



(817) 293-0525 (Main)  
(817) 551-9495 (Fax)  
www.evermantx.us

# CITY OF EVERMAN

212 N. Race St.  
Everman, TX 76140

## **NOTICE**

BenZen Properties, LLC &  
Gene Molloy Properties, Realtors  
6313 Preston Road #200  
Plano, Texas 75024  
[benzenpropertiesllc@gmail.com](mailto:benzenpropertiesllc@gmail.com)  
[management@molloyteam.com](mailto:management@molloyteam.com)

via E-mail &  
Certified Mail#7019 0160 0000 7181 1060

The City of Everman has received notice and complaint related to the property which Tarrant County Deed Records indicate that you own, located at 300 Noble Avenue Everman, Texas 76140. The complaint received indicates that the leasee/renter is exclusively operating a photography business ("Dallas Dreamhaus") at this residence in violation of the City of Everman Code of Ordinances; specifically Zoning Ordinance Article 8 Section 2 – Home Occupations.

Sufficient evidence has been provided to indicate that this residence is not being used as a primary dwelling. Furthermore, "Dallas Dreamhaus" is not showing to be listed with the Texas Comptrollers Office as would normally be required of a photographer who manufactures and/or sells photographs (*ref. Texas Tax Code Section 151.318 & Texas Comptroller Rule 3.312*). Based upon the complaints received, it has been determined by the City Manager of the City of Everman that this business is having a negative impact or effect on the neighborhood. In accordance with the City of Everman Zoning Ordinance Article 8 Section 2, BenZen Properties, LLC (owner) is being provided with written notice that a hearing has been scheduled for final determination of this matter with the Everman City Council for:

**Tuesday, May 3, 2022  
6:30 pm  
Everman City Hall – City Council Chambers  
212 N. Race St.  
Everman, Texas 76140**

If it is determined by the City Council that violations of the City of Everman Zoning Ordinance exists, fines may be imposed on the owner and/or renter and the Certificate of Occupancy for this residence may be revoked. Furthermore, a complaint with the Texas Comptroller may be filed. If you have any questions or concerns related to this notice, please contact my office.

Respectfully,

A handwritten signature in black ink, appearing to be "C. W. Spencer".

C. W. Spencer  
City Manager  
City of Everman, Texas

Cc: Rachel Whitney Page  
2923 Forest Hollow Lane  
Arlington, Texas 76140; and,  
  
300 Noble Avenue  
Everman, Texas 76140

Alan Wayland  
City Attorney  
City of Everman  
[awayland@evermantx.net](mailto:awayland@evermantx.net)