

**FILE NUMBER:** Z189-367(AU)

**DATE FILED:** September 26, 2019

**LOCATION:** Southwest corner of Lake June Road and Holcomb Road

**COUNCIL DISTRICT:** 5

**MAPSCO:** 58 M

**SIZE OF REQUEST:** Approximately 0.43 acres

**CENSUS TRACT:** 92.02

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**REPRESENTATIVE:** Parvez Malik, Business Zoom LLC

**APPLICANT:** Burak Corporation

**OWNER:** A&Z Tasty Foods LP

**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 use, on property zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of this request is to allow for the sale of alcoholic beverages for off-premise consumption in conjunction with an existing general merchandise or food store [Food Mart].

**CPC RECOMMENDATION:** **Approval** for a one-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 0.43-acre request site is zoned a CR-D1 Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 2,800 square feet in floor area, and a motor vehicle fueling station. The general merchandise use is permitted by right in the CR District. The sale of alcoholic beverages requires a specific use permit if located within the D-1 Liquor Control Overlay.
- On February 18, 2009, a certificate of occupancy for a general merchandise or food store was issued to the applicant.
- On June 22, 2011, the City Council approved Specific Use Permit No. 1867 for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less, for a two-year period with eligibility for automatic renewals for additional five-year periods, for the subject site. On June 26, 2013, the City Council approved the renewal of SUP No. 1867 for a five-year period with eligibility for automatic renewals for additional five-year periods. The applicant did not submit an application to begin the automatic renewal process or to renew the SUP within the specified time frame. SUP No. 1867 expired on June 26, 2018.

**Zoning History**

There have been three (3) zoning cases requested in the area in the past five years:

1. **Z178-378:** On May 8, 2019, the City Council approved the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use, for a two-year period, on property zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay located on the northeast corner of Lake June Road and Holcomb Road.
2. **Z178-360:** On November 28, 2018, an automatic renewal was approved for Specific Use Permit No. 1932 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use, for an additional five-year period, on property zoned an CR Community Retail District with a D-1 Liquor Control Overlay located on the north line of Lake June Road, west of Holcomb Road.

- 3. Z178-168:** On February 13, 2018, an automatic renewal of Specific Use Permit No. 1866 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use, for an additional five-year period, on property zoned an CR Community Retail District with a D-1 Liquor Control Overlay located on the southeast corner of Lake June Road and Holcomb Road.

### **Thoroughfares/Streets**

Thoroughfares/Street	Type	Existing ROW
Lake June Road	Principal Arterial	80 ft.
Holcomb Road	Local	60 ft.

### **Traffic**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the existing roadway system.

### **Comprehensive Plan:**

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

## **URBAN DESIGN ELEMENT**

### **GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

## **LAND USE ELEMENT**

### **GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be in residential community areas, primarily on significant roadways or at key intersections.

### **Surrounding Land Uses**

	<b>Zoning</b>	<b>Land Use</b>
Site	CR with D-1 overlay	General merchandise store and fueling station
North	RR with D overlay	Auto related uses
Northwest	CR with D-1 overlay	Retail, food store, office, restaurant, personal services
Northeast	CR with D-1 overlay, and SUP No. 1871	Sale of alcoholic beverages in conjunction with general merchandise or food store 3,500 square feet or less
East	CR with D-1 overlay, and SUP No. 1866	Sale of alcoholic beverages in conjunction with general merchandise or food store 3,500 square feet or less
South	R-7.5(A)	Single Family
West	CR with D overlay	Retail, personal services

### **STAFF ANALYSIS**

#### **Land Use Compatibility**

The approximately 0.43-acre site is zoned a CR-D Community Retail District with a D Liquor Control Overlay and is currently developed with a general merchandise or food store and a motor vehicle fueling station. The general merchandise use is permitted by right in the CR District. The sale of alcoholic beverages requires a specific use permit if located within the D-1 Liquor Control Overlay.

On June 22, 2011, the City Council approved Specific Use Permit No. 1867 for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less use, for a two-year period with eligibility for automatic renewals for additional five-year periods, for the subject site. On June 26, 2013, the City Council approved the renewal of SUP No. 1867 for a five-year period with eligibility for automatic renewals for additional five-year periods. The applicant did not submit an

application to begin the automatic renewal process or to renew the SUP within the specified time frame. SUP No. 1867 expired on June 26, 2018.

The surrounding land uses consist of a variety of auto related uses, retail and personal services, and fueling stations with convenience stores along Lake June Road. South of the request site is a single-family neighborhood.

Further northwest, along Lake June Road there is church use. Chapter 6 of the City Code for alcoholic beverages establishments specifies that no person may sell alcoholic beverages if the place of business is within 300 feet of a church. The measurement of the distance between the place of business where alcoholic beverages are sold and a church will be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. The applicant submitted a distance survey that shows a distance of 300 feet buffer zone around the request site that does not intersect with the church property.

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.

Considering the location of the area of request on a corner between two major thoroughfares, the surrounding uses that are similar or complimentary to the proposed use, the fact that the request site had an SUP before, and the proposed SUP Conditions that include a shorter timeframe to allow staff to continue the periodical review of compliance, staff supports the applicant's request for an SUP for alcohol sales in conjunction with a convenience store.

### **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 2 spaces for a motor vehicle fueling station. The development requires 16 spaces with 16 being provided per the attached site plan.

### **Landscaping**

Landscaping of any development will be in accordance with Article X, as amended.

### **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). While the subject site is uncategorized, properties

located to the south and north are within Category H, and the ones to the southeast are located within Category F.

### **Crime Report:**

While this is a request for a new Specific Use Permit for alcohol sales and the use is not currently being operated, staff requested a crime report, considering the fact that the request site had a previous SUP for alcohol sales.

From June 2013 to November 2019, 143 phone calls were placed to the Dallas Police Department (DPD) with the location at the request site, of which 59 calls were coded either a general service or non-critical, and six calls were coded an emergency. DPD also reported 19 incidents and 33 arrest charges.

### **Offenses:**

Incident	Address	Date	Time	Offense	Crime
AGGRAVATED ROBBERY	8470 LAKE JUNE RD	6/20/2013	7:38:00 PM	ROBBERY-BUSINESS	
BMV	8470 LAKE JUNE RD	9/6/2013	2:00:00 PM	THEFT/BMV	
ROBBERY	8470 LAKE JUNE RD	10/27/2013	6:30:00 PM	ROBBERY-INDIVIDUAL	
CRIMINAL MISCHIEF/THEFT	8470 LAKE JUNE RD	11/13/2013	9:00:00 PM	THEFT/SHOPLIFT	
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	8470 LAKE JUNE RD	11/29/2014	5:00:00 PM	UUMV	UUMV
ROBBERY OF BUSINESS (AGG)	8470 LAKE JUNE RD	12/14/2014	1:52:00 PM	ROBBERY-BUSINESS	ROBBERY-BUSINESS
ROBBERY OF INDIVIDUAL	8470 LAKE JUNE RD	3/7/2015	3:30:00 PM	ROBBERY-INDIVIDUAL	ROBBERY-INDIVIDUAL
ROBBERY OF INDIVIDUAL	8470 LAKE JUNE RD	6/18/2015	10:25:00 PM	ROBBERY-INDIVIDUAL	ROBBERY-INDIVIDUAL
THEFT OF PROP <\$100 - OTHER THAN SHOPLIFT	8470 LAKE JUNE RD	11/21/2015	1:00:00 PM	OTHER THEFTS	OTHER THEFT
ROBBERY OF INDIVIDUAL (AGG)	8470 LAKE JUNE RD	1/7/2016	11:15:00 PM	ROBBERY-INDIVIDUAL	ROBBERY-INDIVIDUAL
BMV	8470 LAKE JUNE RD	5/4/2016	6:15:00 PM	THEFT/BMV	BMV
ROBBERY OF BUSINESS (AGG)	8470 LAKE JUNE RD	10/3/2016	10:11:00 PM	ROBBERY-BUSINESS	ROBBERY-BUSINESS
ASSAULT (AGG) -DEADLY WEAPON	8470 LAKE JUNE RD	2/5/2017	6:00:00 PM	AGG ASSAULT - NFV	AGG ASSAULT - NFV
THEFT OF PROP > OR EQUAL \$100 BUT <\$750 -SHOPLIFT (NOT EMP	8470 LAKE JUNE RD	4/17/2017	2:23:00 PM	THEFT/SHOPLIFT	SHOPLIFTING
THEFT OF PROP > OR EQUAL \$750 BUT <\$2,500 (NOT SHOPLIFT)	8470 LAKE JUNE RD	6/8/2017	4:30:00 PM	OTHER THEFTS	OTHER THEFT
UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	8470 LAKE JUNE RD	7/14/2017	2:10:00 AM	UUMV	UUMV
THEFT OF PROP > OR EQUAL \$2,500 BUT <\$30K- NOT SHOPLIFT	8470 LAKE JUNE RD	12/4/2017	1:49:00 AM	OTHER THEFTS	OTHER THEFT

ROBBERY OF INDIVIDUAL	8470 LAKE JUNE RD	10/28/2018	2:31:00 AM	ROBBERY-INDIVIDUAL	ROBBERY-INDIVIDUAL
BMV	8470 LAKE JUNE RD	8/18/2019	9:00:00 AM	THEFT/BMV	BMV

**Arrests:**

Date	Time	Address	Description	Crime
10/28/2014	9:40:00 PM	8470 LAKE JUNE RD	APOWW (SOCIAL SERVICES REFERRAL)	APOWW
1/25/2015	5:35:00 AM	8470 LAKE JUNE RD	PUBLIC INTOXICATION	PUBLIC INTOXICATION
4/24/2015	3:40:00 AM	8470 LAKE JUNE RD	POSS CONT SUB PEN GRP 1 <1G	DRUG/ NARCOTIC VIOLATIONS
4/24/2015	3:40:00 AM	8470 LAKE JUNE RD	POSS CONT SUB PEN GRP 1 <1G	DRUG/ NARCOTIC VIOLATIONS
4/24/2015	3:40:00 AM	8470 LAKE JUNE RD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
4/24/2015	3:40:00 AM	8470 LAKE JUNE RD	POSS CONT SUB PEN GRP 1 <1G	DRUG/ NARCOTIC VIOLATIONS
4/24/2015	3:40:00 AM	8470 LAKE JUNE RD	OTHER OFFENSE - MISDEMEANOR	ALL OTHER OFFENSES
4/24/2015	3:40:00 AM	8470 LAKE JUNE RD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
4/24/2015	3:40:00 AM	8470 LAKE JUNE RD	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
3/2/2016	12:35:00 PM	8470 LAKE JUNE RD	DISCHARGE FIREARM IN CERTAIN MUNICIPALITIES	DISORDERLY CONDUCT
5/14/2016	8:20:00 PM	8470 LAKE JUNE RD	PUBLIC INTOXICATION	PUBLIC INTOXICATION
4/9/2017	5:35:00 PM	8470 LAKE JUNE RD	ASSAULT -BODILY INJURY ONLY	SIMPLE ASSAULT
4/9/2017	5:35:00 PM	8470 LAKE JUNE RD	ASSAULT -OFFENSIVE CONTACT	SIMPLE ASSAULT
4/9/2017	5:35:00 PM	8470 LAKE JUNE RD	CRIM MISCHIEF >OR EQUAL \$2,500 BUT <\$30K	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
4/9/2017	5:35:00 PM	8470 LAKE JUNE RD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
4/9/2017	5:35:00 PM	8470 LAKE JUNE RD	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
4/9/2017	5:35:00 PM	8470 LAKE JUNE RD	WARRANT-DALLAS PD (CAPIAS)	WARRANT-DALLAS PD (CAPIAS)
12/4/2017	1:55:00 AM	8470 LAKE JUNE RD	THEFT OF PROP > OR EQUAL \$2,500 BUT <\$30K- NOT SHOPLIFT	ALL OTHER LARCENY
12/4/2017	1:55:00 AM	8470 LAKE JUNE RD	POSS CONT SUB PEN GRP 1 <1G	DRUG/ NARCOTIC VIOLATIONS
12/4/2017	1:55:00 AM	8470 LAKE JUNE RD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
12/4/2017	1:55:00 AM	8470 LAKE JUNE RD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
4/6/2018	2:10:00 AM	8470 LAKE JUNE RD	FRAUD USE/POSS IDENTIFYING INFO # ITEMS 5<10	IMPERSONATION
4/6/2018	2:10:00 AM	8470 LAKE JUNE RD	FAIL TO ID -FUGITIVE INTENT GIVE FALSE INFO	ALL OTHER OFFENSES
4/6/2018	2:10:00 AM	8470 LAKE JUNE RD	WARRANT HOLD (OUTSIDE AGENCY)	WARRANT HOLD (OUTSIDE AGENCY)
7/7/2018	9:37:00 PM	8470 LAKE JUNE RD	PUBLIC INTOXICATION	PUBLIC INTOXICATION



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11/27/2018	10:45:00 PM	8470 LAKE JUNE RD	TAMPER FABRICATE PHYSICAL EVID WITH INTENT TO IMPAIR	COUNTERFEITING / FORGERY
11/27/2018	10:45:00 PM	8470 LAKE JUNE RD	POSS CONT SUB PEN GRP 1 <1G	DRUG/ NARCOTIC VIOLATIONS
11/27/2018	10:45:00 PM	8470 LAKE JUNE RD	WARRANT-DALLAS PD (ALIAS)	WARRANT-DALLAS PD (ALIAS)
1/5/2019	9:20:00 PM	8470 LAKE JUNE RD	APOWW (SOCIAL SERVICES REFERRAL)	APOWW
7/3/2019	5:10:00 AM	8470 LAKE JUNE RD	THEFT OF PROP <\$2,500 2+PREV CONV (NOT SHOPLIFT) PC31.03 (e4D)	ALL OTHER LARCENY
7/9/2019	11:10:00 AM	8470 LAKE JUNE RD	CRIMINAL TRESPASS	TRESPASS OF REAL PROPERTY
10/15/2019	2:00:00 PM	8470 LAKE JUNE RD	FAIL TO ID -GIVING FALSE/FICTITIOUS INFO PC 38.02(c)(2)	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME
10/15/2019	2:00:00 PM	8470 LAKE JUNE RD	POSS MARIJUANA <2OZ	DRUG/ NARCOTIC VIOLATIONS

## **LIST OF PARTNERS**

### **Barak Corporation**

Mohammed Fasih ud-din – President

### **A&Z Tasty Foods LP**

Azam Zakaria – President / General Partner

Rasheed Zakaria – Secretary

Shafi Zakaria – Partner

Z189-367(AU)

**CPC Action**  
**January 9, 2020**

**Z189-367(AU)**

**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 use for a one-year period, subject to a site plan and conditions on property zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb Road.

Maker: Shidid  
Second: Carpenter  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Brinson, Blair, Jung, Housewright,  
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

**Notices:** Area: 200 Mailed: 25  
**Replies:** For: 1 Against: 0

**Speakers:** For: Parvez Malik, 320 Decker Dr., Las Colinas, TX, 75062  
Against: None

**CPC RECOMMENDED  
SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with 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:**

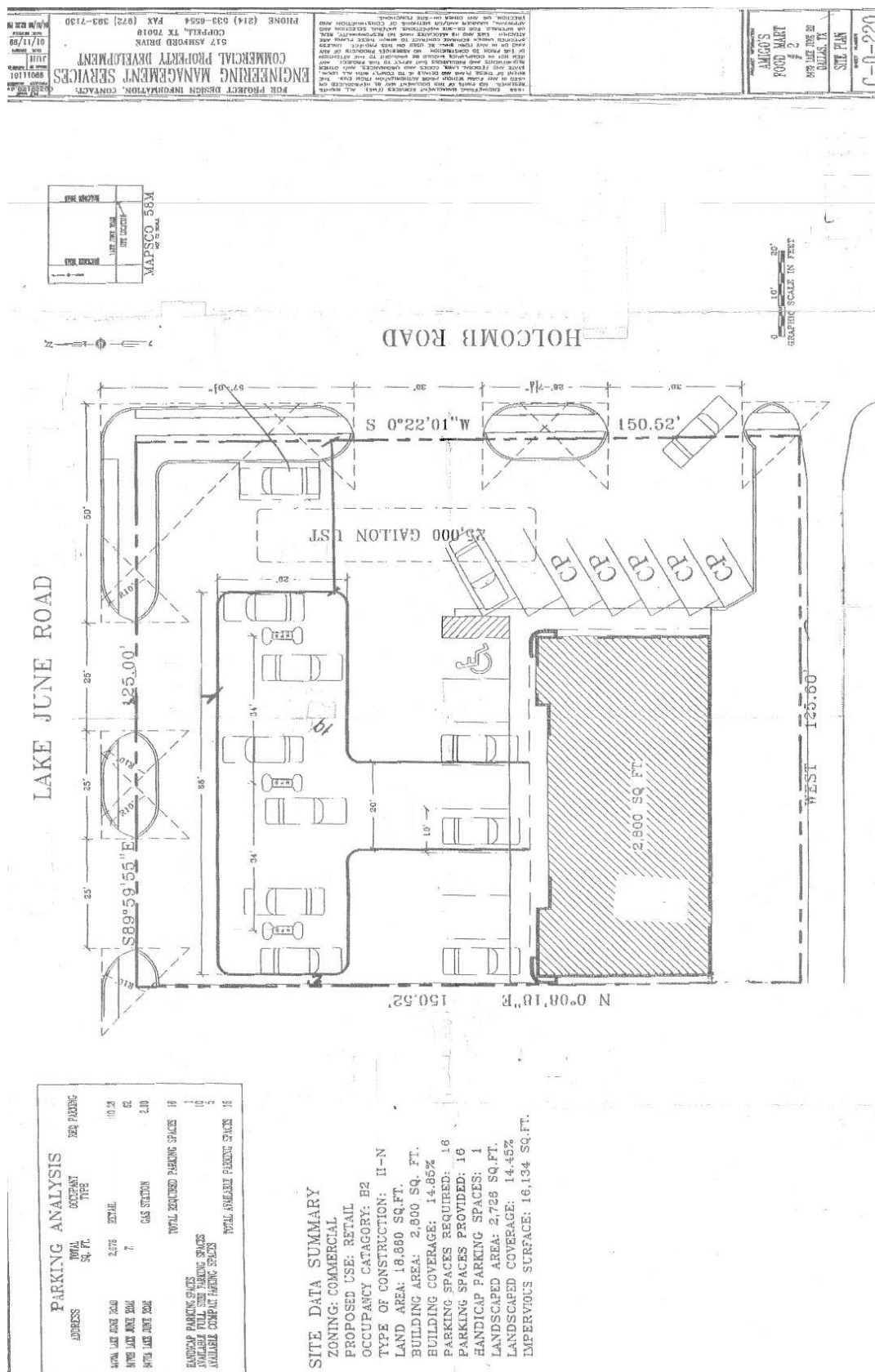
3. TIME LIMIT: This specific use permit expires on\_\_\_\_\_, (one-year period from the passage of this ordinance).

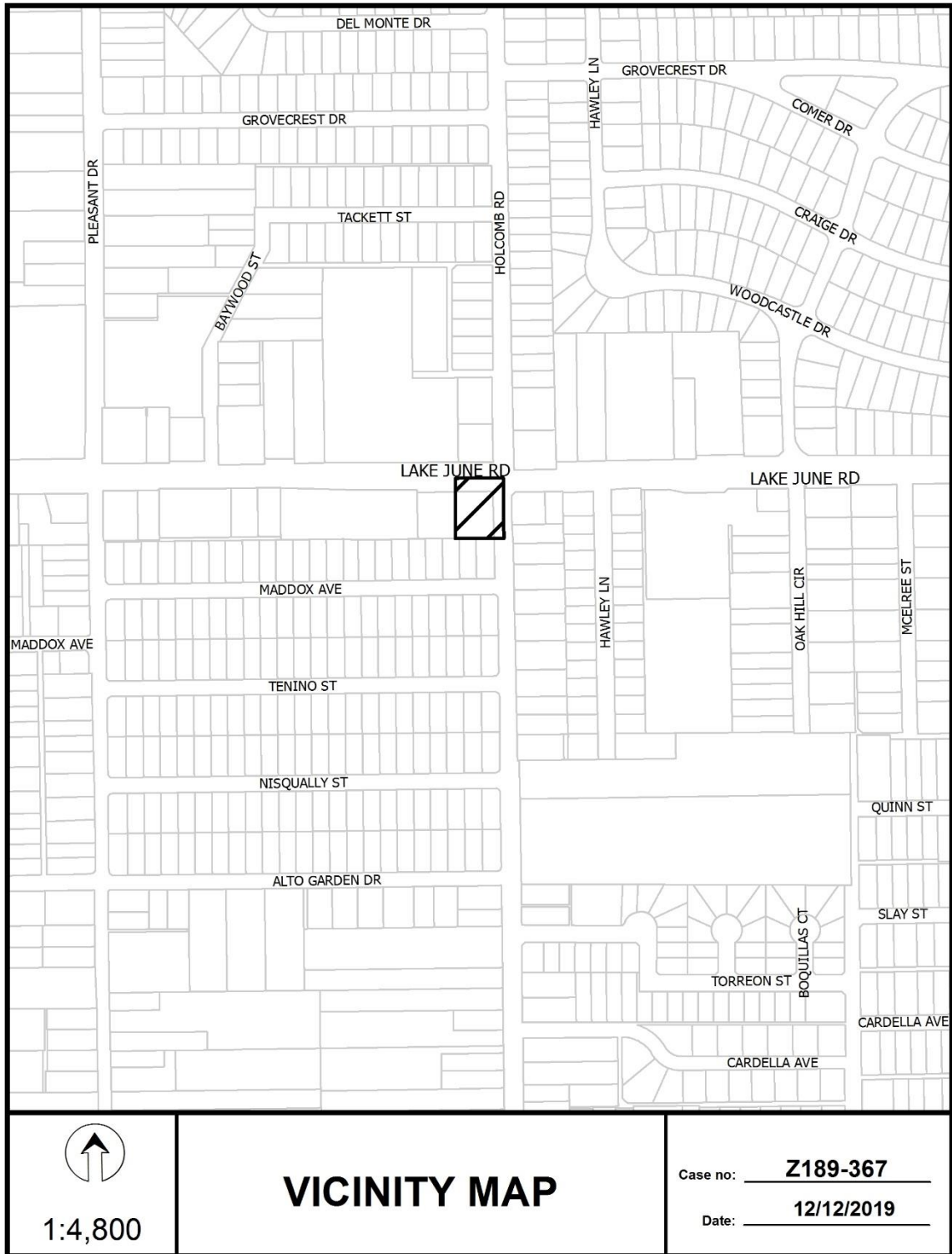
**Staff recommendation:**

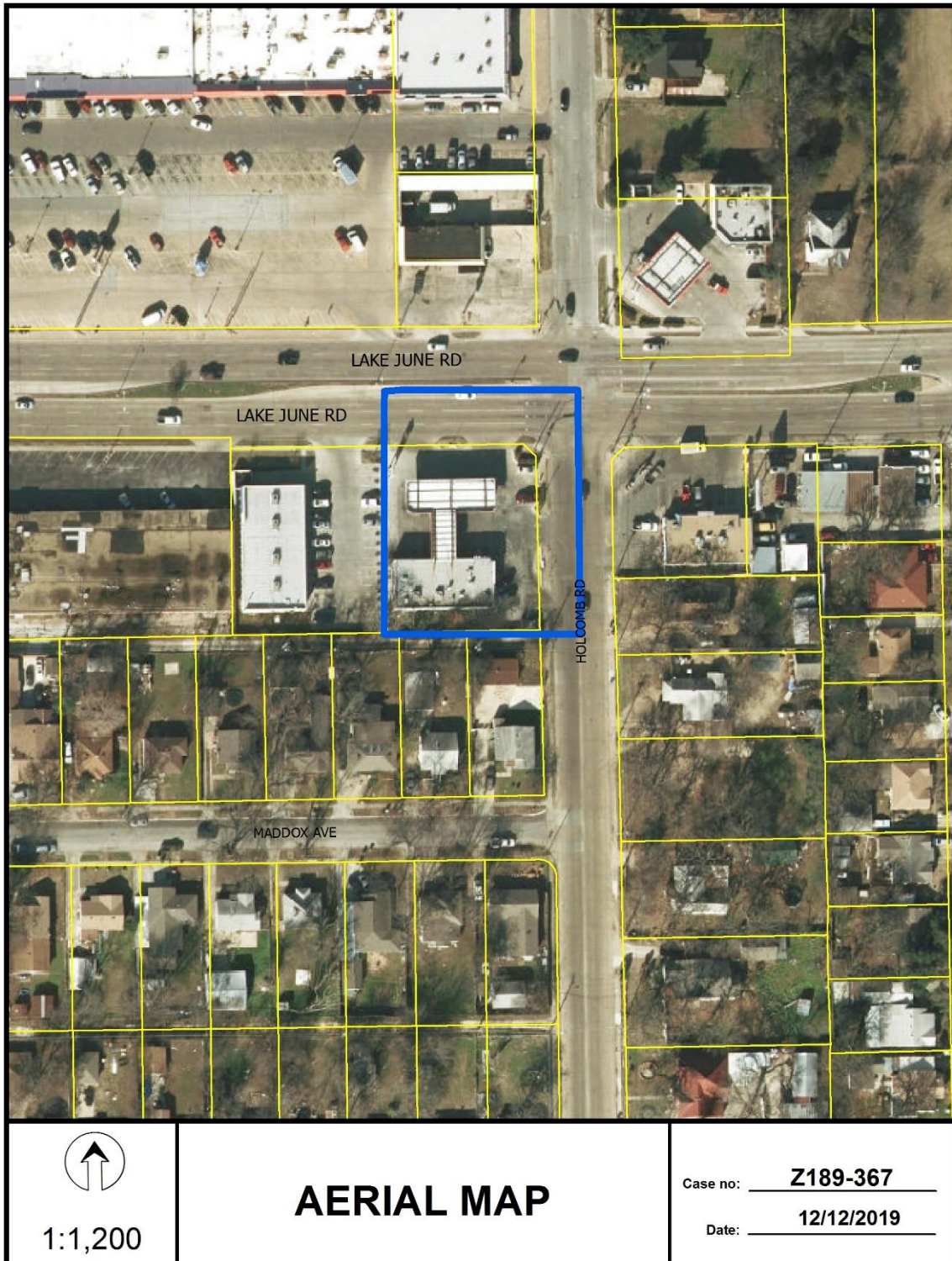
4. TIME LIMIT: This specific use permit expires on\_\_\_\_\_, (two-year period from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the 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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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.

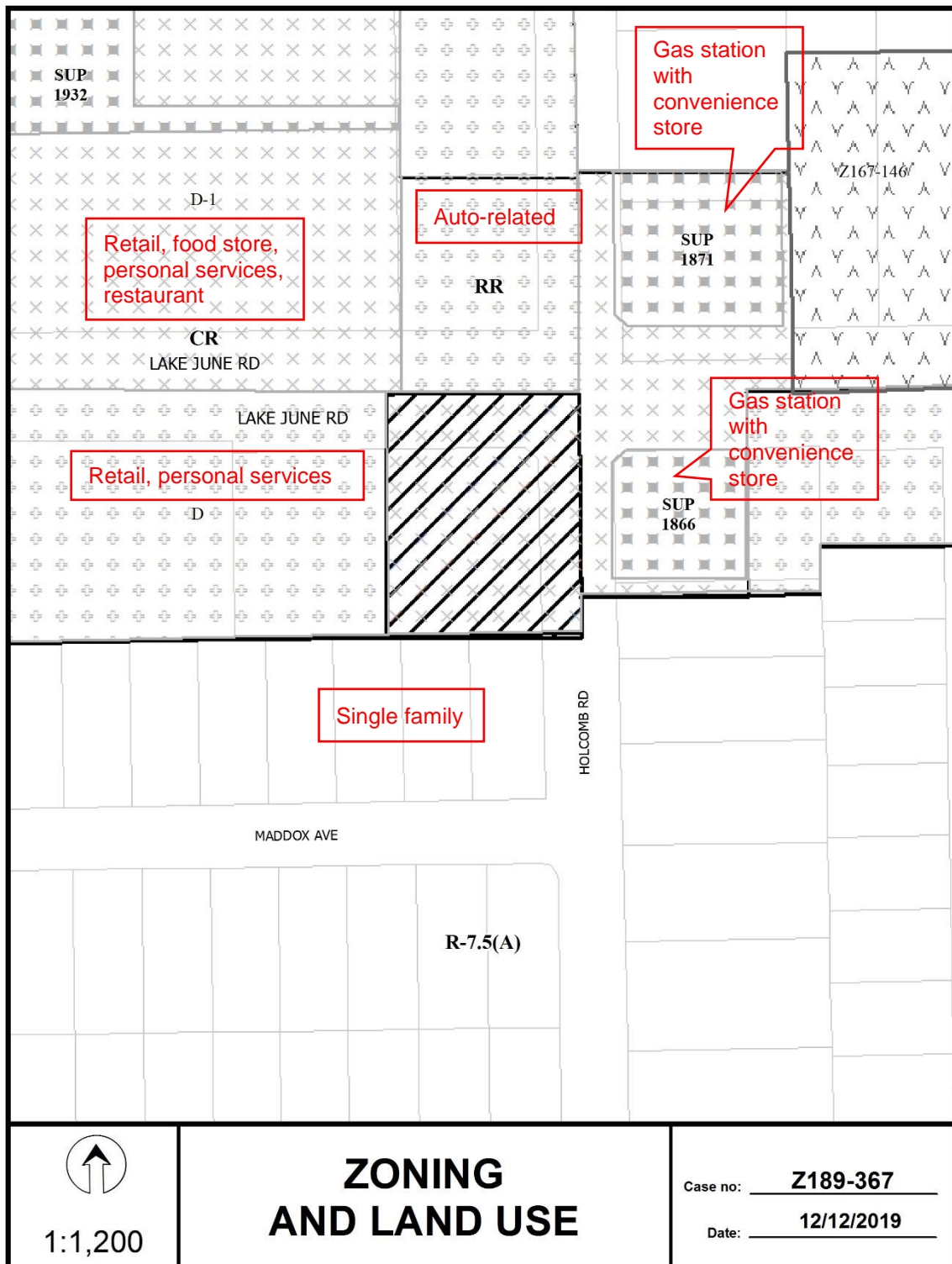
## CPC RECOMMENDED SITE PLAN



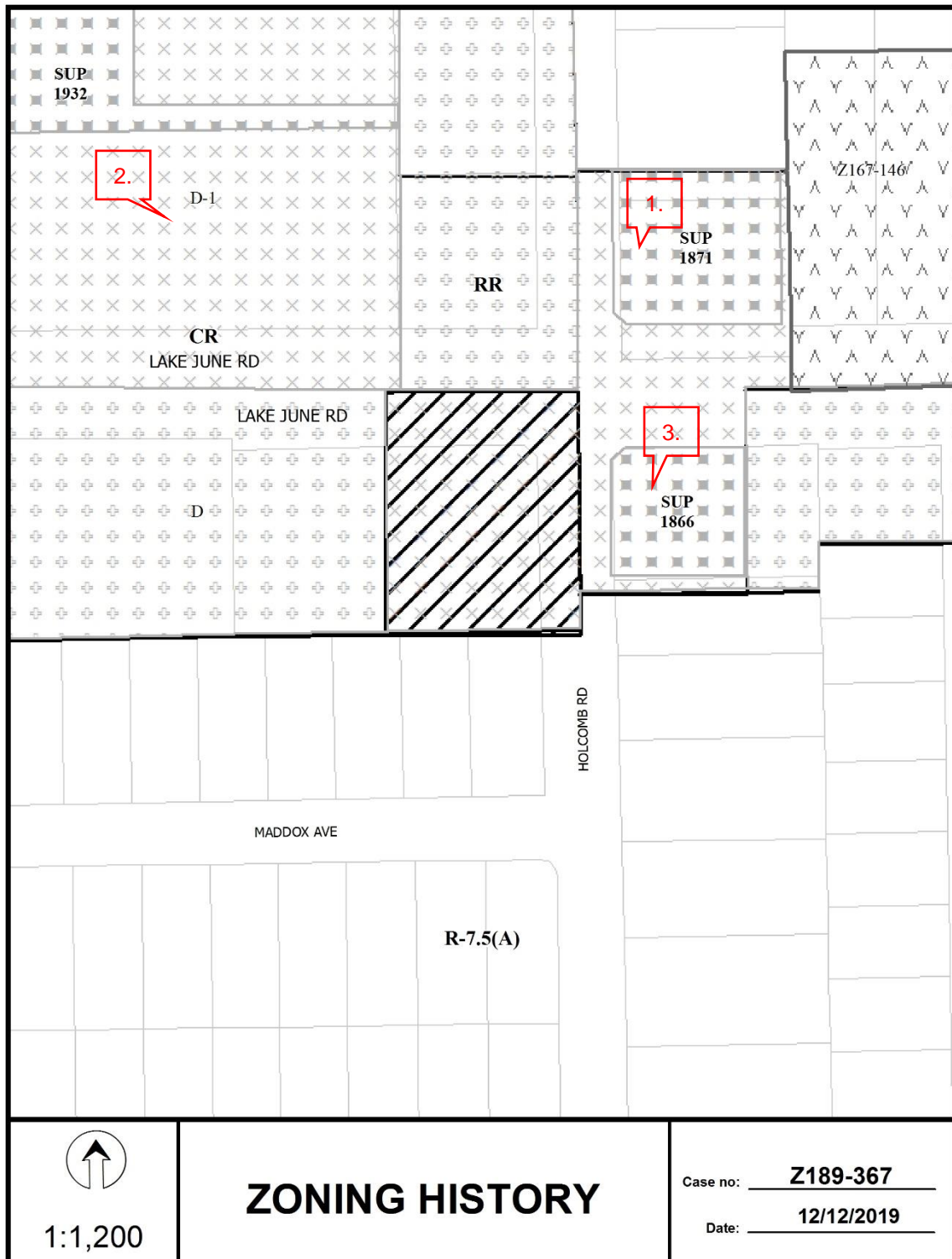






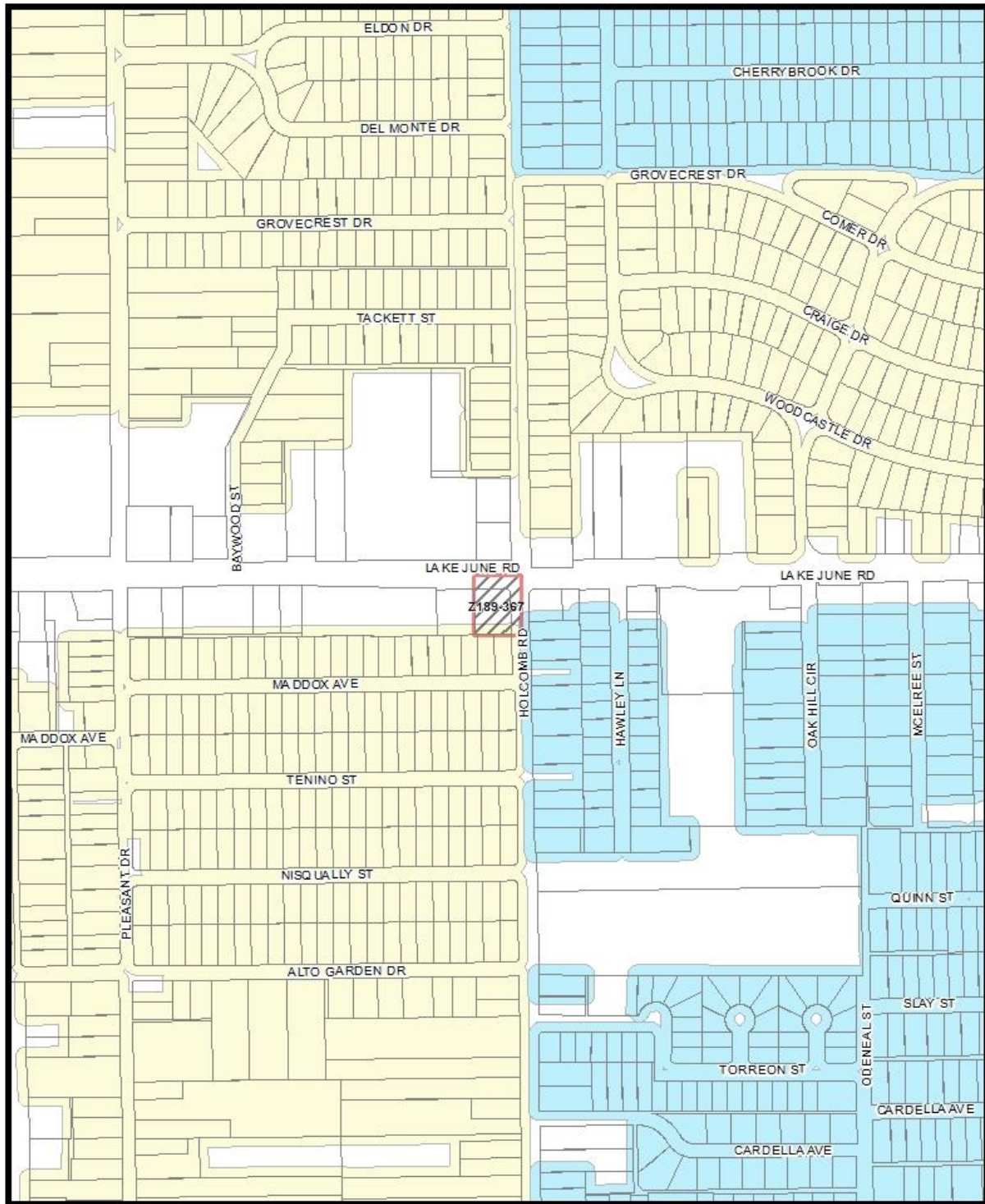






## ZONING HISTORY

Case no: **Z189-367**  
Date: **12/12/2019**



Market Value Analysis

A B C D E F G H I NA

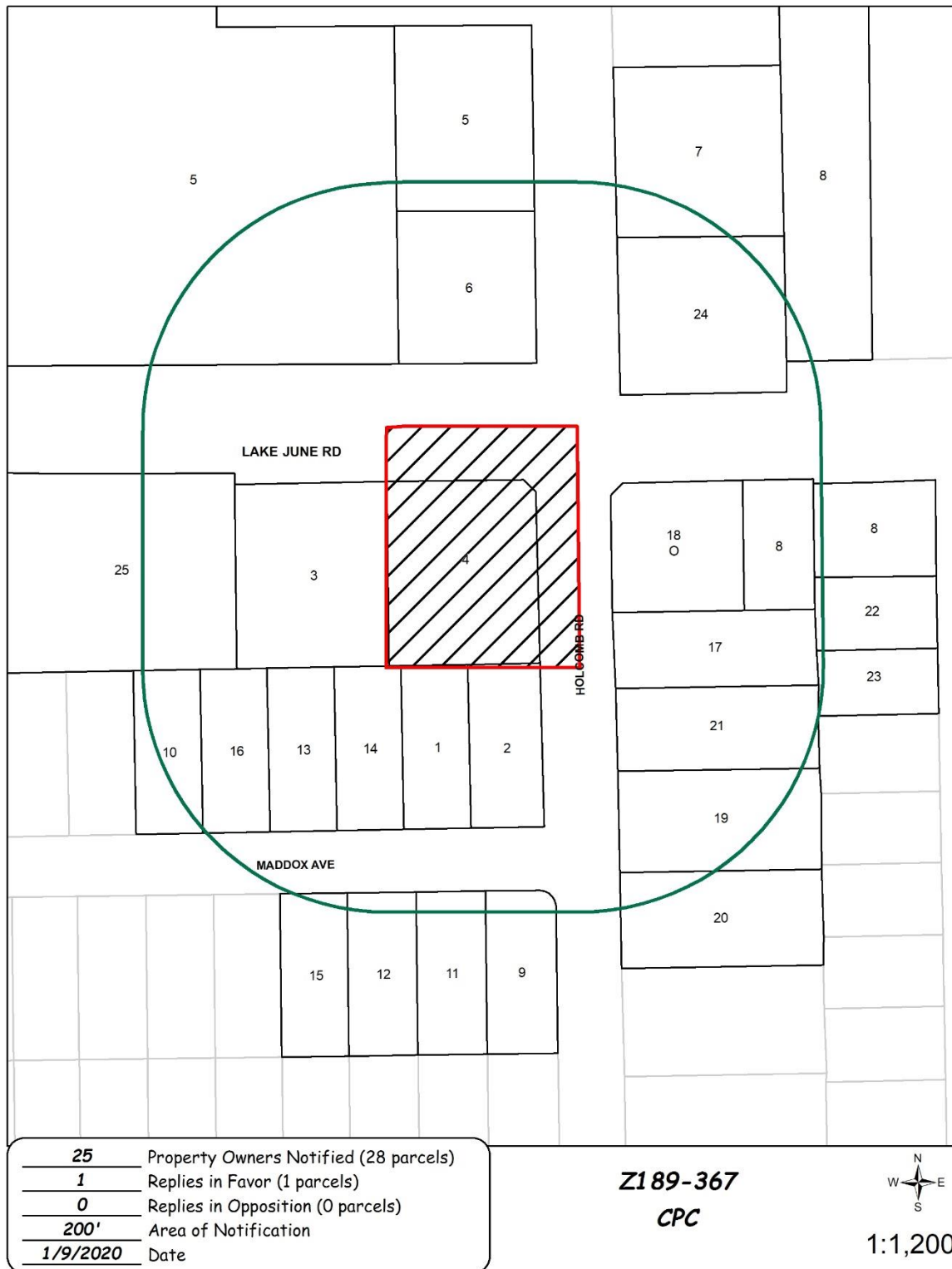


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# Market Value Analysis

Printed Date: 12/19/2019

**CPC RESPONSES**



01/08/2020

***Reply List of Property Owners******Z189-367******25 Property Owners Notified    1 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	8447 MADDOX AVE	HERNANDEZ JOSE GUADALUPE
	2	8451 MADDOX AVE	ALVARADO JAVIER & OLIMPIA
	3	8440 LAKE JUNE RD	WASH JUNE INC
	4	8470 LAKE JUNE RD	A & Z TASTY FOODS LP
	5	8443 LAKE JUNE RD	MARTINEZ RUBEN
	6	8449 LAKE JUNE RD	ORTIZ JOSE & SANDRA
	7	1316 HOLCOMB RD	RAMIREZ JOSEFINA EST OF
	8	8515 LAKE JUNE RD	MUMITH FAHIM
	9	8450 MADDOX AVE	HERNANDEZ MARIA
	10	8429 MADDOX AVE	SALDIVAR DOMINGO M
	11	8446 MADDOX AVE	BARBOZA JAIME
	12	8442 MADDOX AVE	HERNANDEZ GIL
	13	8439 MADDOX AVE	PERRUSQUIA VERONICA
	14	8443 MADDOX AVE	HERNANDEZ JOSE BELEN
	15	8438 MADDOX AVE	MA LEG PARTNERS 4
	16	8435 MADDOX AVE	MORALES JOSE G &
	17	1236 HOLCOMB RD	DURAN JOSE JORGE
O	18	8502 LAKE JUNE RD	FGC PROPERTIES INC
	19	1224 HOLCOMB RD	MARTINEZ JACINTO &
	20	1218 HOLCOMB RD	MAGANA MARIA
	21	1232 HOLCOMB RD	DURAN YOENA
	22	1231 HAWLEY LN	HERNANDEZ ROGELIO
	23	1227 HAWLEY LN	MENDEZ BELEN V
	24	8505 LAKE JUNE RD	CLUB CREEK RENTAL PROPERTY LLC
	25	8416 LAKE JUNE RD	MHY PLAZA LLC