NOTICE FOR POSTING

MEETING OF

BOARD OF ADJUSTMENT, PANEL A

TUESDAY, AUGUST 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 register online at https://form.jotform.com/210537186514151 or contact the Sustainable Development and Construction Department at 214-670-4209 **by the close of business Monday, August 16, 2021.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall **and the WebEx link:** https://bit.ly/BDA081721

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 A

TUESDAY, AUGUST 17, 2021

AGENDA

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

Andreea Udrea, PhD, AICP, Assistant Director (Interim)
Jennifer Muñoz, Chief Planner/Board Administrator
Pamela Daniel, Senior Planner
LaTonia Jackson, Board Secretary

PUBLIC TESTIMONY

Minutes

BDA201-037(OA) 1519 Martin Luther King Blvd
Application of Dallas City Council Resolution 21-0264 to require compliance of a non-conforming use

MISCELLANEOUS ITEM

Approval of the June 22, 2021 Board of Adjustment Panel A Public Hearing Minutes	M1

UNCONTESTED CASES

BDA201-060(PD)	3900 Rugged Drive **REQUEST:** Application of Ramon Suarez % Bishop Dunne Catholic School Inc., for a special exception to the fence height regulations	1
BDA201-063(PD)	819 Rockwood Street **REQUEST:** Application of Gregory S. Bowden for a special exception to the fence standards regulations and a special exception to the visibility obstruction regulations	2
BDA201-069(JM)	4906 Park Lane **REQUEST:** Application of Kiesha Kay of Masterplan Consultants for a special exception to the fence height regulations	3
BDA201-070(OA)	2910 Botham Jean Boulevard **REQUEST:** Application of Rob Baldwin of Baldwin Associates to restore a nonconforming use	4

REGULAR CASES

None

HOLDOVER CASES

BDA201-048(OA)	7515 Lavendale Ave. **REQUEST:** Application of Robert Lance Wakefield for a variance to the rear yard setback regulations, and for a variance to the side yard setback regulations	5
BDA201-037(OA)	1519 Martin Luther King Blvd **REQUEST:** Application of Dallas City Council Resolution 21-0264 to require compliance of a non-conforming use	6

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]

BOARD OF ADJUSTMENT **TUESDAY, AUGUST 17, 2021**
CITY OF DALLAS, TEXAS

FILE NUMBER: BDA201-060(PD)

BUILDING OFFICIAL'S REPORT: Application of Ramon Suarez % Bishop Dunne Catholic School, Inc., for a special exception to the fence height regulations at 3900 Rugged Drive. This property is more fully described as Tract 2, in City Block 6036, and is zoned an R-7.5(A) Single Family District, which limits the height of a fence in the front yard to four feet. The applicant proposes to construct a six-foot high in a required front yard, which will require a two-foot special exception to the fence regulations.

LOCATION: 3900 Rugged Drive

APPLICANT: Ramon Suarez % Bishop Dunne Catholic School, Inc.

REQUESTS:

A request for a special exception to the fence height regulations of two feet is made to construct and maintain a six-foot-high wrought iron fence with four six-foot-high, 30-foot-wide iron gates in the required front yard on a site developed with public or private school use [Bishop Dunne Catholic School].

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-7.5(A) (Single family district)
North:	R-7.5(A) (Single family district)
East:	R-7.5(A) (Single family district)
South:	R-7.5(A) (Single family district)
West:	R-7.5(A) (Single family district)

Land Use:

The subject site is developed with a high school [Bishop Dunne Catholic School]. The properties to the north, east, and south are developed with single family uses. The property to the west is developed with a public or private school use [John W. Carpenter Elementary School].

Zoning/BDA History:

There have been no board and zoning cases recorded in the vicinity of the subject site within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

The purpose of this request for a special exception to the fence height standards focuses on constructing and maintaining a six-foot-high wrought iron fence with four six-foot-high iron gates in the required front yard on a site developed with a public or private school use [Bishop Dunne Catholic School].

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-7.5(A) Single Family District where a 25-foot front yard setback is required.

The proposed fence is to be located in this required front yard. The following additional information was gleaned from the submitted site plan:

- The proposed fence is approximately 961 feet-in-length with four 30-foot wide sliding gates parallel to Rugged Drive and proposed to run five feet perpendicular to the front property line of this street.

Staff conducted a field visit of the site and surrounding area but did not observe other fences that appeared to be above four feet-in-height and located in a front yard setback. However, this may be because all surrounding uses consist of single family dwellings.

As of July 29, 2021, no letters have been received in opposition or support of this request.

The applicant has the burden of proof in establishing whether the special exception to the fence height regulation of two feet will or 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-the front yard setback to be constructed in the location and height as shown on the plans.

Timeline:

May 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.

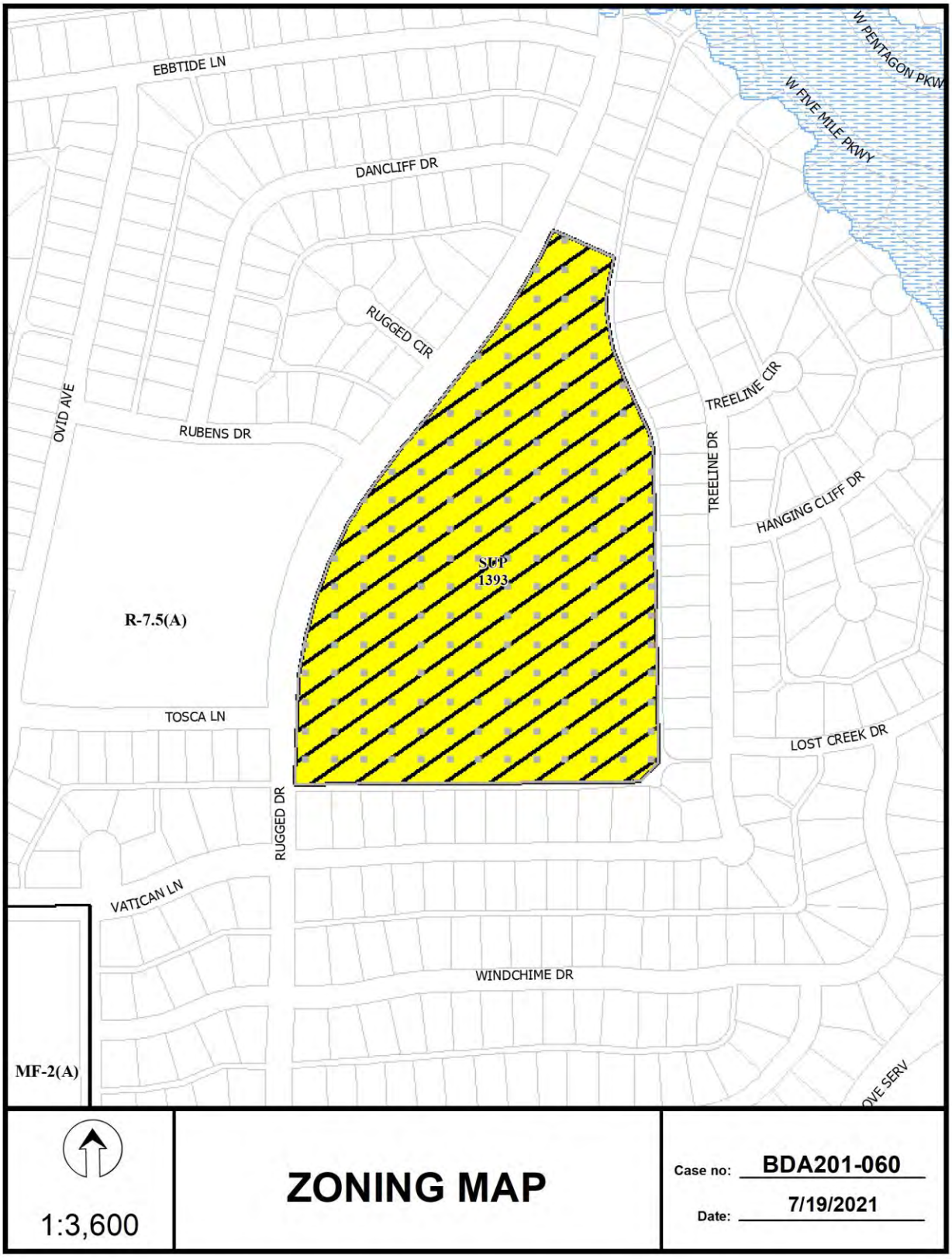
July 7, 2021: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

July 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 July 27, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the August 6, 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."

July 19, 2021: The applicant submitted additional evidence for consideration (**Attachment A**).

July 29, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the August public hearing. The review team members in attendance included: the Sustainable Development and Construction Interim Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Chief Arborist, the Building Inspection Chief Planner, Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.


EBBTIDE LN
DANCLIFF DR
RUGGED CIR
OVID AVE
RUBENS DR
W PENTAGON PKWY
W FIVE MILE PKWY
TREELINE CIR
TREELINE DR
HANGING CLIFF DR
SUP 1393
R-7.5(A)
TOSCA LN
LOST CREEK DR
RUGGED DR
VATICAN LN
WINDCHIME DR
MF-2(A)
1:3,600
ZONING MAP
Case no: BDA201-060
Date: 7/19/2021



1:3,600

AERIAL MAP

Case no: BDA201-060

Date: 7/19/2021

07/15/2021

Notification List of Property Owners

BDA201-060

78 Property Owners Notified

Label #	*Address*		*Owner*
1	3900	RUGGED DR	BISHOP DUNNE CATHOLIC
2	2121	TOSCA LN	Dallas ISD
3	1908	VATICAN LN	ROMERO LYNETTE ESMERALDA
4	1902	VATICAN LN	BARAN LUKAS J &
5	1818	VATICAN LN	CONTRERAS PEDRO E &
6	1810	VATICAN LN	Taxpayer at
7	1804	VATICAN LN	JAMES NORIKO
8	1722	VATICAN LN	GRAY PATRICIA
9	1716	VATICAN LN	LASSITER KRISTI
10	1712	VATICAN LN	RAMOS LUIS JR
11	1708	VATICAN LN	DIGGLES BREVELY FAYE
12	1626	VATICAN LN	Taxpayer at
13	4044	TREELINE DR	FRASER CLARE MOYNIHAN EST OF
14	1921	VATICAN LN	POPOCA MARCELINO &
15	1915	VATICAN LN	ZAMORA ANGEL &
16	1909	VATICAN LN	ALBAGARCIA RAUL
17	1903	VATICAN LN	GORSKI SHIRLEY
18	1819	VATICAN LN	FIELDS ERIC
19	1811	VATICAN LN	Taxpayer at
20	1805	VATICAN LN	VILLEGAS SILVESTRE R
21	1723	VATICAN LN	MONJO LETICIA &
22	1717	VATICAN LN	WILLIAMS SONJA
23	1711	VATICAN LN	BROOKS ELVIS JR
24	1707	VATICAN LN	LUSK BILLIE JO
25	1625	VATICAN LN	HILL GEORGE R
26	1619	VATICAN LN	BUCKNER ROBERT H EST OF

Label #	*Address*		*Owner*
27	4043	TREELINE DR	DENMON ERIC T
28	4037	TREELINE DR	TAYLOR MACLOVIA E
29	4031	TREELINE DR	BECK JERILYNN BROWN
30	4027	TREELINE DR	REAVES JOHN A
31	4021	TREELINE DR	LIVERPOOL AARON T
32	4017	TREELINE DR	GOODMAN CARL WESLEY
33	4011	TREELINE DR	Taxpayer at
34	4007	TREELINE DR	JONES MARY C
35	3923	TREELINE DR	CERBERUS SFR HOLDINGS LP
36	3917	TREELINE DR	POWELL WILMA
37	3911	TREELINE DR	Taxpayer at
38	3905	TREELINE DR	HUGHEY JESSE T
39	3861	TREELINE DR	DEGRAY PHYLLIS
40	3857	TREELINE DR	WILLIAMS ANNETTE
41	3853	TREELINE DR	RODGERS JAMES W &
42	3847	TREELINE DR	RODRIGUEZ RUBY
43	3843	TREELINE DR	WITTY WILLIAM M &
44	3839	TREELINE DR	THOMPSON DIANNE &
45	3833	TREELINE DR	SMITH TERRY W
46	3829	TREELINE DR	EVERYHOUSE HOLDINGS LLC
47	3823	TREELINE DR	HINSON CAROLYN F
48	3744	RUGGED DR	PENNON SONYA L
49	3804	RUGGED DR	JACKSON EMILY KATE &
50	3810	RUGGED DR	CALLAWAY AUSTIN T & GABRIELLE L
51	4032	TREELINE DR	WILLIAMS MASSALON B
52	4028	TREELINE DR	JOHNSON PAUL & RUBY
53	4022	TREELINE DR	MAGAGON MARIA E & DANIEL
54	4018	TREELINE DR	HENRY LAWRENCE R &
55	4012	TREELINE DR	RANGER DEVERE MARCUS &
56	4008	TREELINE DR	LOPEZ JUANA MARIA
57	3918	TREELINE DR	YBARRA SUSAN & ARTHUR

07/15/2021

Label #	*Address*		*Owner*
58	3912	TREELINE DR	MURPHY MACK V & JOYCE
59	3906	TREELINE DR	CORE DALLAS REAL ESTATE LLC
60	3846	TREELINE DR	MUNCHRATH MATHEW RYAN
61	3840	TREELINE DR	GRACE JEFFREY W & RISA S
62	3832	TREELINE DR	ALFORD GERALDINE
63	2112	TOSCA LN	ZARATE JUAN CARLOS
64	2106	TOSCA LN	JONES REBECCA
65	2005	VATICAN LN	SMITH MICHAEL G &
66	2015	VATICAN LN	GALLEGOS LUIS D
67	1807	DANCLIFF DR	JOHNSON LARRY J ESTATE OF
68	3821	RUGGED DR	ARMENDARIZ SAUL & MARIA
69	3829	RUGGED DR	BRYANT KATHRYN LIFE ESTATE
70	3839	RUGGED CIR	BURCIAGA JOSE
71	3843	RUGGED CIR	HINKLE BENNY III
72	3873	RUGGED CIR	BOYD TYSON GRAHAM
73	3879	RUGGED CIR	ALLIED CAPITAL LLC
74	2107	RUBENS DR	COURTNEY CHRISTOPHER A
75	2111	RUBENS DR	DELEON LEONEL R &
76	1814	DANCLIFF DR	BOYD JESSIE NEIL
77	1810	DANCLIFF DR	ROSE W V
78	1806	DANCLIFF DR	MACSWINEY IRIS

City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-060

Data Relative to Subject Property: Date: 4-22-21

Location address: 3900 RUGGED DRIVE Zoning District: R-7.5(A)

Lot No.: TR2 Block No.: 6/0310 Acreage: 19.9342 Census Tract: 161.00

Street Frontage (in Feet): 1) 1200' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Bishop Dunne Catholic School Building and Endowment Trust

Applicant: Ramon Suarez Telephone: 214.339.6561

Mailing Address: 3900 Rugged Drive Zip Code: 75224

E-mail Address: rsuarez@bdcs.org

Represented by: Ramon Suarez Telephone: 214 339 6561

Mailing Address: 3900 Rugged Drive Zip Code: 75224

E-mail Address: rsuarez@bdcs.org

Affirm that an appeal has been made for a Variance __, or Special Exception ✓, of _____

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:

2' to the required 4' front yard fence regulations for a total iron fence height of 6'

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 Ramon Suarez
(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 23rd day of April, 2021

Sandra Dennie
Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)

SANDRA DENNIE
Notary Public, State of Texas
Comm. Expires 11-19-2023
Notary ID 5075152

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 Bishop Dunne Catholic School, Inc.

did submit a request for a special exception to the fence height regulations

at 3900 Rugged Drive

BDA201-060. Application of Bishop Dunne Catholic School, Inc.for a special exception to the fence height regulations at 3900 RUGGED DR. This property is more fully described as Tract 2, Block 6036, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct a 6 foot high fence in a required front yard, which will require a 2 foot special exception to the fence regulations.

Sincerely,

David Session, Building Official

CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 201-0160

I, Bishop Dunne Catholic School Building and Endowment Trust, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 3900 Rugged Drive 75224
(Address of property as stated on application)

Authorize: Ramon Suarez
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

_____Variance (specify below)

✓ Special Exception (specify below)

_____Other Appeal (specify below)

Specify: 2' fence height in required front yard VARIANCE

RAMON SUAREZ
Print name of property owner or registered agent

Signature of property owner or registered agent

Date 4-23-2023

Before me, the undersigned, on this day personally appeared Ramon Suarez

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

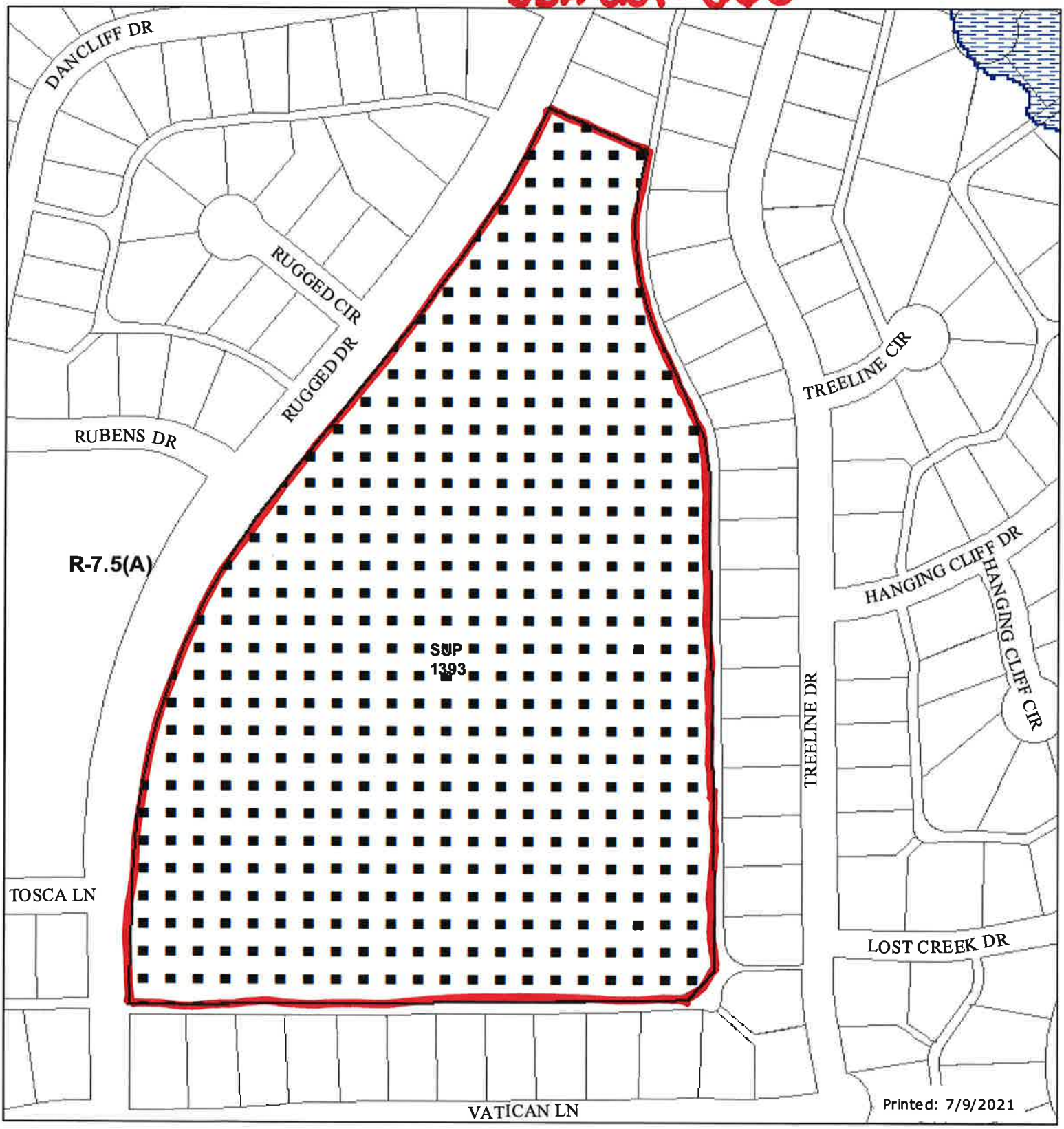
Subscribed and sworn to before me this 23rd day of April, 2021

Sandra Dennie
Notary Public for Dallas County, Texas

SANDRA DENNIE
Notary Public, State of Texas
Comm. Expires 11-19-2023
Notary ID 5075152

Commission expires on 11-19-2023

BDA 201-060



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

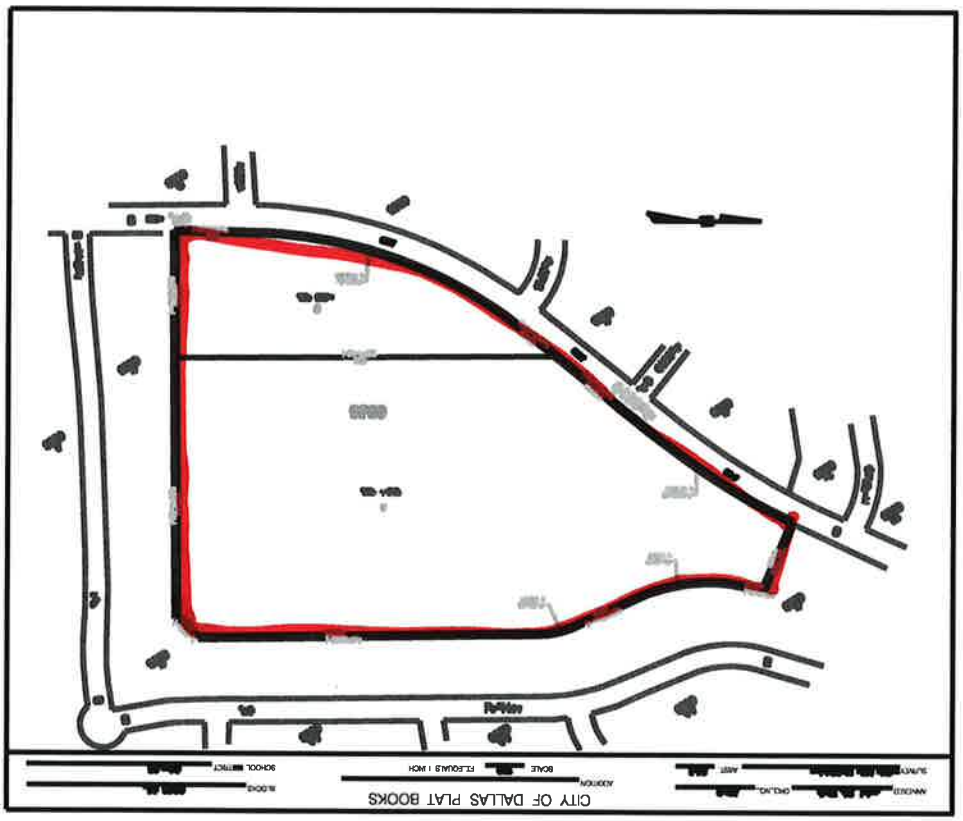
- CD Subdistricts
- PD Subdistricts
- PDS Subdistricts
- NSO Subdistricts
- NSO_Overlay
- Escarpment Overlay
- Parking Management Overlay
- ~~Hop~~ Front Overlay

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)

N

1:2,400

BDA 201-060



30 ft wide slide gate with FD access provision

Approx 961 ft of 6 ft height black ornamental iron fence.

30 ft wide slide gate with FD access provision

30 ft wide slide gate with FD access provision

20 ft wide slide gate with FD access provision

Approx 500 ft of 7 ft chainlink

BLOCK 8/8036 DRUID HILLS NO. 2 ADDITION VOL. 47, PG. 153

BLOCK 6036 DALLAS INDEPENDENT SCHOOL DISTRICT

RUGGED DRIVE (60' RIGHT-OF-WAY)

RUBENS DRIVE (60' RIGHT-OF-WAY)

RUGGED CIRCLE (50' RIGHT-OF-WAY)

N00°04'20"E 200.83'

Δ=40°10'20" R=927.14' T=339.03' L=650.05' CB=N20°09'30"E CD=636.82'

N40°14'40"E 107.57'

N40°26'20"E 235.95'

Δ=12°20'43" R=1729.38' T=187.04' L=372.62' CB=N34°15'58"E CD=371.90'

34 Spaces

81 Spaces

88 Spaces

14 Spaces

Pipe Guard Rail

Future Development

Future Parking

Phase 1

Future Development and/or Future Parking

Loading Area

Wood Fence

Field Lighting

Existing Stadium Seating w/ Pressbox, Restrooms, & Concessions

BLOCK 6036
868,692 SQUARE FEET
19.9424 ACRES

Play Fields

Chain Link Fence

KEEP 20 FT X 20 FT VISIBILITY TRIANGLES CLEAR

BLOCK 14/8036 OAK PARK ESTATES NO. 4 VOL. 46, PG. 259

BLOCK 14/8036 OAK PARK ESTATES NO. 8 VOL. 88214, PG. 2011

BLOCK 4/8036 OAK PARK ESTATES NO. 6 VOL. 903, PG. 2449

BLOCK 4/8036 REVISED SAINT ANNE HILLS ADDITION VOL. 46, PG. 1

BLOCK 4/8036 OAK PARK ESTATES SEVENTH SECTION VOL. 88032, PG. 1570

BLOCK A/8036 OAK PARK ESTATES NO. 5 VOL. 62, PG. 2262

S45°06'00"W 48.38'

S00°27'30"W 765.94'

S25°08'36"E 113.11'

Δ=25°36'06" R=169.76' T=38.57' L=75.85' CB=S12°20'33"E CD=75.22'

Δ=36°30'00" R=410.01' T=135.20' L=261.19' CB=S06°53'36"E CD=256.80'

S11°21'24"W 41.90'

S89°44'20"W 577.12'

N89°53'54"W 270.67'

S6°53'23"E 167.26'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50ft.

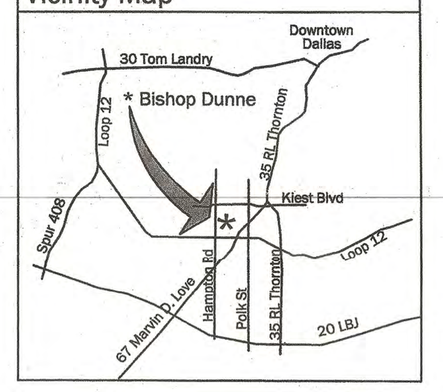
Site Area/F.A.R. Analysis	
Site Area	868,692 sf
Maximum Floor Area	260,608 sf
Maximum Site Coverage	217,173 sf

Existing Building Area	105,329 SF
Maximum Building Area	260,608 SF
Existing Site Coverage	93,497 SF
Maximum Site Coverage	217,173 SF

Required Parking	
9 1/2 Spaces per High School Homeroom Classroom x Current Number of HS Homeroom Classrooms* = 16	152 Spaces Required
3 1/2 Spaces per Middle School Homeroom Classroom x Current Number of MS Homeroom Classrooms* = 10	35 Spaces Required
Total	187 Spaces Required
Current	217 Spaces Provided

* Classroom counts subject to change

Vicinity Map



NO ADDITIONS OR STRUCTURAL ALTERATIONS

Bishop Dunne High School
3900 Rugged Drive Dallas, Texas 75224

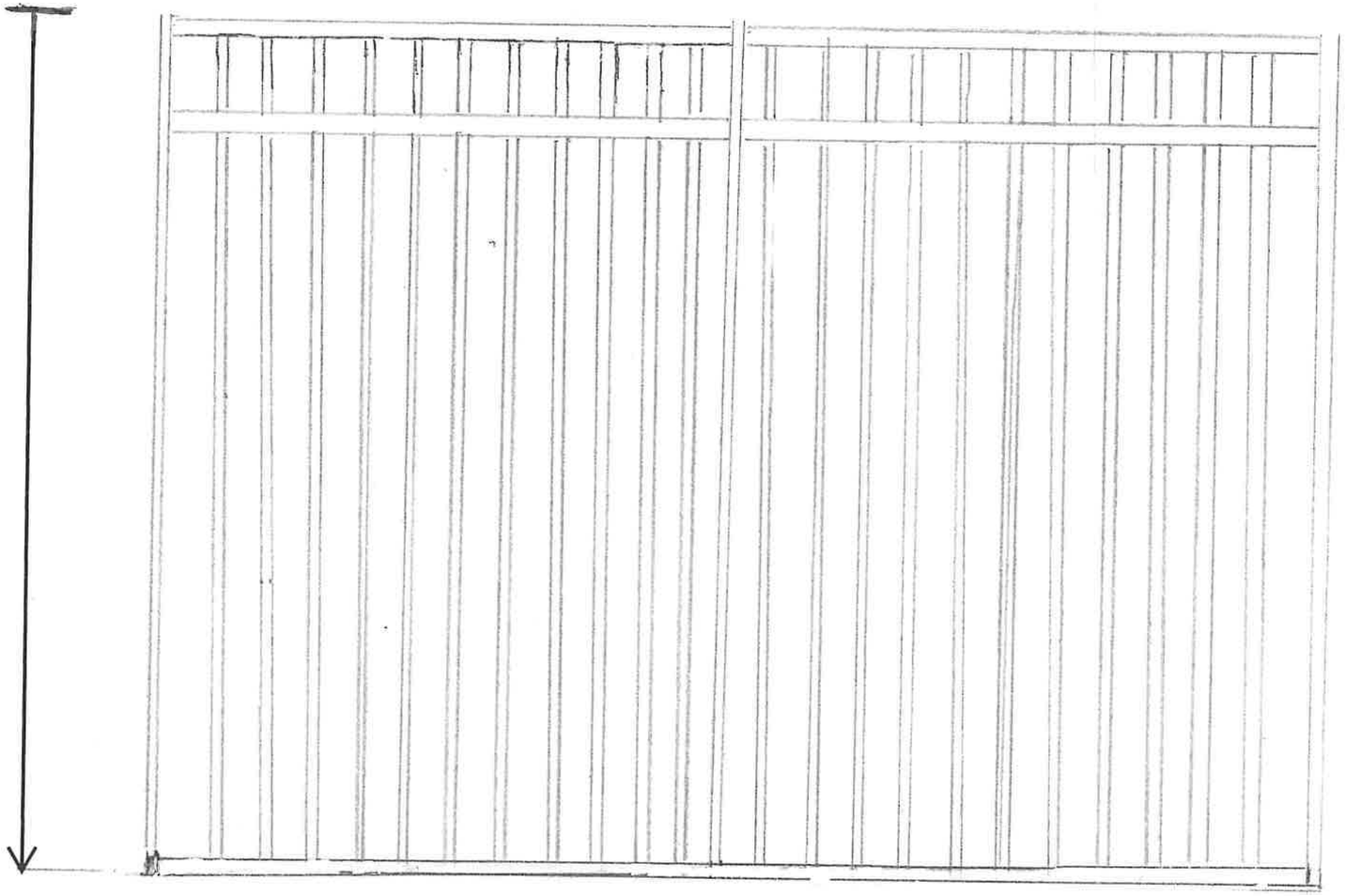
BISHOP DUNNE CATHOLIC SCHOOL
Dunne Education Today for the College Student of Tomorrow

Site Plan

PageSoutherlandPage
The Next 100

BDA 24-060

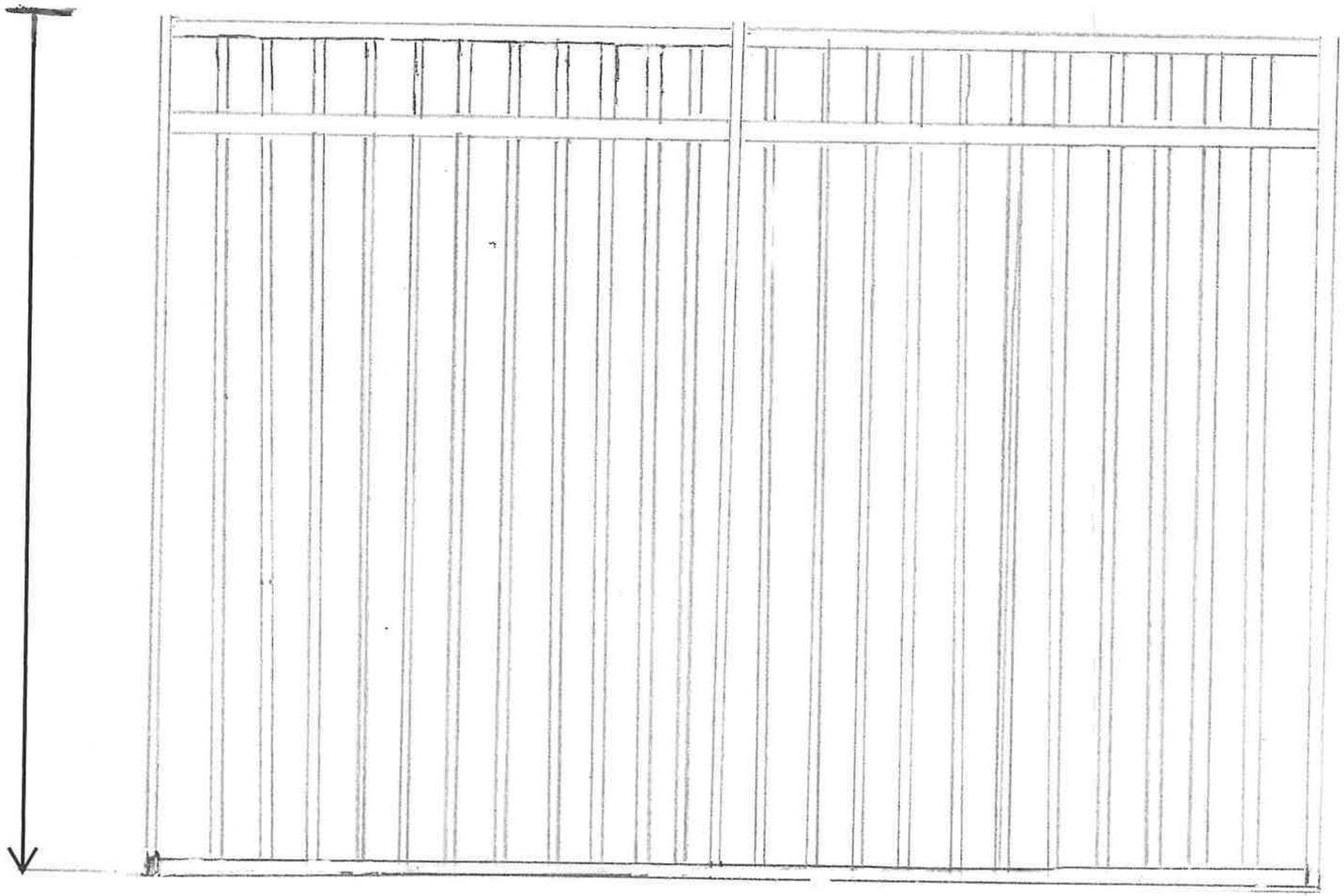
6'



wrought iron fence

1" = 1'

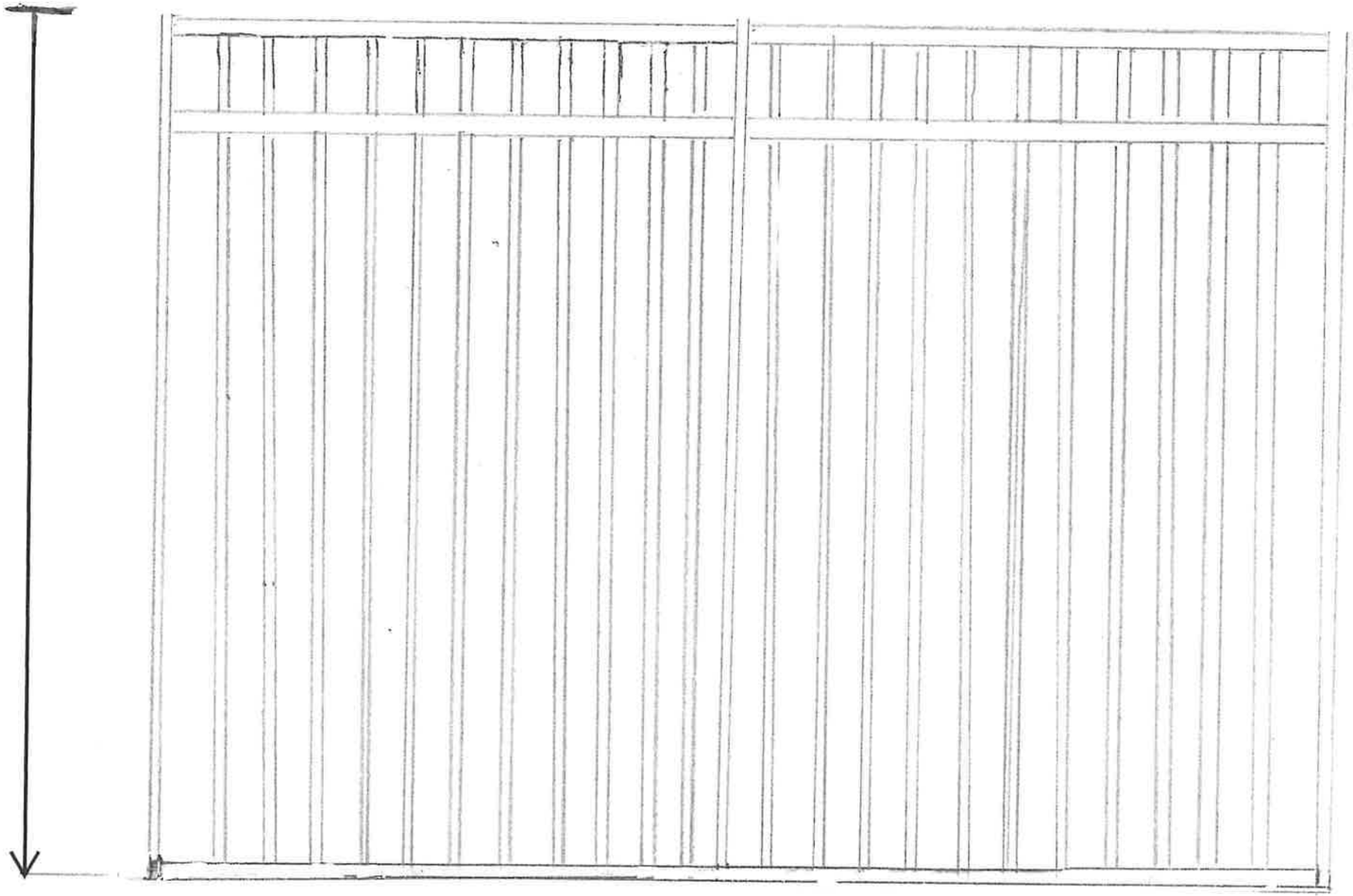
6'



wrought iron fence

1" = 1'

6'



wrought iron fence

1" = 1'

BISHOP DUNNE CATHOLIC SCHOOL

City of Dallas – Board of Adjustment Meeting

Panel A

August 6, 2021

Bishop Dunne Catholic School Fence

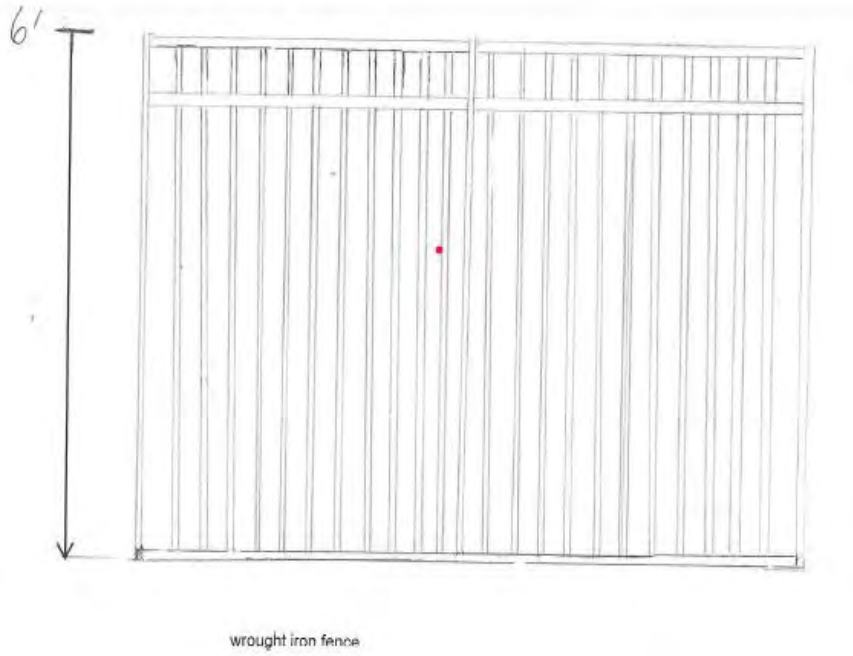
- Property crimes have been increasing on this unsecured campus
- The fence construction helps ensure a more secure and safe campus for our students, faculty, and property
- The fence would be a deterrent for those looking to illegally enter our property
- The fence will enhance the look and feel of the neighborhood
- We are requesting 2’ to the required 4’ front yard fence regulations for a total iron fence height of 6’
- The subsequent slides will provide an illustrative view of proposed

Bishop Dunne Fence View

from across Rugged Drive – conceptual rendering with fence



Fence Design



- Fence will be minimum 5’ from property line
- Sufficient gate opening for emergency vehicles at all gate entrances
- Fence is topped with smooth cross bar to avoid potential mishaps
- Fence is similar to what was approved for Bishop Lynch
    - Note our fence avoids the pointed top as shown on next page

Bishop Lynch Fence





- The Bishop Lynch fence has spiked top to its fence panels, unlike ours which is a smooth top
- Our purpose would be to better secure the campus in a similar manner as Bishop Lynch had done in East Dallas

Bishop Dunne



- Thank you for your consideration in allowing us to further secure our campus for the safety of all

FILE NUMBER: BDA201-063(PD)

BUILDING OFFICIAL'S REPORT: Application of Gregory S. Bowden for a special exception to the fence standards regulations and a special exception to the visibility obstruction regulations at 819 Rockwood Street. This property is more fully described as Lot 6, in City Block 7/3425, and zoned an R-7.5(A) Single Family District, which prohibits the use of certain materials for a fence and requires a 20-foot visibility triangle at an alley and driveway approach. The applicant proposes to construct a fence using prohibited material located within a visibility obstruction triangle which will require special exceptions to the fence regulations and the visibility obstruction regulations, respectively.

LOCATION: 819 Rockwood Street

APPLICANT: Gregory S. Bowden

REQUEST:

The applicant proposes to maintain a prohibited corrugated metal fence along the rear alley lot line, within a required visibility obstruction triangle at the Yarmouth Street and alley intersection.

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.

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board shall grant a special exception to the requirements of the visual obstruction regulations when, in the opinion of the board, the item will not constitute a traffic hazard.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the visual obstruction regulations since the basis for this type of appeal is when in the opinion of the board, the item will not constitute a traffic hazard. However, staff does provide a technical opinion to assist in the board's decision-making.

The Sustainable Development and Construction Senior Engineer has reviewed the request for a special exception to the visual obstructions regulation and does not have objections to the proposed request.

BACKGROUND INFORMATION:

Zoning:

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

Land Use:

The subject site and all 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:

The applicant proposes to maintain a prohibited corrugated metal fence along the rear alley lot line, within a required visibility obstruction triangle at the Yarmouth Street and alley intersection. The property is zoned and R-7.5(A) Single Family District and developed with a single-family home.

Section 51A-4.602(d) of the Dallas Development Code states that a person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is:

- in a visibility triangle as defined in the Code (45-foot visibility triangles at street intersections and 20-foot visibility triangles at drive approaches and alleys on properties zoned single family); and

Furthermore, Section 51A-4.602(9)(B) states that except as provided in this subsection, the following fence materials are prohibited:

(A) Sheet metal;
(B) Corrugated metal;
(C) Fiberglass panels;
(D) Plywood;
(E) Plastic materials other than preformed fence pickets and fence panels with a minimum thickness of seven-eights of an inch;
(F) Barbed wire and razor ribbon (concertina wire) in residential districts other than an A(A) Agricultural District; and,
(G) Barbed wire and razor ribbon (concertina wire) in nonresidential districts unless the barbed wire or razor ribbon (concertina wire) is six feet or more above grade and does not project beyond the property line.

The following information is shown on the submitted site plan:

- The corrugated metal fence is located at the rear lot line along the alley, adjacent to Yarmouth Street or approximately 15 feet from the pavement line.
- The length of the proposed fence in the rear yard along the alley is approximately 50 feet perpendicular to the alley on the west side of the property.

Staff conducted a field visit of the site and surrounding area and noticed no other fences that appear to be constructed of prohibited materials and obstructing the 20-foot visibility triangle at the alley or drive approach.

As of July 29, 2021 letters have not been submitted in support or opposition to this request.

The applicant has the burden of proof for both, the special exception to the fence regulations to construct a fence using prohibited material, and a special exception to construct the fence in a required visibility obstruction triangle, since the basis for these types of appeals are in the opinion of the board:

- Visibility obstructions items are made on the basis of the item(s) not constituting a traffic hazard, and
- Technical opinions provided from the city engineer.

As further noted on the site plan, the proposed fence would obstruct:

- A portion of the 20-foot visibility triangle at the alley adjacent to Yarmouth Street.

The Sustainable Development and Construction Department senior engineer does not have objections to the request for a special exception to construct a fence in a required visibility obstruction triangle (**Attachment D**).

Granting these requests with a condition imposed that the applicant complies with the submitted site plan and elevation would limit the material of the fence and location within the 20-foot visibility triangle at the alley adjacent to Yarmouth Street, as shown on the plans.

Timeline:

May 4, 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.

July 7, 2021: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A.

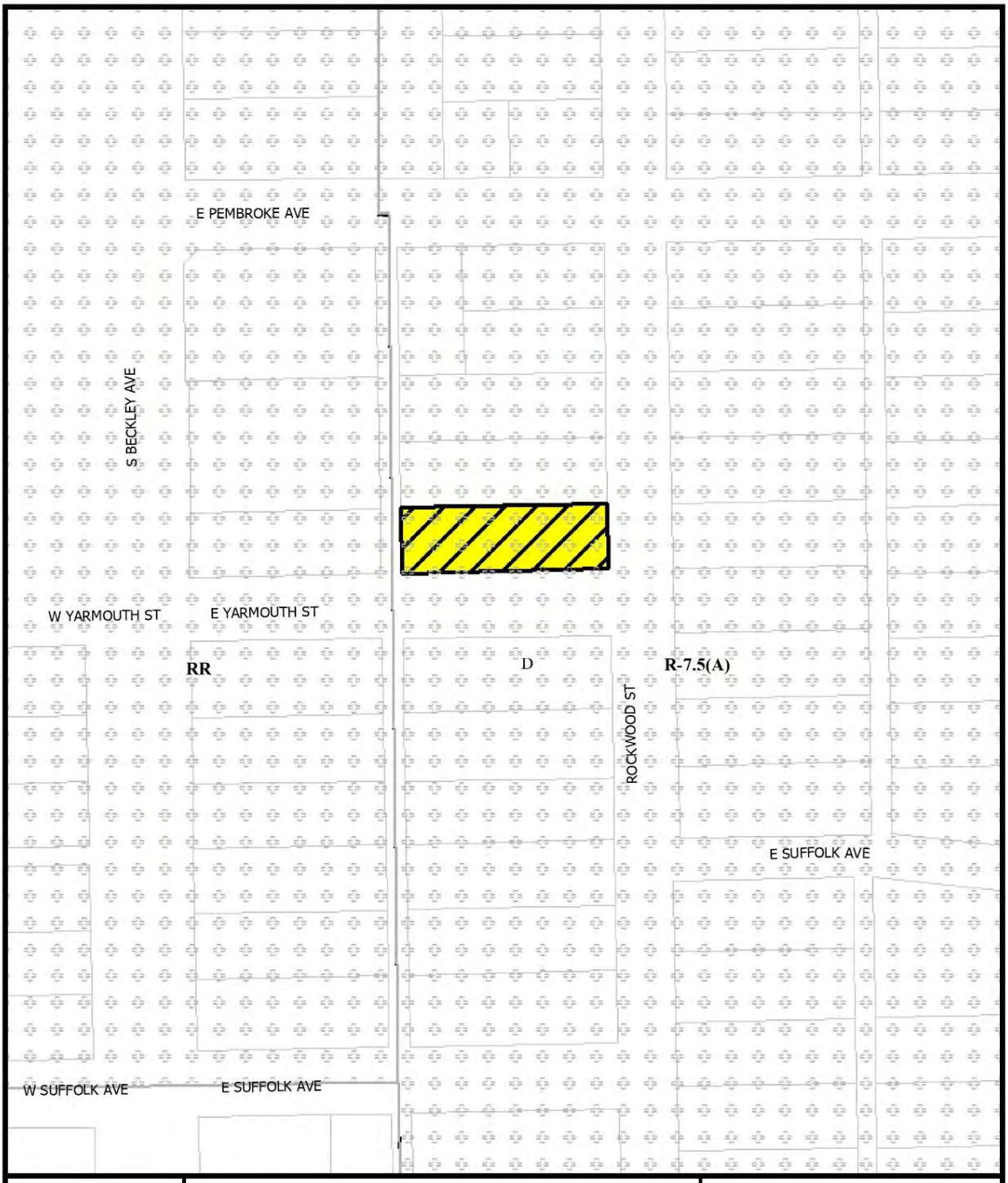
July 8, 2021: The Board Senior Planner emailed the applicant the following information:

- 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 July 27, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the August 6, 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.

July 27, 2021: The applicant submitted email evidence with pictures depicting fencing materials in my direct neighborhood (Beckley, East Clarendon & I- 35) that are built of scrap metal, wooden pallets, plywood, metal refrigerator shelves, etc. as well as corrugated metal that he contends are unsightly fences affecting property values. Additionally, the applicant provided pictures depicting newly constructed homes showing corrugated metal fencing materials. **(Attachment A, B, & C)**

July 29, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the August public hearing. The review team members in attendance included: the Sustainable Development and Construction Interim Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Chief Arborist, the Building Inspection Chief Planner, Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.

July 30, 2021: The Sustainable Development and Construction Senior Engineer submitted a review comment sheet (**Attachment D**).



1:1,200

ZONING MAP

Case no: BDA201-063

Date: 7/19/2021

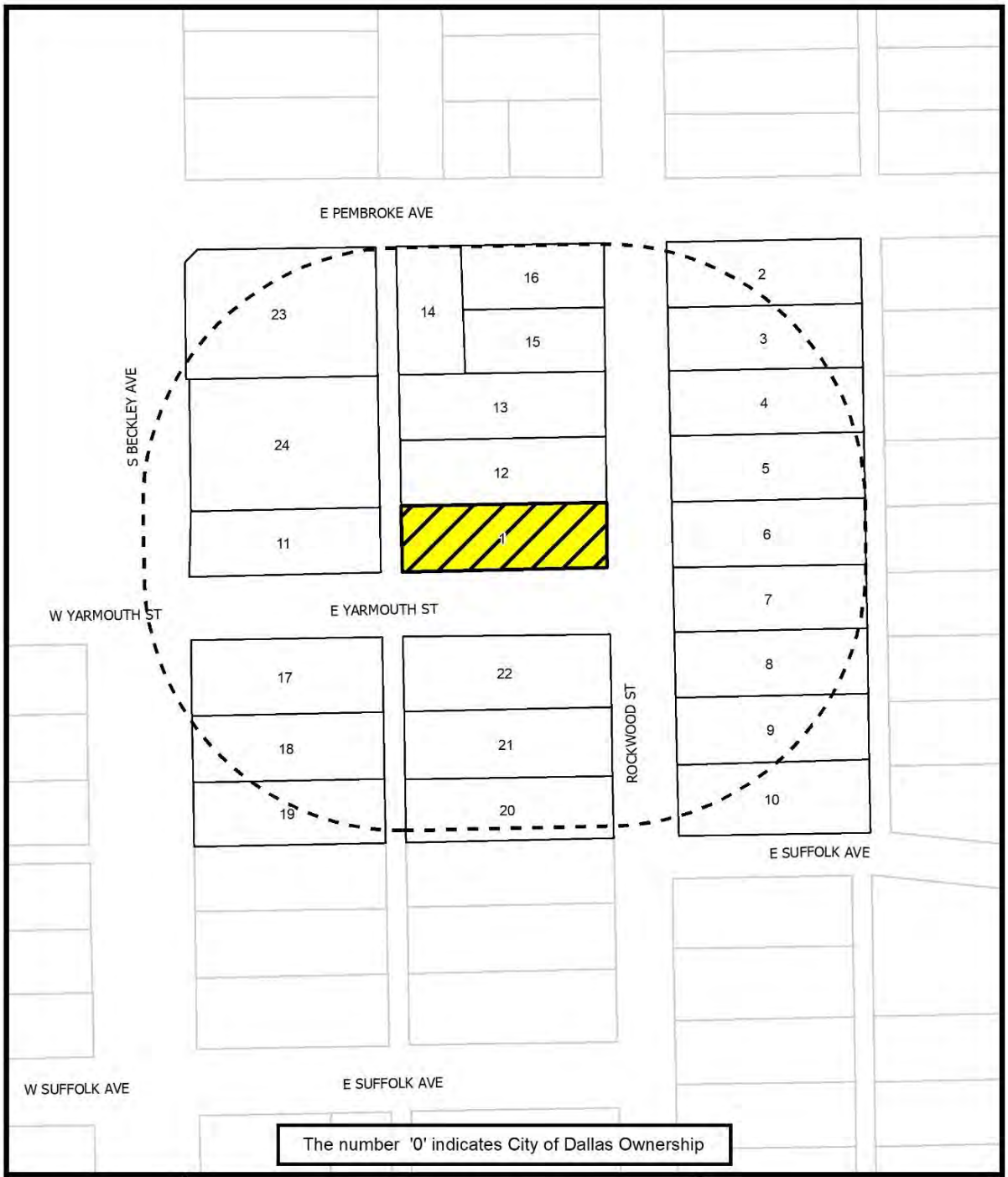


1:1,200

AERIAL MAP

Case no: BDA201-063

Date: 7/19/2021



NOTIFICATION

200' AREA OF NOTIFICATION

24 NUMBER OF PROPERTY OWNERS NOTIFIED

1:1,200

Case no: BDA201-063

Date: 7/19/2021

07/15/2021

Notification List of Property Owners

BDA201-063

24 Property Owners Notified

Label #	*Address*		*Owner*
1	819	ROCKWOOD ST	Taxpayer at
2	802	ROCKWOOD ST	FOULK WILLIAM H III &
3	806	ROCKWOOD ST	FOULK WILLIAM H
4	810	ROCKWOOD ST	BARRERA BLANCA E
5	814	ROCKWOOD ST	ESPINOSA MARGARET
6	816	ROCKWOOD ST	TOVAR VALENTIN
7	822	ROCKWOOD ST	GARCIA MARIA I
8	826	ROCKWOOD ST	CORREA MANUEL TOVAR &
9	830	ROCKWOOD ST	ALEMAN FELIX
10	834	ROCKWOOD ST	ALEMAN MARY L EST OF &
11	816	S BECKLEY AVE	ROSAS MARIA &
12	815	ROCKWOOD ST	GONZALEZ POMPEYO
13	811	ROCKWOOD ST	CARDONA GABRIEL R & ESTER
14	116	E PEMBROKE AVE	BENITEZ DANIEL DOMINGUEZ
15	805	ROCKWOOD ST	MORALES ROSA ELIA
16	801	ROCKWOOD ST	CASTANON FRANCISCO MIGUEL
17	902	S BECKLEY AVE	RESENDIZ LUIS
18	904	S BECKLEY AVE	Taxpayer at
19	908	S BECKLEY AVE	WAYNE 21 LLC
20	915	ROCKWOOD ST	CRUZ LEONICIO &
21	911	ROCKWOOD ST	CASTILLEJA RAYMOND
22	907	ROCKWOOD ST	MARTINEZ ELBA
23	802	S BECKLEY AVE	PRECIOUS KARGO ACADEMY LLC
24	808	S BECKLEY AVE	PERIN SHON D

City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-063

Data Relative to Subject Property: Date: 5-4-21

Location address: 819 Rockwood St. Dallas, TX 75203 Zoning District: R7.5(A)

Lot No.: 6 Block No.: 7/3425 Acreage: .183 Census Tract: 48.00

Street Frontage (in Feet): 1) 50' 2) 160' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Gregory S. Bowden

Applicant: Gregory S. Bowden Telephone: 214.214.0748

Mailing Address: 819 Rockwood St. Dallas, TX Zip Code: 75203

E-mail Address: bowdengregory@ymail.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance __, or Special Exception V, of 20'x20' visibility triangles At Alley + Driveway. + prohibited metal corrugated fence.

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:
my fence is of similar material, located in same locations, And of similar Height.

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 Gregory S. Bowden
(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: Gregory S. Bowden
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 1st day of March, 2021

ROY GUERRERO
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/10/2024
NOTARY ID 133355865

Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)

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 Gregory Bowden

did submit a request for a special exception to the fence standards regulations, and for a special exception to the visibility obstruction regulations

at 819 Rockwood Street

BDA201-063. Application of Gregory Bowden for a special exception to the fence standards regulations, and for a special exception to the visibility obstruction regulations a 819 ROCKWOOD ST. This property is more fully described as Lot 6, Block 7/3425, and is zoned R-7.5(A), which prohibits the use of certain materials for a fence and requires a 20 foot visibility triangle at driveway and alley approaches. The applicant proposes to construct a fence using a prohibited material, which will require a special exception to the fence regulations, and to construct a single family residential fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.

Sincerely,

David Session, Building Official

City of Dallas

April 21, 2021

Gregory Bowden
819 Rockwood St.
Dallas, TX. 75226

Re: BDA201-FW2(OA), Property at 819 Rockwood St.

Dear Mr. Bowden:

The Board of Adjustment Panel A, at its public hearing held on Tuesday, April 20, 2021, **granted**, your request to waive fees to be paid association with a request for special exceptions to the prohibited fence materials regulations and to visibility obstruction regulations.

Contact Building Inspection at 320 E. Jefferson, Room 118 to file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board.

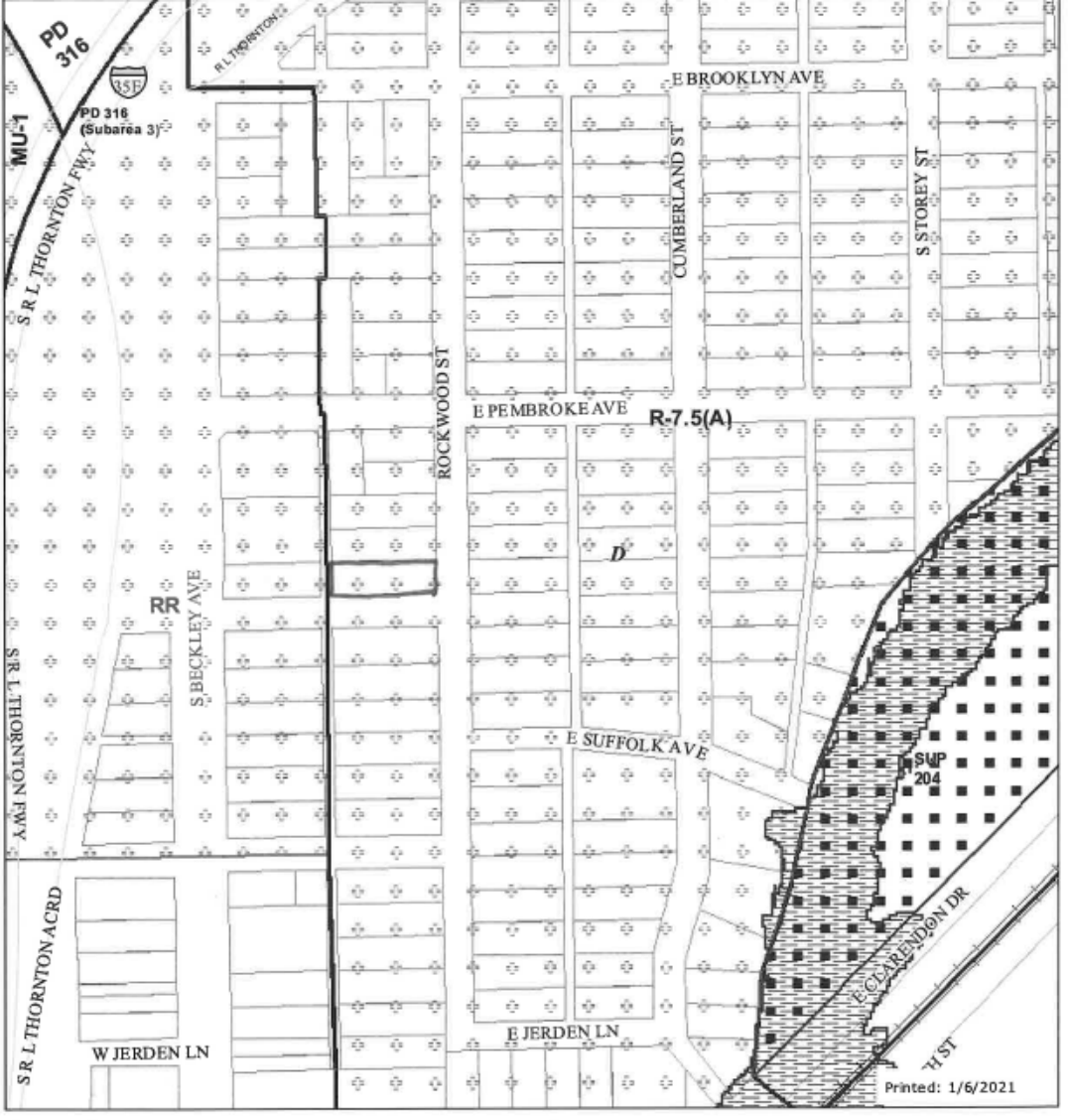
Should you have any further questions regarding the Board's action, please contact me at (214) 671-5099.

Respectfully,

for Oscar Aguilera

Oscar Aguilera, Senior Planner
Board of Adjustment
Sustainable Development and Construction

c: Code Enforcement, 3112 Canton, Room 100
Charles Trammell, Bldg. Inspection, 320 E. Jefferson #105



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
CD Subdistricts
PD Subdistricts
PDS Subdistricts
NSO Subdistricts
NSO_ Overlay
Parking Management 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)

N

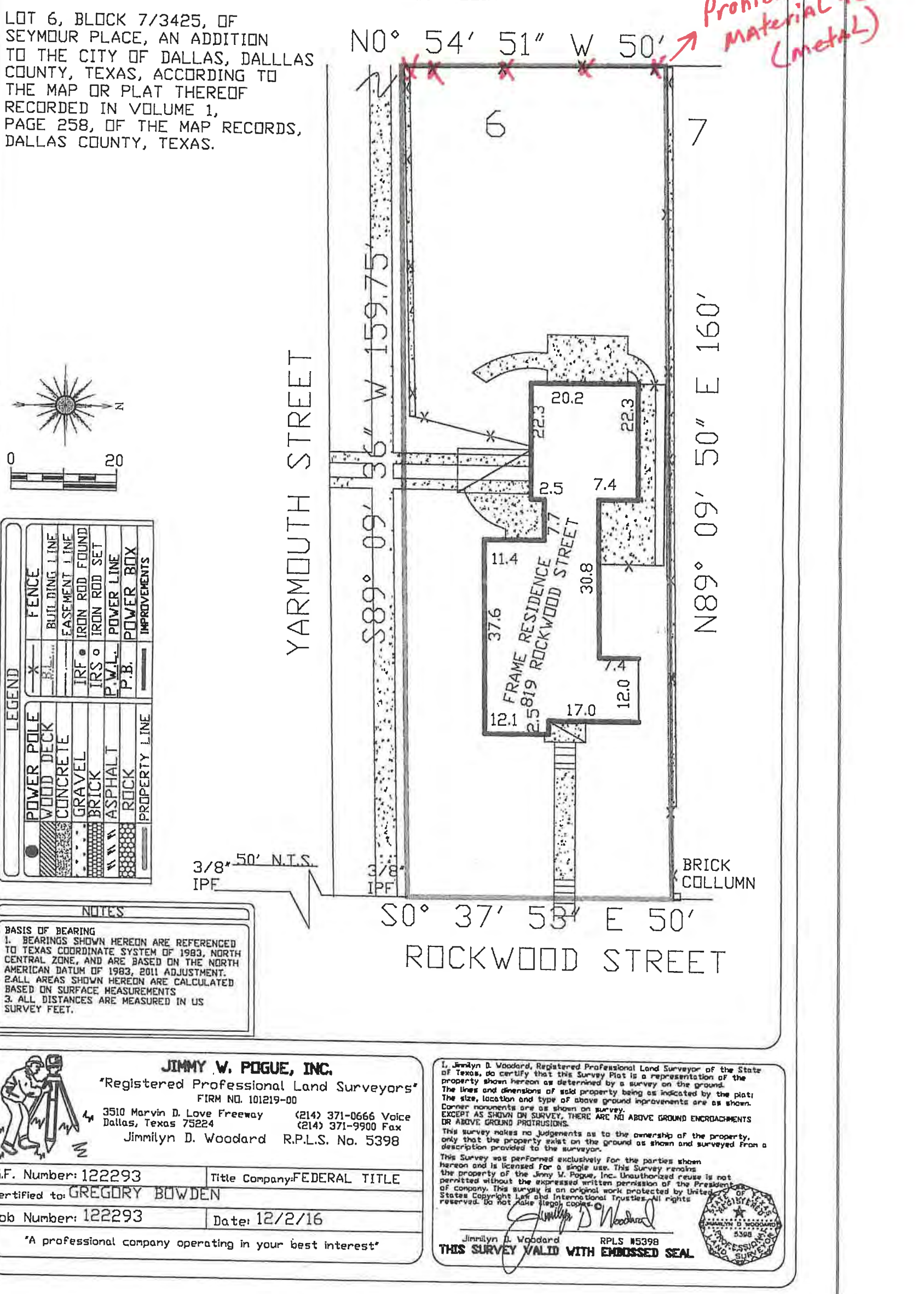
1:2,400


PEMBROKE
(LEAKE ST.)
50
100
200
0.3433 AC.
WEST
3425/7
3-A
0.344 AC.
AVE.
ST.
YARMOUTH
100
3425/F
3425/8
800
900
55
FIELD
SURVEY
8-12-58

SURVEY PLAT

COPYRIGHT DATE 12/2/16

LOT 6, BLOCK 7/3425, OF SEYMOUR PLACE, AN ADDITION TO THE CITY OF DALLAS, DALLLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 258, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.



NOTES

BASIS OF BEARING
1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS
3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.

JIMMY W. POGUE, INC.
"Registered Professional Land Surveyors"
FIRM NO. 101219-00
3510 Marvin D. Love Freeway (214) 371-0666 Voice
Dallas, Texas 75224 (214) 371-9900 Fax
Jimmilyn D. Woodard R.P.L.S. No. 5398

G.F. Number: 122293	Title Company: FEDERAL TITLE
Certified to: GREGORY BOWDEN	
Job Number: 122293	Date: 12/2/16

"A professional company operating in your best interest"

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property shown hereon as determined by a survey on the ground. The lines and dimensions of said property being as indicated by the plat; The size, location and type of above ground improvements are as shown. Corner monuments are as shown on survey. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

This survey makes no judgements as to the ownership of the property, only that the property exist on the ground as shown and surveyed from a description provided to the surveyor.

This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey remains the property of the Jimmy W. Pogue, Inc. Unauthorized reuse is not permitted without the expressed written permission of the President of company. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not make illegal copies. ©

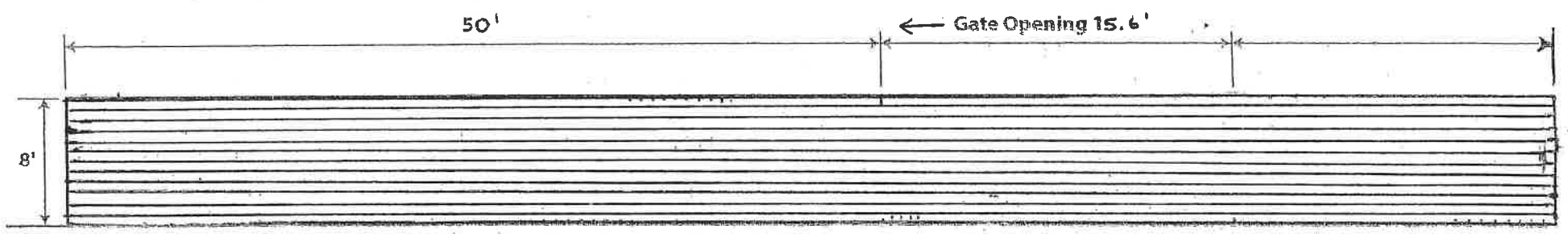
Jimmilyn D. Woodard RPLS #5398

THIS SURVEY VALID WITH EMBOSSED SEAL

STATE OF TEXAS REGISTERED JIMMILYN D WOODARD 5398 PROFESSIONAL LAND SURVEYOR

Fenceline Elevation Drawings

Scale: .1" = 10'



Jackson, Latonia

From: Gregory Bowden [redacted]
Sent: Tuesday, July 27, 2021 12:25 PM
To: Trammell, Charles; Daniel, Pamela
Subject: BDA201-063 819 Rockwood Street

External Email!

Mr. Trammell & Mrs. Daniel:

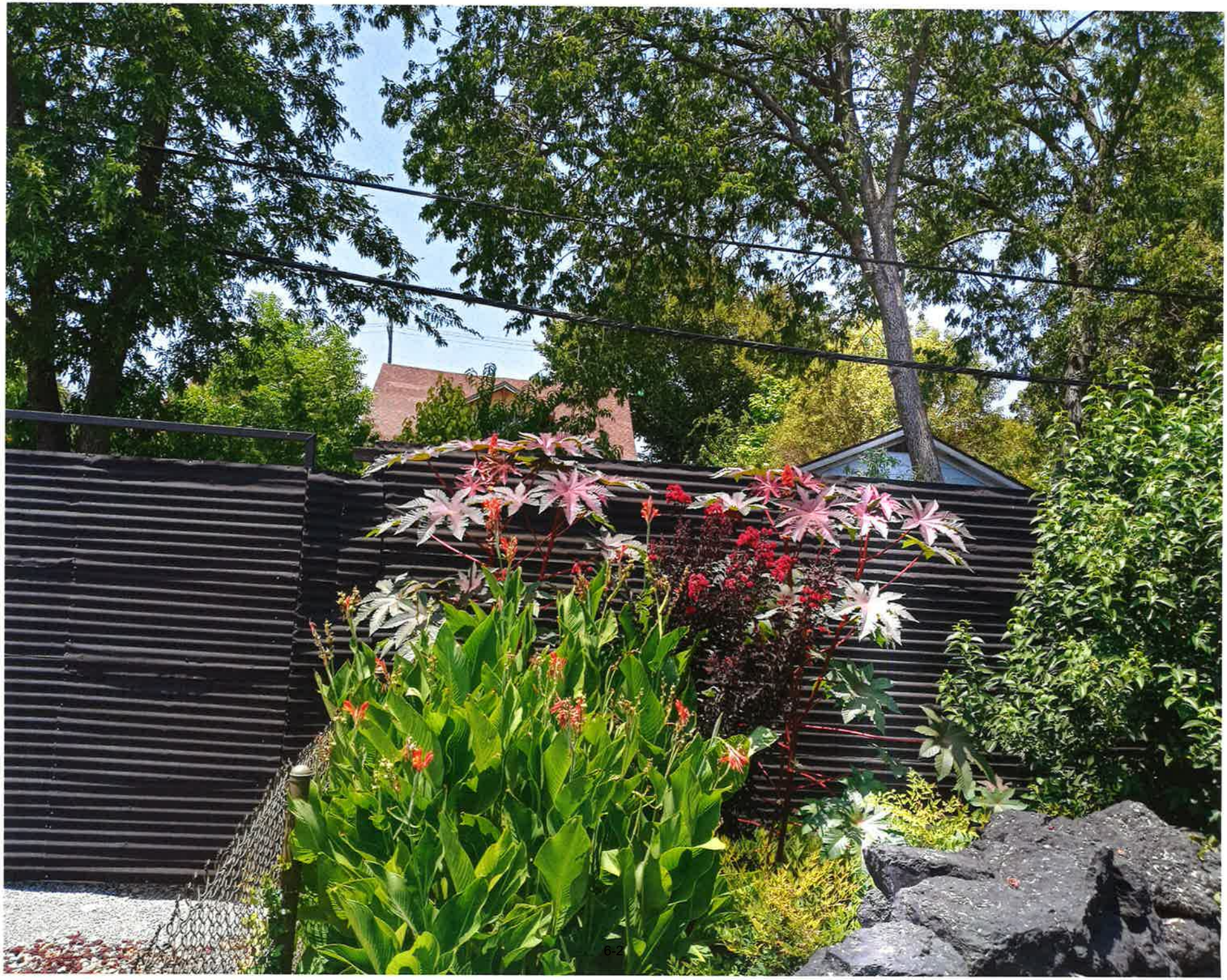
The followinf emails will have enclosed stamped/dated photos of fencing materials in my direct neighborhood (Beckley, East Clarendon & I- 35) that are built of scrap metal, wooden pallets, plywood, metal refrigerator shelves, etc as well as corrugated metal. Realtors and investors in the North Oak Cliff area tell us these unsightly fences affect property values and pose a huge safety concern with dogs attaching children at play and folks walking or jogging by.

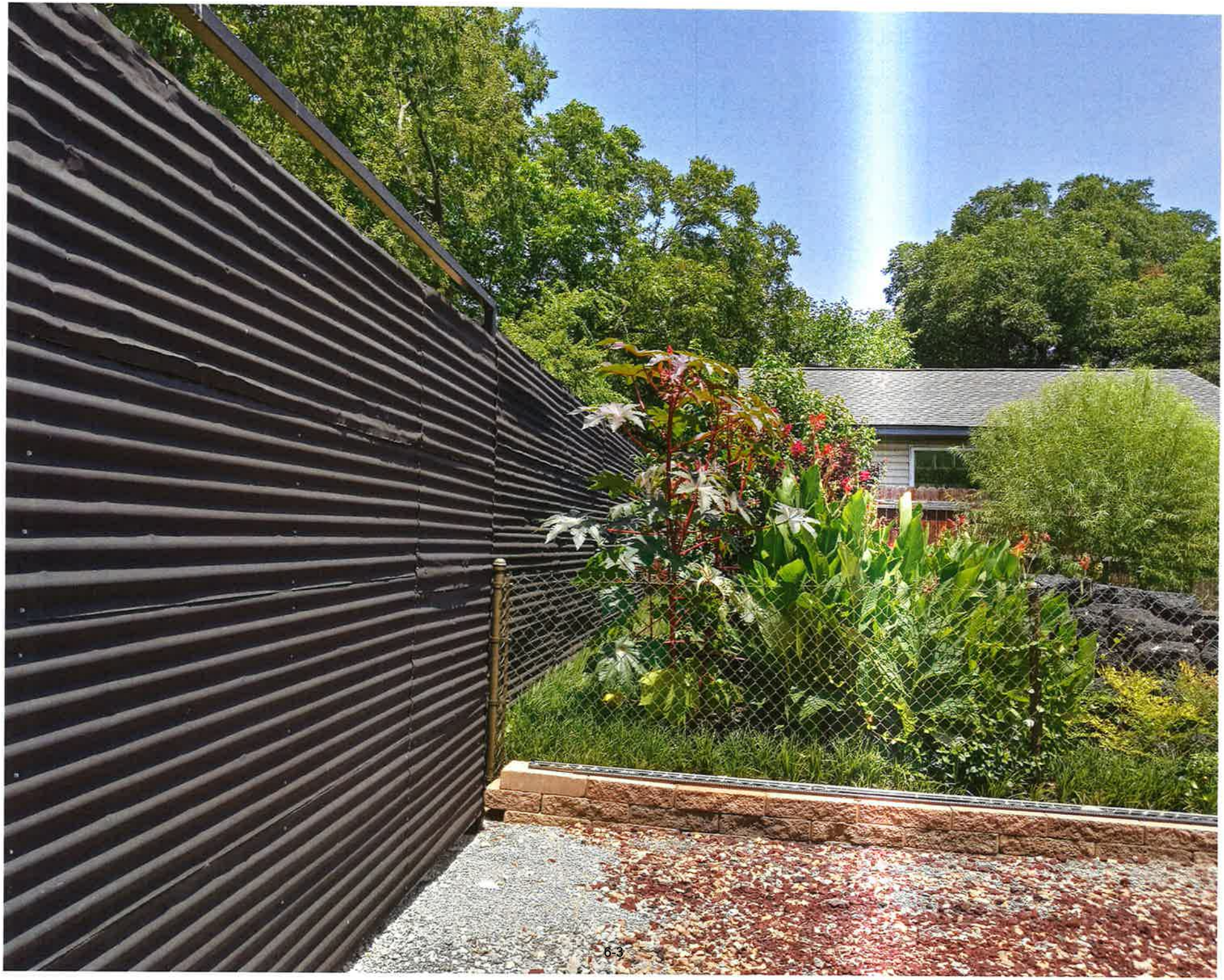
Enclosed are additional photos of "new build" properties showing corrugated metal fencing materials.

Enclosed are a signed letter from my three direct home owner neighbors stating they have no issue with my fence and photos of our fences.

Thank you for assisting me in this matter. Sincerely, Gregory Bowden

[redacted]







Jackson, Latonia

From: Gregory Bowden <[redacted]>
Sent: Tuesday, July 27, 2021 12:37 PM
To: Trammell, Charles; Daniel, Pamela
Subject: BDA201-063 819 Rockwood Street

External Email!

Here are a few photos of other fencing in my direct neighborhood (Beckley, East Clarendon and I-35). Thank you for your assistance.


Jul 27,2021 11:39:45 AM


Jul 27,2021 12:06:08 PM


Jul 27,2021 11:48:19 AM


Jul 27,2021 11:54:22 AM


Jul 27,2021 12:05:55 PM


Jul 27,2021 12:06:35 PM

Jackson, Latonia

From: Gregory Bowden [redacted]
Sent: Tuesday, July 27, 2021 12:59 PM
To: Trammell, Charles; Daniel, Pamela
Subject: BDA201-063 819 Rockwood Street

External Email!

New-build properties in East Dallas with corrugated metal fencing.



REVIEW COMMENT SHEET
BOARD OF ADJUSTMENT
HEARING OF AUGUST 17, 2021 (A)

- [x] Has no objections
- [ ] Has no objections if certain conditions are met (see comments below or attached)
- [ ] Recommends denial (see comments below or attached)
- [ ] No comments

COMMENTS:

- [ ] BDA 201-037 (JM)
- [ ] BDA 201-048 (JM)
- [ ] BDA 201-060 (PD)
- [x] BDA 201-063 (PD)
- [ ] BDA 201-069 (JM)
- [ ] BDA 201-070 (JM)
- [ ]
- [ ]
- [ ]
- [ ]
- [ ]
- [ ]
- [ ]

David Nevarez, PE, PTOE, DEV - Engineering — Name/Title/Department

7/30/2021 — Date

Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.

FILE NUMBER: BDA201-069(JM)

BUILDING OFFICIAL'S REPORT: Application of Kiesha Kay of Masterplan Consultants for a special exception to the fence height regulations at 4906 Park Lane. This property is more fully described as Part of Lot 7, 8, 9, Block 13/5586, 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 six-foot-high fence in a required front yard, which will require a two-foot special exception to the fence regulations.

LOCATION: 4906 Park Lane

APPLICANT: Kiesha Kay of Masterplan Consultants

REQUESTS:

The applicant proposes to construct and maintain a six-foot fence of brick and steel in a required front yard along Park Lane.

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 and all surrounding properties are developed with single family uses.

Zoning/BDA History:

There have been five board cases and no relevant zoning cases recorded in the vicinity of the subject site within the last five years.

1. **BDA190-117:** On January 19, 2021, the Board of Adjustment Panel A granted a request for a special exception to the fence height regulations of two feet in the front yard setback at 4923 Deloache Avenue.

2. **BDA189-063:** On May 22, 2019, the Board of Adjustment Panel B granted a request for a special exception to the fence height regulations of six feet in the front yard setback at 9727 Audubon Place.

3. **BDA189-019:** On March 18, 2019, the Board of Adjustment Panel C: (1) denied requests for special exceptions to the fence standard regulations related to having less than 50 percent open surface area, and prohibited fence material, without prejudice; and, (2) granted a request for a special exception to the fence height regulations of five feet in the front yard setback at 5014 Lakehill Court.

4. **BDA178-142:** On December 10, 2018, the Board of Adjustment Panel C granted a request for a special exception to the fence height regulations of four feet in the front yard setback at 5020 Park Lane.

5. **BDA167-131:** On November 13, 2017, the Board of Adjustment Panel C granted a request for a special exception to the fence height regulations of four-feet eight-inches in the front yard setback at 4907 Deloache Avenue.

6. **BDA167-054:** On May 16, 2017, the Board of Adjustment Panel A granted a request for a special exception to the fence height regulations of two-feet eight-inches in the front yard setback at 9323 Sunny Brook Lane.

GENERAL FACTS/STAFF ANALYSIS:

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 applicant proposes to construct and maintain a six-foot fence of brick and steel in a required front yard along Park Lane, which will require a two-foot special exception to the fence regulations.

The following additional information was observed from the submitted site plan and elevation:

- The proposed fence is approximately 365 feet-in-length facing Park Lane.
- Located from at the property line and up to 17-and-a-half feet into the property, still within the required front yard.
- The fence is composed of solid steel vertical rails with brick veneer columns no taller than six-feet-in-height.
- Pedestrian and vehicular gates along Park Lane.

Staff conducted a field visit of the site and surrounding area and noted various other fences that appear to be above four feet-in-height and located in a front yard setback.

As of August 10, 2021, no letters have been received in opposition or support of this request.

The applicant has the burden of proof in establishing whether the special exception to the fence height regulation of two feet will or 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 the front yard setback to be constructed in the location and height as shown on the plans.

Timeline:

May 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.

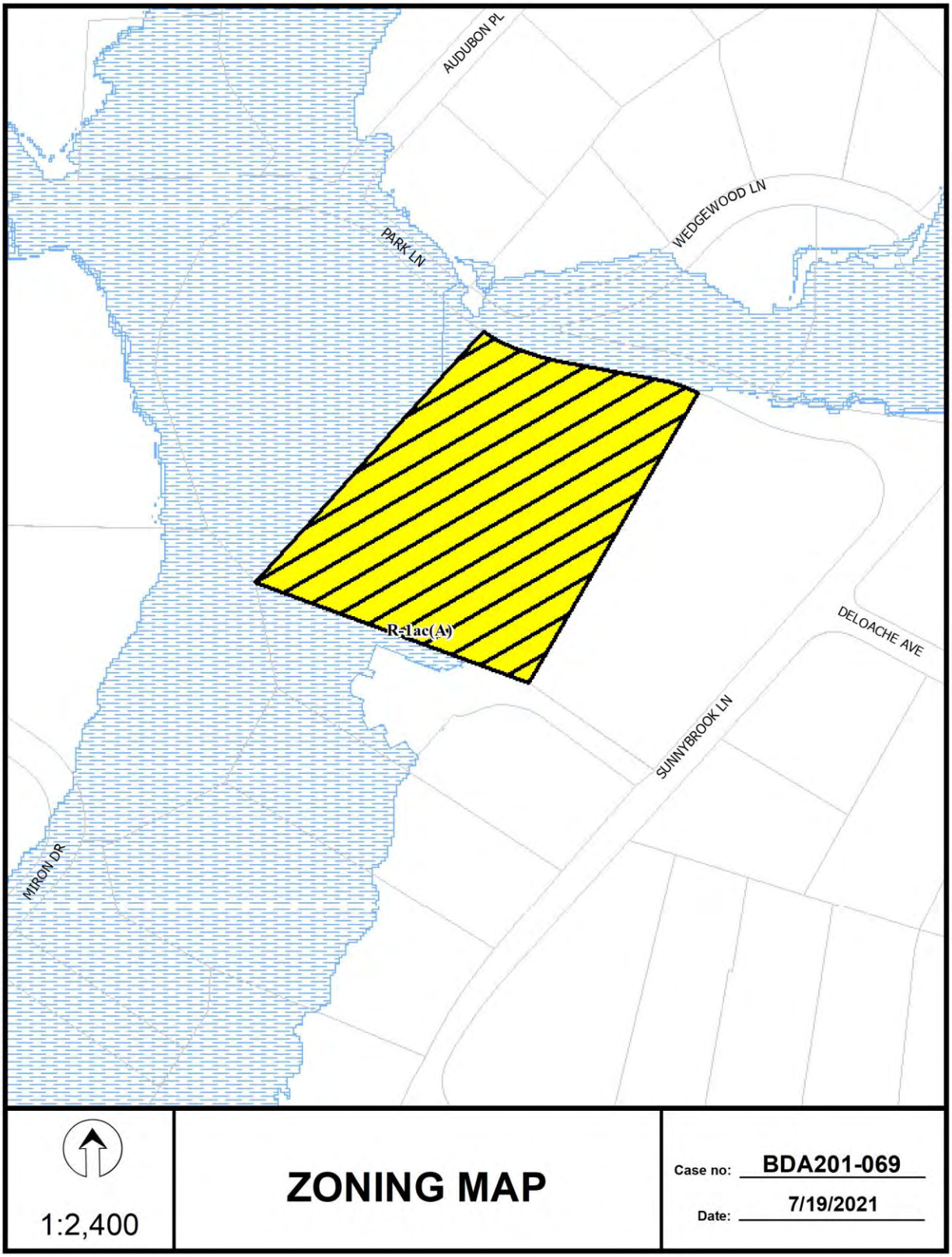
July 7, 2021: The Board Adminstrator assigned this case to Board of Adjustment Panel A.

July 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 July 27, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the August 6, 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."

July 20, 2021: The applicant submitted additional evidence for consideration (**Attachment A**)—updated 8-3-21.

July 29, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the August public hearing. The review team members in attendance included: the Sustainable Development and Construction Interim Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Chief Arborist, the Building Inspection Chief Planner, Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.



1:2,400

ZONING MAP

Case no: BDA201-069

Date: 7/19/2021

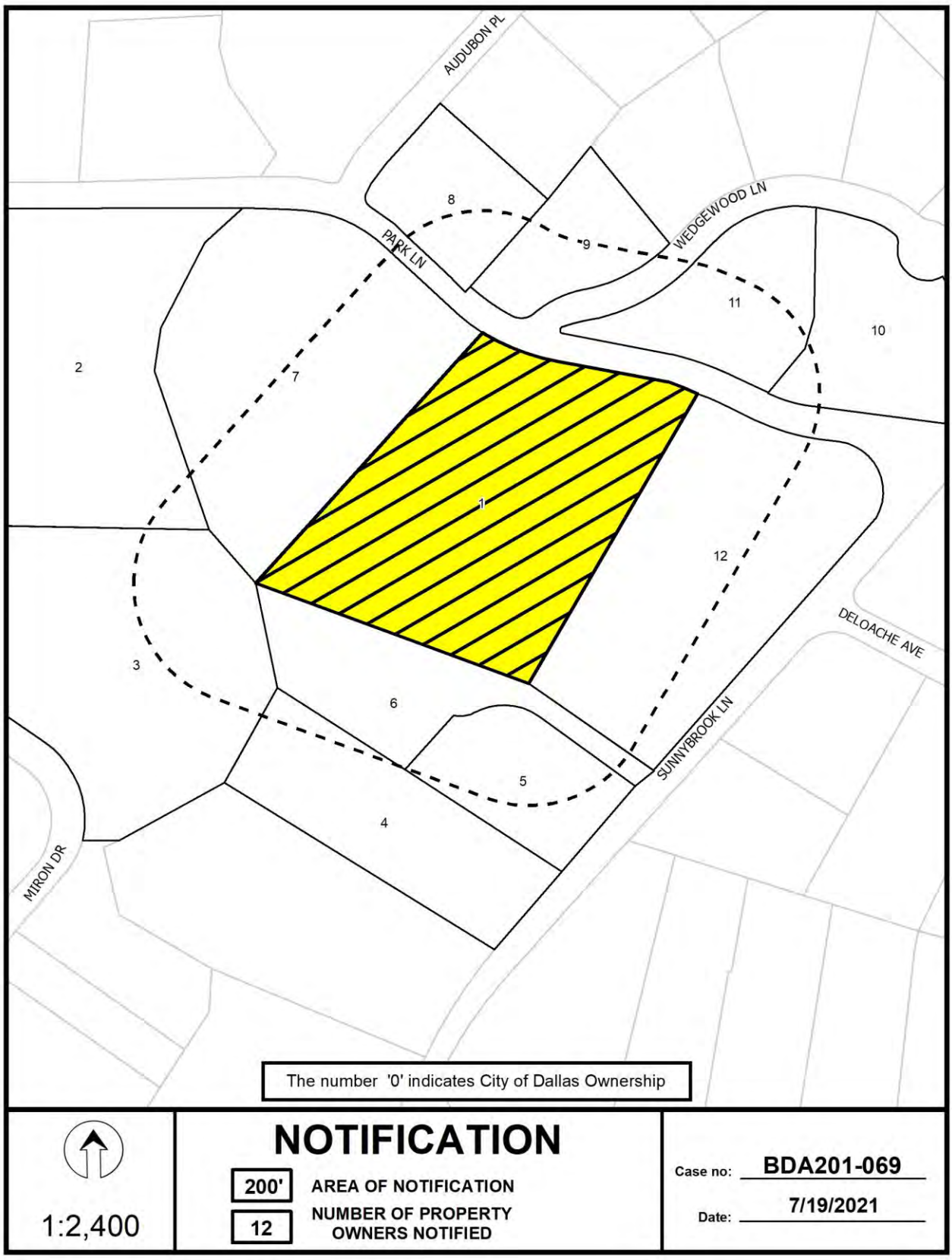


1:2,400

AERIAL MAP

Case no: BDA201-069

Date: 7/19/2021


AUDUBON PL
PARK LN
WEDGEWOOD LN
DELOACHE AVE
SUNNYBROOK LN
MIRON DR
1
2
3
4
5
6
7
8
9
10
11
12
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: BDA201-069
Date: 7/19/2021

07/16/2021

Notification List of Property Owners

BDA201-069

12 Property Owners Notified

Label #	*Address*		*Owner*
1	4906	PARK LN	SANDS JOHN CLAYTON &
2	4644	PARK LN	HAEMISEGGER DAVID J & NANCY A NASHER
3	4701	MIRON DR	MIRON PROPERTY LLC
4	9335	SUNNY BROOK LN	LYNCH HARRY H
5	9345	SUNNY BROOK LN	KANE MARK E & SHARON L
6	9355	SUNNY BROOK LN	Taxpayer at
7	4800	PARK LN	CARSON ROYAL W & DEBORAH D
8	9700	AUDUBON PL	WANG THOMAS J & LINDA L
9	4915	WEDGEWOOD LN	FERNANDES JAMES C & ELLEN M
10	4950	WEDGEWOOD LN	SHAMIEH RAMEZ F & ANISSA
11	4920	WEDGEWOOD LN	HARLING MICHAEL &
12	4930	PARK LN	DEDMAN ROBERT H JR

City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-069

Data Relative to Subject Property: Date: 6-2-21

Location address: 4906 Park Lane Zoning District: R-1ac(A)

Lot No.: Pt Lots 7, 8, & 9 Block No.: 13/5586 Acreage: 4.95 Census Tract: 206

Street Frontage (in Feet): 1) 340.94 ft 2) 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Clayton and Lacy Sands

Applicant: Kiesha Kay, Masterplan Telephone: 214-761-9197

Mailing Address: 2201 Main Street, Suite 1280, Dallas, TX Zip Code: 75201

E-mail Address: kiesha@masterplantexas.com

Represented by: Kiesha Kay, Masterplan Telephone: 214-761-9197

Mailing Address: 2201 Main Street, Suite 1280, Dallas, TX Zip Code: 75201

E-mail Address: kiesha@masterplantexas.com

Affirm that an appeal has been made for a Variance __, or Special Exception X, of
2 ft to the maximum permitted fence height of 4 feet in the required front yard

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 Kiesha Kay
(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.

Tamara Barron Chapa
My Commission Expires
01/15/2025
ID No 132873853

Respectfully submitted: KM Kay
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 1 day of June, 2021

Tamara Barron Chapa
Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)

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 Masterplan Consultants-Kiesha Kay

did submit a request for a special exception to the fence height regulations

at 4906 Park Lane

BDA201-069. Application of Masterplan Consultants-Kiesha Kay for a special exception to the fence height regulations at 4906 PARK LN. This property is more fully described as Pt Of Lot 7, 8, 9, Block 13/5586, 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 6 foot high fence in a required front yard, which will require a 2 foot special exception to the fence regulations.

Sincerely,

David Session, Building Official

CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 201-069

I, LACY HOLADAY SANDS, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4906 PARK LANE, DALLAS 75220
(Address of property as stated on application)

Authorize: MASTERPLAN TEXAS
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

_____Variance (specify below)

__X__Special Exception (specify below)

_____Other Appeal (specify below)

Specify: REQUESTING A FENCE HEIGHT SPECIAL EXCEPTION

LACY HOLADAY SANDS
Print name of property owner or registered agent

Lacy Holaday Sands
Signature of property owner or registered agent

Date May 24, 2021

Before me, the undersigned, on this day personally appeared Lacy Holaday Sands

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

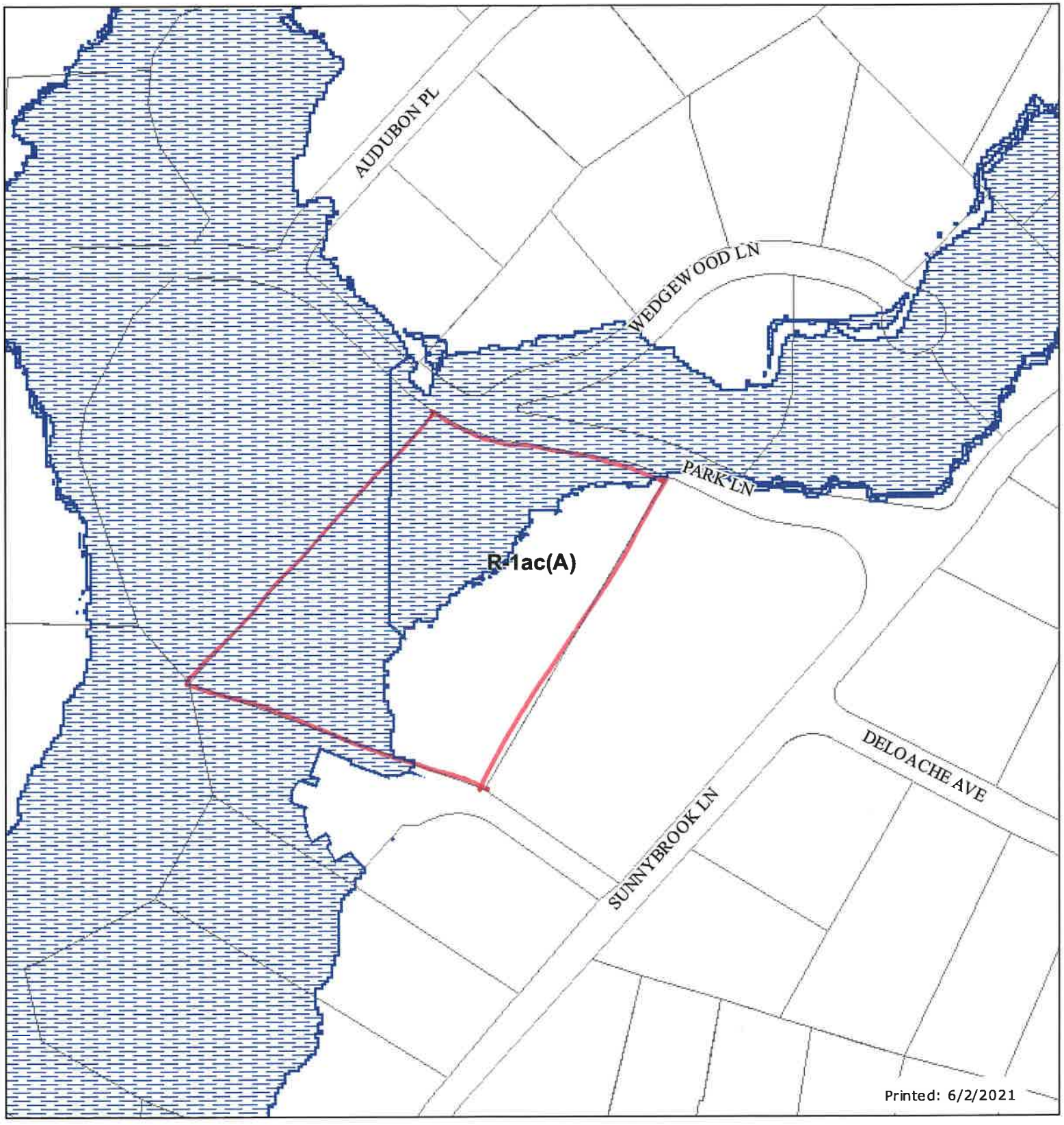
Subscribed and sworn to before me this 24th day of May, 2021

Patti L. Bullard
Notary Public for Dallas County, Texas

Commission expires on 02-25-22

Patti L Bullard
Notary Public, State of Texas
Notary ID 419090-3
My Commission Exp. 02-25-22


ANNEXED
ORD. NO.
ADDITION
SURVEY
ABST
SCALE
FT. EQUALS 1 INCH



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
- CD Subdistricts
- PD Subdistricts
- PDS Subdistricts
- NSO Subdistricts
- NSO_Overlay
- Escarpment Overlay
- Parking Management 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)

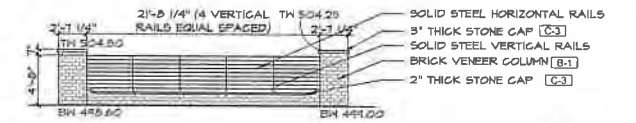
N

1:2,400

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214 871 0568 tel
214 871 1507 fax
mesadesigngroup.com

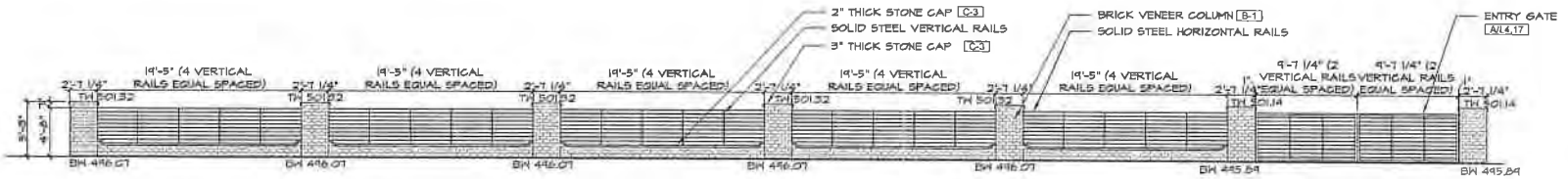
MESA

NOTE:
SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION, PIER, CONCRETE SIZING, REINFORCEMENT, AND STEEL MEMBER SIZING



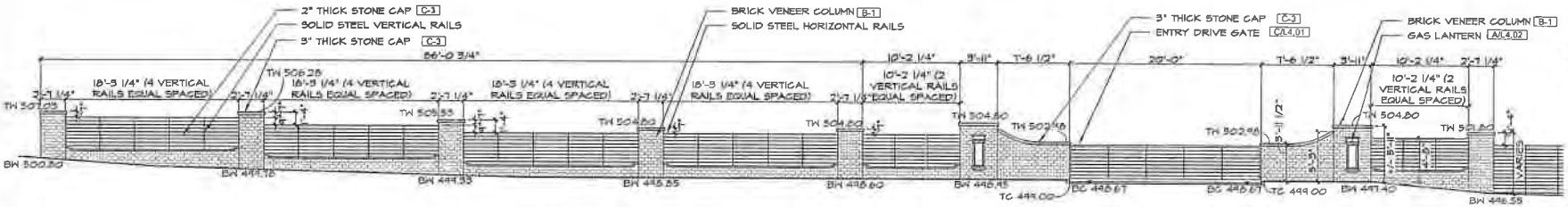
Entry Wall C

Scale: 3/16" = 1'-0"



Entry Wall B

Scale: 3/16" = 1'-0"



Entry Wall A

Scale: 3/16" = 1'-0"

11-6

Project Name

Sands Residence
4906 Park Lane
Dallas,TX 75220
Project No: 19085

Issue Title

Construction Documents
Issue Date: 10.05.2020

Seal

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Issue / Addenda / Revisions

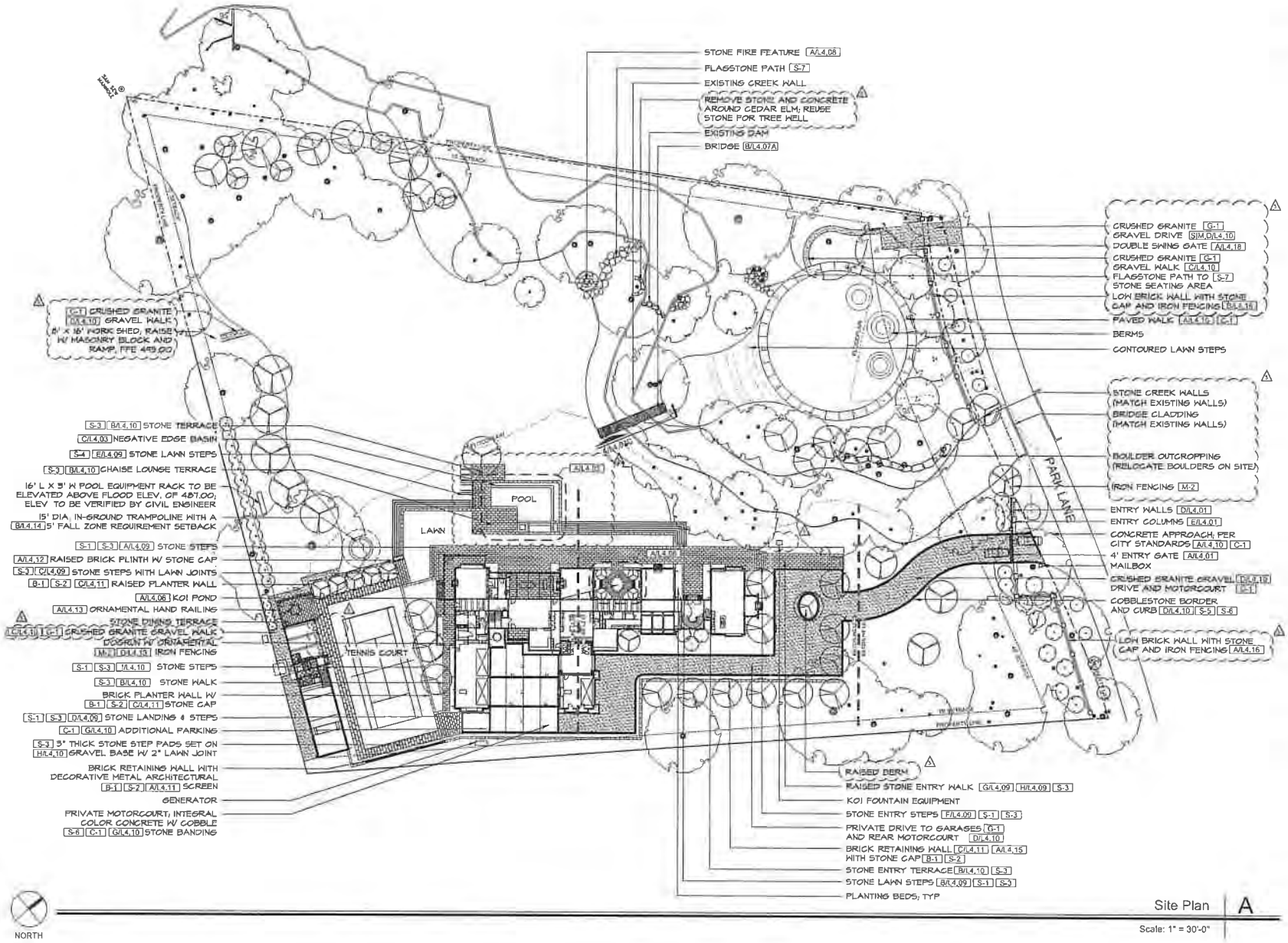
No.	Date	Description
1	10/05/2020	Issue Sheet

Drawing Title

DETAILS

Sheet No.

L4.16



2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214 871 0568 tel
214 871 1507 fax
mesadesigngroup.com
MESA

Project Name

Sands Residence
4906 Park Lane
Dallas,TX 75220
Project No: 19085

Issue Title

Construction Documents
Issue Date: 10.05.2020

Seal

Issue / Addenda / Revisions

	Date	Description
1	10/09/2020	INITIAL SUBMITTAL
2	10/14/2020	PLANTING BED ADDITIONS
3	10/16/2020	PEDESTRIAN BRIDGE
4	11/02/2020	POOL EQUIPMENT AND TRAMPOLINE
5	11/13/2020	SITE PLAN REVISIONS

Drawing Title

SITE PLAN

Sheet No.

L2.01

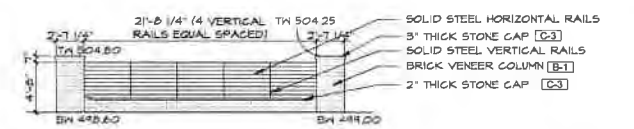
2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214 871 0566 tel
214 871 1507 fax
mesadesigngroup.com
MESA

NOTE:
SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION, PIER, CONCRETE SIZING, REINFORCEMENT, AND STEEL MEMBER SIZING



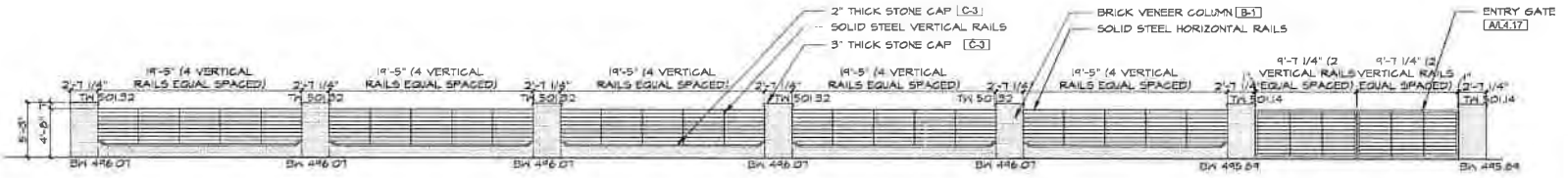
Fence Panel Calculation | D

Scale: 3/8" = 1'-0"



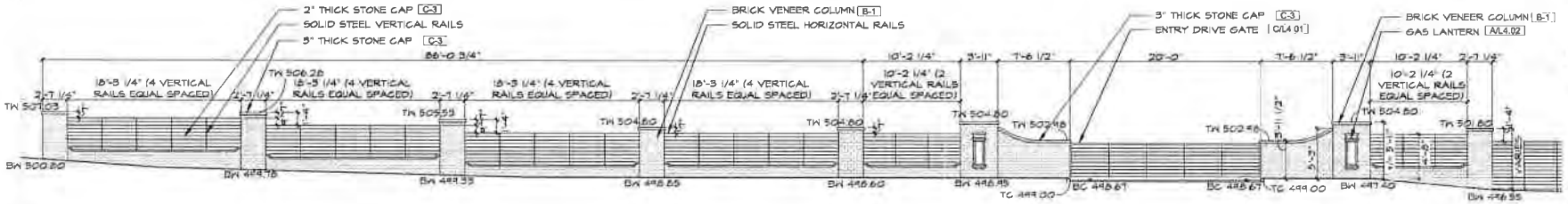
Entry Wall | C

Scale: 3/16" = 1'-0"



Entry Wall | B

Scale: 3/16" = 1'-0"



Entry Wall | A

Scale: 3/16" = 1'-0"

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Sands Residence

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Dallas, TX 75220
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Seal

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Issue / Addenda / Revisions

	Date	Description
1	05/06/2021	NEW SHEET

Drawing Title

DETAILS

Sheet No.

L4.16

11-8

Masterplan

Land Use Consultants

3 August 2021

Panel A, City of Dallas Board of Adjustment
Sustainable Development and Construction
1500 Marilla, 5BN
Dallas, TX 75201

RE: BDA201-069; 4906 Park Lane

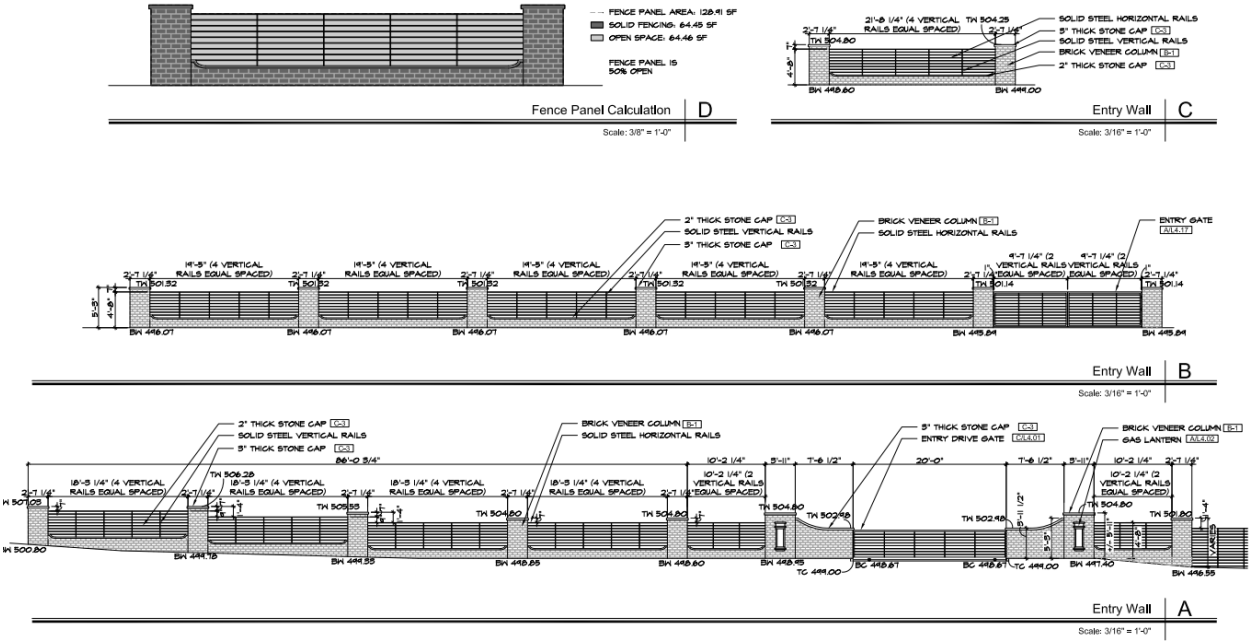
Dear Board Members:

The subject site, measuring approximately 217,502.4 square feet, fronts Park Lane on the north and is located approximately 380 feet west of Sunnybrook Lane. See the following table for zoning districts and uses of the subject site and surrounding properties:

Location	Zoning District	Use
Subject Site	R-1ac(A)	Single-Family Dwelling Unit
North (Across Park Lane)	R-1ac(A)	Single-Family Dwelling Unit
South	R-1ac(A)	Single-Family Dwelling Unit
East	R-1ac(A)	Single-Family Dwelling Unit
West	R-1ac(A)	Single-Family Dwelling Unit

In accordance with SEC. 51A-4.602, the subject site must comply with the following fence standard: "In all residential districts except multifamily districts, a fence may not exceed four feet above grade when located in the required front yard."

The owner of the subject site referenced above proposes to construct an approximately 365-foot long, five-foot, 11-inch-tall solid steel vertical rail fence with brick veneer columns. The proposed fence will include vehicular and pedestrian gates. The fence is shown to be between 0 to ±17.5 feet from the property line, located in the required 40-foot front yard setback along Park Lane. Therefore, a special exception of two feet is requested. The proposed fence location complies with visibility triangle and drive gate requirements, as well as openness requirements for materials. Please see the picture below for a rendering of the desired fence.



In reviewing the area of request, our research showed several properties surrounding the subject site have received Board of Adjustment approval for fence height special exceptions in required front yards within the past five years. Please see this information detailed below:

Case Number	Address	Action
BDA190-117	4923 Deloache Ave	Panel A approved a six-foot high fence on January 19, 2021.
BDA189-019	5014 Lakehill Ct (±1,045' NE of site)	Panel C approved a nine-foot high fence on March 18, 2019.
BDA189-063	9727 Audobon Pl (±370' NW of site)	Panel B approved a ten-foot high fence on May 22, 2019.
BDA178-142	5020 Park Ln (±570' NE of site)	Panel C approved an eight-foot high fence on December 10, 2018.
BDA167-131	4907 Deloache Ave (±415' E of site)	Panel C approved an eight-foot, eight-inch high fence on November 13, 2017.
BDA167-054	9323 Sunny Brook Ln (±430' S of site)	Panel A approved a six-foot, eight-inch high fence on May 16, 2017.

Of the six fences, five received approval of special exception requests for heights above six feet. Our proposal averages 4' 8" in height, with 5' 3" needed for the masonry columns. Only at the columns flanking the vehicular gate does the fence reach approximately 5' 11".

SEC. 51A-4.602 allows the Board of Adjustment to grant a special exception to the fence standards when, in the opinion of the board, the special exception will not adversely affect neighboring property. Multiple surrounding properties have front yard fences, all with vehicular gates. Most are over four feet in height (some have Board of Adjustment approval per the table above). Given this history in the vicinity, the requested fence height special exception is generally compatible with and will not affect the current fence patterns in the established neighborhood.

Furthermore, the proposed location ensures the least amount of impact to the mature tree line along Park Lane, thereby preserving them. If the proposed fence was relocated out of the front yard setback, several established, mature trees would have to be removed.

Letters detailing the case and requesting support were sent to neighboring property owners within a 200-foot radius. On 19 July 2021, one response in favor was received.

In closing, the client is asking for a special exception of two feet to the maximum permitted fence height of four feet in the required front yard setback. All other aspects of the development comply with the zoning ordinance's fence standards.

Regards,



Kiesha M. Kay
Senior Consultant
Masterplan Texas

FILE NUMBER: BDA201-070(JM)

BUILDING OFFICIAL'S REPORT: Application of Rob Baldwin of Baldwin Associates to restore a nonconforming use at 2910 Botham Jean Boulevard. This property is more fully described as Part of Lot 12 and 13, Block 8/1135, and is zoned FWMU-3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595 with an SH-3 Shopfront Overlay No. 3, which limits the legal uses in a zoning district. The applicant proposes to restore a nonconforming alcoholic beverage establishment use, which will require a special exception to the nonconforming use regulations.

LOCATION: 2910 Botham Jean Boulevard

APPLICANT: Rob Baldwin of Baldwin Associates

REQUEST:

A request for a special exception to restore/reinstate nonconforming use rights for an alcoholic beverage establishment use that previously operated at the subject site since 2003 under Certificate of Occupancy (CO) 0212301022. The use ceased operations for over six months and is no longer allowed to operate/obtain a new CO.

STANDARD FOR A SPECIAL EXCEPTION TO OPERATE A NONCONFORMING USE IF THAT USE IS DISCONTINUED FOR SIX MONTHS OR MORE:

Section 51A-4.704(a)(2) of the Dallas Development Code states that the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more and that the board of adjustment 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.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to operate a nonconforming use if that use is discontinued for six months or more since the basis for this type of appeal is based on whether the board determines that there was a clear intent not to abandon the nonconforming use even though the use was discontinued for six months or more.

Zoning:

Site: PD No. 595, FWMU-3, SH-3
North: PD No. 595, FWMU-3
East: PD No. 595, FWMU-3, SH-3
South: IM Industrial Manufacturing District
West: PD No. 595, FWMU-3, SH-3, SUP No. 2392

Land Use:

The subject site is developed with commercial structures last used as an ABE alcoholic beverage establishment. The property adjacent to the northwest maintains an ABE use. A city park (Forest Park) is located farther northeast, separated by vacant lots and Parnell Street. A retail uses (automotive parts store and truck rental) are adjacent to the southeast. Across Botham Jean Boulevard to the south is a multifamily use.

Zoning/BDA History:

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

GENERAL FACTS/STAFF ANALYSIS:

This request focuses on restoring/reinstating nonconforming use rights for an alcoholic beverage establishment ABE use on the subject site that was discontinued for six months or more. The request is made for the applicant to obtain a Certificate of Occupancy (CO) for this use.

The Dallas Development Code defines “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”.

The nonconforming use regulations state it is the declared purpose of the nonconforming use section of the code 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.

The nonconforming use regulations also state that the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more and that the board of adjustment may grant a special exception to operate a nonconforming use that has been discontinued for six months or more if the owner can show that there was a clear intent not to abandon the nonconforming use even though the use was discontinued for six months or more.

The site is zoned PD No. 595, FWMU-3, SH-3 which only permits an ABE alcoholic beverage establishment use by SUP Specific Use Permit. According to documentary evidence provided by the representative (**Attachment A**), the ABE use has been operating since 1984. Historical zoning maps indicate the property was zoned an I-2 Industrial District in 1970, which allowed the ABE use by right. Zoning later transitioned from Chapter 51 to 51A in 1988, however, the zoning history at that time was not available. Then in 2001, PD No. 595 was adopted maintaining the nonconforming status for this use since it still requires an SUP to operate.

According to the representative and supporting documents found in CO No. 8406182967, dated June 13, 1984, the use was maintained throughout the years. The latest CO, issued December 30, 2002, is No. 0212301022 for an ABE use DBA Old School Night Club. Notes on the record indicate the following remarks: "6-11-03 UPDATE ZONING,CORRECTION TO PD 595 SUB AREA CC. BG/BL 23820 UPDATED 6/18/03 DW. OCC. LOAD 154 12-17-03 BW. NONCONFORMING USE - AFFIDAVIT ON FILE." The applilcant maintains that the tenant was evicted by order of Dallas County Justice of the Peace on July 29, 2019. A new tenant signed a lease to operate a new alcoholic beverage establishment on November 1, 2019. The new tenant applied for a CO on February 12, 2021, which was denied due to the lapse in occupancy.

According to DCAD records, the site contains two structures. One was built in 1939 and contains 1,260 square feet of floor area. The other structure was erected in 1968 and contains 1,428 square feet of floor area. City records indicate a total square footage of 2,560—a bit off from the DCAD total of 2,688 square feet (a typical issue).

Building Inspection has stated that these types of special exception requests originate when an owner/officer related to the property applies for a CO and Building Inspection sees that the use is nonconforming. Before a CO can be issued, the City requires the owner/officer related to the property to submit affidavits stating that the use was not abandoned for any period over six months since the issuance of the last valid CO. The owners/officers must submit documents and records indicating continuous uninterrupted use of the nonconforming use, which in this case, they could not.

The applicant has the burden of proof in establishing the following related to the special exception request:

- There was **not** a clear intent to abandon the nonconforming ABE use on the subject site even though the use was discontinued for six months or more.

Granting this request would reinstate/restore the nonconforming ABE use rights that were lost when the use was abandoned for six months or more.

If restored/reinstated, the nonconforming use would be subject to compliance with the use regulations of the Dallas Development Code as any other nonconforming use in the city.

Timeline:

June 9, 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.

July 7, 2021: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel A.

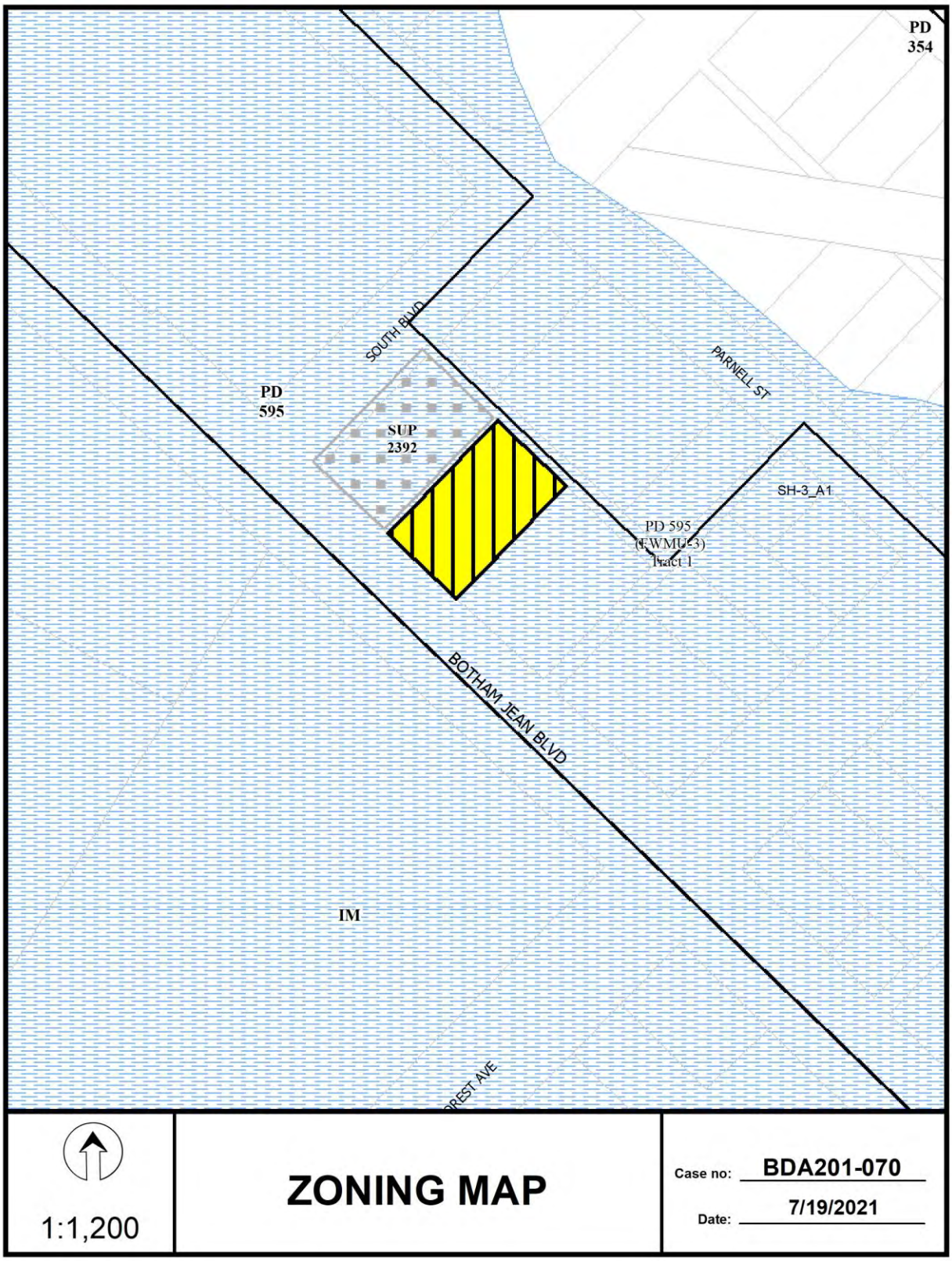
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- a copy of the application materials including the Building Official's report on the application.
- an attachment that provided the public hearing date and panel that will consider the application; the July 27, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the August 6, 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."

July 16, 2021: The applicant submitted additional evidence for consideration (**Attachment A**).

July 29, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the August public hearing. The review team members in attendance included: the Sustainable Development and Construction Interim Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Chief Arborist, the Building Inspection Chief Planner, Board of Adjustment Senior Planner, and the Assistant City Attorney to the Board.

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


PD
354
SOUTH BLVD
PARNELL ST
PD
595
SUP
2392
SH-3_A1
PD 595
(FWMU-3)
Tract 1
BOTHAM JEAN BLVD
IM
1:1,200
ZONING MAP
Case no: BDA201-070
Date: 7/19/2021

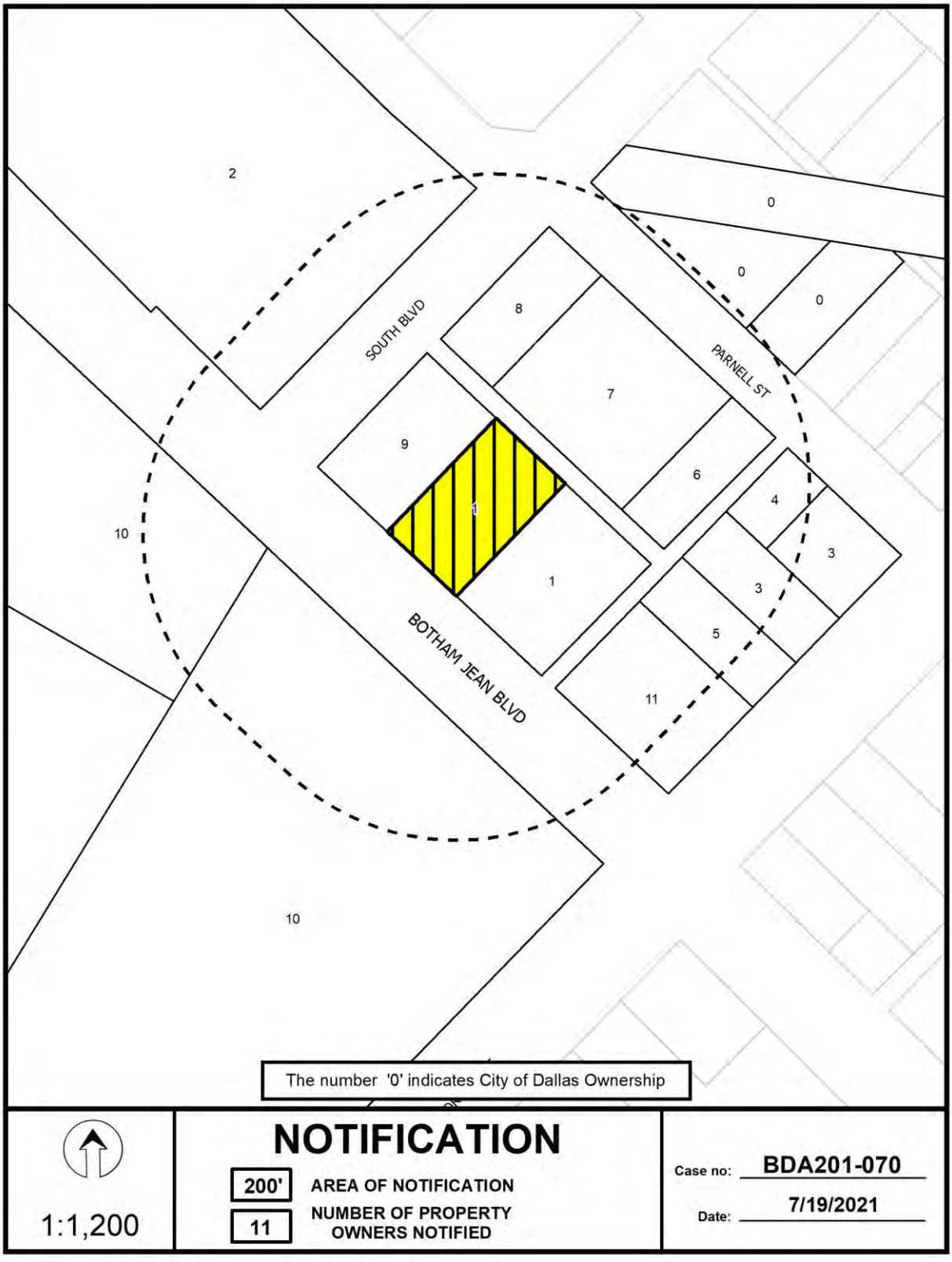


1:1,200

AERIAL MAP

Case no: BDA201-070

Date: 7/19/2021



NOTIFICATION

200' AREA OF NOTIFICATION

11 NUMBER OF PROPERTY OWNERS NOTIFIED

1:1,200

Case no: BDA201-070

Date: 7/19/2021

07/19/2021

Notification List of Property Owners

BDA201-070

11 Property Owners Notified

Label #	*Address*		*Owner*
1	2910	S LAMAR ST	LOVEJOY KEVIN BROOKS
2	1200	PARK ROW AVE	CCH LAMAR PARTNERS I LP
3	1217	FOREST AVE	GEOFFREY SECURITY SVCS
4	2923	PARNELL ST	WAEYENBERGE CAMILLA VAN
5	1209	FOREST AVE	Taxpayer at
6	2915	PARNELL ST	HARRIS & HARRIS PROPERTIES LLC
7	2909	PARNELL ST	HARRIS AND HARRIS PROPERTIES LLC
8	2901	PARNELL ST	W2E INVESTMENTS LLC
9	2900	S LAMAR ST	MELISSA INVESTMENTS LLC
10	2927	S LAMAR ST	CCH LAMAR PARTNEERS I LP
11	2928	S LAMAR ST	Taxpayer at

City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-070

Data Relative to Subject Property: Date: 6-9-21

Location address: 2910 Botham Jean Blvd Zoning District: PD 595 FWMU-3 w/SH

Lot No. PT LT 12 +13 Block No.: 8/1135 Acreage: 0.23 acres Census Tract: 34.00

Street Frontage (in Feet): 1) 77 ft 2) 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Kevin Lovejoy

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 __ , of
re-instate non-conforming use

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 contains a non-conforming alcoholic beverage establishment use that has been at this location for approximately 30 years. The proposed tenant prepared to open and obtain a Certificate of Occupancy, but was not allowed due to State restrictions on assembly uses due to Covid . The non-conforming use was not intended to be closed for more than six months given the execution of the lease with the proposed tenant.

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: _____
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 8 day of June, 2021

MICHELE STOY
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 130747076

Michele Stoy
Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)

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 to restore a nonconforming use

at 2910 Botham Jean Blvd.

BDA201-070. Application of BALDWIN ASSOCIATES to restore a nonconforming use at 2910 Botham Jean Blvd. This property is more fully described as Part of Lot 12 and 13, Block 8/1135, and is zoned PD-595 (FWMU) (SH3), which limits the legal uses in a zoning district. The applicant proposes to restore a nonconforming alcoholic beverage establishment use, which will require a special exception to the nonconforming use regulations.

Sincerely,

David Session, Building Official

CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 201-072

I, Kevin Brooks Lovejoy, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 2910 Botham Jean Blvd
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

_____Variance (specify below)

_____Special Exception (specify below)

__X__Other Appeal (specify below)

Specify: Reinstate non-conforming use

Kevin Lovejoy — Kevin Lovejoy
Print name of property owner or registered agent — Signature of property owner or registered agent

Date 5/28/21

Before me, the undersigned, on this day personally appeared Kevin Lovejoy

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 28 day of May, 2021

ROBERT L. MCMILLAN, JR.
My Notary ID # 126176804
Expires July 23, 2023

Notary Public for Dallas County, Texas

Commission expires on 7/23/23

14-3

Certificate of Occupancy

Address:	2910 S LAMAR ST 75215
Issued:	05/07/2003
Owner:	PAUL HUDSON/ GLORIA JEAN ROQUE 002935 SUNDIAL DALLAS TX 75229
DBA:	OLD SCHOOL NIGHT CLUB
Land Use:	(5821) ALCOHOLIC BEVERAGE ESTABLISHMENT
Occupied Portion:	
C.O.#:	0212301022

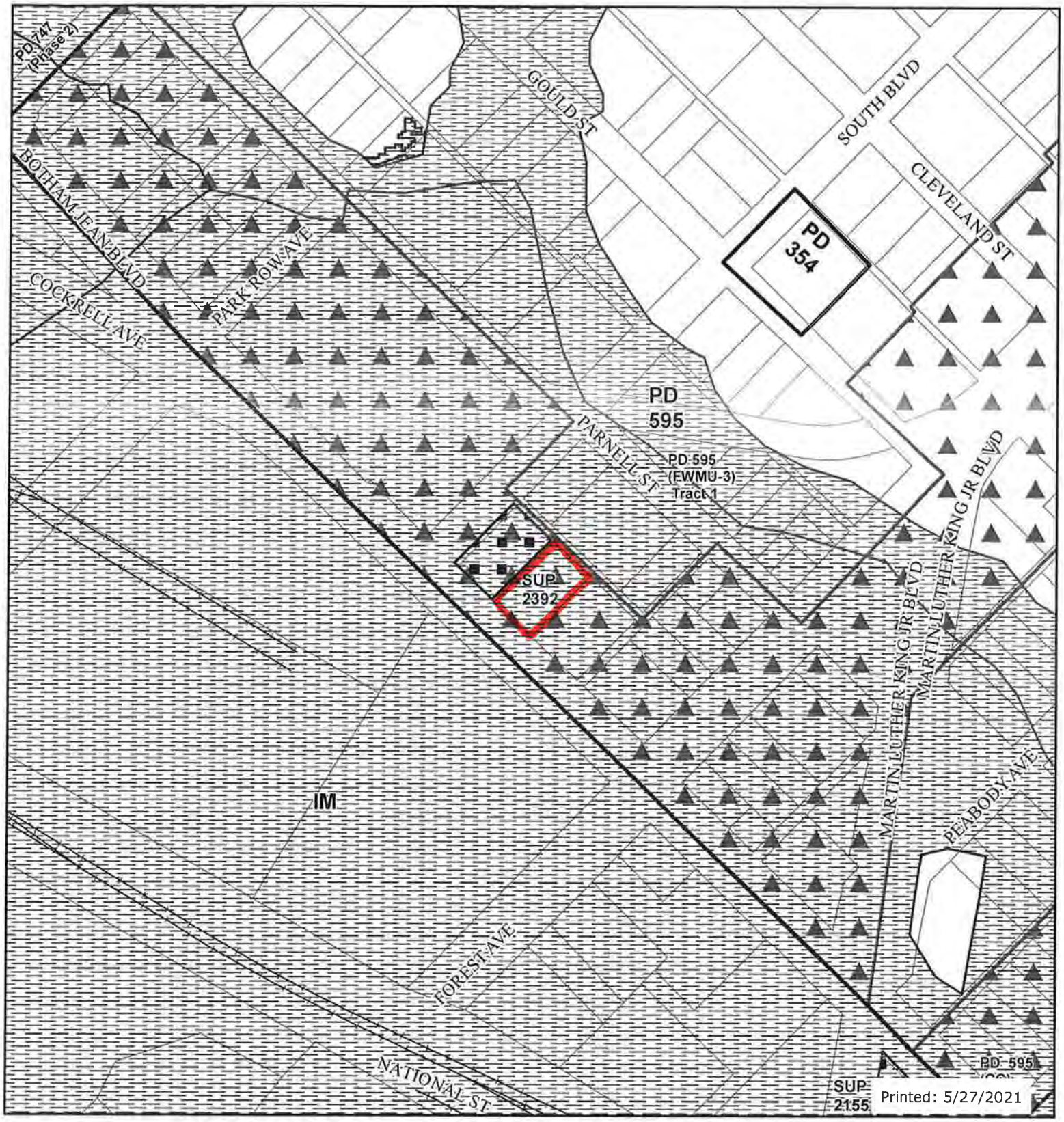
Lot:		Block:		Zoning:	PD	PDD:	595	SUP:	
Historic Dist:		Consv Dist:		Pro Park:	0	Req Park:	0	Park Agrmt:	N
Dwlg Units:	0	Stories:	0	Occ Code:	A3	Lot Area:	0	Total Area:	2560
Type Const:		Sprinkler:		Occ Load:		Alcohol:	N	Dance Floor:	N

Remarks: 6-11-03 UPDATE ZONING,CORRECTION TO PD 595 SUB AREA CC.
BG/BL 11/19/2007 23820 UPDATED 6/18/03 DW. OCC. LOAD 154 12-17-03 BW.
NONCONFORMING USE - AFFIDAVIT ON FILE 24855 BG,BL

Philip Sikes

Philip Sikes, Building Official

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



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
- CD Subdistricts
- PD Subdistricts
- PDS Subdistricts
- NSO Subdistricts
- NSO_Overlay
- Escarpment Overlay
- Parking Management 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)

N

1:2,400


DALLAS COUNTY PLAT BOOKS
OF THE CITY OF DALLAS
SCALE OF 50 FT. EQUAL 1 INCH
BLOCKS 1135 1136 1136
SOUTH BLVD
SOUTH LAMAR ST.
PARRELL ST.
GOULD ST.
FOREST AVE
CEDAR CREST BLVD

2910 Botham Jean Blvd
CITY OF DALLAS, TEXAS

Baldwin Associates

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

06/08/2021
PROJECT NUMBER

CASE NUMBER

July 16, 2021

Jennifer Munoz
Board Administrator
City of Dallas Board of Adjustment
1500 Marilla 5BN
Dallas, TX 75201

RE: BDA201-070
2910 Botham Jean Boulevard

Dear Ms. Munoz,

This application to reinstate a non-conforming use has been filed on the above-referenced property. It was previously known as 2910 S. Lamar Boulevard. Please accept this additional information to supplement the application materials.

The property has been used as an alcoholic beverage establishment since at least 1984 according to permit and Certificate of Occupancy (CO) records online. 8406182967 is the CO number for reference. The most recent CO was doing business as Old School Night Club, CO No. 0212301022. This tenant was evicted by order of Dallas County Justice of the Peace on July 29, 2019. A new tenant signed a lease to operate a new alcoholic beverage establishment on November 1, 2019. The new tenant applied for a CO on February 12, 2021.

In addition to these dates regarding the property's permitting history, Dallas County began shutting down large gatherings by local disaster order on March 13, 2020 due to the Covid-19 pandemic. City of Dallas ordered bars, lounges, taverns, gyms and theaters to close on March 16, 2020. On March 19, 2020, the State of Texas ordered that all bars and restaurants cease operation in the interest of public health. Bars were not permitted to reopen under limited capacity until May 22, 2020. Bars were closed again by state order on June 26, 2020 until October 7, 2020 with limited capacity. On March 10, 2021, the state fully lifted capacity and closure restrictions due to Covid-19. The City of Dallas closed the Oak Cliff Municipal Center during 2020 and 2021 to the general public, which made obtaining information and applying for permits very difficult for individuals. The entire state was also hit with a historic winter storm starting on February 14, 2021, a couple days after the tenant applied for a Certificate of Occupancy.

As stated, the property ceased operation of the non-conforming use on July 29, 2019. The property was in poor condition inside and required repair from damage from the previous operator. Work consisted of repair of sheetrock, replacement of broken fixtures, etc. When the

tenant sought to obtain a CO after the restrictions were mostly lifted by the state and the repairs were complete, they were not approved due to the interruption of the use for greater than a six-month period. However, the signed lease shows that the owner did not intend to abandon the use.

Please find attached supporting records and documentation for this property mentioned in this letter. Dates for local and state covid restrictions were obtained from a Texas Tribune article and an article on WFAA's website. Please contact our office if you have any questions or need any additional information for this request. Thank you for your assistance in this matter.

With warm regards,

Rob Baldwin

Case No. JE- 190130 1 K

Kevin Love Joy
Actual Landlord/*Plaintiff*

v.

Emmanuel Gibson

Tenant(s)/Defendant(s)

§
§
§
§
§
§
§

In the Justice Court

Precinct 1 Place 2

County of Dallas, Texas

REQUEST FOR WRIT OF POSSESSION

I Kevin Love Joy ***, Plaintiff or Plaintiff's Agent, certify that I have not received full payment of rent from*** Emmanuel Gibson ***, Defendant(s), to satisfy the Judgment issued on*** 07/29/19 ***, regarding the property located at*** 2910 S. Lamar Dallas Tx. 75215.

DATE

FEE $175.00

X Kevin Love Joy
Landlord, Landlord's authorized Agent, or
Landlord's Attorney (if Attorney) Bar Card Number _____

Address 3616 Statler Dr. mesquite Tx 75150

Phone (214) 287 8967 *FAX* (___) ___ ____

File pulled and VERIFIED by Yasenia S, *clerk*

Fee Collected: $ 175.00 [ ] *Cash* [ ] *Check*

DATE PAID 8/6/2019

RECEIPT NUMBER # _____

DATE ISSUED ___/___/20___

Writ issued by: _____, *clerk*

FILED
JUDGE VALENCIA NASH
2019 AUG -6 PM 12:47
JUSTICE OF THE PEACE
PRECINCT 1, PLACE 2

Case No. JE 1701301 K

Court Date: 7/29 @10:00AM

I hereby acknowledge the court date and understand if the plaintiff fails to appear; the case may be **Dismissed for Want of Prosecution**

X Kevin Lovejoy

Kevin Lovejoy
Plaintiff/Landlord

§ IN THE JUSTICE COURT

vs.

§ PRECINCT 1, PLACE 2

Emanuel Gibson
Defendant/Tenant

§ DALLAS COUNTY, TEXAS

PETITION for EVICTION

(For all addresses, you MUST include number, street, apartment number, city, state, & zip code.)

Plaintiff, being duly sworn on oath, files this written complaint against the above named Defendant(s) to evict Defendant(s) from Plaintiff's premises, which is located in Justice of the Peace Precinct 1 of Dallas County and which is **described as**:

2910 S. Lamar St.
Dallas TX 75215

GATE CODE_____ **Phone:** (____) _____

Plaintiff requests service of citation by personal service at the previously described premises or by alternate service, if necessary for an additional fee of $80.00

Any work or **other known addresses** for the Defendant(s) known to Plaintiff are as follows:

Phone: (____) _____

FILED
JUDGE VALENCIA NASH
2019 JUL 16 PM 1:10
JUSTICE OF THE PEACE
PRECINCT 1, PLACE 2

Plaintiff and Defendant(s) have established a **landlord tenant** relationship by: *(check one)* ☑ a written lease or agreement, ☐ an oral agreement, ☐ occupancy after foreclosure sale, ☐ occupancy after contract for deed default, ☐ *(other)* _____

Grounds for eviction are: *(check)* ☑ non-payment of rent, ☐ holding over, ☐ non-rent default by *(describe default)* _____.

Written **notice to vacate** for the grounds stated above was delivered to Defendant(s) at the above described premises on the 10th day of July, 2019, *(check)* ☐ in person to the tenant(s). ☐ in person to an occupant at least sixteen years of age. ☐ by mail. ☐ by affixing to the **inside** of the main entry door. ☐ *(other)* _____.

Thereafter Defendant(s) failed to surrender possession of the above described premises by the date specified in the **notice to vacate** thereby committing a **forcible detainer.**

Plaintiff requests judgment for Plaintiff(s) against Defendant(s) for possession of the above described premises, for writ of possession, plus $ 1840.00 rent due through today, plus accruing rent at the **daily rate** of $ 40.00 per day until the date of judgment, plus reasonable attorney fees in the amount of $ -0-, plus all costs of court, plus post-judgment interest at the highest legal rate.

Monthly Rent 1200.00
Tenant 12.00.00
Govt. Subsidy -0-

X Kevin Lovejoy
Plaintiff/Representative/Attorney
Address 3616 Statler Dr City, State, ZIP Code Mesquite Tx. 75150
Phone (214) 287-8967 Fax (__) _____

Defendant/Tenant Information:
DL# _____
D.O.B. __/__/__
SEX Male
RACE _____
LAST 4 OF SS# _____

SWORN to and SUBSCRIBED before me this ___ day of JUL 16 2019, 20__

_____
(Notary or Clerk of Court)

****
* JUSTICE & CLERKS FE&D DOCKET *
* JUSTICE OF THE PEACE *
* PRECINCT 1 PLACE 2 *
****

CASE NUMBER JE-1901301K

PLAINTIFF:
LOVEJOY, KEVIN
3616 STATLER DR
MESQUITE, TX 75150
(214) 287 8967

DEFENDANT:
GIBSON, EMMANUEL & OCC.
2910 S LAMAR ST
DALLAS, TX 75215

DATE FILED 07 16 19
DATE CITATION ISSUED 07 16 19
CITATION RETURNED 07 24 19
HOW 510.4
ALIAS CITATION ISSUED
ALIAS RETURNED
HOW
APPEARANCE DATE 07 29 19
AGENCY CONST1 TRACEY GULLEY
DATE EXECUTED 07 22 19
AGENCY
ALIAS EXECUTED

RENT 1,341.00 ATTY FEES .00 POSSESSION BOND FILED

ON THIS DAY CAME TO BE HEARD THE ABOVE ENTITLED AND NUMBERED CAUSE. THE DEFENDANT HAVING BEEN DULY SERVED WITH PROCESS DID NOT ANSWER TO DENY PLAINTIFF'S CLAIM. THE COURT HAVING EXAMINED THE LAW AND EVIDENCE FINDS FOR THE PLAINTIFF.

IT IS THEREFORE ORDERED AND DECREED THAT SAID PLAINTIFF HAVE AND RECOVER FROM DEFENDANT THE PREMISES DESCRIBED, RENT OWING IN THE SUM OF 1,341.00 , ATTORNEY FEES .00 , INTEREST ON SAID JUDGMENT FROM THIS DATE AT 5.50% PER ANNUM, AND ALL COSTS OF COURT FOR WHICH LET RESTITUTION AND EXECUTION ISSUE. THIS JUDGMENT FINALLY DISPOSES OF ALL PARTIES AND ALL CLAIMS AND IS APPEALABLE.

SIGNED AND ENTERED THIS DAY 07 29 19

TENANT MONTHLY RENT: $1,200.00

GOVERNMENT SUBSIDY: _____

APPEAL BOND AMOUNT: $2,400.00

_____
JUSTICE OF THE PEACE

JUSTICE OF THE PEACE PCT. 1-2, DALLAS COUNTY ★ TEXAS

DATE APPEAL FILED
DATE WRIT ISSUED
HOW
EXECUTION ISSUED
HOW
PAUPERS AFFID FILED
GOVERNMENT SUBSIDY N

TRANSCRIPT DATE
DATE WRIT RETURNED
POSSESSION BOND FILED
EXECUTION RETURNED
501.4(1)(C) APPROVED 07 22 19
RENT ON APPEAL DUE
JURY VERDICT

ABSTRACT ISSUED
AGENCY
JUDGMENT SIGNED DATE 07 29 19
AGENCY
NON PAYMENT OF RENT Y
RENT ON APPEAL PAID

COMMENTS:
07/29/19-JUDGMENT FOR PLAINTIFF FOR POSSESSION OF PROPERTY AND RENT IN THE SUM OF $1200.00+COURT COST ($141) BOND AMOUNT $2400. NO WRIT UNTIL 08/06/19.YM

Commercial Lease Agreement

COUNTY OF DALLAS, CITY OF DALLAS, STATE OF TEXAS. on Nov - 1 - 2019, by and between **Kevin Lovejoy**, hereafter know as the LESSOR/LANDLORD and **Cee Gilmore** hereafter known as the LESSEE/TENANT.

WITNESSETH: That in consideration of this agreement to be kept and performed on the part of the parties hereto respectively as herein stated the LESSOR does hereby, covenant and agree that it shall hereby:

I. Lease property located at 2910 South Lamar owned by the Lessor for monthly leasing fee as follows, Lessee agrees to pay in lump sum the 1st month rent for November 1, 2019 in the amount of $1,000.00 dollars.

Month 2 - $0.00 (December 1, 2019)

Month 3 - $0.00 (January 1, ~~2019~~) 2020

Month 4 - $0.00 (February 1, ~~2019~~) 2020

Month 5 - $0.00 (March 1, ~~2019~~) 2020

KBL

KBL 2020

Effective April 1, ~~2019~~ (Month 6) the Lessee agrees to pay $600.00 each month until the 12th month October 31, 2020 with the lease ending on October 31, 2020, at which time the Lessee can exercise one of the two 12 month lease extentions, each extention is a 12 month release at a rate of and not to exceed $1,200.00 per month thereafter (Lessee must give Lessor notice of option intent 30 days prior to end of the original lease).

ll. **RENT** is due on or before the 1st day of each calendar month. Failure to do so can result in late fees. There is a 5 days grace period before late fees will accrue. On the 6th day a fee of $50.00 will be assessed and $10.00 a day thereafter until all delinquent rent has been paid in full. Lessor will receive any payments due under this Agreement at the following location(s):

TO: Kevin Brooks Lovejoy
ADDRESS: 3616 Statler
Mesquite , Texas 75149
214-287-8967
unless otherwise agreed on by both parties.

PAYMENT METHODS ACCEPTED. Landlord reserves the right to change the payment methods accepted at any time by giving notice to Tenant. Landlord accepts payment of any amounts that may become due under this Agreement by the following methods of payment:

KBL

- Cash
- Money order
- Cashier's check

III. **ENTRY OF PREMISES.** Landlord and Landlord's agents will have the right at all reasonable times during the term of this Agreement, and any renewal thereof, to enter the Premises for the purposes of making any inspections, repairs, or improvements as may be deemed appropriate by Landlord or required by law; to supply agreed services; in order to show it to prospective tenants, purchasers, or lenders; to address an emergency; or as provided otherwise herein. Tenant agrees to make the Premises available to Landlord or Landlord's agents for such purposes. At all times Landlord must be provided with the keys, codes, or other items necessary for unlocking all locks and devices permitting entry. Tenant further agrees to seek permission from Landlord in writing if Tenant seeks to install any security or burglar alarm system and, if granted, to provide instructions on how to disarm such systems in case an emergency entry is required.

- **Notice Required.** No advance notice is required for entry if Tenant requests maintenance, repairs, or improvements. In the event that Landlord reasonably believes that an emergency exists, such as a fire or serious damage or serious danger to the continued welfare of the Premises, or reasonably believes that the Premises has been abandoned, Landlord will not be required to provide Tenant with advance notice before entering the property. In all other situations, Landlord is required to provide reasonable written notice in compliance with state law prior to entry.

IV. **ASSIGNMENT, SUBLETTING, AND RELEASE.** Tenant may not assign this Agreement or sublet or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. Tenant's assignment or subletting will not relieve Tenant of any right or obligation hereunder unless Landlord signs a written release to such effect. Consent by Landlord to one such assignment, subletting, or license will not be deemed to be consent to any subsequent assignment, subletting, or license. An assignment, subletting, or license without the prior written consent of Landlord or an assignment or subletting by operation of law will be absolutely null and void and will, at Landlord's option, terminate this Agreement.

V. **INSURANCE.** It is acknowledged that, unless otherwise noted, Landlord does not maintain insurance to cover Tenant's personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of God, and/or any other causes. Landlord is not responsible for any loss or damage to property owned by Tenant or Tenant's guests or invitees unless resulting from Landlord's intentional or negligent acts. Tenant must maintain any and all insurance required by law during the term of the Agreement.

- Tenant must take out and maintain the following types of insurance:

KBL

- Comprehensive public liability insurance

Each Party acknowledges that it has read and understood all the terms of this Agreement and hereby agrees to be bound thereby, including any attached schedules, exhibits, or addendums. Tenant further acknowledges that it was under no duress in signing this Agreement and had full opportunity to negotiate the terms contained herein and to consult independent counsel.

LESSOR/LANDLORD:

Print: Kevin Brooks Lovejoy

Sign: Kevin Lovejoy Date: 11-1-2019

LESSEE/TENANT:

Print: Cee Gilmore

Sign: _____ Date: 11-1-2019



Dallas
Serving you!

Certificate of Occupancy - 8406182967

Details | Holds | Documents | Zoning Info

Property

Street Address

View 2910 S LAMAR ST

Status: CO Issued

Application Date: Jun 18, 1984
Issue Date: Jun 13, 1984
Completed Date: Jun 13, 1984

Applicant:

Owner Category:
PRIVATE
Land Use Description: ALCOHOLIC BEVERAGE ESTABLISHMENT
Temporary Address:

Project

Doing business as:
Certificate Type:
Health Permit Number:
Use of Property:

Occupancy: B2
Constr. Type: (None)
Sq. Footage: 0

Selling Alcohol: ☐
Dance Floor: ☐

Dwelling Units: 0
Stories: 0
Occupancy Load:
Sprinkler: (None)
Required Parking: 0
Proposed Parking: 0

Development Services Building Inspection Division || 320 E. Jefferson Dallas, Texas 75203 || 214/948-4480

Save Changes Main Menu

City of Dallas

Certificate of Occupancy

Address:	**2910 S LAMAR ST**
Owner:	**PAUL HUDSON/RAYMOND DAVIS** **002935 DALLAS TX 75229**
DBA:	**OLD SCHOOL NIGHT CLUB**
Land Use:	**(5821) ALCOHOLIC BEVERAGE ESTABLISHMENT**
C.O.#:	**0212301022**

Issue Date: 12/30/2002

Lot:		Block:		Zoning:	PD	PDD:	595	SUP:	
Historic Dist:		Consv Dist:		Pro Park:	0	Req Park:	0	Park Agrmt:	N
Dwlg Units:	0	Stories:	0	Occ Code:	A3	Lot Area:	0	Total Area:	0
Type Const:		Sprinkler:		Occ Load:		Alcohol:	N	Dance Floor:	N

Remarks: 6-11-03 UPDATE ZONING,CORRECTION TO PD 595 SUB AREA CC.
BG/BL 23820 UPDATED 6/18/03 DW. OCC. LOAD 154 12-17-03 BW.
NONCONFORMING USE - AFFIDAVIT ON FILE

Elias K. Jasson

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

FILE NUMBER: BDA201-048(OA)

BUILDING OFFICIAL'S REPORT: Application of Robert Lance Wakefield for a variance to the rear yard setback regulations, and for a variance to the side yard setback regulations at 7515 Lavendale Avenue. This property is more fully described as Lot 5, Block 5/7285, and is zoned an R-16(A) Single Family District, which requires a rear yard setback of 10 feet and requires a side yard setback of 10 feet. The applicant proposes to construct a single-family residential structure and provide a three-foot two-inch rear yard setback, which will require a six-foot 10-inch variance to the rear yard setback regulations, and to provide a six-inch side yard setback, which will require a nine-foot six-inch variance to the side yard setback regulations.

LOCATION: 7515 Lavendale Ave

APPLICANT: Robert Lance Wakefield

REQUESTS:

The applicant proposes to construct and maintain a detached 1,820-square-foot, two-story, three-car garage with three rooms on the upper level on a site developed with a single-family home.

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 that the applicant had not substantiated how the variances are 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 it cannot be developed in a manner commensurate with the development upon other parcels of land within the same R-16(A) zoning district.

BACKGROUND INFORMATION:

Zoning:

Site: R-16(A) (Single Family District)

North: R-16(A) (Single Family District)

East: R-16(A) (Single Family District)

South: R-16(A) (Single Family District)

West: R-16(A) (Single Family District)

Land Use:

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

GENERAL FACTS /STAFF ANALYSIS:

The purpose of these requests for variances to the rear and side yard setback requirements focuses on maintaining an existing detached 1,820-square-foot, two-story, three-car garage with three rooms on the upper level. The accessory structure is located on a site developed with a lot zoned an R-16(A) Single Family District. In this district, a minimum rear and side yard setback of 10 feet is required.

The submitted site plan indicates that the proposed accessory structure is located three-feet two-inches from the rear property line or six-feet 10-inches into this required 10-foot rear yard setback. Additionally, the accessory structure will be located six-inches from the west side property line or as much as nine feet six-inches into the required 10-foot side yard setback.

The subject site is flat, rectangular, and according to the submitted site plan, contains 16,553 square feet in area. The minimum lot size in this district is 16,000 square feet.

According to DCAD records indicate the following improvements for property located at 7515 Lavendale Ave: “main improvement: a single structure with 5,300 square feet of living area built in 1990” and “additional improvements: a detached garage with 936

square feet, a detached garage with 1,190 square feet, and detached quarters with 1,190 square feet.

The applicant provided a comparable table (**Attachment A**) to support the request. However, staff concluded that the applicant had not substantiated how the variances are 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 it cannot be developed in a manner commensurate with the development upon other parcels of land within the same R-16(A) zoning district.

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

- That granting the variances to the rear and 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 variances are 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-16(A) zoning classification.
- The variances 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-16(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.

Timeline:

April 22, 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.

May 14, 2021: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A.

May 21, 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 June 1st deadline to submit additional evidence for staff to factor into their analysis; and the

June 11th 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.

June 4, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).

June 4, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the June 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 Chief Arborist, the Building Inspection Sign Code Specialist, 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.

June 22, 2021: The Board of Adjustment Panel A conducted a public hearing on this application, and delayed action on this application per business owner's request until the next public hearing to be held on August 17, 2021.

August 10, 2021: No new information has been provided.

BOARD OF ADJUSTMENT ACTION: June 22, 2021

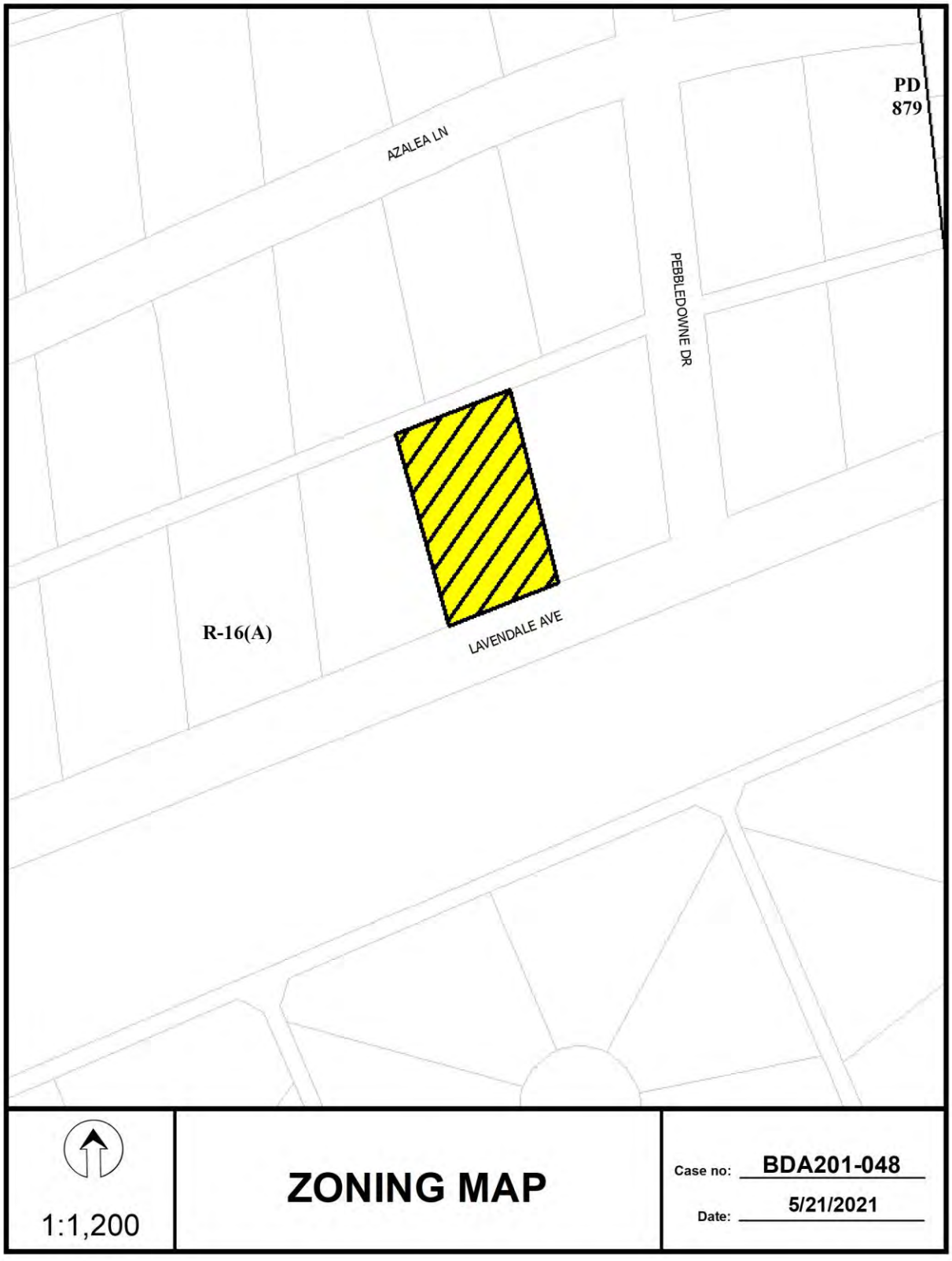
APPEARING IN FAVOR: Robert Lance Wakefield 7515 Lavendale Ave. Dallas, TX

APPEARING IN OPPOSITION: Christopher Bowers 1800 Valley View #36 Dallas, TX
Scott Nelson 7506 Azalea Ln. Dallas,TX

MOTION#1 & #2: **Lamb**

I move that the Board of Adjustment, in Appeal No. BDA 201-048, hold this matter under advisement until August 17, 2021.

SECONDED: **Slade**
AYES: 5 – Gambow, Lamb, Brooks, Slade
NAYS: 1 - Narey
MOTION PASSED: 4 – 1

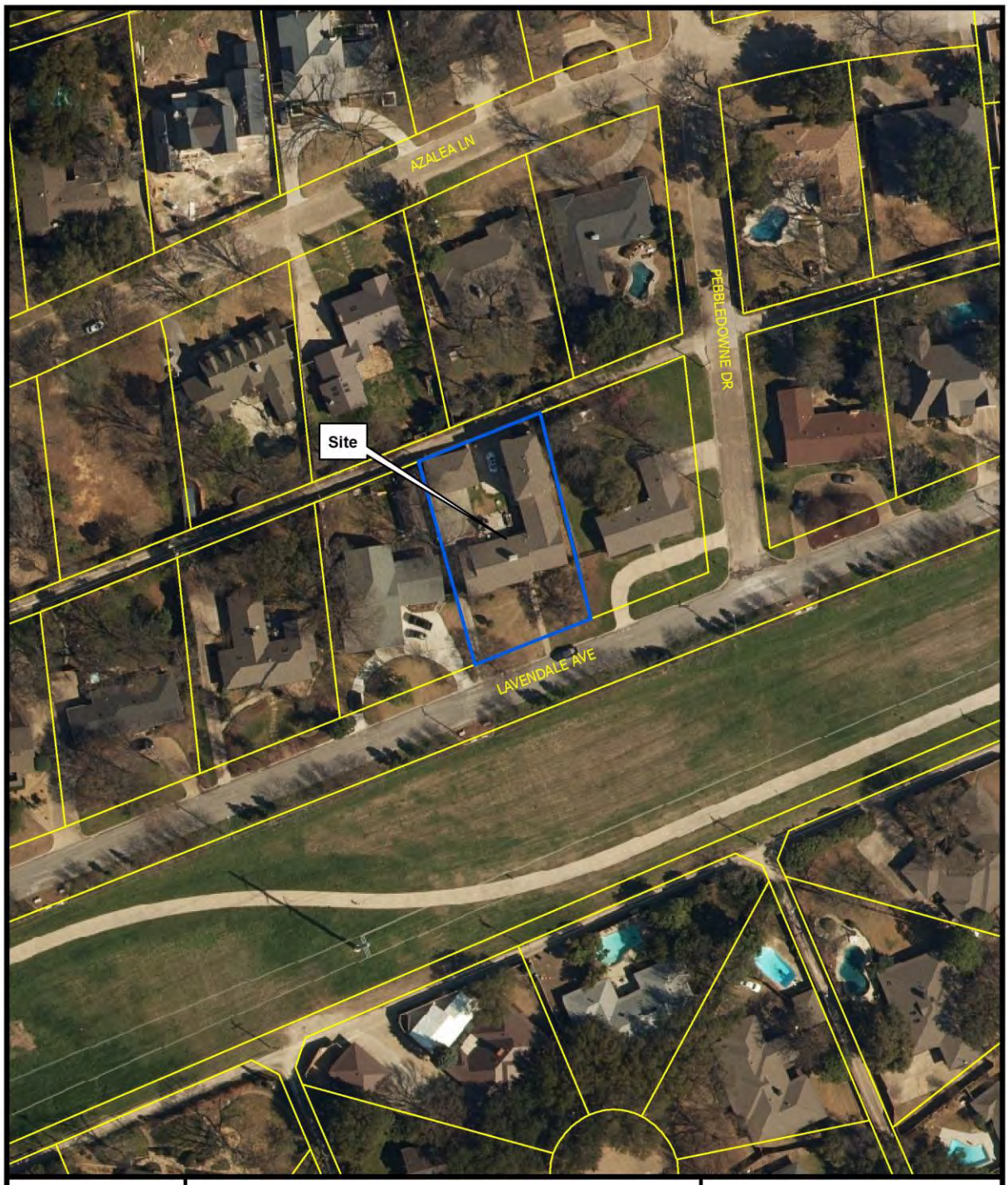


1:1,200

ZONING MAP

Case no: BDA201-048

Date: 5/21/2021

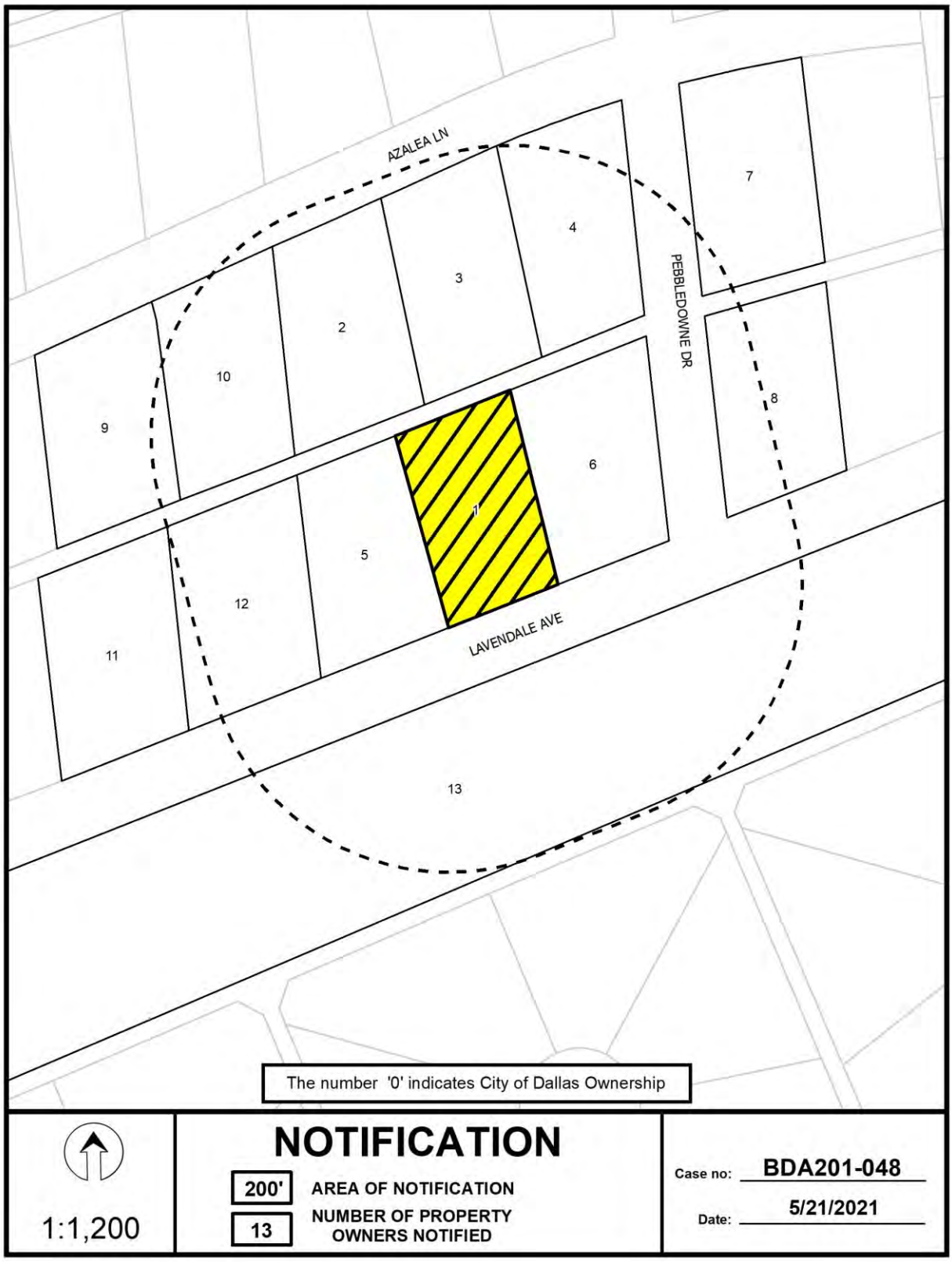


1:1,200

AERIAL MAP

Case no: BDA201-048

Date: 5/21/2021



NOTIFICATION

200' AREA OF NOTIFICATION

13 NUMBER OF PROPERTY OWNERS NOTIFIED

1:1,200

Case no: BDA201-048

Date: 5/21/2021

05/20/2021

Notification List of Property Owners

BDA201-048

13 Property Owners Notified

Label #	*Address*		*Owner*
1	7515	LAVENDALE AVE	WAKEFIELD ROBERT L & KRYSTAL &
2	7506	AZALEA LN	SMKSF TRUST
3	7514	AZALEA LN	FITZSIMMONS MCMURRY & MARGARET M
4	7522	AZALEA LN	FIVE POINTS HOLDINGS LLC
5	7507	LAVENDALE AVE	PARKS SUZANNE E &
6	7523	LAVENDALE AVE	LAVENDALE REDEV LLC
7	7606	AZALEA LN	RAMIREZ MARIO &
8	7607	LAVENDALE AVE	AARON FRANK EST OF
9	7414	AZALEA LN	STOWE CINDY
10	7424	AZALEA LN	REINA ERIN LW
11	7415	LAVENDALE AVE	DAVIS KENNETH R & LISA R
12	7423	LAVENDALE AVE	HALE PAUL HARREL
13	10800	LAVENDALE AVE	ONCOR ELECRTIC DELIVERY COMPANY

City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 201-048

Data Relative to Subject Property: Date: 4-13-21

Location address: 7515 Lavendale Ave Zoning District: R16(A)

Lot No.: 5 Block No.: 5/7285 Acreage: .380 Census Tract: 131.01

Street Frontage (in Feet): 1) 100' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Krystal Wakefield Robert Wakefield

Applicant: Robert Wakefield Telephone: 808-344-3291

Mailing Address: 7515 Lavendale Ave Dallas TX Zip Code: 75230

E-mail Address: Rlance wakefield@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 ~~Height of detached structure~~ SysB will provide 6" side yard, 9'6" Encroachment, Rear yard will provide 3'2", 6'10" Encroachment to the 10' SysB + RysB.

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 Oct 2019 tornado tore down the exsisting garage and the contractor we hired said he had garage permit and built the structure. the neighbors are okay with it and if the lot was larger or structure was a few feet closer to the main structure this wouldn't be an issue

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 Wakefield
(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 8th day of April, 2021

REBECCA BOWLER
Notary Public, State of Texas
Comm. Expires 09-18-2024
Notary ID 132684718

Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)

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 Robert Lance Wakefield

did submit a request for a variance to the rear yard setback regulations, and for a variance to the side yard setback regulations

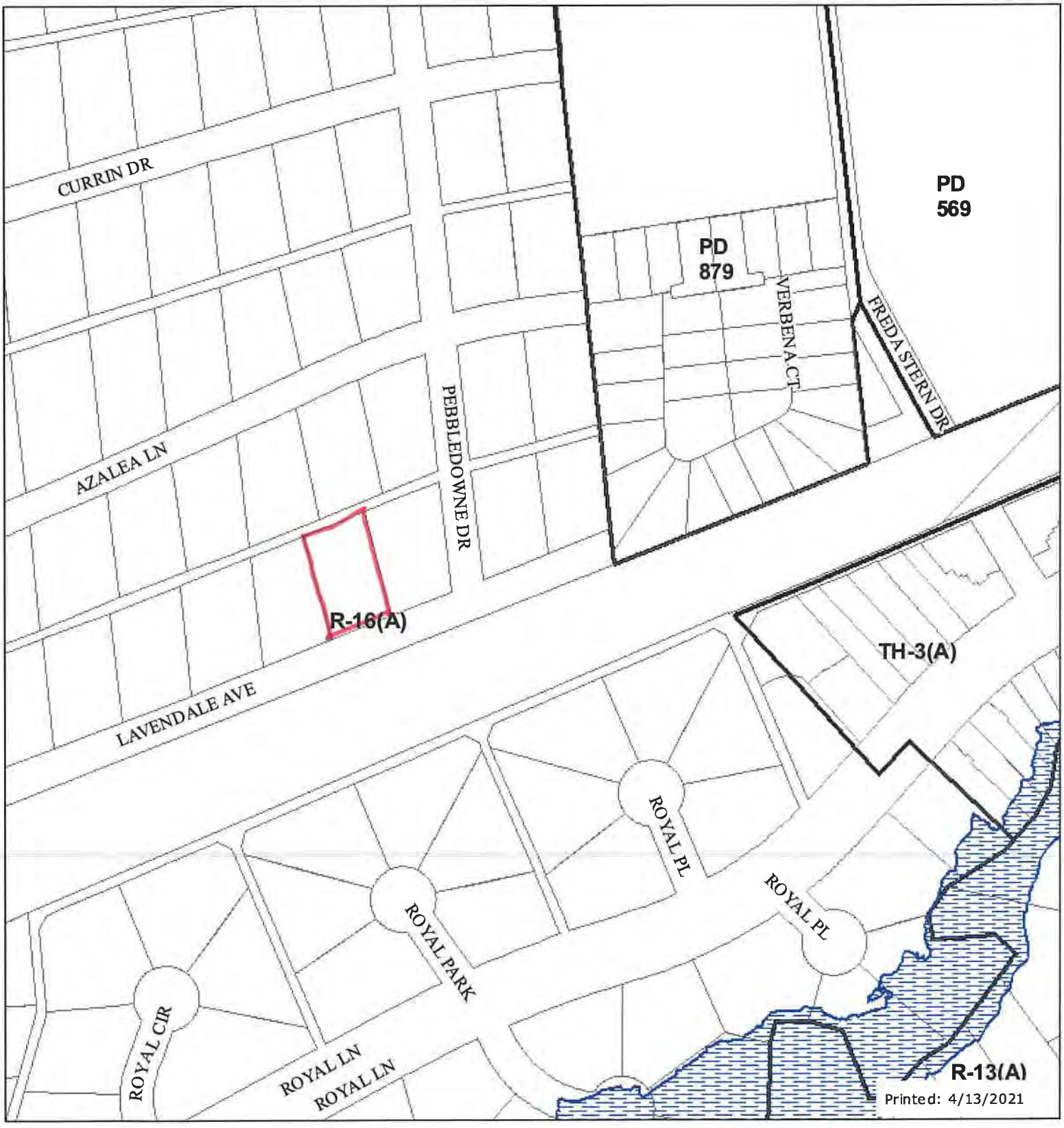
at 7515 Lavendale Avenue

BDA201-048. Application of Robert Lance Wakefield for a variance to the rear yard setback regulations, and for a variance to the side yard setback regulations at 7515 LAVENDALE AVE. This property is more fully described as Lot 5, Block 5/7285, and is zoned R-16(A), which requires a rear yard setback of 10 feet and requires side yard setback of 10 feet. The applicant proposes to construct a single family residential structure and provide a 3 foot 2 inch rear yard setback, which will require a 6 foot 10 inch variance t the rear yard setback regulations, and to construct a single family residential structure anc provide a 6 inch side yard setback, which will require a 9 foot 6 inch variance to the side yard setback regulations.

Sincerely,

David Session, Building Official


7285/4
7285/5
7285/6
7285/3
7286/8
7286/1
AVE
PEBBLE DOWNE
MALEY
LAVANDALE



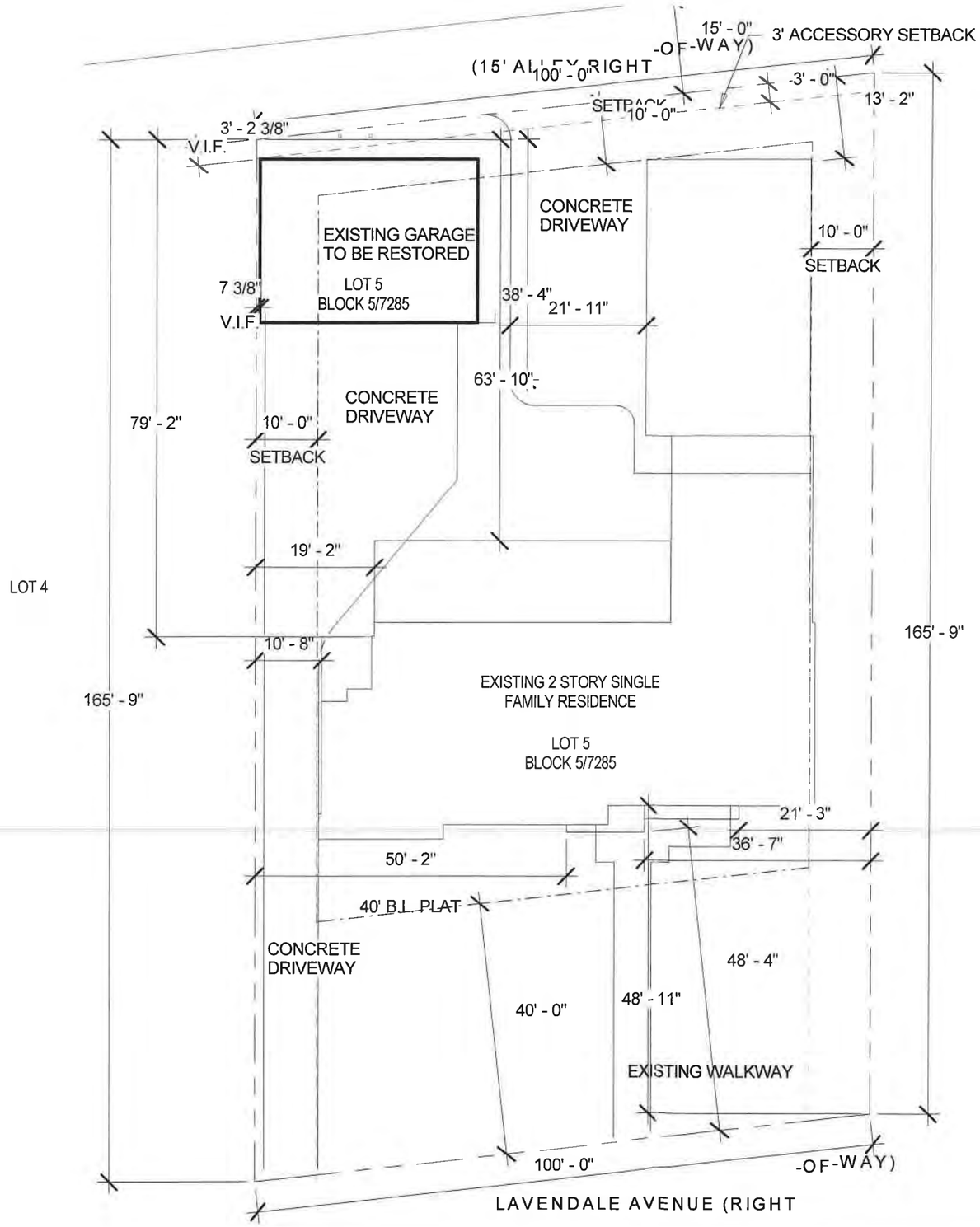
Legend

- 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
- CD Subdistricts
- PD Subdistricts
- PDS Subdistricts
- NSO Subdistricts
- NSO_Overlay
- Escarpment Overlay
- Parking Management 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)

N

1:2,400



RENOVATION NOTES

1. GENERAL CONTRACTOR TO VERIFY ALL EXISTING WINDOW LOCATONS AND HEIGHTS.
2. ALL DIMENSIONS SHOWN ARE TO HAVE A TOLERANCE OF +/- 1" FROM FIELD MEASURMENTS
3. GENERAL CONTRACTOR TO VERIFY ALL MEASUREMENTS AND CLEARANCES

True North Project North

LAVENDALE GARAGE

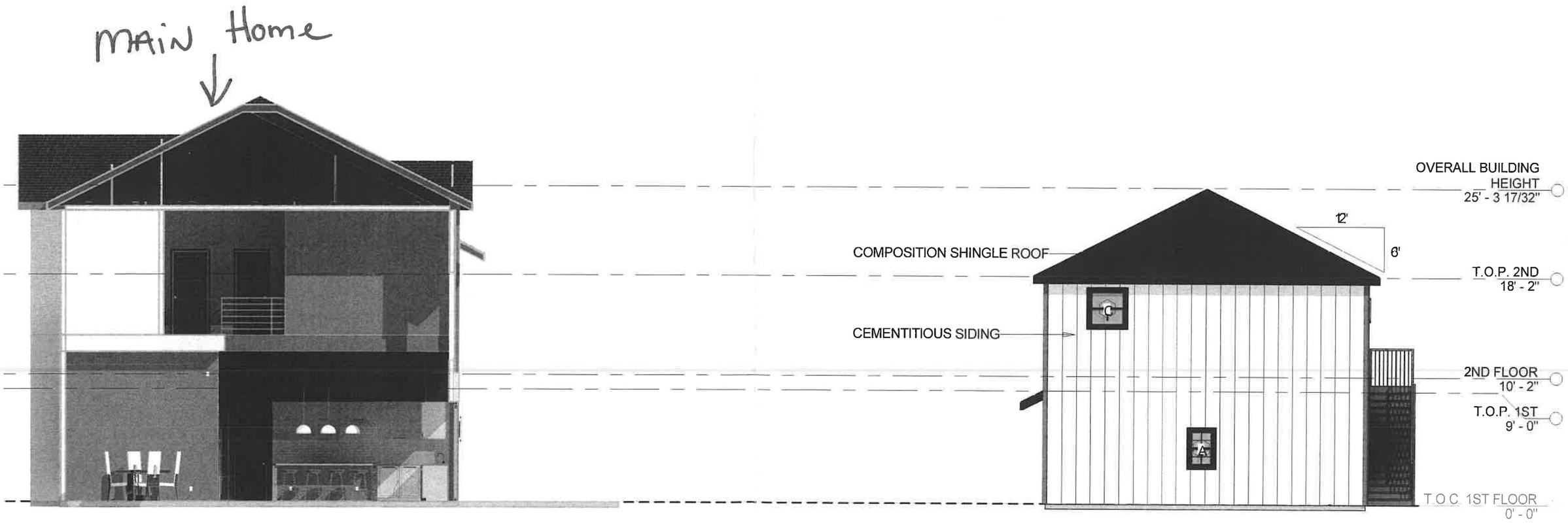
7515 LAVENDALE AVENUE
DALLAS, TEXAS 75181

SITE PLAN

Scale As indicated 1" = 20'

A 1.1

17-5



01 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

A 5 . 3

LAVENDALE GARAGE

7515 LAVENDALE AVENUE
DALLAS, TEXAS 75181

EXTERIOR ELEVATIONS

Scale 1/8" = 1'-0"

17-0



01 REAR ELEVATION

SCALE: 1/8" = 1'-0"

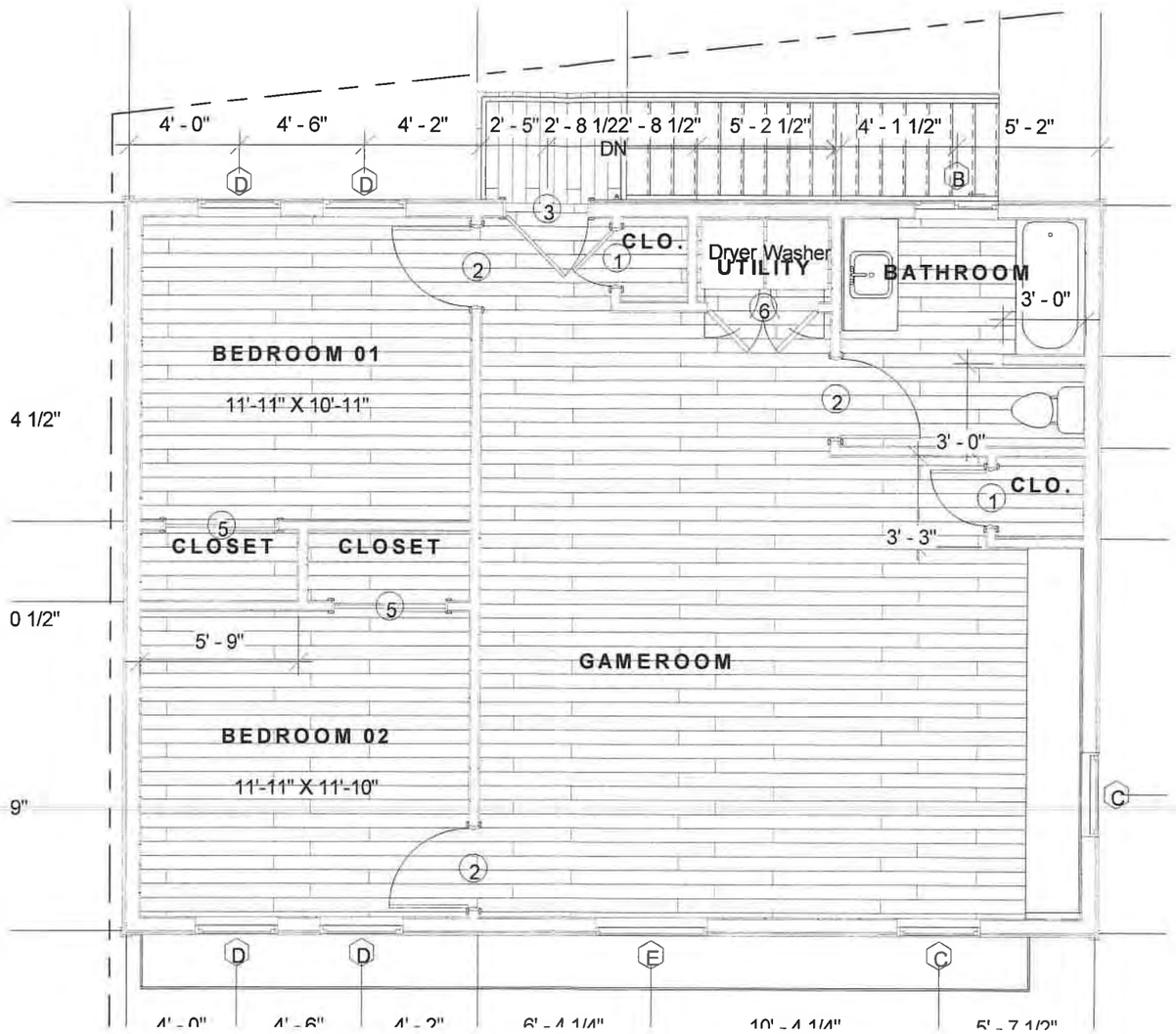
LAVENDALE GARAGE

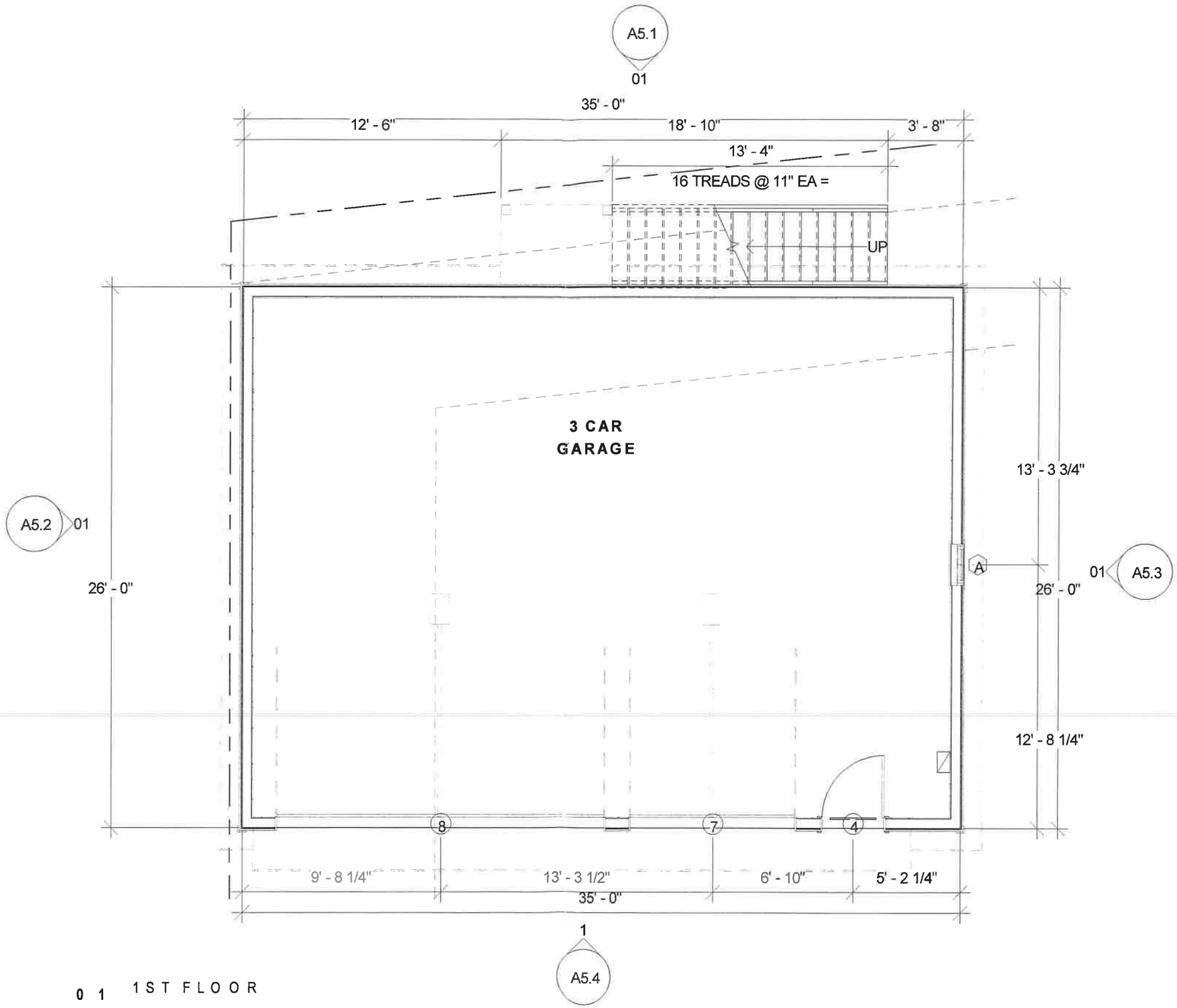
7515 LAVENDALE AVENUE
DALLAS, TEXAS 75181

EXTERIOR ELEVATIONS

Scale 17-7 1/8" = 1'-0"

Reference only
2nd Floor





0 1 1ST FLOOR

SCALE: 3/16" = 1'-0"

True North

Project North

A 2 . 1 LAVENDALE GARAGE

7515 LAVENDALE AVENUE
DALLAS, TEXAS 75181

FLOOR PLAN

Scale 3/16" = 1'-0"



0 1 LEFT ELEVATION

SCALE: 1/8" = 1'-0"

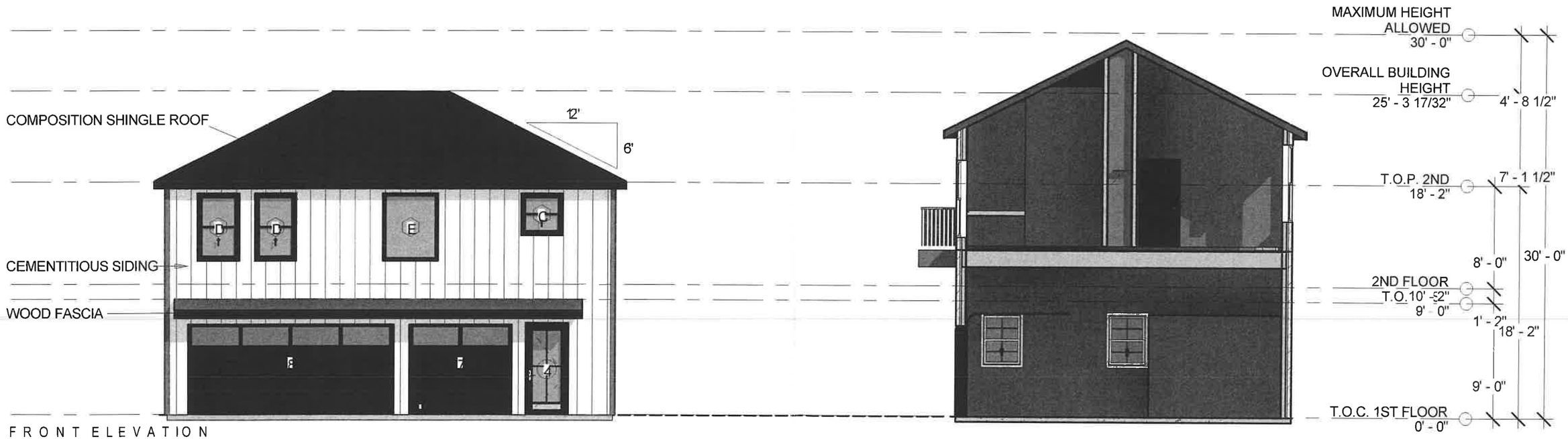
A 5 . 2 LAVENDALE GARAGE

7515 LAVENDALE AVENUE
DALLAS, TEXAS 75181

EXTERIOR ELEVATIONS

Scale 1/8" = 1'-0"

17-10



1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

LAVENDALE GARAGE

7515 LAVENDALE AVENUE
DALLAS, TEXAS 75181

EXTERIOR ELEVATIONS

Scale 17-11/8" = 1'-0"

BDA201-048 Attachment A

Address	city	state	zip	Lot Size	home size
7320 northaven rd	Dallas	TX	75230	71948	
7407 azalea ln	Dallas	TX	75230	25199	
7239 azalea ln	Dallas	TX	75230	25679	
7406 currin dr	Dallas	TX	75230	21092	
10816 royal park	Dallas	TX	75230	20460	
10815 royal park	Dallas	TX	75230	20316	
7046 Azela Ln	Dallas	TX	75230	23161	
7343 Royal Cir	Dallas	TX	75230	22886	
7533 Royal Place	Dallas	TX	75230	20573	
7515 Lavendale A	Dallas	TX	75230	16570	

7523 Lavendale Ave	MLS: 5,515	0.4063	17698
10811 Royal Park Dr	5,156	0.4221	18387
10830 Saint Michaels	5,465	0.4006	17450
10817 Saint Michaels	Tax: 5,432 MLS: 5,527	0.5177	22551
7238 Azalea Ln	5,914	0.5269	22952
7506 Azalea Ln	Tax: 5,270 MLS: 2,767	0.3976	17319
7238 Azalea Ln	5,914	0.5269	22952
7515 Azalea Ln	Tax: 6,422 MLS: 6,233	0.3425	14919
7423 Currin Dr	Tax: 5,084 MLS: 5,178	0.4132	17999
7507 Currin Dr	Tax: 5,844 MLS: 5,923	0.3829	16679
7607 Northaven Rd	5,460	0.4241	18474

Address	Bldg Sq Ft (TAX|MLS)	Estimated Lot Acres	Estimated Lot Sq Ft
7047 Currin Dr	Tax: 6,674 MLS: 6,120	0.5785	25199
6922 Currin Dr	Tax: 4,751 MLS: 4,831	0.4472	19480
6932 Currin Dr	5,567	0.4481	19519
7022 Currin Dr	Tax: 5,217 MLS: 5,566	0.5076	22111
7030 Currin Dr	6,315	0.4821	21000
7038 Currin Dr	5,965	0.4821	21000
6947 Azalea Ln	5,346	0.4371	19040
7015 Azalea Ln	4,887	0.4371	19040
7031 Azalea Ln	5,148	0.4426	19280
7039 Azalea Ln	5,086	0.4695	20451
6940 Azalea Ln	Tax: 6,074 MLS: 2,178	0.3747	16322
7006 Azalea Ln	5,388	0.3747	16322
7122 Northaven Rd	Tax: 4,537 MLS: 4,965	0.4706	20499
7107 Currin Dr	5,187	0.5785	25199
7131 Currin Dr	Tax: 5,659 MLS: 5,903	0.4821	21000
7207 Currin Dr	5,386	0.4821	21000
7238 Currin Dr	Tax: 6,132 MLS: 6,158	0.5174	22538
7239 Azalea Ln	Tax: 7,168 MLS: 6,348	0.5895	25679
7114 Azalea Ln	Tax: 5,328 MLS: 3,933	0.4896	21327
7138 Azalea Ln	5,645	0.4896	21327
7146 Azalea Ln	Tax: 7,143 MLS: 2,294	0.4896	21327
7238 Azalea Ln	5,914	0.5269	22952
7205 Lavendale Cir	Tax: 4,843 MLS: 3,188	0.4063	17698
6947 Lavendale Ave	Tax: 4,670 MLS: 5,004	0.3673	16000
10817 Saint Michaels Dr	Tax: 5,432 MLS: 5,527	0.5177	22551
7107 Royal Ln	4,931	0.435	18949
7008 Yamini Dr	Tax: 5,670 MLS: 6,486	0.6481	28231
7022 Midbury Dr	Tax: 5,033 MLS: 5,006	0.4148	18069
7141 Northaven Rd	4,848	0.3719	16200
7215 Northaven Rd	Tax: 5,620 MLS: 5,434	0.3719	16200
7515 Yamini Dr	5,453	0.449	19558
7523 Yamini Dr	5,265	0.4402	19175
7514 Yamini Dr	Tax: 5,350 MLS: 5,386	0.3815	16618
7530 Yamini Dr	4,848	0.3737	16278
7538 Yamini Dr	Tax: 6,576 MLS: 6,590	0.4059	17681
7547 Midbury Dr	Tax: 4,940 MLS: 5,022	0.4655	20277
7531 Midbury Dr	Tax: 4,940 MLS: 1,970	0.4014	17485
7523 Midbury Dr	Tax: 5,136 MLS: 5,312	0.3536	15403
7514 Midbury Dr	Tax: 4,824 MLS: 4,719	0.3776	16448
7607 Northaven Rd	5,460	0.4241	18474
7406 Midbury Dr	Tax: 5,226 MLS: 2,212	0.281	12240
7422 Midbury Dr	Tax: 4,858 MLS: 4,909	0.3299	14370
7430 Midbury Dr	6,202	0.341	14854

7423 Midbury Dr	Tax: 5,804 MLS: 5,789	0.3299	14370
7706 Midbury Dr	4,948	0.4034	17572
7606 Yamini Dr	6,404	0.5133	22359
7706 Yamini Dr	5,986	0.4722	20569
7808 Idlewood Ln	4,816	0.4243	18483
7841 Idlewood Ln	Tax: 5,484 MLS: 5,482	0.395	17206
7507 Currin Dr	Tax: 5,844 MLS: 5,923	0.3829	16679
7515 Azalea Ln	Tax: 6,422 MLS: 6,233	0.3425	14919
7506 Azalea Ln	Tax: 5,270 MLS: 2,767	0.3976	17319
7523 Lavendale Ave	MLS: 5,515	0.4063	17698
7423 Currin Dr	Tax: 5,084 MLS: 5,178	0.4132	17999
10830 Saint Michaels Dr	5,465	0.4006	17450
10811 Royal Park Dr	5,156	0.4221	18387
7110 Baxtershire Dr	5,410	0.4401	19171
11325 Chicot Dr	7,390	0.4252	18522
7318 Yamini Dr	5,937	0.3452	15037
11222 Saint Michaels Dr	5,483	0.7744	33733
7316 Mason Dells Dr	Tax: 6,325 MLS: 1,932	0.396	17250
7408 Mason Dells Dr	Tax: 7,658 MLS: 2,835	0.4208	18330
11405 Saint Michaels Dr	7,044	0.7729	33668
11723 Saint Michaels Dr	Tax: 5,294 MLS: 5,307	0.7445	32430
7271 Kenny Ln	Tax: 5,750 MLS: 2,977	0.974	42427
7229 S Janmar Ct	4,815	1.155	50312
7239 S Janmar Ct	5,334	0.674	29359
7259 S Janmar Ct	Tax: 5,824 MLS: 6,847	0.71	30928
7612 Mason Dells Dr	Tax: 5,793 MLS: 2,284	0.4161	18125
7630 Mason Dells Dr	Tax: 5,388 MLS: 5,464	0.4224	18400
7538 Baxtershire Dr	5,466	0.4591	19998
7556 Baxtershire Dr	4,918	0.4016	17494
7507 Baxtershire Dr	Tax: 4,525 MLS: 5,608	0.4979	21689
7406 Kenshire Ln	Tax: 5,993 MLS: 5,740	0.4218	18374
7435 Kenshire Ln	Tax: 4,292 MLS: 4,970	0.626	27269
7415 Kenshire Ln	Tax: 5,706 MLS: 5,790	0.4227	18413
11526 Valleydale Dr	4,858	0.3749	16331
7814 Mason Dells Dr	5,468	0.3729	16244
11608 Valleydale Dr	4,844	0.46	20038
6928 Lloyd Valley Ln	MLS: 4,895	0.013	566
7125 N Janmar Dr	6,694	0.835	36373
7225 N Janmar Dr	Tax: 4,841 MLS: 2,836	0.624	27181
7231 N Janmar Dr	4,832	0.753	32801
7014 N Janmar Dr	Tax: 5,660 MLS: 5,682	0.471	20517
7110 N Janmar Dr	Tax: 5,778 MLS: 6,394	0.389	16945
7126 N Janmar Dr	Tax: 4,570 MLS: 6,572	0.583	25395
7202 N Janmar Dr	Tax: 4,671 MLS: 5,029	0.587	25570

7129 Kenny Ln	Tax: 6,503 MLS: 6,344	0.566	24655
7119 Kenny Ln	Tax: 5,258 MLS: 3,312	0.647	28183
7022 S Janmar Dr	6,918	0.767	33411
7040 S Janmar Dr	Tax: 6,883 MLS: 3,826	0.51	22216
7218 Kenny Ln	Tax: 6,000 MLS: 6,905	0.553	24089
7403 Midbury Dr	Tax: 7,071 MLS: 7,158	0.843	36721
7520 Malabar Ln	5,464	0.5356	23331
6928 Lloyd Valley Ln	4,895	0.542	23610
11514 Hillcrest Rd	Tax: 6,188 MLS: 6,544	0.815	35501
7004 Forest Ln	9,731	2.505	109118

FILE NUMBER: BDA201-037(OA)

BUILDING OFFICIAL'S REPORT: Application of Dallas City Council Resolution 21-0264 to require compliance of a non-conforming use at 1519 Martin Luther King Blvd. This property is more fully described as part of Lot 6 and all of Lot 7, Block 5/1139, and is zoned an FWMU-3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595 with an SH Shopfront Overlay, 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 liquor store use.

LOCATION: 1519 Martin Luther King Blvd

APPLICANT: Dallas City Council by Resolution 20-0264
Represented by Jill Haning and J. Evan Farrior

REQUEST:

A request is made for the Board of Adjustment to establish a compliance date for a non-conforming liquor store use (Good Price Liquor) 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 an FWMU-3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595 with an SH Shopfront Overlay. On September 26, 2001, City Council passed Ordinance No. 24726 which added a requirement that liquor store uses must obtain a Specific Use Permit (SUP) in this zoning. However, a Certificate of Occupancy (CO) was issued for an alcoholic beverage establishment use, Good Price Liquor, April 30,1998—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 1998 and became nonconforming with the passing of Ordinance No. 24726 in 2001. This use is still in operation today.

BACKGROUND INFORMATION:

Zoning:

Site: PD No. 595, FWMU-3 Form Walkable Mixed-Use Subdistrict, SH Overlay

North: PD No. 595, FWMU-3 Form Walkable Mixed-Use Subdistrict, SH Overlay

South: PD No. 595, FWMU-3 Form Walkable Mixed-Use Subdistrict, SH Overlay

East: PD No. 595, FWMU-3 Form Walkable Mixed-Use Subdistrict, SH Overlay

West: PD No. 595, FWMU-3 Form Walkable Mixed-Use Subdistrict, SH Overlay

Land Use:

The subject site is developed with a commercial structure housing one nonconforming liquor store. The areas to the north, south, west, and east are developed with mixed uses.

Zoning/BDA History:

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

TIMELINE:

February 16, 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.

March 9, 2021: The Board of Adjustment Secretary randomly assigned this case to the Board of Adjustment Panel A.

February 12, 2021: The Board of Adjustment Senior Planner sent the record owner of the property (SDL RE LLC) and the tenant/operator of the use (SHRESTHA ABHAY GOOD PRICE LIQUOR) a letter (with a copy to Jill Haning and James Farrior) informing them that a Board of Adjustment case had been filed against the nonconforming liquor store 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 May 7, 2021 to submit any information that would be incorporated into the board's docket.

April 29, 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.

May 7, 2021: The representative for the tenant/operator requested the case be held under advisement to provide the representative time to adequately prepare for this case (**Attachment A**).

May 7, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment B**).

May 18, 2021: The Board of Adjustment Panel A conducted a public hearing on this application, and delayed action on this application per business owner's request until the next public hearing to be held on June 21, 2021.

June 4, 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.

June 11, 2021: The representative for the tenant/operator requested the case be held under advisement to provide the representative time to adequately prepare for this case (**Attachment C**).

June 11, 2021: The representative for the tenant/operator requested the case be held under advisement to provide the representative time to adequately prepare for this case (**Attachment D**).

June 14, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment F**).

June 22, 2021: The Board of Adjustment Panel A conducted a public hearing on this application, and delayed action on this application per business owner's request until the next public hearing to be held on August 17, 2021.

August 10, 2021: No new information has been provided.

BOARD OF ADJUSTMENT ACTION: June 22, 2021

APPEARING FOR PUBLIC TESTIMONY: Vanessa Parker 128 Aspen Dallas, TX
Glen Gipson 2613 Downing Dallas, TX
Dr. Terry Flowers 401 Royal Crest Dallas, TX

APPEARING IN FAVOR: Evan Farrior 1500 Marilla St. Dallas, TX
Bernardo Bueno 5411 Bexar St. Dallas, TX
Margarita Ortez 11405 Fenald Ave. Dallas, TX

APPEARING IN OPPOSITION: Shamaila Malik 320 Decker Dr. #100 Dallas, TX
Parvez Malik 320 Decker Dr. #100 Dallas, TX
Abhay Shrestha 1519 MLK Jr. Blvd Dallas, TX
Charles Fiscus 8350 N. Central Expy. Dallas, TX

MOTION: **Brooks**

I move that the Board of Adjustment in Appeal No. BDA 201-037, hold this case under advisement until **August 17, 2021**.

SECONDED: **Lamb**
AYES: 5 – Gambow, Lamb, Halcomb, Narey, Slade
NAYS: 0
MOTION PASSED: 5 – 0 (unanimously)

BOARD OF ADJUSTMENT ACTION: May 18, 2021

APPEARING IN FAVOR: Evan Farrior 1500 Marilla St. Dallas, TX
Bernardo Bueno 5411 Bexar St. Dallas, TX
Margarita Ortez 11405 Fenald Ave. Dallas, TX
Dr. Terry Flowers 1600 Pennsylvania Dallas, TX

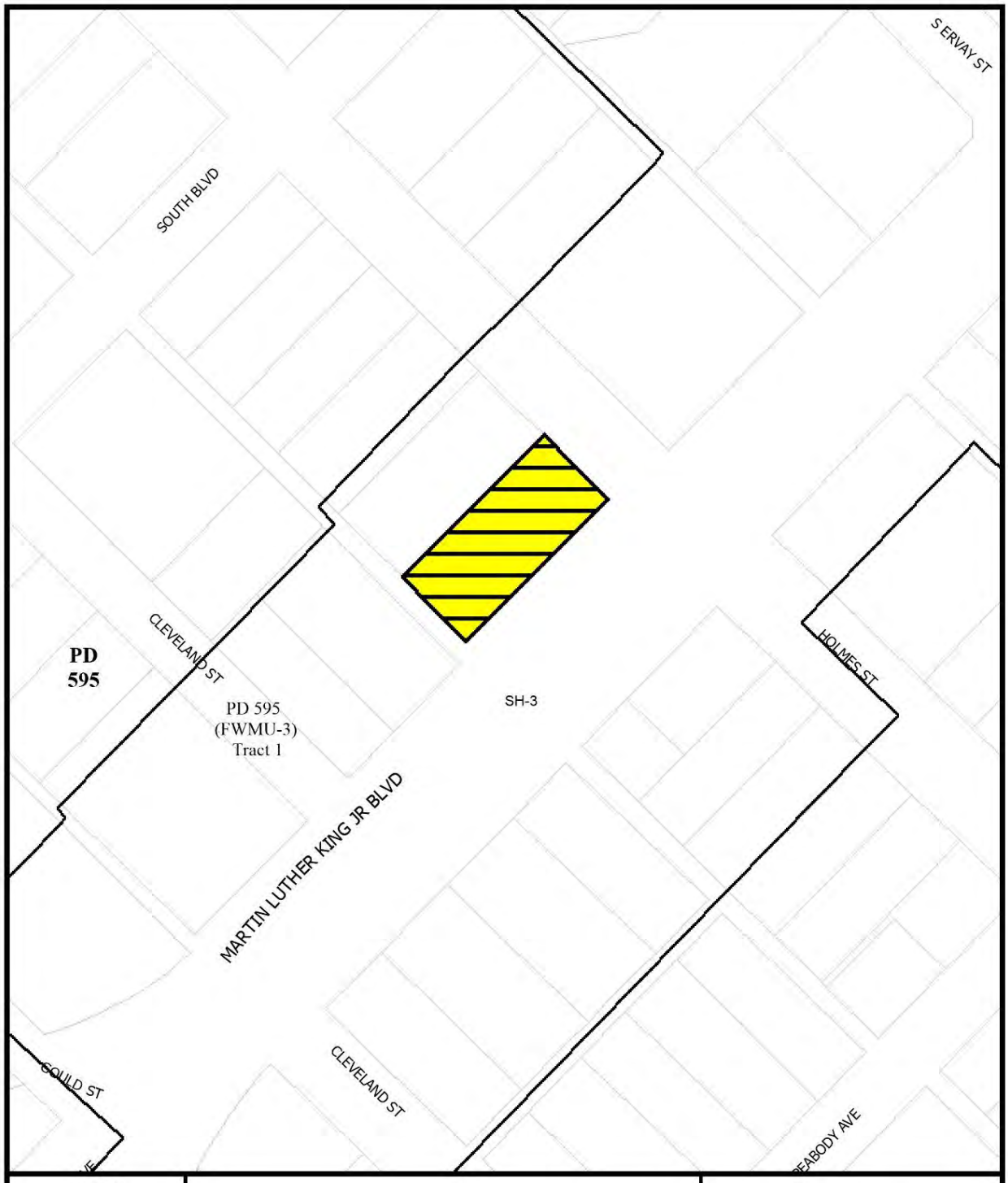
Ferrell Fellows 2314 South Blvd. Dallas, TX
Dennis Roosien 4120 Amherst Dallas, TX
Danielle Lindsey 5005 Galleria Rd. #3133 Dallas, TX
Jeanette Fellows 2314 South Blvd. Dallas, TX
Jeremy Connally 1414 Belleview St. #1111 Dallas, TX
Dennis Bryant 2818 MLK Jr. Blvd Dallas, TX

APPEARING IN OPPOSITION:
Shamaila Malik 320 Decker Dr. #100 Dallas, TX
Parvez Malik 320 Decker Dr. #100 Dallas, TX
Abhay Shrestha 1519 MLK Jr. Blvd Dallas, TX
Ang Sam Chrouk 516 Charringotn Dr. Dallas, TX
Hank Lawson 2402 Park Row Ave. Dallas, TX

MOTION: **Lamb**

I move that the Board of Adjustment in Appeal No. BDA 201-037, hold this case under advisement until **June 22, 2021**.

SECONDED: **Halcomb**
AYES: 5 – Gambow, Lamb, Halcomb, Narey, Slade
NAYS: 0
MOTION PASSED: 5 – 0 (unanimously)



1:1,200

ZONING MAP

Case no: BDA201-037

Date: 4/16/2021

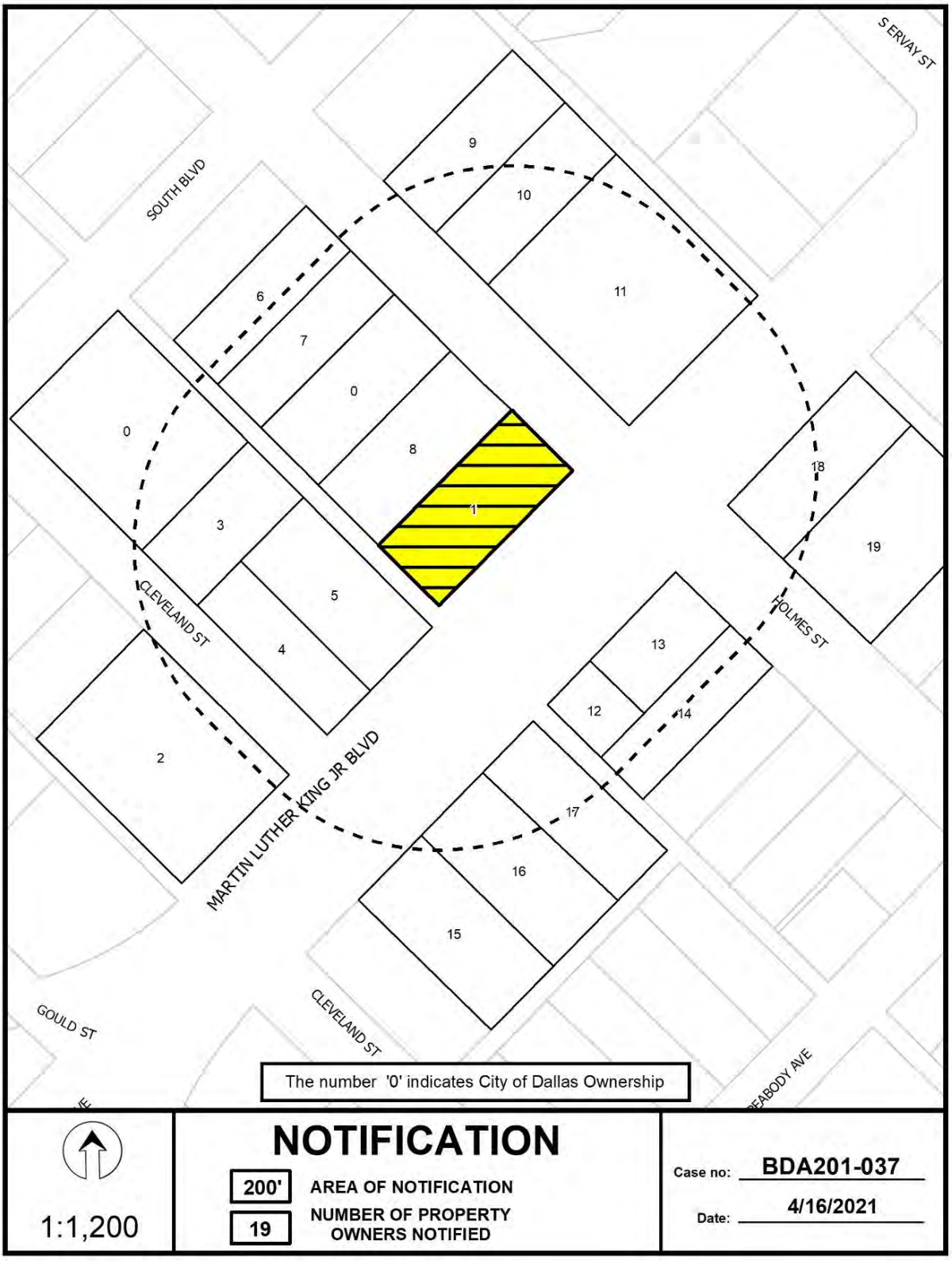


1:1,200

AERIAL MAP

Case no: BDA201-037

Date: 4/16/2021


S ERVAY ST
SOUTH BLVD
9
10
11
6
7
0
8
0
1
3
5
4
2
18
19
CLEVELAND ST
HOLMES ST
13
12
14
MARTIN LUTHER KING JR BLVD
17
16
15
GOULD ST
CLEVELAND ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
19
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: BDA201-037
Date: 4/16/2021

04/15/2021

Notification List of Property Owners

BDA201-037

19 Property Owners Notified

Label #	*Address*		*Owner*
1	1519	MARTIN LUTHER KING JR BLVD	SDL RE LLC
2	1411	MARTIN LUTHER KING JR BLVD	TDP MLK DEVELOPMENT
3	2912	CLEVELAND ST	BROWN KATHERINE LIFE EST
4	1501	MARTIN LUTHER KING JR BLVD	JOHSAM INC
5	1509	MARTIN LUTHER KING JR BLVD	LANGRUM ALMA
6	2905	HOLMES ST	SHAHRIYAR SYED A
7	2909	HOLMES ST	BRAGG SHARON N
8	2917	HOLMES ST	CHISM BYRON ARTHUR &
9	2906	HOLMES ST	BLUE WINDOW CAPITAL LLC
10	2912	HOLMES ST	COUNTY LAND & WATER LLC SERIES COM1
11	1611	MARTIN LUTHER KING JR BLVD	MATTHEWS INVESTMENTS SOUTHWEST INC XXIII
12	1500	MARTIN LUTHER KING JR BLVD	PALMER-STRONG WANDA J
13	1516	MARTIN LUTHER KING JR BLVD	TEXACO INC
14	3007	HOLMES ST	WFMF MLK LLC
15	1406	MARTIN LUTHER KING JR BLVD	PAGANELLA HOLDINGS LLC
16	1410	MARTIN LUTHER KING JR BLVD	Taxpayer at
17	1420	MARTIN LUTHER KING JR BLVD	Taxpayer at
18	1602	MARTIN LUTHER KING JR BLVD	Taxpayer at
19	3006	HOLMES ST	Taxpayer at

City of Dallas

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

CASE NO.: 201-037

DATE: 2/16/2021

Data Relevant to Subject Property:

Location address: 1519 Martin Luther King, Jr. Boulevard Dallas, TX 75215
Zoning District: PD 595, FWMU-3

Name of Property Owner: SDL RE LLC

Lot No.: 7 & PT 6 Block No.: 5/1139 Acreage: 0.250 Census Tract: _____

Street Frontage (in Feet): (1) 155 (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;
J. Evan Farrior, 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; james.farrior@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 the liquor store known as Good Price Beverages because the continued operation of the use will have an adverse effect on nearby properties.

Respectfully submitted: J. Evan Farrior
Print Applicant's name

J. Evan Farrior
Applicant's Signature

Before me the undersigned on this day personally appeared J. Evan Farrior **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.**

Affiant (Applicant's Signature)

Subscribed and sworn before me this 9th **day of** March, **2021**

Angie G. Morgan
Notary Public in and for Dallas County, Texas

ANGIE G. MORGAN
Notary Public, State of Texas
Comm. Expires 05-16-2022
Notary ID 10948843

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 Dallas City Council Resolution 21-0264

did submit a request to require compliance of a non-conforming use

at 1519 Martin Luther King Jr.

BDA201-037. Application of Dallas City Council Resolution 21-0264 to require compliance of a non-conforming use at 1519 MARTIN LUTHER KING BLVD. This property is more ful described as Lot 7 and Pt of Lot 6, Block 5/1139, and is zoned PD-595 FWMU-3, 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 liquor store use.

Sincerely,

David Session, Building Official

BDA 201-037

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: 1519 Martin Luther King, Jr. Boulevard, Dallas, TX 75215

1. The nonconforming use being appealed/restored: Liquor Store
(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: This property is located within PD 595 which the City of Dallas created 2001. Specifically, this property falls within the FWMU-3 Subdistrict of PD 595. The "liquor store" land use that was previously permitted in an area zoned for commercial retail, was no longer allowed.
(Was there a change in the zoning or in the use requirements?)

3. Current zoning of the property on which the use is located: PD 595, FWMU-3

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

5. Date that the nonconforming use became nonconforming: September 26, 2001
(Date the property zoning or use requirements changed.)

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

(Rev. 04/04/14)

Resolution # 21-0264

January 27, 2021

WHEREAS, Good Price Beverages is located at 1519 Martin Luther King, Jr. Boulevard, Dallas Texas; and

WHEREAS, Good Price Beverages operates under a certificate of occupancy for a liquor store; and

WHEREAS, the property at 1519 Martin Luther King, Jr. Boulevard is zoned a WMU-3 Walkable Urban Mixed Use Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District); and

WHEREAS, a liquor store is not a permitted use in a WMU-3 Walkable Urban Mixed Use Subdistrict; and

WHEREAS, Good Price Beverages is a nonconforming use as defined in the Dallas Development Code because the use was established prior to the creation of PD 595; 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 a liquor store known as Good Price Beverages located at 1519 Martin Luther King, Jr. Boulevard, Dallas Texas.

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

Address:	**1519 MARTIN LUTHER KING BLVD 75215** **Issued: 04/30/1998** **1519 MARTIN LUTHER KING BLVD**
Owner:	**TRUNG & LA CORP** **009701 W FERRIS BRANCH 223 DALLAS TX 75243**
DBA:	**GOOD PRICE LIQUOR**
Land Use:	**(5920) LIQUOR STORE**
Occupied Portion:	
C.O.#:	**9804271047**

Lot:	7	Block:	5/1139	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:	B2	Lot Area:	0	Total Area:	0
Type Const:		Sprinkler:		Occ Load:		Alcohol:	N	Dance Floor:	N

Remarks: BF/P #22260

David Session, Building Official

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



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
- CD Subdistricts
- PD Subdistricts
- PDS Subdistricts
- NSO Subdistricts
- NSO_Overlay
- Escarpment Overlay
- Parking Management 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)

N

1:2,400

1149
(FOREST AVE.)
KING JR.
HOLMES
CLEVELAND
1400/6
1400
1500
2900
1500
2900
1500
1500
1500

WHEREAS, concentrations of certain uses and the situation of uses in inappropriate locations have had a negative effect on South Dallas/Fair Park by disrupting residential neighborhoods, discouraging business development, promoting crime, and causing urban blight; and

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this special purpose district; Now, Therefore,

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

SECTION 1. That the zoning ordinances of the City of Dallas, as amended, are amended by changing the zoning classification from an R-7.5(A) Single Family District, an R-5(A) Single Family District, a D(A) Duplex District, a TH(1)(A) Townhouse District, a TH(2)(A) Townhouse District, a TH(3)(A) Townhouse District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, a CR Community Retail District, a CS Commercial Service District, an IR Industrial Research District, an IM Industrial Manufacturing District, and a P(A) Parking District to Planned Development District No. 595, to be known as the South Dallas/Fair Park Special Purpose District, on the property shown in the attached Exhibit A and described in the attached Exhibit B. In the event of a conflict between the graphic depiction contained in Exhibit A and the verbal description contained in Exhibit B, the verbal description contained in Exhibit B controls.

24726

Exhibit A - South Dallas Fair Park
Special Purpose District and Subdistrict Boundary Map



NC - Neighborhood Commercial

NC (E) - Neighborhood Commercial Enhanced

Residential - R-5(A)

Existing Residential and Parking P(A) districts

CC - Community Commercial

CC (E) - Community Commercial Enhanced

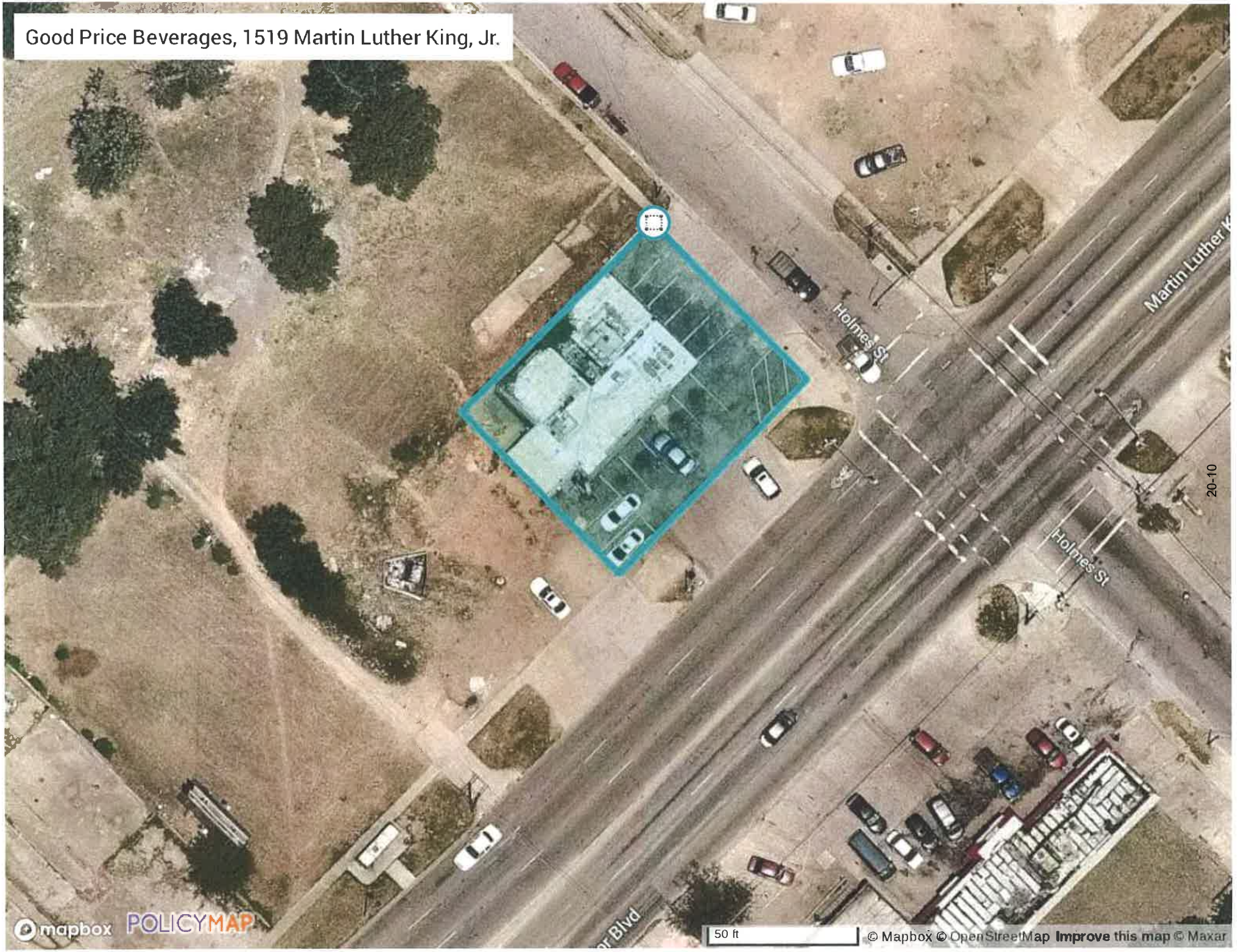
RS - Regional Service - Industrial

Commercial

Warehouse

RS-MU - Regional Service Mixed Use Enhanced

Note: 1) PD's existing at the time of adoption of this PD and districts are excluded.
2) Overlay districts that exist at the time of adoption of this PD or enhanced standards.
3) Residential and Parking zoning districts that exist at the time of adoption of this PD ordinance are incorporated as sub-districts, retaining their existing boundaries. For example existing R-7.5(A) districts are incorporated as "A" sub-districts within the PD.


Good Price Beverages, 1519 Martin Luther King, Jr.
Holmes St
Martin Luther K
Holmes St
20-10
50 ft
© Mapbox © OpenStreetMap Improve this map © Maxar
mapbox
POLICYMAP

May 7, 2021

City of Dallas
1500 Marilla St 5 BN
Dallas, Texas 75201
Via Email to Oscar.Aguilar@DallasCityHall.com

RE: GOOD PRICE LIQUOR – 1519 MARTIN LUTHER KING JR BLVD
CASE NO. BDA201-037

Dear Sir or Madam,

I am writing to formally request a continuance on the above-pending matter, which is currently scheduled for May 18, 2021. Counsel for the Tenant needs additional time to adequately prepare for both a submission deadline as well as the actual hearing. Counsel for the Tenant is still working to collect all documentation available relating to the above-named case, especially as it relates policies affecting the stores business, both currently as well as those that were in place from over two decade ago, which is requiring additional time and research than initially expected. Additionally, Counsel for Tenant is already set in Ellis County on another matter the afternoon of the May 18th. Accordingly, Counsel for Tenant respectfully requests a continuance for both the hearing and submission deadline. This request is made in good faith and not for the purposes of delay.

Thank you so much for your assistance in these matters and I look forward to hearing from you. Thank you!

Sincerely,

Shamaila S. Malik
Attorney at Law
State Bar No. 24076820

May 7, 2021

City of Dallas
1500 Marilla St 5 BN
Dallas, Texas 75201
Via Email to Oscar.Aguilar@DallasCityHall.com

RE: GOOD PRICE LIQUOR – 1519 MARTIN LUTHER KING JR BLVD
CASE NO. BDA201-037

Honorable Board of Adjustment members and the staff;

Malik Law Firm, PLLC represents the tenant and business owner, Abhay Shrestha, operating under the business name Good Price Liquor. This is a small minority-owned business; the owner is an immigrant from Nepal who is lawfully present in the United States and who is working hard to better his life, the life of his family, and the community.

The current business owners have been operating their business since March 2019. They purchased the business and inventory, making a substantial initial as well as ongoing investment. The business owner pays a note payment of $48,694.00 yearly to the property owner for the finance portion of the purchased price amortized for 7 ½ years.

The current business owners are operating under a commercial lease agreement between the landlord and the tenant. The lease was executed on February 25, 2019, for a term of 7 ½ years. The business owner pays a rent of $54,000.00 yearly plus other related expenses as dictated by the commercial lease agreement for the business premises, property, and Improvements.

ORoark Inventory Services completed an accounting of the inventory on hand. As of Thursday, May 6, 2021, the value of that inventory is $333,509.00. **See Exhibit A: ORoark Inventory Service Findings**

Good Price Liquor was issued the Certificate of Occupancy # 9804271047 to operate as a Liquor Store on April 30, 1998, under the zoning CR. **See Exhibit B: Copy of Certificate of Occupancy**. The Certificate of Occupancy **does not state a termination date, therefore, suggesting continuous, indefinite use.** The substantial value of the property and the business lies in its use as evidenced by the attached Certificate of Occupancy, therefore a certificate of Occupancy is an essential and integral part of the purchase of the business by the business owner. The initial and ongoing investment of the business owner relies in full on the Certificate of Occupancy as issued by the City of Dallas. The Certificate of Occupancy clearly was free of any attachment reflecting the cessation of the user due to a future impending decision of the Board of Adjustment.

Had the Certificate of Occupancy listed any future termination and/or expiration date, the business owner would likely not have elected to purchase this business and would have not Invested in and or taken on the liability of promissory note payments nor a substantial down payment and continuous obligation of payments towards a commercial lease agreement.

The current business owners never received any notification from any department of the City of Dallas indicating the cessation of the current zoning use as a Nonconforming use for the business establishment except for the letter received from the Board of Adjustment on March 9, 2021. A copy of a notarized statement from the business owner is attached affirming the fact that they have never received any indication of the cessation of the current zoning use. **See Exhibit C: Copy of Affidavit from Business Owner.**

The current property owner also never received any notification from any department of the City of Dallas indicating the cessation of the current zoning use as a Nonconforming use. A copy of a notarized statement from the property owner is attached affirming the fact that they have never received any indication of the cessation of the current zoning use. **See Exhibit D: Copy of Affidavit from Property Owner.**

The current business is under operation and without any interruption of the current use. Per the City of Dallas development code, a Nonconforming use is a use that does not conform to the use regulations of this chapter. The Certificate of Occupancy originally issued and never

changed demonstrate that the business was lawfully established for the appropriate and lawful use per the regulations in force at the beginning of the operation and has been in regular use since that time. *Dallas City Code 51A-2.102 (90).*

The property is a thing that consists not merely in its ownership and possessions, but also in the unrestricted right of use, enjoyment, and disposal. Anything which destroys any of these elements destroys the property itself. The substantial value of the property lies in its use. If the right of the use to be denied, the value of the property is annihilated, and the ownership is rendered a barren right. *Spanov Vs City of Dallas 235 S.W 513, 514-15 (Tex - 1921).*

The ongoing development expansion of the +_ 14.43 acres of land to allow a performing arts center for St. Phillips college is the motivation for the Nonconforming use and such was requested by the Dallas City Council to the Board of Adjustment to consider establishing a compliance date for the Nonconforming use of a liquor store known as Good Price Liquor Beverage located at 1519 Martin Luther King Jr. Blvd. Dallas Texas on January 27, 2021.

The zoning case number # Z190-367 applicant St. Phillip's School and Community Center filed an application with the Dallas Sustainable development and construction on December 1, 2020, requesting to expand PD to include additional property to allow a performing arts center and additionally requesting text changes.

This is an ongoing amendment and expansion of planned development district 597 on property zoned WMU-3 for solely the benefit of St. Phillips and in the process impacting a small business of minority ownership and limited financial resources from continuous use of their business.

A Nonconforming use will render the current use of the business null and void, the direct result of which being that the business owners must shut down the business and move out. There are severe economic costs and liabilities to the business owners and its employees, none of which is the fault, directly or indirectly, of the business owner or the employees.

Yugesh Maharjan is an employee at the store and attached is his plea and request to continue working and supporting his family. **See Exhibit E: Copy of Affidavit from Current Employee.**

As a nation and as a city, we are all still dealing with the personal and financial impacts of the Covid-19 pandemic. Hundreds of thousands of businesses have had to close their doors; hundreds of thousands of people lost their jobs. Everyone has been impacted, personally, emotionally, and financially. Here, we have a business owner who has invested a great sum of money into a business that was both lawfully established and in lawful use. He had no reason to believe that he was not in compliance or would ever not be in compliance, based on the Certificate of Occupancy that was issued and unchanged. Moreover, he had no reason to believe he would need to shut down his business, lose thousands of dollars in his investment, and that he and his employees would be out of a job, especially not during such economic low point in our economy.

Counsel for the Tenant/Business Owner respectfully requests the honorable board and its members to deny the request to a set a compliance date for nonconforming use.
In support thereof, Counsel has attached the following for your honorable board's review:

A. Copy of ORoark Inventory Service Findings;
B. Copy of Certificate of Occupancy;
C. Copy of Affidavit from Tenant;
D. Copy of Affidavit from Property Owner;
E. Copy of Affidavit from Current Employee; and
F. Copy of Affidavit from Tenant/Business Owner, Relating to Education and Work Experience

You should find all the documents necessary for a positive adjudication in this case and to deny the request for a compliance date to be set. Should you have any questions or concerns, please do not hesitate to contact our office! Thank you in advance for your assistance in these matters!

Sincerely,



Shamaila S. Malik
Attorney at Law
State Bar No. 24076820

EXHIBIT A

ORoark Inventory Service
P. O. Box 13673
Arlington, Tx 76094
817-307-5586

INVOICE

Number: 1001
Date: 5-6- ,2021

Store Name & Location: GOOD PRICE LIQUOR

Amount Paid $ 400.00

Thank you,

ORoark Inventory Service

P.O. Box 13673 Arlington, TX 76094 817-307-5586

STORE: GOOD PRICE LIQUOR DATE: 5-6-21 AUDITOR: Ethan + Mike

STORE #: 1519 MARTIN LUTHER KING DALLAS DAY: THURS.

AREA	GRO	CIGS	BEER	WINE	LIQUOR
OUTSIDE					
CHECKOUTS	4811	442	700	541	21679
FRONT WALL	1267		1246	4959	3240
RIGHT WALL					26020
BACK WALL	56	5563			39856
LEFT WALL	-				
AISLE MDSE					
FROZEN FOOD					
COOLER DOORS	87		3336		130
COOLER VAULT	2712		8209	191	
STOCK ROOM	1730			2146	33908
OFFICE #2	5841	9634		167	118357
DETAIL COUNT					
END DISPLAYS					
1A #3					27907
1B					
2A					
2B					
3A					
3B					
4A					
4B					
5A					
5B					
6A					
6B					
7A					
7B					
TOBACCO	901				
TOB.	7873				
WRITE OFFS					
PHONE CARDS					
SALES PRIOR					
½ DURING					
CREDITS					
(INVOICES)	< >	< >	< >	< >	< >
TOTAL RETAIL	25278	15639	13491	8004	271097
TOTAL COST					

DETAIL COUNT

MEMO

12 PACKS -

LOTTERY -

INVOICES

< >
< >
< >
< >
< >
< >
< >
< >
< >
< >

STORE GRAND TOTAL

TOTAL: 333509.00

COST TOTAL:

EXHIBIT B

Address:	1519 MARTIN LUTHER KING BLVD 75215 1519 MARTIN LUTHER KING BLVD
Owner:	TRUNG & LA CORP 009701 W FERRIS BRANCH 223 DALLAS TX 75243
DBA:	GOOD PRICE LIQUOR
Land Use:	(5920) LIQUOR STORE
Occupied Portion:	
C O #:	9804271047

Issued: 04/30/1998

Lot:	7	Block:	5/1139	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:	B2	Lot Area:	0	Total Area:	0
Type Const:		Sprinkler:		Occ Load:		Alcohol:	N	Dance Floor:	N

Remarks: BF/P #22260

David Session, 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

21-11

EXHIBIT C

AFFIDAVIT

I am the business owner of the business more commonly known ad Good Price Liquor located at 1519, Martin Luther King Jr. Blvd, Dallas, Texas-75215. To date, I have not received any communication from the City of Dallas and any department person, city council. The only communication received was from the City of Dallas Board of Adjustment via certified letter #70060810000355297508 received on March 9th,2021 advising the compliance date for the non-performing use of the property proceedings under case # BDA 201-037.

Business Owner;

Name: Abhay Shrestha

Signature: _____

Title: OWNER

Dated: 04-20-2021

STATE OF TEXAS;
County of Dallas

Before me Gutae Jeong notary public of Texas, State of Texas, on this day, personally appeared Abhay Shrestha Proved to me through Texas Drivers License to be the name of the person whose name is subscribed to the foregoing instrument and who acknowledges to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this 20 day of April 2021.

Gutae Jeong
Signature of Notary Public

Gutae Jeong
Printed Name of Notary

GUTAE JEONG
Notary ID #132924264
My Commission Expires
February 11, 2025

Notary Seal

Notary Public, State of Texas

EXHIBIT D

AFFIDAVIT

I am the legal owner of the property located at 1519 Martin Luther King Jr Blvd. Dallas Texas 75215.

To date, the only communication I have received is from Mr. Oscar Aguilera/ Board of Adjustment, City of Dallas via USPS certified mail # 7006 0810 0003 5529 7386 postmarked March 10, 2021, advising me to set a compliance date for the non-conforming use scheduled on May 18, 2021.

I have not received any communication from the Board of Adjustment and or any other department within the City of Dallas regarding the issue of a non-conforming use.
Property Owner;

SDL RE LLC:

Name: CHROUK ANG SAM

Signature:

Title: PRESIDENT

Dated: 4/20/2021

STATE OF TEXAS;
County of Dallas

Before me CHROUK ANG SAM notary public of Texas, State of Texas, on this day, personally appeared _____
Proved to me through Texas Drivers License to be the name of the person whose name is subscribed to the foregoing instrument and who acknowledges to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this 20 day of April 2021.

Jeeyoun Choi
Signature of Notary Public

JEE YOUN CHOI
Notary Public, State of Texas
Comm. Expires 09-02-2024
Notary ID 132655973

EXHIBIT E

To whom it may concern

My name is Yugen Maharjan. I am 36 years old. I work at Good Price liquor at 1519 Martin Luther King Jr Blvd. I came to America 14 years ago hoping for a better future. I went to Northlake community college to pursue my academic career and got my associates degree after a few years.

After I completed my associates I decided to apply at many different jobs but it was very difficult to get accepted as an immigrant student. So I worked at different minimum wage jobs. I made some friends at the college who also worked minimum wage jobs like fast food and gas stations. At one of my history class I met a friend "Abhay Shrestha", who is now the owner of Good price Liquor and we have been very Good friends since then. Mr Shrestha is an exceptional and hard working individual and has been through a lot. We worked together at several gas stations and convenience store. A few years back he decided to get his own store which is now Good price Liquor and I was fortunate enough for him to hire me as a manager.

This job has great importance to me and my livelihood over the past few years. This job helps me keep a roof over and head and my family. Without this store I would be jobless and perhaps even homeless. I have been working for the last 10 years but this job has provided me with an opportunity to rise above and be independent and helped me fulfill my dreams financially. This store not only helps me but also several other employees at the store.

Sincerely

Yugen Maharjan

EXHIBIT F

To whom it may concern

My name is Abhay shrestha, owner of good price Liquor (1519, Martin Luther king Jr. Blvd, Dallas, TX) when I bought this store in March of 2019; it was like a dream come true for me.

I moved to the US from Nepal, in the early 2006 as a student at Truman state university. From there I moved to Dallas in pursuit of an Architecture degree. Studying in America is always a difficult journey as an immigrant, especially coming from a middle class family. It was difficult few years in juggling work, family back home and studies. Unfortunately in 2009 an incident involving a violent incident that I had go through, abruptly led to break from my studies. It was physical trauma that I had to overcome with the help of my family back home, friends and therapy.
After a year of therapy, I finished my associates at north Lake College and went to University of Arlington to finish my degree. An F1 student has many criteria to fulfill after such a break and also with the debt piling up from hospital visits and school, and no income for over a year I wasn't able to further continue my studies at UTA.

But as they say when one door closes another opens, I was presented an opportunity by the US Government to apply for Victims of crime visa (U visa) through which I was able to get permanent residency in the US.

After this I decided to rebuild my life, I applied for various loans so that I could start my very own business. Upon countless research I stumbled upon Good price liquor. At first I was hesitant to buy it as the neighborhood was extremely rough. But after talking to the landlord and seeing the way he ran his store I felt secured that I would be able to maintain the same integrity as him. Considering the area, he had maintained very well so I went ahead and made the deal. In order to purchase it, I put all my hard earned money that I had saved including help from my family into this.

Since this was my only source of income and had everything on the line, I worked myself diligently at the store. I did not allow, to my best, the any sort of mischievous or malicious act in or around my store. I stayed up to date with code and city. I paid my due taxes on time. Took well care of my employees, kept the store clean and safe for my customers to shop and hence grew my business.

Sincerely
ABHAY SHRESTHA

MEMORANDUM

TO: Honorable Chair and Members of the Dallas Zoning Board of Adjustment, Panel A

FROM: J. Evan Farrior, City of Dallas Attorney's Office
Alexandra Jones, City of Dallas Attorney's Office

DATE: May 7, 2021

RE: BDA 201-037
Compliance Proceedings for Nonconforming Use
Good Price Liquor, 1519 Martin Luther King Jr. Blvd., Dallas, Texas

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On January 27, 2020, Dallas City Council passed Resolution No. 21-0264 in reference to the nonconforming use of Good Price Liquor ("Good Price"), located at 1519 Martin Luther King, Jr. Blvd. Dallas, Texas. The Dallas City Attorney's Office filed the application and initiating documents on March 9, 2021. The case has been assigned to the Board of Adjustment Case No. BDA 201-037 and is scheduled for public hearing May 18, 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 purpose of this hearing is for the Board to determine whether the continued operation of the nonconforming use by Good Price will have an adverse effect on nearby properties.

NONCONFORMING USE

A. How is Good Price approved to operate under nonconforming use?
The City of Dallas established Planned Development District 595 ("PD 595") with Ordinance No. 24726 on September 26, 2001. The new development district changed use requirements for the geographical zoning district that included 1519 Martin Luther King Jr., Blvd. Specifically, the retail sale of alcohol at liquor stores was no longer a permitted land use. However, Good Price was permitted to operate as a non-conforming liquor store under Section 51A-4.704 of the Dallas City Code. .

B. What is Good Price's current use?
Good Price currently operates as a liquor store selling primarily beer, wine, and other spirits.

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

A. The character of the surrounding neighborhood:

- Good Price is on the north side of Martin Luther King, Jr. Blvd. It is surrounded by residential neighborhoods to the north and south made up of both single-family homes and apartment buildings. The MLK corridor functions as a gateway into South Dallas. MLK ends in the Texas State Fair grounds and represents South Dallas's significant past and promising future. Complementing the residential neighborhoods, the adjacent areas also encompass several schools, clinics, and parks. However, there is also a high concentration of liquor stores along the Martin Luther King Jr. Blvd. Additionally, largely seen by the community as the result of a high concentration of liquor stores, there is also vast vacancy – vacant structures and vacant land – both of which contribute to significant public safety and quality of life concerns. See Tab 1.

B. The degree of incompatibility of the use with the zoning district in which it is located:

- Good Price's current use is entirely incompatible with the zoning district in which it is located. The zone is a form district walkable mixed use – 3 ("WMU-3") of PD 595. Liquor stores are not allowed in this zone even by SUP. In fact, PD 595 was created in part to address the high density of liquor stores in South Dallas. At that time, the City of Dallas recognized the corrosive impact of such a high concentration of liquor stores had on the families that live nearby. Only business that are non-conforming stores have been able to operate since PD 595 was passed by ordinance in 2001. See Tab 2.
-

C. The manner in which the use is being conducted:

- Good Price sells primarily spirits, beer, and wine. Individuals are often able to consume their purchases on the premises. It is also common for patrons to consume their alcohol on the vacant land immediately behind Good Price known as "the hill" by community members. The business makes minimal effort to prevent such activity. There are few calls for service to the police for criminal trespass. It does not employ any security personnel. It serves high alcohol content single-serve beverages in paper bags.

D. The hours of operation of the use:

- Good Price is open from 10:00 a.m. to 9:00 p.m. Monday through Saturday and is closed on Sunday. See Tab 5.

E. The extent to which continued operation of the use may threaten public health or safety:

- Good Price is in an area that struggles with high crime rates. Officers with the Dallas Police Department frequently make arrests for prostitution, drug activity, and violent crime. The high crime in this area is the result of a confluence of factors. Significant among them is the high concentration of liquor store. Community

members observe individuals purchasing alcohol and loitering on the nearby vacant lots. These are enticing factors for individuals who suffer from addiction and other substance abuse related problems. The problem is further exacerbated by nearby criminal nuisance properties. See Tab 3 and Tab 7.

F. The environmental impacts of the use's operation, including but not limited to the impacts of noise, glare, dust, and odor:

- Residents often complain about the amount of trash left around the premises and the outdoor party environment. See Tab 4.

G. The extent to which public disturbances may be created or perpetuated by continued operation of the use:

- As the surrounding neighborhood continues to grow and develop, the community will be in closer and closer proximity to the conditions that are created around Good Price. Community members often feel intimidated by people who loiter around the premises. This already discourages residents from the full enjoyment of their homes, but if allowed to continue, will continue to stifle development. See Tab 3.

H. The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use:

- Customers often consume alcohol on or near the premises and become intoxicated. Intoxicated people on the road are a danger to themselves and motorist on Martin Luther King, Jr. Blvd. regardless of whether the intoxicated person is driving a car. Additionally, because many customers use the business and the surrounding properties as a place to consume the product the parking spots become unavailable and traffic becomes congested.

I. Any other factors relevant to the issue of whether continued operation of the use will adversely affect nearby properties:

- This business is near the St. Phillips School and Community Center, Martin Luther King, Jr. Learning Center, Cornerstone Baptist Church, and Forest Park. These institutions demonstrate the neighborhood's commitment and potential to be a vital family friendly community. Recently, the MLK Food Park concluded an innovative pop-up food park. The park, which was tested for one month, featured a variety of shipping container storefronts, building facades, food trailers, food trucks, and carts to further the conversation around permitting more affordable, rapidly deployable food vending options in the City of Dallas. Good Price is a relic of the past that threatens the healthy growth of this historic neighborhood. See Tab 6 and Tab 7.

TAB #1

City of Dallas

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

CASE NO.: _____

DATE: 2/16/2021

Data Relevant to Subject Property:

Location address: 1519 Martin Luther King, Jr. Boulevard Dallas, TX 75215
Zoning District: PD 595, FWMU-3

Name of Property Owner: SDL RE LLC

Lot No.: 7 & PT 6 Block No.: 5/1139 Acreage: 0.250 Census Tract: _____

Street Frontage (in Feet): (1) 155 (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;
J. Evan Farrior, 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; james.farrior@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 the liquor store known as Good Price Beverages because the continued operation of the use will have an adverse effect on nearby properties.

Respectfully submitted: J. Evan Farrior
Print Applicant's name

J. Evan Farrior
Applicant's Signature

Before me the undersigned on this day personally appeared J. Evan Farrior **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. Evan Farrior
Affiant (Applicant's Signature)

Subscribed and sworn before me this 19 **day of** February, **2021**

Adriana G Sanchez
Notary Public in and for Dallas County, Texas

ADRIANA G SANCHEZ
Notary ID #12330186
My Commission Expires
May 31, 2021

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: 1519 Martin Luther King, Jr. Boulevard, Dallas, TX 75215

1. The nonconforming use being appealed/restored: Liquor Store
(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: This property is located within PD 595 which the City of Dallas created 2001. Specifically, this property falls within the FWMU-3 Subdistrict of PD 595. The “liquor store” land use that was previously permitted in an area zoned for commercial retail, was no longer allowed.
(Was there a change in the zoning or in the use requirements?)

3. Current zoning of the property on which the use is located: PD 595, FWMU-3

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

5. Date that the nonconforming use became nonconforming: September 26, 2001
(Date the property zoning or use requirements changed.)

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

(Rev. 04/04/14)

January 27, 2021

WHEREAS, Good Price Beverages is located at 1519 Martin Luther King, Jr. Boulevard, Dallas Texas; and

WHEREAS, Good Price Beverages operates under a certificate of occupancy for a liquor store; and

WHEREAS, the property at 1519 Martin Luther King, Jr. Boulevard is zoned a WMU-3 Walkable Urban Mixed Use Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District); and

WHEREAS, a liquor store is not a permitted use in a WMU-3 Walkable Urban Mixed Use Subdistrict; and

WHEREAS, Good Price Beverages is a nonconforming use as defined in the Dallas Development Code because the use was established prior to the creation of PD 595; 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 a liquor store known as Good Price Beverages located at 1519 Martin Luther King, Jr. Boulevard, Dallas Texas.

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

ELECTRONICALLY RECORDED 201900052523
03/04/2019 10:37:55 AM DEED 1/4

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. THE PREPARER OF A DOCUMENT MAY NOT INCLUDE AN INDIVIDUAL'S SOCIAL SECURITY NUMBER IN A DOCUMENT THAT IS PRESENTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

2204
Accounting

SPECIAL WARRANTY DEED

THE STATE OF TEXAS ' KNOW ALL MEN BY THESE

COUNTY OF DALLAS ' PRESENTS:

THAT THE UNDERSIGNED, **TRUNG & LA CORP.** ("Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto **SDL RE LLC** ("Grantee"), all that certain property located in Dallas County, Texas, being more particularly described on **Exhibit "A"** attached hereto and made a part hereof, together with, all and singular and any and all improvements and fixtures attached to or situated upon such land and any and all appurtenances of Grantor pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way by license or otherwise (said land, rights and appurtenances being hereinafter referred to collectively as the "Property").

This conveyance is made and accepted subject, subordinate and inferior to the easements, covenants and other matters and exceptions of record and affecting the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the improvements, fixtures, rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantee's Address: 516 Charington Drive, Keller, TX 76248

COUNTY COURT OF DALLAS COUNTY, TEXAS

GRANTOR:
TRUNG & LA CORP.

Sam Chrouk

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on January 7, 2019, by Sam Chrouk.

NOTARY PUBLIC

KIM L. LAWRENCE
My Notary ID # 4426829
Expires October 28, 2022

COUNTY COURT OF DALLAS COUNTY, TEXAS

EXHIBIT "A"

BEING a 0.250 acre tract of land situated in the City of Dallas, Dallas County, Texas, and being all of Lot 7 and a part of Lot 6, Block 5/1139 of Chestnut Hill, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 95, Page 598, of the Deed Records of Dallas County, Texas, and being all of that certain tract of land described by deed to Trung & La Corp., as recorded in Volume 2004129, Page 5534, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a Y, inch iron pipe found in asphalt for the southernmost corner of the herein described tract, same being the southernmost corner of said Lot 7 and Trung & La Corp. tract, and being at the intersection of the northwest line of Martin Luther King, Jr. Boulevard (a 60 foot wide right-of-way) with the northeast line of a 10 foot wide alley right- of-way;

THENCE North 45 degrees 00 minutes 00 seconds West, with the northeast line of said 10 foot wide alley right-of-way, a distance of 70.00 feet to a Y, inch iron rod found for corner, same being the southernmost corner of that certain tract of land described by deed to LaRue Patterson, as recorded in Instrument No. 201400201009, D.R.D.C.T.;

THENCE North 44 degrees 41 minutes 25 seconds East, with the southeast line of said Patterson tract, a distance of 155.50 feet to a point for corner in the southwest line of Holmes Street (a 60 foot wide right-of-way), same from which a Y, inch iron rod found bears North 32 degrees 06 minutes 10 seconds West, a distance of 0.73 feet;

THENCE South 45 degrees 00 minutes 00 seconds East, with the southwest line of said Holmes Street, a distance of 70.00 feet to a Y, inch iron pipe found for corner in the northwest line of said Martin Luther King, Jr. Boulevard;

THENCE South 44 degrees 41 minutes 25 seconds West, with the northwest line of said Martin Luther King, Jr. Boulevard, a distance of 155.50 feet to the POINT OF BEGINNING and containing a total of 0.250 acres of land, more or less, and being subject to any and all easements that may affect.

COUNTY COURT OF DALLAS COUNTY, TEXAS

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/04/2019 10:37:55 AM
$38.00
201900052523





TAX CERTIFICATE

JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
1201 Elm Street, Suite 2600
Dallas, Texas 75270

Issued To:
SDL RE LLC
516 CHARINGTON DR
KELLER, TX 76248-0000

Legal Description
CHESTNUT HILL
BLK 5/1139 LT 7 & PT LT 6
ACS 0.250
INT201900052523 DD01072019 CO-DC
1139 005 00700 2DA1139 005

Parcel Address: 1519 MARTIN LUTHER KING JR BLVD, D

Legal Acres: .0000

<- - -

- - ->

Account Number: **000-001-417-93000000**

Certificate No: 101168
Certificate Fee: $10.00 CREDIT

Print Date: 02/26/2021 01:19:12 PM
Paid Date: 02/26/2021
Issue Date: 02/26/2021
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(i) 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. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
SDL RE LLC
516 CHARINGTON DR
KELLER, TX 76248-0000

2020 Value:	101,860
2020 Levy:	$2,916.13
2020 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1002 DALLAS COUNTY
1021 PARKLAND HOSPITAL
1031 DALLAS COUNTY COMMUNITY COLI
1041 SCHOOL EQUALIZATION
1102 DALLAS ISD
1208 CITY OF DALLAS
2038 SOUTH DALLAS/FAIR PARK PID

Reference (GF) No: N/A
Issued By: **TARSHA LESUEUR**
JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR

Tarsha LeSueur

53.1.94

CITY OF DALLAS

February 25, 2021

ADDRESS: **1519 Martin Luther King Jr. Blvd**

RE: **DCAD 00000141793000000**

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 1519 Martin Luther King Blvd. 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,

Special Collections Division
Dallas Water Utilities

1500 MARILLA STREET SUITE 2DS
DALLAS, TEXAS 75201

PAYMENT RECORD

JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
1201 Elm Street, Suite 2600
Dallas, Texas 75270

Certified Owner:

SDL RE LLC
516 CHARINGTON DR
KELLER , TX 76248-0000

Legal Description:

CHESTNUT HILL
BLK 5/1139 LT 7 & PT LT 6
ACS 0.250
INT201900052523 DD01072019 CO-DC

Parcel Address: 1519 MARTIN LUTHER KING JR BLVD, DA

Legal Acres: 0.0000

Account No: **000-001-417-93000000**
Year : **2020**

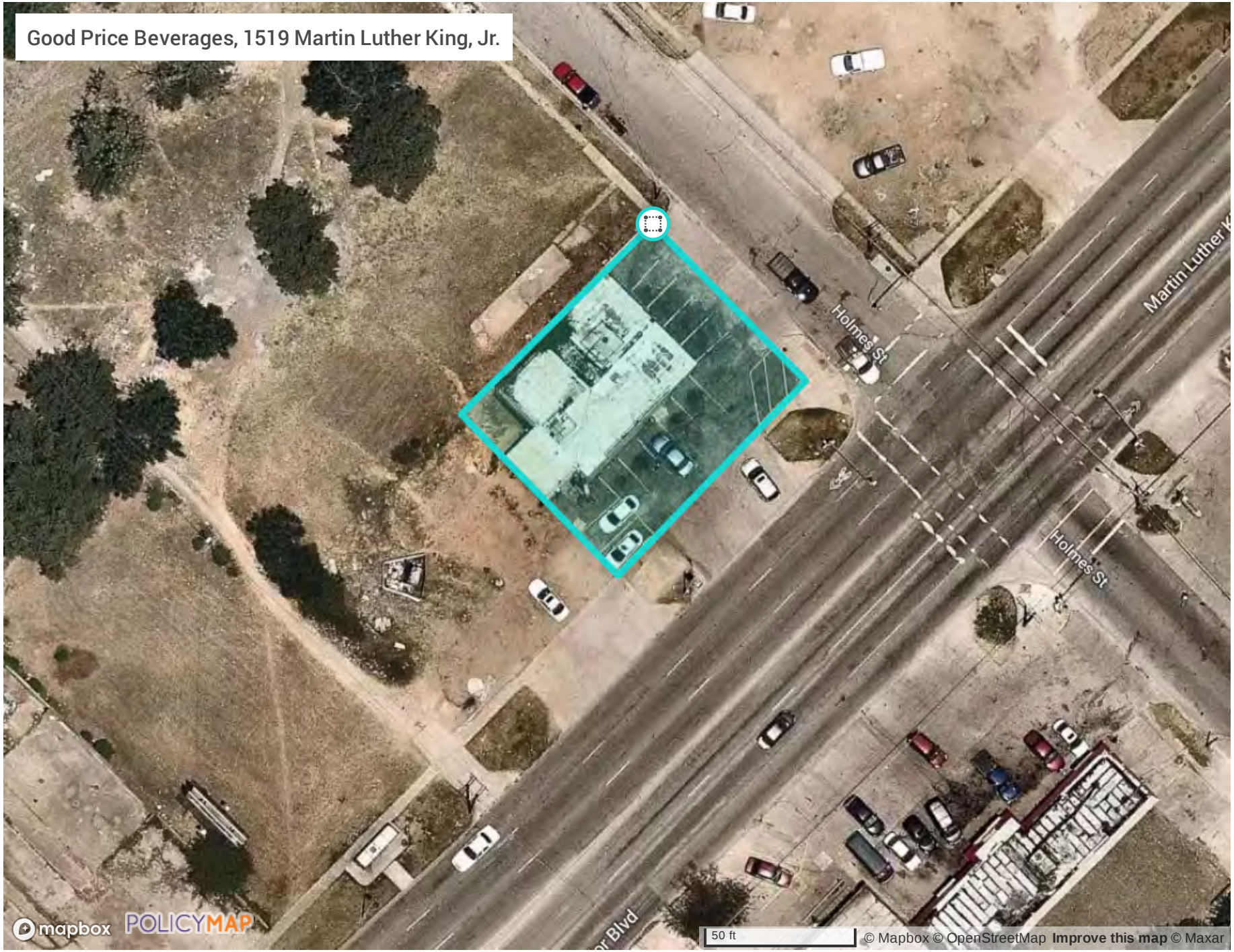
Print Date : 02/18/2021
Operator Code: WEB-PRINT

Rec Type : **Levy**

Year	Tax Unit Name	Tax Value	Tax Rate	Levy	Penalty & Interest	Coll. Fee	Refund	Total
2020	DALLAS COUNTY	101,860	0.239740	244.20	0.00	0.00	0.00	244.20
2020	PARKLAND HOSPITAL	101,860	0.266100	271.05	0.00	0.00	0.00	271.05
2020	DALLAS COUNTY COMMUNITY COLL	101,860	0.124000	126.31	0.00	0.00	0.00	126.31
2020	SCHOOL EQUALIZATION	101,860	0.010000	10.19	0.00	0.00	0.00	10.19
2020	DALLAS ISD	101,860	1.296735	1,320.85	0.00	0.00	0.00	1,320.85
2020	CITY OF DALLAS	101,860	0.776300	790.74	0.00	0.00	0.00	790.74
2020	SOUTH DALLAS/FAIR PARK PID	101,860	0.150000	152.79	0.00	0.00	0.00	152.79
	Levy Total :			**$2,916.13**	**$0.00**	**$0.00**	**$0.00**	**$2,916.13**
	Gross Total :			**$2,916.13**	**$0.00**	**$0.00**	**$0.00**	**$2,916.13**
	Grand Total :			**$2,916.13**	**$0.00**	**$0.00**	**$0.00**	**$2,916.13**

LAST PAYMENT DATE: 01/31/2021

Payment Receipt Dates:
01/31/2021


Good Price Beverages, 1519 Martin Luther King, Jr.
Holmes St
Martin Luther K
Holmes St
mapbox
POLICYMAP
50 ft
© Mapbox © OpenStreetMap Improve this map © Maxar

Address:	**1519 MARTIN LUTHER KING BLVD 75215** **1519 MARTIN LUTHER KING BLVD**
Owner:	**TRUNG & LA CORP** **009701 W FERRIS BRANCH 223 DALLAS TX 75243**
DBA:	**GOOD PRICE LIQUOR**
Land Use:	**(5920) LIQUOR STORE**
Occupied Portion:	
C.O.#:	**9804271047**

Issued: 04/30/1998

Lot:	7	Block:	5/1139	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:	B2	Lot Area:	0	Total Area:	0
Type Const:		Sprinkler:		Occ Load:		Alcohol:	N	Dance Floor:	N

Remarks: BF/P #22260

David Session, 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

9-25-01

ORDINANCE NO. 24726

An ordinance amending the zoning ordinances of the City of Dallas by changing the zoning classification on the following described property, to wit:

BEGINNING at the point of intersection of the centerline of R.L. Thornton Freeway and the centerline of 2nd Avenue;

THENCE in a southeasterly direction along the centerline of 2nd Avenue to the point of intersection with the centerline of Parry Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Parry Avenue to the point of intersection with the centerline of Robert B. Cullum Boulevard to a point for corner;

THENCE in a southwesterly direction along the centerline of Robert B. Cullum Boulevard to the point of intersection with the centerline of Fitzhugh Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of Fitzhugh Avenue to the point of intersection with the centerline of Gaisford Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Gaisford Street to the point of intersection with the southwesterly prolongation of the common line between city blocks 1820 and D/1821 to a point for corner;

THENCE in a northwesterly direction along the common line between city blocks 1820 and D/1821 to the point of intersection with the centerline of the Union Pacific (DART) Railroad to a point for corner;

THENCE in a southeasterly direction along the centerline of the Union Pacific (DART) Railroad to the point of intersection with the Southern Pacific Railroad to a point for corner;

THENCE in a southwesterly direction along the centerline of the Southern Pacific Railroad to the point of intersection with C.F. Hawn Freeway to a point for corner;

THENCE in an easterly direction along the centerline of C.F. Hawn Freeway to the point of intersection with the D.P.&L. Company easement to a point for corner;

THENCE in a southwesterly direction along the centerline of the D.P.&L. Company easement to the point of intersection with Central Expressway (S.M. Wright Freeway) to a point for corner;

THENCE in a northerly direction along the centerline of Central Expressway (S.M. Wright Freeway) to the point of intersection with the Southern Pacific Railroad to a point for corner;

THENCE in a northwesterly direction along the centerline of the Southern Pacific Railroad to the point of intersection with the southwestern prolongation of the centerline of Lenway Street to a point for corner;

THENCE in a northeasterly direction along the southwestern prolongation of the centerline of Lenway Street to the point of intersection with the centerline of Lamar Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Lamar Street to the point of intersection with the centerline of the Santa Fe Railroad to a point for corner;

THENCE in a northeasterly direction along the centerline of the Santa Fe Railroad to the point of intersection with the centerline of R.L. Thornton Freeway to a point for corner;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the centerline of 2nd Avenue, the POINT OF BEGINNING, and containing approximately 3,700 acres of land;

EXCLUDING the following planned development districts:

Planned Development District No. 276,

Planned Development District No. 320,

Planned Development District No. 331,

Planned Development District No. 354,

Planned Development District No. 363,

Planned Development District No. 477,

Planned Development District No. 489,

Planned Development District No. 513,

Planned Development District No. 552,

Planned Development District No. 557, and

Planned Development District No. 597,

from an R-7.5(A) Single Family District, an R-5(A) Single Family District, a D(A) Duplex District, a TH(1)(A) Townhouse District, a TH(2)(A) Townhouse District, a TH(3)(A) Townhouse District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, a CR Community Retail District, a CS Commercial Service District, an IR Industrial Research District, an IM Industrial Manufacturing District, and a P(A) Parking District to Planned Development District No. 595, to be known as the South Dallas/Fair Park Special Purpose District; amending CHAPTER 51P, "DALLAS DEVELOPMENT CODE: PLANNED DEVELOPMENT DISTRICT REGULATIONS," of the Dallas City Code, as amended, by creating a new Article 595; establishing use regulations and development standards for this special purpose district; providing a fee waiver; providing a penalty not to exceed $2,000; providing a saving clause; providing for preservation of overlay zoning districts; providing a severability clause; and providing an effective date.

WHEREAS, South Dallas/Fair Park is a unique area embodying the history, culture, and economy of the African-American community; and

WHEREAS, the city council wishes to preserve and protect the unique character of South Dallas/Fair Park by encouraging desirable commercial development while preserving and protecting residential neighborhoods; and

WHEREAS, concentrations of certain uses and the situation of uses in inappropriate locations have had a negative effect on South Dallas/Fair Park by disrupting residential neighborhoods, discouraging business development, promoting crime, and causing urban blight; and

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this special purpose district; Now, Therefore,

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

SECTION 1. That the zoning ordinances of the City of Dallas, as amended, are amended by changing the zoning classification from an R-7.5(A) Single Family District, an R-5(A) Single Family District, a D(A) Duplex District, a TH(1)(A) Townhouse District, a TH(2)(A) Townhouse District, a TH(3)(A) Townhouse District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, a CR Community Retail District, a CS Commercial Service District, an IR Industrial Research District, an IM Industrial Manufacturing District, and a P(A) Parking District to Planned Development District No. 595, to be known as the South Dallas/Fair Park Special Purpose District, on the property shown in the attached Exhibit A and described in the attached Exhibit B. In the event of a conflict between the graphic depiction contained in Exhibit A and the verbal description contained in Exhibit B, the verbal description contained in Exhibit B controls.

SECTION 2. That CHAPTER 51P, "DALLAS DEVELOPMENT CODE: PLANNED DEVELOPMENT DISTRICT REGULATIONS," of the Dallas City Code, as amended, is amended by adding a new Article 595 to read as follows:

"ARTICLE 595

PD 595

SOUTH DALLAS/FAIR PARK SPECIAL PURPOSE DISTRICT

SEC. 51P-595.101. LEGISLATIVE HISTORY.

PD 595 was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P-595.102. PROPERTY LOCATION AND SIZE.

PD 595 is established on property generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, 2nd Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between city blocks 1820 and D/1821. PD 595 excludes the following planned development districts: 276, 320, 331, 354, 363, 477, 489, 513, 552, 557, and 597. The size of PD 595 is approximately 3,700 acres.

SEC. 51P-595.103. CREATION OF SUBDISTRICTS.

This district is divided into the following residential and nonresidential subdistricts:

(1) Residential subdistricts.

(A) R-7.5(A) Single Family Subdistrict.

(B) R-5(A) Single Family Subdistrict.

(C) D(A) Duplex Subdistrict.

(D) TH(1)(A) Townhouse Subdistrict.

(E) TH(2)(A) Townhouse Subdistrict.

(F) TH(3)(A) Townhouse Subdistrict.

(G) MF-1(A) Multifamily Subdistrict.

(H) MF-2(A) Multifamily Subdistrict.

(2) Nonresidential subdistricts.

(A) NC Neighborhood Commercial Subdistrict. The NC Neighborhood Commercial Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods. Some uses are allowed only in the NC(E) Neighborhood Commercial Enhanced Subdistrict.

(B) CC Community Commercial Subdistrict. The CC Community Commercial Subdistrict is characterized by a mix of commercial and business service, institutional and community service, office, and retail and personal service uses serving both nearby residential areas and the broader South Dallas/Fair Park community. This subdistrict includes single-story and multi-story office development, large footprint buildings, and both surface parking and parking structures. Some uses are allowed only in the CC(E) Community Commercial Enhanced Subdistrict.

(C) RS-MU Regional Service Mixed Use Subdistrict. The RS-MU Regional Service Mixed Use Subdistrict is characterized by regional serving mixed use developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares. Some uses are allowed only in the RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict.

(D) RS-C Regional Service Commercial Subdistrict. The RS-C Regional Service Commercial Subdistrict is characterized by commercial developments providing goods and services to other businesses in South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(E) RS-I Regional Service Industrial Subdistrict. The RS-I Regional Service Industrial Subdistrict is characterized by industrial developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(F) P(A) Parking Subdistrict.

SEC. 51P-595.104. DEFINITIONS.

Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this district:

(1) DISTRICT means the entire planned development district (the South Dallas/Fair Park Special Purpose District) created by this article.

(2) FOOD OR BEVERAGE STORE 3,500 SQUARE FEET OR LESS means a retail store with a floor area of 3,500 square feet or less for the sale of food and beverages. The term "food or beverage store" includes a grocery, delicatessen, convenience store, and specialty foods store. This use does not include other uses in this article that are specifically listed.

(3) GENERAL MERCHANDISE STORE 3,500 SQUARE FEET OR LESS means a retail store with a floor area of 3,500 square feet or less for the sale of general merchandise. Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. This use does not include other uses in this article that are specifically listed.

(4) SUBDISTRICT means one of the subdistricts referred to in Section 51P-595.103 of this article.

SEC. 51P-595.105. INTERPRETATIONS.

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

(b) The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, development plans, development schedules, and landscape plans do not apply to this district.

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only. ["SUP" means "specific use permit." For more information regarding specific use permits, see Section 51A-4.219, "Specific Use Permit (SUP)."]

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan Review." ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800, "Development Impact Review.")

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, "Site Plan Review," a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800, "Development Impact Review.")

(e) If there is a conflict, the text of this article controls over the charts or any other graphic display attached to this ordinance.

SEC. 51P-595.106. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-7.5(A) SINGLE FAMILY SUBDISTRICT.

See Section 51A-4.112(f), "R-7.5(A) District," for the use regulations and development standards for the R-7.5(A) Single Family Subdistrict.

SEC. 51P-595.107. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-5(A) SINGLE FAMILY SUBDISTRICT.

See Section 51A-4.112(g), "R-5(A) district," for the use regulations and development standards for the R-5(A) Single Family Subdistrict.

SEC. 51P-595.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE D(A) DUPLEX SUBDISTRICT.

See Section 51A-4.113, "Duplex [D(A)] District," for the use regulations and development standards for the D(A) Duplex Subdistrict.

SEC. 51P-595.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE TH(1)(A), TH(2)(A), AND TH(3)(A) TOWNHOUSE SUBDISTRICTS.

See Section 51A-4.114, "Townhouse [TH-1(A), TH-2(A), and TH-3(A)] Districts," for the use regulations and development standards for the TH(1)(A), TH(2)(A), and TH(3)(A) Townhouse Subdistricts.

SEC. 51P-595.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MF-1(A) MULTIFAMILY SUBDISTRICT.

See Section 51A-4.116(a), "MF-1(A) and MF-1(SAH) districts," for the use regulations and development standards for the MF-1(A) Multifamily Subdistrict.

SEC. 51P-595.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MF-2(A) MULTIFAMILY SUBDISTRICT.

See Section 51A-4.116(b) "MF-2(A) and MF-2(SAH) districts," for the use regulations and development standards for the MF-2(A) Multifamily Subdistrict.

SEC. 51P-595.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE NC NEIGHBORHOOD COMMERCIAL SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Catering service. *[SUP]*

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Adult day care facility.
-- Child-care facility.
-- Church.
-- Community service center. *[SUP]*
-- Library, art gallery, or museum.
-- Public or private school. *[RAR]*

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

-- Auto service center. *[By SUP in NC(E) Enhanced only.]*
-- Car wash. *[By SUP in NC(E) Enhanced only.]*
-- Dry cleaning or laundry store.
-- Furniture store. *[5,000 square feet or less.]*
-- General merchandise store 3,500 square feet or less.
-- Mortuary, funeral home, or commercial wedding chapel. *[SUP]*
-- Motor vehicle fueling station. *[By SUP in NC(E) Enhanced only.]*
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*

(11) Transportation uses.

-- Transit passenger shelter.

(12) Utility and public service uses.

-- Local utilities. *[SUP or RAR may be required. See Section 4.212(4), "Local utilities."]*
-- Police or fire station. *[SUP]*
-- Post office. *[SUP]*
-- Tower/antenna for cellular communication. *[SUP]*

(13) Wholesale, distribution, and storage uses.

None permitted.

(b) Accessory uses.

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

(2) The following accessory uses are not permitted in this subdistrict:

-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory outside storage.

(c) Yard, lot and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Except as otherwise provided in this paragraph, a front yard is not required.

(B) If a front yard is provided, it must be a minimum of 15 feet with landscaping provided in accordance with Section 51P-595.118, "Landscaping."

(C) A front yard of up to five feet may be provided to the extent needed to accommodate a wider than standard sidewalk for any portion of the wider sidewalk that cannot be placed in the right-of-way.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

(4) Floor area ratio. The maximum floor area ratio is 0.5.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A–4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 30 feet.

(6) Lot coverage. The maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is two. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A–10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P–595.118, "Landscaping."

SEC. 51P-595.113. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE CC COMMUNITY COMMERCIAL SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Job or lithographic printing. *[3,500 square feet or less.]*
-- Medical or scientific laboratory. *[SUP]*

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
-- Convent or monastery.
-- Library, art gallery, or museum.
-- Public or private school. *[RAR]*

(5) Lodging uses.

-- Hotel or motel. *[SUP]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. *[SUP]*
-- Ambulance service. *[RAR]*
-- Animal shelter or clinic without outside run. *[RAR]*
-- Auto service center. *[RAR]*
-- Business school.
-- Car wash. *[DIR]*
-- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Food or beverage store 3,500 square feet or less. *[SUP]*
-- Furniture store.
-- General merchandise 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. *[In CC(E) Enhanced only.]*
-- 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]*
-- Theater.
-- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(12) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities. *[SUP or RAR may be required. See Section 4.212(4), "Local utilities."]*
-- Police or fire station.
-- Post office.
-- Tower/antenna for cellular communication.

(13) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*
-- Recycling drop-off container. *[See Section 4.213(11.2).]*

(b) Accessory uses.

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

(2) The following accessory use is permitted only with a solid screening fence and plant material screening:

-- Accessory outside storage.

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Except as otherwise provided in this paragraph, a front yard is not required.

(B) If a front yard is provided, it must be a minimum of 15 feet with landscaping provided in accordance with Section 51P-595.118, "Landscaping."

(C) A front yard of up to five feet may be provided to the extent needed to accommodate a wider than standard sidewalk for any portion of the wider sidewalk that cannot be placed in the right-of-way.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

(4) Floor area ratio. The maximum floor area ratio is:

(A) .75 for office uses;

(B) 0.5 for retail uses; and

(C) .75 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A–4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 54 feet.

(6) Lot coverage. The maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A–10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P–595.118, "Landscaping."

SEC. 51P-595.114. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-MU REGIONAL SERVICE MIXED USE SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Job or lithographic printing. *[3,500 square feet or less.]*

(3) Industrial uses.

-- Industrial (inside) for light manufacturing. *[In R-MU(E) Enhanced only.]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
-- Convent or monastery.
-- Halfway house. *[SUP]*
-- Hospital. *[RAR]*
-- Library, art gallery, or museum.
-- Public or private school. *[RAR]*

(5) Lodging uses.

-- Hotel or motel. *[SUP]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) Residential uses.

-- Multifamily. *[Must be a component of a mixed use project. May not exceed 85 percent of the floor area.]*
-- Retirement housing. *[Must be a component of a mixed use project. May not exceed 85 percent of the floor area.]*

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. *[SUP]*
-- Ambulance service. *[RAR]*
-- Animal shelter or clinic without outside run. *[RAR]*
-- Auto service center. *[RAR]*
-- Business school.
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Food or beverage store 3,500 square feet or less.
-- Furniture store.
-- General merchandise 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.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Outside sales. *[SUP]*
-- 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]*
-- Theater.
-- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

-- Commercial bus station and terminal. *[DIR]*
-- Heliport. *[SUP]*
-- Helistop. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

-- Electrical substation.
-- Local utilities. *[SUP or RAR may be required. See Section 4.212(4), "Local utilities."]*
-- Police or fire station.
-- Post office.
-- Tower/antenna for cellular communication.
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*
-- Office showroom/warehouse. *[In RS-MU(E) Enhanced only.]*
-- Recycling buy-back center. *[SUP]*
-- Recycling collection center. *[SUP]*
-- Recycling drop-off container. *[See Section 4.213(11.2).]*
-- Warehouse. *[In RS-MU(E) Enhanced only.]*

(b) Accessory uses.

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

(2) The following accessory use is not permitted in this subdistrict:

-- Accessory outside storage.

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. The minimum front yard is 15 feet.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

(4) Dwelling unit density. No maximum dwelling unit density.

(5) Floor area ratio. The maximum floor area ratio is:

(A) 1.5 for office uses;

(B) 0.5 for retail uses;

(C) 0.85 for residential uses; and

(D) 1.5 for all uses combined.

(6) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A–4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 90 feet.

(7) Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Stories. The maximum number of stories above grade is seven. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A–4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Sections 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A–10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P–595.118, "Landscaping."

SEC. 51P-595.115. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-C REGIONAL SERVICE COMMERCIAL SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. *[RAR]*
-- Catering service.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.

-- Job or lithographic printing. *[RAR]*
-- Labor hall. *[SUP]*
-- Machine or welding shop. *[RAR]*
-- Machinery, heavy equipment, or truck sales and service. *[RAR]*
-- Medical or scientific laboratory.
-- Technical school.
-- Tool or equipment rental.
-- Vehicle or engine repair or maintenance. *[RAR]*

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Church.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[RAR]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Country club with private membership.
-- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. *[SUP]*
-- Animal shelter or clinic with outside run. *[SUP]*
-- Auto service center. *[RAR]*

-- Business school.
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[See Section 51A-4.210(b)(7). Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*
-- Commercial amusement (outside). *[DIR]*
-- Commercial parking lot or garage. *[RAR]*
-- Home improvement center; lumber, brick, or building materials sales yard. *[RAR]*
-- Household equipment and appliance repair.
-- Liquor store.
-- Motor vehicle fueling station.
-- Nursery, garden shop or plant sales.
-- Outside sales. *[SUP]*
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Swap or buy shop. *[SUP]*
-- Taxidermist.
-- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

-- Heliport. *[SUP]*
-- Helistop. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

-- Electrical substation.
-- Local utilities. *[SUP or RAR may be required. See Section 4.212(4), "Local utilities."]*
-- Police or fire station.
-- Post office.
-- Tower/antenna for cellular communication.
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Building mover's temporary storage yard. *[SUP]*
-- Contractor's maintenance yard. *[RAR]*
-- Freight terminal. *[RAR]*
-- Manufactured building sales lot. *[RAR]*
-- Mini-warehouse.
-- Office showroom/warehouse.
-- Outside storage (with visual screening). *[RAR]*

-- Recycling buy-back center. *[SUP]*
-- Recycling collection center. *[SUP]*
-- Recycling drop-off container. *[See Section 4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 4.213(11.3).]*
-- Vehicle storage lot. *[SUP]*
-- Warehouse. *[RAR]*

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

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. The minimum front yard is 15 feet.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

(4) Floor area ratio. The maximum floor area ratio is:

(A) 1.0 for office uses;

(B) 0.5 for retail uses; and

(C) 1.0 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A–4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 45 feet.

(6) Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A–4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

(3) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A–10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P–595.118, "Landscaping."

SEC. 51P-595.116. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-I REGIONAL SERVICE INDUSTRIAL SUBDISTRICT.

(a) Main uses permitted.

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. *[RAR]*
-- Bus or rail transit vehicle maintenance or storage facility.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing. *[RAR]*
-- Labor hall. *[SUP]*
-- Machine or welding shop. *[RAR]*
-- Machinery, heavy equipment, or truck sales and service. *[RAR]*
-- Medical or scientific laboratory.
-- Technical school.
-- Tool or equipment rental.
-- Vehicle or engine repair or maintenance. *[RAR]*

(3) Industrial uses.

-- Industrial (inside) not potentially incompatible. *[RAR]*
-- Industrial (inside) potentially incompatible. *[SUP]*
-- Industrial (inside) for light manufacturing.
-- Industrial (outside) not potentially incompatible. *[SUP]*

(4) Institutional and community service uses.

-- Church.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[RAR]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Country club with private membership.
-- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

-- Car wash. *[RAR]*
-- Liquor store.
-- Motor vehicle fueling station.
-- Nursery, garden shop or plant sales.
-- Pawn shop.
-- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

-- Heliport. *[SUP]*
-- Helistop. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(12) Utility and public service uses.

-- Electrical substation.
-- Local utilities. *[SUP or RAR may be required. See Section 4.212(4), "Local utilities."]*
-- Police or fire station.
-- Post office.
-- Tower/antenna for cellular communication.
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Auto auction.
-- Building mover's temporary storage yard. *[SUP]*
-- Contractor's maintenance yard. *[RAR]*
-- Freight terminal. *[RAR]*
-- Manufactured building sales lot. *[RAR]*
-- Mini-warehouse.
-- Office showroom/warehouse.
-- Outside storage (with visual screening). *[RAR]*
-- Recycling buy-back center. *[SUP]*
-- Recycling collection center. *[SUP]*
-- Recycling drop-off container. *[See Section 4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 4.213(11.3).]*
-- Warehouse. *[RAR]*

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

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. The minimum front yard is 15 feet.

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

(4) Floor area ratio. The maximum floor area ratio is:

(A) 1.0 for office uses;

(B) 0.5 for retail uses; and

(C) 1.0 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A–4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 70 feet.

(6) Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is five. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading.

(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A–4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

(3) Parking screening.

(A) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(B) A perimeter landscape buffer strip complying with Section 51A–10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P–595.118, "Landscaping."

SEC. 51P-595.117. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE P(A) PARKING SUBDISTRICT.

(a) Main uses permitted. The uses permitted in this subdistrict are the same as those uses permitted in the P(A) Parking District, subject to the same conditions applicable in the P(A) Parking District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the P(A) Parking District only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the P(A) Parking District is subject to DIR in this subdistrict; etc.

(b) Accessory uses. None permitted.

(c) Parking screening.

(1) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(2) A perimeter landscape buffer strip complying with Section 51A–10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

(d) Additional provisions.

(1) The parking subdistrict must be either contiguous to or perpendicularly across from an adjoining street or alley from a main use.

(2) The owner of a lot in a parking subdistrict contiguous to a residential subdistrict or an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district shall provide and maintain a minimum front yard of ten feet.

(3) See Subsection 51A-4.302(b) for procedures for establishing a parking subdistrict.

SEC. 51P-595.118. LANDSCAPING.

(a) In general. The regulations in this section must be read together with the regulations contained in Article X, "Landscape and Tree Preservation Regulations." In the event of a conflict between this section and Article X, this section controls.

(b) Front yard landscaping. If a 15-foot front yard is provided in the NC Neighborhood Commercial Subdistrict or the CC Community Commercial Subdistrict, it must be landscaped as follows:

(1) At least 40 percent of the front yard must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.

(2) One tree having a caliper of at least three and one-half inches, or two trees each having a caliper of at least one and one-half inches, must be provided in the front yard for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and points of ingress or egress.

(3) No more than 60 percent of the front yard may be landscaped with walkways, plazas, courtyards, or other non-plant decorative landscape features.

(4) An underground irrigation system must be provided in the front yard.

SEC. 51P-595.119. SIGNS.

(a) Signs within the residential subdistricts must comply with the provisions for non-business zoning districts contained in Article VII, "Sign Regulations."

(b) Signs within the nonresidential subdistricts must comply with the provisions for business zoning districts contained in Article VII, "Sign Regulations."

SEC. 51P-595.120. ADDITIONAL PROVISIONS.

(a) Property within the district must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of property within the district must comply with all applicable federal and state laws and regulations, and with all applicable ordinance, rules, and regulations of the City of Dallas.

(c) Outside storage areas must be screened from the public right-of-way. See Section 51A-4.602(b), "Required Screening."

SEC. 51P-595.121. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SEC. 51P-595.122. ZONING MAP.

PD 595 is located on Zoning Map Nos. 45V, 45Z, 46N, 46P, 46Q, 46R, 46S, 46T, 46U, 46V, 46W, 46X, 46Y, 46Z, 47N, 47S, 47W, 56A, 56B, 56C, 56D, 56F, 56G, 56H, 56M, and 56L."

SECTION 3. Property description. That, pursuant to Section 51A-4.701 of CHAPTER 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 4. Fee waiver. That the specific use permit application fee for any use made nonconforming by this ordinance is waived until March 26, 2002.

SECTION 5. Zoning district map. That the director of planning and development shall correct Zoning District Map Nos. 45V, 45Z, 46N, 46P, 46Q, 46R, 46S, 46T, 46U, 46V, 46W, 46X, 46Y, 46Z, 47N, 47S, 47W, 56A, 56B, 56C, 56D, 56F, 56G, 56H, 56M, and 56L in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 6. Ordinance number. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 595 of CHAPTER 51P.

SECTION 7. Penalty clause. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 8. Saving clause. That the zoning ordinances of the City of Dallas, as amended, and CHAPTER 51P, "DALLAS DEVELOPMENT CODE: PLANNED DEVELOPMENT DISTRICT REGULATIONS," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 9. Preservation of overlay zoning districts. That any existing overlay zoning districts within the South Dallas/Fair Park Special Purpose District shall remain in full force and effect.

SECTION 10. Severability clause. 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 11. Effective date. 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:

MADELEINE B. JOHNSON, City Attorney

By John Boyles
Assistant City Attorney

Passed SEP 26 2001

EXHIBIT A
SOUTH DALLAS/FAIR PARK SPECIAL PURPOSE DISTRICT
AND SUBDISTRICT BOUNDARY MAP

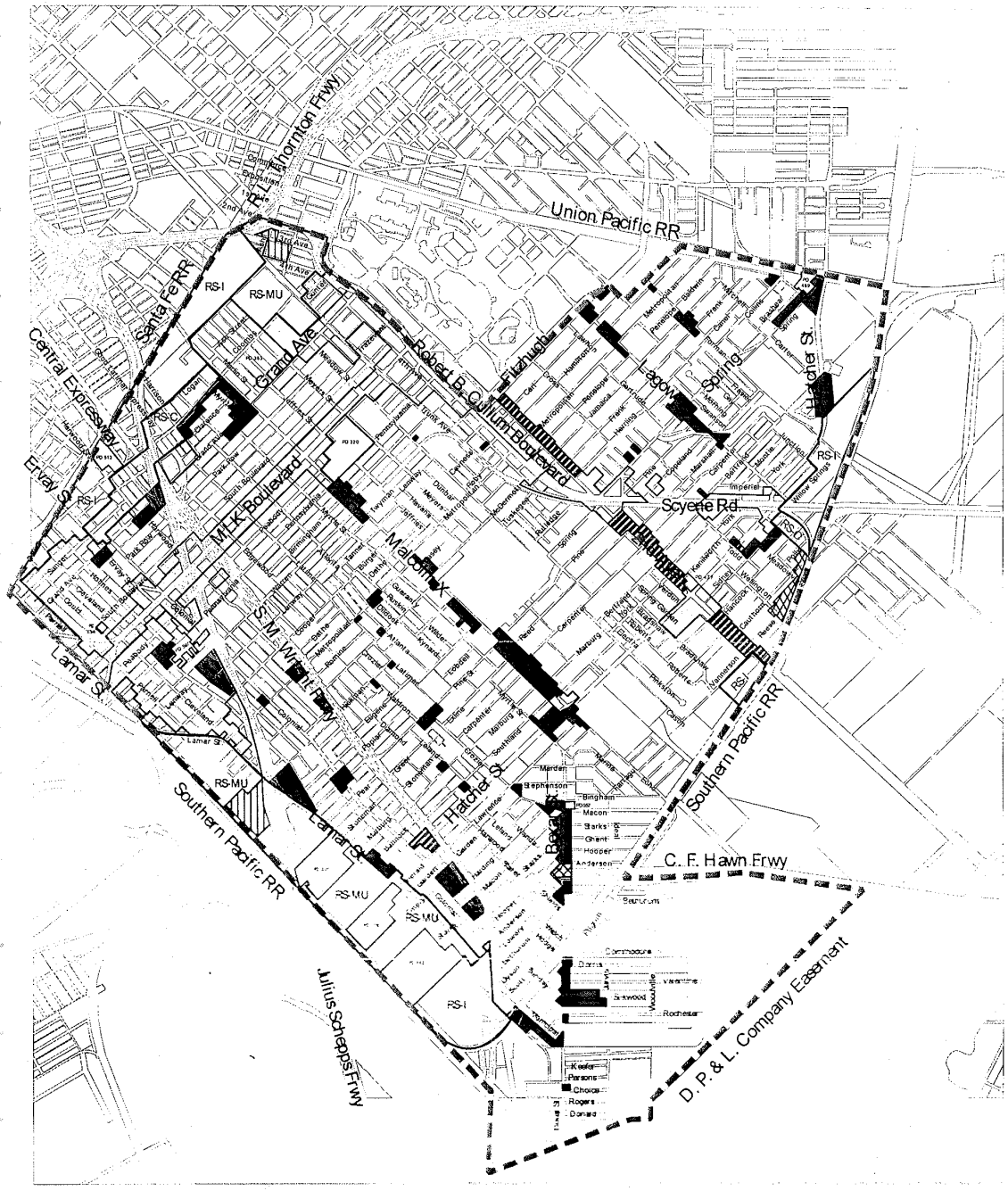
EXHIBIT B
PROPERTY DESCRIPTIONS OF THE SOUTH DALLAS/FAIR PARK
SPECIAL PURPOSE DISTRICT AND SUBDISTRICTS

EXHIBIT C
LAND USE CHART

EXHIBIT D
DEVELOPMENT STANDARDS SUMMARY CHART

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Exhibit A - South Dallas Fair Park
Special Purpose District and Subdistrict Boundary Map



NC - Neighborhood Commercial

NC (E) - Neighborhood Commercial Enhanced

Residential - R-5(A)

Existing Residential and Parking P(A) districts

CC - Community Commercial

CC (E) - Community Commercial Enhanced

RS - Regional Service - Industrial

- Commercial

- Warehouse

RS-MU (E) - Regional Service - Warehouse Enhanced

Note: 1) PD's existing at the time of adoption of this PD ordinance are excluded.
2) Overlay districts that exist at the time of adoption of this PD ordinance remain in effect.
3) Residential and Parking zoning districts that exist at the time of adoption of this PD ordinance are incorporated as subdistricts, retaining their existing boundaries. For example, existing R-7.5(A) districts are incorporated as R-7.5(A) subdistricts within this PD.

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Exhibit B – Property Descriptions

SOUTH DALLAS/FAIR PARK SPECIAL PURPOSE DISTRICT

BEING a tract of land in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of R.L. Thornton Freeway and the centerline of 2nd Avenue;

THENCE in a southeasterly direction along the centerline of 2nd Avenue, to the point of intersection with the centerline of Parry Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Parry Avenue, to the point of intersection with the centerline of Robert B. Cullum Boulevard to a point for corner;

THENCE in a southwesterly direction along the centerline of Robert B. Cullum Boulevard, to the point of intersection with the centerline of Fitzhugh Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of Fitzhugh Avenue, to the point of intersection with the centerline of Gaisford Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Gaisford Street, to the point of intersection with the southwesterly prolongation of the common line between city blocks 1820 and D/1821 to a point for corner;

THENCE in a northwesterly direction along said common line, to the point of intersection with the centerline of the Union Pacific (DART) Railroad to a point for corner;

THENCE in a southeasterly direction along the centerline of the Union Pacific (DART) Railroad, to the point of intersection with the Southern Pacific Railroad to a point for corner;

THENCE in a southwesterly direction along the centerline of the Southern Pacific Railroad, to the point of intersection with C.F. Hawn Freeway to a point for corner;

THENCE in an easterly direction along the centerline of C.F. Hawn Freeway, to the point of intersection with the D.P. & L. Company easement to a point for corner;

THENCE in a southwesterly direction, along the centerline of the D.P. & L. Company easement, to a point of intersection with the Central Expressway (S.M. Wright Freeway) to a point for corner;

THENCE in a northerly direction, along the centerline of Central Expressway (S.M. Wright Freeway), to the point of intersection with the Southern Pacific Railroad to a point for corner;

THENCE in a northwesterly direction, along the centerline of the Southern Pacific Railroad, to the point of intersection with the southwestern prolongation of the centerline of Lenway Street to a point for corner;

THENCE in a northeasterly direction, along the southwestern prolongation of the centerline of Lenway Street, to the point of intersection with the centerline of Lamar Street to a point for corner;

THENCE in a northwesterly direction, along the centerline of Lamar Street, to the point of intersection with the centerline of the Santa Fe Railroad to a point for corner;

THENCE in a northeasterly direction, along the centerline of the Santa Fe Railroad, to the point of intersection with the centerline of the R.L. Thornton Freeway to a point for corner;

THENCE in a northeasterly direction, along the centerline of the R.L. Thornton Freeway, to the point of intersection with the centerline of 2nd Avenue to the POINT OF BEGINNING, and containing approximately 161,214,795 square feet or 3,700 acres of land;

EXCLUDING Planned Development District Numbers 276, 320, 331, 354, 363, 477, 489, 513, 552, 557, and 597.

R-7.5(A) SINGLE FAMILY SUBDISTRICT

R-7.5(A) tracts that exist at the time of adoption of this ordinance are incorporated into the PD as R-7.5(A) Subdistrict tracts and follow the existing boundaries.

R-5(A) SINGLE FAMILY SUBDISTRICT

TRACT 1: ***MAP: K-9***
BEING a tract of land in city blocks B/4467, C/4467, 4468, 4/4452, 5/4452, and 4452, in the City of Dallas, Dallas County, Texas, previously zoned CS and now rezoned to R-5(A), and further described as follows:

BEGINNING at the point of intersection of the centerline of Racell Street and the northeasterly prolongation line of the common line between lots 1and 13 in city block B/4467;

THENCE in a southeasterly direction along the centerline of Racell Street, to the point of intersection with the centerline of the H. & T.C. RR to a point for corner;

THENCE in a southwesterly direction along the centerline of the H. & T.C. RR, a distance of approximately 1200 feet to a point for corner on a line, said line being the southeasterly prolongation line of the common line between lots 3 and a lot measuring 60 x 80.89 x 60 x 114.40 in city block 4/4452;

THENCE in a northwesterly direction along said common line, to the point of intersection with the centerline of Reese Drive to a point for corner;

THENCE in a southwesterly direction along the centerline of Reese Drive, to the point of intersection with the centerline of Wellington Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Wellington Street, a distance of approximately 168.00(plats) feet, to a point for corner on a line, said line being the southwesterly prolongation line of the south line of lots 3,4, and 5 in city block 5/4452;

THENCE in a northeasterly direction along said line, a distance of approximately 141.60(plats) feet, to a point for corner on a line, said line being the northwesterly prolongation line of the east line of lot 5 in city block 5/4452 and the west line of an irregular lot in city block 4468;

THENCE in a northwesterly direction along the west line of an irregular lot in city block 4468, a distance of approximately 34 feet to a point for corner on a line, said line being the northeasterly prolongation line of the common line between lots in city blocks 2/4467 and 4468;

THENCE in a northeasterly direction along said common line and the southeastern corner of lot 2 in city block C/4467, in all a distance of approximately 682.32(plats) feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 2 and 3 in city block C/4467;

THENCE in a northwesterly direction along said common line, to the point of intersection with the centerline of Cauthorn Drive to a point for corner;

THENCE in a northeasterly direction along the centerline of Cauthorn Drive, a distance of approximately 186 feet, to a point for corner on a line, said line being the common line between lots 12 and 13 in city block B/4467;

THENCE in a northwesterly direction along said common line, a distance of approximately 119.75(plats) feet, to a point for corner on a line, said line being the common line between lots 2 and 13 in city block B/4467;

THENCE in a northeasterly direction along the said common line, a distance of approximately 117.20(plats) feet, to the PLACE OF BEGINNING and containing 220,282.49 square feet more or less, or 5.05 acres.

ADDITIONAL TRACTS

R-5(A) tracts that exist at the time of adoption of this ordinance are incorporated into the PD as R-5(A) Subdistrict tracts and follow the existing boundaries.

D(A) DUPLEX SUBDISTRICT

D(A) tracts that exist at the time of adoption of this ordinance are incorporated into the PD as D(A) Subdistrict tracts and follow the existing boundaries.

TH-1(A) TOWNHOUSE SUBDISTRICT

TH-1(A) tracts that exist at the time of adoption of this ordinance are incorporated into the PD as TH-1(A) Subdistrict tracts and follow the existing boundaries.

TH-2(A) TOWNHOUSE SUBDISTRICT

TH-2(A) tracts that exist at the time of adoption of this ordinance are incorporated into the PD as TH-2(A) Subdistrict tracts and follow the existing boundaries.

TH-3(A) TOWNHOUSE SUBDISTRICT

TH-3(A) tracts that exist at the time of adoption of this ordinance are incorporated into the PD as TH-3(A) Subdistrict tracts and follow the existing boundaries.

MF-1(A) MULTIFAMILY SUBDISTRICT

MF-1(A) tracts that exist at the time of adoption of this ordinance are incorporated into the PD as MF-1(A) Subdistrict tracts and follow the existing boundaries.

MF-2(A) MULTIFAMILY SUBDISTRICT

MF-2(A) tracts that exist at the time of adoption of this ordinance are incorporated into the PD as MF-2(A) Subdistrict tracts and follow the existing boundaries.

NEIGHBORHOOD COMMERCIAL SUBDISTRICT

TRACT 1:
BEING a tract of land in city block 1/1122 that fronts approximately 74.15 feet on the southeast line of Grand Avenue and fronting approximately 150 feet on the northeast line of Ervay Street and all of lots 1 through 4 in city block 2/1121 and containing approximately 64,866.92 square feet of land or 1.49 acres.

TRACT 2:
BEING all of lots 27, 28 and 29 in city block D/873, all of lots 4 and 5 in city block 1/1123 and all of lots 1, 1-A, 2, 3, 4 and 5 in city block 2/1124 located on Grand Avenue southwest of Interstate Highway 45 and containing approximately 496,056.93 square feet of land or 3.65 acres.

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TRACT 3:
BEING an area described as:

BEGINNING at the intersection of the centerline of Clarence Street and Harrison Street,THENCE in a northwesterly direction along the centerline of Harrison Street to the DART right-of-way;

THENCE in a northeasterly direction along said DART right-of-way to its intersection with the centerline of Malcolm X Boulevard;

THENCE in a southeasterly direction along the centerline of Malcolm X Boulevard to its intersection with the centerline of an alley between Grand Avenue and Park Lane and parallcl to both;

THENCE in a southwesterly direction along the centerline of said alley to its intersection with the extension of the lot lint separating lots 5 and 6 in city block 4/1285 for a point;

THENCE in a northwesterly direction along said lot line extended to its intersection with the centerline of Grand Avenue;

THENCE in a northeasterly direction along the centerline of Grand Avenue to its intersection with a property line extended that is parallel to and 85 feet southwest from the southwest line of Myrtle Street;

THENCE in a northwesterly direction along said line to its intersection with a property line that is parallel to and 125 feet northwest of the northwest line of Grand Avenue;

THENCE in a northeasterly direction along said line and its extension to its intersection with the centerline of Myrtle Street;

THENCE in a northwesterly direction along the centerline of Myrtle Street to its intersection with a line that is parallel to and 75 feet southeast of the southeast line of Clarence Street;

THENCE in a northeasterly direction along said line to its intersection with a line that is parallel to and 107 feet northeast of the northeast line of Myrtle Street;

THENCE northwesterly along said line to its intersection with the centerline of Clarence Street;

THENCE southwesterly along the centerline of Clarence Street to its intersection with the extension of the lot line between lots 9 and 10-A and between lots 21 and 22 in city block 4/866;

THENCE in a northwesterly direction along said line to its intersection with the centerline of Coombs Street;

THENCE in a southwesterly direction along the centerline of Coombs Street to its intersection with the extension of the lot line between lots 2 and 3 in city block 1/868;

THENCE in a southeasterly direction along said line to its intersection with the centerline of an alley between Coombs Street and Clarence Street;

THENCE southwesterly along the centerline of said alley to its intersection with the centerline of an alley that is northeast of and parallel to Harrison Street;

THENCE southeasterly along the centerline of said alley to its intersection with the centerline of Clarence Street;

THENCE in a southwesterly direction along the centerline of Clarence Street to its intersection with the centerline of Harrison Street, the POINT OF BEGINNING, and containing approximately 496,056.73 square feet of land or 11.39 acres.

TRACT 4:
BEING all of lots 4 through 7 in city block 10/1155, part of lot 6 in city block 11/1156 fronting approximately 89 feet on the northwest line of Pennsylvania Avenue and fronting approximately 62 feet on the northeast line of Holmes street, all of lots 1 through 6 in city block 12/1163, all of lots 6 and 7 in city block 13/1164, located on all four corners of the intersection of Holmes Street and Pennsylvania Avenue, and containing approximately 142,305.10 square feet of land or 3.27 acres.

TRACT 5:
BEING an area defined as that area bounded by Warren Street on the northwest, Julius Schepps Freeway (I-45) on the northeast, Cooper Street on the southeast and the alley between Holmes Street and Spence Street and containing all of lots 8 through 14 in City block A/1176, all of lots 1 through 7 in city block B/1177 and all of lots 9-A, 10-A, 11-A, 12-A, 13-A, 15 and 16 in city block 1/1184 and containing approximately 240,272.92 square feet of land or 5.11 acres.

TRACT 6:
BEING all of lots 11 through 14 in city block 3/1200 fronting approximately 207.7 feet on the southwest line of Colonial Avenue and fronting approximately 122.2 feet on the northwest line of Metropolitan Avenue, containing approximately 34,116.11 square feet of land or 0.78 acres.

TRACT 7:
BEING all of lots 18 and 19 in city block A/1202 and all of lot 7 in city block A/1211 located at the intersection of South Central Expressway and Metropolitan Avenue, containing approximately 77,125.01 square feet of land or 1.77 acres.

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TRACT 8:
BEING all of lots 7 and 8 in city block 1/1213 located on the west corner of the intersection of Hickory Street and South Central Expressway, containing approximately 58,541.13 square feet of land or 1.38 acres.

TRACT 9:
BEING the front 50 feet of lots 6, 7 and 8 in city block E/1735, fronting approximately 150 feet on the southwest line of Waldron Avenue and fronting approximately 50 feet on the southeast line of Hickman Street, containing approximately 12,497.34 square feet of land or 0.29 acres.

TRACT 10:
BEING all of Lot 1 in city block H-4/1736, on the south corner of Latimer Street and Hickman Street, containing approximately 4,930.29 square feet of land or 0.11 acres.

TRACT 11:
BEING all of lots 11 and 12 in city block A/1714 located on the west corner of the intersection of Romine Street and Atlanta Street, containing approximately 15,890.50 square feet of land or 0.36 acres of land.

TRACT 12:
BEING all of lot 1 in city block A/1714 located on the east corner of Metropolitan Avenue and Latimer Street and containing approximately 5,911.50 square feet of land or 0.14 acres.

TRACT 13:
BEING all of lots 7 and 10 in city block A/1702, all of lots 1 and 2 in city block B/1716 and all of lots 21 and 22 in city block A/1717 located on Metropolitan Avenue between Atlanta Street and Ruskin Street and containing approximately 58,486.08 square feet of land or 1.34 acres.

TRACT 14:
BEING all of lots 13 through 18 and 31 through 36 in city block 33/1311, all of lots 13 through 18 and 31 through 36 in city block 39/1312, lots 1, 2, 11, 12 and 13 in city block 16/1368, lots 1 and 2 in city block 19/1375 and all of lots 18 through 21 in city block A/1694 located on Malcolm X Boulevard between Pennsylvania Avenue and Lenway Street and containing approximately 261,707.72 square feet of land or 6.00 acres.

TRACT 15:
BEING a tract of land in city block A/1751 fronting approximately 223.21 feet on the southeast line of Pine Street and fronting approximately 185 feet on the southwest line of Crozier Street and all of lots 1 and 2 in city block 1746 and containing approximately 93,214.09 square feet of land or 2.14 acres.

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TRACT 16:
BEING all of Lots 1 through 12 and 17 in city block B/1720 and all of lot 11 in city block 1744 located on Malcolm X Boulevard between Hickman Street and Pine Street and containing approximately 128,782.60 square feet of land or 2.96 acres.

TRACT 17:
BEING a tract of land in city block 1718 fronting approximately 57 feet on the southwest line of Malcolm X Boulevard and fronting approximately 105.73 feet on the northwest line of Romine Street and all of lot 1 in city block A/1719, containing approximately 25,032.63 square feet of land or 0.57 acres.

TRACT 18:
BEING a parcel containing all of lot 26 and part of lot 1 in city block B/1969 and all of lots 1 and 2, and a tract of land in city block A/1969, beginning at the point of intersection of the centerlines of McDermott Street and Malcolm X Boulevard;

THENCE in a northwesterly direction on the centerline of Malcolm X Boulevard to a point that is approximately 23 feet southeast of the southeast line of Metropolitan Avenue for a point;

THENCE in a northeasterly direction on a line that is parallel to the southeast line of Metropolitan Avenue to the lot line between lots 1 and 2 in city block B/1969 for a point;

THENCE southeast along said lot line extended to the centerline of Casey Street;

THENCE in a northeasterly direction along the centerline of Casey Street a distance of approximately 100 feet to a point at the intersection with the extension of the lot line between lots 2 and 3 in city block A/1969;

THENCE southwesterly along said lot line extended to its intersection with the centerline of McDermott Street;

THENCE in a southwesterly direction along the centerline of McDermott Street to its intersection with the centerline of Malcolm X Boulevard, the POINT OF BEGINNING, and containing approximately 66,768.76 square feet of land or 1.53 acres.

TRACT 19:
BEING a tract of land in city block 1353, fronting approximately 66.5 feet on the northwest line of Meadow Street approximately 88 feet southeast of the southeast line of Birmingham Street, having a depth of approximately 82.43 feet and containing approximately 3,943.39 square feet of land or 0.09 acres.

TRACT 20:
BEING all of lot 6 in city block 20/1551 and containing approximately 6,730.87 square feet of land or 0.15 acres.

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TRACT 21:
BEING all of lots 1, 2 and 3 in city block A/1788, all of lots 1, 2, 3, 30, 31 and 32 in city block B/1768, All of lots 14 through 29 in city block 1745, all of lots 1 through 6 and 32 in city block 1769, Lots 1 through 6 in city block 4/1748, all of lots 1 through 7 and the front 277.5 feet of lot 29 in city block B/1771, all of lots 10, 11, 12, 22, 23 and 24 in city block A/1955, all of lots 1, 2, and 3 in city block A/1772, all of lots 1, 2 and 3 in city block B/1773, all of lots 1 and 2 in city block a/1774, all of lots 1, 2, and 3 in city block 6/1958 and all of lots 10, 11 and 12 in city block B/1955 located on Malcolm X Boulevard between Southland Street and Pine Street and containing approximately 537,016.43 square feet of land or 12.33 acres.

TRACT 22:
BEING all of lot 12 in city block B/1958, all of lots 13 through 21 in city block 10/1958, all of lots 1 through 6 in city block 2479, all of lots 9 through 23 in city block A/2479, all of lots 1, 2 and 24 in city block 1/2481 and all of lots 1 and 2 in city block A/2239 located at Hatcher Street and Malcolm X Boulevard and containing approximately 275,108.94 square feet of land or 6.32 acres.

TRACT 23:
BEING all of lots 5, 6 and 10 in city block 3/1763 located on the south corner of Leland Avenue and Southland Street and containing approximately 24,193.51 square feet of land or 0.56 acres.

TRACT 24:
BEING all of lot 1 in city block 2485 located on the east side of Lawrence Street between Crozier Street and Stephenson Street and containing approximately 30,877.84 square feet of land or 0.56 acres.

TRACT 25:
BEING all of Lots 13, 14 and 15 in city block C/1687, all of lots 12 and 13 in city block D/1688 and all of lots 1, 2, and 3 in city block 1/1693 located on Holmes Street northwest from Hatcher Street and containing approximately 98,689.39 square feet of land or 2.27 acres.

TRACT 26:
BEING al of city blocks 1680, 1681 and 1683 located southwest of Holmes Street northwest from Pine Street and containing approximately 302,168.78 square feet of land or 6.94 acres.

TRACT 27:
BEING a tract of land including all of lots 14, 15, and 16 in city block 5/1758.

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TRACT 28:
BEING a tract of land including all of lots 3 and 4 in city block B/1603, lots 3 and 4 in city block F/1606, lot 1 in city block G/1607, lot 1 in city block C/1604, and part of lot 2 in city block C/1604 with approximately 29 feet of frontage on Colonial Avenue.

TRACT 29:
BEING a tract of land including all of lots 97 through 103 in city block 2249, lots 11 and 12 in city block 1/2116, lots 1 and 2 in city block 2/2117, and lots 104 through 110 in city block 2252.

TRACT 30:
BEING a tract of land including all of lots 90 and 91 in city block 2249, and lots 87 through 89 in city block 2250.

TRACT 31:
BEING a tract of land including all of lots 12 of city block 7/2530, lots 12 and 13 of city block 8/2531, lots 1 through 3 of city block 2490, lots 11 through 14 in city block 9/2532, lots 25 through 33 in city block 1/2538, lots 23 through 31 in city block 2/2539, lots 18 through 21 in city block 3/2540, lots 1 through 4 in city block 2/2509, lots 1 and 2 in city block 3/2510, lots 1 and 2 in city block 6/2510, lots 1 through 4 in city block 9/2513, and lots 1 through 4 in city block 10/2514.

TRACT 32:
BEING a tract of land including all of lots 1 through 5 and 9 through 12 in city block 5/2547, and lots 1 and 2 in city block 1/2505.

TRACT 33:
BEING a tract of land including all of lots 1 through 3 in city block A/7071, lots 1 and 2 and lots 16 and 17 in city block B/7071, lots 1 and 2 in city block C/7071, lots 1 through 13 in city block 1/7072, lots 1 through 15 in city block 2/7072, lot 18 in city block 26/2568, lots 28 and 29 in city block 25/2567, and lot 11 in city block 24/2566.

TRACT 34:
BEING a tract of land including all of lot 1 in city block 3/7072.

TRACT 35:
BEING a tract of land described as:

BEGINNING at the point of intersection of the southwestern prolongation of the centerline of Budd Street and the northwestern prolongation of the centerline of Canaan (Sedberry) Street;

THENCE in a northeasterly direction along the southwestern prolongation of the centerline of Budd Street, to the point of intersection with the northwestern prolongation of the centerline of Municipal Street to a point for corner;

THENCE in a southeasterly direction along said line, to a point of intersection with the centerline of Samoa Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Samoa Street to a point of intersection with the centerline of Bexar Street to a point for corner;

THENCE in a southerly direction along the centerline of Bexar Street to a point of intersection with the centerline of Bonton Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Bonton Street to a point of intersection with the southwestern prolongation of the common line between lots 1 through 5 in city block 2/7077 and lots 8 through 10 of city block 2/7077, to a point for corner;

THENCE along said common line across Wells Street to a point of intersection with the northwestern boundary of lot 5 in city block 1/7077 to a point for corner;

THENCE along said line to a point of intersection with the centerline of Canaan (Sedberry) Street to a point for corner;

THENCE in a northwesterly direction along the northwestern prolongation of the centerline of Canaan (Sedberry) Street to a point of intersection with the southwestern prolongation of Budd Street to the POINT OF BEGINNING, and containing approximately 224, 304.07 square feet, or 5.15 acres.

TRACT 36:
BEING a tract of land including all of lots 3 and 4 in city block 3/7075.

TRACT 37:
BEING a tract of land including all of lots 1 through 3 in city block 10/1829.

TRACT 38:
BEING a tract of land including part of lot 12 in city block 10/1829 having a frontage of approximately 79.98 feet on Spring Avenue, and a frontage of approximately 159 feet on Ashworth Street.

TRACT 39:
BEING a tract of land including all of lot 14 in city block B/2123.

TRACT 40:
BEING a tract of land including all of lot 6, and a parcel of land in city block 1/4463, having a frontage of approximately 100 feet on Hatcher Street, and a frontage of approximately 121.5 feet on Todd Street, and containing approximately 19,593.75 square feet of land, or 0.45 acres.

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TRACT 41:
BEING a tract of land in city blocks A/4465, B/4465, B/4466, and 4/4464, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the southwestern prolongation of the common line between city blocks B/4466 and 6/4463 and the centerline of Todd Street;

THENCE in a northeasterly direction along the southwestern prolongation of the common line between city blocks B/4466 and 6/4463, to the point of intersection with the common line between lot 2 and lot 3 in city block A/4465 to a point for corner;

THENCE in a southeasterly direction along the common line between lot 2 and lot 3 in city block A/4465 to the point of intersection with the centerline of Sidney Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Sidney Street to the point of intersection with the centerline of Racell Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Racell Street to a point of intersection with the northeasterly prolongation of the common line between lots 1 and 10 in city block 4/4464, to a point for corner;

THENCE in a southwesterly direction along said common line to a point of intersection with the southeastern prolongation of the common line between lots 1 and 2 of city block B/4465 to a point for corner;

THENCE in a northwesterly direction along said common line to a point of intersection with the centerline of Sidney Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Sidney Street to the point of intersection with the centerline of Todd Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Todd Street to the point of intersection with the southwestern prolongation of the common line between city blocks B/4466 and 6/4463 to the POINT OF BEGINNING, and containing approximately 130,575.82 square feet, or 3 acres.

TRACT 42:
BEING a tract of land described as:

BEGINNING at the point of intersection of the centerline of Fitzhugh Avenue and the northwestern prolongation of a line that is parallel to and approximately 90 feet southwest of the southwestern edge of Lagow Street;

THENCE in a northeasterly direction along the centerline of Fitzhugh Avenue to the point of intersection with a line that is parallel to and approximately 143 feet northeast of the northeastern edge of Lagow Street to a point for corner;

THENCE in a southeasterly direction along said line to the point of intersection with a line that forms the northwestern edge of lots 18 and 19 in city block A/1820 to a point for corner;

THENCE in a southwesterly direction along said line, to a point of intersection with the common line between lot 19 and 20 in city block A/1820 to a point for corner;

THENCE in a southeasterly direction along the common line between lot 19 and 20 in city block A/1820, to a point of intersection with the centerline of Carl Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Carl Street to a point of intersection with the southeastern prolongation of a line that is parallel to and approximately 90 feet southwest of the southwestern edge of Lagow Street, to a point for corner;

THENCE in a northwesterly direction along said line that is parallel to and approximately 90 feet southwest of the southwestern edge of Lagow Street to a point of intersection with the centerline of Fitzhugh Avenue to the POINT OF BEGINNING, and containing approximately 41,901.77 square feet, or 0.96 acres.

TRACT 43:
BEING a tract of land including all of lot 3A in city block A/1820

TRACT 44:
BEING a tract of land described as follows:

BEGINNING at the point of intersection of the common line between lots 5 and 6 in city block C/1815 and the common line between city blocks C/1815 and 5/1814;

THENCE along the northeasterly prolongation of the common line between city blocks C/1815 and 5/1814 to the point of intersection with the southwesterly prolongation of the common line between city blocks B/1820 and D/1821, to a point for corner;

THENCE in a northeasterly direction along the southwesterly prolongation of the common line between city blocks B/1820 and D/1821 to a point of intersection with the common line between lots 2 and 3 of city block D/1821, to a point for corner;

THENCE in a southeasterly direction along the common line between lots 2 and 3 of city block D/1821, to a point of intersection with the centerline of Metropolitan Avenue, to a point for corner;

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THENCE in a southwesterly direction along the centerline of Metropolitan Avenue, to a point of intersection with the centerline of Lagow Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Lagow Street to the point of intersection with the centerline of Penelope Street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Penelope Street, to the point of intersection with a line that runs parallel to and approximately 74 feet southwest of the southwestern edge of Lagow Street, to a point for corner;

THENCE along said line that runs parallel to and approximately 74 feet southwest of the southwestern edge of Lagow Street, to the point of intersection with the centerline of Metropolitan Avenue, to a point for corner;

THENCE in a northeasterly direction along the centerline of Metropolitan Avenue to a point of intersection with the southeastern prolongation of the common line between lots 26 and 27 in city block F/1817, to a point for corner;

THENCE in a northwesterly direction along the common line between lots 26 and 27 in city block F/1817 to the point of intersection with southeasterly prolongation of the common line between lots 5 and 6 in city block C/1815, to a point for corner;

THENCE in a northwesterly direction along the common line between lots 5 and 6 in city block C/1815 to a point of intersection with the common line between city blocks C/1815 and 5/1814 to the POINT OF BEGINNING, containing approximately 125,191.39 square feet, or 2.87 acres.

TRACT 45:
BEING a tract of land described as follows:

BEGINNING at the point of intersection between the centerline of Goodwill Street and the southwestern prolongation of the common line between lots 7 and 8 in city block A/1841;

THENCE in a northeasterly direction along the common line between lots 7 and 8 in city block A/1841, to a point of intersection with the common line between lots 5 and 8 in city block A/1841, to a point for corner;

THENCE in a southeasterly direction along the common line between lots 5 and 8 in city block A/1841, to a point of intersection with the common line between lots 4 and 5 in city block A/1841, to a point for corner;

THENCE in a northeasterly direction along the common line between lots 4 and 5 in city block A/1841, to the point of intersection with the centerline of Lagow Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Lagow Street, to the point of intersection with the southwesterly prolongation of the common line between lots 4 and 5 in city block 1-E/1854, to a point for corner;

THENCE in a northeasterly direction along the southwesterly prolongation of the common line between lots 4 and 5 in city block 1-E/1854, to a point of intersection with the centerline of the alley between city blocks 1-E/1854 and 1/1853, to a point for corner;

THENCE in a southeasterly direction along the centerline of the alley between city blocks 1-E/1854 and 1/1853, to the point of intersection with the centerline of Spring Avenue, to a point for corner;

THENCE in a northeasterly direction along the centerline of Spring Avenue, to a point of intersection with the northwesterly prolongation of the common line between city blocks C/1840 and 1/1855, to a point for corner;

THENCE in a southeasterly direction along the northwesterly prolongation of the common line between city blocks C/1840 and 1/1855, to the point of intersection with the common line between lots 2 and 3 in city block C/1840, to a point for corner;

THENCE in a southwesterly direction along the common line between lots 2 and 3 in city block C/1840, to the point of intersection with the centerline of Lagow Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Lagow Street, to the point of intersection with the centerline of a drainage ditch near the intersection of Copeland Street and Lagow Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of said drainage ditch, to a point of intersection with the northwesterly prolongation of the northeastern lot line of lot 1 in city block 2/1839, to a point for corner;

THENCE in a southeasterly along the northeastern lot line of lot 1 in city block 2/1839, to a point of intersection with the common line between city blocks 2/1839 and 4/2386, to a point for corner;

THENCE in a southwesterly direction along the common line between city blocks 2/1839 and 4/2386, to the point of intersection with the centerline of Lagow Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Lagow Street, to a point of intersection with the northeasterly prolongation of the common line between lots 1 and 12 in city block 1/2386, to a point for corner;

THENCE in a southwesterly direction along the northeasterly prolongation of the common line between lots 1 and 12 in city block 1/2386, to a point of intersection with the common line between lots 11 and 12 in city block 1/2386, to a point for corner;

THENCE in a northwesterly direction along the common line between lots 11 and 12 in city block 1/2386, to the point of intersection with the centerline of Marshall Street, to a point for corner;

THENCE in a northeasterly direction along the centerline of Marshall Street to the point of intersection with the centerline of Lagow Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Lagow Street, to the point of intersection with the centerline of a drainage ditch near the intersection of Copeland Street and Lagow Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of said drainage ditch, to a point of intersection with the southeasterly prolongation of the common line between lots 1 and 2 in city block B/1840, to a point for corner;

THENCE in a northwesterly direction along the southeasterly prolongation of the common line between lots 1 and 2 in city block B/1840, to a point of intersection with the southeastern lot line of lot 10 in city block A/1840, to a point for corner;

THENCE in a southwesterly direction along the southeastern lot line of lot 10 in city block A/1840 to the point of intersection with the common line between lots 8 and 9 between city blocks A/1840, to a point for corner;

THENCE in a northwesterly direction along the common line between lots 8 and 9 between city blocks A/1840, to the point of intersection with the centerline of Spring Avenue, to a point for corner;

THENCE in a northeasterly direction along the centerline of Spring Avenue, to the point of intersection with the centerline of Goodwill Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Goodwill Street, to the point of intersection with the southwestern prolongation of the common line between lots 7 and 8 in city block A/1841, to the POINT OF BEGINNING, containing approximately 252,232.33 square feet, or 5.79 acres.

TRACT 46:
BEING a tract of land including all of lot 23 in city block G/1822.

TRACT 47:
BEING a tract of land including all of lots 22 and 23 in city block G/1851, lots 22 through 25 in city block H/1852, lots 1 and 2 in city block 1/1853, and lots 1, 2, 43, 44, and 45 in city block B/2432.

TRACT 48:
BEING a tract of land described as follows:

BEGINNING at the point of intersection of northeastern lot line of lot 1 in city block 1/4479 and the line that forms the northwestern edge of city block 1/4479;

THENCE along the northeasterly prolongation of the northwestern edge of city block 1/4479 to a point of intersection with the southeasterly prolongation of the southeastern lot line of lot 1B in city block A/4479, to a point for corner;

THENCE in along the southeasterly prolongation of the southeastern lot line of lot 1B in city block A/4479, following said lot line first in a northeasterly direction, and then in a southeasterly direction, to the point of intersection with a line that forms the southeastern edge of lots I through 5 in city block A/4479, to a point for corner;

THENCE in a southeasterly direction along said line that forms the southeastern edge of lots I through 5 in city block A/4479 to the point of intersection with the centerline of Ezzard Street, to a point for corner;

THENCE in a southwesterly direction along the centerline of Ezzard Street to the point of intersection with the northwesterly prolongation of the line that forms the southwestern edge of lot 1 in city block E/4479, to a point for corner;

THENCE in a southeasterly direction along said line that forms the southwestern edge of lot 1 in city block E/4479, to the point of intersection with the line that forms the southeastern edge of city block E/4479, to a point for corner;

THENCE in a southwesterly direction along the southwesterly prolongation of said line that forms the southeastern edge of city block E/4479 to a point of intersection with the centerline of Phillips Circle, to a point for corner;

THENCE in a southwesterly direction along the centerline of Phillips Circle to the point of intersection with the southeasterly prolongation of the northeastern lot line of lot 8 in city block 2/4479, to a point for corner;

THENCE in a northwesterly direction along the southeasterly prolongation of the northeastern lot line of lot 8 in city block 2/4479 to a point of intersection with the centerline of Phillips Circle, to a point for corner;

THENCE in a northeasterly direction along the centerline of Phillips Circle, to the point of intersection with the southeasterly prolongation of the northeastern lot line of lot 1 in city block 1/4479, to a point for corner;

THENCE in a northwesterly direction along the southeasterly prolongation of the northeastern lot line of lot 1 in city block 1/4479 to the point of intersection with the line

that forms the northwestern edge of city block 1/4479, to the POINT OF BEGINNING, and containing approximately 237,907.56 square feet, or 5.46 acres.

TRACT 49:
BEING a tract of land including all of lots 3 and 4 in city block B/2429, and lots 18 and 19 in city block 2427.

TRACT 50:
BEING a tract of land described as follows:

BEGINNING at the point of intersection between the northeastern prolongation of the line that forms the northwestern edge of lots 8 through 11 in city block 2419 and the centerline of the Union Pacific (DART) Railroad;

THENCE in a southeasterly direction along the centerline of the Union Pacific (DART) Railroad to the point of intersection with the centerline of Hatcher Street, to a point for corner;

THENCE in a general southwesterly direction along the centerline of Hatcher Street to the point of intersection with the centerline of Troy Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Troy Street to the point of intersection with the centerline of Spring Avenue, to a point for corner;

THENCE in a southwesterly direction along the centerline of Spring Avenue to the point of intersection with the centerline of Sanderson Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Sanderson Street to the point of intersection with the southwesterly prolongation of the northwestern lot line of lot 5 in city block 2398, to a point for corner;

THENCE in a northeasterly direction along the southwesterly prolongation of the northwestern lot line of lot 5 in city block 2398 to a point of intersection with northeastern lot line of lot 5 in city block 2398, to a point for corner;

THENCE in a northwesterly direction along the northwesterly prolongation of the northeastern lot line of lot 5 in city block 2398 to the point of intersection with a line that is parallel to and approximately 100.5 feet from the northwestern edge of Spring Avenue, to a point for corner;

THENCE in a northeasterly direction along said line that is parallel to and approximately 100.5 feet from the northwestern edge of Spring Avenue to a point of intersection with the centerline of Benton Street, to a point for corner;

THENCE in southeasterly direction along the centerline of Benton Street to the point of intersection with southwesterly prolongation of the line that forms the northwestern boundary of lots 32 through 42 in city block 2421, to a point for corner;

THENCE in a northeasterly direction along said line that forms the northwestern boundary of lots 32 through 42 in city block 2421 to the point of intersection with the centerline of Troy Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Troy Street to the point of intersection with the southwesterly prolongation of the southeastern lot line of lot 21 in city block 2419, to a point for corner;

THENCE in a northeasterly direction along the southwesterly prolongation of the southeastern lot line of lot 21 in city block 2419 to the point of intersection with the northeastern lot line of lot 1 in city block 2419, to a point for corner;

THENCE in a southeasterly direction along the northeastern lot line of lot 1 in city block 2419 to the point of intersection with the centerline of Spring Avenue, to a point for corner;

THENCE in a northeasterly direction along the centerline of Spring Avenue to the point of intersection with the southeastern prolongation of the common line between lots 2A and 7 in city block 2419, to a point for corner;

THENCE in a northwesterly direction along the southeastern prolongation of the common line between lots 2A and 7 in city block 2419 to the point of intersection with the southwestern prolongation of the line that forms the northwestern edge of lots 8 through 11 in city block 2419, to a point for corner;

THENCE in a northeasterly direction along said line that forms the northwestern edge of lots 8 through 11 in city block 2419 to a point of intersection with the centerline of the Union Pacific (DART) Railroad, to the POINT OF BEGINNING, and containing approximately 199,796.53 square feet, or 4.59 acres.

NEIGHBORHOOD COMMERCIAL ENHANCED SUBDISTRICT

TRACT 1: ***MAP: K-8***
BEING a tract of land in city block 1/1557, 2/1557, A/1627, E/1628, A/1824, 1/1823, D/1825, 1823, A/1826, B/1827, and 1/1828, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Second Avenue and the centerline of Fitzhugh Avenue;

THENCE in a northeasterly direction along the centerline of Fitzhugh Avenue, to the point of intersection with the centerline of a 18 foot alley in city block 1/1557 to a point for corner;

THENCE in a southeasterly direction along the centerline of said alley, a distance of approximately 460 (plat) feet to a point for corner on a line, said line being the northeasterly prolongation line of the common line between city blocks 2/1557 and A/1627;

THENCE in a southwesterly direction along said common line, a distance of approximately 27.3 feet, to the point of intersection with the common line between lots 3 and 4 in city block A/1627 to a point for corner;

THENCE in a southeasterly direction along said common line, a distance of approximately 151.50 (plat) feet, to the point of intersection with the centerline of Hamilton Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Hamilton Avenue, to a point for corner on a line, said line being the northwesterly prolongation line of a 13-foot alley in city block E/1628 to a point for corner;

THENCE in a southeasterly direction along centerline of said alley, a distance of approximately 270.00(plat) feet, to the point of intersection with the centerline of Metropolitan Avenue;

THENCE in a northeasterly direction along the centerline of Metropolitan Avenue, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots in city blocks 1/1823 and A/1824 to a point for corner;

THENCE in a southeasterly direction along said common line, a distance of approximately 271.00 (plat) feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots in city blocks 1823 and D/1825;

THENCE in a southeasterly direction along said common line, a distance of approximately 111.50(plat) feet, to a point for corner on a line, said line being the common line between city blocks D/1825 and A/1826;

THENCE in a southwesterly direction along said common line, a distance of approximately 75 feet, to a point for corner on a line, said line being the common line between lots 1 and 3 in city block A/1826;

THENCE in a southeasterly direction along said common line, passing Jamaica Street and Frank Avenue, in all a distance of approximately 720.00(plat) feet, to the point of intersection with the centerline of Herrling Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Herrling Street, to the point of intersection with the centerline of Second Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Second Avenue, a distance of approximately 2109.43(plat) feet, to the PLACE OF BEGINNING and containing 389,453.08 square feet more or less, or 8.94 acres.

TRACT 2: ***MAP: K-8***
BEING a tract of land in city block B/1792, 1/1834, A/2124, C/2126, 1/2127, 2/2128, 3/2129, A/2130, B/2130, A1776, and B/1776, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Pine Street and the northwesterly prolongation line of the common line between lots 6 and 7 in city block B/1792;

THENCE in a northeasterly direction along the centerline of Pine Street, crossing Second Avenue, a distance of approximately 353.00 feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 3 and 19 in city block 1/1834;

THENCE in a southeasterly direction along said common line, to the point of intersection with the centerline of Reed Lane to a point for corner;

THENCE in a northeasterly direction along the centerline of Reed Lane, a distance of approximately 65.00 feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between city blocks A/2124 and B/2125;

THENCE in a southeasterly direction along said common line, crossing Carpenter Avenue, a distance of approximately 447.62(plat) feet, to a point for corner on a line, said line being the northeasterly prolongation line of the common line between city blocks C/2126 and 1/2127;

THENCE in a southwesterly direction along said common line, a distance of approximately 26 feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between a lot measuring 125 x 246 and a lot measuring 125 x 75 in city block 1/2127 to a point for corner;

THENCE in a southeasterly direction along said common lot line, to the point of intersection with the centerline of Bertrand Avenue to a point for corner;

THENCE in a southwesterly direction, a distance of approximately 68 feet to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 2 and 3 in city block 2/2128;

THENCE in a southeasterly direction along said common line, a distance of approximately 447.62(plat) feet, to a point for corner on a line, said line being the northeasterly prolongation line of the common line between city blocks 3/2129 and A/2130;

THENCE in a northeasterly direction along said common line, a distance of approximately 10 feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 3 and 4 in city block A/2130;

THENCE in a southeasterly direction along said common line, to the point of intersection with the centerline of Kenilworth Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Kenilworth Street, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 6 and 1A in city block B/2130;

THENCE in a southeasterly direction along said common block line, a distance of approximately 77.00(plat) feet, to a point for corner on a line, said line being the southwesterly prolongation line of the common line between lots 5 and 1A in city block B/2130;

THENCE in a southwesterly direction along said common line, to the point of intersection with the centerline of Second Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Second Avenue, to the point of intersection with the centerline of Hatcher Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Hatcher Street, to a point for corner on a line, said line being the southeasterly prolongation line of the common line between lots 1 and 18 in city block A/1776;

THENCE in a northwesterly direction along said common lot line, to the point of intersection with the centerline of Bertrand Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of Bertrand Avenue, to the point of intersection with the centerline of Second Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Second Avenue, to the point of intersection with the centerline of Reed Lane to a point for corner;

THENCE in a southwesterly direction along the centerline of Reed Lane, to a point for corner on a line, said line being the southeasterly prolongation line of the common line between lots 1 and 30 in city block B/1792;

THENCE in a northwesterly direction along said common line, to the point of intersection with the centerline of Pine Street, to the PLACE OF BEGINNING and containing 489,495.57 square feet more or less, or 11.23 acres.

TRACT 3: ***MAP: K-9***
BEING a tract of land in city block 6/4463, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Hatcher Street and the centerline line of Todd Street;

THENCE in a northeasterly direction along the centerline of Hatcher Street, a distance of 121.52(plat) feet to a point for corner on a line, said line being the northeasterly prolongation line of the common line between lots 1 and 2 in city block 6/4463;

THENCE in a southeasterly direction along said line, a distance of 155.70 (plat) feet to a point for corner on a line, said line being the common line between lot 1 in city block A/4663 and lot 1 in city block B/4466;

THENCE in a southwesterly direction along said line, a distance of approximately 120.02 (plat) feet, to the point of intersection with the centerline of Todd Street;

THENCE in a northwesterly direction along the centerline of Todd Street, a distance of approximately 155.20 (plat) feet, to the PLACE OF BEGINNING and containing 18,079 square feet more or less, or 0.415 acres.

TRACT 4: ***MAP: K-9***
BEING a tract of land in city blocks 4456, 1/4455, 2/4455, 3/4455, 4454, 4453, D/4450, and B/4450 in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Goldspeir Drive, with the northwesterly prolongation line of the centerline of a 16-foot alley between lots 1 and 7 in city block B/4450;

THENCE in a northeasterly direction along the centerline of Goldspeir Drive, to the point of intersection with the centerline of Second Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Second Avenue, a distance of 32.00 feet, to the point of intersection with the centerline of Hancock Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hancock Street, to a point for corner on a line, said line being 160.00 feet east of and parallel to the centerline of Second Avenue, and said line also being the northwesterly prolongation line of the common lot line between lots measuring 50.02 x 114.28 and 25 x 109.60 in city block 4456;

THENCE in a southeasterly direction along said common line, to the point of intersection with the common line between city blocks 4456 and 1/4455 to a point for corner;

THENCE in a southwesterly direction along said common line, a distance of approximately 5.00 feet to a point for corner on the centerline of a 16-foot alley in city block 1/4455;

THENCE in a southeasterly direction along the centerline of said alley, a distance of 562.18 (plat) feet, to a point for corner on a line, said line being the common line between lot 4 and a lot measuring 172.86 x 137.82 in city block 4454;

THENCE in a northeasterly direction, a distance of approximately 60.00 (plat) feet, to a point for corner on a line, said line being the common line between a lot measuring 172.86 x 137.82 and a lot measuring 172.50 x 150.00 in city block 4454;

THENCE in a southeasterly direction along said common line, a distance of approximately 295.00 feet, to the point of intersection with the centerline of the H. T. & C Railroad to a point for corner;

THENCE in a southwesterly direction along the centerline of the H. T. & C Railroad, to the point of intersection with the centerline of Second Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Second Avenue, to the point of intersection with the centerline of Vannerson Drive to a point for corner;

THENCE in a southwesterly direction along the centerline of Vannerson Drive, to a point for corner on a line, said line being the southeasterly prolongation line of the centerline of a 16-foot alley between city blocks 4450 and D/4450;

THENCE in a northwesterly direction along said alley centerline and its northwesterly prolongation, crossing Garden Lane, a distance of approximately 990.68(plat) feet to the PLACE OF BEGINNING and containing 343,794.33 square feet more or less, or 7.89 acres.

TRACT 5: ***MAP: L-8***
BEING a tract of land in city blocks 2/1693, 4/1693 and 6/2121 in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Colonial Avenue and the southwesterly prolongation line of the common line between lot 4 in city block H/1692 and lot 1 in city block 2/1693;

THENCE in a northeasterly direction along said common block line, to the point of intersection with the centerline of South Central Expressway (IH-45);

THENCE in a southwesterly direction along the centerline of South Central Expressway (IH-45), a distance of approximately 390.00 feet, to the point of intersection with the northeasterly prolongation of the centerline of Herald Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Herald Street, to a point for corner on a line, said line being the southeasterly prolongation line of the common line between lots 1 and 3 in city block 6/2121;

THENCE in a northwesterly direction along said common line, to a point for corner on a line, said line being the common line between city block 6/2121 and city block 4/1693;

THENCE in a southwesterly direction along said common line, to a point for corner on a line, said line being the common line between lots 1 and 2 in city block 4/1693;

THENCE in a northwesterly direction along said common line, to the point of intersection with the centerline of Hatcher Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Hatcher Street, to the point of intersection with the centerline of Colonial Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Colonial Avenue, a distance of approximately 138.50(plat) feet to the PLACE OF BEGINNING and containing 144,554.66 square feet more or less, or 3.31 acres.

COMMUNITY COMMERCIAL SUBDISTRICT

TRACT 1: ***MAP: K-8***
BEING a tract of land in city block G/874 and lots 4, 5 and 6 in city block K/879, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the northwest corner of lot 4 in city block K/879 and the east line of a 15-foot alley in city block K/879;

THENCE in a northeasterly direction along the north line of lot 4 in city block K/879, to the point of intersection with the centerline of Ervay Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Ervay Street, a distance of approximately 62.67 feet, to the point of intersection with the southwesterly prolongation line of a tract of land that measures 123.36 x 75 to a point for corner;

THENCE in a northeasterly direction along said line, a distance of approximately 110 feet, to the point of intersection with the west line of a lot that measures 123.36 x 50 in city block G/874 to a point for corner;

THENCE in a southeasterly direction along said line, a distance of approximately 134.58 feet, to the point of intersection with the centerline of Grand Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline Grand Avenue to a point for corner on a line, said line being the southeasterly prolongation line of the east of a 15-foot alley in city block K/879;

THENCE in a northwesterly direction along said line, a distance of approximately 208.78 feet, to the point of intersection with the northwest corner of lot 4 in city block K/879, the PLACE OF BEGINNING and containing 53,761.81 square feet more or less, or 1.23 acres.

TRACT 2: ***MAP: K-8***
BEING a tract of land in city blocks F/874 and D/873, in the City of Dallas, Dallas County, Texas, and further described as follows:

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BEGINNING at the point of intersection of the centerline of South Central Expressway and northeasterly prolongation line of the centerline of a 13.5-foot alley in city block D/873;

THENCE in a southeasterly direction along the centerline of South Central Expressway, to the point of intersection with the centerline of Grand Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Grand Avenue, to a point for corner on a line, said line being the southeasterly prolongation line of the common line between a lot measuring 60 x 130.85 x 80 x 132.85 and a lot measuring 57 x 127.8 in city block F/874 to a point for corner;

THENCE in a northwesterly direction along said common line, to the point of intersection with the centerline of a 13.5-foot alley in city block F/874 to a point for corner;

THENCE in a northeasterly direction along the centerline of said alley, crossing Harwood Street and continuing along the centerline of a 13.5-foot alley in city block D/873, to the point of intersection with the centerline of South Central Expressway, the PLACE OF BEGINNING and containing 76,255.21 square feet more or less, or 1.75 acres.

TRACT 3: ***MAP: K-8***
BEING a tract of land in city blocks A/870$^{1/2}$, 871 and D/868, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Grand Avenue and the centerline of Julius Schepps Expressway (IH-45);

THENCE in a northwesterly direction along the centerline of Julius Schepps Expressway (IH-45), a distance of approximately 579.00 feet, to the point of intersection with the southwesterly prolongation line of the centerline of Clarence Street for corner;

THENCE in a northeasterly direction along said line, a distance of approximately 813.00 feet, to the point of intersection with the centerline of Harrison Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Harrison Street, to the point of intersection with the centerline of Grand Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline Grand Avenue to the point of intersection with the centerline of Julius Schepps Expressway (IH-45), to the PLACE OF BEGINNING and containing 412,751.64 square feet more or less, or 9.47 acres.

TRACT 4: ***MAPS: J-8, K-7, K-8***
BEGINNING at the point of intersection of the centerline of Lamar Street and the centerline of the Santa Fe Railroad;

THENCE in a northeasterly direction along the centerline of the Santa Fe Railroad to the point of intersection with the centerline of Parnell Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Parnell Street to the point of intersection with the centerline of South Boulevard to a point for corner;

THENCE in a southwesterly direction along the centerline of South Boulevard to the point of intersection with the northwesterly prolongation line of the center line of a 15 foot alley in city block 8/1135 to a point for corner;

THENCE in a southeasterly direction along the centerline of said 15 foot alley in city block 8/1135 to the point of intersection with the centerline of the southwest 15 foot alley in city block 8/1135 to a point for corner;

THENCE in a northeasterly direction along the centerline of said 15-foot alley in city block 8/1135 to the point of intersection with the centerline of Parnell Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Parnell Street to the point of intersection with the centerline of Martin Luther King, Jr. Boulevard to a point for corner;

THENCE in a northeasterly direction along the centerline of Martin Luther King, Jr. Boulevard to the point of intersection with the centerline of Gould Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Gould Street to the point of intersection with the northwesterly prolongation line of the common line between lots 4 and 5 in city block 2/1137 to a point for corner;

THENCE in a northeasterly direction along said common line between lots 4and 5 in city block 2/1137 to the point of intersection with the centerline of a 10 foot alley between city blocks 2/1137 and 6/1137 to a point for corner;

THENCE in a northerly direction along centerline of said alley, a distance of approximately 23 feet to a point for corner;

THENCE in a northeasterly direction along a line, a distance of approximately 700 feet, crossing Cleveland Street and Holmes Street and the common line between lots 4 and 5 in city block 6/1140 to the point of intersection with the centerline of a 15 foot alley between city Blocks 6/1140 and C/1130 to a point for corner;

THENCE in a northwesterly direction along centerline of said alley and its northward prolongation, crossing South Boulevard, in all a distance of approximately 440 feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 6 and 7A in city block C/1130;

THENCE in a northeasterly direction along said common line between lots 6 and 7A in city block C/1130 to the point of intersection with the centerline of Ervay Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Ervay Street, a distance of approximately 40 feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 6 and 7 in city block D/1131;

THENCE in a northeasterly direction along said common lot line, to the point of intersection with the centerline of Colonial Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Colonial Avenue, to the point of intersection with the centerline of a 20-foot alley between city blocks 5/1142 to a point for corner;

THENCE in a northeasterly direction along the centerline of said 20-foot alley, to the point of intersection with the common line between lots 5 and 6 in city block 5/1142;

THENCE in a northwesterly direction along said common line between lots 5 and 6 in city block 5/1142, to the point of intersection with the centerline of South Boulevard to a point for corner;

THENCE in a northeasterly direction along the centerline of South Boulevard, a distance of approximately 980 feet, to the point of intersection with the centerline of S.M. Wright/South Central Expressway (US 75) to a point for corner;

THENCE in a southwesterly direction along the centerline of S.M. Wright/South Central (US 75) to a point for corner on a line, said line being the southwesterly prolongation line of the centerline of a 15-foot alley in city block 11/1297;

THENCE in a northeasterly direction along said centerline of alleys running through city blocks 11/1297, 12/1295, 13/1293, 14/1291,15/1289, 7/1365, 8/1363 and 9/1361,a distance of approximately 3960 feet to a point for corner on the centerline of Meadow Street;

THENCE in a southeasterly direction along the centerline of Meadow Street, to a point for corner on a line, said line being the southwesterly prolongation line of the centerline of a 20-foot alley in city block 1/1349;

THENCE in a northeasterly direction along said line, crossing T. & N.O. RR/Trunk Avenue, a distance of approximately 568 feet to a point for corner on the west line of city block 5/1354;

THENCE in a northeasterly direction along said line, a distance of approximately 25 feet to a point for corner on the common line between city blocks 4/1354 and 5/1354;

THENCE in a northeasterly direction along said common line, to the point of intersection with the centerline of Fourth Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Fourth Avenue, to the point of intersection with the centerline of Park Row Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Park Row Avenue, to the point of intersection with the centerline of T. & N.O. RR/Trunk Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of T. & N.O. RR/Trunk Avenue, to the point of intersection with the centerline of Trezevant Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Trezevant Street, to the point of intersection with the centerline of Medill Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Medill Street, to the point of intersection with the centerline of a 15-foot alley in city block A/1346 to a point for corner;

THENCE in a southwesterly direction along the centerline of said 15 foot alley in city block A/1346 and continuing across Meadow Street and the centerline of a 20 foot alley in city block 3/1350, to the point of intersection with the southeasterly prolongation line of the common line between lots 4 and 5 in city block 3/1350;

THENCE in a northwesterly direction along the said common line between lots 4 and 5 in city block 3/1350, to the point of intersection with the centerline of Grand Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Grand Avenue, to a point for corner on a line, said line being the southeasterly prolongation line of the common line between city blocks 1/654 and Z/654;

THENCE in a northwesterly direction along said common line between 1/654 and Z/654, to the point of intersection with the centerline of a 15-foot alley in city block 1/654 to a point for corner;

THENCE in a southwesterly direction along said alley centerline, to the point of intersection with the centerline of a 15-foot alley between city blocks 1/654 and Z/654 to a point for corner;

THENCE in a northwesterly direction along said 15-foot alley between city blocks 1/654 and Z/654, to the point of intersection with the centerline of Parry Avenue/T. & N.O. RR to a point for corner;

THENCE in a northeasterly direction along said centerline of Parry Avenue/T. & N.O. RR, to a point for corner on a line, said line being the northwesterly prolongation line of the east line of a 99.3 x 746.54 tract in city block Z/654;

THENCE in a southeasterly direction along said line, a distance of approximately 546 feet, to a point for corner on a line, said line being the southwesterly prolongation line of the north line of a 387.21 x 221.88 tract in city block Z/654;

THENCE in a northeasterly direction along said line, a distance of approximately 1300 feet, to the point of intersection with the centerline of the T. & N.O. RR/Trunk Avenue/city block 854 to a point for corner;

THENCE in a southeasterly direction along the centerline of T. & N.O. RR/Trunk Avenue/city block 854, to the point of intersection with the southwesterly prolongation line of the centerline of a 15-foot alley in city block 24/812 to a point for corner;

THENCE in a northeasterly direction along the centerline of said 15-foot alley in city block 24/812 to the point of intersection with the centerline of Fourth Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Fourth Avenue, to the point of intersection with the centerline of Elihu Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Elihu Avenue, to the point of intersection with the centerline of Robert B. Cullum Blvd. to a point for corner;

THENCE in a generally southeasterly and southwesterly direction along the centerline of Robert B. Cullum Boulevard, to the point of intersection with the centerline of Dallas Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Dallas Street, to the point of intersection with the centerline of Fourth Avenue to a point for corner;

THENCE in a generally northeasterly and northwesterly direction along the centerline of Fourth Avenue, to a point for corner on a line, said line being the northeasterly prolongation of the common line between lots 1 and 2 in city block 1386;

THENCE in a southwesterly direction along said common line and continuing along said common line between lots 5 and 6 in city block 1386and its southwesterly prolongation, to a point for corner on the centerline of T. & N.O. RR/Trunk Avenue;

THENCE in a northwesterly direction along the centerline of T. & N.O. RR/Trunk Avenue, to the point of intersection with the northeasterly prolongation of the centerline of a 15-foot alley in city block 1350 to a point for corner;

THENCE in a southwesterly direction along centerline of said 15-foot alley, to the point of intersection with the centerline of Meadow Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Meadow Street, to the point of intersection with the centerline of Martin Luther King Boulevard to a point for corner;

THENCE in a southwesterly direction along centerline of Martin Luther King Boulevard, to the point of intersection with the centerline of Jefferies Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Jefferies Street, to the point of intersection with the northeasterly prolongation line of the centerline of a 20-foot alley in city block 10/1366 to a point for corner;

THENCE in a southwesterly direction along centerline of said 20-foot alley, to the point of intersection with the northwesterly prolongation line of the common line between lots 14 and 15 in city block 10/1366 to a point for corner;

THENCE in a southeasterly direction along said common lot line, to the point of intersection with the centerline of Peabody Avenue to point for corner;

THENCE in a southwesterly direction along the centerline of Peabody Avenue, to the point of intersection with the centerline of Malcolm X Boulevard to a point for corner;

THENCE in a southeasterly direction along the centerline of Malcolm X Boulevard, to the point of intersection with the centerline of Pennsylvania Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Pennsylvania Avenue, to the point of intersection with the southeasterly prolongation line of the common line between lots 30 and 31 in city block 27/1310 to a point for corner;

THENCE in a northwesterly direction along said common line and its northwesterly prolongation, to the point of intersection with centerline of a 15-foot alley in city block 21/1290 to a point for corner;

THENCE in a southwesterly direction along said centerline of alleys running through city blocks 21/1290, 20/1292, 19/1294, 18/1296, 17/1298, 10/1152, and 8/1150, crossing both South Central Expressway (US 75), and S.M. Wright Freeway (IH 45), in all a distance of approximately 3958.00 feet to a point for corner on a line, said line being the common line between lots 7 and 8 in city block 8/1150;

THENCE in a southeasterly direction along said common line, to the point of intersection with the centerline of Peabody Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of Peabody Avenue, to the point of intersection with the centerline of Julius Schepps Expressway (I 45) to a point for corner;

THENCE in a southwesterly direction along the centerline of Julius Schepps Expressway (I 45), to the point of intersection with the centerline of Pennsylvania Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Pennsylvania Avenue, to a point for corner on a line, said line being the southeasterly prolongation line of the common line between lots 10 and 11 in city block 11/1156;

THENCE in a northwesterly direction along said common line, to the point of intersection with the centerline of 15-foot alley in city block 11/1156 to a point for corner;

THENCE in a northeasterly direction along said centerline the 15-foot alley, to the point of intersection with the centerline of a 15-foot alley in city block 11/1156 to a point for corner;

THENCE in a northwesterly direction along said alley centerline, crossing Peabody Avenue, to the point of intersection with the centerline of a 15-foot alley in city block 9/1149 to a point for corner;

THENCE in a southwesterly direction along the said alley centerline, a distance of approximately 257.50 feet, to the point of intersection with the centerline a 15-foot alley in city block 9/1149 to a point for corner;

THENCE in a northwesterly direction along said alley centerline, to a point for corner on a line, said line being the northeasterly prolongation line of the common line between lots 1 and 2 in city block 9/1149;

THENCE in a southwesterly direction along the said common line, to the point of intersection with the centerline of Holmes Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Holmes Street to a point for corner on a line, said line being the northeasterly prolongation line of the common line between lots 3 and 4 in city block B/1148;

THENCE in a southwesterly direction along said line and continuing along said alley centerlines running through city blocks B/1148 and B/1147,a distance of approximately 931 feet, to a point for corner on the northwesterly prolongation line of the centerline of Parnell Street with the intersection of Martin Luther King Jr. Boulevard /Cedar Crest Boulevard;

THENCE in a southwesterly direction along the centerline of Martin Luther King Jr. Boulevard /Cedar Crest Boulevard, to the point of intersection with the centerline of Lamar Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Lamar Street, to the point of intersection with the centerline of centerline of the Santa Fe Railroad to the PLACE OF BEGINNING and containing 6,720,158.50 square feet more or less, or 154.27 acres.

TRACT 5: ***MAP: K-8***
BEING a tract of land in city block C/1153, C/1161, D/1170, 7/1173, 8/1181, and 4/1192, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Lamar Street and the southwestern prolongation line of the centerline of a 15-foot alley in city block C/1153;

THENCE in a northeasterly direction along said alley centerline, to the point of intersection with the centerline of Parnell Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Parnell Street, to the point of intersection with the centerline of Pennsylvania Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Pennsylvania Street, a distance of approximately 125.00 feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 2 and 3 in city block C/1161;

THENCE in a southeasterly direction along said common line, to the point of intersection with the centerline of a 15-foot alley in city block C/1161 to a point for corner;

THENCE in a southwesterly direction along the centerline of said alley, a distance of 100.00 feet to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 11 and 12 in city block C/1161;

THENCE in a southeasterly direction along said common line, to the point of intersection with the centerline of Coleman Street to a point for corner;

THENCE in a southwesterly direction, a distance of 50.00 feet to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 5 and 6 in city block D/1170;

THENCE in a southeasterly direction along said common line, to the point of intersection with the centerline of a 15-foot alley/street called Warren Avenue between city blocks D/1170 and 7/1173 to a point for corner;

THENCE in a northeasterly direction along said centerline of the 15-foot alley, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 4 and 5 in city block 7/1173;

THENCE in a southeasterly direction along said common line, to the point of intersection with the centerline of Lenway Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Lenway Street, to a point for corner on a line, said line being the northwesterly prolongation line of the centerline of a 15-foot alley in city block 8/1181;

THENCE in a southeasterly direction along said alley line, to the point of intersection with the centerline of Cooper Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Cooper Street, to the point of intersection with the centerline of Parnell Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Parnell Street, to the point of intersection with the centerline of South Lamar Street to a point for corner;

THENCE in a northwesterly direction along the centerline of South Lamar Street, to the point of intersection with the centerline of the southwestern prolongation line of the centerline of a 15-foot alley in city block C/1153, the PLACE OF BEGINNING and containing 332,613.75 square feet more or less, or 7.63 acres.

TRACT 6: ***MAP: K-8***
BEING lots 1,2,3 and 4 in city block 13/1159, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of South Central Expressway and northeasterly prolongation line of the centerline of Peabody Avenue;

THENCE in a southeasterly direction along the centerline of South Central Expressway, to a point for corner on a line, said line being the northeasterly prolongation line of the centerline of a 15-foot alley in city block 3/1159 to a point for corner;

THENCE in a southwesterly direction along said alley centerline, to the point of intersection with the centerline of Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Harwood Street, to the point of intersection with the centerline of Peabody Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of Peabody Avenue, to the point of intersection with the centerline of South Central Expressway, the PLACE OF BEGINNING and containing 78,392.82 square feet more or less, or 1.79 acres.

TRACT 7: ***MAP: K-8***
BEING a tract of land in city block 1197 and 1198, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Lamar Street and the southwesterly prolongation line of the common line between a lot measuring 154.62 x 173.5 x 6.7 x 230.95 and a lot measuring 154.62 x 252.95 x 334.48 x 196 in city block 1197;

THENCE in a northeasterly direction along said common line, to the point of intersection with the centerline Cleveland Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Cleveland Street, a distance of approximately 173.50 feet, to a point for corner on a line, said line being the southwesterly prolongation line of the north line of lot 2 in city block 1198;

THENCE in a northeasterly direction along said line, a distance of 137.00 feet to a point for corner on a line, said line being 97.00 feet from and parallel to the northeast line of Cleveland Street;

THENCE in a southeasterly direction along said line, a distance of approximately 77.35 feet to a point for corner on a line, said line being 77.35 feet from and parallel to the north line of lot 2 in city block 1198;

THENCE in a southwesterly direction along said line, passing Cleveland Street at a distance of approximately 163.00 feet, to the point of intersection with South Lamar Street to a point for corner;

THENCE in a northwesterly direction along the centerline of South Lamar Street, a distance of approximately 548.73 feet to a point for corner on a line, said line being the southwesterly prolongation line of the common line between a lot measuring 154.62 x 173.5 x 6.7 x 230.95 and a lot measuring 154.62 x 252.95 x 334.48 x 196 in city block 1197, the PLACE OF BEGINNING and containing 181,005.68 square feet more or less, or 4.15 acres.

TRACT 8: ***MAP: K-8***
BEING all of lot 12 in city blocks A/1207, in the City of Dallas, Dallas County, Texas, and containing 16,604.67 square feet more or less, or 0.38 acres.

TRACT 9: ***MAP: K-8, L-8***
BEING a tract of land in city blocks 4/1199, 1198, A/1207 and B/1217 in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Holmes Street and the centerline of Cooper Street;

THENCE in a northeasterly direction along the centerline of Cooper Street, to the point of intersection with the centerline of Julius Schepps Expressway (IH 45) to a point for corner;

THENCE in a southeasterly and southwesterly direction along the centerline of Julius Schepps Expressway (IH 45), to the point of intersection with the centerline of South Lamar Street to a point for corner;

THENCE in a northwesterly direction along the centerline of S. Lamar Street, to the point of intersection with the centerline of Loomis Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Loomis Street, a distance of 300.00 feet to a point for corner on a line, said line being the northwesterly prolongation line of the service road of Julius Schepps Expressway (IH 45) to a point for corner;

THENCE in a northwesterly direction, a distance of approximately 372.80 (plats) feet, passing through a 15 foot alley in city block A/1207, to the point of intersection with the centerline of Metropolitan Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of Metropolitan Avenue, a distance of approximately 35.00 feet to a point for corner on a line, said line being the southeasterly prolongation line of the eastern line of a portion of lot 3, in city block 1198 to a point for corner;

THENCE in a northwesterly direction along said line to the point of intersection with the southern line of a portion of lot 1-A (200 x 73.75), to a point for corner;

THENCE in a southwesterly direction along said line, a distance of approximately 50.00 feet to the point of intersection with the common line between lots running north and south and east and west in city block
1198, to a point for corner on a line;

THENCE in a northwesterly direction along said common line, to the point of intersection with the centerline of Hamburg Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hamburg Street, to the point of intersection with the centerline of Holmes Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Holmes Street, to the point of intersection with the centerline of Cooper Street to the PLACE OF BEGINNING and containing 431,865.57 square feet more or less, or 9.91 acres.

TRACT 10: ***MAPS: K-8***
BEING a tract of land in city blocks 4/1545, 5/1545, 6/1546, 7/1793, 1/1785, 2/1786, 1829, 1/1831 and parts of 2/1828, 1/1829, 8/1794,1830, 2/1832, 1/1834, A/1791, 6/1790, 5/1789 and 1799, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Robert B. Cullum Boulevard (SH 352) and the centerline of Fitzhugh Avenue;

THENCE in a northeasterly direction along the centerline of Fitzhugh Avenue to the point of intersection with the centerline of Second Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Second Avenue, a distance of approximately 2117.95 feet, to the point of intersection with the centerline of Herrling Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Herrling Street to the point of intersection with the northwesterly prolongation line of the common line between lots 2 and 3 in city block 2/1829 to a point for corner;

THENCE in a southeasterly direction along said common line, a distance of approximately 139.00 feet, to the point of intersection with the common line between city blocks 2/1829 and 1829 to a point for corner;

THENCE in a northeasterly direction along said common line, a distance of approximately 241.00 feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between city blocks 5/1829 and 1829;

THENCE in a southeasterly direction along said common line, a distance of approximately 214.70 feet, to a point for corner on a line, said line being the northeasterly prolongation line of the common line between city blocks 5/1829 and 2/1829;

THENCE in a southwesterly direction along said common line, to the point of intersection with the northeasterly prolongation line of the centerline of a 15-foot alley in city block 1/1829 to a point for corner;

THENCE in a southeasterly direction along the centerline of said 15-foot alley to the point of intersection with centerline of Spring Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of Spring Avenue, a distance of approximately 736.00 (plats) feet, to a point for corner on a line, said line being the northeasterly prolongation line of the common line between tracts 4 and 5 in city block 1830;

THENCE in a southeasterly direction along said common line, a distance of approximately 164.99 feet, to a point for corner on a line, said line being the common line between the north and south lots in city block 1830;

THENCE in a southwesterly direction along the centerline of said common line, to the point of intersection with the centerline of Hector Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Hector Street, to the point of intersection with the centerline of Pine Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Pine Street, a distance of approximately 140.00 feet, said line being the northeasterly prolongation line of the common line between lots 4 and 5 in city block 1830;

THENCE in a southeasterly direction along said common line, a distance of approximately 160 feet, to the point of intersection with the common line between lot 5 in city block 1830 and lot 8 in city block 2/1832;

THENCE in a northeasterly direction along said common line, a distance of 45 feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 8 and 9 in city block 2/1832;

THENCE in a southeasterly direction along said common line, crossing Copeland Street in all a distance of approximately 270.00 feet, to the point of intersection with the centerline of Scyene Road (SH 352) to a point for corner;

THENCE in a southwesterly direction along the centerline of Scyene Road (SH 352), a distance of approximately 452.00 feet, to a point for corner on a line, said line being the northeasterly prolongation line of the centerline of Pine Street;

THENCE in a southwesterly direction along the meanders of the centerline of Pine Street, a distance of approximately 553.00 feet, to a point for corner on a line, said line being the southeasterly prolongation of the common line between lots 1-A and 5 in city block A/1791;

THENCE in a northwesterly direction along said common line, a distance of approximately 184.45 (plats) feet, to a point for corner on a line, said line being the southwesterly prolongation of the common line between lot 1-A in city block A/1791 and lot 3 in city block 6/1790;

THENCE in a northeasterly direction along said common line between said lots and blocks, a distance of approximately 43 feet, to the point of intersection with the east line of lot 3 in city block 6/1790 to a point for corner;

THENCE in a northwesterly direction along the east line of lot 3 in city block 6/1790, to the point of intersection with the centerline of Spring Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Spring Avenue, a distance of approximately 40 feet, to a point for corner on a line, said line being the southwesterly prolongation of the west line of lot 10 in city block 5/1789;

THENCE in a northwesterly direction along the west line of lot 10 in city block 5/1789, a distance of approximately 302 feet, to a point for corner on the centerline of T. & N.O. RR/Trunk Avenue;

THENCE in a northwesterly direction along the meanderings of the centerline of T. & N.O. RR/Trunk Avenue, a distance of approximately 1145 feet, to a point for corner on a line, said line being the southwesterly prolongation of the north line of a lot measuring 43 x 65 x 38 x 79 in city block 1799;

THENCE in a northeasterly direction along the north line of said lot, to the point of intersection with the centerline of Fourth Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Fourth Avenue, to the point of intersection with the centerline of Borich Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Borich Street, crossing Robert B. Cullum Boulevard, in all a distance of approximately 506 feet, to a point for corner on a line, said line being the southeasterly prolongation of the centerline of a 10-foot alley in city block 8/1794;

THENCE in a northwesterly direction along the centerline of said 10-foot alley to the point of intersection with centerline of Harmon Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Harmon Street to the point of intersection with centerline of Robert B. Cullum Boulevard to a point for corner;

THENCE in a northwesterly direction along the centerline Robert B. Cullum Boulevard (SH 352), to the point of intersection with the centerline of Fitzhugh Avenue, the PLACE OF BEGINNING and containing 1,741,019.36 square feet more or less, or 39.96 acres.

TRACT 11: ***MAP: K-8***
BEING a tract of land in city blocks 2/1832 and 3/1833 in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the common line between city blocks 2/1832 and 3/1833, more specifically the common line between lots 12 and 13 in city block 2/1832 the southern line of city block 1830;

THENCE in a northeasterly direction along the common line between city blocks 2/1832 and 3/1833, a distance of 300.00 feet to a point for corner on a line, said line being the common line between lots 17 and 18 in city block 2/1832;

THENCE in a southeasterly direction along said common line, to the point of intersection with the centerline of Copeland Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Copeland Street, a distance of 100.00 feet to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 6 and 7 in city block 3/1833;

THENCE in a southeasterly direction along the said common line, a distance of 148.50 (plat) feet to a point for corner on a line, said line being the common line between lots 6 and 16 in city block 3/1833;

THENCE in a southwesterly direction, a distance of approximately 200.00 (plat) feet, to a point for corner on a line, said line being the common line between lots 2 and 3 in city block 3/1833;

THENCE in a northwesterly direction along said common line and its northwesterly prolongation, crossing Copeland Street and following the common line between lots 12 and 13 in city block 2/1832, a distance of approximately 298.50 (plats) feet to the PLACE OF BEGINNING and containing 73,259.46 square feet more or less, or 1.68 acres.

TRACT 12: ***MAP: K-8***
BEING a tract of land in city blocks B/1958, 10/1958 and 2/1774 in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Southland Street and the northwesterly prolongation line of the common line between lots 1 and 4 in city block B/1958;

THENCE in a northeasterly direction along the centerline of Southland Street, to the point of intersection with the centerline of Malcolm X Boulevard;

THENCE in a southeasterly direction along the centerline of Malcolm X Boulevard, a distance of approximately 75.58 feet, to the point of intersection with the centerline of Southland Street (offset) to a point for corner;

THENCE in a northeasterly direction along the centerline of Southland Street, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 2 and 3 in city block 2/1774;

THENCE in a southeasterly direction along said common line, to a point for corner on a line, said line being the common line between lots 3 and 26 in city block 2/1774;

THENCE in a northeasterly direction along said common line, to a point for corner on a line, said line being the common line between lots 24 and 25 in city block 2/1774;

THENCE in a southwesterly direction along the meanderings of the centerline of Hatcher Street, to a point for corner on a line, said line being the southeasterly prolongation line of the common line between lots 21 and 22 in city block 2/1774;

THENCE in a northwesterly direction along said common line, a distance of approximately 321.75 (plats) feet to the PLACE OF BEGINNING and containing 114,842.10 square feet more or less, or 2.63 acres.

TRACT 13: ***MAP: K-8, K-9***
BEING a tract of land in city blocks 4451, E/4461, 4459 and A/4450 in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Hatcher Street and the centerline of Bradshaw Street;

THENCE in a northeasterly direction along the centerline of Hatcher Street, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 4 and 5 in city block E/4461;

THENCE in a southeasterly direction along said common line, a distance of approximately 142.32 feet, to the point of intersection with the south line of lot 5, same line also being the dividing line between the north and south lots in city block E/4461, to a point for corner;

THENCE in a northeasterly direction along said common dividing line, a distance of approximately 8 feet, to a point for corner on a line, said line being the northwesterly prolongation line of the east line of the alley that separates lots 4-B and 6 in city block 4459;

THENCE in a southeasterly direction along said line, a distance of approximately 463.00 feet, to the point of intersection with the centerline of Hancock Street;
THENCE in a southwesterly direction along the centerline of Hancock Street, to the point of intersection with the centerline of Second Avenue;

THENCE in a northwesterly direction along the centerline of Second Avenue, a distance of approximately 35 feet, to the point of intersection with the centerline of Goldspeir Drive;

THENCE in a southwesterly direction along the centerline of Goldspeir Drive, to the point of intersection with the centerline of a 16-foot alley in city block A/4450;

THENCE in a northeasterly direction along the centerline of said 16-foot alley, a distance of 175.00 feet, to a point for corner on a line, said line being the northeasterly prolongation line of the north line of lots 4 through 16 in city block A/4450;

THENCE in a southwesterly direction along said line and its southwesterly prolongation, to the point of intersection with the centerline of Bradshaw Street;

THENCE in a northwesterly direction along the centerline of Bradshaw Street, a distance of approximately 407.25 (plats) feet to the PLACE OF BEGINNING and containing 506,827.91 square feet more or less, or 11.63 acres.

TRACT 14: ***MAP: K-9***
BEING a tract of land in city blocks A/4475, B/4476, 4/4463, A/4464, 5/4463, and 1/4462 in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Bertrand Street and the northwesterly prolongation line of the centerline of a 10-foot alley in city block A/4475;

THENCE in a southeasterly direction along the centerline of said 10-foot alley, a distance of approximately 1005.00(plats) feet, to a point for corner on a line, said line being the southerly prolongation line of the common line between lots 18 and 19 in city block B/4476;

THENCE in a northerly direction along said common line, to the point of intersection with the centerline of Imperial Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Imperial Street, to the point of intersection with the centerline of Lagow Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Lagow Street and its southwesterly prolongation, a distance of approximately 175.92 feet to the point of intersection with the centerline of Willow Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Willow Street and its southwesterly prolongation, a distance of approximately 213.11 feet, to the point of intersection with the centerline of of the H. & T.C. Railroad to a point for corner;

THENCE in a southeasterly direction along the centerline of the H. & T.C. Railroad, a distance of approximately 63.85 feet, to a point for corner on a line, said line being the northeasterly prolongation line of the common line between blocks 4/4463 and a lot that measures: 50 x 146.90 x 69.59 x 190 in city block 4464;

THENCE in a southwesterly direction along said common line, to the point of intersection with the centerline of Racell Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Racell Street, to the point of intersection with the centerline of Sidney Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Sidney Street, a distance of approximately 177.00(plats) feet, to a point for corner on a line, said line being the southeasterly prolongation line of the common line between lot 2-A in city block A/4464 and a lot measuring 131.50 x 111.10 in city block 4464;

THENCE in a northwesterly direction along said common line, a distance of approximately 151.50(plats) feet to a point for corner on a line, said line being the northeasterly prolongation line of the common line between lot 2-A in city block A/4464 and lots in city block 5/4463;

THENCE in a northeasterly direction along said common line, a distance of approximately 51.50(plats) feet to a point for corner on a line, said line being the southeasterly prolongation line of the common line between lots 5 and 6 in city block 5/4463;

THENCE in a northwesterly direction along said common line, to the point of intersection with the centerline of Hatcher Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hatcher Street, a distance of approximately 70.22 feet to a point for corner on a line, said line being the southeasterly prolongation line of the common line between lots 14 and 15 in city block 3/4463;

THENCE in a northwesterly direction along said common line, to the point of intersection with the centerline of the T. & N.O. Railroad to a point for corner;

THENCE in a northwesterly direction along the centerline of the T. & N.O. Railroad, a distance of approximately 576.98 feet to a point for corner on a line, said line being the northeasterly prolongation line of the common line between lots 6 and 7 in city block 1/4462;

THENCE in a southwesterly direction along said common line, a distance of approximately 254.45 feet, to a point for corner on a line, said line being the northeasterly prolongation line of the common line between lots 5 and 10 lot in city block 1/4462;

THENCE in a southeasterly direction along said common line, a distance of approximately 18.8(plats) feet, to a point for corner on a line, said line being the northwesterly prolongation line of the common line between lots 4 and 5 with 11,14 and 15-A in city block 1/4462;

THENCE in a northwesterly direction along said common line, a distance of approximately 104.00(plats) feet to a point for corner on a line, said point being the intersection of the southeast corner of lot 3 with the northeast line of lot 15-A in city block 1/4462;

THENCE in a northwesterly direction along the common line between lots 3 and 15-A in city block 1/4462, a distance of 44(plats) feet to a point for corner on a line, said point being the intersection of the common line between lots 2-A and 15-A in city block 1/4462;

THENCE in a southwesterly direction along said common line, a distance of approximately 68.5(plats) feet, to a point for corner on a line, said line being the northwesterly prolongation line of the southwest line of lots 1 and 2-A city block 1/4462, also being the north R.O.W. line of Todd Street;

THENCE in a northwesterly direction along the southwest line of lots 1 and 2-A city block 1/4462, a distance of 191.40(plats) feet to a point for corner on a line, said line being the west line of lot 1 in city block 1/4462, also being the north R.O.W. line of Todd Street;

THENCE in a northwesterly direction along the west line of lot 1 in city block 1/4462, a distance of 38.8(plats) feet to a point for corner on a line, said line being the north line of lot 1 in city block 1/4462;

THENCE in a northeasterly direction along the north line of lots 1 and 2-A in city block 1/4462, a distance of 161.8(plats) feet to a point for corner on a line, said line being the northeasterly prolongation line of the common line between lots 2-A and 3 in city block 1/4462;

THENCE in a northeasterly direction along said line, to the point of intersection with the centerline of the T. & N.O. Railroad to a point for corner;

THENCE in a northwesterly direction along the centerline of the T. & N.O. Railroad, a distance of approximately 176.89 feet to a point for corner on a line, said line being the southwesterly prolongation line of the centerline of Bertrand Street;

THENCE in a northeasterly direction along the centerline of Bertrand Street, a distance of approximately 277.12 feet to the point of intersection with the northwesterly prolongation line of the centerline of a 10-foot alley in city block A/4475, said point also being the PLACE OF BEGINNING and containing 540,417.92 square feet more or less, or 12.40 acres

COMMUNITY COMMERCIAL ENHANCED SUBDISTRICT

TRACT 1: ***MAP: L-8***
BEING a tract of land in city block 1/2506 and 3/2540, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Bexar Street and the centerline of Anderson Avenue;

THENCE in a northeasterly direction along the centerline of Anderson Avenue, to the point of intersection with the centerline of a 10-foot alley in city block 1/2506 to a point for corner;

THENCE in a southeasterly direction along the centerline of said 10-foot alley and its southeasterly prolongation, to the point of intersection with the centerline of C.F. Hawn Freeway to a point for corner;

THENCE in a southwesterly direction along the centerline of C.F. Hawn Freeway, a distance of approximately 250.00 feet, to a point for corner on a line, said line being the southeasterly prolongation line of the west line of lot 8 in city block 3/2540;

THENCE in a northwesterly direction along said line, a distance of approximately 146.75 feet, to a point for corner on a line, said line being the southwesterly prolongation line of the center dividing line between lots 8-21 and lots 22-28 in city block 3/2540;

THENCE in a northeasterly direction along said dividing line, a distance of approximately 318.55 feet to a point for corner, said corner being the point of intersection with the west line of city block 3/2540 with the south line of lot 20 and the northeast line of lot 22 in city block 3/2540;

THENCE in a southeasterly direction from said point, a distance of approximately 30 feet, to the point of intersection with the centerline of Bexar Street, the PLACE OF BEGINNING and containing 101,933.08 square feet more or less, or 2.34 acres.

REGIONAL SERVICE MIXED USE SUBDISTRICT

TRACT 1: ***MAP: J-8***
BEING a tract of land in city block 4/812, 7/812, 12/812, 3/812, 9/812, 14/812, 15/812, 854, Z/854 and Y/854, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Second Avenue and the centerline of R.L. Thornton Freeway;

THENCE in a southeasterly direction along the centerline of Second Avenue, to the point of intersection with the centerline of Robert B. Cullum Boulevard to a point for corner;

THENCE in a southeasterly direction along the centerline of Robert B. Cullum Boulevard, to the point of intersection with the northeasterly prolongation of the centerline of Elihu Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Elihu Avenue, to the point of intersection with the centerline of Fourth Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Fourth Avenue, to the point of intersection with the centerline of Parry Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Parry Avenue, to the point of intersection with the centerline of Malta Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Malta Street, to the point of intersection with the centerline of Gunter Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Gunter Avenue, to the point of intersection with the centerline of the T. & N.O. RR/Trunk Avenue/city block 854 to a point for corner;

THENCE in a southeasterly direction along the centerline of the T. & N.O. RR/Trunk Avenue/city block 854, a distance of approximately 439 feet, to a point for corner on a line, said line being the northeasterly prolongation line of the north line of a 387.21 x 221.88 tract, labeled tract [1] in city block Z/854;

THENCE in a southwesterly direction along said line, a distance of approximately 641.00 feet, to a point for corner on a line, said line being the southeasterly prolongation line of the east line of a 99.3 x 746.54 tract, labeled tract [3] in city block Z/854, also being the common line between said tracts [1] and [3];

THENCE in a northwesterly direction along the said common line, a distance of approximately 546.00 feet, to the point of intersection with the centerline of the T. & N.O. RR/Parry Avenue/Coombs Street to a point for corner;

THENCE in a southwesterly direction along the centerline of the T. & N.O. RR/Parry Avenue/Coombs Street, to a point for corner on a line, said line being the southeasterly prolongation line of the centerline of a 15-foot alley between city blocks 3/854 and Y/854;

THENCE in a northwesterly direction along said alley centerline, to the point of intersection with the centerline of the Oak Lane to a point for corner;

THENCE in a northeasterly direction along said the centerline of the Oak Lane, to the point of intersection with the centerline of the T. & N.O. RR/Trunk Avenue/city block 854 to a point for corner;

THENCE in a northwesterly direction along the centerline of the T. & N.O. RR/Trunk Avenue/city block 854, to the point of intersection with the centerline of R.L. Thornton Freeway (IH-20/IH-30) to a point for corner;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway (IH-20/IH-30), to the point of intersection with the centerline of Second Avenue, the PLACE OF BEGINNING, SAVE AND EXCEPT the 5.22 acres contained in Sub-district 2C(i), Tract 1, thus, the total area of this tract being 2,365,649.84 square feet more or less, or 54.30 acres.

TRACT 2: ***MAP: K-8, L-8***
BEING a tract of land in city block 1172, 9/1191, 1197, C/1206, D/1216, C/1677,1678, 1679, F/1215, E/1205, 1196, 1195, 1190, and 1180, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of South Lamar with the centerline of Lenway Avenue/National Street;

THENCE in a southeasterly direction along the centerline of South Lamar, to the point of intersection with the centerline of McDonald Street to a point for corner;

THENCE in a southwesterly direction along the centerline of McDonald Street, a distance of approximately 406(plat) feet to the point of intersection with the common line between city blocks 1678 and 1679 to a point for corner;

THENCE in a northwesterly direction along said common line, a distance of approximately 130(plat) feet, to a point for corner on a line, said line being the southwesterly prolongation line of the diving line between city blocks 1678 and C/1677;

THENCE a southwesterly direction along said common line, said line also being the common line between a lot measuring 432 x 260 and a lot measuring 432 x 263 in city block 1679, a distance of approximately 515 feet, to the point of intersection with the centerline of the H. & T. C. Railroad to a point for corner;

THENCE in a northwesterly direction along the centerline of the H. & T. C. Railroad, to the point of intersection with the centerline of National Street/Lenway Avenue to a point for corner;

THENCE in a northeasterly direction along the centerline of National Street/Lenway Avenue, to the point of intersection with the centerline of South Lamar Street, the PLACE OF BEGINNING and containing 1,366,340.12 square feet more or less, or 31.26 acres.

TRACT 3: ***MAP: L-8***
BEING a tract of land in city block 1682, 1683, A/1684, 1684, 5831 and 5832, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of South Lamar with the northeasterly prolongation of the centerline of McDonald Street;

THENCE traveling in a southeasterly direction along the centerline of South Lamar to the point of intersection with the centerline of Hatcher Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hatcher Street to the northwesterly prolongation of the common line between lots 3 and 4 in city block 3/1693, to a point for corner;

THENCE in a southeasterly direction along said line, to the point of intersection between city block 3/1693 and 5/2120 to a point for corner;

THENCE in a southwesterly direction along said line, to the point of intersection of the common line between lots 2 and 3 in city block 5/2120 to a point for corner;

THENCE in a southeasterly direction along said line, to the point of intersection of the common line between lots 22 and 3 in city block 1/2116 to a point for corner;

THENCE in a northeasterly direction along said line, to the point of intersection of the common line between lots 3 and 4 in city block 1/2116 to a point for corner;

THENCE in a southeasterly direction along said line, to the point of intersection of the centerline of Emery Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Emery Street, to the point of intersection of the northwesterly prolongation of the centerline of an alley in city block 2247 to a point for corner;

THENCE in a southeasterly direction along said alley line, to the point of intersection of the southwesterly prolongation of the common line between lots 30 and 31 in city block 2248 to a point for corner;

THENCE in a northeasterly direction along said common line, to the point of intersection of the centerline of Colonial Avenue to a point for corner;

THENCE in a southeasterly direction along of the centerline of Colonial Avenue, to the point of intersection of the centerline of Haven Street to a point for corner;

THENCE in a southwesterly direction along of the centerline of Haven Street, to the point of intersection of the centerline of South Lamar Street to a point for corner;

THENCE in a northwesterly direction along the centerline of South Lamar Street, to a point for corner on a line, said line being the northeasterly prolongation of the common line between a lot measuring 513.50 x 1182.60 and a lot measuring 883.00 x 1182.60 in city block 5832,

THENCE in a southeasterly direction along said line, a distance of approximately 1332.60(plat) feet, to the point of intersection with the centerline of the M.K. & T.C./Southern Pacific Railroad;

THENCE in a northwesterly direction along the centerline of the M.K. & T.C./Southern Pacific Railroad, to a point for corner on a line, said line being the southwesterly prolongation line of the common line between a lot measuring 141.24 x 132.24 and a lot measuring 322.53 x 132. 24 in city block 1683;

THENCE a northeasterly direction along said common line, a distance of approximately 194.00 feet, to the point of intersection with the west R.O.W. line of Julius Schepps Expressway (IH-45), to a point for corner;

THENCE in a northeasterly and northwesterly direction along the west R.O.W. line of Julius Schepps Expressway (IH-45),a distance of approximately 1180.00 feet to the point of intersection with the centerline of

Mc Donald Street to a point for corner;

THENCE in a northeasterly direction along the northeasterly prolongation of the centerline of Mc Donald Street, to the point of intersection with the centerline of South Lamar Street, the PLACE OF BEGINNING, SAVE AND EXCEPT the 47.16 acres contained within PD's 331, 276, 552, thus, the total area of this tract being 3,780,530.16 square feet more or less, or 86.79 acres.

REGIONAL SERVICE MIXED USE ENHANCED SUBDISTRICT

TRACT 1: ***MAP: J-8***
BEING a tract of land in city block 3/812, 7/812, and 8/812, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Ash Lane and the centerline of Third Avenue;

THENCE in a southwesterly direction along the centerline of Ash Lane, to the point of intersection with the centerline of Fourth Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Fourth Avenue, to the point of intersection with the centerline of Oak Lane to a point for corner;

THENCE in a northeasterly direction along the centerline of Oak Lane, to the point of intersection with the centerline of Third Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Third Avenue, a distance of 275.00(plat) feet, to a point for corner on a line, said line being the northeasterly prolongation line of the common line between lots 3 and 4 in city block 4/812;

THENCE in the general direction called North 67^50'35" East, a distance of approximately 566.04 feet, to a point for corner on a line, said line being in the centerline of Second Avenue and also being the southwesterly prolongation line of the common line between lots 13 and 14 in city block 6/812;

THENCE in a southwesterly direction along said line, a distance of approximately 345.00 feet, to the point of intersection with the centerline of Third Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Third Avenue, to the point of intersection with the centerline of Ash Lane, the PLACE OF BEGINNING and containing 227,387.45 square feet more or less, or 5.22 acres.

TRACT 2: ***MAP: L-8***
BEING a tract of land in city block 1679, 1678, 1680, 1681, 1682, and 1683, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of the H. & T. C. Railroad with the southwesterly prolongation line of the common line between a lot measuring 263 x 432 and a lot measuring 260 x 432 in city block 1679;

THENCE in a northeasterly direction along said line, a distance of approximately 514 feet, to a point for corner on a line, said line being the common line between city blocks 1679 and 1678 to a point for corner;

THENCE in a southeasterly direction along said common line, to the point of intersection with the centerline of Mc Donald Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Mc Donald Street, a distance of approximately 348(plat) feet, to a point for corner on a line, said line being the west R.O.W. line of Julius Schepps Expressway (IH-45);

THENCE traveling in a southwesterly and southeasterly direction along the west R.O.W. line of Julius Schepps Expressway (IH-45), a distance of approximately 1180.00 feet, to a point for corner on a line, said line being the northeasterly prolongation line of the common line between a lot measuring 141.24 x 132.24 and a lot measuring 322.53 x 132.24 in city block 1683;

THENCE in a southwesterly direction along said common line, a distance of approximately 194.00 feet, to the point of intersection with the centerline of the H. & T. C. Railroad to a point for corner;

THENCE in a northwesterly direction along the centerline of the H. & T. C. Railroad, a distance of approximately 1139.00 feet, to the point of intersection with the southwesterly prolongation line of the common line between a lot measuring 263 x 432 and a lot measuring 260 x 432 in city block 1679, the PLACE OF BEGINNING and containing 575,503.82 square feet more or less, or 13.21 acres.

REGIONAL SERVICE COMMERCIAL SUBDISTRICT

TRACT 1: ***MAP: K-8***
BEING a tract of land in city block H/874, 6/874, F/874, C/873, D/873, A/873, B/873, 2/870, $870^{1/2}$, $2/870^{1/2}$, $A/870^{1/2}$, B/868, C/868, F/868, G/868, 867, and 3/866 in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Ervay Street with the southwesterly prolongation line of the common line between lots 6 and 7A in city block H/874;

THENCE in a northeasterly direction along said common line, passing King Street and continuing along the centerline of a 15-foot alley running through city block H/874, to the point of intersection with the centerline of Mansfield Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Mansfield Street, to the point of intersection with the centerline of Combs Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Combs Street, to the point of intersection with the centerline of Julius Schepps Freeway (IH-45) to a point for corner;

THENCE in a northeasterly direction along the centerline of Julius Schepps Freeway (IH-45), to the point of intersection with the centerline of Logan Street to a point for corner;

THENCE in a northeasterly direction along the centerline Logan Street, to the point of intersection with the centerline of Malcolm X Boulevard to a point for corner;

THENCE in a southeasterly direction along the centerline of Malcolm X Boulevard, to the point of intersection with the centerline of Coombs Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Coombs Street, to a point for corner on a line, said line being the northwesterly prolongation line of an alley in city block G/868;

THENCE in a southeasterly direction along said alley line, a distance of approximately 350.00 feet, to the point of intersection with the centerline of Clarence Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Clarence Street, passing Good Latimer Expressway in all a distance of approximately 979.00 feet, to the point of intersection with the centerline of Julius Schepps Freeway (IH-45) to a point for corner;

THENCE in a southeasterly direction along the centerline of Julius Schepps Freeway (IH-45), to a point for corner on a line, said line being the northeasterly prolongation of the centerline of a 13.5-foot alley in city block D/873;

THENCE in a southwesterly direction along said line, a distance of approximately 660.00 feet, crossing South Central Expressway, and the alley through city block D/873, to the point of intersection with the centerline of South Harwood Street to a point for corner;

THENCE in a northwesterly direction from the point of intersection on the centerline of South Harwood Street, to a point for corner on a line, said line being the northeasterly prolongation of the centerline of a 15-foot alley in city block F/874;

THENCE in a southwesterly direction along said line, a distance of approximately429.30 feet, crossing Riggs Street, to a point for corner on a line, said line being the northeasterly prolongation of the common line between lot 2 and a lot measuring 47.8 x 140.8 in city block G/874;

THENCE in a northwesterly direction along said line, a distance of approximately 20 feet, to a point for corner on a line, said line being the northeasterly prolongation of the common line between lot measuring 140.8 x 47.8 and 153.35 x 75 in city block G/874;

THENCE in a southwesterly direction along said common line, a distance of approximately 225.78(plat) feet, to a point for corner on a line, said line being the northwesterly prolongation of the common line between a lot measuring 140 x 50 and a lot measuring 140.67 x 75.12 in city block G/874;

THENCE in a southeasterly direction along said common line, a distance of approximately 170.67(plat) feet, to the point of intersection with the centerline of Grand Avenue to a point for corner;

THENCE in a southwesterly direction along the centerline of Grand Avenue, a distance of approximately 100.03(plat) feet, to a point for corner on a line, said line being the southeasterly prolongation of the common line between a lot measuring 123.36 x 50 and a lot measuring 80 x 20 in city block G/874;

THENCE in a northwesterly direction along said common line, a distance of approximately 125.00(plat) feet, to a point for corner on a line, said line being the northeasterly prolongation of the common line between a lot measuring 75 x 80 and a lot 80 x 104 in city block G/874;

THENCE in a southwesterly direction along said common line, a distance of approximately 108.25(plat) feet, to the point of intersection with the centerline of Ervay Street;

THENCE in a northwesterly direction along the centerline of Ervay Street, to a point for corner on a line, said line being the southwesterly prolongation line of the common line between lots 6 and 7A in city block H/874, the PLACE OF BEGINNING and containing 2,333,487.08 square feet more or less, or 53.56 acres.

TRACT 2: ***MAP: K-9***
BEING a tract of land in city block 4464 and B/4467, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Racell Street and the southwesterly prolongation line of the common line between city blocks 4/4463, and 4464;

THENCE in a northeasterly direction along said common line, a distance of approximately 263.90 feet, to the point of intersection with the centerline of a southeast leg of the T. & N. O. Railroad to a point for corner;

THENCE in a generally southeasterly and southwesterly direction along the centerline said leg of the T. & N. O. Railroad, to the point of intersection with the centerline of Racell Street and the centerline of the H. & T.C. Railroad to a point for corner;

THENCE in a northwesterly direction along the centerline of Racell Street, to the point of intersection with the southwesterly prolongation line of the common line between city blocks 4/4463 and 4464, the PLACE OF BEGINNING and containing 592,733.26 square feet more or less, or 13.60 acres.

REGIONAL SERVICE INDUSTRIAL SUBDISTRICT

TRACT 1: ***MAP: K-7, K-8***
BEING a tract of land in city block D/884, C/882, 876, 875, 877, D/874, C/874, A/874, F/873, E/874, H/874, 874, A/878, and B/880, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Parnell Street and the centerline of the Santa Fe Railroad;

THENCE in a northeasterly direction along the centerline of the Santa Fe Railroad, to the point of intersection with the centerline of Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street, a distance of approximately 374.39(plats) feet, to the point of intersection with the southwesterly prolongation line of the common line between lots 19 and 20 in city block F/873 to a point for corner;

THENCE in a northeasterly direction along said line, a distance of approximately 170 feet, to the point of intersection with the northwesterly prolongation line of the common line between lots 10 and 20 in city block F/873 to a point for corner;

THENCE in a southeasterly direction along said line, to the point of intersection with the centerline of Combs Street to a point for corner;

THENCE in a southwesterly direction along the centerline Combs Street, to the point of intersection with the centerline of Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street, to the point of intersection with the centerline of Clarence Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Clarence Street, to the point of intersection with the centerline of Mansfield Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Mansfield Street, to a point for corner on a line, said line being the northeasterly prolongation of the centerline of a 15-foot alley in city block H/874;

THENCE in a southwesterly direction along said alley line, passing along the common line between lots 6 and 7A in city block H/874, in all a distance of approximately 750.00 feet, to the point of intersection with the centerline of Ervay Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Ervay Street, to the point of intersection with the centerline of Sanger Avenue to a point for corner;;

THENCE in a southwesterly direction along the centerline of Sanger Avenue, to a point for corner on a line, said line being the southeasterly prolongation of the centerline of a 19-foot alley in city block A/878;

THENCE in a northwesterly direction along said line, to a point for corner on a line, said line being the northeasterly prolongation of the centerline of a 10-foot alley in city block A/878;

THENCE in a southwesterly direction along said line, to the point of intersection with the centerline of Holmes Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Holmes Street, to a point for corner on a line, said line being the northeasterly prolongation of the common line between lots 19 and 20 in city block B/880;

THENCE in a southwesterly direction along said common line, to the point of intersection with the centerline of a 15-foot alley in city block B/880 and 876 to a point for corner;

THENCE in a northwesterly direction along the centerline of said alley, to a point for corner on a line, said line being the northeasterly prolongation of the common line between lots 23 and 24 in city block B/880;

THENCE in a southwesterly direction along said common line, to the point of intersection with the centerline of Cleveland Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Cleveland Street, to a point for corner on a line, said line being the northeasterly prolongation of the centerline of a 15-foot alley in city block C/882;

THENCE in a southwesterly direction along the centerline of said alley, to the point of intersection with the centerline of Gould Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Gould Street, to a point for corner on a line, said line being the northeasterly prolongation of the common line between lots 52 and 53 in city block D/884;

THENCE in a southwesterly direction along said common line, a distance of approximately 325.00(plats) feet, to the point of intersection with the centerline of Parnell Street;

THENCE in a northwesterly direction along the centerline of Parnell Street, a distance of approximately 195.00 feet, to the point of intersection with the centerline of the Santa Fe Railroad, to the PLACE OF BEGINNING and containing 1,383,915.86 square feet more or less, or 31.77 acres.

TRACT 2: ***MAP: J-8, K-8***
BEING a tract of land in city block E/873, B/870, A/870, 2/870, 870 1/2, A/868, E/868, 867, 1/866, 2/866, and A/853, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of South Central Expressway (US-175) and the centerline of the Santa Fe Railroad;

THENCE in a northeasterly direction along the centerline of the Santa Fe Railroad, a distance of approximately 4620.00 feet, to the point of intersection with the centerline of the H. & T. C. Railroad/Trunk Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of the H. & T. C. Railroad/Trunk Avenue, to the point of intersection with the centerline of Oak Lane to a point for corner;

THENCE in a southwesterly direction along the centerline of Oak Lane, to the point of intersection with the centerline of Malcolm X Boulevard to a point for corner;

THENCE in a southeasterly direction along the centerline of Malcolm X Boulevard, to the point of intersection with the centerline of Logan Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Logan Street, to the point of intersection with the centerline of Julius Schepps Expressway (IH-45) to a point for corner;

THENCE in a southeasterly direction along the centerline of Julius Schepps Expressway (IH-45), a distance of approximately 544.00 feet, to the point of intersection with the centerline of Coombs Street; said centerline being the southeasterly prolongation line of the centerline of Coombs Street, running south of city block 870 1/2 to a point for corner;

THENCE in a southwesterly direction along the centerline of Coombs Street, to the point of intersection with the centerline of South Central Expressway (US-175) to a point for corner;

THENCE in a northwesterly direction along the centerline South Central Expressway (US-175) to the point of intersection with the centerline of the Santa Fe Railroad, to the PLACE OF BEGINNING and containing 3,062,613.39 square feet more or less, or 70.30 acres.

TRACT 3: ***MAP: K-9***
BEING a tract of land in city block 4481, 4480, 4470, 4469, 4464, and 4467, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Junction Street and the centerline of the Hatcher Street;

THENCE in a northeasterly direction along the centerline of Hatcher Street, a distance of approximately 880 feet to a point for corner on a line, said line being the southwesterly prolongation line of the common line between city block E/4479 and city block 4480;

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THENCE in a northeasterly direction along said common line, a distance of approximately 1275.00 feet to the point of intersection with the centerline of the H. & T. C. Railroad;

THENCE in a southwesterly direction along the centerline of the H. & T. C. Railroad, a distance of approximately 3750.00 feet to the point of intersection with centerline of a southwest leg of the H. & T. C. Railroad between block 4467 and 6/4467 to a point for corner;

THENCE in a northwesterly direction along the said southwestern leg of the H. & T. C. Railroad, to the point of intersection with the centerline of the T. & N.O. Railroad/Scyene Road with the southwesterly prolongation line of the centerline of Willow Springs Lane to a point for corner;

THENCE in a northeasterly direction along the centerline of Willow Springs Lane to the point of intersection with the centerline of Junction Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Junction Street, to the point of intersection with the centerline of Hatcher Street, to the PLACE OF BEGINNING and containing 1,658,209.88 square feet more or less, or 38.07 acres.

TRACT 4: ***MAP: K-9***
BEING a tract of land in city block 4449, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of Vannerson Drive and the centerline of Second Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Second Avenue, a distance of approximately 390.00 feet, to the point of intersection with the centerline of the H. & T. C. Railroad to a point for corner;

THENCE in a southwesterly direction along the centerline of the H. & T. C. Railroad, a distance of approximately 800.00 feet, to a point for corner on a line, said line being the southeasterly prolongation line of the common line between city block 4449 and city block 4448;

THENCE in a northwesterly direction along said line, a distance of approximately 520.00 feet, to the point of intersection with the centerline of Vannerson Drive to a point for corner;

THENCE in a northeasterly direction along the centerline of Vannerson Drive, to the point of intersection with the centerline of Second Avenue, the PLACE OF BEGINNING and containing 327,676.82 square feet more or less, or 7.53 acres.

TRACT 5: ***MAP: L-8***
BEING a tract of land in city blocks 2251, A/7946, 7946, and 5832, in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of South Central Expressway (IH-45) and the northeasterly prolongation line of the common line between lots 82 and 83 in city block 2251;

THENCE in a southeasterly direction along the centerline of South Central Expressway (IH-45), to a point for corner on a line, said line being the northwesterly prolongation line of the centerline of Canaan Street/Sedberry Street;

THENCE in a southeasterly direction along said line, a distance of approximately 450.00 feet, to the point of intersection with the centerline of the T. & N.O. Railroad to a point for corner;

THENCE in a generally southwesterly and then a northwesterly direction along the centerline of the T. & N.O. Railroad, to the point of intersection with the centerline of the K. & T.C. Railroad, following along the centerline of the K. & T.C. Railroad, a distance of approximately 900.00 feet to a point for corner on a line, said line being 1093.14(plats) feet from the southwest corner of city block 5832, said line also being the southwestern prolongation line of the common line between lots measuring 513.50 x 1182.60 and 883.00 x 1182.60 in said city block 5832;

THENCE in a northeasterly direction along said line, a distance of approximately 1382.60 feet, to the point of intersection with the centerline of South Lamar Street to a point for corner;

THENCE in a southeasterly direction along the centerline of South Lamar Street, to the point of intersection with the centerline of Haven Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Haven Street, to the point of intersection with the centerline of Colonial Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Colonial Avenue, a distance of approximately 168.50 feet to a point for corner on a line, said line being the southwesterly prolongation line of the common line between lots 82 and 83 in city block 2251;

THENCE in a northeasterly direction along said common line, to the point of intersection with the centerline of South Central Expressway (IH-45) to the PLACE OF BEGINNING and containing 2,068,911.47 square feet more or less, or 47.49 acres.

PARKING P(A) SUBDISTRICT

P(A) tracts that exist at the time of adoption of this ordinance are incorporated into the PD as P(A) Subdistrict tracts and follow the existing boundaries.

Exhibit C – Land Use Chart

SUB-DISTRICTS / LAND USES	NC	CC	RS-MU	RS-C	RS-I
Agricultural					
Animal production					
Commercial stable					
Crop production					
Private stable					
Commercial and Business Service					
Building repair and maintenance shop				R	R
Bus or rail transit vehicle maintenance or storage facility					◆
Catering service	S	◆	◆	◆	
Commercial cleaning or laundry plant					
Custom business services		◆	◆	◆	
Custom woodworking, furniture construction, or repair				◆	◆
Electronics service center		◆	◆	◆	◆
Job or lithographic printing		◈	◈	R	R
Labor hall				S	S
Machine or welding shop				R	R
Machinery, heavy equipment, or truck sales and service				R	R
Medical or scientific laboratory		S		◆	◆
Technical school				◆	◆
Tool or equipment rental				◆	◆
Vehicle or engine repair or maintenance				R	R
Industrial					
Industrial (inside) not potentially incompatible					R
Industrial (inside) for potentially incompatible					S
Industrial (inside) for light manufacturing			✚		◆
Industrial (outside) not potentially incompatible					S
Industrial (outside) potentially incompatible					
Medical/infectious waste incinerator					
Metal salvage facility					
Mining					
Municipal waste incinerator					
Organic compost recycling facility					
Outside salvage or reclamation					

Exhibit C – Land Use Chart

SUB-DISTRICTS / LAND USES	NC	CC	RS-MU	RS-C	RS-I
Pathological waste incinerator					
Temporary concrete or asphalt batching plant					
Institutional and Community Service					
Adult day care facility	◆	◆	◆		
Cemetery or mausoleum		S	S		
Child-care facility	◆	◆	◆		
Church	◆	◆	◆	◆	◆
College, university, or seminary		S	◆		
Community service center	S	S	◆		
Convalescent and nursing homes, hospice care, and related institutions		S	S		
Convent or monastery		◆	◆		
Foster home					
Halfway house			S		
Hospital			R		
Library, art gallery, or museum	◆	◆	◆		
Public or private school	R	R	R		
Lodging					
Hotel or motel		S	S		
Lodging or boarding house					
Overnight general purpose shelter					
Miscellaneous					
Carnival or circus (temporary)					
Hazardous waste management facility					
Placement of fill material					
Temporary construction or sales office	◆	◆	◆	◆	◆
Office					
Financial institution without drive-in window	◆	◆	◆	◆	◆
Financial institution with drive-in window		D	D	R	R
Medical clinic or ambulatory surgical center	◆	◆	◆	◆	◆
Office	◆	◆	◆	◆	◆
Recreation					
Country club with private membership			◆	◆	◆
Private recreation center, club, or area	S	◆	◆		

Exhibit C – Land Use Chart

SUB-DISTRICTS / LAND USES	NC	CC	RS-MU	RS-C	RS-I
Public park, playground, or golf course	◆	◆	◆	◆	◆
Residential					
College dormitory, fraternity or sorority house					
Duplex					
Group residential facility					
Handicapped group dwelling unit					
Manufactured home park, manufactured home subdivision, or campground					
Multifamily			◈		
Residential hotel					
Retirement housing			◈		
Single family					
Retail and Personal Service					
Alcoholic beverage establishments		S	S	S	
Ambulance service		R	R		
Animal shelter or clinic without outside run		R	R		
Animal shelter or clinic with outside run				S	
Auto service center	✸	R	R	R	
Business school		◆	◆	◆	
Car wash	✸	D	R	R	R
Commercial amusement (inside)		★	★	★	
Commercial amusement (outside)				D	
Commercial parking lot or garage		R	R	R	
Drive-in theater					
Dry cleaning or laundry store	◆	◆	◆		
Food or beverage store 3,500 square feet or less		S	◆		
Furniture store	◈	◆	◆		
General merchandise 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		D	R	R	
Household equipment and appliance repair		◆	◆	◆	
Liquor store		✚	◆	◆	◆
Mortuary, funeral home, or commercial wedding chapel	S	◆	◆		

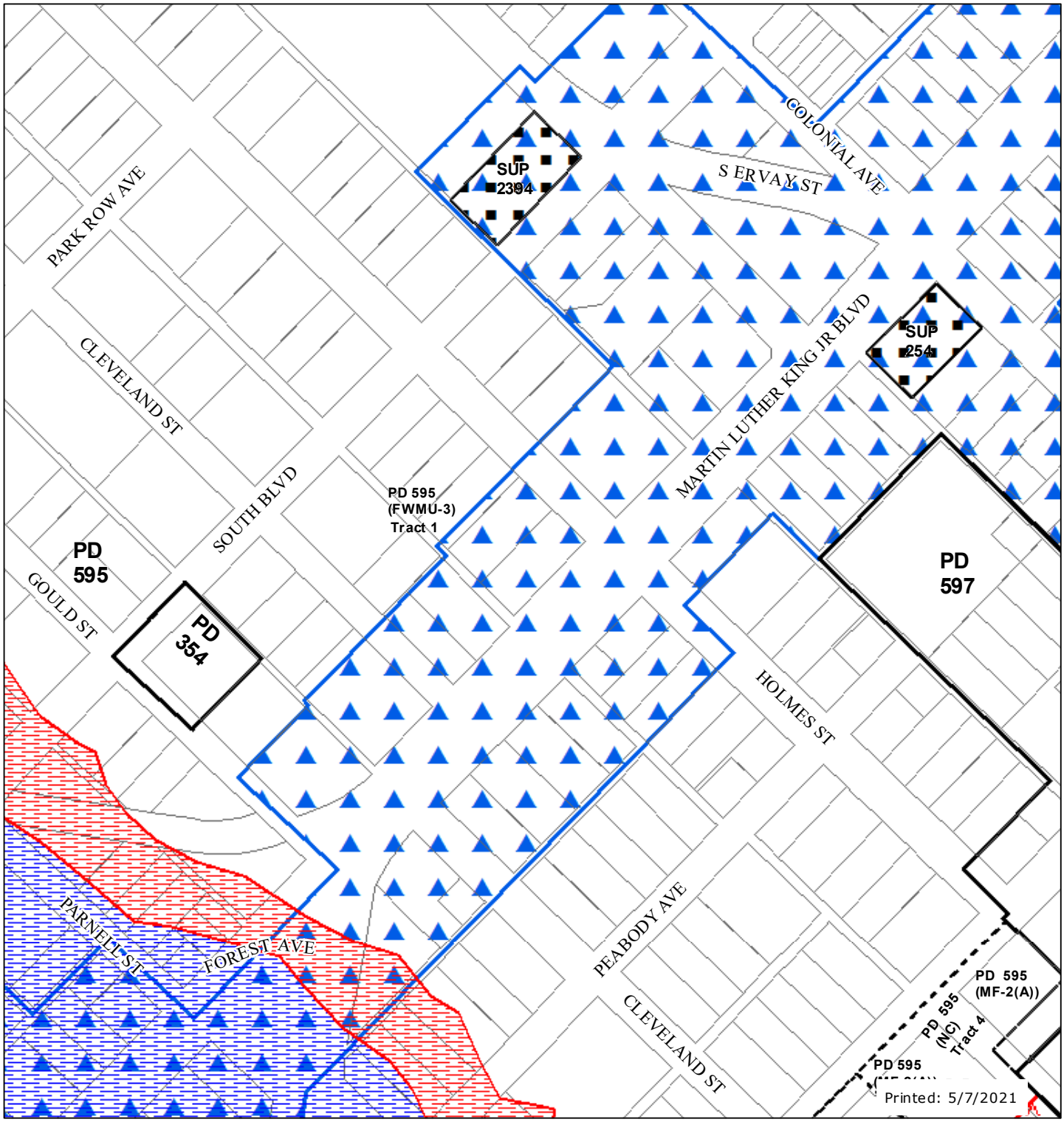
Exhibit C – Land Use Chart

SUB-DISTRICTS / LAND USES	NC	CC	RS-MU	RS-C	RS-I
Motor vehicle fueling station	✸	◆	◆	◆	◆
Nursery, garden shop, or plant sales		◆	◆	◆	◆
Outside sales			S	S	
Pawn shop					◆
Personal service uses	◆	◆	◆		
Restaurant without drive-in or drive-through service	R	R	R	R	
Restaurant with drive-in or drive-through service		D	D	D	
Surface parking					
Swap or buy shop		S	S	S	◆
Taxidermist				◆	
Temporary retail use					
Theater		◆	◆		
Vehicle display, sales, and service		R	R	R	R
Transportation					
Airport or landing field					
Commercial bus station and terminal			D		
Heliport			S	S	S
Helistop			S	S	S
Private street or alley					
Railroad passenger station					
Railroad yard, roundhouse, or shops					
STOL (short takeoff or landing port)					
Transit passenger shelter	◆	◆	◆	◆	◆
Transit passenger station or transfer center		S	S	S	S
Utility and Public Service					
Commercial radio or TV transmitting station					
Electrical generating plant					
Electrical substation		S	◆	◆	◆
Local utilities	★	★	★	★	★
Police or fire station	S	◆	◆	◆	◆
Post office	S	◆	◆	◆	◆
Radio, television, or microwave tower					
Refuse transfer station					
Sanitary landfill					

Exhibit C – Land Use Chart

SUB-DISTRICTS / LAND USES	NC	CC	RS-MU	RS-C	RS-I
Sewage treatment plant					
Tower/antenna for cellular communication	S	◆	◆	◆	◆
Utility or government installation other than listed			S	S	S
Water treatment plant					
Wholesale, Distribution, and Storage					
Auto auction					◆
Building mover's temporary storage yard				S	S
Contractor's maintenance yard				R	R
Freight terminal				R	R
Livestock auction pens or sheds					
Manufactured building sales lot				R	R
Mini-warehouse		S	S	◆	◆
Office showroom/warehouse			✚	◆	◆
Outside storage (with visual screening)				R	R
Outside storage (without visual screening)					
Petroleum product storage and wholesale					
Recycling buy-back center			S	S	S
Recycling collection center			S	S	S
Recycling drop-off container		★	★	★	★
Recycling drop-off for special occasion collection				★	★
Sand, gravel, or earth sales and storage					
Trade center					
Vehicle storage lot				S	
Warehouse			✚	R	R
Accessory					
Accessory community center (private)					
Accessory game court (private)					
Accessory helistop					
Accessory medical/infectious waste incinerator					
Accessory outside display of merchandise	×				
Accessory outside sales	×				
Accessory outside storage	×	✶	×		
Accessory pathological waste incinerator					
Amateur communication tower					
Day home					
General waste incinerator					

TAB #2



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
- CD Subdistricts
- PD Subdistricts
- PDS Subdistricts
- NSO Subdistricts
- NSO_Overlay
- Escarpment Overlay
- Parking Management 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)

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May 6, 2021 at 1:21 PM


May 6, 2021 at 1:22 PM


May 6, 2021 at 1:23 PM


May 6, 2021 at 1:25 PM


PAWN
LIQUOR
BEER & WINE
May 6, 2021 at 1:27 PM


RYAN "THE LION"
THOMPSON
PAWN
May 6, 2021 at 1:28 PM


Martin Luther King Jr
1500
1600
May 6, 2021 at 1:29 PM


May 6, 2021 at 1:31 PM


May 6, 2021 at 1:32 PM

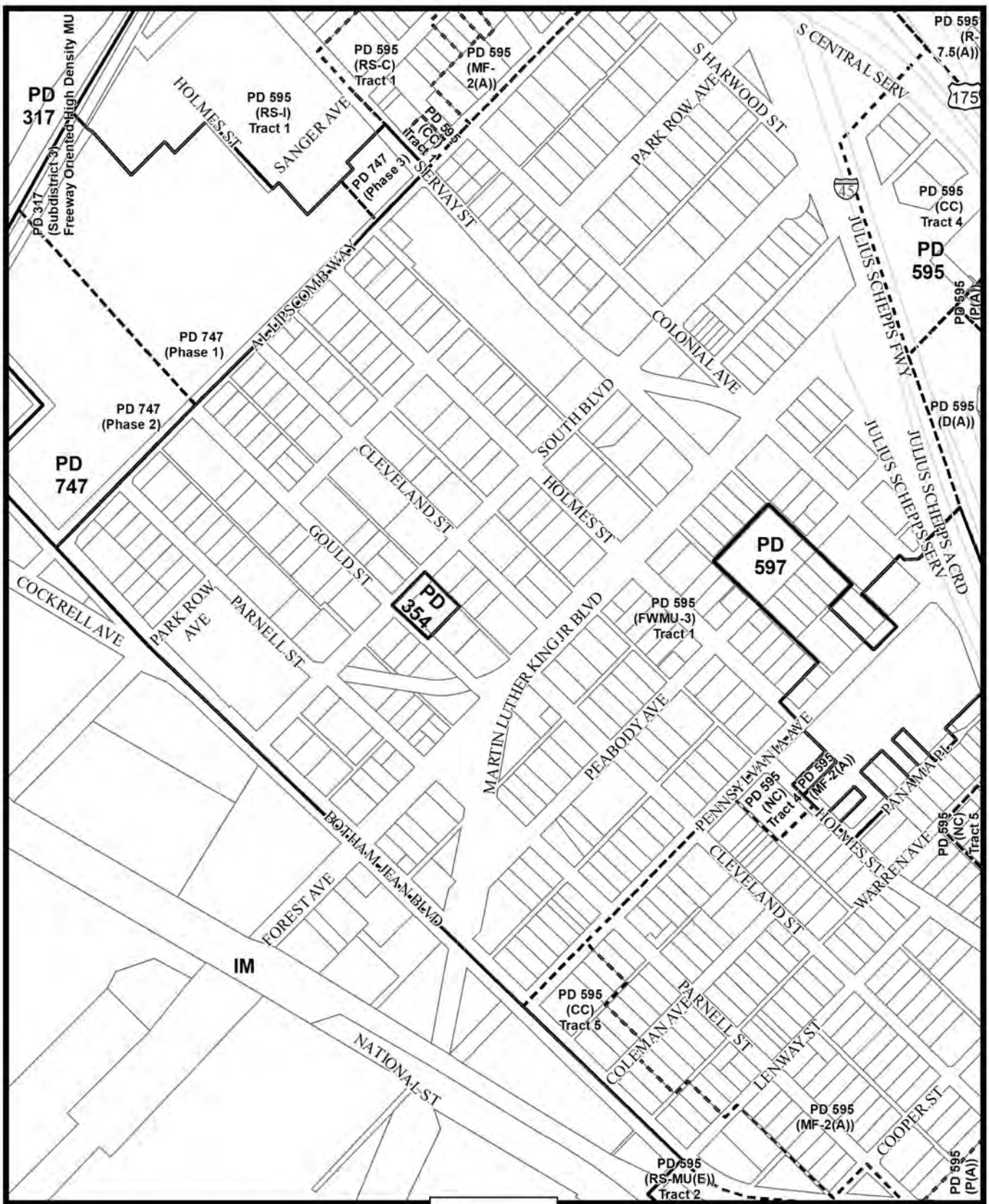

May 6, 2021 at 1:38 PM




MARTIN LUTHER KING, JR.
LEARNING CENTER

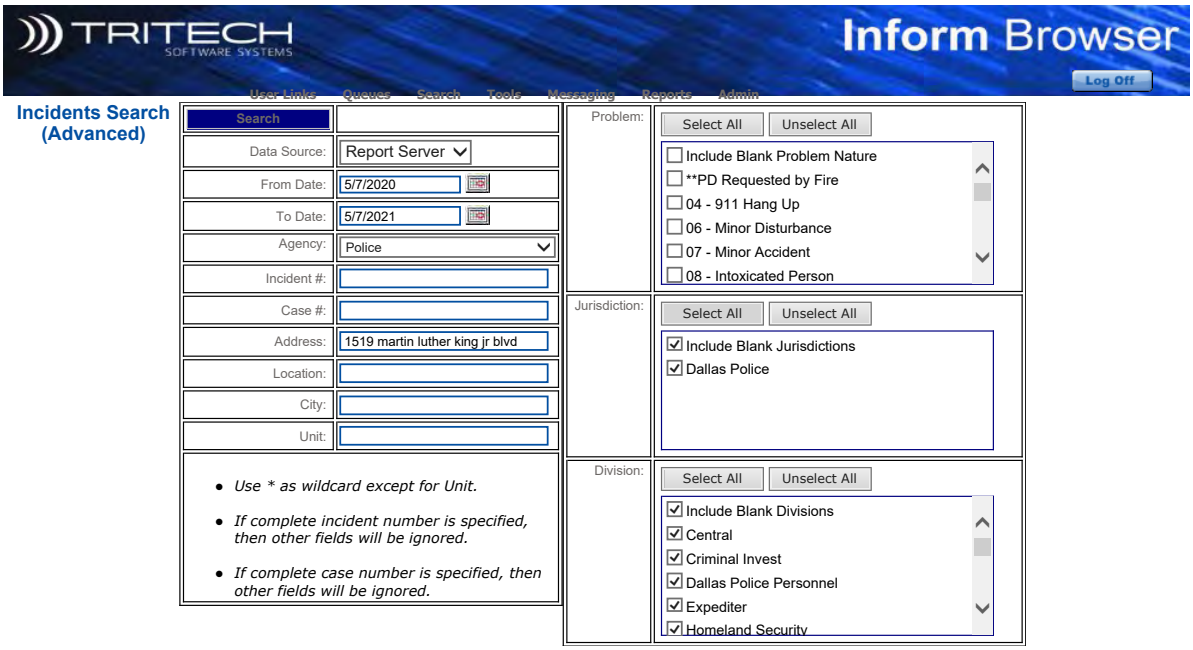



1499
1409
3001
1507
3101
Holmes St
1635
Pennsylvania Ave
3201
1699
1499
Cleveland St
3101
1399
Peabody Ave
1449
3201
Panama Pl
1619
Warren
1299
3101
1399
Pennsylvania Ave
3201
3301
3401
1499


PD 317
PD 317 (Subdistrict 3) Freeway Oriented High Density MU
PD 595 (RS-C) Tract 1
PD 595 (MF-2(A))
PD 595 (RS-I) Tract 1
PD 595 (CC) Tract 1
PD 747 (Phase 3)
PD 595 (R-7.5(A))
PD 595 (CC) Tract 4
PD 595
PD 595 (P(A))
PD 595 (D(A))
PD 747 (Phase 1)
PD 747 (Phase 2)
PD 747
PD 354
PD 597
PD 595 (FWMU-3) Tract 1
PD 595 (NC) Tract 4
PD 595 (MF-2(A))
PD 595 (NC) Tract 5
PD 595 (CC) Tract 5
PD 595 (MF-2(A))
PD 595 (RS-MU(E)) Tract 2
IM
HOLMES ST
SANGER AVE
S HARWOOD ST
PARK ROW AVE
S CENTRAL SERV
JULIUS SCHEPPS FWY
JULIUS SCHEPPS SERV
JULIUS SCHEPPS ACRD
S ERVAY ST
ANDELIPSCOMB WAY
COLONIAL AVE
SOUTH BLVD
CLEVELAND ST
HOLMES ST
GOULD ST
COCKRELL AVE
PARK ROW AVE
PARNELL ST
MARTIN LUTHER KING JR BLVD
PEABODY AVE
PENNSYLVANIA AVE
HOLMES ST
PANAMA PL
WARREN AVE
CLEVELAND ST
BOTHAM JEAN BLVD
FOREST AVE
NATIONAL ST
COLEMAN AVE
PARNELL ST
LENWAY ST
COOPER ST
175
City Limits
Highways
Ramps and Access Roads
Base Zoning
PD Subdistricts
1:4,800
Case ID:
Printed: 5/7/2021



TAB #3



1

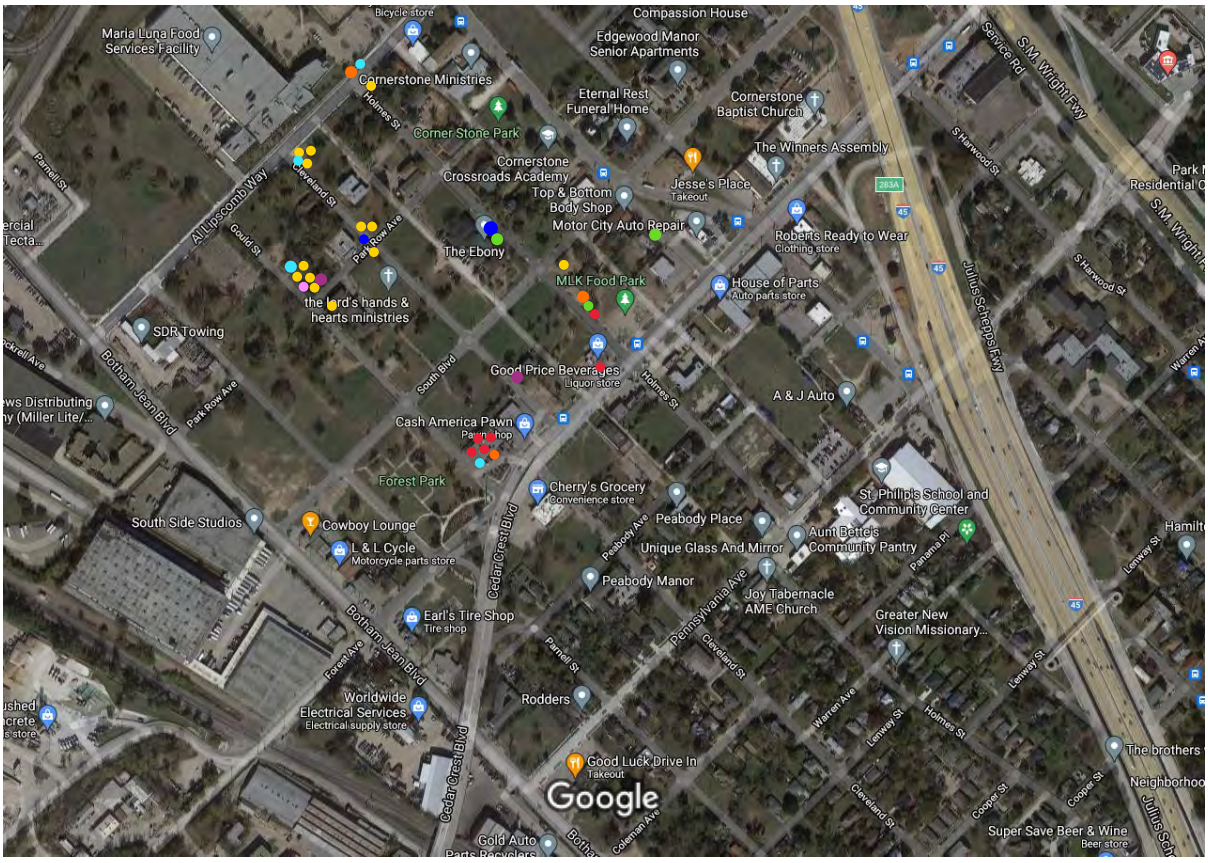
Incident	Case Numbers	Units	Priority	Problem	Agency	Address	City	Response Date
20-1077022		C317, F346	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	6/15/2020 8:10:37 PM
20-1185457	115768-2020, 115769-2020	B312	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	7/2/2020 1:04:44 PM
20-1226598		F312	2	40/01 - Other	Police	1519 MARTIN LUTHER KING JR BLVD	Dallas	7/7/2020 6:53:18 PM
20-1311192		D336	3	12B - Business Alarm	Police	1519 Martin Luther King Jr Blvd	Dallas	7/21/2020 7:42:50 AM
20-1389387			3	12B - Business Alarm	Police	1519 Martin Luther King Jr Blvd	Dallas	8/2/2020 12:30:40 PM
20-1513730		B326, D352	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	8/21/2020 10:40:54 AM
20-1568407	153400-2020	B311, B313, C337, D353	2	20 - Robbery	Police	1519 MARTIN LUTHER KING JR BLVD	Dallas	8/29/2020 1:54:55 PM
20-1568439			4	24 - Abandoned Property	Police	1519 Martin Luther King Jr Blvd	Dallas	8/29/2020 2:02:26 PM
20-1583104		F346	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	8/31/2020 6:37:04 PM
20-1652750	162087-2020	C313, C327, C343, F328, F346, F357	3	09V-01 UUMV Just Ocrd	Police	1519 Martin Luther King Jr Blvd	Dallas	9/11/2020 8:29:23 PM
20-1670575		B336, D321	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	9/14/2020 12:38:11 PM
20-1843916	180858-2020	AIR1, B946, C347, D341, R311, R312, R314	1	DAEF-Dist Armed Encounter Foot	Police	1519 MARTIN LUTHER KING JR BLVD	Dallas	10/10/2020 5:58:38 PM
20-2010463	198112-2020	F322	4	09 - Theft	Police	1519 Martin Luther King Jr Blvd	Dallas	11/5/2020 2:40:01 PM
20-2107525		E342, E346	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	11/20/2020 10:45:10 AM
20-2162316			3	12B - Business Alarm	Police	1519 Martin Luther King Jr Blvd	Dallas	11/29/2020 5:25:17 AM
20-2167254		F313, K6	3	12B - Business Alarm	Police	1519 Martin Luther King Jr Blvd	Dallas	11/30/2020 1:41:17 AM
20-2210165		B911	7	58 - Routine Investigation	Police	1519 MARTIN LUTHER KING JR BLVD	Dallas	12/6/2020 9:35:10 PM
20-2219973		B292, B338	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	12/8/2020 12:46:02 PM
20-2233663	220649-2020	C325, D334	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	12/10/2020 3:48:05 PM
20-2319749			3	12B - Business Alarm	Police	1519 Martin Luther King Jr Blvd	Dallas	12/23/2020 11:24:29 PM
21-0036123		D314, D356	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	1/6/2021 3:38:34 PM
21-0234935	023615-2021	B318, B337	2	40/01 - Other	Police	1519 Martin Luther King Jr Blvd	Dallas	2/8/2021 12:55:25 PM
21-0310162	029324-2021, 029325-2021	AIR1, B315	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	2/20/2021 10:42:06 AM
21-0396033	037878-2021	C312, C318	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	3/5/2021 8:16:56 PM
21-0461210	044441-2021	C324, C347, D310, E363	1	14 - Stabbing, Cutting	Police	1519 Martin Luther King Jr Blvd	Dallas	3/15/2021 7:36:45 PM

21-0562743	D322	2	6X - Major Dist (Violence)	Police	1519 Martin Luther King Jr Blvd	Dallas	3/31/2021 2:59:29 PM
21-0623650	A333	4	09V - UUMV	Police	1519 Martin Luther King Jr Blvd	Dallas	4/9/2021 4:00:09 PM
21-0699301	C312, C314, C317	1	DASF-Dist Active Shooter Foot	Police	1519 Martin Luther King Jr Blvd	Dallas	4/20/2021 8:52:30 PM

1

Inform Browser : 5.839.84.6; Copyright © 2012 TriTech Software Systems

Google Maps



Imagery ©2021 CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 200 ft

- Aggravated Assaults
- Robberies
- DWI
- Drug Paraphernalia
- Narcotics
- Prostitution
- Public Intoxication
- Sexual Assault/ Public lewdness

Incident Report

Case Number	CAD Incident #
065237-2021	21-0666549
Report Type: Incident Report	Page 1 of 5
Date / Time Occurred: 4/15/2021 20:55:00 to 4/15/2021 20:55:00	Date / Time Reported: 4/15/2021 21:45:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
		1	2		1				

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
C318		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
HOLMES ST & MARTIN LUTHER KING JR BLVD	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address			
2912 HOLMES ST			
City	**State**	**Zip**	**Beat**
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
RANGEL, DEMETRIUS	11636		

OFFENSE

☑ Primary Offense — Offense Code: ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))

Offense Code Value	Severity	Attempted/Completed
F2-13150005-D4		COMPLETED

Premise Type	Circumstances
APARTMENT COMPLEX/BUILDING	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	NONE/UNKNOWN

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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
		HANDGUN

Weapon 1 Auto	Weapon 2	Weapon 2 Auto

Weapon 3	Weapon 3 Auto	Arson

Precipitating Circumstance	Instrument Used

Incident Report

Case Number	CAD Incident #
065237-2021	21-0666549
Report Type: Incident Report	Page 2 of 5
Date / Time Occurred: 4/15/2021 20:55:00 to 4/15/2021 20:55:00	Date / Time Reported: 4/15/2021 21:45:00

Comments

UNKN SUSP SHOT AT COMP AND COMP 2 WHO WAS IN THE CAR.

SUSPECT ☐ Known ☑ Unknown ☐ Arrested

Name (Last, First Middle)

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE				17 to 40	

Details

Height	Weight	Driver's License #	DL State	Local ID	SID

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

☐ 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

☐ 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	CAD Incident #
065237-2021	21-0666549
Report Type: Incident Report	Page 3 of 5
Date / Time Occurred: 4/15/2021 20:55:00 to 4/15/2021 20:55:00	Date / Time Reported: 4/15/2021 21:45:00

Associated Offenses

Offense	
ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))	☑ Associated With Suspect

VICTIM — Victim Type: INDIVIDUAL

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN
		BLACK	MALE	

Date of Birth	Age	Age Range	Infant Type	Age At Time Of Incident
[redacted]	49	to		49

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
6'1"	220	[redacted]	TEXAS	NON-HISPANIC OR LATINO	

FBI #	SBI #	Place of Birth	Citizenship

Hair Color	Eye Color	Build	Resident

Preferred	Home Phone	Cell Phone	Email Address
		[redacted]	

Victim Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75203

Victim Employment Information

☐ Student — Employer / School — Occupation

College Name — On Campus: ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment

Injury 1	Injury Description		
NONE			
Injury 2	Injury 3	Injury 4	Injury 5

Victim Condition — Victim-Offender

A. Assault/Homicide: ☑ Yes ☐ No — A. Assault/Homicide Circumstance 1: UNKNOWN CIRCUMSTANCES — A. Assault/Homicide Circumstance 2

Justifiable Homicide: ☐ Yes ☐ No — Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized — Hospital Description

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No ☐ Unknown	NO	☐ Yes ☑ No

Violation of Protective Order	Cohabitant	
☐ Yes ☑ No	☐ Yes ☑ No	☐ Shooting Victim

Victim Suspect Relationships

Suspect	Relationship
Suspect:1 UNKNOWN	RELATIONSHIP UNKNOWN

Associated Offenses

Offense	
ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))	☑ Associated With Victim

VICTIM — Victim Type: INDIVIDUAL

Name (Last, First Middle)

Incident Report

Case Number	CAD Incident #
065237-2021	21-0666549
Report Type: Incident Report	Page 4 of 5
Date / Time Occurred: 4/15/2021 20:55:00 to 4/15/2021 20:55:00	Date / Time Reported: 4/15/2021 21:45:00

[redacted]

Suffix	Nickname	Race	Sex	SSN
		BLACK	FEMALE	

Date of Birth	Age	Age Range	Infant Type	Age At Time Of Incident
[redacted]	33	to		33

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
5'7"	180	[redacted]	TEXAS	NON-HISPANIC OR LATINO	

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	State	Zip
DALLAS	TEXAS	75216

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus: ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment

Injury 1	Injury Description
NONE	

Injury 2	Injury 3	Injury 4	Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide: ☑ Yes ☐ No
A. Assault/Homicide Circumstance 1: UNKNOWN CIRCUMSTANCES
A. Assault/Homicide Circumstance 2:

Justifiable Homicide: ☐ Yes ☐ No
Justifiable Homicide Circumstance:

Hospital Facility: ☐ Victim Hospitalized
Hospital Description:

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No ☐ Unknown	NO	☐ Yes ☑ No

Violation of Protective Order: ☐ Yes ☑ No
Cohabitant: ☐ Yes ☑ No
☐ Shooting Victim

Victim Suspect Relationships

Suspect	Relationship
Suspect:1 UNKNOWN	RELATIONSHIP UNKNOWN

Associated Offenses

Offense	
ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))	☑ Associated With Victim

VEHICLE

Plate	State	Plate Type	Plate Year	Plate Month
[redacted]	TEXAS	STANDARD PASSENGER	2022	

VIN	VIN Validation Off	Make	Model	Year
[redacted]	☐	VOLKSWAGEN		2009

Color	Secondary Color	Style	Type	Decal #
RED			4 DOOR SEDAN	

Involvement	NIC
Victim	

Incident Report

Case Number	CAD Incident #
065237-2021	21-0666549
Report Type: Incident Report	Page 5 of 5
Date / Time Occurred: 4/15/2021 20:55:00 to 4/15/2021 20:55:00	Date / Time Reported: 4/15/2021 21:45:00

Other Identifiers

Insurance Information

Insurance Company	Policy Number	Insurance Expiration	Financed By/Titleholder

Registered Owner Info

Registered Owner Name (Last, First, MI) ☐ Business	Sex	Race	DOB

Street Address

City	State	Zip

Vehicle Elements

☐ Stolen ☐ Recovered ☐ Other — Other Description

Keys in Ignition	Doors Locked	Windows Closed	Ignition Locked	Trunk Locked	Radio In Car	Repo. Check	Tow List Check	Stolen Value
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

How Vehicle Entered	How Vehicle Taken

Recovered By	Recovery Date & Time	Recovered Value	Recovery Code

Disposition	Battery in Car	Spare Tire in Car	Evidence Recovered	Damage To Vehicle	Owner Notified By Recovering Officer
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No

Reason Owner Was Not Notified

Recovery Address

Street Address

City	State	Zip

☐ Impounded ☐ 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

BWC R. Reeder #10750

On April 15, 2020 at approximately 8:55pm, ROs were dispatched to an active shooter on foot at 2912 Holmes St. Dallas, Dallas County, Texas where an unknown suspect came out of his resident and started shooting at Complaint [redacted].

On April 15, 2020 at approximately 8:45 pm Comp [redacted] stated that he was visiting his sister who lived upstairs at the listed location. Upon arrival, Comp [redacted] stated that an unknown black male came out and stated " get your ass out of here" and displayed a handgun and discharged one round at [redacted]. Comp [redacted] that he he immediately turned around and started running back towards his Vehicle where he girlfriend Comp [redacted] was still inside of. Comp [redacted] stated that the unknown black male than stepped out and shot 4 more shots at Comp [redacted] who was running towards the car at the direction of Comp [redacted]. Both complaints were uninjured and the vehicle did not receive any damage. Both Complainants were able to leave the location to get to safety and call 911. The suspect lives in the first apartment to the left by the ramp. NFI

Incident Report

Case Number	CAD Incident #
030913-2021	21-0326550
Report Type: Incident Report	Page 1 of 5
Date / Time Occurred: 2/22/2021 21:50:00 to 2/22/2021 21:58:00	Date / Time Reported: 2/22/2021 21 59:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
		1	1	2					

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
F358		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
MARTIN LUTHER KING JR BLVD & GOULD ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1405 MARTIN LUTHER KING JR BLVD

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
GARCIA, JOE	8743	ADAMS,JANINE	11953

OFFENSE

☑ Primary Offense | Offense Code: ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))

Offense Code Value	Severity	Attempted/Completed
F2-13150005-D4		COMPLETED

Premise Type	Circumstances
LIQUOR STORE	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	NONE/UNKNOWN

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	MISCELLANEOUS

Property Target 2	Property Target 3	Victim Target
		FEMALE

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	N/A

Action 2 to Premises	Action 3 to Premises	Action 1 on Victim
		ASSAULTED

Action 2 on Victim	Action 3 on Victim	Other Action 1
		NONE

Other Action 2	Other Action 3	Solicited Offered 1
		NONE

Solicited Offered 2	Solicited Offered 3	Weapon 1
		BLUNT OBJECT

Weapon 1 Auto	Weapon 2	Weapon 2 Auto

Weapon 3	Weapon 3 Auto	Arson

Precipitating Circumstance	Instrument Used

Incident Report

Case Number	CAD Incident #
030913-2021	21-0326550
Report Type: Incident Report	Page 2 of 5
Date / Time Occurred: 2/22/2021 21:50:00 to 2/22/2021 21:58:00	Date / Time Reported: 2/22/2021 21 59:00

Comments

UNK SUSP STRUCK COMP WITH METAL PIPE IN THE HEAD CAUSING SBI

SUSPECT ☐ Known ☑ Unknown ☐ Arrested

Name (Last, First Middle)

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE				40 to 50	

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'09"					

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	

Hair Color	Hair Length	Glasses	Eye Color	Build
BROWN	SHORT			THIN

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
			MEDIUM	

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address

City	State	Zip

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

MULTICOLOR TOP, BLUE JEANS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5

☐ 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
		OTHER/UNK

Incident Report

Case Number	CAD Incident #
030913-2021	21-0326550
Report Type: Incident Report	Page 3 of 5
Date / Time Occurred: 2/22/2021 21:50:00 to 2/22/2021 21:58:00	Date / Time Reported: 2/22/2021 21 59:00

Comments
POSSIBLY A METAL PIPE

Associated Offenses

Offense	
ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))	☑ Associated With Suspect

VICTIM

Victim Type: INDIVIDUAL

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN
		BLACK	FEMALE	

Date of Birth	Age	Age Range	Infant Type	Age At Time Of Incident
[redacted]	52	to		52

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
		[redacted]	TEXAS	NON-HISPANIC OR LATINO	

FBI #	SBI #	Place of Birth	Citizenship

Hair Color	Eye Color	Build	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Victim Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75214

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus: ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment

Injury 1	Injury Description	Injury 2	Injury 3	Injury 4	Injury 5
SEVERE LACERATION	APPROX 2" LONG LACERATION ON LEFT SIDE OF HEAD				

Victim Condition | Victim-Offender

A. Assault/Homicide: ☑ Yes ☐ No
A. Assault/Homicide Circumstance 1: ARGUMENT
A. Assault/Homicide Circumstance 2:

Justifiable Homicide: ☐ Yes ☐ No
Justifiable Homicide Circumstance:

Hospital Facility: ☐ Victim Hospitalized
Hospital Description:

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No ☐ Unknown	NO	☐ Yes ☑ No

Violation of Protective Order	Cohabitant	Shooting Victim
☐ Yes ☑ No	☐ Yes ☑ No	☐

Victim Suspect Relationships

Suspect	Relationship
Suspect:1 UNKNOWN	RELATIONSHIP UNKNOWN

Associated Offenses

Offense	
ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))	☑ Associated With Victim

Incident Report

Case Number	CAD Incident #
030913-2021	21-0326550
Report Type: Incident Report	Page 4 of 5
Date / Time Occurred: 2/22/2021 21:50:00 to 2/22/2021 21:58:00	Date / Time Reported: 2/22/2021 21 59:00

OTHER PERSON — Person Type: WITNESS

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range
		BLACK	MALE		[redacted]	58	to

Details

Height	Weight	Driver's License #	DL State	FBI #	SBI #

Place of Birth	Citizenship	Ethnicity	Marital Status

Hair Color	Hair Length	Glasses	Eye Color

Build	Facial Hair	Voice	Complexion	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Other Person Home Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75217

Other Person Employment Information

☐ Student — Employer / School — Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

OTHER PERSON — Person Type: WITNESS

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range
		BLACK	MALE		[redacted]	62	to

Details

Height	Weight	Driver's License #	DL State	FBI #	SBI #

Place of Birth	Citizenship	Ethnicity	Marital Status

Hair Color	Hair Length	Glasses	Eye Color

Build	Facial Hair	Voice	Complexion	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Other Person Home Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75216

Other Person Employment Information

☐ Student — Employer / School — Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Narrative Information

*****BWC J. GARCIA #8743****

ON 02/22/2021 AT ABOUT 10:15PM, REPORTING OFFICERS (R/OS) WERE DISPATCHED TO AN ASSIST OFFICER CALL AT MARTIN LUTHER KING JR BLVD/ GOULD ST., BIG D'S BEER STORE.

UPON ARRIVAL R/OS OBSERVED DALLAS FIRE RESCUE #24 AT THE SCENE WITH THE COMPLAINANT (COMP) ALREADY LAYING INSIDE THE AMBULANCE. R/O J. GARCIA #8743 OBSERVED THE COMP BLEEDING FROM HER HEAD. R/O J.GARCIA #8743 BREIFLY INTERVIEWED THE COMP

BEFORE SHE WAS TRANSPORTED TO BAYLOR HOSPITAL DUE TO THE INJURY SUSTAINED TO HER HEAD. R/OS THEN MET UP WITH THE COMP AT BAYLOR HOSPITAL.

THE COMP STATED SHE WAS INVOLVED IN A VERBAL ARGUMENT AT ABOUT 9:49PM WITH THE UNKNOWN SUSPECT (SUSP), WHO GOES BY THE NAME "TONYA", IN FRONT OF BIG D'S BEER STORE, LOCATED AT 1405 MARTIN LUTHER KING JR BLVD. THE COMP WAS SITTING DOWN ON A FOLDABLE CHAIR IN FRONT OF THE STORE. THE UNKNOWN SUSP TOLD THE COMP SHE WOULD BE BACK. APPROXIMATELY 10 MINUTES LATER, 9:59PM, THE UNKNOWN SUSP THEN RETURNED WITH WHAT APPEARED TO BE A METAL PIPE IN HER HAND AND APPROACHED THE COMP. AT THIS TIME THE COMP WAS STILL SITTING ON THE FOLDABLE CHAIR IN FRONT OF THE STORE. THE UNKNOWN SUSP THEN STRUCK THE COMP WITH THE METAL PIPE ONE TIME ON THE LEFT SIDE OF HER HEAD AND FLED THE LOCATION ON FOOT. THE COMP MAY HAVE LOST CONSCIOUNESS AS A RESULT OF THE HIT TO HER HEAD BECAUSE THE NEXT THING THE COMP REMEMBERED AFTER BEING STRUCK IN THE HEAD WAS WAKING UP IN THE AMBULANCE. THE UNKNOWN SUSP WAS LAST SEEN HEADED EAST BOUND ON MARTIN LUTHER KING JR BLVD FROM THE OFFENSE LOCATION.

THE COMP SUSTAINED A LACERATION, APPROXIMATELY 2 INCHES LONG ON THE TOP LEFT SIDE OF HER HEAD. THE COMP RECEIVED APPROXIMATELY 7 STAPLES ON THE TOP OF THE LEFT SIDE OF HER HEAD IN ORDER TO CLOSE THE LACERATION FROM BAYLOR HOSPITAL.

WITNESS 1 AND WITNESS 2 WERE PRESENT AT THE SCENE AND OBSERVED THIS OFFENSE TAKE PLACE.

THE UNKNOWN SUSP WAS DESCRIBED AS A BLACK FEMALE, 40-50 YEARS OLD, SLIM, MISSING TEETH, BROWN HAIR IN A BUN, WEARING A MULTI COLOR TOP, AND BLUE JEANS. THE COMP STATED THE UNKNOWN SUSPECT WAS A PROSTITUTE KNOWN IN THE AREA AND USUALLY HANGS AROUND HOLMES ST./ MARTIN LUTHER KING JR BLVD.

THE BUSINESS WAS CLOSED AT THE TIME R/OS ARRIVED AT THE SCENE. R/OS OBSERVED SURVEILLANCE CAMERAS ON THE OUTSIDE OF THE BUSINESS THAT MAY HAVE CAPTURED THIS OFFENSE. R/OS CHECKED THE AREA FOR THE UNKNOWN SUSP BUT WERE UNABLE TO LOCATE THE UNKNOWN SUSP AT THIS TIME.

SGT. D. NOSWORTHY #5882 ARRIVED AT THE SCENE AND WAS NOTIFIED. PES WAS NOTIFIED.

Incident Report

Case Number	CAD Incident #
102794-2020	20-1048215
Report Type: Incident Report	Page 1 of 4
Date / Time Occurred: 6/10/2020 17:30:00 to 6/10/2020 18:00:00	Date / Time Reported: 6/11/2020 11 28:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
			1	1					

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
OFF DUTY		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1400 S LAMAR ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1405 MARTIN LUTHER KING JR BLVD

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
BLACK, DEMARQUIS	7574		

OFFENSE

☑ Primary Offense

Offense Code: ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))

Offense Code Value	Severity	Attempted/Completed
F2-13150005-D4		COMPLETED

Premise Type	Circumstances
LIQUOR STORE	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	NONE/UNKNOWN

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
DAY- 08:00 - 15:59	NONE	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
		OTHER CUTTING STABBING INST.

Weapon 1 Auto	Weapon 2	Weapon 2 Auto

Weapon 3	Weapon 3 Auto	Arson

Precipitating Circumstance	Instrument Used

Incident Report

Case Number	CAD Incident #
102794-2020	20-1048215
Report Type: Incident Report	Page 2 of 4
Date / Time Occurred: 6/10/2020 17:30:00 to 6/10/2020 18:00:00	Date / Time Reported: 6/11/2020 11 28:00

Comments

AGG ASSAULT

SUSPECT ☑ Known ☐ Unknown ☐ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE				17 to 99	

Details

Height	Weight	Driver's License #	DL State	Local ID	SID

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
CELL PHONE		[redacted]	

Suspect Home Address

Street Address

[redacted]

City	State	Zip
GARLAND	TEXAS	75043

Suspect Employment Information

☐ 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
NONE				

☐ 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	CAD Incident #
102794-2020	20-1048215
Report Type: Incident Report	Page 3 of 4
Date / Time Occurred: 6/10/2020 17:30:00 to 6/10/2020 18:00:00	Date / Time Reported: 6/11/2020 11 28:00

Associated Offenses

Offense	Associated With Suspect
ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))	☑

VICTIM

Victim Type: INDIVIDUAL

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN
		BLACK	FEMALE	

Date of Birth	Age	Age Range	Infant Type	Age At Time Of Incident
[redacted]	51	to		51

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
				NON-HISPANIC OR LATINO	

FBI #	SBI #	Place of Birth	Citizenship

Hair Color	Eye Color	Build	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Victim Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75227

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment

Injury 1	Injury Description	Injury 3	Injury 4	Injury 5
NONE				

Injury 2

Victim Condition | Victim-Offender

A. Assault/Homicide ☑ Yes ☐ No | A. Assault/Homicide Circumstance 1: OTHER CIRCUMSTANCES | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No ☐ Unknown	NO	☐ Yes ☑ No

Violation of Protective Order	Cohabitant	Shooting Victim
☐ Yes ☑ No	☐ Yes ☑ No	☐

Victim Suspect Relationships

Suspect	Relationship
Suspect:1 LEWIS, LINDA	VICTIM WAS OTHER

Associated Offenses

Offense	Associated With Victim
ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))	☑

OTHER PERSON

Person Type: WITNESS

Name (Last, First Middle)

Incident Report

Case Number	CAD Incident #
102794-2020	20-1048215
Report Type: Incident Report	Page 4 of 4
Date / Time Occurred: 6/10/2020 17:30:00 to 6/10/2020 18:00:00	Date / Time Reported: 6/11/2020 11 28:00

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range
		BLACK	FEMALE				17 to 99

Details

Height	Weight	Driver's License #	DL State	FBI #	SBI #

Place of Birth	Citizenship	Ethnicity	Marital Status

Hair Color	Hair Length	Glasses	Eye Color

Build	Facial Hair	Voice	Complexion	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Other Person Home Address

Street Address		
UNKNOWN		
City	State	Zip

Other Person Employment Information

☐ Student	Employer / School	Occupation

Street Address				
City	State	Zip	Work Phone	Hours of Employment

Narrative Information

On June 11, 2020, the complainant walked into 1400 S. Lamar Street, Jack Evans Police Headquarters to report an assault that occurred June 10, 2020. The complainant stated she drove into the parking lot at the offense location when she observed the listed suspect arguing with another individual. The complainant stated the suspect started yelling and became violent and cut an individual at the offense location with a box cutter. The complainant stated the suspect then lunged, and swung the box cutter attempting to cut her while stating "I will cut you". The suspect then fled the location. The complainant was not cut or suffered any injuries. Reporting officer searched RMS, and Visinet, and could not find a call sheet or report of a disturbance at the reported offense location or the individual complainant stated was also cut. This was a walk in complainant and reporting officer did not respond to the scene.

Incident Report

Case Number	CAD Incident #
044441-2021	21-0461210
Report Type: Incident Report	Page 1 of 5
Date / Time Occurred: 3/15/2021 19:34:00 to 3/15/2021 19:35:00	Date / Time Reported: 3/15/2021 19 36:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
		1	1		1				

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
C347		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1519 MARTIN LUTHER KING JR BLVD	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1519 MARTIN LUTHER KING JR BLVD

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
NEWMAN, NATHAN	11064	MUNOZ,MOSES	11061

OFFENSE

☑ Primary Offense

Offense Code: ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))

Offense Code Value	Severity	Attempted/Completed
F2-13150005-D4		COMPLETED

Premise Type	Circumstances
LIQUOR STORE	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	NONE/UNKNOWN

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
UNKNOWN			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	N/A

Action 2 to Premises	Action 3 to Premises	Action 1 on Victim
		CUT/STABBED

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
		POCKET KNIFE

Weapon 1 Auto	Weapon 2	Weapon 2 Auto

Weapon 3	Weapon 3 Auto	Arson

Precipitating Circumstance	Instrument Used

Incident Report

Case Number	CAD Incident #
044441-2021	21-0461210
Report Type: Incident Report	Page 2 of 5
Date / Time Occurred: 3/15/2021 19:34:00 to 3/15/2021 19:35:00	Date / Time Reported: 3/15/2021 19 36:00

KNIFE

Comments

UNKNOWN SUSPECT STABBED COMP WITH A POCKET KNIFE

SUSPECT ☐ Known ☑ Unknown ☐ Arrested

Name (Last, First Middle)

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
	KAY-KAY	BLACK	FEMALE				30 to 50	

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'07"	350				

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	

Hair Color	Hair Length	Glasses	Eye Color	Build
OTHER	MEDIUM			HEAVY

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE		OTHER	DARK	

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address

City	State	Zip

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

PINK BRA/BLACK LEGGINGS

Trademarks of Suspect

PINK HAIR

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5

☐ 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

Incident Report

Case Number	CAD Incident #
044441-2021	21-0461210
Report Type: Incident Report	Page 3 of 5
Date / Time Occurred: 3/15/2021 19:34:00 to 3/15/2021 19:35:00	Date / Time Reported: 3/15/2021 19 36:00

Weapon 1 Color	Weapon 2 Color	Weapon 3 Color
Arson	Precipitating Circumstance	Instrument Used
Comments		

Associated Offenses

Offense	Associated With Suspect
ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))	☑

VICTIM

Victim Type: INDIVIDUAL

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN
		BLACK	MALE	

Date of Birth	Age	Age Range	Infant Type	Age At Time Of Incident
[redacted]	66	to		66

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
6'04"	250	[redacted]	TEXAS	NON-HISPANIC OR LATINO	

FBI #	SBI #	Place of Birth	Citizenship
			US CITIZEN

Hair Color	Eye Color	Build	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Victim Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75216

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment

Injury 1	Injury Description
SEVERE LACERATION	MULTIPLE STAB WOUNDS/CUTS ON ARM

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition: GOOD | Victim-Offender

A. Assault/Homicide: ☑ Yes ☐ No | A. Assault/Homicide Circumstance 1: ARGUMENT | A. Assault/Homicide Circumstance 2

Justifiable Homicide: ☐ Yes ☐ No | Justifiable Homicide Circumstance

☐ Victim Hospitalized | Hospital Facility | Hospital Description

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No ☐ Unknown	NO	☐ Yes ☑ No

Violation of Protective Order	Cohabitant	
☐ Yes ☑ No	☐ Yes ☑ No	☐ Shooting Victim

Victim Suspect Relationships

Suspect	Relationship
Suspect:1 UNKNOWN	RELATIONSHIP UNKNOWN

Associated Offenses

Incident Report

Case Number	CAD Incident #
044441-2021	21-0461210
Report Type: Incident Report	Page 4 of 5
Date / Time Occurred: 3/15/2021 19:34:00 to 3/15/2021 19:35:00	Date / Time Reported: 3/15/2021 19 36:00

Offense

ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))

☑ Associated With Victim

VEHICLE

Plate	State	Plate Type	Plate Year	Plate Month
[redacted]	TEXAS	STANDARD PASSENGER	2021	

VIN	VIN Validation Off	Make	Model	Year
[redacted]	☑	Chrysler	300	2017

Color	Secondary Color	Style	Type	Decal #
SILVER		AUTOMOB LE	4 DOOR SEDAN	

Involvement	NIC
Suspect	

Other Identifiers

Insurance Information

Insurance Company	Policy Number	Insurance Expiration	Financed By/Titleholder
[redacted]	[redacted]	[redacted]	

Registered Owner Info

Registered Owner Name (Last, First, MI)	☐ Business	Sex	Race	DOB
[redacted]		FEMALE		

Street Address: [redacted]

City	State	Zip
[redacted]	TEXAS	75115

Vehicle Elements

☐ Stolen ☐ Recovered ☐ Other — Other Description

Keys in Ignition	Doors Locked	Windows Closed	Ignition Locked	Trunk Locked	Radio In Car	Repo. Check	Tow List Check	Stolen Value
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

How Vehicle Entered	How Vehicle Taken

Recovered By	Recovery Date & Time	Recovered Value	Recovery Code

Disposition	Battery in Car	Spare Tire in Car	Evidence Recovered	Damage To Vehicle	Owner Notified By Recovering Officer
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No

Reason Owner Was Not Notified

Recovery Address

Street Address

City	State	Zip

☐ Impounded ☐ 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

BODY-WORN CAMERA FOOTAGE IS AVAILABLE FROM OFFICERS N. NEWMAN 11064, M. MUNOZ 11061, D. BURCH 10466, A. MAURER 11284 AND M. AYALA 11228.

ON 03/15/2021, AT APPROXIMATELY 7:41PM, REPORTING OFFICERS N. NEWMAN 11064, M. MUNOZ 11061, D. BURCH 10466, A. MAURER 11284 AND M. AYALA 11228 RESPONDED TO A CALL FROM POLICE DISPATCH REGARDING A POSSIBLE STABBING AT THE "GOOD PRICE LIQUOR STORE" AT 1519 MARTIN LUTHER KING BLVD, DALLAS, DALLAS COUNTY, TEXAS 75210.

R/O'S ARRIVED AT THE CALL LOCATION AND MADE CONTACT WITH COMPLAINANT AUDRIC GIPSON (SECURITY GUARD/NON-UNIFORMED). THE COMP SHOWED R/O'S THAT HE HAD MULTIPLE STAB WOUNDS AND CUTS ON HIS LEFT BICEP AND FOREARM; THE COMP STATED THAT

THE SUSPECT, A BLACK FEMALE (APPROXIMATELY 300-350 LBS/PINK HAIR/PINK BRA/BLACK LEGGINGS) KNOWN AS "KAY-KAY" (UNKNOWN SPELLING) HAD STABBED HIM WITH A RED HANDLED POCKET KNIFE AND THEN FLED THE SCENE IN A SILVER CHRYSLER 300 (TAG [redacted]). THE COMP WAS TREATED AT THE CALL LOCATION BY DFR PERSONNEL AND R/O'S CONTACTED ASSAULTS DETECTIVES (DETECTIVES SMALL #10744 AND COOKSEY #10438 RESPONDED TO THE SCENE). WHEN R/O'S ARRIVED AT THE CALL LOCATION, THEY OBSERVED THAT A STORE EMPLOYEE WAS MOPPING THE FLOOR WHERE THE ASSAULT HAD OCCURRED AND THAT APPROXIMATELY 8-10 PEOPLE WERE STANDING IN THE STORE, SHOPPING (WALKING ON THE SCENE/TOUCHING ITEMS/ETC). R/O'S SEARCHED THE SURROUNDING AREA AND NEIGHBORHOODS FOR THE SUSPECT VEHICLE, BUT WERE UNABLE TO LOCATE IT AT THIS TIME.

R/O'S AND DETECTIVES WERE INFORMED BY THE COMP THAT THE SUSPECT WAS REGULAR AT THE STORE AND HAD BEEN IN AND OUT OF THE LOCATION MULTIPLE TIMES PRIOR TO THE 911 CALL. THE COMP STATED THAT THE SUSPECT CAME TO THE LOCATION WITH HER BOYFRIEND, WHO WAS NOT ALLOWED IN THE STORE (NO CT CARD WAS PROVIDED BY THE STORE TO R/O'S); THE COMP STATED THAT HE INFORMED THE SUSPECT THAT HER BOYFRIEND COULD NOT ENTER THE STORE, WHICH THE SUSPECT BECAME VERY UPSET ABOUT. THE COMP STATED THAT THE SUSPECT BEGAN CURSING AT HIM AND SHOUTING, AFTER WHICH THE COMP TOLD THE SUSPEC THAT SHE COULD NOT COME INTO THE STORE EITHER WHILE SHE WAS ACTING AGGRESSIVE. THE COMP STATED THAT THE SUSPECT ATTEMPTED TO RUSH HIM AND ENTER THE STORE (COMP WAS STANDING IN THE DOORWAY) AND THAT IN SELF-DEFENSE, THE COMP "MACED" THE SUSPECT. THE COMP STATED THAT HE WAS ABLE TO GET THE SUSPECT TO CALM DOWN AND CLEANED UP, AFTER WHICH THE SUSPECT LEFT THE LOCATION (STILL CURSING/SHOUTING AT THE COMP). THE COMP STATED THAT THE SUSPECT RETURNED TO THE CALL LOCATION IN A SILVER CHRYSLER 300 [redacted]) WITH HER BOYFRIEND (BLACK MALE/BLACK TSHIRT/ZEBRA STRIPED PANTS). THE COMP STATED THAT THE SUSPECT AGAIN ATTEMPTED TO ENTER THE STORE AND THAT HE SAW THE SUSPECT PASS WHAT APPEARED TO BE A VERY SMALL HANDGUN TO HER BOYFRIEND PRIOR TO WALKING TO THE DOOR.

THE COMP STATED THAT THE SUSPECT BEGAN ATTEMPTING TO SHOVE PAST HIM INTO THE STORE AND WHEN HE PREVENTED THE SUSPECT FROM ENTERING, THE SUSPECT BEGAN STABBING THE COMP IN HIS LEFT ARM WITH A RED-HANDLED POCKETKNIFE. THE COMP STATED THAT THE SUSPECT CONTINUED TO STAB THE COMP IN THE ARM AND SLASH AT HIM WITH THE KNIFE, UNTIL THE SUSPECT'S BOYFRIEND AND OTHER STORE EMPLOYEES WERE ABLE TO GRAB THE SUSPECT AND PUSH HER OUT THE DOOR. THE COMP INFORMED R/O'S THAT HE WAS ON THE PHONE WITH 911 CALL-TAKERS DURING THE ENTIRE INCIDENT. THE COMP STATED THAT THE SUSPECT AND THE SUSPECT'S BOYFRIEND GOT INTO THE CHRYSLER 300 AND LEFT IN AN UNKNOWN DIRECTION. DETECTIVES SMALL AND COOKSEY AND R/O'S WERE ABLE TO CONFIRM THE COMP'S STATEMENTS BY WATCHING PLAY-BACK FROM THE SECURITY CAMERAS ON THE INSIDE AND OUTSIDE OF THE BUSINESS; THE DETECTIVES WER PROVIDED WITH A FLASH-DRIVE COPY OF THE FOOTAGE BY THE STORE EMPLOYEES. PES UNIT H234 RESPONDED TO THE CALL LOCATION AND DOCUMENTED THE COMP'S INJURIES AND BLOOD THAT WAS LOCATED ON THE INSIDE OF THE FRONT DOOR (GLASS DOOR THE BUSINESS). THE COMP WAS PROVIDED WITH A DPD CASE NUMBER FOR THE INVESTIGATION AND CONTACT INFORMATION FOR THE DETECTIVES LEADING THE INVESTIGATION. THE COMP STATED TO DETECTIVES THAT HE WOULD MOST LIKELY HAVE THE SUSPECT'S NAME BY 03/16/2021 AND WOULD CALL DETECTIVES WHEN HE DID.

Incident Report

Case Number	CAD Incident #
107234-2020	20-1094747
Report Type: Incident Report	Page 1 of 4
Date / Time Occurred: 6/10/2020 17:30:00 to 6/10/2020 17:31:00	Date / Time Reported: 6/18/2020 17:18:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
		1	1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
F315		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
MARTIN LUTHER KING JR BLVD & CLEVELAND S	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1405 MARTIN LUTHER KING JR BLVD

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
DEMAAGD, RYAN	11625		

OFFENSE

☑ Primary Offense

Offense Code: ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))

Offense Code Value	Severity	Attempted/Completed
F2-13150005-D4		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	NONE/UNKNOWN

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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
		OTHER CUTTING STABBING INST.

Weapon 1 Auto	Weapon 2	Weapon 2 Auto

Weapon 3	Weapon 3 Auto	Arson

Precipitating Circumstance	Instrument Used

Incident Report

Case Number	CAD Incident #
107234-2020	20-1094747
Report Type: Incident Report	Page 2 of 4
Date / Time Occurred: 6/10/2020 17:30:00 to 6/10/2020 17:31:00	Date / Time Reported: 6/18/2020 17:18:00

Comments

UNK SUSP CUT COMP ON LEFT FORARM ONCE WITH BOX CUTTER

SUSPECT ☐ Known ☑ Unknown ☐ Arrested

Name (Last, First Middle)

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE				20 to 30	

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'11"	175				

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHAVED		BROWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A		DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address

City	State	Zip

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

WHITE SHIRT, GRAY JOGGERS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5

☐ 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

Incident Report

Case Number	CAD Incident #
107234-2020	20-1094747
Report Type: Incident Report	Page 3 of 4
Date / Time Occurred: 6/10/2020 17:30:00 to 6/10/2020 17:31:00	Date / Time Reported: 6/18/2020 17:18:00

Comments

Associated Offenses

Offense	
ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))	☑ Associated With Suspect

VICTIM

Victim Type: INDIVIDUAL

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN
		BLACK	FEMALE	

Date of Birth	Age	Age Range	Infant Type	Age At Time Of Incident
[redacted]	52	to		52

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
				NON-HISPANIC OR LATINO	

FBI #	SBI #	Place of Birth	Citizenship

Hair Color	Eye Color	Build	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Victim Address

Street Address: [redacted]

City	State	Zip
GARLAND	TEXAS	75043

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment

Injury 1	Injury Description	Injury 2	Injury 3	Injury 4	Injury 5
APPARENT MINOR INJURY	LEFT FORARM CUT				

Victim Condition | Victim-Offender

A. Assault/Homicide	A. Assault/Homicide Circumstance 1	A. Assault/Homicide Circumstance 2
☑ Yes ☐ No	ARGUMENT	

Justifiable Homicide	Justifiable Homicide Circumstance
☐ Yes ☐ No	

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No ☐ Unknown	NO	☐ Yes ☑ No

Violation of Protective Order	Cohabitant	Shooting Victim
☐ Yes ☑ No	☐ Yes ☑ No	☐

Victim Suspect Relationships

Suspect	Relationship
Suspect:1 UNKNOWN	VICTIM WAS OTHER

Associated Offenses

Offense	
ASSAULT (AGG) -DEADLY WEAPON (PC 22.02(A)(2))	☑ Associated With Victim

Narrative Information

ON 6/18/2020 AT APPROXIMATELY 5:45 PM, RO R. DEMAAGD #11625 RESPONDED TO A INJURED PERSON AT LOCATION 1405 MARTIN

LUTHER KING JR BLVD, DALLAS, DALLAS COUNTY, TEXAS 75215.

ON 6/10/2020 AT APPROXIMATELY 5:30 PM, COMP LEWIS, LINDA GOT INTO A VERBAL ALTERCATION WITH A FRIEND AT LISTED LOCATION. FOR UNK REASONS, UNK SUSP GOT IN THE MIDDLE OF THE VERBAL ALTERCATION. AS COMP [redacted] WAS GOING TO GET INTO HER PARKED VEHICLE, UNK SUSP SWUNG TWICE AT COMP WITH A BOX CUTTER, CUTTING COMP ON THE LEFT FORARM ONCE. COMP THEN RETRIEVED A KNIFE SHE HAD AND STRUCK UNK SUSP ONCE IN SELF DEFENSE. COMP [redacted] LEFT IN HER VEHICLE.

Incident Report

Case Number	CAD Incident #
116510-2020	20-1193661
Report Type: Incident Report	Page 1 of 9
Date / Time Occurred: 7/3/2020 17 30:00 to 7/3/2020 17 55:00	Date / Time Reported: 7/3/2020 17:55 00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			2	2	1	1			

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
F357		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1405 MARTIN LUTHER KING JR BLVD	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1405 MARTIN LUTHER KING JR BLVD

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
DE LA PENA, ADRIAN	11206	WICKENS,GARRETT COLE	11212

OFFENSE

☑ Primary Offense

Offense Code: ASSAULT (AGG) -SERIOUS BODILY INJURY (PC 22.02(A)(1))

Offense Code Value	Severity	Attempted/Completed
F2-13150004-D3		COMPLETED

Premise Type	Circumstances
CONVENIENCE STORE	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	NONE/UNKNOWN

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		MALE

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	N/A

Action 2 to Premises	Action 3 to Premises	Action 1 on Victim
		ASSAULTED

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
		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	CAD Incident #
116510-2020	20-1193661
Report Type: Incident Report	Page 2 of 9
Date / Time Occurred: 7/3/2020 17 30:00 to 7/3/2020 17 55:00	Date / Time Reported: 7/3/2020 17:55 00

Comments

AP STRUCK COMP CAUSING SBI

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle) [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE		[redacted]	56	to	56

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'09"	200	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT		BROWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
GOATEE	BLACK	UNKNOWN	DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address [redacted]

City	State	Zip
DALLAS	TEXAS	75201

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

BROWN TSHIRT, DARK BLUE PANTS, BLK SHOES

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

Case Number	CAD Incident #
116510-2020	20-1193661
Report Type: Incident Report	Page 3 of 9
Date / Time Occurred: 7/3/2020 17 30:00 to 7/3/2020 17 55:00	Date / Time Reported: 7/3/2020 17:55 00

Comments

Associated Offenses

Offense: ASSAULT (AGG) -SERIOUS BODILY INJURY (PC 22.02(A)(1)) — ☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	[redacted]	ARRESTED - LEW STERRETT	

Arrest Date/Time: 7/3/2020 18:25 — ☑ Arrested on Scene

Arrest Address

Street Address			
1405 MARTIN LUTHER KING JR BLVD			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
DE LA PENA,ADRIAN OCTAVIO	DE LA PENA,ADRIAN OCTAVIO	07/03/2020 18:55

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number	Warrant Signed By

Associated Charges

Charge: ASSAULT (AGG) -SERIOUS BODILY INJURY (PC 22.02(A)(1)) — ☑ Felony ☐ Misdemeanor

Counts	Bail
1	

Statement of Probable Cause

BWC AVAILABLE BY A. DE LA PENA #11206, G. WICKENS #11212, N. CHARMOLI #11216, D. BURCH #10466. IN CAR CAMERA AVAILABLE BY VEHICLE #140109.

CHARGE 1: ASSAULT (AGG) -SERIOUS BODILY INJURY (PC 22.02(A)(1)) F/3
ON 7/3/2020 AT APPROXIMATELY 5:57 PM ARRSTED PERSON [redacted] STRUCK COMPLAINANT [redacted] CAUSING SERIOUS BODILY INJURY AT 1405 MARTIN LUTHER KING JR BLVD., DALLAS, DALLAS COUNTY, TEXAS.

NARRATIVE:

ON 7/3/2020 AT APPROXIMATELY 6:05 PM A/OS A. DE LA PENA #11206 AND G. WICKENS #11212 RESPONDED TO A DISTURBANCE EMERGENCY WITH AN AMBULANCE AT 1405 MARTIN LUTHER KING JR BLVD., DALLAS, DALLAS COUNTY, TEXAS. A/OS SPOKE WITH RP BRYANT, LACEY AND WIT LEWIS, SHENEQUA WHO STATED THAT ARRESTED PERSON [redacted] AND COMPLAINANT [redacted] GOT INTO A VERBAL ARGUMENT ABOUT AN UNKNOWN ISSUE AT BIG D'S CUT RATE BEER STORE. A/P [redacted] THEN PUNCHED COMP [redacted] THE FACE WITH A CLOSED RIGHT FIST CAUSING HIM TO DROP TO HIS KNEES. A/P [redacted] TWO PITBULLS THEN JUMPED ON COMP [redacted] AND BEGAN TO BITE AT HIM BUT COMP STATED THAT HE WAS NOT BIT BY THE DOGS AND A/OS DID NOT OBSERVE ANY BITE MARKS OR DOG RELATED INJURIES ON COMP [redacted]. A/P [redacted] GAINED CONTROL OF HIS TWO PITBULLS AND PLACED THE PITBULLS IN HIS BEIGE 2004 DODGE RAM ON

CALIFORNIA PLATES # [redacted] A/P [redacted] THEN TOOK ONE OF HIS PITBULLS OUT OF HIS VEHICLE AND THREATENED COMP [redacted] STATING THAT HE WOULD HIS DOG TO ATTACK HIM. A/P [redacted] THEN STRUCK COMP [redacted] WITH A CLOSED FIST AGAIN WHICH CAUSED COMP [redacted] I TO FALL OVER AND HIT HIS HEAD WITH THE CONCRETE CAUSING AN APPROXIMATE TWO INCH LACERATION ON THE LEFT SIDE OF HEAD ABOVE HIS EAR. A/OS OBSERVED A POOL OF BLOOD ON THE SIDEWALK ON THE SIDE OF THE BUILDING. DUE TO COMP [redacted] SERIOUS BODILY INJURY HE WAS THEN TRANSPORTED TO BAYLOR HOSPITAL BY RE 218 WHERE STAPLES WERE PLACED IN HIS HEAD. A/OS PLACED A/P [redacted] UNDER ARREST AND WAS TRANSPORTED TO LEW STERRETT JAIL WITHOUT INCIDENT. A/P [redacted] WAS IDENTIFIED AT LEW STERRETT BY LIVE SCAN.

WHEN SPEAKING WITH COMP [redacted] A/OS COULD NOT GET ANY DETAILS ON THE ASSAULT THAT OCCURRED TO HIM. COMP [redacted] STATED THAT HE BECAME UNCONSCIOUS AND COULD NOT REMEMBER WHAT HAPPENED.

ANIMAL CONTROL OFFICER R. KOENIG #1765 RESPONDED TO THE LOCATION AND APPREHENDED A/P [redacted] TWO PITBULLS (GRAY/WHITE AND BROWN/WHITE). WHILE ATTEMPTING TO TAKE CONTROL OF THE PITBULLS, ANIMAL CONTROL OFFICER KOENIG HAD CONTROL OF THE BROWN/WHITE PITBULL WITH THE ANIMAL CONTROL POLE AND WAS ATTMPTING TO PULL THE ANIMAL OUT OF THE VEHICLE WHEN THE GRAY/WHITE PITBULL WAS ACTIVELY AND AGRESSIVELY BITING THE BROWN/WHITE PITBULL IN THE NECK. DUE TO THE GRAY/WHITE PITBULL ACTIVELY INJURING THE BROWN/WHITE PITBULL AND THE POSSIBILITY OF THE GRAY/WHITE PITBULL INJURING THE ANIMAL CONTROL OFFICER, A/O WICKENS #11212 DEPLOYED HIS TASER ON THE GRAY/WHITE PITBULL, BOTH PRONGS STRIKING IT IN THE RIGHT SIDE OF THE ABDOMEN. TASER WAS EFFECTIVE, ANIMAL CONTROL WAS ABLE TO GAIN CONTROL OF THE PITBULLS. A/OS PLACED TASER CARTRIDGE IN THE BAYLOR PROP ROOM UNDER PROP TAG# 256934B. SGT WEBB 7425 RESPONDED TO THE LOCATION.

THE BEIGE 2004 DODGE RAM ON CALIFORNIA PLATES# [redacted] WAS IMPOUNDED AND TAKEN TO THE DALLAS AUTO POUND FOR PROTECTIVE CUSTODY DUE TO A/OS UNABLE TO SECURE THE VEHICLE, THE HIGH CRIME AREA, AND UNABLE TO FIND SOMEONE TO PICK UP THE VEHICLE. A/OS ADVISED ASSAULT SGT B. SIMONDS #9367 OF THE SITUATION. PES RESPONDED TO THE HOSPITAL AND THE LOCATION TO TAKE PHOTOS OF COMP [redacted] AND THE CRIME SCENE. JI55 AND TLETS SHOW NO RECENT PRIOR CONVICTIONS.

VICTIM

Victim Type				
INDIVIDUAL				
Name (Last, First Middle)				
[redacted] I				
Suffix	**Nickname**	**Race**	**Sex**	**SSN**
		BLACK	MALE	
Date of Birth	**Age**	**Age Range**	**Infant Type**	**Age At Time Of Incident**
[redacted]	46	to		46

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
		[redacted]	TEXAS	UNKNOWN	
FBI #		**SBI #**	**Place of Birth**		**Citizenship**
Hair Color	**Eye Color**	**Build**	**Resident**		
Preferred	**Home Phone**	**Cell Phone**	**Email Address**		
CELL PHONE		[redacted]			

Victim Address

Street Address

Incident Report

Case Number	CAD Incident #
116510-2020	20-1193661
Report Type: Incident Report	Page 5 of 9
Date / Time Occurred: 7/3/2020 17 30:00 to 7/3/2020 17 55:00	Date / Time Reported: 7/3/2020 17:55 00

[redacted]

City	State	Zip
DALLAS	TEXAS	75216

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment

Injury 1	Injury Description
SEVERE LACERATION	LACERATION ON LEFT SIDE OF HEAD

Injury 2: UNCONSCIOUSNESS | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☑ Yes ☐ No | A. Assault/Homicide Circumstance 1: ARGUMENT | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

☑ Victim Hospitalized | Hospital Facility: BAYLOR | Hospital Description

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No ☐ Unknown	NO	☐ Yes ☑ No

Violation of Protective Order: ☐ Yes ☑ No | Cohabitant: ☐ Yes ☑ No | ☐ Shooting Victim

Victim Suspect Relationships

Suspect	Relationship
Suspect: [redacted]	VICTIM WAS ACQUAINTANCE

Associated Offenses

Offense	
ASSAULT (AGG) -SERIOUS BODILY INJURY (PC 22.02(A)(1))	☑ Associated With Victim

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: [redacted]

City	State	Zip
DALLAS	TEXAS	75217

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Incident Report

Case Number	CAD Incident #
116510-2020	20-1193661
Report Type: Incident Report	Page 6 of 9
Date / Time Occurred: 7/3/2020 17 30:00 to 7/3/2020 17 55:00	Date / Time Reported: 7/3/2020 17:55 00

Street Address

City	State	Zip	Work Phone	Hours of Employment
			[redacted]	

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

☐ Victim Hospitalized | Hospital Facility | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown

Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown

Domestic Disturbance

Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No

Cohabitant ☐ Yes ☐ No

☐ Shooting Victim

Associated Offenses

Offense: ASSAULT (AGG) -SERIOUS BODILY INJURY (PC 22.02(A)(1))

☑ Associated With Victim

OTHER PERSON — Person Type: REPORTING

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range
		BLACK	FEMALE		[redacted]	55	to

Details

Height	Weight	Driver's License #	DL State	FBI #	SBI #

Place of Birth	Citizenship	Ethnicity	Marital Status

Hair Color	Hair Length	Glasses	Eye Color

Build	Facial Hair	Voice	Complexion	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Other Person Home Address

Street Address

City	State	Zip

Other Person Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

OTHER PERSON — Person Type: WITNESS

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range
		BLACK	FEMALE		[redacted]	35	to

Details

Incident Report

Case Number	CAD Incident #
116510-2020	20-1193661
Report Type: Incident Report	Page 7 of 9
Date / Time Occurred: 7/3/2020 17 30:00 to 7/3/2020 17 55:00	Date / Time Reported: 7/3/2020 17:55 00

Height	Weight	Driver's License #	DL State	FBI #	SBI #

Place of Birth	Citizenship	Ethnicity	Marital Status

Hair Color	Hair Length	Glasses	Eye Color

Build	Facial Hair	Voice	Complexion	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Other Person Home Address

Street Address		
City	State	Zip

Other Person Employment Information

☐ Student	Employer / School	Occupation

Street Address				
City	State	Zip	Work Phone	Hours of Employment

VEHICLE

Plate	State	Plate Type	Plate Year	Plate Month
[redacted]	CALIFORNIA	STANDARD PASSENGER	2020	

VIN	☐ VIN Validation Off	Make	Model	Year
[redacted]		DODGE	RAM 1500 (PKUP)	2004

Color	Secondary Color	Style	Type	Decal #
BEIGE		PICKUP TRUCK	PICKUP TRUCK	

Involvement	NIC
Suspect	

Other Identifiers

Insurance Information

Insurance Company	Policy Number	Insurance Expiration	Financed By/Titleholder

Registered Owner Info

Registered Owner Name (Last, First, MI) ☐ Business	Sex	Race	DOB

Street Address		
City	State	Zip

Vehicle Elements

☐ Stolen ☐ Recovered ☐ Other — Other Description

Keys in Ignition	Doors Locked	Windows Closed	Ignition Locked	Trunk Locked	Radio In Car	Repo. Check	Tow List Check	Stolen Value
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

How Vehicle Entered	How Vehicle Taken

Recovered By	Recovery Date & Time	Recovered Value	Recovery Code

Disposition	Battery in Car	Spare Tire in Car	Evidence Recovered	Damage To Vehicle	Owner Notified By Recovering Officer
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No

Reason Owner Was Not Notified

Recovery Address

Street Address		
City	State	Zip

Incident Report

Case Number	CAD Incident #
116510-2020	20-1193661
Report Type: Incident Report	Page 8 of 9
Date / Time Occurred: 7/3/2020 17 30:00 to 7/3/2020 17 55:00	Date / Time Reported: 7/3/2020 17:55 00

☑ Impounded ☐ 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	Category	Action
		1	PROPERTY	EVIDENCE

Property Type	Owner	Total Value
OTHER	Victim: CITY OF DALLAS,	

Brand	Model	Color	Serial Number
			C4108KDA3

SRN/NIC Number	Owner Applied Number	UCR Code
256934B		Miscellaneous (USE ONLY IF

Secondary Action	Secondary Value	Date Recovered

Additional Description

TASER CARTRIDGE

Associated Offenses

Offense	
ASSAULT (AGG) -SERIOUS BODILY INJURY (PC 22.02(A)(1))	☑ Associated With Property

Narrative Information

ON 7/3/2020 AT APPROXIMATELY 6:05 PM A/OS A. DE LA PENA #11206 AND G. WICKENS #11212 RESPONDED TO A DISTURBANCE EMERGENCY WITH AN AMBULANCE AT 1405 MARTIN LUTHER KING JR BLVD., DALLAS, DALLAS COUNTY, TEXAS. A/OS SPOKE WITH RP BRYANT, LACEY AND WIT LEWIS, SHENEQUA WHO STATED THAT ARRESTED PERSON [redacted] AND COMPLAINANT [redacted] GOT INTO A VERBAL ARGUMENT ABOUT AN UNKNOWN ISSUE AT BIG D'S CUT RATE BEER STORE. A/P [redacted] THEN PUNCHED COMP [redacted] N THE FACE WITH A CLOSED RIGHT FIST CAUSING HIM TO DROP TO HIS KNEES. A/P [redacted] TWO PITBULLS THEN JUMPED ON COMP [redacted] AND BEGAN TO BITE AT HIM BUT COMP STATED THAT HE WAS NOT BIT BY THE DOGS AND A/OS DID NOT OBSERVE ANY BITE MARKS OR DOG RELATED INJURIES ON COMP [redacted] /P [redacted] GAINED CONTROL OF HIS TWO PITBULLS AND PLACED THE PITBULLS IN HIS BEIGE 2004 DODGE RAM ON CALIFORNIA PLATES [redacted] A/P [redacted] THEN TOOK ONE OF HIS PITBULLS OUT OF HIS VEHICLE AND THREATENED COMP [redacted] THAT HE WOULD HIS DOG TO ATTACK HIM. A/P [redacted] THEN STRUCK COMP [redacted] WITH A CLOSED FIST AGAIN WHICH CAUSED COMP [redacted] TO FALL OVER AND HIT HIS HEAD WITH THE CONCRETE CAUSING AN APPROXIMATE TWO INCH LACERATION ON THE LEFT SIDE OF HEAD ABOVE HIS EAR. A/OS OBSERVED A POOL OF BLOOD ON THE SIDEWALK ON THE SIDE OF THE BUILDING. DUE TO COMP [redacted] SERIOUS BODILY INJURY HE WAS THEN TRANSPORTED TO BAYLOR HOSPITAL BY RE 218 WHERE STAPLES WERE PLACED IN HIS HEAD. A/OS PLACED A/P [redacted] UNDER ARREST AND WAS TRANSPORTED TO LEW STERRETT JAIL WITHOUT INCIDENT. A/P [redacted] WAS IDENTIFIED AT LEW STERRETT BY LIVE SCAN.

WHEN SPEAKING WITH COMP [redacted], A/OS COULD NOT GET ANY DETAILS ON THE ASSAULT THAT OCCURRED TO HIM. COMP [redacted] STATED THAT HE BECAME UNCONSCIOUS AND COULD NOT REMEMBER WHAT HAPPENED.

ANIMAL CONTROL OFFICER R. KOENIG #1765 RESPONDED TO THE LOCATION AND APPREHENDED A/P [redacted] WO PITBULLS (GRAY/WHITE AND BROWN/WHITE). WHILE ATTEMPTING TO TAKE CONTROL OF THE PITBULLS, ANIMAL CONTROL OFFICER KOENIG HAD CONTROL OF THE BROWN/WHITE PITBULL WITH THE ANIMAL CONTROL POLE AND WAS ATTMPTING TO PULL THE ANIMAL OUT OF THE VEHICLE WHEN THE GRAY/WHITE

PITBULL WAS ACTIVELY AND AGRESSIVELY BITING THE BROWN/WHITE PITBULL IN THE NECK. DUE TO THE GRAY/WHITE PITBULL ACTIVELY INJURING THE BROWN/WHITE PITBULL AND THE POSSIBILITY OF THE GRAY/WHITE PITBULL INJURING THE ANIMAL CONTROL OFFICER, A/O WICKENS #11212 DEPLOYED HIS TASER ON THE GRAY/WHITE PITBULL, BOTH PRONGS STRIKING IT IN THE RIGHT SIDE OF THE ABDOMEN. TASER WAS EFFECTIVE, ANIMAL CONTROL WAS ABLE TO GAIN CONTROL OF THE PITBULLS. A/OS PLACED TASER CARTRIDGE IN THE BAYLOR PROP ROOM UNDER PROP TAG# 256934B. SGT WEBB 7425 RESPONDED TO THE LOCATION.

THE BEIGE 2004 DODGE RAM ON CALIFORNIA PLATES# [redacted] WAS IMPOUNDED AND TAKEN TO THE DALLAS AUTO POUND FOR PROTECTIVE CUSTODY DUE TO A/OS UNABLE TO SECURE THE VEHICLE, THE HIGH CRIME AREA, AND UNABLE TO FIND SOMEONE TO PICK UP THE VEHICLE. A/OS ADVISED ASSAULT SGT B. SIMONDS #9367 OF THE SITUATION. PES RESPONDED TO THE HOSPITAL AND THE LOCATION TO TAKE PHOTOS OF COMP [redacted] AND THE CRIME SCENE. JI55 AND TLETS SHOW NO RECENT PRIOR CONVICTIONS.

Incident Report

Case Number	CAD Incident #
122286-2020	20-1258686
Report Type: Incident Report	Page 1 of 16
Date / Time Occurred: 7/12/2020 17:28:00 to 7/12/2020 17:35:00	Date / Time Reported: 7/12/2020 17 38:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
2			2	2		2			

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
C333		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1405 MARTIN LUTHER KING JR BLVD	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1405 MARTIN LUTHER KING JR BLVD

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
DICKSON, QUALIN	11335	STEED,TIMOTHY ROBERT	11544

OFFENSE

☑ Primary Offense — Offense Code: ROBBERY OF INDIVIDUAL (AGG) (PC 29.03)

Offense Code Value	Severity	Attempted/Completed
F1-12990002-C4		ATTEMPTED

Premise Type	Circumstances
CONVENIENCE STORE	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	NONE/UNKNOWN

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	OTHER	

Entry Point 1	Entry Point 2	Exit Point 1
OTHER		OTHER

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		ADULT

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	OTHER	N/A

Action 2 to Premises	Action 3 to Premises	Action 1 on Victim
		OTHER

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
		POCKET KNIFE

Weapon 1 Auto	Weapon 2	Weapon 2 Auto

Weapon 3	Weapon 3 Auto	Arson

Precipitating Circumstance	Instrument Used

Incident Report

Case Number	CAD Incident #
122286-2020	20-1258686
Report Type: Incident Report	Page 2 of 16
Date / Time Occurred: 7/12/2020 17:28:00 to 7/12/2020 17:35:00	Date / Time Reported: 7/12/2020 17 38:00

Comments

SUSP ROBBED COMP OF PROPERTY AT KNIFE POINT

OFFENSE

☐ Primary Offense

Offense Code: POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D))

Offense Code Value	Severity	Attempted/Completed
F2-35990021-O41		COMPLETED

Premise Type	Circumstances	
OUTDOOR AREA PUBLIC/PRIVATE		

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
POSSESSING/CONCEALING		

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug ype	Drug Origin	Drug Precursors
YES	DRUGS		

MO Panel

Entry Type	Entry Area	Entry Method
	OTHER	

Entry Point 1	Entry Point 2	Exit Point 1
OTHER		OTHER

Exit Point 2	Target Area	Property Target 1
	OTHER	OTHER

Property Target 2	Property Target 3	Victim Target
		ADULT

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	N/A

Action 2 to Premises	Action 3 to Premises	Action 1 on Victim
		NONE

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

Comments

POSSESSION OF PHENCYCLIDINE (PCP)

OFFENSE

☐ Primary Offense

Offense Code: EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A)

Offense Code Value	Severity	Attempted/Completed
F3-48010020-U275		COMPLETED

Premise Type	Circumstances	
OUTDOOR AREA PUBLIC/PRIVATE		

Bias 1	Bias 2	Bias 3

Incident Report

Case Number	CAD Incident #
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Date / Time Occurred: 7/12/2020 17:28:00 to 7/12/2020 17:35:00	Date / Time Reported: 7/12/2020 17 38:00

NONE

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: OTHER	Entry Method
Entry Point 1: OTHER	Entry Point 2	Exit Point 1: OTHER
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: NONE
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	

Comments

SUSP EVADED ON FOOT FROM POLICE DURING LAWFUL DETENTION

OFFENSE

☐ Primary Offense — Offense Code: WARRANT HOLD (NOT A DPD WARRANT)

Offense Code Value: NA-99999999-NC197	Severity	Attempted/Completed: COMPLETED
Premise Type: OTHER/UNKNOWN	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

Incident Report

Case Number	CAD Incident #
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Report Type: Incident Report	Page 4 of 16
Date / Time Occurred: 7/12/2020 17:28:00 to 7/12/2020 17:35:00	Date / Time Reported: 7/12/2020 17 38:00

MO Panel

Entry Type	Entry Area	Entry Method
	OTHER	

Entry Point 1	Entry Point 2	Exit Point 1
OTHER		OTHER

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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

Comments

HOLD FOR COLLIN COUNTY SHERIFFS OFFICE

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle) [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE		[redacted]	24	to	24

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
6'2"	180			[redacted]	

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
HISPANIC OR LATINO	MARRIED

Hair Color	Hair Length	Glasses	Eye Color	Build
BLONDE	SHORT		[redacted]	THIN

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	MASCULINE	LIGHT	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address [redacted]

City	State	Zip
DALLAS	TEXAS	75201

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

RED SHIRT/BLACK JEANS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ Hospitalized | Hospital Facility | Resident

MO Panel

Entry Type	Entry Area	Entry Method

Incident Report

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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		

Associated Offenses

Offense	Associated With Suspect
ROBBERY OF INDIVIDUAL (AGG) (PC 29.03)	☑
POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D))	☐
EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A)	☑
WARRANT HOLD (NOT A DPD WARRANT)	☑

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-021395	ARRESTED - LEW STERRETT	HANDLED WITHIN

Arrest Date/Time: 7/12/2020 17:45 — ☐ Arrested on Scene

Arrest Address

Street Address: [redacted]

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
DICKSON,QUALIN	DICKSON,QUALIN	07/12/2020 18:14

Weapon 1	Automatic Weapon 1	Weapon 2
KNIFE - POCKET		

Automatic Weapon 2	Multiple Clearance	Card Number
	COUNT ARRESTEE	

Warrant Number: Warrant Signed By:

Associated Charges

Charge: ROBBERY OF INDIVIDUAL (AGG) (PC 29.03) — ☑ Felony ☐ Misdemeanor
Counts: 1 Bail:

Charge: EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A) — ☑ Felony ☐ Misdemeanor
Counts: 1 Bail:

Charge
WARRANT HOLD (NOT A DPD WARRANT)

☐ Felony ☐ Misdemeanor

Counts	Bail
2	10000.00

Statement of Probable Cause

BWC AVAILABLE BY Q. DICKSON #11335, T. STEED #11544, AND N. CHARMOLI #11216; IN CAR VIDEO AVAILABLE IN SQUAD CARS #140227 AND #140018

CHARGE 1: ROBBERY OF INDIVIDUAL (AGG) (PC 29.03)

ON 7-12-2020 AT ABOUT 5:38 PM ARRESTED PERSON (A/P) [redacted] TOOK PROPERTY BY FORCE FROM COMPLAINANT (COMP) [redacted] WHILE COMP WAS AT KNIFE POINT AT 1405 MARTIN LUTHER KING JR BLVD, DALLAS, DALLAS COUNTY, TX.

CHARGE 2: EVADING ARREST DETENTION W/VEHICLE (PC 38.04(b)(2)(A)

ON 7-12-2020 AT ABOUT 5:38 PM ARRESTED PERSON (A/P) [redacted] FLED ON A TWO WHEELED BICYCLE IN AN ATTEMPT TO EVADE A LAWFUL DETENTION AND ARREST AT 1405 MARTIN LUTHER KING JR BLVD, DALLAS, DALLAS COUNTY, TX.

CHARGE 3: HOLD FOR COLLIN CO SHERIFF'S OFFICE
WARRANT # [redacted], ABANDON ENDANGER CHILD W/ INTENT TO RETURN, 1 @ $10,000.00
WARRANT # [redacted], ASSAULT CAUSES BODILY INJURY FAMILY MEMBER, 1 @ NO BOND

OFFICER Q. DICKSON'S NARRATIVE:

ON 7-12-2020 AT ABOUT 5:38 PM ARRESTING OFFICERS (A/OS) Q. DICKSON #11335 AND T. STEED #11544 RESPONDED TO A ROBBERY CALL AT 1405 MARTIN LUTHER KING JR BLVD, DALLAS, DALLAS COUNTY, TX. A/OS ARRIVED AT THE LOCATION AND WERE FLAGGED DOWN BY WITNESS [redacted] THE GOOD PRICE BEVERAGE LIQUOR STORE JUST NORTH OF THE INCIDENT LOCATION. WITNESS [redacted] TOLD A/OS THAT 2 BLACK MALES HAD JUST ROBBED COMPLAINANT (COMP) [redacted] AT KNIFE POINT AND HAD TAKEN COMP'S MONEY. WITNESS [redacted] PHYSICALLY POINTED OUT ONE OF THE MALES, WHO WAS LATER IDENTIFIED AS ARRESTED PERSON (A/P) [redacted] WHO WAS STANDING AT THE BUS STOP IN FRONT OF THE INCIDENT LOCATION. A/OS DICKSON AND STEED ARRIVED AT THE BUS STOP AND A/OS VERBALLY COMMANDED A/P [redacted] TO NOT MOVE AND COME BACK TOWARDS THE A/OS. A/P [redacted] THEN IMMEDIATELY GOT ONTO THE GREEN LIMEBIKE BICYCLE, AND FLED WESTBOUND ON MARTIN LUTHER KING JR BLVD, THROUGH THE PARKING LOT OF BIG D'S LIQUOR STORE WHERE THE INITIAL ROBBERY TOOK PLACE AND THEN ONTO 2900 GOULD STREET. A/O STEED PURSUED A/P [redacted] IN HIS LISTED SQUAD CAR WHILE A/O DICKSON PURSUED A/P [redacted] ON FOOT. A/P [redacted] RODE FOR APPROXIMATELY 500 FEET ON THE BICYCLE FROM A/OS BEFORE HE FINALLY CRASHED THE BICYCLE AND FELL ONTO THE GROUND AT 2900 GOULD ST. A/O STEED IMMEDIATELY EXITED THE SQUAD CAR AND ORDERED A/P [redacted] TO STAY ON THE GROUND AND WAS PLACED UNDER ARREST. THE COMP, WITNESS [redacted] ANOTHER

Incident Report

Case Number	CAD Incident #
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WITNESS NAMED [redacted] WALKED UP TO A/OS AND IDENTIFIED A/P [redacted] AS THE MALE THAT HAD TAKEN THE COMP'S MONEY AT KNIFEPOINT. COMP TOLD A/OS THAT WHILE HE WAS AT BIG D'S LIQUOR STORE, A/P [redacted] ANOTHER MALE, WHO WAS LATER IDENTIFIED AS ARRESTED PERSON (A/P) [redacted] HAD APPROACHED COMP AND DEMANDED COMP'S MONEY. COMP STATED THAT A/P [redacted] PULLED OUT A KNIFE WITH A BLACK HANDLE AND POINTED IT AT COMP. [redacted] SAID THAT HE HEARED A/P [redacted] TELL A/P [redacted] "GO AHEAD AND CUT HIM!" WHEN THE COMP DID NOT WANT TO GIVE UP HIS MONEY. COMP STATED THAT A/P THEN PHYSICALLY GRABBED THE 20 DOLLAR BILL THAT COMP WAS HOLDING IN HIS LEFT HAND AND SNATCHED IT FROM COMP. BOTH WITNESSES STATED THAT A/P [redacted] THEN CHASED COMP AWAY FROM THE LOCATION WHILE STILL POINTING THE KNIFE AT COMP.SHORTLY AFTER PLACING A/P [redacted] UNDER ARREST, A/P [redacted] WALKED OVER TO WHERE A/O STEED AND A/O DICKSON WERE TALKING TO THE COMP AND THE WITNESSES. THE COMP AND THE WITNESSES, POINTED OUT A/P [redacted] AND TOLD THE A/OS THAT HE A/P [redacted] WAS THE ONE WHO POINTED THE KNIFE AT THE COMP. A/P [redacted] WAS IMMEDIATELY PLACED IN HANDCUFFS BY A/O STEED.A/O STEED ASKED A/P [redacted] IF HE HAD ANY WEAPONS ON HIM HE TOLD A/O STEED THAT HE HAD A KNIFE IN HIS LEFT POCKET. THE KNIFE THAT A/O STEED REMOVED FROM A/P [redacted] POCKET WAS IDENTIFIED BY THE COMP AS THE KNIFE THAT HE WAS THREATENED WITH. A SUBJECT CHECK OF A/P [redacted] REVEALED TWO WARRANTS OUT OF COLLIN COUNTY SHERIFF'S OFFICE, WHICH BOTH WERE CONFIRMED BY ARIEL SANCHEZ WITH COLLIN COUNTY SHERRIFS OFFICE. A SEARCH INCIDENT TO ARREST OF A/P [redacted] BY AO GARCIA #11590 REVEALED A SMALL [redacted] GLASS VIAL WHICH BASED OFF OF A/O STEED'S TRAINING AND EXPERIENCE CONTAINED PHENCYCLIDINE (PCP), LOCATED INSIDE OF A/P [redacted] RIGHT POCKET. DETECTIVE ROMERO #10009 WITH ROBBERIES WAS NOTIFIED.
THE KNIFE WAS PLACED IN THE BAYLOR STREET PROPERTY ROOM BY L. MUNOZ #11854 ON PROPERTY TAG #256047B. THE PCP WAS PLACED IN THE BAYLOR STREET PROPERTY ROOM ON DRUG TAG #066434DD.

ALL WEIGHTS ARE APPROXIMATE AND WERE CONDUCTED BY L. MUNOZ #11854.

DRUGS WITH PACKAGING-33.0 GRAMS
PACKAGING WEIGHT-UNABLE TO DETERMINE
DRUG WEIGHT WITHOUT PACKAGING-UNABLE TO DETERMINE

TOTAL WEIGHT OF DRUG BAG AND ALL ITS CONTENTS-38.3 GRAMS

BOTH A/P [redacted] AND [redacted] WERE TRANSPORTED TO JACK EVANS HEADQUARTERS FOR QUESTIONING. WHILE EN ROUTE TO JACK EVANS, A/P [redacted] MADE THE RES GESTAE STATEMENT THAT HE SPENT THE MONEY TAKEN FROM THE COMP ON "CIGARS" AND THAT HE COULD PAY HIM BACK.BOTH A/PS WERE THEN TRANSPORTED TO LEW STERRETT JAIL WITHOUT INCIDENT BY A/OS DICKSON, STEED AND N. CHARMOLI #11216.
A/P [redacted] WAS IDENTIFIED BY HIS TEXAS ID # [redacted] ON HIS PERSON.
A/P [redacted] WAS IDENTIFIED BY HIS AIS [redacted]
A CHECK OF TLETS AND JI55 REVEALED NO PRIORS FOR ENHANCEMENT.

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle) [redacted]

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[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE		09/02/1982	37	to	37

Details

Height	Weight	Driver's License #	DL State	Local D	SID
6'3"	170				

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT		[redacted]	THIN

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
BEARD	BLACK	MASCULINE	DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Suspect Home Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75201

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description: GREY SHIRT/BLACK SHORTS/BLACK AND WHITE SANDALS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Associated Offenses

Offense	Associated With Suspect
ROBBERY OF INDIVIDUAL (AGG) (PC 29.03)	☑
POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D))	☑

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Offense: EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A) — ☐ Associated With Suspect

Offense: WARRANT HOLD (NOT A DPD WARRANT) — ☐ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-021396	ARRESTED - LEW STERRETT	HANDLED WITHIN

Arrest Date/Time: 7/12/2020 17:45 — ☐ Arrested on Scene

Arrest Address

Street Address			
2900 GOULD ST			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
DICKSON,QUALIN	DICKSON,QUALIN	07/12/2020 18:14

Weapon 1	Automatic Weapon 1	Weapon 2
KNIFE - POCKET		

Automatic Weapon 2	Multiple Clearance	Card Number
	COUNT ARRESTEE	

Warrant Number	Warrant Signed By

Associated Charges

Charge: ROBBERY OF INDIVIDUAL (AGG) (PC 29.03) — ☑ Felony ☐ Misdemeanor
Counts: 1 Bail:

Charge: POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D)) — ☑ Felony ☐ Misdemeanor
Counts: Bail:

Statement of Probable Cause

******BWC AVAILABLE BY Q. DICKSON #11335, T. STEED #11544, AND N. CHARMOLI #11216; IN CAR VIDEO AVAILABLE IN SQUAD CARS #140227 AND #140018***

CHARGE 1: ROBBERY OF INDIVIDUAL (AGG) (PC 29.03)

ON 7-12-2020 AT ABOUT 5:38 PM ARRESTED PERSON (A/P) [redacted] POINTED A SILVER KNIFE AT COMPLAINANT (COMP) [redacted] VERBALLY DEMANDED COMP'S MONEY AT 1405 MARTIN LUTHER KING JR BLVD, DALLAS, DALLAS COUNTY, TX.

CHARGE 2: POSS CONT SUB PEN GRP 2>OR EQUAL 4G<400G (HSC 481.116(D))

ON 7-12-2020 AT ABOUT 5:38 PM ARRESTED PERSON (A/P) [redacted] WAS ARRESTED FOR AGGRAVATED ROBBERY OF INDIVIDUAL W/DEADLY WEAPON AND WAS FOUND TO BE IN POSSESSION OF PHENCYCLIDINE (PCP) AT 2900 GOULD ST, DALLAS, DALLAS COUNTY, TX.

OFFICER Q. DICKSON'S NARRATIVE:

ON 7-12-2020 AT ABOUT 5:38 PM ARRESTING OFFICERS (A/OS) Q. DICKSON #11335 AND T. STEED #11544 RESPONDED TO A ROBBERY CALL AT 1405 MARTIN LUTHER KING JR BLVD, DALLAS, DALLAS COUNTY, TX. A/OS ARRIVED AT THE LOCATION AND WERE FLAGGED DOWN BY WITNESS JAMES [redacted] AT THE GOOD PRICE BEVERAGE LIQUOR STORE JUST NORTH OF THE INCIDENT LOCATION. WITNESS [redacted] TOLD A/OS THAT 2 BLACK MALES HAD JUST ROBBED COMPLAINANT (COMP) GEORGE TREVINO-PINA AT KNIFE POINT AND HAD TAKEN COMP'S MONEY. WITNESS [redacted] PHYSICALLY POINTED OUT ONE OF THE MALES, WHO WAS LATER IDENTIFIED AS ARRESTED PERSON (A/P) [redacted] WHO WAS STANDING AT THE BUS STOP IN FRONT OF THE INCIDENT LOCATION. A/OS DICKSON AND STEED ARRIVED AT THE BUS STOP AND A/OS VERBALLY COMMANDED A/P [redacted] TO NOT MOVE AND COME BACK TOWARDS THE A/OS. A/P [redacted] THEN IMMEDIATELY GOT ONTO THE GREEN LIMEBIKE BICYCLE, AND FLED WESTBOUND ON MARTIN LUTHER KING JR BLVD, THROUGH THE PARKING LOT OF BIG D'S LIQUOR STORE WHERE THE INITIAL ROBBERY TOOK PLACE AND THEN ONTO 2900 GOULD STREET. A/O STEED PURSUED A/P [redacted] IN HIS LISTED SQUAD CAR WHILE A/O DICKSON PURSUED A/P [redacted] ON FOOT. A/P [redacted] RODE FOR APPROXIMATELY 500 FEET ON THE BICYCLE FROM A/OS BEFORE HE FINALLY CRASHED THE BICYCLE AND FELL ONTO THE GROUND AT 2900 GOULD ST. A/O STEED IMMEDIATELY EXITED THE SQUAD CAR AND ORDERED A/P [redacted] TO STAY ON THE GROUND AND WAS PLACED UNDER ARREST. THE COMP, WITNESS [redacted] AND ANOTHER WITNESS NAMED [redacted] WALKED UP TO A/OS AND IDENTIFIED A/P [redacted] AS THE MALE THAT HAD TAKEN THE COMP'S MONEY AT KNIFEPOINT. COMP TOLD A/OS THAT WHILE HE WAS AT BIG D'S LIQUOR STORE, A/P [redacted] AND ANOTHER MALE, WHO WAS LATER IDENTIFIED AS ARRESTED PERSON (A/P) TERRANCE [redacted] HAD APPROACHED COMP AND DEMANDED COMP'S MONEY. COMP STATED THAT A/P [redacted] PULLED OUT A KNIFE WITH A BLACK HANDLE AND POINTED IT AT COMP. WITNESS BRYANT SAID THAT HE HEARED A/P [redacted] TELL A/P [redacted] "GO AHEAD AND CUT HIM!" WHEN THE COMP DID NOT WANT TO GIVE UP HIS MONEY. COMP STATED THAT A/P THEN PHYSICALLY GRABBED THE 20 DOLLAR BILL THAT COMP WAS HOLDING IN HIS LEFT HAND AND SNATCHED IT FROM COMP. BOTH WITNESSES STATED THAT A/P [redacted] THEN CHASED COMP AWAY FROM THE LOCATION WHILE STILL POINTING THE KNIFE AT COMP.SHORTLY AFTER PLACING A/P [redacted] UNDER ARREST, A/P [redacted] WALKED OVER TO WHERE A/O STEED AND A/O DICKSON WERE TALKING TO THE COMP AND THE WITNESSES. THE COMP AND THE WITNESSES, POINTED OUT A/P [redacted] AND TOLD THE A/OS THAT HE A/P [redacted] WAS THE ONE WHO POINTED THE KNIFE AT THE COMP. A/P [redacted] WAS IMMEDIATELY PLACED IN HANDCUFFS BY A/O STEED.A/O STEED ASKED A/P [redacted] IF HE HAD ANY WEAPONS ON HIM HE TOLD A/O STEED THAT HE HAD A KNIFE IN HIS LEFT POCKET. THE KNIFE THAT A/O STEED REMOVED FROM A/P [redacted] POCKET WAS IDENTIFIED BY THE COMP AS THE KNIFE THAT HE WAS THREATENED WITH. A SUBJECT CHECK OF A/P [redacted] REVEALED TWO WARRANTS OUT OF COLLIN COUNTY SHERIFF'S OFFICE, WHICH BOTH WERE CONFIRMED BY ARIEL SANCHEZ WITH COLLIN COUNTY SHERRIFS OFFICE. A SEARCH INCIDENT TO ARREST OF A/P [redacted] BY AO GARCIA #11590 REVEALED A SMALL [redacted] GLASS VIAL WHICH BASED OFF OF A/O STEED'S TRAINING AND EXPERIENCE CONTAINED PHENCYCLIDINE (PCP), LOCATED INSIDE OF A/P [redacted] RIGHT POCKET. DETECTIVE ROMERO #10009 WITH ROBBERIES WAS NOTIFIED.

THE KNIFE WAS PLACED IN THE BAYLOR STREET PROPERTY ROOM BY L. MUNOZ #11854 ON PROPERTY TAG #256047B. THE PCP WAS PLACED IN THE BAYLOR STREET PROPERTY ROOM ON DRUG TAG #066434DD.

ALL WEIGHTS ARE APPROXIMATE AND WERE CONDUCTED BY L. MUNOZ #11854.

DRUGS WITH PACKAGING-33.0 GRAMS
PACKAGING WEIGHT-UNABLE TO DETERMINE

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DRUG WEIGHT WITHOUT PACKAGING-UNABLE TO DETERMINE

TOTAL WEIGHT OF DRUG BAG AND ALL ITS CONTENTS-38.3 GRAMS

BOTH A/P [redacted] AND [redacted] WERE TRANSPORTED TO JACK EVANS HEADQUARTERS FOR QUESTIONING. WHILE EN ROUTE TO JACK EVANS, A/P [redacted] MADE THE RES GESTAE STATEMENT THAT HE SPENT THE MONEY TAKEN FROM THE COMP ON "CIGARS" AND THAT HE COULD PAY HIM BACK.BOTH A/PS WERE THEN TRANSPORTED TO LEW STERRETT JAIL WITHOUT INCIDENT BY A/OS DICKSON, STEED AND N. CHARMOLI #11216.

A/P [redacted] WAS IDENTIFIED BY HIS TEXAS ID #3[redacted] ON HIS PERSON.

A/P [redacted] WAS IDENTIFIED BY HIS AIS [redacted].

A CHECK OF TLETS AND JI55 REVEALED NO PRIORS FOR ENHANCEMENT.

VICTIM

Victim Type: INDIVIDUAL

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN
		WHITE	MALE	

Date of Birth	Age	Age Range	Infant Type	Age At Time Of Incident
[redacted]	52	to		52

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
				HISPANIC OR LATINO	

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	State	Zip
DALLAS	TEXAS	75201

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus: ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment

Injury 1: NONE | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition: GOOD | Victim-Offender

A. Assault/Homicide: ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide: ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No ☐ Unknown	NO	☐ Yes ☑ No

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Violation of Protective Order ☐ Yes ☑ No Cohabitant ☐ Yes ☑ No ☐ Shooting Victim

Victim Suspect Relationships

Suspect	Relationship
Suspect:1 [redacted]	RELATIONSHIP UNKNOWN
Suspect:2 [redacted]	RELATIONSHIP UNKNOWN

Associated Offenses

Offense	
ROBBERY OF INDIVIDUAL (AGG) (PC 29.03)	☑ Associated With Victim
POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D))	☐ Associated With Victim
EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A)	☐ Associated With Victim
WARRANT HOLD (NOT A DPD WARRANT)	☐ Associated With Victim

VICTIM

Victim Type: SOCIETY/PUBLIC

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: [redacted]

City	State	Zip
DALLAS	TEXAS	75217

Victim Employment Information

☐ Student Employer / School Occupation

College Name On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment
			214-670-8345	

Injury 1 Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No A. Assault/Homicide Circumstance 1 A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No Justifiable Homicide Circumstance

☐ Victim Hospitalized Hospital Facility Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown Domestic Disturbance Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order Cohabitant ☐ Shooting Victim

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☐ Yes ☐ No ☐ Yes ☐ No

Associated Offenses

Offense	
ROBBERY OF INDIVIDUAL (AGG) (PC 29.03)	☐ Associated With Victim
POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D))	☑ Associated With Victim
EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A)	☑ Associated With Victim
WARRANT HOLD (NOT A DPD WARRANT)	☑ Associated With Victim

OTHER PERSON — Person Type: WITNESS

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range
		BLACK	MALE		[redacted]	56	to

Details

Height	Weight	Driver's License #	DL State	FBI #	SBI #
5'11"	280				

Place of Birth	Citizenship	Ethnicity	Marital Status
		NON-HISPANIC OR LATINO	

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: [redacted]

City	State	Zip
DALLAS	TEXAS	75217

Other Person Employment Information

☐ Student — Employer / School — Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

OTHER PERSON — Person Type: WITNESS

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range
		BLACK	MALE		[redacted]	49	to

Details

Height	Weight	Driver's License #	DL State	FBI #	SBI #

Place of Birth	Citizenship	Ethnicity	Marital Status
		NON-HISPANIC OR LATINO	

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: [redacted]

City	State	Zip
DALLAS	TEXAS	75232

Other Person Employment Information

☐ Student — Employer / School — Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

PROPERTY	Property Tag #	Quantity	Category	Action
		1	PROPERTY	EVIDENCE

Property Type	Owner	Total Value
OTHER	Suspect: [redacted]	

Brand	Model	Color	Serial Number
		BLACK	

SRN/NIC Number	Owner Applied Number	UCR Code
256047B		Miscellaneous (USE ONLY IF

Secondary Action	Secondary Value	Date Recovered

Additional Description

SILVER BLADED KNIFE WITH BLACK HANDLE

Associated Offenses

Offense	Associated With Property
ROBBERY OF INDIVIDUAL (AGG) (PC 29.03)	☑
POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D))	☐
EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A)	☐
WARRANT HOLD (NOT A DPD WARRANT)	☐

PROPERTY	Property Tag #	Quantity	Category	Action
			MONEY	UNKNOWN

Property Type	Owner	Total Value
	Victim [redacted]	

Brand	Model	Color	Serial Number

SRN/NIC Number	Owner Applied Number	UCR Code
		Miscellaneous Currency

Secondary Action	Secondary Value	Date Recovered

Additional Description

Associated Offenses

Offense	Associated With Property
ROBBERY OF INDIVIDUAL (AGG) (PC 29.03)	☑
POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D))	☐
EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A)	☐
WARRANT HOLD (NOT A DPD WARRANT)	☐

DRUG	Drug Type	Action	Quantity	Units of Measurement	Estimated Street Value
	PCP	EVIDENCE	33.0	GRAM	

Date Recovered: 07/12/2020

Marijuana (For Drug Type E=Marijuana and Measurement NP = No. of Plants)

Location	Number of Plots	Latitude	Longitude

Comment

PHENCYCLIDINE LIQUID IN [redacted] GLASS VIAL

Narrative Information

******BWC AVAILABLE BY Q. DICKSON #11335, T. STEED #11544, AND N. CHARMOLI #11216; IN CAR VIDEO AVAILABLE IN SQUAD CARS #140227 AND #140018***

OFFICER Q. DICKSON'S NARRATIVE:

ON 7-12-2020 AT ABOUT 5:38 PM ARRESTING OFFICERS (A/OS) Q. DICKSON #11335 AND T. STEED #11544 RESPONDED TO A ROBBERY CALL AT 1405 MARTIN LUTHER KING JR BLVD, DALLAS, DALLAS COUNTY, TX. A/OS

ARRIVED AT THE LOCATION AND WERE FLAGGED DOWN BY WITNESS [redacted] AT THE GOOD PRICE BEVERAGE LIQUOR STORE JUST NORTH OF THE INCIDENT LOCATION. WITNESS [redacted] TOLD A/OS THAT 2 BLACK MALES HAD JUST ROBBED COMPLAINANT (COMP) GEORGE TREVINO-PINA AT KNIFE POINT AND HAD TAKEN COMP'S MONEY. WITNESS [redacted] PHYSICALLY POINTED OUT ONE OF THE MALES, WHO WAS LATER IDENTIFIED AS ARRESTED PERSON (A/P) [redacted] WHO WAS STANDING AT THE BUS STOP IN FRONT OF THE INCIDENT LOCATION. A/OS DICKSON AND STEED ARRIVED AT THE BUS STOP AND A/OS VERBALLY COMMANDED A/P [redacted] TO NOT MOVE AND COME BACK TOWARDS THE A/OS. A/P [redacted] THEN IMMEDIATELY GOT ONTO THE GREEN LIMEBIKE BICYCLE, AND FLED WESTBOUND ON MARTIN LUTHER KING JR BLVD, THROUGH THE PARKING LOT OF BIG D'S LIQUOR STORE WHERE THE INITIAL ROBBERY TOOK PLACE AND THEN ONTO 2900 GOULD STREET. A/O STEED PURSUED A/P [redacted] IN HIS LISTED SQUAD CAR WHILE A/O DICKSON PURSUED A/P [redacted] ON FOOT. A/P [redacted] RODE FOR APPROXIMATELY 500 FEET ON THE BICYCLE FROM A/OS BEFORE HE FINALLY CRASHED THE BICYCLE AND FELL ONTO THE GROUND AT 2900 GOULD ST. A/O STEED IMMEDIATELY EXITED THE SQUAD CAR AND ORDERED A/P [redacted] TO STAY ON THE GROUND AND WAS PLACED UNDER ARREST. THE COMP, WITNESS [redacted] AND ANOTHER WITNESS NAMED [redacted] WALKED UP TO A/OS AND IDENTIFIED A/P [redacted] AS THE MALE THAT HAD TAKEN THE COMP'S MONEY AT KNIFEPOINT. COMP TOLD A/OS THAT WHILE HE WAS AT BIG D'S LIQUOR STORE, A/P [redacted] AND ANOTHER MALE, WHO WAS LATER IDENTIFIED AS ARRESTED PERSON (A/P) [redacted] HAD APPROACHED COMP AND DEMANDED COMP'S MONEY. COMP STATED THAT A/P [redacted] PULLED OUT A KNIFE WITH A BLACK HANDLE AND POINTED IT AT COMP. WITNESS BRYANT SAID THAT HE HEARED A/P [redacted] TELL A/P [redacted] "GO AHEAD AND CUT HIM!" WHEN THE COMP DID NOT WANT TO GIVE UP HIS MONEY. COMP STATED THAT A/P THEN PHYSICALLY GRABBED THE 20 DOLLAR BILL THAT COMP WAS HOLDING IN HIS LEFT HAND AND SNATCHED IT FROM COMP. BOTH WITNESSES STATED THAT A/P [redacted] THEN CHASED COMP AWAY FROM THE LOCATION WHILE STILL POINTING THE KNIFE AT COMP.SHORTLY AFTER PLACING A/P [redacted] UNDER ARREST, A/P [redacted] WALKED OVER TO WHERE A/O STEED AND A/O DICKSON WERE TALKING TO THE COMP AND THE WITNESSES. THE COMP AND THE WITNESSES, POINTED OUT A/P [redacted] AND TOLD THE A/OS THAT HE A/P [redacted] WAS THE ONE WHO POINTED THE KNIFE AT THE COMP. A/P [redacted] WAS IMMEDIATELY PLACED IN HANDCUFFS BY A/O STEED.A/O STEED ASKED A/P [redacted] IF HE HAD ANY WEAPONS ON HIM HE TOLD A/O STEED THAT HE HAD A KNIFE IN HIS LEFT POCKET. THE KNIFE THAT A/O STEED REMOVED FROM A/P [redacted] POCKET WAS IDENTIFIED BY THE COMP AS THE KNIFE THAT HE WAS THREATENED WITH. A SUBJECT CHECK OF A/P [redacted] REVEALED TWO WARRANTS OUT OF COLLIN COUNTY SHERIFF'S OFFICE, WHICH BOTH WERE CONFIRMED BY ARIEL SANCHEZ WITH COLLIN COUNTY SHERRIFS OFFICE. A SEARCH INCIDENT TO ARREST OF A/P [redacted] BY AO GARCIA #11590 REVEALED A SMALL [redacted] GLASS VIAL WHICH BASED OFF OF A/O STEED'S TRAINING AND EXPERIENCE CONTAINED PHENCYCLIDINE (PCP), LOCATED INSIDE OF A/P [redacted] RIGHT POCKET. DETECTIVE ROMERO #10009 WITH ROBBERIES WAS NOTIFIED.

THE KNIFE WAS PLACED IN THE BAYLOR STREET PROPERTY ROOM BY L. MUNOZ #11854 ON PROPERTY TAG #256047B. THE PCP WAS PLACED IN THE BAYLOR STREET PROPERTY ROOM ON DRUG TAG #066434DD.

ALL WEIGHTS ARE APPROXIMATE AND WERE CONDUCTED BY L. MUNOZ #11854.

DRUGS WITH PACKAGING-33.0 GRAMS
PACKAGING WEIGHT-UNABLE TO DETERMINE
DRUG WEIGHT WITHOUT PACKAGING-UNABLE TO DETERMINE

TOTAL WEIGHT OF DRUG BAG AND ALL ITS CONTENTS-38.3 GRAMS

BOTH A/P [redacted] AND [redacted] WERE TRANSPORTED TO JACK EVANS HEADQUARTERS FOR QUESTIONING. WHILE EN ROUTE TO JACK EVANS, A/P [redacted] MADE THE RES GESTAE STATEMENT THAT HE SPENT THE MONEY TAKEN FROM THE COMP ON "CIGARS" AND THAT HE COULD PAY HIM BACK.BOTH A/PS WERE THEN TRANSPORTED TO LEW STERRETT JAIL WITHOUT INCIDENT BY A/OS DICKSON, STEED AND N. CHARMOLI #11216.

A/P [redacted] WAS IDENTIFIED BY HIS TEXAS ID [redacted] ON HIS PERSON.

A/P [redacted] WAS IDENTIFIED BY HIS AIS #[redacted]

A CHECK OF TLETS AND JI55 REVEALED NO PRIORS FOR ENHANCEMENT.

Incident Report

Case Number	CAD Incident #
215656-2020	20-2184750
Report Type: Incident Report	Page 1 of 13
Date / Time Occurred: 12/2/2020 23:56:00 to 12/2/2020 23:56:00	Date / Time Reported: 12/3/2020 00 00:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			2	1	1				

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
T213		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1500 PARK ROW AVE	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1500 PARK ROW AVE

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
MITCHELL, JA'QUALYN	10675		

OFFENSE

☑ Primary Offense | Offense Code: DWI (PC 49.04)

Offense Code Value	Severity	Attempted/Completed
MB-54040009-R1		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
DRUG/NARCOTICS		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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

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Comments

ARRESTED PERSON WAS ARRESTED FOR DRIVING WHILE INTOXICATED.

OFFENSE

☐ Primary Offense

Offense Code: POSS MARIJUANA <2OZ (HSC 481.121(B)(1))

Offense Code Value	Severity	Attempted/Completed
MB-35620008-O1		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	**Bias 2**	**Bias 3**
NONE		
Bias 4	**Bias 5**	
Criminal Activity 1	**Criminal Activity 2**	**Criminal Activity 3**
POSSESSING/CONCEALING		
Offender Using 1	**Offender Using 2**	**Offender Using 3**
DRUG/NARCOTICS		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		**Gang Name #1**	
Gang Type #2		**Gang Name #2**	

Drug Related	Drug Type	Drug Origin	Drug Precursors
YES	PROCESSED MARIJUANA		

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	**Entry Point 2**	**Exit Point 1**
N/A		N/A
Exit Point 2	**Target Area**	**Property Target 1**
	N/A	OTHER
Property Target 2	**Property Target 3**	**Victim Target**
		N/A
Time of Day	**Victim Activity**	**Action 1 to Premises**
EVENING- 16 00 - 23:59	NONE	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**	

Comments

ARRESTED PERSON WAS ARRESTED FOR POSS OF MARIJUANA.

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE		[redacted]	53	to	53

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'06"	185	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship

Incident Report

Case Number	CAD Incident #
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Date / Time Occurred: 12/2/2020 23:56:00 to 12/2/2020 23:56:00	Date / Time Reported: 12/3/2020 00 00:00

US CITIZEN

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHAVED		BROWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	UNKNOWN	DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Suspect Home Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75209

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description: PANTS, BLUE SHIRT, AND BROWN BOOTS.

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Associated Offenses

Offense	
DWI (PC 49.04)	☑ Associated With Suspect
POSS MARIJUANA <2OZ (HSC 481.121(B)(1))	☑ Associated With Suspect

ARREST

Arrested As	Arrest Action	Disposition
☑ Adult ☐ Juvenile [redacted]	ARRESTED - LEW STERRETT	HANDLED WITHIN

Arrest Date/Time: 12/3/2020 00:12 ☑ Arrested on Scene

Arrest Address

Street Address			
1500 PARK ROW AVE			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
BLOOD	12/3/2020 01:30:00	0.000	RON ESTIGOY
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
MITCHELL,JA'QUALYN	SLAY,MICHAEL SHAYNE	12/03/2020 00:15

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		
Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	
Warrant Number	Warrant Signed By	

Associated Charges

Charge: DWI (PC 49.04) ☐ Felony ☑ Misdemeanor
Counts: 1 Bail:

Charge: POSS MARIJUANA <2OZ (HSC 481.121(B)(1)) ☐ Felony ☑ Misdemeanor
Counts: 1 Bail:

Statement of Probable Cause

****CRASH INVOLVED: NO****

****IN-CAR VIDEO EVIDENCE: POLICE MARKED UNIT #180036, TRAFFIC DIVISION****

****BODY WORN CAMERA EVIDENCE: OFFICER J. MITCHELL #10675****

****CAD INCIDENT SHEET PRINTED AND ATTACHED: NO****

CHARGE 1: DRIVING WHILE INTOXICATED (PC 49.04) MB

IT IS BELIEVED THAT ON DECEMBER 2, 2020 AT APPROXIMATELY 11:56 PM, THE ARRESTED PERSON, [redacted] NAME, HAD LOST THE USE OF HIS REGULAR AND OR NORMAL MENTAL AND PHYSICAL FACULTIES, AND WAS INTOXICATED WHILE OPERATING A MOTOR VEHICLE IN A PUBLIC PLACE, AT 1700 SOUTH BLVD., DALLAS, DALLAS COUNTY, TEXAS.

CHARGE 2: POSSESSION OF MARIJUANA <2OZ (HSC 481.121(B)(1)) MB

ON DECEMBER 2, 2020 AT APPROXIMATELY 11:56 PM, THE ARRESTED PERSON, [redacted], WAS IN POSSESSION OF MARIJUANA AT 1500 PARK ROW AVE., DALLAS, DALLAS COUNTY, TEXAS.

****FOLLOWING NARRATIVE WRITTEN BY OFFICER J. MITCHELL****

VEHICLE IN MOTION

ON DECEMBER 2, 2020 AT APPROXIMATELY 11:56 PM, I, ARRESTING OFFICER J. MITCHELL #10675 PERSONALLY OBSERVED A MOTOR VEHICLE (RED CHEVROLET (LOUISIANA LICENSE PLATE #[redacted])), DRIVING IN THE 1700 BLOCK OF SOUTH BLVD. WITHOUT A FRONT LICENSE PLATE. I INITIATED A TRAFFIC STOP, AND IT WAS LATER DETERMINED THAT ARRESTED PERSON BROWN WAS THE DRIVER OF THE CHEVROLET. AP ADMITTED TO DRINKING TO BEER. I THEN HAD AP EXIT HIS VEHICLE SO I COULD PERFORM SFST.

PERSONAL CONTACT

UPON CONTACT WITH AP, I OBSERVED HIS EYES TO BE BLOODSHOT RED, AND ONCE REMOVED FROM HIS VEHICLE AND PERFORMING A TERRY FRISK, I COULD SMELL MARIJUANA EMITTING FROM HIS PERSON. I FELT A BAGGIE CONTAINING AN UNKNOWN SUBSTANCE IN AP'S FRONT RIGHT POCKET. I ASKED AP IF HE HAD ANY DRUGS ON HIM AND AP ADMITTED TO HAVING MARIJUANA.

PRE-ARREST SCREENING

I INQUIRED INTO AP REGARDING ANY MEDICAL, CONDITIONS, HEAD INJURIES, MEDICATION CONSUMPTION, ANY INJURIES THAT WOULD PREVENT HIM FROM PARTICIPATING IN STANDARD FIELD SOBRIETY TESTING (SFST), AND THE EVENTS OF HIS DAY. AP STATED HE WAS COMING FROM HIS OUT OF TOWN AND WAS HEADED TO HIS BABY MAMA'S HOUSE. AP WAS NOT WEARING GLASSES OR CONTACTS, AND STATED HE DID NOT HAVE ANY EYE CONDITIONS, MEDICAL CONDITIONS OR HEAD INJURIES. AP STATED HE HAD LAST ATE SNACKS. AP STATED HE HAD LAST SLEPT FROM 11:30 PM TO 5:30 AM. AP STATED HE HAD NOT CONSUMED OR HAD NOT CONSUMED ANY FORMS OF PRESCRIPTION OR OVER COUNTER MEDICATIONS. AP PERSONALLY ADMITTED TO DRINKING (3) 16 OZ CANS OF NATURAL LIGHT BEER, STARTING AT 7:30 PM AND FINISHING THE LAST AT 8:30 PM. AP STATED HE DID NOT FEEL THE EFFECTS OF THE ALCOHOL HE CONSUMED AND FELT SAFE TO DRIVE AT THE TIME HE WAS DRIVING. AP ADMITTED TO SMOKING (1) MARIJUANA BLUNT APPROXIMATELY 2 HOURS PRIOR TO TRAFFIC STOP.

STANDARD FIELD SOBRIETY TEST (SFST)

HORIZONTAL GAZE NYSTAGMUS (HGN): (0/6 CLUES EXHIBITED)

AP HAD EQUAL TRACKING AND EQUAL PUPIL SIZE OF BOTH EYES, AND DID NOT EXHIBIT RESTING NYSTAGMUS.

LACK OF SMOOTH PURSUIT: (0) CLUES OBSERVED
DISTINCT AND SUSTAINED NYSTAGMUS AT MAXIMUM DEVIATION: (0) CLUES OBSERVED
ONSET NYSTAGMUS PRIOR TO 45 DEGREES: (0) CLUES OBSERVED

AP DID NOT EXHIBIT VERTICAL NYSTAGMUS

WALK AND TURN & ONE LEG STAND

I DID NOT HAVE AP COMPLETE THESE TESTS DUE TO COLD AND WINDY WEATHER CONDITIONS.

PREMLIMINARY BREATH TEST (PBT): 0.000 BrAC

ARREST DECISION

I WAS A POLICE OFFICER OF THE DALLAS POLICE DEPARTMENT'S TRAFFIC DIVISION AT THE TIME OF THIS ARREST, AND STANDARD FIELD SOBRIETY TEST (SFST) CERTIFIED TO CONDUCT SFST, INCLUDING HGN, AFTER COMPLETING THE 24 HOUR BASIC SFST PRACTITIONER COURSE, WHICH INCLUDED TWO LIVE ALCOHOL WORKSHOPS WHILE IN THE DALLAS POLICE DEPARTMENT POLICE ACADEMY. I HAVE ATTENDED AN SFST UPDATED COURSE, AND AM CURRENT ON CERTIFICATION AT THE TIME OF THIS ARREST. BASED ON OBSERVATIONS OF AP, THE SIGNS AND SYMPTOMS OF INTOXICATION EXHIBITED BY AP, AND TO MY TRAINING AND EXPERIENCE, I BELIEVE AP WAS INTOXICATED DUE TO THE INTRODUCING OF ILLEGAL SUBSTANCES (MARIJUANA) INTO HIS BODY, HAD LOST THE NORMAL USE OF HIS MENTAL AND PHYSICAL FACULTIES, AND WAS UNABLE TO OPERATE A MOTOR VEHICLE SAFELY. I PLACED AP UNDER ARREST FOR DRIVING WHILE INTOXICATED ON NOVEMBER 3, 2020 AT 12:12 AM.

AP'S VEHICLE WAS RELEASED TO WITNESS, [redacted]

AFTER AP WAS PLACED UNDER ARREST FOR DWI. I SEIZED A CLEAR PLASTIC BAGGIE CONTAINING A GREEN LEAFY SUBSTANCE FROM AP'S FRONT RIGHT POCKET. I TESTED THE GREEN LEAFY SUBSTANCE THAT TESTED POSITIVE FOR MARIJUANA. OFFICER A. CASTILLO WITNESSED TEST. I WEIGHED THE DRUGS AND THE FOLLOWING WEIGHTS ARE APPROXIMATE:

DRUG WEIGHT WITH PACKAGING IS 3.1 GRAMS.
PACKAGING WEIGHT IS 1.0 G.
DRUG WEIGHT WITHOUT PACKAGING IS 2.1 G.
TOTAL WEIGHT (BAG AND CONTENTS) IS 36.G.

I PLACED DRUGS INTO EVIDENCE TAG #124717D AND DROPPED AT BAYLOR ST. PROPERTY ROOM.

STATUTORY WARNING

I READ THE STATUTORY WARNING TO AP WHILE ON SCENE, AND REQUESTED HIM TO PROVIDE A SPECIMEN OF HIS BLOOD, IN WHICH HE REFUSED. AP WAS GIVEN A COPY OF THE STATUTORY WARNING.

TOXICOLOGY

SEARCH WARRANT FOR BLOOD

OFFICERS SLAY #9994 AND COX #11938 TRANSPORTED AP TO BAYLOR SCOTT AND WHITE MEDICAL CENTER AT DALLAS.

I APPLIED FOR A SEARCH WARRANT TO OBTAIN A SPECIMEN OF AP'S BLOOD. THE SEARCH WARRANT WAS SIGNED OFF BY MAGISTRATE KATHLEEN SPRINKLE.

RONALD ESTIGOY, WHO WAS A REGISTERED NURSE AND EMPLOYEE OF BAYLOR SCOTT AND WHITE MEDICAL CENTER AT DALLAS AT THE TIME OF BLOOD DRAW, CONDUCTED A BLOOD DRAW ON DECEMBER 3, 2020 AT 1:30 AM, COLLECTING (3) GRAY VIALS OF BLOOD FROM AP'S RIGHT ARM, WITH VIALS EXPIRATION DATES OF 09-03-2021. I WITNESSED BLOOD DRAW, AND AT THE CONCLUSION, STOPPED BODY WORN CAMERA VIDEO RECORDING.

I EXECUTED THE SEARCH WARRANT, AND THEN RETURNED THE ORIGINAL SEARCH WARRANT TO THE MAGISTRATE'S OFFICE.

I DEPOSITED BLOOD EVIDENCE AT LEW STERRETT, DALLAS COUNTY JAIL, ON DECEMBER 3, 2020.

IDENTIFICATION

OFFICERS SLAY #9994 AND COX #11938 TRANSPORTED AP TO LEW STERRETT, DALLAS COUNTY JAIL, FOR BOOKING.

AP WAS IDENTIFIED BY HIS TEXAS DRIVER'S LICENSE #[redacted]

PRIORS

A CHECK OF TLETS, JI55 AND DRIVER'S LICENSE REVEALED NO PRIOR CONVICTIONS FOR DRIVING WHILE INTOXICATED.

VICTIM

Victim Type	
SOCIETY/PUBLIC	
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		
[redacted]		
City	State	Zip
DALLAS	TEXAS	75226

Victim Employment Information

☐ Student	Employer / School	Occupation
College Name		On Campus ☐ Yes ☐ No
Street Address		

City	State	Zip	Work Phone	Hours of Employment
			214-670-1618	

Injury 1	Injury Description		
Injury 2	Injury 3	Injury 4	Injury 5

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Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense: DWI (PC 49.04) — ☑ Associated With Victim

Offense: POSS MARIJUANA <2OZ (HSC 481.121(B)(1)) — ☐ Associated With Victim

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: [redacted]

City	State	Zip
DALLAS	TEXAS	75226

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment
			[redacted]	

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Incident Report

Case Number	CAD Incident #
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Report Type: Incident Report	Page 9 of 13
Date / Time Occurred: 12/2/2020 23:56:00 to 12/2/2020 23:56:00	Date / Time Reported: 12/3/2020 00 00:00

Hospital Facility: ☐ Victim Hospitalized | Hospital Description:

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
DWI (PC 49.04)	☐ Associated With Victim
POSS MARIJUANA <2OZ (HSC 481.121(B)(1))	☑ Associated With Victim

OTHER PERSON

Person Type: WITNESS

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range
JUNIOR		BLACK	MALE		[redacted]	23	to

Details

Height	Weight	Driver's License #	DL State	FBI #	SBI #
			TEXAS		

Place of Birth	Citizenship	Ethnicity	Marital Status
		NON-HISPANIC OR LATINO	

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: [redacted]

City	State	Zip
DALLAS	TEXAS	75210

Other Person Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

VEHICLE

Plate	State	Plate Type	Plate Year	Plate Month
[redacted]	LOUISIANA	STANDARD PASSENGER	2024	

VIN	☐ VIN Validation Off	Make	Model	Year
[redacted]		Chevrolet	Silverado	2001

Color	Secondary Color	Style	Type	Decal #
RED		PICKUP TRUCK	PICKUP TRUCK	

Involvement	NIC
Suspect	

Other Identifiers

Insurance Information

Insurance Company	Policy Number	Insurance Expiration	Financed By/Titleholder

Registered Owner Info

Registered Owner Name (Last, First, MI) ☐ Business	Sex	Race	DOB

Street Address

City	State	Zip

Vehicle Elements

Incident Report

Case Number	CAD Incident #
215656-2020	20-2184750
Report Type: Incident Report	Page 10 of 13
Date / Time Occurred: 12/2/2020 23:56:00 to 12/2/2020 23:56:00	Date / Time Reported: 12/3/2020 00 00:00

Stolen	Recovered	Other	Other Description
☐	☐	☐	

Keys in Ignition	Doors Locked	Windows Closed	Ignition Locked	Trunk Locked	Radio In Car	Repo. Check	Tow List Check	Stolen Value
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

How Vehicle Entered	How Vehicle Taken

Recovered By	Recovery Date & Time	Recovered Value	Recovery Code

Disposition	Battery in Car	Spare Tire in Car	Evidence Recovered	Damage To Vehicle	Owner Notified By Recovering Officer
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No

Reason Owner Was Not Notified

Recovery Address

Street Address		
City	State	Zip

☐ Impounded ☐ 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

DRUG	Drug Type	Action	Quantity	Units of Measurement	Estimated Street Value
	MARIJUANA	SEIZED	2.1	GRAM	

Date Recovered: 12/03/2020

Marijuana (For Drug Type E=Marijuana and Measurement NP = No. of Plants)

Location	Number of Plots	Latitude	Longitude

Comment

Narrative Information

****FOLLOWING NARRATIVE WRITTEN BY OFFICER J. MITCHELL****

VEHICLE IN MOTION

ON DECEMBER 2, 2020 AT APPROXIMATELY 11:56 PM, I, ARRESTING OFFICER J. MITCHELL #10675 PERSONALLY OBSERVED A MOTOR VEHICLE (RED CHEVROLET (LOUISIANA LICENSE PLATE #[redacted]), DRIVING IN THE 1700 BLOCK OF SOUTH BLVD. WITHOUT A FRONT LICENSE PLATE. I INITIATED A TRAFFIC STOP, AND IT WAS LATER DETERMINED THAT ARRESTED PERSON[redacted] THE DRIVER OF THE CHEVROLET. AP ADMITTED TO DRINKING TO BEER. I THEN HAD AP EXIT HIS VEHICLE SO I COULD PERFORM SFST.

PERSONAL CONTACT

UPON CONTACT WITH AP, I OBSERVED HIS EYES TO BE BLOODSHOT RED, AND ONCE REMOVED FROM HIS VEHICLE AND PERFORMING A TERRY FRISK, I COULD SMELL MARIJUANA EMITTING FROM HIS PERSON. I FELT A BAGGIE CONTAINING AN UNKNOWN SUBSTANCE IN AP'S FRONT RIGHT POCKET. I ASKED AP IF HE HAD ANY DRUGS ON HIM AND AP ADMITTED TO HAVING MARIJUANA.

PRE-ARREST SCREENING

I INQUIRED INTO AP REGARDING ANY MEDICAL, CONDITIONS, HEAD INJURIES, MEDICATION CONSUMPTION, ANY INJURIES THAT WOULD PREVENT HIM FROM PARTICIPATING IN STANDARD FIELD SOBRIETY TESTING (SFST), AND THE EVENTS OF HIS DAY. AP STATED HE WAS COMING FROM HIS OUT OF TOWN AND WAS HEADED TO HIS BABY MAMA'S HOUSE. AP WAS NOT WEARING GLASSES OR CONTACTS, AND STATED HE DID NOT HAVE ANY EYE CONDITIONS, MEDICAL CONDITIONS OR HEAD INJURIES. AP STATED HE HAD LAST ATE SNACKS. AP STATED HE HAD LAST SLEPT FROM 11:30 PM TO 5:30 AM. AP STATED HE HAD NOT CONSUMED OR HAD NOT CONSUMED ANY FORMS OF PRESCRIPTION OR OVER COUNTER MEDICATIONS. AP PERSONALLY ADMITTED TO DRINKING (3) 16 OZ CANS OF NATURAL LIGHT BEER, STARTING AT 7:30 PM AND FINISHING THE LAST AT 8:30 PM. AP STATED HE DID NOT FEEL THE EFFECTS OF THE ALCOHOL HE CONSUMED AND FELT SAFE TO DRIVE AT THE TIME HE WAS DRIVING. AP ADMITTED TO SMOKING (1) MARIJUANA BLUNT APPROXIMATELY 2 HOURS PRIOR TO TRAFFIC STOP.

STANDARD FIELD SOBRIETY TEST (SFST)

HORIZONTAL GAZE NYSTAGMUS (HGN): (0/6 CLUES EXHIBITED)

AP HAD EQUAL TRACKING AND EQUAL PUPIL SIZE OF BOTH EYES, AND DID NOT EXHIBIT RESTING NYSTAGMUS.

LACK OF SMOOTH PURSUIT: (0) CLUES OBSERVED
DISTINCT AND SUSTAINED NYSTAGMUS AT MAXIMUM DEVIATION: (0) CLUES OBSERVED
ONSET NYSTAGMUS PRIOR TO 45 DEGREES: (0) CLUES OBSERVED

AP DID NOT EXHIBIT VERTICAL NYSTAGMUS

WALK AND TURN & ONE LEG STAND

I DID NOT HAVE AP COMPLETE THESE TESTS DUE TO COLD AND WINDY WEATHER CONDITIONS.

PREMLIMINARY BREATH TEST (PBT): 0.000 BrAC

ARREST DECISION

I WAS A POLICE OFFICER OF THE DALLAS POLICE DEPARTMENT'S TRAFFIC DIVISION AT THE TIME OF THIS ARREST, AND STANDARD FIELD SOBRIETY TEST (SFST) CERTIFIED TO CONDUCT SFST, INCLUDING HGN, AFTER COMPLETING THE 24 HOUR BASIC SFST PRACTITIONER COURSE, WHICH INCLUDED TWO LIVE ALCOHOL WORKSHOPS WHILE IN THE DALLAS POLICE DEPARTMENT POLICE ACADEMY. I HAVE ATTENDED AN SFST UPDATED COURSE, AND AM CURRENT ON CERTIFICATION AT THE TIME OF THIS ARREST. BASED ON OBSERVATIONS OF AP, THE SIGNS AND SYMPTOMS OF INTOXICATION EXHIBITED BY AP, AND TO MY TRAINING AND EXPERIENCE, I BELIEVE AP WAS INTOXICATED DUE TO THE INTRODUCING OF ILLEGAL SUBSTANCES (MARIJUANA) INTO HIS BODY, HAD LOST THE NORMAL USE OF HIS MENTAL AND PHYSICAL FACULTIES, AND WAS UNABLE TO OPERATE A MOTOR VEHICLE SAFELY. I PLACED AP UNDER ARREST FOR DRIVING WHILE INTOXICATED ON NOVEMBER 3, 2020 AT 12:12 AM.

AP'S VEHICLE WAS RELEASED TO WITNESS, [redacted]

AFTER AP WAS PLACED UNDER ARREST FOR DWI. I SEIZED A CLEAR PLASTIC BAGGIE CONTAINING A GREEN LEAFY SUBSTANCE FROM AP'S FRONT RIGHT POCKET. I TESTED THE GREEN LEAFY SUBSTANCE THAT TESTED POSITIVE FOR MARIJUANA. OFFICER A. CASTILLO WITNESSED TEST. I WEIGHED THE DRUGS AND THE FOLLOWING WEIGHTS ARE APPROXIMATE:

DRUG WEIGHT WITH PACKAGING IS 3.1 GRAMS.
PACKAGING WEIGHT IS 1.0 G.
DRUG WEIGHT WITHOUT PACKAGING IS 2.1 G.
TOTAL WEIGHT (BAG AND CONTENTS) IS 36.G.

I PLACED DRUGS INTO EVIDENCE TAG #124717D AND DROPPED AT BAYLOR ST. PROPERTY ROOM.

STATUTORY WARNING

I READ THE STATUTORY WARNING TO AP WHILE ON SCENE, AND REQUESTED HIM TO PROVIDE A SPECIMEN OF HIS BLOOD, IN WHICH HE REFUSED. AP WAS GIVEN A COPY OF THE STATUTORY WARNING.

TOXICOLOGY

SEARCH WARRANT FOR BLOOD

OFFICERS SLAY #9994 AND COX #11938 TRANSPORTED AP TO BAYLOR SCOTT AND WHITE MEDICAL CENTER AT DALLAS.

I APPLIED FOR A SEARCH WARRANT TO OBTAIN A SPECIMEN OF AP'S BLOOD. THE SEARCH WARRANT WAS SIGNED OFF BY MAGISTRATE KATHLEEN SPRINKLE.

RONALD ESTIGOY, WHO WAS A REGISTERED NURSE AND EMPLOYEE OF BAYLOR SCOTT AND WHITE MEDICAL CENTER AT DALLAS AT THE TIME OF BLOOD DRAW, CONDUCTED A BLOOD DRAW ON DECEMBER 3, 2020 AT 1:30 AM, COLLECTING (3) GRAY VIALS OF BLOOD FROM AP'S RIGHT ARM, WITH VIALS EXPIRATION DATES OF 09-03-2021. I WITNESSED BLOOD DRAW, AND AT THE CONCLUSION, STOPPED BODY WORN CAMERA VIDEO RECORDING.

I EXECUTED THE SEARCH WARRANT, AND THEN RETURNED THE ORIGINAL SEARCH WARRANT TO THE MAGISTRATE'S OFFICE.

I DEPOSITED BLOOD EVIDENCE AT LEW STERRETT, DALLAS COUNTY JAIL, ON DECEMBER 3, 2020.

IDENTIFICATION

OFFICERS SLAY #9994 AND COX #11938 TRANSPORTED AP TO LEW STERRETT, DALLAS COUNTY JAIL, FOR BOOKING.

AP WAS IDENTIFIED BY HIS TEXAS DRIVER'S LICENSE # [redacted]

PRIORS

A CHECK OF TLETS, JI55 AND DRIVER'S LICENSE REVEALED NO PRIOR CONVICTIONS FOR DRIVING WHILE INTOXICATED.

Incident Report

Case Number	CAD Incident #
213713-2020	20-2166114
Report Type: Incident Report	Page 1 of 9
Date / Time Occurred: 11/29/2020 21:40 00 to 11/29/2020 21:50 00	Date / Time Reported: 11/29/2020 21:52:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1		1				

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
T223		NOT APPLICABLE	

Situation Found	Case Status
ALAN ROSS TEXAS FREEDOM PARADE	

Location Given By Dispatcher	Cargo Theft
2901-2999 HOLMES ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2800 HOLMES ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
LEBOURGEOIS, CHASITY	11662	GRANTHAM,VICTOR D	10991

OFFENSE

☑ Primary Offense | Offense Code: DWI (PC 49.04)

Offense Code Value	Severity	Attempted/Completed
MB-54040009-R1		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
ALCOHOL		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	MALICIOUS DESTRUCTION

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	CAD Incident #
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Date / Time Occurred: 11/29/2020 21:40 00 to 11/29/2020 21:50 00	Date / Time Reported: 11/29/2020 21:52:00

Comments

THE ARRESTED PERSON WAS ARRESTED FOR OPERATING A MOTOR VEHICLE

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		WHITE	MALE		[redacted]	34	to	34

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'04"	180				

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT		BROWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	UNKNOWN	MEDIUM	RIGHT

Preferred | Home Phone | Cell Phone | Email Address

Suspect Home Address

Street Address

[redacted]

City	State	Zip
RIVERBEND	NEW YORK	11901

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

BLUE SWEATSHIRT, GRAY SHIRT, BLUE SHORTS AND WHITE CONVERSE

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

Case Number	CAD Incident #
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Report Type: Incident Report	Page 3 of 9
Date / Time Occurred: 11/29/2020 21:40 00 to 11/29/2020 21:50 00	Date / Time Reported: 11/29/2020 21:52:00

Comments

Associated Offenses

Offense: DWI (PC 49.04) — ☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-036943	ARRESTED - LEW STERRETT	HANDLED WITHIN

Arrest Date/Time: 11/29/2020 22:35 — ☑ Arrested on Scene

Arrest Address

Street Address: 2800 HOLMES ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
BLOOD	11/30/2020 00:23:00	0.000	BAYLOR HOSPITAL
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
LEBOURGEOIS,CHASITY MARIE	MENDOZA,STEPHANIE	11/30/2020 00:34

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number	Warrant Signed By

Associated Charges

Charge: DWI (PC 49.04) — ☐ Felony ☑ Misdemeanor

Counts	Bail
1	

Statement of Probable Cause

****FOLLOWING NARRATIVE WRITTEN BY C.LEBOURGEOIS****
****BWC GRANTHAM #10991 AND PEELER #10731*****

CHARGE: DWI (PC 49.04)

ON NOVEMBER 29, 2020 AT APPROXIMATELY 10:02 PM, REPORTING OFFICERS GRANTHAM #10991 AND PEELER #10731 OBSERVED ARRESTED PERSON [redacted] OPERATING THE VEHICLE; A 2013 NISSAN VERSA, PLATE # [redacted] WITH HIS HAZARDS ON IN FRONT OF A KNOWN LOCATION TO PURCHASE DRUGS. AP [redacted] PULLS OFF AND HIS HAZARD LIGHTS REMAIN ON AS IT SLOWLY TRAVELS NORTHBOUND ON THE 2800 BLOCK OF HOLMS RD, DALLAS, DALLAS COUNTY, TEXAS. A MARKED SQUARD CAR PULLS OVER AP [redacted] AND AP [redacted] TO PEELER #10731 THAT HE HAD CONSUMED 6- 12 OZ MODELO BEERS.

ARRESTED PERSON [redacted] PERSONALLY ADMITTED TO ME THAT HE WAS DRIVING HIS, A BLACK 2013 NISSAN VERSA, PLATE # [redacted] WHEN THE TRAFFIC STOP OCCURRED.

PERSONAL CONTACT

UPON CONTACT WITH ARRESTED PERSON [redacted] I OBSERVED HIM TO HAVE BLURRY RED EYES, A SMELL OF AN ALCOHOLIC BEVERAGE ON HIS BREATH.

PRE-ARREST SCREENING

I ATTEMPTED TO INQUIRE INTO ARRESTED PERSON [redacted] REGARDING ANY MEDICAL, CONDITIONS, HEAD INJURIES, MEDICATION CONSUMPTION, ANY INJURIES THAT WOULD PREVENT HIM FROM PARTICIPATING IN STANDARD FIELD SOBRIETY TESTING (SFST), AND THE EVENTS OF HIS DAY.

STANDARD FIELD SOBRIETY TEST (SFST)

I DID NOT HAVE ARRESTED PERSON [redacted] PERFORM THESE TESTS DUE TO THE WEATHER CONDITIONS (COLD AND WINDY). AP [redacted] STATED HE WAS HEADED HOME TO DUNCANVILLE AND WAS COMING FROM MESQUITE WHERE HE WAS VISITING HIS DAUGHTER. AP STATED THAT THE VEHICLEHE WAS OPERATING BELONGED TO HIM. AP STATED THE LAST TIME THAT HE HAD EATEN WAS AROUND 2:00 PM AND HE HAD MEAT SOUP. AP STATED THAT HE DID NOT HAVE ANY MEDICAL PROBLEMS OR HEAD INJURIES. AP STATED THAT HE DID WEAR GLASSES BUT THEY WERE SAFETY GLASSES FOR WORK. AP STATED THAT HE WAS NOT ON ANY PRESCRIPTION OR OVER THE COUNTER MEDICATIONS. AP STATED HE DID NOT USE ANY ILLEGAL DRUGS OR USE ANY MARIJUANA. AP STATED THAT HE HAD 6- 12 OUNCE MODELO BEERS AT AROUND 9:30 PM AND STOPPED DRINKING ABOUT 10:00 PM. AP STATED THAT HE WAS DRINKING IN HIS CAR WITH A NEIGHBOR HE PICKED UP BUT DID NOT KNOW. AP STATED HE DID NOT KNOW HIS PERSONAL DRINK LIMIIT AND FELT HE WAS SAFE TO DRIVE HOME.

ARREST DECISION

I WAS A POLICE OFFICER OF THE DALLAS POLICE DEPARTMENT'S TRAFFIC DIVISION AT THE TIME OF THIS ARREST, AND STANDARD FIELD SOBRIETY TEST (SFST) CERTIFIED TO CONDUCT SFST, INCLUDING HGN, AFTER COMPLETING THE 24 HOUR BASIC SFST PRACTITIONER COURSE, WHICH INCLUDED TWO LIVE ALCOHOL WORKSHOPS WHILE IN THE DALLAS POLICE DEPARTMENT POLICE ACADEMY. I HAVE ATTENDED AN SFST UPDATED COURSE, AND AM CURRENT ON CERTIFICATION AT THE TIME OF THIS ARREST. BASED ON OBSERVATIONS OF AP, THE SIGNS AND SYMPTOMS OF INTOXICATION EXHIBITED BY AP, AND TO MY TRAINING AND EXPERIENCE, I BELIEVE AP WAS INTOXICATED DUE TO THE INTRODUCING OF ALCOHOL INTO HIS BODY, HAD LOST THE NORMAL USE OF HIS MENTAL AND PHYSICAL FACULTIES, AND WAS UNABLE TO OPERATE A MOTOR VEHICLE SAFELY. I PLACED AP UNDER ARREST FOR DRIVING WHILE INTOXICATED ON NOVEMBER 29, 2020 AT 10:35 PM.

ARRESTED PERSON [redacted] VEHICLE WAS TOWED TO THE CITY AUTOPOUND.

STATUTORY WARNING

THE STATUTORY WARNING WAS PLAYED TO AP WHILE ON SCENE IN SPANISH, AND REQUESTED HIM TO PROVIDE A SPECIMEN OF HIS BLOOD, IN WHICH HE REFUSED. AP WAS GIVEN A COPY OF THE STATUTORY WARNING.

TOXICOLOGY

SEARCH WARRANT FOR BLOOD

MENDOZA #11857 AND ZUPAN # 11696 TRANSPORTED AP TO BAYLOR SCOTT AND WHITE MEDICAL CENTER AT DALLAS.

I APPLIED FOR A SEARCH WARRANT TO OBTAIN A SPECIMEN OF AP'S BLOOD. THE SEARCH WARRANT WAS SIGNED OFF BY MAGISTRATE SPRINKLE.

HILLARY DETHLEFS WHO IS A REGISTERED NURSE AND EMPLOYEE OF BAYLOR SCOTT AND WHITE MEDICAL CENTER AT DALLAS AT THE TIME OF BLOOD DRAW, CONDUCTED A BLOOD DRAW ON NOVEMBER 30, 2020 AT 12:23 AM WITH VIALS EXPIRATION DATE OF 07/18/2021. I WITNESSED BLOOD DRAW, AND AT THE CONCLUSION, OFFICER GRANTHAM #10991 STOPPED BODY WORN CAMERA VIDEO RECORDING.

I EXECUTED THE SEARCH WARRANT, AND THEN RETURNED THE ORIGINAL SEARCH WARRANT TO THE MAGISTRATE'S OFFICE.

I DEPOSITED BLOOD EVIDENCE AT LEW STERRETT, DALLAS COUNTY JAIL, ON NOVEMBER 30, 2020.

IDENTIFICATION

AP WAS IDENTIFIED GUATEMALA CONSULAR ID N030-757191-2201

PRIORS

A CHECK OF TLETS, JI55 AND DRIVER'S LICENSE REVEALED NO PRIOR CONVICTIONS FOR DRIVING WHILE INTOXICATED.

VICTIM — Victim Type: SOCIETY/PUBLIC

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

Incident Report

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[redacted]

City	State	Zip
DALLAS	TEXAS	75217

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment
			214-670-8345	

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility | Hospital Description

☐ Victim Hospitalized

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
DWI (PC 49.04)	☑ Associated With Victim

VEHICLE

Plate	State	Plate Type	Plate Year	Plate Month
[redacted]	TEXAS	STANDARD PASSENGER	2020	

VIN	☐ VIN Validation Off	Make	Model	Year
[redacted]		NISSAN		2013

Color	Secondary Color	Style	Type	Decal #
BLACK		AUTOMOB LE	4 DOOR SEDAN	

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) ☐ Business | Sex | Race | DOB

Street Address

City	State	Zip

Vehicle Elements

☐ Stolen ☐ Recovered ☐ Other | Other Description

Keys in Ignition	Doors Locked	Windows Closed	Ignition Locked	Trunk Locked	Radio In Car	Repo. Check	Tow List Check	Stolen Value
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

How Vehicle Entered | How Vehicle Taken

Incident Report

Case Number	CAD Incident #
213713-2020	20-2166114
Report Type: Incident Report	Page 7 of 9
Date / Time Occurred: 11/29/2020 21:40 00 to 11/29/2020 21:50 00	Date / Time Reported: 11/29/2020 21:52:00

Recovered By	Recovery Date & Time	Recovered Value	Recovery Code

Disposition	Battery in Car	Spare Tire in Car	Evidence Recovered	Damage To Vehicle	Owner Notified By Recovering Officer
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No

Reason Owner Was Not Notified

Recovery Address

Street Address		
City	State	Zip

☑ Impounded ☐ 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

ON NOVEMBER 29, 2020 AT APPROXIMATELY 10:02 PM, REPORTING OFFICERS GRANTHAM #10991 AND PEELER #10731 OBSERVED ARRESTED PERSON [redacted] OPERATING THE VEHICLE; A 2013 NISSAN VERSA, PLATE # [redacted] WITH HIS HAZARDS ON IN FRONT OF A KNOWN LOCATION TO PURCHASE DRUGS. AP [redacted] PULLS OFF AND HIS HAZARD LIGHTS REMAIN ON AS IT SLOWLY TRAVELS NORTHBOUND ON THE 2800 BLOCK OF HOLMS RD, DALLAS, DALLAS COUNTY, TEXAS. A MARKED SQUARD CAR PULLS OVER AP [redacted] AND AP [redacted] TO PEELER #10731 THAT HE HAD CONSUMED 6- 12 OZ MODELO BEERS.

ARRESTED PERSON [redacted] PERSONALLY ADMITTED TO ME THAT HE WAS DRIVING HIS, A BLACK 2013 NISSAN VERSA, PLATE # [redacted] WHEN THE TRAFFIC STOP OCCURRED.

PERSONAL CONTACT

UPON CONTACT WITH ARRESTED PERSON [redacted] I OBSERVED HIM TO HAVE BLURRY RED EYES, A SMELL OF AN ALCOHOLIC BEVERAGE ON HIS BREATH.

PRE-ARREST SCREENING

I ATTEMPTED TO INQUIRE INTO ARRESTED PERSON [redacted] REGARDING ANY MEDICAL, CONDITIONS, HEAD INJURIES, MEDICATION CONSUMPTION, ANY INJURIES THAT WOULD PREVENT HIM FROM PARTICIPATING IN STANDARD FIELD SOBRIETY TESTING (SFST), AND THE EVENTS OF HIS DAY.

STANDARD FIELD SOBRIETY TEST (SFST)

I DID NOT HAVE ARRESTED PERSON [redacted] PERFORM THESE TESTS DUE TO THE WEATHER CONDITIONS (COLD AND WINDY). AP [redacted] STATED HE WAS HEADED HOME TO DUNCANVILLE AND WAS COMING FROM MESQUITE WHERE HE WAS VISITING HIS DAUGHTER. AP STATED THAT THE VEHICLEHE WAS OPERATING BELONGED TO HIM. AP STATED THE LAST TIME THAT HE HAD EATEN WAS AROUND 2:00 PM AND HE HAD MEAT SOUP. AP STATED THAT

HE DID NOT HAVE ANY MEDICAL PROBLEMS OR HEAD INJURIES. AP STATED THAT HE DID WEAR GLASSES BUT THEY WERE SAFETY GLASSES FOR WORK. AP STATED THAT HE WAS NOT ON ANY PRESCRIPTION OR OVER THE COUNTER MEDICATIONS. AP STATED HE DID NOT USE ANY ILLEGAL DRUGS OR USE ANY MARIJUANA. AP STATED THAT HE HAD 6- 12 OUNCE MODELO BEERS AT AROUND 9:30 PM AND STOPPED DRINKING ABOUT 10:00 PM. AP STATED THAT HE WAS DRINKING IN HIS CAR WITH A NEIGHBOR HE PICKED UP BUT DID NOT KNOW. AP STATED HE DID NOT KNOW HIS PERSONAL DRINK LIMIIT AND FELT HE WAS SAFE TO DRIVE HOME.

ARREST DECISION

I WAS A POLICE OFFICER OF THE DALLAS POLICE DEPARTMENT'S TRAFFIC DIVISION AT THE TIME OF THIS ARREST, AND STANDARD FIELD SOBRIETY TEST (SFST) CERTIFIED TO CONDUCT SFST, INCLUDING HGN, AFTER COMPLETING THE 24 HOUR BASIC SFST PRACTITIONER COURSE, WHICH INCLUDED TWO LIVE ALCOHOL WORKSHOPS WHILE IN THE DALLAS POLICE DEPARTMENT POLICE ACADEMY. I HAVE ATTENDED AN SFST UPDATED COURSE, AND AM CURRENT ON CERTIFICATION AT THE TIME OF THIS ARREST. BASED ON OBSERVATIONS OF AP, THE SIGNS AND SYMPTOMS OF INTOXICATION EXHIBITED BY AP, AND TO MY TRAINING AND EXPERIENCE, I BELIEVE AP WAS INTOXICATED DUE TO THE INTRODUCING OF ALCOHOL INTO HIS BODY, HAD LOST THE NORMAL USE OF HIS MENTAL AND PHYSICAL FACULTIES, AND WAS UNABLE TO OPERATE A MOTOR VEHICLE SAFELY. I PLACED AP UNDER ARREST FOR DRIVING WHILE INTOXICATED ON NOVEMBER 29, 2020 AT 10:35 PM.

ARRESTED PERSON [redacted] VEHICLE WAS TOWED TO THE CITY AUTOPOUND.

STATUTORY WARNING

THE STATUTORY WARNING WAS PLAYED TO AP WHILE ON SCENE IN SPANISH, AND REQUESTED HIM TO PROVIDE A SPECIMEN OF HIS BLOOD, IN WHICH HE REFUSED. AP WAS GIVEN A COPY OF THE STATUTORY WARNING.

TOXICOLOGY

SEARCH WARRANT FOR BLOOD

MENDOZA #11857 AND ZUPAN # 11696 TRANSPORTED AP TO BAYLOR SCOTT AND WHITE MEDICAL CENTER AT DALLAS.

I APPLIED FOR A SEARCH WARRANT TO OBTAIN A SPECIMEN OF AP'S BLOOD. THE SEARCH WARRANT WAS SIGNED OFF BY MAGISTRATE SPRINKLE.

HILLARY DETHLEFS WHO IS A REGISTERED NURSE AND EMPLOYEE OF BAYLOR SCOTT AND WHITE MEDICAL CENTER AT DALLAS AT THE TIME OF BLOOD DRAW, CONDUCTED A BLOOD DRAW ON NOVEMBER 30, 2020 AT 12:23 AM WITH VIALS EXPIRATION DATE OF 07/18/2021. I WITNESSED BLOOD DRAW, AND AT THE CONCLUSION, OFFICER GRANTHAM #10991 STOPPED BODY WORN CAMERA VIDEO RECORDING.

I EXECUTED THE SEARCH WARRANT, AND THEN RETURNED THE ORIGINAL SEARCH WARRANT TO THE MAGISTRATE'S OFFICE.

I DEPOSITED BLOOD EVIDENCE AT LEW STERRETT, DALLAS COUNTY JAIL, ON NOVEMBER 30, 2020.

IDENTIFICATION

AP WAS IDENTIFIED GUATEMALA CONSULAR ID N030-757191-2201

PRIORS

A CHECK OF TLETS, JI55 AND DRIVER'S LICENSE REVEALED NO PRIOR CONVICTIONS FOR DRIVING WHILE INTOXICATED.

Incident Report

Case Number	CAD Incident #
218326-2020	20-2211199
Report Type: Incident Report	Page 1 of 9
Date / Time Occurred: 12/7/2020 01:15:00 to 12/7/2020 01:16:00	Date / Time Reported: 12/7/2020 01:17:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1		1				

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
B914		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2800-2898 HOLMES ST	NO

Incident Address

Street Address: 2800 HOLMES ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
GRANTHAM, VICTOR	10991	PEELER,JAMES	10731

OFFENSE

☑ Primary Offense | Offense Code: DWI W/OPEN CONTAINER (PC 49.04(C))

Offense Code Value	Severity	Attempted/Completed
MB-54040012-R4		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
ALCOHOL		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
LATE NIGHT- 00:00 - 07:59	NONE	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	CAD Incident #
218326-2020	20-2211199
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Comments

AP WAS DRIVING WHILE INTOXICATED WHEN HE GOT ARRESTED

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		WHITE	MALE		[redacted]	51	to	51

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'05"	190	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship
			US CITIZEN

Ethnicity	Marital Status
HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT	NO	BROWN	HEAVY

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	OTHER	OTHER	RIGHT

Preferred	Home Phone	Cell Phone	Email Address
		[redacted]	

Suspect Home Address

Street Address

[redacted]

City	State	Zip
DALLAS	TEXAS	75223

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

BLK JOG PANTS, SWEATER

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

Case Number	CAD Incident #
218326-2020	20-2211199
Report Type: Incident Report	Page 3 of 9
Date / Time Occurred: 12/7/2020 01:15:00 to 12/7/2020 01:16:00	Date / Time Reported: 12/7/2020 01:17:00

Comments

Associated Offenses

Offense: DWI W/OPEN CONTAINER (PC 49.04(C)) — ☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-037773	ARRESTED - LEW STERRETT	

Arrest Date/Time: 12/7/2020 01:45 — ☑ Arrested on Scene

Arrest Address

Street Address			
2800 HOLMES ST			
City	**State**	**Zip**	**Beat**
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
BLOOD	12/7/2020 04:15:00	0.000	K MASSEY
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
GRANTHAM,VICTOR D	GRANTHAM,VICTOR D	12/07/2020 02:15

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	COUNT ARRESTEE	

Warrant Number	Warrant Signed By

Associated Charges

Charge: DWI W/OPEN CONTAINER (PC 49.04(C)) — ☐ Felony ☑ Misdemeanor

Counts	Bail
1	

Statement of Probable Cause

**IN CAR VIDEO EVIDENCE IS AVAILABLE RELATED TO THIS ARREST CAR ON 140124 **

BODY WORN CAMERAS HAVE VIDEO EVIDENCE #10991, 10731*

CHARGE 1: DWI W/ OPEN CONTAINER (PC 49.04(C)) MB

ON DECEMBER 07, 2020 AT APPROX 01:14 AM, ARRESTED PERSON [redacted] WAS DRIVING WHILE INTOXICATED AT 2800 HOLMES ST, A PUBLIC STREET IN DALLAS, DALLAS COUNTY, TEXAS. AP HAD AN OPEN CONTAINER WITH IN ARMS REACH BEHIND THE CENTER CONSOLE.

VEHICLE IN MOTION:

ON MONDAY DECEMBER 7, 2020 AT APPROX 01:15 AM, ARRESTING OFFICERS J. PEELER #10731 AND V GRANTHAM #10991 OBSERVED ARRESTED PERSON [redacted] OPERATING A SILVER 1999 FORD EXPEDITION TX TAG [redacted] IN THE 1600 BLOCK OF SOUTH ST. AO'S ATTENTION WAS DRAWN TO THE VEHICLE FIRST WHEN THEY OBSERVED IT PARKED IN THE 1500 BLOCK OF SOUTH BLVD AT ANGLE ALONG THE WB CURB. AO'S THEN GOT BEHIND IT AS IT STARTED TO PULL AWAY FROM THE INTERSECTION OF S. ERVAY ST AND SOUTH BLVD. AO'S FOLLOWED THE TRUCK WB ON SOUTH BLVD WHERE THE AP TURNED RIGHT ONTO 2800 HOLMES ST, WITHOUT COMING TO A FULL AND COMPLETE STOP. AO'S ACTIVATED THIER EMERGENCY LIGHTS AND AP PULLED OVER TO THE RIGHT SIDE OF THE ROADWAY IN THE 2800 BLOCK OF HOLMES ST, DALLAS, DALLAS COUNTY, TEXAS.

PERSONAL CONTACT:

UPON MAKING CONTACT WITH THE DRIVER AND SOLO OCCUPANT OF THE FORD EXPEDITION, AO PEELER ASKED AP [redacted] FOR HIS DL. AO GRANTHAM WHO WAS ON THE PASSENGER SIDE OBSERVED A BROWN BOTTLE OF MODELLO NEGRO, APPROX HALF FULL, PLACED BEHIND THE PASSENGER SIDE OF THE CENTER CONSOLE. AO ASKED AP [redacted] HOW MANY BEERS HE HAD CONSUMED. AP [redacted] REPLIED, "NO NOTHING."

REALIZING THAT AP SPOKE BROKEN ENGLISH AND PRIMARILY SPANISH, AO GRANTHAM ASKED FO A SPANISH SPEAKER AND K7 OFFICERS KLINGLESMITH #6415 AND L. SALAZAR #11868 RESPONDED TO PROVIDE TRANSLATION SERVICES.

PRE-INTERVIEW SCREENING: 12-7-2020 @ 1:30 AM
HIGHEST LEVEL OF EDUCATION: HS DIPLOMA CALIFORNIA CLASS OF 1998
INJURIES OR DISEASES: ADMITTED TO PROSTHESTIC RIGHT EYE AND ARTHRITIS IN RIGHT LEG.
DRANK: 1 BEER 2 HOURS AGO, MODELLO NEGRO 12 OUNCE BOTTLE
STATEMENTS: THE BEER IN THE TRUCK IS MY FRIENDS

STANDARDIZED FIELD SOBRIETY TESTS (SFST):

HGN: 2/6 CLUES.

AP HAS A PROSTHETIC RIGHT EYE, AP DISPLAYED LACK OF SMOOTH PURSUIT, DISTINCT AND SUSTAINED NYSTAGMUS AT MAXIMUM DEVIATION IN HIS LEFT EYE.

VERTICAL GAZE NYSTAGMUS WAS NOT PRESENT

WALK AND TURN: 2/8 CLUES. AP HAD DIFFICULTY STAYING IN THE STARTING POSITION AND MISSED SEVERAL HEEL TO TOE TOUCHES ON THE WALK DOWN THE LINE.

ONE LEG STAND: 0/4 CLUES. EXERCISE NOT CONDUCTED DUE TO AP HAVING ARTHRITIS IN RIGHT LEG, FOR SAFETY REASONS.

AP VOLUNTARILY BLEW INTO THE PBT WITH A READING OF 0.16. AFTER BEING HANDCUFFED AP DEMANDED A SECOND TEST ON THE PBT WITH THE SAME RESULTS.

ARREST DECISION:

AO V. GRANTHAM #10991 WAS A MEMBER OF THE DALLAS POLICE DEPARTMENT SOUTHEAST DIVISION AT THE TIME OF THIS ARREST. AO WAS SFST CERTIFIED TO CONDUCT SFST INCLUDING HGN AFTER COMPLETING THE 24 HOUR BASIC SFST PRACTITIONER COURSE THAT INCLUDED TWO LIVE ALCOHOL WORKSHOPS, WHILE IN THE DALLAS POLICE DEPARTMENT ACADEMY. BASED ON THE OBSERVATIONS OF AO V. GRANTHAM #10991, THE SIGNS AND SYMPTOMS OF INTOXICATION EXHIBITED BY AP [redacted] AND AO'S TRAINING AND EXPERIENCE, AO V. GRANTHAM #10991 BELIEVED THAT AP [redacted] WAS INTOXICATED DUE TO THE INTRODUCTION OF ALCOHOL INTO HIS BODY, HAVING LOST THE NORMAL USE OF HIS MENTAL AND PHYSICAL FACULTIES, AND WAS UNABLE TO OPERATE A MOTOR VEHICLE SAFELY. AP [redacted] WA PLACED UNDER ARREST FOR DRIVING WHILE INTOXICATED AT 1:45 AM.

STATUTORY WARNING:

AS OFFICERS KLINGLESMITH AND SALAZAR WERE REQUIRED TO LEAVE TO GO TO AN ASSIST ON A

DIFFERENT CHANNEL.

AP WAS SEATED IN A DALLAS POLICE SQUAD CAR 140124 AND AO GRANTHAM PLAYED THE YOU-TUBE TEXAS SPANISH STATUTORY WARNING TO AP [redacted] WHILE RECORDING IT ON AO GRANTHAM'S BWC, AND IN CAR VIDEO RECORDING SYSTEM.

AO GRANTHAM USED HIS GOOGLE TRANSLATE APP TO ASK IN SPANISH IF AP [redacted] WOULD VOLUNTARILY PROVIDE A BLOOD SAMPLE TO THE DALLAS POLICE DEPARTMENT, AP [redacted] SAID "SI."

AO'S TRANSPORTED AP [redacted] TO BAYLOR HOSPITAL FOR PURPOSES OF A VOLUNTARY LEGAL BLOOD DRAW. WHEN ASKED BY THE NURSE IF AP [redacted] CONSENTED TO HIS BLOOD BEING DRAWN AP REPLIED "NO!"

AO GRANTHAM AND PEELER AND AP [redacted] THEN WENT TO LEW STERRETT JAIL AND AO GRANTHAM APPLIED FOR AND WAS GRANTED A LEGAL BLOOD SEARCH WARRANT BY MAGISTRATE SPRINKLE.

TOXICOLOGY:

AO GRANTHAM LOGGED IN AND DEPOSITED THE BLOOD SAMPLES INTO THE LEW STERRETT ARMED WITH THE SIGNED LEGAL BLOOD SEARCH WARRANT AO'S TOOK AP BACK TO BAYLOR HOSPITAL AND PRESENTED THE WARRANT AND AP FOR LEGAL BLOOD DRAW. REGISTERED NURSE K. MASSEY, WHO IS EMPLOYED BY BAYLOR HOSPITAL, CLEANED THE AP'S ARM WITH BETADINE AND DREW ENOUGH BLOOD TO FILL 3 GREY TOPPED BLOOD VIALS AT 04:15 AM. RN K. MASSEY LABELED THE 3 GREY TOPPED VIALS AND HANDED THEM TO AO GRANTHAM FOR TRANSPORT AND DEPOSIT INTO LEW STERRETT BLOOD VAULT. AO GRANTHAM WITNESSED AND RECORDED THE BLOOD DRAW ON BWC #10991 AND 10731. JAIL BLOOD VAULT ON 12/07/2020 AT 04:43 AM.

AO GRANTHAM RETURNED THE BLOOD SEARCH WARRANT FOR MAGISTRATE SPRINKLE TO INVENTORY AND SIGN.

IDENTIFICATION AND PRIORS:

AP [redacted] WAS TRANSPORTED FROM BAYLOR HOSPITAL TO LEW STERETT JAIL WHERE HE WAS BOOKED IN WITHOUT FURTHER INCIDENT.

AP [redacted] WAS IDENTIFIED BY HIS DRIVERS LICENSE PHOTO WHICH WAS EMAILED TO AO GRANTHAM BY FUSION DET RIDLEY #8459.

A CHECK OF JI-55, TLETS AND CITY TICKET FILE REVEALED THAT AP [redacted] HAS NO PREVIOUS CONVICTION FOR DRIVING WHILE INTOXICATED .

VICTIM	Victim Type: SOCIETY/PUBLIC			
Name (Last, First Middle): CITY OF DALLAS				
Suffix	Nickname	Race	Sex	SSN

Incident Report

Case Number	CAD Incident #
218326-2020	20-2211199
Report Type: Incident Report	Page 6 of 9
Date / Time Occurred: 12/7/2020 01:15:00 to 12/7/2020 01:16:00	Date / Time Reported: 12/7/2020 01:17:00

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: 725 N JIM MILLER RD

City	State	Zip
DALLAS	TEXAS	75217

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment
			214-670-8345	

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

☐ Victim Hospitalized | Hospital Facility | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
DWI W/OPEN CONTAINER (PC 49.04(C))	☑ Associated With Victim

VEHICLE	Plate	State	Plate Type	Plate Year	Plate Month
	[redacted]	TEXAS	STANDARD PASSENGER	2020	

VIN	☐ VIN Validation Off	Make	Model	Year
[redacted]		FORD	EXPEDITION	1999

Color	Secondary Color	Style	Type	Decal #
SILVER		AUTOMOB LE	SUV TYPE VEHICLE	

Involvement: Suspect | NIC

Other Identifiers

Insurance Information

Insurance Company	Policy Number	Insurance Expiration	Financed By/Titleholder

Incident Report

Case Number	CAD Incident #
218326-2020	20-2211199
Report Type: Incident Report	Page 7 of 9
Date / Time Occurred: 12/7/2020 01:15:00 to 12/7/2020 01:16:00	Date / Time Reported: 12/7/2020 01:17:00

Registered Owner Info

Registered Owner Name (Last, First, MI)	Business	Sex	Race	DOB
[redacted]	☐	MALE	WHITE	[redacted]

Street Address		
[redacted]		
City	**State**	**Zip**
DALLAS	TEXAS	75223

Vehicle Elements

☐ Stolen ☐ Recovered ☐ Other — Other Description

Keys in Ignition	Doors Locked	Windows Closed	Ignition Locked	Trunk Locked	Radio In Car	Repo. Check	Tow List Check	Stolen Value
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

How Vehicle Entered	How Vehicle Taken		
Recovered By	**Recovery Date & Time**	**Recovered Value**	**Recovery Code**

Disposition	Battery in Car	Spare Tire in Car	Evidence Recovered	Damage To Vehicle	Owner Notified By Recovering Officer
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No

Reason Owner Was Not Notified

Recovery Address

Street Address		
City	**State**	**Zip**

☑ Impounded ☐ 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

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Incident Report

Case Number	CAD Incident #
157542-2020	20-1608324
Report Type: Incident Report	Page 1 of 3
Date / Time Occurred: 9/4/2020 19:13:00 to 9/4/2020 19:13:00	Date / Time Reported: 9/4/2020 22:42 00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
			1			2			

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
C333		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2701-2799 GOULD ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2800 GOULD ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
DICKSON, QUALIN	11335	STEED,TIMOTHY ROBERT	11544

OFFENSE

☑ Primary Offense | Offense Code: FOUND PROPERTY (NO OFFENSE)

Offense Code Value	Severity	Attempted/Completed
NA-99999999-X3		COMPLETED

Premise Type	Circumstances
OUTDOOR AREA PUBLIC/PRIVATE	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
UNKNOWN			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	MISCELLANEOUS

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
157542-2020	20-1608324
Report Type: Incident Report	Page 2 of 3
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Comments
FOUND PROPERTY

VICTIM

Victim Type: SOCIETY/PUBLIC
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: [redacted]

City	State	Zip
DALLAS	TEXAS	75217

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment
			214-670-8345	

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

☐ Victim Hospitalized | Hospital Facility | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
FOUND PROPERTY (NO OFFENSE)	☑ Associated With Victim

PROPERTY

Property Tag #	Quantity	Category	Action
	1	PROPERTY	FOUND

Property Type	Owner	Total Value
DRUG/NARCOTICS EQUIPMENT		$1.00

Brand	Model	Color	Serial Number
GLASS PIPE			

Incident Report

Case Number	CAD Incident #
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Date / Time Occurred: 9/4/2020 19:13:00 to 9/4/2020 19:13:00	Date / Time Reported: 9/4/2020 22:42 00

SRN/NIC Number	Owner Applied Number	UCR Code
253891B		Miscellaneous (USE ONLY IF

Secondary Action	Secondary Value	Date Recovered

Additional Description

Associated Offenses

Offense	
FOUND PROPERTY (NO OFFENSE)	☑ Associated With Property

PROPERTY	Property Tag #	Quantity	Category	Action
		2	PROPERTY	FOUND

Property Type	Owner	Total Value
DRUG/NARCOTICS EQUIPMENT		$1.00

Brand	Model	Color	Serial Number
METAL ROD			

SRN/NIC Number	Owner Applied Number	UCR Code
253891B		Miscellaneous (USE ONLY IF

Secondary Action	Secondary Value	Date Recovered

Additional Description

Associated Offenses

Offense	
FOUND PROPERTY (NO OFFENSE)	☑ Associated With Property

Narrative Information

****BWC ACTIVATED #11335, #11544****

ON 4 SEPTEMBER 2020 OFFICERS T. STEED #11544 AND Q. DICKSON #11335 WERE INVESTIGATING A CRIME LOCATED AT 2800 GOULD ST. WHILE INVESTIGATING A CRIME, RO STEED FOUND A GLASS PIPE USED TO SMOKE CRACK COCAINE AND TWO METAL RODS USED TO FILL THE PIPE. THE PIPE AND THE TWO METAL RODS WERE TAKEN TO THE BAYLOR ST PROPERTY ROOM BY N. CHARMOLI #11216 UNDER TAG #253891B.

Incident Report

Case Number	CAD Incident #
180858-2020	20-1843916
Report Type: Incident Report	Page 1 of 3
Date / Time Occurred: 10/10/2020 17:58 00 to 10/10/2020 18:20 00	Date / Time Reported: 10/10/2020 18:52:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
R31		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1519 MARTIN LUTHER KING JR BLVD	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1519 MARTIN LUTHER KING JR BLVD

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
KOHUTEK, COLIN	11158	GREENE,GABRIEL	11324

OFFENSE

☑ Primary Offense

Offense Code: INJURED PERSON- PUBLIC PROPERTY (OTHER THAN FIREARM) (NO OFFENSE)

Offense Code Value	Severity	Attempted/Completed
NA-99999999-W1		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
180858-2020	20-1843916
Report Type: Incident Report	Page 2 of 3
Date / Time Occurred: 10/10/2020 17:58 00 to 10/10/2020 18:20 00	Date / Time Reported: 10/10/2020 18:52:00

Comments

MIR

VICTIM

Victim Type: INDIVIDUAL

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN
		BLACK	MALE	

Date of Birth	Age	Age Range	Infant Type	Age At Time Of Incident
[redacted]	35	to		35

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
		[redacted]	TEXAS	NON-HISPANIC OR LATINO	

FBI #	SBI #	Place of Birth	Citizenship
		DALLAS	US CITIZEN

Hair Color	Eye Color	Build	Resident

Preferred	Home Phone	Cell Phone	Email Address

Victim Address

Street Address: [redacted]

City	State	Zip
MESQUITE	TEXAS	75150

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ 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 ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No ☐ Unknown	NO	☐ Yes ☑ No

Violation of Protective Order	Cohabitant	
☐ Yes ☑ No	☐ Yes ☑ No	☐ Shooting Victim

Associated Offenses

Offense	
INJURED PERSON- PUBLIC PROPERTY (OTHER THAN FIREARM) (NO OFFENSE)	☑ Associated With Victim

Narrative Information

ON 10-10-2020 AT APPROXIMATELY 17:58 RO'S C. KOHUTEK 11158 G. GREENE 11324 AND R. DIAZ 11264 RESPONDED TO A DISTURBANCE ARMED ENCOUNTER ON FOOT LOCATED AT 1519 MARTIN LUTHER KING JR BLVD DALLAS, DALLAS COUNTY, TEXAS.

RO'S ARRIVED AT THE LISTED LOCATION AND OBSERVED COMP [redacted] APPEARED TO BE HIGH OR INTOXICATED. THE COMP WAS JUMPING AND SCREMAING AND BEGAN TO STRIP HIS CLOTHING OFF. RO'S THEN PLACED COMP JONES IN HAND CUFFS AND CALED FOR AN

AMBULANCE. DFR 6 RESPONDED. DFR TRANSPORTED THE COMP TO BAYLOR HOSPITAL RO'S DETERMINED THIS WAS A MEDICAL EMERGENCY AND CONTACTED SGT JOHNSON 8892 FOR FIELD RELEASE.

WITNESSES ON SCENE STATED THAT THE SUSPECT HAD A GUN AND THREW THE GUN AND AN UNKNOWN INDIVIDUAL PICKED UP THE GUN AND RAN OFF PRIOR TO RO'S ARRIVING ON SCENE.

OFFICERS WERE WEARING BODY CAMERAS.

Incident Report

Case Number	CAD Incident #
216267-2020	20-2190366
Report Type: Incident Report	Page 1 of 13
Date / Time Occurred: 12/3/2020 21:52:00 to 12/3/2020 21:52:00	Date / Time Reported: 12/3/2020 21 52:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1	1	1	1			

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
R32		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2900-2998 HOLMES ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2900 HOLMES ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
NGUYEN, JAMES	11251	WINTERS,STEVEN EDWARD	11253

OFFENSE

☑ Primary Offense

Offense Code: MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G (HSC 481.112(D))

Offense Code Value	Severity	Attempted/Completed
F1-35990003-O23		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
POSSESSING/CONCEALING		

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
YES	CRACK COCAINE		

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
216267-2020	20-2190366
Report Type: Incident Report	Page 2 of 13
Date / Time Occurred: 12/3/2020 21:52:00 to 12/3/2020 21:52:00	Date / Time Reported: 12/3/2020 21 52:00

Comments

A/P WAS IN POSSESSION OF CRACK COCAINE

OFFENSE

☐ Primary Offense

Offense Code: POSS MARIJUANA <2OZ (HSC 481.121(B)(1))

Offense Code Value	Severity	Attempted/Completed
MB-35620008-O1		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	Bias 2	Bias 3
NONE		
Bias 4	Bias 5	
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
POSSESSING/CONCEALING		
Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	

Drug Related	Drug Type	Drug Origin	Drug Precursors
YES	CULTIVATED MARIJUANA		

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A
Exit Point 2	Target Area	Property Target 1
	N/A	OTHER
Property Target 2	Property Target 3	Victim Target
		N/A
Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	

Comments

A/P WAS IN POSSESSION OF MARIJUANA

OFFENSE

☐ Primary Offense

Offense Code: POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D))

Offense Code Value	Severity	Attempted/Completed
F2-35990021-O41		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	Bias 2	Bias 3

NONE

Bias 4	Bias 5	
Criminal Activity 1: POSSESSING/CONCEALING	Criminal Activity 2	Criminal Activity 3
Offender Using 1: NOT APPLICABLE	Offender Using 2	Offender Using 3

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1
Gang Type #2	Gang Name #2

Drug Related	Drug ype	Drug Origin	Drug Precursors
YES	DRUGS		

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
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	

Comments

A/P WAS ARRESTED FOR POSSESSION OF PCP

OFFENSE

☐ Primary Offense

Offense Code: UNLAWFUL CARRYING WEAPON (PC 46.02(b))

Offense Code Value	Severity	Attempted/Completed
MA-52030027-M20		COMPLETED
Premise Type: K	Circumstances	
Bias 1: NONE	Bias 2	Bias 3
Bias 4	Bias 5	
Criminal Activity 1: POSSESSING/CONCEALING	Criminal Activity 2	Criminal Activity 3
Offender Using 1: NOT APPLICABLE	Offender Using 2	Offender Using 3

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1
Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

Incident Report

Case Number	CAD Incident #
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MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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
		HANDGUN

Weapon 1 Auto	Weapon 2	Weapon 2 Auto

Weapon 3	Weapon 3 Auto	Arson

Precipitating Circumstance	Instrument Used

Comments

A/P WAS ARRESTED FOR UNLAWFUL CARRY OF A WEAPON

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE	[redacted]	[redacted]	43	to	43

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
6'00"	180	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	MEDIUM		BROWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
GOATEE	BLACK	UNKNOWN	DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address: [redacted]

City	State	Zip
PLANO	TEXAS	75074

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

BLACK JACKET AND BLUE JEANS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ Hospitalized | Hospital Facility | Resident

MO Panel

Entry Type	Entry Area	Entry Method

Incident Report

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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		

Associated Offenses

Offense	
MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G (HSC 481.112(D))	☑ Associated With Suspect
POSS MARIJUANA <2OZ (HSC 481.121(B)(1))	☑ Associated With Suspect
POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D))	☑ Associated With Suspect
UNLAWFUL CARRYING WEAPON (PC 46.02(b))	☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-037362	ARRESTED - LEW STERRETT	

Arrest Date/Time: 12/3/2020 22:39 — ☑ Arrested on Scene

Arrest Address

Street Address			
2900 HOLMES ST			
City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
NGUYEN,JAMES	NGUYEN,JAMES	12/03/2020 22:49

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		
Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	
Warrant Number	Warrant Signed By	

Associated Charges

Charge		
MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G (HSC 481.112(D))	☑ Felony	☐ Misdemeanor
Counts: 1 — Bail:		
Charge		
POSS MARIJUANA <2OZ (HSC 481.121(B)(1))	☐ Felony	☑ Misdemeanor
Counts: 1 — Bail:		

Incident Report

Case Number	CAD Incident #
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Charge
POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D)) ☑ Felony ☐ Misdemeanor
Counts Bail
1

Charge
UNLAWFUL CARRYING WEAPON (PC 46.02(b)) ☐ Felony ☑ Misdemeanor
Counts Bail

Statement of Probable Cause

****BWCA 11266 AND 11253****

IN CAR CAMERA VEH 140002 AVAILABLE

CHARGE 1: MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G (HSC 481.112(C))

ON 12/3/2020 AT APPROXIMATELY 9:52PM AP [redacted] WAS IN POSSESSION OF 76.3 GRAMS OF CRACK COCAINE IN THE 2900 BLOCK OF HOLMES ST. DALLAS, DALLAS COUNTY, TX.

CHARGE 2: POSSESSION MARIJUANA <2OZ (HSC 481.121(B)(1))

ON 12/3/2020 AT APPROXIMATELY 9:52PM AP [redacted] WAS IN POSSESSION OF 6.1 GRAMS OF MARIJUANA IN THE 2900 BLOCK OF HOLMES ST. DALLAS, DALLAS COUNTY, TX.

CHARGE 3: POSS CONT SUB PEN GRP 2 > OR EQUAL 4G < 400G (HSC 481.116(D))

ON 12/3/2020 AT APPROXIMATELY 9:52PM AP [redacted] WAS IN POSSESSION OF 10.4 GRAMS OF PCP IN THE 2900 BLOCK OF HOLMES ST. DALLAS, DALLAS COUNTY, TX.

CHARGE 4: UNLAWFUL CARRY WEAPON (PC 46.02(B))

ON 12/3/2020 AT APPROXIMATELY 9:52PM AP [redacted] WAS UNLAWFULLY CARRYING A WEAPON IN THE 2900 BLOCK OF HOLMES ST. DALLAS, DALLAS COUNTY, TX.

ON 12/3/20 AT APPROXIMATELY 9:52PM OFFICERS J. NGUYEN 11251 AND S. WINTERS 11253 OBSERVED A BLACK 1996 CHEVY CAMARO TX LICENSE PLATE [redacted] DRIVING WEST IN THE 1600 BLOCK OF SOUTH BLVD WITH AN INOPERABLE DRIVER SIDE HEADLIGHT. A/O'S J. NGUYEN 11251 AND S. WINTERS 11253 CONDUCTED A TRAFFIC STOP ON THE VEHICLE IN THE 2900 BLOCK OF HOLMES ST. DALLAS, DALLAS COUNTY, TX.

A CHECK OF THE TX LICENSE PLATE KGS2648 REVEALED CLEAR.

WITNESS [redacted] WAS THE DRIVER OF THE VEHICLE AND A/P [redacted] WAS THE PASSENGER OF THE VEHICLE.

AS A/O'S APPROACHED THE VEHICLE A/O STEVEN WINTERS 11253 DETECTED THE DISTINCT ODOR OF MARIJUANA EMITTING FROM THE VEHICLE. A/O S. WINTERS ASKED THE DRIVER, WITNESS [redacted], IF THERE WERE ANY NARCOTICS OR WEAPONS IN THE VEHICLE TO WHICH WITNESS DEVONTE RICHARD ANSWERED NO.

A/O'S REMOVED THE OCCUPANTS FROM THE VEHICLE FOR OFFICER SAFETY PURPOSES.

A/O S. WINTERS CONDUCTED A PROBABLE CAUSE SEARCH OF THE VEHICLE WHICH REVEALED A SILVER HANDGUN THAT WAS ON THE FLOORBOARD ON THE FRONT PASSENGER SIDE OF THE VEHICLE.

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DUE TO THE AMOUNT OF NARCOTICS AND THE INDIVIDUALLY PACKAGED BAGGIES, ALONG WITH AN ELECTRIC SCALE THAT WAS ALSO IN THE BAG DIRECTLY NEXT TO THE NARCOTICS. A/O'S BELIEVED THE A/P WAS ATTEMPTING TO DELIVER THE NARCOTICS FOR FINANCIAL GAIN.

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CRACK COCAINE

- THE WEIGHT OF THE DRUGS AND PACKAGING WAS 81.9 GRAMS.
- THE WEIGHT OF THE PACKAGING ALONE WAS 5.6 GRAMS.
- THE WEIGHT OF THE DRUGS ALONE WAS 76.3 GRAMS.
- THE WEIGHT OF THE DRUG EVIDENCE BAG AND ALL OF ITS CONTENTS WAS 124.9 GRAMS.

A/O S. WINTERS PLACED THE DRUGS IN THE BAYLOR ST PROPERTY ROOM NARCOTICS DROP BOX ON TAG #124719D

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MARIJUANA

- THE WEIGHT OF THE DRUGS AND PACKAGING WAS 9.4 GRAMS.
- THE WEIGHT OF THE PACKAGING ALONE WAS 3.3 GRAMS.
- THE WEIGHT OF THE DRUGS ALONE WAS 6.1 GRAMS.
- THE WEIGHT OF THE DRUG EVIDENCE BAG AND ALL OF ITS CONTENTS WAS 42.1 GRAMS.

A/O S. WINTERS PLACED THE DRUGS IN THE BAYLOR ST PROPERTY ROOM NARCOTICS DROP BOX ON TAG #124744D

DUE TO A/O S. WINTERS PREVIOUS KNOWLEDGE AND INTERACTION WITH PCP A/O S. WINTERS IDENTIFIED THE UNK LIQUID WITH THE DISTINCT CHEMICAL SMELL IN THE BROWN GLASS VIAL TO BE PCP.

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A/O S. WINTERS PLACED THE DRUGS IN THE BAYLOR ST PROPERTY ROOM NARCOTICS DROP BOX ON TAG #124719D

A/O S. WINTERS PLACED THE FIREARM INTO THE BAYLOR ST PROPERTY ROOM UNDER GUN TAG #190240G

THE BACKPACK, SCALE AND TWO SETS OF KEYS WERE PLACED IN THE BAYLOR ST PROPERTY ROOM UNDER PROPERTY TAG 273605B.

A/P [redacted] WAS IDENTIFIED VIA HIS TX ID [redacted] WHICH WAS LOCATED ON HIS PERSON. A CHECK OF A/P [redacted] REVEALED CLEAR.

DFR ARRIVED AT THE SCENE AND EVALUATED A/P [redacted] AND WAS CLEARD ON SCENE.

A CHECK OF WITNESS [redacted] REVEALED RICHARDSON PD AND COCKRELL HILL PD REGIONAL WARRANTS. NEITHER DEPT WOULD CONFIRM ON WITNESS [redacted] REGIONAL WARRANTS. WITNESS [redacted] WAS RELEASED AT THE SCENE.

THE VEHICLE WAS TOWED AND IMPOUNDED INTO THE DALLAS PD IMPOUND LOT.

A/P WAS ARRESTED AND TRANSPORTED TO LEW STERRETT JAIL WITHOUT INCIDENT.

A CHECK OF TLETS AND JI55 REVEALED NO ENHANCEABLE CHARGES.

VICTIM

Victim Type	Name (Last, First Middle)	Suffix	Nickname	Race	Sex	SSN
SOCIETY/PUBLIC	CITY OF DALLAS					

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		
1400 S LAMAR ST		
City	**State**	**Zip**
DALLAS	TEXAS	75215

Victim Employment Information

☐ Student	Employer / School	Occupation

College Name	On Campus
	☐ Yes ☐ No

Incident Report

Case Number	CAD Incident #
216267-2020	20-2190366
Report Type: Incident Report	Page 9 of 13
Date / Time Occurred: 12/3/2020 21:52:00 to 12/3/2020 21:52:00	Date / Time Reported: 12/3/2020 21 52:00

Street Address

City	State	Zip	Work Phone	Hours of Employment
			214-670-4413	

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

☐ Victim Hospitalized | Hospital Facility | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown

Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown

Domestic Disturbance

Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No

Cohabitant ☐ Yes ☐ No

☐ Shooting Victim

Associated Offenses

Offense	
MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G (HSC 481.112(D))	☑ Associated With Victim
POSS MARIJUANA <2OZ (HSC 481.121(B)(1))	☑ Associated With Victim
POSS CONT SUB PEN GRP 2 > OR EQUAL 4G<400G (HSC 481.116(D))	☑ Associated With Victim
UNLAWFUL CARRYING WEAPON (PC 46.02(b))	☑ Associated With Victim

OTHER PERSON | Person Type: WITNESS

Name (Last, First Middle): R[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range
		BLACK	MALE		[redacted]	27	to

Details

Height	Weight	Driver's License #	DL State	FBI #	SBI #
		[redacted]	TEXAS		

Place of Birth | Citizenship | Ethnicity | 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

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

VEHICLE

Plate	State	Plate Type	Plate Year	Plate Month
[redacted]	TEXAS	STANDARD PASSENGER		

VIN	☐ VIN Validation Off	Make	Model	Year
[redacted]		Chevrolet	Camaro	1996

Incident Report

Case Number	CAD Incident #
216267-2020	20-2190366
Report Type: Incident Report	Page 10 of 13
Date / Time Occurred: 12/3/2020 21:52:00 to 12/3/2020 21:52:00	Date / Time Reported: 12/3/2020 21 52:00

Color	Secondary Color	Style	Type	Decal #
BLACK		AUTOMOB LE	2 DOOR SEDAN, HARDTOP, COUPE	

Involvement	NIC
Suspect	

Other Identifiers

Insurance Information

Insurance Company	Policy Number	Insurance Expiration	Financed By/Titleholder

Registered Owner Info

Registered Owner Name (Last, First, MI) ☐ Business	Sex	Race	DOB

Street Address

City	State	Zip

Vehicle Elements

☐ Stolen ☐ Recovered ☐ Other — Other Description

Keys in Ignition	Doors Locked	Windows Closed	Ignition Locked	Trunk Locked	Radio In Car	Repo. Check	Tow List Check	Stolen Value
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

How Vehicle Entered	How Vehicle Taken

Recovered By	Recovery Date & Time	Recovered Value	Recovery Code

Disposition	Battery in Car	Spare Tire in Car	Evidence Recovered	Damage To Vehicle	Owner Notified By Recovering Officer
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No

Reason Owner Was Not Notified

Recovery Address

Street Address

City	State	Zip

☑ Impounded ☐ 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	Category	Action
	1	FIREARM	SEIZED

Property Type	Owner	Total Value
FIREARMS		$300.00

Brand	Model	Color	Serial Number
COBRA		SILVER	[redacted]

SRN/NIC Number	Owner Applied Number	UCR Code
190240G		Handgun

Secondary Action	Secondary Value	Date Recovered

Firearm Panel — Additional Description

Weapon Type	Weapon Length	Weapon Stock
HANDGUN	LESS THAN 16 INCHES	

Ammunition Type	Number of Shots	Caliber
		9MM

Associated Offenses

Offense	
MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G (HSC 481.112(D))	☐ Associated With Property

Incident Report

Case Number	CAD Incident #
216267-2020	20-2190366
Report Type: Incident Report	Page 11 of 13
Date / Time Occurred: 12/3/2020 21:52:00 to 12/3/2020 21:52:00	Date / Time Reported: 12/3/2020 21 52:00

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DRUG	Drug Type	Action	Quantity	Units of Measurement	Estimated Street Value
	CRACK COCAINE	SEIZED	76.3	GRAM	

Date Recovered: 12/03/2020

Marijuana (For Drug Type E=Marijuana and Measurement NP = No. of Plants)

Location	Number of Plots	Latitude	Longitude

Comment:

DRUG	Drug Type	Action	Quantity	Units of Measurement	Estimated Street Value
	MARIJUANA	SEIZED	6.1	GRAM	

Date Recovered: 12/03/2020

Marijuana (For Drug Type E=Marijuana and Measurement NP = No. of Plants)

Location	Number of Plots	Latitude	Longitude

Comment:

DRUG	Drug Type	Action	Quantity	Units of Measurement	Estimated Street Value
	PCP	SEIZED	10.4	GRAM	

Date Recovered: 12/04/2020

Marijuana (For Drug Type E=Marijuana and Measurement NP = No. of Plants)

Location	Number of Plots	Latitude	Longitude

Comment:

Narrative Information

****BWCA 11266 AND 11253****

IN CAR CAMERA VEH 140002 AVAILABLE

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Incident Report

Case Number	CAD Incident #
138803-2020	20-1423859
Report Type: Incident Report	Page 1 of 5
Date / Time Occurred: 8/7/2020 18 30:00 to 8/7/2020 19 00:00	Date / Time Reported: 8/7/2020 19:30 00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U341		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2700 CLEVELAND ST.	NO

Incident Address

Street Address: 2700 CLEVELAND ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
BARGER, JUSTIN	10854	ADAMS,JOSEPH BRETT	6029

OFFENSE

☑ Primary Offense

Offense Code: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27)

Offense Code Value	Severity	Attempted/Completed
MC-99999999-N41		COMPLETED

Premise Type	Circumstances
OUTDOOR AREA PUBLIC/PRIVATE	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
138803-2020	20-1423859
Report Type: Incident Report	Page 2 of 5
Date / Time Occurred: 8/7/2020 18 30:00 to 8/7/2020 19 00:00	Date / Time Reported: 8/7/2020 19:30 00

Comments

SUSPECT WAS ARRESTED FOR MANIFESTATION FOR PROSTITUTION SELLER.

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		WHITE	FEMALE		[redacted]	34	to	34

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'02"	118	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	MEDIUM		BROWN	SMALL

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	BLACK	DEEP/RASPY	MEDIUM	UNKNOWN

Preferred | Home Phone | Cell Phone | Email Address

Suspect Home Address

Street Address

[redacted]

City	State	Zip
DALLAS	TEXAS	75215

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

BLACK HATLER-TOP AND BLUE JEANS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

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138803-2020	20-1423859
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Date / Time Occurred: 8/7/2020 18 30:00 to 8/7/2020 19 00:00	Date / Time Reported: 8/7/2020 19:30 00

Comments

Associated Offenses

Offense: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27) — ☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-024066	ARRESTED - CDC	

Arrest Date/Time: 8/7/2020 19:30 — ☐ Arrested on Scene

Arrest Address

Street Address: 2700 CLEVELAND ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
BARGER,JUSTIN	RODRIGUEZ,GUILLERMO	08/07/2020 19:40

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number	Warrant Signed By

Associated Charges

Charge: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27) — ☐ Felony ☑ Misdemeanor

Counts	Bail
1	

Statement of Probable Cause

*** BODY WORN CAMERA #10854, 11334 & #11415*** *** SQUAD CAR DASH CAMERA #140326***

CHARGE 1: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27) M/C
ON 8/6/2020, AT APPROXIMATELY 6:30PM VICE DETECTIVE D. HATCH #10169 WORKING COVERT-CAPACITY PERSONALLY OBSERVED ARRESTED PERSON (AP) [redacted] MANIFESTING FOR THE PURPOSES OF PROSTITUTION IN THE 2700 BLOCK OF CLEVELAND ST. DALLAS, DALLAS COUNTY TEXAS.

NARRATIVE WRITTEN BY AO J. BARGER #10854

UNIFORM VICE UNIT WAS WORKING CHANNEL 3 BEAT: 341 IN RESPONSE TO COMPLAINTS OF PROSTITUTION IN AREA KNOWN FOR PROSTITUTION.

ON 8/6/2020, AT APPROXIMATELY 6:30PM VICE DETECTIVE D. HATCH #10169 WORKING COVERT-CAPACITY PERSONALLY OBSERVED ARRESTED PERSON (AP) [redacted] MANIFESTING FOR THE PURPOSES OF PROSTITUTION IN THE 2700 BLOCK OF CLEVELAND ST. VICE DET. HATCH #10169 INFORMED UNIFORM VICE OFFICER'S J. BARGER #10854 & SGT J. ADAMS #6029 OF THOSE FINDINGS AND THEY INITIATED A PEDESTRIAN STOP OF AP [redacted] THE FOLLOWING CIRCUMSTANCES WERE CONSIDERED WHEN DETERMINING WHETHER SUCH PURPOSE WAS MANIFESTED.

AP [redacted] WAS SEEN LOITERING ON THE SIDEWALK, A PUBLIC PLACE IN THE 2700 BLOCK OF CLEVELAND ST. AND 1800 BLOCK OF SOUTH BLVD. THIS AREA IS KNOWN FOR PROSTITUTION. [redacted] REPEATEDLY ATTEMPTED TO GAIN THE ATTENTION OF PASSING MOTOR VEHICLE OPERATORS BY WAVING AT PASSING VEHICLES TO INCLUDE VICE DET. HATCH #10169 COVERT CAR.

Incident Report

Case Number	CAD Incident #
138803-2020	20-1423859
Report Type: Incident Report	Page 4 of 5
Date / Time Occurred: 8/7/2020 18 30:00 to 8/7/2020 19 00:00	Date / Time Reported: 8/7/2020 19:30 00

ALTHOUGH AP [redacted] DOES NOT HAVE A CONVICTION OF PROSTITUTION IN THE PREVIOUS YEAR, OR AP [redacted] HAS BEEN ARRESTED FOR MANIFESTING THE PURPOSE OF PROSTITUTION IN THE PAST.
DUE TO THESE FACTS, AO'S TRAINING AND EXPERIENCE, OFFICERS FOUND AP [redacted] ACTIONS TO BE CONSISTENT WITH PROSTITUTION. AP [redacted] WAS PLACED UNDER ARREST FOR MANIFESTING FOR THE PURPOSE OF PROSTITUTION SELLER AND TRANSPORTED TO CDC WITHOUT INCIDENT. AP [redacted] WAS IDENTIFIED BY HER AIS [redacted]

VICTIM

Victim Type: SOCIETY/PUBLIC

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: 1400 S LAMAR ST

City: DALLAS | State: TEXAS | Zip: 75215

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City | State | Zip | Work Phone: 214-670-6178 | Hours of Employment

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27)	☑ Associated With Victim

Narrative Information

UNIFORM VICE UNIT WAS WORKING CHANNEL 3 BEAT: 341 IN RESPONSE TO COMPLAINTS OF PROSTITUTION IN AREA KNOWN

FOR PROSTITUTION.

ON 8/6/2020, AT APPROXIMATELY 6:30PM VICE DETECTIVE D. HATCH #10169 WORKING COVERT-CAPACITY PERSONALLY OBSERVED ARRESTED PERSON (AP) [redacted] MANIFESTING FOR THE PURPOSES OF PROSTITUTION IN THE 2700 BLOCK OF CLEVELAND ST. VICE DET. HATCH #10169 INFORMED UNIFORM VICE OFFICER'S J. BARGER #10854 & SGT J. ADAMS #6029 OF THOSE FINDINGS AND THEY INITIATED A PEDESTRIAN STOP OF AP [redacted] THE FOLLOWING CIRCUMSTANCES WERE CONSIDERED WHEN DETERMINING WHETHER SUCH PURPOSE WAS MANIFESTED.

AP C [redacted] WAS SEEN LOITERING ON THE SIDEWALK, A PUBLIC PLACE IN THE 2700 BLOCK OF CLEVELAND ST. AND 1800 BLOCK OF SOUTH BLVD. THIS AREA IS KNOWN FOR PROSTITUTION [redacted] REPEATEDLY ATTEMPTED TO GAIN THE ATTENTION OF PASSING MOTOR VEHICLE OPERATORS BY WAVING AT PASSING VEHICLES TO INCLUDE VICE DET. HATCH #10169 COVERT CAR. ALTHOUGH AP [redacted] DOES NOT HAVE A CONVICTION OF PROSTITUTION IN THE PREVIOUS YEAR, OR AP [redacted] HAS BEEN ARRESTED FOR MANIFESTING THE PURPOSE OF PROSTITUTION IN THE PAST.
DUE TO THESE FACTS, AO'S TRAINING AND EXPERIENCE, OFFICERS FOUND AP [redacted] ACTIONS TO BE CONSISTENT WITH PROSTITUTION. AP [redacted] WAS PLACED UNDER ARREST FOR MANIFESTING FOR THE PURPOSE OF PROSTITUTION SELLER AND TRANSPORTED TO CDC WITHOUT INCIDENT. AP [redacted] WAS IDENTIFIED BY HER [redacted]

Incident Report

Case Number	CAD Incident #
128986-2020	20-1326222
Report Type: Incident Report	Page 1 of 10
Date / Time Occurred: 7/23/2020 16:50:00 to 7/23/2020 16:53:00	Date / Time Reported: 7/23/2020 16 54:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1			1			

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U345		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2700 - 2798 CLEVELAND ST	NO

Incident Address

Street Address: 2700 CLEVELAND ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
BARGER, JUSTIN	10854		

OFFENSE

☑ Primary Offense

Offense Code: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27)

Offense Code Value	Severity	Attempted/Completed
MC-99999999-N41		COMPLETED

Premise Type	Circumstances
OUTDOOR AREA PUBLIC/PRIVATE	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
128986-2020	20-1326222
Report Type: Incident Report	Page 2 of 10
Date / Time Occurred: 7/23/2020 16:50:00 to 7/23/2020 16:53:00	Date / Time Reported: 7/23/2020 16 54:00

Comments

SUSPECT WAS MANIFESTING FOR THE PURPOSE OF PROSTITUTION SELLER.

OFFENSE

☐ Primary Offense

Offense Code: WARRANT HOLD (NOT A DPD WARRANT)

Offense Code Value	Severity	Attempted/Completed
NA-99999999-NC197		COMPLETED

Premise Type	Circumstances	
OUTDOOR AREA PUBLIC/PRIVATE		
Bias 1	Bias 2	Bias 3
NONE		
Bias 4	Bias 5	
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A
Exit Point 2	Target Area	Property Target 1
	N/A	OTHER
Property Target 2	Property Target 3	Victim Target
		N/A
Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	

Comments

SUBJECT CHECKED REVEALED DSO WARRANT.

OFFENSE

☐ Primary Offense

Offense Code: WARRANT DALLAS PD (ALIAS/CAPIAS)

Offense Code Value	Severity	Attempted/Completed
NC-99999999-NC184		COMPLETED

Premise Type	Circumstances	
OUTDOOR AREA PUBLIC/PRIVATE		
Bias 1	Bias 2	Bias 3

NONE

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	

Comments

SUBJECT CHECK REVEALED 3 DALLAS PD WARRANTS.

OFFENSE

☐ Primary Offense — Offense Code: RESIST ARREST SEARCH OR TRANSPORT (PC 38.03(A))

Offense Code Value: MA-48010006-U52	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

Incident Report

Case Number	CAD Incident #
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MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A
Exit Point 2	Target Area	Property Target 1
	N/A	OTHER
Property Target 2	Property Target 3	Victim Target
		N/A
Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	

Comments

RESISTED ARREST WHEN OFFICER WAS EFFECTING ARREST OF SUSPECT.

OFFENSE

☐ Primary Offense

Offense Code: POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))

Offense Code Value	Severity	Attempted/Completed
MC-35500015-O161		COMPLETED
Premise Type	Circumstances	
OUTDOOR AREA PUBLIC/PRIVATE		
Bias 1	Bias 2	Bias 3
NONE		
Bias 4	Bias 5	
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
USING/CONSUMING		
Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A
Exit Point 2	Target Area	Property Target 1
	N/A	OTHER
Property Target 2	Property Target 3	Victim Target
		N/A
Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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

Incident Report

Case Number	CAD Incident #
128986-2020	20-1326222
Report Type: Incident Report	Page 5 of 10
Date / Time Occurred: 7/23/2020 16:50:00 to 7/23/2020 16:53:00	Date / Time Reported: 7/23/2020 16 54:00

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	

Comments

SUSPECT WAS IN POSSESSION OF CRACK PIPE.

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle) [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE	[redacted]	[redacted]	35	to	35

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'02"	200	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship
		DALLAS	US CITIZEN

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT		BROWN	HEAVY

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	UNKNOWN	MEDIUM	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address [redacted]

City	State	Zip
DALLAS	TEXAS	75201

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

PINK DRESS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

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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		

Associated Offenses

Offense	
MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27)	☑ Associated With Suspect
WARRANT HOLD (NOT A DPD WARRANT)	☑ Associated With Suspect
WARRANT DALLAS PD (ALIAS/CAPIAS)	☑ Associated With Suspect
RESIST ARREST SEARCH OR TRANSPORT (PC 38.03(A))	☑ Associated With Suspect
POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))	☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-022423	ARRESTED - LEW STERRETT	

Arrest Date/Time: 7/23/2020 17:00 — ☑ Arrested on Scene

Arrest Address

Street Address			
2700 CLEVELAND ST			
City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
BARGER,JUSTIN	BARGER,JUSTIN	07/23/2020 17:21

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number: — Warrant Signed By:

Associated Charges

Charge	Counts	Bail		
MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27)	1		☐ Felony	☑ Misdemeanor
WARRANT HOLD (NOT A DPD WARRANT)	1	0.00	☐ Felony	☐ Misdemeanor
WARRANT DALLAS PD (ALIAS/CAPIAS)	3	2062.90	☐ Felony	☐ Misdemeanor
RESIST ARREST SEARCH OR TRANSPORT (PC 38.03(A))	1		☐ Felony	☑ Misdemeanor
POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))	1		☐ Felony	☑ Misdemeanor

Statement of Probable Cause

***** BODY WORN CAMERA #10854, #10982, #11366, #10767, 11334 & #11415*** *** SQUAD CAR DASH CAMERA #140320*****

CHARGE 1: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27) M/C
ON 7/23/2020, AT APPROXIMATELY 4:50PM VICE SGT VERHALEN #19146 WORKING COVERT-CAPACITY PERSONALLY OBSERVED ARRESTED PERSON (AP) [redacted] MANIFESTING FOR THE PURPOSES OF PROSTITUTION IN THE 2700 BLOCK OF CLEVELAND ST. DALLAS, DALLAS COUNTY TEXAS.

CHARGE 2: WARRANT HOLD FOR DALLAS SHERIFF OFFICE
WARRANT # [redacted], POSS CS PG 1 <1G, NO BOND

CHARGE 3: WARRANT DALLAS PD ALIAS 3 @ $2,062.90

CHARGE 4: RESISTING ARREST SEARCH OR TRANSPORT (PC 38.03(A)) M/A
ON 7/23/2020, AT APPROXIMATELY 4:59PM UNIFORM VICE OFFICER J. BARGER #10854 WAS PLACING ARRESTED PERSON (AP) [redacted] UNDER ARREST AND AP [redacted] RESISTED ARREST IN THE 2700 BLOCK OF CLEVELAND ST. DALLAS, DALLAS COUNTY TEXAS.

CHARGE 5: POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125(A)) M/C
ON 7/23/2020, AT APPROXIMATELY 5:00PM ARRESTED PERSON (AP) [redacted] WAS IN POSSESSION OF DRUG PARAPHERNALIA AT THE TIME OF HER ARREST IN THE 2700 BLOCK OF CLEVELAND ST. DALLAS, DALLAS COUNTY TEXAS.

NARRATIVE WRITTEN BY AO J. BARGER #10854

UNIFORM VICE UNIT WAS WORKING CHANNEL 3 BEAT: 340S IN RESPONSE TO COMPLAINTS OF PROSTITUTION IN AREA KNOWN FOR PROSTITUTION.

ON 7/23/2020 AT APPROXIMATELY 4:50PM VICE SGT J. VERHALEN #9146 WORKING IN COVERT CAPACITY, PERSONALLY OBSERVED AP [redacted] MANIFESTING THE PURPOSE OF PROSTITUTION.
VICE SGT. J. VERHALEN #9146 INFORMED UNIFORM VICE OFFICER BARGER #10854 OF THOSE FINDINGS AND AO BARGER #10854 INITIATED A PEDESTRIAN STOP OF AP [redacted] THE FOLLOWING CIRCUMSTANCES WERE CONSIDERED WHEN DETERMINING WHETHER SUCH PURPOSE WAS MANIFESTED.

AP [redacted] IS A KNOWN PROSTITUTE (ALTHOUGH AP [redacted] DOES NOT HAVE A CONVICTION OF PROSTITUTION IN THE PREVIOUS YEAR, SHE WAS ARRESTED FOR PROSTITUTION ON 7/09/2015, 9/20/2017, 10/15/2019, & 5/26/2020) DETAILS: ON 8/24/2015 AP [redacted] WAS ARRESTED FOR MANIFESTING PURPOSE OF PROSTITUTION SELLER ON 8/24/2015.
AP [redacted] WAS SEEN LOITERING IN THE ROADWAY AT THE INTERSECTION OF 2700 BLOCK OF CLEVELAND ST. AND 1400 PARK ROW AVE, A PUBLIC PLACE. AP [redacted] REPEATEDLY ATTEMPTED TO GAIN THE ATTENTION OF PASSING MOTOR VEHICLE OPERATORS BY FACING THE VEHICLES AT THE INTERSECTION WHEN THEY APPROACHED WHILE STANDING IN THE ROADWAY. WHEN AP [redacted] NOTICED AO BARGER SHE PROCEEDED EXIT THE ROADWAY AND WALKED AWAY FROM AO BARGER WHILE HE ACTIVATED HIS EMERGENCY LIGHTS. AO BARGER WAS ABLE TO GET AP [redacted] TO STOP WALKING AWAY AND AP [redacted] WAS LEAD BACK TO THE SQUAD CAR.

WHEN GIVEN THE OPPORTUNITY TO EXPLAIN HER CONDUCT, AP [redacted] STATED SHE WAS JUST WALKING AND WASN'T DOING ANYTHING.

DUE TO THESE FACTS, AO'S TRAINING AND EXPERIENCE, OFFICERS FOUND AP [redacted] ACTIONS TO BE CONSISTENT WITH PROSTITUTION. A SUBJECT CHECK OF AP [redacted] SHOWED HER TO HAVE FELONY WARRANT OUT OF DALLAS SHERIFF OFFICE AND 3 WARRANTS OUT CITY OF DALLAS.

AP [redacted] WAS PLACED UNDER ARREST FOR MANIFESTING FOR THE PURPOSE OF PROSTITUTION SELLER AND THE LISTED WARRANTS ABOVE, BUT WHEN AO BARGER TOLD AP [redacted] SHE WAS BEING PLACED UNDER ARREST SHE ACTIVELY RESISTED ARREST BY NOT PLACING HER HANDS BEHIND HER BACK WHEN SHE WAS GIVEN LAWFUL VERBAL COMMANDS BY AO BARGER. WHEN AO BARGER GRABBED

Incident Report

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AP [redacted] RIGHT ARM AND TRIED TO PULL IT BEHIND HER ARM, AP [redacted] PULLED BACK HER ARM WHILE PULLING AWAY "STATING NO... NO..." AND REFUSED TO LISTEN AO BARGER'S VERBAL COMMANDS TO PUT HER ARMS BEHIND HER BACK. AO BARGER MADE SEVERAL ATTEMPTS TO PULL HER ARMS BEHIND HER BACK PRIOR TO AP [redacted] TRYING TO PULL AWAY. AO BARGER PERFORMED A HANDCUFFING TAKE-DOWN WHICH FORCED AP [redacted] TO THE GROUND. WHILE ON THE GROUND AO BARGER CONTINUED TO GIVE VERBAL COMMANDS TO AP [redacted] TO STOP RESISTING ARREST AND TO GIVE UP HER ARMS. AP [redacted] REFUSED THE VERBAL WARNINGS AND CONTINUED TO RESIST ARREST BY TRYING STAND BACK UP AGAIN. AT THIS TIME AO BARGER CALLED FOR OFFICER ASSIST AND PERFORMED ANOTHER HANDCUFFING TAKEDOWN, THROWING AP [redacted] TO GROUND ONTO HER STOMACH TO GAIN CONTROL OF AP [redacted] MOVEMENTS'. AFTER THE SECOND TAKEDOWN, AO BARGER WAS ABLE TO GAIN CONTROL OF AP [redacted] RIGHT ARM, THAT'S WHEN HE NOTICED AP [redacted] THREW AN OBJECT JUST IN-FRONT OF HER HEAD BELOW THE CURB. AO BARGER WAS ABLE TO MAINTAIN BOTH ARMS AND PLACED AP [redacted] INTO CUSTODY. A CHECK OF THE AREA WHERE AO BARGER SAW AP [redacted] THROW THE UNKNOWN OBJECT REVEALED IT WAS A USED GLASS CRACK PIPE (WITH ONLY RESIDUE INSIDE OF IT).

AO BARGER CALLED DALLAS FIRE RESCUE TO CHECK THE VITALS AND A SMALL INJURY AO BARGER NOTICED ON [redacted] LEFT KNEE THAT WAS CAUSED DURING THE ARREST. DFR #4 CHECKED AP [redacted] AND HER VITALS CHECKED OUT GOOD.

THE GLASS CRACK PIPE WAS PLACED ON PROPERTY TAG: 257231B AND DEPOSITED BY G. RODRIGUEZ #11334.

AP [redacted] WAS TRANSPORTED TO LEW STERRETT JAIL WITHOUT FURTHER INCIDENT. AP [redacted] WAS IDENTIFIED BY HER AIS# 2794987. JOHNSON WITH DSO CONFIRMED THE DALLAS SHERIFF WARRANT AND AO BARGER CONFIRMED THE DALLAS ALIAS WARRANTS VIA TELETYPE.

DURING THE BOOKING IN PROCESS DSO PERSONNEL STATED AP [redacted] PERSONAL PROPERTY COULD NOT BE LOGGED AT LEW STERRETT JAIL, SO IT WAS PUT ON PRISONER PROPERTY TAG: 125561P AND DEPOSITED AT BAYLOR ST. PROPERTY UNIT BY A. DOSAL #10982 AND K. KARELIUSSON #11366.

A CHECK OF JI-55 AND TLETS REVEALED NO ECHANCEABLE CHARGES.

VICTIM

Victim Type: SOCIETY/PUBLIC

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: 1400 S LAMAR ST

City	State	Zip
DALLAS	TEXAS	75215

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Incident Report

Case Number	CAD Incident #
128986-2020	20-1326222
Report Type: Incident Report	Page 9 of 10
Date / Time Occurred: 7/23/2020 16:50:00 to 7/23/2020 16:53:00	Date / Time Reported: 7/23/2020 16 54:00

Street Address				
City	State	Zip	Work Phone: 214-670-6178	Hours of Employment

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

☐ Victim Hospitalized | Hospital Facility | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown

Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown

Domestic Disturbance

Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No

Cohabitant ☐ Yes ☐ No

☐ Shooting Victim

Associated Offenses

Offense	
MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27)	☑ Associated With Victim
WARRANT HOLD (NOT A DPD WARRANT)	☑ Associated With Victim
WARRANT DALLAS PD (ALIAS/CAPIAS)	☑ Associated With Victim
RESIST ARREST SEARCH OR TRANSPORT (PC 38.03(A))	☑ Associated With Victim
POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))	☑ Associated With Victim

PROPERTY

Property Tag #	Quantity	Category	Action
	1	PROPERTY	SEIZED

Property Type	Owner	Total Value
DRUG/NARCOTICS EQUIPMENT	Suspect: [redacted]	$1.00

Brand	Model	Color	Serial Number
CLR GLASS CRACK PIPE		CLEAR	

SRN/NIC Number	Owner Applied Number	UCR Code
257231B		Miscellaneous (USE ONLY IF

Secondary Action	Secondary Value	Date Recovered

Additional Description

SUSPECT WAS IN POSSESSION OF CLEAR GLASS CRACK PIPE AT TIME OF HER ARREST.

Associated Offenses

Offense	
MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27)	☐ Associated With Property
WARRANT HOLD (NOT A DPD WARRANT)	☐ Associated With Property
WARRANT DALLAS PD (ALIAS/CAPIAS)	☐ Associated With Property
RESIST ARREST SEARCH OR TRANSPORT (PC 38.03(A))	☐ Associated With Property
POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))	☑ Associated With Property

Narrative Information

UNIFORM VICE UNIT WAS WORKING CHANNEL 3 BEAT: 340S IN RESPONSE TO COMPLAINTS OF PROSTITUTION IN AREA KNOWN FOR PROSTITUTION.

ON 7/23/2020 AT APPROXIMATELY 4:50PM VICE SGT J. VERHALEN #9146 WORKING IN COVERT CAPACITY, PERSONALLY OBSERVED AP

[redacted] [redacted] MANIFESTING THE PURPOSE OF PROSTITUTION.
VICE SGT. J. VERHALEN #9146 INFORMED UNIFORM VICE OFFICER BARGER #10854 OF THOSE FINDINGS AND AO BARGER #10854 INITIATED A PEDESTRIAN STOP OF AP [redacted] THE FOLLOWING CIRCUMSTANCES WERE CONSIDERED WHEN DETERMINING WHETHER SUCH PURPOSE WAS MANIFESTED.

AP [redacted] IS A KNOWN PROSTITUTE (ALTHOUGH AP [redacted] DOES NOT HAVE A CONVICTION OF PROSTITUTION IN THE PREVIOUS YEAR, SHE WAS ARRESTED FOR PROSTITUTION ON 7/09/2015, 9/20/2017, 10/15/2019, & 5/26/2020) DETAILS: ON 8/24/2015 AP [redacted] WAS ARRESTED FOR MANIFESTING PURPOSE OF PROSTITUTION SELLER ON 8/24/2015.
AP [redacted] WAS SEEN LOITERING IN THE ROADWAY AT THE INTERSECTION OF 2700 BLOCK OF CLEVELAND ST. AND 1400 PARK ROW AVE, A PUBLIC PLACE. AP [redacted] REPEATEDLY ATTEMPTED TO GAIN THE ATTENTION OF PASSING MOTOR VEHICLE OPERATORS BY FACING THE VEHICLES AT THE INTERSECTION WHEN THEY APPROACHED WHILE STANDING IN THE ROADWAY. WHEN AP [redacted] NOTICED AO BARGER SHE PROCEEDED EXIT THE ROADWAY AND WALKED AWAY FROM AO BARGER WHILE HE ACTIVATED HIS EMERGENCY LIGHTS. AO BARGER WAS ABLE TO GET AP [redacted] TO STOP WALKING AWAY AND AP [redacted] WAS LEAD BACK TO THE SQUAD CAR.

WHEN GIVEN THE OPPORTUNITY TO EXPLAIN HER CONDUCT, AP [redacted] STATED SHE WAS JUST WALKING AND WASN'T DOING ANYTHING.

DUE TO THESE FACTS, AO'S TRAINING AND EXPERIENCE, OFFICERS FOUND AP [redacted] ACTIONS TO BE CONSISTENT WITH PROSTITUTION. A SUBJECT CHECK OF AP [redacted] SHOWED HER TO HAVE FELONY WARRANT OUT OF DALLAS SHERIFF OFFICE AND 3 WARRANTS OUT CITY OF DALLAS.

AP [redacted] WAS PLACED UNDER ARREST FOR MANIFESTING FOR THE PURPOSE OF PROSTITUTION SELLER AND THE LISTED WARRANTS ABOVE, BUT WHEN AO BARGER TOLD AP [redacted] SHE WAS BEING PLACED UNDER ARREST SHE ACTIVELY RESISTED ARREST BY NOT PLACING HER HANDS BEHIND HER BACK WHEN SHE WAS GIVEN LAWFUL VERBAL COMMANDS BY AO BARGER. WHEN AO BARGER GRABBED AP [redacted] RIGHT ARM AND TRIED TO PULL IT BEHIND HER ARM, AP [redacted] PULLED BACK HER ARM WHILE PULLING AWAY "STATING NO... NO..." AND REFUSED TO LISTEN AO BARGER'S VERBAL COMMANDS TO PUT HER ARMS BEHIND HER BACK. AO BARGER MADE SEVERAL ATTEMPTS TO PULL HER ARMS BEHIND HER BACK PRIOR TO AP [redacted] TRYING TO PULL AWAY. AO BARGER PERFORMED A HANDCUFFING TAKE-DOWN WHICH FORCED AP [redacted] TO THE GROUND. WHILE ON THE GROUND AO BARGER CONTINUED TO GIVE VERBAL COMMANDS TO AP [redacted] TO STOP RESISTING ARREST AND TO GIVE UP HER ARMS. AP [redacted] REFUSED THE VERBAL WARNINGS AND CONTINUED TO RESIST ARREST BY TRYING STAND BACK UP AGAIN. AT THIS TIME AO BARGER CALLED FOR OFFICER ASSIST AND PERFORMED ANOTHER HANDCUFFING TAKEDOWN, THROWING AP [redacted] TO GROUND ONTO HER STOMACH TO GAIN CONTROL OF AP [redacted] MOVEMENTS'. AFTER THE SECOND TAKEDOWN, AO BARGER WAS ABLE TO GAIN CONTROL OF AP [redacted] RIGHT ARM, THAT'S WHEN HE NOTICED AP [redacted] THREW AN OBJECT JUST IN-FRONT OF HER HEAD BELOW THE CURB. AO BARGER WAS ABLE TO MAINTAIN BOTH ARMS AND PLACED AP [redacted] INTO CUSTODY. A CHECK OF THE AREA WHERE AO BARGER SAW AP [redacted] THROW THE UNKNOWN OBJECT REVEALED IT WAS A USED GLASS CRACK PIPE (WITH ONLY RESIDUE INSIDE OF IT).

AO BARGER CALLED DALLAS FIRE RESCUE TO CHECK THE VITALS AND A SMALL INJURY AO BARGER NOTICED ON [redacted] LEFT KNEE THAT WAS CAUSED DURING THE ARREST. DFR #4 CHECKED AP [redacted] AND HER VITALS CHECKED OUT GOOD.

THE GLASS CRACK PIPE WAS PLACED ON PROPERTY TAG: 257231B AND DEPOSITED BY G. RODRIGUEZ #11334.

AP [redacted] WAS TRANSPORTED TO LEW STERRETT JAIL WITHOUT FURTHER INCIDENT. AP [redacted] WAS IDENTIFIED BY HER AIS# 2794987. JOHNSON WITH DSO CONFIRMED THE DALLAS SHERIFF WARRANT AND AO BARGER CONFIRMED THE DALLAS ALIAS WARRANTS VIA TELETYPE.

DURING THE BOOKING IN PROCESS DSO PERSONNEL STATED AP [redacted] PERSONAL PROPERTY COULD NOT BE LOGGED AT LEW STERRETT JAIL, SO IT WAS PUT ON PRISONER PROPERTY TAG: 125561P AND DEPOSITED AT BAYLOR ST. PROPERTY UNIT BY A. DOSAL #10982 AND K. KARELIUSSON #11366.

A CHECK OF JI-55 AND TLETS REVEALED NO ECHANCEABLE CHARGES.

Incident Report

Case Number	CAD Incident #
158026-2020	20-1614164
Report Type: Incident Report	Page 1 of 6
Date / Time Occurred: 9/5/2020 16 00:00 to 9/5/2020 16 33:00	Date / Time Reported: 9/5/2020 16:34 00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U343		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2701-2799 HOLMES ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2701 HOLMES ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
MARTIN, MARQUITA	11270	BIGLOW,SASHA J	10989

OFFENSE

☑ Primary Offense

Offense Code: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27)

Offense Code Value	Severity	Attempted/Completed
MC-99999999-N41		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
158026-2020	20-1614164
Report Type: Incident Report	Page 2 of 6
Date / Time Occurred: 9/5/2020 16 00:00 to 9/5/2020 16 33:00	Date / Time Reported: 9/5/2020 16:34 00

Comments

MANIFESTING FOR PURPOSE OF PROSTITUTION

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE		[redacted]	30	to	30

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'05"	125	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLONDE	MEDIUM	NO	BROWN	THIN

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	UNKNOWN	MEDIUM	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address

[redacted]

City	State	Zip
DESOTO	TEXAS	75115

Suspect Employment Information

☐ Student | Employer / School | Occupation: SELF EMPLOYEED

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

SHORT BLACK/WHITE STRIPPED DRESS, BLACK ATHLETIC JACKET, BLACK SOCKS, ROSE GOLD SLIDES

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

Case Number	CAD Incident #
158026-2020	20-1614164
Report Type: Incident Report	Page 3 of 6
Date / Time Occurred: 9/5/2020 16 00:00 to 9/5/2020 16 33:00	Date / Time Reported: 9/5/2020 16:34 00

Comments

Associated Offenses

Offense: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27) — ☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-027358	ARRESTED - CDC	HANDLED WITHIN

Arrest Date/Time: 9/5/2020 16:35 — ☑ Arrested on Scene

Arrest Address

Street Address: 2701 HOLMES ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
BIGLOW,SASHA J	BIGLOW,SASHA J	09/05/2020 16:41

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number: Warrant Signed By:

Associated Charges

Charge: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27) — ☐ Felony ☑ Misdemeanor

Counts: 1 Bail:

Statement of Probable Cause

*****BWCA 11270, 10989, In-Car Video 140028****
Incident Number: 20-1614164

CHARGE 1: MANIFESTING FOR THE PURPOSE OF PROST. M/C DALLAS CITY CODE 31-27
On Saturday, September 05, 2020 at approximately 4:00 PM, Arresting Officers (AOS) S. Kim #10989 and AO M. Martin #11270 observed Arrested Person (AP) [redacted] repeatedly walking on the sidewalk, a public place, back and forth in the 2700 blocks of Holmes St. These blocks are a known "track" used by prostitutes when engaging in prostitution at 2700 Holmes St., Dallas, Dallas County, Tx.

Narrative:
On Saturday, September 05, 2020 at approximately 4:34 PM, AO M. Martin #11270 and S. Kim #10989 observed AP [redacted] getting out of a vehicle while dressed in a slightly provocative manner in an area well known for prostitution at 2700 Holmes St., Dallas, Dallas County, Tx.

AO S. Kim #10989 and M. Martin #11270 personally observed AP [redacted] exiting a vehicle on the passenger side. AOS initiated a pedestrian stop of AP [redacted] after observing her prior behavior on Holmes St. The following circumstances were considered when determining whether such purpose was manifested.

AP loitered on the sidewalk, a public place, in the 2700 Holmes St. This area is a known location for prostitution.

AP repeatedly attempted to engage passers-by in conversation.

AP was dressed in a slightly manner. She was wearing black and white stripped short dress.

AP was observed waving at a passing vehicle at the intersection of South and Holmes St.

When AP noticed AOs she proceeded to walk away from AOs.

Although AP does not have a conviction of prostitution in the previous year, she was:
Arrested for manifesting the purpose of prostitution J20022254, 07/21/2020
Arrested for manifesting the purpose of prostitution J20015581, 05/13/2020
Arrested for manifesting the purpose of prostitution J19044224, 12/10/2019

At the time of writing this report, AIS revealed, AP [redacted] does have arrest for Prostitution.

When given the opportunity to explain her conduct, AP stated she was just "talking with a long time friend". AP [redacted] was unable to provide AOs with subjects name she was in the vehicle with and claims they are long time church friends. AP [redacted] said she got into the vehicle due to the rain although AOs had observed the AP [redacted] walking the "Track" since the rain had stopped. The vehicle left location before AOs were able to turn around and make contact.

Due to the above listed facts and AOs training and experience, AOs found AP [redacted] actions to be consistent with prostitution. AP was placed under arrest for manifesting the purpose of prostitution and transported to City Detention Center (CDC).

AP [redacted] was identified by [redacted]

VICTIM

Victim Type	Name (Last, First Middle)	Suffix	Nickname	Race	Sex	SSN
SOCIETY/PUBLIC	CITY OF DALLAS					

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		
1400 S LAMAR ST		
City	State	Zip
DALLAS	TEXAS	75215

Incident Report

Case Number	CAD Incident #
158026-2020	20-1614164
Report Type: Incident Report	Page 5 of 6
Date / Time Occurred: 9/5/2020 16 00:00 to 9/5/2020 16 33:00	Date / Time Reported: 9/5/2020 16:34 00

Victim Employment Information

☐ Student	Employer / School		Occupation	
College Name				On Campus ☐ Yes ☐ No
Street Address				
City	State	Zip	Work Phone: 214-671-3000	Hours of Employment

Injury 1	Injury Description		
Injury 2	Injury 3	Injury 4	Injury 5
Victim Condition	Victim-Offender		
A. Assault/Homicide ☐ Yes ☐ No	A. Assault/Homicide Circumstance 1	A. Assault/Homicide Circumstance 2	
Justifiable Homicide ☐ Yes ☐ No	Justifiable Homicide Circumstance		
Hospital Facility ☐ Victim Hospitalized	Hospital Description		

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown	Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown	Domestic Disturbance	Domestic Violence Victim Transported ☐ Yes ☐ No
Violation of Protective Order ☐ Yes ☐ No	Cohabitant ☐ Yes ☐ No	☐ Shooting Victim	

Associated Offenses

Offense	
MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27)	☑ Associated With Victim

Narrative Information

*****BWCA 11270, 10989, In-Car Video 140028****
Incident Number: 20-1614164

On Saturday, September 05, 2020 at approximately 4:34 PM, AO M. Martin #11270 and S. Kim #10989 observed AP [redacted] getting out of a vehicle while dressed in a slightly provocative manner in an area well known for prostitution at 2700 Holmes St., Dallas, Dallas County, Tx.

AO S. Kim #10989 and M. Martin #11270 personally observed AP [redacted] exiting a vehicle on the passenger side. AOS initiated a pedestrian stop of AP [redacted] after observing her prior behavior on Holmes St. The following circumstances were considered when determining whether such purpose was manifested.

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When AP noticed AOs she proceeded to walk away from AOs.

Although AP does not have a conviction of prostitution in the previous year, she was:
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Arrested for manifesting the purpose of prostitution J19044224, 12/10/2019

At the time of writing this report, AIS revealed, AP [redacted] does have arrest for Prostitution.

When given the opportunity to explain her conduct, AP stated she was just “talking with a long time friend”. AP [redacted] was unable to provide AOs with subjects name she was in the vehicle with and claims they are long time church friends. AP [redacted] said she got into the vehicle due to the rain although AOs had observed the AP Davis walking the "Track" since the rain had stopped. The vehicle left location before AOs were able to turn around and make contact.

Due to the above listed facts and AOs training and experience, AOs found AP [redacted] actions to be consistent with prostitution. AP was placed under arrest for manifesting the purpose of prostitution and transported to City Detention Center (CDC).

AP [redacted] was identified by AIS [redacted]

Incident Report

Case Number	CAD Incident #
165984-2020	20-1691751
Report Type: Incident Report	Page 1 of 6
Date / Time Occurred: 9/17/2020 18:35:00 to 9/17/2020 18:37:00	Date / Time Reported: 9/17/2020 18 37:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1	1	1				

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U342		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1512-1598 PARK ROW AVE	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1500 PARK ROW AVE

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
BIGLOW, SASHA	10989	MARTIN,MARQUITA DENAE	11270

OFFENSE

☑ Primary Offense

Offense Code: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27)

Offense Code Value	Severity	Attempted/Completed
MC-99999999-N41		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
165984-2020	20-1691751
Report Type: Incident Report	Page 2 of 6
Date / Time Occurred: 9/17/2020 18:35:00 to 9/17/2020 18:37:00	Date / Time Reported: 9/17/2020 18 37:00

Comments

THE AP WAS MANIFESTING FOR THE PURPOSE OF PROSTITUTION

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE		[redacted]	40	to	40

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'6"	145				

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	DIVORCED

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT		BROWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	UNKNOWN	DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address

[redacted]

City	State	Zip
DALLAS	TEXAS	75201

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

BLACK BODYCON DRESS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

Case Number	CAD Incident #
165984-2020	20-1691751
Report Type: Incident Report	Page 3 of 6
Date / Time Occurred: 9/17/2020 18:35:00 to 9/17/2020 18:37:00	Date / Time Reported: 9/17/2020 18 37:00

Comments

Associated Offenses

Offense: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27) — ☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-028799	ARRESTED - CDC	

Arrest Date/Time: 9/17/2020 18:40 — ☑ Arrested on Scene

Arrest Address

Street Address: 1500 PARK ROW AVE

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
BIGLOW,SASHA J	BIGLOW,SASHA J	09/17/2020 19:08

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number: Warrant Signed By:

Associated Charges

Charge: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27) — ☐ Felony ☑ Misdemeanor

Counts: 1 Bail:

Statement of Probable Cause

****OFFICERS S. KIM 10989 AND M. MARTIN 11270 HAD BODY WORN CAMERA****

CHARGE 1: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27) M/C
ON SEPTEMBER 17, 2020 AT ABOUT 6:37 PM ARRESTED PERSON [redacted] WAS MANIFESTING FOR THE PURPOSE OF PROSTITUTION, WHILE DRESSED IN A SLIGHTLY PROVOCATIVE MANNER, IN AN AREA KNOWN FOR PROSTITUTION IN THE 2800 BLOCK OF HOLMES STREET AND IN THE 1500 BLOCK OF PARK ROW AVE DALLAS, DALLAS COUNTY, TEXAS.

NARRATIVE:

ON SEPTEMBER 17, 2020 AT ABOUT 6:37 PM ARRESTED PERSON [redacted] WAS MANIFESTING FOR THE PURPOSE OF PROSTITUTION, WHILE DRESSED IN A SLIGHTLY PROVOCATIVE MANNER, IN AN AREA KNOWN FOR PROSTITUTION IN THE 2800 BLOCK OF HOLMES STREET AND IN THE 1500 BLOCK OF PARK ROW AVE DALLAS, DALLAS COUNTY, TEXAS.

THE FOLLOWING WAS CONSIDERED WHEN DETERMINING IF SUCH PURPOSES WERE MANIFESTED. ARRESTED PERSON (AP) [redacted] WAS VIEWED IN THE 2800 BLOCK OF HOLMES STREET FLAGGING DOWN VEHICLES WHILE DRESSED IN A SLIGHTLY PROVOCATIVE MANNER, IN AN AREA KNOWN FOR PROSTITUTION.

ARRESTING OFFICERS THEN VIEWED ARRESTED PERSON APPROACH A 2011 CHEVY IMPALA ON TX TAG [redacted] WHICH WAS PARKED IN AN ALLEY IN THE 1500 BLOCK OF PARK ROW AVE. THE ARRESTED PERSON LEANED OVER INTO THE PASSENGER SIDE OF THE VEHICLE AND TALKED WITH THE DRIVER, AND SOLE OCCUPANT, LATER IDENTIFIED AS WITNESS [redacted] THE ARRESTED PERSON THEN OPEN THE PASSENGER SIDE DOOR AND PROCEEDED TO GET INTO THE VEHICLE. ARRESTING OFFICERS CONDUCTED AN INVESTIGATIVE MARK OUT ON THE VEHICLE. ARRESTING OFFICER S. KIM 10989 PULLED THE ARRESTED PERSON OUT OF THE VEHICLE AND SPOKE

Incident Report

Case Number	CAD Incident #
165984-2020	20-1691751
Report Type: Incident Report	Page 4 of 6
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WITH HER.

WHEN ARRESTING OFFICER S. KIM 10989 PULLED THE ARRESTED PERSON OUT OF THE VEHICLE, SHE STATED "I'M NOT PROSTITUTING". THE ARRESTED PERSON STATED THE WITNESS WAS A OLD FAMILY FRIEND, BUT STATED SHE DID NOT KNOW HIS NAME. ARRESTED PERSON WAS DRESSED IN A BODY CON BLACK DRESS.

A CHECK OF THE ADULT INFORMATION SYSTEM SHOWED THE ARRESTED PERSON TO HAVE PRIOR PROSTITUTION ARREST. DUE TO THE ARRESTING OFFICERS TRAINING AND EXPERIENCE THEY BELIEVED THE ARRESTED PERSON WAS MANIFESTING FOR THE PURPOSE OF PROSTITUTION. THE ARRESTED PERSON WAS IDENTIFIED BY AIS [redacted] WITH PHOTO. THE ARRESTED PERSON WAS TRANSPORTED 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 | 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: CELL PHONE | Home Phone | Cell Phone: 214-671-3000 | Email Address

Victim Address

Street Address: 1400 S LAMAR ST

City: DALLAS | State: TEXAS | Zip: 75215

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ 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 ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Incident Report

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Violation of Protective Order: ☐ Yes ☐ No Cohabitant: ☐ Yes ☐ No ☐ Shooting Victim

Associated Offenses

Offense: MANIFESTING FOR PROSTITUTION (SELLER) (DALLAS CITY CODE 31-27) ☑ Associated With Victim

OTHER PERSON

Person Type: WITNESS

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range
		WHITE	MALE		[redacted]	54	to

Details

Height	Weight	Driver's License #	DL State	FBI #	SBI #
		[redacted]	TEXAS		

Place of Birth	Citizenship	Ethnicity	Marital Status
		HISPANIC OR LATINO	

Hair Color	Hair Length	Glasses	Eye Color

Build	Facial Hair	Voice	Complexion	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Other Person Home Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75217

Other Person Employment Information

☐ Student Employer / School: Occupation:

Street Address:

City	State	Zip	Work Phone	Hours of Employment

VEHICLE

Plate	State	Plate Type	Plate Year	Plate Month
[redacted]	TEXAS	STANDARD PASSENGER	2020	

VIN	☐ VIN Validation Off	Make	Model	Year
[redacted]		Chevrolet	Impala	2011

Color	Secondary Color	Style	Type	Decal #
BLUE		AUTOMOB LE	4 DOOR SEDAN	

Involvement	NIC
Witness	

Other Identifiers:

Insurance Information

Insurance Company	Policy Number	Insurance Expiration	Financed By/Titleholder

Registered Owner Info

Registered Owner Name (Last, First, MI) ☐ Business	Sex	Race	DOB

Street Address:

City	State	Zip

Vehicle Elements

☐ Stolen ☐ Recovered ☐ Other Other Description:

Keys in Ignition	Doors Locked	Windows Closed	Ignition Locked	Trunk Locked	Radio In Car	Repo. Check	Tow List Check	Stolen Value
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

How Vehicle Entered	How Vehicle Taken

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Recovered By	Recovery Date & Time	Recovered Value	Recovery Code

Disposition	Battery in Car	Spare Tire in Car	Evidence Recovered	Damage To Vehicle	Owner Notified By Recovering Officer
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No

Reason Owner Was Not Notified

Recovery Address					
Street Address					
City	State	Zip			
☐ Impounded ☐ 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

ON SEPTEMBER 17, 2020 AT ABOUT 6:37 PM ARRESTED PERSON [redacted] WAS MANIFESTING FOR THE PURPOSE OF PROSTITUTION, WHILE DRESSED IN A SLIGHTLY PROVOCATIVE MANNER, IN AN AREA KNOWN FOR PROSTITUTION IN THE 2800 BLOCK OF HOLMES STREET AND IN THE 1500 BLOCK OF PARK ROW AVE DALLAS, DALLAS COUNTY, TEXAS.

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Incident Report

Case Number	CAD Incident #
023129-2021	21-0230208
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Date / Time Occurred: 2/7/2021 17:15:00 to 2/7/2021 17:15:00	Date / Time Reported: 2/7/2021 19:37 00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
C318		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2913 S ERVAY ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2913 S ERVAY ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
RANGEL, DEMETRIUS	11636	WHITE,DWAYNE MICHAEL	11650

OFFENSE

☑ Primary Offense

Offense Code: POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))

Offense Code Value	Severity	Attempted/Completed
FS-35990014-O34		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
POSSESSING/CONCEALING		

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
YES	CRACK COCAINE		

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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

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Comments

AP WAS IN POSS OF 3 CRACK COCAINE

OFFENSE

☐ Primary Offense

Offense Code: POSS MARIJUANA <2OZ (HSC 481.121(B)(1))

Offense Code Value	Severity	Attempted/Completed
MB-35620008-O1		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	Bias 2	Bias 3
NONE		
Bias 4	Bias 5	
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
POSSESSING/CONCEALING		
Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	

Drug Related	Drug Type	Drug Origin	Drug Precursors
YES	CULTIVATED MARIJUANA		

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A
Exit Point 2	Target Area	Property Target 1
	N/A	OTHER
Property Target 2	Property Target 3	Victim Target
		N/A
Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	

Comments

AP IN POSS OF MARJ

OFFENSE

☐ Primary Offense

Offense Code: PUBLIC INTOXICATION (PC 49.02)

Offense Code Value	Severity	Attempted/Completed
MC-99999999-NC313		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	Bias 2	Bias 3

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NONE

Bias 4	Bias 5	
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
Offender Using 1: DRUG/NARCOTICS	Offender Using 2	Offender Using 3

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1
Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
YES	CULTIVATED MARIJUANA		

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
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	

Comments: AP INTOX IN PUBLIC

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE		[redacted]	36	to	36

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'9"	160	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	MEDIUM		BLACK	LIGHT

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
GOATEE	BLACK	MASCULINE	DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75201

Suspect Employment Information

☐ Student	Employer / School	Occupation

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Street Address				
City	State	Zip	Work Phone	Hours of Employment

Clothing Description: BLACK OVERALLS FREY SHOES

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☑ Hospitalized — Hospital Facility: BAYLOR — 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

Associated Offenses

Offense	
POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))	☑ Associated With Suspect
POSS MARIJUANA <2OZ (HSC 481.121(B)(1))	☑ Associated With Suspect
PUBLIC INTOXICATION (PC 49.02)	☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	21-003987	ARRESTED - LEW STERRETT	

Arrest Date/Time: 2/7/2021 17:29 — ☑ Arrested on Scene

Arrest Address

Street Address			
2913 S ERVAY ST			
City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
RANGEL,DEMETRIUS ANTONIO	RANGEL,DEMETRIUS ANTONIO	02/07/2021 21:42

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	COUNT ARRESTEE	
Warrant Number	Warrant Signed By	

Associated Charges

Charge	Counts	Bail		
POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))	1		☑ Felony	☐ Misdemeanor
POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))	1		☑ Felony	☐ Misdemeanor
POSS MARIJUANA <2OZ (HSC 481.121(B)(1))	1		☐ Felony	☑ Misdemeanor
PUBLIC INTOXICATION (PC 49.02)	1		☐ Felony	☑ Misdemeanor

Statement of Probable Cause

BWC M. Munoz #11061, C. Prigmore #11531, B. Yohner #9172
In Car Camera 160034

Charge 1: Possession of Control Substance Penalty Group 1 <1G (HSC 481.115(B)) SJF
On February 7, 2020 at approximately 5:30pm Arrested Person [redacted] was in possession of 0.3 gram of Crack Cocaine on 2913 S Ervay St Dallas, Dallas County, Texas.

Charge 2: Possession of Control Substance Penalty Group 1 <1G (HSC 481.115(B)) SJF
On February 7, 2020 at approximately 5:30pm Arrested Person [redacted] was in possession of 0.2 gram of Black Tar Heroin on 2913 S Ervay St Dallas, Dallas County, Texas.

Charge 3: Possession of Marijuana <2oz(HSC 481.121(B)(1) MB
On February 7, 2020 at approximately 5:30pm Arrested Person [redacted] was in possession of 0.5 gram of Marijuana on 2913 S Ervay St Dallas, Dallas County, Texas.

Charge 4: Public Intoxication (PC 49.02) MC
On February 7, 2020 at approximately 5:30pm Arrested Person [redacted] was found intoxicated in public by Arresting officers at 2913 S Ervay St Dallas, Dallas County, Texas.

On February 7, 2020 at approximately 5:07pm Arresting Officers D. Rangel #11636 and D. White #11650 were dispatched to 2913 S Ervay St Dallas, Dallas County, Texas regarding a black male wearing overalls in the road way rolling in the ground. AO's found AP [redacted] who matched the description, on the sidewalk sweating profusely and dancing with his arms in the air without a shirt, black pants and overalls hanging from his right ankle. From field experience, AO's determined that AP [redacted] appeared to be intoxicated from an unknown drug do to his constricted pupils an inability to speak words other than yelling and shouting . AP [redacted] was placed in custody by AO's do to him being a danger to himself and potentially becoming a victim of a crime.

A search of the overalls that was on AP [redacted] right ankle, showed a clear plastic container found in the front right pocket, 3 loose white crystal rocks, a plastic baggie with a dark brown substance, and a plastic baggy with a green leafy substance inside of it.

All Drug weights are approximate and were field tested by AO B. Yohner #9172 and witnessed by M. Munoz #11061. All drugs tested POSITIVE for Cocaine, Heroin and Marijuana. The Cocaine and Heroin were placed in drug tag #071215DD, and the Marijuana was placed in drug tag #071214DD. The drugs were weighted at the Baylor Street Property room and dropped off by AO D. White #11650.

** Cocaine Drug Weights **
Drug weight packaging- 0.5gram
Packaging Weight-0.2gram
Drug weight without packaging-0.3gram

** Heroin Drug Weights **
Drug weight packaging- 0.4gram
Packaging Weight-0.2gram
Drug weight without packaging-0.2gram

Total weight for drug tag #071215DD 93.0grams

**Marijuana Drug Weights **
Drug weight packaging- 1.5gram
Packaging Weight-1.0gram
Drug weight without packaging-0.5gram
Total weight for drug tag #071214DD 32.8grams

Do to AP C. [redacted] elevated heart rate at the scene, AP [redacted] was transported to Baylor Hospital by DFR RE5. AP [redacted] was medically cleared by Baylor and transported to Lew Sterret By AO's without incident.

Arrested Person [redacted] was Identified by Photo by his AIS [redacted] provided by Fusion Detective Rodriguez #11113
A Check on JI55 and TLETTS did not show charges that could be enhanced at this time.

VICTIM

Victim Type				
SOCIETY/PUBLIC				
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		
		214-670-8345			

Incident Report

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Victim Address

Street Address: 725 N JIM MILLER RD

City	State	Zip
DALLAS	TEXAS	75217

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ 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 ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))	☑ Associated With Victim
POSS MARIJUANA <2OZ (HSC 481.121(B)(1))	☑ Associated With Victim
PUBLIC INTOXICATION (PC 49.02)	☑ Associated With Victim

DRUG	Drug Type	Action	Quantity	Units of Measurement	Estimated Street Value
	CRACK COCAINE	EVIDENCE	0.3	GRAM	

Date Recovered: 02/07/2021

Marijuana (For Drug Type E=Marijuana and Measurement NP = No. of Plants)

Location	Number of Plots	Latitude	Longitude

Comment: DRUG TAG 071215DD

DRUG	Drug Type	Action	Quantity	Units of Measurement	Estimated Street Value
	HEROIN	EVIDENCE	0.2	GRAM	

Date Recovered: 02/07/2021

Marijuana (For Drug Type E=Marijuana and Measurement NP = No. of Plants)

Location	Number of Plots	Latitude	Longitude

Comment: DRUG TAG 071215DD

DRUG	Drug Type	Action	Quantity	Units of Measurement	Estimated Street Value
	MARIJUANA	EVIDENCE	0.5	GRAM	

Date Recovered

02/07/2021

Marijuana (For Drug Type E=Marijuana and Measurement NP = No. of Plants)

Location	Number of Plots	Latitude	Longitude

Comment

DRUG TAG 071214DD

Narrative Information

BWC M. Munoz #11061, C. Prigmore #11531, B. Yohner #9172
In Car Camera 160034

On February 7, 2020 at approximately 5:07pm Arresting Officers D. Rangel #11636 and D. White #11650 were dispatched to 2913 S Ervay St Dallas, Dallas County, Texas regarding a black male wearing overalls in the road way rolling in the ground. AO's found AP C. [redacted] who matched the description, on the sidewalk sweating profusely and dancing with his arms in the air without a shirt, black pants and overalls hanging from his right ankle. From field experience, AO's determined that AP [redacted] appeared to be intoxicated from an unknown drug do to his constricted pupils an inability to speak words other than yelling and shouting . AP [redacted] was placed in custody by AO's do to him being a danger to himself and potentially becoming a victim of a crime.

A search of the overalls that was on AP [redacted] right ankle, showed a clear plastic container found in the front right pocket, 3 loose white crystal rocks, a plastic baggie with a dark brown substance, and a plastic baggy with a green leafy substance inside of it.

All Drug weights are approximate and were field tested by AO B. Yohner #9172 and witnessed by M. Munoz #11061. All drugs tested POSITIVE for Cocaine, Heroin and Marijuana. The Cocaine and Heroin were placed in drug tag #071215DD, and the Marijuana was placed in drug tag #071214DD. The drugs were weighted at the Baylor Street Property room and dropped off by AO D. White #11650.

** Cocaine Drug Weights **
Drug weight packaging- 0.5gram
Packaging Weight-0.2gram
Drug weight without packaging-0.3gram

** Heroin Drug Weights **
Drug weight packaging- 0.4gram
Packaging Weight-0.2gram
Drug weight without packaging-0.2gram

Total weight for drug tag #071215DD 93.0grams

**Marijuana Drug Weights **
Drug weight packaging- 1.5gram
Packaging Weight-1.0gram
Drug weight without packaging-0.5gram
Total weight for drug tag #071214DD 32.8grams

Do to AP [redacted] elevated heart rate at the scene, AP [redacted] was transported to Baylor Hospital by DFR RE5. AP

[redacted] was medically cleared by Baylor and transported to Lew Sterret By AO's without incident.

Arrested Person [redacted] was Identified by Photo by his AIS# [redacted] provided by Fusion Detective Rodriguez #11113

A Check on JI55 and TLETTS did not show charges that could be enhanced at this time.

Incident Report

Case Number	CAD Incident #
175810-2020	20-1792942
Report Type: Incident Report	Page 1 of 8
Date / Time Occurred: 10/2/2020 23:45:00 to 10/3/2020 00:14:00	Date / Time Reported: 10/3/2020 00:14:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1		1				

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
R31		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2800-2898 HOLMES ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2800 HOLMES ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
DIAZ, RAUL	11264	GREENE,GABRIEL	11324

OFFENSE

☑ Primary Offense

Offense Code: POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))

Offense Code Value	Severity	Attempted/Completed
FS-35990014-O34		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
POSSESSING/CONCEALING		

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
YES	CRACK COCAINE		

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
175810-2020	20-1792942
Report Type: Incident Report	Page 2 of 8
Date / Time Occurred: 10/2/2020 23:45:00 to 10/3/2020 00:14:00	Date / Time Reported: 10/3/2020 00:14:00

Comments

AP WAS IN POSSESSION OF CRACK COCAINE

OFFENSE

☐ Primary Offense

Offense Code: OTHER OFFENSE - MISDEMEANOR

Offense Code Value	Severity	Attempted/Completed
M*-99999999-U142		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	Bias 2	Bias 3
NONE		
Bias 4	Bias 5	
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A
Exit Point 2	Target Area	Property Target 1
	NONE	OTHER
Property Target 2	Property Target 3	Victim Target
		N/A
Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	

Comments

AP WAS IN POSSESSING OF A PIPE USED TO CONSUME CRACK COCAINE.

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
[redacted]		BLACK	MALE	[redacted]	[redacted]	49	to	49

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'06"	180	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship

Incident Report

Case Number	CAD Incident #
175810-2020	20-1792942
Report Type: Incident Report	Page 3 of 8
Date / Time Occurred: 10/2/2020 23:45:00 to 10/3/2020 00:14:00	Date / Time Reported: 10/3/2020 00:14:00

DALLAS TEXAS | US CITIZEN

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	MARRIED

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT	NO	BROWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
UNSHAVEN	BLACK	OTHER	DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75208

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description: MULTICOLOR, BUTTON UP SHIRT, SWEATS, WHITE SHOES

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Associated Offenses

Offense	
POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))	☑ Associated With Suspect
OTHER OFFENSE - MISDEMEANOR	☐ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-030420	ARRESTED - LEW STERRETT	HANDLED WITHIN

Arrest Date/Time: 10/3/2020 23:45 ☑ Arrested on Scene

Arrest Address

Street Address			
2800 HOLMES ST			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
DIAZ,RAUL ALEJANDRO	DIAZ,RAUL ALEJANDRO	10/03/2020 00:11

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number	Warrant Signed By

Associated Charges

Charge: POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B)) ☑ Felony ☐ Misdemeanor
Counts: Bail:

Charge: OTHER OFFENSE - MISDEMEANOR ☐ Felony ☑ Misdemeanor
Counts: Bail:

Statement of Probable Cause

BWC IS AVAILABLE FROM G. GREENE #11324/IN CAR VIDEO VEH #140002

CHARGE 1: POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B)) F/S
ON OCTOBER 02, 2020 AT APPROXIMATELY 11:45P.M. ARRESTED PERSON [redacted] WAS IN POSSESSION OF 0.3 GRAMS OF CRACK COCAINE AT 2800 HOLMES ST., DALLAS, DALLAS COUNTY, TEXAS.

CHARGE 2: OTHER OFFENSE - (MISDEMEANOR) POSS OF DRUG PARAPHERNALIA M/C
ON OCTOBER 02, 2020 AT APPROXIMATELY 11:45P.M. ARRESTED PERSON [redacted] WAS IN POSSESSION OF A PIPE USED TO CONSUME CRACK COCAINE AT 2800 HOLMES ST., DALLAS, DALLAS COUNTY, TEXAS.

NARRATIVE WRITTEN BY R. DIAZ #11264

ON OCTOBER 02, 2020 AT APPROXIMATE 11:45 P.M. ARRESTING OFFICERS R. DIAZ #11264 AND G. GREENE #11324 WERE ON ROUTINE PATROL IN A MARKED DALLAS POLICE VEHICLE AND IN FULL UNIFORM AT 2800 HOLMES ST., DALLAS, DALLAS COUNTY, TEXAS.
WHILE AOS WERE TRAVELING N/B AT THE 2800 BLOCK OF HOLMES ST., AO APPROACHED A 2009 CADILLAC CTS, GREY IN COLOR, BEARING TEXAS LP # [redacted] WHICH WAS PARKED ON THE EAST SIDE OF THE STREET NEAR NO CLEAR RESIDENCE AND IN A DIMLY LIT AREA. AS AOS APPROACHED FROM THE REAR AND PASSED THE SUSP VEHICLE, AO DIAZ COULD OBSERVE AO RICHARDSON PUTTING A SMALL ROCK LIKE SUBSTANCE INTO A GLASS PIPE AO DIAZ KNEW TO BE A CRACK PIPE BASED ON PREVIOUS FIELD EXPERIENCE. AOS EXITED THEIR VEHICLE AND FURTHER OBSERVED AP [redacted] TAKING A LIT LIGHTER TO THE PIPE IN EFFORTS TO LIGHT IT. AO DIAZ GAVE AP VERBAL COMMANDS TO SHOW HIM HIS HANDS. AP [redacted] MADE FURTIVE GESTURES AND IMMEDIATELY

ATTEMPTED TO CONCEAL THE PIPE UNDER THE SEAT. AOS THEN INSTRUCTED AP [redacted] TO EXIT THE VEHICLE. AS AP [redacted] EXITED, AOS OBSERVED AP THROW BOTH THE CRACK PIPE AND A SMALL, WHITE, ROCK LIKE SUBSTANCE ONTO THE GROUND OUTSIDE THE DRIVERS DOOR. AO DIAZ WAS ABLE TO RETRIEVE BOTH THE CRACK PIPE AND THE WHITE ROCK, BELIEVED TO BE CRACK COCAINE BASED ON PREVIOUS EXPERIENCE.
A PRESUMPTIVE TEST PERFORMED BY AO R. DIAZ #11264 AND WITNESSED BY AO G. GREENE #11324 FOR THE PRESENCE OF CRACK COCAINE REVEALED POSITIVE RESULTS FOR THE PRESENCE OF CRACK COCAINE.

DRUG WEIGHT W/PACKAGING: 0.7 GRAMS
PACKAGING WEIGHT: 0.4 GRAMS
DRUG WEIGHT: 0.3 GRAMS

TOTAL WEIGHT: 51.2 GRAMS

THE NARCOTICS AND PARAPHRENALIA WERE WEIGHED AND DEPOSITIED AT THE BAYLOR ST. PORPERTY ROOM BY AO G. GREENE #11324 UNDER DRUG TAG #132931D.

AP [redacted] VEHICLE WAS TOWED TO THE DALLAS CITY POUND.

AP [redacted], [redacted] WAS ARRESTED AND TRANSPORTED TO LEW STERRETT JAIL BY AOS R. DIAZ #11264 AND G. GREENE #11324 WITHOUT FURTHER INCIDENT.
AP [redacted] WAS IDENTIFIED BY AIS # [redacted] PHOTO.

VICTIM

Victim Type				
SOCIETY/PUBLIC				
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		
1400 S LAMAR ST		
City	State	Zip
DALLAS	TEXAS	75215

Victim Employment Information

☐ Student	Employer / School	Occupation	
College Name			On Campus ☐ Yes ☐ No
Street Address			
City	State	Zip	Work Phone: 214-671-3001	Hours of Employment

Injury 1	Injury Description		
Injury 2	Injury 3	Injury 4	Injury 5

Incident Report

Case Number	CAD Incident #
175810-2020	20-1792942
Report Type: Incident Report	Page 6 of 8
Date / Time Occurred: 10/2/2020 23:45:00 to 10/3/2020 00:14:00	Date / Time Reported: 10/3/2020 00:14:00

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

☐ Victim Hospitalized | Hospital Facility | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense: POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B)) — ☑ Associated With Victim

Offense: OTHER OFFENSE - MISDEMEANOR — ☑ Associated With Victim

VEHICLE

Plate	State	Plate Type	Plate Year	Plate Month
[redacted]	TEXAS	STANDARD PASSENGER	2021	

VIN	VIN Validation Off	Make	Model	Year
[redacted]	☐	Cadillac		2009

Color	Secondary Color	Style	Type	Decal #
GRAY		AUTOMOB LE	4 DOOR SEDAN	

Involvement	NIC
Suspect	

Other Identifiers: CADILLAC CTS

Insurance Information

Insurance Company	Policy Number	Insurance Expiration	Financed By/Titleholder

Registered Owner Info

Registered Owner Name (Last, First, MI) ☐ Business	Sex	Race	DOB

Street Address

City	State	Zip

Vehicle Elements

☐ Stolen ☐ Recovered ☐ Other — Other Description

Keys in Ignition	Doors Locked	Windows Closed	Ignition Locked	Trunk Locked	Radio In Car	Repo. Check	Tow List Check	Stolen Value
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

How Vehicle Entered	How Vehicle Taken

Recovered By	Recovery Date & Time	Recovered Value	Recovery Code

Disposition	Battery in Car	Spare Tire in Car	Evidence Recovered	Damage To Vehicle	Owner Notified By Recovering Officer
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No

Reason Owner Was Not Notified

Recovery Address

Street Address

City	State	Zip

Incident Report

Case Number	CAD Incident #
175810-2020	20-1792942
Report Type: Incident Report	Page 7 of 8
Date / Time Occurred: 10/2/2020 23:45:00 to 10/3/2020 00:14:00	Date / Time Reported: 10/3/2020 00:14:00

☑ Impounded ☐ 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

DRUG	Drug Type	Action	Quantity	Units of Measurement	Estimated Street Value
	CRACK COCAINE	EVIDENCE	0.3	GRAM	

Date Recovered: 10/02/2020

Marijuana (For Drug Type E=Marijuana and Measurement NP = No. of Plants)

Location	Number of Plots	Latitude	Longitude

Comment

Narrative Information

ON OCTOBER 02, 2020 AT APPROXIMATE 11:45 P.M. ARRESTING OFFICERS R. DIAZ #11264 AND G. GREENE #11324 WERE ON ROUTINE PATROL IN A MARKED DALLAS POLICE VEHICLE AND IN FULL UNIFORM AT 2800 HOLMES ST., DALLAS, DALLAS COUNTY, TEXAS.

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DRUG WEIGHT W/PACKAGING: 0.7 GRAMS
PACKAGING WEIGHT: 0.4 GRAMS
DRUG WEIGHT: 0.3 GRAMS

TOTAL WEIGHT: 51.2 GRAMS

THE NARCOTICS AND PARAPHRENALIA WERE WEIGHED AND DEPOSITIED AT THE BAYLOR ST. PORPERTY ROOM BY AO G. GREENE #11324 UNDER DRUG TAG #132931D.

AP [redacted] VEHICLE WAS TOWED TO THE DALLAS CITY POUND.

AP [redacted], [redacted] WAS ARRESTED AND TRANSPORTED TO LEW STERRETT JAIL BY AOS R. DIAZ #11264 AND G. GREENE #11324 WITHOUT FURTHER INCIDENT.

AP [redacted] WAS IDENTIFIED BY AIS # [redacted] PHOTO.

Incident Report

Case Number	CAD Incident #
175810-2020	20-1792942
Report Type Incident Report	Page 8 of 8
Date / Time Occurred 10/2/2020 23:45:00 to 10/3/2020 00:14:00	Date / Time Reported 10/3/2020 00:14:00

Incident Report

Case Number	CAD Incident #
011698-2021	21-0117360
Report Type: Incident Report	Page 1 of 5
Date / Time Occurred: 1/20/2021 11:30:00 to 1/20/2021 11:35:00	Date / Time Reported: 1/20/2021 12 31:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U333		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2800-2898 GOULD ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2800 GOULD ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
KIM, JOON	9365		

OFFENSE

☑ Primary Offense

Offense Code: PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1)

Offense Code Value	Severity	Attempted/Completed
MA-40040010-N61		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		OTHER

Time of Day	Victim Activity	Action 1 to Premises
DAY- 08:00 - 15:59	NONE	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
		SEX

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	CAD Incident #
011698-2021	21-0117360
Report Type: Incident Report	Page 2 of 5
Date / Time Occurred: 1/20/2021 11:30:00 to 1/20/2021 11:35:00	Date / Time Reported: 1/20/2021 12 31:00

Comments

A/P AGREED TO PERFORM SEXUAL DEVIANT ACT FOR A FEE/ 2 CONVICTIONS

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		WHITE	FEMALE	[redacted]	[redacted]	35	to	35

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'06"	210	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship
			US CITIZEN

Ethnicity	Marital Status
HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BROWN	MEDIUM		BROWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	OTHER	LIGHT	RIGHT

Preferred | Home Phone | Cell Phone | Email Address

Suspect Home Address

Street Address

[redacted]

City	State	Zip
DALLAS	TEXAS	75201

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

BLACK JACKET PURPLE DRESS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

Case Number	CAD Incident #
011698-2021	21-0117360
Report Type: Incident Report	Page 3 of 5
Date / Time Occurred: 1/20/2021 11:30:00 to 1/20/2021 11:35:00	Date / Time Reported: 1/20/2021 12 31:00

Comments

Associated Offenses

Offense: PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1) — ☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	21-001962	ARRESTED - LEW STERRETT	

Arrest Date/Time: 1/20/2021 11:38 — ☑ Arrested on Scene

Arrest Address

Street Address			
2800 GOULD ST			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
KIM,JOON CHEOL	MACK,REBECCA ANNE	01/20/2021 11:40

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number	Warrant Signed By

Associated Charges

Charge: PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1) — ☐ Felony ☑ Misdemeanor

Counts	Bail
1	

Statement of Probable Cause

*** THERE ARE BWC# 11415 AND 10989 RELATED TO THIS ARREST ***

CHARGE: PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02(c)(1)) M/A

On 01/20/2021 at about 11:35 A.M., Arrested Person [redacted] agreed to perform a sexual deviant act of blow job (oral sex) for a fee of $15.00 at 2800 block of Gould St, public street in Dallas, Dallas County, Texas.

On 01/20/2021 at about 11:30 A.M., Arresting Officer J. Kim #9365 from Vice Unit, working in undercover capacity, was conducting prostitution operation at an area known for high prostitution activities at 2800 block of Gould St, Dallas, Dallas County, Texas.

A/o personally observed Arrested Person (name) wearing black jacket and purple dress standing on the sidewalk flagging passing vehicles down at 2800 block of Gould St. A/o approached A/p in an undercover vehicle and following conversation has taken place:

A/o: Hey baby, you working? you working?
A/p: Mmm yeah.
A/o: You working or not?
A/p: You are not a cop are you?
A/o: No.

Incident Report

Case Number	CAD Incident #
011698-2021	21-0117360
Report Type: Incident Report	Page 4 of 5
Date / Time Occurred: 1/20/2021 11:30:00 to 1/20/2021 11:35:00	Date / Time Reported: 1/20/2021 12 31:00

A/p: then Yes.
A/o: How much for a blow job?
A/p: $15
A/o: $15? Ok.

After A/p agreed to perform sexual deviant act of blow job, oral sex, for a fee of $15, A/p was arrested by Uniformed Vice police officers and booked in Lew Sterrett Jail. A/p was charged for Prostitution w/ 1 or 2 prior convictions, Misdemeanor A, after a/p's arrest history showed a/p with 2 prior convictions.

A/p was positively identified by ais# [redacted] with photos.

Tlet and ji55 checks showed A/p with following prior prostitution convictions:
1. On 09/06/2005 at Criminal County Court #3 in Dallas County, A/p was convicted of Prostitution Misdemeanor B on cause# [redacted] by pleading guilty and received 31 days confinement.
2. On 08/15/2019 at Criminal County Court #5 in Dallas County, A/p was convicted of Prostitution w/ 1 or 2 prior convictions on cause# [redacted] by pleading guilty and received 24 days confinement.

VICTIM

Victim Type	
SOCIETY/PUBLIC	

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
CELL PHONE		214-671-3230	

Victim Address

Street Address		
1400 S LAMAR ST		
City	State	Zip
DALLAS	TEXAS	75215

Victim Employment Information

☐ Student	Employer / School	Occupation

College Name	On Campus ☐ Yes ☐ 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 ☐ Yes ☐ No	A. Assault/Homicide Circumstance 1	A. Assault/Homicide Circumstance 2

Incident Report

Case Number	CAD Incident #
011698-2021	21-0117360
Report Type: Incident Report	Page 5 of 5
Date / Time Occurred: 1/20/2021 11:30:00 to 1/20/2021 11:35:00	Date / Time Reported: 1/20/2021 12 31:00

Justifiable Homicide ☐ Yes ☐ No

Justifiable Homicide Circumstance

Hospital Facility

☐ Victim Hospitalized

Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown

Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown

Domestic Disturbance

Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No

Cohabitant ☐ Yes ☐ No

☐ Shooting Victim

Associated Offenses

Offense	
PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1)	☑ Associated With Victim

Narrative Information

On 01/20/2021 at about 11:30 A.M., Arresting Officer J. Kim #9365 from Vice Unit, working in undercover capacity, was conducting prostitution operation at an area known for high prostitution activities at 2800 block of Gould St, Dallas, Dallas County, Texas.

A/o personally observed Arrested Person (name) wearing black jacket and purple dress standing on the sidewalk flagging passing vehicles down at 2800 block of Gould St. A/o approached A/p in an undercover vehicle and following conversation has taken place:

A/o: Hey baby, you working? you working?
A/p: Mmm yeah.
A/o: You working or not?
A/p: You are not a cop are you?
A/o: No.
A/p: then Yes.
A/o: How much for a blow job?
A/p: $15
A/o: $15? Ok.

After A/p agreed to perform sexual deviant act of blow job, oral sex, for a fee of $15, A/p was arrested by Uniformed Vice police officers and booked in Lew Sterrett Jail. A/p was charged for Prostitution w/ 1 or 2 prior convictions, Misdemeanor A, after a/p's arrest history showed a/p with 2 prior convictions.

A/p was positively identified by ais# [redacted] with photos.

Incident Report

Case Number	CAD Incident #
044752-2021	21-0464613
Report Type: Incident Report	Page 1 of 7
Date / Time Occurred: 3/16/2021 11:10:00 to 3/16/2021 11:20:00	Date / Time Reported: 3/16/2021 11 21:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U335		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1600 SOUTH BLVD	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1600 SOUTH BLVD

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
LEDEZMA, BERNARDINO	9669		

OFFENSE

☑ Primary Offense

Offense Code: PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1)

Offense Code Value	Severity	Attempted/Completed
MA-40040010-N61		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
044752-2021	21-0464613
Report Type: Incident Report	Page 2 of 7
Date / Time Occurred: 3/16/2021 11:10:00 to 3/16/2021 11:20:00	Date / Time Reported: 3/16/2021 11 21:00

Comments

AP WAS ARRESTED FOR PROSTITUTION

OFFENSE

☐ Primary Offense

Offense Code: POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))

Offense Code Value	Severity	Attempted/Completed
FS-35990014-O34		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	**Bias 2**	**Bias 3**
NONE		
Bias 4	**Bias 5**	
Criminal Activity 1	**Criminal Activity 2**	**Criminal Activity 3**
OPERATING/PROMOTING/ASSISTING		
Offender Using 1	**Offender Using 2**	**Offender Using 3**
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		**Gang Name #1**	
Gang Type #2		**Gang Name #2**	

Drug Related	Drug Type	Drug Origin	Drug Precursors
YES	CRACK COCAINE		

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	**Entry Point 2**	**Exit Point 1**
N/A		N/A
Exit Point 2	**Target Area**	**Property Target 1**
	OTHER	OTHER
Property Target 2	**Property Target 3**	**Victim Target**
		N/A
Time of Day	**Victim Activity**	**Action 1 to Premises**
DAY- 08:00 - 15:59	NONE	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**	

Comments

AP WAS IN POSS OF CRACK COCAINE

SUSPECT

☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE	[redacted]	[redacted]	30	to	30

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'05"	135				

FBI #	SBI #	Place of Birth	Citizenship

Incident Report

Case Number	CAD Incident #
044752-2021	21-0464613
Report Type: Incident Report	Page 3 of 7
Date / Time Occurred: 3/16/2021 11:10:00 to 3/16/2021 11:20:00	Date / Time Reported: 3/16/2021 11 21:00

Ethnicity	Marital Status			
NON-HISPANIC OR LATINO	REFUSED			
Hair Color	**Hair Length**	**Glasses**	**Eye Color**	**Build**
BLACK	BALD		BROWN	SMALL
Facial Hair	**Facial Hair Color**	**Voice**	**Complexion**	**Hand Preference**
NONE	N/A	UNKNOWN	DARK	RIGHT
Preferred	**Home Phone**	**Cell Phone**	**Email Address**	

Suspect Home Address

Street Address		
[redacted]		
City	**State**	**Zip**
DESOTO	TEXAS	75115

Suspect Employment Information

☐ Student	Employer / School	Occupation
Street Address		

City	State	Zip	Work Phone	Hours of Employment

Clothing Description
PINK SWEATER
Tradmarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				
☐ 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		

Associated Offenses

Offense	
PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1)	☑ Associated With Suspect
POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))	☐ Associated With Suspect

ARREST

Incident Report

Case Number	CAD Incident #
044752-2021	21-0464613
Report Type: Incident Report	Page 4 of 7
Date / Time Occurred: 3/16/2021 11:10:00 to 3/16/2021 11:20:00	Date / Time Reported: 3/16/2021 11 21:00

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	21-007648	ARRESTED - LEW STERRETT	

Arrest Date/Time: 3/16/2021 11:10 ☐ Arrested on Scene

Arrest Address

Street Address: [redacted]

City	State	Zip	Beat
DALLAS	TEXAS	75215	

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
LEDEZMA,BERNARDINO	MACK,REBECCA ANNE	03/16/2021 11:20

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	MULTIPLE	

Warrant Number: Warrant Signed By:

Associated Charges

Charge: PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1) ☐ Felony ☑ Misdemeanor
Counts: 1 Bail:

Charge: POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B)) ☑ Felony ☐ Misdemeanor
Counts: 1 Bail:

Statement of Probable Cause

*****BWC BY R. MACK #11415 AND S. KIM #10989 INCAR VIDEO #140028******

CHARGE: PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER)(PC 43.02)(c)(1)

On 3/16/2021 at approximately 11:10pm A/P [redacted] engaged in conversation with A/O B. Ledezma#9669 and agreed to perform deviate sexual intercourse (oral sex) for a fee of $10.00 US Currency at 1600 South Blvd, Dallas, Dallas County Texas.

On 3/16/2021 at approximately 11:10pm Dallas Police VICE Detective B. Ledezma #9669 and D. Bussey #10238 were working in undercover capacity investigating prostitution complaints in the South Blvd and Holmes St. area. Detective B. Ledezma #9669 drove to the intersection of South Blvd and Holmes St and observed A/P [redacted] standing in the middle of the street. A/P [redacted] yelled out "Hey Baby" as Detective drove by. Detective pulled over to the side of the road. A/P [redacted] walked over to the Detective B. Ledezma #9669 driver's side window. The following conversation too place.

Detective: Trying to my dick sucked
A/P: Okay
Detective: $5.00 good?
A/P: You got any more?
Detective: $10.00?
A/P: Okay let me in.

Detective B. Ledezma#9669 and D. Bussey #10238 told A/P [redacted] would return with the money and drove away. Detectives gave uniformed officers R. Mack #11415 and S. Kim#10989 A/P's description and location. Uniformed

Officers located A/P [redacted] and placed her in custody. A/P was identified by photo AIS #[redacted]. A/P was transported to Lew Sterret Jail.

Charge 2: POSS CONT SUB PEN GRP 1<1G (HSC 481.115 (B))

On 3/16/2021 at approximately 11:15pm A/P [redacted] was under arrest for prostitution. A search incident to arrest revealed A/P [redacted] to be in possession of a controlled substance penalty grade 1 (crack cocaine) at 1600 South Blvd, Dallas, Dallas County, Texas.

On 3/16/2021 at approximately 11:15pm A/P [redacted] was placed under arrest for prostitution. Upon contact with Uniform Officers , R. Mack #11415 observed a tiny clear blue plastic baggie in A/Ps left hand. Baggie contained a white rock like substance believed to be crack cocaine.
A/P Davis was transported to Lew Sterrett Jail. During the book-in process intake Officer Jones #8189 located a tiny clear plastic baggie containing a white rock like substance inside A/P's right shoe.
White rock like substance was tested by S. Kim #10989 and witnessed by R. Mack #11415. White rock like substance tested positive for cocaine. Drugs were placed in drug bag #131010D
The approximate drug weight with packaging was 0.2 grams.
The approximate packaging weight alone was 0.1 grams
The approximate drug weight without packaging was 0.1 grams.
The total approximate weight of the drugs and drug bag was 37.0 grams.
Drugs were weighted by R. Mack # 11415 and placed in the Baylor st property room.

JI55 & telts revealed several prostitution arrests with one prior conviction.
12/04/2019, Cause #[redacted], Criminal County Court #2, PGBC, 54 Days confinement, $150.00 fine

Detective B. Ledezma #9669 audio recorded this arrest.

VICTIM

Victim Type					
SOCIETY/PUBLIC					
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		
		214-670-3230			

Victim Address

Incident Report

Case Number	CAD Incident #
044752-2021	21-0464613
Report Type: Incident Report	Page 6 of 7
Date / Time Occurred: 3/16/2021 11:10:00 to 3/16/2021 11:20:00	Date / Time Reported: 3/16/2021 11 21:00

Street Address: 1400 S LAMAR

City	State	Zip
DALLAS	TEXAS	75215

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ 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 ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1)	☑ Associated With Victim
POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))	☑ Associated With Victim

DRUG	Drug Type	Action	Quantity	Units of Measurement	Estimated Street Value
	CRACK COCAINE	EVIDENCE	1	GRAM	

Date Recovered: 03/16/2021

Marijuana (For Drug Type E=Marijuana and Measurement NP = No. of Plants)

Location	Number of Plots	Latitude	Longitude

Comment: FOUND IN HER LEFT HAND AND IN HER RIGHT SHOE

Narrative Information

*****BWC BY R. MACK #11415 AND S. KIM #10989 INCAR VIDEO #140028******

On 3/16/2021 at approximately 11:10pm Dallas Police VICE Detective B. Ledezma #9669 and D. Bussey #10238 were working in undercover capacity investigating prostitution complaints in the South Blvd and Holmes St. area. Detective B. Ledezma #9669 drove to the intersection of South Blvd and Holmes St and observed A/P [redacted] standing in the middle of the street. A/P [redacted] yelled out "Hey Baby" as Detective drove by. Detective pulled over to the side of the road. A/P [redacted] walked over to the Detective B. Ledezma #9669 driver's side window. The following conversation too place.

Detective: Trying to my dick sucked
A/P: Okay
Detective: $5.00 good?
A/P: You got any more?
Detective: $10.00?
A/P: Okay let me in.

Detective B. Ledezma#9669 and D. Bussey #10238 told A/P [redacted] they would return with the money and drove away. Detectives gave uniformed officers R. Mack #11415 and S. Kim#10989 A/P's description and location. Uniformed Officers located A/P [redacted] and placed her in custody. A/P was identified by photo AIS [redacted] A/P was transported to Lew Sterret Jail.

On 3/16/2021 at approximately 11:15pm A/P [redacted] was placed under arrest for prostitution. Upon contact with Uniform Officers , R. Mack #11415 observed a tiny clear blue plastic baggie in A/Ps left hand. Baggie contained a white rock like substance believed to be crack cocaine.
A/P [redacted] was transported to Lew Sterrett Jail. During the book-in process intake Officer Jones #8189 located a tiny clear plastic baggie containing a white rock like substance inside A/P's right shoe.
White rock like substance was tested by S. Kim #10989 and witnessed by R. Mack #11415. White rock like substance tested positive for cocaine. Drugs were placed in drug bag #131010D
The approximate drug weight with packaging was 0.2 grams.
The approximate packaging weight alone was 0.1 grams
The approximate drug weight without packaging was 0.1 grams.
The total approximate weight of the drugs and drug bag was 37.0 grams.
Drugs were weighted by R. Mack # 11415 and placed in the Baylor st property room.

JI55 & telts revealed several prostitution arrests with one prior conviction.
12/04/2019, Cause # [redacted], Criminal County Court #2, PGBC, 54 Days confinement, $150.00 fine

Detective B. Ledezma #9669 audio recorded this arrest.

Incident Report

Case Number	CAD Incident #
036277-2021	21-0379994
Report Type: Incident Report	Page 1 of 9
Date / Time Occurred: 3/3/2021 11 25:00 to 3/3/2021 11 25:00	Date / Time Reported: 3/3/2021 11:25 00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			2			2			

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U334		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2800-2898 GOULD ST	NO

Incident Address

Street Address: 2800 GOULD ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
STAMPLEY, MICHAEL	9759		

OFFENSE

☑ Primary Offense

Offense Code: PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1)

Offense Code Value	Severity	Attempted/Completed
MA-40040010-N61		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
DAY- 08:00 - 15:59	NONE	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	CAD Incident #
036277-2021	21-0379994
Report Type: Incident Report	Page 2 of 9
Date / Time Occurred: 3/3/2021 11 25:00 to 3/3/2021 11 25:00	Date / Time Reported: 3/3/2021 11:25 00

Comments

AP AGREE TO ENGAGE IN DEVIATE SEXUAL INTERCOURSE FOR A FEE

OFFENSE

☐ Primary Offense

Offense Code: FRAUD USE/POSS IDENTIFYING INFO # ITEMS 10<50 (PC 32.51(C)(3))

Offense Code Value	Severity	Attempted/Completed
F2-26040044-K434		COMPLETED

Premise Type	Circumstances	
K		
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	Gang Activity
		NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
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: DAY- 08:00 - 15:59	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	

Comments

AP WAS IN POSSESSION OF 47 IDENTIFERS OF INDIVIDUALS

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE	[redacted]	[redacted]	35	to	35

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
6'02"	240				

FBI #	SBI #	Place of Birth	Citizenship

Incident Report

Case Number	CAD Incident #
036277-2021	21-0379994
Report Type: Incident Report	Page 3 of 9
Date / Time Occurred: 3/3/2021 11 25:00 to 3/3/2021 11 25:00	Date / Time Reported: 3/3/2021 11:25 00

COLORADO SPRINGS

Ethnicity	Marital Status			
NON-HISPANIC OR LATINO	SINGLE			
Hair Color	**Hair Length**	**Glasses**	**Eye Color**	**Build**
BROWN	MEDIUM		BROWN	HEAVY
Facial Hair	**Facial Hair Color**	**Voice**	**Complexion**	**Hand Preference**
NONE	N/A	OTHER	LIGHT	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address: [redacted]

City	State	Zip
SAN ANTONIO	TEXAS	78231

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description: GREEN AND BLACK CAMO OUTFIT

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Associated Offenses

Offense	
PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1)	☑ Associated With Suspect
FRAUD USE/POSS IDENTIFYING INFO # ITEMS 10<50 (PC 32.51(C)(3))	☑ Associated With Suspect

ARREST

Incident Report

Case Number	CAD Incident #
036277-2021	21-0379994
Report Type: Incident Report	Page 4 of 9
Date / Time Occurred: 3/3/2021 11 25:00 to 3/3/2021 11 25:00	Date / Time Reported: 3/3/2021 11:25 00

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	21-006115	ARRESTED - LEW STERRETT	

Arrest Date/Time: 3/3/2021 11:25 ☑ Arrested on Scene

Arrest Address

Street Address			
2800 GOULD ST			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
STAMPLEY,MICHAEL DWAIN	MARTIN,MARQUITA DENAE	03/03/2021 11:28

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number: Warrant Signed By:

Associated Charges

Charge: PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1) ☐ Felony ☑ Misdemeanor
Counts: 1 Bail:

Charge: FRAUD USE/POSS IDENTIFYING INFO # ITEMS 10<50 (PC 32.51(C)(3)) ☑ Felony ☐ Misdemeanor
Counts: 1 Bail:

Statement of Probable Cause

****** Officers M. Martin, #11270, and S. Kim, #10989, had body worn camera and in-car video******

Charge 1: Prostitution w/ 1 prior conviction (seller)(PC43.02)(c)(1) M/A
On March 3, 2021 approximately 11:25 a. m., the Arrested Person [redacted] agreed to engage in deviate sexual intercourse (oral sex) with Detective M. Stampley, #9759, in exchange for $20.00 at 2800 Gould St, Dallas, Dallas County, Texas.

Charge 2: Fraudulent use/possession identifying information 10<50(PC.32.51)(C)(3)) F/2
On March 3, 2021 approximately 11:25 a.m., the Arrested Person was in possession of personal identifiers belonging to more than 3 different individuals at 2800 Gould St, Dallas County, Texas.

Narrative Written By M. Stampley, #9759:

On 03-03-21 approximately 11:25 a. m., Detective M. Stampley, #9759, was working in an undercover capacity investigating prostitution at 2800 Gould St, Dallas, Dallas County, Texas. This area is known for prostitution, detectives have made arrest in the past for prostitution in this area, and detectives have received complaints in the area regarding prostitution.

Det. M. Stampley observed the Arrested Person standing at the listed location. Det. M. Stampley pulled his covert vehicle next to the Arrested Person and rolled down the passenger side window of his covert vehicle. The following conversation occurred:

Det: Whats up what you talking bout?
AP: What you trying to do?
Det: Get my dick sucked if I can.
Ap: Can you do $20?
Det: Ok

Det. M. Stampley informs the Arrested Person to wait at the listed location while he retrieves the money.

Uniformed Dallas Police officers M. Martin, #11270, and S. Kim, #10989, arrive at the listed location and placed the Arrested Person into custody.

While conducting a search of the Arrested Person incident to the arrest Officers M. Martin and S. Kim discovered the Arrested Person to be in possession of multiple individuals identifying information. The following individuals identifying information were found in the Arrested Person possession:

6 ID/DL Cards with Name & DOB, Address, and Government ID # , for a total of 18 identifiers of the following individuals:

[redacted]

2 passports with Name & DOB, Government ID #, for a total of 4 identifiers of the following individuals:

[redacted]

6 Social Security Cards with social security #, for 6 identifiers of the following individuals:

[redacted]

19 credit/bank cards for 19 identifiers of the following individuals:

[redacted]

The Arrested Person was in possession of a total of 47 identifiers of individuals. All Property was placed into Baylor St Property Room under Tag #270240B

The Arrested Person Property was placed under Tag #111307P.

The Arrested Person was transported and booked into Lew Sterrett Jail.

A subject check of the Arrested Person showed her to have no warrants.

The Arrested Person was identified by picture AIS #[redacted]

A check of JI55 and TLETS showed the Arrested Person to have 1 prior conviction for prostitution:
4-8-2016, Cause #[redacted], Dallas County Criminal Court 8, Prostitution, confinement 30days, fine 100.

Detective M. Stampley maintained audio and visual surveillance.

Incident Report

Case Number	CAD Incident #
036277-2021	21-0379994
Report Type: Incident Report	Page 6 of 9
Date / Time Occurred: 3/3/2021 11 25:00 to 3/3/2021 11 25:00	Date / Time Reported: 3/3/2021 11:25 00

Detective D. Bussey, #10238 maintained close cover.

VICTIM — Victim Type: SOCIETY/PUBLIC

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: CELL PHONE | Home Phone | Cell Phone: 214-671-3230 | Email Address

Victim Address

Street Address: 1400 S LAMAR ST

City: DALLAS | State: TEXAS | Zip: 75215

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ 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 ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

☐ Victim Hospitalized | Hospital Facility | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense: PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1) — ☑ Associated With Victim

Offense: FRAUD USE/POSS IDENTIFYING INFO # ITEMS 10<50 (PC 32.51(C)(3)) — ☐ Associated With Victim

VICTIM — Victim Type: GOVERNMENT

Name (Last, First Middle): CITY OF DALLAS

Suffix | Nickname | Race | Sex | SSN

Incident Report

Case Number	CAD Incident #
036277-2021	21-0379994
Report Type: Incident Report	Page 7 of 9
Date / Time Occurred: 3/3/2021 11 25:00 to 3/3/2021 11 25:00	Date / Time Reported: 3/3/2021 11:25 00

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
CELL PHONE | | 214-671-3230 |

Victim Address

Street Address: 4200 S LAMAR ST

City	State	Zip
DALLAS	TEXAS	75215

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ 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 ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1)	☐ Associated With Victim
FRAUD USE/POSS IDENTIFYING INFO # ITEMS 10<50 (PC 32.51(C)(3))	☑ Associated With Victim

PROPERTY

Property Tag #	Quantity	Category	Action
	14	PROPERTY	STOLEN

Property Type	Owner	Total Value
IDENTITY DOCUMENTS (DL,SS,PASSPORT ETC)		$0.00

Brand	Model	Color	Serial Number

SRN/NIC Number	Owner Applied Number	UCR Code
270240B		Miscellaneous (USE ONLY IF

Secondary Action	Secondary Value	Date Recovered
RECOVERED	$0.00	03/03/2021

Additional Description: 6 IDS, 2 PASSPORTS, 6 SOCIAL SECUIRTY CARDS

Associated Offenses

Incident Report

Case Number	CAD Incident #
036277-2021	21-0379994
Report Type: Incident Report	Page 8 of 9
Date / Time Occurred: 3/3/2021 11 25:00 to 3/3/2021 11 25:00	Date / Time Reported: 3/3/2021 11:25 00

Offense	
PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1)	☐ Associated With Property
FRAUD USE/POSS IDENTIFYING INFO # ITEMS 10<50 (PC 32.51(C)(3))	☑ Associated With Property

PROPERTY	Property Tag #	Quantity	Category	Action
		19	PROPERTY	STOLEN

Property Type	Owner	Total Value
CREDIT/DEBIT CARDS		$0.00

Brand	Model	Color	Serial Number

SRN/NIC Number	Owner Applied Number	UCR Code
270240B		Credit Card

Secondary Action	Secondary Value	Date Recovered
RECOVERED	$0.00	03/03/2021

Additional Description

Associated Offenses

Offense	
PROSTITUTION W/1 OR 2 PREV CONVICTIONS (SELLER) (PC 43.02)(c)(1)	☐ Associated With Property
FRAUD USE/POSS IDENTIFYING INFO # ITEMS 10<50 (PC 32.51(C)(3))	☑ Associated With Property

Narrative Information

On 03-03-21 approximately 11:25 a. m., the Arrested Person [redacted] agreed to engage in deviate sexual intercourse (oral sex) with Detective M. Stampley, #9759, in exchange for $20.00 at 2800 Gould St, Dallas, Dallas County, Texas.

Narrative Written By M. Stampley, #9759:

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Det. M. Stampley observed the Arrested Person standing at the listed location. Det. M. Stampley pulled his covert vehicle next to the Arrested Person and rolled down the passenger side window of his covert vehicle. The following conversation occurred:

Det: Whats up what you talking bout?
AP: What you trying to do?
Det: Get my dick sucked if I can.
Ap: Can you do $20?
Det: Ok

Det. M. Stampley informs the Arrested Person to wait at the listed location while he retrieves the money.

Uniformed Dallas Police officers M. Martin, #11270, and S. Kim, #10989, arrive at the listed location and placed the Arrested Person into custody.

While conducting a search of the Arrested Person incident to the arrest Officers M. Martin and S. Kim discovered the Arrested Person to be in possession of multiple individuals identifying information. The following individuals identifying information were found in the Arrested Person possession:

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[redacted]

2 passports with Name & DOB, Government ID #, for a total of 4 identifiers of the following individuals:

[redacted]

6 Social Security Cards with social security #, for 6 identifiers of the following individuals:

[redacted]

19 credit/bank cards for 19 identifiers of the following individuals:

[redacted]

The Arrested Person was in possession of a total of 47 identifiers of individuals.

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The Arrested Person was identified by picture AIS #[redacted]

A check of JI55 and TLETS showed the Arrested Person to have 1 prior conviction for prostitution:
4-8-2016, Cause #[redacted], Dallas County Criminal Court 8, Prostitution, confinement 30days, fine 100.

Detective M. Stampley maintained audio and visual surveillance.

Detective D. Bussey, #10238 maintained close cover.

Incident Report

Case Number	CAD Incident #
058957-2021	21-0603844
Report Type: Incident Report	Page 1 of 6
Date / Time Occurred: 4/6/2021 17 00:00 to 4/6/2021 17 00:00	Date / Time Reported: 4/6/2021 17:07 00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U335		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2800 GOULD	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address			
2800 GOULD ST			
City	**State**	**Zip**	**Beat**
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
LEDEZMA, BERNARDINO	9669		

OFFENSE

☑ Primary Offense

Offense Code: PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2)

Offense Code Value	Severity	Attempted/Completed
FS-40040011-N62		COMPLETED

Premise Type	Circumstances	
K		

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
058957-2021	21-0603844
Report Type: Incident Report	Page 2 of 6
Date / Time Occurred: 4/6/2021 17 00:00 to 4/6/2021 17 00:00	Date / Time Reported: 4/6/2021 17:07 00

Comments

A/P WAS ARRESTED FOR PROSTITUITON

OFFENSE

☐ Primary Offense

Offense Code: WARRANT HOLD (NOT A DPD WARRANT)

Offense Code Value	Severity	Attempted/Completed
NA-99999999-NC197		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	Bias 2	Bias 3
NONE		
Bias 4	Bias 5	
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A
Exit Point 2	Target Area	Property Target 1
	N/A	OTHER
Property Target 2	Property Target 3	Victim Target
		N/A
Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	

Comments

DSO WARRANT CRIMINAL TRESPASS

SUSPECT

☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE	[redacted]	[redacted]	40	to	40

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'06"	130	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship

Incident Report

Case Number	CAD Incident #
058957-2021	21-0603844
Report Type: Incident Report	Page 3 of 6
Date / Time Occurred: 4/6/2021 17 00:00 to 4/6/2021 17 00:00	Date / Time Reported: 4/6/2021 17:07 00

Ethnicity	Marital Status			
UNKNOWN	SINGLE			
Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHAVED		BLACK	SLIGHT
Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	DEEP/RASPY	DARK	UNKNOWN
Preferred	Home Phone	Cell Phone	Email Address	

Suspect Home Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75216

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description: BLACK SHORT AND SHIRT

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Associated Offenses

Offense	
PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2)	☑ Associated With Suspect
WARRANT HOLD (NOT A DPD WARRANT)	☑ Associated With Suspect

ARREST

Incident Report

Case Number	CAD Incident #
058957-2021	21-0603844
Report Type: Incident Report	Page 4 of 6
Date / Time Occurred: 4/6/2021 17 00:00 to 4/6/2021 17 00:00	Date / Time Reported: 4/6/2021 17:07 00

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	21-010161	ARRESTED - LEW STERRETT	

Arrest Date/Time: 4/6/2021 17:00 ☐ Arrested on Scene

Arrest Address

Street Address			
2800 GOULD ST			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
LEDEZMA,BERNARDINO	SAUCEDO JR.,JESUS MANUEL	04/06/2021 17:30

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	MULTIPLE	

Warrant Number: Warrant Signed By:

Associated Charges

Charge: PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2) ☑ Felony ☐ Misdemeanor

Counts	Bail
1	

Charge: WARRANT HOLD (NOT A DPD WARRANT) ☐ Felony ☐ Misdemeanor

Counts	Bail
1	1000.00

Statement of Probable Cause

******BWC BY MITCHELL #11488 & SAUCEDO #9629 INCAR VIDEO #160046 &160002*******

CHARGE 1: PROSTITUTION W/3 MORE CONVICTIONS (SELLER)(PC43.02)(c)(2)

On 4/6/2021 at approximately 5:00pm A/P [redacted] engaged in conversation with A/O B. Ledezma #9669 and agreed to have sexual intercourse for a fee of $20.00 US currency at 2800 Gould St, Dallas, Dallas County, Texas.

Charge 2: Warrant Hold DSO 1@ $1000.00 Bond

Warrant # [redacted] Criminal Trespass, $1000.00 Bond

On 4/6/2021 at approximately 5:00pm Dallas Police VICE Detective B. Ledezma #9669, and P. Wilson #10463 were working in undercover capacity investigating on going prostitution complaints in the South Blvd and Gould St area. Detective B. Ledezma #9669 observed A/P [redacted] walking up to a vehicles and attempting to flag down them as they drove by. Detective drove up to A/P [redacted] and rolled down the passenger side window. The following conversation occurred.

A/P: Can I get in?
Detective: Yeah hop on in.
(A/P gets into the passenger seat)
Detective: I trying to get my dick sucked... $5.00 good
A/P: $20.00, give me $20.00 for pussy and head.

Incident Report

Case Number	CAD Incident #
058957-2021	21-0603844
Report Type: Incident Report	Page 5 of 6
Date / Time Occurred: 4/6/2021 17 00:00 to 4/6/2021 17 00:00	Date / Time Reported: 4/6/2021 17:07 00

Detective: $20.00 for some pussy and head! Yeah I can do that.

Detective B. Ledezma#9669 and A/P [redacted] drove away from the location. Cover Detective P. Wilson #10463 provided uniformed Officers J. Saucedo #9629 and S. Kim #10989 with Detective's B. Ledezma #9669 location. Uniformed Officers conducted a stop and took A/P [redacted] into custody. A/P [redacted] was identified by AIS# [redacted]
A subject check of A/P [redacted] revealed a active Criminal Trespass Dallas County Warrant, # [redacted] with a $1000.00 bond. Warrant was confirmed by McCree with DSO and confirmed in hand.
A/P was transported to Lew Sterrett Jail.
TLETS & JI55 revealed several prostitution convictions.

10/28/2019, 292 Criminal District Court, Cause # [redacted], Prostitution, 9 Days confinement, $2500.00 fine.
08/28/2019, County Criminal Court #7, Cause [redacted], Prostitution with one/two prev convictions, 9 Days confinement, $100.00 fine.
05/03/2018, Dallas County Court Criminal Appeals 2 Dallas, Cause [redacted] Prostitution with one/two prev convictions, 17 Days confinement, $50.00 fine

VICTIM

Victim Type	
SOCIETY/PUBLIC	
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
		214-671-3230	

Victim Address

Street Address		
1400 BOTHAM JENA		
City	State	Zip
DALLAS	TEXAS	75215

Victim Employment Information

☐ Student	Employer / School	Occupation

College Name	On Campus ☐ Yes ☐ No

Street Address				
City	State	Zip	Work Phone	Hours of Employment

Injury 1	Injury Description		
Injury 2	Injury 3	Injury 4	Injury 5

Incident Report

Case Number	CAD Incident #
058957-2021	21-0603844
Report Type: Incident Report	Page 6 of 6
Date / Time Occurred: 4/6/2021 17 00:00 to 4/6/2021 17 00:00	Date / Time Reported: 4/6/2021 17:07 00

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2)	☑ Associated With Victim
WARRANT HOLD (NOT A DPD WARRANT)	☑ Associated With Victim

Narrative Information

On 4/6/2021 at approximately 5:00pm Dallas Police VICE Detective B. Ledezma #9669, and P. Wilson #10463 were working in undercover capacity investigating on going prostitution complaints in the South Blvd and Gould St area. Detective B. Ledezma #9669 observed A/P [redacted] walking up to a vehicles and attempting to flag down them as they drove by. Detective drove up to A/P [redacted] and rolled down the passenger side window. The following conversation occurred.

A/P: Can I get in?
Detective: Yeah hop on in.
(A/P gets into the passenger seat)
Detective: I trying to get my dick sucked... $5.00 good
A/P: $20.00, give me $20.00 for pussy and head.
Detective: $20.00 for some pussy and head! Yeah I can do that.

Detective B. Ledezma#9669 and A/P [redacted] drove away from the location. Cover Detective P. Wilson #10463 provided uniformed Officers J. Saucedo #9629 and S. Kim #10989 with Detective's B. Ledezma #9669 location. Uniformed Officers conducted a stop and took A/P [redacted] into custody. A/P [redacted] was identified by AIS [redacted]
A subject check of A/P [redacted] revealed a active Criminal Trespass Dallas County Warrant, [redacted] a $1000.00 bond. Warrant was confirmed by McCree with DSO and confirmed in hand.
A/P was transported to Lew Sterrett Jail.
TLETS & JI55 revealed several prostitution convictions.

10/28/2019, 292 Criminal District Court, Cause [redacted] Prostitution, 9 Days confinement, $2500.00 fine.
08/28/2019, County Criminal Court #7, Cause # [redacted], Prostitution with one/two prev convictions, 9 Days confinement, $100.00 fine.
05/03/2018, Dallas County Court Criminal Appeals 2 Dallas, Cause# [redacted], Prostitution with one/two prev convictions, 17 Days confinement, $50.00 fine

Incident Report

Case Number	CAD Incident #
062881-2021	21-0644005
Report Type: Incident Report	Page 1 of 6
Date / Time Occurred: 4/12/2021 00:00:00 to 4/12/2021 11:40:00	Date / Time Reported: 4/12/2021 11:40:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U334		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1100-1198 AL LIPSCOMB WAY	NO

Incident Address

Street Address: 1500 PARK ROW AVE

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
STAMPLEY, MICHAEL	9759		

OFFENSE

☑ Primary Offense

Offense Code: PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2)

Offense Code Value	Severity	Attempted/Completed
FS-40040011-N62		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
DAY- 08:00 - 15:59	NONE	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	CAD Incident #
062881-2021	21-0644005
Report Type: Incident Report	
Date / Time Occurred: 4/12/2021 00:00:00 to 4/12/2021 11:40:00	Date / Time Reported: 4/12/2021 11:40:00

Comments

AP AGREED TO ENGAGE IN DEVIATE SEXUAL INTERCOURSE FOR A FEE

OFFENSE

☐ Primary Offense

Offense Code: WARRANT DALLAS PD (ALIAS/CAPIAS)

Offense Code Value	Severity	Attempted/Completed
NC-99999999-NC184		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	Bias 2	Bias 3
NONE		
Bias 4	Bias 5	
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	

Drug Related	Drug Type	Drug Origin	Drug Precursors
UNKNOWN			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A
Exit Point 2	Target Area	Property Target 1
	N/A	OTHER
Property Target 2	Property Target 3	Victim Target
		N/A
Time of Day	Victim Activity	Action 1 to Premises
DAY- 08:00 - 15:59	OTHER	NONE
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	

Comments

CITY OF DALLAS WARRANT

SUSPECT

☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE	[redacted]	[redacted]	43	to	43

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'08"	165				

FBI #	SBI #	Place of Birth	Citizenship

Incident Report

Case Number	CAD Incident #
062881-2021	21-0644005
Report Type: Incident Report	Page 3 of 6
Date / Time Occurred: 4/12/2021 00:00:00 to 4/12/2021 11:40:00	Date / Time Reported: 4/12/2021 11:40:00

Ethnicity	Marital Status			
NON-HISPANIC OR LATINO	SINGLE			
Hair Color	**Hair Length**	**Glasses**	**Eye Color**	**Build**
BLACK	SHORT		BROWN	MEDIUM
Facial Hair	**Facial Hair Color**	**Voice**	**Complexion**	**Hand Preference**
NONE	BLACK	OTHER	DARK	UNKNOWN
Preferred	**Home Phone**	**Cell Phone**	**Email Address**	

Suspect Home Address

Street Address		
9758 LAKE JUNE RD		
City	**State**	**Zip**
DALLAS	TEXAS	75217

Suspect Employment Information

☐ Student	Employer / School	Occupation
Street Address		

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

BLUE JEAN SHORTS, WHITE TOP

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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		

Associated Offenses

Offense	
PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2)	☑ Associated With Suspect
WARRANT DALLAS PD (ALIAS/CAPIAS)	☑ Associated With Suspect

ARREST

Incident Report

Case Number	CAD Incident #
062881-2021	21-0644005
Report Type: Incident Report	Page 4 of 6
Date / Time Occurred: 4/12/2021 00:00:00 to 4/12/2021 11:40:00	Date / Time Reported: 4/12/2021 11:40:00

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	21-010898	ARRESTED - LEW STERRETT	

Arrest Date/Time: 4/12/2021 11:40 — ☑ Arrested on Scene

Arrest Address

Street Address			
1500 PARK ROW AVE			
City	**State**	**Zip**	**Beat**
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
STAMPLEY,MICHAEL DWAIN	JOSEPH,BRYAN PATRICK	04/12/2021 12:00

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number: — Warrant Signed By:

Associated Charges

Charge: PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2) — ☑ Felony ☐ Misdemeanor
Counts: 1 Bail:

Charge: WARRANT DALLAS PD (ASSAULT - NFV) — ☐ Felony ☐ Misdemeanor
Counts: 1 Bail:

Statement of Probable Cause

*******BWC OFFICER COLEMAN #11095, INCAR VIDEO #180025*******

CHARGE 1: PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER)(PC 43.02)(c)(2)
On April 12, 2021 approximately 11:40 a. m., the Arrested Person agreed to engage in deviate sexual intercourse (oral sex) with Detective M. Stampley, #9759, in exchange for $10.00 at 1500 Parkrow Ave, Dallas, Dallas County, Texas.

CHARGE 2: WARRANT HOLD CITY OF DALLAS 1 @ $646.00

WARRANT #OCA C21814944 , ASSAULT CONTACT, $646.00 BOND

Narrative Written By M. Stampley, #9759:

On April 12, 2021 approximately 11:40 p. m., Detective M. Stampley, #9759, was working in an undercover capacity investigating prostitution at 1500 Park Row Ave, Dallas, Dallas County, Texas. This area is known for prostitution, detectives have made arrest in the past for prostitution in this area, and detectives have received complaints in the area regarding prostitution.

Det. M. Stampley observed the Arrested Person walking at the listed location. Det. M. Stampley pulled his covert vehicle next to the Arrested Person and rolled down the passenger side window of his covert vehicle. The following conversation occurred:

Det: Hey how you doing?
Ap: Hey
Det: You sucking some dick
AP: Yeah I am going to suck some dick.
Det: How much will $10 do?
AP: Yes

Det. M. Stampley and the Arrested Person start to drive away from the location. Uniformed Dallas Police officers A. Coleman, #11095, and B. Joseph, #9479, conduct a traffic stop on the covert vehicle and placed the Arrested Person into custody.

Incident Report

Case Number	CAD Incident #
062881-2021	21-0644005
Report Type: Incident Report	Page 5 of 6
Date / Time Occurred: 4/12/2021 00:00:00 to 4/12/2021 11:40:00	Date / Time Reported: 4/12/2021 11:40:00

The Arrested Person was transported and booked into Lew Sterrett Jail.

A subject check of the Arrested Person showed to have a warrant out of the City of Dallas, warrant # [redacted] Warrant was confirmed by Rocio Hernandez.

The Arrested Person was identified by picture through AIS [redacted]

Detective M. Stampley maintained audio and visual surveillance.

A check of JI55 and TLETs showed the Arrested Person to have prior convictions for this offense:

10/02/2019, Dallas Criminal County Court 9, Cause [redacted], Prost 1st-2nd Conviction, Pled Guilty, 10 Days Confinement, no fine
03/26/2014, Dallas Criminal County Court 6, Cause [redacted] Prost 1st-2nd Conviction, Pled Guilty, 30 Days Confinement, $100.00 fine
05/21/2013, Dallas Criminal County Court 8, Cause [redacted], Prostitution, Pled Guilty, 33 Days Confinement, no fine

VICTIM

Victim Type: SOCIETY/PUBLIC
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: 1400 BOTHAM JEAN BLVD
City: DALLAS | State: TEXAS | Zip: 75215

Victim Employment Information

☐ Student | Employer / School | Occupation
College Name | On Campus ☐ Yes ☐ No
Street Address
City | State | Zip | Work Phone: 214-671-3230 | Hours of Employment

Injury 1 | Injury Description
Injury 2 | Injury 3 | Injury 4 | Injury 5
Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2
Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance
Hospital Facility ☐ Victim Hospitalized | Hospital Description

___ Under Influence Alcohol? ___ Under Influence Drugs? | Domestic Disturbance | Domestic Violence Victim Transported

Incident Report

Case Number	CAD Incident #
062881-2021	21-0644005
Report Type: Incident Report	Page 6 of 6
Date / Time Occurred: 4/12/2021 00:00:00 to 4/12/2021 11:40:00	Date / Time Reported: 4/12/2021 11:40:00

☐ Yes ☐ No ☐ Unknown ☐ Yes ☐ No ☐ Unknown ☐ Yes ☐ No

Violation of Protective Order: ☐ Yes ☐ No

Cohabitant: ☐ Yes ☐ No

☐ Shooting Victim

Associated Offenses

Offense	
PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2)	☑ Associated With Victim
WARRANT DALLAS PD (ALIAS/CAPIAS)	☑ Associated With Victim

Narrative Information

*******BWC OFFICER COLEMAN #11095, INCAR VIDEO #180025*******

Narrative Written By M. Stampley, #9759:

On April 12, 2021 approximately 11:40 p. m., Detective M. Stampley, #9759, was working in an undercover capacity investigating prostitution at 1500 Park Row Ave, Dallas, Dallas County, Texas. This area is known for prostitution, detectives have made arrest in the past for prostitution in this area, and detectives have received complaints in the area regarding prostitution.

Det. M. Stampley observed the Arrested Person walking at the listed location. Det. M. Stampley pulled his covert vehicle next to the Arrested Person and rolled down the passenger side window of his covert vehicle. The following conversation occurred:

Det: Hey how you doing?
Ap: Hey
Det: You sucking some dick
AP: Yeah I am going to suck some dick.
Det: How much will $10 do?
AP: Yes

Det. M. Stampley and the Arrested Person start to drive away from the location. Uniformed Dallas Police officers A. Coleman, #11095, and B. Joseph, #9479, conduct a traffic stop on the covert vehicle and placed the Arrested Person into custody.

The Arrested Person was transported and booked into Lew Sterrett Jail.

A subject check of the Arrested Person showed to have a warrant out of the City of Dallas, warrant [redacted]. Warrant was confirmed by Rocio Hernandez.

The Arrested Person was identified by picture through AIS #[redacted]

Detective M. Stampley maintained audio and visual surveillance.

A check of JI55 and TLETs showed the Arrested Person to have prior convictions for this offense:

10/02/2019, Dallas Criminal County Court 9, Cause #[redacted] Prost 1st-2nd Conviction, Pled Guilty, 10 Days Confinement, no fine
03/26/2014, Dallas Criminal County Court 6, Cause #[redacted], Prost 1st-2nd Conviction, Pled Guilty, 30 Days Confinement, $100.00 fine
05/21/2013, Dallas Criminal County Court 8, Cause [redacted], Prostitution, Pled Guilty, 33 Days Confinement, no fine

Incident Report

Case Number	CAD Incident #
011646-2021	21-0117256
Report Type: Incident Report	Page 1 of 5
Date / Time Occurred: 1/20/2021 11:20:00 to 1/20/2021 11:25:00	Date / Time Reported: 1/20/2021 11 30:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U322		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2700 CLEVELAND ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2700 CLEVELAND ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
LEDEZMA, BERNARDINO	9669		

OFFENSE

☑ Primary Offense

Offense Code: PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2)

Offense Code Value	Severity	Attempted/Completed
FS-40040011-N62		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
UNKNOWN		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
DAY- 08:00 - 15:59	NONE	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	CAD Incident #
011646-2021	21-0117256
Report Type: Incident Report	Page 2 of 5
Date / Time Occurred: 1/20/2021 11:20:00 to 1/20/2021 11:25:00	Date / Time Reported: 1/20/2021 11 30:00

Comments

AP WAS ARRESTED FOR PROSTITUTION

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE	[redacted]	[redacted]	31	to	31

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'05"	170	[redacted]			

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
UNKNOWN	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT		BROWN	LIGHT

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	EFFEMINATE	DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address

[redacted]

City	State	Zip
DALLAS	TEXAS	75216

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

JACKET AND TIGHTS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

Case Number	CAD Incident #
011646-2021	21-0117256
Report Type: Incident Report	Page 3 of 5
Date / Time Occurred: 1/20/2021 11:20:00 to 1/20/2021 11:25:00	Date / Time Reported: 1/20/2021 11 30:00

Comments

Associated Offenses

Offense: PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2) — ☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	21-001958	ARRESTED - LEW STERRETT	

Arrest Date/Time: 1/20/2021 11:20 — ☐ Arrested on Scene

Arrest Address

Street Address			
2700 CLEVELAND			
City: DALLAS	State: TEXAS	Zip: 75215	Beat:

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
LEDEZMA,BERNARDINO	MACK,REBECCA ANNE	01/20/2021 11:45

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	MULTIPLE	

Warrant Number: — Warrant Signed By:

Associated Charges

Charge: PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2) — ☑ Felony ☐ Misdemeanor

Counts	Bail
1	

Statement of Probable Cause

*****BWC BY S. KIM#10989 &R. MAC#11415 IN CAR VIDEO #140080 *******

CHARGE: PROSTITUTION W/3 PR MORE CONVICTIONS (SELLER)(PC 43.02)(c)(2)

On 1/20/2021 at approximately 11:20am A/P [redacted] engaged in conversation with A/O B. Ledezma#9669 and agreed to perform deviate sexual intercourse (oral sex) for a fee of $10.00 US currency at 2700 Cleveland St, Dallas, Dallas County, Texas.

On 1/20/2021 at approximately 11:20am Dallas Police VICE Detective B. Ledezma#9669 was working in undercover capacity investigating prostitution complaints in the South Blvd and Cleveland St area. Detective observed the A/P walking down the middle of the street at 2700 Cleveland St waving at vehicles that drove by. Detective drove passed the A/P and stopped his vehicle on the street. The A/p walked over to the passenger side of Detective's vehicle and got inside. The following conversation occurred.

Detective: What are you doing? What are you doing? **(A/p gets into the passenger seat)**
A/P: Take me to get my purse?
Detective: Well I'm trying to get my dick sucked?
(A/P nodded her head yes)
Detective: $10.00 good?
A/P: Yeah

Incident Report

Case Number	CAD Incident #
011646-2021	21-0117256
Report Type: Incident Report	Page 4 of 5
Date / Time Occurred: 1/20/2021 11:20:00 to 1/20/2021 11:25:00	Date / Time Reported: 1/20/2021 11 30:00

Detective: OK

Detective B. Ledezma#9669 drove off with A/P Taylor, Uniformed Officers S.Kim#10989 and R. Mac#11415 performed a stop and took the A/P into custody. A/P was identified by photo AIS [redacted] A/P was transported to Lew Sterrett Jail. JI55 and TLETS revealed prior prostitution convictions.

9/17/2019, 291st District Court Dallas, Cause# [redacted], Prostitution, Guilty, 120 Days Confinement, $1500.00 fine.
12/05/2013, 265th Judicial District Court, Cause# [redacted], Prostitution W/3rd or More, Guilty, 3 years probation, $1500.00 fine.
02/01/2013, County Criminal Court No 4 Dallas, Cause# [redacted], Prostitution with One/Two Prev Convictions, Guilty, 27 Days confinement, $100.00 fine.

VICTIM

Victim Type: SOCIETY/PUBLIC

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
CELL PHONE		214-671-3243	

Victim Address

Street Address: 1400 S LAMAR ST

City	State	Zip
DALLAS	TEXAS	75215

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ 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 ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Incident Report

Case Number	CAD Incident #
011646-2021	21-0117256
Report Type: Incident Report	Page 5 of 5
Date / Time Occurred: 1/20/2021 11:20:00 to 1/20/2021 11:25:00	Date / Time Reported: 1/20/2021 11 30:00

Hospital Facility
☐ Victim Hospitalized

Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown

Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown

Domestic Disturbance

Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No

Cohabitant ☐ Yes ☐ No

☐ Shooting Victim

Associated Offenses

Offense	
PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2)	☑ Associated With Victim

Narrative Information

On 1/20/2021 at approximately 11:20am Dallas Police VICE Detective B. Ledezma#9669 was working in undercover capacity investigating prostitution complaints in the South Blvd and Cleveland St area. Detective observed the A/P walking down the middle of the street at 2700 Cleveland St waving at vehicles that drove by. Detective drove passed the A/P and stopped his vehicle on the street. The A/p walked over to the passenger side of Detective's vehicle and got inside. The following conversation occurred.

Detective: What are you doing? What are you doing? **(A/p gets into the passenger seat)**
A/P: Take me to get my purse?
Detective: Well I'm trying to get my dick sucked?
(A/P nodded her head yes)
Detective: $10.00 good?
A/P: Yeah
Detective: OK

Detective B. Ledezma#9669 drove off with A/P [redacted], Uniformed Officers S.Kim#10989 and R. Mac#11415 performed a stop and took the A/P into custody. A/P was identified by photo AIS#2623511. A/P was transported to Lew Sterrett Jail. JI55 and TLETS revealed prior prostitution convictions.

9/17/2019, 291st District Court Dallas, Cause# [redacted], Prostitution, Guilty, 120 Days Confinement, $1500.00 fine.
12/05/2013, 265th Judicial District Court, Cause# [redacted], Prostitution W/3rd or More, Guilty, 3 years probation, $1500.00 fine.
02/01/2013, County Criminal Court No 4 Dallas, Cause# [redacted], Prostitution with One/Two Prev Convictions, Guilty, 27 Days confinement, $100.00 fine.

Incident Report

Case Number	CAD Incident #
202673-2020	20-2056421
Report Type: Incident Report	Page 1 of 6
Date / Time Occurred: 11/12/2020 15:30 00 to 11/12/2020 15:30 00	Date / Time Reported: 11/12/2020 16:04:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U332		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2800 CLEVELAND ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2800 CLEVELAND ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
DE LA LUZ, ARMANDO	9854		

OFFENSE

☑ Primary Offense

Offense Code: PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2)

Offense Code Value	Severity	Attempted/Completed
FS-40040011-N62		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
DAY- 08:00 - 15:59	NONE	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	CAD Incident #
202673-2020	20-2056421
Report Type: Incident Report	Page 2 of 6
Date / Time Occurred: 11/12/2020 15:30 00 to 11/12/2020 15:30 00	Date / Time Reported: 11/12/2020 16:04:00

Comments

AP AGREED TO ENGAGE IN SEXUAL INTERCOURSE FOR A FEE.

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		WHITE	FEMALE	[redacted]	[redacted]	40	to	40

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
4'11"	120	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship
		DALLAS,TX	US CITIZEN

Ethnicity	Marital Status
HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	MEDIUM		BROWN	LIGHT

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	UNKNOWN	MEDIUM	UNKNOWN

Preferred | Home Phone | Cell Phone | Email Address

Suspect Home Address

Street Address

[redacted]

City	State	Zip
DALLAS	TEXAS	75201

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

DARK BLUE JEANS, PINK TOP

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

Case Number	CAD Incident #
202673-2020	20-2056421
Report Type: Incident Report	Page 3 of 6
Date / Time Occurred: 11/12/2020 15:30 00 to 11/12/2020 15:30 00	Date / Time Reported: 11/12/2020 16:04:00

Comments

Associated Offenses

Offense: PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2) — ☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-035015	ARRESTED - LEW STERRETT	

Arrest Date/Time: 11/12/2020 15:37 — ☑ Arrested on Scene

Arrest Address

Street Address			
2800 CLEVELAND ST			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
DE LA LUZ,ARMANDO	MACK,REBECCA ANNE	11/12/2020 16:00

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number	Warrant Signed By

Associated Charges

Charge: PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2) — ☑ Felony ☐ Misdemeanor

Counts	Bail
1	

Statement of Probable Cause

*****In car video 140320, Body camera available R. Mack #11415, V. Mitchell #11488*********

Charge 1: Prostitution W/3 or more convictions (seller)(PC 43.02 (c)(2)

On November 12, 2020 at about 3:30 pm Arrested person [redacted] agreed to engage in sexual intercourse with arresting officer A. De La Luz #9854 for a fee at 2800 Cleveland St, Dallas, Dallas County, Texas.

On November 11, 2020 at about 3:30 pm vice detective A. De La Luz #9854 was working in an undercover capacity in the area of Cleveland Street and South Blvd. This is a known prostitution location where detective A. De La Luz #9854 has made several of prostitution arrests. While driving in the area detective A. De La Luz #9854 observed a thin female walking on the west side of the 2800 Cleveland Street. Detective A. De La Luz #9854 drove past the female and parked along the west side of the street and waited for the female who would later be identified as Arrested person [redacted] walked up to the front passenger door and began to look inside the truck through the window which was rolled up at the time. After a few seconds detective A. De La Luz #9854 reached across and rolled down the front passenger window. The following conversation took place:

Detective: What's up

Ap: You got 2 dollars

Detective: 2 dollars, naw

Ap: I was trying to get a drink

Detective: Really, naw I don't got 2 dollars

Ap: Ok

Detective: Trying to make some money

Detective: You trying to make some money

AP [redacted] stands at the driver's door and keeps looking at detective A. De La Luz #9854 to say something else.

Detective: What you trying to do

Ap: understandable

Detective: I don't know

Ap: I got condoms

Detective: You got condoms, you trying to fuck

Ap: understandable

Detective: How much to fuck

Ap: 20 for both

Detective: 20 for both, shit

Detective: Naw, I'm good. Thanks

At this time uniform officers R. Mack #11415 and V. Mitchell #11488 who were in a marked squad car and in full police uniforme, stop Ap [redacted] who is still walking along the street and place her under arrest for prostitution. Ap [redacted] showed to be a missing person out Dallas. Dallas Youth detective Young [redacted] was called and cleared the missing person alert. Ap [redacted] was transported to Lew Sterrett jail without incident. Ap [redacted] was found to be have 10 condoms in her possession and one condom wrapper when she was searched incident to arrest by R. Mack #11415. Ap was identified by ais photo [redacted] There is audio rerecording of this offense. TLETS and JI55 Showed the following previous convictions.

1)On cause #[redacted] in County Criminal Court #1 Dallas Ap [redacted] was convicted for Prostitution with one/two prev convictions and was sentenced to 60 days confinement and a $700.00 fine.

2)On cause #[redacted] in County Criminal Court #8 Dallas Ap [redacted] was convicted for Prostitution with one/two prev convictions and was sentenced to 69 days confinement and a $300.00 fine.

3)On cause [redacted] in County Criminal Court #8 Dallas Ap [redacted] was convicted for prostitution with one/two prev convictions and was sentenced to 69 days confinement and a $300.00 fine.

VICTIM	Victim Type: SOCIETY/PUBLIC			
Name (Last, First Middle): CITY OF DALLAS				
Suffix	Nickname	Race	Sex	SSN

Incident Report

Case Number	CAD Incident #
202673-2020	20-2056421
Report Type: Incident Report	Page 5 of 6
Date / Time Occurred: 11/12/2020 15:30 00 to 11/12/2020 15:30 00	Date / Time Reported: 11/12/2020 16:04:00

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: 1400 S LAMAR ST

City: DALLAS | State | Zip: 75215

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City | State | Zip | Work Phone: 214-670-3230 | Hours of Employment

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
PROSTITUTION W/3 OR MORE CONVICTIONS (SELLER) (PC 43.02)(c)(2)	☑ Associated With Victim

Narrative Information

On November 11, 2020 at about 3:30 pm vice detective A. De La Luz #9854 was working in an undercover capacity in the area of Cleveland Street and South Blvd. This is a known prostitution location where detective A. De La Luz #9854 has made several of prostitution arrests. While driving in the area detective A. De La Luz #9854 observed a thin female walking on the west side of the 2800 Cleveland Street. Detective A. De La Luz #9854 drove past the female and parked along the west side of the street and waited for the female who would later be identified as Arrested person [redacted] walked up to the front passenger door and began to look inside the truck through the window which was rolled up at the time. After a few seconds detective A. De La Luz #9854 reached across and rolled down the front passenger window. The following conversation took place:

Detective: What's up

Ap: You got 2 dollars

Detective: 2 dollars, naw

Ap: I was trying to get a drink

Detective: Really, naw I don't got 2 dollars

Ap: Ok

Detective: Trying to make some money

Detective: You trying to make some money

AP Sendjas stands at the driver's door and keeps looking at detective A. De La Luz #9854 to say something else.

Detective: What you trying to do

Ap: understandable

Detective: I don't know

Ap: I got condoms

Detective: You got condoms, you trying to fuck

Ap: understandable

Detective: How much to fuck

Ap: 20 for both

Detective: 20 for both, shit

Detective: Naw, I'm good. Thanks

At this time uniform officers R. Mack #11415 and V. Mitchell #11488 who were in a marked squad car and in full police uniforme, stop Ap [redacted] who is still walking along the street and place her under arrest for prostitution. Ap [redacted] showed to be a missing person out Dallas. Dallas Youth detective Young #[redacted] was called and cleared the missing person alert. Ap [redacted] was transported to Lew Sterrett jail without incident. Ap [redacted] was found to be have 10 condoms in her possession and one condom wrapper when she was searched incident to arrest by R. Mack #11415. Ap was identified by ais photo [redacted]. There is audio recording of this offense. TLETS and JI55 Showed the following previous convictions.

1)On cause #[redacted] in County Criminal Court #1 Dallas Ap [redacted] was convicted for Prostitution with one/two prev convictions and was sentenced to 60 days confinement and a $700.00 fine.

2)On cause #[redacted] in County Criminal Court #8 Dallas Ap [redacted] was convicted for Prostitution with one/two prev convictions and was sentenced to 69 days confinement and a $300.00 fine.

3)On cause [redacted] in County Criminal Court #8 Dallas Ap [redacted] was convicted for prostitution with one/two prev convictions and was sentenced to 69 days confinement and a $300.00 fine.

Incident Report

Case Number	CAD Incident #
232212-2020	20-2353367
Report Type: Incident Report	Page 1 of 6
Date / Time Occurred: 12/29/2020 18:18 00 to 12/29/2020 18:18 00	Date / Time Reported: 12/29/2020 19:02:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U332		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1200 SOUTH BLVD	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1400 PARK ROW AVE

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
DE LA LUZ, ARMANDO	9854		

OFFENSE

☑ Primary Offense | Offense Code: PROSTITUTION (SELLER) (PC 43.02(c))

Offense Code Value	Severity	Attempted/Completed
MB-40040009-N60		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
232212-2020	20-2353367
Report Type: Incident Report	Page 2 of 6
Date / Time Occurred: 12/29/2020 18:18 00 to 12/29/2020 18:18 00	Date / Time Reported: 12/29/2020 19:02:00

Comments

AP AGREED TO ENGAGE IN SEXUAL INTERCOURSE FOR A FEE

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		WHITE	FEMALE		[redacted]	32	to	32

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'07"	120	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship
		TEXAS	US CITIZEN

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BROWN	MEDIUM		BLUE	LIGHT

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	UNKNOWN	LIGHT	UNKNOWN

Preferred | Home Phone | Cell Phone | Email Address

Suspect Home Address

Street Address

[redacted]

City	State	Zip
WICHITAH FALLS	TEXAS	

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

BLACK PANTS GRAY TOP

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

Case Number	CAD Incident #
232212-2020	20-2353367
Report Type: Incident Report	Page 3 of 6
Date / Time Occurred: 12/29/2020 18:18 00 to 12/29/2020 18:18 00	Date / Time Reported: 12/29/2020 19:02:00

Comments

Associated Offenses

Offense	
PROSTITUTION (SELLER) (PC 43.02(c))	☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-039998	ARRESTED - LEW STERRETT	

Arrest Date/Time: 12/29/2020 18:20 ☐ Arrested on Scene

Arrest Address

Street Address			
1200 SOUTH BLVD			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
DE LA LUZ,ARMANDO	MITCHELL,VANICE SHUNTAYLE	12/29/2020 00:00

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number	Warrant Signed By

Associated Charges

Charge: PROSTITUTION (SELLER) (PC 43.02(c)) ☐ Felony ☑ Misdemeanor

Counts	Bail
1	

Statement of Probable Cause

Body camera available J. Saucedo #9629, S. Kim #10989, M. Martin #11270, R. Mack #11415, and V. Mitchell #11488

Charge 1: Prostitution (Seller)(PC 43.02(c))
On December 29, 2020 at about 6:18 pm arrested person [redacted] agreed to engage in sexual intercourse with arresting officer A. De La Luz #9854 for a fee at 1400 Park Row Ave, Dallas, Dallas County, Texas.

On December 29, 2020 at about 6:18 pm vice detective A. De La Luz #9854 was working prostitution in an undercover capacity in the area of South Blvd and Cleveland St while detective C. Peterson #10440 provided close cover. While driving through the area which is a known prostitution area detective A. De La Luz #9854 observed a thin white female sitting on the side of the road on some stairs at 2800 Gould St. Detective A. De La Luz #9854 was able to turn his undercover vehicle around at 1400 Park Row Ave and observed the same female who was wearing black leggings, Gray spaghetti strap top, standing at the corner of Park Row Ave and Gould St. At this time detective A. De La Luz #9854 pulled his vehicle over on the grass at 1400 Park Row Ave and rolled down his driver's side window. The female then said hi and waved and began to walk over to detective's undercover vehicle. The unknown white female who would later be identified as arrested person [redacted] walked over to the front driver's side door. Detective A. De La Luz #9854 reached across and unlocked the door and ap[redacted] took a seat in the front passenger's side. The following conversation took place:

Detective: I want to fuck.

Ap: Well your going to have to give me some money for that.

Detective: How much?

Ap: $20.00.

Detective: Ok.

At this time ap [redacted] pulled down her top exposing her right breast and asked if her "titties" were nice

Detective: Those are nice.

Ap: where do you want to go?

Detective: Just over here.

Detective A. De La Luz #9854 begins to drive south on Gould St and then west on South Blvd. before pulling over beside a business located at 1200 South Blvd. While detective A. De La Luz #9854 was driving ap [redacted] pulled down her top exposing both of her breast and detective A. De La Luz #9854 had to tell ap [redacted] pull her top up. While detective A. De La Luz #9854 was parking his vehicle uniform officers J. Saucedo #9629, S. Kim #10989, M. Martin #11270, R. Mack #11415, and V. Mitchell performed a traffic stop on detective A. De La Luz #9854 undercover vehicle and placed ap [redacted] under arrest for prostitution. Ap Yarbrough was transported to Lew Sterrett jail without incident. TLETS and JI55 showed no previous convictions. Ap was identified by fusion detective Marchioni #8646. Audio recording for this offense failed due to technical difficulties.

VICTIM

Victim Type	Name (Last, First Middle)	Suffix	Nickname	Race	Sex	SSN
SOCIETY/PUBLIC	CITY OF DALLAS					

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		
1400 S LAMAR ST		
City	**State**	**Zip**
DALLAS	TEXAS	75215

Victim Employment Information

☐ Student	Employer / School	Occupation

College Name	On Campus ☐ Yes ☐ No

Street Address				
City	**State**	**Zip**	**Work Phone**	**Hours of Employment**
			214-670-3230	

Injury 1	Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
PROSTITUTION (SELLER) (PC 43.02(c))	☑ Associated With Victim

Narrative Information

On December 29, 2020 at about 6:18 pm vice detective A. De La Luz #9854 was working prostitution in an undercover capacity in the area of South Blvd and Cleveland St while detective C. Peterson #10440 provided close cover. While driving through the area which is a known prostitution area detective A. De La Luz #9854 observed a thin white female sitting on the side of the road on some stairs at 2800 Gould St. Detective A. De La Luz #9854 was able to turn his undercover vehicle around at 1400 Park Row Ave and observed the same female who was wearing black leggings, Gray spaghetti strap top, standing at the corner of Park Row Ave and Gould St. At this time detective A. De La Luz #9854 pulled his vehicle over on the grass at 1400 Park Row Ave and rolled down his driver's side window. The female then said hi and waved and began to walk over to detective's undercover vehicle. The unknown white female who would later be identified as arrested person [redacted] walked over to the front driver's side door. Detective A. De La Luz #9854 reached across and unlocked the door and ap [redacted] took a seat in the front passenger's side. The following conversation took place:

Detective: I want to fuck.

Ap: Well your going to have to give me some money for that.

Detective: How much?

Ap: $20.00.

Detective: Ok.

At this time ap [redacted] pulled down her top exposing her right breast and asked if her "titties" were nice

Detective: Those are nice.

Ap: where do you want to go?

Detective: Just over here.

Detective A. De La Luz #9854 begins to drive south on Gould St and then west on South Blvd. before pulling over beside a business located at 1200 South Blvd. While detective A. De La Luz #9854 was driving ap Yarbrough pulled down her top exposing

both of her breast and detective A. De La Luz #9854 had to tell ap [redacted] to pull her top up. While detective A. De La Luz #9854 was parking his vehicle uniform officers J. Saucedo #9629, S. Kim #10989, M. Martin #11270, R. Mack #11415, and V. Mitchell performed a traffic stop on detective A. De La Luz #9854 undercover vehicle and placed ap [redacted] under arrest for prostitution. Ap [redacted] was transported to Lew Sterrett jail without incident. TLETS and JI55 showed no previous convictions. Ap was identified by fusion detective Marchioni #8646. Audio recording for this offense failed due to technical difficulties.

Incident Report

Case Number	CAD Incident #
203277-2020	20-2062207
Report Type: Incident Report	Page 1 of 6
Date / Time Occurred: 11/13/2020 13:00 00 to 11/13/2020 13:00 00	Date / Time Reported: 11/13/2020 13:00:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
U325		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2801-2899 CLEVELAND ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2800 CLEVELAND ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
STAMPLEY, MICHAEL	9759		

OFFENSE

☑ Primary Offense | Offense Code: PROSTITUTION (SELLER) (PC 43.02(c))

Offense Code Value	Severity	Attempted/Completed
MB-40040009-N60		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
DAY- 08:00 - 15:59	NONE	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	CAD Incident #
203277-2020	20-2062207
Report Type: Incident Report	Page 2 of 6
Date / Time Occurred: 11/13/2020 13:00 00 to 11/13/2020 13:00 00	Date / Time Reported: 11/13/2020 13:00:00

Comments

AP AGREED TO ENGAGE IN DEVIATE SEXUAL INTERCOURSE FOR A FEE

OFFENSE

☐ Primary Offense

Offense Code: WARRANT DALLAS PD (ALIAS/CAPIAS)

Offense Code Value	Severity	Attempted/Completed
NC-99999999-NC184		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	Bias 2	Bias 3
NONE		
Bias 4	Bias 5	
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A
Exit Point 2	Target Area	Property Target 1
	N/A	OTHER
Property Target 2	Property Target 3	Victim Target
		N/A
Time of Day	Victim Activity	Action 1 to Premises
DAY- 08:00 - 15:59	NONE	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	

Comments

DPD ALIAS WARRANTS

SUSPECT

☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE		[redacted]	34	to	34

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'07"	160	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship

Incident Report

Case Number	CAD Incident #
203277-2020	20-2062207
Report Type: Incident Report	Page 3 of 6
Date / Time Occurred: 11/13/2020 13:00 00 to 11/13/2020 13:00 00	Date / Time Reported: 11/13/2020 13:00:00

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	MEDIUM		BROWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	OTHER	DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address		
2510 FRIENDWAY LN		
City	State	Zip
DALLAS	TEXAS	75237

Suspect Employment Information

☐ Student	Employer / School	Occupation
Street Address		

City	State	Zip	Work Phone	Hours of Employment

Clothing Description
BLUE JACKET TAN PANTS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Associated Offenses

Offense	
PROSTITUTION (SELLER) (PC 43.02(c))	☑ Associated With Suspect
WARRANT DALLAS PD (ALIAS/CAPIAS)	☑ Associated With Suspect

ARREST

Incident Report

Case Number	CAD Incident #
203277-2020	20-2062207
Report Type: Incident Report	Page 4 of 6
Date / Time Occurred: 11/13/2020 13:00 00 to 11/13/2020 13:00 00	Date / Time Reported: 11/13/2020 13:00:00

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-035140	ARRESTED - LEW STERRETT	

Arrest Date/Time: 11/13/2020 13:00 ☑ Arrested on Scene

Arrest Address

Street Address			
2800 CLEVELAND ST			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
STAMPLEY,MICHAEL DWAIN	MACK,REBECCA ANNE	11/13/2020 13:09

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number: Warrant Signed By:

Associated Charges

Charge: PROSTITUTION (SELLER) (PC 43.02(c)) ☐ Felony ☑ Misdemeanor
Counts: 1 Bail:

Charge: WARRANT DALLAS PD (ALIAS/CAPIAS) ☐ Felony ☐ Misdemeanor
Counts: 11 Bail: 5694.78

Statement of Probable Cause

**** R. Mack, #11415, and V. Mitchell, #11488, had body worn camera and in-car video****

Charge 1: Prostitution (Seller)(PC43.02(c)) M/B
On 11-13-20 approximately 1:00 p. m., the Arrested Person [redacted] agreed to engage in deviate sexual intercourse (oral sex) with Detective M. Stampley, #9759, in exchange for $20.00 at 2800 Cleveland St., Dallas, Dallas County, Texas.

Charge 2: Dallas PD Alias Warrants
Dallas PD Alias Warrants 11 @ $5,694.78

Narrative Written By Detective M. Stampley, #9759:

On 11-13-20 approximately 1:00 p. m., Detective M. Stampley, #9759, was working in an undercover capacity investigating prostitution at 2800 Cleveland St., Dallas, Dallas County, Texas. This area is known for prostitution, detectives have made arrest in the past for prostitution in this area, and detectives have received complaints in the area regarding prostitution.

Det. M. Stampley observed the Arrested Person walking down the street of the listed location. Det. M. Stampley pulled his covert vehicle next to the Arrested Person and rolled down the passenger side window of his covert vehicle. The following conversation occurred:

Det: How you doing?
AP: I'm fine
AP: Can I get in?
Det: You talking about sucking some dick?
AP: That's fine yeah
Det: How much will $20 do?
AP: That's fine
Det: OK

Det. M. Stampley then drove away leaving the Arrested Person standing at the listed location. Uniformed Dallas Police Officers R. Mack, #11415,

Incident Report

Case Number	CAD Incident #
203277-2020	20-2062207
Report Type: Incident Report	Page 5 of 6
Date / Time Occurred: 11/13/2020 13:00 00 to 11/13/2020 13:00 00	Date / Time Reported: 11/13/2020 13:00:00

and V. Mitchell, #11488, then arrived at the listed location and placed the Arrested Person into custody.

Det. P. Wilson, #10463, provided close cover.

The Arrested Person was transported and booked into Lew Sterrett Jail.

A subject check of the Arrested Person showed her to have 11 Dallas Police Alias warrants @ $5,694.78 confirmed by Hernandez .

The Arrested Person was identified by Fusion Det. Rodriguez, #11113 with picture TX ID #[redacted]

Detective M. Stampley maintained audio and visual surveillance.

A check of JI55 and TLETs showed the Arrested Person to have no prior convictions for this offense.

VICTIM

Victim Type: SOCIETY/PUBLIC

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
CELL PHONE		214-671-3230	

Victim Address

Street Address		
1400 S LAMAR ST		
City	State	Zip
DALLAS	TEXAS	75215

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ 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 ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order | Cohabitant | ☐ Shooting Victim

Incident Report

Case Number	CAD Incident #
203277-2020	20-2062207
Report Type: Incident Report	Page 6 of 6
Date / Time Occurred: 11/13/2020 13:00 00 to 11/13/2020 13:00 00	Date / Time Reported: 11/13/2020 13:00:00

☐ Yes ☐ No ☐ Yes ☐ No

Associated Offenses

Offense	
PROSTITUTION (SELLER) (PC 43.02(c))	☑ Associated With Victim
WARRANT DALLAS PD (ALIAS/CAPIAS)	☑ Associated With Victim

Narrative Information

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Det: You talking about sucking some dick?
AP: That's fine yeah
Det: How much will $20 do?
AP: That's fine
Det: OK

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The Arrested Person was identified by Fusion Det. Rodriguez, #11113 with picture TX ID [redacted]

Detective M. Stampley maintained audio and visual surveillance.

A check of JI55 and TLETs showed the Arrested Person to have no prior convictions for this offense.

Incident Report

Case Number	CAD Incident #
069207-2021	21-0706093
Report Type: Incident Report	Page 1 of 9
Date / Time Occurred: 4/21/2021 23:53:00 to 4/21/2021 23:54:00	Date / Time Reported: 4/21/2021 23 55:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			2			1			

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
A392		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1612-1698 AL LIPSCOMB WAY	NO

Incident Address

Street Address: 2700 HOLMES ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
MORA, ANTONIO	11372	DELOOF,JACOB WADE	10492

OFFENSE

☐ Primary Offense | Offense Code: WARRANT HOLD (NOT A DPD WARRANT)

Offense Code Value	Severity	Attempted/Completed
NA-99999999-NC197		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
LATE NIGHT- 00:00 - 07:59	NONE	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	CAD Incident #
069207-2021	21-0706093
Report Type: Incident Report	Page 2 of 9
Date / Time Occurred: 4/21/2021 23:53:00 to 4/21/2021 23:54:00	Date / Time Reported: 4/21/2021 23 55:00

Comments

HOLD FOR TDCJ FOR AGG ROBBERY PROBATION VIOLATION.

OFFENSE

☐ Primary Offense

Offense Code: POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))

Offense Code Value	Severity	Attempted/Completed
MC-35500015-O161		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	Bias 2	Bias 3
NONE		
Bias 4	Bias 5	
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
POSSESSING/CONCEALING		
Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A
Exit Point 2	Target Area	Property Target 1
	N/A	OTHER
Property Target 2	Property Target 3	Victim Target
		N/A
Time of Day	Victim Activity	Action 1 to Premises
LATE NIGHT- 00:00 - 07:59	NONE	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	

Comments

AP WAS IN POSSESSION OF CRACK PIPES WITH BURNT MARKS AND RESIDUE

OFFENSE

☐ Primary Offense

Offense Code: OTHER OFFENSE - MISDEMEANOR

Offense Code Value	Severity	Attempted/Completed
M*-99999999-U142		COMPLETED

Premise Type	Circumstances	
K		
Bias 1	Bias 2	Bias 3

Incident Report

Case Number	CAD Incident #
069207-2021	21-0706093
Report Type: Incident Report	Page 3 of 9
Date / Time Occurred: 4/21/2021 23:53:00 to 4/21/2021 23:54:00	Date / Time Reported: 4/21/2021 23 55:00

NONE

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: LATE NIGHT- 00:00 - 07:59	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	

Comments

AP WAS ILLEGALLY WALKING ON A PUBLIC STREET WITH SIDEWALK AVAIL.

OFFENSE

☑ Primary Offense — Offense Code: PUBLIC INTOXICATION (PC 49.02)

Offense Code Value: MC-99999999-NC313	Severity	Attempted/Completed: COMPLETED
Premise Type: K	Circumstances	
Bias 1: NONE	Bias 2	Bias 3
Bias 4	Bias 5	
Criminal Activity 1	Criminal Activity 2	Criminal Activity 3
Offender Using 1: DRUG/NARCOTICS	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

Incident Report

Case Number	CAD Incident #
069207-2021	21-0706093
Report Type: Incident Report	Page 4 of 9
Date / Time Occurred: 4/21/2021 23:53:00 to 4/21/2021 23:54:00	Date / Time Reported: 4/21/2021 23 55:00

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
LATE NIGHT- 00:00 - 07:59	NONE	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

Comments

AP WAS INTOXICATED WHILE IN PUBLIC.

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle) [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
	SOULJA	BLACK	MALE	[redacted]	[redacted]	42	to	42

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
6'04"	193	[redacted]	TEXAS		

FBI #	SBI #	Place of Birth	Citizenship
		DALLAS	US CITIZEN

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT		BROWN	SLIGHT

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
UNSHAVEN	BLACK	RASPY	DARK	UNKNOWN

Preferred | Home Phone | Cell Phone | Email Address

Suspect Home Address

Street Address [redacted]

City	State	Zip
DALLAS	TEXAS	75216

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

BLACK JACKET, WHITE SHIRT, BROWN PANTS, BLUE SHORTS UNDERNEATH PANTS, SOCKS.

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
APPARENT MINOR INJURY				

☑ Hospitalized | Hospital Facility: PMH | Resident

MO Panel

Entry Type	Entry Area	Entry Method

Incident Report

Case Number	CAD Incident #
069207-2021	21-0706093
Report Type: Incident Report	Page 5 of 9
Date / Time Occurred: 4/21/2021 23:53:00 to 4/21/2021 23:54:00	Date / Time Reported: 4/21/2021 23 55:00

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		

Associated Offenses

Offense	
WARRANT HOLD (NOT A DPD WARRANT)	☑ Associated With Suspect
POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))	☑ Associated With Suspect
OTHER OFFENSE - MISDEMEANOR	☑ Associated With Suspect
PUBLIC INTOXICATION (PC 49.02)	☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	21-011922	ARRESTED - LEW STERRETT	

Arrest Date/Time: 4/22/2021 00:20 — ☑ Arrested on Scene

Arrest Address

Street Address			
1610 AL LIPSCOMB WAY			
City	**State**	**Zip**	**Beat**
DALLAS	TEXAS	75215	

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
MORA,ANTONIO	MORA,ANTONIO	04/22/2021 00:31

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number: — Warrant Signed By:

Associated Charges

Charge: WARRANT HOLD (NOT A DPD WARRANT) — ☐ Felony ☐ Misdemeanor
Counts: 1 Bail:

Charge: POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A)) — ☐ Felony ☑ Misdemeanor
Counts: 1 Bail:

Charge
OTHER OFFENSE - MISDEMEANOR
Counts Bail
1
☐ Felony ☑ Misdemeanor

Charge
PUBLIC INTOXICATION (PC 49.02)
Counts Bail
1
☐ Felony ☑ Misdemeanor

Statement of Probable Cause

*****BWC AVAILABLE ON A. MORA #11372 AND J. DELOOF #10492. IN CAR AVAILABLE ON #170033*****

CHARGE 1: HOLD FOR TDCJ
WARRANT #402035895, PROBATION VIOLATION-AGG ROBBERY W/ DEADLY WEAPON, NO BOND.

CHARGE 2: POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A)) M/C
ON APRIL 22, 2021 AT APPROXIMATELY 12:25 A.M., ARRESTED PERSON, [redacted] WAS FOUND TO BE IN POSSESSION OF BROKEN CRACK PIPES WITH BURNT MARKS AND RESIDUE ALONG WITH WIRE BRUSH COMMONLY USED AS A FILTER ON HIS PERSON AT 1610 AL LIPSCOMB WAY, DALLAS, DALLAS COUNTY, TEXAS.

CHARGE 3: OTHER OFFENSE MISDEMEANOR- US[redacted] OF SIDEWALK TC 552.006 M/C
ON APRIL 21, 2021 AT APPROXIMATELY 11:55 P.M., ARRESTED PERSON, [redacted] WAS PERSONALLY OBSERVED TO CROSS TO THE MIDDLE OF THE STREET AND BEGIN WALKING EASTBOUND ON THE 1600 BLOCK OF AL LIPSCOMB WAY, DALLAS, DALLAS COUNTY, TEXAS, WHEN A PUBLIC SIDEWALK WAS AVAILABLE AND ACCESSIBLE.

CHARGE 4: PUBLIC INTOXICATION (PC 49.02) M/C
ON APRIL 22, 2021 AT APPROXIMATELY 12:00 P.M., ARRESTED PERSON, [redacted] WAS FOUND TO BE INTOXICATED WHILE IN PUBLIC AT 1610 AL LIPSOMB WAY, DALLAS, DALLAS COUNTY, TEXAS.

ON APRIL 21, 2021 AT APPROXIMATELY 11:55 P.M., ARRESTING OFFICERS (AOS) A. MORA #11372 AND J. DELOOF #10492 PERSONALLY OBSERVED THE ARRESTED PERSON (AP) [redacted] CROSS INTO THE MIDDLE OF THE ROADWAY AT THE 1600 BLOCK OF AL LIPSCOMB WAY, DALLAS, DALLAS COUNTY, TEXAS, AND BEGAN WALKING EASTBOUND ON THE LISTED PUBLIC STREET WHEN A PUBLIC SIDEWALK WAS AVAILABLE AND ACCESSIBLE. THE AP WAS TOLD TO GET ON THE SIDEWALK AND OFF THE STREET BY AO J. DELOOF, BUT REFUSED TO FOLLOW LAWFULL COMMANDS BY AO J. DELOOF.

AOS ACTIVATED THEIR CRUISE LIGHTS AND DETAINED THE AP AT THE LISTED PUBLIC ROADWAY. WHILE THE AP WAS DETAINED, AOS OBSERVED MULTIPLE INJURIES TO THE AP'S HEAD AND FACE TO INCLUDE A BOTTOM LIP THAT WAS SPLIT OPEN AND BLOOD ALL OVER HIS CLOTHES. THE AP REFUSED TO PROVIDE AOS WITH INFORMATION ON HOW HE GOT THE INJURIES. THE AP WAS ASKED FOR HIS IDENTIFICATION INFORMATION, TO WHICH HE PROVIDED AND A SUBJECT CHECK REVEALED HIM TO HAVE AN AUSTIN BOARD AND PAROLE WARRANT FOR PROBATION VIOLATION AND CONFIRMED GOOD BY VALENTINE WITH AUSTIN BOARD AND PAROLE. WHILE WAITING FOR THE WARRANT TO CONFIRM, IT WAS DETERMINED THAT THE AP WAS UNDER THE INFLUENCE OF NARCOTICS DUE TO HIS INCOHERENT SPEECH, DILATED EYES, AND UNSTEADY BALANCE. IF NOT ARRESTED THE AP COULD BECOME A VICTIM OF A CRIME AND WAS A DANGER TO HIMSELF AND OR OTHERS. THE AP WAS PLACED UNDER ARREST AND SEARCHED INCIDENT TO ARREST. DURING THE SEARCH INCIDENT TO ARREST, AO J. DELOOF SEIZED 3 BROKEN STRAIGHT CRACK PIPES WITH BURNT MARKS AND RESIDUE AND COPPER WIRE WHICH IS USED

Incident Report

Case Number	CAD Incident #
069207-2021	21-0706093
Report Type: Incident Report	Page 7 of 9
Date / Time Occurred: 4/21/2021 23:53:00 to 4/21/2021 23:54:00	Date / Time Reported: 4/21/2021 23 55:00

AS A FILTER WHEN SMOKING CRACK FROM THE PIPES. THE CRACK PIPES WERE DELIVERED TO THE BAYLOR PROPERTY ROOM UNDER PROPERTY TAG 268969B. RESCUE 6 WAS ALSO REQUESTED AND ARRIVED ON SCENE. THE AP WAS THEN TAKEN TO PARKLAND MEDICAL HOSPITAL BY AOS AND WILL BE BOOKED INTO LEW STERRETT JAIL UPON MEDICAL CLEARANCE.

THE AP WAS IDENTIFIED THROUGH HIS DRIVER LICENSE PHOTO ON THE NCIC RETURN.

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: 725 N JIM MILLER RD

City	State	Zip
DALLAS	TEXAS	75217

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment
			214-670-8345	

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
WARRANT HOLD (NOT A DPD WARRANT)	☑ Associated With Victim
POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))	☐ Associated With Victim

Incident Report

Case Number	CAD Incident #
069207-2021	21-0706093
Report Type: Incident Report	Page 8 of 9
Date / Time Occurred: 4/21/2021 23:53:00 to 4/21/2021 23:54:00	Date / Time Reported: 4/21/2021 23 55:00

Offense: OTHER OFFENSE - MISDEMEANOR — ☑ Associated With Victim

Offense: PUBLIC INTOXICATION (PC 49.02) — ☐ Associated With Victim

VICTIM

Victim Type: SOCIETY/PUBLIC

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: 725 N JIM MILLER RD

City	State	Zip
DALLAS	TEXAS	75217

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment
			214-670-8345	

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown

Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown

Domestic Disturbance

Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No

Cohabitant ☐ Yes ☐ No

☐ Shooting Victim

Associated Offenses

Offense: WARRANT HOLD (NOT A DPD WARRANT) — ☐ Associated With Victim

Offense: POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A)) — ☑ Associated With Victim

Offense: OTHER OFFENSE - MISDEMEANOR — ☐ Associated With Victim

Offense: PUBLIC INTOXICATION (PC 49.02) — ☑ Associated With Victim

Incident Report

Case Number	CAD Incident #
069207-2021	21-0706093
Report Type: Incident Report	Page 9 of 9
Date / Time Occurred: 4/21/2021 23:53:00 to 4/21/2021 23:54:00	Date / Time Reported: 4/21/2021 23 55:00

PROPERTY	Property Tag #	Quantity	Category	Action
		1	PROPERTY	SEIZED

Property Type	Owner	Total Value
DRUG/NARCOTICS EQUIPMENT	Suspect: SMITH, DERRICK	$1.00

Brand	Model	Color	Serial Number

SRN/NIC Number	Owner Applied Number	UCR Code
268969B		Miscellaneous (USE ONLY IF

Secondary Action	Secondary Value	Date Recovered

Additional Description

CRACK PIPES WITH BURNT MARKS AND RESIDUE ALONG WITH GOLD WIRE USED AS FILTER

Associated Offenses

Offense	
WARRANT HOLD (NOT A DPD WARRANT)	☐ Associated With Property
POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))	☑ Associated With Property
OTHER OFFENSE - MISDEMEANOR	☐ Associated With Property
PUBLIC INTOXICATION (PC 49.02)	☐ Associated With Property

Narrative Information

*****BWC AVAILABLE ON A. MORA #11372 AND J. DELOOF #10492. IN CAR AVAILABLE ON #170033*****

ON APRIL 21, 2021 AT APPROXIMATELY 11:55 P.M., ARRESTING OFFICERS (AOS) A. MORA #11372 AND J. DELOOF #10492 PERSONALLY OBSERVED THE ARRESTED PERSON (AP) [redacted] CROSS INTO THE MIDDLE OF THE ROADWAY AT THE 1600 BLOCK OF AL LIPSCOMB WAY, DALLAS, DALLAS COUNTY, TEXAS, AND BEGAN WALKING EASTBOUND ON THE LISTED PUBLIC STREET WHEN A PUBLIC SIDEWALK WAS AVAILABLE AND ACCESSIBLE. THE AP WAS TOLD TO GET ON THE SIDEWALK AND OFF THE STREET BY AO J. DELOOF, BUT REFUSED TO FOLLOW LAWFULL COMMANDS BY AO J. DELOOF.

AOS ACTIVATED THEIR CRUISE LIGHTS AND DETAINED THE AP AT THE LISTED PUBLIC ROADWAY. WHILE THE AP WAS DETAINED, AOS OBSERVED MULTIPLE INJURIES TO THE AP'S HEAD AND FACE TO INCLUDE A BOTTOM LIP THAT WAS SPLIT OPEN AND BLOOD ALL OVER HIS CLOTHES. THE AP REFUSED TO PROVIDE AOS WITH INFORMATION ON HOW HE GOT THE INJURIES. THE AP WAS ASKED FOR HIS IDENTIFICATION INFORMATION, TO WHICH HE PROVIDED AND A SUBJECT CHECK REVEALED HIM TO HAVE AN AUSTIN BOARD AND PAROLE WARRANT FOR PROBATION VIOLATION AND CONFIRMED GOOD BY VALENTINE WITH AUSTIN BOARD AND PAROLE. WHILE WAITING FOR THE WARRANT TO CONFIRM, IT WAS DETERMINED THAT THE AP WAS UNDER THE INFLUENCE OF NARCOTICS DUE TO HIS INCOHERENT SPEECH, DILATED EYES, AND UNSTEADY BALANCE. IF NOT ARRESTED THE AP COULD BECOME A VICTIM OF A CRIME AND WAS A DANGER TO HIMSELF AND OR OTHERS. THE AP WAS PLACED UNDER ARREST AND SEARCHED INCIDENT TO ARREST. DURING THE SEARCH INCIDENT TO ARREST, AO J. DELOOF SEIZED 3 BROKEN STRAIGHT CRACK PIPES WITH BURNT MARKS AND RESIDUE AND COPPER WIRE BRILLO PAD WHICH IS USED AS A FILTER WHEN SMOKING CRACK FROM THE PIPES. THE CRACK PIPES WERE DELIVERED TO THE BAYLOR PROPERTY ROOM UNDER PROPERTY TAG 268969B. RESCUE 6 WAS ALSO REQUESTED AND ARRIVED ON SCENE. THE AP WAS THEN TAKEN TO PARKLAND MEDICAL HOSPITAL BY AOS AND WILL BE BOOKED INTO LEW STERRETT JAIL UPON MEDICAL CLEARANCE.

THE AP WAS IDENTIFIED THROUGH HIS DRIVER LICENSE PHOTO ON THE NCIC RETURN.

Incident Report

Case Number	CAD Incident #
034539-2021	21-0362621
Report Type: Incident Report	Page 1 of 5
Date / Time Occurred: 2/28/2021 13:40:00 to 2/28/2021 14:30:00	Date / Time Reported: 2/28/2021 16 26:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
D352		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2808 GOULD ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2808 GOULD ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
ANDERSON, CLAYTON	10888		

OFFENSE

☑ Primary Offense | Offense Code: PUBLIC INTOXICATION (PC 49.02)

Offense Code Value	Severity	Attempted/Completed
MC-99999999-NC313		COMPLETED

Premise Type	Circumstances
APARTMENT COMPLEX/BUILDING	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
034539-2021	21-0362621
Report Type: Incident Report	Page 2 of 5
Date / Time Occurred: 2/28/2021 13:40:00 to 2/28/2021 14:30:00	Date / Time Reported: 2/28/2021 16 26:00

Comments

AP WAS FOUND INTOXICATED ON UNKNOWN NARCOTIC

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)

[redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		WHITE	FEMALE		[redacted]	38	to	38

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'07"	133				

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
RED	LONG		GREEN	THIN

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
NONE	N/A	EFFEMINATE	LIGHT	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		000-000-0000	

Suspect Home Address

Street Address: HOMLESS

City	State	Zip

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

BLACK SHIRT AND BLACK PANTS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

Case Number	CAD Incident #
034539-2021	21-0362621
Report Type: Incident Report	Page 3 of 5
Date / Time Occurred: 2/28/2021 13:40:00 to 2/28/2021 14:30:00	Date / Time Reported: 2/28/2021 16 26:00

Comments

Associated Offenses

Offense	
PUBLIC INTOXICATION (PC 49.02)	☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	21-005815	ARRESTED - CDC	

Arrest Date/Time: 2/28/2021 14:55 ☑ Arrested on Scene

Arrest Address

Street Address			
2808 GOULD ST			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
ANDERSON,CLAYTON	ANDERSON,CLAYTON	02/28/2021 15:00

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		
Automatic Weapon 2	**Multiple Clearance**	**Card Number**
	NOT APPLICABLE	
Warrant Number	**Warrant Signed By**	

Associated Charges

Charge: PUBLIC INTOXICATION (PC 49.02) ☐ Felony ☑ Misdemeanor

Counts	Bail
1	

Statement of Probable Cause

****BWC C. ANDERSON #10888***
****INCAR VIDEO 120091****

CHARGE 1: PUBLIC INTOXICATION (PC 49.02)

ON 02/28/2021, AT APPROXIMATELY 2:30PM, OFFICERS C. ANDERSON #10888, J. CALDER # 11452, C. COX # 11938 WERE DISPATCHED TO A MAJOR DISTURBANCE AT 2808 GOULD ST, DALLAS, DALLAS COUNTY, TEXAS. OFFICERS LOCATED AP, [redacted] SITTING IN A STAIR WELL AT THE LOCATION TALKING TO HERSELF. OFFICERS LOCATED A BROKEN GLASS PIPE COMMONLY USED FOR CONSUMING NARCOTICS AND A PLASTIC CUP LIP WITH AN UNKNOWN GLASS LIKE RESIDUE SITTING AT THE BOTTOM OF THE STAIRS NEAR THE AP'S PROPERTY. AP WAS UNABLE TO ANSWER OFFICERS QUESTIONS AND KEPT TALKING TO HERSELF. OFFICERS BELIEVED THAT AP WAS INTOXICATED ON AN UNKNOWN SUBSTANCE THAT WAS CAUSING HER TO ACT ERATICALLY. OFFICERS PLACED AP DAIVS, ANGELA UNDER ARREST FOR PUBLIC INTOXICATION BECAUSE SHE WAS A DANGER TO HERSELF AND OTHERS DUE TO HER LEVEL OF INTOXICATION, AND IF NOT ARRESTED, COULD HAVE BEEN A VICTIM OF CRIME. AP WAS TRANSPORTED AND BOOKED INTO CDC WITHOUT INCIDENT. AP WAS IDENTIFIED BY HER AIS # [redacted] AP'S PROPERTY WAS PLACED IN THE DALLAS POLICE PROPERTY ROOM ON PRISONER PROPERTY # 111183P.

VICTIM

Victim Type: SOCIETY/PUBLIC

Name (Last, First Middle)

Incident Report

Case Number	CAD Incident #
034539-2021	21-0362621
Report Type: Incident Report	Page 4 of 5
Date / Time Occurred: 2/28/2021 13:40:00 to 2/28/2021 14:30:00	Date / Time Reported: 2/28/2021 16 26:00

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: 725 N JIM MILLER RD

City: DALLAS | State: TEXAS | Zip:

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City | State | Zip | Work Phone: 214-670-8345 | Hours of Employment

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
PUBLIC INTOXICATION (PC 49.02)	☑ Associated With Victim

Narrative Information

ON 02/28/2021, AT APPROXIMATELY 2:30PM, OFFICERS C. ANDERSON #10888, J. CALDER # 11452, C. COX # 11938 WERE DISPATCHED TO A MAJOR DISTURBANCE AT 2808 GOULD ST, DALLAS, DALLAS COUNTY, TEXAS. OFFICERS LOCATED AP, [redacted] SITTING IN A STAIR WELL AT THE LOCATION TALKING TO HERSELF. OFFICERS LOCATED A BROKEN GLASS PIPE COMMONLY USED FOR CONSUMING NARCOTICS AND A PLASTIC CUP LIP WITH AN UNKNOWN GLASS LIKE RESIDUE SITTING AT THE BOTTOM OF THE STAIRS NEAR THE AP'S PROPERTY. AP WAS UNABLE TO ANSWER OFFICERS QUESTIONS AND KEPT TALKING TO HERSELF. OFFICERS BELIEVED THAT AP WAS INTOXICATED ON AN UNKNOWN SUBSTANCE THAT WAS CAUSING HER TO ACT ERATICALLY. OFFICERS PLACED AP DAIVS, ANGELA UNDER ARREST FOR PUBLIC INTOXICATION BECAUSE SHE WAS A DANGER TO HERSELF AND

OTHERS DUE TO HER LEVEL OF INTOXICATION, AND IF NOT ARRESTED, COULD HAVE BEEN A VICTIM OF CRIME. AP WAS TRANSPORTED AND BOOKED INTO CDC WITHOUT INCIDENT. AP WAS IDENTIFIED BY HER AIS # [redacted] AP'S PROPERTY WAS PLACED IN THE DALLAS POLICE PROPERTY ROOM ON PRISONER PROPERTY # 111183P.

Incident Report

Case Number	CAD Incident #
036854-2021	21-0385941
Report Type: Incident Report	Page 1 of 4
Date / Time Occurred: 3/4/2021 10:10:00 to 3/4/2021 10 30:00	Date / Time Reported: 3/4/2021 10:40 00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
			1	1					

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
B345		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2718 CLEVELAND ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2718 CLEVELAND ST 204

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
BUCHANAN, JAMESON	10270		

OFFENSE

☑ Primary Offense | Offense Code: PUBLIC INTOXICATION (PC 49.02)

Offense Code Value	Severity	Attempted/Completed
MC-99999999-NC313		COMPLETED

Premise Type	Circumstances
OUTDOOR AREA PUBLIC/PRIVATE	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
YES	CRACK COCAINE		

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	MISCELLANEOUS

Property Target 2	Property Target 3	Victim Target
		OTHER

Time of Day	Victim Activity	Action 1 to Premises
DAY- 08:00 - 15:59	NONE	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	CAD Incident #
036854-2021	21-0385941
Report Type: Incident Report	Page 2 of 4
Date / Time Occurred: 3/4/2021 10:10:00 to 3/4/2021 10 30:00	Date / Time Reported: 3/4/2021 10:40 00

Comments

AP WAS A DANGER TO SELF AND OTHERS UNDER THE INFLUENCE OF DRUGS

SUSPECT ☑ Known ☐ Unknown ☐ Arrested

Name (Last, First Middle) [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE		[redacted]	39	to	39

Details

Height	Weight	Driver's License #	DL State	Local ID	SID

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 [redacted]

City	State	Zip
DALLAS	TEXAS	75215

Suspect Employment Information

☐ 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

☐ 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	CAD Incident #
036854-2021	21-0385941
Report Type: Incident Report	Page 3 of 4
Date / Time Occurred: 3/4/2021 10:10:00 to 3/4/2021 10 30:00	Date / Time Reported: 3/4/2021 10:40 00

Associated Offenses

Offense: PUBLIC INTOXICATION (PC 49.02) — ☑ Associated With Suspect

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: 725 N JIM MILLER

City	State	Zip
DALLAS	TEXAS	75217

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment
			214-670-8345	

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

☐ Victim Hospitalized | Hospital Facility | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense: PUBLIC INTOXICATION (PC 49.02) — ☑ Associated With Victim

OTHER PERSON

Person Type: REPORTING

Name (Last, First Middle):

Incident Report

Case Number	CAD Incident #
036854-2021	21-0385941
Report Type: Incident Report	Page 4 of 4
Date / Time Occurred: 3/4/2021 10:10:00 to 3/4/2021 10 30:00	Date / Time Reported: 3/4/2021 10:40 00

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range
		BLACK	MALE				35 to 50

Details

Height	Weight	Driver's License #	DL State	FBI #	SBI #

Place of Birth	Citizenship	Ethnicity	Marital Status

Hair Color	Hair Length	Glasses	Eye Color

Build	Facial Hair	Voice	Complexion	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Other Person Home Address

Street Address		
[redacted]		
City	**State**	**Zip**
DALLAS	TEXAS	75215

Other Person Employment Information

☐ Student	Employer / School	Occupation

Street Address				
City	**State**	**Zip**	**Work Phone**	**Hours of Employment**

Narrative Information

ON LISTED DATE AND TIME, AOS RESPONDED TO A MAJOR DISTURBANCE AT THE LISTED LOCATION. RP, WHO TOLD 911 HE WAS SECURITY FOR THE APARTMENT COMPLEX, STATED THAT AP WAS HIGHLY INTOXICATED AND BEHAVING ERRATICALLY AND INDICATED THAT THE AP WAS WALKING OUT OF THE REAR OF THE COMPLEX. RP POINTED OUT THE AP TO THE AOS. RP ALSO STATED THAT THE AP WAS TRESPASSING ON THE PROPERTY. AOS FOLLOWED THE AP INTO A FIELD BEHIND THE APARTMENT COMPLEX AT 2707 HOLMES AND GAVE THE AP LOUD VERBAL COMMAND TO COME TO THE AOS. AP BEGAN BACKING AWAY FROM AOS AND AOS OBSERVED THAT THE AP WAS NOT IN POSSESSION OF HIS FULL MENTAL FACULTIES BASED ON HIS RED EYES AND ERRATIC SPEECH PATTERN. AP WAS IN A HIGH CRIME AREA AND COULD HAVE BEEN THE VICTIM OF A CRIME AND WAS NEAR A BUSY ROADWAY WHERE HE COULD HAVE BEEN HIT BY A CAR IF HE CONTINUED TO BACK AWAY FROM AOS. AOS WENT TO PUT AP IN HANDCUFFS FOR OFFICER SAFETY AND AP BEGAN TO TWIST HIS ARMS AND BODY AND STIFFENED UP AND WOULD NOT PERMIT AOS TO PLACE AP IN HANDCUFFS. AOS OSBERVED THAT THE AP HAD A BROKEN CRACK PIPE IN HIS RIGHT HAND AND AP REFUSED TO RELEASE THE JAGGED GLASS PIPE. AOS TRIPPED AP AND TOOK HIM TO THE GROUND AND CALLED FOR COVER CODE 3 AND AN AMBULANCE FOR EXCITED DELIRIUM. AOS WERE ABLE TO TAKE AP INTO CUSTODY WITH THE HELP OF COVER AND AP WAS TRANSPORTED TO BAYLOR DALLAS BY DFR RE6 AND RELEASED TO THE CARE OF STAFF THERE WITH CITATION C22006008 IN HIS PROPERTY. SGTS RODRIGUEZ 7108 AND MCCLENNY 5541 WERE AT THE SCENE. AOS FOLLOWED UP WITH THE RP AND THE AP'S ROOMMATE WHERE AO DETERMINED AP LIVED ON PROPERTY AND THUS WAS NOT TRESPASSING AND NO OTHER OFFENSE HAD OCCURRED. BWC 10270, 10323

Incident Report

Case Number	CAD Incident #
200470-2020	20-2036211
Report Type: Incident Report	Page 1 of 5
Date / Time Occurred: 11/9/2020 11:10:00 to 11/9/2020 11:30:00	Date / Time Reported: 11/9/2020 11 31:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
B393		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2839 S ERVAY ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address			
2839 S ERVAY ST			
City	**State**	**Zip**	**Beat**
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
DILLARD, FREEMAN	11935	CLENNELL,ANDREW ROBERT	9317

OFFENSE

☑ Primary Offense — Offense Code: PUBLIC INTOXICATION (PC 49.02)

Offense Code Value	Severity	Attempted/Completed
MC-99999999-NC112		COMPLETED

Premise Type	Circumstances
K	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
DRUG/NARCOTICS		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
UNKNOWN			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
DAY- 08:00 - 15:59	NONE	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	CAD Incident #
200470-2020	20-2036211
Report Type: Incident Report	Page 2 of 5
Date / Time Occurred: 11/9/2020 11:10:00 to 11/9/2020 11:30:00	Date / Time Reported: 11/9/2020 11 31:00

Comments

PUBLIC INTOXICATION

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle) [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE		[redacted]	39	to	39

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'09"	185				

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT		BROWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
UNSHAVEN	BLACK	OTHER	DARK	UNKNOWN

Preferred | Home Phone | Cell Phone | Email Address

Suspect Home Address

Street Address [redacted]

City	State	Zip
DALLAS	TEXAS	75241

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description

NAVY BLUE SHIRT, NAVY BLUE PANTS AND GRAY SHOES

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Incident Report

Case Number	CAD Incident #
200470-2020	20-2036211
Report Type: Incident Report	Page 3 of 5
Date / Time Occurred: 11/9/2020 11:10:00 to 11/9/2020 11:30:00	Date / Time Reported: 11/9/2020 11 31:00

Comments

Associated Offenses

Offense: PUBLIC INTOXICATION (PC 49.02) — ☑ Associated With Suspect

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-034644	ARRESTED - CDC	HANDLED WITHIN

Arrest Date/Time: 11/9/2020 11:44 — ☑ Arrested on Scene

Arrest Address

Street Address: 2839 S ERVAY ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
DILLARD,FREEMAN D	DILLARD,FREEMAN D	11/09/2020 11:51

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	NOT APPLICABLE	

Warrant Number: Warrant Signed By:

Associated Charges

Charge: PUBLIC INTOXICATION (PC 49.02) — ☐ Felony ☑ Misdemeanor

Counts: Bail:

Statement of Probable Cause

BWC ACTIVATED 9317

CHARGE 1: PUBLIC INTOXICATION (49.02)
ARRESTED PERSON (AP) [redacted] WAS FOUND TO BE INTOXICATED IN PUBLIC, FALLING OVER, IN A A BUSY STREET, AND WAS A DANGER TO HIMSELF.

ON NOVEMBER 09, 2020 AT APPROXIMATELY 11:34am, ARRESTING OFFICERS (AO'S) WERE DISPATCHED TO A CALL REGARDING AP [redacted] INTOXICATED IN THE STREET AT 2839 S ERVAY ST DALLAS, DALLAS COUNTY, TEXAS.

UPON ARRIVAL, AO'S OBSERVED AP [redacted] WAS SPACED OUT, AO'S NOTICED AP HAD DILATED PUPILES, TROUBLE COMPREHENDING QUESTIONES ASKED ABOUT HIMSELF, AND SLURRED SPEECH. AP [redacted] AD BEEN IN THE MIDDLE OF THE ROADWAY AND WAS ALMOST HIT BY A DART BUS. AP WAS A DANGER TO HIMSELF IF LEFT COULD WANDER INTO TRAFFIC AND BE STRUCK BY A VEHICLE. AP [redacted] WAS SEEN BY DFR AND RELEASED AT SCENE.

AP WAS PLACED UNDER ARREST AP WAS TRANSPORTED TO CDC WITHOUT INCIDENT. AP WAS IDENTIFIED BY AIS [redacted]

VICTIM

Victim Type: SOCIETY/PUBLIC

Name (Last, First Middle)

Incident Report

Case Number	CAD Incident #
200470-2020	20-2036211
Report Type: Incident Report	Page 4 of 5
Date / Time Occurred: 11/9/2020 11:10:00 to 11/9/2020 11:30:00	Date / Time Reported: 11/9/2020 11 31:00

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: 725 N JIM MILLER RD

City	State	Zip
DALLAS	TEXAS	75217

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment
			214-670-8345	

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown | Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown | Domestic Disturbance | Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No | Cohabitant ☐ Yes ☐ No | ☐ Shooting Victim

Associated Offenses

Offense	
PUBLIC INTOXICATION (PC 49.02)	☑ Associated With Victim

Narrative Information

ON NOVEMBER 09, 2020 AT APPROXIMATELY 11:34am, ARRESTING OFFICERS (AO'S) WERE DISPATCHED TO A CALL REGARDING ARRESTED PERSON (AP) [redacted] INTOXICATED IN THE STREET AT 2839 S ERVAY ST DALLAS, DALLAS COUNTY, TEXAS.

UPON ARRIVAL, AO'S OBSERVED AP [redacted] WAS SPACED OUT, AO'S NOTICED AP HAD DILATED PUPILES, TROUBLE COMPREHENDING QUESTIONES ASKED ABOUT HIMSELF, AND SLURRED SPEECH. AP [redacted] HAD BEEN IN THE MIDDLE OF THE ROADWAY AND WAS ALMOST HIT BY A DART BUS. AP WAS A DANGER TO HIMSELF IF LEFT COULD WANDER INTO TRAFFIC AND BE STRUCK BY A VEHICLE. AP [redacted] WAS SEEN BY DFR AND RELEASED AT SCENE.

Incident Report

Case Number	CAD Incident #
200470-2020	20-2036211
Report Type Incident Report	
Date / Time Occurred 11/9/2020 11:10:00 to 11/9/2020 11:30:00	Date / Time Reported 11/9/2020 11 31:00

AP WAS PLACED UNDER ARREST AP WAS TRANSPORTED TO CDC WITHOUT INCIDENT. AP WAS IDENTIFIED BY AIS #[redacted]

Incident Report

Case Number	CAD Incident #
206252-2020	20-2091842
Report Type: Incident Report	Page 1 of 6
Date / Time Occurred: 11/17/2020 22:06 00 to 11/17/2020 22:16 00	Date / Time Reported: 11/17/2020 22:17:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
1			1			1			

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
F328		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1405 MARTIN LUTHER KING JR BLVD	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 1405 MARTIN LUTHER KING JR BLVD

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
MOLINA, ROBERTO	11874	LIMSON,CORDIA YOLANDA	10041

OFFENSE

☑ Primary Offense | Offense Code: PUBLIC INTOXICATION (PC 49.02)

Offense Code Value	Severity	Attempted/Completed
MC-99999999-NC112		COMPLETED

Premise Type	Circumstances
PARKING (BUSINESS)	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
DRUG/NARCOTICS		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
UNKNOWN			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
206252-2020	20-2091842
Report Type: Incident Report	Page 2 of 6
Date / Time Occurred: 11/17/2020 22:06 00 to 11/17/2020 22:16 00	Date / Time Reported: 11/17/2020 22:17:00

Comments

SUSPECT WAS INTOXICATED IN PUBLIC

OFFENSE

☐ Primary Offense

Offense Code: POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))

Offense Code Value	Severity	Attempted/Completed
MC-35500015-O161		ATTEMPTED

Premise Type	Circumstances	
PARKING (BUSINESS)		
Bias 1	**Bias 2**	**Bias 3**
NONE		
Bias 4	**Bias 5**	
Criminal Activity 1	**Criminal Activity 2**	**Criminal Activity 3**
POSSESSING/CONCEALING		
Offender Using 1	**Offender Using 2**	**Offender Using 3**
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		**Gang Name #1**	
Gang Type #2		**Gang Name #2**	

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	
Entry Point 1	**Entry Point 2**	**Exit Point 1**
N/A		N/A
Exit Point 2	**Target Area**	**Property Target 1**
	N/A	OTHER
Property Target 2	**Property Target 3**	**Victim Target**
		N/A
Time of Day	**Victim Activity**	**Action 1 to Premises**
EVENING- 16 00 - 23:59	NONE	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**	

Comments

SUSPECT HAD DRUG PARAPHERNALIA

SUSPECT

☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE		[redacted]	45	to	45

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'5"	170	[redacted]			

FBI #	SBI #	Place of Birth	Citizenship

Incident Report

Case Number	CAD Incident #
206252-2020	20-2091842
Report Type: Incident Report	Page 3 of 6
Date / Time Occurred: 11/17/2020 22:06 00 to 11/17/2020 22:16 00	Date / Time Reported: 11/17/2020 22:17:00

Ethnicity	Marital Status			
NON-HISPANIC OR LATINO	SINGLE			
Hair Color	**Hair Length**	**Glasses**	**Eye Color**	**Build**
BLACK	SHORT		BLACK	THIN
Facial Hair	**Facial Hair Color**	**Voice**	**Complexion**	**Hand Preference**
NONE	N/A	SOFT	DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address		
[redacted]		
City	**State**	**Zip**
DALLAS	TEXAS	75201

Suspect Employment Information

☐ Student	Employer / School	Occupation
Street Address		

City	State	Zip	Work Phone	Hours of Employment

Clothing Description
BLACK SHIRT, BLUE JEANS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Associated Offenses

Offense	
PUBLIC INTOXICATION (PC 49.02)	☑ Associated With Suspect
POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))	☑ Associated With Suspect

ARREST

Incident Report

Case Number	CAD Incident #
206252-2020	20-2091842
Report Type: Incident Report	Page 4 of 6
Date / Time Occurred: 11/17/2020 22:06 00 to 11/17/2020 22:16 00	Date / Time Reported: 11/17/2020 22:17:00

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-035662	ARRESTED - CDC	

Arrest Date/Time: 11/17/2020 22:55 ☑ Arrested on Scene

Arrest Address

Street Address			
1405 MARTIN LUTHER KING JR BLVD			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
MOLINA,ROBERTO CARLOS	MOLINA,ROBERTO CARLOS	11/17/2020 23:05

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	MULTIPLE	

Warrant Number	Warrant Signed By

Associated Charges

Charge: PUBLIC INTOXICATION (PC 49.02) ☐ Felony ☑ Misdemeanor

Counts: 1 Bail:

Statement of Probable Cause

*****BWC C. LIMSON #10041, T. MASON #9869*****

ON NOVEMBER 17, 2020 AT ABOUT 10:41 PM AO'S R. MOLINA #11874, C. LIMSON #10041 RESPONDED TO A MAJOR DISTURBANCE WITH AMBULANCE REGARDING AP [redacted] AT 1405 MARTIN LUTHER KING JR BLVD, DALLAS, DALLAS COUNTY, TEXAS.

CHARGE 1: PUBLIC INTOXICATION (49.02) M/C

CHARGE 2: DRUG PARAPHERNALIA (HSC 481.125 (A)) M/C

WHEN AO'S MADE CONTACT WITH THE AP [redacted] THEY OBSERVED THE AP JONES TO BE INCOHERENT. AO'S OBSERVED THE AP [redacted] TO HAVE BLOOD SHOT EYES, SLURRED SPEECH, UNSTEADY BALANCE. THE AP [redacted] WAS A DANGER TO HERSELF AND IF NOT ARRESTED, COULD HAVE BECOME A VICTIM OF CRIME. AO C. LIMSON #10041 PERFORMED FEMALE SEARCH OF THE AP. AO R. MOLINA SEARCHED THE AP JONES FANNY PACK TO REVEAL GLASS PIPE WITH BURNT RESIDUE, AND THE AP STATED TO AO'S "OH YEAH THAT'S MY CRACK PIPE." THE AP GLASS PIPE WILL BE PLACED IN THE BAYLOR STREET PROPERTY ROOM UNDER PROPERTY TAG #264036B.

THE AP [redacted] WAS PLACED UNDER ARREST AND TRANSPORTED TO CDC. THE AP WAS IDENTIFIED BY HER AIS #1[redacted].

[redacted] Victim Type: SOCIETY/PUBLIC

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

Incident Report

Case Number	CAD Incident #
206252-2020	20-2091842
Report Type: Incident Report	Page 5 of 6
Date / Time Occurred: 11/17/2020 22:06 00 to 11/17/2020 22:16 00	Date / Time Reported: 11/17/2020 22:17:00

FBI #	SBI #	Place of Birth	Citizenship

Hair Color	Eye Color	Build	Resident

Preferred	Home Phone	Cell Phone	Email Address

Victim Address

Street Address		
725 N JIM MILLER RD		
City	**State**	**Zip**
DALLAS	TEXAS	75217

Victim Employment Information

☐ Student	Employer / School	Occupation

College Name	On Campus ☐ Yes ☐ No

Street Address				
City	**State**	**Zip**	**Work Phone**	**Hours of Employment**
			214-670-8345	

Injury 1	Injury Description		
Injury 2	**Injury 3**	**Injury 4**	**Injury 5**

Victim Condition	Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No	A. Assault/Homicide Circumstance 1	A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No	Justifiable Homicide Circumstance

Hospital Facility ☐ Victim Hospitalized	Hospital Description

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown	Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown	Domestic Disturbance	Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No	Cohabitant ☐ Yes ☐ No	☐ Shooting Victim

Associated Offenses

Offense	
PUBLIC INTOXICATION (PC 49.02)	☑ Associated With Victim
POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))	☑ Associated With Victim

PROPERTY

Property Tag #	Quantity	Category	Action
	1	PROPERTY	NONE

Property Type	Owner	Total Value
	Suspect: [redacted]	

Brand	Model	Color	Serial Number

SRN/NIC Number	Owner Applied Number	UCR Code
264036B		Miscellaneous (USE ONLY IF

Secondary Action	Secondary Value	Date Recovered

Additional Description

GLASS PIPE

Associated Offenses

Offense	
PUBLIC INTOXICATION (PC 49.02)	☐ Associated With Property
POSSESSION OF DRUG PARAPHERNALIA (HSC 481.125 (A))	☑ Associated With Property

Narrative Information

*****BWC C. LIMSON #10041, T. MASON #9869*****

ON NOVEMBER 17, 2020 AT ABOUT 10:41 PM AO'S R. MOLINA #11874, C. LIMSON #10041 RESPONDED TO A MAJOR DISTURBANCE WITH AMBULANCE REGARDING AP [redacted] AT 1405 MARTIN LUTHER KING JR BLVD, DALLAS, DALLAS COUNTY, TEXAS.

CHARGE 1: PUBLIC INTOXICATION (49.02) M/C

CHARGE 2: DRUG PARAPHERNALIA (HSC 481.125 (A)) M/C

WHEN AO'S MADE CONTACT WITH THE AP [redacted] THEY OBSERVED THE AP JONES TO BE INCOHERENT. AO'S OBSERVED THE AP J[redacted] TO HAVE BLOOD SHOT EYES, SLURRED SPEECH, UNSTEADY BALANCE. THE AP [redacted] WAS A DANGER TO HERSELF AND IF NOT ARRESTED, COULD HAVE BECOME A VICTIM OF CRIME. AO C. LIMSON #10041 PERFORMED FEMALE SEARCH OF THE AP. AO R. MOLINA SEARCHED THE [redacted] FANNY PACK TO REVEAL GLASS PIPE WITH BURNT RESIDUE, AND THE AP STATED TO AO'S "OH YEAH THAT'S MY CRACK PIPE." THE AP GLASS PIPE WILL BE PLACED IN THE BAYLOR STREET PROPERTY ROOM UNDER PROPERTY TAG #264036B.

THE AP [redacted] WAS PLACED UNDER ARREST AND TRANSPORTED TO CDC. THE AP WAS IDENTIFIED BY HER AIS #[redacted]

Incident Report

Case Number	CAD Incident #
157538-2020	20-1608324
Report Type: Incident Report	Page 1 of 12
Date / Time Occurred: 9/4/2020 19:11:00 to 9/4/2020 19:12:00	Date / Time Reported: 9/4/2020 19:13 00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
2			1		1				

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
C333		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
2701-2799 GOULD ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2800 GOULD ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
DICKSON, QUALIN	11335	STEED,TIMOTHY ROBERT	11544

OFFENSE

☑ Primary Offense

Offense Code: PUBLIC LEWDNESS (PC 21.07)

Offense Code Value	Severity	Attempted/Completed
MA-72990007-N103		COMPLETED

Premise Type	Circumstances
OUTDOOR AREA PUBLIC/PRIVATE	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	OTHER	

Entry Point 1	Entry Point 2	Exit Point 1
OTHER		OTHER

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	NONE

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
		NONE

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	CAD Incident #
157538-2020	20-1608324
Report Type: Incident Report	Page 2 of 12
Date / Time Occurred: 9/4/2020 19:11:00 to 9/4/2020 19:12:00	Date / Time Reported: 9/4/2020 19:13 00

Comments

PUBLIC LEWDNESS

OFFENSE

☐ Primary Offense

Offense Code: POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))

Offense Code Value	Severity	Attempted/Completed
FS-35990014-O34		COMPLETED

Premise Type	Circumstances	
OUTDOOR AREA PUBLIC/PRIVATE		
Bias 1: NONE	Bias 2	Bias 3
Bias 4	Bias 5	
Criminal Activity 1: POSSESSING/CONCEALING	Criminal Activity 2	Criminal Activity 3
Offender Using 1: NOT APPLICABLE	Offender Using 2	Offender Using 3

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	
Gang Type #1		Gang Name #1	
Gang Type #2		Gang Name #2	

Drug Related	Drug Type	Drug Origin	Drug Precursors
YES	CRACK COCAINE		

MO Panel

Entry Type	Entry Area	Entry Method
	OTHER	
Entry Point 1: OTHER	Entry Point 2	Exit Point 1: NONE
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: NONE
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	

Comments

POSSESSION OF COCAINE

OFFENSE

☐ Primary Offense

Offense Code: WARRANT HOLD (NOT A DPD WARRANT)

Offense Code Value	Severity	Attempted/Completed
NA-99999999-NC197		COMPLETED

Premise Type	Circumstances	
OTHER/UNKNOWN		
Bias 1	Bias 2	Bias 3

Incident Report

Case Number	CAD Incident #
157538-2020	20-1608324
Report Type: Incident Report	Page 3 of 12
Date / Time Occurred: 9/4/2020 19:11:00 to 9/4/2020 19:12:00	Date / Time Reported: 9/4/2020 19:13 00

NONE

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	Gang Activity
		NO	

Gang Type #1	Gang Name #1
Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	OTHER	

Entry Point 1	Entry Point 2	Exit Point 1
OTHER		OTHER

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	N/A

Action 2 to Premises	Action 3 to Premises	Action 1 on Victim
		NONE

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

Comments

DSO WARRANT THEFT OF PROPERTY

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE		[redacted]	30	to	30

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'7"	160				

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT		BROWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
BEARD	N/A	MASCULINE	MEDIUM	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address: [redacted]

City	State	Zip
GARLAND	TEXAS	75044

Suspect Employment Information

☐ Student	Employer / School	Occupation

Incident Report

Case Number	CAD Incident #
157538-2020	20-1608324
Report Type: Incident Report	Page 4 of 12
Date / Time Occurred: 9/4/2020 19:11:00 to 9/4/2020 19:12:00	Date / Time Reported: 9/4/2020 19:13 00

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description: YELLOW SHIRT/BLACK PANTS

Trademarks of Suspect

Injury 1: NONE | Injury 2 | Injury 3 | Injury 4 | Injury 5

☐ 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

Associated Offenses

Offense	Associated With Suspect
PUBLIC LEWDNESS (PC 21.07)	☑
POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))	☑
WARRANT HOLD (NOT A DPD WARRANT)	☑

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-027257	ARRESTED - LEW STERRETT	HANDLED WITHIN

Arrest Date/Time: 9/4/2020 19:30 ☑ Arrested on Scene

Arrest Address

Street Address: 2800 GOULD ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
DICKSON,QUALIN	DICKSON,QUALIN	09/04/2020 20:11

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		

Automatic Weapon 2	Multiple Clearance	Card Number
	COUNT ARRESTEE	
Warrant Number	Warrant Signed By	

Associated Charges

Charge: PUBLIC LEWDNESS (PC 21.07) — ☐ Felony ☑ Misdemeanor
Counts: 1 Bail:

Charge: POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B)) — ☑ Felony ☐ Misdemeanor
Counts: 1 Bail:

Charge: WARRANT HOLD (NOT A DPD WARRANT) — ☐ Felony ☐ Misdemeanor
Counts: 1 Bail:

Statement of Probable Cause

BWC AVAILABLE BY Q. DICKSON #11335, N. CHARMOLI #11216 T. STEED #11544 AND A. CYR #10312, IN CAR VIDEO AVAILABLE IN SQUAD CAR #140112 AND #120089

CHARGE 1: PUBLIC LEWDNESS (PC 21.07)

ON 9-4-2020 AT ABOUT 7:13 PM ARRESTED PERSON [redacted] WAS OBSERVED BY ARRESTING OFFICERS Q. DICKSON #11335 AND T. STEED #11544 ENGAGING IN SEXUAL INTERCOURSE IN A PUBLIC PLACE WITH ARRESTED PERSON [redacted] IN A BLUE 2013 VOLKSWAGEN PASSAT #[redacted] A PUBLIC PLACE AT 2800 GOULD ST, DALLAS, DALLAS COUNTY, TX.

CHARGE 2: POSS CONT SUB PEN GRP 1<1G (HSC 481.115(B))

ON 9-4-2020 AT ABOUT 9:13 PM ARRESTED PERSON [redacted] WAS FOUND TO BE IN POSSESSION OF COCAINE AT 2800 GOULD ST, DALLAS, DALLAS COUNTY, TX.

CHARGE 3: HOLD FOR DALLAS SHERIFFS OFFICE 1, @ NO BOND
WARRANT #F1971000, THEFT PROP $750<$2500

OFFICER Q. DICKSON'S NARRATIVE:

ON 9-4-2020 AT ABOUT 7:13 PM ARRESTING OFFICERS Q. DICKSON #11335 AND T. STEED #11544 OBSERVED A BLUE 2013 VOLKSWAGEN PASSAT #[redacted] SITTING PARKED ON AN UNIMPROVED SURFACE AT 2800 GOULD ST, DALLAS, DALLAS COUNTY, TX. A/OS DICKSON AND STEED MADE CONTACT WITH THE PASSENGERS AND CHECKED THE LISTED VEHICLE FOR POSSIBLE OCCUPANTS. AS A/OS APPROACHED THE VEHICLE A/OS DICKSON AND STEED OBSERVED ARRESTED PERSONS [redacted] AND [redacted] IN THE BACK SEAT OF THE LISTED VEHICLE. A/P [redacted] HAD BOTH OF HIS PANTS AND UNDERWEAR DOWN BELOW HIS KNEES AND WAS THRUSTING HIS HIPS INTO A/P [redacted] A/P [redacted] WAS OBSERVED BY A/O STEED TO BE COMPLETELY NAKED WITH A/P [redacted]

THRUSTING INTO A/P [redacted] A/OS DICKSON AND STEED IMMEDIATELY ORDERED A/P [redacted] AND [redacted] TO PUT THEIR CLOTHES BACK ON AND EXIT THE BACK SEAT OF THE VEHICLE. A/P [redacted] STATED TO A/O DICKSON THAT A/P [redacted] WAS HIS "HOME GIRL" AND THAT HE WAS JUST TALKING TO HER IN THE CAR. A/P [redacted] STATED THAT SHE AND A/P [redacted] WERE JUST TALKING ABOUT "GETTING AN APARTMENT" AND THAT SHE KNEW A/P [redacted] FOR "MONTHS AND YEARS". HOWEVER, NEITHER A/P KNEW EACH OTHER'S FIRST NAME. A/O STEED THEN SPOKE TO VICE DETECTIVE SGT CANDELARIA. A/P [redacted] AND [redacted] WERE THEN PLACED IN HANDCUFFS. A SUBJECT CHECK OF A/P [redacted] REVEALED AN OUTSTANDING WARRANT OUT OF THE DALLAS SHERIFF'S OFFICE. SCARIAH WITH DSO CONFIRMED THE WARRANT. WHEN A/O STEED CONDUCTED AN INVENTORY SEARCH OF THE LISTED VEHICLE HE OBSERVED A SMALL GREEN BAGGY WITH A WHITE POWDERY SUBSTANCE SITTING BY THE GEAR SHIFTER IN PLAIN VIEW. A/O STEED THEN FOUND ANOTHER SMALL GREEN BAGGY WITH A WHITE POWDERY SUBSTANCE INSIDE OF A SMALL COMPARTMENT TO THE LEFT OF THE STEERING WHEEL. A/O A. CYR #10312 ARRIVED AT THE LOCATION AND FIELD TESTED THE WHITE POWDER. THE WHITE POWDER TESTED POSITIVE FOR COCAINE.

ALL DRUG WEIGHTS ARE APPROXIMATE AND WERE CONDUCTED BY A/O CHARMOLI #11216.

DRUGS WITH PACKAGING- 0.7 GRAMS
PACKAGING WEIGHT-0.6 GRAMS
DRUGS WITHOUT PACKAGING- 0.1 GRAMS

TOTAL WEIGHT OF DRUG BAG AND ALL ITS CONTENTS-33.1 GRAMS

THE COCAINE WAS TAKEN TO THE BAYLOR STREET PROPERTY ROOM AND PLACED ON DRUG TAG DRUG TAG #130354D BY A/O N. CHARMOLI #11216.

A/PS [redacted] AND [redacted] WERE TRANSPORTED TO LEW STERRETT JAIL BY A/OS DICKSON, STEED AND CYR.

A CHECK OF TLETS AND JI55 REVEALED NO PREVIOUS ENHANCIBLE CONVICTIONS FOR PUBLIC LEWDNESS.

A/P [redacted] WAS IDENTIFIED BY HIS AIS [redacted] AND PROFILE PHOTO. A/P [redacted] WAS IDENTIFIED BY HER AIS # [redacted] AND PROFILE PHOTO.

SUSPECT ☑ Known ☐ Unknown ☑ Arrested

Name (Last, First Middle)								
[redacted]								
Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	FEMALE		[redacted]	24	to	24

Details

Height	Weight	Driver's License #	DL State	Local ID	SID
5'4"	215				

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	SINGLE

Incident Report

Case Number	CAD Incident #
157538-2020	20-1608324
Report Type: Incident Report	Page 7 of 12
Date / Time Occurred: 9/4/2020 19:11:00 to 9/4/2020 19:12:00	Date / Time Reported: 9/4/2020 19:13 00

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT		BROWN	MEDIUM
Facial Hair	**Facial Hair Color**	**Voice**	**Complexion**	**Hand Preference**
NONE	N/A	EFFEMINATE	MEDIUM	UNKNOWN

Preferred | Home Phone | Cell Phone | Email Address

Suspect Home Address

Street Address: 6034 ROCHELLE RD 1070

City	State	Zip
IRVING	TEXAS	75062

Suspect Employment Information

☐ Student | Employer / School | Occupation

Street Address

City	State	Zip	Work Phone	Hours of Employment

Clothing Description: BLACK DRESS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5
NONE				

☐ 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

Associated Offenses

Offense	Associated With Suspect
PUBLIC LEWDNESS (PC 21.07)	☑
POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))	☐
WARRANT HOLD (NOT A DPD WARRANT)	☐

ARREST

Arrested As	Arrest Number	Arrest Action	Disposition
☑ Adult ☐ Juvenile	20-027258	ARRESTED - LEW STERRETT	HANDLED WITHIN

Arrest Date/Time: 9/4/2020 19:30 | ☑ Arrested on Scene

Incident Report

Case Number	CAD Incident #
157538-2020	20-1608324
Report Type: Incident Report	Page 8 of 12
Date / Time Occurred: 9/4/2020 19:11:00 to 9/4/2020 19:12:00	Date / Time Reported: 9/4/2020 19:13 00

Arrest Address

Street Address			
2800 GOULD ST			
City: DALLAS	State: TEXAS	Zip: 75215	Beat: 341

Test Given	Test Date/Time	Test Results	Test Administered By
Test Given	Test Date/Time	Test Results	Test Administered By

Arresting Officer	Transporting Officer	Transported Date/Time
DICKSON,QUALIN	DICKSON,QUALIN	09/04/2020 20:11

Weapon 1	Automatic Weapon 1	Weapon 2
UNARMED		
Automatic Weapon 2	Multiple Clearance: COUNT ARRESTEE	Card Number
Warrant Number	Warrant Signed By	

Associated Charges

Charge: PUBLIC LEWDNESS (PC 21.07) ☐ Felony ☑ Misdemeanor

Counts	Bail
1	

Statement of Probable Cause

BWC AVAILABLE BY Q. DICKSON #11335, N. CHARMOLI #11216 T. STEED #11544 AND A. CYR #10312, IN CAR VIDEO AVAILABLE IN SQUAD CAR #140112 AND #120089

CHARGE 1: PUBLIC LEWDNESS (PC 21.07)

ON 9-4-2020 AT ABOUT 7:13 PM ARRESTED PERSON [redacted] [redacted] WAS OBSERVED BY ARRESTING OFFICERS Q. DICKSON #11335 AND T. STEED #11544 ENGAGING IN SEXUAL INTERCOURSE IN A PUBLIC PLACE WITH ARRESTED [redacted] IN A BLUE 2013 VOLKSWAGEN PASSAT #[redacted] IN A PUBLIC PLACE AT 2800 GOULD ST, DALLAS, DALLAS COUNTY, TX.

OFFICER Q. DICKSON'S NARRATIVE:

ON 9-4-2020 AT ABOUT 7:13 PM ARRESTING OFFICERS Q. DICKSON #11335 AND T. STEED #11544 OBSERVED A BLUE 2013 VOLKSWAGEN PASSAT #[redacted] SITTING PARKED ON AN UNIMPROVED SURFACE AT 2800 GOULD ST, DALLAS, DALLAS COUNTY, TX. A/OS DICKSON AND STEED MADE CONTACT WITH THE PASSENGERS AND CHECKED THE LISTED VEHICLE FOR POSSIBLE OCCUPANTS. AS A/OS APPROACHED THE VEHICLE A/OS DICKSON AND STEED OBSERVED ARRESTED PERSONS [redacted] AND [redacted] IN THE BACK SEAT OF THE LISTED VEHICLE. A/P [redacted] HAD BOTH OF HIS PANTS AND UNDERWEAR DOWN BELOW HIS KNEES AND WAS THRUSTING HIS HIPS INTO A/P [redacted] A/P [redacted] WAS OBSERVED BY A/O STEED TO BE COMPLETELY NAKED WITH A/P [redacted] THRUSTING INTO A/P [redacted] A/OS DICKSON AND STEED IMMEDIATELY ORDERED A/P [redacted] AND [redacted] TO PUT THEIR CLOTHES BACK ON AND EXIT THE BACK SEAT OF THE VEHICLE. A/P [redacted] STATED TO A/O DICKSON THAT A/P [redacted] WAS HIS "HOME GIRL" AND THAT HE WAS JUST TALKING TO HER IN THE CAR. A/P [redacted] STATED THAT SHE AND A/P [redacted] WERE JUST TALKING ABOUT "GETTING AN APARTMENT" AND THAT SHE KNEW A/P [redacted] FOR "MONTHS AND YEARS". HOWEVER, NEITHER A/P KNEW EACH OTHER'S FIRST NAME. A/O STEED THEN SPOKE TO VICE DETECTIVE SGT CANDELARIA. A/P [redacted] AND [redacted] WERE THEN PLACED IN HANDCUFFS.

Incident Report

Case Number	CAD Incident #
157538-2020	20-1608324
Report Type: Incident Report	Page 9 of 12
Date / Time Occurred: 9/4/2020 19:11:00 to 9/4/2020 19:12:00	Date / Time Reported: 9/4/2020 19:13 00

A SUBJECT CHECK OF A/P [redacted] REVEALED AN OUTSTANDING WARRANT OUT OF THE DALLAS SHERIFF'S OFFICE. SCARIAH WITH DSO CONFIRMED THE WARRANT. WHEN A/O STEED CONDUCTED AN INVENTORY SEARCH OF THE LISTED VEHICLE HE OBSERVED A SMALL GREEN BAGGY WITH A WHITE POWDERY SUBSTANCE SITTING BY THE GEAR SHIFTER IN PLAIN VIEW. A/O STEED THEN FOUND ANOTHER SMALL GREEN BAGGY WITH A WHITE POWDERY SUBSTANCE INSIDE OF A SMALL COMPARTMENT TO THE LEFT OF THE STEERING WHEEL. A/O A. CYR #10312 ARRIVED AT THE LOCATION AND FIELD TESTED THE WHITE POWDER. THE WHITE POWDER TESTED POSITIVE FOR COCAINE.

ALL DRUG WEIGHTS ARE APPROXIMATE AND WERE CONDUCTED BY A/O CHARMOLI #11216.

DRUGS WITH PACKAGING- 0.7 GRAMS
PACKAGING WEIGHT-0.6 GRAMS
DRUGS WITHOUT PACKAGING- 0.1 GRAMS

TOTAL WEIGHT OF DRUG BAG AND ALL ITS CONTENTS-33.1 GRAMS

THE COCAINE WAS TAKEN TO THE BAYLOR STREET PROPERTY ROOM AND PLACED ON DRUG TAG DRUG TAG #130354D BY A/O N. CHARMOLI #11216.

A/PS [redacted] AND [redacted] WERE TRANSPORTED TO LEW STERRETT JAIL BY A/OS DICKSON, STEED AND CYR.

A CHECK OF TLETS AND JI55 REVEALED NO PREVIOUS ENHANCIBLE CONVICTIONS FOR PUBLIC LEWDNESS.

A/P [redacted] WAS IDENTIFIED BY HIS AIS # [redacted] AND PROFILE PHOTO. A/P [redacted] WAS IDENTIFIED BY HER AIS # [redacted] AND PROFILE PHOTO.

VICTIM

Victim Type	Name (Last, First Middle)
SOCIETY/PUBLIC	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		
725 N JIM MILLER RD		
City	State	Zip
DALLAS	TEXAS	75217

Incident Report

Case Number	CAD Incident #
157538-2020	20-1608324
Report Type: Incident Report	Page 10 of 12
Date / Time Occurred: 9/4/2020 19:11:00 to 9/4/2020 19:12:00	Date / Time Reported: 9/4/2020 19:13 00

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment
			214-670-8345	

Injury 1 | Injury Description

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility | Hospital Description

☐ Victim Hospitalized

Under Influence Alcohol? ☐ Yes ☐ No ☐ Unknown

Under Influence Drugs? ☐ Yes ☐ No ☐ Unknown

Domestic Disturbance

Domestic Violence Victim Transported ☐ Yes ☐ No

Violation of Protective Order ☐ Yes ☐ No

Cohabitant ☐ Yes ☐ No

☐ Shooting Victim

Associated Offenses

Offense	
PUBLIC LEWDNESS (PC 21.07)	☑ Associated With Victim
POSS CONT SUB PEN GRP 1 <1G (HSC 481.115(B))	☑ Associated With Victim
WARRANT HOLD (NOT A DPD WARRANT)	☑ Associated With Victim

VEHICLE

Plate	State	Plate Type	Plate Year	Plate Month
[redacted]	TEXAS	STANDARD PASSENGER	2020	

VIN	☐ VIN Validation Off	Make	Model	Year
		VOLKSWAGEN	PASSAT	2013

Color	Secondary Color	Style	Type	Decal #
BLUE		AUTOMOB LE	4 DOOR SEDAN	

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) ☐ Business | Sex | Race | DOB

Street Address

City	State	Zip

Vehicle Elements

☐ Stolen ☐ Recovered ☐ Other | Other Description

Keys in Ignition	Doors Locked	Windows Closed	Ignition Locked	Trunk Locked	Radio In Car	Repo. Check	Tow List Check	Stolen Value
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

How Vehicle Entered | How Vehicle Taken

Incident Report

Case Number	CAD Incident #
157538-2020	20-1608324
Report Type: Incident Report	Page 11 of 12
Date / Time Occurred: 9/4/2020 19:11:00 to 9/4/2020 19:12:00	Date / Time Reported: 9/4/2020 19:13 00

Recovered By	Recovery Date & Time	Recovered Value	Recovery Code

Disposition	Battery in Car	Spare Tire in Car	Evidence Recovered	Damage To Vehicle	Owner Notified By Recovering Officer
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No

Reason Owner Was Not Notified

Recovery Address

Street Address		
City	State	Zip

☑ Impounded ☐ 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

DRUG	Drug Type	Action	Quantity	Units of Measurement	Estimated Street Value
	CRACK COCAINE	EVIDENCE	0.1	GRAM	

Date Recovered: 09/04/2020

Marijuana (For Drug Type E=Marijuana and Measurement NP = No. of Plants)

Location	Number of Plots	Latitude	Longitude

Comment: DRUG TAG #130354D

Narrative Information

ON 9-4-2020 AT ABOUT 7:13 PM ARRESTING OFFICERS Q. DICKSON #11335 AND T. STEED #11544 OBSERVED A BLUE 2013 VOLKSWAGEN PASSAT # [redacted] SITTING PARKED ON AN UNIMPROVED SURFACE AT 2800 GOULD ST, DALLAS, DALLAS COUNTY, TX. A/OS DICKSON AND STEED MADE CONTACT WITH THE PASSENGERS AND CHECKED THE LISTED VEHICLE FOR POSSIBLE OCCUPANTS. AS A/OS APPROACHED THE VEHICLE A/OS DICKSON AND STEED OBSERVED ARRESTED PERSONS [redacted] AND [redacted] [redacted] IN THE BACK SEAT OF THE LISTED VEHICLE. A/P [redacted] HAD BOTH OF HIS PANTS AND UNDERWEAR DOWN BELOW HIS KNEES AND WAS THRUSTING HIS HIPS INTO A/P [redacted] A/P [redacted] WAS OBSERVED BY A/O STEED TO BE COMPLETELY NAKED WITH A/P [redacted] THRUSTING INTO A/P [redacted] A/OS DICKSON AND STEED IMMEDIATELY ORDERED A/P [redacted] AND [redacted] TO PUT THEIR CLOTHES BACK ON AND EXIT THE BACK SEAT OF THE VEHICLE. A/P [redacted] STATED TO A/O DICKSON THAT A/P [redacted] WAS HIS "HOME GIRL" AND THAT HE WAS JUST TALKING TO HER IN THE CAR. A/P [redacted] STATED THAT SHE AND A/P [redacted] WERE JUST TALKING ABOUT "GETTING AN APARTMENT" AND THAT SHE KNEW A/P [redacted] FOR "MONTHS AND YEARS". HOWEVER, NEITHER A/P KNEW EACH OTHER'S FIRST NAME. A/O STEED THEN SPOKE TO VICE DETECTIVE SGT CANDELARIA. A/P [redacted] AND [redacted] WERE THEN PLACED IN HANDCUFFS. A SUBJECT CHECK OF A/P [redacted] REVEALED AN OUTSTANDING WARRANT OUT OF THE DALLAS SHERIFF'S OFFICE. SCARIAH WITH DSO CONFIRMED THE WARRANT. WHEN A/O STEED CONDUCTED AN INVENTORY SEARCH OF THE LISTED VEHICLE HE OBSERVED A SMALL GREEN BAGGY WITH A WHITE POWDERY SUBSTANCE SITTING BY THE GEAR SHIFTER IN PLAIN VIEW. A/O STEED THEN FOUND ANOTHER SMALL GREEN BAGGY WITH A WHITE POWDERY SUBSTANCE INSIDE OF A SMALL COMPARTMENT TO THE LEFT OF THE STEERING WHEEL. A/O A. CYR #10312 ARRIVED AT THE LOCATION AND FIELD TESTED THE WHITE POWDER. THE WHITE POWDER TESTED POSITIVE FOR COCAINE.

ALL DRUG WEIGHTS ARE APPROXIMATE AND WERE CONDUCTED BY A/O CHARMOLI #11216.

DRUGS WITH PACKAGING- 0.7 GRAMS
PACKAGING WEIGHT-0.6 GRAMS
DRUGS WITHOUT PACKAGING- 0.1 GRAMS

TOTAL WEIGHT OF DRUG BAG AND ALL ITS CONTENTS-33.1 GRAMS

THE COCAINE WAS TAKEN TO THE BAYLOR STREET PROPERTY ROOM AND PLACED ON DRUG TAG DRUG TAG #130354D BY A/O N. CHARMOLI #11216.

A/PS [redacted] AND [redacted] WERE TRANSPORTED TO LEW STERRETT JAIL BY A/OS DICKSON, STEED AND CYR.

A CHECK OF TLETS AND JI55 REVEALED NO PREVIOUS ENHANCIBLE CONVICTIONS FOR PUBLIC LEWDNESS.

A/P [redacted] WAS IDENTIFIED BY HIS AIS #2746645 AND PROFILE PHOTO. A/P [redacted] WAS IDENTIFIED BY HER AIS #2986309 AND PROFILE PHOTO.

Incident Report

Case Number	CAD Incident #
114855-2020	20-1176264
Report Type: Incident Report	Page 1 of 4
Date / Time Occurred: 7/1/2020 02 20:00 to 7/1/2020 02 24:00	Date / Time Reported: 7/1/2020 02:24 00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
		1	1			1			

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
E321		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
SOUTH BLVD & HOLMES ST	NOT A CARGO THEFT OFFENSE

Incident Address

Street Address: 2906 HOLMES ST

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
HUGHES, JACOB	11160		

OFFENSE

☑ Primary Offense | Offense Code: ROBBERY OF INDIVIDUAL (PC 29.02)

Offense Code Value	Severity	Attempted/Completed
F2-12990001-C2		COMPLETED

Premise Type	Circumstances
APARTMENT COMPLEX/BUILDING	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	NONE/UNKNOWN

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
NO			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	NONE	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
LATE NIGHT- 00:00 - 07:59	ROB/SEX ASSLT-OTHER	NONE

Action 2 to Premises	Action 3 to Premises	Action 1 on Victim
		NONE

Action 2 on Victim	Action 3 on Victim	Other Action 1
		NONE

Other Action 2	Other Action 3	Solicited Offered 1
		NONE

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	CAD Incident #
114855-2020	20-1176264
Report Type: Incident Report	Page 2 of 4
Date / Time Occurred: 7/1/2020 02 20:00 to 7/1/2020 02 24:00	Date / Time Reported: 7/1/2020 02:24 00

BODILY FORCE

Comments

SUSP TOOK COMP'S MONEY BY FORCE

SUSPECT ☐ Known ☑ Unknown ☐ Arrested

Name (Last, First Middle)

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE				17 to 99	

Details

Height	Weight	Driver's License #	DL State	Local ID	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

☐ 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

☐ 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	CAD Incident #
114855-2020	20-1176264
Report Type: Incident Report	Page 3 of 4
Date / Time Occurred: 7/1/2020 02 20:00 to 7/1/2020 02 24:00	Date / Time Reported: 7/1/2020 02:24 00

Associated Offenses

Offense	Associated With Suspect
ROBBERY OF INDIVIDUAL (PC 29.02)	☑

VICTIM — Victim Type: INDIVIDUAL

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN
		BLACK	FEMALE	

Date of Birth	Age	Age Range	Infant Type	Age At Time Of Incident
[redacted]	48	to		48

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
5'04"	170			NON-HISPANIC OR LATINO	

FBI #	SBI #	Place of Birth	Citizenship

Hair Color	Eye Color	Build	Resident

Preferred	Home Phone	Cell Phone	Email Address
		[redacted]	

Victim Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75215

Victim Employment Information

☐ Student — Employer / School — Occupation

College Name — On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment

Injury 1	Injury Description	Injury 3	Injury 4	Injury 5
APPARENT MINOR INJURY				

Injury 2

Victim Condition — Victim-Offender

A. Assault/Homicide ☐ Yes ☐ No — A. Assault/Homicide Circumstance 1 — A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No — Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized — Hospital Description

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No ☐ Unknown	NO	☐ Yes ☑ No

Violation of Protective Order	Cohabitant	
☐ Yes ☑ No	☐ Yes ☑ No	☐ Shooting Victim

Victim Suspect Relationships

Suspect	Relationship
Suspect:1 UNKNOWN	RELATIONSHIP UNKNOWN

Associated Offenses

Offense	Associated With Victim
ROBBERY OF INDIVIDUAL (PC 29.02)	☑

Incident Report

Case Number	CAD Incident #
114855-2020	20-1176264
Report Type: Incident Report	Page 4 of 4
Date / Time Occurred: 7/1/2020 02 20:00 to 7/1/2020 02 24:00	Date / Time Reported: 7/1/2020 02:24 00

PROPERTY	Property Tag #	Quantity	Category	Action
			MONEY	STOLEN

Property Type	Owner	Total Value
CURRENCY: US CURRENCY	Victim: THOMAS, KIMBERLY	$300.00

Brand	Model	Color	Serial Number

SRN/NIC Number	Owner Applied Number	UCR Code
		Miscellaneous Currency

Secondary Action	Secondary Value	Date Recovered

Currency Panel — Additional Description

Denomination	Quantity	Value
100 DOLLAR BILL	3	300.00

Associated Offenses

Offense	
ROBBERY OF INDIVIDUAL (PC 29.02)	☑ Associated With Property

Narrative Information

BWC AVAILABLE BY R/O J. HUGHES 11160

ON JULY 1, 2020 AT APPROXIMATELY 2:20 AM, COMPLAINANT (COMP) [redacted] APPROACHED THE UNNAMED APARTMENTS AT 2906 HOLMES ST. SHE WENT INSIDE APARTMENT 102 TO BUY P.C.P FROM A DRUG DEALER. WHEN THE COMP WENT INTO HER PURSE AND PULLED OUT HER $300 THE UNKNOWN SUSPECT (SUSP) WENT OVER TO HER AND OUT HIS HANDS INTO HER PURSE TO GET THE MONEY. THEY THEN FELL TO THE FLOOR WRESTLING OVER THE ROLL OF MONEY. THE SUSP PUNCHED THE COMP IN THE FACE MULTIPLE TIMES AND TOOK THE MONEY FROM HER. THE COMP THEN FLED THE APARTMENT AND CALLED POLICE. REPORTING OFFICER J. HUGHES 11160 WAS FLAGGED DOWN BY COMP AT THE INTERSECTION OF SANGER AVE AND S. ERVAY ST. COMP DENIED TO HAVE DFR REQUESTED.

Incident Report

Case Number	CAD Incident #
115564-2020	20-1183581
Report Type: Incident Report	Page 1 of 6
Date / Time Occurred: 7/2/2020 06 30:00 to 7/2/2020 06:41:00	Date / Time Reported: 7/2/2020 06:42 00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
		1	1		1	2			

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
A325		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
1515 AL LIPSCOMB WAY	NO

Incident Address

Street Address: 1515 AL LIPSCOMB WAY

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
ZUPAN, JUSTIN	11696	MORALES,BRENDA AURORA	11619

OFFENSE

☑ Primary Offense | Offense Code: ROBBERY OF INDIVIDUAL (PC 29.02)

Offense Code Value	Severity	Attempted/Completed
F2-12990001-C2		COMPLETED

Premise Type	Circumstances
PARKING (BUSINESS)	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	NONE/UNKNOWN

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
UNKNOWN			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OFFICE EQUIPMENT

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
LATE NIGHT- 00:00 - 07:59	NONE	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
		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	CAD Incident #
115564-2020	20-1183581
Report Type: Incident Report	Page 2 of 6
Date / Time Occurred: 7/2/2020 06 30:00 to 7/2/2020 06:41:00	Date / Time Reported: 7/2/2020 06:42 00

Comments

UNK SUSP ASSAULTED COMP AND TOOK PROPERTY

OFFENSE

☐ Primary Offense

Offense Code: CRIM MISCHIEF > OR EQUAL $100 < $750 (PC 28.03(b)(2))

Offense Code Value	Severity	Attempted/Completed
MB-29990042-L99		COMPLETED

Premise Type	Circumstances	
PARKING (BUSINESS)		

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
UNKNOWN			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OFFICE EQUIPMENT

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
LATE NIGHT- 00:00 - 07:59	NONE	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

Comments

UNK SUSP DAMAGED COMPS VEH W/O CONSENT

SUSPECT ☐ Known ☑ Unknown ☐ Arrested

Name (Last, First Middle)

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
		BLACK	MALE				17 to 99	

Details

Height	Weight	Driver's License #	DL State	Local ID	SID

FBI #	SBI #	Place of Birth	Citizenship

Incident Report

Case Number	CAD Incident #
115564-2020	20-1183581
Report Type: Incident Report	Page 3 of 6
Date / Time Occurred: 7/2/2020 06 30:00 to 7/2/2020 06:41:00	Date / Time Reported: 7/2/2020 06:42 00

Ethnicity	Marital Status
NON-HISPANIC OR LATINO	

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT		UNKNOWN	HEAVY

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
			DARK	

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address		
City	State	Zip

Suspect Employment Information

☐ Student	Employer / School	Occupation
Street Address		

City	State	Zip	Work Phone	Hours of Employment

Clothing Description
BLACK/YELLOW SHIRT, BLACK SHORTS

Trademarks of Suspect

Injury 1	Injury 2	Injury 3	Injury 4	Injury 5

☐ 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

Associated Offenses

Offense	
ROBBERY OF INDIVIDUAL (PC 29.02)	☑ Associated With Suspect
CRIM MISCHIEF > OR EQUAL $100 < $750 (PC 28.03(b)(2))	☐ Associated With Suspect

VICTIM — Victim Type: INDIVIDUAL

Name (Last, First Middle) [redacted]

Suffix	Nickname	Race	Sex	SSN

Incident Report

Case Number	CAD Incident #
115564-2020	20-1183581
Report Type: Incident Report	Page 4 of 6
Date / Time Occurred: 7/2/2020 06:30:00 to 7/2/2020 06:41:00	Date / Time Reported: 7/2/2020 06:42:00

			BLACK		MALE
Date of Birth	Age	Age Range	Infant Type	Age At Time Of Incident	
[redacted]	30	to		30	

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
		[redacted]	TEXAS	NON-HISPANIC OR LATINO	SINGLE

FBI #	SBI #	Place of Birth	Citizenship
			US CITIZEN

Hair Color	Eye Color	Build	Resident
OTHER	BROWN	SMALL	

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Victim Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75243

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ No

Street Address

City	State	Zip	Work Phone	Hours of Employment

Injury 1	Injury Description
APPARENT MINOR INJURY	SWELLING UNDER LEFT EYE

Injury 2 | Injury 3 | Injury 4 | Injury 5

Victim Condition | Victim-Offender

A. Assault/Homicide ☐ Yes ☑ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☑ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☑ No ☐ Unknown	☐ Yes ☑ No ☐ Unknown	NO	☐ Yes ☑ No

Violation of Protective Order: ☐ Yes ☑ No | Cohabitant: ☐ Yes ☑ No | ☐ Shooting Victim

Victim Suspect Relationships

Suspect	Relationship
Suspect:1 UNKNOWN	VICTIM WAS STRANGER

Associated Offenses

Offense	
ROBBERY OF INDIVIDUAL (PC 29.02)	☑ Associated With Victim
CRIM MISCHIEF > OR EQUAL $100 < $750 (PC 28.03(b)(2))	☑ Associated With Victim

VEHICLE

Plate	State	Plate Type	Plate Year	Plate Month
[redacted]	ARIZONA	STANDARD PASSENGER	2020	

VIN	VIN Validation Off	Make	Model	Year
[redacted]	☐	DODGE	CHARGER (&SHELB	2019

Color	Secondary Color	Style	Type	Decal #
BLACK		AUTOMOB LE	4 DOOR SEDAN	

Involvement	NIC
Victim	

Incident Report

Case Number	CAD Incident #
115564-2020	20-1183581
Report Type: Incident Report	Page 5 of 6
Date / Time Occurred: 7/2/2020 06 30:00 to 7/2/2020 06:41:00	Date / Time Reported: 7/2/2020 06:42 00

Other Identifiers

Insurance Information

Insurance Company	Policy Number	Insurance Expiration	Financed By/Titleholder

Registered Owner Info

Registered Owner Name (Last, First, MI)	Sex	Race	DOB
☑ Business EAN HOLDINGS LLC			

Street Address: 14002 E 21ST ST

City	State	Zip
TUSLA	OKLAHOMA	74134

Vehicle Elements

☐ Stolen ☐ Recovered ☐ Other — Other Description

Keys in Ignition	Doors Locked	Windows Closed	Ignition Locked	Trunk Locked	Radio In Car	Repo. Check	Tow List Check	Stolen Value
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

How Vehicle Entered	How Vehicle Taken

Recovered By	Recovery Date & Time	Recovered Value	Recovery Code

Disposition	Battery in Car	Spare Tire in Car	Evidence Recovered	Damage To Vehicle	Owner Notified By Recovering Officer
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No		☐ Yes ☐ No

Reason Owner Was Not Notified

Recovery Address

Street Address

City	State	Zip

☐ Impounded ☐ 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	Category	Action
		MONEY	STOLEN

Property Type	Owner	Total Value
CURRENCY: US CURRENCY	Victim: [redacted]	$70.00

Brand	Model	Color	Serial Number

SRN/NIC Number	Owner Applied Number	UCR Code
		Miscellaneous Currency

Secondary Action	Secondary Value	Date Recovered

Currency Panel — Additional Description

Denomination	Quantity	Value
TWENTY DOLLAR BILL	1	20.00

Currency Panel

Denomination	Quantity	Value
50 DOLLAR BILL	1	50.00

Associated Offenses

Offense	
ROBBERY OF INDIVIDUAL (PC 29.02)	☑ Associated With Property
CRIM MISCHIEF > OR EQUAL $100 < $750 (PC 28.03(b)(2))	☐ Associated With Property

Incident Report

Case Number	CAD Incident #
115564-2020	20-1183581
Report Type: Incident Report	Page 6 of 6
Date / Time Occurred: 7/2/2020 06 30:00 to 7/2/2020 06:41:00	Date / Time Reported: 7/2/2020 06:42 00

PROPERTY	Property Tag #	Quantity	Category	Action
		1	PROPERTY	DAMAGED (CRIMINAL MISCHIEF ONLY)

Property Type	Owner	Total Value
AUTOMOBILE: EXTERIOR PARTS	Victim: [redacted]	$200.00

Brand	Model	Color	Serial Number

SRN/NIC Number	Owner Applied Number	UCR Code
		Mounted Vehicle Parts &

Secondary Action	Secondary Value	Date Recovered

Additional Description

DAMAGE TO FRONT WIND SHIELD

Associated Offenses

Offense	
ROBBERY OF INDIVIDUAL (PC 29.02)	☐ Associated With Property
CRIM MISCHIEF > OR EQUAL $100 < $750 (PC 28.03(b)(2))	☑ Associated With Property

Narrative Information

NO BWC

ON 7-2-2020 AT APPROXIMATELY 7:19AM RESPONDING OFFICERS (RO/S) J.ZUPAN #11696, B.MORALES #11619 WERE DISPATCHED TO A CALL REGARDING A ROBBERY AT 1515 AL LIPSCOMB WAY DALLAS, DALLAS COUNTY, TEXAS.

RO/S SPOKE WITH COMPLAINANT (COMP) [redacted] WHO STATED AT AROUND 6:42AM HE EXITED IH-45 ONTO MLK BLVD AND STOPPED AT A CORNER STORE IN THE 1700 BLOCK OF MLK BLVD. COMP [redacted] STATED HE EXITED HIS BLACK DODGE CHARGER TO ENTER THE CORNER STORE AND THATS WHEN HE DISCOVERED THE CORNER STORE TO BE CLOSED. COMP [redacted] RETURNED TO HIS VEHICLE AND SHORTLY AFTER WAS APPROACHED BY AN UNK HEAVY SET B/M WEARING A BLACK/YELLOW SHIRT. THE UNK B/M BEGAN ASKING COMP [redacted] FOR MONEY AND COMP [redacted] PROCEEDED TO PULL HIS WALLET OUT TO GIVE MONEY TO THE UNK B/M. THE UNK B/M HIT COMP [redacted] IN THE FACE WITH A CLOSED FIST 1 TIME CAUSING COMP [redacted] TO FEEL PAIN. COMP [redacted] STATED THE UNK B/M TOOK $70.00 FROM HIS HAND AND AS COMP [redacted] WAS FLEEING THE LOCATION THE UNK B/M THREW AN UNK OBJECT AT THE WINDSHIELD OF THE BLACK CHARGER DAMAGING THE WINDSHIELD ($200.00).

COMP [redacted] FLED THE LOCATION AND CALLED 911 AT THE 1515 AL LIPSCOMB WAY ADDRESS.

COMP [redacted] WAS TREATED BY DFR RESCUE #6.

COMP [redacted] STATED HE WAS NOT FROM THE AREA SO HE COULD NOT PROVIDE AN ADDRESS OR NAME OF THE CORNER STORE THE INCIDENT OCCURED AT.

Incident Report

Case Number	CAD Incident #
131756-2020	20-1353394
Report Type: Incident Report	Page 1 of 4
Date / Time Occurred: 7/24/2020 22:00:00 to 7/25/2020 00:00:00	Date / Time Reported: 7/27/2020 21 32:00

Arrested Suspects	Additional Suspects	Unknown Suspects	Victims	Other Persons	Vehicles	Items	Evidence Count	Leoka Count	File #
		1	1						

☐ Arson Related | Arson Code | Damage Value | ☐ Hate Crime | ☐ Domestic Violence | ☐ Drive by Shooting

Incident Details

Unit Number	Clearance Disposition	Cleared by Exception	Exceptional Clearance Date
F533		NOT APPLICABLE	

Situation Found	Case Status

Location Given By Dispatcher	Cargo Theft
5200 HARRY HINES BLVD	NO

Incident Address

Street Address: 2912 CLEVELAND ST J14

City	State	Zip	Beat
DALLAS	TEXAS	75215	341

Administrative Info

Reporting Officer 1	Reporting Officer 1 Badge	Reporting Officer 2	Reporting Officer 2 Badge
TUNG, LINDA	11816	LAURENCE,ROBERT WAYNE	9191

OFFENSE

☑ Primary Offense

Offense Code: SEXUAL ASSAULT - PRELIMINARY INVESTIGATION *NON FAMILY VIOLENCE

Offense Code Value	Severity	Attempted/Completed
NA-99999999-Z10		COMPLETED

Premise Type	Circumstances
SINGLE FAMILY RESIDENCE - OCCUPIED	

Bias 1	Bias 2	Bias 3
NONE		

Bias 4	Bias 5

Criminal Activity 1	Criminal Activity 2	Criminal Activity 3

Offender Using 1	Offender Using 2	Offender Using 3
NOT APPLICABLE		

# Premise Entered	Home Invasion	Domestic Violence	Gang Activity
		NO	

Gang Type #1	Gang Name #1

Gang Type #2	Gang Name #2

Drug Related	Drug Type	Drug Origin	Drug Precursors
UNKNOWN			

MO Panel

Entry Type	Entry Area	Entry Method
	N/A	

Entry Point 1	Entry Point 2	Exit Point 1
N/A		N/A

Exit Point 2	Target Area	Property Target 1
	N/A	OTHER

Property Target 2	Property Target 3	Victim Target
		N/A

Time of Day	Victim Activity	Action 1 to Premises
EVENING- 16 00 - 23:59	NONE	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	CAD Incident #
131756-2020	20-1353394
Report Type: Incident Report	Page 2 of 4
Date / Time Occurred: 7/24/2020 22:00:00 to 7/25/2020 00:00:00	Date / Time Reported: 7/27/2020 21 32:00

Comments

PRELIMINARY SEXUAL ASSAULT INVESTIGATION

SUSPECT ☐ Known ☑ Unknown ☐ Arrested

Name (Last, First Middle)

Suffix	Nickname	Race	Sex	SSN	Date of Birth	Age	Age Range	Age At Time Of Incident
	OSCAR	BLACK	MALE				35 to 50	

Details

Height	Weight	Driver's License #	DL State	Local ID	SID

FBI #	SBI #	Place of Birth	Citizenship

Ethnicity	Marital Status
UNKNOWN	

Hair Color	Hair Length	Glasses	Eye Color	Build
BLACK	SHORT	NO	UNKNOWN	MEDIUM

Facial Hair	Facial Hair Color	Voice	Complexion	Hand Preference
UNSHAVEN	N/A	UNKNOWN	DARK	UNKNOWN

Preferred	Home Phone	Cell Phone	Email Address

Suspect Home Address

Street Address

City	State	Zip

Suspect Employment Information

☐ 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

☐ 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	CAD Incident #
131756-2020	20-1353394
Report Type: Incident Report	Page 3 of 4
Date / Time Occurred: 7/24/2020 22:00:00 to 7/25/2020 00:00:00	Date / Time Reported: 7/27/2020 21 32:00

Associated Offenses

Offense	
SEXUAL ASSAULT - PRELIMINARY INVESTIGATION *NON FAMILY VIOLENCE	☑ Associated With Suspect

VICTIM

Victim Type: INDIVIDUAL

Name (Last, First Middle): [redacted]

Suffix	Nickname	Race	Sex	SSN
		BLACK	FEMALE	

Date of Birth	Age	Age Range	Infant Type	Age At Time Of Incident
[redacted]	32	to		32

Details

Height	Weight	Driver's License #	DL State	Ethnicity	Marital Status
				UNKNOWN	

FBI #	SBI #	Place of Birth	Citizenship

Hair Color	Eye Color	Build	Resident

Preferred	Home Phone	Cell Phone	Email Address
CELL PHONE		[redacted]	

Victim Address

Street Address: [redacted]

City	State	Zip
DALLAS	TEXAS	75201

Victim Employment Information

☐ Student | Employer / School | Occupation

College Name | On Campus ☐ Yes ☐ 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 ☐ Yes ☐ No | A. Assault/Homicide Circumstance 1 | A. Assault/Homicide Circumstance 2

Justifiable Homicide ☐ Yes ☐ No | Justifiable Homicide Circumstance

Hospital Facility: ☐ Victim Hospitalized | Hospital Description

Under Influence Alcohol?	Under Influence Drugs?	Domestic Disturbance	Domestic Violence Victim Transported
☐ Yes ☐ No ☑ Unknown	☑ Yes ☐ No ☐ Unknown	NO	☐ Yes ☑ No

Violation of Protective Order	Cohabitant	
☐ Yes ☑ No	☐ Yes ☑ No	☐ Shooting Victim

Associated Offenses

Offense	
SEXUAL ASSAULT - PRELIMINARY INVESTIGATION *NON FAMILY VIOLENCE	☑ Associated With Victim

Narrative Information

BWC 9191

On Monday, July 27, 2020 about 8:15pm, Responding Officers (RO/s) L. Tung #11816 and R. Laurence #9191 responded to a criminal assault at Parkland Hospital at 5200 Harry Hines Blvd, Dallas, Dallas County, Texas.

Victim (Vic) [redacted] stated that on Friday, July 24, 2020 approximately 10:00pm, she had been staying with Suspect (Susp) [redacted] at a blue house across some green apartments located not far from Martin Luther King Jr Blvd and Holmes St. After searching on Google Maps, RO/s believe the offense may have occurred at 2912 Cleveland St, Dallas, Dallas County, Texas which is a blue house, across a cluster of green apartments, a block from the intersection of Martin Luther King Jr Blvd and Holmes St.

Vic[redacted] stated that she had known Susp [redacted] for approximately 2 years and they frequently smoke PCP together. On the night of Friday, July 24, 2020, Vic [redacted] and Susp [redacted] had eaten together and drank some water, which [redacted] said tasted weird. [redacted] stated that she had been told from other people that Susp [redacted] would drug people's food and take advantage of them.

[redacted] and Susp [redacted] would later fall asleep. Vic [redacted] told RO/s that [redacted] had told Vic [redacted] multiple times that night that he had said, "I just want to f--- your booty". Vic [redacted] replied, "I don't want to have sex with you". They both fell asleep.

The next day when Vic [redacted] woke up, she stated that she woke up with a "juicy booty". Vic [redacted] described her anus as wet, possibly from lubrication or semen. Vic [redacted] also stated that her anus was stretched out, like something had been inside of it.

[redacted] had asked [redacted] use his phone to watch videos and she stated that she happened to recognize herself in a video on his phone, but Susp [redacted] was covering the phone with his hand. Vic [redacted] could see the side of her body in the video. Vic [redacted] told RO/s that she had taken a bath at a nearby church after the assault.

Vic [redacted] described Susp [redacted] as a black male, approximately 6 feet tall, average build, and around 40 years old. RO/s believe the Susp may possibly be [redacted], DOB 1[redacted], AIS [redacted]. [redacted] currently lists his primary address at [redacted]

Vic[redacted] stated that she was high on PCP at the time and did not remember what happened. She had a difficult time articulating the events prior to the offense and after because she was high during those times.

Detective Noe Camacho #8318 told RO/s to submit a report under Preliminary Sexual Assault Investigation due to Victim being unsure of whether sexual assault occurred. Vic Andrews consented to a SANE exam.

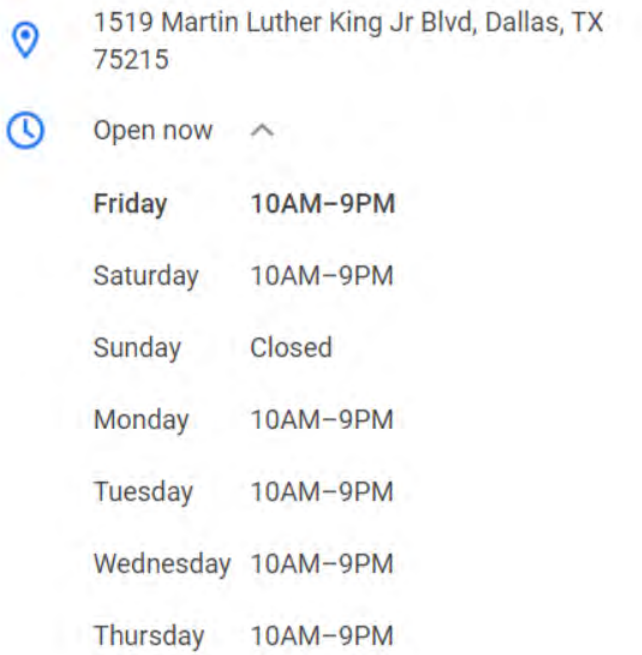
TAB #4

19-00399812	1519 MARTIN LUTHER KING JR BLVD, DALLAS, TX, 75215	Homeless Encampment - OHS	Closed	4/13/2019 12:58 PM	Homeless Solutions	AMAGALI	Show Actions
20-01246590	1519 1ST AVE, DALLAS, TX, 75210	City Building Maintenance - BSD	Closed	12/30/2020 12:14 PM	Building Services Roofing	guest	Show Actions
20-00666668	1519 MARTIN LUTHER KING JR BLVD, DALLAS	Code Concern - CCS	Closed	6/28/2020 3:48 AM	Neighborhood Code	guest	
99-01957752	1519 MARTIN LUTHER KING JR BLVD	Mow Clean Request - CCS	Closed	7/7/2010 10:48 AM	Nuisance Abatement	luser	Show Actions
99-02017244	1519 MARTIN LUTHER KING JR BLVD	Graffiti Abatement Request - CCS	Closed	9/26/2016 2:23 PM	Nuisance Abatement	FLORI	Show Actions
99-01299890	1519 MARTIN LUTHER KING JR BLVD	Graffiti Abatement Request - CCS	Closed	2/21/2017 4:33 PM	Nuisance Abatement	GNORMA	Show Actions
99-01062356	1519 MARTIN LUTHER KING JR BLVD	Fire Inspection - DFD	Closed	8/24/2016 9:23 AM	Fire Prevention and Education	PEBONY	Show Actions
99-02109010	1519 MARTIN LUTHER KING JR BLVD	Graffiti Abatement Request - CCS	Closed	7/18/2016 4:09 PM	Nuisance Abatement	LCATHY	Show Actions
99-00692221	1519 MARTIN LUTHER KING JR BLVD	Preparation for Court - Prosecution Report - CCS	Closed	12/24/2015 9:51 AM	Consumer Health/Food Protection	luser	Show Actions
19-00046249	1519 MARTIN LUTHER KING JR BLVD, DALLAS, 75215	Litter - CCS	Closed	1/15/2019 9:58 AM	Neighborhood Code	guest	Show Actions
99-02260016	1519 MARTIN LUTHER KING JR BLVD	Graffiti Abatement Request - CCS	Closed	2/17/2017 4:04 PM	Nuisance Abatement	BLUTOSHI	Show Actions
99-00394509	1519 MARTIN LUTHER KING JR BLVD	Carryout Bag Registration - CCS	Closed	1/5/2015 10:24 AM	Legacy	luser	

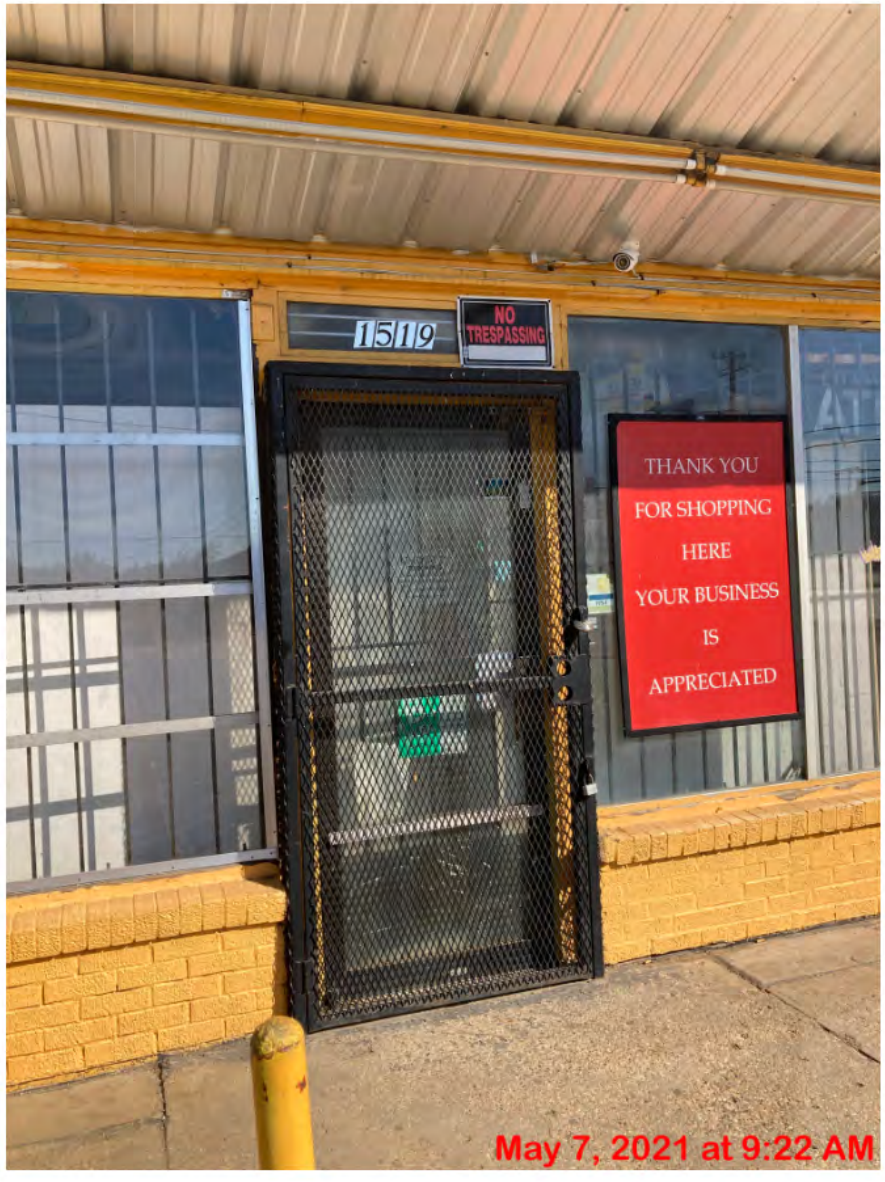
Margarita “Mo” Ortez
Inspector III
Code Compliance
Community Prosecution
5411 Bexar St
Dallas, TX 75215
214-789-9170

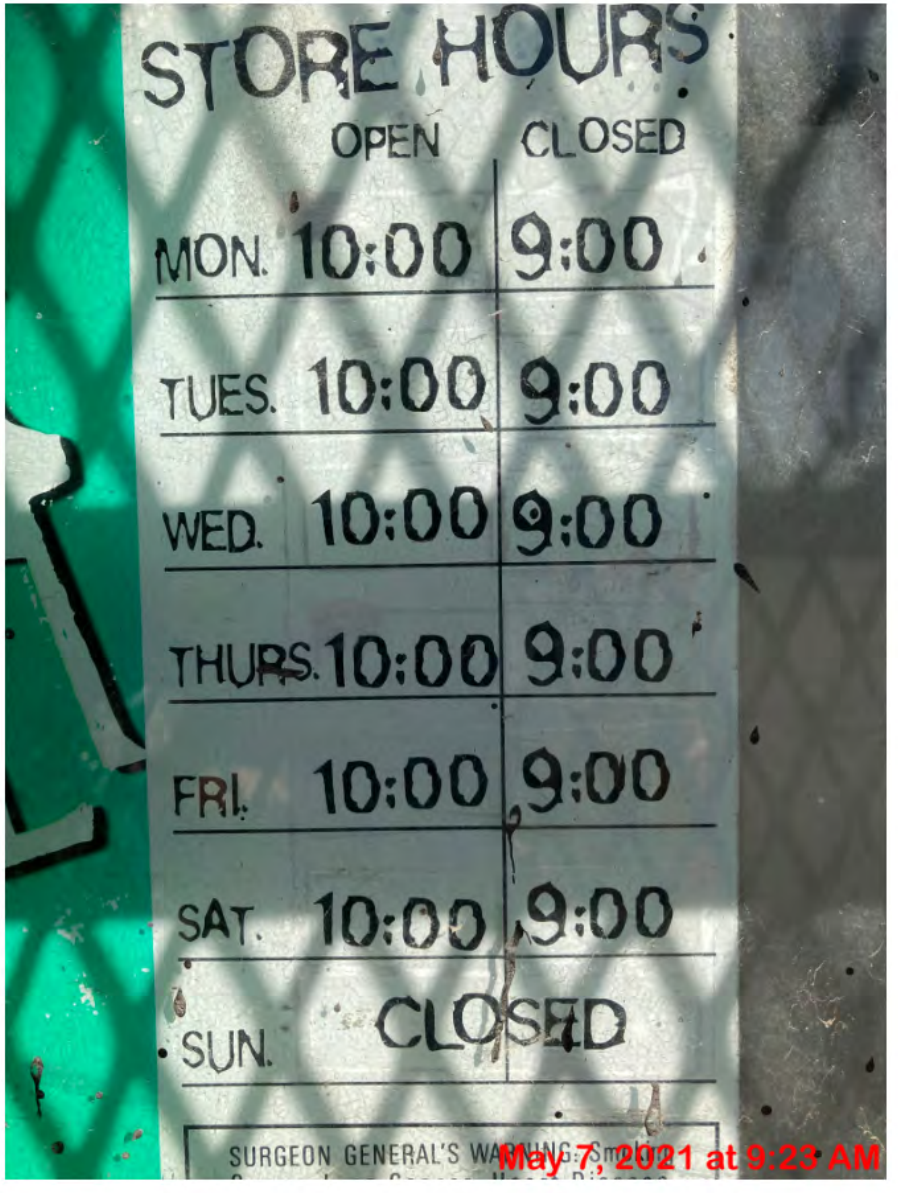
Sent from Mail for Windows 10

TAB #5


1519 Martin Luther King Jr Blvd, Dallas, TX 75215
Open now
Friday 10AM–9PM
Saturday 10AM–9PM
Sunday Closed
Monday 10AM–9PM
Tuesday 10AM–9PM
Wednesday 10AM–9PM
Thursday 10AM–9PM


GOOD PRICE
BEVERAGE
LIQUOR
BEER & WINE
May 7, 2021 at 9:22 AM


1519
NO TRESPASSING
THANK YOU
FOR SHOPPING
HERE
YOUR BUSINESS
IS
APPRECIATED
May 7, 2021 at 9:22 AM


STORE HOURS
OPEN
CLOSED
MON. 10:00 9:00
TUES. 10:00 9:00
WED. 10:00 9:00
THURS. 10:00 9:00
FRI. 10:00 9:00
SAT. 10:00 9:00
SUN. CLOSED
SURGEON GENERAL'S WARNING: Smo
May 7, 2021 at 9:23 AM

TAB #6

FOOD AND DRINK EVENTS

MAY 5 Cinco de Mayo Experience
Wed, 11:00 AM

MAY 5 Cinco de Mayo Experience
Wed, 11:00 AM

MAY 5 Cinco de Mayo
Wed, 1:00 PM

FOOD › RESTAURANT NEWS

'What heaven looks like': New MLK Food Park pop-up a joyful celebration of South Dallas

Residents say the new spot in the Forest District is an example of what food can do for community building.



DayJus Hill and Tatiana Laury hold up their popsicles they got from the Frios Gourmet Pops truck at the launching of the MLK Food Park in Dallas on April 9, 2021. The MLK Food Park will be tested for a month in South DallasÕs Forest District, offering a variety of food, live music, community gardens, and play area for the kids. (Shelby Tauber/Special Contributor) (Shelby Tauber / Special Contributor)

By Claire Ballor
9:39 AM on Apr 14, 2021



Listen to this article now
05:42 Powered by **Trinity Audio**

A vacant dirt lot along Martin Luther King Jr. Boulevard in South Dallas' Forest District has become an unlikely food destination, albeit a temporary one, in a neighborhood where basic food services have long been hard to come by.

The **MLK Food Park** — a monthlong initiative put together on behalf of The Real Estate Council, the Better Block Foundation and the Dallas Catalyst Project — is breathing life into the street corner with small food vendor stalls and live music every weekend until May 2.

At the pop-up's launch last weekend, eager crowds of neighborhood residents and people who came from around the area strolled through the small food park indulging in Italian ice, baked goods, vegan treats and fried chicken sandwiches. Children ran around a pocket-size playground while musicians took their turn on a makeshift stage to play for the people gathered around picnic tables with plates of barbecue and Key lime pound cake.



People enjoyed the variety of food, live music, community gardens and play area for the kids at the MLK Food Park. (Shelby Tauber / Special Contributor)

Saturday's turnout, a lively celebration of food and community, is something Diane Johnson has wanted to see in her neighborhood for years. Standing behind a shaded booth promoting her catering company, Midnight Kreations, Johnson chatted with customers in between selling slices of her homemade pound cake and lemonade and took in the scene before her — Forest District, a neighborhood that's been overlooked for decades, full of laughter and food, good food.

"I wish we could have this happen every day," Johnson said. "I wish we could bring more people from the north down here."

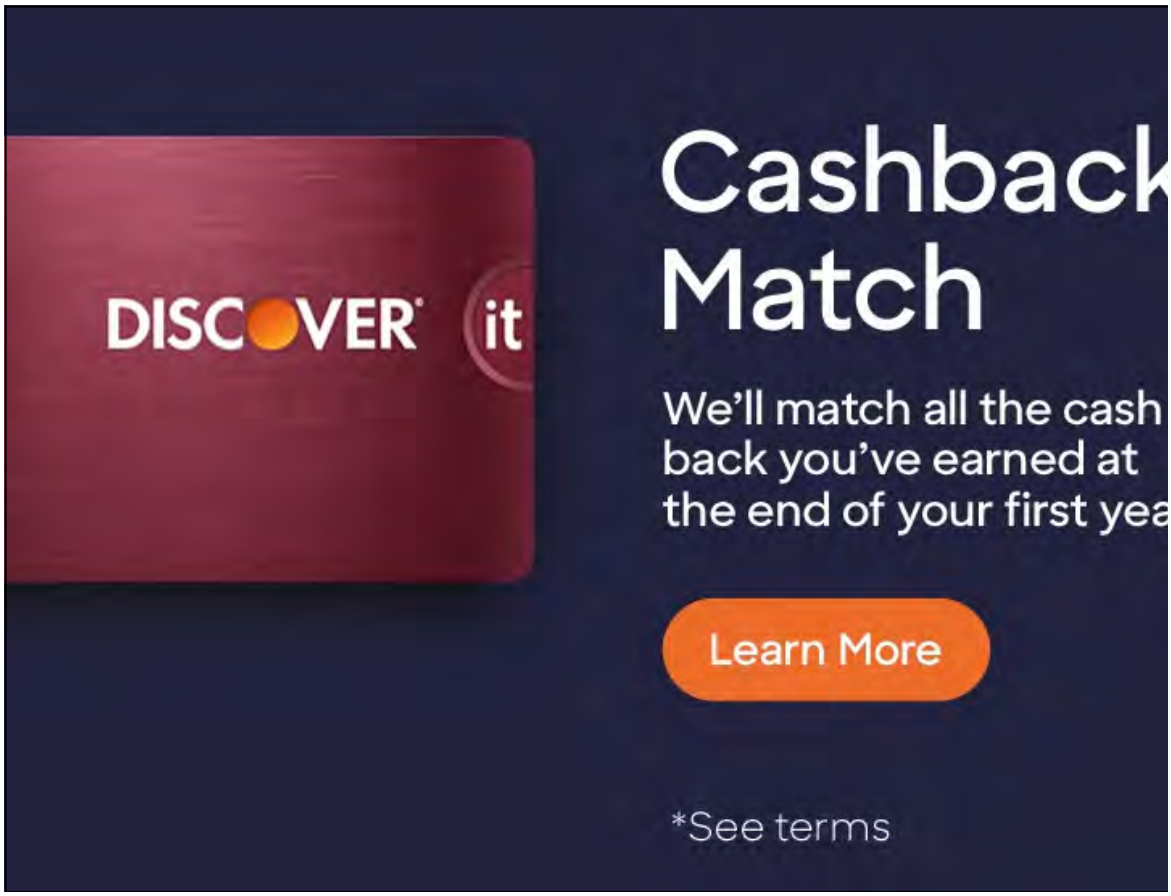


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Moving or Parked, the Mazda CX-30 2.5 Turbo Is Beautifully Designed to Inspire

BY mazda

But that's hard to do when the only regular food offerings in the area are fast-food chains and whatever one can find on convenience store shelves, she said. It's hard to do when food business owners like herself must drive to the northern parts of the city just to find the basic ingredients and produce they need to run their businesses.



ADVERTISEMENT

Audrey Spead, an elementary school custodian who has lived in the neighborhood her whole life, came by the pop-up because what she heard about the event online made it sound like her neighborhood would have its very own Klyde Warren Park

moment, and she wondered if it was too good to be true. What she saw when she arrived elated her.

ADVERTISING

"I'm overjoyed. I'm seeing engagement. It lets me know that change is here, it's possible, and it's attainable. I really believe South Dallas is going places," Spead said.

Spead acknowledged that the pop-up, as encouraging as it is for residents like her to see, doesn't solve South Dallas' chronic lack of grocery stores and fresh food options. She doesn't understand why grocery store chains and restaurants see her neighborhood as unworthy of investment, but she said she hopes this pop-up will spark something.



Kristina Byrd enjoyed a Bang Bang Chicken Sandwich from the Cat Tail food truck at the launch of the MLK Food Park in Dallas on April 9, 2021. (Shelby Tauber / Special Contributor)

The main purpose behind the food park pop-up is twofold, said Felicia Pierson, senior director of community investment for TREC. It was designed to be a vision of what the neighborhood can be — a place where residents can gather over meals and where people from northern suburbs come to visit — and to give small food businesses in the area a space to grow and promote themselves.

The food park is just one small part of the revitalization efforts TREC and its partners have undertaken over the years to fight blight in the area and repurpose spaces to better serve the community. Pierson said the food park, which was set to take place last year but was postponed due to the pandemic, is just the start of the push to tackle food insecurity in the Forest District. A fresh market will soon open along with a commercial kitchen space and a new retail center that will be anchored by a restaurant.



Shanay Wise of Catering Done Wisely packed just-purchased pickles at the launching of the MLK Food Park in Dallas on April 9, 2021. (Shelby Tauber / Special Contributor)

The food park vendors, who will rotate out each weekend and include non-food vendors as well, are primarily small South Dallas businesses without physical storefronts that rely on online sales and pop-up events to get by, Pierson said. Some of them are pandemic businesses like Brown Suga Vegan, which started in the kitchen of Kapreta Johnson last summer as a side hustle. She couldn't find a vegan doughnut and decided to launch her own line of vegan baked goods. Others like Rev. Gerald Davis' barbecue business have served up food around South Dallas for a decade.

Davis, a longtime pastor and outreach minister at Cornerstone Baptist Church on Martin Luther King Jr. Boulevard, runs the aptly named Holy Smoke BBQ trailer on the side, mostly catering parties and events. Brisket, smoked chicken, sausage and ribs doused in barbecue sauce are staples on the menu along with smoky baked beans.

Barbecue seems to be another form of outreach ministry for him. He learned the trade by watching his father make large meals for his equally large family and

knows a thing or two about feeding a crowd. Even still, he sold out of food within the first hour or so of the pop-up on Saturday, as he did the night before.

The aproned reverend sank himself into an old camp chair with a cold soda in hand to recover from a marathon of serving up more than 80 plates of food. He marveled at what he saw playing out in the transformed dirt lot in front of him.

"Finally," he said with a tired smile. "I've been here for 33 years, and I'm finally seeing God's shalom coming to this area."

To Davis, the MLK Food Park is an example of what food can do for community building. It brings people together who might not otherwise come together, he said. North Dallas and South Dallas; Black neighborhoods and white neighborhoods; vegans and barbecue lovers.

"What do you see happening there? You look out there and you see diversity," Davis said, squinting into the sun to look out at the crowds gathered around food stalls and tables in front of him. "This is community at its fullest. It's perhaps what heaven looks like, no?"

MLK Food Park is at 1611 Martin Luther King Jr. Blvd., Dallas, and runs through May 2, Fridays from 6 to 8 p.m., Saturdays and Sundays from 11 to 2 p.m. ***betterblock.org/mlkfoodpark****.*



Visitors were able to choose from a variety of food vendors, such as Holy Smoke BBQ, at the launching of the MLK Food Park in Dallas on April 9, 2021. (Shelby Tauber / Special Contributor)



Bri Taylor of Bri's Bakes (center) spoke to customers at the launching of the MLK Food Park in Dallas on April 9, 2021. (Shelby Tauber / Special Contributor)



Leslie Porras and Braylon Adams enjoyed cakes they bought at the launching of the MLK Food Park in Dallas on April 9, 2021. (Shelby Tauber / Special Contributor)



Carter Livingston, 4, soared in a swing at the launch of the MLK Food Park in Dallas on April 9, 2021. (Shelby Tauber / Special Contributor)

Claire Ballor . Claire Ballor is a Dallas freelance writer.

claire.ballor@gmail.com

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MLK FOOD PARK

1611 Martin Luther King Jr. Blvd.
April 9th - May 2nd, 2021
Fridays: 6PM-8PM
Saturdays & Sundays: 11AM - 2PM

Traducir al español

The MLK Food Park will be a colorful and vibrant space in the Forest District of South Dallas. Designed by the Better Block as part of The Real Estate Council's Dallas Catalyst Project, the temporary space is intended to address multiple concerns: provide much needed community space for the Forest District neighborhood, create a pop-up "incubator" for South and Southern Dallas culinary entrepreneurs, and serve as a testing ground for Dallas policy change addressing low barrier, mobile food vending options.

The park, which will be open and tested for one month, will feature a variety of shipping container storefronts, building facades, food trailers, food trucks, and carts to further the conversation around permitting more affordable, rapidly deployable food vending options in the City of Dallas. For the neighbors, the space will have features as determined by the community via this survey, and a means to safely gather outside during a time of social distancing.

Open on Friday evenings and Saturday and Sunday afternoons from April 9 - May 2, this park needs your support. Please visit, sample the food, listen to some local music, and provide

your feedback through the onsite surveys to help us move this project forward to potential permanency and change Dallas food policy!

PARKING



Visit the Park

The MLK Food Park is open on Fridays, Saturdays, and Sundays from April 9 - May 2, 2021.

Visitors can experience the community space, enjoy a bite from one of our many local eateries, walk through the community garden, play in the kid's play area, and give input on the future of mobile food vending options for Dallas.

Vendors will change daily, so check the calendar for the latest updates.

View Calendar

Be the Change - Come Volunteer!

As they say, "It takes a village!"

A mobile food park is an untested concept in Dallas, and we need all the help we can get to bring it to life.

We invite neighbors, organizations, groups, and urban enthusiasts to come swing a hammer and sling a paintbrush at one of our many volunteer workshops. All ages welcome!

Sign Up



WHY TEMPORARY?

Test, Analyze, Work Toward Permanency

It's important to note that this a one-month installation. During this time, we'll be able to gather data and feedback to inform any long-term changes, plans, and designs.

We want to know from you what you like, what you hate, and what you want to see more of. If something doesn't work out, that's okay! This is all about testing and experimenting and then sharing results.



Public art display options, outdoor gallery space



Comfortable seating, play elements, food, and nature all woven together.



A wide variety of dining options create visual interest in an undeveloped space.

PARTICIPANTS

The success of the MLK food park is due to these community groups.

St. PHILIP'S SCHOOL & COMMUNITY CENTER


TREC
THE REAL ESTATE COUNCIL
COMMUNITY INVESTORS


BETTER BLOCK


MATTHEWS SOUTHWEST


FOREST
FORWARD


City of Dallas
Office of
Arts & Culture


blck
spces


ZEAL
Development Services & Analytics


junior players
transforming kids' lives through the arts


RHi
Management
COMPANY


BrightView
Landscape Development


BUILDCUBE


RUIBAL'S
PLANTS OF TEXAS


McKinstry
For The Life Of Your Building


AT&T



VENDORS

Vendor applications are FULL!

Over 60 South and Southern Dallas food and merchandise vendors, local performers, and programming partners are sharing their talents over 4 weekends. Every day will have new faces, flavors, and sounds.

Chef Mama Creations

Smith Spot BBQ

Ruthie's Fueled by Café Momentum

THE JUICE BOX SOH PRESENTS

Brown Suga Vegan

THE BEST THINGS frios gourmet pops IN LIFE ARE FRIOS

SEAUX Tasty CREOLE FUSION

FLORES BAKEHAUS

Bri's Bakes

ASOROCK AFRICAN MARKET

TONY'S TACO shop

GreenGo

HOLY

ZZ's

BAKING TO IMPACT

REAL PHILLY ITALIAN ICE
Proudly Serving
Philadelphia WATER ICE
PM2,LLC

FILTHY RICH
NUTRIENTS

MEAL MASTER
MEAL PREP & CATERING

Cat Tail

REAL SOULGOOD Texas Vegan

Midnight Kreations
Sweet Treats

CDW
Catering Done Wisely

Rellenas

THE INCREDIBLE FOOD TRUCK















CALENDAR OF EVENTS

Upcoming events

Today

No upcoming events

COVID-19 Announcement

The world is grappling with an issue of enormous scale and human impact, and our hearts go out to all who have been affected by the outbreak of coronavirus (COVID-19). We ask that whenever you visit the Food Park, please wear a mask and maintain safe social distancing. We will install hand sanitizer stations and encourage you to use them.

© 2019 The Better Block Foundation. All rights reserved.
Better Block is a 501(c)(3) nonprofit organization.



SHARE

(https://www.facebook.com/sharer/sharer.php?u=https://artandseek.org/2021/04/20/mlk-food-park-is-an-oasis-in-a-food-desert/)

(https://twitter.com/intent/tweet?url=https%3A%2F%2Fartandseek.org%2F2021%2F04%2F20%2Fmlk-food-park-is-an-oasis-in-a-food-desert%2F)

(http://www.pinterest.com/pin/find/?url=https://artandseek.org/2021/04/20/mlk-food-park-is-an-oasis-in-a-food-desert/&media=&description=MLK Food Park Is An Oasis In A Dallas Food Desert)

MLK Food Park Is An Oasis In A Dallas Food Desert

(https://artandseek.org/) (/CALENDAR/) ()



The family-friendly MLK Food Park is open weekends through May 2. Photo: Better Block

You have two more weekends to check out the MLK Food Park, the temporary block transformation launched in the Forest District of South Dallas.

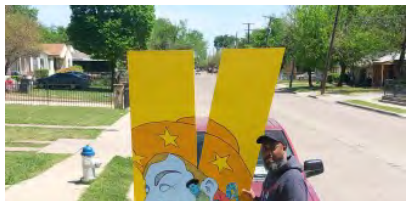
The family-friendly space features a variety of activities such as food trucks, vendors, musicians, entertainers, and even a children's play area.

All of the vendors participating in the event are owned by people of color, and over half of them are from the immediate Forest District neighborhood with the remaining being from the greater DFW area.

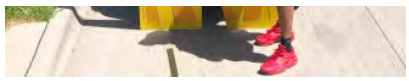
Entertainment and vendors are rotated out each week so you're encouraged to make multiple trips for a different experience each time.

The event also features works by local artists.

MLK Food Park Weekends through May 2, 1611 Martin Luther King Blvd. Dallas, TX 75215 (https://www.google.com/maps/place/1611+Martin+Luther+King+Jr+Blvd,+96.778263), Details (https://artandseek.org/calendar/event/106736/mlk-food-park)



(https://artandseek.org/) **(/CALENDAR/)** **()**



Local artist Nathan Wright created the MLK signage for the Food Park. Photo: Better Block

Dallas-based artist Nathan Wright, who works under the name Great Black Century, (https://www.instagram.com/great_black_century/) created the MLK signage at the entrance to the park. The 8-foot tall letters incorporate images that illustrate the Forest District in South Dallas. Wright says the art represents the importance of green space, the residences of South Dallas and the indigenous tribes that use to live in this area.

Wright, whose family is from the area, says it feels good to it feels good to have a project like the MLK Food Park come to the Forest District.

"It's been a long time since I've seen anything new here and so it's just very cool to see this type of development and attention come through and embrace the neighborhood the way it is, and to be done, without coming in and excluding us."

The experimental food park is a catalyst project of The Real Estate Council of Dallas (https://recouncil.com/) and Better Block Foundation. (https://www.betterblock.org/)The groups' objective was to find a quick, community focused, community led event to kick off a much larger transformation in the neighborhood. The idea for a food park was sparked by the cancellation of last year's State Fair of Texas.



Photo: Better Block

"We realized that many of the vendors who worked at the State Fair of Texas also lived in the Forest District community just

(https://artandseek.org/) (/CALENDAR/) ()

"There are not a lot of food parks in Dallas, so we thought, why don't we put together a space where people can safely gather outside? It can feature vendors from the neighborhood, food and non-food entrepreneurs, and it can also push some of this policy that affects the lack of food parks in Dallas and create some opportunities in the future for mobile food vendors."

Although the MLK Food Park is a temporary installation with just a month-long run, organizers want visitors and vendors to feel like they're in more than just a pop-up space. Pergolas were built for shade, shipping containers were brought in to serve as storefronts, and a variety of food trailers and food trucks were invited; all in an effort to bridge the gap between a temporary day-long event and a permanent building.



Fifty percent of the vendors participating at the MLK Food Park are from South Dallas' Forest District neighborhood.
Photo: Better Block

"We wanted people to experiment with what it could look like to have a storefront and to have customers come in to try their food," said Lieber. "We saw things like West African food being served. We saw Cajun Creole fusion concepts with brunch. We saw lots of good barbecue-very cultural food and very beloved in South Dallas being shared with all sorts of people from all over DFW. So I think it just is a very uniting event that really celebrates diversity and and the history of the Forest District."

In addition to providing much-needed community space for the Forest District neighborhood, the space also serves as a testing ground for Dallas policy change addressing low barrier, mobile food vending options.

Lieber says the goal of the project is to create conversation and create momentum.

“We start the conversations that help people envision their dreams with public space and then once they see them they can give their feedback. We collect all that feedback, harness that momentum and then we put all those people who are super passionate about it together so that once we leave they can go on to take that information, take those data points, take the vendors they met, and the permits they now know how to get and go on and do something amazing with it.”

The MLK Food Park operates Fridays 6-8 p.m., and Saturday and Sundays 11-2 p.m. through May 2.

Got a tip? Email Therese Powell at tpowell@kera.org. (mailto:%20tpowell@kera.org) You can follow her on Twitter @TheresePowell13 (https://twitter.com/TheresePowell13)

Arts Minute (https://artandseek.org/tag/arts-minute/) Better Block Foundation (https://artandseek.org/tag/better-block-foundation/)

DFW kids and family events (https://artandseek.org/tag/dfw-kids-and-family-events/) Food Park (https://artandseek.org/tag/food-park/)

Forest District Neighborhood (https://artandseek.org/tag/forest-district-neighborhood/) Kristin Leiber (https://artandseek.org/tag/kristin-leiber/)

MLK Food Park (https://artandseek.org/tag/mlk-food-park/) Nathan Wright (https://artandseek.org/tag/nathan-wright/)

The Real Estate Council of Dallas (https://artandseek.org/tag/the-real-estate-council-of-dallas/)

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ARTANDSEEK.ORG/2021/04/20/MLK-FOOD-PARK-IS-AN-OASIS-IN-


(https://artandseek.org/contributors/therese-powell/)

About Therese Powell (https://artandseek.org/contributors/therese-powell/)

Therese Powell (mailto:tpowell@kera.org) is a KERA producer and calendar coordinator for Art&Seek. She’s a regular contributor to the Art&Seek web site and writes the weekly feature Art&Seek Jr., a guide for family-friendly events and quirky kid adventures in the DFW area. View more about Therese Powell. (https://artandseek.org/contributors/therese-powell/)





TAB #7

SWORN STATEMENT OF DENNIS ROOSSIEN

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, personally appeared Dennis Roossien, who, being by me duly sworn, deposed and stated as follows:

1. The statements herein are within my personal knowledge and true and correct.

2. I am an attorney licensed to practice law in the State of Texas in 1992.

3. For the past 20 years, a substantial portion of my law practice has included receivership matters. These matters have included numerous types of assets including real estate.

4. I am presently working as a special receiver in a case involving property diagonally adjacent to 1519 Martin Luther King Boulevard. I am therefore not involved as a resident of the community, but rather on behalf of a Dallas County District Judge who appointed me to address the substandard conditions at 2906 Holmes and the criminal activity that occurs there. My business address is 500 N. Akard, Dallas, TX 75201. My personal address is [Redacted].

5.I have been involved this this property since November 2019. Since my appointment, I have conducted an extensive investigation into the local neighborhood in regard to criminal activity. This investigation has included personal observations on dozens of occasions, interviews of tenants, interviews of neighbors, conferences with property owners, tenant background checks, consultations with City of Dallas police officers and inspectors, and due diligence on potential vendors, including with regard to property management and security.

6.In regard to the property at 2906 Holmes, which is known in the community as the "Green House". The Green House is a notorious, open and obvious, central hub of criminal

activity, and has been for many years. The Green House is a twelve-unit apartment building, with six units on each side. It is surrounded by empty lots to the north and south, and across Holmes to the west. Large crowds regularly gather to partake of the drugs and prostitution marketed at this site, and the alcohol sold from 1519 Martin Luther King. These activities can be regularly observed throughout the day and well into the evening. They pick up in intensity in the early evening. Repeated arrests of persons at the site have done nothing to curb the activity.

7. The liquor store at 1519 Martin Luther King is an integral part of the criminal activity. The liquor store provides the alcohol. The Green House provides the drugs. The empty lots and the street down the middle provides the open air space.

8. As a result of this activity, when a public event was set to be held on one of the empty lots, I advised that 24/7 security would be necessary. While that event was ongoing during the last month, a 23-year old woman was shot and killed in the street. She died in the arms of one of the people managing the event at 9:30 on a Sunday morning. This was the second such murder in the last five weeks.

9. My supervising judge has required the owner of the Green House to retain security personnel to address this situation from the point of view of that property. In the opinion of that security company, this section of Holmes Street is "one of the worst in South Dallas".

10. The removal of the liquor store would eliminate one of the three essential attractions at the corner of Holmes and Martin Luther King.

11. At present, the area is zoned for development as a multi-family and mixed use community. The blight at Holmes and Martin Luther King is presently preventing this from occurring, such that instead there are many empty lots.

12. The illegal activity takes place in the middle of the street. One cannot even drive down the street without being blocked by the illegal activity.

13. The ongoing activity results in substantial deposits of debris on the lots surrounding both the Green House and the liquor store.

FURTHER AFFIANT SAYETH NAUGHT.

Dennis Roossien

SWORN TO AND SUBSCRIBED before me on this 7th day of May to certify which my hand and seal of office.

Notary Public in and for the State of Texas

PRISCILLA BEESLEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-24-2024 ID # 6388571

DECLARATION OF

Danielle Lindsey
(Print name)

My name is Danielle Lindsey (print name) and my address is

[redacted], Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.
2. My experience with Good Price Liquors is as follows:

My experience was an encounter with a mentally ill man with a fire arm while participating in serving the community. The young man was inebriated waving a gun in the air yelling at by standers and pointing the gun in a yelling manner as if he was shooting at someone. We began to pray and eventually in anger he threw the gun into the street and removed his pants.

3. Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property by:

Good Price Liquors has impacted my quiet enjoyment of the area. There is a field that would be awesome for fellowships but we are unable because the store has no regulation.

4. Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of Good Price Liquors.

D. L. Sey
Signature

5/1/2021
Date

At the time an onlooker ran and grabbed and the police arrived. The police never recovered the gun once the young man was apprehended.

DECLARATION OF

John Stout
(Print name)

My name is Rev. John Stout(print name) and my address is 2727 Cleveland Street, Dallas, Texas.

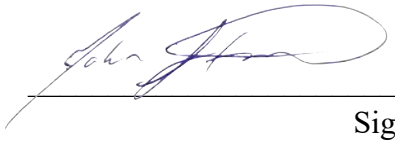
I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.
2. My experience with Good Price Liquors is as follows: Good Price Liquors is a blight on our community. All hours of the day people can be seen loitering on the premises consuming alcohol. The streets around the property are littered with discarded alcohol bottles and brown paper bags. Alcohol fueled fights break out in the areas around the store and often times will continue throughout the neighborhood.

   Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property by: Our ministry is a drug and alcohol recovery program and we help combat prostitution by rescuing prostituted women off the streets and placing them into our recovery program. We also offer nonresidential living free classes, where we help residents of the neighborhood deal with life controlling issues. We see the devastating effects alcohol has on peoples lives, daily. The city has built a beautiful park in the neighborhood that cannot be used by the kids in the neighborhood. The park is constantly littered with discarded beer cans, broken glass, and filled with drunk people. The streets in the neighborhood are constantly littered. This business in particular is detrimental to the efforts we are trying to reestablish this neighborhood and harms our

vertical lift program by offering a place where people are able to sit and loiter for hours while intoxicated. The lot behind Good Price Liquors, referred to by the neighbors in the community as “The Hill” as well as the apartment complex directly across Holmes street is rampant with prostitution, drugs, fights, and loitering. I think the proximity of Good Price Liquors to these properties adds to the criminal activity that is present on that street corner day and night. Removing this business from the neighborhood and replacing it with a positive business that promotes neighborhood growth will be beneficial to everyone in the neighborhood.

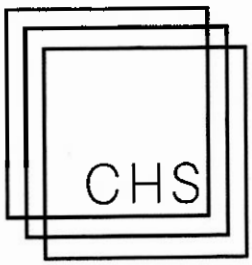
Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of Good Price Liquors.



Signature

07 May 2021

Date



CHILDERS|HEWETT|SLAGLE

CHARLES FISCUS, OF COUNSEL
BOARD CERTIFIED:
COMMERCIAL REAL ESTATE
RESIDENTIAL REAL ESTATE
TEXAS BOARD OF LEGAL SPECIALIZATION

214.997.1752 (DIRECT)
CFISCUS@CHSPLLC.COM

June 11, 2021

Via email: oscar.aguilar@dallascityhall.com
City of Dallas Zoning Board of Adjustment
1500 Marilla Street
Dallas, TX 75201

Re: Good Price Liquor Land and Improvements- 1519 Martin Luther King Jr. Blvd.
ZBA Case No. BDA201-07

Honorable Board of Adjustment Members:

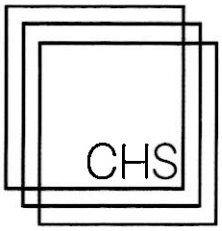
Please be informed that this firm represents SDL RE TX LLC, a Texas Limited Liability Company ("SDL"), (as described in a Special Warranty Deed to SDL RE LLC), as owner of the land and improvements located at 1519 Martin Luther King Jr., Blvd, Dallas, Texas, 75215 (the "Property") concerning the Application filed by the City of Dallas ("Application") with the City of Dallas Zoning Board of Adjustment ("ZBA") to terminate SDL's (and commercial tenant Abhay Shrestha, d/b/a Good Price Liquor, "Tenant") legal non-conforming use(s) of the Property and to set a compliance date for amortization of SDL and Tenant's use and investment in the Property for use as a liquor store. Until further notice, please copy this office on all correspondence, demands, or notices sent to SDL concerning the Application.

Reservation Of Rights

This correspondence and its contents are sent to you without limitation, release, waiver, or discharge of any SDL's claims or defenses concerning the Application. SDL's claims or defenses may be presented (in whole or in part) to the ZBA and may thereafter be presented (in whole or in part) in a Court of competent jurisdiction.

Introduction

SDL acquired the subject real property and improvements in 2019. SDL's predecessor landowner, Trung & La Corp, a Texas corporation, owned and operated the Property as a stand-alone single-site legitimate business since at least 2004. Upon information and belief, the Browning Family Trust operated the Property in a similar fashion since at least 1998. In late 2001, the City of Dallas ("City") changed the zoning designation for the area surrounding the Property, such that SDL's business operation of the Property as a liquor store become a legal non-conforming use. SDL's business operations support the families of SDL's constituent owners,



Members, and Tenant and Tenant's employees, and do not significantly affect the area surrounding the Property in a usually negative manner. Accordingly, for the reasons set at below, the continued non-conforming use of the Property for commercial lease operations as a liquor store will not have an adverse effect on nearby properties, such that the Application should be denied and this ZBA proceeding dismissed.

Factual Review

SDL incorporates herein, by reference or attachment, the following documents and/or information:

a. City of Dallas Certificate of Occupancy #9804271047, issued as of April 30, 1998, under zoning designation CR. Notably, the CO does not reference a termination date, despite the zoning designation CR being revised by the City in late 2001, however, no notice of any limitation or possible cancellation of SDL's non-conforming use of the Property was sent to SDL until March 2021. See attached Exhibit "A", incorporated herein.
b. SDL never received any notification from the City (prior to March 2021) that termination of SDL's non-conforming use of the subject property was imminent. See attached Exhibit "B", incorporated herein, replicated from Exhibit "D" of Tenant's Response to the Application.

There can be little debate that the primary motivation for the City's abrupt termination efforts concerning SDL's long time legal non-conforming use of the Property is the amendment and expansion of City of Dallas PD- to build and develop a commercial retail project in coordination with St. Phillip's School and Community Center. See attached Exhibit "C", City Council June 9th, 2021 Hearing Date Reply Form in Case No. 2190-367 (ND), and attached Exhibit "D1", November 17th, 2020, City of Dallas Memorandum Concerning 1632 Martin Luther King Blvd., and Exhibit "D2", "D" Magazine Sub-Article, "Dallas Catalyst Project Continues Despite Coronavirus", April 23, 2020, all incorporated herein. While the goal of the City to "build up" Martin Luther King Blvd. may seem laudable to most, that same goal and ultimate policy implementation means the loss of substantial financial investment by SDL, and jobs for many innocent and hard-working persons, such as the Tenant, and Tenant's employees.

SDL Is A Positive Influence To The Area

The City has provided numerous self-serving pre-printed "form" Declarations in support of the Application, in order to persuade the ZBA that SDL (and Tenant) are uniformly considered inappropriate and unproductive concerning the Property neighborhood. This presentation of facts is at best, inaccurate, and at worst, misleading. SDL requests the ZBA consider SDL's support Declarations as to SDL, and Tenant's commercial lease operation at the Property as set out in Exhibit "E", incorporated herein. A short summary of the support languages set out in the said Declarations is to the effect that:

a. " They have security all the time." (Vanessa Williams).
b. " It's convenient for me..." (Terry Knight).
c. " No problems of any kind inside or outside." (Johnny Batos).
d. " Very nice people." (Several Declarations).
e. " Sam [Chrouk] has, on more than 1 occasion, made contribution to the people of this community." (Sunny Hakiin)
f. " They don't sell illegal stuffs or allow any illegal stuff to happen in these property." (Samuel Washington, Jr.).

A clear reading of the attached SDL support Declarations are supportive of the following:

a. The Property is not out of character for the subject neighborhood.
b. The Property is not being used in an inappropriate manner.
c. The hours of operation of the Property are not incompatible or unusual for a commercial tenant liquor store.
d. Regardless of whether SDL's non-conforming use of the Property is terminated, the City's numerous complaints about SDL's non-conforming use of the Property will not dramatically or substantially result in an improvement in neighborhood conditions or safety.

Accordingly, the said Declarations should be admitted, and considered favorably by the ZBA in support of this SDL's response to the Application, which said Application should be denied and dismissed.

Certain Declarations Of The City Should Be Struck

The City has filed numerous Declarations in support of the Application. The vast majority of the said Declarations are pre-printed "form" Declarations, lack any distinct recitation of fact, and are therefore to be considered lacking in veracity, and authenticity of opinion and belief by the separate Declarants. Accordingly, the following Declarations should not be considered favorably by the ZBA in support of the Application should not be admitted, and should be struck from consideration in this matter:

LaSheryl Walker
Antoinette Ashley
Jaqueline Brodford
Tresa Reynolds
Chastity Porter
Natalia Alvarez
Tia Stevens
Kellee Murrell
Ayesh Craig

Ramona Bailey
Talissha Wesson
Shirley Rhodes
Candace Conerly
Esperanza Benitez
Sharon Hawkins
Natalie Johnson
DeAnn Dunkins Lex
Monique Williams
Ferrell Fellows
Charo Burris
Nick Fellows
Loan Nquyen
Pam Hollett
Faye Thomas
Brandon D. Patterson, Sr.
LaShun Gay
Toshia Patterson
Patricia Cornell

A copy of the above-referenced pre-printed "form" Declaration is attached hereto for purposes of information only, and not in support of Application. See attached Exhibit "F", incorporated herein.

Prayer

For the reasons set out herein, the continued non-conforming use of the Property for commercial lease operations as a liquor store will not have an adverse effect on nearby properties, such that SDL RE TX LLC respectfully requests that this Honorable Board deny the Application to set a compliance date for termination of the Owner's legal non-conforming use of the subject real property at 1519 Martin Luther King Jr. Blvd., Dallas, Texas 75215 as a liquor retail sales establishment.

Sincerely,

Charles Fiscus

cc: Client
Jennifer Munoz, City Planner/ Board Administrator, *jennifer.munoz@dallascityhall.com; % 20 jennifer.munoz@dallascityhall.com*
Shamaila Malik, *shamaila@maliklawfirm.com*

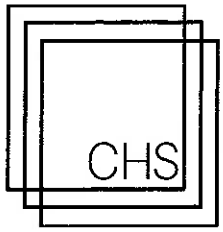


EXHIBIT "A"

Address: 1519 MARTIN LUTHER KING BLVD 75215
1519 MARTIN LUTHER KING BLVD

Issued: 04/30/1998

Owner: TRUNG & LA CORP
009701 W FERRIS BRANCH 223 DALLAS TX 75243

DBA: GOOD PRICE LIQUOR

Land Use: (5920) LIQUOR STORE

Occupied Portion:

SOS #: 9804271047

Lot:	7	Block:	5/1139	Zoning:	CR	PDD:	0	SUP:	
Historic Dist:		Consv Dist:		Pro Park:	0	Req Park:	0	Park Agmt:	N
Dwlg Units:	0	Stories:	1	Occ Code:	B2	Lot Area:	0	Total Area:	0
Type Const:		Sprinkler:		Occ Load:		Alcohol:	N	Dance Floor:	N

Remarks: BF/P #22260

David Session, Building Official

[redacted]

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

23-6

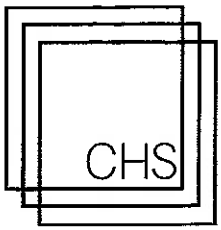


EXHIBIT "B"

AFFIDAVIT

I am the legal owner of the property located at 1519 Martin Luther King Jr Blvd. Dallas Texas 75215.

To date, the only communication I have received is from Mr. Oscar Aguilera/ Board of Adjustment, City of Dallas via USPS certified mail # 7006 0810 0003 5529 7386 postmarked March 10, 2021, advising me to set a compliance date for the non-conforming use scheduled on May 18, 2021.

I have not received any communication from the Board of Adjustment and or any other department within the City of Dallas regarding the issue of a non-conforming use.
Property Owner;

SDL RE LLC:

Name: CHROAK AWG SAM

Signature: [signature]

Title: PRESIDENT

Dated: 4/20/2021

STATE OF TEXAS;
County of Dallas

Before me CHROAK AWG SAM notary public of Texas, State of Texas, on this day, personally appeared _____
Proved to me through Texas Drivers License to be the name of the person whose name is subscribed to the foregoing instrument and who acknowledges to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this 20 day of April 2021.

Jeeyoun Choi
Signature of Notary Public

JEE YOUN CHOI
Notary Public, State of Texas
Comm. Expires 09-02-2024
Notary ID 132655973

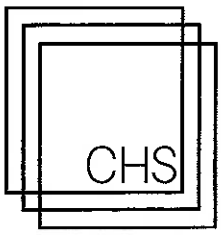


EXHIBIT "C"

CITY COUNCIL HEARING DATE	CITY OF DALLAS	CASE NO:
June 9th, 2021	**REPLY FORM**	Z190-367 (ND)

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change (refer to the attached map). As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the Friday prior to the City Council hearing date. If the deadline falls on a city holiday, written protest must be filed by noon on the next working day after the deadline.

Only the original of this reply form or a written reply that complies with Dallas Development Code Section 51A-4.701 may be used. Faxes or photocopies of this reply form will not be accepted.

25 0000014179300000
SDL RE LLC
516 CHARINGTON DR
KELLER, TEXAS 76248-7200

For information contact Neva Dean
at (214) 670-5803 or
neva.dean@dallascityhall.com
Si desea información en español, favor de llamar a Liliana Lopez al teléfono (214) 670-4209.

STEP 1 **I am authorized to sign this form because I am... (Check only one box.)**

Individual
- ☐ Property owner
- ☐ Authorized by a power of attorney
- ☐ Representing a majority of property owners

Business/Organization
- ☐ President/Vice President
- ☐ General Partner
- ☐ Attorney in fact

Condominium
- ☐ Governing body*
- ☐ Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.
** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 **List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.**

Street Address: _____

STEP 3 **Indicate your support or opposition to the proposed zoning change request:**

☐ **Support** ☐ **Opposed**

Comments: _____

STEP 4 **Sign below.** For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the Friday prior to the City Council hearing date.

_____ _____
Signature (and Title if applicable) **Signature (and Title if applicable)**

_____ _____
Date and Time (both must be provided) **Date and Time (both must be provided)**

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code § 37.10) Revised: March 2020

CITY OF DALLAS

NOTICE OF PUBLIC HEARING

CITY COUNCIL
CASE NO. Z190-367(ND)
DATE: WEDNESDAY, JUNE 9, 2021
TIME: 1:00 PM
VIA VIDEOCONFERENCE

You are hereby notified of a public hearing and consideration of the following request:

Z190-367(ND) – An application for an amendment to and expansion of Planned Development District No. 597 on property zoned an FWMU-3 Form Walkable Mixed Use Subdistrict with SH-3 Shop Front Overlay on a portion; an NC Neighborhood Commercial Subdistrict; and an MF-2(A) Multifamily Subdistrict with Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 597, located in an area generally bound by both sides of Peabody Avenue, Julius Schepps Freeway, Panama Place, and Holmes Street.

The purpose of the request is to primarily add property owned by the school to increase Planned Development District No. 597 to approximately 14 acres to allow a performing arts center for a private school use (St. Phillip's School). Additional property will provide for educational programs, fieldhouse, and an existing food pantry.

Development standards including, but not limited to, dimensional requirements, landscaping, and tree mitigation requirements, sign regulations, parking regulations, and use regulations, including requirements for specific use permits, may be modified or eliminated in a planned development district.

On April 22, 2021, the City Plan Commission recommended approval of the request subject to a conceptual plan, a revised development plan, a revised landscape plan, a revised traffic management plan, and conditions.

~~Please refer to the opposite side of this notice for a general location of the subject property. The cross-~~ hatched area is the property included in this request. **Your property is not a part of this application** if it is outside of the cross-hatched area in the center of the map. If your property is outside the cross-hatched area, **you received a notice of the hearing because your property is within the area of notification as required by law.**

The City encourages the property owners to inform tenants of potential zoning changes.

The City Council meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Council Rules of Procedure, should contact the City Secretary's Office at 214-670-3738 at least one day prior to the hearing. The hearing will also be streamed live on Spectrum Cable Channel 16, Frontier Channel 47, AT&T U-Verse Channel 99 and bit.ly/cityofdallastv. The agenda will provide the WebEx link. Please check the City Secretary's webpage for the posted agenda:

https://dallascityhall.com/government/citysecretary/Pages/Public-Meetings.aspx

Please contact Neva Dean in the Sustainable Development and Construction Department at (214) 670-5803 or neva.dean@dallascityhall.com for additional information on this request. Si desea información en español, favor de llamar a Liliana Lopez al (214) 670-4126.

500'/NS

GENERAL INFORMATION ON CITY PLAN COMMISSION PUBLIC HEARINGS

The City Plan Commission is a recommending body to the City Council on all zoning matters. The City Plan Commission forwards its recommendation to the City Council after conducting a public hearing. The City Plan Commission may recommend, and the City Council may approve, a different zoning district than the one requested, provided the district does not have a maximum structure height, floor area ratio or density that is higher than the one requested; or be "nonresidential" when the one requested has residential uses or vice versa.

A second public hearing may be held by the City Council at which time a final decision will be made on the zoning matter. If the application is recommended for approval, you will be mailed a notice of the hearing before City Council. If the application is recommended for denial, the applicant has ten (10) days in which to send a letter of appeal. If the case is appealed, you will be mailed a notice of the hearing before City Council.

Public Input:

You are encouraged to attend the public hearing to give your opinion on the zoning change. At the **City Plan Commission** public hearing, the applicant and those in favor of the zoning change will be allotted 3 minutes to speak and those opposed to the zoning change will also have 3 minutes to speak. The Commission may set other time limits on speakers at the public hearings.

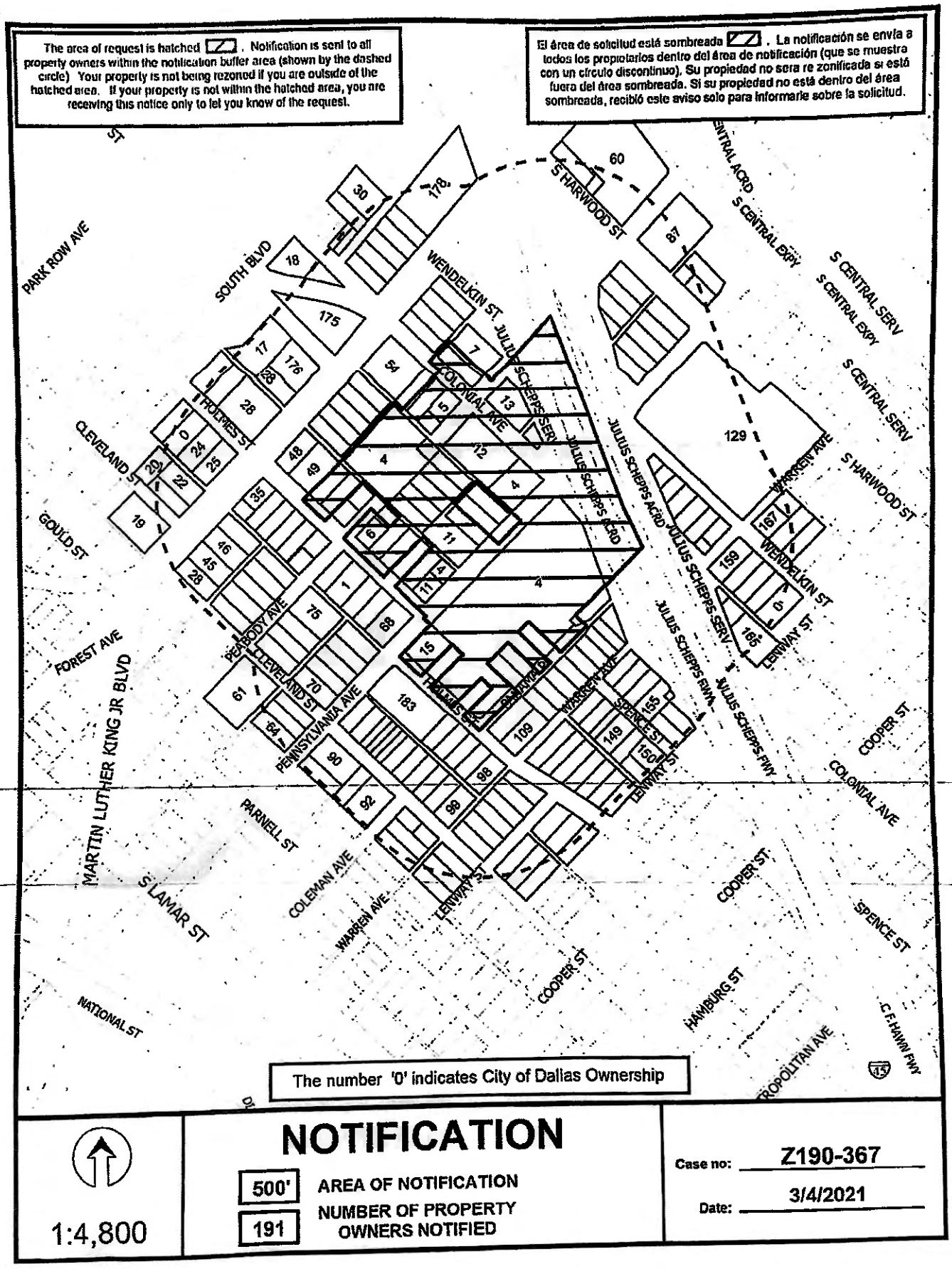
Your written reply is also very important and may have a bearing on the vote required by the City Council to grant the request at a later hearing. It is suggested that the enclosed reply form be used to express your feelings on this matter prior to the hearing. Please return the completed reply form to the address shown on the form no later than noon on the Wednesday prior to the hearing.

Location and Time:

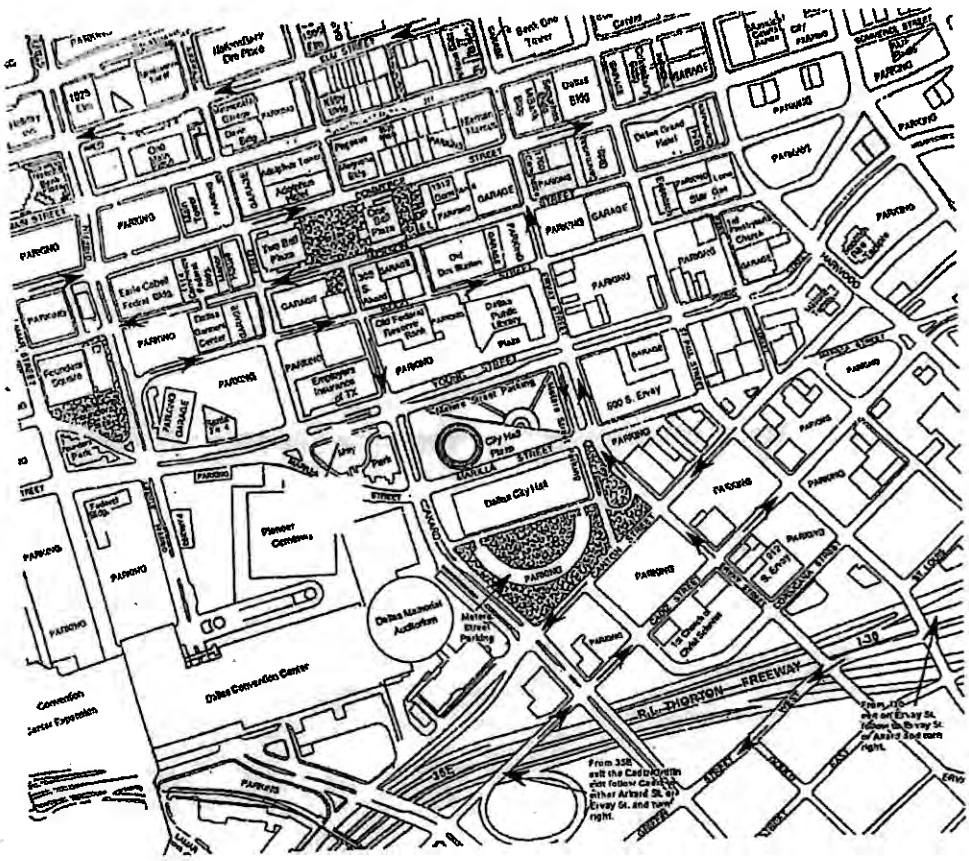
All public hearings are held in the City Council Chambers on the sixth floor of the Dallas City Hall, which faces Young Street between Akard Street and Ervay Street. (See map on the back for location.) The **City Plan Commission** meetings are scheduled to begin at 1:30 p.m.

For general questions, please contact the Department of Sustainable Development and Construction at (214) 670-4209.

Si desea información en español, favor de llamar al teléfono (214) 670-4209.


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle) Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
191 NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z190-367
Date: 3/4/2021

Location map for Dallas City Hall



From East Dallas on I-30
Take the Ervay Exit #45 (from the left lane) and turn right at the second light on Ervay.

From South Dallas on Northbound I-45
Take the exit for westbound I-30, but take the Ervay Exit #45 before getting onto I-30. Turn right on Ervay at the second light.

From Oak Cliff on I-35
Turn on East I-30, but stay on the access road, marked Lamar and Griffin. Continue on the access road until the second exit, which is the Cadiz exit. Go right on Cadiz and turn left on Akard.

From North Dallas on Central Expressway, Hwy 75
Take the exit #284a for westbound I-30, but take the Ervay Exit #45 before getting onto I-30. Turn right on Ervay at the second light.

From Northwest Dallas on Southbound I-35
Take the exit for eastbound I-30, but stay in the second lane from the left at the I-30 exit. Exit onto the access road of I-30, marked Lamar and Griffin to go to the Cadiz exit, (second exit). Go right on Cadiz and turn left on Akard.

From West Dallas on Eastbound I-30
As I-30 merges with traffic from I-35, take the access road of I-30, marked Lamar and Griffin to go to the Cadiz exit, (second exit). Go right on Cadiz and turn left on Akard.

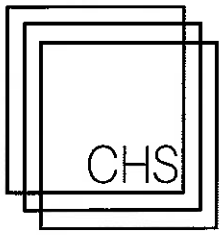


EXHIBIT "D1"

RECEIVED

2020 NOV 18 PM 2:09
CITY SECRETARY
DALLAS, TEXAS

20-1731

Memorandum

CITY OF DALLAS

DATE 11/17/2020

TO City Secretary

SUBJECT Correction on CR 201731

The subject Council Resolution (CR) was approved on 10/28/2020 authorized to sign a conditional grant agreement with the 1632 MLK LLC or an affiliate thereof for the redevelopment of the commercial building located at 1632 Martin Luther King Boulevard, approved as to form by the City Attorney's Office.

Change(s) is/are needed to correct (select all applicable):

- [X] Typo
- [ ] Obvious error from Council Resolution context
- [ ] Financial/funding information

The following change to the **Encumbrance/Contract No.** is requested to conform with the numbering convention for the Contract Number that are now being utilized by the Office of Economic Development for 2017 Bond funded projects.

Section 5 of the Council Resolution funding information should be corrected for the **Encumbrance/Contract No.** as follows:

From:
That Pursuant to Section 1, 2, and 4, the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,000,000.00 to 1632 MLK LLC or an affiliate from ECO (I) Fund, Fund 1V52, Department ECO, Unit VI27, Object 3016, Program EC17VI27, **Encumbrance/Contract No. CX ECO-2021-0014835**, Vendor VC22318.

To:
That Pursuant to Section 1, 2, and 4, the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,000,000.00 to 1632 MLK LLC or an affiliate from ECO (I) Fund, Fund 1V52, Department ECO, Unit VI27, Object 3016, Program EC17VI27, **Encumbrance/Contract No. CX ECO-2021-00014835**, Vendor VC22318.

Department: Office of Economic Development (ECO)

Director (or designee) Jiroko Rosales 11/17/2020
Signature Date

Jiroko Rosales
Print Name

NOV 18 2020

Correction Memo on CR 180988 (Cont'd)

OFS: ☒Approved ☐Denied Is ATT Approval Needed? ☐Y ☒N

OFS: Noor Shaikh
Noor Shaikh (Nov 17, 2020 18:44 CST)
Signature

11/17/2020
Date

Noor Shaikh
Print Name

ATT: ☐Approved ☐Denied

Assistant City Attorney: _____
Signature

_____
Date

_____
Print Name

Attachment: Council Resolution 201731

WHEREAS, the City of Dallas ("City") recognizes the importance of its role in local economic development; and

WHEREAS, investment decisions made by commercial property owners are often influenced by a municipality's ability to provide economic development incentives; and

WHEREAS, 1632 Martin Luther King Boulevard is a vacant building located in Dallas, Texas 75215 (as shown on the map in **Exhibit A**); and

WHEREAS, 1632 MLK LLC or an affiliate thereof ("Developer") is seeking City incentives to redevelop the commercial building located at 1632 Martin Luther King Boulevard; and

WHEREAS, in addition to job creation, the project is intended to provide increased neighborhood services to the community and bring hope to the area by stimulating investment on the Martin Luther King Jr. Boulevard Corridor; and

WHEREAS, the proposed project will not occur within the city of Dallas without an offer of economic development incentives from the City; and

WHEREAS, on December 11, 2019, City Council authorized the continuation of its Public/Private Partnership Program - Guidelines and Criteria, which established certain guidelines and criteria for the use of City incentive programs for private development projects; and established programs for making loans and grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas pursuant to the Economic Development Programs provisions under Chapter 380 of the Texas Local Government Code by Resolution No. 19-1959; and

WHEREAS, pursuant to the Public/Private Partnership Program - Guidelines and Criteria, the proposed project does not meet the minimum eligibility criteria for a Non-Target Area; however, if a project significantly advances the public purpose of economic development it can be considered as a Non-Confirming Project on a case-by-case basis requiring authorization by a three-quarter vote of the City Council; and

WHEREAS, the proposed project will significantly advance the public purpose of economic development for the South Dallas community and can, therefore, be considered as a Non-Conforming Project pursuant to the Public/Private Partnership Program – Guidelines and Criteria; and

WHEREAS, in the context of the City's Market Value Analysis, the proposed project is in residential market type I. Market type I reflects a weak residential real estate market in Dallas. Market type E is also nearby, representing a middle residential real estate market. The Project will provide quality retail/restaurant, jobs, and entrepreneurship/small business opportunities in a transitioning neighborhood; and

WHEREAS, in furtherance of its governmental function as a political subdivision of the State of Texas, and consistent with the authority granted under Chapter 380 of the Texas Local government Code and the City of Dallas 2017 General Obligation Bond Program (Proposition I) and Ordinance No. 30554, it is in the best interest of the City to enter into a conditional grant agreement and provide this incentive as a part of the City's ongoing program to promote local economic development and to stimulate business and commercial activity in the City.

Now, Therefore,

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

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the City Manager is hereby authorized to execute a Chapter 380 conditional grant agreement with 1632 MLK LLC or an affiliate thereof, approved as to form by the City Attorney, for the redevelopment of a commercial building located at 1632 Martin Luther King Boulevard, Dallas, Texas 75215, in an amount not to exceed $1,000,000.00.

SECTION 3. That the conditional grant agreement is hereby expressly made subject to all the following contingencies which must be performed or occur:

(a) The Developer shall document a minimum private investment in the Project of $1,500,000.00 prior to December 31, 2022. Developer shall provide a capitalized cost affidavit for a minimum of $1,000,000.00 in cost incurred on or after October 28, 2020.

(b) The Developer shall obtain building permit(s) for the Project by December 31, 2021. Demolition permits and/or foundation permits shall not fulfill this requirement.

(c) The Developer shall complete the construction of the Project and obtain the final Certificate of Occupancy ("CO") or equivalent evidence of completion of the building renovation by December 31, 2022.

(d) The Developer shall secure 40% pre-leasing (letters of intent) prior to the City executing the agreement.

(e) Upon the stabilization of the Project as determined by the City, in its sole discretion, the Developer shall maintain at least 50% occupancy for a period of no less than five (5) years.

SECTION 3. (continued)

(f) The Developer shall make a good faith effort to attach a rider to the leases with the tenants requiring the tenants to pay hourly wages no less than $15 per hour and ensure the tenant's workforce is comprised of no less than 25% city of Dallas residents.

(g) The Project shall create a minimum of fifteen (15) full-time equivalents ("FTE") during the five (5) year Compliance Period. FTE jobs shall be greater than 35 hours per week. Jobs created by the tenants may be included in the fifteen (15) FTE requirement. The jobs shall be created no later than December 31, 2027.

(h) The Developer shall make a good faith effort to comply with the City's Business Inclusion and Development ("BID") goal of 25% participation by certified Minority/Women-owned Business Enterprises ("M/WBE") for all hard construction expenditures on the Project and meet all reporting requirements.

(i) The conditional grant shall be secured by a performance deed of trust recorded in the real property records of Dallas County against the owner's interests in the property. Failure to maintain and operate the building for five (5) years after the date of the grant payment (the "Compliance Period") shall be a default and an uncured default may result in enforcement of the City's interests or any other action allowed by law.

(j) City shall provide 2017 General Obligation Bond Funds in an amount not to exceed $1,000,000.00 for capital expenditures from Proposition I (Economic Development and Housing) for gap financing to support the development of the Project. The general obligation bond funds shall be awarded and deployed in the form of a conditional grant secured by a performance lien deed of trust. City's lien shall be subordinate only to the senior construction/permanent lender. Developer shall provide a title policy to the City prior to the execution of the conditional grant agreement. Developer shall obtain and maintain insurance on the property, as required by the Office of Risk Management. All-risk insurance policies shall have loss made payable to the City as mortgagee (and to the City as loss payee named co-insured) together with a standard mortgagee clause.

(k) Developer shall provide written annual reports to the Office of Economic Development on the progress in satisfying the conditions of the agreement.

(l) The Director of the Office of Economic Development may, at his/her sole discretion, extend any date specified herein for a period up to twelve (12) months.

SECTION 4. That the City Manager is hereby authorized to execute a conditional grant agreement and performance lien and to execute a release of lien upon compliance with the conditional grant terms, approved as to form by the City Attorney. The City's lien shall be subordinate to the senior construction/permanent lender.

SECTION 5. That pursuant to Sections 1, 2 and 4, the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,000,000.00 to 1632 MLK LLC or an affiliate from ECO (I) Fund, Fund 1V52, Department ECO, Unit VI27, Object 3016, Program EC17VI27, Encumbrance/Contract No. CX ECO-2021-0014835, Vendor VC22318.

SECTION 6. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the grant funds until such time as the documents are duly approved by all parties and executed.

SECTION 7. 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.

APPROVED BY
CITY COUNCIL

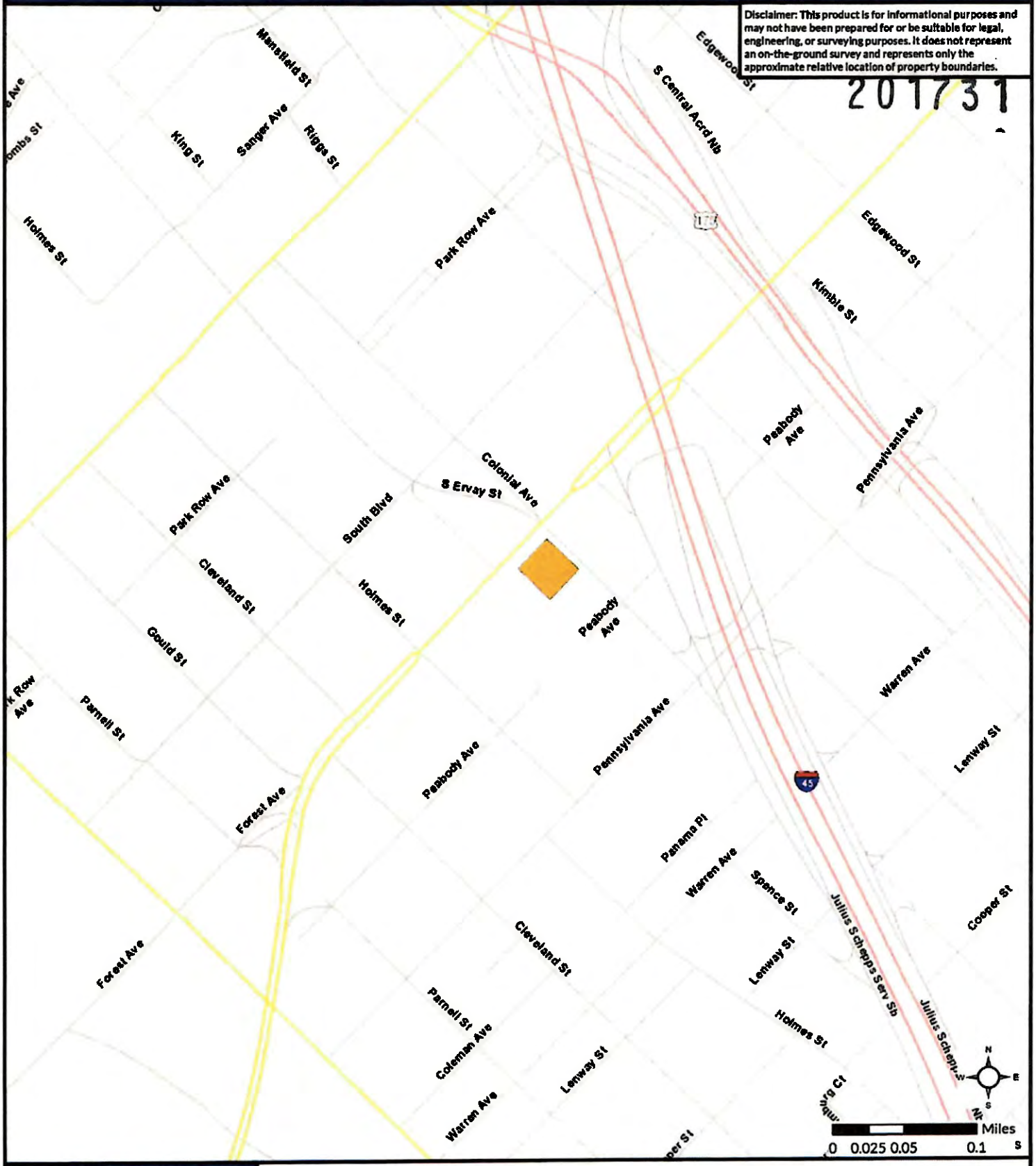
OCT 28 2020

CITY SECRETARY

Exhibit A -1632 Martin Luther King Jr Blvd

Disclaimer: 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.

201731



DALLAS ECONOMIC DEVELOPMENT
Research & Information Division
(214) 670-1685
www.dallasecodev.org

Legend

- 1632 Martin Luther King Jr Blvd
- Highways
- Major Streets
- Streets

Source: City of Dallas, 2020

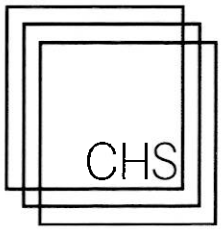


EXHIBIT "D2"



COMMERCIAL REAL ESTATE

Dallas Catalyst Project Continues, Despite Coronavirus

The Real Estate Council Foundation provides update on several Forest District projects.

BY BIANCA R. MONTES | PUBLISHED IN COMMERCIAL REAL ESTATE | APRIL 23, 2020 10:52 AM

SMS

As uncertainty from the ongoing coronavirus pandemic continues, The Real Estate Council (TREC) Foundation says its work to further the Dallas Catalyst Project (DCP) effort in the Forest District pushes on.

The ongoing Dallas Catalyst Project is a community-driven partnership between TREC Foundation, Cornerstone Baptist Church, St. Philip's School and Community Center, and CitySquare to revitalize the Forest District neighborhood in South Dallas. TREC Foundation has committed more than $2.5 million over three years as well as professional services toward catalytic real estate projects and community engagement initiatives within the neighborhood to ensure the Forest District reaches its full potential.

The work is part of the ongoing project to craft equitable development in the neighborhood. TREC oversees a $6 million fund provided by JP Morgan Chase that will finance development initiatives in the Forest District and two other low-income communities The Bottom and West Dallas Census Tract 205, lacking retail, commercial, and private development.

Here is a recent update TREC gave on the projects:

> **ALC Class Project: Cornerstone Community Market**
> This year's ALC class is working alongside Cornerstone Baptist Church to install a small market next to the Cornerstone Community Laundromat and fill the second of three sites in a shopping center on South Boulevard. The market would provide Forest District residents with access to low-cost household items. To date, the project has received $78,550 from TREC Foundation. ALC Class Chair **Matt Ballard**, Project Managers Mike Galindo and Jacob Price, and class members are also helping Cornerstone apply for gap funding from the City of Dallas to construct a community kitchen in the remaining vacant space. The kitchen would be used to provide additional opportunities for local entrepreneurs and small businesses as well as

culinary education classes for Forest District residents.

Young Guns Foundation Project: We Creation Innovation Center

First announced at last month's Young Guns **Casino Night**, the 2020 Young Guns Foundation Project is to construct the **We Creation Innovation Center for St. Philip's School and Community Center**. The facility will help St. Philip's students, Forest District residents, and community organizations solve their most complex challenges through collaboration, project-based learning, and human-centric design. Project Managers Patrick Henning and Tara Harandi have been assembling their project team and working on logistics so that construction can begin in earnest once shelter-in-place orders have lifted.

Martin Luther King Jr. Boulevard Retail Space

TREC's team, led by Developer Scott Rohrman and Volunteer Project Manager Mandi Giles, is preparing for construction on 1632 Martin Luther King Jr. Blvd. and has recommended a local, minority-owned general contractor for the work. The storefront is one of several retail sites TREC is developing with St. Philip's School and Community Center along 1632-1644 Martin Luther King Jr. Blvd. David Fazio, who is serving as Project Manager on the overall project, has worked with St. Philip's officials on vetting small businesses and community organizations as potential tenants. One tenant has been secured, while two others maintain interest. To date, the retail project has received $475,000 in TREC Foundation funding to beautify the neighborhood, create jobs, and bring services back to the Forest District.

Better Block Forest District

The Dallas Catalyst Project and The Better Block Foundation are partnering on a **two-day installation and celebration** of the Forest District neighborhood. Initially scheduled for May 8-9, the event has been postponed until they can once again gather in person. Better Block Forest District aspires to show residents and community leaders the possibilities for activating spaces along a portion of Martin Luther King Jr. Boulevard, one of the neighborhood's main corridors.

Cornerstone Community Center Project

TREC members from Brasfield & Gorrie and Omniplan will help renovate the former Cornerstone Baptist Church building, located at 2815 S. Ervay St. The facility has been used for childcare services, educational programs, and other events. Brasfield & Gorrie's Andrew Myers and Jason Weeks and Omniplan's Meredith Rooker and Emma Smith are working toward designs for a more functional multipurpose space for Cornerstone. TREC Foundation's $100,000 commitment toward this project comes from one of three Dallas Catalyst Project grants **pledged last year**.

Martin Luther King Jr. Boulevard Streetscape

TREC's project team, made up of TREC members Emily Henry, Matt Lucas, and Patrick Kennedy has been working with our Dallas Catalyst Project partners, the City of Dallas, and the North Central Texas Council of Governments to develop a plan to make the streetscape along Martin Luther King Jr. Boulevard safer and more walkable for Forest District residents.

Forest Theater Restoration

CitySquare's Forest Theater was about to start construction before the COVID-19 outbreak, so unfortunately the project has been delayed. During this time, they are hoping to fundraise for additional infrastructure improvements outside the theater, grow in their partnerships and relationships, and prepare for future construction. They are also working on building their capacity to provide the students at Dr. Martin Luther King, Jr. Learning Center (soon to become an Exploratory Arts Academy) as well as the additional Dallas ISD schools in the area access to the services being provided in their facilities.

COMMERCIAL REAL ESTATE CORONAVIRUS

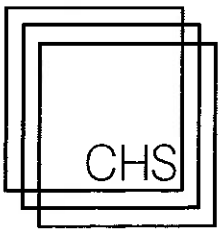
Tags:

TREC / JP MORGAN CHASE / SOUTH DALLAS / CORONAVIRUS / COVID-19 / DALLAS CATALYST PROJECTS / THE FOREST DISTRICT / THE BOTTOM

RELATED CONTENT





"EXHIBIT E"

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Vanessa (print name) and my address is 1425 Conner Dr Apt 203 75217, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I am a regular Customer Here They follows strict protocols of Not letting people break the law. They have security all the time which makes us Comfortable to shop. I feel safe. welcoming environment.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

Even though the area is rough they have always tried to maintain the property in best possible way. They are cooperative everyone.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Vanessa Wilson

Signature

6-7-21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Terry Knight (print name) and my address is 311 Ave J, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I Love shopping there because they're very nice people and its convenient for me

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Terry Knight

Signature

6/8/2021

Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Sue Knight (print name) and my address is 308 Avenue H, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:
I've been shopping there for years, It's my go to store. Very convenient for me on holidays. Thank them and blessed them

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Sue Knight
Signature

6/8/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Tina Martinez (print name) and my address is 112 Ave. I, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Very respectful, good prices

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Signature

6/8/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Rodney Paris (print name) and my address is 414 Ave. I, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I love the store, i go everday
very nice people

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Rodney Paris

Signature

6/8/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Tony Johnson (print name) and my address is 318 Ave L, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I love the store and the people
they are very nice to the people

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Tony Johnson
Signature

6/8/21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Johnny Bates (print name) and my address is 5101 Logan St. 75206, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I've had good shopping experience at good price liquors for several years. No problems of any kind inside or out side

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

this company doesn't have any bad reflection on the neighborhood in south dallas on Martin Luther king.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Signature

6-8-21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Samuel Washington (print name) and my address is 1706 M.L.K. Blvd Ste. Dallas, TX 75215, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Very Nice People

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Signature

6/8/21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is BARBARA King (print name) and my address is 3066 Holmes st, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows: VERY good People

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Signature

8-21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is V. A. McKim (print name) and my address is 1630 Martin Luther King Jr. Blvd, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Although I do not indulge in use of alcohol or tobacco products; I am aware that Sam has on more than 1 occasion made contribution to the people of this community.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

To my knowledge Sam does not sale alcohol or tobacco products to the youth in this community.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

V. A. McKim
Signature

6/6/21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Melanie Merritt (print name) and my address is _____, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

This is a nice place to purchase and buy things from.

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Merritt Melanie

Signature

6-8-21

Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is RODERICK ODELL MAY (print name) and my address is 2440 CEDAR Crest Blvd, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

VERY NICE PEOPLE

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Roderick O. May

Signature

6/8/21

Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Deshonta Stewart (print name) and my address is 8335 outh Blvd #203, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

It's been good never had any problems, inside or outside.
When my boyfriend got killed they help me out a lot

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

Convenient

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Deshonta Stewart
Signature

6/8/21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Mary Jackson (print name) and my address is 7811 Meander Dr, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Always been fine
They treat people nice.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

It's close to where I leave and I can walk to the store if I need anything.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Mary Jackson
Signature

6-8-21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Kimberly Reeves (print name) and my address is 2816 Holmes St, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Has always been great!
Everyone is courteous very respectful
to their customers.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

It is convenient to the neighborhood
not just for liquor or beer you can get
soda, juice. They also do their best to
keep people from standing outside of the store

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Kimberly Reeves
Signature

June 8, 2021
Date

To city of Dallas
Board of Adjustment

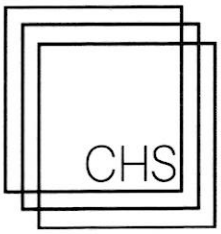
I oppose city of Dallas taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is a responsible establishment. They strictly follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.

This neighborhood store has been there for more than 2 decade. Although the neighborhood is rough this is the only store where I'm comfortable to come in. I have been coming here for long period of time and never had an issue .It feels safe to go there due to security presence all the time. They don't allow any people to loiter or panhandle. The management runs the store with honesty and with diligence. The store is always clean and have fence all across the property. The store cannot control other people's property or what happens there. They have done there best to maintain there store according to law. Management is friendly and respects everyone. This management should be given opportunity to keep having the store. This is only store that is remaining and we want them to be there.

Sincerely

Robert's Ready to Wear
Mgr.





"EXHIBIT F"

THIS SAID EXHIBIT IS SUBMITTED FOR THE PURPOSE OF INFORMATION ONLY, AND NOT IN SUPPORT OF THE CITY OF DALLAS APPLICATION TO TERMINATE SDL'S NON-CONFORMING USE OF THE PROPERTY.

DECLARATION OF

Jacqueline Bradford

(Print name)

My name is Jackie Bradford (print name) and my address is 1502 Water Edge Dr Glenn Heights Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Jacqueline Bradford

Signature

5-7-2020

Date

June 11, 2021

City of Dallas
1500 Marilla St 5 BN
Dallas, Texas 75201
Via Email to Oscar.Aguilar@DallasCityHall.com

RE: GOOD PRICE LIQUOR – 1519 MARTIN LUTHER KING JR BLVD
CASE NO. BDA201-037

Honorable Board of Adjustment members and staff;

Malik Law Firm, PLLC represents the tenant and business owner, Abhay Shrestha, operating under the business name Good Price Liquor. This is a small minority-owned business; the owner is an immigrant from Nepal who is lawfully present in the United States and who is working hard to better his life, the life of his family, and the community.

The current business owners have been operating their business since March 2019. However, the business itself has been present and operating on the premises for over almost 25 years. Good Price Liquor was issued the Certificate of Occupancy # 9804271047 to operate as a Liquor Store on April 30, 1998, under the zoning CR. **See Exhibit A: Copy of Certificate of Occupancy**. The Certificate of Occupancy **does not state a termination date, therefore, suggesting continuous, indefinite use.**

On January 27, 2021, Dallas City Council passed Resolution No. 21-0264 in reference to the nonconforming use of Good Price Liquor ("Good Price"), located at 1519 Martin Luther King, Jr. Blvd. Dallas, Texas. The Dallas City Attorney's Office filed the application and initiating documents on March 9, 2021. The case has been assigned to the Board of Adjustment Case No. BDA 201-037 and is scheduled for a continued public hearing June 22, 2021, at 1:00 p.m.

Prior to the City of Dallas initiating said proceedings, Good Price Liquor (and its predecessor businesses) had been lawfully operating under a nonconforming use; they had been doing so for over 20 years. A nonconforming use is a use that does not conform to the use regulations was lawfully established under the regulations in force at the beginning of the operation and has been in regular use since that time. However, Good Price was permitted to operating as a on-confirming liquor store per Dallas City Code, Chapter 51A -4.704

June 22, 2021

City of Dallas
1500 Marilla St 5 BN
Dallas, Texas 75201
Via Email to Oscar.Aguilar@DallasCityHall.com

RE: GOOD PRICE LIQUOR – 1519 MARTIN LUTHER KING JR BLVD
CASE NO. BDA201-037

Honorable Board of Adjustment members and staff;

Malik Law Firm, PLLC represents the tenant and business owner, Abhay Shrestha, operating under the business name Good Price Liquor. This is a small minority-owned business; the owner is an immigrant from Nepal who is lawfully present in the United States and who is working hard to better his life, the life of his family, and the community.

The current business owners have been operating their business since March 2019. However, the business itself has been present and operating on the premises for over almost 25 years. Good Price Liquor was issued the Certificate of Occupancy # 9804271047 to operate as a Liquor Store on April 30, 1998, under the zoning CR. **See Exhibit A: Copy of Certificate of Occupancy**. The Certificate of Occupancy **does not state a termination date, therefore, suggesting continuous, indefinite use.**

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Despite operation since 1998 as a liquor store, it was not until January 2021 that the City of Dallas determined that the location has an adverse effect on nearby properties and desires a termination to the businesses nonconforming use. Coincidentally, it is right around this same time that a "community investor", St. Phillips, and the City of Dallas have partnered up so that St. Phillips can purchase the lots surrounding it's current establishment. The ongoing development expansion of the +_ 14.43 acres of land to allow a performing arts center for St. Phillips college is the City's motivation to assert that the business has an adverse effect on nearby properties.

The zoning case number # Z190-367 applicant St. Phillip's School and Community Center filed an application with the Dallas Sustainable Development and Construction on December 1, 2020, requesting to expand PD to include additional property to allow a performing arts center and additionally requesting text changes. This is an ongoing amendment and expansion of planned development district 597 on property zoned WMU-3 for solely the benefit of St. Phillips and in the process impacting a small business of minority ownership and limited financial resources from continuous use of their business.

A nonconforming use will render the current use of the business null and void, the direct result of which being that the business owners must shut down the business and move out. There are severe economic costs and liabilities to the business owners and its employees, none of which is the fault, directly or indirectly, of the business owner or the employees.

Just as importantly, however, is the fact that the property of 1519 Martin Luther King Jr Blvd. and its current operating business, Good Price Liquor, **do not have** an adverse effect on nearby properties.

The board may consider the following factors in making this determination:

1. The character of the surrounding neighborhood;
2. The degree of incompatibility of the use with the zoning district in which it is located;
3. The manner in which the use is being conducted;
4. The house of operations of the use;
5. The extent to which continued operation of the use may threaten public health or safety;
6. The environmental Impacts of the use's operating, including but not limited to the impacts of noise, glare, dust, and odor;
7. The extent to which public disturbances may be created or perpetuated by continued operation of the use;

8. The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use; and Any other factors relevant to the issue of whether continued operation of the use will adversely affect nearby properties; and
9. Any other factors relevant to the issue of whether continued operationg of the use will adversely affect nearby properties.

1. The character of the surrounding neighborhood:
Good Price Liquor is located in an area that has been completely neglected by the City of Dallas. The area is wrought with poverty and crime. This is true of the surrounding neighborhood despite Good Price Liquor being in the area, not because of. The housing is dilapidated, the buildings are largely vacant, and loitering is rampant. While there are churches on MLK Blvd, there are also multiple liquor stores. There is at least 1 or 2 liquor stores for every church.

2. The degree of incompatibility of the use with the zoning district in which it is located:
Good Prior Liquor has been in continuous, lawful operation for the last 25 years and it is a compatible use for the current zoning. The Certificate of Occupancy was issued under CR in 1998. The area was rezoned in 2001 under WMU-3 PD 595 zoning, Walkable Mixed Use subdistrict Plan District 595. The walkable zoning must provide sidewalks and walking trails for people to walk - there is no evidence of any visible sidewalks or accessible pedestrian walking trails in the area. The use of Good Price is the same and has not changed for the last 5 years. There has been no economic activity in the area for decades and Good Price operation and the use has been consistent along with the makeup of the neighborhood.

3. The manner in which the use is being conducted:
Good Price is being conducted in lawful manner abiding with all local state and federal laws. The Good Price is not delinquent in the payment of monthly lease payments to their Landlord, Promissory notes payments, resale tax collection payments to Comptroller of Public Accounts, Business Personal Property Tax to Dallas County Appraisal District, Federal withholdings to Internal Revenue Service etc. The Good Price has all legal permits for conducting the business. The Good Price sells single serve beverages as allowed and permitted by the Texas Alcoholic Beverage Commission. There is no law mandating the restriction the sale of single serve beverages.

It is well stocked retail operation fully stocked with merchandise in excess of $333,509.00 on the last Inventory count of 5/6/2021. Good Price Liquor rice is fully staffed with multiple personnel working at one given in and around the business.

The security officer on site has worked on duty for the last 20 plus years at the same location. He is a former Dallas Police Officer complete law enforcement training, is a graduate of the Dallas Police Academy, and has experience working at the ATF.
The store premises are cleaned, the property is fenced with a metal fence completely defining the property. The customer service is excellent and therefore the business patrons enjoy shopping at the Good Price.

There is no consumption of alcohol within the premise, no record of such was found of such for the current ownership.

The unimproved land/lots behind Good Price is partly owned by the City of Dallas so therefore any activity on the vacant lots is the responsibility of the property owners of the lots such as city of Dallas.

It is not the Good Price Liquor's responsibility to report any trespass activity on the unimproved lots behind the store; they neither own nor operate on those vacant lots. It is the responsibility of the property owners of those vacant lots to moderate and mitigate criminal activity, including the City of Dallas directly, who own one of those lots.

4. The house of operations of the use:
Good Prior Liquor's hours of operations are limited in nature; it is not an open 24-hour business. The business is open Monday to Saturday, 10 AM to 9 PM and is closed on Sundays.

5. The extent to which continued operation of the use may threaten public health or safety:
The area in general has struggled with high crime rates because of the economic downturn in the area over the last 40 years. This area has the lowest per capita & household income within the City of Dallas and is the most economically impoverished. The area has many nonprofits organizations and or tax exempt entities, who neither contribute to the city's sales tax revenue, contribute to DISD, or contribute to the City and the hospital system.

The neglect of the area by code enforcement in regulating residential dwelling apartment complex, the lack of sanitation and the lack of subsidized housing for the low-income folks is the reason for the distress of those who still reside in the area, fueling the community issues of homelessness, drug addiction, poverty, and criminal activity.

6. The environmental impacts of the use's operating, including but not limited to the impacts of noise, glare, dust, and odor:

The store itself does not contribute adversely to the environment. The store is simply that, a store from which people make purchases. The area as a whole, however, does have trash in the streets. More than trash though, the area has a lot more of *nothing* – limited businesses, multiple vacancies, little traffic, no development, no improvements. None of this is controlled, directly or indirectly, by Good Price Liquor. They are solely on liquor store on a street with multiple other liquor stores and generally a lack of improvements.

7. The extent to which public disturbances may be created or perpetuated by continued operation of the use:

As per police chief Andy Garcia, the MLK is part of the 36 most violent and hot areas in Dallas. The use of the Good price is not in any way or shape is responsible for the crime. The failure of the City to address the lingering economic devastation of the people left behind when this area was dissected and separated from the rest of the developing North Dallas. The failure of the property owners of the unimproved land/lots is responsible for the loitering and for providing refuge and habitat in the open fields.

The lack of property fencing, property upkeep, unmowed lots, and the absence of the code to address the concerns are the problems exacerbating the loitering, crime, drugs, etc.

The City of Dallas has included several 911 calls and police reports in their submission. Please note, only a small handful of these are from 1519 MLK Blvd. The majority of those incidents took place at other locations that are completely unrelated to Good Price Liquor.

8. The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use:

The surroundings properties are not the owner of Good Price Liquor nor is Good Price Liquor their owner or operator. The city of Dallas and other entities are the owners of almost all properties on Holmes Street. Ironically, most properties are in the possession of LLC, developers, the City of Dallas, Ministries, and or individuals with multiple lots. The entire street is being held on for bigger profits when the new developments start to take shape. The ownership of these properties has no vested interest in the community, as is obvious and evident from the disposition and neglected conditions of such properties.

Good Price on the other hand id generating revenues, Jobs, third-party vendor's products, paying taxes to the local, state, and federal entities.

9. Any other factors relevant to the issue of whether continued operation of the use will adversely affect nearby properties:

Good Price Liquor is a minority owned small business that has been lawfully operating for almost 25 years. Eliminating this store will not mitigate the poverty and crime that are already rampant in the area. That poverty and that crime will continue to exist and flourish in the area

whether Good Price Liquor is there or not. It is unjust to target small business owners who do not have deep pockets. It is especially unjust to place the responsibility of the surrounding community on the shoulders of a single, small business. The City of Dallas, Dallas Police Department, and community initiatives are responsible for the lack of development in the area, which has clearly resulted in a great deal of poverty and crime. We have already seen this in instances where the City successfully closed other small businesses, such as the Car Wash. Crime continued to be perpetuated throughout the area, long after the Car Wash was closed. The raid that took place on Thursday, June 10, 2021, took place in neighboring apartment complex to that Car Wash

Counsel for the Tenant/Business Owner respectfully requests the honorable Board and its members find that the property does *not* have an adverse effect on the property and deny the request to a set a compliance date for nonconforming use.

In support thereof, Counsel has attached the following for your honorable board's review:

A. Copy of Certificate of Occupancy;
B. Photographs of the Businesses and Surrounding Areas;
C. List of Owners for the Vacant Lots (referred to as field, lot, and park in the City's submission) Behind the Property;
D. List of Owners for Vacant Lots on Holmes Street;
E. List of Owners for Neighboring Apartment Complexes;
F. Copy of St. Phillip's Zoning Change Application;
G. Copy of DPD Published Crime Report for the Area;
H. Copies of Affidavits from Current Employees;
I. Copies of Affidavits from Community Members;
J. Article from the Dallas Observer, "Morning News Allows Twice the Crime as Gas Station It Calls a Nuisance", Dated August 1, 2019;
K. Article from D Magazine, "Reclaiming Forest Theater", Dated October 2017;
L. Article from the Dallas Observer, "Clues to Crime Problem and Murder Rate Could Be in MLK Boulevard 911 Calls", Dated December 21, 2019;
M. Article "Justice Delayed Is Justice Denied for People Living in, Near Troubled South Dallas Apartments", Dated June 1, 2017;
N. Article from the Dallas Morning News, "Dallas Police, FBI, make numerous arrest targeting violent crimes near Fair Park", Dated June 10, 2021

You should find all the documents necessary for a positive adjudication in this case and to deny the request for a compliance date to be set. Should you have any questions or concerns, please do not hesitate to contact our office! Thank you in advance for your assistance in these matters!

Sincerely,



Shamaila S. Malik
Attorney at Law
State Bar No. 24076820

EXHIBIT A

Address:	1519 MARTIN LUTHER KING BLVD 75215 1519 MARTIN LUTHER KING BLVD
Owner:	TRUNG & LA CORP 009701 W FERRIS BRANCH 223 DALLAS TX 75243
DBA:	GOOD PRICE LIQUOR
Land Use:	(5920) LIQUOR STORE
Occupied Portion:	
C.O.#:	9804271047

Issued: 04/30/1998

Lot:	7	Block:	5/1139	Zoning:	CR	PDD:	0
Historic Dist:		Consv Dist:		Pro Park:	0	Req Park:	0
Dwlg Units:	0	Stories:	1	Occ Code:	B2	Lot Area:	0
Type Const:		Sprinkler:		Occ Load:		Alcohol:	N

SUP:	
Park Agrmt:	N
Total Area:	0
Dance Floor:	N

Remarks: BF/P #22260

David Session, Building Official

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

EXHIBIT B

Photographs of the property in question - Good Price Liquor at 1519 Martin Luther King Jr. Blvd The location has a security guard on the property, fencing, flood lights, and signage all over the property to deter criminal activity.





Photographs of the property in question - Good Price Liquor at 1519 Martin Luther King Jr. Blvd The location has a security guard on the property, fencing, flood lights, and signage all over the property to deter criminal activity.







Photographs of the property in question - Good Price Liquor at 1519 Martin Luther King Jr. Blvd The location has a security guard on the property, fencing, flood lights, and signage all over the property to deter criminal activity.

There is close to no development in the surrounding area. The surrounding area consists predominately of other liquor stores, pawn shops, vacant storefronts, and dilapidated housing.





To the left of Good Price Liquor and within walking distance, there are 2 more liquor stores and a pawn shop. At least one of those liquor stores accepts Lone Star benefits.



To the left of Good Price Liquor and within walking distance, there are 2 more liquor stores and a pawn shop. At least one of those liquor stores accepts Lone Star benefits.

To the right of the property and past the intersection, there is another liquor store. This store accepts EBT and SNAP.



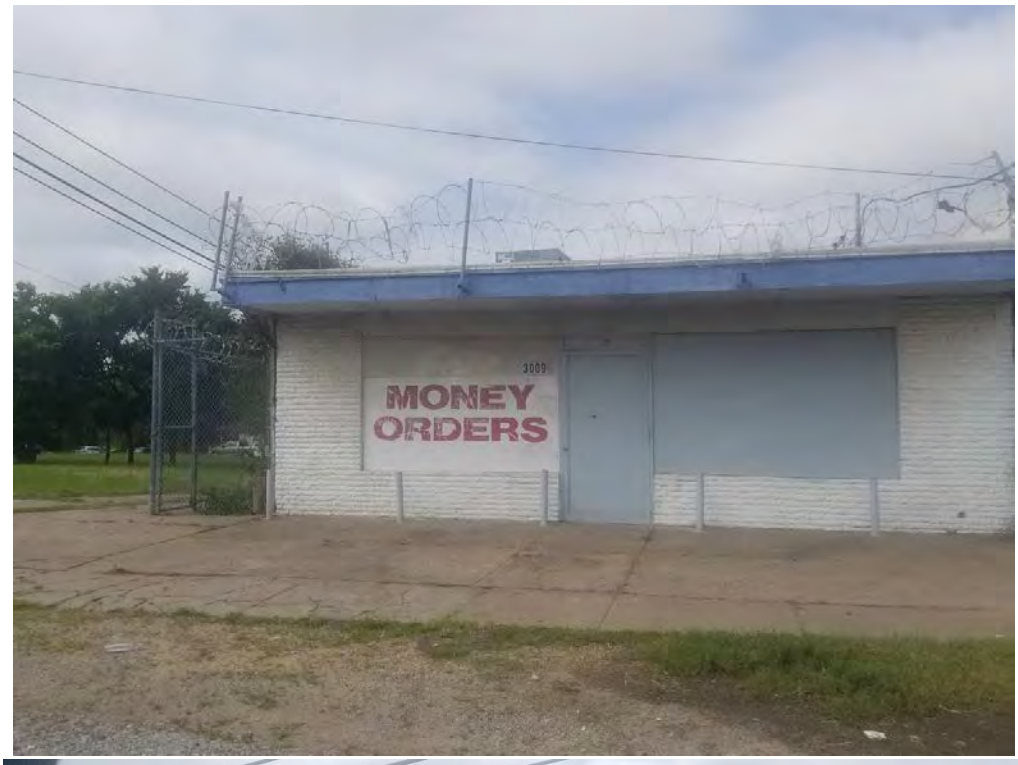


Dilapidated housing nearby





Neighboring "stores" and storefronts





Neighboring "stores" and storefronts





Neighboring "stores" and storefronts





Major police and FBI raid the morning of June 11, 2021, at a nearby apartment complex





Major police and FBI raid the morning of June 11, 2021, at a nearby apartment complex





Major police raid the morning of June 11, 2021, at a nearby apartment complex





St. Phillips, "Community Investors", seeking to expand and buy up the neighboring lots owned by small time business owners.





EXHIBIT C

Vacant 5 lots behind the store
Runs all the way up to South Blvd.

2917 Holmes
Chisolm Bryan

2913 Holmes
Ownership City of Dallas

2909 Holmes
Sharon Bragg

2905 Holmes
Shahriyar Syed

2901 Holmes
Stephen Bragg

EXHIBIT D

Ownership Vacant Lots Holmes Street.

2912 Holmes County Land & Water LLC

2902 Holmes County Land & Water LLC

2824 Holmes City of Dallas

2820 Holmes Germlek Inc.

2814 Holmes City of Dallas

2800 Holmes Chestnut Hill Holdings

EXHIBIT E

Apartments Complex On Holmes Street Ownership

2906 Holmes Blue Window Capital LLC

2712 Holmes Blue Window Capital LLC

2721 Holmes Blue Window Capital LLC

2727 Holmes Lelam Investments

2801 Holmes Chestnut Hill Holdings

2811 Holmes Blue Window Capital LLC

2823 Holmes Jim Salvo

2728 Holmes Trinity Restoration Ministry

2707 Holmes Chestnut Hill Holdings

2709 Holmes Holmes Street Foundation

EXHIBIT F

City of Dallas

Sustainable Development & Construction Department

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4209 Fax 214.670.4210

Zoning Change Application

April 2019

N/S

Provide the following information. (Please print).

Applications that alter this form will not be accepted. Please attach a second page if necessary.

Applicant		Representative		Owner	
Owner ☒ ☐ Prospective Buyer Tenant ☐				Individual ☐ ☐ Corporation Partnership ☐ ☐ Trust	
Name:	St. Philip's School and Community Center	**Name:**	David Martin/Tommy Mann/Winstead PC	**Name:**	
Address:	1600 Pennsylvania Avenue	**Address:**	2728 N. Harwood St., Suite #500	**Address:**	
City/St/Zip:	Dallas, TX 75215	**City/St/Zip:**	Dallas, TX 75201	**City/St/Zip:**	
Telephone	469.441.9260	**Telephone:**	214.745.5440	**Telephone:**	
Fax:		**Fax:**		**Fax:**	
E-mail:	jsaqueton@stphilips.com	**E-mail:**	dmartin@winstead.com	**E-mail:**	

(See attached letters of authorization)
Signature of Applicant

(See attached letters of authorization)
Signature of Owner

NC, FWMU-3 w/SH 3

Existing zoning:	PD 595 & PD 597
Mapsco no.	46-W ✓
Zoning map no.	K-8 ✓
Council district	7 ✓
School district	Dallas ISD ✓
Census tract no.	34.00 ✓

Location & cross street: 1600 Pennsylvania Avenue

Request: EXPAND ~~Amend~~ PD to include additional property to allow performing arts center, fieldhouse, student and community working space, and food pantry.

ADD'L CHANGES TO EXISTING TEXT
Remove property from Shopfront Overlay. (DM)(2/1)

Lot(s)/Block(s): (See attached legal description)

Size of request: +/- 14.43

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
	New ☐ ☐ Renewal Amendment ☐ ☐ Auto Renewal***	New ☐ ☒ Amendment	Termination ☐ ☐ Amendment
Proper signatures ☐	Proper signatures*** ☐	Proper signatures ☑	Proper signatures ☐
Letter(s) of authorization ☐	Letter(s) of authorization*** ☐	Letter(s) of authorization ☑	Letter(s) of authorization ☐
Land use statement ☐	Land use statement ☐	Land use statement ☑	Land use statement ☐
Zoning Location Maps (2) ☐	Draft Conditions ☐	Draft Conditions ☑	Zoning Location Maps (2) ☐
Tax Plat Maps (2) ☐	Zoning Location Maps (2)*** ☐	Zoning Location Maps (2) ☑	Tax Plat Maps (2) ☐
Correct lot & block **or** Metes & Bounds survey with drawing (2) ☐	Tax Plat Maps (2) ☐	Tax Plat Maps (2) ☑	Correct lot & block **or** Metes & Bounds survey with drawing (2) ☐
Copy of Deed ☐	Correct lot & block **or** Metes & Bounds survey with drawing (2) ☐	Correct lot & block **or** Metes & Bounds survey with drawing (2) ☑	Copy of Deed ☐
Tax and lien statements ☐	Copy of Deed ☐	Copy of Deed ☑	Tax and lien statements ☐
Traffic Impact Worksheet ☐	Tax and lien statements ☐	Tax and lien statements ☑	List of partners/principals/officers** ☐
Traffic impact Study or Waiver** ☐	Traffic Impact Worksheet ☐	Traffic Impact Worksheet ☑	Termination instrument ☐
List of partners/principals/officers** ☐	Traffic impact Study or Waiver** ☐	Traffic impact Study or Waiver** ☑	New instrument ☐
GIS190552	List of partners/principals/officers** ☐	List of partners/principals/officers** ☑	
	Site Plans (10 folded) ☐	Conceptual plans (10 folded) **or** Development Plans (10 folded) ☐	
	Landscape Plans (10 folded)** ☐	Landscape Plans (10 folded)** ☐	
	Tree Survey (2 folded)** ☐	Tree Survey** ☐	
		Elevation/perspectives (optional) ☐	

GIS: $75 *Additional requirements may be determined as necessary prior to application acceptance. ** If required.

2 year waiver: Y ☐ N ☒	Filing fee: $ 10,320	Sign fee: $ 50	Date filed: 9-28-20
Escarpment Y ☐ N ☒	Receipt no. 10023	Receipt no. 10023	Accepted by: AM
Floodplain Y ☐ N ☒	Notification area: 500 FT. ✓	No. of signs: 5	Date withdrawn:

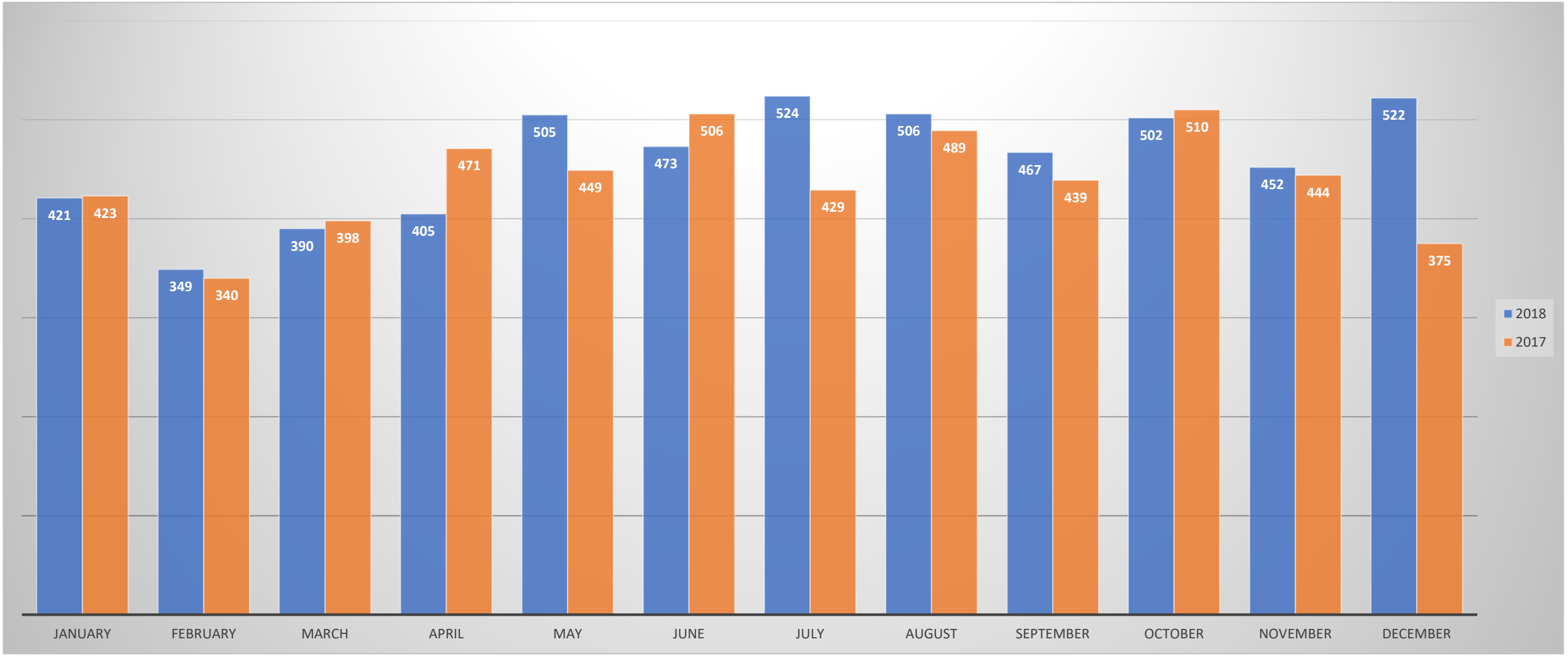
BASE: $5,820 ; ADD'L AC: $2,500 ; PARKING: $1,000; L.S.: $1,000 = $10,445.00

Staff Review Date: 12/1/2020 **Planner:** Keller **File No.:** Z 190-307

Dallas Police Department



Monthly Offense Counts From Jan 2017- Dec 2018



Offenses included: Murder, Sex Assault, Aggravated Assault, Robbery, Burglary, BMV, Shoplifting, Other Theft,Auto Theft

	U. RENEÉ HALL Chief of Police Contact# 214-671-3901	Reported Crimes Through : Monday, December 31, 2018								
	Council District 7 Kevin Felder	Demographics:		Population		81841	Area	26.47 SqMiles		
Crime Against: PERSON	NIBRS Crime Category	This Mn MTD	Last Mn MTD	% Chg	This Mn MTD LY	% Chg	YTD	YTD LY	Cnt Diff	% Chg
	ASSAULT OFFENSES	319	284	12.32%	297	7.41%	3854	4153	-299	-7.20%
	HOMICIDE OFFENSES	3	1	>100%	2	50.00%	30	34	-4	-11.76%
	HUMAN TRAFFICKING	0	0	NC	0	NC	2	3	-1	-33.33%
	KIDNAPPING/ ABDUCTION	0	1	-100.00%	2	-100.00%	7	11	-4	-36.36%
	SEX OFFENSES, FORCIBLE	5	6	-16.67%	11	-54.55%	87	119	-32	-26.89%
	SEX OFFENSES, NONFORCIBLE	0	0	NC	0	NC	1	0	1	NC
	Crime Against Sub-Total	327	292	11.99%	312	4.81%	3981	4320	-339	-7.85%
	Crime Rate for Category	47.04	42.01		44.89		48.64	52.79		
Crime Against: PROPERTY	NIBRS Crime Category	This Mn MTD	Last Mn MTD	% Chg	This Mn MTD LY	% Chg	YTD	YTD LY	Cnt Diff	% Chg
	ARSON	2	0	NC	2	0.00%	32	35	-3	-8.57%
	BRIBERY	0	0	NC	0	NC	1	0	1	NC
	BURGLARY/ BREAKING & ENTERING	84	65	29.23%	65	29.23%	933	999	-66	-6.61%
	COUNTERFEITING / FORGERY	6	3	100.00%	4	50.00%	62	37	25	67.57%
	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	97	81	19.75%	100	-3.00%	1223	1356	-133	-9.81%
	EMBEZZELMENT	3	1	>100%	3	0.00%	22	31	-9	-29.03%
	EXTORTION/ BLACKMAIL	0	0	NC	0	NC	0	0	0	NC
	FRAUD OFFENSES	6	11	-45.45%	3	100.00%	112	110	2	1.82%
	LARCENY/ THEFT OFFENSES	136	160	-15.00%	136	0.00%	1863	1844	19	1.03%
	MOTOR VEHICLE THEFT	103	99	4.04%	66	56.06%	941	737	204	27.68%
	ROBBERY	69	43	60.47%	42	64.29%	651	609	42	6.90%
	Crime Against Sub-Total	506	463	9.29%	421	20.19%	5840	5758	82	1.42%
	Crime Rate for Category	72.80	66.61		60.57		71.36	70.36		
Crime Against: SOCIETY	NIBRS Crime Category	This Mn MTD	Last Mn MTD	% Chg	This Mn MTD LY	% Chg	YTD	YTD LY	Cnt Diff	% Chg
	ANIMAL OFFENSES	1	1	0.00%	1	0.00%	9	8	1	12.50%
	DRUG/ NARCOTIC VIOLATIONS	71	66	7.58%	6	>100%	752	120	632	>100%
	GAMBLING OFFENSES	0	0	NC	2	-100.00%	0	6	-6	-100.00%
	PORNOGRAPHY/ OBSCENE MATERIAL	0	0	NC	0	NC	6	4	2	50.00%
	PROSTITUTION OFFENSES	0	1	-100.00%	0	NC	16	4	12	300.00%
	WEAPON LAW VIOLATIONS	9	13	-30.77%	3	>100%	155	39	116	>100%
	Crime Against Sub-Total	81	81	0.00%	12	>100%	938	181	757	>100%
	Crime Rate for Category	11.65	11.65		1.73		11.46	2.21		
	Group A All Crime Total	914	836	9.33%	745	22.68%	10759	10259	500	4.87%
	Crime Rate for All Group A	131.49	120.27		107.18		131.46	125.35		

Data source: [NIBRS].[dbo].[AdminDailyBrief_CDRD] Date format: Date of Report

Date of Report Made: Thursday, January 24, 2019

The Dallas Police Department was NIBRS certified June 2018 with Crime Data from March of 2018 forward. All crime counts prior to March 2018 are calculated using the NIBRS counting rules but are not recognized as officially NIBRS and were added for comparative purposes only. In the Crime Against Society group there are offenses that didn't exist in 2017 because they were direct file arrest only, therefore greatly skewing the percent change values in that group. This also greatly affects the overall percent changes. Crime counts are based on UCR NIBRS rules therefore cannot be compared to crime counts based on UCR Summary rules. These statistics are preliminary counts of the original police incident reports and may vary from the final UCR (Uniform Crime Reporting) statistics published by the FBI. The above NIBRS crime statistics listed are not final and sometimes adjusted throughout the year due to re-classifications after being investigated or reports filed later by a victim daily. The crime rate is per 1000 population.

U. RENEÉ HALL Chief of Police Contact# 214-671-3901		Reported Crimes Through : Monday, December 31, 2018								
Council District 7	**Kevin Felder**	**Demographics:**		**Population**		**81841**	**Area**		**26.47 SqMiles**	
NIBRS Crime Category	**NIBRS Crime**	**This Mn MTD**	**Last Mn MTD**	**% Chg**	**This Mn MTD LY**	**% Chg**	**YTD**	**YTD LY**	**Cnt Diff**	**% Chg**
Crime Against: PERSON										
ASSAULT OFFENSES	AGG ASSAULT - FV	29	22	31.82%	29	0.00%	289	321	-32	-9.97%
	AGG ASSAULT - NFV	43	50	-14.00%	49	-12.24%	633	655	-22	-3.36%
	INTIMIDATION	51	45	13.33%	33	54.55%	558	526	32	6.08%
	SIMPLE ASSAULT	196	167	17.37%	186	5.38%	2374	2651	-277	-10.45%
	NIBRS Crime Category Sub-Total	**319**	**284**	**12.32%**	**297**	**7.41%**	**3854**	**4153**	**-299**	**-7.20%**
HOMICIDE OFFENSES	JUSTIFIABLE HOMICIDE	0	0	NC	0	NC	2	3	-1	-33.33%
	MURDER & NONNEGLIGENT MANSLAUGHTER	3	1	>100%	2	50.00%	24	29	-5	-17.24%
	NEGLIGENT MANSLAUGHTER	0	0	NC	0	NC	4	2	2	100.00%
	NIBRS Crime Category Sub-Total	**3**	**1**	**>100%**	**2**	**50.00%**	**30**	**34**	**-4**	**-11.76%**
HUMAN TRAFFICKING	HUMAN TRAFFICKING, COMMERCIAL SEX ACTS	0	0	NC	0	NC	2	3	-1	-33.33%
	HUMAN TRAFFICKING, INVOLUNTARY SERVITUDE	0	0	NC	0	NC	0	0	0	NC
	NIBRS Crime Category Sub-Total	**0**	**0**	**NC**	**0**	**NC**	**2**	**3**	**-1**	**-33.33%**
KIDNAPPING/ ABDUCTION	KIDNAPPING/ ABDUCTION	0	1	-100.00%	2	-100.00%	7	11	-4	-36.36%
SEX OFFENSES, FORCIBLE	FONDLING	0	2	-100.00%	0	NC	23	25	-2	-8.00%
	RAPE	4	3	33.33%	11	-63.64%	58	90	-32	-35.56%
	SEXUAL ASSAULT WITH AN OBJECT	0	1	-100.00%	0	NC	2	0	2	NC
	SODOMY	1	0	NC	0	NC	4	4	0	0.00%
	NIBRS Crime Category Sub-Total	**5**	**6**	**-16.67%**	**11**	**-54.55%**	**87**	**119**	**-32**	**-26.89%**
SEX OFFENSES, NONFORCIBLE	INCEST	0	0	NC	0	NC	0	0	0	NC
	STATUTORY RAPE	0	0	NC	0	NC	1	0	1	NC
	NIBRS Crime Category Sub-Total	**0**	**0**	**NC**	**0**	**NC**	**1**	**0**	**1**	**NC**
Crime Against Sub-Total	**Crime Against Sub-Total**	**327**	**292**	**11.99%**	**312**	**4.81%**	**3981**	**4320**	**-339**	**-7.85%**
Crime Rate for Category		**47.04**	**42.01**		**44.89**		**48.64**	**52.79**		

U. RENEÉ HALL Chief of Police Contact# 214-671-3901		Reported Crimes Through : Monday, December 31, 2018								
Council District 7	**Kevin Felder**	**Demographics:**		**Population**		**81841**	**Area**	**26.47 SqMiles**		
NIBRS Crime Category	**NIBRS Crime**	**This Mn MTD**	**Last Mn MTD**	**% Chg**	**This Mn MTD LY**	**% Chg**	**YTD**	**YTD LY**	**Cnt Diff**	**% Chg**
ARSON	ARSON	2	0	NC	2	0.00%	32	35	-3	-8.57%
BRIBERY	BRIBERY	0	0	NC	0	NC	1	0	1	NC
BURGLARY/ BREAKING & ENTERING	BURGLARY-BUSINESS	22	24	-8.33%	35	-37.14%	354	298	56	18.79%
	BURGLARY-RESIDENCE	62	41	51.22%	30	>100%	579	701	-122	-17.40%
	NIBRS Crime Category Sub-Total	**84**	**65**	**29.23%**	**65**	**29.23%**	**933**	**999**	**-66**	**-6.61%**
COUNTERFEITING / FORGERY	COUNTERFEITING / FORGERY	6	3	100.00%	4	50.00%	62	37	25	67.57%
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	97	81	19.75%	100	-3.00%	1223	1356	-133	-9.81%
EMBEZZELMENT	EMBEZZELMENT	3	1	>100%	3	0.00%	22	31	-9	-29.03%
EXTORTION/ BLACKMAIL	EXTORTION/ BLACKMAIL	0	0	NC	0	NC	0	0	0	NC
FRAUD OFFENSES	CREDIT CARD/ ATM FRAUD	2	4	-50.00%	0	NC	30	15	15	100.00%
	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME	2	6	-66.67%	2	0.00%	55	70	-15	-21.43%
	IMPERSONATION	2	1	100.00%	1	100.00%	27	25	2	8.00%
	WELFARE FRAUD	0	0	NC	0	NC	0	0	0	NC
	WIRE FRAUD	0	0	NC	0	NC	0	0	0	NC
	NIBRS Crime Category Sub-Total	**6**	**11**	**-45.45%**	**3**	**100.00%**	**112**	**110**	**2**	**1.82%**
LARCENY/ THEFT OFFENSES	ALL OTHER LARCENY	66	61	8.20%	55	20.00%	800	631	169	26.78%
	POCKET-PICKING	1	0	NC	1	0.00%	9	17	-8	-47.06%
	PURSE-SNATCHING	0	2	-100.00%	1	-100.00%	12	13	-1	-7.69%
	SHOPLIFTING	3	1	>100%	5	-40.00%	57	75	-18	-24.00%
	THEFT FROM MOTOR VEHICLE	46	72	-36.11%	41	12.20%	687	760	-73	-9.61%
	THEFT OF BUILDING	0	0	NC	0	NC	0	10	-10	-100.00%
	THEFT OF COIN-OPERATED MACHINE OR DEVICE	0	0	NC	0	NC	4	5	-1	-20.00%
	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES	20	24	-16.67%	33	-39.39%	294	333	-39	-11.71%
	NIBRS Crime Category Sub-Total	**136**	**160**	**-15.00%**	**136**	**0.00%**	**1863**	**1844**	**19**	**1.03%**
MOTOR VEHICLE THEFT	UUMV	103	99	4.04%	66	56.06%	941	737	204	27.68%
ROBBERY	ROBBERY-BUSINESS	16	11	45.45%	4	>100%	130	119	11	9.24%
	ROBBERY-INDIVIDUAL	53	32	65.63%	38	39.47%	521	490	31	6.33%
	NIBRS Crime Category Sub-Total	**69**	**43**	**60.47%**	**42**	**64.29%**	**651**	**609**	**42**	**6.90%**
Crime Against Sub-Total	**Crime Against Sub-Total**	**506**	**463**	**9.29%**	**421**	**20.19%**	**5840**	**5758**	**82**	**1.42%**
Crime Rate for Category		**72.80**	**66.61**		**60.57**		**71.36**	**70.36**		

Crime Against: PROPERTY

	U. RENEÉ HALL Chief of Police Contact# 214-671-3901		Reported Crimes Through : Monday, December 31, 2018								
	Council District 7	**Kevin Felder**	**Demographics:**		**Population**		**81841**	**Area**	**26.47 SqMiles**		
	NIBRS Crime Category	**NIBRS Crime**	**This Mn MTD**	**Last Mn MTD**	**% Chg**	**This Mn MTD LY**	**% Chg**	**YTD**	**YTD LY**	**Cnt Diff**	**% Chg**
Crime Against: SOCIETY	ANIMAL OFFENSES	ANIMAL CRUELTY	1	1	0.00%	1	0.00%	9	8	1	12.50%
	DRUG/ NARCOTIC VIOLATIONS	DRUG EQUIPMENT VIOLATIONS	0	1	-100.00%	0	NC	1	0	1	NC
		DRUG/ NARCOTIC VIOLATIONS	71	65	9.23%	6	>100%	751	120	631	>100%
		NIBRS Crime Category Sub-Total	**71**	**66**	**7.58%**	**6**	**>100%**	**752**	**120**	**632**	**>100%**
	GAMBLING OFFENSES	BETTING/ WAGERING	0	0	NC	0	NC	0	0	0	NC
		GAMBLING EQUIPMENT VIOLATIONS	0	0	NC	0	NC	0	0	0	NC
		OPERATING/ PROMOTING/ ASSISTING GAMBLING	0	0	NC	2	-100.00%	0	6	-6	-100.00%
		SPORTS TAMPERING	0	0	NC	0	NC	0	0	0	NC
		NIBRS Crime Category Sub-Total	**0**	**0**	**NC**	**2**	**-100.00%**	**0**	**6**	**-6**	**-100.00%**
	PORNOGRAPHY/ OBSCENE MATERIAL	PORNOGRAPHY/ OBSCENE MATERIAL	0	0	NC	0	NC	6	4	2	50.00%
	PROSTITUTION OFFENSES	ASSISTING OR PROMOTING PROSTITUTION	0	0	NC	0	NC	2	2	0	0.00%
		PROSTITUTION	0	1	-100.00%	0	NC	14	1	13	>100%
		PURCHASING PROSTITUTION	0	0	NC	0	NC	0	1	-1	-100.00%
		NIBRS Crime Category Sub-Total	**0**	**1**	**-100.00%**	**0**	**NC**	**16**	**4**	**12**	**>100%**
	WEAPON LAW VIOLATIONS	WEAPON LAW VIOLATIONS	9	13	-30.77%	3	>100%	155	39	116	>100%
	Crime Against Sub-Total	**Crime Against Sub-Total**	**81**	**81**	**0.00%**	**12**	**>100%**	**938**	**181**	**757**	**>100%**
	Crime Rate for Category		**11.65**	**11.65**		**1.73**		**11.46**	**2.21**		
	Group A All Crime Total	**Group A All Crime Total**	**914**	**836**	**9.33%**	**745**	**22.68%**	**10759**	**10259**	**500**	**4.87%**
	Crime Rate for All Group A		**131.49**	**120.27**		**107.18**		**131.46**	**125.35**		

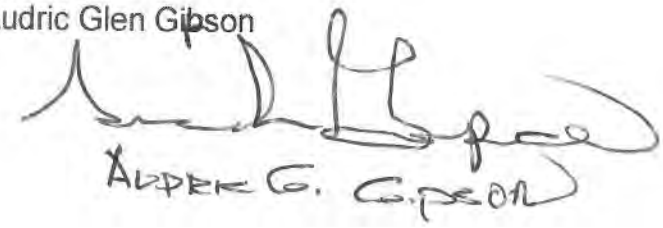
To the Honorable Board Of Adjustment
City of Dallas

My name is Audric Glen Gibson. I'm a Security Guard for Good Price Liquor located at 1519 MLK JR BLVD Dallas TX 75215. I have been working here for past 17 years providing security. This employment is important for me as it my only source of income. I work here 6 days a week.
The main point is I as a security Guard have never allowed any illegal activity in the Property. My Job here is to control the Property from trespassers and not to let any people Loiter, panhandle or allow any individual from performing any kind of illegal Activity. I have always tried to create healthy environment at this property for people to come by.

As i have worked here for past 17 years my experience from the property owner and the business owner is that they want to follow strict rules and regulations of City and TABC
I'm surprised with the false accusations made by lot of speakers regarding this property.

People who spoke in board of Adjustment meeting are making false accusations that we allow drugs and Prostitution in the property without any proof or evidence.

Thank you
Audric Glen Gibson



TO THE HONARABLE BOARD

My name is Sarad Manandhar. I work as a shift Manager in Good Price Liquor located at 1519 MLK JR Blvd, Dallas TX 75215. The income of this job is very important to my Family and me. I have been working here for more than 2 years. Here at Good Price Liquor we work diligently and follow Rules and regulation of city and TABC.If Good Price Liquor is shut down I will loose the valuable income that is important for my family. It will be difficult for me to find similar good paying Job elsewhere. So I request Honorable BOA to consider our employment before making any decision.

At last I want mention that. The lot of accusations that has been made against Good Price Liquor is absolutely false. As a manager of Good Price we have never ever allowed illegal Activity in the property. Our security Guard and employee do there best to make sure no illegal activity occurs in Property.

Sarad Manandhar



To The Honorable Board of Adjustment
City of Dallas

My name is Merry Shrestha. I've been working at good price liquor located at 1519 Martin Luther King JR BLVD for past 2 years. My two younger siblings live with my mother who is a single parent. I am the only primary source of income to my family. This job its very important to me as well as my family.
Our store Good Price Liquor has very strict rules and regulations. We don't allow any illegal activities inside or outside the store. We have security Guard on duty who is there from opening to closing. Working in this kind of neighborhood we don't always expect to get good customers, sometimes we do get difficult customers but our security guard handles them in a very professional way. My coworkers and me are very thankful for our manager, since they take very good care of us.
I am writing this letter with the hope that you will take these circumstances into consideration
Thank you so much for taking time to read this letter

Merry Shrestha

1519 martin luther king Jr Blvd,
Dallas, Texas
75215

To The Honorable Board of Adjustment

My name is Yugen Maharjan. I work at Good Price Liquor located at 1519 Martin Luther King JR Blvd, Dallas, TX 75215 as a manager. I have been working here for the past 2 and half years. This job is very crucial because it provides for my family and me. We have a safe and friendly working environment at this establishment. I fully support this establishment and the community that it is in.

Our corporation support and I the law and the legal system and we abide by them. We do not allow any illegal activities in our property. We have two employees including a security guard to keep any illegal activities and gathering away from our premises. We have 12 cameras all around the building that the security has access to at all times to prevent any gathering of those kinds. We have posted signs all around the property that says no loitering and gathering in the premises. With the help of police officers we have banned and given trespassing citations to numerous individuals who encourage uncivil behavior.

So I would like to request that we are given a fair chance to keep our establishment running.

Yugen.
1519 MLK Jr Blvd. Dallas, Tx 75215

To city of Dallas
Board of Adjustment

I oppose city of Dallas taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is a responsible establishment. They strictly follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.

This neighborhood store has been there for more than 2 decade. Although the neighborhood is rough this is the only store where I'm comfortable to come in. I have been coming here for long period of time and never had an issue .It feels safe to go there due to security presence all the time. They don't allow any people to loiter or panhandle. The management runs the store with honesty and with diligence. The store is always clean and have fence all across the property. The store cannot control other people's property or what happens there. They have done there best to maintain there store according to law. Management is friendly and respects everyone. This management should be given opportunity to keep having the store. This is only store that is remaining and we want them to be there.

Sincerely

Robert's Ready To Wear
Mgr.


ROBERT'S
READY TO WEAR
214.421.0624
Fax: 214.421.0986
roberts.rtw@gmail.com
1706 M.L. King Blvd. - Dallas, Texas 75215

To city of Dallas
Board of Adjustment

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Sincerely

William L Hubbard

817-779-1282

To city of Dallas
Board of Adjustment

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Jon Fridia
Jon Fridia

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Sincerely

Clara E Moore 214 650-9886

To city of Dallas
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Sincerely

Clay Franklin
(214)659-3966

To city of Dallas
Board of Adjustment

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Sincerely

318. 577- 7512

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Sincerely

Demitrias Williams

469-479-1381

To city of Dallas
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Sincerely

Tracy E Richmond

24-02-2764

To city of Dallas
Board of Adjustment

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Sincerely

Tom Jones

To city of Dallas
Board of Adjustment

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Sincerely

Aaron Bell

To city of Dallas
Board of Adjustment

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Sincerely

Bill Green

To city of Dallas
Board of Adjustment

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Sincerely

Allen Smith

469 761 1583

branch Fence and Construction

To city of Dallas
Board of Adjustment

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Sincerely

Kendrick Williams

(469) 263-0314

To city of Dallas
Board of Adjustment

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Sincerely
Veronica Lewis
(720) 678-6049

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Board of Adjustment

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Sincerely

Angela Sharpe
(682) 400-9864

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Board of Adjustment

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Sincerely Danny White

214 866-9981

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Board of Adjustment

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Sincerely



469 233 5591

To city of Dallas
Board of Adjustment

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Sincerely Radhika Modotra 817-717-0797

I own my own Business !!! So
we All we GoT!! Small Business
Owner's IN
NOT OUT!!!!!

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Board of Adjustment

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Sincerely Debbie Williams

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Board of Adjustment

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Sincerely Demarcus White

903-906-2227

To city of Dallas
Board of Adjustment

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Sincerely Yvonne Davis

469-254-4338

To city of Dallas
Board of Adjustment

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Sincerely Roscoe Williams
Roscoe Williams - 214 429-5211

To city of Dallas
Board of Adjustment

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Sincerely 2146222888

To city of Dallas
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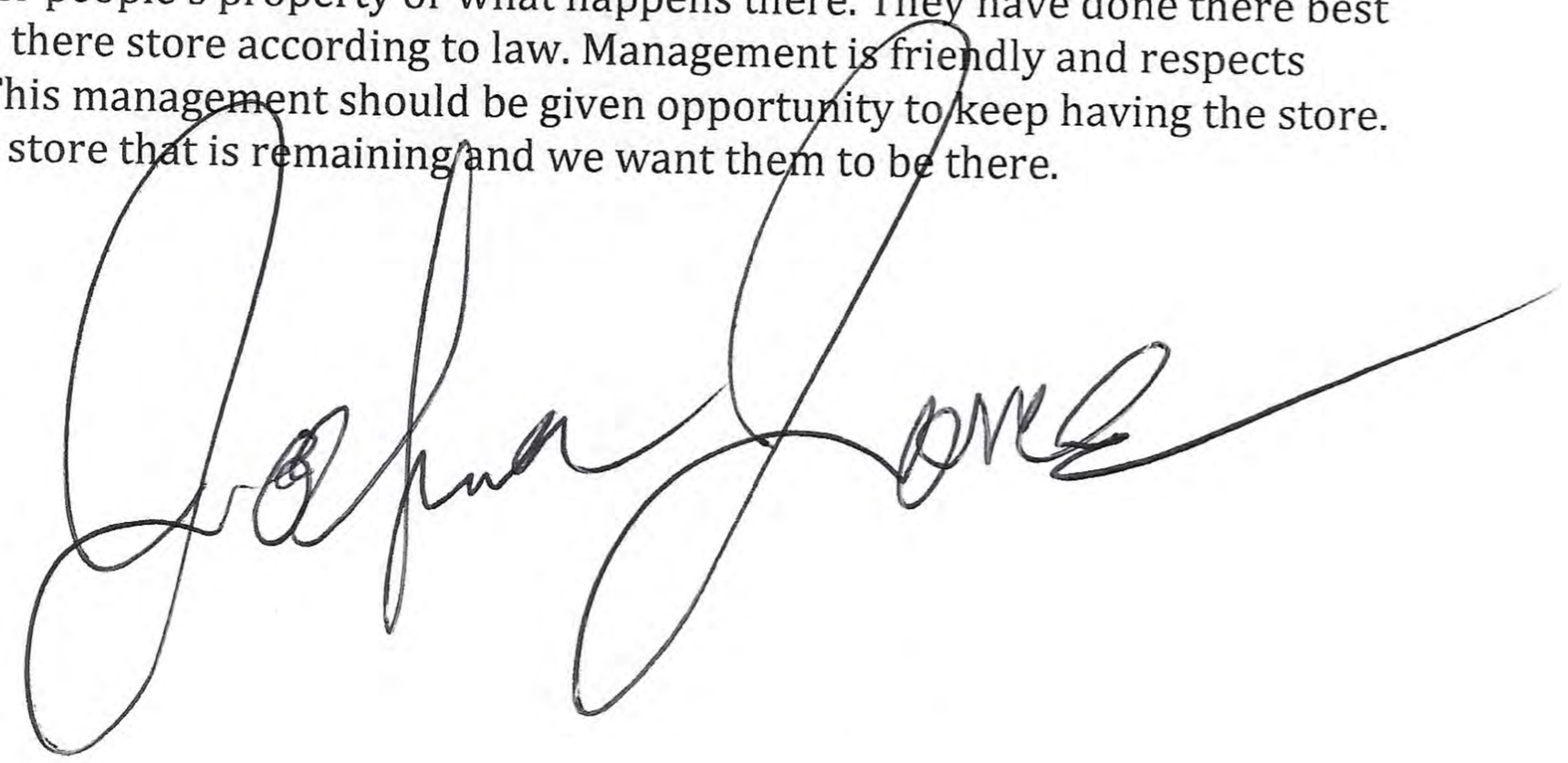
Sincerely Leon Powe

To city of Dallas
Board of Adjustment

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Sincerely

Adrian Richmond 2 - 392 4004

To city of Dallas
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Sincerely Keeey — 469-8565099

To city of Dallas
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Sincerely

Mikah Mallock

Ms. Angelia M. Ford
214-293-6726

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This neighborhood store has been there for more than 2 decade. Although the neighborhood is rough this is the only store where I'm comfortable to come in. I have been coming here for long period of time and never had an issue .It feels safe to go there due to security presence all the time. They don't allow any people to loiter or panhandle. The management runs the store with honesty and with diligence. The store is always clean and have fence all across the property. The store cannot control other people's property or what happens there. They have done there best to maintain there store according to law. Management is friendly and respects everyone. This management should be given opportunity to keep having the store. This is only store that is remaining and we want them to be there.

Cedric Hagans

Sincerely

#69

3067191

To city of Dallas
Board of Adjustment

I oppose city of Dallas taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is a responsible establishment. They strictly follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.

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Sincerely Gary Neal
214 413 9738

John Ellis
972-891-5092

To city of Dallas
Board of Adjustment

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Sincerely Ronnie Patel IA Lic

469-623-4351

To city of Dallas
Board of Adjustment

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Sincerely Ashley Gentry
214 524-0467

To city of Dallas
Board of Adjustment

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Sincerely

To city of Dallas
Board of Adjustment

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This neighborhood store has been there for more than 2 decade. Although the neighborhood is rough this is the only store where I'm comfortable to come in. I have been coming here for long period of time and never had an issue .It feels safe to go there due to security presence all the time. They don't allow any people to loiter or panhandle. The management runs the store with honesty and with diligence. The store is always clean and have fence all across the property. The store cannot control other people's property or what happens there. They have done there best to maintain there store according to law. Management is friendly and respects everyone. This management should be given opportunity to keep having the store. This is only store that is remaining and we want them to be there.

Sincerely
Bruce Justice

To city of Dallas
Board of Adjustment

I oppose taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is very responsible management. They follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.
The management runs the store with honesty and diligently. The store cannot control other people's property or what happens there. They have done there best to maintain there store according to law. They have security guard all the time to maintain good environment. Management is friendly and respects everyone. This management should be given opportunity keep having the store.

Sincerely Noah Armadeus Denby
214-944-7055

To city of Dallas
Board of Adjustment

I oppose taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is very responsible management. They follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.
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Sincerely

Edward White

469-628-2593

Blake Roberts

214 229-3452

Manuel Arrington 214-527-4226

To city of Dallas
Board of Adjustment

I oppose taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is very responsible management. They follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.
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Sincerely

Elvis Branch SR

469-969-4698

Ronald Gurley

972-502-0684

Jim Tip

214-845-896

To city of Dallas
Board of Adjustment

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Sincerely ERIVEST PR

Anosh

Ph no ⇒ 4698455978

To city of Dallas
Board of Adjustment

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Sincerely

Terry Knight 311 Avenue O Dallas 75203
Terrence W Ford
Leroy Thomas
Jay'Lynn Strange
Shun Smith
Keisha Cole
Veronica Fobres
Yusuiren King
Andre McLemore
Eddie Thompson

To city of Dallas
Board of Adjustment

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Sincerely

Kenneth Ault

214-565-5592

To city of Dallas
Board of Adjustment

I oppose taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is very responsible management. They follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.
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Sincerely

Robert Johnson

(214) 290-2339

469-882-2201 - Micheal Robinson

To city of Dallas
Board of Adjustment

I oppose taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is very responsible management. They follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.
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Sincerely Sara Randle
469-254-0999

To city of Dallas
Board of Adjustment

I oppose city of Dallas taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is a responsible establishment. They strictly follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.

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Sincerely Patricia Harris

(214) 7601 3523

To city of Dallas
Board of Adjustment

I oppose taking liquor store away.
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Sincerely

214-946-0021

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Andrew Wright (print name) and my address is 9702 W Lewis Branch Blvd #818, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Be coming here for 20 years never had a problem
Will Keep coming here for a long time

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

It is a Comerity Store That everybody loves

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Andrew Wright
Signature

6.7.21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Terry Lee (print name) and my address is 1814, Park Row Apt #106, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I have always had a good experience here. Friendly people who treat everyone good. A great community store.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

Being a corner store. Most people dont have rides so its easy to walk down here. Especially they are good people who dont allow any bad activity

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Signature

06/05/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Vanessa (print name) and my address is 1425 Conner Dr Apt 203 75217, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I am a regular customer here. They follow strict protocols of Not letting people break the law. They have security all the time which makes us comfortable to shop. I feel safe. welcoming environment.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

Even though the area is rough they have always tried to maintain the property in best possible way. They are cooperative everyone.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Vanessa Williams

Signature

6-7-21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Terry Knight (print name) and my address is 311 Ave S, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I Love shopping there because they're Very nice people and its convenient for me

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Terry Knight

Signature

6/8/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Sue Knight (print name) and my address is 308 Avenue H, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I've been shopping there for year, It's my go to Stored. Very convenient for me On holidays. Thank them and Blessed them

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Sue Knight
Signature

6/8/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Tina Martinez (print name) and my address is 112 Ave. I, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Very respectful, good prices

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Signature

6/8/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Rodney Paris (print name) and my address is 414 Ave I, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I love the store i go everday
Very nice people

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Rodney Paris
Signature

6/8/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Larry Johnson (print name) and my address is 318 Ave L, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I love the store and the people
they are very nice to the people

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Larry Johnson
Signature

6/8/21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Johnny Bates (print name) and my address is 5201 Logan St. 75206, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I've had good shopping experience at good price liquors for several years. No problems of any kind inside or out side.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

this company doesn't have any bad reflection on the neighbor hood in south dallas on Martin Luther King.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Johnny Bates

Signature

6-8-21

Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Samuel Washington (print name) and my address is 1706 M.L.K. Blvd SE. Dallas, TX 75215 Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Very Nice People

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Signature

6/8/21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is BARBARA KING (print name) and my address is 3066 Holmes St, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows: VERY good People

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Signature

6-8-21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is V. A. McKim (print name) and my address is 1630 Martin Luther King Jr. Blvd, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Although I do not indulge in use of alcohol or tobacco products; I am aware that Sam has done more than 1 occasion made contribution to the people of this community.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

To my knowledge Sam does not sale alcohol or tobacco products to the youth in this community.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

V. A. McKim
Signature

6/9/21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Melonie Merritt (print name) and my address is _____, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

This is a nice place to purchase and buy things from.

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Merritt Melonie

Signature

6-8-21

Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is RODERICK ODELL MAY (print name) and my address is 2440 CEDAR Crest Blvd, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

VERY NICE PEOPLE

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Roderick O. May

Signature

6/8/21

Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Deshonta Stewart (print name) and my address is 8333 South Blvd #203, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

It's been good never had any problems, inside or outside. When my boyfriend got killed they help me out a lot

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

Convenient

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Deshonta Stewart

Signature

6/8/21

Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Mary Jackson (print name) and my address is 7811 Rodmoor Dr, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Always been fine
They treat people nice.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

It's close to where I leave and I can walk to the store if I need anything.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Mary Jackson
Signature

6-8-21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Kimberly Reeves (print name) and my address is 2816 Holmes St, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Has always been great!
Everyone is courteous very respectful
to their customers.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

It is convenient to the neighborhood
not just for liquor or beer you can get
soda, juice, they also do their part to
keep people from standing outside of the store

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Kimberly Reeves
Signature

June 8, 2021
Date

Dallas Observer

| CITY HALL |

Morning News Allows Twice the Crime as Gas Station It Calls a Nuisance

JIM SCHUTZE | AUGUST 1, 2019 | 4:00AM



The city is suing the owner of a Texaco station on Interstate 635 at Ferguson Road in far East Dallas for failing to curtail crime. / **Jim Schutze**

KEEP DALLAS OBSERVER FREE SUPPORT US

Earlier this week, *The Dallas Morning News* ran an editorial under the headline, "Dallas businesses that become criminal hubs must be held responsible." The newspaper gave City Hall a pat on the back for filing suit against a Texaco station in far East Dallas:

"Ratcheting up pressure against property owners where criminal nuisance violations are pervasive," the paper said, "is essential to cleaning up the places where criminals congregate."

So I took a little look-see. I didn't have to be Sherlock Holmes to find out how much crime happens near the gas station in question. The Dallas Police Department makes that pretty easy to do with an interactive map. You can do it, too.

According to the map published by the police department, during July 1-31 in an area within 1,000 feet of the Texaco at 9791 Centerville Road, there were 15 active criminal events, not counting paperwork matters like warrant holds from outside agencies. So the police acted on 15 suspected, alleged or reported crimes within a radius of a little less than two blocks around the gas station.

Interesting. Then another thought occurred to me. You know what else might be interesting? I should look up the crimes that took place in the same period within 1,000 feet of *The Dallas Morning News* at 1954 Commerce St.

Oh. My. Goodness. People. We got a crime wave.

In July, the area near the *Morning News* headquarters saw more than twice the amount of crime near the Texaco. We are talking 38 criminal events. And a lot of this stuff had to be quite visible from *Morning News* windows – an absolute rash of drunkenness, compared with the Texaco, not to mention disorderly conduct and more serious crimes such as aggravated assault.

From July 1 to July 31, the area near the *Morning News* headquarters saw more than twice the amount of crime near the Texaco.

In their editorial, the *Morning News* said it was a good thing the city is suing business owners for allowing too much crime in their areas: "In each instance, city attorneys, community prosecutors and police attribute crime in the area in part to property owners and business managers who have not done enough to deter criminal activity."

Well, what about the *Morning News*? In July alone, the two-block area around the paper's headquarters saw six assaults, three thefts including a car theft, two frauds, two car burglaries, a criminal traffic incident and three acts of vandalism, but here's the big stuff: In that same period, the same area saw 12 alcohol violations, three drug arrests and six disorderly conducts.

Listen, I'm just worried about the people trying to get into the *Morning News* building to place an ad. They've got to wade through this sea of drunks, drug addicts and "disorderly conducts." And let's be frank about the last. In order to get a cop interested in your conduct in this day and age, you pretty well have to defecate on the sidewalk. It's awful. And the *Morning News* allows it.

Of course, just to be fair, I also checked the 1,000-foot radius around the offices of the *Dallas Observer*. In that same period, we had eight actual crimes, less than a fourth of what the *News* had. And we had none of this terrible drug and alcohol mayhem that the *News* seems to be tolerating on its own turf. I can only hope they are not encouraging it by participating themselves, though if that were the case, you'd think the area around the *Observer*'s office would have a lot more crime.

In their editorial, the *News* went after another of their favorite whipping boys, the famous Jim's Car Wash on Martin Luther King Jr. Boulevard in South Dallas, now closed by the city. The car wash is in a high-crime area, so not surprisingly the 1,000-foot circle around it had a pretty high number of crimes in July.

Almost four times as many drug incidents occurred there as near the *News*, but there were no booze-related arrests at all near the car wash, compared with 12 near the *News*. Overall, the car wash area had fewer crimes than the area around the *News* – a total of 33 near the car wash versus 38 near the *News*.

Just to cover my bases, I also checked my own address. Even though I live in the inner city quite close to a lot of urban poverty and middle-class bad behavior, I am proud to say my own concentric circle ranked equal with the circle around the *Observer*, at only eight criminal events for the month.

Is it mere coincidence that the area around my home and the area around my work share exactly the same low rate of criminal activity? Oh, who really knows? I will say this: I don't put up with foolishness.

And at this point in the conversation, please allow me to take a more direct tone in addressing this phenomenon of suing business owners for not reducing crime in their areas. Whenever I see the city suing a business owner, whenever the *Morning News* cheering section chimes in, it's either the only white guy on MLK, or it's some business owner whose last name is Patel, Mahmoud, Bhatti – something distinctly non-Anglo-Saxon-sounding.

Is that a total coincidence? Let's review some of the underlying reality here. After vilifying members of the police force for trying to collect their pensions and savings accounts, our great city leaders now find themselves hundreds of officers short and unable to maintain adequate numbers.

Response times are flat-out terrible, surprise, surprise. Violent crime, though not as bad as in many other major cities, feels like it's headed in that direction. And the neighborhoods are restless.

If it were not for these dire circumstances, the city could have sent people out to interview the owners of the car wash and the Texaco and asked, "What can we do to reduce the crime that is plaguing your business?"

The answers would have involved several approaches, including active efforts by the business owners to help combat lawlessness in their vicinities. The car wash owner over a period of a decade spent large sums of money and did every single thing the city asked him to do.

The problem is that none of those approaches can solve crime in absence of a strong police presence, and the city does not have a strong police presence to offer. The Dallas Police Force is still highly professional but severely undermanned and suffering from terrible morale. And the neighborhoods are still restless. So what's a City Hall to do?

When the *News* sent city columnist Robert Wilonsky out to investigate the Texaco, he asked a city prosecutor why the city was going after the owner. The prosecutor told him, "Because when you talk to citizens in the community, the first thing that comes up is, 'What are you going to do about the Texaco?'"



The city forced the owner of Jim's Car Wash on MLK in South Dallas to shut down, claiming he had not done enough to fight crime. / **Jim Schutze**

And there you have it. The city manager and the city attorney think they've got to do something to keep the neighborhoods happy. They're not going to go after 7-Eleven or Sonic or Wendy's, because those chains have deep pockets and high-dollar lawyers behind them.

But mainly the *News* needs to post large obtrusive signs at all entrances to its property saying, "NO PROSTITUTION."

To keep the neighborhoods from complaining too much to the City Council, the city manager and the city attorney sic city lawyers on what they assume will be low-hanging fruit, immigrant owners and little guys who won't know how to fight back or won't have the resources. And they know in doing it they'll have *The Dallas Morning News* editorial page (not Wilonsky) to give them cover.

It's low-hanging fruit for the city, but it's something else, too, at the *Morning News* end – sheer, narrow, bigoted, self-serving myopia.

My little deal with the crime zones is not mere snark. OK, it's *mostly* snarky. But based on my 100 years in the newspaper business, let me tell you what else is going on. A basic, Journalism 101, garden variety conversation should have happened at the very first editorial meeting where this came up: "Hey, before we jump with both feet on this guy who owns the Texaco station for allowing too much crime in his area, hadn't we better take a look at our own backyard?"

Like I say, it's easy. The city provides an interactive map. You don't have to be Woodward and Bernstein. And do you think for one minute the *News* would have plunged into the Texaco station story that way had they known they have twice the crime problem right outside their front door? But not even thinking to ask the question, not having even that much modesty or skepticism about their own agenda tells us something important about the *Morning News* editorial page: It's narrow. It's smug. And it's stupid.

I ran the numbers by Dale Davenport, who owns the car wash, and he had several pointers he wanted to offer the *News*. Based on what the city and a judge have told him he must do at the car wash, Davenport said the *News* needs to erect a tall perimeter fence around its property and hire deputized two-person security squads to patrol behind the fences 24/7.

Davenport also called on the paper to install huge lights to illuminate all persons attempting to enter the building after dark. But mainly he said the *News* needs to post large, obtrusive signs at all entrances to its property saying, "NO PROSTITUTION."

Davenport has never had prostitution at all at his car wash, but the city, nevertheless, has insisted he warn his clientele not to try it. He has concluded that warning people not to do any prostitution must have some larger crime-fighting effect of which the city is aware. He thinks the *News* might be able to cut down on some of its drunk and rowdy crime problem by warning its visiting clients not do any hooking while they're on the grounds. Just to keep things even.

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DEEP ROOTS: Five thousand people attended its opening in 1949. Then a highway was rammed through South Dallas, and everything began to change.

LOCAL NEWS

Reclaiming the Forest Theater

After years of decline, can the theater return to its place as the hub of South Dallas culture?

BY PETER SIMEK | PUBLISHED IN D MAGAZINE OCTOBER 2017 | PHOTOGRAPH BY MICHAEL CAGLE

Sometimes the history of a single building can tell the story of an entire city. The Forest Theater, which has stood at the corner of Harwood Street and what is now Martin Luther King Jr. Boulevard since 1949, is one of those buildings. The theater's first incarnation opened a few blocks west in 1930. It was the entertainment centerpiece of a stable, upper-middle-class—and primarily Jewish—community. It hosted the first-

ever screening of an all-Yiddish film in 1938, and when it moved to a new and much larger home in 1949, 5,000 people attended a raucous grand opening that featured a block party and square dance headlined by the Big D Jamboree band and organist Norma Ballard. A double showing of the baseball comedy *It Happens Every Spring*, starring Ray Milland, drew attendees into a luxurious movie palace adorned with murals of exotic birds and flowers by local artist Eugene Gilboe, balcony seating, and plush push-back seats. Tickets were 50 cents.

Over the next decade and a half, however, South Dallas would transform dramatically, the result of federal highway policies that rammed new roads through its core and housing segregation policies that rapidly shifted the community's demographics, sparking racial tensions that, for a time, turned the neighborhood into a war zone. In 1956, the Forest was designated as a "negro" theater, and within a couple of years, it had reduced its showings to just three days a week. In 1965, Dallas saw $4 million invested in the construction of new theaters—on Marsh Lane in Northwest Dallas, at the new NorthPark mall, and in Garland, Richardson, and Mesquite. But in the same year, the Forest Theater, which now overlooked a highway trench and was surrounded by vacant lots and crumbling homes, shut its doors.

It didn't stay closed. The Interstate Theatre Circuit, which ran many of Dallas' movie houses, including the Inwood Theatre, may have given up hope on the Forest Theater, but South Dallas residents embraced it. Throughout the latter half of the century, the strip center housed the Green Parrot jazz club and a recording studio, and the theater hosted live performances by B.B. King, Wilson Pickett, Ike and Tina Turner, Redd Foxx, and Prince. In 1970, it was the setting of the legendary South Dallas Pop Festival. By the 1990s, though, it was scarcely used. Even after R&B star and South Dallas

native Erykah Badu reached out to the family that owned the Forest Theater and rented it with hopes of reviving its role in the community, the theater sat vacant for the better part of eight years.

There were rumors of a rebirth. In 2015, with the building up for sale, plans for a refurbished music venue in the vein of Oak Cliff's Kessler Theater were floated in the local press. But the theater wouldn't sell until May 2017, when the most unlikely of potential owners, a North Dallas couple named Linda and Jon Halbert, saw the for-sale sign as they zoomed past on S.M. Wright Freeway one Saturday morning, en route to their vacation house on Cedar Creek Reservoir.

Jon is a semi-retired healthcare executive from Abilene who married his high school sweetheart, Linda, and moved to North Texas, where they raised their three children, first in Richardson and then in Preston Hollow. After hearing Larry James preach at the Richardson East Church of Christ about his anti-poverty nonprofit CitySquare, they became early philanthropic supporters of the organization. A few years ago, they traveled with James and CitySquare president Dr. John Siburt to New Orleans to visit the Ellis Marsalis Center for Music, a hub for performance, education, and community involvement started after Hurricane Katrina by jazz saxophonist Branford Marsalis and musician Harry Connick Jr.

The mission of the Marsalis Center resonated with the Halberts, whose dyslexic son struggled in school until discovering a passion for the arts. They wondered what would have happened to their son had they not had the means to nurture his latent artistic talent. The couple decided they wanted to start a similar institution in Dallas, and when Linda saw the Forest Theater, she had a stroke of inspiration. They had to buy it.

“That’s crazy. We have to have a business plan,” Jon said. “We’ve never bought a building in our lives.”

“I bet if we buy the building, we’d get a business plan,” Linda countered.

The Halberts didn’t know much about the history of the theater. When the real estate agent led them through the crumbling building, they saw faded murals and ornate accents that spoke to some forgotten former glory. They didn’t have long to make an offer, so they got with James, Siburt, and CitySquare’s lawyer, who just so happened to have worked with a previous potential buyer and had due diligence on the Forest Theater already gathered. Then they had one week to close on the theater after the existing contract expired.

“It would have taken weeks if not months of due diligence to make an intelligent purchase,” Linda says. “But we were able to cut through all of it and not walk out on a limb. We knew what we were getting into.”

What the Halberts were getting into was one of the most high-profile symbols of South Dallas’ long economic decline, a building that embodied the institutional obstacles to revitalizing the area while also being the neighborhood’s great hope for that revitalization.

“The biggest threat to the ongoing viability of that theater is a one-word answer: poverty,” James says. “It reflects what has happened in South Dallas and Fair Park in 40 years, a history of disinvestment. The theater reflected that economic reality. People who did better, they fled Dallas, and the population has declined and poverty has intensified.”

To turn that history around, the Halberts and CitySquare have adopted a different approach. Rather than simply taking the Marsalis Center as a model for transforming the Forest, they have instead embarked on a long process of community

engagement to gather input about what is needed and what is lacking before crafting a final vision.

To lead the effort, CitySquare tapped Elizabeth Wattley, who, before joining CitySquare, worked with Paul Quinn College on another out-of-the-box project, turning the college's football field into an urban farm.

So far, Wattley's meetings have focused on winnowing down a long laundry list of needs and wants, as well as exploring what kinds of programs, services, and venues already exist in the neighborhood. She placed a large chalkboard across the front doors of the theater and invited neighbors to write what they wanted to see happen with the building. Ideas ranged from a safe music venue to a supper club to artist housing to a place where kids could learn how to bake. In early August, many of the replies were erased by one anonymous commenter who simply scribbled "Apollo Theater" all over the board.

"The best part of buying a building first and not having a 100 percent plan set together is we kind of get to start from scratch," Wattley says. "I think what was exciting was the possibility of having a facility that could answer a lot of needs at one time for the community."

What shape the Forest Theater will eventually take remains to be seen. As of this writing, Wattley says she is preparing to return to CitySquare's leadership and the community with a pared-down list of potential programs, including a flexible space for film screenings and dance and theater performances, as well as plans for a recording studio, and film, music, dance, and art educational classes in the theater's adjacent storefronts. CitySquare hopes to begin renovation and restoration of the building by the end of the year and have it open in time for the theater's 70th anniversary, in 2019.

If CitySquare can raise the money and build the necessary partnerships to realize the full vision of a reborn Forest Theater, then the theater's reopening will offer more reason to celebrate than the original grand opening fanfare that drew 5,000 in 1949. It will be an event about more than just rejoicing over renewed hope in the theater's future. It will represent a reclamation and a restitution of the past.

DALLAS HISTORY LOCAL NEWS

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OldLakeHighlander • 4 years ago

Putting a highway right next to that theatre and community was truly one of the City's biggest middle fingers ever presented to South Dallas. You don't need a monument to a confederate general to see the racist policies of the past. Just follow the concrete.

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bbetzen • 4 years ago • edited

It is possible, if the S. M. Wright Freeway name on the two blocks North of MLK can be renamed, and Cesar Chavez extended to MLK, that we can have one intersection where streets named in honor of two national and one local civil rights leader will intersect. With the rebuilding of S. M. Wright Freeway we will also have the potential for a pocket park to be created in the space saved. That park could be dedicated to civil rights leaders. It could be a park reflecting their histories.

More of the Civil Rights History of Dallas must be reflected in our streets and in our parks.

Reply • Share ›

Bob Oliver • 4 months ago

My mom and dad Met there in 1954 or 55. I just moved back to Dallas after being gone for over 50 years. It makes me sad to see the place that brought my parents together in major disrepair!

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DALLAS Observer

| CITY HALL |

Clues to Crime Problem and Murder Rate Could Be in MLK Boulevard 911 Calls

JIM SCHUTZE | DECEMBER 12, 2019 | 4:00AM



The city closed Jim's Car Wash on MLK on the grounds it was causing crime in the neighborhood. / **Jim Schutze**

KEEP DALLAS OBSERVER FREE SUPPORT US

The mayor wants an answer to the city's astronomical murder rate – twice San Antonio's, four times Austin's – right away from the city manager. I can think of a quick way to get there. Release the record of 911 calls from Jim's Car Wash.

Wait. I'm serious. This is about what causes crime. Where crime comes from. Why we have so much of it. All of that is in the 911 calls from Jim's Car Wash at 2708 Martin Luther King Jr. Blvd. in South Dallas.

In fact, I'll go further. Dallas is hopeless and helpless in the face of a horrific crime wave because Dallas, including both City Hall and the city's only daily newspaper, is dominated by inane, self-deluding, hypocritical ninnies who are fundamentally dishonest with the public and dishonest with themselves about what causes crime, and we will get nowhere with murder or crime in general until someone finds a way to pour a bucket of cold water on all of them.

The city has been stonewalling a Public Information Act request for 911 calls from the car wash for months. The answer is right there in those calls. Right there.

After an epic 19-year battle fought at City Hall, in the courts and in the state Legislature, the city last June finally succeeded in closing down the car wash on the grounds that it constituted a crime hot spot and public menace. The owner, Dale Davenport, has vowed to reopen and is suing the city.

His car wash is a special focus of a documentary film project underway for the last eight months about small businesses and crime in Dallas. The producers began months ago filming Davenport filing open records requests for his own 911 calls from the car wash over the last several years. Even though Davenport is looking mainly for a number – how many calls – the city appealed his request to the Texas attorney general, arguing the city should not be required to produce the record of calls because some of the calls could involve ongoing criminal investigations. Because the Dallas Police Department cited ongoing investigations, the AG granted the city a blanket denial of Davenport's open records requests based on prior AG opinions.

“The preponderance of evidence would suggest that they are hiding the fact that the car wash is not the problem." - Dustin Grant

I have written here about the car wash more times than I care to count over the years, always from a view sympathetic to the car wash and critical of the city. I would argue now, especially given the mayor’s newly urgent interest in violent crime, that this is about way more than 911 calls.

Let’s go up to 10,000 feet and look back down. Here is the core question: Is the owner of the car wash a person who tolerates, attracts, fosters or profits from crime and thereby makes crime worse in his area? Or is he an honest businessman who has been fighting crime for years by calling the police to report it?

The implications are inescapable. If the owner is the one causing crime at his location, then we know what to do. We should go after bad business owners who foster crime, as the city does now using nuisance abatement law.

But what about the other possibility? If a high crime rate is ambient in the neighborhood around the car wash – if crime goes on there with or without the car wash – then we need to look at the neighborhood. Not the car wash. We need to look at the people in the neighborhood. We need to find out what’s wrong.

You can be a hard-right conservative about it if you want, even a racist, and blame everything on black people. Or you can be a liberal and look at underlying economic and social causes like racial discrimination. That’s not exactly relevant, yet. We haven’t gotten that far.

I’m saying let’s put that question aside for the moment. Where does the crime come from? From the car wash? Or the neighborhood? Let’s settle that point first, then talk about the rest later.

Remember this: Jim's Car Wash, that one address in the center of South Dallas, has been at the bull's-eye of this debate in Dallas for almost 20 years. In 2006, after months of investigation and hearings, a joint investigative committee of the Texas House and Senate issued a report citing the car wash as the poster child for official corruption in Dallas.

State Rep. Terry Keel, co-chair of the investigative committee, lambasted Dallas City Hall and *The Dallas Morning News* for fostering a fundamentally wrong-headed mindset in which crime is viewed as a foreign element imported into neighborhoods by small businesses: "What is left unsaid is the point that they were selectively targeting businesses while ignoring surrounding crime," Keel said.

The surrounding crime. That's the whole question. And we could settle it in about five minutes by looking at the record of 911 calls from Jim's Car Wash, which the city has been battling to suppress.

Let's use some common sense here. If Davenport, who owns the car wash, was the master criminal the city has painted him as being, why would he have been on the phone night and day begging the police to come do something about the crime around his car wash?

And while we're using our common sense, let's ask the other obvious question. Why would the city suppress the record of 911 calls? What is the motivation? What would the record of calls tell the public that Dallas City Hall thinks would be harmful or deleterious?

If Davenport is telling the truth, if he was calling 911 all those years before the city shut down his business, then it's highly unlikely he was deliberately fostering or profiting from crime in his area. The crime wasn't coming from his car wash. It was coming from the neighborhood.

If you are our mayor right now, that's extremely useful information. Now you don't have to beat up on the city manager to tell you where crime comes from. You might even look at another additional important indicator showing that the city's murder rate is highest in areas of racially segregated poverty. In other words, you might look at people, not car washes.

Ah, but that has always been the big allergy, the forbidden thing, the no-go. The one thing Dallas never seems to want to do is look frankly at human and social causes, because those are always going to come down to the unmentionable ball of wax — race, segregation, poverty, illiteracy, inequality, injustice.

Nobody in the city's old white oligarchy will go there. Nobody in the old black power structure will, either. It's the moral bargain at the core of segregation. We will never speak honestly to each other, nor will we speak honestly to or about ourselves.

Just blame the car wash.

For the last eight months, documentary filmmaker Dustin Grant has been investigating the city's relationship with small businesses. I asked him this week why he thinks the city is fighting so hard not to release the record of 911 calls from the car wash.

Davenport is seeking not only the records of 911 calls but also notes from meetings with city officials at which Davenport agreed to carry out anti-crime and security measures on his own property. Grant said, "The preponderance of evidence would suggest that they are hiding the fact that the car wash is not the problem, that the neighborhood is the problem."



Dale Davenport at a city hearing / **Jim Schutze**

Warren Norred, the attorney representing Davenport in his appeal of the city's decree closing his business, says that crime probably could be eliminated or greatly reduced simply by forbidding all public gatherings: "It is true that, if you relegated everybody to stay in their own home and didn't allow them to have visitors, then you would have no crime because for crime you have to have two people.

"There is an old saying that a ship is safest in the harbor but that's not what ships are for." - Warren Norred

“But by definition, if you want to have a vibrant city you’re going to have to have safe places for people to interact. There is an old saying that a ship is safest in the harbor but that’s not what ships are for.”

Let’s imagine that the problem of the 911 calls from the car wash could be unknotted. Somehow, for whatever reason, based on whatever legal rationale, the city releases the overall count. Nothing about the nature of the calls, just the count. And maybe the city also releases the notes of its meetings with Davenport, so that the public could see what Davenport was asked to do to fight crime and what he did do. What would that give us?

If the record shows that Davenport is lying – he never called 911, he refused to do anything the city asked – then we have a significant signpost on the road to a solution. The city needs to beef up a police task force and go after bad small business owners in crime hot spot areas.

That’s not what the record is going to show. The record is going to show that Davenport has been one of the bravest, most ardent crime-fighters in the neighborhood. And that will turn the signpost around. Then the mayor, in his concern over murder and crime, knows exactly where to look. The neighborhood.

And guess what? He won’t go there. Ever. This mayor will never take on the politically tough challenge of addressing crime at its root. He’s not up to it, and, even if he were, his handlers wouldn’t let him. So they’re not going to let go of those 911 calls.

I just want to make one point one last time. If we never see the 911 calls, the city’s refusal to release them is evidence of its own. No public hoopla, no number of grandiose manifestos from the mayor’s office about cracking down on murder can overcome this cover-up.

The car wash may be at the center of it, but the car wash is the least of it. This is about a deliberate refusal to look at the only evidence we need.

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Justice Delayed Is Justice Denied for People Living in, Near Troubled South Dallas Apartments

Published June 1, 2017 • Updated on June 1, 2017 at 11:15 am

Of this, there is no doubt: The 14-unit apartment complex at 3006 Holmes Street, off Martin Luther King Jr. Boulevard in the heart of South Dallas, is a dreadful and dangerous place.Tenants who pay around $800 a month to live in squalid conditions in a city of few affordable homes complain of wastewater flushing into bathtubs. "All you can smell is BM," said Thelma West, who lives in the complex with her husband. Drug dealers wander through the complex at night urinating and defecating inside a front gate that doesn't lock. You can almost feel the stench.Apartment units are missing stoves and refrigerators and light fixtures. Even front-door knobs. Tenants say the complex's owner -- 35-year-old Maserati-driving Jaymeson Joseph Haynes, a thin man with dark hair who dresses for court like it's a night out -- barges into their apartments without warning, using a key or, sometimes, his foot. Courtney Waweru, 32, said he once came in unannounced around 9:30 at night -- "when I had just gotten out of the shower," she said. "I was naked!"

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NEWS > CRIME

Dallas Police, FBI make numerous arrests targeting violent crimes near Fair Park

Matthew J. DeSarno, Special Agent in Charge of the FBI office, said the investigation was an attempt to "send a loud and clear message to violent criminals that we will deploy our collective strength to ensure the safety and security of our neighborhoods and communities."



Dallas Police Chief Eddie Garcia (center) shakes hands with Special Agent in Charge Matthew J. DeSarno of FBI – Dallas after a press conference on a law enforcement action taken to address violent crime at the FBI Dallas Headquarters on Thursday, June 10, 2021, in Dallas. ATF Dallas Special Agent in Charge Jeffrey Boshek II is at left, and Acting U.S. Attorney for the Northern District of Texas Prerak Shah is at right. (Smiley N. Pool / Staff Photographer)

By Cassandra Jaramillo
4:31 PM on Jun 10, 2021

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Hundreds of law enforcement officials took part in a joint operation Thursday morning near Fair Park, making numerous arrests that targeted violent criminals, officials said at a news conference.

Authorities at the FBI Dallas Field office gave little details about the number of arrests or the charges filed, citing court records that had not been unsealed. *The Dallas Morning News* could not independently verify the operation's results as of Thursday afternoon.

Matthew J. DeSarno, special agent in charge of the FBI office, said the investigation was an attempt to "send a loud and clear message to violent criminals that we will deploy our collective strength to ensure the safety and security of our neighborhoods and communities."

DeSarno said arrests took place across multiple locations, including multiple people and a range of charges. When pressed for more details, Acting U.S. Attorney for the Northern District of Texas Prerak Shah said the arrests were all violent crimes.



CRIME

Dallas assaults show slight dip in month following implementation of Chief Eddie García's crime plan

The new crime plan, implemented last month, focuses on hot spot policing where the majority of violent crimes occur. While aggravated assaults are down from last month, homicides are up by more than 25% compared to this time last year

compared to this time last year.

BY LAUREN GIRGIS AND CASSANDRA JARAMILLO

The operation's announcement comes as Dallas Police Chief Eddie García — now four months into the job — has overseen a strategy that aims to **lower violent crime** after two years of increased homicides. García said Thursday's effort was a part of his strategy to zero in on places where violent crimes occur. Officials said they also timed the raid ahead of the summer, when they anticipated an uptick in violence.



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BY LOWE'S

"The message today to the residents of Dallas is simple: the DPD is not alone in keeping our community safe. The DPD is not alone in taking the criminal element off our streets," García said.

"And the DPD is not alone in seeding our community with hope. We will be asking ourselves, what can we do to strengthen these areas. We will ask ourselves: What do we need to invest in these areas?"

The chief's violent crime reduction plan largely focuses on repeat violent offenders and drug houses, where García says those offenders are often located.

Police have been increasing patrol resources in high-crime areas in Dallas, relying on police visibility and offender targeting instead of generalized stop-and-frisk, officials have said.



NEWS

How safe is our city? Dallas crime picture mixed despite recent uptick

BY CASSANDRA JARAMILLO AND JAMES WILKERSON

Those areas have been identified as grids about the size of a football field. Police are highly visible and other teams of officers are focused on intelligence gathering.

Officials did not provide the specific locations of the operation's arrests but said that the area where it happened had higher instances of violent crime. García said the area saw aggravated assaults increase from 315 in 2018 to 485 in 2020.

García said the area made up 10% of murders last year. Murders increased from 10 in 2018 to 23 in 2020.

The FBI and Dallas police often work concurrently together and have had a history of joint operations. This one was the result of about 400 agents coming into the city to help assist officers. Members of the Drug Enforcement Administration and Bureau of Alcohol, Tobacco, Firearms and Explosives also participated.

Earlier this week, García told council members he was cautiously optimistic about the department's new crime reduction plan during his first report on his crime plan to the Dallas Public Safety Committee on Monday. New numbers showed that after one month after the plan's implementation, the city has seen a small dip in violent assaults.

Police Chief Eddie García gives update on joint operation targeting viol...



Cassandra Jaramillo. Cassandra Jaramillo is the Dallas Police Department reporter for The Dallas Morning News. She joined The News in 2016. She's a graduate of the University of Texas at Austin. She likes to write about public safety, police accountability, criminal justice and mental health.

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June 22, 2021

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1500 Marilla St 5 BN
Dallas, Texas 75201
Via Email to Oscar.Aguilar@DallasCityHall.com

RE: GOOD PRICE LIQUOR – 1519 MARTIN LUTHER KING JR BLVD
CASE NO. BDA201-037

Honorable Board of Adjustment members and staff;

Malik Law Firm, PLLC represents the tenant and business owner, Abhay Shrestha, operating under the business name Good Price Liquor. This is a small minority-owned business; the owner is an immigrant from Nepal who is lawfully present in the United States and who is working hard to better his life, the life of his family, and the community.

The current business owners have been operating their business since March 2019. However, the business itself has been present and operating on the premises for over almost 25 years. Good Price Liquor was issued the Certificate of Occupancy # 9804271047 to operate as a Liquor Store on April 30, 1998, under the zoning CR. **See Exhibit A: Copy of Certificate of Occupancy**. The Certificate of Occupancy **does not state a termination date, therefore, suggesting continuous, indefinite use.**

On January 27, 2021, Dallas City Council passed Resolution No. 21-0264 in reference to the nonconforming use of Good Price Liquor ("Good Price"), located at 1519 Martin Luther King, Jr. Blvd. Dallas, Texas. The Dallas City Attorney's Office filed the application and initiating documents on March 9, 2021. The case has been assigned to the Board of Adjustment Case No. BDA 201-037 and is scheduled for a continued public hearing June 22, 2021, at 1:00 p.m.

Prior to the City of Dallas initiating said proceedings, Good Price Liquor (and its predecessor businesses) had been lawfully operating under a nonconforming use; they had been doing so for over 20 years. A nonconforming use is a use that does not conform to the use regulations was lawfully established under the regulations in force at the beginning of the operation and has been in regular use since that time. However, Good Price was permitted to operating as a on-confirming liquor store per Dallas City Code, Chapter 51A -4.704

Despite operation since 1998 as a liquor store, it was not until January 2021 that the City of Dallas determined that the location has an adverse effect on nearby properties and desires a termination to the businesses nonconforming use. Coincidentally, it is right around this same time that a "community investor", St. Phillips, and the City of Dallas have partnered up so that St. Phillips can purchase the lots surrounding it's current establishment. The ongoing development expansion of the +_ 14.43 acres of land to allow a performing arts center for St. Phillips college is the City's motivation to assert that the business has an adverse effect on nearby properties.

The zoning case number # Z190-367 applicant St. Phillip's School and Community Center filed an application with the Dallas Sustainable Development and Construction on December 1, 2020, requesting to expand PD to include additional property to allow a performing arts center and additionally requesting text changes. This is an ongoing amendment and expansion of planned development district 597 on property zoned WMU-3 for solely the benefit of St. Phillips and in the process impacting a small business of minority ownership and limited financial resources from continuous use of their business.

A nonconforming use will render the current use of the business null and void, the direct result of which being that the business owners must shut down the business and move out. There are severe economic costs and liabilities to the business owners and its employees, none of which is the fault, directly or indirectly, of the business owner or the employees.

Just as importantly, however, is the fact that the property of 1519 Martin Luther King Jr Blvd. and its current operating business, Good Price Liquor, **do not have** an adverse effect on nearby properties.

The board may consider the following factors in making this determination:

1. The character of the surrounding neighborhood;
2. The degree of incompatibility of the use with the zoning district in which it is located;
3. The manner in which the use is being conducted;
4. The house of operations of the use;
5. The extent to which continued operation of the use may threaten public health or safety;
6. The environmental Impacts of the use's operating, including but not limited to the impacts of noise, glare, dust, and odor;
7. The extent to which public disturbances may be created or perpetuated by continued operation of the use;

8. The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use; and Any other factors relevant to the issue of whether continued operation of the use will adversely affect nearby properties; and
9. Any other factors relevant to the issue of whether continued operationg of the use will adversely affect nearby properties.

1. The character of the surrounding neighborhood:
Good Price Liquor is located in an area that has been completely neglected by the City of Dallas. The area is wrought with poverty and crime. This is true of the surrounding neighborhood despite Good Price Liquor being in the area, not because of. The housing is dilapidated, the buildings are largely vacant, and loitering is rampant. While there are churches on MLK Blvd, there are also multiple liquor stores. There is at least 1 or 2 liquor stores for every church.

2. The degree of incompatibility of the use with the zoning district in which it is located:
Good Prior Liquor has been in continuous, lawful operation for the last 25 years and it is a compatible use for the current zoning. The Certificate of Occupancy was issued under CR in 1998. The area was rezoned in 2001 under WMU-3 PD 595 zoning, Walkable Mixed Use subdistrict Plan District 595. The walkable zoning must provide sidewalks and walking trails for people to walk - there is no evidence of any visible sidewalks or accessible pedestrian walking trails in the area. The use of Good Price is the same and has not changed for the last 5 years. There has been no economic activity in the area for decades and Good Price operation and the use has been consistent along with the makeup of the neighborhood.

3. The manner in which the use is being conducted:
Good Price is being conducted in lawful manner abiding with all local state and federal laws. The Good Price is not delinquent in the payment of monthly lease payments to their Landlord, Promissory notes payments, resale tax collection payments to Comptroller of Public Accounts, Business Personal Property Tax to Dallas County Appraisal District, Federal withholdings to Internal Revenue Service etc. The Good Price has all legal permits for conducting the business. The Good Price sells single serve beverages as allowed and permitted by the Texas Alcoholic Beverage Commission. There is no law mandating the restriction the sale of single serve beverages.

It is well stocked retail operation fully stocked with merchandise in excess of $333,509.00 on the last Inventory count of 5/6/2021. Good Price Liquor rice is fully staffed with multiple personnel working at one given in and around the business.

The security officer on site has worked on duty for the last 20 plus years at the same location. He is a former Dallas Police Officer complete law enforcement training, is a graduate of the Dallas Police Academy, and has experience working at the ATF.
The store premises are cleaned, the property is fenced with a metal fence completely defining the property. The customer service is excellent and therefore the business patrons enjoy shopping at the Good Price.

There is no consumption of alcohol within the premise, no record of such was found of such for the current ownership.

The unimproved land/lots behind Good Price is partly owned by the City of Dallas so therefore any activity on the vacant lots is the responsibility of the property owners of the lots such as city of Dallas.

It is not the Good Price Liquor's responsibility to report any trespass activity on the unimproved lots behind the store; they neither own nor operate on those vacant lots. It is the responsibility of the property owners of those vacant lots to moderate and mitigate criminal activity, including the City of Dallas directly, who own one of those lots.

4. The house of operations of the use:
Good Prior Liquor's hours of operations are limited in nature; it is not an open 24-hour business. The business is open Monday to Saturday, 10 AM to 9 PM and is closed on Sundays.

5. The extent to which continued operation of the use may threaten public health or safety:
The area in general has struggled with high crime rates because of the economic downturn in the area over the last 40 years. This area has the lowest per capita & household income within the City of Dallas and is the most economically impoverished. The area has many nonprofits organizations and or tax exempt entities, who neither contribute to the city's sales tax revenue, contribute to DISD, or contribute to the City and the hospital system.

The neglect of the area by code enforcement in regulating residential dwelling apartment complex, the lack of sanitation and the lack of subsidized housing for the low-income folks is the reason for the distress of those who still reside in the area, fueling the community issues of homelessness, drug addiction, poverty, and criminal activity.

6. The environmental impacts of the use's operating, including but not limited to the impacts of noise, glare, dust, and odor:

The store itself does not contribute adversely to the environment. The store is simply that, a store from which people make purchases. The area as a whole, however, does have trash in the streets. More than trash though, the area has a lot more of *nothing* – limited businesses, multiple vacancies, little traffic, no development, no improvements. None of this is controlled, directly or indirectly, by Good Price Liquor. They are solely on liquor store on a street with multiple other liquor stores and generally a lack of improvements.

7. The extent to which public disturbances may be created or perpetuated by continued operation of the use:

As per police chief Andy Garcia, the MLK is part of the 36 most violent and hot areas in Dallas. The use of the Good price is not in any way or shape is responsible for the crime. The failure of the City to address the lingering economic devastation of the people left behind when this area was dissected and separated from the rest of the developing North Dallas. The failure of the property owners of the unimproved land/lots is responsible for the loitering and for providing refuge and habitat in the open fields.

The lack of property fencing, property upkeep, unmowed lots, and the absence of the code to address the concerns are the problems exacerbating the loitering, crime, drugs, etc.

The City of Dallas has included several 911 calls and police reports in their submission. Please note, only a small handful of these are from 1519 MLK Blvd. The majority of those incidents took place at other locations that are completely unrelated to Good Price Liquor.

8. The extent to which traffic or parking problems may be created or perpetuated by continued operation of the use:

The surroundings properties are not the owner of Good Price Liquor nor is Good Price Liquor their owner or operator. The city of Dallas and other entities are the owners of almost all properties on Holmes Street. Ironically, most properties are in the possession of LLC, developers, the City of Dallas, Ministries, and or individuals with multiple lots. The entire street is being held on for bigger profits when the new developments start to take shape. The ownership of these properties has no vested interest in the community, as is obvious and evident from the disposition and neglected conditions of such properties.

Good Price on the other hand id generating revenues, Jobs, third-party vendor's products, paying taxes to the local, state, and federal entities.

9. Any other factors relevant to the issue of whether continued operation of the use will adversely affect nearby properties:

Good Price Liquor is a minority owned small business that has been lawfully operating for almost 25 years. Eliminating this store will not mitigate the poverty and crime that are already rampant in the area. That poverty and that crime will continue to exist and flourish in the area

whether Good Price Liquor is there or not. It is unjust to target small business owners who do not have deep pockets. It is especially unjust to place the responsibility of the surrounding community on the shoulders of a single, small business. The City of Dallas, Dallas Police Department, and community initiatives are responsible for the lack of development in the area, which has clearly resulted in a great deal of poverty and crime. We have already seen this in instances where the City successfully closed other small businesses, such as the Car Wash. Crime continued to be perpetuated throughout the area, long after the Car Wash was closed. The raid that took place on Thursday, June 10, 2021, took place in neighboring apartment complex to that Car Wash

Counsel for the Tenant/Business Owner respectfully requests the honorable Board and its members find that the property does *not* have an adverse effect on the property and deny the request to a set a compliance date for nonconforming use.

In support thereof, Counsel has attached the following for your honorable board's review:

A. Copy of Certificate of Occupancy;
B. Photographs of the Businesses and Surrounding Areas;
C. List of Owners for the Vacant Lots (referred to as field, lot, and park in the City's submission) Behind the Property;
D. List of Owners for Vacant Lots on Holmes Street;
E. List of Owners for Neighboring Apartment Complexes;
F. Copy of St. Phillip's Zoning Change Application;
G. Copy of DPD Published Crime Report for the Area;
H. Copies of Affidavits from Current Employees;
I. Copies of Affidavits from Community Members;
J. Article from the Dallas Observer, "Morning News Allows Twice the Crime as Gas Station It Calls a Nuisance", Dated August 1, 2019;
K. Article from D Magazine, "Reclaiming Forest Theater", Dated October 2017;
L. Article from the Dallas Observer, "Clues to Crime Problem and Murder Rate Could Be in MLK Boulevard 911 Calls", Dated December 21, 2019;
M. Article "Justice Delayed Is Justice Denied for People Living in, Near Troubled South Dallas Apartments", Dated June 1, 2017;
N. Article from the Dallas Morning News, "Dallas Police, FBI, make numerous arrest targeting violent crimes near Fair Park", Dated June 10, 2021

You should find all the documents necessary for a positive adjudication in this case and to deny the request for a compliance date to be set. Should you have any questions or concerns, please do not hesitate to contact our office! Thank you in advance for your assistance in these matters!

Sincerely,



Shamaila S. Malik
Attorney at Law
State Bar No. 24076820

EXHIBIT A

Address:	1519 MARTIN LUTHER KING BLVD 75215 1519 MARTIN LUTHER KING BLVD
Owner:	TRUNG & LA CORP 009701 W FERRIS BRANCH 223 DALLAS TX 75243
DBA:	GOOD PRICE LIQUOR
Land Use:	(5920) LIQUOR STORE
Occupied Portion:	
C.O.#:	9804271047

Issued: 04/30/1998

Lot:	7	Block:	5/1139	Zoning:	CR	PDD:	0
Historic Dist:		Consv Dist:		Pro Park:	0	Req Park:	0
Dwlg Units:	0	Stories:	1	Occ Code:	B2	Lot Area:	0
Type Const:		Sprinkler:		Occ Load:		Alcohol:	N

SUP:	
Park Agrmt:	N
Total Area:	0
Dance Floor:	N

Remarks: BF/P #22260

David Session, Building Official

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

EXHIBIT B

Photographs of the property in question - Good Price Liquor at 1519 Martin Luther King Jr. Blvd The location has a security guard on the property, fencing, flood lights, and signage all over the property to deter criminal activity.





Photographs of the property in question - Good Price Liquor at 1519 Martin Luther King Jr. Blvd The location has a security guard on the property, fencing, flood lights, and signage all over the property to deter criminal activity.







Photographs of the property in question - Good Price Liquor at 1519 Martin Luther King Jr. Blvd The location has a security guard on the property, fencing, flood lights, and signage all over the property to deter criminal activity.

There is close to no development in the surrounding area. The surrounding area consists predominately of other liquor stores, pawn shops, vacant storefronts, and dilapidated housing.





To the left of Good Price Liquor and within walking distance, there are 2 more liquor stores and a pawn shop. At least one of those liquor stores accepts Lone Star benefits.



To the left of Good Price Liquor and within walking distance, there are 2 more liquor stores and a pawn shop. At least one of those liquor stores accepts Lone Star benefits.

To the right of the property and past the intersection, there is another liquor store. This store accepts EBT and SNAP.



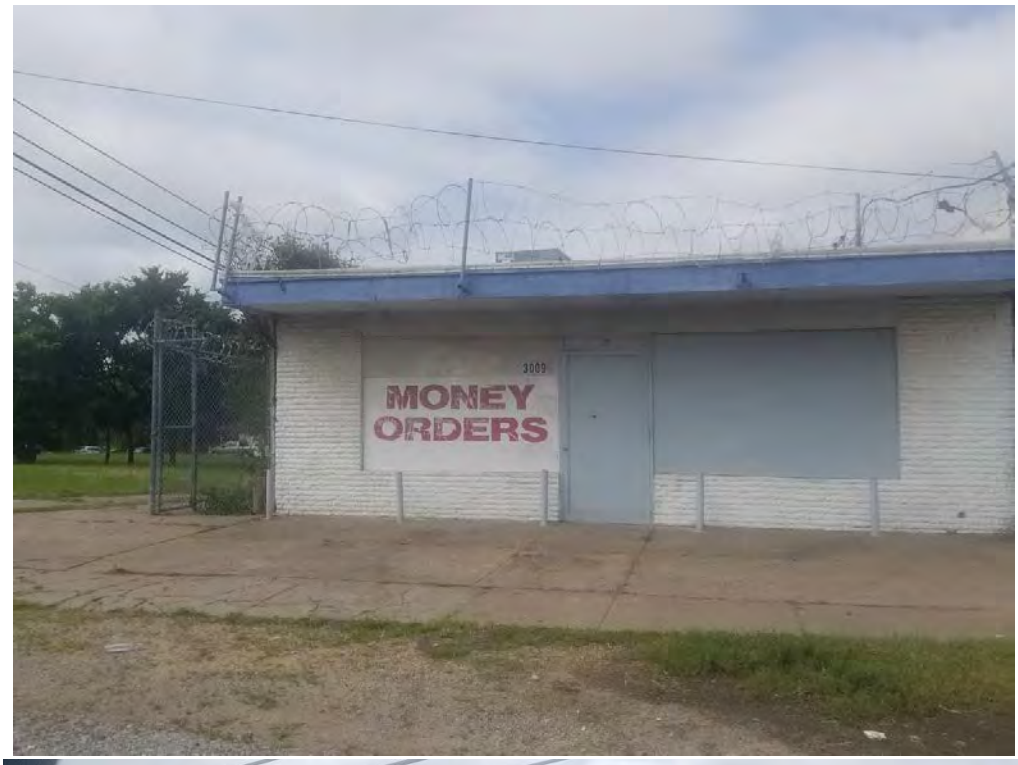


Dilapidated housing nearby





Neighboring "stores" and storefronts





Neighboring "stores" and storefronts





Neighboring "stores" and storefronts





Major police and FBI raid the morning of June 11, 2021, at a nearby apartment complex





Major police and FBI raid the morning of June 11, 2021, at a nearby apartment complex





Major police raid the morning of June 11, 2021, at a nearby apartment complex





St. Phillips, "Community Investors", seeking to expand and buy up the neighboring lots owned by small time business owners.





EXHIBIT C

Vacant 5 lots behind the store
Runs all the way up to South Blvd.

2917 Holmes
Chisolm Bryan

2913 Holmes
Ownership City of Dallas

2909 Holmes
Sharon Bragg

2905 Holmes
Shahriyar Syed

2901 Holmes
Stephen Bragg

EXHIBIT D

Ownership Vacant Lots Holmes Street.

2912 Holmes County Land & Water LLC

2902 Holmes County Land & Water LLC

2824 Holmes City of Dallas

2820 Holmes Germlek Inc.

2814 Holmes City of Dallas

2800 Holmes Chestnut Hill Holdings

EXHIBIT E

Apartments Complex On Holmes Street Ownership

2906 Holmes Blue Window Capital LLC

2712 Holmes Blue Window Capital LLC

2721 Holmes Blue Window Capital LLC

2727 Holmes Lelam Investments

2801 Holmes Chestnut Hill Holdings

2811 Holmes Blue Window Capital LLC

2823 Holmes Jim Salvo

2728 Holmes Trinity Restoration Ministry

2707 Holmes Chestnut Hill Holdings

2709 Holmes Holmes Street Foundation

EXHIBIT F

City of Dallas

Sustainable Development & Construction Department

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4209 Fax 214.670.4210

Zoning Change Application

April 2019

N/S

Provide the following information. (Please print).

Applications that alter this form will not be accepted. Please attach a second page if necessary.

Applicant		Representative		Owner	
Owner ☒ ☐ Prospective Buyer Tenant ☐				Individual ☐ ☐ Corporation Partnership ☐ ☐ Trust	
Name:	St. Philip's School and Community Center	**Name:**	David Martin/Tommy Mann/Winstead PC	**Name:**	
Address:	1600 Pennsylvania Avenue	**Address:**	2728 N. Harwood St., Suite #500	**Address:**	
City/St/Zip:	Dallas, TX 75215	**City/St/Zip:**	Dallas, TX 75201	**City/St/Zip:**	
Telephone	469.441.9260	**Telephone:**	214.745.5440	**Telephone:**	
Fax:		**Fax:**		**Fax:**	
E-mail:	jsaqueton@stphilips.com	**E-mail:**	dmartin@winstead.com	**E-mail:**	

(See attached letters of authorization)
Signature of Applicant

(See attached letters of authorization)
Signature of Owner

NC, FWMU-3 w/SH 3

Existing zoning:	PD 595 & PD 597
Mapsco no.	46-W ✓
Zoning map no.	K-8 ✓
Council district	7 ✓
School district	Dallas ISD ✓
Census tract no.	34.00 ✓

Location & cross street: 1600 Pennsylvania Avenue

Request: EXPAND ~~Amend~~ PD to include additional property to allow performing arts center, fieldhouse, student and community working space, and food pantry.

ADD'L CHANGES TO EXISTING TEXT
Remove property from Shopfront Overlay. (DM)(2/1)

Lot(s)/Block(s): (See attached legal description)

Size of request: +/- 14.43

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
	New ☐ ☐ Renewal Amendment ☐ ☐ Auto Renewal***	New ☐ ☒ Amendment	Termination ☐ ☐ Amendment
Proper signatures ☐	Proper signatures*** ☐	Proper signatures ☑	Proper signatures ☐
Letter(s) of authorization ☐	Letter(s) of authorization*** ☐	Letter(s) of authorization ☑	Letter(s) of authorization ☐
Land use statement ☐	Land use statement ☐	Land use statement ☑	Land use statement ☐
Zoning Location Maps (2) ☐	Draft Conditions ☐	Draft Conditions ☑	Zoning Location Maps (2) ☐
Tax Plat Maps (2) ☐	Zoning Location Maps (2)*** ☐	Zoning Location Maps (2) ☑	Tax Plat Maps (2) ☐
Correct lot & block **or** Metes & Bounds survey with drawing (2) ☐	Tax Plat Maps (2) ☐	Tax Plat Maps (2) ☑	Correct lot & block **or** Metes & Bounds survey with drawing (2) ☐
Copy of Deed ☐	Correct lot & block **or** Metes & Bounds survey with drawing (2) ☐	Correct lot & block **or** Metes & Bounds survey with drawing (2) ☑	Copy of Deed ☐
Tax and lien statements ☐	Copy of Deed ☐	Copy of Deed ☑	Tax and lien statements ☐
Traffic Impact Worksheet ☐	Tax and lien statements ☐	Tax and lien statements ☑	List of partners/principals/officers** ☐
Traffic impact Study or Waiver** ☐	Traffic Impact Worksheet ☐	Traffic Impact Worksheet ☑	Termination instrument ☐
List of partners/principals/officers** ☐	Traffic impact Study or Waiver** ☐	Traffic impact Study or Waiver** ☑	New instrument ☐
GIS190552	List of partners/principals/officers** ☐	List of partners/principals/officers** ☑	
	Site Plans (10 folded) ☐	Conceptual plans (10 folded) **or** Development Plans (10 folded) ☐	
	Landscape Plans (10 folded)** ☐	Landscape Plans (10 folded)** ☐	
	Tree Survey (2 folded)** ☐	Tree Survey** ☐	
		Elevation/perspectives (optional) ☐	

GIS: $75 *Additional requirements may be determined as necessary prior to application acceptance. ** If required.

2 year waiver: Y ☐ N ☒	Filing fee: $ 10,320	Sign fee: $ 50	Date filed: 9-28-20
Escarpment Y ☐ N ☒	Receipt no. 10023	Receipt no. 10023	Accepted by: AM
Floodplain Y ☐ N ☒	Notification area: 500 FT. ✓	No. of signs: 5	Date withdrawn:

BASE: $5,820 ; ADD'L AC: $2,500 ; PARKING: $1,000 ; L.S.: $1,000 = $10,445.00

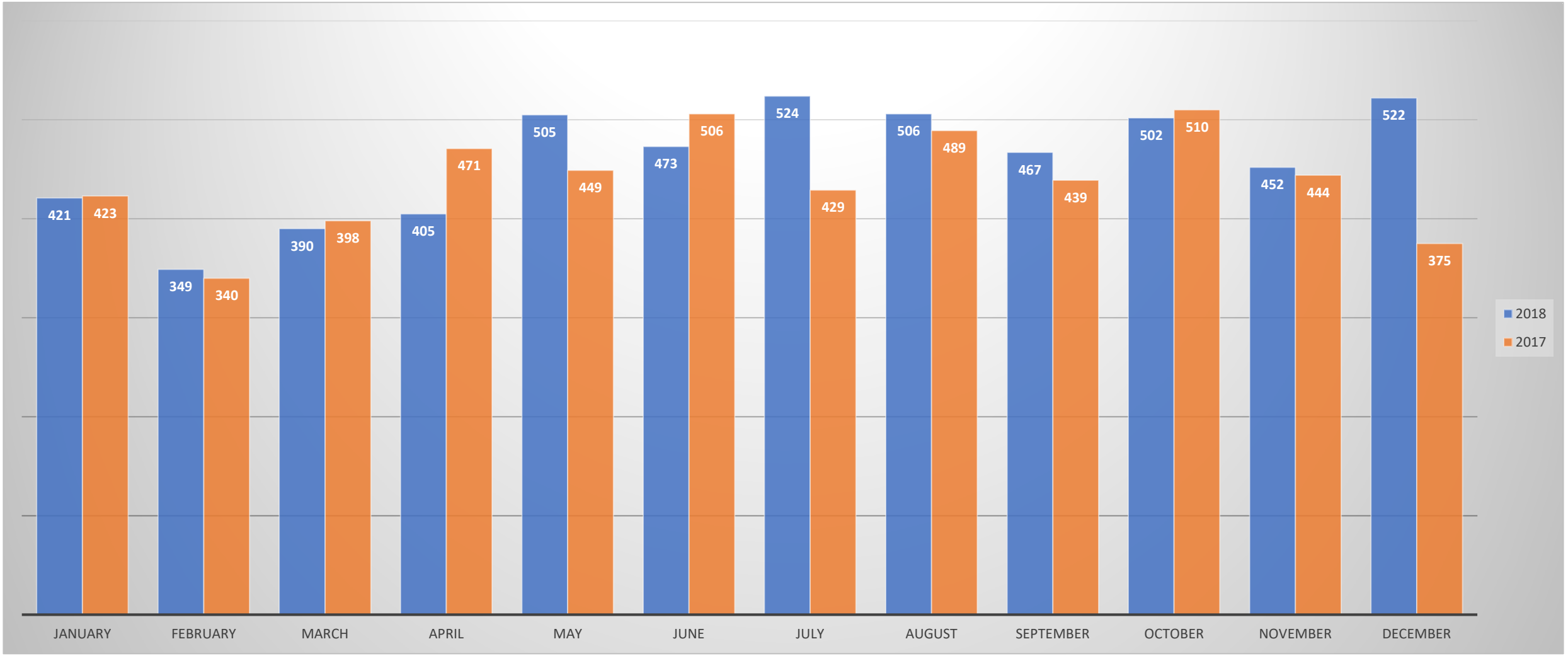
Staff Review Date: 12/1/2020 **Planner:** Keller **File No.:** Z 190-307

EXHIBIT G

Dallas Police Department



Monthly Offense Counts From Jan 2017- Dec 2018



Offenses included: Murder, Sex Assault, Aggravated Assault, Robbery, Burglary, BMV, Shoplifting, Other Theft,Auto Theft

	U. RENEÉ HALL Chief of Police Contact# 214-671-3901	Reported Crimes Through : Monday, December 31, 2018								
	Council District 7 Kevin Felder	Demographics:		Population		81841	Area	26.47 SqMiles		
Crime Against: PERSON	NIBRS Crime Category	This Mn MTD	Last Mn MTD	% Chg	This Mn MTD LY	% Chg	YTD	YTD LY	Cnt Diff	% Chg
	ASSAULT OFFENSES	319	284	12.32%	297	7.41%	3854	4153	-299	-7.20%
	HOMICIDE OFFENSES	3	1	>100%	2	50.00%	30	34	-4	-11.76%
	HUMAN TRAFFICKING	0	0	NC	0	NC	2	3	-1	-33.33%
	KIDNAPPING/ ABDUCTION	0	1	-100.00%	2	-100.00%	7	11	-4	-36.36%
	SEX OFFENSES, FORCIBLE	5	6	-16.67%	11	-54.55%	87	119	-32	-26.89%
	SEX OFFENSES, NONFORCIBLE	0	0	NC	0	NC	1	0	1	NC
	Crime Against Sub-Total	327	292	11.99%	312	4.81%	3981	4320	-339	-7.85%
	Crime Rate for Category	47.04	42.01		44.89		48.64	52.79		
Crime Against: PROPERTY	NIBRS Crime Category	This Mn MTD	Last Mn MTD	% Chg	This Mn MTD LY	% Chg	YTD	YTD LY	Cnt Diff	% Chg
	ARSON	2	0	NC	2	0.00%	32	35	-3	-8.57%
	BRIBERY	0	0	NC	0	NC	1	0	1	NC
	BURGLARY/ BREAKING & ENTERING	84	65	29.23%	65	29.23%	933	999	-66	-6.61%
	COUNTERFEITING / FORGERY	6	3	100.00%	4	50.00%	62	37	25	67.57%
	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	97	81	19.75%	100	-3.00%	1223	1356	-133	-9.81%
	EMBEZZELMENT	3	1	>100%	3	0.00%	22	31	-9	-29.03%
	EXTORTION/ BLACKMAIL	0	0	NC	0	NC	0	0	0	NC
	FRAUD OFFENSES	6	11	-45.45%	3	100.00%	112	110	2	1.82%
	LARCENY/ THEFT OFFENSES	136	160	-15.00%	136	0.00%	1863	1844	19	1.03%
	MOTOR VEHICLE THEFT	103	99	4.04%	66	56.06%	941	737	204	27.68%
	ROBBERY	69	43	60.47%	42	64.29%	651	609	42	6.90%
	Crime Against Sub-Total	506	463	9.29%	421	20.19%	5840	5758	82	1.42%
	Crime Rate for Category	72.80	66.61		60.57		71.36	70.36		
Crime Against: SOCIETY	NIBRS Crime Category	This Mn MTD	Last Mn MTD	% Chg	This Mn MTD LY	% Chg	YTD	YTD LY	Cnt Diff	% Chg
	ANIMAL OFFENSES	1	1	0.00%	1	0.00%	9	8	1	12.50%
	DRUG/ NARCOTIC VIOLATIONS	71	66	7.58%	6	>100%	752	120	632	>100%
	GAMBLING OFFENSES	0	0	NC	2	-100.00%	0	6	-6	-100.00%
	PORNOGRAPHY/ OBSCENE MATERIAL	0	0	NC	0	NC	6	4	2	50.00%
	PROSTITUTION OFFENSES	0	1	-100.00%	0	NC	16	4	12	300.00%
	WEAPON LAW VIOLATIONS	9	13	-30.77%	3	>100%	155	39	116	>100%
	Crime Against Sub-Total	81	81	0.00%	12	>100%	938	181	757	>100%
	Crime Rate for Category	11.65	11.65		1.73		11.46	2.21		
	Group A All Crime Total	914	836	9.33%	745	22.68%	10759	10259	500	4.87%
	Crime Rate for All Group A	131.49	120.27		107.18		131.46	125.35		

Data source: [NIBRS].[dbo].[AdminDailyBrief_CDRD] Date format: Date of Report

Date of Report Made: Thursday, January 24, 2019

The Dallas Police Department was NIBRS certified June 2018 with Crime Data from March of 2018 forward. All crime counts prior to March 2018 are calculated using the NIBRS counting rules but are not recognized as officially NIBRS and were added for comparative purposes only. In the Crime Against Society group there are offenses that didn't exist in 2017 because they were direct file arrest only, therefore greatly skewing the percent change values in that group. This also greatly affects the overall percent changes. Crime counts are based on UCR NIBRS rules therefore cannot be compared to crime counts based on UCR Summary rules. These statistics are preliminary counts of the original police incident reports and may vary from the final UCR (Uniform Crime Reporting) statistics published by the FBI. The above NIBRS crime statistics listed are not final and sometimes adjusted throughout the year due to re-classifications after being investigated or reports filed later by a victim daily. The crime rate is per 1000 population.

U. RENEÉ HALL Chief of Police Contact# 214-671-3901		Reported Crimes Through : Monday, December 31, 2018								
Council District 7	**Kevin Felder**	**Demographics:**		**Population**		**81841**	**Area**		**26.47 SqMiles**	
NIBRS Crime Category	**NIBRS Crime**	**This Mn MTD**	**Last Mn MTD**	**% Chg**	**This Mn MTD LY**	**% Chg**	**YTD**	**YTD LY**	**Cnt Diff**	**% Chg**
ASSAULT OFFENSES	AGG ASSAULT - FV	29	22	31.82%	29	0.00%	289	321	-32	-9.97%
	AGG ASSAULT - NFV	43	50	-14.00%	49	-12.24%	633	655	-22	-3.36%
	INTIMIDATION	51	45	13.33%	33	54.55%	558	526	32	6.08%
	SIMPLE ASSAULT	196	167	17.37%	186	5.38%	2374	2651	-277	-10.45%
	NIBRS Crime Category Sub-Total	**319**	**284**	**12.32%**	**297**	**7.41%**	**3854**	**4153**	**-299**	**-7.20%**
HOMICIDE OFFENSES	JUSTIFIABLE HOMICIDE	0	0	NC	0	NC	2	3	-1	-33.33%
	MURDER & NONNEGLIGENT MANSLAUGHTER	3	1	>100%	2	50.00%	24	29	-5	-17.24%
	NEGLIGENT MANSLAUGHTER	0	0	NC	0	NC	4	2	2	100.00%
	NIBRS Crime Category Sub-Total	**3**	**1**	**>100%**	**2**	**50.00%**	**30**	**34**	**-4**	**-11.76%**
HUMAN TRAFFICKING	HUMAN TRAFFICKING, COMMERCIAL SEX ACTS	0	0	NC	0	NC	2	3	-1	-33.33%
	HUMAN TRAFFICKING, INVOLUNTARY SERVITUDE	0	0	NC	0	NC	0	0	0	NC
	NIBRS Crime Category Sub-Total	**0**	**0**	**NC**	**0**	**NC**	**2**	**3**	**-1**	**-33.33%**
KIDNAPPING/ ABDUCTION	KIDNAPPING/ ABDUCTION	0	1	-100.00%	2	-100.00%	7	11	-4	-36.36%
SEX OFFENSES, FORCIBLE	FONDLING	0	2	-100.00%	0	NC	23	25	-2	-8.00%
	RAPE	4	3	33.33%	11	-63.64%	58	90	-32	-35.56%
	SEXUAL ASSAULT WITH AN OBJECT	0	1	-100.00%	0	NC	2	0	2	NC
	SODOMY	1	0	NC	0	NC	4	4	0	0.00%
	NIBRS Crime Category Sub-Total	**5**	**6**	**-16.67%**	**11**	**-54.55%**	**87**	**119**	**-32**	**-26.89%**
SEX OFFENSES, NONFORCIBLE	INCEST	0	0	NC	0	NC	0	0	0	NC
	STATUTORY RAPE	0	0	NC	0	NC	1	0	1	NC
	NIBRS Crime Category Sub-Total	**0**	**0**	**NC**	**0**	**NC**	**1**	**0**	**1**	**NC**
Crime Against Sub-Total	**Crime Against Sub-Total**	**327**	**292**	**11.99%**	**312**	**4.81%**	**3981**	**4320**	**-339**	**-7.85%**
Crime Rate for Category		**47.04**	**42.01**		**44.89**		**48.64**	**52.79**		

Crime Against: PERSON

U. RENEÉ HALL Chief of Police Contact# 214-671-3901 | **Reported Crimes Through : Monday, December 31, 2018**

Council District 7	**Kevin Felder**	**Demographics:**		**Population**		**81841**	**Area**	**26.47 SqMiles**	
NIBRS Crime Category	**NIBRS Crime**	**This Mn MTD**	**Last Mn MTD**	**% Chg**	**This Mn MTD LY**	**% Chg**	**YTD**	**YTD LY**	**Cnt Diff**	**% Chg**
ARSON	ARSON	2	0	NC	2	0.00%	32	35	-3	-8.57%
BRIBERY	BRIBERY	0	0	NC	0	NC	1	0	1	NC
BURGLARY/ BREAKING & ENTERING	BURGLARY-BUSINESS	22	24	-8.33%	35	-37.14%	354	298	56	18.79%
	BURGLARY-RESIDENCE	62	41	51.22%	30	>100%	579	701	-122	-17.40%
	NIBRS Crime Category Sub-Total	**84**	**65**	**29.23%**	**65**	**29.23%**	**933**	**999**	**-66**	**-6.61%**
COUNTERFEITING / FORGERY	COUNTERFEITING / FORGERY	6	3	100.00%	4	50.00%	62	37	25	67.57%
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	97	81	19.75%	100	-3.00%	1223	1356	-133	-9.81%
EMBEZZELMENT	EMBEZZELMENT	3	1	>100%	3	0.00%	22	31	-9	-29.03%
EXTORTION/ BLACKMAIL	EXTORTION/ BLACKMAIL	0	0	NC	0	NC	0	0	0	NC
FRAUD OFFENSES	CREDIT CARD/ ATM FRAUD	2	4	-50.00%	0	NC	30	15	15	100.00%
	FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME	2	6	-66.67%	2	0.00%	55	70	-15	-21.43%
	IMPERSONATION	2	1	100.00%	1	100.00%	27	25	2	8.00%
	WELFARE FRAUD	0	0	NC	0	NC	0	0	0	NC
	WIRE FRAUD	0	0	NC	0	NC	0	0	0	NC
	NIBRS Crime Category Sub-Total	**6**	**11**	**-45.45%**	**3**	**100.00%**	**112**	**110**	**2**	**1.82%**
LARCENY/ THEFT OFFENSES	ALL OTHER LARCENY	66	61	8.20%	55	20.00%	800	631	169	26.78%
	POCKET-PICKING	1	0	NC	1	0.00%	9	17	-8	-47.06%
	PURSE-SNATCHING	0	2	-100.00%	1	-100.00%	12	13	-1	-7.69%
	SHOPLIFTING	3	1	>100%	5	-40.00%	57	75	-18	-24.00%
	THEFT FROM MOTOR VEHICLE	46	72	-36.11%	41	12.20%	687	760	-73	-9.61%
	THEFT OF BUILDING	0	0	NC	0	NC	0	10	-10	-100.00%
	THEFT OF COIN-OPERATED MACHINE OR DEVICE	0	0	NC	0	NC	4	5	-1	-20.00%
	THEFT OF MOTOR VEHICLE PARTS OR ACCESSORIES	20	24	-16.67%	33	-39.39%	294	333	-39	-11.71%
	NIBRS Crime Category Sub-Total	**136**	**160**	**-15.00%**	**136**	**0.00%**	**1863**	**1844**	**19**	**1.03%**
MOTOR VEHICLE THEFT	UUMV	103	99	4.04%	66	56.06%	941	737	204	27.68%
ROBBERY	ROBBERY-BUSINESS	16	11	45.45%	4	>100%	130	119	11	9.24%
	ROBBERY-INDIVIDUAL	53	32	65.63%	38	39.47%	521	490	31	6.33%
	NIBRS Crime Category Sub-Total	**69**	**43**	**60.47%**	**42**	**64.29%**	**651**	**609**	**42**	**6.90%**
Crime Against Sub-Total	**Crime Against Sub-Total**	**506**	**463**	**9.29%**	**421**	**20.19%**	**5840**	**5758**	**82**	**1.42%**
Crime Rate for Category		**72.80**	**66.61**		**60.57**		**71.36**	**70.36**		

Crime Against: PROPERTY

	U. RENEÉ HALL Chief of Police Contact# 214-671-3901		Reported Crimes Through : Monday, December 31, 2018								
	Council District 7	**Kevin Felder**	**Demographics:**		**Population**		**81841**	**Area**	**26.47 SqMiles**		
	NIBRS Crime Category	**NIBRS Crime**	**This Mn MTD**	**Last Mn MTD**	**% Chg**	**This Mn MTD LY**	**% Chg**	**YTD**	**YTD LY**	**Cnt Diff**	**% Chg**
Crime Against: SOCIETY	ANIMAL OFFENSES	ANIMAL CRUELTY	1	1	0.00%	1	0.00%	9	8	1	12.50%
	DRUG/ NARCOTIC VIOLATIONS	DRUG EQUIPMENT VIOLATIONS	0	1	-100.00%	0	NC	1	0	1	NC
		DRUG/ NARCOTIC VIOLATIONS	71	65	9.23%	6	>100%	751	120	631	>100%
		NIBRS Crime Category Sub-Total	**71**	**66**	**7.58%**	**6**	**>100%**	**752**	**120**	**632**	**>100%**
	GAMBLING OFFENSES	BETTING/ WAGERING	0	0	NC	0	NC	0	0	0	NC
		GAMBLING EQUIPMENT VIOLATIONS	0	0	NC	0	NC	0	0	0	NC
		OPERATING/ PROMOTING/ ASSISTING GAMBLING	0	0	NC	2	-100.00%	0	6	-6	-100.00%
		SPORTS TAMPERING	0	0	NC	0	NC	0	0	0	NC
		NIBRS Crime Category Sub-Total	**0**	**0**	**NC**	**2**	**-100.00%**	**0**	**6**	**-6**	**-100.00%**
	PORNOGRAPHY/ OBSCENE MATERIAL	PORNOGRAPHY/ OBSCENE MATERIAL	0	0	NC	0	NC	6	4	2	50.00%
	PROSTITUTION OFFENSES	ASSISTING OR PROMOTING PROSTITUTION	0	0	NC	0	NC	2	2	0	0.00%
		PROSTITUTION	0	1	-100.00%	0	NC	14	1	13	>100%
		PURCHASING PROSTITUTION	0	0	NC	0	NC	0	1	-1	-100.00%
		NIBRS Crime Category Sub-Total	**0**	**1**	**-100.00%**	**0**	**NC**	**16**	**4**	**12**	**>100%**
	WEAPON LAW VIOLATIONS	WEAPON LAW VIOLATIONS	9	13	-30.77%	3	>100%	155	39	116	>100%
	Crime Against Sub-Total	**Crime Against Sub-Total**	**81**	**81**	**0.00%**	**12**	**>100%**	**938**	**181**	**757**	**>100%**
	Crime Rate for Category		**11.65**	**11.65**		**1.73**		**11.46**	**2.21**		
	Group A All Crime Total	**Group A All Crime Total**	**914**	**836**	**9.33%**	**745**	**22.68%**	**10759**	**10259**	**500**	**4.87%**
	Crime Rate for All Group A		**131.49**	**120.27**		**107.18**		**131.46**	**125.35**		

EXHIBIT H

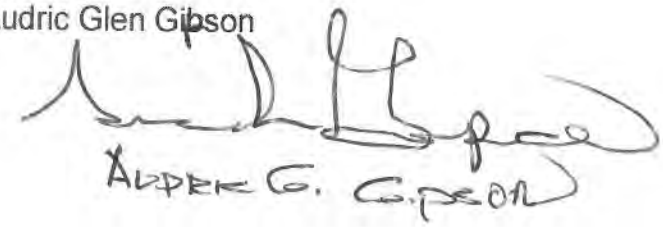
To the Honorable Board Of Adjustment
City of Dallas

My name is Audric Glen Gibson. I'm a Security Guard for Good Price Liquor located at 1519 MLK JR BLVD Dallas TX 75215. I have been working here for past 17 years providing security. This employment is important for me as it my only source of income. I work here 6 days a week.
The main point is I as a security Guard have never allowed any illegal activity in the Property. My Job here is to control the Property from trespassers and not to let any people Loiter, panhandle or allow any individual from performing any kind of illegal Activity. I have always tried to create healthy environment at this property for people to come by.

As i have worked here for past 17 years my experience from the property owner and the business owner is that they want to follow strict rules and regulations of City and TABC
I'm surprised with the false accusations made by lot of speakers regarding this property.

People who spoke in board of Adjustment meeting are making false accusations that we allow drugs and Prostitution in the property without any proof or evidence.

Thank you
Audric Glen Gibson



TO THE HONARABLE BOARD

My name is Sarad Manandhar. I work as a shift Manager in Good Price Liquor located at 1519 MLK JR Blvd, Dallas TX 75215. The income of this job is very important to my Family and me. I have been working here for more than 2 years. Here at Good Price Liquor we work diligently and follow Rules and regulation of city and TABC.If Good Price Liquor is shut down I will loose the valuable income that is important for my family. It will be difficult for me to find similar good paying Job elsewhere. So I request Honorable BOA to consider our employment before making any decision.

At last I want mention that. The lot of accusations that has been made against Good Price Liquor is absolutely false. As a manager of Good Price we have never ever allowed illegal Activity in the property. Our security Guard and employee do there best to make sure no illegal activity occurs in Property.

Sarad Manandhar



To The Honorable Board of Adjustment
City of Dallas

My name is Merry Shrestha. I've been working at good price liquor located at 1519 Martin Luther King JR BLVD for past 2 years. My two younger siblings live with my mother who is a single parent. I am the only primary source of income to my family. This job its very important to me as well as my family.
Our store Good Price Liquor has very strict rules and regulations. We don't allow any illegal activities inside or outside the store. We have security Guard on duty who is there from opening to closing. Working in this kind of neighborhood we don't always expect to get good customers, sometimes we do get difficult customers but our security guard handles them in a very professional way. My coworkers and me are very thankful for our manager, since they take very good care of us.
I am writing this letter with the hope that you will take these circumstances into consideration
Thank you so much for taking time to read this letter

Merry Shrestha

1519 martin luther king Jr Blvd,
Dallas, Texas
75215

To The Honorable Board of Adjustment

My name is Yugen Maharjan. I work at Good Price Liquor located at 1519 Martin Luther King JR Blvd, Dallas, TX 75215 as a manager. I have been working here for the past 2 and half years. This job is very crucial because it provides for my family and me. We have a safe and friendly working environment at this establishment. I fully support this establishment and the community that it is in.

Our corporation support and I the law and the legal system and we abide by them. We do not allow any illegal activities in our property. We have two employees including a security guard to keep any illegal activities and gathering away from our premises. We have 12 cameras all around the building that the security has access to at all times to prevent any gathering of those kinds. We have posted signs all around the property that says no loitering and gathering in the premises. With the help of police officers we have banned and given trespassing citations to numerous individuals who encourage uncivil behavior.

So I would like to request that we are given a fair chance to keep our establishment running.

Yugen.
1519 MLK Jr Blvd. Dallas, Tx 75215

EXHIBIT I

To city of Dallas
Board of Adjustment

I oppose city of Dallas taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is a responsible establishment. They strictly follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.

This neighborhood store has been there for more than 2 decade. Although the neighborhood is rough this is the only store where I'm comfortable to come in. I have been coming here for long period of time and never had an issue .It feels safe to go there due to security presence all the time. They don't allow any people to loiter or panhandle. The management runs the store with honesty and with diligence. The store is always clean and have fence all across the property. The store cannot control other people's property or what happens there. They have done there best to maintain there store according to law. Management is friendly and respects everyone. This management should be given opportunity to keep having the store. This is only store that is remaining and we want them to be there.

Sincerely

Sam Ali Alhumyde
Robert's Ready to Wear
Mgr.


ROBERT'S
READY TO WEAR
214.421.0624
Fax: 214.421.0986
roberts.rtw@gmail.com
1706 M.L. King Blvd. - Dallas, Texas 75215

To city of Dallas
Board of Adjustment

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Sincerely

William L Hubbard

817-779-1282

To city of Dallas
Board of Adjustment

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Sincerely

Jon Fridia
Jon Fridia

To city of Dallas
Board of Adjustment

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Sincerely

Clara E Moore 214 650-9886

To city of Dallas
Board of Adjustment

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Sincerely

Clay Franklin
(214)659-3966

To city of Dallas
Board of Adjustment

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Sincerely

318. 577- 7512

To city of Dallas
Board of Adjustment

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Sincerely

Demitrias Williams

469-479-1381

To city of Dallas
Board of Adjustment

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Sincerely

Tracy E Richmond

24-02-2764

To city of Dallas
Board of Adjustment

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Sincerely

Tom Jones

To city of Dallas
Board of Adjustment

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Sincerely

Aaron Bell

To city of Dallas
Board of Adjustment

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Sincerely

Bill Green

To city of Dallas
Board of Adjustment

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Sincerely

Allen Smith

469 761 1583

branch Fence and Construction

To city of Dallas
Board of Adjustment

I oppose city of Dallas taking liquor store away.
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Sincerely

Kendrick Williams

(469) 263-0314

To city of Dallas
Board of Adjustment

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Sincerely
Veronica Lewis
(720) 678-6049

To city of Dallas
Board of Adjustment

I oppose city of Dallas taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is a responsible establishment. They strictly follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.

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Sincerely

Angela Sharpe
(682) 400-9864

To city of Dallas
Board of Adjustment

I oppose city of Dallas taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is a responsible establishment. They strictly follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.

This neighborhood store has been there for more than 2 decade. Although the neighborhood is rough this is the only store where I'm comfortable to come in. I have been coming here for long period of time and never had an issue .It feels safe to go there due to security presence all the time. They don't allow any people to loiter or panhandle. The management runs the store with honesty and with diligence. The store is always clean and have fence all across the property. The store cannot control other people's property or what happens there. They have done there best to maintain there store according to law. Management is friendly and respects everyone. This management should be given opportunity to keep having the store. This is only store that is remaining and we want them to be there.

Sincerely Danny White

214 866-9981

To city of Dallas
Board of Adjustment

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Sincerely



469 233 5591

To city of Dallas
Board of Adjustment

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Sincerely Radhika Modotra 817-717-0797

I own my own Business !!! So
we All we GoT!! Small Business
Owner's IN
NOT OUT!!!!!

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Board of Adjustment

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Sincerely Debbie Williams

To city of Dallas
Board of Adjustment

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Sincerely Demarcus White

903-906-2227

To city of Dallas
Board of Adjustment

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Sincerely Yvonne Davis

469-254-4338

To city of Dallas
Board of Adjustment

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Sincerely Roscoe Williams
Roscoe Williams - 214 429-5211

To city of Dallas
Board of Adjustment

I oppose city of Dallas taking liquor store away.
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Sincerely 2146222888

To city of Dallas
Board of Adjustment

I oppose city of Dallas taking liquor store away.
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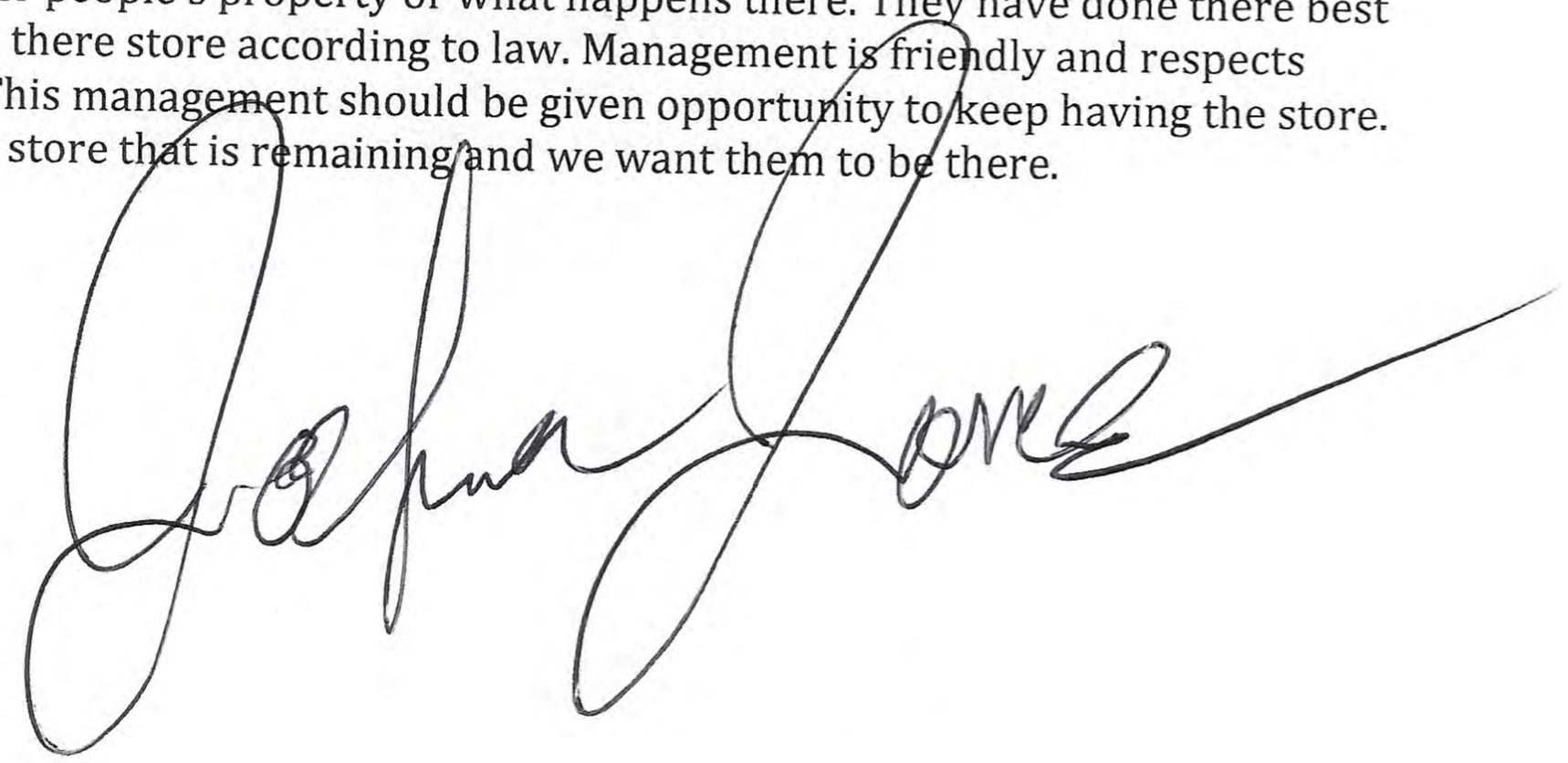
Sincerely Leon Powe

To city of Dallas
Board of Adjustment

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Sincerely

Adrian Richmond 2 - 392 4004

To city of Dallas
Board of Adjustment

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Sincerely Keeey — 469-8565099

To city of Dallas
Board of Adjustment

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Sincerely

Mikah Mallock

Ms. Angelia M. Ford
214-293-6726

To city of Dallas
Board of Adjustment

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Cedric Hagans

Sincerely

#69

3067191

To city of Dallas
Board of Adjustment

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Sincerely Gary Neal
214 413 9738

John Ellis
972-891-5092

To city of Dallas
Board of Adjustment

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Sincerely Ronnie Patel IA Lic

469-623-4351

To city of Dallas
Board of Adjustment

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Sincerely Ashley Gentry

214 524-0467

To city of Dallas
Board of Adjustment

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Sincerely
Bruce Justice

To city of Dallas
Board of Adjustment

I oppose taking liquor store away.
Good price liquor located at 1519 Martin Luther King JR Blvd Dallas TX 75215 is very responsible management. They follow rules of city and TABC while doing business. They don't sell illegal stuffs or allow any illegal stuff to happen in there property.
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Sincerely Noah Armadeus Denby
214-944-7055

To city of Dallas
Board of Adjustment

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Sincerely

Edward White

469-628-2593

Blake Roberts

214 229-3452

Manuel Arrington 214-527-4226

To city of Dallas
Board of Adjustment

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Sincerely

Elvis Brandon Sr
469-969-4698
Ronald Gurley
972-502-0684
Jim Jr
214-845-896

To city of Dallas
Board of Adjustment

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Sincerely ERIVEST PR

Anosh

Ph no ⇒ 4698455978

To city of Dallas
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Sincerely

Terry Knight 311 Avenue O Dallas 75203
Terrence W Pars
Troy Thomas
Jay'Lynn Strange
Shun Smith
Keisha Cole
Veronica Fobres
Yusuiren King
Andre McLemore
Eddie Thompson

To city of Dallas
Board of Adjustment

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Sincerely

Kenneth Ault

214-565-5592

To city of Dallas
Board of Adjustment

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Sincerely

Robert Johnson

(214) 290-2339

469-882-2201 - Micheal Robinson

To city of Dallas
Board of Adjustment

I oppose taking liquor store away.
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Sincerely Sara Randle
469-254-0999

To city of Dallas
Board of Adjustment

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Sincerely Patricia Harris

214) 7601 3523

To city of Dallas
Board of Adjustment

I oppose taking liquor store away.
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Sincerely

214—946-0021

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Andrew Wright (print name) and my address is 9702 W Lewis Branch Blvd #818, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Be coming here for 20 years never had a problem
Will Keep coming here for a long time

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

It is a Comerity Store That everybody loves

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Andrew Wright
Signature

6.7.21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Terry Lee (print name) and my address is 1814, Park Row Apt #106, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I have always had a good experience here. Friendly people who treat everyone good. A great community store.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

Being a corner store. Most people dont have rides so its easy to walk down here. Especially they are good people who dont allow any bad activity

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Signature

06/05/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Vanessa (print name) and my address is 1425 Conner Dr Apt 203 75217, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I am a regular Customer Here. They follow strict protocols of Not letting people break the law. They have security all the time which makes us comfortable to shop. I feel safe. welcoming environment.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

Even though the area is rough they have always tried to maintain the property in best possible way. They are cooperative everyone.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Vanessa Williams

Signature

6-7-21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Terry Knight (print name) and my address is 311 Ave S, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I Love shopping there because they're Very nice people and its convenient for me

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Terry Knight

Signature

6/8/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Sue Knight (print name) and my address is 308 Avenue H, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I've been shopping there for year, It's my go to Stored. Very convenient for me on holidays. Thank them and blessed them

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Sue Knight

Signature

6/8/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Tina Martinez (print name) and my address is 112 Ave. I, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Very respectful, good prices

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Signature

6/8/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Rodney Paris (print name) and my address is 414 Ave I, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I love the store i go everday
Very nice people

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Rodney Paris

Signature

6/8/2021
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Larry Johnson (print name) and my address is 318 Ave L, Dallas, Texas. 75203

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I love the store and the people
they are very nice to the people

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Larry Johnson
Signature

6/8/21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Johnny Bates (print name) and my address is 5701 Logan St. 75206, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

I've had good shopping experience at good price liquors for several years. No problems of any kind inside or out side.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

This company doesn't have any bad reflection on the neighbor hood in south dallas on Martin Luther King.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Johnny Bates

Signature

6-8-21

Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Samuel Washington (print name) and my address is 1706 M.L.K. Blvd SE. Dallas, TX 75215 Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Very Nice People

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Signature

6/8/21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is BARBARA KING (print name) and my address is 3066 Holmes St, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows: VERY good People

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Signature

6-8-21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is V. A. McKim (print name) and my address is 1630 Martin Luther King Jr. Blvd, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Although I do not indulge in use of alcohol or tobacco products; I am aware that Sam has done more than 1 occasion made contribution to the people of this community.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

To my knowledge Sam does not sale alcohol or tobacco products to the youth in this community.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Signature

6/9/21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Melonie Merritt (print name) and my address is _____, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

This is a nice place to purchase and buy things from.

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Merritt Melonie

Signature

6-8-21

Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is RODERICK ODELL MAY (print name) and my address is 2440 CEDAR Crest Blvd, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

VERY NICE PEOPLE

3. Good Price Liquors has a positive 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 continue the nonconforming use of Good Price Liquors.

Roderick O. May

Signature

6/8/21

Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Deshonta Stewart (print name) and my address is 1833 South Blvd #203, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

It's been good never had any problems, inside or outside. When my boyfriend got killed they help me out a lot

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

Convenient

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Deshonta Stewart
Signature

6/8/21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Mary Jackson (print name) and my address is 7811 Rodmoor Dr, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Always been fine
They treat people nice.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

It's close to where I leave and I can walk to the store if I need anything.

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Mary Jackson
Signature

6-8-21
Date

SWORN STATEMENT OF _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

My name is Kimberly Reeves (print name) and my address is 2816 Holmes St, Dallas, Texas.

I declare under penalty of perjury the following:

1. I am familiar with Good Price Liquors, located at 1519 Martin Luther King, Jr. Blvd., because I reside, work, or own a business in the area.

2. My experience with Good Price Liquors is as follows:

Has always been great!
Everyone is courteous very respectful
to their customers.

3. Good Price Liquors has a positive impact on my property, business, work or the enjoyment of my property by:

It is convenient to the neighborhood
not just for liquor or beer you can get
soda, juice, they also do their part to
keep people from standing outside of the store

4. Based on the above, I ask that the Board of Adjustment continue the nonconforming use of Good Price Liquors.

Kimberly Reeves

Signature

June 8, 2021
Date

EXHIBIT J

Dallas Observer

| CITY HALL |

Morning News Allows Twice the Crime as Gas Station It Calls a Nuisance

JIM SCHUTZE | AUGUST 1, 2019 | 4:00AM



The city is suing the owner of a Texaco station on Interstate 635 at Ferguson Road in far East Dallas for failing to curtail crime. / **Jim Schutze**

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Earlier this week, *The Dallas Morning News* ran an editorial under the headline, "Dallas businesses that become criminal hubs must be held responsible." The newspaper gave City Hall a pat on the back for filing suit against a Texaco station in far East Dallas:

"Ratcheting up pressure against property owners where criminal nuisance violations are pervasive," the paper said, "is essential to cleaning up the places where criminals congregate."

So I took a little look-see. I didn't have to be Sherlock Holmes to find out how much crime happens near the gas station in question. The Dallas Police Department makes that pretty easy to do with an interactive map. You can do it, too.

According to the map published by the police department, during July 1-31 in an area within 1,000 feet of the Texaco at 9791 Centerville Road, there were 15 active criminal events, not counting paperwork matters like warrant holds from outside agencies. So the police acted on 15 suspected, alleged or reported crimes within a radius of a little less than two blocks around the gas station.

Interesting. Then another thought occurred to me. You know what else might be interesting? I should look up the crimes that took place in the same period within 1,000 feet of *The Dallas Morning News* at 1954 Commerce St.

Oh. My. Goodness. People. We got a crime wave.

In July, the area near the *Morning News* headquarters saw more than twice the amount of crime near the Texaco. We are talking 38 criminal events. And a lot of this stuff had to be quite visible from *Morning News* windows – an absolute rash of drunkenness, compared with the Texaco, not to mention disorderly conduct and more serious crimes such as aggravated assault.

From July 1 to July 31, the area near the *Morning News* headquarters saw more than twice the amount of crime near the Texaco.

In their editorial, the *Morning News* said it was a good thing the city is suing business owners for allowing too much crime in their areas: "In each instance, city attorneys, community prosecutors and police attribute crime in the area in part to property owners and business managers who have not done enough to deter criminal activity."

Well, what about the *Morning News*? In July alone, the two-block area around the paper's headquarters saw six assaults, three thefts including a car theft, two frauds, two car burglaries, a criminal traffic incident and three acts of vandalism, but here's the big stuff: In that same period, the same area saw 12 alcohol violations, three drug arrests and six disorderly conducts.

Listen, I'm just worried about the people trying to get into the *Morning News* building to place an ad. They've got to wade through this sea of drunks, drug addicts and "disorderly conducts." And let's be frank about the last. In order to get a cop interested in your conduct in this day and age, you pretty well have to defecate on the sidewalk. It's awful. And the *Morning News* allows it.

Of course, just to be fair, I also checked the 1,000-foot radius around the offices of the *Dallas Observer*. In that same period, we had eight actual crimes, less than a fourth of what the *News* had. And we had none of this terrible drug and alcohol mayhem that the *News* seems to be tolerating on its own turf. I can only hope they are not encouraging it by participating themselves, though if that were the case, you'd think the area around the *Observer*'s office would have a lot more crime.

In their editorial, the *News* went after another of their favorite whipping boys, the famous Jim's Car Wash on Martin Luther King Jr. Boulevard in South Dallas, now closed by the city. The car wash is in a high-crime area, so not surprisingly the 1,000-foot circle around it had a pretty high number of crimes in July.

Almost four times as many drug incidents occurred there as near the *News*, but there were no booze-related arrests at all near the car wash, compared with 12 near the *News*. Overall, the car wash area had fewer crimes than the area around the *News* – a total of 33 near the car wash versus 38 near the *News*.

Just to cover my bases, I also checked my own address. Even though I live in the inner city quite close to a lot of urban poverty and middle-class bad behavior, I am proud to say my own concentric circle ranked equal with the circle around the *Observer*, at only eight criminal events for the month.

Is it mere coincidence that the area around my home and the area around my work share exactly the same low rate of criminal activity? Oh, who really knows? I will say this: I don't put up with foolishness.

And at this point in the conversation, please allow me to take a more direct tone in addressing this phenomenon of suing business owners for not reducing crime in their areas. Whenever I see the city suing a business owner, whenever the *Morning News* cheering section chimes in, it's either the only white guy on MLK, or it's some business owner whose last name is Patel, Mahmoud, Bhatti – something distinctly non-Anglo-Saxon-sounding.

Is that a total coincidence? Let's review some of the underlying reality here. After vilifying members of the police force for trying to collect their pensions and savings accounts, our great city leaders now find themselves hundreds of officers short and unable to maintain adequate numbers.

Response times are flat-out terrible, surprise, surprise. Violent crime, though not as bad as in many other major cities, feels like it's headed in that direction. And the neighborhoods are restless.

If it were not for these dire circumstances, the city could have sent people out to interview the owners of the car wash and the Texaco and asked, "What can we do to reduce the crime that is plaguing your business?"

The answers would have involved several approaches, including active efforts by the business owners to help combat lawlessness in their vicinities. The car wash owner over a period of a decade spent large sums of money and did every single thing the city asked him to do.

The problem is that none of those approaches can solve crime in absence of a strong police presence, and the city does not have a strong police presence to offer. The Dallas Police Force is still highly professional but severely undermanned and suffering from terrible morale. And the neighborhoods are still restless. So what's a City Hall to do?

When the *News* sent city columnist Robert Wilonsky out to investigate the Texaco, he asked a city prosecutor why the city was going after the owner. The prosecutor told him, "Because when you talk to citizens in the community, the first thing that comes up is, 'What are you going to do about the Texaco?'"



The city forced the owner of Jim's Car Wash on MLK in South Dallas to shut down, claiming he had not done enough to fight crime. / **Jim Schutze**

And there you have it. The city manager and the city attorney think they've got to do something to keep the neighborhoods happy. They're not going to go after 7-Eleven or Sonic or Wendy's, because those chains have deep pockets and high-dollar lawyers behind them.

But mainly the *News* needs to post large obtrusive signs at all entrances to its property saying, "NO PROSTITUTION."

To keep the neighborhoods from complaining too much to the City Council, the city manager and the city attorney sic city lawyers on what they assume will be low-hanging fruit, immigrant owners and little guys who won't know how to fight back or won't have the resources. And they know in doing it they'll have *The Dallas Morning News* editorial page (not Wilonsky) to give them cover.

It's low-hanging fruit for the city, but it's something else, too, at the *Morning News* end – sheer, narrow, bigoted, self-serving myopia.

My little deal with the crime zones is not mere snark. OK, it's *mostly* snarky. But based on my 100 years in the newspaper business, let me tell you what else is going on. A basic, Journalism 101, garden variety conversation should have happened at the very first editorial meeting where this came up: "Hey, before we jump with both feet on this guy who owns the Texaco station for allowing too much crime in his area, hadn't we better take a look at our own backyard?"

Like I say, it's easy. The city provides an interactive map. You don't have to be Woodward and Bernstein. And do you think for one minute the *News* would have plunged into the Texaco station story that way had they known they have twice the crime problem right outside their front door? But not even thinking to ask the question, not having even that much modesty or skepticism about their own agenda tells us something important about the *Morning News* editorial page: It's narrow. It's smug. And it's stupid.

I ran the numbers by Dale Davenport, who owns the car wash, and he had several pointers he wanted to offer the *News*. Based on what the city and a judge have told him he must do at the car wash, Davenport said the *News* needs to erect a tall perimeter fence around its property and hire deputized two-person security squads to patrol behind the fences 24/7.

Davenport also called on the paper to install huge lights to illuminate all persons attempting to enter the building after dark. But mainly he said the *News* needs to post large, obtrusive signs at all entrances to its property saying, "NO PROSTITUTION."

Davenport has never had prostitution at all at his car wash, but the city, nevertheless, has insisted he warn his clientele not to try it. He has concluded that warning people not to do any prostitution must have some larger crime-fighting effect of which the city is aware. He thinks the *News* might be able to cut down on some of its drunk and rowdy crime problem by warning its visiting clients not do any hooking while they're on the grounds. Just to keep things even.

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EXHIBIT K



DEEP ROOTS: Five thousand people attended its opening in 1949. Then a highway was rammed through South Dallas, and everything began to change.

LOCAL NEWS

Reclaiming the Forest Theater

After years of decline, can the theater return to its place as the hub of South Dallas culture?

BY PETER SIMEK | PUBLISHED IN D MAGAZINE OCTOBER 2017 | PHOTOGRAPH BY MICHAEL CAGLE

Sometimes the history of a single building can tell the story of an entire city. The Forest Theater, which has stood at the corner of Harwood Street and what is now Martin Luther King Jr. Boulevard since 1949, is one of those buildings. The theater's first incarnation opened a few blocks west in 1930. It was the entertainment centerpiece of a stable, upper-middle-class—and primarily Jewish—community. It hosted the first-

ever screening of an all-Yiddish film in 1938, and when it moved to a new and much larger home in 1949, 5,000 people attended a raucous grand opening that featured a block party and square dance headlined by the Big D Jamboree band and organist Norma Ballard. A double showing of the baseball comedy *It Happens Every Spring*, starring Ray Milland, drew attendees into a luxurious movie palace adorned with murals of exotic birds and flowers by local artist Eugene Gilboe, balcony seating, and plush push-back seats. Tickets were 50 cents.

Over the next decade and a half, however, South Dallas would transform dramatically, the result of federal highway policies that rammed new roads through its core and housing segregation policies that rapidly shifted the community's demographics, sparking racial tensions that, for a time, turned the neighborhood into a war zone. In 1956, the Forest was designated as a "negro" theater, and within a couple of years, it had reduced its showings to just three days a week. In 1965, Dallas saw $4 million invested in the construction of new theaters—on Marsh Lane in Northwest Dallas, at the new NorthPark mall, and in Garland, Richardson, and Mesquite. But in the same year, the Forest Theater, which now overlooked a highway trench and was surrounded by vacant lots and crumbling homes, shut its doors.

It didn't stay closed. The Interstate Theatre Circuit, which ran many of Dallas' movie houses, including the Inwood Theatre, may have given up hope on the Forest Theater, but South Dallas residents embraced it. Throughout the latter half of the century, the strip center housed the Green Parrot jazz club and a recording studio, and the theater hosted live performances by B.B. King, Wilson Pickett, Ike and Tina Turner, Redd Foxx, and Prince. In 1970, it was the setting of the legendary South Dallas Pop Festival. By the 1990s, though, it was scarcely used. Even after R&B star and South Dallas

native Erykah Badu reached out to the family that owned the Forest Theater and rented it with hopes of reviving its role in the community, the theater sat vacant for the better part of eight years.

There were rumors of a rebirth. In 2015, with the building up for sale, plans for a refurbished music venue in the vein of Oak Cliff's Kessler Theater were floated in the local press. But the theater wouldn't sell until May 2017, when the most unlikely of potential owners, a North Dallas couple named Linda and Jon Halbert, saw the for-sale sign as they zoomed past on S.M. Wright Freeway one Saturday morning, en route to their vacation house on Cedar Creek Reservoir.

Jon is a semi-retired healthcare executive from Abilene who married his high school sweetheart, Linda, and moved to North Texas, where they raised their three children, first in Richardson and then in Preston Hollow. After hearing Larry James preach at the Richardson East Church of Christ about his anti-poverty nonprofit CitySquare, they became early philanthropic supporters of the organization. A few years ago, they traveled with James and CitySquare president Dr. John Siburt to New Orleans to visit the Ellis Marsalis Center for Music, a hub for performance, education, and community involvement started after Hurricane Katrina by jazz saxophonist Branford Marsalis and musician Harry Connick Jr.

The mission of the Marsalis Center resonated with the Halberts, whose dyslexic son struggled in school until discovering a passion for the arts. They wondered what would have happened to their son had they not had the means to nurture his latent artistic talent. The couple decided they wanted to start a similar institution in Dallas, and when Linda saw the Forest Theater, she had a stroke of inspiration. They had to buy it.

“That’s crazy. We have to have a business plan,” Jon said. “We’ve never bought a building in our lives.”

“I bet if we buy the building, we’d get a business plan,” Linda countered.

The Halberts didn’t know much about the history of the theater. When the real estate agent led them through the crumbling building, they saw faded murals and ornate accents that spoke to some forgotten former glory. They didn’t have long to make an offer, so they got with James, Siburt, and CitySquare’s lawyer, who just so happened to have worked with a previous potential buyer and had due diligence on the Forest Theater already gathered. Then they had one week to close on the theater after the existing contract expired.

“It would have taken weeks if not months of due diligence to make an intelligent purchase,” Linda says. “But we were able to cut through all of it and not walk out on a limb. We knew what we were getting into.”

What the Halberts were getting into was one of the most high-profile symbols of South Dallas’ long economic decline, a building that embodied the institutional obstacles to revitalizing the area while also being the neighborhood’s great hope for that revitalization.

“The biggest threat to the ongoing viability of that theater is a one-word answer: poverty,” James says. “It reflects what has happened in South Dallas and Fair Park in 40 years, a history of disinvestment. The theater reflected that economic reality. People who did better, they fled Dallas, and the population has declined and poverty has intensified.”

To turn that history around, the Halberts and CitySquare have adopted a different approach. Rather than simply taking the Marsalis Center as a model for transforming the Forest, they have instead embarked on a long process of community

engagement to gather input about what is needed and what is lacking before crafting a final vision.

To lead the effort, CitySquare tapped Elizabeth Wattley, who, before joining CitySquare, worked with Paul Quinn College on another out-of-the-box project, turning the college's football field into an urban farm.

So far, Wattley's meetings have focused on winnowing down a long laundry list of needs and wants, as well as exploring what kinds of programs, services, and venues already exist in the neighborhood. She placed a large chalkboard across the front doors of the theater and invited neighbors to write what they wanted to see happen with the building. Ideas ranged from a safe music venue to a supper club to artist housing to a place where kids could learn how to bake. In early August, many of the replies were erased by one anonymous commenter who simply scribbled "Apollo Theater" all over the board.

"The best part of buying a building first and not having a 100 percent plan set together is we kind of get to start from scratch," Wattley says. "I think what was exciting was the possibility of having a facility that could answer a lot of needs at one time for the community."

What shape the Forest Theater will eventually take remains to be seen. As of this writing, Wattley says she is preparing to return to CitySquare's leadership and the community with a pared-down list of potential programs, including a flexible space for film screenings and dance and theater performances, as well as plans for a recording studio, and film, music, dance, and art educational classes in the theater's adjacent storefronts. CitySquare hopes to begin renovation and restoration of the building by the end of the year and have it open in time for the theater's 70th anniversary, in 2019.

If CitySquare can raise the money and build the necessary partnerships to realize the full vision of a reborn Forest Theater, then the theater's reopening will offer more reason to celebrate than the original grand opening fanfare that drew 5,000 in 1949. It will be an event about more than just rejoicing over renewed hope in the theater's future. It will represent a reclamation and a restitution of the past.

DALLAS HISTORY LOCAL NEWS

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OldLakeHighlander • 4 years ago

Putting a highway right next to that theatre and community was truly one of the City's biggest middle fingers ever presented to South Dallas. You don't need a monument to a confederate general to see the racist policies of the past. Just follow the concrete.

Reply • Share ›

bbetzen • 4 years ago • edited

It is possible, if the S. M. Wright Freeway name on the two blocks North of MLK can be renamed, and Cesar Chavez extended to MLK, that we can have one intersection where streets named in honor of two national and one local civil rights leader will intersect. With the rebuilding of S. M. Wright Freeway we will also have the potential for a pocket park to be created in the space saved. That park could be dedicated to civil rights leaders. It could be a park reflecting their histories.

More of the Civil Rights History of Dallas must be reflected in our streets and in our parks.

Reply • Share ›

Bob Oliver • 4 months ago

My mom and dad Met there in 1954 or 55. I just moved back to Dallas after being gone for over 50 years. It makes me sad to see the place that brought my parents together in major disrepair!

Reply • Share ›

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EXHIBIT L

DALLAS Observer

| CITY HALL |

Clues to Crime Problem and Murder Rate Could Be in MLK Boulevard 911 Calls

JIM SCHUTZE | DECEMBER 12, 2019 | 4:00AM



The city closed Jim's Car Wash on MLK on the grounds it was causing crime in the neighborhood. / **Jim Schutze**

KEEP DALLAS OBSERVER FREE SUPPORT US

The mayor wants an answer to the city's astronomical murder rate – twice San Antonio's, four times Austin's – right away from the city manager. I can think of a quick way to get there. Release the record of 911 calls from Jim's Car Wash.

Wait. I'm serious. This is about what causes crime. Where crime comes from. Why we have so much of it. All of that is in the 911 calls from Jim's Car Wash at 2708 Martin Luther King Jr. Blvd. in South Dallas.

In fact, I'll go further. Dallas is hopeless and helpless in the face of a horrific crime wave because Dallas, including both City Hall and the city's only daily newspaper, is dominated by inane, self-deluding, hypocritical ninnies who are fundamentally dishonest with the public and dishonest with themselves about what causes crime, and we will get nowhere with murder or crime in general until someone finds a way to pour a bucket of cold water on all of them.

The city has been stonewalling a Public Information Act request for 911 calls from the car wash for months. The answer is right there in those calls. Right there.

After an epic 19-year battle fought at City Hall, in the courts and in the state Legislature, the city last June finally succeeded in closing down the car wash on the grounds that it constituted a crime hot spot and public menace. The owner, Dale Davenport, has vowed to reopen and is suing the city.

His car wash is a special focus of a documentary film project underway for the last eight months about small businesses and crime in Dallas. The producers began months ago filming Davenport filing open records requests for his own 911 calls from the car wash over the last several years. Even though Davenport is looking mainly for a number – how many calls – the city appealed his request to the Texas attorney general, arguing the city should not be required to produce the record of calls because some of the calls could involve ongoing criminal investigations. Because the Dallas Police Department cited ongoing investigations, the AG granted the city a blanket denial of Davenport's open records requests based on prior AG opinions.

“The preponderance of evidence would suggest that they are hiding the fact that the car wash is not the problem." - Dustin Grant

I have written here about the car wash more times than I care to count over the years, always from a view sympathetic to the car wash and critical of the city. I would argue now, especially given the mayor’s newly urgent interest in violent crime, that this is about way more than 911 calls.

Let’s go up to 10,000 feet and look back down. Here is the core question: Is the owner of the car wash a person who tolerates, attracts, fosters or profits from crime and thereby makes crime worse in his area? Or is he an honest businessman who has been fighting crime for years by calling the police to report it?

The implications are inescapable. If the owner is the one causing crime at his location, then we know what to do. We should go after bad business owners who foster crime, as the city does now using nuisance abatement law.

But what about the other possibility? If a high crime rate is ambient in the neighborhood around the car wash – if crime goes on there with or without the car wash – then we need to look at the neighborhood. Not the car wash. We need to look at the people in the neighborhood. We need to find out what’s wrong.

You can be a hard-right conservative about it if you want, even a racist, and blame everything on black people. Or you can be a liberal and look at underlying economic and social causes like racial discrimination. That’s not exactly relevant, yet. We haven’t gotten that far.

I’m saying let’s put that question aside for the moment. Where does the crime come from? From the car wash? Or the neighborhood? Let’s settle that point first, then talk about the rest later.

Remember this: Jim's Car Wash, that one address in the center of South Dallas, has been at the bull's-eye of this debate in Dallas for almost 20 years. In 2006, after months of investigation and hearings, a joint investigative committee of the Texas House and Senate issued a report citing the car wash as the poster child for official corruption in Dallas.

State Rep. Terry Keel, co-chair of the investigative committee, lambasted Dallas City Hall and *The Dallas Morning News* for fostering a fundamentally wrong-headed mindset in which crime is viewed as a foreign element imported into neighborhoods by small businesses: "What is left unsaid is the point that they were selectively targeting businesses while ignoring surrounding crime," Keel said.

The surrounding crime. That's the whole question. And we could settle it in about five minutes by looking at the record of 911 calls from Jim's Car Wash, which the city has been battling to suppress.

Let's use some common sense here. If Davenport, who owns the car wash, was the master criminal the city has painted him as being, why would he have been on the phone night and day begging the police to come do something about the crime around his car wash?

And while we're using our common sense, let's ask the other obvious question. Why would the city suppress the record of 911 calls? What is the motivation? What would the record of calls tell the public that Dallas City Hall thinks would be harmful or deleterious?

If Davenport is telling the truth, if he was calling 911 all those years before the city shut down his business, then it's highly unlikely he was deliberately fostering or profiting from crime in his area. The crime wasn't coming from his car wash. It was coming from the neighborhood.

If you are our mayor right now, that's extremely useful information. Now you don't have to beat up on the city manager to tell you where crime comes from. You might even look at another additional important indicator showing that the city's murder rate is highest in areas of racially segregated poverty. In other words, you might look at people, not car washes.

Ah, but that has always been the big allergy, the forbidden thing, the no-go. The one thing Dallas never seems to want to do is look frankly at human and social causes, because those are always going to come down to the unmentionable ball of wax — race, segregation, poverty, illiteracy, inequality, injustice.

Nobody in the city's old white oligarchy will go there. Nobody in the old black power structure will, either. It's the moral bargain at the core of segregation. We will never speak honestly to each other, nor will we speak honestly to or about ourselves.

Just blame the car wash.

For the last eight months, documentary filmmaker Dustin Grant has been investigating the city's relationship with small businesses. I asked him this week why he thinks the city is fighting so hard not to release the record of 911 calls from the car wash.

Davenport is seeking not only the records of 911 calls but also notes from meetings with city officials at which Davenport agreed to carry out anti-crime and security measures on his own property. Grant said, "The preponderance of evidence would suggest that they are hiding the fact that the car wash is not the problem, that the neighborhood is the problem."



Dale Davenport at a city hearing / **Jim Schutze**

Warren Norred, the attorney representing Davenport in his appeal of the city's decree closing his business, says that crime probably could be eliminated or greatly reduced simply by forbidding all public gatherings: "It is true that, if you relegated everybody to stay in their own home and didn't allow them to have visitors, then you would have no crime because for crime you have to have two people.

"There is an old saying that a ship is safest in the harbor but that's not what ships are for." - Warren Norred

“But by definition, if you want to have a vibrant city you’re going to have to have safe places for people to interact. There is an old saying that a ship is safest in the harbor but that’s not what ships are for.”

Let’s imagine that the problem of the 911 calls from the car wash could be unknotted. Somehow, for whatever reason, based on whatever legal rationale, the city releases the overall count. Nothing about the nature of the calls, just the count. And maybe the city also releases the notes of its meetings with Davenport, so that the public could see what Davenport was asked to do to fight crime and what he did do. What would that give us?

If the record shows that Davenport is lying – he never called 911, he refused to do anything the city asked – then we have a significant signpost on the road to a solution. The city needs to beef up a police task force and go after bad small business owners in crime hot spot areas.

That’s not what the record is going to show. The record is going to show that Davenport has been one of the bravest, most ardent crime-fighters in the neighborhood. And that will turn the signpost around. Then the mayor, in his concern over murder and crime, knows exactly where to look. The neighborhood.

And guess what? He won’t go there. Ever. This mayor will never take on the politically tough challenge of addressing crime at its root. He’s not up to it, and, even if he were, his handlers wouldn’t let him. So they’re not going to let go of those 911 calls.

I just want to make one point one last time. If we never see the 911 calls, the city’s refusal to release them is evidence of its own. No public hoopla, no number of grandiose manifestos from the mayor’s office about cracking down on murder can overcome this cover-up.

The car wash may be at the center of it, but the car wash is the least of it. This is about a deliberate refusal to look at the only evidence we need.

RELATED TOPICS: NEWS CITY HALL POLITICS SCHUTZE

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EXHIBIT M

Justice Delayed Is Justice Denied for People Living in, Near Troubled South Dallas Apartments

Published June 1, 2017 • Updated on June 1, 2017 at 11:15 am

Of this, there is no doubt: The 14-unit apartment complex at 3006 Holmes Street, off Martin Luther King Jr. Boulevard in the heart of South Dallas, is a dreadful and dangerous place.Tenants who pay around $800 a month to live in squalid conditions in a city of few affordable homes complain of wastewater flushing into bathtubs. "All you can smell is BM," said Thelma West, who lives in the complex with her husband. Drug dealers wander through the complex at night urinating and defecating inside a front gate that doesn't lock. You can almost feel the stench.Apartment units are missing stoves and refrigerators and light fixtures. Even front-door knobs. Tenants say the complex's owner -- 35-year-old Maserati-driving Jaymeson Joseph Haynes, a thin man with dark hair who dresses for court like it's a night out -- barges into their apartments without warning, using a key or, sometimes, his foot. Courtney Waweru, 32, said he once came in unannounced around 9:30 at night -- "when I had just gotten out of the shower," she said. "I was naked!"

EXHIBIT N

MORE FROM HOMEPAGE

A generation of Dallas kids is growing up with no park nearby. 'Cool schools' strategy changes that

Dallas ISD's proposed $1.8B budget includes money to increase minimum wage, address COVID-19 slide

Anxiety and joy: What live shows look like around North Texas after a year of COVID

Dallas Police, FBI make numerous arrests targeting violent crimes near Fair Park

Matthew J. DeSarno, Special Agent in Charge of the FBI office, said the investigation was an attempt to "send a loud and clear message to violent criminals that we will deploy our collective strength to ensure the safety and security of our neighborhoods and communities."



Dallas Police Chief Eddie Garcia (center) shakes hands with Special Agent in Charge Matthew J. DeSarno of FBI – Dallas after a press conference on a law enforcement action taken to address violent crime at the FBI Dallas Headquarters on Thursday, June 10, 2021, in Dallas. ATF Dallas Special Agent in Charge Jeffrey Boshek II is at left, and Acting U.S. Attorney for the Northern District of Texas Prerak Shah is at right. (Smiley N. Pool / Staff Photographer)

By Cassandra Jaramillo
4:31 PM on Jun 10, 2021

Listen to this article now
03:32 Powered by Trinity Audio

Hundreds of law enforcement officials took part in a joint operation Thursday morning near Fair Park, making numerous arrests that targeted violent criminals, officials said at a news conference.

Authorities at the FBI Dallas Field office gave little details about the number of arrests or the charges filed, citing court records that had not been unsealed. *The Dallas Morning News* could not independently verify the operation's results as of Thursday afternoon.

Matthew J. DeSarno, special agent in charge of the FBI office, said the investigation was an attempt to "send a loud and clear message to violent criminals that we will deploy our collective strength to ensure the safety and security of our neighborhoods and communities."

DeSarno said arrests took place across multiple locations, including multiple people and a range of charges. When pressed for more details, Acting U.S. Attorney for the Northern District of Texas Prerak Shah said the arrests were all violent crimes.



CRIME

Dallas assaults show slight dip in month following implementation of Chief Eddie García's crime plan

The new crime plan, implemented last month, focuses on hot spot policing where the majority of violent crimes occur. While aggravated assaults are down from last month, homicides are up by more than 25% compared to this time last year

compared to this time last year.

BY LAUREN GIRGIS AND CASSANDRA JARAMILLO

The operation's announcement comes as Dallas Police Chief Eddie García — now four months into the job — has overseen a strategy that aims to **lower violent crime** after two years of increased homicides. García said Thursday's effort was a part of his strategy to zero in on places where violent crimes occur. Officials said they also timed the raid ahead of the summer, when they anticipated an uptick in violence.



SPONSORED CONTENT

How national retailers can support military families throughout the year

BY LOWE'S

"The message today to the residents of Dallas is simple: the DPD is not alone in keeping our community safe. The DPD is not alone in taking the criminal element off our streets," García said.

"And the DPD is not alone in seeding our community with hope. We will be asking ourselves, what can we do to strengthen these areas. We will ask ourselves: What do we need to invest in these areas?"

The chief's violent crime reduction plan largely focuses on repeat violent offenders and drug houses, where García says those offenders are often located.

Police have been increasing patrol resources in high-crime areas in Dallas, relying on police visibility and offender targeting instead of generalized stop-and-frisk, officials have said.



NEWS

How safe is our city? Dallas crime picture mixed despite recent uptick

BY CASSANDRA JARAMILLO AND JAMES WILKERSON

Those areas have been identified as grids about the size of a football field. Police are highly visible and other teams of officers are focused on intelligence gathering.

Officials did not provide the specific locations of the operation's arrests but said that the area where it happened had higher instances of violent crime. García said the area saw aggravated assaults increase from 315 in 2018 to 485 in 2020.

García said the area made up 10% of murders last year. Murders increased from 10 in 2018 to 23 in 2020.

The FBI and Dallas police often work concurrently together and have had a history of joint operations. This one was the result of about 400 agents coming into the city to help assist officers. Members of the Drug Enforcement Administration and Bureau of Alcohol, Tobacco, Firearms and Explosives also participated.

Earlier this week, García told council members he was cautiously optimistic about the department's new crime reduction plan during his first report on his crime plan to the Dallas Public Safety Committee on Monday. New numbers showed that after one month after the plan's implementation, the city has seen a small dip in violent assaults.

Police Chief Eddie García gives update on joint operation targeting viol...



Cassandra Jaramillo. Cassandra Jaramillo is the Dallas Police Department reporter for The Dallas Morning News. She joined The News in 2016. She's a graduate of the University of Texas at Austin. She likes to write about public safety, police accountability, criminal justice and mental health.

@cassandrajar

May 7, 2021

City of Dallas
1500 Marilla St 5 BN
Dallas, Texas 75201
Via Email to Oscar.Aguilar@DallasCityHall.com

RE: GOOD PRICE LIQUOR – 1519 MARTIN LUTHER KING JR BLVD
CASE NO. BDA201-037

Honorable Board of Adjustment members and the staff;

Malik Law Firm, PLLC represents the tenant and business owner, Abhay Shrestha, operating under the business name Good Price Liquor. This is a small minority-owned business; the owner is an immigrant from Nepal who is lawfully present in the United States and who is working hard to better his life, the life of his family, and the community.

The current business owners have been operating their business since March 2019. They purchased the business and inventory, making a substantial initial as well as ongoing investment. The business owner pays a note payment of $48,694.00 yearly to the property owner for the finance portion of the purchased price amortized for 7 ½ years.

The current business owners are operating under a commercial lease agreement between the landlord and the tenant. The lease was executed on February 25, 2019, for a term of 7 ½ years. The business owner pays a rent of $54,000.00 yearly plus other related expenses as dictated by the commercial lease agreement for the business premises, property, and Improvements.

ORoark Inventory Services completed an accounting of the inventory on hand. As of Thursday, May 6, 2021, the value of that inventory is $333,509.00. **See Exhibit A: ORoark Inventory Service Findings**

Good Price Liquor was issued the Certificate of Occupancy # 9804271047 to operate as a Liquor Store on April 30, 1998, under the zoning CR. **See Exhibit B: Copy of Certificate of Occupancy**. The Certificate of Occupancy **does not state a termination date, therefore, suggesting continuous, indefinite use.** The substantial value of the property and the business lies in its use as evidenced by the attached Certificate of Occupancy, therefore a certificate of Occupancy is an essential and integral part of the purchase of the business by the business owner. The initial and ongoing investment of the business owner relies in full on the Certificate of Occupancy as issued by the City of Dallas. The Certificate of Occupancy clearly was free of any attachment reflecting the cessation of the user due to a future impending decision of the Board of Adjustment.

Had the Certificate of Occupancy listed any future termination and/or expiration date, the business owner would likely not have elected to purchase this business and would have not Invested in and or taken on the liability of promissory note payments nor a substantial down payment and continuous obligation of payments towards a commercial lease agreement.

The current business owners never received any notification from any department of the City of Dallas indicating the cessation of the current zoning use as a Nonconforming use for the business establishment except for the letter received from the Board of Adjustment on March 9, 2021. A copy of a notarized statement from the business owner is attached affirming the fact that they have never received any indication of the cessation of the current zoning use. **See Exhibit C: Copy of Affidavit from Business Owner.**

The current property owner also never received any notification from any department of the City of Dallas indicating the cessation of the current zoning use as a Nonconforming use. A copy of a notarized statement from the property owner is attached affirming the fact that they have never received any indication of the cessation of the current zoning use. **See Exhibit D: Copy of Affidavit from Property Owner.**

The current business is under operation and without any interruption of the current use. Per the City of Dallas development code, a Nonconforming use is a use that does not conform to the use regulations of this chapter. The Certificate of Occupancy originally issued and never

changed demonstrate that the business was lawfully established for the appropriate and lawful use per the regulations in force at the beginning of the operation and has been in regular use since that time. *Dallas City Code 51A-2.102 (90).*

The property is a thing that consists not merely in its ownership and possessions, but also in the unrestricted right of use, enjoyment, and disposal. Anything which destroys any of these elements destroys the property itself. The substantial value of the property lies in its use. If the right of the use to be denied, the value of the property is annihilated, and the ownership is rendered a barren right. *Spanov Vs City of Dallas 235 S.W 513, 514-15 (Tex - 1921).*

The ongoing development expansion of the +_ 14.43 acres of land to allow a performing arts center for St. Phillips college is the motivation for the Nonconforming use and such was requested by the Dallas City Council to the Board of Adjustment to consider establishing a compliance date for the Nonconforming use of a liquor store known as Good Price Liquor Beverage located at 1519 Martin Luther King Jr. Blvd. Dallas Texas on January 27, 2021.

The zoning case number # Z190-367 applicant St. Phillip's School and Community Center filed an application with the Dallas Sustainable development and construction on December 1, 2020, requesting to expand PD to include additional property to allow a performing arts center and additionally requesting text changes.

This is an ongoing amendment and expansion of planned development district 597 on property zoned WMU-3 for solely the benefit of St. Phillips and in the process impacting a small business of minority ownership and limited financial resources from continuous use of their business.

A Nonconforming use will render the current use of the business null and void, the direct result of which being that the business owners must shut down the business and move out. There are severe economic costs and liabilities to the business owners and its employees, none of which is the fault, directly or indirectly, of the business owner or the employees.

Yugesh Maharjan is an employee at the store and attached is his plea and request to continue working and supporting his family. **See Exhibit E: Copy of Affidavit from Current Employee.**

As a nation and as a city, we are all still dealing with the personal and financial impacts of the Covid-19 pandemic. Hundreds of thousands of businesses have had to close their doors; hundreds of thousands of people lost their jobs. Everyone has been impacted, personally, emotionally, and financially. Here, we have a business owner who has invested a great sum of money into a business that was both lawfully established and in lawful use. He had no reason to believe that he was not in compliance or would ever not be in compliance, based on the Certificate of Occupancy that was issued and unchanged. Moreover, he had no reason to believe he would need to shut down his business, lose thousands of dollars in his investment, and that he and his employees would be out of a job, especially not during such economic low point in our economy.

Counsel for the Tenant/Business Owner respectfully requests the honorable board and its members to deny the request to a set a compliance date for nonconforming use.
In support thereof, Counsel has attached the following for your honorable board's review:

A. Copy of ORoark Inventory Service Findings;
B. Copy of Certificate of Occupancy;
C. Copy of Affidavit from Tenant;
D. Copy of Affidavit from Property Owner;
E. Copy of Affidavit from Current Employee; and
F. Copy of Affidavit from Tenant/Business Owner, Relating to Education and Work Experience

You should find all the documents necessary for a positive adjudication in this case and to deny the request for a compliance date to be set. Should you have any questions or concerns, please do not hesitate to contact our office! Thank you in advance for your assistance in these matters!

Sincerely,



Shamaila S. Malik
Attorney at Law
State Bar No. 24076820

EXHIBIT A

ORoark Inventory Service
P. O. Box 13673
Arlington, Tx 76094
817-307-5586

INVOICE

Number: 1001
Date: 5-6-, 2021

Store Name & Location: GOOD PRICE LIQUOR

Amount Paid $ 400.00

Thank you

ORoark Inventory Service

P.O. Box 13673 Arlington, TX 76094 817-307-5586

STORE: GOOD PRICE LIQUOR DATE: 5-6-21 AUDITOR: Ethan + Mike

STORE #: 1519 MARTIN LUTHER KING DALLAS DAY: THURS.

AREA	GRO	CIGS	BEER	WINE	LIQUOR
OUTSIDE					
CHECKOUTS	4811	442	700	541	21679
FRONT WALL	1267		1246	4959	3240
RIGHT WALL					26020
BACK WALL	56	5563			39856
LEFT WALL	-				
AISLE MDSE					
FROZEN FOOD					
COOLER DOORS	87		3336		130
COOLER VAULT	2712		8209	191	
STOCK ROOM	1730			2146	33908
OFFICE #2	5841	9634		167	118357
DETAIL COUNT					
END DISPLAYS					
1A #3					27907
1B					
2A					
2B					
3A					
3B					
4A					
4B					
5A					
5B					
6A					
6B					
7A					
7B					
TOBACCO	901				
TOB.	7873				
WRITE OFFS					
PHONE CARDS					
SALES PRIOR					
½ DURING					
CREDITS					
(INVOICES)	< >	< >	< >	< >	< >
TOTAL RETAIL	25278	15639	13491	8004	271097
TOTAL COST					

DETAIL COUNT

MEMO

12 PACKS -

LOTTERY -

INVOICES

< >
< >
< >
< >
< >
< >
< >
< >
< >
< >

STORE GRAND TOTAL

TOTAL: 333509.00

COST TOTAL:

EXHIBIT B

Address:	1519 MARTIN LUTHER KING BLVD 75215 1519 MARTIN LUTHER KING BLVD
Owner:	TRUNG & LA CORP 009701 W FERRIS BRANCH 223 DALLAS TX 75243
DBA:	GOOD PRICE LIQUOR
Land Use:	(5920) LIQUOR STORE
Occupied Portion:	
C O #:	9804271047

Issued: 04/30/1998

Lot:	7	Block:	5/1139	Zoning:	CR	PDD:	0	SUP:	
Historic Dist:		Consv Dist:		Pro Park:	0	Req Park:	0	Park Agmt:	N
Dwlg Units:	0	Stories:	1	Occ Code:	B2	Lot Area:	0	Total Area:	0
Type Const:		Sprinkler:		Occ Load:		Alcohol:	N	Dance Floor:	N

Remarks: BF/P #22260

David Session, 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

24-289

EXHIBIT C

AFFIDAVIT

I am the business owner of the business more commonly known ad Good Price Liquor located at 1519, Martin Luther King Jr. Blvd, Dallas, Texas-75215. To date, I have not received any communication from the City of Dallas and any department person, city council. The only communication received was from the City of Dallas Board of Adjustment via certified letter #70060810000355297508 received on March 9th,2021 advising the compliance date for the non-performing use of the property proceedings under case # BDA 201-037.

Business Owner;

Name: Abhay Shrestha

Signature: _____

Title: OWNER

Dated: 04-20-2021

STATE OF TEXAS;
County of Dallas

Before me Gutae Jeong notary public of Texas, State of Texas, on this day, personally appeared Abhay Shrestha Proved to me through Texas Drivers License to be the name of the person whose name is subscribed to the foregoing instrument and who acknowledges to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this 20 day of April 2021.

Gutae Jeong
Signature of Notary Public

Gutae Jeong
Printed Name of Notary

GUTAE JEONG
Notary ID #132924264
My Commission Expires
February 11, 2025

Notary Seal

Notary Public, State of Texas

EXHIBIT D

AFFIDAVIT

I am the legal owner of the property located at 1519 Martin Luther King Jr Blvd. Dallas Texas 75215.

To date, the only communication I have received is from Mr. Oscar Aguilera/ Board of Adjustment, City of Dallas via USPS certified mail # 7006 0810 0003 5529 7386 postmarked March 10, 2021, advising me to set a compliance date for the non-conforming use scheduled on May 18, 2021.

I have not received any communication from the Board of Adjustment and or any other department within the City of Dallas regarding the issue of a non-conforming use.
Property Owner;

SDL RE LLC:

Name: CHROUK ANG SAM

Signature:

Title: PRESIDENT

Dated: 4/20/2021

STATE OF TEXAS;
County of Dallas

Before me CHROUK ANG SAM notary public of Texas, State of Texas, on this day, personally appeared _____
Proved to me through Texas Drivers License to be the name of the person whose name is subscribed to the foregoing instrument and who acknowledges to me that he executed the same for the purposes and consideration expressed herein.

Given under my hand and seal of office this 20 day of April 2021.

Jeeyoun Choi
Signature of Notary Public

JEE YOUN CHOI
Notary Public, State of Texas
Comm. Expires 09-02-2024
Notary ID 132655973

EXHIBIT E

To whom it may concern

My name is Yugen Maharjan. I am 36 years old. I work at Good Price liquor at 1519 Martin Luther King Jr Blvd. I came to America 14 years ago hoping for a better future. I went to Northlake community college to pursue my academic career and got my associates degree after a few years.

After I completed my associates I decided to apply at many different jobs but it was very difficult to get accepted as an immigrant student. So I worked at different minimum wage jobs. I made some friends at the college who also worked minimum wage jobs like fast food and gas stations. At one of my history class I met a friend "Abhay Shrestha", who is now the owner of Good price Liquor and we have been very Good friends since then. Mr Shrestha is an exceptional and hard working individual and has been through a lot. We worked together at several gas stations and convenience store. A few years back he decided to get his own store which is now Good price Liquor and I was fortunate enough for him to hire me as a manager.

This job has great importance to me and my livelihood over the past few years. This job helps me keep a roof over and head and my family. Without this store I would be jobless and perhaps even homeless. I have been working for the last 10 years but this job has provided me with an opportunity to rise above and be independent and helped me fulfill my dreams financially. This store not only helps me but also several other employees at the store.

Sincerely

Yugen Maharjan

EXHIBIT F

To whom it may concern

My name is Abhay shrestha, owner of good price Liquor (1519, Martin Luther king Jr. Blvd, Dallas, TX) when I bought this store in March of 2019; it was like a dream come true for me.

I moved to the US from Nepal, in the early 2006 as a student at Truman state university. From there I moved to Dallas in pursuit of an Architecture degree. Studying in America is always a difficult journey as an immigrant, especially coming from a middle class family. It was difficult few years in juggling work, family back home and studies. Unfortunately in 2009 an incident involving a violent incident that I had go through, abruptly led to break from my studies. It was physical trauma that I had to overcome with the help of my family back home, friends and therapy.
After a year of therapy, I finished my associates at north Lake College and went to University of Arlington to finish my degree. An F1 student has many criteria to fulfill after such a break and also with the debt piling up from hospital visits and school, and no income for over a year I wasn't able to further continue my studies at UTA.

But as they say when one door closes another opens, I was presented an opportunity by the US Government to apply for Victims of crime visa (U visa) through which I was able to get permanent residency in the US.

After this I decided to rebuild my life, I applied for various loans so that I could start my very own business. Upon countless research I stumbled upon Good price liquor. At first I was hesitant to buy it as the neighborhood was extremely rough. But after talking to the landlord and seeing the way he ran his store I felt secured that I would be able to maintain the same integrity as him. Considering the area, he had maintained very well so I went ahead and made the deal. In order to purchase it, I put all my hard earned money that I had saved including help from my family into this.

Since this was my only source of income and had everything on the line, I worked myself diligently at the store. I did not allow, to my best, the any sort of mischievous or malicious act in or around my store. I stayed up to date with code and city. I paid my due taxes on time. Took well care of my employees, kept the store clean and safe for my customers to shop and hence grew my business.

Sincerely
ABHAY SHRESTHA

May 7, 2021

City of Dallas
1500 Marilla St 5 BN
Dallas, Texas 75201
Via Email to Oscar.Aguilar@DallasCityHall.com

RE: GOOD PRICE LIQUOR – 1519 MARTIN LUTHER KING JR BLVD
CASE NO. BDA201-037

Honorable Board of Adjustment members and the staff;

Malik Law Firm, PLLC represents the tenant and business owner, Abhay Shrestha, operating under the business name Good Price Liquor. This is a small minority-owned business; the owner is an immigrant from Nepal who is lawfully present in the United States and who is working hard to better his life, the life of his family, and the community.

The current business owners have been operating their business since March 2019. They purchased the business and inventory, making a substantial initial as well as ongoing investment. The business owner pays a note payment of $48,694.00 yearly to the property owner for the finance portion of the purchased price amortized for 7 ½ years.

The current business owners are operating under a commercial lease agreement between the landlord and the tenant. The lease was executed on February 25, 2019, for a term of 7 ½ years. The business owner pays a rent of $54,000.00 yearly plus other related expenses as dictated by the commercial lease agreement for the business premises, property, and Improvements.

ORoark Inventory Services completed an accounting of the inventory on hand. As of Thursday, May 6, 2021, the value of that inventory is $333,509.00. **See Exhibit A: ORoark Inventory Service Findings**

Good Price Liquor was issued the Certificate of Occupancy # 9804271047 to operate as a Liquor Store on April 30, 1998, under the zoning CR. **See Exhibit B: Copy of Certificate of Occupancy**. The Certificate of Occupancy **does not state a termination date, therefore, suggesting continuous, indefinite use.** The substantial value of the property and the business lies in its use as evidenced by the attached Certificate of Occupancy, therefore a certificate of Occupancy is an essential and integral part of the purchase of the business by the business owner. The initial and ongoing investment of the business owner relies in full on the Certificate of Occupancy as issued by the City of Dallas. The Certificate of Occupancy clearly was free of any attachment reflecting the cessation of the user due to a future impending decision of the Board of Adjustment.

Had the Certificate of Occupancy listed any future termination and/or expiration date, the business owner would likely not have elected to purchase this business and would have not Invested in and or taken on the liability of promissory note payments nor a substantial down payment and continuous obligation of payments towards a commercial lease agreement.

The current business owners never received any notification from any department of the City of Dallas indicating the cessation of the current zoning use as a Nonconforming use for the business establishment except for the letter received from the Board of Adjustment on March 9, 2021. A copy of a notarized statement from the business owner is attached affirming the fact that they have never received any indication of the cessation of the current zoning use. **See Exhibit C: Copy of Affidavit from Business Owner.**

The current property owner also never received any notification from any department of the City of Dallas indicating the cessation of the current zoning use as a Nonconforming use. A copy of a notarized statement from the property owner is attached affirming the fact that they have never received any indication of the cessation of the current zoning use. **See Exhibit D: Copy of Affidavit from Property Owner.**

The current business is under operation and without any interruption of the current use. Per the City of Dallas development code, a Nonconforming use is a use that does not conform to the use regulations of this chapter. The Certificate of Occupancy originally issued and never

changed demonstrate that the business was lawfully established for the appropriate and lawful use per the regulations in force at the beginning of the operation and has been in regular use since that time. *Dallas City Code 51A-2.102 (90).*

The property is a thing that consists not merely in its ownership and possessions, but also in the unrestricted right of use, enjoyment, and disposal. Anything which destroys any of these elements destroys the property itself. The substantial value of the property lies in its use. If the right of the use to be denied, the value of the property is annihilated, and the ownership is rendered a barren right. *Spanov Vs City of Dallas 235 S.W 513, 514-15 (Tex - 1921).*

The ongoing development expansion of the +_ 14.43 acres of land to allow a performing arts center for St. Phillips college is the motivation for the Nonconforming use and such was requested by the Dallas City Council to the Board of Adjustment to consider establishing a compliance date for the Nonconforming use of a liquor store known as Good Price Liquor Beverage located at 1519 Martin Luther King Jr. Blvd. Dallas Texas on January 27, 2021.

The zoning case number # Z190-367 applicant St. Phillip's School and Community Center filed an application with the Dallas Sustainable development and construction on December 1, 2020, requesting to expand PD to include additional property to allow a performing arts center and additionally requesting text changes.

This is an ongoing amendment and expansion of planned development district 597 on property zoned WMU-3 for solely the benefit of St. Phillips and in the process impacting a small business of minority ownership and limited financial resources from continuous use of their business.

A Nonconforming use will render the current use of the business null and void, the direct result of which being that the business owners must shut down the business and move out. There are severe economic costs and liabilities to the business owners and its employees, none of which is the fault, directly or indirectly, of the business owner or the employees.

Yugesh Maharjan is an employee at the store and attached is his plea and request to continue working and supporting his family. **See Exhibit E: Copy of Affidavit from Current Employee.**

As a nation and as a city, we are all still dealing with the personal and financial impacts of the Covid-19 pandemic. Hundreds of thousands of businesses have had to close their doors; hundreds of thousands of people lost their jobs. Everyone has been impacted, personally, emotionally, and financially. Here, we have a business owner who has invested a great sum of money into a business that was both lawfully established and in lawful use. He had no reason to believe that he was not in compliance or would ever not be in compliance, based on the Certificate of Occupancy that was issued and unchanged. Moreover, he had no reason to believe he would need to shut down his business, lose thousands of dollars in his investment, and that he and his employees would be out of a job, especially not during such economic low point in our economy.

Counsel for the Tenant/Business Owner respectfully requests the honorable board and its members to deny the request to a set a compliance date for nonconforming use.
In support thereof, Counsel has attached the following for your honorable board's review:

A. Copy of ORoark Inventory Service Findings;
B. Copy of Certificate of Occupancy;
C. Copy of Affidavit from Tenant;
D. Copy of Affidavit from Property Owner;
E. Copy of Affidavit from Current Employee; and
F. Copy of Affidavit from Tenant/Business Owner, Relating to Education and Work Experience

You should find all the documents necessary for a positive adjudication in this case and to deny the request for a compliance date to be set. Should you have any questions or concerns, please do not hesitate to contact our office! Thank you in advance for your assistance in these matters!

Sincerely,

Shamaila S. Malik
Attorney at Law
State Bar No. 24076820

BDA201-037
Attachment E


CHERRY'S GROCERY
BUCK & RUCK
Jun 9, 2021 at 9:48 AM


SIGNAL
WORK
AHEAD
Jun 9, 2021 at 10:05 AM


Forest
1300
BIG D CUT RATE BEER & WINE
PALLAS
LIQUOR
BEER
Jun 9, 2021 at 10:44 AM


Jun 9, 2021 at 10:47 AM



Jun 9, 2021 at 10:50 AM

HOUSE OF PARTS

Sunny Side Athletic Club

PRE-NEED COUNSELOR

Jun 9, 2021 at 10:54 AM


BEER SUPER STOP WINE
DISCOUNT BEVERAGE
Jun 9, 2021 at 11:24 AM


FOREST
BLACK LIVES MA
Cinco de Mayo
SPEED LIMIT 35
Jun 9, 2021 at 11:28 AM

DECLARATION OF

LaSheryl Walker
(Print name)

My name is LaSheryl Walker (print name) and my address is 3607 Hamburg Ct. Dallas, Tx. 75215 Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

LaSheryl Walker
Signature

5/7/21
Date

DECLARATION OF

Antoinette Ashley

(Print name)

My name is Antoinette Ashley (print name) and my address is

_____ Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Antoinette Ashley

Signature

5/7/21

Date

DECLARATION OF

Jacqueline Bradford

(Print name)

My name is Jackie Bradford (print name) and my address is 1502 Water Edge Dr Glenn Heights Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Jacqueline Bradford

Signature

5-7-2020

Date

DECLARATION OF

T. Reynolds
(Print name)

My name is Texsa Reynolds (print name) and my address is 1600 Pennsylvania Ave, Dallas Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Texsa Reynolds
Signature

5/7/2021
Date

DECLARATION OF

Chastity Porter

(Print name)

My name is Chastity Porter (print name) and my address is 1600 Pennsylvania Ave. Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

05-07-21

Date

DECLARATION OF

Nathalia Alvarez

(Print name)

My name is Nathalia Alvarez (print name) and my address is

1600 Pennsylvania Ave Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

5/7/21

Date

DECLARATION OF

Tia Stevens

(Print name)

My name is Tia Stevens (print name) and my address is 1600 Pennsylvania Ave, Dallas Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Tia Stevens

Signature

5/7/24

Date

DECLARATION OF

Kellee Murrell

(Print name)

My name is Kellee Murrell (print name) and my address is 6600 Pennsylvania Ave Dallas, TX 75215 Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

5/7/21

Date

DECLARATION OF

Ayesha Craig
(Print name)

My name is Ayesha Craig (print name) and my address is 1600 Pennsylvania Ave Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

5/6/21
Date

DECLARATION OF

Ramona Bailey

(Print name)

My name is Ramona Bailey (print name) and my address is 1600 Pennsylvania Ave Dallas Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

R M Bailey

Signature

5-7-2021

Date

DECLARATION OF

Telissha Wesson

(Print name)

My name is Telissha Wesson (print name) and my address is 3915 Lost Creek Dr; Dallas Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Telissha Wesson

Signature

5-7-21

Date

DECLARATION OF

Shirley Rhodes
(Print name)

My name is Shirley Rhodes (print name) and my address is 3047 Reed Lane, Dallas, Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Shirley Rhodes
Signature

5/8/2021
Date

DECLARATION OF

Candance Conerly

(Print name)

My name is Candance Conerly (print name) and my address is

Dallas, Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

5/7/21

Date

DECLARATION OF

Esperanza Benitez
(Print name)

My name is Esperanza Benitez (print name) and my address is 3303 Holmes St. Dallas TX. 75215 Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

5/8/21
Date

DECLARATION OF

Sharon Hawkins

(Print name)

My name is Sharon Hawkins (print name) and my address is 1507 Peabody Ave. Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Sharon Hawkins

Signature

5-8-2021

Date

DECLARATION OF

Natalie Johnson

(Print name)

My name is Natalie Johnson (print name) and my address is

1824 S Blvd Dallas 75215 Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

5/8/25

Date

DECLARATION OF

DeAnn Dunkins Lax

(Print name)

My name is DeAnn Dunkins Lax (print name) and my address is

1401 Glenshire Dr. Garland Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

05/08/2021

Date

DECLARATION OF

Monique Ridge-Williams
(Print name)

My name is Monique Williams (print name) and my address is 823 Lenway St. Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

May 14 2021
Date

DECLARATION OF

Ferrell Fellows

(Print name)

My name is Ferrell Fellows (print name) and my address is

2314 South Blvd Dallas Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Ferrell Fellows

Signature

5-8-21

Date

DECLARATION OF

Charo Burris

(Print name)

My name is Charo Burris (print name) and my address is

_____ Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

5/7/2021

Date

DECLARATION OF

Nick Fellows

(Print name)

My name is Nick Fellows (print name) and my address is

2314 South Blvd 75215 Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Nick Fellows

Signature

5.8.21

Date

DECLARATION OF

Loan Nguyen
(Print name)

My name is Loan Nguyen (print name) and my address is 813 Seymour Ct, McKinney, Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

5/8/21
Date

DECLARATION OF

Pam Hollett

(Print name)

My name is Pam Hollett (print name) and my address is 468 San Gabriel Dr Sunnyvale Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Pam Hollett

Signature

5/8/21

Date

DECLARATION OF

Faye Thomas

(Print name)

My name is Faye Thomas (print name) and my address is 1425 Cooper st. #114 Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Faye Thom

Signature

5-15-21

Date

DECLARATION OF

Brandon D. Patterson Sr.
(Print name)

My name is Brandon D. Patterson Sr (print name) and my address is

3220 Cleveland st. Dallas Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.,** because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Brandon D. Patterson Sr.
Signature

5-14-21
Date

DECLARATION OF

LaShun Gray

(Print name)

My name is LaShun Gray (print name) and my address is 3311 Howes st. Apt B Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

LaShun Gray

Signature

5/15/21

Date

DECLARATION OF

Toshia Patterson

(Print name)

My name is Toshia Patterson (print name) and my address is 3220 Cleveland St Dallas 75215 Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Signature

5-10-2021

Date

DECLARATION OF

Patricia Cornell

(Print name)

My name is Patricia (print name) and my address is 5405 Gaston Ave. #220, Dallas Tx. 75214 Texas..

I am familiar with **Good Price Liquors** located at **1519 Martin Luther King, Jr. Blvd.**, because I reside, work, or own a business in the area.

Good Price Liquors has a negative impact on my property, business, work or the enjoyment of my property. It negatively affects the character of the surrounding neighborhood. The business is not responsible in the manner in which they conduct operations, and the operations threaten public health and safety. I do not feel safe visiting this establishment or walking on the street in or near that area. Many public disturbances occur at this site and surrounding it. It also can be difficult to drive in this area due to customers illegally walking across the street in the middle of traffic to and from the business. I believe that the activities that are allowed to take place here deter other healthy businesses from coming to the neighborhood.

Based on the above, I ask that the Board of Adjustment discontinue the nonconforming use of **Good Price Liquors.**

Patricia Cornell

Signature

5-15-21

Date

City of Dallas

August 11, 2021

Jennifer Muñoz
City of Dallas Zoning Board of Adjustment
1500 Marilla Street
Dallas, TX 75201
Via email*: *Jennifer.munoz@dallascityhall.com

Re: Good Price Liquor - Agreement - 1519 Martin Luther King Jr. Blvd. Case No. BDA201-037

Honorable Board of Adjustment Members:

The parties have reached an agreement in BDA201-037 related to the continued nonconforming use of a liquor store at 1519 Martin Luther King Jr., Blvd. Please find an executed copy of that agreement attached to this letter for your review and consideration.

As outlined in the agreement, the City requests that BDA201-037 be dismissed without prejudice.

Thank you for your attention to this matter. Please contact me if you need any further information or documentation.

Sincerely,

/s/ J. Evan Farrior
J. Evan Farrior
Assistant City Attorney
Dallas City Attorney's Office

IMPACT ABATEMENT AGREEMENT
BETWEEN
THE CITY OF DALLAS and SDL RE LLC ("Agreement")

Property: 1519 Martin Luther King Jr. Blvd., Dallas, TX 75215 and is more specifically described in the attached Exhibit "A", incorporated herein. ("The Property")
Property Owner: SDL RE LLC
Legal description: Block 5 City Block 1139, Lot 7 & Part of Lot 6
Business(es) Operating at the Property: Shrestha Abhay d/b/a: Good Price Beverages or Good Price Liquor, as applicable (collectively, "Good Price Liquor").

1. RECITALS

a. The City of Dallas (the "City") is a home-rule municipal corporation situated primarily in Dallas County, Texas, incorporated and operating under the laws of the State of Texas.

b. SDL RE LLC ("Property Owner") is a Texas limited liability company owning certain real property in the City of Dallas, Dallas County, Texas.

c. The Property Owner owns and controls the Property and the land and improvements on the Property.

d. The City of Dallas originally issued Certificate of Occupancy No. 9804271047 to Trung & La Corp. (Predecessor entity to Property Owner) on or about April 30, 1998, for use of The Property as a Liquor Store. The Property has been used continuously thereafter as a Liquor Store, through the date of this Agreement.

e. As of the date of this Agreement, neither the Property Owner nor the Business Owner are the subject of any pending lawsuits or citations by the City of Dallas.

f. Chrouk Ang Sam is a Member of the Property Owner and is authorized to bind the Property Owner to this Agreement.

g. Shrestha Abhay ("Business Owner") is an individual and doing business at The Property as a commercial lease tenant as "Good Price Liquor."

h. Located on the Property is a commercial building currently operating as a nonconforming liquor store in the FWMU-3 subdistrict of PD 595 in the City of Dallas.

i. On January 7, 2021, City Council passed Resolution No. 21-0264 requesting the City of Dallas Zoning Board of Adjustment ("Board of Adjustment") establish a compliance date for a nonconforming use, specifically, Good Price Liquors located at 1519 Martin Luther King, Jr. Blvd. On March 9, 2021, an application was filed with the Board of Adjustment to set a compliance date for a nonconforming use concerning The Property (the "Application"). The Application was designated as Board of Adjustment Case No. BDA 201-037.

j. The purpose of this Agreement is to protect surrounding properties and community members from the negative impacts of the nonconforming use at The Property, which is not permitted in the applicable subdistrict of PD 595 while allowing the current nonconforming use at The Property to continue.

2. AGREEMENT

a. IT IS AGREED the Property Owner and the Business Owner will implement the following measures to abate the negative impact of the sale of alcohol at The Property on neighboring properties in accordance with the below stated deadlines and applicable law:

i. Immediately and maintained on a continuing basis:
   1) Remove all litter.
   2) Cease the sale of single cigarettes.
   3) Cease the sale of single containers of beer, ale, or malt liquor as those beverages are defined by the Texas Alcoholic Beverage Code.
   4) Maintain a clear line of sight through windows to the parking area with no unreasonable blockage of such windows due to signs, advertisements, displays, or refrigerators. An unreasonable blockage obscures more than 3 vertical feet of the window.
   5) Discontinue use of any gaming machines which would constitute commercial amusement inside as defined by the Dallas City Code.
   6) Maintain Criminal Trespass Affidavits and any requisite "No Trespassing" signs.
   7) Discontinue distribution of paper bags with the sale of alcoholic beverages.

ii. Within thirty (30) days of the final acceptance date of this Agreement by the Board of Adjustment and maintained thereafter on a continuing basis:
   1) Ensure that a uniformed, licensed, and armed security guard is present on the property during business hours (with permission to take meal breaks and physical health breaks) with the following responsibilities:
      A. Report any suspicious activity observed on the premises or within sight of the security guard to the Dallas Police Department by calling 911.
      B. Enforce criminal trespass laws to the extent reasonably permitted by a private person actor.
      C. Maintain a log of hours worked.
      D. Maintain daily activity reports with a narrative noting the time of day and description of any security related activity.
      E. Make the above log available for inspection by the Dallas Police Department upon request from a Dallas Police Officer.

   2) Install and maintain a restrictive barrier with metal chains, such as bollards with gate chains, capable of restricting vehicular access to The Property parking lot.

3) Ensure that the above restrictive barrier is closed during non-business hours.
4) Prohibit criminal activity upon the premises that is directly observed on the Property to the extent reasonably permitted by a private person actor.
5) Attend a minimum of four monthly community meetings per year. These meetings are held at St. Philip's School and Community Center at 6:00PM, or at such other places and times as such monthly community meetings may be located and scheduled.

iii. Within thirty (45) days of the final acceptance date of this Agreement by the Board of Adjustment and maintained thereafter on a continuing basis:
1) Install and maintain security cameras which ensure that the following areas are viewable from monitors accessible to employees of the Business Owner at The Property:
A. Area immediately surrounding the cash registers;
B. Area immediately surrounding the entrances / exits; and
C. Areas reasonably accessible to the public which employees are unable to view from the cash register.

iv. Within sixty (60) days of the final acceptance date of this Agreement by the Board of Adjustment, maintain monitors to ensure employees can view the security camera footage in real time.

b. IT IS AGREED the Property Owner, Business Owner, or their designated representative(s) will upon reasonable prior written notice to the Property Owner and the Business Owner, be present and provide City representatives full unobstructed access to inspect and photograph the interior and exterior of any structures and accessory structures located on The Property.

c. IT IS AGREED the City of Dallas, through its agent, is authorized to enter The Property and inspect the interior and exterior of The Property at any time, during regular business hours with or without notice to the Property Owner or Business Owner.

d. IT IS AGREED the Property Owner or Business Owner (as applicable) will maintain The Property in compliance with all applicable federal, state, and local laws, and regulations, including any applicable construction codes.

e. IT IS AGREED that prior to the execution of this Agreement and implementation of the measures listed above, the nonconforming operation of a liquor store at The Property had an adverse impact on surrounding properties.

f. IT IS AGREED that the measures listed above are the minimum actions and efforts necessary to neutralize the adverse impact on surrounding properties caused by the sale of alcohol at The Property.

g. IT IS AGREED the City of Dallas will agree to dismiss without prejudice the Application to require compliance of the non-conforming use at The Property upon the execution of this Agreement by the parties hereto.

h. IT IS AGREED the Property Owner (and any future owners of the Property) will inform any potential buyers of the Property (or any future contractual lienholders) of the contents and terms of this Agreement.

i. IT IS AGREED the Business Owner (and any future Business owner) will inform any potential buyers of the Good Price Liquor business of the contents and terms of this Agreement.

j. IT IS AGREED that any future property owner or business owner at The Property will be subject to the terms of this agreement unless the nonconforming use is forfeited or the applicable City zoning laws change such that this Agreement can no longer be substantially be performed by any of parties hereto.

k. IT IS AGREED if any owner of the Property or any business owner operating the nonconforming use at The Property fails to comply with any provision of this Agreement , the City shall the City may send a written notice of default to the Property Owner and the Business Owner, directing such concerned party(s) to cure a specific default(s) of this Agreement within twenty (20) days. Conditioned upon the failure of the concerned party(s) to cure specific defaults of this Agreement, after proper advance written notice of same, the City may file an application requesting the Board of Adjustment terminate the nonconforming use and to set a compliance date.

l. IT IS AGREED that this Agreement operates without an expiration date and its renewal is not required. The Agreement will remain valid, barring any uncured violations or subsequent changes in City ordinances.

m. IT IS AGREED the Property Owner will notify Assistant City Attorney J. Evan Farrior (or his replacement attorney then serving with the City of Dallas Attorney's Office) regarding any sale or transfer of The Property and provide the contact information for the responsible party assuming control or fee ownership of The Property.

n. IT IS AGREED that this Agreement is admissible as evidence in any subsequent hearing concerning the continued nonconforming use at The Property.

o. IT IS AGREED that if there is a conflict between any provision of this Agreement and any current or future federal, state, or local law, the applicable law is controlling as to the conflicting provision of this Agreement.

p. All parties have consulted with an attorney of their choice prior to the execution of this agreement.

q. Nothing in this agreement prevents the City of Dallas from seeking court intervention based on violations of any federal, state, or local laws concerning The Property or the Good Price Liquor business, including but not limited to Chapter 125 of the Texas Civil Practice and

Remedies Code, Chapter 54 of the Texas Local Government Code, and Chapter 214 of the Texas Local Government Code if such violation is not otherwise referenced or considered by in this Agreement.

r. There are no other agreements or conditions between the parties hereto other than the agreements mentioned in this document.

s. This Agreement may be executed in multiple counterparts, each of which, for all purposes, shall be deemed an original, and all of which taken together shall constitute but one and the same instrument. Delivery of an executed counterpart of this Agreement by facsimile or electronic delivery shall be equally as effective as delivery of an executed original counterpart and shall constitute a covenant to deliver an executed original counterpart, but the failure to do so shall not affect the validity, enforceability and binding effect of this Agreement.

t. This Agreement shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

u. If any date or performance under this Agreement falls on a Saturday, Sunday, or legal holiday, such date of performance will be deferred to the next day that is not a Saturday, Sunday, or legal holiday.

[Signature Pages Follow]

AGREED:

By: _____ 8/10/2021
SDL RE LLC DATE
PROPERTY OWNER
5416 Charrington Drive
Keller, Texas 76248

CH 516

By: _____ 08-09-2021
SHERESTHA, ABHAY, d/b/a Good Price Liquor
DATE PROPERTY MANAGEMENT
1519 Martin Luther King Jr. Blvd
Dallas, Texas 75215-3208

By: _____ 8/11/2021
J. Evan Farrior DATE
Authorized Agent of the City of Dallas
Dallas City Hall
1500 Marilla Street, Suite 7DN
Dallas, Texas 75201

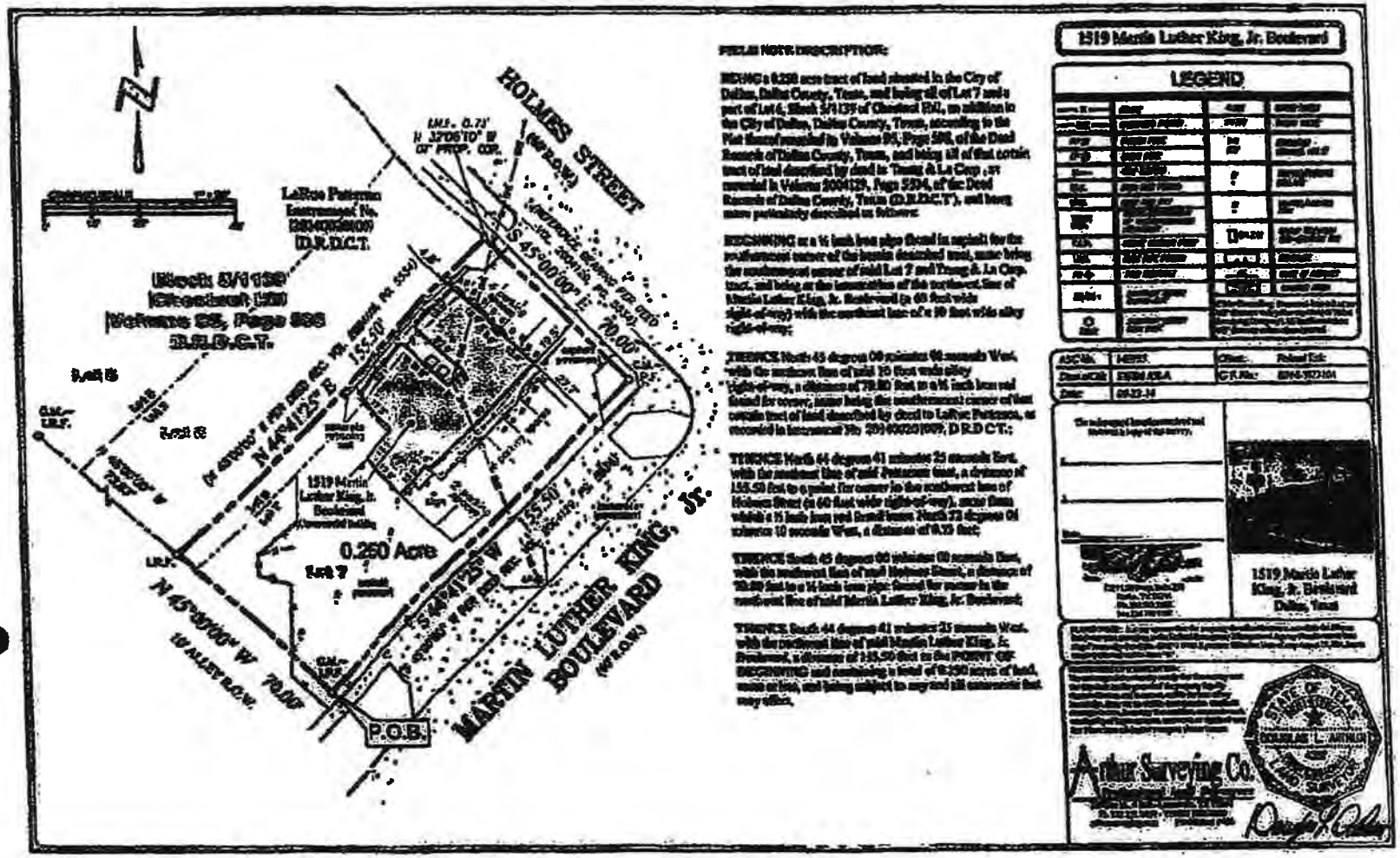
APPROVED AS TO FORM:

Charles Fiscus
ATTORNEY FOR PROPERTY OWNER

Shamaila Malik
ATTORNEY FOR BUSINESS OWNER

J. Evan Farrior
ATTORNEY FOR CITY OF DALLAS

EXHIBIT "A"


1519 Martin Luther King, Jr. Boulevard
LEGEND
FIELD NOTE DESCRIPTION:
HOLMES STREET
(60' R.O.W.)
MARTIN LUTHER KING, JR. BOULEVARD
(60' R.O.W.)
LaRue Peterson
Instrument No.
D.R.D.C.T.
Block 5/1139
Cleveland Hill
Volume 88, Page 598
D.R.D.C.T.
Lot 8
Lot 7
1519 Martin Luther King, Jr. Residence
Concrete Building
0.260 Acre
10' ALLEY R.O.W.
P.O.B.
S 45°00'00" E 70.00'
N 44°41'25" E 155.50'
S 44°41'25" W 155.50'
N 45°00'00" W 70.00'
Arthur Surveying Co.
1519 Martin Luther King, Jr. Boulevard
Dallas, Texas

27-9