACTED]
55	19-1244114	7/5/2019	23:25	135773-2019	142	6M - Loud Music Disturbance	4 - Non Critical	THE OT TAVERN	3606 Greenville Ave		R - Report	[REDACTED]	[REDACTED]
56	19-1250649	7/6/2019	21:45		142	07 - Minor Accident	3 - General Service	OT TAVERN'S	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
57	19-1251301	7/6/2019	23:22		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
58	19-1286276	7/12/2019	02:10		142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
59	19-1300417	7/14/2019	00:31		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
60	19-1301877	7/14/2019	06:19		142	12B - Business Alarm	3 - General Service	SNNR VENTURES	3606 Greenville Ave	B	AF - Alarm False	[REDACTED]	[REDACTED]

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
61	19-1347124	7/20/2019	20:20		142	6M - Loud Music Disturbance	4 - Non Critical	OT TAVERN	3606 Greenville Ave		C - Cover Only	[REDACTED]	[REDACTED]
62	19-1348280	7/20/2019	23:27		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
63	19-1354505	7/21/2019	21:39		142	6X - Major Dist (Violence)	2 - Urgent		3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
64	19-1402272	7/28/2019	21:41		142	6M - Loud Music Disturbance	4 - Non Critical	OT TAVERN	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
65	19-1411401	7/30/2019	08:14		142	PSE/09 - Theft	5 - Expediter	OT TAVERN	3606 Greenville Ave		NC - No Complainant	[REDACTED]	[REDACTED]
66	19-1429919	8/1/2019	21:11		142	6M - Loud Music Disturbance	4 - Non Critical	OT TAVERN	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
67	19-1437750	8/2/2019	22:53		142	6M - Loud Music Disturbance	4 - Non Critical	OT TAVERN	3606 Greenville Ave		NC - No Complainant	[REDACTED]	[REDACTED]
68	19-1438563	8/3/2019	01:05		142	6M - Loud Music Disturbance	4 - Non Critical	BAR 3606	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
69	19-1445308	8/3/2019	23:26		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
70	19-1486023	8/9/2019	20:35		142	6M - Loud Music Disturbance	4 - Non Critical	ot tavern	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
71	19-1494330	8/10/2019	23:54		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
72	19-1500024	8/11/2019	21:11		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
73	19-1500026	8/11/2019	21:11		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
74	19-1543116	8/17/2019	23:58		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		
75	19-1577009	8/22/2019	22:46		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
76	19-1584628	8/23/2019	23:27		142	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
77	19-1592247	8/25/2019	00:21		142	40 - Other	3 - General Service	BAR 3606	3606 Greenville Ave		NP - No Police Action	[REDACTED]	[REDACTED]
78	19-1598094	8/25/2019	21:32		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
79	19-1626462	8/29/2019	23:22		142	ODJ - Off Duty Job	7 - Unit Initiated	OT TAVERN	3606 Greenville Ave		M - Mark Out Only		
80	19-1641291	8/31/2019	23:26		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		
81	19-1647697	9/1/2019	21:47		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
82	19-1648342	9/1/2019	23:29		142	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 Greenville Ave		NP - No Police Action		
83	19-1668770	9/4/2019	23:33		142	40 - Other	3 - General Service	OT TAVERN	3606 Greenville Ave		NP - No Police Action		
84	19-1675712	9/5/2019	23:22		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		
85	19-1690344	9/7/2019	23:53		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		
86	19-1695726	9/8/2019	20:34		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
87	19-1724244	9/12/2019	22:56		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
88	19-1739335	9/15/2019	00:16		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
89	19-1744847	9/15/2019	21:13		142	6M - Loud Music Disturbance	4 - Non Critical	OT TAVERN	3606 Greenville Ave		NP - No Police Action		
90	19-1772521	9/19/2019	23:10		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
91	19-1791886	9/22/2019	19:29		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
92	19-1821042	9/26/2019	22:40	196391-2019	142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		C - Cover Only		
93	19-1821042	9/26/2019	22:40	196392-2019	142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		C - Cover Only		
94	19-1822403	9/27/2019	04:31		142	12B - Business Alarm	3 - General Service	OT TAVERN	3606 Greenville Ave	A	AF - Alarm False		
95	19-1836941	9/28/2019	23:25		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
96	19-1842700	9/29/2019	19:39		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
97	19-1871312	10/3/2019	22:49		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
98	19-1887223	10/6/2019	00:10		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
99	19-1920996	10/10/2019	22:58		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
100	19-1921573	10/11/2019	01:08		142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
101	19-1935779	10/13/2019	00:43		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
102	19-1940617	10/13/2019	19:39		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
103	19-1968289	10/17/2019	23:05		142	ODJ - Off Duty Job	7 - Unit Initiated	BAR 3606	3606 Greenville Ave		M - Mark Out Only		
104	19-1982369	10/19/2019	23:31		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
105	19-1988130	10/20/2019	20:12		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
106	19-2017311	10/24/2019	23:14		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
107	19-2030966	10/26/2019	23:57		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
108	19-2035394	10/27/2019	19:50		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
109	19-2061102	10/31/2019	22:55		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
110	19-2072584	11/2/2019	17:07		142	6X - Major Dist (Violence)	2 - Urgent		3606 Greenville Ave		NP - No Police Action		
111	19-2075336	11/3/2019	00:31		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
112	19-2080731	11/3/2019	20:11		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
113	19-2108279	11/7/2019	23:22		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
114	19-2123195	11/10/2019	02:28	227123-2019	142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		R - Report		
115	19-2131228	11/11/2019	10:53	228054-2019	142	09V - UUMV	4 - Non Critical	OT TAVERN	3606 Greenville Ave		R - Report		
116	19-2153961	11/14/2019	22:44		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
117	19-2173130	11/17/2019	19:52		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
118	19-2180876	11/18/2019	22:42		142	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 Greenville Ave		NP - No Police Action		
119	19-2201871	11/21/2019	23:00		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
120	19-2216195	11/24/2019	00:11		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
121	19-2221218	11/24/2019	19:44		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
122	19-2259716	11/30/2019	23:40		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
123	19-2264715	12/1/2019	19:37		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		C - Cover Only		

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
124	19-2292350	12/5/2019	23:07		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
125	19-2306586	12/7/2019	23:38		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
126	19-2312275	12/8/2019	20:09		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
127	19-2339256	12/12/2019	22:57		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		C - Cover Only		
128	19-2353832	12/15/2019	00:06		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
129	19-2358989	12/15/2019			142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		NP - No Police Action		
130	19-2385989	12/19/2019	23:03		142	ODJ - Off Duty Job	7 - Unit Initiated	OT TAVERN	3606 Greenville Ave		M - Mark Out Only		
131	19-2386011	12/19/2019	23:09		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
132	19-2399254	12/22/2019	00:00		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
133	19-2404486	12/22/2019	20:14	256304-2019	142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		R - Report		
134	19-2428577	12/26/2019	23:04		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
135	19-2442474	12/29/2019	00:43		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
136	19-2446943	12/29/2019	19:59		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
137	20-0014414	1/2/2020	22:58		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
138	20-0027993	1/5/2020	00:16		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
139	20-0033131	1/5/2020	21:04		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave	C	M - Mark Out Only		
140	20-0059436	1/9/2020	22:43		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
141	20-0072683	1/11/2020	23:37		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
142	20-0076716	1/12/2020	16:39	007957-2020	142	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 Greenville Ave		C - Cover Only		
143	20-0077774	1/12/2020	20:18		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
144	20-0105041	1/16/2020	22:39		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
145	20-0118870	1/19/2020	00:01	012219-2020	142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
146	20-0123596	1/19/2020	19:49		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
147	20-0124791	1/19/2020	23:38		142	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 Greenville Ave		NC - No Complainant		
148	20-0149396	1/23/2020	22:54		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
149	20-0150167	1/24/2020	02:09		142	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 Greenville Ave		C - Cover Only		
150	20-0163358	1/25/2020	23:43	016977-2020	142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
151	20-0163520	1/26/2020	00:14		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
152	20-0168544	1/26/2020	20:11		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		C - Cover Only		
153	20-0195998	1/30/2020	22:50		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
154	20-0210649	2/2/2020	00:25		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
155	20-0215573	2/2/2020	20:06		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
156	20-0242212	2/6/2020	22:55		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
157	20-0256791	2/9/2020	00:13		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		C - Cover Only		
158	20-0261911	2/9/2020	19:52	027114-2020	142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		NP - No Police Action		
159	20-0282141	2/12/2020			142	11V - Burg Motor Veh	4 - Non Critical	OT TAVERN	3606 Greenville Ave		D - Duplicate Call		
160	20-0288417	2/13/2020	23:19		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
161	20-0302370	2/15/2020	23:47		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
162	20-0307982	2/16/2020	20:06		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
163	20-0316734	2/18/2020	03:45		142	40/01 - Other	2 - Urgent	OT TAVERN	3606 Greenville Ave		NP - No Police Action		
164	20-0348365	2/22/2020	23:59		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
165	20-0353441	2/23/2020	20:00		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
166	20-0380715	2/27/2020	22:46		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
167	20-0394575	2/29/2020	23:54		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
168	20-0400186	3/1/2020	19:57		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
169	20-0400727	3/1/2020	21:25		142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
170	20-0427660	3/5/2020	22:41		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
171	20-0442204	3/8/2020	00:32		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
172	20-0446833	3/8/2020	20:06		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
173	20-0475639	3/12/2020	22:52		141	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
174	20-0489584	3/14/2020	23:31		141	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 Greenville Ave		NP - No Police Action		
175	20-0490651	3/15/2020	02:28		141	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 Greenville Ave		C - Cover Only		
176	20-0923416	5/23/2020	00:12		142	6M - Loud Music Disturbance	4 - Non Critical	O T TAVERN	3606 Greenville Ave		NP - No Police Action		
177	20-0955364	5/28/2020	00:40	094175-2020	142	PSE/11V - Burg Motor Veh	5 - Expediter	OT TAVERN	3606 Greenville Ave		R - Report		
178	20-1116434	6/21/2020	20:16		142	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 GREENVILLE AVE		NP - No Police Action		
179	20-1504102	8/19/2020			142	12N - Burglar Alarm NonDisp	6 - Non Dispatch		3606 Greenville Ave	B	Closed by API		
180	20-1504334	8/19/2020	22:24		142	40/01 - Other	2 - Urgent	OT TAVERN	3606 Greenville Ave		NP - No Police Action		
181	20-1519310	8/22/2020	02:49		142	40/01 - Other	2 - Urgent	SNUFFERS	3606 Greenville Ave		NP - No Police Action		
182	20-1566199	8/29/2020	04:06		142	40/01 - Other	2 - Urgent		3606 Greenville Ave		NP - No Police Action		
183	20-1667076	9/13/2020	21:44		142	6X - Major Dist (Violence)	2 - Urgent	OT TAVERN	3606 Greenville Ave		NP - No Police Action		
184	20-1669094	9/14/2020			142	12N - Burglar Alarm NonDisp	6 - Non Dispatch	O T TAVERN	3606 Greenville Ave	A	Closed by API		
185	20-1838408	10/9/2020	22:18		142	ODJ - Off Duty Job	7 - Unit Initiated	O T TAVERN	3606 Greenville Ave		C - Cover Only		
186	20-1840052	10/10/2020	03:10		142	09 - Theft	4 - Non Critical	BAR 3606	3606 Greenville Ave		NC - No Complainant		
187	20-1852280	10/11/2020	20:54		142	40/01 - Other	2 - Urgent		3606 Greenville Ave		C - Cover Only		

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
188	20-1868545	10/14/2020	11:07	183300-2020	142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		R - Report		
189	20-1868545	10/14/2020	11:07	183300-2020	142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		R - Report		
190	20-1879131	10/15/2020	23:48		142	58 - Routine Investigation	7 - Unit Initiated	OT TAVERN	3606 GREENVILLE AVE		NP - No Police Action		
191	20-1886210	10/16/2020	23:56		142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		NP - No Police Action		
192	20-1893275	10/18/2020			142	6M - Loud Music Disturbance	4 - Non Critical	BAR 3606	3606 Greenville Ave		NP - No Police Action	██████	██████
193	20-1893300	10/18/2020			142	6M - Loud Music Disturbance	4 - Non Critical	BAR 3606	3606 Greenville Ave		D - Duplicate Call		
194	20-1897872	10/18/2020	18:16		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
195	20-1919236	10/21/2020	23:50		142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
196	20-1943370	10/25/2020	17:58		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
197	20-1974321	10/30/2020	22:33		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
198	20-1987200	11/1/2020	18:15		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
199	20-1987636	11/1/2020	19:27		142	40 - Other	3 - General Service		3606 Greenville Ave		NP - No Police Action	██████	██████
200	20-2007060	11/4/2020	23:27		142	40 - Other	3 - General Service	O T Tavern	3606 Greenville Ave		NP - No Police Action	██████	██████
201	20-2020249	11/6/2020	23:26		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
202	20-2031921	11/8/2020	18:07		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
203	20-2065794	11/13/2020	22:54		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
204	20-2077876	11/15/2020	18:25		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
205	20-2123833	11/22/2020	18:51		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
206	20-2165117	11/29/2020	18:35		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
207	20-2209075	12/6/2020	18:11		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
208	20-2209431	12/6/2020	19:13		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
209	20-2254595	12/13/2020	18:31		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
210	20-2255140	12/13/2020	20:10		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
211	20-2286983	12/18/2020			142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		D - Duplicate Call		
212	20-2288072	12/19/2020	01:14		142	6X - Major Dist (Violence)	2 - Urgent	OT CAVERN	3606 Greenville Ave		NP - No Police Action		
213	20-2298746	12/20/2020	18:07		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
214	20-2299432	12/20/2020	20:18		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
215	20-2330581	12/25/2020	22:40		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
216	20-2340929	12/27/2020	18:05		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
217	20-2341648	12/27/2020	20:21		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
218	21-0000891	1/1/2021	00:40		142	40 - Other	3 - General Service	OT Tavern	3606 Greenville Ave		NP - No Police Action		
219	21-0007863	1/1/2021	22:37		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
220	21-0019678	1/3/2021	20:14		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
221	21-0050208	1/8/2021	22:43		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
222	21-0060461	1/10/2021	18:36		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
223	21-0090945	1/15/2021	22:29		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		C - Cover Only		
224	21-0102094	1/17/2021	18:08		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
225	21-0102773	1/17/2021	20:18		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
226	21-0114926	1/19/2021	22:46		142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		NP - No Police Action		
227	21-0126909	1/22/2021	02:04		142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
228	21-0130575	1/22/2021	17:42		142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
229	21-0132173	1/22/2021	22:24		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		C - Cover Only		
230	21-0143282	1/24/2021	18:06		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		

Row #	Master Incident #	Response Date	Response Time	Case #	MBeat	Problem	Priority Description	Location Name	Address	Apt	Call Disposition	Caller Name	Call Back Phone
231	21-0143821	1/24/2021	20:02	014387-2021	142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
232	21-0173928	1/29/2021	19:53		142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
233	21-0174812	1/29/2021	22:24		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
234	21-0186861	1/31/2021	18:05		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
235	21-0219608	2/5/2021	22:30		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
236	21-0226219	2/6/2021	23:40		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave				
237	21-0230488	2/7/2021	18:04		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
238	21-0231146	2/7/2021	20:35		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
239	21-0261155	2/12/2021	22:37		142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		R - Report		
240	21-0265529	2/13/2021	18:37	026686-2021	142	58 - Routine Investigation	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
241	21-0319010	2/21/2021	18:12		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
242	21-0359097	2/27/2021	23:34		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
243	21-0363935	2/28/2021	18:14		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
244	21-0364372	2/28/2021	19:34		142	6X - Major Dist (Violence)	2 - Urgent	3606 BAR	3606 Greenville Ave		NC - No Complainant		(817) 886-XXXX
245	21-0364672	2/28/2021	20:43		142	ODJ - Off Duty Job	7 - Unit Initiated		3606 Greenville Ave		M - Mark Out Only		
246	21-0365136	2/28/2021	22:15		142	6X - Major Dist (Violence)	2 - Urgent		3606 Greenville Ave		NP - No Police Action		

SR Number	Date/Time Opened	SR Type	Description
18-00522280	10/6/2018 0:27	Noise Pollution Complaint - CCS	
18-00595129	11/2/2018 16:49	Parking - Report a Violation - TRN	164. blocked alley way 3606 greenville Dolley with heavy steel doors blocked Penrose and martel t alley for 2 weeks 214-554-2527 chris 11/02 4.38p
19-00257541	3/11/2019 12:43	Graffiti Private Property - CCS	EC box with green graffiti on it
19-00261453	3/12/2019 9:48	Graffiti Private Property - CCS	Ec box with green graffiti
19-00284406	3/17/2019 22:37	Noise Pollution Complaint - CCS	This is an ongoing problem with this business.
19-00542290	5/14/2019 22:29	Noise Pollution Complaint - CCS	
19-00542364	5/15/2019 0:47	Noise Pollution Complaint - CCS	OT tavern is playing loud music after midnight AGAIN. There was a dj out on the porch when i drove by earlier. This bar is repeatedly disruptive to the residents in this area.
19-00638773	6/4/2019 21:51	Chronic Noise Complaint - DPD	
19-00795511	7/6/2019 22:36	Obstruction Alley/Sidewalk/Street - CCS	This business is a nuicance and has multiple code violations
19-00864100	7/21/2019 17:59	Dead Animal Pick Up - DAS	Behind OT Tavern next to an Atmos barricade. Near the back door that says suite B
19-00880712	7/24/2019 14:10	Graffiti Private Property - CCS	EC box
19-00884022	7/25/2019 9:48	Graffiti Private Property - CCS	EC box
19-00897044	7/28/2019 18:51	Parking - Report a Violation - TRN	
19-00927810	8/2/2019 23:49	Alley/Sidewalk/Street Repair - Hazardous - PBW	bouncers and management of Bar 3606 have roped off the sidewalk in front of the bar. per caller bouncers told caller that they had to walk in the "f'n street" in which caller and friend were nearly hit by traffic
19-00927813	8/2/2019 23:57	Chronic Noise Complaint - DPD	LOUD MUSIC AND PARTIES
19-00927874	8/3/2019 3:17	Obstruction Alley/Sidewalk/Street - CCS	bouncers and management of Bar 3606 have roped off the sidewalk in front of the bar. per caller bouncers told caller that they had to walk in the "f'n street" in which caller and friend were nearly hit by traffic...see sr# 927810
19-00930711	8/5/2019 3:32	Dumpster Violation - CCS	CALLER REPORTS THAT THE OWNER OF THE O T TARVEN, SEAN MERCHANT REFEUSES TO KEEP THE TRASH IN THE DUMPSTERS AND HAVE IT REMOVED. CALLER STATES TRASH IS BLOWING ALL OVERTHE PLACE AND HE HAS TO GO OUT A PICKUP THE TRASH A THIS LOCATION. CALLER IS A PART OF THE GREENVILLE NEIGHBORHOOD ASSOICATION.

19-00930712	8/5/2019 3:42	Sidewalk Violations Hazardous-CCS	caller states the bar in question "bar 3606" blocks off the sidewalk in front of the location. caller states the owner is aware of this and has bouncers at location to make people walk in the street. caller states that it opens for special events and high profile parties only. code has to check the website for the dates it will be open
19-00960081	8/10/2019 1:37	Chronic Noise Complaint - DPD	
19-00985027	8/15/2019 22:08	Noise Pollution Complaint - CCS	This place has been reported on numerous occasions for noise, under age alcohol sales and drug use.
19-01015852	8/22/2019 23:13	Noise Pollution Complaint - CCS	LOUD TALKING AND LAUGHING AND MUSIC
19-01280448	10/31/2019 23:38	Noise Pollution Complaint - CCS	Loud Base non stop for hours
19-01291871	11/4/2019 21:21	Objects Dropped in Inlet - Hazardous - PBW	JENAY JACKSON - 214-607-3937 IS WAITING OUTSIDE TILL SOMEONE COMES GET HER PHONE SHE DROPPED IN THE GUTTER
19-01330475	11/14/2019 14:28	Signs - CCS	a) A person commits an offense if, for the purpose of advertising on public property, the person: (1) carries or holds, by hand or otherwise, any billboard, showcard, placard, advertisement, or sign of any description; (2) wears any costume, clothing, attire, or accessory intended to attract the attention of the public; (3) pastes, sticks, scatters, throws, or places any advertisement, handbill, placard, or other printed, pictured, or written matter or thing upon any house, wall, building, fence, railing, sidewalk, street, utility pole, or public property; or (4) holds by hand, carries, waves, or otherwise displays any banner, showcard, placard, or other advertising media from any overpass, bridge, median strip, or parkway of any public street or other public right-of-way so as to attract the attention of occupants or drivers of motor vehicles on the street or right-of-way, and the doing of any act listed in this paragraph is prima facie evidence that the act is for the purpose of attracting the attention of occupants and drivers of motor vehicles on the public streets and rights-of-way. (b) A person commits an offense if the person knowingly causes or permits an act described in Subsection (a) to be done by any person for his or her benefit. (c) It is a defense to prosecution under this section that the act was authorized under Section 51A-7.207 of this code. (d) It is an exception to Subsection (a)(3) of this section that the advertisement or sign was a temporary political campaign sign placed on public property in compliance with Article III, Chapter 15A of this code. (Code 1941, Art. 87-6; Code 1941, Art. 140-7; Ord. Nos. 5304; 10372; 22061; 28221)

20-00467181	5/5/2020 20:56	Emergency Regulations Violation - CCS	There were multiple people on the patio drinking and not social distancing. This place is primarily a bar and club. I doubt the majority of their sales is in food
20-00483449	5/10/2020 21:17	Emergency Regulations Violation - CCS	Very crowded patio, no social distancing, many people without masks
20-00509380	5/16/2020 0:32	Emergency Regulations Violation - CCS	EVERY WEEKEND THEY ARE FULL
20-00539811	5/24/2020 20:32	Emergency Regulations Violation - CCS	
20-00564629	5/31/2020 19:31	Emergency Regulations Violation - CCS	Overly crowded. Very full patio. Multiple gun shots went off in this area around 2am last night. Requesting extra patrol tonight if possible with cerfew in place just south of the area
20-00589792	6/7/2020 19:13	Emergency Regulations Violation - CCS	
20-00604620	6/11/2020 9:30	Emergency Regulations Violation - CCS	caller states not wiping down, or cleaning, and following covid 19 guideline safety
20-00749862	7/20/2020 23:24	Emergency Regulations Violation - CCS	people are just now leaving
20-00882231	8/30/2020 20:21	Emergency Regulations Violation - CCS	This bar should not be open but there is a line of people outside waiting to get in.
20-00904455	9/6/2020 18:57	Emergency Regulations Violation - CCS	Line around the building. Packed patio. Very few people wearing masks while waiting in line. Very very crowded
20-00926031	9/13/2020 19:38	Emergency Regulations Violation - CCS	
20-00971495	9/26/2020 19:10	Emergency Regulations Violation - CCS	
20-00995625	10/4/2020 23:37	Extra Police Patrol - DPD	
20-01017472	10/10/2020 1:15	Emergency Regulations Violation - CCS	
20-01018281	10/10/2020 16:49	Code Concern - CCS	
20-01019385	10/11/2020 18:53	Emergency Regulations Violation - CCS	No social distancing, no masks, line out the door
20-01019404	10/11/2020 19:31	Emergency Regulations Violation - CCS	causing parking to overflow and the N side of Martel Ave is blocked, this is a no parking zone as well.
20-01019405	10/11/2020 19:35	Emergency Regulations Violation - CCS	No social distancing anywhere
20-01019407	10/11/2020 19:40	Emergency Regulations Violation - CCS	
20-01019413	10/11/2020 19:57	Emergency Regulations Violation - CCS	Line of people waiting to get in. No social distancing. Very few masks
20-01019420	10/11/2020 20:03	Emergency Regulations Violation - CCS	Overly crowded patio. No social distancing or masks. This happens EVERY sunday night. Please come assess on a sunday night.

20-01019425	10/11/2020 20:08	Emergency Regulations Violation - CCS	Every sunday night, both of these bars are overly crowded with lines around the building, no social distancing, and very few masks. This happens EVERY sunday night. Please assess this situation on a sunday night around this time
20-01041346	10/17/2020 18:07	Emergency Regulations Violation - CCS	Night detail between code and dfd, no violation of AER regulations observed at time of inspection. location had less than 75% occupancy at time of inspection
20-01041349	10/17/2020 18:10	Emergency Regulations Violation - CCS	Night detail between code and dfd, no violation of AER regulations observed at time of inspection. location had less than 75% occupancy at time of inspection
20-01074408	10/28/2020 21:25	Emergency Regulations Violation - CCS	
20-01081703	10/31/2020 12:25	Emergency Regulations Violation - CCS	
20-01081705	10/31/2020 12:27	Emergency Regulations Violation - CCS	
20-01082345	11/1/2020 1:46	Emergency Regulations Violation - CCS	10/31/2020... Assisted DFR to location no violation found took photo....a/g
20-01101705	11/8/2020 2:13	Emergency Regulations Violation - CCS	11/7/2020...Inspection with DFR found business over capacity waited until business removed customers from inside no photo....a/g
20-01102513	11/8/2020 17:40	Emergency Regulations Violation - CCS	
20-01102630	11/8/2020 20:48	Emergency Regulations Violation - CCS	there are constant complaints, and no changes at the bars at that location with no social distancing, no masks, and they are packed to the gills - this is all after 10/09/2020 complaints regarding a shooting - very concerned citizens calling.
20-01102665	11/8/2020 22:01	Complaint/Compliment - 311	
20-01102690	11/8/2020 22:50	Code Concern - CCS	
20-01181251	12/6/2020 2:07	Emergency Regulations Violation - CCS	
20-01181253	12/6/2020 2:10	Emergency Regulations Violation - CCS	
20-01181992	12/6/2020 17:23	Emergency Regulations Violation - CCS	No Social Social Distancing
20-01182231	12/7/2020 0:13	Emergency Regulations Violation - CCS	
20-01199708	12/13/2020 1:15	Emergency Regulations Violation - CCS	
20-01199709	12/13/2020 1:20	Emergency Regulations Violation - CCS	
20-01217155	12/19/2020 2:38	Emergency Regulations Violation - CCS	

20-01218259	12/20/2020 3:04	Emergency Regulations Violation - CCS	
20-01218261	12/20/2020 3:11	Emergency Regulations Violation - CCS	
20-01234911	12/27/2020 2:23	Emergency Regulations Violation - CCS	
20-01234912	12/27/2020 2:27	Emergency Regulations Violation - CCS	
20-01235771	12/28/2020 0:36	Emergency Regulations Violation - CCS	
20-01235774	12/28/2020 0:41	Emergency Regulations Violation - CCS	
21-00000029	1/1/2021 0:42	Emergency Regulations Violation - CCS	NO MASKES, PEOPLE KISSING ON THE LIPS, BUSINESS IS OVERCROWDED
21-00002672	1/3/2021 2:15	Emergency Regulations Violation - CCS	
21-00002673	1/3/2021 2:17	Emergency Regulations Violation - CCS	
21-00003622	1/3/2021 20:10	Emergency Regulations Violation - CCS	
21-00003748	1/4/2021 1:07	Emergency Regulations Violation - CCS	
21-00003751	1/4/2021 1:10	Emergency Regulations Violation - CCS	
21-00050438	1/17/2021 19:53	Emergency Regulations Violation - CCS	also the night club next door. they are not practicing social distancing. please investigate. thanks
21-00088304	1/28/2021 22:33	Code Concern - CCS	
21-00115390	2/5/2021 20:47	Emergency Regulations Violation - CCS	PLEASE INVESTIGATE - OVER CAPACITATED
21-00115394	2/5/2021 20:51	Occupancy Load Violation - DFR	CALLER WOULD LIKE FIRE CHIEF TO GO OUT
21-00180396	2/28/2021 17:05	Emergency Regulations Violation - CCS	
21-00180561	2/28/2021 20:59	Emergency Regulations Violation - CCS	The OT Tavern had at least 100-200 people waiting to get into this bar mostly unmasked and not socially distanced (shoulder to shoulder) on Greenville Avenue. The outdoor patio was visibly packed (again literally standing shoulder to shoulder) at 6:00pm on Sunday, again mostly unmasked standing room only like there isn't a pandemic going on... I live in Vickery Place not near this bar, but what I saw was just not okay under the current COVID order. Please take a look at this place. Thank you.

Dallas Fire-Rescue Department
1551 Baylor St.
Dallas, TX 75226
(214) 670-4319



Monday, 1 February, 2021

Attn: Manuel Flores
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on January 31 2021

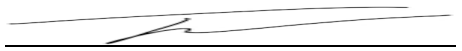
Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.


Inspection Notes:

Inspected @ 2300. Occupant Load 55

Inspector:


Fire Prevention Officer Timothy McDonald
timothy.mcdonald@dallascityhall.com
469-323-5983

Property Representative:


Manuel Flores

**OT TAVERN
COVID-19**

**Inspection on January 31 2021
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Sunday, 17 January, 2021

Attn: Manny Flores

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on January 17 2021

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Time of inspection - 22:20
Occ load: 28 inside
30 outside

Inspector:

Fire Prevention Officer Walter Herron

walter.herron@dallascityhall.com

214-724-0174

Property Representative:

Manual Flores

OT TAVERN
COVID-19

Inspection on January 17 2021
Violations repaired / total: 0 / 0

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 4 January, 2021

Attn: Manny Flores

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on January 03 2021

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.


Inspection Notes:

Arrived 23:30

Inside 43 (100% 188)

Outside 54 (100% 67)

Inspector:


Fire Prevention Officer Jerrard Hopkins
jerrard.hopkins@dallascityhall.com
214-724-0762

Property Representative:


Manuel Flores

**OT TAVERN
COVID-19**

**Inspection on January 03 2021
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 28 December, 2020

Attn: Manny Flores

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 27 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

@2240 occupant load 109

Inspector:



Fire Prevention Officer Tony Quan

tony.quan@dallascityhall.com
469-323-5974

Property Representative:



Manny Flores

**OT TAVERN
COVID-19**

**Inspection on December 27 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 21 December, 2020

Attn: Bryan Joseph
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206


Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 20 2020


Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspector:


Fire Prevention Officer Joseph Mason
joseph.mason@dallascityhall.com
469-323-5978

Property Representative:


Bryan Joseph

**OT TAVERN
COVID-19**

**Inspection on December 20 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department
1551 Baylor St.
Dallas, TX 75226
(214) 670-4319



Sunday, 20 December, 2020

Attn: Manny Flores Flores

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 20 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **OR** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

12/20/20 00:40- count 40

Inspector:

FPO Andrew DeLeon

andrew.deleon@dallascityhall.com

214-998-8877

Property Representative:

Manny Flores Flores

OT TAVERN
COVID-19

Inspection on December 20 2020
Violations repaired / total: 0 / 0

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Tuesday, 15 December, 2020

Attn: Brian Joseph
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - COVID-19 on December 13 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

2230hrs = 36

Inspector:

Fire Prevention Officer Joseph Mason

joseph.mason@dallascityhall.com

469-323-5978

Property Representative:

Bryan Joseph

**OT TAVERN
COVID-19**

**Inspection on December 13 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 30 November, 2020

Attn: Brian Joseph
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

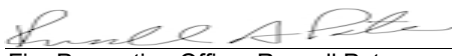
Property Address:
OT TAVERN
3606 GREENVILLE Ave A
Dallas, TX 75206

Re: Initial - Complaint on November 29 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspector:

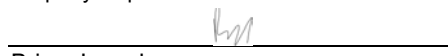


Fire Prevention Officer Russell Pate

russell.pate@dallascityhall.com

469-323-5929

Property Representative:



Brian Joseph

**OT TAVERN
Complaint**

**Inspection on November 29 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 23 November, 2020

Attn: Bryan Joseph
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - COVID-19 on November 22 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Occ load 140 inside and 50 patio @ 2310 hrs

Inspector:

Fire Prevention Officer Joseph Mason

joseph.mason@dallascityhall.com

469-323-5978

Property Representative:

Bryan Joseph

**OT TAVERN
COVID-19**

**Inspection on November 22 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 9 November, 2020

Attn: Shaun Merchant
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - COVID-19 on November 09 2020

Congratulations, your Annual Fire and Life Safety Fire Code Inspection has satisfactorily been completed. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority. Please click [here](#) to complete our customer satisfaction survey.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspector:

A handwritten signature in black ink, appearing to read 'Luis Pacchioni', written over a horizontal line.

Fire Prevention Officer Luis Pacchioni

luis.pacchioni@dallascityhall.com

214-437-4308

Property Representative:

A handwritten signature in black ink, appearing to read 'Shaun Merchant', written over a horizontal line.

Shaun Merchant

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 2 November, 2020

Attn: Manuel Flores

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - COVID-19 on November 02 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Time: 23:59, Occupancy Count: 99
A.DeLeon, C.Pendrak

Inspector:



FPO Courtney Pendrak

courtney.pendrak@dallascityhall.com

214-724-2522

Property Representative:



Manuel Flores

OT TAVERN
COVID-19

Inspection on November 02 2020
Violations repaired / total: 0 / 0

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 26 October, 2020

Attn: Bryan Joseph
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - Complaint on October 25 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

10-25-20 No overcrowding at this time-Dllaggio & M. Johnson

Inspector:

FPO Rachael D'llaggio

rachael.dllaggio@dallascityhall.com
469-744-8088

Property Representative:

NA Due to COVID

**OT TAVERN
Complaint**

**Inspection on October 25 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 19 October, 2020

Attn: Manual Flores

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - COVID-19 on October 19 2020


Congratulations, the compliance inspection with the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **OR** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:


10-19-20, at 1214 Officer Lewis and Officer Johnson conducted an inspection. Location was in compliance

Inspector:


FPO Briana Lewis

briana.lewis@dallascityhall.com
214-960-9559

Property Representative:


Manuel Flores

OT TAVERN
COVID-19

Inspection on October 19 2020
Violations repaired / total: 0 / 0

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department
1551 Baylor St.
Dallas, TX 75226
(214) 670-4319



Thursday, 15 October, 2020

Attn: Manual Flores

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - COVID-19 on October 15 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspector:

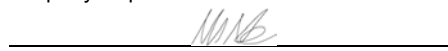
A handwritten signature in blue ink, appearing to read 'Walter Herron', is written over a horizontal line.

Fire Prevention Officer Walter Herron

walter.herron@dallascityhall.com

214-724-0174

Property Representative:

A handwritten signature in blue ink, appearing to read 'Manuel Flores', is written over a horizontal line.

Manuel Flores

**OT TAVERN
COVID-19**

**Inspection on October 15 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 28 September, 2020

Attn: Bryan Joseph
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - Complaint on September 27 2020

Congratulations, the compliance inspection with the City of Dallas and Dallas County “Shelter-in-Place: Stay Home Stay Safe” Declaration of Local Disaster for Public Health Emergency has satisfactorily been completed resulting in correction of violation(s) found **or** no violation found during inspection. Dallas Fire & Rescue would like to take this time to thank you for making Fire and Life Safety a priority.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas.

Inspection Notes:

Inside: 36
Outside: 51

Inspector:

Fire Prevention Officer Michael Jacobs

michael.jacobs@dallascityhall.com
214-724-0781

Property Representative:

Bryan Joseph

**OT TAVERN
Complaint**

**Inspection on September 27 2020
Violations repaired / total: 0 / 0**

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Dallas Fire-Rescue Department
1551 Baylor St.
Dallas, TX 75226
(214) 670-4319



Monday, 22 June, 2020

Attn: Manual Flores

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Re: Initial - COVID-19 on June 22 2020

EXPLANATION OF THE INSPECTION REPORT AND YOUR RESPONSIBILITIES AS BUSINESS OWNER, MANAGER, OR DESIGNATED REPRESENTATIVE

An inspection conducted at your premises revealed the existence of certain conditions in violation of the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency. Your immediate action to eliminate the hazards noted on this inspection report along with sustained compliance with the emergency declaration order will help to ensure the health and wellness of our community and assist in reducing the spread of COVID-19.

A reinspection will occur at this property/business throughout the duration of this emergency declaration to ensure sustained compliance and determine if the listed violation(s) have been corrected.

If your property is not brought into compliance, the City of Dallas will:

- **Issue a citation for each day a violation is committed (maximum fine of \$2,000 per citation);**
- **Revoke your Certificate of Occupancy; and/or**
- **File a lawsuit against the owner or owner's representative with control over the premises to obtain an injunction that requires specific conduct that is necessary for compliance with the ordinance.**

Thank You in Advance for your Cooperation

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas. It is possible that information contained in these reports in addition to your failure to correct any noted fire code violations may be used against you in civil and/or criminal proceedings in the event of an incident related to any such violation. Your insurance carrier may also access these records as part of any future insurance claim.

Inspector:

Property Representative:

SFPO Rachel Anderson

Manual Flores

rachel.anderson@dallascityhall.com
469-323-5939

OT TAVERN
COVID-19

Inspection on June 22 2020
Violations repaired / total: 0 / 1

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

NO

Inspector Notes: 6month

Inspection Violations

Service extinguishing systems for commercial cooking applications every 6 MONTHS or after activation

904.12.6.2 904.12.6.2 Extinguishing system service. Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion.

Inspector Notes: 6month

Violation found on
06/22/2020

Will be rechecked on or after
06/22/2020

Violation Not
Repaired



Dallas Fire-Rescue Department

**1551 Baylor St.
Dallas, TX 75226
(214) 670-4319**



Monday, 15 June, 2020

Attn: Bryan Joseph
OT TAVERN
3606 Greenville Ave

Property Address:
OT TAVERN
3606 Greenville Ave
Dallas, TX 75206-5632

Dallas, TX 75206-5632

Re: Initial - COVID-19 on June 15 2020

**EXPLANATION OF THE INSPECTION REPORT AND YOUR
RESPONSIBILITIES AS BUSINESS OWNER, MANAGER, OR DESIGNATED
REPRESENTATIVE**

An inspection conducted at your premises revealed the existence of certain conditions in violation of the City of Dallas and Dallas County "Shelter-in-Place: Stay Home Stay Safe" Declaration of Local Disaster for Public Health Emergency. Your immediate action to eliminate the hazards noted on this inspection report along with sustained compliance with the emergency declaration order will help to ensure the health and wellness of our community and assist in reducing the spread of COVID-19.

A reinspection will occur at this property/business throughout the duration of this emergency declaration to ensure sustained compliance and determine if the listed violation(s) have been corrected.

If your property is not brought into compliance, the City of Dallas will:

- **Issue a citation for each day a violation is committed (maximum fine of \$2,000 per citation);**
- **Revoke your Certificate of Occupancy; and/or**
- **File a lawsuit against the owner or owner's representative with control over the premises to obtain an injunction that requires specific conduct that is necessary for compliance with the ordinance.**

Thank You in Advance for your Cooperation

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas. It is possible that information contained in these reports in addition to your failure to correct any noted fire code violations may be used against you in civil and/or criminal proceedings in the event of an incident related to any such violation. Your insurance carrier may also access these records as part of any future insurance claim.

Inspection Notes:

6/14/2020 Received complaint from Fire Dispatch for overcrowding. Spoke with the business owner, Sean Merchant, and educated him on the Emergency Declaration occupancy load for restaurants and bars. 0 hazards were found. M. Jacobs/ R. D'Illaggio

Inspector:

Fire Prevention Officer Michael Jacobs

michael.jacobs@dallascityhall.com

Property Representative:

Bryan Joseph

214-724-0781

OT TAVERN
COVID-19

Inspection on June 15 2020
Violations repaired / total: 0 / 1

Violation/Information Page(s)

General Inspection Information

Are the LIFE SAFETY system(s) current on inspections?

YES

Inspection Violations

Service extinguishing systems for commercial cooking applications every 6 MONTHS or after activation

904.12.6.2 904.12.6.2 Extinguishing system service. Automatic fire-extinguishing systems shall be serviced at least every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion.

Inspector Notes: Service ANSUL system.

Violation found on
06/15/2020

Will be rechecked on or after
06/15/2020

Violation Not
Repaired



Green, Naomi

From: M Carlson [REDACTED]
Sent: Thursday, March 4, 2021 5:54 AM
To: Bonilla, Zinzi; Green, Naomi
Subject: Fwd: Martha Carlson My Permanent Resident [REDACTED]

Follow Up Flag: Follow up
Flag Status: Flagged

External Email!

Begin forwarded message:

From: ME Carlson [REDACTED]
Date: March 4, 2021 at 5:48:30 AM CST
To: [REDACTED]
Cc: Darren Dattalo [REDACTED]
Subject: Martha Carlson My Permanent Resident [REDACTED]

I was born Glencoe Park Neighborhood Association area in 1955. Attended public schools and college in Dallas. I had to move to rear bedroom of my home after automatic weapons fire on October 6, 2020 in 3600 block of Greenville Avenue in proximity of OT Tavern.

Starting Fall 2019, my GPNA neighbors have reported over last 2 years frequent gunshots episodes 2-3 per month on weekends at Glencoe Park Winton Street dead end and Winton Street parking lot since opening of OT Tavern. I started watching City of Dallas Dumpster with people using it for furniture and overflowing on weekends starting Fall 2019.

At this time, I have witnessed several cars parked together with with several people occupants then drive toward Greenville Avenue.

Eventually, DPD run off parking activity on both ends on Winton.

Then July, 2020, I have called in same activity in parking lot in 3600 block of Greenville Avenue at Penrose Avenue by 7 Eleven. I frequent this establishment. I speak almost daily with employees and they report same activity. I quit going to pick up early morning delivery of newspapers since noting increasing frequency parking lot activity in July 2020 especially after October 6, 2020 shootings.

I not expert but 3600 block of Greenville Avenue is highly residential area and is increasing monthly with new construction for

There is grade school nearby and GPNA is finally seeing families with children and households starting families in which is new development in profoundly dominated rental area.

Please review OT Tavern Certificate of Occupancy to be revoked.

I have multiple more events and episodes. I have pending DPD Freedom of Information incident reports for extremely concerning incidents for public safety, my neighbors and citizens of Dallas safety. I have filed TBAC complaint.

I have had personal interaction in my Neighborhood Association meeting with Management of OT Tavern with DPD Community Police Officers witnessed lack of any concern or effort to negotiate solutions. My meeting was late Summer 2019.

I actually took out of town compressed schedule weekend job in Tyler, Tx in July till December.

I did this to avoid noise and

high volume of traffic and noise

especially after hours noise and adjoining parking lots surrounding neighborhood spillover till 3-4 AM every weekend and holiday seasons scheduled.

I got notice on Monday, March 1, 2021. I'm attending certification school full time right.

This is short version of accumulating timeline of almost 3 years of OT Tavern negative impact of my time management for other GPNA issues, my community service commitments, security and home value.

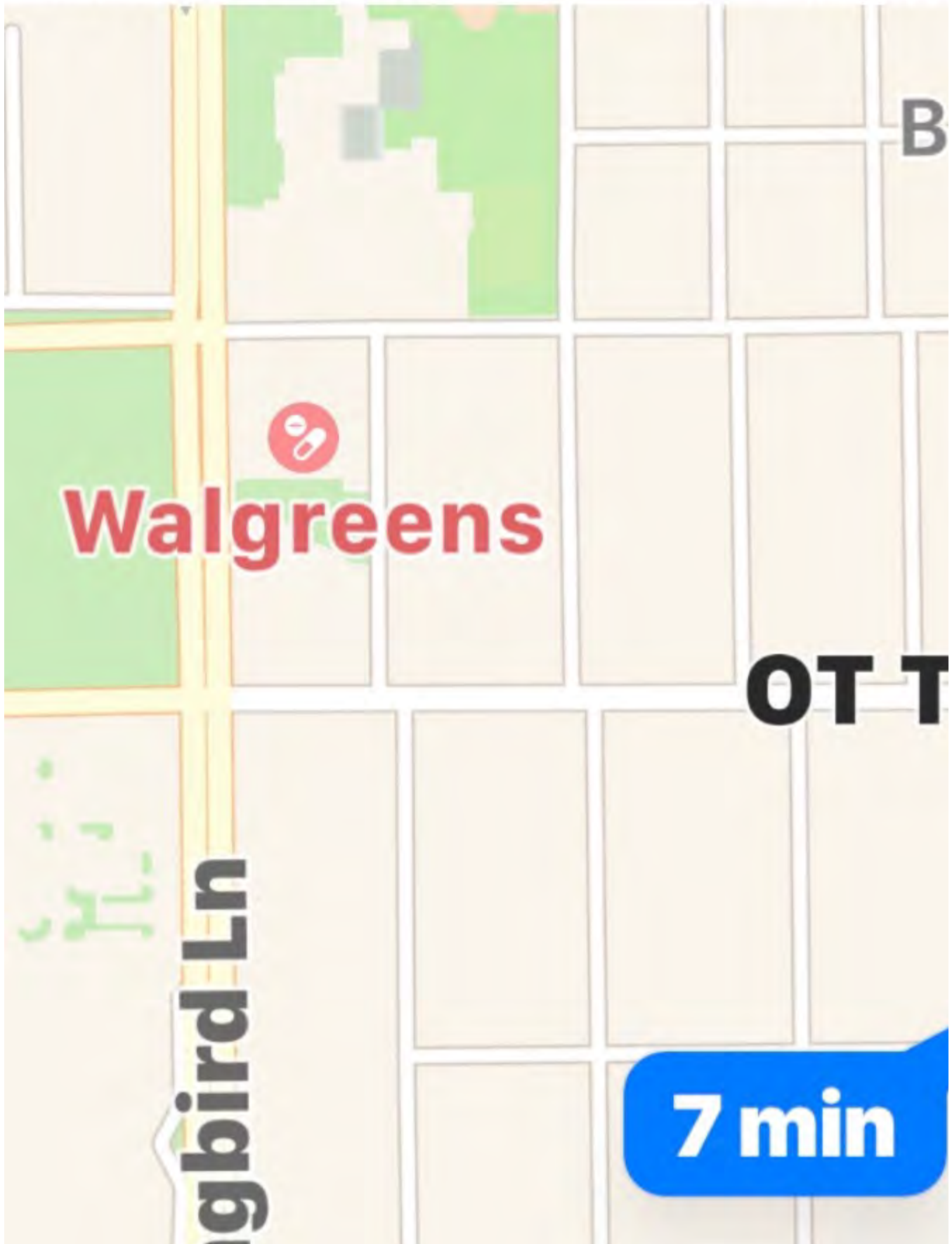
Anybody here want to live what could have been the alternate street route west from October 6, 2020 automatic gun fire from 3600 block of Greenville Avenue? Wanted have home, building, car or gunshots wound by automatic bullet holes?

Oh, wait gunshots frequency was increased within last several years after opening of business in 3600 Greenville Avenue and immediate surrounding block. There has been decreasing intermittently with DPD Community Police contacted and surrounding residents contacting 911 and contacting City Council Representative David Blewett but not really not been truly contained or truly been true level of safety for residents of highly dense residential and trafficked area to access school, churches, parks and homes.

My best regards,

Martha Carlson, RN, CEN





CAUTION: This email originated from outside of the organization. Please, do not click links or open attachments unless you recognize the sender and know the content is safe.

DECLARATION OF

Mollie Gove

(Print name)

My name is Mollie Gove (print name) and my address is

[REDACTED], Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with OT Tavern, located at 3606 Greenville Ave., Suite A, because I reside, work, or own a business in the area.

2. My experience with OT Tavern is as follows:

The patrons of OT tavern loiter outside our house between 5pm - 5am. They leave trash, fight/scream/~~threaten~~ threaten + confront neighbors, + have caused 2 neighbors to move. Their behavior scares my kids, wakes us up, + causes distress

3. OT Tavern has a negative impact on my property, business, work or the enjoyment of my property by:

Decreasing property values because nobody wants to live near the OT Tavern. There was a major collision ^{on Christmas Eve, '20} ~~near~~ 2 blocks west of us caused by a patron ^{leaving} ~~at~~ OT Tavern.

4. Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of OT Tavern.

Mollie Gove

Signature

3.4.21

Date

DECLARATION OF

Bill OHLAND, individually & President/owner
(Print name) of O.B.A. Inc

My name is Bill OHLAND (print name) and my address is

[REDACTED], Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with OT Tavern, located at 3606 Greenville Ave., Suite A, because I reside, work, or own a business in the area.
2. My experience with OT Tavern is as follows:

I have been a resident for 16 years within 2 blocks of OT Tavern.
I also own many properties within 2-6 blocks of it.

I personally have been harassed as well as several of my tenants.
I have witnessed fights & loud altercations many times. My
tenants have moved because of gunshots, fights, noise, & traffic.

3. OT Tavern has a negative impact on my property, business, work or the enjoyment of my property by:

These horrific experiences have been occurring for
many years & this business is a danger to this area
& not conducive to a pleasant quality of life. !

4. Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of OT Tavern.

Bill OHLAND

Signature

3/4/21

Date

DECLARATION OF

Michael S. Schoder

(Print name)

My name is Michael S. Schoder (print name) and my address is

[REDACTED], Dallas, Texas. 75206

I declare under penalty of perjury the following:

1. I am familiar with OT Tavern, located at 3606 Greenville Ave., Suite A, because I reside, work, or own a business in the area.

2. My experience with OT Tavern is as follows:

See attached statement

3. OT Tavern has a negative impact on my property, business, work or the enjoyment of my property by:

4. Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of OT Tavern.

Michael S. Schoder

Signature

3/4/21

Date

March 4, 2021

Naomi Green
Assistant City Attorney
naomi.green@dallascityhall.com
214-789-6804

I, Michael Schoder, own and operate the historic Granada Theater and the restaurant next door, Sundown at Granada. I have been a business owner on Greenville Ave since 1992. East Dallas is my home.

I work tirelessly to create a neighborhood business that fits into the community. I have the utmost respect for the homeowners and businesses that surround us here on Greenville Ave. Our experience with OT Tavern over the past years has rendered an extremely negative impact on our neighborhood and our businesses.

Greenville Ave has grown to be an affluent neighborhood and many that would be our customers are afraid to visit our block because of the clientele surrounding OT Tavern. The gang violence that spills out of OT Tavern and into the street and subsequently into my adjacent parking lot has to stop.

Our valet company attendant has left his post fearing for his life.

Our employees are afraid to walk to their cars late at night because of the known OT gang violence.

Gunfire has erupted numerous times behind OT Tavern and in the Granada parking lot.

Under the current ownership there was a fatality in the OT parking lot.

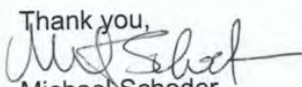
There is a pattern of behavior that is obvious and hurting the neighborhood.

The crowds that leave OT Tavern, especially on Thursdays and Sundays, end up fighting in the street, partying in the OT Tavern parking lot or the Granada parking lot, creating fear amongst the neighbors and trashing the general area.

Beyond the gang violence, OT Tavern has hosted a Wednesday night fraternity/sorority SMU party night serving hundreds of minors.

It is obvious that the operator has little regard for the surrounding community and businesses.

Thank you,



Michael Schoder

Granada Theater 3524 Greenville Ave. Dallas, TX 75206 (Business address)
Sundown at Granada 3520 Greenville Ave. Dallas, TX 75206 (Business address)

TAB #7

DECLARATION OF

JOE PHU

(Print name)

My name is

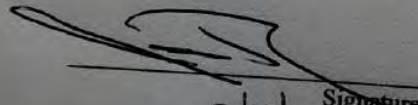
JOE PHU

(print name) and my address is

[REDACTED], Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with OT Tavern, located at 3606 Greenville Ave., Suite A, because I reside, work, or own a business in the area.
2. My experience with OT Tavern is as follows:
I HAVE MANAGED THE PARKING LOT ACROSS THE STREET FROM OT TAVERN FOR THE LAST 12 YEARS. IN THAT TIME I HAVE SEEN AT LEAST 2 SHOOTING, HUNDREDS FOR FEATS, DRUNKS, DRUG USERS AND ANGRY PEOPLE. THE MAJORITY OF THESE PEOPLE HAVE COME FROM OT TAVERN AND THE PROBLEM IS GETTING WORSE.
3. OT Tavern has a negative impact on my property, business, work or the enjoyment of my property by:
EMPLOYERS, CUSTOMERS, WORKERS AND NEIGHBORS ARE AFRAID TO GO OUT AT NIGHT AND THEY FEEL NOTHING IS BEING DONE ABOUT IT
4. Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of OT Tavern.


Signature
3/4/2021
Date

Green, Naomi

From: Michael Schoder [REDACTED]
Sent: Saturday, October 10, 2020 1:08 PM
To: Romero, Zachary
Cc: Blewett, David
Subject: Fwd: Shooting at OT Tavern

External Email!

Forwarding this to you Zachary, per Connie being Out of office.

----- Forwarded message -----

From: Michael Schoder [REDACTED]
Date: Sat, Oct 10, 2020, 12:01 PM
Subject: Shooting at OT Tavern
To: [REDACTED], Julia Garton
[REDACTED]

Hi David,

Mike Schoder here. I've owned Granada Theater since 2004 and opened Sundown at Granada in 2012.

I'm sure you saw all the social posting going on about the gunfire behind 7-11 and OT Tavern last night. We have a real problem with gang related fights, happening about midnight to 2 AM, stemming from OT Tavern and Bar 3606.

This has been going on for a long time and was happening pre-COVID as well.

There were multiple black males shooting guns in the Granada parking lot last night at 2:10 AM. They were shooting massive amounts of rounds crouched behind their cars. No women with them. Our parking lot attendant Joe was there to witness it. He fled the scene as it started. There was a special concert at Bar 3606 last night.

There is a special promoter/promotion that appeals to an all Afro-American crowd on Thursdays and Sundays at OT Tavern. From this crowd stems the fights and problems.

Last Sunday as almost every Sunday or Thursday night there was a fight in the street with 100 - 150 people that lasted :90. Our parking attendant Joe can attest to this first hand.

If TABC were to approach OT Tavern at Midnight on any Thursday or Sunday they would shut the place down as it is so packed you could not walk through there. Not one mask.

These patrons party in the streets and our parking lots until 3 AM almost every Thursday and Sunday.

There is a weekly underage SMU party at OT Tavern on Wednesdays. TABC would have a bonus day if they showed up about 11 PM.

It's obvious Sean does not care about violating underage drinking and over serving laws. People coming out of these establishments are wasted and underage. No social distancing, no masks.

We are taking a hit with our businesses with the pandemic and can't afford another overlay of this type activity.

What course of action will be taken in regards toward Sean, who is the operator of the business?
Will he be required to have DPD on site every Thursday and Sunday from 9 PM to 3 AM?
What is the plan moving forward?

Thanks, I look forward to continuing to build this amazing laid back neighborhood as the most desirable one in the city.

I am always available.

Mike Schoder [REDACTED] (cell)
Granada Theater [\(214\) 824-9933](tel:2148249933)
Sundown at Granada [\(214\) 823-8305](tel:2148238305)

CAUTION: This email originated from outside of the organization. Please, do not click links or open attachments unless you recognize the sender and know the content is safe.

DECLARATION OF

Brant McFarlain

(Print name)

My name is Brant McFarlain (print name) and my address is

[REDACTED], Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with OT Tavern, located at 3606 Greenville Ave., Suite A, because I reside, work, or own a business in the area.

2. My experience with OT Tavern is as follows:

unfit for neighborhood; type of crowd it attracts is shady;
local vendors are fearful of crime associated with
clientele @ OT Tavern.

3. OT Tavern has a negative impact on my property, business, work or the enjoyment of my property by:

As an owner of a coworking space, we are uncomfortable
having such a seedy establishment so close to us. When
people look us up, they assume the area isn't the safest
since we are so near OT Tavern.

4. Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of OT Tavern.

Brant McFarlain

Signature

3.4.21

Date

DECLARATION OF

John Holmes - Martel Acquisitions LLC
(Print name)

My name is John Holmes (print name) and my address is

[REDACTED], Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with OT Tavern, located at 3606 Greenville Ave., Suite A, because I reside, work, or own a business in the area.
2. My experience with OT Tavern is as follows:

We own the residential property on Martel directly adjacent to the OT Tavern. We continually receive complaints from our tenants concerning the issues spelled out in item 3 below. These same issues are cited by tenants as reasons they have decided to move out of the property. We have upgraded the property to attract more reputable tenants, but our efforts are negated by these same issues.

3. OT Tavern has a negative impact on my property, business, work or the enjoyment of my property by:

Tenant Complaints for: Trash from OT customers coming onto the property
Fights among OT customers that come onto the property
Loud noises and shouting in the early morning hours disturbing tenants
Loitering on and near the property
Shootings (including at least one fatality) adjacent to the property
Difficulty in keeping tenants when they experience these problems
Inability to keep the complex occupied while these problems exist

4. Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of OT Tavern.



Signature

MAR 04 21

Date

TAB #8



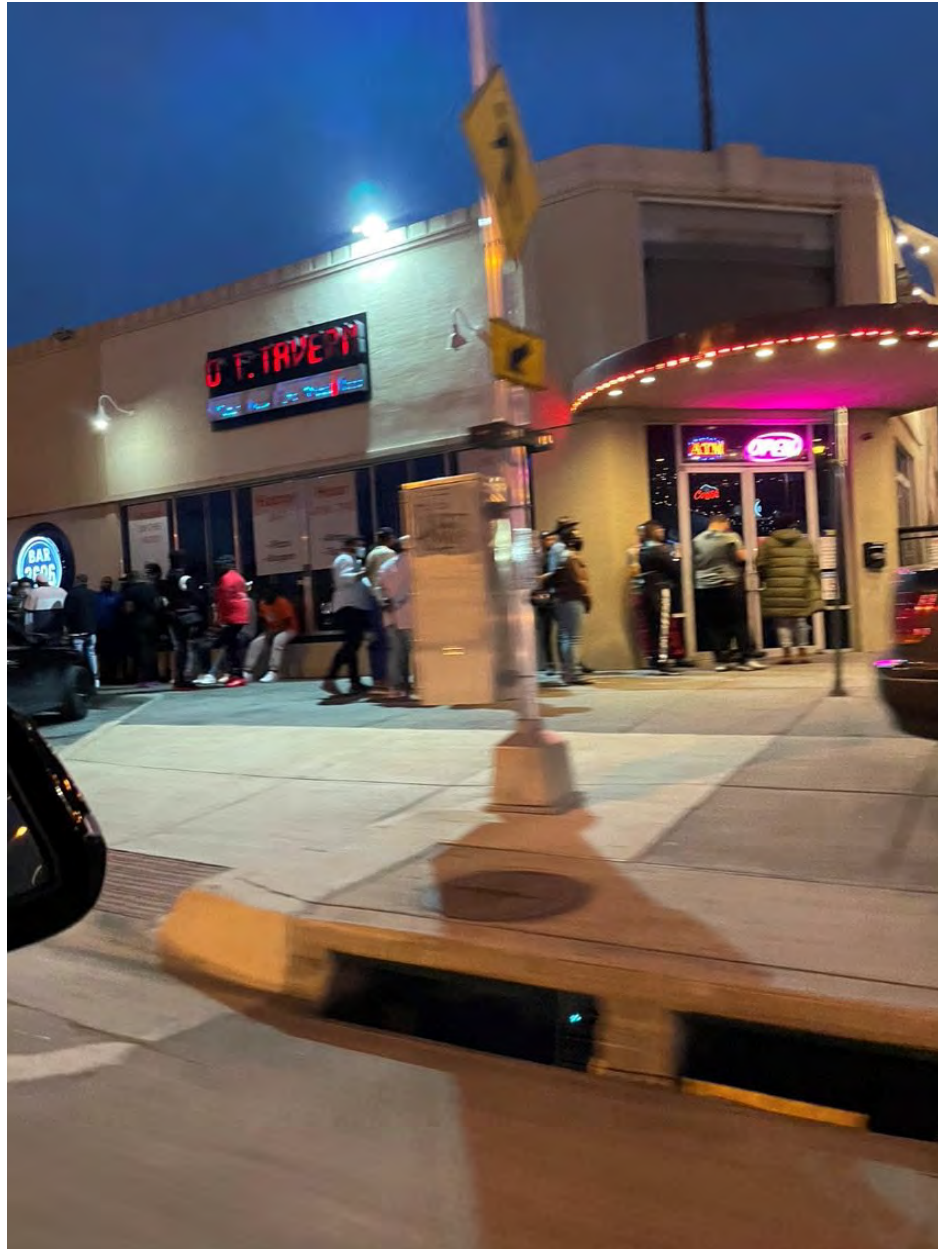
BAR 3606
3606 GREENVILLE AVENUE
LINES OUTSIDE OF ESTABLISHMENT
FEBRUARY 28, 2021



BAR 3606
3606 GREENVILLE AVENUE
LINES OUTSIDE OF ESTABLISHMENT
FEBRUARY 28, 2021



OT TAVERN
3606 GREENVILLE AVENUE
LINES OUTSIDE OF ESTABLISHMENT
FEBRUARY 28, 2021



OT TAVERN
3606 GREENVILLE AVENUE
LINES OUTSIDE OF ESTABLISHMENT
FEBRUARY 28, 2021



OT TAVERN
3606 GREENVILLE AVENUE
LINES OUTSIDE OF ESTABLISHMENT
FEBRUARY 28, 2021



GREENVILLE AVENUE
TRAFFIC ON GREENVILLE AVENUE
FEBRUARY 28, 2021

TAB #9

DECLARATION OF

JOE PHU

(Print name)

My name is

JOE PHU

(print name) and my address is

[REDACTED], Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with OT Tavern, located at 3606 Greenville Ave., Suite A, because I reside, work, or own a business in the area.
2. My experience with OT Tavern is as follows:
I HAVE MANAGED THE PARKING LOT ACROSS THE STREET FROM O.T. TAVERN FOR THE LAST 12 YEARS. IN THAT TIME I HAVE SEEN AT LEAST 2 SHOOTING, HUNDREDS FOR FEATS, DRUNKS, DRUG USERS AND ANGRY PEOPLE. THE MAJORITY OF THESE PEOPLE HAVE COME FROM O.T. TAVERN AND THE PROBLEM IS GETTING WORSE.
3. OT Tavern has a negative impact on my property, business, work or the enjoyment of my property by:
EMPLOYERS, CUSTOMERS, WORKERS AND NEIGHBORS ARE AFRAID TO GO OUT AT NIGHT AND THEY FEEL NOTHING IS BEING DONE ABOUT IT
4. Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of OT Tavern.

Signature

3/4/2021

Date

Green, Naomi

From: [REDACTED]
Sent: Sunday, October 11, 2020 9:26 AM
To: Romero, Zachary
Cc: Darren Dattalo
Subject: Fwd: Time to do something about OT Tavern?

External Email!

Recent events my neighborhood.
Im been working nights excuse grammar.
[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: October 11, 2020 at 9:08:23 AM CDT
To: Darren Dattalo <crimewatch@ligna.net>
Subject: Time to do something about OT Tavern?

Is it time? Are you following Next Door?
I live 2 blocks from there.
Is your membership wanting a change or action?
This owner has business practices have encouraged vulnerability for crime to my NA and yours. The value and our safety along of myself and property and yours along with your business is affected by this.
I'm making action list and will go door to door with handout both sides of Greenville. Sending certified mail to David Blewett.
Contacting DPD representatives and Chief along with City Attorney.
I'm was out of town and when back now moving to my back bedroom.
[REDACTED]

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Green, Naomi

From: Romero, Zachary
Sent: Tuesday, October 13, 2020 12:13 PM
To: Cory McGuire; Blewett, David
Subject: Re: OT Tavern impact on our neighborhood

Thank you for your email concerning OT Tavern. After recent events, as well taking into account a history of community concerns, Councilman Blewett is actively collaborating with City staff, law enforcement, and State agencies to determine how best to enforce regulations for bars and restaurants, as well as handle concerns about certain properties that residents feel operate in a way that creates public safety concerns for the surrounding neighborhood. While enforcement requires following a regimented process, your concerns to Councilman Blewett have been registered, and he is taking action.

Please follow up with me if you have any additional concerns, or have any questions.

Thank you,
Zachary Romero
Policy Advisor, District 14
City of Dallas | DallasCityNews.net
Mayor and City Council Office
1500 Marilla St.
Dallas, TX 75201
O: 214.670.5659|
zachary.romero@dallascityhall.com

****OPEN RECORDS NOTICE:** This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.**

From: Cory McGuire [REDACTED]
Sent: Monday, October 12, 2020 3:27 PM
To: Blewett, David
Subject: OT Tavern impact on our neighborhood

External Email!

David,

I'm writing to you similar to other emails I'm sure you have received in regards to OT tavern and the recent shooting there. This continues a long trend of negative events that have a negative impact to our neighborhood and put our citizens at risk. Shootouts in the parking lots and steets are not what the neighboorhood is known for and not something obviously we want festering. Please do your best to shut this place and the adjoining club down before anyone else gets hurt. Thank you for your service and looking out for the well being of our neighborhood.

Best Regards,

Cory McGuire

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ADVOCATE

LAKEWOOD/EAST DALLAS

[NEWS](#)[DINING](#)[BEST OF](#)[MARKETPLACE](#)[EVENTS](#)[MAGAZINE](#)[MORE](#)

What it's like to live near OT Tavern

By Jaime Dunaway-Seale | October 20th, 2020 | Bars & Nightlife, Crime, News | 0 Comments



6 / 6



From fights to noise to parking violations, most neighbors know about the wide array of problems surrounding OT Tavern on Lower Greenville. Five years ago, a [man was murdered](#) in the OT Tavern parking lot, and the shooter received an 8-year-sentence.

So why would anyone want to live nearby? The walkable neighborhood has a lot to offer with a plethora of shops, restaurants and nightlife. But a recent shooting has once again brought [public safety to the fore](#).

Officers responded to a shooting at 1:05 a.m. Oct. 10 in the [3600 block of Greenville Ave](#), near OT Tavern and Bar 3606. A vehicle passing by fired at another vehicle and hit a woman. While officers were administering aid, another shooting occurred in the parking lot. No one was hurt in the second round of gunfire, but many neighbors said stray bullets hit their cars and homes.



LET'S GET SOCIAL:



Recent



These East Dallas busines: will still require face coverin

March 3rd, 202



New additio set to open at Alex Sanger Prepar: School next week

March 3rd, 202



Dallas ISD wants parent feedba



on
school
calendar
options
March 3rd, 202

READ THE LATEST
DIGITAL EDITION



Emily Tice was at Snuffer's celebrating a friend's birthday the night of the shooting. She had parked in the lot behind the restaurant and then rode with a friend to another location, where they stayed until about 1:45 a.m. She used a rideshare service to get home and left her car in the parking lot near Snuffer's. When she went to pick it up the next morning, she discovered a broken window and 10 bullet holes in the body of her vehicle.

"Initially, I was like someone broke into my car," Tice said. "It wasn't until I walked up to my car that I noticed the bullet holes. At first I thought it was a little bit of damage, but then the shock wore off and more shock set in. Then it's like, 'Holy crap, my car has bullet holes.'"

She found a live round in the front seat and called 911. That's when she found out about the shooting. After waiting two hours for authorities to arrive, she had to wait several more hours for detectives to process evidence. She still does not have her car, more than a week after the shooting. The remaining bullets need to be removed for evidence before the damage can be assessed.

Tice, who moved to the neighborhood about two months ago, was not previously aware of the violence in the area.



“Had I known that, I wouldn’t have left my car there,” she said. “My friends just kept talking about how different it might have been had I gone to go get my car. I could have been there at the same time [as the shooting].”

Jacob Broom has lived near Greenville Avenue and Anita Street for about three years. He knew the bar was there, but he didn’t know the problems that stemmed from it. He is one of several neighbors who has endured the noise, overcrowding and parking violations. But after the shooting, he emailed his city councilman, David Blewett.

“It’s not a single accident,” Broom said. “It’s been months and years. Nothing has changed. I hate the idea of someone shutting someone’s business down, and I don’t want to sound like a grumpy old man. I’m 30. I still go to the bars and walk home. When these problems are stemming from one or two places, I think safety should trump all.”

Grievances against the establishment waned somewhat while bars were shut down because of the coronavirus pandemic. In August, [OT Tavern reclassified](https://lakewood.advocatemag.com/2020/10/20/ot-tavern-neighbors/) as a restaurant and reopened under new Texas Alcoholic Beverage Commission rules.



"I would argue that it's worse than ever," Broom said. "People have been cooped up. People think they can go to OT and not abide by mask rules. It's not enforced. For the troublemakers, they know they can go there and face no consequences."

Broom knows the progress Lower Greenville has made in transforming itself into a vibrant community. He loves the walkability of the neighborhood, as well as the restaurants and entertainment options. But more work must be made toward solving the OT Tavern problem so the violence doesn't creep into the entire neighborhood, he said.

"I don't want to move, but we're about to have a baby," Broom said. "If this is a type of thing that becomes normal, then I don't see how we would have a choice."

OT Tavern did not immediately return a request for comment.

DECLARATION OF

JOHN STEIN - INDIVIDUAL
(Print name)

My name is JOHN STEIN (print name) and my address is
[REDACTED], Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with OT Tavern, located at 3606 Greenville Ave., Suite A, because I reside, work, or own a business in the area.

2. My experience with OT Tavern is as follows:

I HAVE OWNED AND STILL OWN SEVERAL RENTAL RESIDENTIAL
PROPERTIES WITHIN BLOCKS OF THIS BUSINESS. MY TENANTS HAVE
COMPLAINED AND EVEN MOVED AWAY TO THE NEIGHBORING
ACTIVITIES THERE.

3. OT Tavern has a negative impact on my property, business, work or the enjoyment of my property by:

FIGHTS, GUN SHOTS, LOUD NOISES. THIS IS NOW A DANGEROUS
AREA DUE TO THIS BUSINESS

4. Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of OT Tavern.

John Stein Signature
3/4/21 Date

TAB #10

6/23/93

ORDINANCE NO. 21735

An ordinance amending CHAPTER 6, "ALCOHOLIC BEVERAGES," of the Dallas City Code, as amended; amending CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by amending Sections 51[A]-1.104, 51-4.209, 51-4.211, 51-4.217, 51A-4.116, 51A-4.121, 51A-4.122, 51A-4.123, 51A-4.124, 51A-4.125, 51A-4.126, 51A-4.210, 51A-4.217, and 51[A]-4.503, and repealing Section 51-4.209(4); defining the term "alcoholic beverage"; providing for certification by the City of Dallas of licenses and permits to sell alcoholic beverages; prohibiting a business that sells alcoholic beverages from locating within 300 feet of a hospital; prohibiting the sale of beer in residential zoning districts; deleting provisions relating to alcoholic beverage license and permit requirements now preempted by state law; providing that applicants for a certificate of occupancy for a business that will sell or serve alcoholic beverages must file an affidavit with the building official; providing that the owner of an establishment that sells or serves alcoholic beverages must supply records to the building official; amending the definitions and requiring a specific use permit for "Bar, lounge, or tavern, "Liquor store," and "Beverage store" uses; deleting the "Restaurant

21735

932542

with alcoholic beverages and/or entertainment" use; providing an additional provision to the "Private club" use; providing that an alcohol related establishment that is customarily incidental to a main use will be considered as part of the main use; providing that the D and D-1 liquor control overlay district provisions apply only to ordinances enacted before June 11, 1987; repealing Council Resolution 93-1472; providing a penalty for a violation of CHAPTER 6 not to exceed \$500; providing a penalty for a violation of CHAPTERS 51 and 51A not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That CHAPTER 6, "ALCOHOLIC BEVERAGES," of the Dallas City Code, as amended, is amended to read as follows:

"CHAPTER 6

ALCOHOLIC BEVERAGES

SEC. 6-1. DEFINITIONS [~~PERMIT REQUIRED~~].

In this chapter ALCOHOLIC BEVERAGE means an alcoholic beverage as defined in the Texas Alcoholic Beverage Code
~~[Upon the exhibition to him of a permit duly issued by the state to the applicant, the assessor and collector of taxes shall, in the name of the city, issue and deliver to such applicant a permit to engage in business in the city of the character described in and authorized by the permit from the state held by such applicant and the permit so issued in the name of the city shall authorize the conduct of such business upon the premises described in the permit from the state and shall remain in force only so long as such permit from the state remains in force].~~

SEC. 6-2. ENFORCEMENT [LIMIT ON PACKAGE STORE PERMITS].

A person violating a provision of this chapter is guilty of a separate offense for each day or part of a day during which the violation is committed, continued, or permitted. Each offense is punishable by a fine not to exceed \$500 [No individual shall be issued more than five package store permits under the terms of this chapter].

SEC. 6-3. ZONING LAWS TO BE COMPLIED WITH.

No person may sell alcoholic beverages and no [No] license or permit to sell alcoholic beverages will be certified by the city of Dallas [shall be granted under the terms of this chapter] unless sale of alcoholic beverages at the location at which such activity [business] is sought to be established and maintained is permitted under [under] the Dallas Development Code, as amended, this chapter, and all other applicable ordinances, rules, and regulations of the city [present or future zoning code and ordinances of the city]. Certification under this section does not make a nonconforming use conforming.

SEC. 6-4. DEALERS LOCATED WITHIN 300 FEET OF CHURCHES, SCHOOLS, AND HOSPITALS [ETC].

(a) No [license or permit under this chapter may be issued to a dealer or] person may [who] sell [alcoholic beverages [as defined in the Alcoholic Beverage Code] if the [his] place of business is within 300 feet of a church, public hospital, or public [or private] school [which is accredited by the state or by an accrediting agency designated by the United States Office of Education].

(b) The measurement of the distance between the place of business where alcoholic beverages are sold and a church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections [In this section, measurements shall be made along the property lines of street fronts and front doors to front doors and in a direct line across intersections].

(c) Except as otherwise provided in this subsection, the measurement of the distance between the place of business where alcoholic beverages are sold and a public school shall be from the nearest property line of the public school to the nearest doorway by which the public may enter the place of business, along street lines and in direct line across intersections. For any permit or license covering a premise where minors are prohibited from entering the premises under section 109.53 of

the Texas Alcoholic Beverage Code, the measurement of the distance between the premises and a public school shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. As to any dealer who held a license or permit from the Texas Alcoholic Beverage Commission on September 1, 1983, and who has continuously operated that place of business since September 1, 1983, the measurement of the distance between the place of business of the dealer and a public school shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

(d) If at the time an original alcoholic beverage permit or license is granted by the Texas Alcoholic Beverage Commission, the premises satisfies the requirements regarding distance from churches, public hospitals, or public schools set forth in this section, the premises shall be deemed to satisfy the distance requirements of this section for all subsequent renewals of the license or permit. On the sale or transfer of the business in which a new original license or permit is required, the business shall be deemed to satisfy the distance requirements as if the issuance of the new original permit or license were a renewal of a previously held permit or license.

(e) This section [paragraph] does not apply to the area bounded by the south side of Woodall Rodgers Freeway, the east side of Stemmons Freeway, the north side of R. L. Thornton Freeway, and the west side of Central Expressway. [In the event a church moves in a building which is designed or redesigned for religious purposes and which is within 300 feet of a licensee or permittee under this chapter/ and the church intends to permanently occupy the building/ the following classes of dealers only are entitled to obtain a new license or permit upon expiration of the former license or permit:]

[(a) A dealer who currently holds a package store permit/ at a location in a retail or less restricted zone/ and where a package store permit has been previously issued for the premises sought to be licensed prior to the church moving within 300 feet of such permittee's premises and who is visibly engaged in the business authorized by such permit upon such premises/ and who maintains no sign with the words "Liquors" or "Whiskey" displayed/ unless such church/ prior to the occupancy by the permittee/ was the record owner of the site or property which the church intends to use or permanently improve for religious worship/ in which event the package store permit shall not be renewed thereafter/

(b) A dealer, who currently holds a license to sell beer, at a location in a retail or less restricted zone, and where a beer license has been previously issued for the premises sought to be licensed prior to the charter moving within 300 feet of such place of business, and where the permittee was visibly engaged in the business authorized by such beer license upon such premises may obtain an 'on or off the premises' beer license which will permit him to sell beer, at such licensed location only, unless such charter, prior to the occupancy by the permittee, was the record owner of the site or property which the charter intends to use or permittee intends to use for religious worship, in which event the beer permit shall not be renewed thereafter.]

SEC. 6-5. PUBLIC SCHOOL ACTIVITIES.

A [it shall be unlawful for any] person commits an offense if he [who] possesses, transports, or consumes any alcoholic beverage, [as defined by the Texas Liquor Control Act/] at any high school athletic contest, at any school-sponsored dance, party or other social gathering, or on the grounds or in the buildings of any public school. Any police officer is authorized to seize and confiscate such alcoholic beverages.

SEC. 6-6. RESERVED[BUSINESSES SERVING OR SELLING ALCOHOLIC BEVERAGES WITHIN 1,000 FEET OF AN AMUSEMENT CENTER OR DANCE HALL].

[(a) In this section:

(1) AMUSEMENT CENTER means an amusement center, as defined in Section 6A-1 of this code, that allows the entry of a person 18 years of age or younger without a parent or guardian;

(2) BUSINESS THAT SERVES OR SELLS ALCOHOLIC BEVERAGES means a bar, lounge, tavern, or liquor store use, as defined in Section 51A-4/210 of the Dallas City Code, as amended;

(3) DANCE HALL means a class E dance hall as defined in Section 14-1 of this code;

(b) No license or permit may be issued under this chapter to a business that serves or sells alcoholic beverages if the place of business is located within 1,000 feet of an amusement center or dance hall;

(c) For purposes of this section, measurements shall be made in a straight line, without regard to intervening structures or objects, from the nearest entry door in the part of a building used as an amusement center or dance hall to the nearest entry door in the part of a building used as a business that serves or sells alcoholic beverages.

(d) If, on June 27, 1990, a business that serves or sells alcoholic beverages is located within 1000 feet of a business operating as an amusement center or dance hall, then the business that was first lawfully established and continuously operating at that particular location is deemed a continuing use and the later established business is deemed a nonconforming use. A nonconforming use is exempted from the location requirements of subsection (b) of this section for the first three license renewals after June 27, 1990, unless the use is sooner terminated for any reason or voluntarily discontinued for a period of 30 days or more. A nonconforming use may not be increased, enlarged, extended, or altered, except that the use may be changed to a conforming use.

SEC. 6-6.1. [ALCOHOL] CONSUMPTION OF ALCOHOLIC BEVERAGES PROHIBITED IN CERTAIN PUBLIC PLACES.

(a) [In this section, ALCOHOLIC BEVERAGE means alcohol or any beverage containing more than one-half of one percent of alcohol by volume, that is capable of use for beverage purposes, either alone or when diluted.]

(b) A person commits an offense if he consumes an alcoholic beverage at or in any of the following places within the city of Dallas:

(1) [Stone Place];

[(2) Fourtway Place];

[(3) Bullfinch Street Mall];

[(4) Akard Street Mall];

[(5) Ferris Plaza];

[(6)] any property owned or leased by the city; or

[(2)][(7)] a public street or any public place within 18 feet of any public street.

(b) [(c)] It is a defense to prosecution under this section that the person:

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(1) was attending a special event authorized by the city;

(2) was within the area of an establishment licensed by the Texas Alcoholic Beverage Commission for alcohol consumption on the premises.

(3) is able to prove a defense to prosecution under Section 32-11.3(b) of this code; or

(4) was attending an event or activity for which the application of this section was waived by resolution of the city council.

(c) A person violating a provision of this section is guilty of an offense and, upon conviction, will be punished by a fine not exceeding \$500.

(d) Nothing in this section is intended to prohibit or otherwise control the manufacture, sale, distribution, transportation, or possession of alcoholic beverages.

SEC. 6-7. RESERVED.

SEC. 6-8. RESERVED.

SEC. 6-9. STATE LAW TO CONTROL.

The penalties provided for by this chapter are [shall be] subject to the limitations of the Texas Alcoholic Beverage Code [legislative act known as the Texas Liquor Control Act], and if there is any conflict between the penalties of this chapter and the state law, then to that extent the state law [shall] controls, and the municipal court of the city will [shall] have jurisdiction of any offense under this chapter and under the state law only where the Constitution and the general law of this state confer such jurisdiction [thereof].

SEC. 6-10. RESERVED[RESIDENTIAL SECTION + CREATED].

[Pursuant to the authority delegated to the city by Article 66710 1/1 Vernon's Annotated Texas Statutes + Penal Auxiliary Laws, the following area is designated as a residential section:

Beginning at the intersection of Central Expressway and Henderson Avenue;
Then southeasterly along Henderson Avenue to Greenville Avenue;
Then southerly along Greenville Avenue to Mander Boulevard;

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Then southeasterly along Manger Boulevard to Live Oak Street;
 Then northeasterly along Live Oak Street to Bryan Parkway;
 Then easterly and northeasterly along Bryan Parkway to La Vista Drive;
 Then easterly along La Vista Drive to Paulus Avenue;
 Then southeasterly along Paulus Avenue to Junius Street;
 Then northeasterly along Junius Street to Brookside Drive;
 Then southeasterly along Brookside Drive to the G/C/ & S/F/R/R/ right-of-way;
 Then easterly along the G/C/ & S/F/R/R/ right-of-way to White Rock Creek;
 Then southeasterly along White Rock Creek to R/L/ Thornton Freeway;
 Then westerly along R/L/ Thornton Freeway to Central Expressway/ I/H/ 43 Bypass;
 Then northeasterly along Central Expressway/ I/H/ 43 Bypass to the point of beginning/]

SEC. 6-11. [SAME +] SALE OF BEER PROHIBITED IN RESIDENTIAL ZONING DISTRICTS.

The[Except as provided in Section 6-12 of this chapter/ the] sale of beer [for consumption on the premises] is prohibited at a location that [which] is within a [the] residential zoning district or an identifiable portion of a planned development or conservation district restricted to residential uses, except as allowed by the Dallas Development Code [section].

SEC. 6-12. RESERVED[SAME + EXISTING SALES/ ESTABLISHMENT WITH MIXED BEVERAGE PERMIT].

(a) If a person is licensed by the Texas Alcoholic Beverage Commission upon the effective date of this ordinance to sell beer for consumption on the premises, he may continue to conduct the sales on the premises until his license is revoked or not renewed by the Texas Alcoholic Beverage Commission/

(b) The sale of beer for consumption on the premises is not prohibited at a location which is within the residential section if the premises are being operated under a Mixed Beverage Permit issued by the Texas Alcoholic Beverage Commission/]

SEC. 6-13. SEIZURE OF ALCOHOLIC BEVERAGES.

(a) A police officer of the city who arrests a person for public intoxication shall seize any alcoholic beverage in the possession of the person at the time of the arrest. The seized alcoholic beverage must [shall] remain in the custody of the

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police department pending adjudication of the public intoxication charge. The police department will dispose of the seized alcoholic beverage pursuant to a municipal court order.

(b) The municipal court shall hold a hearing following the disposition of the charge of public intoxication. At the hearing the municipal court may order:

(1) the alcoholic beverage returned to the person from whom it was seized; [Ø]

(2) the destruction of the alcoholic beverage by the police department in accordance with the rules and regulations promulgated by the chief of police; or

(3) such other disposition as the municipal court deems necessary."

SECTION 2. That Subsection (a) "Certificate of occupancy required," of Section 51[A]-1.104 "Certificate of occupancy," of Article I "General Provisions," of CHAPTER 51[A], "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

"(a) Certificate of occupancy required.

(1) Except for the single family and duplex uses, a person shall not use or change the use of a building, a portion of a building, or land without obtaining a certificate of occupancy from the building official.

(2) A person shall submit an application for a certificate of occupancy on a form approved by the building official either:

(A) at the time of application for a building permit if there is new construction; or

(B) before occupancy and connection of utilities if there is a change of use.

(3) The building official shall not issue a certificate of occupancy until all applicable codes and ordinances have been complied with.

(4) Any person applying for a certificate of occupancy for an establishment that will sell or serve alcoholic beverages as defined in the Texas Alcoholic Beverage Code must file an affidavit with the building official stating

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whether the establishment will derive 75 percent or more of its gross annual revenue from the on-premise sale of alcoholic beverages. Any person owning or operating an establishment that sells or serves alcoholic beverages shall, upon request, supply the building official with any records needed to document the percentage of gross revenue on an annual basis derived from the on-premise sale of alcoholic beverages.

SECTION 3. That Paragraph (1), "Bar, lounge, or tavern," of Section 51-4.209, "Bar and restaurant uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

"(1) Bar, lounge, or tavern.

(A) Definition: an establishment for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on an annual basis from the on-premise sale of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code.

(B) Districts permitted:

~~[(1) In general:]~~ By SUP only in SC, GR, LC, HC, central area, ~~[and]~~ industrial ~~[districts]~~, GO, ~~MO, [limited use in]~~ MF-3, and MF-4 districts.

~~[(1) As a retail-related use: GO districts]~~
~~specific use permit required in MO districts]~~

(C) Required off-street parking: one space for each 100 square feet of floor area.

(D) Required off-street loading: see Section 51-4.303(a)(1)(E).

(E) Additional provisions:

(i) Food may be prepared and served under this use.

(ii) Music, entertainment, or facilities for dancing may be provided under this use.

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(iii) The person owning or operating the use shall, upon request, supply the building official with any records needed to document the percentage of gross revenue for the previous 12 month period derived from the on-premise sale of alcoholic beverages."

SECTION 4. That Paragraph (5), "Private club," of Section 51-4.209, 'Bar and restaurant uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

"(5) Private club.

(A) Definition: an establishment for the association of a group of people for common purpose, interest, or pleasure.

(B) Districts permitted:

(i) In general: SC, GR, LC, HC, central area, and industrial districts; limited use in MF-3, MF-4, O-2, LO*, MO and GO districts; *specific use permit required for a limited use in LO districts if:

(aa) the LO district is contiguous to a residential district; and

(bb) the limited use is open past 9 p.m.

(ii) As a retail-related use: GO districts; specific use permit required in MO districts.

(C) Required off-street parking: one space for each guest room, plus one space for each 100 square feet of floor area exclusive of guest rooms; a minimum of 10 parking spaces is required.

(D) Required off-street loading: see Section 51-4.303(a)(1)(E).

(E) Additional provisions:

(i) Private club facilities must be available only to members and their guests.

(ii) The private club may include a restaurant or bar, and tennis courts, swimming pool, or similar recreational facilities.

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(iii) An establishment that derives 75% or more of its gross revenue on an annual basis from the on-premise sale of alcoholic beverages may not be classified as a private club."

SECTION 5. That Paragraph (10), "Beverage store," of Section 51-4.211, "Retail uses," of Division 51-4.200, "Use Regulations," of Article IV "Zoning Regulations," of CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

"(10) Beverage store.

(A) Definition: An establishment [a facility] for the retail sale of soft drinks, beer, wine, or liquor that is not to be consumed on the premises that derives 75 percent or more of its gross revenue on an annual basis from the on-premise sale of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code.

(B) Districts permitted:

[In general] By SUP only in commercial, central area, [and] industrial, [districts] GO, MO, [if limited use in] MF-3, and MF-4 districts.

[If] As a retail-related use GO districts/ specific use permit required in MO districts/

(C) Required off-street parking: one space for each 200 square feet of floor area.

(D) Required off-street loading: see Section 51-4.303(a)(1)(B).

(E) Additional provisions:

(i) The person owning or operating the use shall, upon request, supply the building official with any records needed to document the percentage of gross revenue for the previous 12 month period derived from the on-premise sale of alcoholic beverages."

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SECTION 6. That Subsection (a) "General provisions," of Section 51-4.217, "Accessory Uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(a) General provisions.

(1) An accessory use must be a use customarily incidental to a main use. An accessory use not listed in Subsection (b) is permitted if the accessory use complies with Subsection (a).

(2) Except as specifically permitted in this article, no use listed in Sections 51-4.201 through 51-4.216 may be an accessory use.

(3) An accessory use is permitted in any district in which the main use is permitted.

(4) An accessory use must be located on the same lot as the main use, and must not be across a street or alley from the main use.

(5) Unless otherwise specifically required in this article, an accessory use must comply with all regulations applicable to the main use.

(6) An alcohol related establishment that is customarily incidental to a main use, such an alcohol related establishment within a hotel, restaurant or general merchandise store, will be considered as part of the main use when determining the gross revenue derived by the establishment from the on-premise sale of alcoholic beverages.

SECTION 7. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (d) "MF-4(A) district," of Section 51A-4.116 "Multifamily Districts," of Division 51A-4.110 "Residential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

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(J) Retail and personal service uses.

- Bar, lounge, or tavern. [L] [~~SUP~~RAR]
- Dry cleaning or laundry store. [L]
- General merchandise or food store 3,500 square feet or less. [L]
- Motor vehicle fueling station. [SUP]
- Personal service uses. [L]
- Restaurant without drive-in or drive-through service. [L] [RAR]
- Theater. [SUP]

SECTION 8. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (b) "LO(A) districts (LO-1, LO-2 and LO-3)," of Section 51A-4.121 "Office Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Bar, lounge, or tavern. [L] [~~SUP~~RAR]
- Business school.
- Dry cleaning or laundry store. [L]
- General merchandise or food store 3,500 square feet or less. [L]
- Personal service uses. [L]
- Restaurant without drive-in or drive-through service. [L] [RAR]

SECTION 9. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (c) "MO(A) districts (MO-1, and MO-2)," of Section 51A-4.121 "Office Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS

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DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Bar, lounge, or tavern. [L] [~~SUPRAR~~]
- Business school.
- Dry cleaning or laundry store. [L]
- General merchandise or food store 3,500 square feet or less. [L]
- Motor vehicle fueling station. [L]
- Personal service uses. [L]
- Restaurant without drive-in or drive-through service. [L] [~~RAR~~]
- Theater. [~~SUP~~]

SECTION 10. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (d) "General office [GO(A)] district," of Section 51A-4.121 "Office Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.*

- Bar, lounge, or tavern. [~~SUPRAR~~]
- Business school.
- Dry cleaning or laundry store.
- General merchandise or food store 3,500 square feet or less.
- Motor vehicle fueling station. [L]
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [~~RAR~~]
- Theater. [~~SUP~~]

*In this district, a retail and personal service use: (1) must be contained entirely within a building; and (2) may not have a floor area that, in combination with the floor areas of other retail and personal service uses in the building, exceeds 10 percent of the total floor area of the building.

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SECTION 11. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (b) "Community retail (CR) district," of Section 51A-4.122 "Retail Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]
- Business school.
- Car wash. [DIR]
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. [DIR]
- Household equipment and appliance repair.
- Liquor store. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.

SECTION 12. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (c) "Regional retail (RR) district," of Section 51A-4.122 "Retail Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Animal shelter or clinic with outside runs. [SUP]
- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]
- Business school.
- Car wash. [RAR]
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Liquor store. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Outside sales. [SUP]
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]

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- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [RAR]

SECTION 13. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (a) "Commercial service (CS) district," of Section 51A-4.123 "Commercial Service and Industrial Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Animal shelter or clinic with outside runs. [SUP]
- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]
- Business school.
- Car wash. [RAR]
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial amusement (outside). [DIR]
- Commercial parking lot or garage. [RAR]
- Drive-in theater. [SUP]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Liquor store. [SUP]

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- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Outside sales. [SUP]
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Taxidermist.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [RAR]

SECTION 14. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (b) "Light industrial (LI) district," of Section 51A-4.123 "Commercial Service and Industrial Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]
- Car wash. [RAR]
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center or lumber, brick, or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Motor vehicle fueling station.

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- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [RAR]

SECTION 15. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (c) "Industrial/research (IR) district," of Section 51A-4.123 "Commercial Service and Industrial Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]
- Car wash. [RAR]
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [RAR]

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SECTION 16. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (d) "Industrial manufacturing (IM) district," of Section 51A-4.123 "Commercial Service and Industrial Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]
- Car wash. [RAR]
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial parking lot or garage. [RAR]
- Drive-in theater. [SUP]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [RAR]

SECTION 17. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (a) "CA-1(A) district," of Section 51A-4.124 "Central Area Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of

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CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Ambulance service.
- Auto service center.
- Bar, lounge, or tavern. *[SUP]*
- Business school.
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 feet or less.
- General merchandise or food store greater than 3,500 feet.
- Household equipment and appliance repair.
- Liquor store. *[SUP]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Outside sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP]*

SECTION 18. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (b) "CA-2(A) district," of Section 51A-4.124 "Central Area Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

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(J) Retail and personal service uses.

- Ambulance service.
- Auto service center.
- Bar, lounge, or tavern. *[SUP]*
- Business school.
- Commercial amusement (inside).
 [SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 feet or less.
- General merchandise or food store greater than 3,500 feet.
- Household equipment and appliance repair.
- Liquor store. *[SUP]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Outside sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP]*

SECTION 19. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (d) "MU-1 district," of Section 51A-4.125 "Mixed Use Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

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(J) Retail and personal service uses.

- Animal shelter or clinic without outside run. [RAR]
- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]
- Business school.
- Car wash. [RAR]
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.

SECTION 20. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (e) "MU-2 district," of Section 51A-4.125 "Mixed Use Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run. [RAR]
- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]

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- Business school.
- Car wash. [RAR]
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Liquor store. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Swap or buy shop. [SUP]
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.
- Theater.

SECTION 21. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (f) "MU-3 district," of Section 51A-4.125 "Mixed Use Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run. [RAR]
- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]
- Business school.
- Car wash. [RAR]
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]

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- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Liquor store. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.

SECTION 22. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (d) "MC-1 district," of Section 51A-4.126 "Multiple Commercial Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run. [RAR]
- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]
- Business school.
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3500 square feet or less.
- General merchandise or food store greater than 3500 square feet.

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- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service use.
- Restaurant without drive-in or drive through service. [RAR]
- Restaurant with drive-in or drive through service. [DIR]
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.

SECTION 23. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (e) "MC-2 district," of Section 51A-4.126 "Multiple Commercial Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run. [RAR]
- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]
- Business school.
- Car wash. [RAR]
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3500 square feet or less.
- General merchandise or food store greater than 3500 square feet.
- Household equipment and appliance repair.
- Liquor store. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.

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- Personal service use.
- Restaurant without drive-in or drive through service. [RAR]
- Restaurant with drive-in or drive through service. [DIR]
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.

SECTION 24. That Subparagraph (J), "Retail and personal service uses," of Paragraph (2), "Main uses permitted," of Subsection (f) "MC-3 and MC-4 districts," of Section 51A-4.126 "Multiple Commercial Districts," of Division 51A-4.120 "Nonresidential District Regulations," of Article IV "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(J) Retail and personal service uses.

- Ambulance service. [RAR]
- Animal shelter or clinic without outside run. [RAR]
- Auto service center. [RAR]
- Bar, lounge, or tavern. [SUPRAR]
- Business school.
- Car wash. [RAR]
- Commercial amusement (inside).
[SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3500 square feet or less.
- General merchandise or food store greater than 3500 square feet.
- Household equipment and appliance repair.
- Liquor store. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.

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- Personal service use.
- Swap or buy shop. [SUP]
- Restaurant without drive-in or drive through service. [RAR]
- Restaurant with drive-in or drive through service. [DIR]
- Temporary retail use.
- Theater.

SECTION 25. That Paragraph (4), "Bar, lounge, or tavern," of Subsection (b) "Specific Uses," of Section 51A-4.210, "Retail and personal service uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

"(4) Bar, lounge, or tavern.

(A) Definition: An establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on an annual basis from the on-premise sale of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code.

(B) Districts permitted: By SUP only

[~~By~~ ~~in~~ ~~GO(A)*, CR, RR, CS,~~
industrial, central area, mixed use, [~~and~~] multiple
commercial, [~~and~~] ~~by~~ ~~as~~ ~~a~~ ~~limited~~ ~~use~~ ~~only~~ ~~in~~
MF-4(A), LO(A), and MO(A) districts. [~~RAR~~ ~~required~~ ~~in~~
MF-4(A), LO(A), MO(A), GO(A), CR, RR, CS, industrial, mixed
use, and multiple commercial districts.] *Note: This use
is subject to restrictions in the GO(A) district. See
Subsection (a)(3).

(C) Required off-street parking: One space per 100 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

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(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 5,000	NONE
5,000 to 25,000	1
25,000 to 50,000	2
Each additional 50,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Food may be prepared and served as an accessory use.

(ii) Music, entertainment, or facilities for dancing may be provided under this use.

(iii) The person owning or operating the use shall, upon request, supply the building official with any records needed to document the percentage of gross revenue for the previous 12 month period derived from the on-premise sale of alcoholic beverages [This use may be prohibited if it is located in a liquor control overlay district. See Section 51A-4.303/].

SECTION 26. That Paragraph (17), "Liquor store," of Subsection (b) "Specific Uses," of Section 51A-4.210, "Retail and personal service uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

"(17) Liquor store.

(A) Definition: An establishment [A facility] principally for the retail sale of alcoholic beverages for off-premise consumption that derives 75 percent or more of its gross revenue on an annual basis from the on-premise sale of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code.

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(B) Districts permitted: By SUP only [~~the~~] in CR, RR, CS, central area, MU-2, MU-3, MC-2, MC-3, and MC-4 districts.

(C) Required off-street parking: One space per 200 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 60,000	1
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) The person owning or operating the use shall, upon request, supply the building official with any records needed to document the percentage of gross revenue for the previous 12 month period derived from the on-premise sale of alcoholic beverages [~~This use may be prohibited in a liquor control overlay district. See Section 51A-4.303.~~].

(ii) If this use has a drive-through facility, a minimum of two stacking spaces must be provided. See Section 51A-4.304 for more information regarding off-street stacking spaces generally."

SECTION 27. That Subsection (a) "General provisions," of Section 51A-4.217, "Accessory Uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

(a) General provisions.

(1) An accessory use must be a use customarily incidental to a main use. A use listed in Sections 51A-4.201 through 51A-4.216 may be an accessory use if the building official determines that the use is customarily incidental to a

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main use and otherwise complies with this section. Except as otherwise provided in this article, an accessory use must comply with all regulations applicable to the main use.

(A) and (B) repealed by Ord. 20478.

(2) Except as otherwise provided in this article, an accessory use must be located on the same lot as the main use.

(3) Except as otherwise provided in this article, accessory uses listed in Subsection (b) or in Sections 51A-4.201 through 51A-5.216 are subject to the following area restrictions: If the use is conducted outside, it may not occupy more than five percent of the area of the lot containing the main use. If the use is conducted inside, it may not occupy more than five percent of the floor area of the main use. Any use which exceeds these area restrictions is considered to be a separate main use.

(4) Except as otherwise provided in Subsection (b), an accessory use is permitted in any district in which the main use is permitted.

(5) An alcohol related establishment that is customarily incidental to a main use, such as an alcohol related establishment within a hotel, restaurant or general merchandise store, is not limited to the five percent area restriction contained in Section 51A-4.217(a)(3), and will be considered as part of the main use when determining the gross revenue derived by the establishment from the on-premise sale of alcoholic beverages.

SECTION 28. That Section 51[A]-4.503, "D and D-1 liquor control overlay districts," of Division 51[A]-4.500, "Overlay and Conservation District Regulations," of Article IV, "Zoning Regulations," of CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended to read as follows:

SEC. 51[A]-4.503. D AND D-1 LIQUOR CONTROL OVERLAY DISTRICTS.

[(a)] General provisions. Note: These provisions apply only to D and D-1 Liquor Control Overlay Districts enacted before June 11, 1987.

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(1) A D or D-1 liquor control overlay district is designated as "dry" by the suffix "D" or "D-1" on the zoning district map.

(2) In a "D" liquor control overlay district, a person shall not sell or serve alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises.

(3) In a "D-1" liquor control overlay district, a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.

(4) It is a defense to prosecution under Paragraphs ~~Subsections~~ (a)(2) and (a)(3) of this section that the alcoholic beverage or setup for alcoholic beverage is served, but not sold, at a private residence for consumption at the residence. For purposes of this subsection, a private residence must be a permitted residential or lodging use listed in the use regulations of this article. If the use is a lodging use, the term "private residence" means the guest room only.

(b) Liquor control overlay district procedures. An applicant for the "D" or "D-1" liquor control overlay district shall comply with the zoning amendment procedure for a change in the zoning district classification."

SECTION 29. That the city attorney shall make adjustments to the Dallas Development Code section references in this ordinance for codification purposes only as provided in this section. A Dallas Development Code section reference containing the symbol "[A]," e.g. "Section 51[A]-4.503," means that the letter "A" should appear in the CHAPTER 51A version only.

SECTION 30. That the director of planning and development shall remove all D and D-1 Liquor Control Overlay Districts enacted on or after June 11, 1987 from the Zoning District Map

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in the offices of the city secretary, the building official, and the department of planning and development.

SECTION 31. That the director of planning and development shall revise the use charts to accurately reflect the changes in the district and use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code.

SECTION 32. That a person violating a provision of Section 1 of this ordinance, upon conviction, is punishable by a fine not to exceed \$500, and a person violating any other section of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 33. That CHAPTERS 6, 51, and 51A of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 34. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 35. That Paragraph (4), "Restaurant with alcoholic beverages and/or entertainment," of Section 51-4.209, "Bar and restaurant uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is repealed.

SECTION 36. That the moratorium imposed by Council Resolution No. 93-1472 is hereby repealed.

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SECTION 37. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

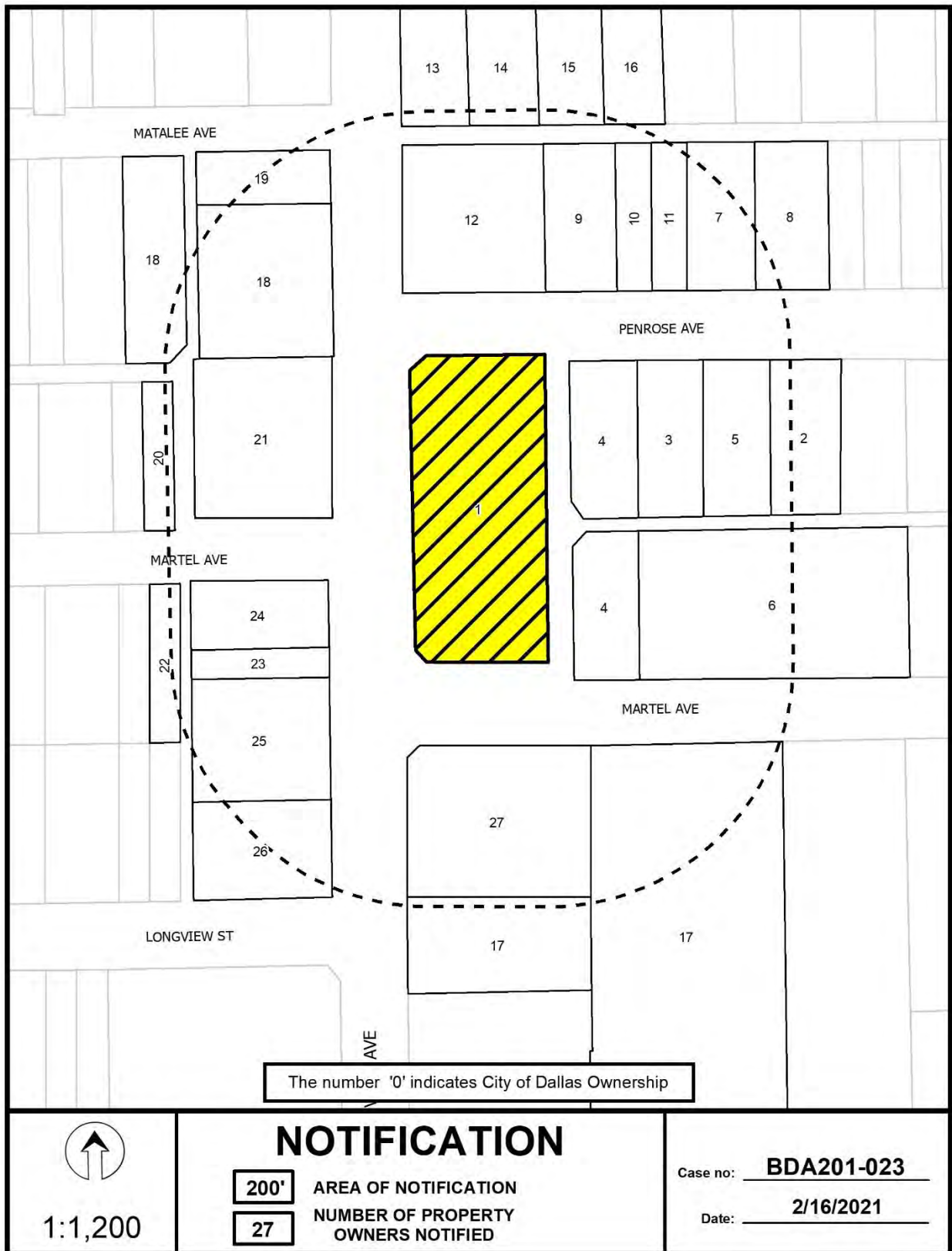
APPROVED AS TO FORM:

SAM A. LINDSAY, City Attorney

By 
Assistant City Attorney

Passed JUN 23 1993

9603U



02/16/2021

Notification List of Property Owners

BDA201-023

27 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3606 GREENVILLE AVE	Taxpayer at
2	5724 PENROSE AVE	LOVING L H
3	5718 PENROSE AVE	AREFI GINO R
4	5716 PENROSE AVE	UPTOWN VENTURES LLC &
5	5720 PENROSE AVE	ABRAHAM JASON
6	5729 MARTEL AVE	MARTEL ACQUISTION JOINT
7	5723 PENROSE AVE	SAVANNAH CUSTOM BUILDERS LLC
8	5725 PENROSE AVE	MILLER NANCY DEE
9	5711 PENROSE AVE	BROWN DONALD S &
10	5715 PENROSE AVE	EGLY JOSHUA
11	5717 PENROSE AVE	BENNETT DORAN & NINA
12	3702 GREENVILLE AVE	GREENVILLE PENROSE LP
13	5700 KENWOOD AVE	GARTON JULIA LEA
14	5706 KENWOOD AVE	ALKEK SEAN SHELTON &
15	5710 KENWOOD AVE	CURTIS DAVID L & GLENDA G WEEDEN
16	5712 KENWOOD AVE	5712 KENWOOD LLC
17	3524 GREENVILLE AVE	GREENVILLE HARMONY LP
18	5632 MATALEE AVE	FUENTES GREENVILLE LLC
19	3723 GREENVILLE AVE	WHITE STAR LANDS LLC
20	5631 MARTEL AVE	STOVALL SINDHU
21	3707 GREENVILLE AVE	GREENVILLE MARTEL LP
22	5630 MARTEL AVE	HEGDE ANITA A
23	3615 GREENVILLE AVE	BILLINGSLY L B INVESTMENT
24	3619 GREENVILLE AVE	POLISHUK FAMILY LIMITED PARTNERSHIP
25	3607 GREENVILLE AVE	MCCREARY 544 SHOPPING CENTER LLC
26	3601 GREENVILLE AVE	JANMAR LLC
27	3526 GREENVILLE AVE	3526 GREENVILLE AVE LLC