

ACM: Majed Al-Ghafry

FILE NUMBER: Z189-260(PD) **DATE FILED:** April 30, 2019
LOCATION: Northeast corner of C. F. Hawn Freeway and South Masters Drive
COUNCIL DISTRICT: 5 **MAPSCO:** 69 C
SIZE OF REQUEST: ±0.52 acres **CENSUS TRACT:** 117.02

OWNER: Kawal Financial, Inc.

APPLICANT: Mohammed Jiwani

REPRESENTATIVE: Kendra Larach, MASTERPLAN

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 2 within Planned Development District No. 535-D-1, the C.F. Hawn Special Purpose District No. 3 with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store [Kwik Mart].

CPC RECOMMENDATION: Approval for a two-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store less than 3,500 square feet, a motor vehicle fueling station, and a restaurant with a drive through window.
- The request is to sell alcohol for off-premise consumption in conjunction with the general merchandise use.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.
- On April 27, 2011, the City Council approved SUP No. 1841 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility of automatic renewals for additional five-year periods [Z101-158].
- On February 11, 2013, staff approved an application for the automatic renewal of SUP No. 1841 for a five-year period [Z123-168].
- SUP No. 1841 expired on April 27, 2018.
- The applicant previously requested to hold the request under advisement to allow time for the general merchandise use and restaurant with a drive-through window use to obtain required separate Certificate of Occupancies (CO). However, Building Inspections has determined that because the parking requirement is based on a general merchandise use and the restaurant prepares food for off-premise consumption, a CO for a restaurant use is not required.

Zoning History: There has been no zoning change requested in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Master Road	Minor Arterial	65 ft.	100 ft.
C.F. Hawn freeway Frontage Road		Variable lane widths	Variable lane widths

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed use will not have a negative impact on the surrounding street system.

STAFF ANALYSIS:

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

ECONOMIC ELEMENT

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 535-D-1	General Merchandise, Restaurant and fueling station
North	PD No. 535-D-1	Undeveloped
South	R-7.5(A)	CF Hawn Freeway
East	PD No. 535-D-1	Undeveloped
West	PD No. 535-D-1	Undeveloped, Single family

Land Use Compatibility:

The approximately 0.52-acre request site is developed with a general merchandise or food store, a motor vehicle fueling station, and a restaurant. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a specific use permit in the D-1 Liquor Control Overlay. The applicant is seeking an off-premise license.

The surrounding land uses primarily consist of undeveloped land. However, there are single family uses that are north and northwest of the request site.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

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

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

Staff supports the request because in addition to the aforementioned, the conditions and time periods recommended for the use provide an opportunity for continued

evaluation of the site. Therefore, the sale of alcoholic beverages in conjunction with the existing general merchandise or food store use should not be a detriment to the adjacent properties because the Specific Use Permit provides periodic review to ensure the site continues to comply with approved plans and other regulations; thus, staff supports the request for a two-year period with eligibility of automatic renewals for additional five year periods.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, it is adjacent to an “H” MVA cluster to the west.

Landscaping:

Landscaping of any development will be in accordance with Article X, as amended. However, no new construction, additions or paving are requested. Therefore, landscape requirements will not be triggered.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two spaces for a motor vehicle fueling station, and a restaurant without drive-through requires one spaces per 100 square feet of floor area. Based on the total floor area of 2,200-square-foot general merchandise use 11 spaces are required, plus two spaces for the motor vehicle fueling stations and six spaces for the 600-square-foot restaurant use, a total of 16 off-street parking spaces are required for the site.

Dallas Police Department:

The crime statistics cover the period of March 7, 2013 to July 28, 2019. The data shows that there have been 251 calls, eight offenses and 19 arrests at or near the area of request.

Calls:

13-0439829	3/7/2013	11:57:00 PM	Southeast	330	338	2219	24 - Abandoned Property	4 - Non Critical	VALERO	10201 C F Hawn Serv Wb
13-0495467	3/15/2013	11:09:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO	10201 C F Hawn Fwy Wb
13-0494926	3/15/2013	9:47:00 PM	Southeast	330	338	2219	46 - CIT	2 - Urgent	valero	S Masters Dr / C F Hawn Serv Wb
13-0516647	3/18/2013	8:46:00 PM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	valero gas station	10201 C F Hawn Serv Wb
13-0525068	3/20/2013	2:29:00 AM	Southeast	350	355	2223	32 - Suspicious Person	2 - Urgent	VALERO	S MASTERS DR / C F HAWN FWY EB
13-0570661	3/26/2013	8:40:00 PM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	KWIK MART	10201 C F Hawn Fwy Wb
13-0690618	4/13/2013	2:15:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	valero	10201 C F Hawn Fwy Wb
13-0714470	4/16/2013	1:13:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Wb
13-0918374	5/15/2013	3:24:00 AM	Southeast	330	338	2219	20 - Robbery	2 - Urgent	valero	10201 C F Hawn Serv Wb
13-0951451	5/19/2013	2:13:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	valero	S Masters Dr / C F Hawn Serv Eb
13-0968163	5/21/2013	9:22:00 PM	Southeast	330	338	2219	04 - 911 Hang Up	2 - Urgent	CHURCH'S KWIKMART	10201 C F Hawn Serv Wb
13-0966137	5/21/2013	3:40:00 PM	Southeast	330	338	2219	11V - Burg Motor Veh	3 - General Service	VALERO	S Masters Dr / C F Hawn Serv Wb
13-0985903	5/24/2013	12:37:00 PM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	valero	S Masters Dr / C F Hawn Serv Wb
13-1101601	6/8/2013	11:43:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	quick mart	S Masters Dr / C F Hawn Serv Wb
13-1125495	6/11/2013	4:04:00 PM	Southeast	330	338	2219	43 - Road Rage	2 - Urgent	valero station	S Masters Dr / C F Hawn Serv Wb
13-1122099	6/11/2013	7:14:00 AM	Southeast	330	338	2219	46 - CIT	2 - Urgent	CHURCH	C F Hawn Serv Wb / S Masters Dr
13-1181301	6/19/2013	2:10:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	10201 C F Hawn Fwy Wb
13-1187046	6/19/2013	8:56:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO CHURCHES	10201 C F Hawn Serv Wb
13-1234455	6/26/2013	10:56:00 AM	Southeast	330	338	2219	40 - Other	3 - General Service	valero	S Masters Dr / C F Hawn Serv Wb
13-1273908	7/1/2013	7:03:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Eb
13-1287470	7/3/2013	4:58:00 PM	Southeast	350	355	2223	32 - Suspicious Person	2 - Urgent	VALERO	S Masters Dr / C F Hawn Fwy Eb
13-1306801	7/5/2013	6:50:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
13-1306437	7/5/2013	5:54:00 PM	Southeast	330	338	2219	07 - Minor Accident	3 - General Service	VALERO	S Masters Dr / C F Hawn Serv Eb
13-1317157	7/7/2013	1:33:00 AM	Southeast	330	338	2219	31 - Criminal Mischief	4 - Non Critical	Valero	S Masters Dr / C F Hawn Serv Eb
13-1373435	7/14/2013	8:07:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO	C F Hawn Serv Wb / S Masters Dr
13-1410216	7/20/2013	2:45:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	10201 C F Hawn Serv Wb
13-1421577	7/21/2013	8:39:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO GAS STATION	S Masters Dr / C F Hawn Serv Wb
13-1523051	8/5/2013	12:27:00 AM	Southeast	330	338	2219	41/09 - Theft - In Progress	1 - Emergency	VALERO	10201 C F Hawn Fwy Wb
13-1559868	8/10/2013	7:03:00 AM	Southeast	330	338	2219	20 - Robbery	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Eb
13-1581063	8/13/2013	10:18:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Wb
13-1642464	8/21/2013	9:12:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO	10201 C F Hawn Fwy Wb
13-1770069	9/8/2013	3:01:00 PM	Southeast	330	338	2219	DAEV-Dist Armed Encounter Veh	1 - Emergency	VALERO	10201 C F Hawn Serv Wb
13-1786514	9/10/2013	10:32:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	valero	10201 C F Hawn Fwy Wb
13-1830016	9/17/2013	4:04:00 AM	Southeast	330	338	2219	**PD Requested by Fire	2 - Urgent	KWIKMART; CHURCH'S	10201 C F HAWN SERV WB
13-1942968	10/3/2013	7:13:00 PM	Southeast	330	338	2219	20 - Robbery	2 - Urgent	VALERO GAS STATION	S Masters Dr / C F Hawn Serv Wb
REDACTED	10/9/2013	11:53:00 PM	Southeast	330	338	2219	34 - Suicide	2 - Urgent	valero	10201 C F Hawn Serv Wb
13-2099271	10/26/2013	10:08:00 PM	Southeast	330	338	2219	16 - Injured Person	3 - General Service	VALERO	S Masters Dr / C F Hawn Serv Wb
13-2127662	11/6/2013	11:41:00 PM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	valero	S Masters Dr / C F Hawn Serv Wb
13-2230776	11/15/2013	8:19:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	10201 C F Hawn Fwy Wb
13-2238711	11/16/2013	9:58:00 PM	Southeast	330	338	2219	04 - 911 Hang Up	2 - Urgent	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
13-2245197	11/17/2013	7:50:00 PM	Southeast	330	338	2219	PH - Panhandler	4 - Non Critical	KWIK MART	10201 C F Hawn Fwy Wb
13-2239792	11/17/2013	12:35:00 AM	Southeast	330	338	2219	15 - Assist Officer	1 - Emergency	valero	S Masters Dr / C F Hawn Fwy Wb
14-0058596	1/10/2014	3:28:00 AM	Southeast	330	338	2219	40 - Other	3 - General Service	valero	10201 C F Hawn Fwy Wb
14-0071715	1/11/2014	11:46:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	10201 C F Hawn Fwy Wb
14-0100130	1/16/2014	12:19:00 PM	Southeast	330	338	2219	PH - Panhandler	4 - Non Critical	VALERO	10201 C F Hawn Fwy Wb
14-0117667	1/18/2014	9:42:00 PM	Southeast	330	338	2219	11V - Burg Motor Veh	3 - General Service	VALERO GAS	S Masters Dr / C F Hawn Serv Wb
14-0124076	1/19/2014	8:36:00 PM	Southeast	350	355	2223	07 - Minor Accident	3 - General Service	VALERO	S Masters Dr / C F Hawn Fwy Eb
14-0144252	1/22/2014	10:19:00 PM	Southeast	350	355	2223	6X - Major Dist (Violence)	2 - Urgent	valero	C F Hawn Fwy Eb / S Masters Dr
14-0433988	3/7/2014	3:12:00 PM	Southeast	330	338	2219	PH - Panhandler	4 - Non Critical	VALERO; CHURCH'S	10201 C F Hawn Fwy Wb
14-0629313	4/4/2014	6:34:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	CHURCH'S CHICKEN	10201 C F Hawn Serv Wb
14-0651762	4/8/2014	1:16:00 AM	Southeast	330	338	2219	46 - CIT	2 - Urgent	VALERO	10201 C F HAWN SERV WB
14-0665570	4/10/2014	2:45:00 AM	Southeast	330	338	2219	PH - Panhandler	4 - Non Critical	KWIKMART	10201 C F Hawn Fwy Wb
14-0734252	4/19/2014	6:29:00 PM	Southeast	330	338	2219	04 - 911 Hang Up	2 - Urgent	valero	10201 C F Hawn Fwy Wb
14-0815254	5/1/2014	12:34:00 AM	Southeast	330	338	2219	31/01 - Crim Mis/Prog/Non Felo	3 - General Service	church's-kwikmart	10201 C F Hawn Fwy Wb
14-0843052	5/4/2014	6:19:00 PM	Southeast	330	338	2219	07 - Minor Accident	3 - General Service	VALERO GAS STATION	S Masters Dr / C F Hawn Serv Eb
14-0865480	5/7/2014	10:13:00 PM	Southeast	350	355	2223	40 - Other	3 - General Service	VALERO	C F Hawn Fwy Eb / S Masters Dr
14-0961374	5/21/2014	8:17:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	valero	C F Hawn Serv Wb / S Masters Dr
14-1081425	6/6/2014	8:36:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO GASTON	S Masters Dr / C F Hawn Serv Wb
14-1166414	6/18/2014	1:36:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	valero quick stop	10201 C F Hawn Serv Wb
14-1180631	6/20/2014	12:50:00 PM	Southeast	350	355	2223	40 - Other	3 - General Service	QUICK MART	S Masters Dr / C F Hawn Serv Eb
14-1403331	7/20/2014	11:18:00 PM	Southeast	350	355	2223	DAEV-Dist Armed Encounter Veh	1 - Emergency	Valero	S Masters Dr / C F Hawn Fwy Eb
14-1479718	7/31/2014	8:12:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
14-1485961	8/1/2014	6:08:00 PM	Southeast	350	355	2223	09V - UUMV	4 - Non Critical	VALERO	S Masters Dr / C F Hawn Fwy Eb
14-1483862	8/1/2014	1:05:00 PM	Southeast	350	355	2223	24 - Abandoned Property	4 - Non Critical	valero	S Masters Dr / C F Hawn Fwy Eb
14-1481292	8/1/2014	1:26:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Eb
14-1516704	8/6/2014	1:05:00 AM	Southeast	330	338	2219	09V-01 UUMV Just Ocrd	3 - General Service	VALERO	C F Hawn Serv Eb / S Masters Dr
14-1571005	8/13/2014	3:37:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	C F Hawn Serv Eb / S Masters Dr
14-1583234	8/15/2014	10:07:00 AM	Southeast	330	338	2219	11V - Burg Motor Veh	3 - General Service	VALERO	10201 C F Hawn Fwy Wb
14-1616942	8/19/2014	8:30:00 PM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO/CHURCH'S	S Masters Dr / C F Hawn Serv Wb
14-1874350	9/25/2014	8:29:00 PM	Southeast	330	338	2219	04 - 911 Hang Up	2 - Urgent	CHURCH'S	10201 C F Hawn Fwy Wb
14-1878667	9/26/2014	1:47:00 PM	Southeast	330	338	2219	09V - UUMV	4 - Non Critical	VALERO GAS STATIONS	S Masters Dr / C F Hawn Serv Wb
14-1911898	10/1/2014	2:48:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART valero	10201 C F Hawn Fwy Wb
14-1918583	10/1/2014	11:29:00 PM	Southeast	350	355	2223	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Fwy Wb
14-1995286	10/11/2014	9:50:00 PM	Southeast	330	338	2219	6G - Random Gun Fire	3 - General Service	VALERO	C F Hawn Serv Eb / S Masters Dr
14-2028501	10/16/2014	6:58:00 PM	Southeast	330	338	2219	PH - Panhandler	4 - Non Critical	CHURCH'S KWIKMART	10201 C F Hawn Fwy Wb
14-2108656	10/28/2014	2:55:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
14-2179106	11/7/2014	2:19:00 PM	Southeast	350	355	2223	07 - Minor Accident	3 - General Service	church's chicken	S Masters Dr / C F Hawn Serv Eb
14-2202398	11/10/2014	7:58:00 PM	Southeast	330	338	2219	24 - Abandoned Property	4 - Non Critical	VALERO GAS STATION	10201 C F Hawn Serv Wb
14-2203034	11/10/2014	10:13:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	Valero	S Masters Dr / C F Hawn Serv Wb
14-2215565	11/13/2014	12:03:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Wb
14-2245577	11/17/2014	8:55:00 PM	Southeast	330	338	2219	PH - Panhandler	4 - Non Critical	VALERO	S Masters Dr / C F Hawn Serv Wb
14-2246626	11/18/2014	2:32:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
14-2259754	11/20/2014	7:11:00 AM	Southeast	330	338	2219	24 - Abandoned Property	4 - Non Critical	VALERO	S Masters Dr / C F Hawn Serv Wb
REDACTED	12/5/2014	10:57:00 PM	Southeast	330	338	2219	46A - CIT w/Ambulance	1 - Emergency	VALERO	S Masters Dr / C F Hawn Fwy Wb
14-2457918	12/19/2014	4:24:00 PM	Southeast	330	338	2219	31/01 - Crim Mis/Prog/Non Felo	3 - General Service	VALERO	10201 C F Hawn Fwy Wb
15-0066467	1/11/2015	3:42:00 AM	Southeast	330	338	2219	09 - Theft	4 - Non Critical	kwik mart	10201 C F Hawn Fwy Wb
15-0076462	1/12/2015	6:33:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
15-0084135	1/13/2015	11:37:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	CHURCH'S CHICKEN	10201 C F Hawn Fwy Wb
15-0202779	1/31/2015	4:07:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Eb
15-0306925	2/15/2015	11:36:00 PM	Southeast							

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15-0853270	5/4/2015	7:47:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
15-0893165	5/10/2015	6:43:00 AM	Southeast	350	355	2223	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Fwy Eb
15-0972162	5/20/2015	10:23:00 PM	Southeast	350	355	2223	40 - Other	3 - General Service	VALERO	C F Hawn Serv Eb / S Masters Dr
15-0985995	5/22/2015	9:35:00 PM	Southeast	350	355	2223	22 - Animal Disturbance	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Eb
15-1137722	6/10/2015	3:15:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Wb
15-1162349	6/13/2015	2:40:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	valero	S Masters Dr / C F Hawn Serv Wb
15-1337708	7/5/2015	9:21:00 PM	Southeast	330	338	2219	09/01 - Theft	3 - General Service	VALERO	10201 C F Hawn Fwy Wb
15-1426387	7/17/2015	4:06:00 PM	Southeast	350	355	2223	07 - Minor Accident	3 - General Service	VALERO	S Masters Dr / C F Hawn Fwy Eb
15-1447384	7/20/2015	8:34:00 AM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO	10201 C F Hawn Serv Wb
15-1596775	8/8/2015	3:58:00 PM	Southeast	330	338	2219	38 - Meet Complainant	4 - Non Critical	CHURCH'S CHICKEN	S Masters Dr / C F Hawn Serv Eb
15-1726202	8/25/2015	7:39:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO	10201 C F Hawn Fwy Wb
15-1819272	9/7/2015	4:22:00 AM	Southeast	350	355	2223	14 - Stabbing, Cutting	1 - Emergency	VALERO	S Masters Dr / C F Hawn Fwy Eb
15-1875845	9/14/2015	8:15:00 PM	Southeast	350	355	2223	40/01 - Other	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Eb
15-2058646	10/10/2015	3:04:00 AM	Southeast	350	355	2223	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Fwy Eb
15-2070846	10/11/2015	7:49:00 PM	Southeast	330	338	2219	**PD Requested by Fire	2 - Urgent	Valero	10201 C F Hawn Fwy Wb
15-2166526	10/25/2015	9:51:00 PM	Southeast	330	338	2219	07 - Minor Accident	3 - General Service	VALERO	S Masters Dr / C F Hawn Serv Wb
15-2172940	10/26/2015	8:44:00 PM	Southeast	350	355	2223	6X - Major Dist (Violence)	2 - Urgent	CHURCH'S CHICKEN	C F Hawn Fwy Eb / S Masters Dr
15-2373381	11/25/2015	1:53:00 PM	Southeast	330	338	2219	OADS - Open Air Drug Sales	3 - General Service	valero	S Masters Dr / C F Hawn Serv Eb
REDACTED	11/29/2015	1:45:00 AM	Southeast	330	338	2219	46A - CIT w/Ambulance	1 - Emergency	VALERO	10201 C F Hawn Serv Wb
15-2446618	12/6/2015	5:19:00 PM	Southeast	330	338	2219	31 - Criminal Mischief	4 - Non Critical	VALERO	10201 C F Hawn Fwy Wb
15-2442790	12/6/2015	1:47:00 AM	Southeast	330	338	2219	OADS - Open Air Drug Sales	3 - General Service	VALERO	10201 C F Hawn Serv Wb
15-2495418	12/13/2015	2:50:00 PM	Southeast	350	355	2223	6X - Major Dist (Violence)	2 - Urgent	VALERO	C F Hawn Fwy Eb / S Masters Dr
REDACTED	12/13/2015	4:34:00 PM	Southeast	330	338	2219	6XE - Disturbance Emergency	1 - Emergency	VALERO	S Masters Dr / C F Hawn Serv Wb
16-0098324	1/16/2016	3:26:00 AM	Southeast	330	338	2219	32 - Suspicious Person	2 - Urgent	VALERO	10201 C F Hawn Fwy Wb
REDACTED	1/18/2016	8:39:00 AM	Southeast	330	338	2219	6XE - Disturbance Emergency	1 - Emergency	KWIKMART CHURCH'S	10201 C F Hawn Fwy Wb
16-0134330	1/21/2016	9:42:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART VALERO	10201 C F Hawn Fwy Wb
16-0157834	1/25/2016	1:41:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	C F Hawn Serv Wb / S Masters Dr
16-0163641	1/26/2016	12:09:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	valero station	10201 C F Hawn Serv Wb
16-0177287	1/28/2016	2:16:00 PM	Southeast	330	338	2219	31 - Criminal Mischief	4 - Non Critical	VALERO	10201 C F Hawn Serv Wb
16-0264683	2/10/2016	1:12:00 PM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	valero station	S Masters Dr / C F Hawn Serv Wb
16-0292865	2/14/2016	2:11:00 PM	Southeast	350	355	2223	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Fwy Eb
16-0301615	2/15/2016	8:18:00 PM	Southeast	350	355	2219	37F - Freeway Blockage	2 - Urgent	VALERO	C F Hawn Fwy Wb / S Masters Dr
16-0469234	3/11/2016	10:00:00 AM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO	C F Hawn Serv Wb / S Masters Dr
16-0482072	3/13/2016	4:50:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	10201 C F Hawn Fwy Wb
16-0589605	3/28/2016	9:21:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
16-0656591	4/7/2016	11:53:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	valero	S Masters Dr / C F Hawn Serv Eb
16-0708939	4/14/2016	9:16:00 PM	Southeast	330	338	2219	04 - 911 Hang Up	2 - Urgent	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
16-0792478	4/26/2016	1:30:00 PM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Eb
16-0873909	5/7/2016	6:35:00 PM	Southeast	330	338	2219	08 - Intoxicated Person	3 - General Service	KWIKMART;	10201 C F Hawn Fwy Wb
16-0953886	5/18/2016	12:00:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO	C F Hawn Serv Eb / S Masters Dr
REDACTED	5/21/2016	9:14:00 PM	Southeast	330	338	2219	46A - CIT w/Ambulance	1 - Emergency	valero	10201 C F Hawn Fwy Wb
16-1002257	5/24/2016	8:37:00 PM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	C F HAWN SERV WB / S MASTERS DR
16-1012038	5/26/2016	2:11:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	valero	10201 C F Hawn Fwy Wb
16-1037632	5/29/2016	12:56:00 PM	Southeast	330	338	2219	31 - Criminal Mischief	4 - Non Critical	VALERO	10201 C F Hawn Fwy Wb
16-1092681	6/5/2016	5:43:00 PM	Southeast	330	338	2219	04 - 911 Hang Up	2 - Urgent	VALERO	10201 C F Hawn Fwy Wb
16-1131283	6/10/2016	5:39:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	Valero	S MASTERS DR / C F HAWN SERV EB
16-1188005	6/18/2016	2:35:00 AM	Southeast	330	338	2219	32 - Suspicious Person	2 - Urgent	KWIKMART	10201 C F Hawn Fwy Wb
16-1270579	6/29/2016	12:08:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	KWIK MART	10201 C F Hawn Fwy Wb
16-1309074	7/3/2016	11:03:00 PM	Southeast	330	338	2219	7X - Major Accident	2 - Urgent	CHURCH	S Masters Dr / C F Hawn Fwy Wb
16-1341107	7/7/2016	2:48:00 PM	Southeast	330	338	2219	09V - UUMV	4 - Non Critical	VALERO	C F Hawn Serv Wb / S Masters Dr
16-1417869	7/18/2016	3:42:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
16-1811111	9/10/2016	8:31:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO GAS STATION	10201 C F Hawn Serv Wb
16-1889454	9/21/2016	3:59:00 PM	Southeast	350	355	2219	32 - Suspicious Person	2 - Urgent	VALERO	C F Hawn Fwy Wb / S Masters Dr
16-2011165	10/8/2016	7:15:00 PM	Southeast	330	338	2219	**PD Requested by Fire	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Eb
16-2054897	10/15/2016	12:03:00 AM	Southeast	330	338	2219	**PD Requested by Fire	2 - Urgent	VALERO	10201-10263 C F Hawn Serv Wb
16-2105347	10/22/2016	1:04:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
16-2225800	11/8/2016	8:47:00 AM	Southeast	350	355	2223	40/01 - Other	2 - Urgent	QUICK MART	S Masters Dr / C F Hawn Fwy Eb
16-2279178	11/16/2016	8:48:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Wb
16-2324906	11/23/2016	6:30:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
16-2324756	11/23/2016	5:13:00 AM	Southeast	350	355	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO/CHURCH'S CHICKEN	C F Hawn Fwy Wb / S Masters Dr
16-2463967	12/14/2016	6:56:00 PM	Southeast	330	338	2219	6XA - Major Dist Ambulance	2 - Urgent	QUICK MART	S Masters Dr / C F Hawn Serv Wb
16-2467824	12/15/2016	12:26:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO	10201 C F Hawn Fwy Wb
17-0003130	1/1/2017	5:02:00 AM	Southeast	330	338	2219	32 - Suspicious Person	2 - Urgent	VALERO GAS STATION	10201 C F Hawn Fwy Wb
17-0020229	1/3/2017	9:08:00 PM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	10201 C F Hawn Fwy Wb
17-0026522	1/4/2017	9:54:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	SUPER 7 INN	10201 C F HAWN SERV WB
17-0266093	2/10/2017	8:07:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	10201 C F Hawn Fwy Wb
17-0519532	3/18/2017	8:29:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	valero	S Masters Dr / C F Hawn Serv Eb
17-0546163	3/22/2017	8:51:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	10201 C F Hawn Fwy Wb
17-0614936	4/1/2017	8:02:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
17-0711817	4/15/2017	10:24:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	C F Hawn Serv Wb / S Masters Dr
17-0819842	5/1/2017	2:01:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	CHURCH'S CHICKEN	S Masters Dr / C F Hawn Serv Eb
17-0890512	5/11/2017	5:12:00 PM	Southeast	330	338	2219	20 - Robbery	2 - Urgent	VALERO	10201 C F Hawn Serv Wb
17-0943509	5/19/2017	2:33:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	10201 C F Hawn Serv Wb
17-1013722	5/29/2017	2:05:00 AM	Southeast	330	338	2219	11V - Burg Motor Veh	3 - General Service	VALERO	10201 C F HAWN SERV WB
17-1091887	6/9/2017	12:37:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	10201 C F HAWN SERV WB
17-1108598	6/11/2017	1:39:00 PM	Southeast	330	338	2219	PH - Panhandler	4 - Non Critical	VALERO	10201 C F Hawn Fwy Wb
17-1265732	7/4/2017	1:44:00 AM	Southeast	330	338	2219	21B - Business Hold Up	2 - Urgent	QUICK MART	10201 C F Hawn Fwy Wb
17-1296387	7/7/2017	11:54:00 PM	Southeast	350	355	2223	09V-01 UUMV Just Crd	3 - General Service	VALERO GAS STATION	S Masters Dr / C F Hawn Fwy Eb
17-1318189	7/11/2017	10:05:00 AM	Southeast	330	338	2219	12B - Business Alarm	3 - General Service	QUICK MART CHURCHES	10201 C F Hawn Fwy Wb
17-1438087	7/28/2017	10:03:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO GAS	C F Hawn Serv Wb / S Masters Dr
17-1457678	7/31/2017	8:41:00 PM	Southeast	350	355	2223	07 - Minor Accident	3 - General Service	VALERO	S Masters Dr / C F Hawn Fwy Eb
17-1475546	8/3/2017	3:28:00 PM	Southeast	350	355	2223	6X - Major Dist (Violence)	2 - Urgent	VALERO	C F Hawn Fwy Eb / S Masters Dr
17-1492530	8/6/2017	1:01:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	10201 C F Hawn Serv Wb
17-1538117	8/12/2017	10:30:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	C F Hawn Serv Wb / S Masters Dr
17-1533726	8/12/2017	9:07:00 AM	Southeast	350	355	2223	16 - Injured Person	3 - General Service	VALERO	S Masters Dr / C F Hawn Fwy Eb
17-1548916	8/14/2017	4:03:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Wb
17-1581882	8/19/2017	1:08:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	10201 C F Hawn Fwy Wb
17-1613736	8/24/2017	10:01:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	C F Hawn Serv Wb / S Masters Dr
17-1664182	8/31/2017	8:09:00 PM	Southeast	350	355	2223	40/01 - Other	2 - Urgent	VALERO	S Masters Dr / C F Hawn Fwy Eb
17-1665847	9/1/2017	1:26:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent		

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17-2246271	11/27/2017	4:21:00 PM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	valero	10201 C F Hawn Serv Wb
17-2277872	12/2/2017	11:40:00 AM	Southeast	350	355	2223	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Fwy Eb
17-2435377	12/27/2017	6:17:00 PM	Southeast	350	355	2223	40/01 - Other	2 - Urgent	VALERO GAS STATION	C F Hawn Fwy Eb / S Masters Dr
18-0056977	1/9/2018	9:46:00 PM	Southeast	350	355	2223	40 - Other	3 - General Service	VALERO	S Masters Dr / C F Hawn Serv Eb
18-0185323	1/30/2018	3:27:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Eb
18-0213218	2/3/2018	8:25:00 PM	Southeast	330	338	2219	31/01 - Crim Mis/Prog/Non Felo	3 - General Service	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
18-0248623	2/10/2018	1:37:00 AM	Southeast	330	338	2219	15 - Assist Officer	1 - Emergency	VALERO	10201 C F Hawn Fwy Wb
18-0286052	2/16/2018	2:35:00 PM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	C F Hawn Serv Wb / S Masters Dr
18-0297244	2/18/2018	8:02:00 AM	Southeast	350	355	2223	32 - Suspicious Person	2 - Urgent	VALERO/CHURCH'S CHICKEN	C F Hawn Serv Eb / S Masters Dr
18-0440066	3/13/2018	12:55:00 AM	Southeast	330	338	2219	40 - Other	3 - General Service	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
18-0458266	3/16/2018	12:06:00 AM	Southeast	350	355	2223	6X - Major Dist (Violence)	2 - Urgent	valero	S MASTERS DR / C F HAWN FWY EB
18-0563285	3/31/2018	6:05:00 PM	Southeast	350	355	2223	07 - Minor Accident	3 - General Service	VALERO	S Masters Dr / C F Hawn Fwy Eb
18-0577748	4/3/2018	4:22:00 AM	Southeast	330	338	2219	32 - Suspicious Person	2 - Urgent	KWIK KART / CHURCH S CHICKEN	10201 C F HAWN SERV WB
18-0647476	4/13/2018	9:04:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	CHURCH'S	10201 C F Hawn Fwy Wb
18-0720927	4/25/2018	11:31:00 AM	Southeast	330	338	2219	40 - Other	3 - General Service	valero	10201 C F Hawn Serv Wb
18-0741434	4/28/2018	1:28:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	10201 C F Hawn Fwy Wb
18-0777390	5/3/2018	10:10:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO	10201 C F Hawn Fwy Wb
18-0910933	5/23/2018	2:23:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART; CHURCH'S	10201 C F Hawn Fwy Wb
18-0916047	5/24/2018	9:10:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	KWIKMART	10201 C F Hawn Fwy Wb
18-0921283	5/24/2018	11:30:00 PM	Southeast	330	338	2219	PH - Panhandler	4 - Non Critical	VALERO	10201 C F Hawn Fwy Wb
18-0939732	5/27/2018	4:15:00 PM	Southeast	350	355	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	C F Hawn Fwy Wb / S Masters Dr
18-1077869	6/16/2018	3:54:00 PM	Southeast	330	338	2219	07 - Minor Accident	3 - General Service	VALERO GAS STATION	10201 C F Hawn Serv Wb
18-1200157	7/4/2018	11:06:00 AM	Southeast	330	338	2219	07 - Minor Accident	3 - General Service	VALERO	C F Hawn Serv Wb / S Masters Dr
18-1200616	7/4/2018	12:54:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Serv Eb
18-1398088	8/2/2018	12:42:00 PM	Southeast	350	355	2219	40 - Other	3 - General Service	VALERO	S Masters Dr / C F Hawn Fwy Wb
18-1458689	8/11/2018	3:20:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	valero	10201 C F Hawn Fwy Wb
18-1458023	8/11/2018	12:54:00 PM	Southeast	330	338	2219	PH - Panhandler	4 - Non Critical	VALERO	10201 C F Hawn Fwy Wb
18-1474269	8/14/2018	4:11:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO GAS STATION	10201 C F Hawn Fwy Wb
18-1562504	8/27/2018	6:36:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO	C F Hawn Serv Wb / S Masters Dr
18-1628111	9/6/2018	12:46:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO	10201 C F Hawn Serv Wb
18-1636257	9/7/2018	4:58:00 PM	Southeast	330	338	2219	OADS - Open Air Drug Sales	3 - General Service	VALERO/CHURCHES CHICKEN	10201 C F Hawn Serv Wb
18-1640975	9/8/2018	10:15:00 AM	Southeast	330	338	2219	31 - Criminal Mischief	4 - Non Critical	VALERO/CHURCH'S CHICKEN	10201 C F Hawn Serv Wb
18-1649385	9/9/2018	6:40:00 PM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO/CHURCHES CHICKEN	10201 C F Hawn Serv Wb
18-1653986	9/10/2018	1:43:00 PM	Southeast	330	338	2219	OADS - Open Air Drug Sales	3 - General Service	VALERO/CHURCHES CHICKEN	10201 C F Hawn Serv Wb
18-1679880	9/14/2018	11:00:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO/CHURCHES CHICKEN	10201 C F Hawn Serv Wb
18-1686264	9/15/2018	11:48:00 AM	Southeast	350	355	2223	DAEF-Dist Armed Encounter Foot	1 - Emergency	VALERO	S Masters Dr / C F Hawn Fwy Eb
18-1864093	10/12/2018	11:33:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO/CHURCHES CHICKEN	10201 C F Hawn Serv Wb
18-1940315	10/24/2018	7:07:00 PM	Southeast	330	338	2219	07 - Minor Accident	3 - General Service	valero quick mart	C F Hawn Serv Eb / S Masters Dr
18-2106134	11/19/2018	10:36:00 PM	Southeast	350	355	2223	6X - Major Dist (Violence)	2 - Urgent	VALERO	S Masters Dr / C F Hawn Fwy Eb
18-2125296	11/23/2018	9:16:00 AM	Southeast	330	338	2219	40 - Other	3 - General Service	VALERO	C F Hawn Serv Eb / S Masters Dr
18-2203343	12/5/2018	11:45:00 PM	Southeast	330	338	2219	PH - Panhandler	4 - Non Critical	VALERO/CHURCHES CHICKEN	10201 C F Hawn Serv Wb
18-2206891	12/6/2018	2:52:00 PM	Southeast	330	338	2219	**PD Requested by Fire	2 - Urgent	VALERO/CHURCHES CHICKEN	10201 C F Hawn Serv Wb
19-0020858	1/4/2019	8:34:00 AM	Southeast	330	338	2219	09V - UUMV	4 - Non Critical	VALERO	S Masters Dr / C F Hawn Serv Wb
19-0134869	1/23/2019	9:21:00 AM	Southeast	350	355	2223	07 - Minor Accident	3 - General Service	valero	S Masters Dr / C F Hawn Fwy Eb
19-0326447	2/23/2019	9:26:00 PM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO/CHURCHES CHICKEN	10201 C F Hawn Serv Wb
19-0371296	3/2/2019	10:06:00 PM	Southeast	330	338	2219	07 - Minor Accident	3 - General Service	VALERO	S Masters Dr / C F Hawn Serv Eb
19-0400824	3/7/2019	6:15:00 PM	Southeast	350	355	2219	43 - Road Rage	2 - Urgent	VALERO	C F Hawn Fwy Wb / S Masters Dr
19-0743971	4/27/2019	5:15:00 PM	Southeast	330	338	2219	07 - Minor Accident	3 - General Service	VALERO/CHURCHES CHICKEN	10201 C F Hawn Serv Wb
19-0864789	5/15/2019	9:01:00 AM	Southeast	330	338	2219	09 - Theft	4 - Non Critical	VALERO	10201 C F Hawn Serv Wb
19-1210217	7/1/2019	5:45:00 PM	Southeast	350	355	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO	S MASTERS DR / C F HAWN FWY WB
19-1301321	7/14/2019	3:27:00 AM	Southeast	330	338	2219	6X - Major Dist (Violence)	2 - Urgent	VALERO/CHURCHES CHICKEN	10201 C F Hawn Serv Wb
19-1396683	7/28/2019	12:41:00 AM	Southeast	330	338	2219	40/01 - Other	2 - Urgent	VALERO/CHURCHES CHICKEN	10201 C F Hawn Serv Wb

Offenses:

008086-2015	THEFT FROM PERSON	Motor Vehicle	10201 C F HAWN FWY
154208-2015	THEFT OF PROP > OR EQUAL \$50 BUT <\$500- NOT SHOPLIFT	Convenience Store	10201 C F HAWN FWY WB
015087-2017	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	10201 C F HAWN FWY
129904-2017	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	10201 CF HAWN FWY
183984-2017	ASSAULT (AGG) -DEADLY WEAPON	Highway, Street, Alley ETC	10201 C F HAWN FWY
249328-2017	UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	Gas or Service Station	10201 C F HAWN FWY
256561-2017	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	10201 C F HAWN SERV N
154697-2018	UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Convenience Store	10201 CF HAWN

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Arrests:

183712-2014	14-033157	7/31/2014	8:40:00 PM	10201 C F HAWN FWY	APOWW
049243-2015	15-008628	3/5/2015	10:15:00 AM	10201 C F HAWN FWY	WARRANT HOLD (OUTSIDE AGENCY)
091885-2015	15-016402	4/24/2015	10:12:00 PM	10201 C F HAWN FWY	DUI
100288-2015	15-017827	5/4/2015	8:35:00 PM	10201 C F HAWN FWY	TRESPASS OF REAL PROPERTY
283031-2015	15-047776	12/6/2015	3:27:00 AM	10201 C F HAWN FWY	DRUG/ NARCOTIC VIOLATIONS
283031-2015	15-047776	12/6/2015	3:27:00 AM	10201 C F HAWN FWY	ALL OTHER OFFENSES
283031-2015	15-047776	12/6/2015	3:27:00 AM	10201 C F HAWN FWY	WARRANT HOLD (OUTSIDE AGENCY)
283031-2015	15-047776	12/6/2015	3:27:00 AM	10201 C F HAWN FWY	WARRANT HOLD (OUTSIDE AGENCY)
303285-2015	15-050956	12/30/2015	2:03:00 PM	10201 C F HAWN FWY	PURCHASING PROSTITUTION
020579-2016	16-003374	1/26/2016	12:45:00 PM	10201 C F HAWN FWY	SIMPLE ASSAULT
121779-2016	16-022153	5/21/2016	9:37:00 PM	10201 C F HAWN FWY WB	APOWW
087426-2016	16-022693	5/24/2016	9:00:00 PM	10201 C F HAWN FWY	UUMV
087426-2016	16-022693	5/24/2016	9:00:00 PM	10201 C F HAWN FWY	WARRANT HOLD (OUTSIDE AGENCY)
032949-2018	18-006783	2/14/2018	6:15:00 PM	10201 C F HAWN FWY	WARRANT HOLD (OUTSIDE AGENCY)
032949-2018	18-006783	2/14/2018	6:15:00 PM	10201 C F HAWN FWY	WARRANT-DALLAS PD (ALIAS)
032949-2018	18-006784	2/14/2018	6:15:00 PM	10201 C F HAWN FWY	DRUG/ NARCOTIC VIOLATIONS
032949-2018	18-006784	2/14/2018	6:15:00 PM	10201 C F HAWN FWY	WARRANT HOLD (OUTSIDE AGENCY)
063721-2018	18-023946	7/10/2018	12:00:00 AM	10201 C F HAWN FWY	WARRANT HOLD (OUTSIDE AGENCY)
151605-2018	18-024204	7/11/2018	11:40:00 PM	10201 C F HAWN SERV N	WARRANT HOLD (OUTSIDE AGENCY)

**CPC ACTION:
September 5, 2019**

Motion: It was moved to recommend **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions on property zoned Subdistrict 2 within Planned Development District No. 535-D-1, the C.F. Hawn Special Purpose District No. 3 with a D-1 Dry Liquor Control Overlay, on the northeast corner of C. F. Hawn Freeway and South Masters Drive.

Maker: Shidid
Second: Schulte
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12

Notices: Area: 200 Mailed: 9
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Kendra Larach, 900 Jackson St., Dallas, TX, 75202
Against: None

<p>LIST OF OFFICERS Kawai Financial, Inc.</p>
--

- Mohammed Jiwani President
- Nooruddin Jivani Officer
- Shiraz Jivani Officer

CPC RECOMMENDED CONDITIONS

1. **USE:** The only use authorized by this specific use permit is the sale of alcoholic beverages as part of the operation of a general merchandise or food store 3,500 square feet or less.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

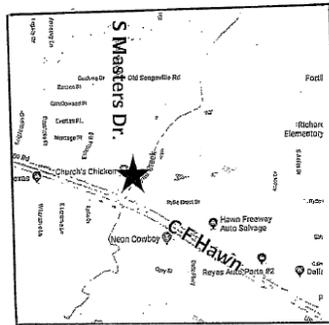
3. **TIME LIMIT:** This specific use permit expires on_____, (two-year period from the passage of this ordinance).

Staff Recommendation:

3. **TIME LIMIT:** This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

4. **DRIVE-THROUGH WINDOW:** The general merchandise or food store may not utilize the drive-through window for retail sales. See Dallas City Code Section 51A-4.210(b)(13)(A).
5. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
6. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

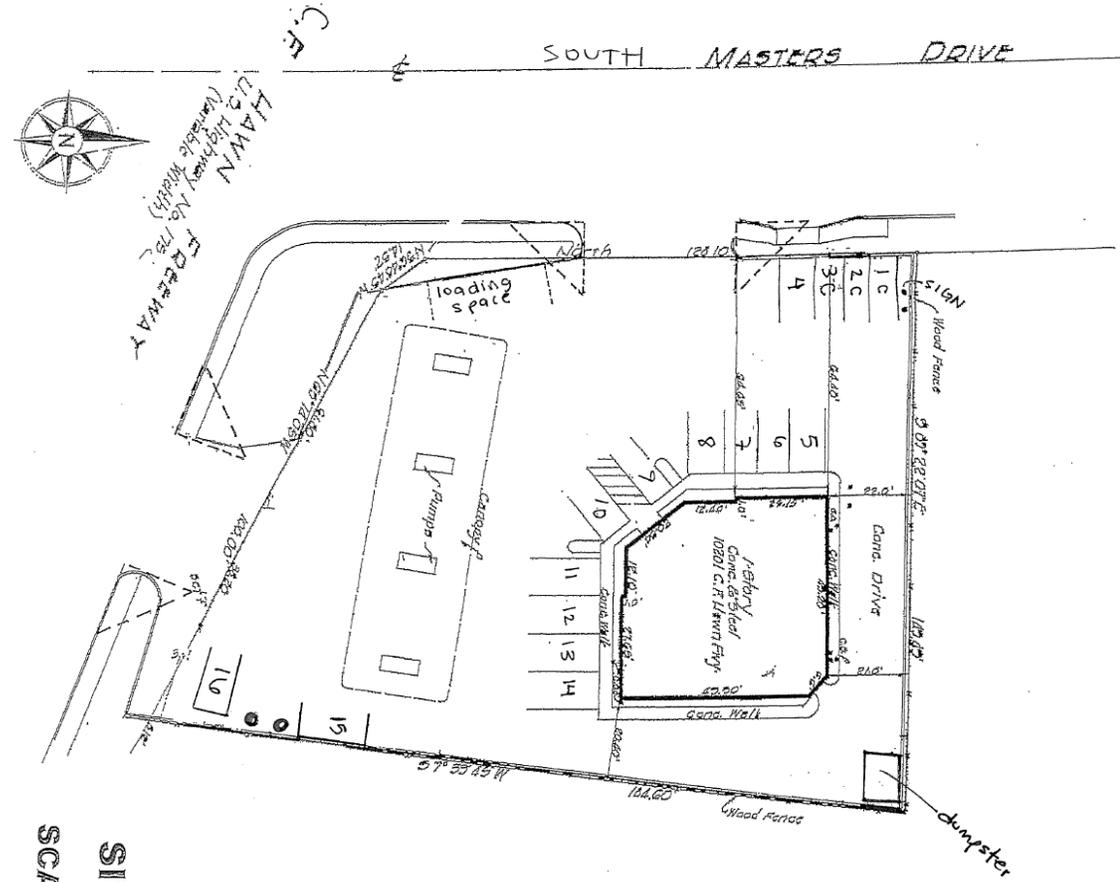
PROPOSED SITE PLAN



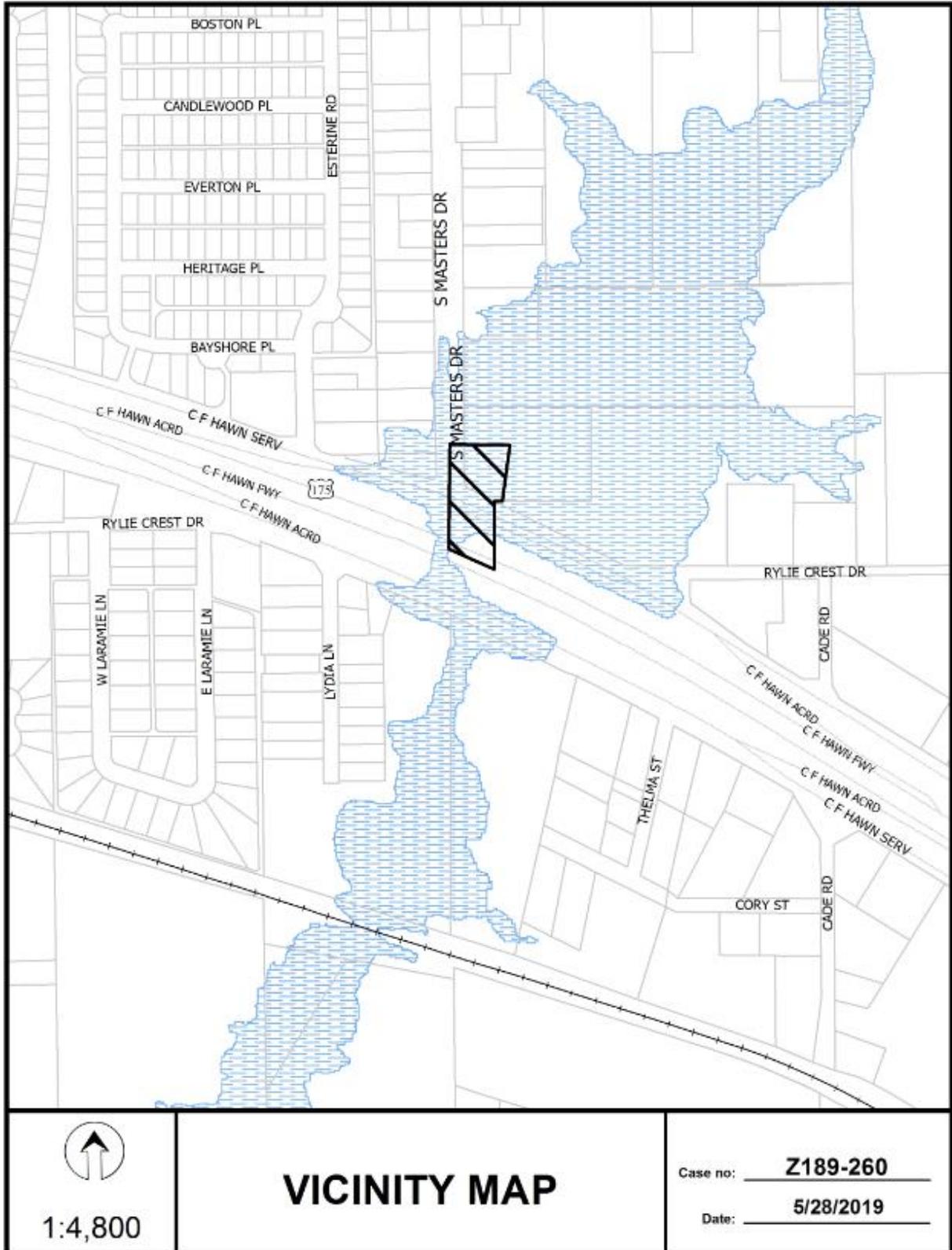
Site Summary
 Zoning: PDD 535 - SD 2 - D-1
 Zoning Request: SDP for the sale of alcoholic beverage for off-premise consumption
 Existing Use: General merchandise food store 3,500 sqft. or less with motor vehicle fueling station (accessory).
 Lot Area: 22173.168 square feet
 Lot Coverage: 13 percent
 Floor Area: 2800 square feet
 Required Parking: 16 spaces

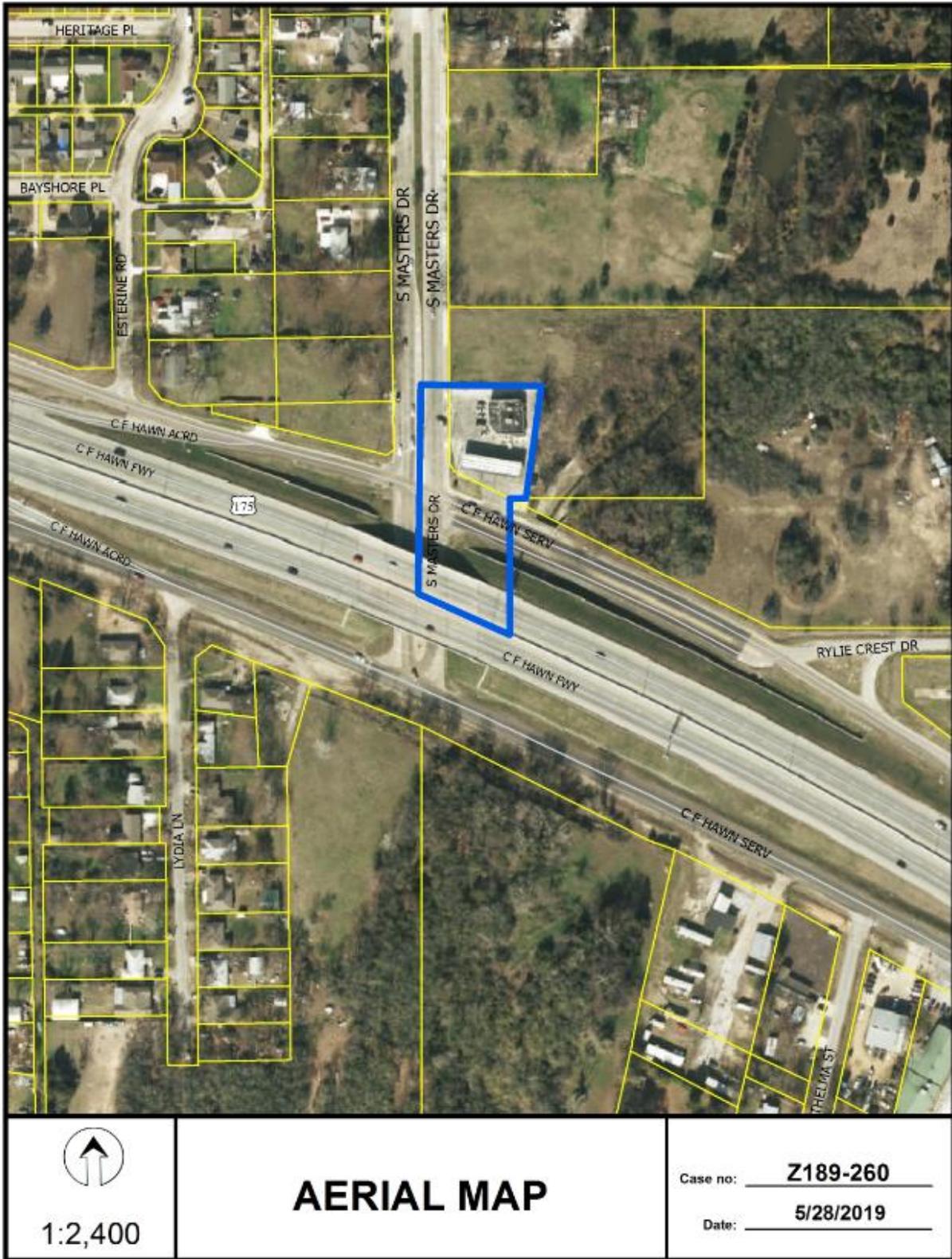
General Merchandise Store:	11 spaces
Church's Chicken:	3 spaces
Motor Vehicle Fueling Station:	2 spaces
Total:	16 spaces

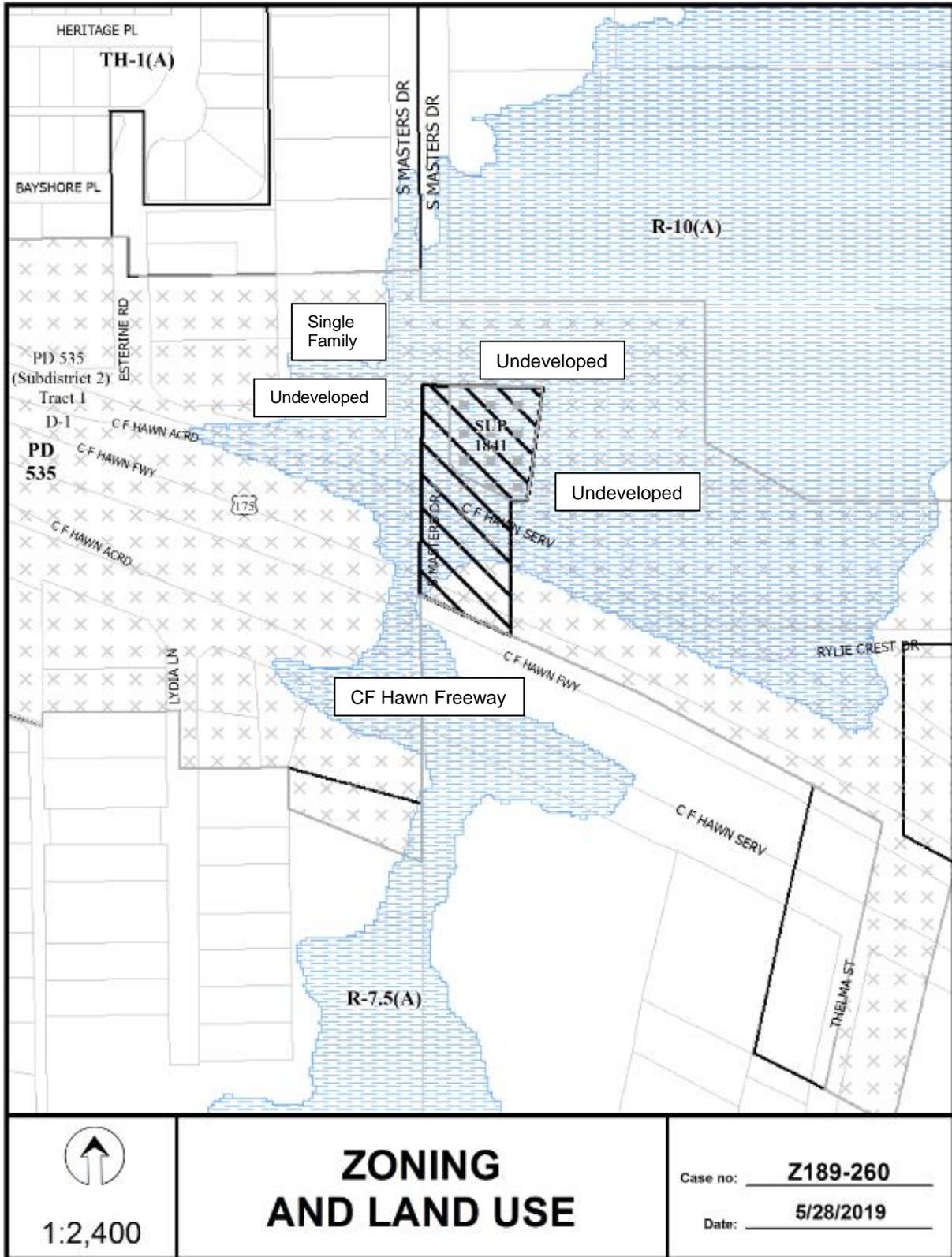
Provided Parking: **16** spaces

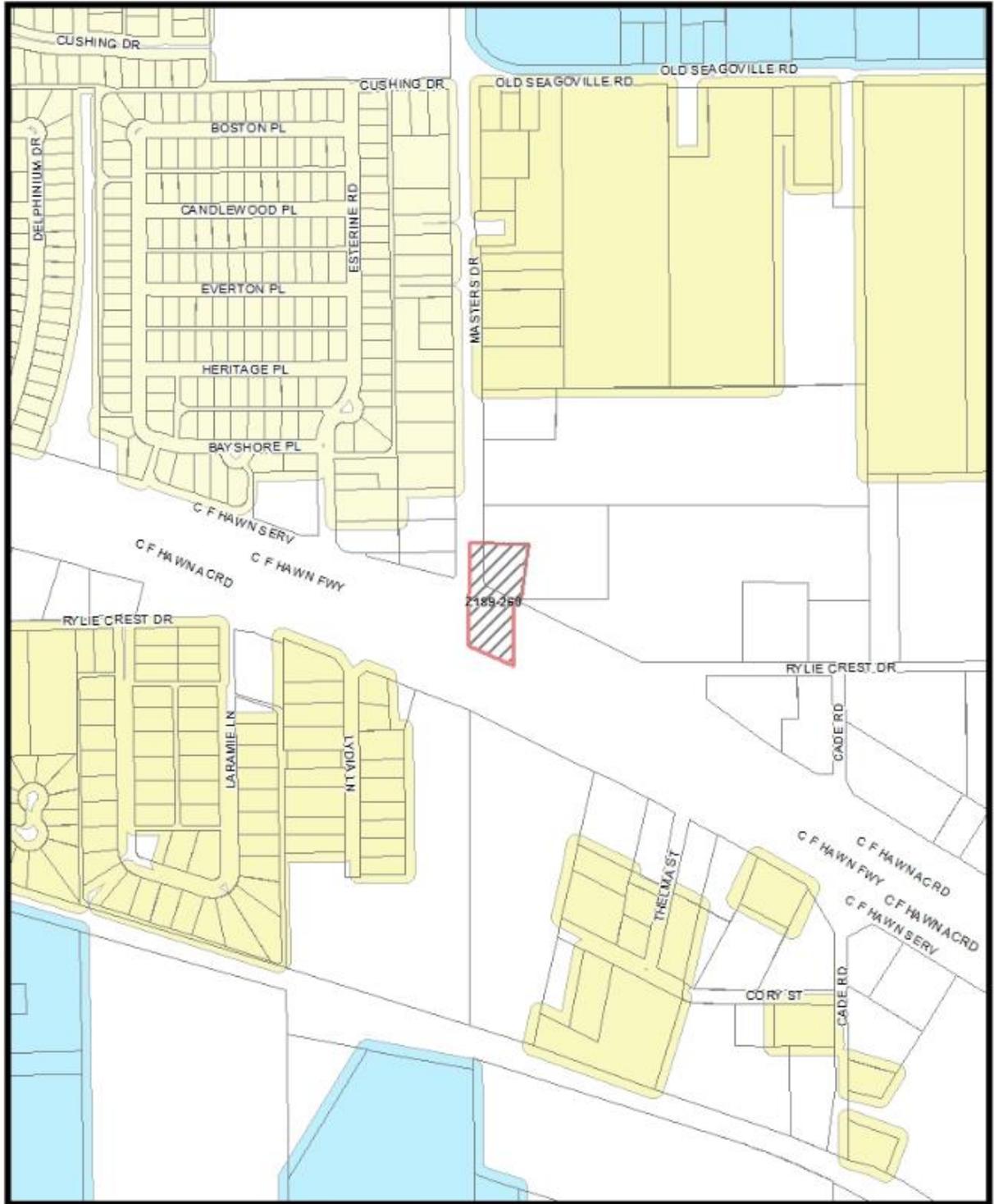


SITE PLAN
 SCALE 1" = 30'
 SITE PLAN Z189-260









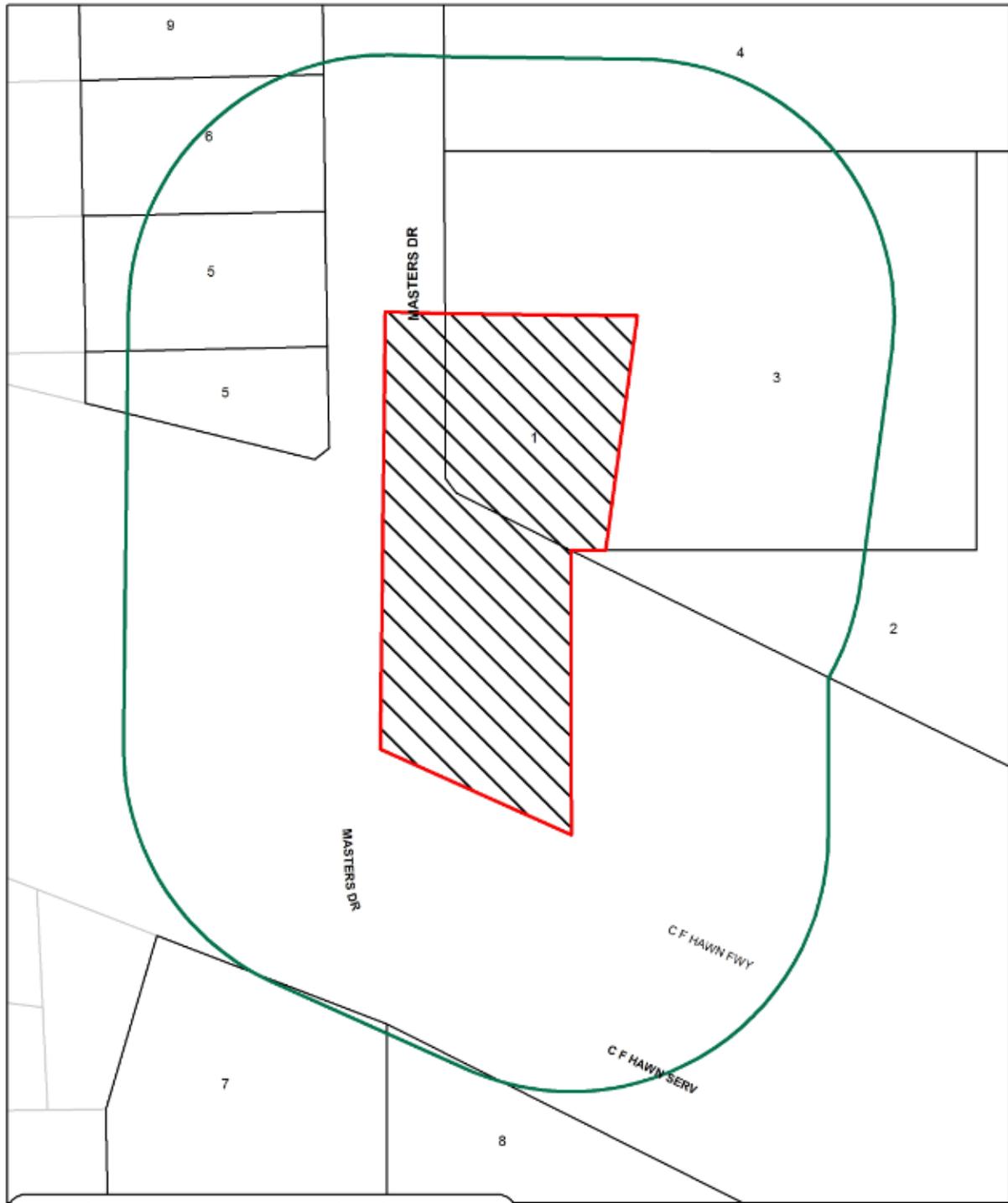
MVA Cluster A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 5/28/2019

CPC Responses



<u>9</u>	Property Owners Notified (10 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>9/5/2019</u>	Date

Z189-260
CPC



1:1,200

Reply List of Property Owners

Z189-260

9 Property Owners Notified

0 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10201	C F HAWN FWY	KAWAL FINANCIAL INC
2	10407	RYLIE CREST DR	RAHIMI ATA
3	720	S MASTERS DR	HICKS BOBBY
4	650	S MASTERS DR	CENTRO EVANGELISTICO JERUSALEN INC
5	725	S MASTERS DR	JIVWANI REAL ESTATE LLC
6	715	S MASTERS DR	BEDOLLA GILBERTO JR
7	10200	C F HAWN FWY	YOUNG JERRY D & TAMMY S
8	10296	C F HAWN FWY	ALRABRIEH GHANEM ALI
9	675	S MASTERS DR	DIAZ FRANCISCO