NOVEMBER 14, 2018 CITY COUNCIL AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Agenda dated November 14, 2018. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

T.C. Broadnax
City Manager

11/2/18
Date

Sheri Kowalski for Elizabeth Reich

Elizabeth Reich
Chief Financial Officer

11/2/18
Date

RECEIVED
2018 NOV -2 PM 1:31
CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Dallas, Texas 75201

COUNCIL AGENDA

November 14, 2018

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

If you need interpretation in Spanish language, please contact the City Secretary's Office at 214-670-3738 with a 48 hour advance notice.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-3738 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. ***The Council agenda is available in alternative formats upon request***.

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Si necesita interpretación en idioma español, por favor comuníquese con la oficina de la Secretaria del Ayuntamiento al 214-670-3738 con notificación de 48 horas antes.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-3738 (aparato auditivo V/TDD). La Ciudad de Dallas está comprometida a cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilties Act*. ***La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita***.

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben de abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*pagers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que esté presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

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 pistol 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."

AGENDA
CITY COUNCIL MEETING
WEDNESDAY, NOVEMBER 14, 2018
ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m.	**INVOCATION AND PLEDGE OF ALLEGIANCE**	
	OPEN MICROPHONE	
	MINUTES	Item 1
	CONSENT AGENDA	Items 2 - 47
	ITEMS FOR INDIVIDUAL CONSIDERATION	
No earlier than 9:15 a.m.		Items 48 - 49
	PUBLIC HEARINGS AND RELATED ACTIONS	
1:00 p.m.		Items 50 - 57

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. 18-1187 Approval of Minutes of the October 24, 2018 City Council Meeting

CONSENT AGENDA

City Attorney's Office

2. 18-1149 Authorize Supplemental Agreement No. 1 to the professional services contract with Saul Ewing Arnstein & Lehr LLP, for additional legal services in connection with the bankruptcy captioned In re Energy Future Holdings Corp., et al., Case No. 14-10979 (CSS) (Bankr. D. Del) - Not to exceed $100,000.00, from $22,828.29 to $122,828.29 - Financing: Dallas Water Utilities Funds

3. 18-1151 Authorize Supplemental Agreement No. 2 to the professional services contract with Moses, Palmer & Howell, L.L.P., to provide additional legal services to the City of Dallas in the lawsuit styled Trinity East Energy, LLC v. City of Dallas, Texas, Cause No. DC-14-01443 - Not to exceed $100,000.00, from $200,000.00 to $300,000.00 - Financing: Risk Management Funds

4. 18-1022 Authorize Supplemental Agreement No. 4 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in connection with the lawsuit styled Kelvion Walker v. Amy Wilburn, Civil Action No. 3:13-CV-04896-D - Not to exceed $150,000.00, from $575,000.00 to $725,000.00 - Financing: Risk Management Funds

Department of Aviation

5. 18-975 Authorize a contract for the construction of the Miscellaneous Drainage Improvements Project at Dallas Love Field - Reyes Group, LTD, lowest responsible bidder of three - Not to exceed $1,253,650.00 - Financing: Aviation Capital Construction Funds

6. 18-720 Authorize a five-year service contract with Harris Miller Miller & Hanson, Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field - Not to exceed $287,888.00 - Financing: Aviation Fund (subject to annual appropriations)

Department of Communication and Information Services

7. 18-1103 Authorize an Interlocal Cooperative Agreement with the State of Texas Department of Information Resources (DIR) to allow the City to participate in the DIR Shared Services Program for managed security services - Financing: This action has no cost consideration to the City (see Fiscal Information)

Department of Public Works

8. 18-1050 Authorize **(1)** a Project Specific Agreement with Dallas County for funding participation in the repair, maintenance, and improvements for Royal Lane from Hillcrest Road to St. Judes Drive; **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed $249,000.00 for Dallas County's share of the project costs; and **(3)** an increase in appropriations in an amount not to exceed $249,000.00 in the Capital Projects Reimbursement Fund - Not to exceed $249,000.00 - Financing: Capital Projects Reimbursement Funds

9. 18-1057 Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering design for the repair of four bridges as Bridge Repair Group 17-0001 (list attached to the Agenda Information Sheet) - Not to exceed $197,590.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

10. 18-1053 Authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of Street Reconstruction Group 17-1006 (list attached to the Agenda Information Sheet) - Not to exceed $186,715.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($144,455.00) and Water Capital Improvement Fund ($42,260.00)

11. 18-1056 Authorize a professional services contract with Lockwood, Andrews & Newnam, Inc. for the engineering design of Street Reconstruction Group 17-1007 (list attached to the Agenda Information Sheet) - Not to exceed $250,847.36 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($241,218.56) and Wastewater Capital Improvement Fund ($9,628.80)

12. 18-1058 Authorize a professional services contract with MV Engineering, Inc. for the engineering design of Street Reconstruction Group 17-1010 (list attached to the Agenda Information Sheet) - Not to exceed $134,711.14 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($126,135.90) and Water Capital Improvement Fund ($8,575.24)

13. 18-1062 Authorize a professional services contract with Dunaway Associates, L.P. for the engineering design of Target Neighborhood Group 17-4010 (list attached to the Agenda Information Sheet) - Not to exceed $131,479.27 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($115,979.27) and Wastewater Capital Improvement Fund ($15,500.00)

14. 18-1087 Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. for the engineering design of Street Reconstruction Group 17-5007 (list attached to the Agenda Information Sheet) - Not to exceed $167,001.57 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($115,621.57) and Water Utilities Capital Improvement Funds ($51,380.00)

15. 18-1063 Authorize a professional services contract with CP&Y, Inc. for the engineering design of Street Reconstruction Group 17-6001 (list attached to the Agenda Information Sheet) - Not to exceed $479,630.64 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($429,369.59) and Water Utilities Capital Improvement Funds ($50,261.05)

16. 18-1051 Authorize a professional services contract with Hayden Consultants, Inc. for the engineering design of Alley Reconstruction Group 17-10001 (list attached to the Agenda Information Sheet) - Not to exceed $225,122.22 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

17. 18-926 Authorize a construction contract for the 2019 Maintenance & Street Improvements Project - Heritage Asphalt Company LLC, lowest responsible bidder of three - Not to exceed $31,425,116.30 - Financing: 2019 Street and Alley Improvements Fund ($18,777,096.30), General Fund ($12,399,020.00), and Capital Projects Reimbursement Fund ($249,000.00)

18. 18-933 Authorize two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with Brown & Root Industrial Services, LLC, RS Commercial Construction, LLC, Phoenix 1 Restoration & Construction, Ltd., Gilbert May, Inc. dba Phillips/May Corporation, and METCO Engineering, Inc., most advantageous proposers of eight - Not to exceed $9,000,000.00 - Financing: 2017 Bond Funds (subject to annual appropriations)

19. 18-954 Authorize a twenty-four-month contract for the 2019 Sidewalk and Barrier Free Ramp Improvements that includes water and wastewater adjustments in Service Maintenance Areas 3 and 4 - Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of eight - Not to exceed $2,519,924.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($2,380,674.00) and Water Utilities Capital Construction Funds ($139,250.00)

Department of Sustainable Development and Construction

20. 18-806 A resolution authorizing the conveyance of an Easement and Right-Of-Way for a tract of land containing approximately 29,836 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Elam and North Prairie Creek Roads - Financing: No cost consideration to the City

21. 18-898 A resolution authorizing the conveyance of an Easement and Right-of-Way for a tract of land containing approximately 1,078 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Second Avenue and Robert B. Cullum Boulevard - Financing: No cost consideration to the City

22. 18-612 An ordinance granting a private license to Mary Martha Black for the use of approximately 75 square feet of land to occupy, maintain and utilize five evergreen trees and irrigation on a portion of Hillside Drive right-of-way located near the intersection of Hillside Drive and Velasco Avenue - Revenue: $200.00 one-time fee, plus the $20.00 ordinance publication fee

23. 18-662 An ordinance abandoning a sidewalk easement to LHTC Retail, LP, the abutting owner, containing approximately 877 square feet of land, located near the intersection of Skillman and Lookout Point Streets; and authorizing the quitclaim; and providing for the dedication of approximately 1,075 square feet of land needed for a sidewalk and utility easement - Revenue: $10,524.00, plus the $20.00 ordinance publication fee

24. 18-611 An ordinance abandoning a water easement to Donald Hilgemann and Christiane Baud, the abutting owners, containing approximately 3,000 square feet of land, located near the intersection of Preston Park Drive and Stanford Avenue - Revenue: $5,400.00, plus the $20.00 publication fee

25. 18-919 An ordinance abandoning portions of a water easement and public utility easement to City of Dallas, the abutting owner, containing a total of approximately 6,576 square feet of land, located near the intersection of Crouch Road and Patrol Way - Revenue: $5,400.00, plus the $20.00 ordinance publication fee

26. 18-851 An ordinance abandoning a portion of a utility easement to GPIF Houston Street LLC, the abutting owner, containing approximately 7,663 square feet of land, located near the intersection of Houston Street and Ross Avenue - Revenue: $5,400.00, plus the $20.00 ordinance publication fee

27. 18-940 An ordinance providing for the closure and vacation of portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail, containing a total of approximately 698,180 square feet of land, located near the intersections of Westmoreland Road and Red Bird Lane - Financing: No cost consideration to the City

Department of Transportation

28. 18-1091 Authorize **(1)** the receipt and deposit of funds in an amount not to exceed $21,482.15 from the Dallas Theological Seminary for certain material and labor costs associated with the installation of two Rapid Rectangular Flashing Beacons at the intersection of Apple Street and Live Oak Street; and **(2)** an increase in appropriations in an amount not to exceed $21,482.15 in the Capital Projects Reimbursement Fund - Not to exceed $21,482.15 - Financing: Capital Projects Reimbursement Funds

29. 18-1116 Authorize **(1)** the rejection of the bids received for traffic signal construction for the Department of Transportation; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City

Housing & Neighborhood Revitalization

30. 18-1142 Authorize the first amendment to Resolution No. 17-0443, previously approved on February 22, 2017, to the housing development loan agreement with St. Jude, Inc. for the acquisition of the property at 2920 Forest Lane for the development of a permanent supportive housing project for the homeless to: **(1)** change the loan terms from a repayable loan to a deferred forgivable loan; and **(2)** include additional performance thresholds and requirements - Financing: No cost consideration to the City

Office of Budget

31. 18-1200 An ordinance amending Ordinance No. 30991, previously approved on September 18, 2018, to authorize an appropriation adjustment for FY 2018-19; and authorize the City Manager to implement the adjustment - Financing: No cost consideration to the City

Office of Procurement Services

32. 18-1083 Authorize **(1)** a construction services contract for the removal of existing scales, re-construction of scale beds, and purchase and installation of three heavy duty truck scales for the Department of Sanitation Services - Nicol Scales L.P. dba Nicol Scales & Measurement, lowest responsible bidder of two; and **(2)** an increase in appropriations in the amount of $335,722.00 in the Sanitation Capital Improvement Funds - Not to exceed $335,722.00 - Financing: Sanitation Capital Improvement Funds

33. 18-1077 Authorize a three-year service price agreement for non-emergency wrecker services - Recovery Systems, Inc. dba Pro-Tow Wrecker Services in the amount of $936,158.50 and 24 Hour Wrecker Service in the amount of $360,964.00, most advantageous proposers of three - Total not to exceed $1,297,122.50 - Financing: General Fund ($98,278.00), Equipment and Fleet Management Fund ($1,025,323.50), Sanitation Operation Fund ($154,832.00), and Dallas Water Utilities Fund ($18,689.00)

34. 18-1010 Authorize a five-year service contract for maintenance and support of the food establishment inspection and permitting software for the Department of Code Compliance - Accela, Inc., sole source - Not to exceed $229,547.21 - Financing: General Fund (subject to annual appropriations)

35. 18-979 Authorize **(1)** a five-year service price agreement, with two one-year renewal options, for citywide lease of multi-functional devices and desktop printers, maintenance, and managed services with Canon USA, Inc. through the Department of Information Resources cooperative agreement, most advantageous proposer of five in an amount not to exceed $9,049,626.00; **(2)** the acceptance of funds from Canon USA, Inc. to pay early termination fees associated with the existing agreement with Xerox Corporation in an amount not to exceed $196,482.11; and **(3)** Supplemental Agreement No. 5 to extend the service contract with Xerox Corporation, for the transition of multi-functional devices and desktop printers, maintenance, and managed services, for a six-month period from December 1, 2018 through May 31, 2019, in an amount not to exceed $1,645,158.00, from $13,706,046.11 to $15,351,204.11 - Total not to exceed $10,694,784.00 - Financing: Various Funds (see Fiscal Information section for further detail)

Office of Strategic Partnerships & Government Affairs

36. 18-1174 Authorize adoption of the City of Dallas State Legislative Program for the 86th Session of the Texas Legislature - Financing: No cost consideration to the City (see Fiscal Information)

37. 18-1178 An ordinance amending the Code of Rules and Regulations of the Dallas/Fort Worth International Airport ("DFW Airport") Board to include the extension of Dallas Road to the North DFW Airport TEXRail station - Financing: No cost consideration to the City

Park & Recreation Department

38. 18-781 Authorize a professional services contract with Moody Nolan, Inc. for architectural and engineering services for the schematic design, design development, construction documents, and construction administration phases for the renovation of Thurgood Marshall Recreation Center located at 5150 Mark Trail Way - Not to exceed $93,355.00 - Financing: Park and Recreation Facilities (B) Fund

39. 18-451 Authorize a twenty-year development and maintenance agreement with two five-year renewal options, with QuikTrip Corporation to design, construct, and maintain a trailhead for the Bachman Creek Greenbelt Trail located at 3900 Shorecrest Drive - Financing: No cost consideration to the City

40. 18-1026 Authorize a contract for construction of six spraygrounds at Grauwyler Park located at 7780 Harry Hines Boulevard, Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, Nash/Davis Park located at 3700 North Hampton Road, K.B. Polk Park located at 3860 Thedford Avenue and Timberglen Park located at 3900 Timberglen Road - Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards - Not to exceed $5,920,827.15 - Financing: Park and Recreation Facilities (B) Fund

41. 18-1135 Authorize an increase in the construction services contract with The Fain Group, Inc. to add increased scope of work associated with the Kidd Springs Park family aquatic center located at 807 West Canty Street - Not to exceed $454,102.23, from $14,776,735.00 to $15,230,837.23 - Financing: Elgin B. Robertson Land Sale Funds

Police Department

42. 18-1138 Authorize **(1)** the application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program (STEP), Overtime Enforcement Grant (Grant No. 2019-Dallas-IDM-00010, CFDA No. 20.616) from the National Highway Traffic Safety Administration passed through the Texas Department of Transportation (TxDOT) in the amount of $38,655.00 for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 10, 2018 through September 30, 2019; **(2)** the establishment of appropriations in an amount not to exceed $38,655.00 in the TxDOT-STEP Impaired Driving Mobilization Grant FY19 Fund; **(3)** the receipt and deposit of grant funds in an amount not to exceed $38,655.00 in the TxDOT-STEP Impaired Driving Mobilization Grant FY19 Fund; **(4)** a local cash match in an amount not to exceed $9,731.51; and **(5)** execution of the grant agreement including all terms, conditions, and documents required by the grant agreement - Total not to exceed $48,386.51 - Financing: Texas Department of Transportation Grant Funds ($38,655.00) and General Fund ($9,731.51)

43. 18-1173 Authorize a Memorandum of Understanding with the United States Marshals Service to receive reimbursement of overtime costs related to Operation Triple Beam - a short-term joint anti-gang and violent crime reduction strategy - Financing: This item has no cost consideration to the City (see Fiscal Information)

Water Utilities Department

44. 18-964 Authorize a professional services contract with Mbroh Engineering, Inc. to provide engineering services for the design, construction administration, and start-up of Wastewater Facilities Security and Safety upgrades - Not to exceed $998,820.00 - Financing: Water Utilities Capital Construction Funds

45. 18-1102 Authorize a contract with the North Texas Municipal Water District to transport North Texas Municipal Water District owned water supply from Lake Fork to Lake Tawakoni from November 14, 2018 through October 13, 2025 - Estimated Annual Revenue: $2,228,169.00 (at current untreated water transportation rate)

46. 18-916 Authorize a construction contract for improvements to wastewater conveyance infrastructure at the Cadiz Pump Station - BAR Constructors, Inc., lowest responsible bidder of two - Not to exceed $13,291,400.00 - Financing: Water Utilities Capital Improvement Funds

47. 18-1082 Authorize a ten-year agreement with the Texas Commission on Environmental Quality to participate in the Sanitary Sewer Overflow Initiative program to address sanitary sewer overflows and encourage publicly-owned treatment works to develop and implement corrective action plans to protect public health and the environment - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

48. 18-1183 Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

City Manager's Office

49. 18-1205 Authorize **(1)** withdrawal of recognition of the 2010 Police and Fire Meet and Confer Team; and **(2)** recognition of the 2018 Police and Fire Meet and Confer Team - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Sustainable Development and Construction

ZONING CASES - INDIVIDUAL

50. 18-1152 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, with a MD-1 Modified Delta Overlay for CR Community Retail District uses, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street
Recommendation of Staff: Approval for a two-year period, subject to conditions
Recommendation of CPC: Approval for a one-year period, subject to conditions
Z178-304(PD)

51. 18-1153 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1853 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Royal Lane and North Stemmons Freeway
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a revised site plan and conditions
Z178-312(PD)

SPECIAL PROVISION SIGN DISTRICT - UNDER ADVISEMENT

52. 18-1207 A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subdistrict A of the Arts District Special Provision Sign District, Sections 51A-7.1203 and 51A-7.1214.1 of the Dallas City Code on property zoned Planned Development District No. 145, the Arts District Special Purpose District, in an area bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street
Recommendation of Staff: Denial
Recommendation of CPC: Approval
SPSD178-002
Note: This item was deferred by the City Council before opening the public hearing on October 24, 2018, and is scheduled for consideration on November 14, 2018

DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL

53. 18-1154 A public hearing to receive comments regarding consideration of amendments to Chapter 51 and Chapter 51A of the Dallas Development Code: **(1)** Article IX to create regulations to allow Ceremonial Street naming; and **(2)** Article I to establish fees for ceremonial street naming and amend fees for street name change and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval
DCA 178-004

54. 18-1155 A public hearing to receive comments regarding consideration of amendments to Chapter 51 and Chapter 51A of the Dallas Development Code to define and establish regulations for an accessory live unit use and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval
DCA 178-009

THOROUGHFARE PLAN AMENDMENTS

Department of Transportation

55. 18-1021 A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Jackson Street from Pearl Expressway to Cesar Chavez Boulevard from a three-lane eastbound roadway in 36 feet of pavement and 70 feet of right-of-way to a one-lane westbound roadway with on-street parking and bicycle facilities in 46 feet of pavement and 70 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

56. 18-1023 A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Wood Street from Harwood Street to Pearl Expressway; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City (see Fiscal Information for potential future costs)

MISCELLANEOUS HEARINGS

Park & Recreation Department

57. 18-1071 A public hearing to receive comments on the proposed use of a portion of the Bachman Creek Greenbelt located at 3900 Shorecrest Drive, totaling approximately 42,323 square feet, for driveway access and parking by QuikTrip Corporation by providing parking, trail access, a driveway, landscaping, lighting, and other amenities to be constructed and maintained by QuikTrip Corporation for the benefit of the public; and at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Financing: No cost consideration to the City

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]

Agenda Date: November 14, 2018

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
1.	N/A	V	N/A	N/A	Approval of Minutes of the October 24, 2018 City Council Meeting
2.	N/A	C	ATT	$100,000.00	Authorize Supplemental Agreement No. 1 to the professional services contract with Saul Ewing Arnstein & Lehr LLP, for additional legal services in connection with the bankruptcy captioned In re Energy Future Holdings Corp., et al., Case No. 14-10979 (CSS) (Bankr. D. Del) - Not to exceed $100,000.00, from $22,828.29 to $122,828.29 - Financing: Dallas Water Utilities Funds
3.	N/A	C	ATT	$100,000.00	Authorize Supplemental Agreement No. 2 to the professional services contract with Moses, Palmer & Howell, L.L.P., to provide additional legal services to the City of Dallas in the lawsuit styled Trinity East Energy, LLC v. City of Dallas, Texas, Cause No. DC-14-01443 - Not to exceed $100,000.00, from $200,000.00 to $300,000.00 - Financing: Risk Management Funds
4.	N/A	C	ATT	$150,000.00	Authorize Supplemental Agreement No. 4 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in connection with the lawsuit styled Kelvion Walker v. Amy Wilburn, Civil Action No. 3:13-CV-04896-D - Not to exceed $150,000.00, from $575,000.00 to $725,000.00 - Financing: Risk Management Funds
5.	2	C	AVI	$1,253,650.00	Authorize a contract for the construction of the Miscellaneous Drainage Improvements Project at Dallas Love Field - Reyes Group, LTD, lowest responsible bidder of three - Not to exceed $1,253,650.00 - Financing: Aviation Capital Construction Funds
6.	2	C	AVI	$287,888.00	Authorize a five-year service contract with Harris Miller Miller & Hanson, Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field - Not to exceed $287,888.00 - Financing: Aviation Fund (subject to annual appropriations)
7.	N/A	C	CIS	NC	Authorize an Interlocal Cooperative Agreement with the State of Texas Department of Information Resources (DIR) to allow the City to participate in the DIR Shared Services Program for managed security services - Financing: This action has no cost consideration to the City (see Fiscal Information)
8.	11	C	PBW	GT	Authorize (1) a Project Specific Agreement with Dallas County for funding participation in the repair, maintenance, and improvements for Royal Lane from Hillcrest Road to St. Judes Drive; (2) the receipt and deposit of funds from Dallas County in an amount not to exceed $249,000.00 for Dallas

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					County's share of the project costs; and (3) an increase in appropriations in an amount not to exceed $249,000.00 in the Capital Projects Reimbursement Fund - Not to exceed $249,000.00 - Financing: Capital Projects Reimbursement Funds
9.	2, 3, 4, 8, 12, 14	C	PBW	$197,590.00	Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering design for the repair of four bridges as Bridge Repair Group 17-0001 (list attached to the Agenda Information Sheet) - Not to exceed $197,590.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)
10.	1	C	PBW	$186,715.00	Authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of Street Reconstruction Group 17-1006 (list attached to the Agenda Information Sheet) - Not to exceed $186,715.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($144,455.00) and Water Capital Improvement Fund ($42,260.00)
11.	2	C	PBW	$250,847.36	Authorize a professional services contract with Lockwood, Andrews & Newnam, Inc. for the engineering design of Street Reconstruction Group 17-1007 (list attached to the Agenda Information Sheet) - Not to exceed $250,847.36 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($241,218.56) and Wastewater Capital Improvement Fund ($9,628.80)
12.	1	C	PBW	$134,711.14	Authorize a professional services contract with MV Engineering, Inc. for the engineering design of Street Reconstruction Group 17-1010 (list attached to the Agenda Information Sheet) - Not to exceed $134,711.14 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($126,135.90) and Water Capital Improvement Fund ($8,575.24)
13.	4	C	PBW	$131,479.27	Authorize a professional services contract with Dunaway Associates, L.P. for the engineering design of Target Neighborhood Group 17-4010 (list attached to the Agenda Information Sheet) - Not to exceed $131,479.27 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($115,979.27) and Wastewater Capital Improvement Fund ($15,500.00)
14.	5	C	PBW	$167,001.57	Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. for the engineering design of Street Reconstruction Group 17-5007 (list attached to the Agenda Information Sheet) - Not to exceed $167,001.57 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($115,621.57) and Water Utilities Capital Improvement Funds ($51,380.00)
15.	2, 6	C	PBW	$479,630.64	Authorize a professional services contract with CP&Y, Inc. for the engineering

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					design of Street Reconstruction Group 17-6001 (list attached to the Agenda Information Sheet) - Not to exceed $479,630.64 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($429,369.59) and Water Utilities Capital Improvement Funds ($50,261.05)
16.	10	C	PBW	$225,122.22	Authorize a professional services contract with Hayden Consultants, Inc. for the engineering design of Alley Reconstruction Group 17-10001 (list attached to the Agenda Information Sheet) - Not to exceed $225,122.22 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)
17.	All	C	PBW	$31,425,116.30	Authorize a construction contract for the 2019 Maintenance & Street Improvements Project - Heritage Asphalt Company LLC, lowest responsible bidder of three - Not to exceed $31,425,116.30 - Financing: 2019 Street and Alley Improvements Fund ($18,777,096.30), General Fund ($12,399,020.00), and Capital Projects Reimbursement Fund ($249,000.00)
18.	All	C	PBW	$9,000,000.00	Authorize two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with Brown & Root Industrial Services, LLC, RS Commercial Construction, LLC, Phoenix 1 Restoration & Construction, Ltd., Gilbert May, Inc. dba Phillips/May Corporation, and METCO Engineering, Inc., most advantageous proposers of eight - Not to exceed $9,000,000.00 - Financing: 2017 Bond Funds (subject to annual appropriations)
19.	2, 6, 7, 9, 10, 11, 12, 13, 14	C	PBW	$2,519,924.00	Authorize a twenty-four-month contract for the 2019 Sidewalk and Barrier Free Ramp Improvements that includes water and wastewater adjustments in Service Maintenance Areas 3 and 4 - Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of eight - Not to exceed $2,519,924.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($2,380,674.00) and Water Utilities Capital Construction Funds ($139,250.00)
20.	5	C	DEV	NC	A resolution authorizing the conveyance of an Easement and Right-Of-Way for a tract of land containing approximately 29,836 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Elam and North Prairie Creek Roads - Financing: No cost consideration to the City
21.	7	C	DEV	NC	A resolution authorizing the conveyance of an Easement and Right-of-Way for a tract of land containing approximately 1,078 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					near the intersection of Second Avenue and Robert B. Cullum Boulevard - Financing: No cost consideration to the City
22.	9	C	DEV	REV $200.00	An ordinance granting a private license to Mary Martha Black for the use of approximately 75 square feet of land to occupy, maintain and utilize five evergreen trees and irrigation on a portion of Hillside Drive right-of-way located near the intersection of Hillside Drive and Velasco Avenue - Revenue: $200.00 one-time fee, plus the $20.00 ordinance publication fee
23.	10	C	DEV	REV $10,524.00	An ordinance abandoning a sidewalk easement to LHTC Retail, LP, the abutting owner, containing approximately 877 square feet of land, located near the intersection of Skillman and Lookout Point Streets; and authorizing the quitclaim; and providing for the dedication of approximately 1,075 square feet of land needed for a sidewalk and utility easement - Revenue: $10,524.00, plus the $20.00 ordinance publication fee
24.	13	C	DEV	REV $5,400.00	An ordinance abandoning a water easement to Donald Hilgemann and Christiane Baud, the abutting owners, containing approximately 3,000 square feet of land, located near the intersection of Preston Park Drive and Stanford Avenue - Revenue: $5,400.00, plus the $20.00 publication fee
25.	8	C	DEV	REV $5,400.00	An ordinance abandoning portions of a water easement and public utility easement to City of Dallas, the abutting owner, containing a total of approximately 6,576 square feet of land, located near the intersection of Crouch Road and Patrol Way - Revenue: $5,400.00, plus the $20.00 ordinance publication fee
26.	2	C	DEV	REV $5,400.00	An ordinance abandoning a portion of a utility easement to GPIF Houston Street LLC, the abutting owner, containing approximately 7,663 square feet of land, located near the intersection of Houston Street and Ross Avenue - Revenue: $5,400.00, plus the $20.00 ordinance publication fee
27.	3	C	DEV	NC	An ordinance providing for the closure and vacation of portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail, containing a total of approximately 698,180 square feet of land, located near the intersections of Westmoreland Road and Red Bird Lane - Financing: No cost consideration to the City
28.	14	C	TRN	GT	Authorize (1) the receipt and deposit of funds in an amount not to exceed $21,482.15 from the Dallas Theological Seminary for certain material and labor costs associated with the installation of two Rapid Rectangular Flashing Beacons at the intersection of Apple Street and Live Oak Street; and (2) an increase in appropriations in an amount not to exceed $21,482.15 in the

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Capital Projects Reimbursement Fund - Not to exceed $21,482.15 - Financing: Capital Projects Reimbursement Funds
29.	1, 3, 6, 8, 13, 14	C	TRN	NC	Authorize (1) the rejection of the bids received for traffic signal construction for the Department of Transportation; and (2) the re-advertisement for a new solicitation - Financing: No cost consideration to the City
30.	All	C	HOU	NC	Authorize the first amendment to Resolution No. 17-0443, previously approved on February 22, 2017, to the housing development loan agreement with St. Jude, Inc. for the acquisition of the property at 2920 Forest Lane for the development of a permanent supportive housing project for the homeless to: (1) change the loan terms from a repayable loan to a deferred forgivable loan; and (2) include additional performance thresholds and requirements - Financing: No cost consideration to the City
31.	N/A	C	OFS	NC	An ordinance amending Ordinance No. 30991, previously approved on September 18, 2018, to authorize an appropriation adjustment for FY 2018-19; and authorize the City Manager to implement the adjustment - Financing: No cost consideration to the City
32.	6, 8	C	PBD	$335,722.00	Authorize (1) a construction services contract for the removal of existing scales, re-construction of scale beds, and purchase and installation of three heavy duty truck scales for the Department of Sanitation Services - Nicol Scales L.P. dba Nicol Scales & Measurement, lowest responsible bidder of two; and (2) an increase in appropriations in the amount of $335,722.00 in the Sanitation Capital Improvement Funds - Not to exceed $335,722.00 - Financing: Sanitation Capital Improvement Funds
33.	All	C	PBD	$1,297,122.50	Authorize a three-year service price agreement for non-emergency wrecker services - Recovery Systems, Inc. dba Pro-Tow Wrecker Services in the amount of $936,158.50 and 24 Hour Wrecker Service in the amount of $360,964.00, most advantageous proposers of three - Total not to exceed $1,297,122.50 - Financing: General Fund ($98,278.00), Equipment and Fleet Management Fund ($1,025,323.50), Sanitation Operation Fund ($154,832.00), and Dallas Water Utilities Fund ($18,689.00)
34.	All	C	PBD	$229,547.21	Authorize a five-year service contract for maintenance and support of the food establishment inspection and permitting software for the Department of Code Compliance - Accela, Inc., sole source - Not to exceed $229,547.21 - Financing: General Fund (subject to annual appropriations)
35.	All	C	PBD	$10,694,784.00	Authorize (1) a five-year service price agreement, with two one-year renewal options, for citywide lease of multi-functional devices and desktop printers, maintenance, and managed services with Canon USA, Inc. through the

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Department of Information Resources cooperative agreement, most advantageous proposer of five in an amount not to exceed $9,049,626.00; (2) the acceptance of funds from Canon USA, Inc. to pay early termination fees associated with the existing agreement with Xerox Corporation in an amount not to exceed $196,482.11; and (3) Supplemental Agreement No. 5 to extend the service contract with Xerox Corporation, for the transition of multi-functional devices and desktop printers, maintenance, and managed services, for a six-month period from December 1, 2018 through May 31, 2019, in an amount not to exceed $1,645,158.00, from $13,706,046.11 to $15,351,204.11 - Total not to exceed $10,694,784.00 - Financing: Various Funds (see Fiscal Information section for further detail)
36.	All	C	IGS	NC	Authorize adoption of the City of Dallas State Legislative Program for the 86th Session of the Texas Legislature - Financing: No cost consideration to the City (see Fiscal Information)
37.	N/A	C	IGS	NC	An ordinance amending the Code of Rules and Regulations of the Dallas/Fort Worth International Airport ("DFW Airport") Board to include the extension of Dallas Road to the North DFW Airport TEXRail station - Financing: No cost consideration to the City
38.	3	C	PKR	$93,355.00	Authorize a professional services contract with Moody Nolan, Inc. for architectural and engineering services for the schematic design, design development, construction documents, and construction administration phases for the renovation of Thurgood Marshall Recreation Center located at 5150 Mark Trail Way - Not to exceed $93,355.00 - Financing: Park and Recreation Facilities (B) Fund
39.	13	C	PKR	NC	Authorize a twenty-year development and maintenance agreement with two five-year renewal options, with QuikTrip Corporation to design, construct, and maintain a trailhead for the Bachman Creek Greenbelt Trail located at 3900 Shorecrest Drive - Financing: No cost consideration to the City
40.	2, 6, 8, 12	C	PKR	$5,920,827.15	Authorize a contract for construction of six spraygrounds at Grauwyler Park located at 7780 Harry Hines Boulevard, Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, Nash/Davis Park located at 3700 North Hampton Road, K.B. Polk Park located at 3860 Thedford Avenue and Timberglen Park located at 3900 Timberglen Road - Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards - Not to exceed $5,920,827.15 - Financing: Park and Recreation Facilities (B) Fund
41.	1	C	PKR	$454,102.23	Authorize an increase in the construction services contract with The Fain

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					Group, Inc. to add increased scope of work associated with the Kidd Springs Park family aquatic center located at 807 West Canty Street - Not to exceed $454,102.23, from $14,776,735.00 to $15,230,837.23 - Financing: Elgin B. Robertson Land Sale Funds
42.	All	C	POL	$9,731.51	Authorize (1) the application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program (STEP), Overtime Enforcement Grant (Grant No. 2019-Dallas-IDM-00010, CFDA No. 20.616) from the National Highway Traffic Safety Administration passed through the Texas Department of Transportation (TxDOT) in the amount of $38,655.00 for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 10, 2018 through September 30, 2019; (2) the establishment of appropriations in an amount not to exceed $38,655.00 in the TxDOT-STEP Impaired Driving Mobilization Grant FY19 Fund; (3) the receipt and deposit of grant funds in an amount not to exceed $38,655.00 in the TxDOT-STEP Impaired Driving Mobilization Grant FY19 Fund; (4) a local cash match in an amount not to exceed $9,731.51; and (5) execution of the grant agreement including all terms, conditions, and documents required by the grant agreement - Total not to exceed $48,386.51 - Financing: Texas Department of Transportation Grant Funds ($38,655.00) and General Fund ($9,731.51)
43.	All	C	POL	NC	Authorize a Memorandum of Understanding with the United States Marshals Service to receive reimbursement of overtime costs related to Operation Triple Beam - a short-term joint anti-gang and violent crime reduction strategy - Financing: This item has no cost consideration to the City (see Fiscal Information)
44.	4, 8, 10	C	WTR	$998,820.00	Authorize a professional services contract with Mbroh Engineering, Inc. to provide engineering services for the design, construction administration, and start-up of Wastewater Facilities Security and Safety upgrades - Not to exceed $998,820.00 - Financing: Water Utilities Capital Construction Funds
45.	Outside	C	WTR	REV $2,228,169.00	Authorize a contract with the North Texas Municipal Water District to transport North Texas Municipal Water District owned water supply from Lake Fork to Lake Tawakoni from November 14, 2018 through October 13, 2025 - Estimated Annual Revenue: $2,228,169.00 (at current untreated water transportation rate)
46.	2	C	WTR	$13,291,400.00	Authorize a construction contract for improvements to wastewater conveyance infrastructure at the Cadiz Pump Station - BAR Constructors, Inc., lowest responsible bidder of two - Not to exceed $13,291,400.00 - Financing: Water Utilities Capital Improvement Funds

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
47.	All	C	WTR	NC	Authorize a ten-year agreement with the Texas Commission on Environmental Quality to participate in the Sanitary Sewer Overflow Initiative program to address sanitary sewer overflows and encourage publicly-owned treatment works to develop and implement corrective action plans to protect public health and the environment - Financing: No cost consideration to the City
48.	N/A	I	SEC	NC	Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
49.	N/A	I	CMO	NC	Authorize (1) withdrawal of recognition of the 2010 Police and Fire Meet and Confer Team; and (2) recognition of the 2018 Police and Fire Meet and Confer Team - Financing: No cost consideration to the City
50.	14	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, with a MD-1 Modified Delta Overlay for CR Community Retail District uses, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street Recommendation of Staff: Approval for a two-year period, subject to conditions Recommendation of CPC: Approval for a one-year period, subject to conditions Z178-304(PD)
51.	6	PH	DEV	NC	A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1853 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Royal Lane and North Stemmons Freeway Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions Recommendation of CPC: Approval for a two-year period, subject to a revised site plan and conditions Z178-312(PD)
52.	14	PH	DEV	NC	A public hearing to receive comments regarding an application for and an

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
					ordinance granting an amendment to Subdistrict A of the Arts District Special Provision Sign District, Sections 51A-7.1203 and 51A-7.1214.1 of the Dallas City Code on property zoned Planned Development District No. 145, the Arts District Special Purpose District, in an area bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street Recommendation of Staff: Denial Recommendation of CPC: Approval SPSD178-002 Note: This item was deferred by the City Council before opening the public hearing on October 24, 2018, and is scheduled for consideration on November 14, 2018
53.	All	PH	DEV	NC	A public hearing to receive comments regarding consideration of amendments to Chapter 51 and Chapter 51A of the Dallas Development Code: (1) Article IX to create regulations to allow Ceremonial Street naming; and (2) Article I to establish fees for ceremonial street naming and amend fees for street name change and an ordinance granting the amendments Recommendation of Staff and CPC: Approval DCA 178-004
54.	All	PH	DEV	NC	A public hearing to receive comments regarding consideration of amendments to Chapter 51 and Chapter 51A of the Dallas Development Code to define and establish regulations for an accessory live unit use and an ordinance granting the amendments Recommendation of Staff and CPC: Approval DCA 178-009
55.	2, 14	PH	TRN	NC	A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Jackson Street from Pearl Expressway to Cesar Chavez Boulevard from a three-lane eastbound roadway in 36 feet of pavement and 70 feet of right-of-way to a one-lane westbound roadway with on-street parking and bicycle facilities in 46 feet of pavement and 70 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City
56.	2, 14	PH	TRN	NC	A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Wood Street from Harwood Street to Pearl Expressway; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City (see Fiscal Information for potential future costs)

ITEM #	DISTRICT	TYPE	DEPT	DOLLARS	DESCRIPTION
57.	13	PH	PKR	NC	A public hearing to receive comments on the proposed use of a portion of the Bachman Creek Greenbelt located at 3900 Shorecrest Drive, totaling approximately 42,323 square feet, for driveway access and parking by QuikTrip Corporation by providing parking, trail access, a driveway, landscaping, lighting, and other amenities to be constructed and maintained by QuikTrip Corporation for the benefit of the public; and at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Financing: No cost consideration to the City

TOTAL $79,935,087.10

Agenda Information Sheet

File #: 18-1187 **Item #:** 1.

SUBJECT

Approval of Minutes of the October 24, 2018 City Council Meeting

Agenda Information Sheet

File #: 18-1149 **Item #:** 2.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

EXECUTIVE: Christopher J. Caso

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Saul Ewing Arnstein & Lehr LLP, for additional legal services in connection with the bankruptcy captioned In re Energy Future Holdings Corp., et al., Case No. 14-10979 (CSS) (Bankr. D. Del) - Not to exceed $100,000.00, from $22,828.29 to $122,828.29 - Financing: Dallas Water Utilities Funds

BACKGROUND

Supplemental Agreement No. 1 will authorize Saul Ewing Arnstein & Lehr LLP, to provide additional legal services necessary to represent the City of Dallas in connection with the bankruptcy captioned In re Energy Future Holdings Corp., et al., Case No. 14-10979 (CSS) (Bankr. D. Del).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council will be briefed by memorandum regarding this matter on November 9, 2018.

FISCAL INFORMATION

Funding for this item is budgeted in the current fiscal year.

Dallas Water Utilities Funds - $100,000.00

Original Contract	$ 22,828.29
Supplemental Agreement No. 1 (this action)	$100,000.00
Total	$122,828.29

November 14, 2018

WHEREAS, the City of Dallas is involved in a bankruptcy captioned In re Energy Future Holdings Corp., et al., Case No. 14-10979 (CSS) (Bankr. D. Del); and

WHEREAS, on March 28, 2018, Administrative Action No. 18-5546, authorized a professional services contract with Saul Ewing Arnstein & Lehr LLP, for legal services necessary to represent the City of Dallas, in an amount not to exceed $22,828.29; and

WHEREAS, the professional services of Saul Ewing Arnstein & Lehr LLP, continue to be necessary.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 1 to the professional services contract with Saul Ewing Arnstein & Lehr LLP, approved as to form by the City Attorney, for additional legal services in connection with the bankruptcy captioned In re Energy Future Holdings Corp., et al., Case No. 14-10979 (CSS) (Bankr. D. Del), in an amount not to exceed $100,000.00, increasing the contract amount from $22,828.29 to $122,828.29.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $100,000.00, in periodic payments to Saul Ewing Arnstein & Lehr LLP, from Fund 0100, Department DWU, Unit 7017, Object 3033, Encumbrance/Contract No. CX ATT-2018-00006066, Vendor VC18395.

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1151 **Item #:** 3.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Controller's Office

EXECUTIVE: Christopher J. Caso

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with Moses, Palmer & Howell, L.L.P., to provide additional legal services to the City of Dallas in the lawsuit styled Trinity East Energy, LLC v. City of Dallas, Texas, Cause No. DC-14-01443 - Not to exceed $100,000.00, from $200,000.00 to $300,000.00 - Financing: Risk Management Funds

BACKGROUND

Supplemental Agreement No. 2 will authorize Moses, Palmer & Howell, L.L.P. to provide additional legal services to the City of Dallas in the lawsuit styled Trinity East Energy, LLC v. City of Dallas, Texas, Cause No. DC-14-01443.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council was briefed in Closed Session on April 3, 2013.

City Council was briefed in Closed Session on May 22, 2013.

City Council was briefed in Closed Session on June 19, 2013.

On June 19, 2013, City Council authorized Supplemental Agreement No. 1 to the professional services contract with Moses, Palmer & Howell, L.L.P., to provide additional legal services regarding laws pertaining to mineral rights and potential litigation by Resolution No. 13-1036.

City Council will be briefed by memorandum regarding this matter on November 9, 2018.

FISCAL INFORMATION

Funding for this item is budgeted in the current fiscal year.

Risk Management Funds - $100,000.00

Original Contract	$ 50,000.00
Supplemental Agreement No. 1	$150,000.00
Supplemental Agreement No. 2 (this action)	$100,000.00
Total	$300,000.00

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November 14, 2018

WHEREAS, the City of Dallas has engaged Moses, Palmer & Howell, L.L.P., to provide additional legal services in the lawsuit styled Trinity East Energy, LLC v. City of Dallas, Texas, Cause No. DC-14-01443; and

WHEREAS, on April 8, 2013, Administrative Action No. 13-5401, authorized a professional services contract with Moses, Palmer & Howell, L.L.P., to provide legal advice regarding laws pertaining to mineral rights and potential litigation, in an amount not to exceed $50,000.00; and

WHEREAS, on June 19, 2013, City Council authorized Supplemental Agreement No. 1 with Moses, Palmer & Howell, L.L.P., to provide additional legal advice regarding laws pertaining to mineral rights and potential litigation, in an amount not to exceed $150,000.00, from $50,000.00 to $200,000.00, by Resolution No. 13-1036; and

WHEREAS, the professional services of Moses, Palmer & Howell, L.L.P., continue to be necessary.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 2 to the professional services contract with Moses, Palmer & Howell, L.L.P., approved as to form by the City Attorney, to provide additional legal services in the lawsuit styled Trinity East Energy, LLC v. City of Dallas, Texas, Cause No. DC-14-01443, in an amount not to exceed $100,000.00, increasing the contract amount from $200,000.00 to $300,000.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $100,000.00, in periodic payments to Moses, Palmer & Howell, L.L.P., from Fund 0192, Department ORM, Unit 3890, Object 3033, Encumbrance CT-ATT389013J287, Vendor VS0000023531.

SECTION 3. That this contract is designated as Contract No. ATT-2019-00008440.

SECTION 4. 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.

Agenda Information Sheet

File #: 18-1022 **Item #:** 4.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Attorney's Office

EXECUTIVE: Christopher J. Caso

SUBJECT

Authorize Supplemental Agreement No. 4 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services in connection with the lawsuit styled Kelvion Walker v. Amy Wilburn, Civil Action No. 3:13-CV-04896-D - Not to exceed $150,000.00, from $575,000.00 to $725,000.00 - Financing: Risk Management Funds

BACKGROUND

Supplemental Agreement No. 4 will authorize Fanning Harper Martinson Brandt & Kutchin, P.C., to provide additional legal services necessary to represent Amy Wilburn, a former employee of the City, in the lawsuit styled Kelvion Walker v. Amy Wilburn, Civil Action No. 3:13-CV-04896-D.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 17, 2014, City Council was briefed in Closed Session.

On September 24, 2014, City Council authorized Supplemental Agreement No. 1 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services necessary to represent Ms. Wilburn by Resolution No. 14-1593.

On October 28, 2015, City Council was briefed in Closed Session.

On October 28, 2015, City Council authorized Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services necessary to represent Ms. Wilburn by Resolution No. 15-2008.

On September 21, 2016, City Council was briefed in Closed Session.

On October 11, 2016, City Council authorized Supplemental Agreement No. 3 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services

necessary to represent Ms. Wilburn by Resolution No. 16-1646.

City Council will be briefed by memorandum regarding this matter on November 9, 2018.

FISCAL INFORMATION

Funding for this item is budgeted in the current fiscal year.

Risk Management Funds - $150,000.00

Original Contract	$ 50,000.00
Supplemental Agreement No. 1	$200,000.00
Supplemental Agreement No. 2	$175,000.00
Supplemental Agreement No. 3	$150,000.00
Supplemental Agreement No. 4 (this action)	$150,000.00
Total	$725,000.00

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November 14, 2018

WHEREAS, the City of Dallas is involved in a lawsuit styled Kelvion Walker v. Amy Wilburn, Civil Action No. 3:13-CV-04896-D; and

WHEREAS, on January 29, 2014, Administrative Action No. 14-5283, authorized a professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for legal services necessary to represent Amy Wilburn, a former City of Dallas employee, in an amount not to exceed $50,000.00; and

WHEREAS, on September 24, 2014, City Council authorized Supplemental Agreement No. 1 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services necessary to represent Ms. Wilburn, in an amount not to exceed $200,000.00, from $50,000.00 to $250,000.00, by Resolution No. 14-1593; and

WHEREAS, on October 28, 2015, City Council authorized Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services necessary to represent Ms. Wilburn, in an amount not to exceed $175,000.00, from $250,000.00 to $425,000.00, by Resolution No. 15-2008; and

WHEREAS, on October 11, 2016, City Council authorized Supplemental Agreement No. 3 with Fanning Harper Martinson Brandt & Kutchin, P.C., for additional legal services necessary to represent Ms. Wilburn, in an amount not to exceed $150,000.00, from $425,000.00 to $575,000.00, by Resolution No. 16-1646; and

WHEREAS, the professional services of Fanning Harper Martinson Brandt & Kutchin, P.C., continue to be necessary.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Supplemental Agreement No. 4 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C., approved as to form by the City Attorney, for additional legal services in the lawsuit styled Kelvion Walker v. Amy Wilburn, Civil Action No. 3:13-CV-04896-D, in an amount not to exceed $150,000.00, increasing the contract amount from $575,000.00 to $725,000.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $150,000.00, in periodic payments to Fanning Harper Martinson Brandt & Kutchin, P.C., from Fund 0192, Department ORM, Unit 3890, Object 3033, Encumbrance CT-ATT389014J332, Vendor 399210.

SECTION 3. That this contract is designated as Contract No. ATT-2018-00008124.

SECTION 4. 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.

Agenda Information Sheet

File #: 18-975 **Item #:** 5.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizor Tolbert

SUBJECT

Authorize a contract for the construction of the Miscellaneous Drainage Improvements Project at Dallas Love Field - Reyes Group, LTD, lowest responsible bidder of three - Not to exceed $1,253,650.00 - Financing: Aviation Capital Construction Funds

BACKGROUND

On July 18, 2018, the Miscellaneous Drainage Improvements Project at Dallas Love Field was publicly advertised for construction bids. On August 17, 2018, three bids were received. Reyes Group, LTD was the apparent low bidder of the three and it is recommended that the City of Dallas enter into a construction contract with Reyes Group, LTD for the scope of work detailed in the project specifications and construction documents.

This action will authorize a construction contract with Reyes Group, LTD for the Miscellaneous Drainage Improvements Project at Dallas Love Field. The project includes improvements for three drainage areas. Area No. 1 (Runway 31R and Taxiway A) will include conveying the surface runoff with a new inlet and underground pipes and re-grade the area within the Runway 13L-31R Runway Safety Area to improve runoff. Area No. 2 (Taxiway H) will include the Installation of a new drainage pipe underneath Taxiway H and inlets on both sides of the taxiway. Area No. 3 (Taxiway E and Taxiway A slope erosion) will include stabilizing the slope by reducing the slope from 3:1 to 4:1 and installing erosion control matting in conjunction with concrete slope protection.

Reyes Group, LTD's has had no contractual activities with the City of Dallas for the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 2016
Completed Design	June 2018
Begin Construction	December 2018
Complete Construction	March 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2016, City Council authorized a contract with EJES, Incorporated to provide engineering services for the design and preparation of construction documents for the Miscellaneous Drainage Improvements Project at Dallas Love Field by Resolution No. 16-1069.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Aviation Capital Construction Funds - $1,253,650.00

Design	$ 164,812.00
Construction Administration	$ 125,000.00 (est.)
Materials Testing Services	$ 27,500.00 (est.)
Construction (this action)	$1,253,650.00
Total Project Cost	$1,570,962.00 (est.)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$1,253,650.00	Construction	25.00%	100.00%	$1,253,650.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following three bids were received and opened on August 17, 2018:

*Denotes successful bidder

Bidders	Address	Amount
*Reyes Group, LTD	1520 Parker Rd. Grand Prairie, TX 75050	$1,253,650.00
Texas Standard Construction	P.O. Box 210768 Dallas, TX 75211	$1,392,175.00
Canary Construction	802 N Kealy Ave. #101 Lewisville, TX 75057	$1,988,985.00

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OWNER

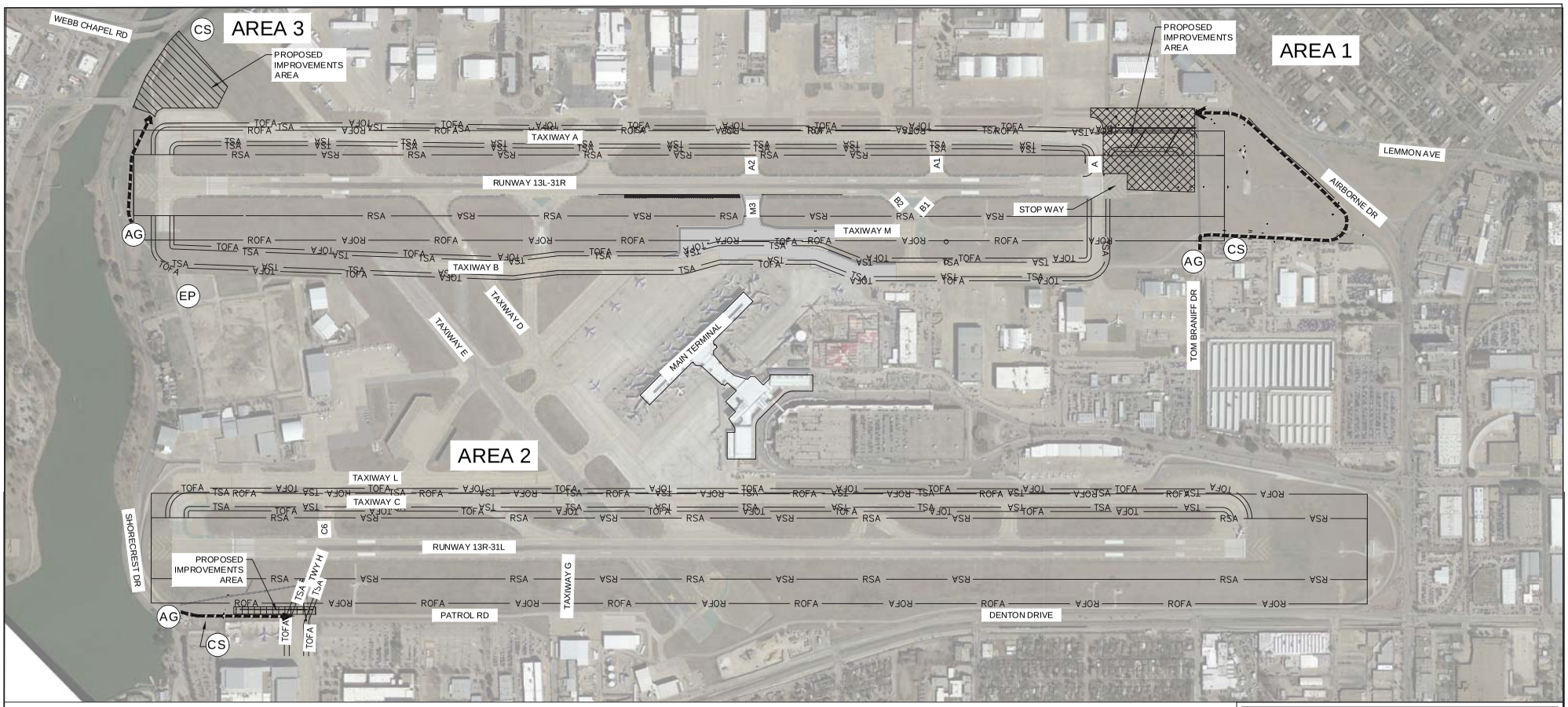
Reyes Group, LTD

Marcos G. Reyes, President

MAP

Attached

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ITEMS OF WORK

AREA 1

1. PLACE EROSION CONTROL BMPS AND SAFTEY ITEMS
2. REMOVE EXISTING 18" HEADWALL AND 18" RCP.
3. INSTALL 21", 27" AND 36" RCP (PIPES UNDER PAVEMENT TO BE INSTALLED BY OTHER THAN OPEN CUT. INSTALL TWO TRIPLE GRATE INLETS ON EAST SIDE OF TAXI LANE A. CONNECT 36" RCP TO EXISTING 6' X 4' BOX CULVERT WITH PIPE COLLAR.
4. REMOVE EXISTING GRATE INLET NORTH OF TAXI LANE A AND REPLACE WITH TRIPLE GRATE INLET
5. GRADE AREA WEST OF TAXI LANE A AND SOUTH OF RUNWAY 31R. PLACE TWO TRIPLE GRATE INLETS AND CONNECT TO THE TWO TRIPLE GRATE INLETS IN STEP C. CONNECT WITH 24" RCP PIPES (BY OTHER THAN OPEN CUT UNDER PAVEMENT).
6. SOD AREAS DISTURBED BY CONSTRUCTION.

AREA 2

1. PLACE EROSION CONTROL BMPS AND SAFTEY ITEMS
2. INSTALL 24" RCP (BY OTHER THAN OPEN CUT UNDER PAVEMENT) AND TWO TRIPLE GRATE INLETS ON EITHER SIDE OF TAXIWAY H.
3. INSTALL 24" HEADWALL AT THE OUTFALL OF THE 24" RCP AND GRADE A DITCH WHICH WILL INTERSECT THE EXISTING PATROL ROAD'S ROADSIDE DITCH.
4. SOD AREAS DISTURBED BY CONSTRUCTION.

AREA 3

1. PLACE EROSION CONTROL BMPS AND SAFTEY ITEMS
2. RE-GRADE SLOPE AT NORTH END OF AIRPORT BETWEEN SHORE CREST ROAD, RUNWAY 18-36 AND RUNWAY 13L-31R. SLOPE WILL BE AT 4:1 MAXIMUM.
3. REGRADE EXISTING FLEX BASE HAUL ROAD AT TOP OF SLOPE. THEN PLACE ASPHALT TYPE D ON TOP OF FLEX BASE.
4. PLACE TRIPLE GRATE INLET INLET OVER EXISTING 52" RCP.
5. HYDROMULCH ON REGRADED SLOPE.
6. SOD AREAS DISTURBED AROUND THE EDGE OF PROPOSED ROADWAY.

0 200' 400' 800' 1200'
(IN FEET)

LEGEND

- WORK ZONE AREA 1
- WORK ZONE AREA 2
- WORK ZONE AREA 3
- PROPOSED STORM
- PROPOSED INLET
- EXISTING STORM
- HAUL ROUTE
- EMPLOYEE PARKING (EP)
- CONSTRUCTION ENTRANCE (CS)
- ACCESS GATE (AG)
- RSA — RUNWAY SAFETY AREA
- ROFA — RUNWAY OBJECT FREE AREA
- TSA — TAXIWAY SAFETY AREA
- TOFA — TAXIWAY OBJECT FREE AREA

Revision	By	App.	Date

DALLAS LOVE FIELD
CITY OF DALLAS
DEPARTMENT OF AVIATION

EJES INCORPORATED
TEXAS FIRM REG. No. F-2488
12655 N. CENTRAL EXPWY.
SUITE 500
DALLAS, TEXAS 75243
TEL: 214-343-1210
FAX: 214-343-3885

STATE OF TEXAS
JAMES ALLEN
65929
LICENSED
PROFESSIONAL ENGINEER
06/26/2018

Designed By:	JA
Drafted By:	VP
Checked By:	BY
Date:	06/26/2018
Scale:	AS SHOWN

Dallas Love Field
Dallas, Texas

DRAINAGE IMPROVEMENTS
OVERALL PROJECT LAYOUT PLAN

FILE	NO.	DRAWING NO.	SHEET NO.
		G-200	3

File: N:\...General Projects\Engineering\026-06 - DLF Drainage\Design\1-Drawings\1-Sheets\G-200 OVERALL LAYOUT PLAN.dwg Last Save: 7/3/2018 11:17 AM Last saved by: Vpathak
Last plotted by: Vesh Pathak Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 7/3/2018 11:17 AM Plotter used: DWG to PDF.pc3

WHEREAS, on June 22, 2016, City Council authorized a professional services contract with EJES, Incorporated for engineering services for the design and preparation of construction documents for the Miscellaneous Drainage Improvements Project at Dallas Love Field in an amount not to exceed $148,662.00, by Resolution No. 16-1069; and

WHEREAS, on July 11, 2017, Administrative Action No. 17-6366 authorized Supplemental Agreement No. 1 to the professional services contract with EJES, Incorporated for additional scope of services to locate existing electrical conduit north of Taxiway H Drainage Improvement Area No. 2 and to perform a survey of the communication line to obtain both vertical and horizontal information and provide vertical and horizontal service of a new data communication line being installed around Drainage Improvement Area No. 1 in an amount not to exceed $16,150.00, from $148,662.00 to 164,812.00; and

WHEREAS, it is desirable for the Department of Aviation to improve the drainage system at Dallas Love Field; and

WHEREAS, the Department of Aviation employed the Request for Bids process in accordance with City of Dallas and Federal Aviation Administration procurement guidelines for construction services; and

WHEREAS, construction bids were publicly advertised, received and opened on August 17, 2018 for the Miscellaneous Drainage Improvements Project at Dallas Love Field as follows:

Bidders	**Bid Amount**
Reyes Group, LTD	$1,253,650.00
Texas Standard Construction	$1,392,175.00
Canary Construction	$1,988,985.00

WHEREAS, it is now necessary to authorize a contract with Reyes Group, LTD lowest responsive bidder of three, for the construction of the Miscellaneous Drainage Improvements Project at Dallas Love Field, in an amount not to exceed $1,253,650.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a contract with Reyes Group, LTD, approved as to form by the City Attorney, for the construction of the Miscellaneous Drainage Improvements Project at Dallas Love Field, in an amount not to exceed $1,253,650.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,253,650.00 to Reyes Group, LTD in accordance with the terms and conditions of the construction services contract from Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit W007, Activity AAIP, Object 4599, Program AVIW007, Commodity 92500, Encumbrance/Contract No. CX-AVI-2018-00007753, Vendor VS0000067162.

SECTION 3. 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.

Agenda Information Sheet

File #: 18-720 **Item #:** 6.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizor Tolbert

SUBJECT

Authorize a five-year service contract with Harris Miller Miller & Hanson, Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field - Not to exceed $287,888.00 - Financing: Aviation Fund (subject to annual appropriations)

BACKGROUND

This action will authorize a five-year service contract with Harris Miller Miller & Hanson, Inc. (HMMH), who will continue preparing an annual noise report including Day-Night Average Sound Level (DNL) contours for Dallas Love Field to reflect the previous calendar year operations for the next five years, along with an annual report for each year (2018 - 2022). The DNL contour study is a technical analysis of the year's noise conditions.

The DNL contours are developed using the latest version of the Federal Aviation Administration (FAA) Integrated Noise Model (INM) and data pre-processor called Real Contours. Real contours converts every useable radar track into outputs for the noise model ensuring that the modeling includes runway closures, deviation from flight patterns, changes in flight schedules, and deviation from average runway use.

The Department of Aviation (DOA) has asked HMMH to continue to develop annual noise contours that reflect previous calendar year operations for the next five years along with an annual report for each year. Annual DNL contours were prepared for the past five years (2013 - 2017) for Dallas Love Field under a contract with HMMH.

Analysis of the noise contours for 2013-2017 indicates the following:

- Estimated Land Area Exposed to > 65 dB *Airport property is included in total 1.93 sq. mi.
  - 2006 (Master Plan) - 4.19 sq. mi.
  - 2013 - 2.17 sq. mi.
  - 2014 - 2.28

  - 2015 - 3.31
  - 2016 - 3.72
  - 2017 - 3.75
- Estimated Population Within Noise Exposure Area >65 dB *Based on 2010 census
  - 2006 (Master Plan) - 16,798
  - 2013 - 3,091
  - 2014 - 4,083
  - 2015 - 8,597
  - 2016 - 10,916
  - 2017 - 9,712

Consistency in the methods of producing the contours is essential to the quality of the comparison made with previous contour sets. HMMH prepared the 2013 - 2017 DNL noise contours for Dallas Love Field and has a long history with the City of Dallas of producing annual DNL noise contours for the airport. Therefore, it is in the best interest of the City to award HMMH the aircraft noise consultant services contract to ensure the ongoing consistency of the resulting DNL contours. The contours are to be developed using the latest version of the FAA noise model Aviation Environmental Design Tool (AEDT) and incorporating data for the DOA Noise and Operations Monitoring System (NOMS).

HMMH was selected following the Special Need/Justification for consultant contracts selection process, in accordance with the City of Dallas Administrative Directive 4-5, Section 10.5.6.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 13, 2016, City Council authorized a three-year service contract with Harris Miller Miller & Hanson Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field by Resolution No. 16-0515.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Aviation Fund - $287,888.00 (subject to annual appropriations)

FY 2018-19 - $91,084.00
FY 2019-20 - $47,238.00 (subject to annual appropriations)
FY 2020-21 - $48,436.00 (subject to annual appropriations)
FY 2021-22 - $49,839.00 (subject to annual appropriations)
FY 2022-23 - $51,291.00 (subject to annual appropriations)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$287,888.00	Other Services	23.80%	0.00%	$0.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

OWNER

Harris Miller Miller & Hanson, Inc.

Mary Ellen Eagan, President and Chief Executive Officer

MAP

Attached

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Map of Dallas Love Field

N

WHEREAS, on April 7, 2014, Administrative Action No. 14-5719 authorized approval of the 2013 Noise Contours provided by Harris Miller Miller & Hanson, Inc. (HMMH) for Dallas Love Field, in an amount not to exceed $42,780.00; and

WHEREAS, on April 23, 2015, Administrative Action No. 15-5710 authorized approval of the 2014 Noise Contours provided by HMMH for Dallas Love Field, in an amount not to exceed $49,770.00; and

WHEREAS, on April 13, 2016, City Council authorized a three-year service contract with HMMH for annual noise reports including day-night average sound level contours at Dallas Love Field, in an amount not to exceed $152,917.00, by Resolution No. 16-0515; and

WHEREAS, it is now desirable to authorize a five-year service contract with HMMH for annual noise reports including day-night average sound level contours at Dallas Love Field, in an amount not to exceed $287,888.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a five-year service contract with Harris Miller Miller & Hanson, Inc., approved as to form by the City Attorney, for annual noise reports including day-night average sound level contours at Dallas Love Field, in an amount not to exceed $287,888.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $287,888.00 (subject to annual appropriations) to Harris Miller Miller & Hanson, Inc. in accordance with the terms and conditions of the contract from the Aviation Fund, Fund 0130, Department AVI, Unit 7729, Object 3070, Activity AAIP, Encumbrance/Contract No. MASC AVI-2019-00008498, Commodity 91843, Vendor VS0000083633.

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1103 **Item #:** 7.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Department of Communication and Information Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize an Interlocal Cooperative Agreement with the State of Texas Department of Information Resources (DIR) to allow the City to participate in the DIR Shared Services Program for managed security services - Financing: This action has no cost consideration to the City (see Fiscal Information)

BACKGROUND

The Interlocal Cooperative Agreement with DIR will allow the City to procure managed security services (cybersecurity services) directly from the State of Texas utilizing contract DIR-MSS-SCP-001. The City's existing Interlocal Agreement with DIR does not allow participation in the Shared Services Program.

The Shared Services Program will provide the City with another independent source to procure services for cybersecurity. Services available in the contract include cybersecurity threat monitoring, device management, incident response, and risk and compliance. All services are related to protecting the City's data from loss, theft, damage, or destruction due to cybersecurity threats.

Key benefits to the City participating in the DIR Shared Services Program include:

- Access to a comprehensive suite of security solutions and services including cybersecurity threat monitoring, device management, risk and compliance, and incident response
- Volume discounting that leverages statewide volume thresholds
- No minimum required commitments for Managed Security Services. Managed Security Services are offered on a month-to-month basis.
- Vendor oversight by DIR. DIR actively monitors service level agreements on a monthly basis to ensure services are timely.
- Security-cleared vendor personnel. Technicians servicing the contract are required to undergo a Criminal Justice Information Systems background check through the Texas Department of Public Safety

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance & Financial Management Committee will receive this item for consideration on November 5, 2018.

FISCAL INFORMATION

This action has no cost consideration to the City. This action will establish the interlocal cooperative agreement to access services. The department will seek approval by City Council resolution or administrative action, as appropriate, for any services procured through this program.

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November 14, 2018

WHEREAS, the City desires to procure managed security services (cybersecurity services) directly from the State of Texas utilizing contract DIR-MSS-SCP-001; and

WHEREAS, the City's existing Interlocal Agreement with DIR does not allow participation in the Shared Services Program.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign an Interlocal Cooperative Agreement with the State of Texas Department of Information Resources (DIR), approved as to form by the City Attorney, to allow the City to participate in the DIR Shared Services Program for managed security services.

SECTION 2. That this agreement is designated as Contract No. DSV-2019-00008265.

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1050 **Item #:** 8.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a Project Specific Agreement with Dallas County for funding participation in the repair, maintenance, and improvements for Royal Lane from Hillcrest Road to St. Judes Drive; **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed $249,000.00 for Dallas County's share of the project costs; and **(3)** an increase in appropriations in an amount not to exceed $249,000.00 in the Capital Projects Reimbursement Fund - Not to exceed $249,000.00 - Financing: Capital Projects Reimbursement Funds

BACKGROUND

Royal Lane from Hillcrest Road to St. Judes Drive is a partnership project between the City of Dallas and Dallas County for repair, maintenance, and improvements. The City is the lead agency responsible for administering construction of the project. This action will authorize a Project Specific Agreement with Dallas County for the repair, maintenance, and improvements for Royal Lane from Hillcrest Road to St. Judes Drive to be performed by city contractors.

The total estimated project cost for design and construction is $498,000.00 of which $249,000.00 is to be funded by Dallas County and $249,000.00 is to be funded by the City of Dallas.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	March 2019
Complete Construction	August 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 13, 2017, City Council authorized a Master Interlocal Agreement with Dallas County pertaining to the coordination of responsibilities for transportation-related maintenance on roadways and bridges within the city of Dallas by Resolution No. 17-1892.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Capital Projects Reimbursement Funds - $249,000.00

Project Costs	
Dallas County (“Type B” Roadway)	$ 249,000.00
Construction (est.)	$ 249,000.00
Total Project Costs	$ 498,000.00

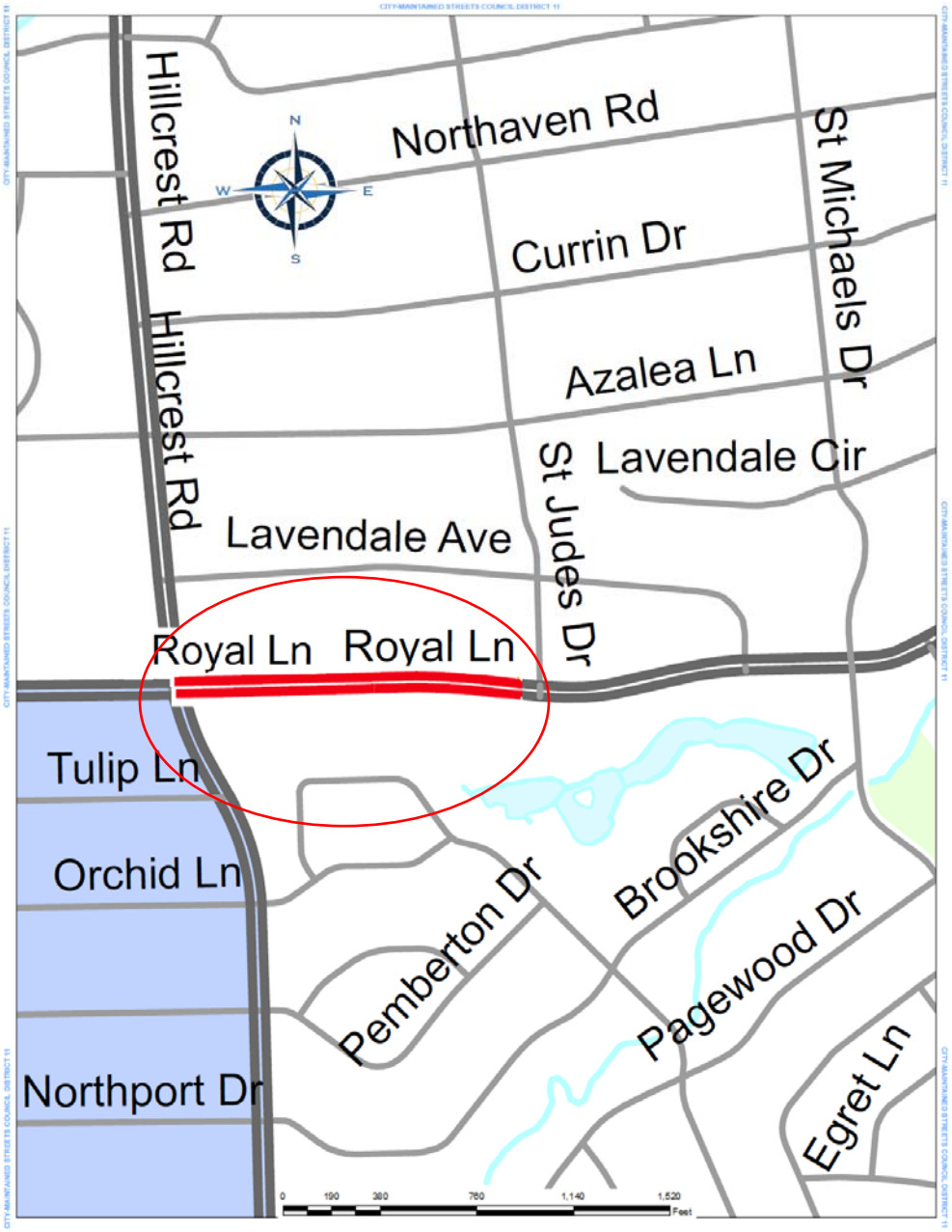
Project Share Cost	
City’s Share of Cost (2017 Bond Funds)	$ 249,000.00
Dallas County’s Share (“Type B” Roadway) (this action)	$ 249,000.00
Total Project Share Costs	$ 498,000.00

MAP

Attached

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PSA-Dallas County-Royal Lane from Hillcrest Road to St. Judes Drive



Council District 11

November 14, 2018

WHEREAS, on December 13, 2017, City Council authorized a Master Interlocal Agreement with Dallas County pertaining to the coordination of responsibilities for transportation-related maintenance on roadways and bridges within the city of Dallas by Resolution No. 17-1892; and

WHEREAS, the City of Dallas is the lead agency for administering the repair, maintenance, and improvements of Royal Lane from Hillcrest Road to St. Judes Drive; and

WHEREAS, it is now necessary to authorize a Project Specific Agreement with Dallas County for funding participation in the repair, maintenance, and improvements of Royal Lane from Hillcrest Road to St. Judes Drive, and the receipt and deposit of payment from Dallas County, in an amount not to exceed $249,000.00 for Dallas County's share of the project costs.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a Project Specific Agreement with Dallas County, approved as to form by the City Attorney, for funding participation in the repair, maintenance, and improvements for Royal Lane from Hillcrest Road to St. Judes Drive to be performed by city contractors.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed $249,000.00 from Dallas County in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit W333, Revenue Code 6499.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $249,000.00 in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit W333, Object 3072.

SECTION 4. That in accordance with provisions of the Project Specific Agreement with Dallas County, the Chief Financial Officer is hereby authorized to return any unused funds and interest earned on the funds upon completion of this project to Dallas County.

SECTION 5. That this contract is designated as Contract No. PBW-2018-00008116.

SECTION 6. 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.

Agenda Information Sheet

File #: 18-1057 **Item #:** 9.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2, 3, 4, 8, 12, 14

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering design for the repair of four bridges as Bridge Repair Group 17-0001 (list attached to the Agenda Information Sheet) - Not to exceed $197,590.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. Nathan D. Maier Consulting Engineers, Inc. was selected following a qualifications-based selection process in accordance with the City of Dallas Procurement guidelines for the Bridge Repair Group 17 -0001.

This action will authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering design for the repair of four bridges as Bridge Repair Group 17-0001. The scope of projects will include, but not be limited to, the repair of retaining walls, wing walls, bridge decks, bridge seals, surface drains on bridge decks, adjacent sidewalks, erosion, and removal of sediment/debris.

Following are the location and design costs for each project:

Bridge Repair Group 17-0001

Location	Council District	Amount
Maple Avenue Bridge over Turtle Creek	2	$33,055.00
	14	$33,055.00
Marsh Lane Bridge over Furneaux Creek	12	$12,000.00

Camp Wisdom Road Bridge over Ricketts Creek	3	$46,990.00
	8	$46,990.00
Marsalis Avenue Bridge over Dallas Zoo entrance	4	$25,500.00

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	September 2019
Begin Construction	January 2020
Complete Construction	October 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $197,590.00

Estimated Future Cost - Construction - $1,635,010.00

Council District	Amount
2	$ 33,055.00
3	$ 46,990.00
4	$ 25,500.00
8	$ 46,990.00
12	$ 12,000.00
14	$ 33,055.00
Total	$197,590.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$197,590.00	Professional Services	36.30%	100.00%	$197,590.00
• This contract exceeds the M/WBE goal.				

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OWNER

Nathan D. Maier Consulting Engineers, Inc.

Jean Maier Dean, President/Chief Executive Officer

MAPS

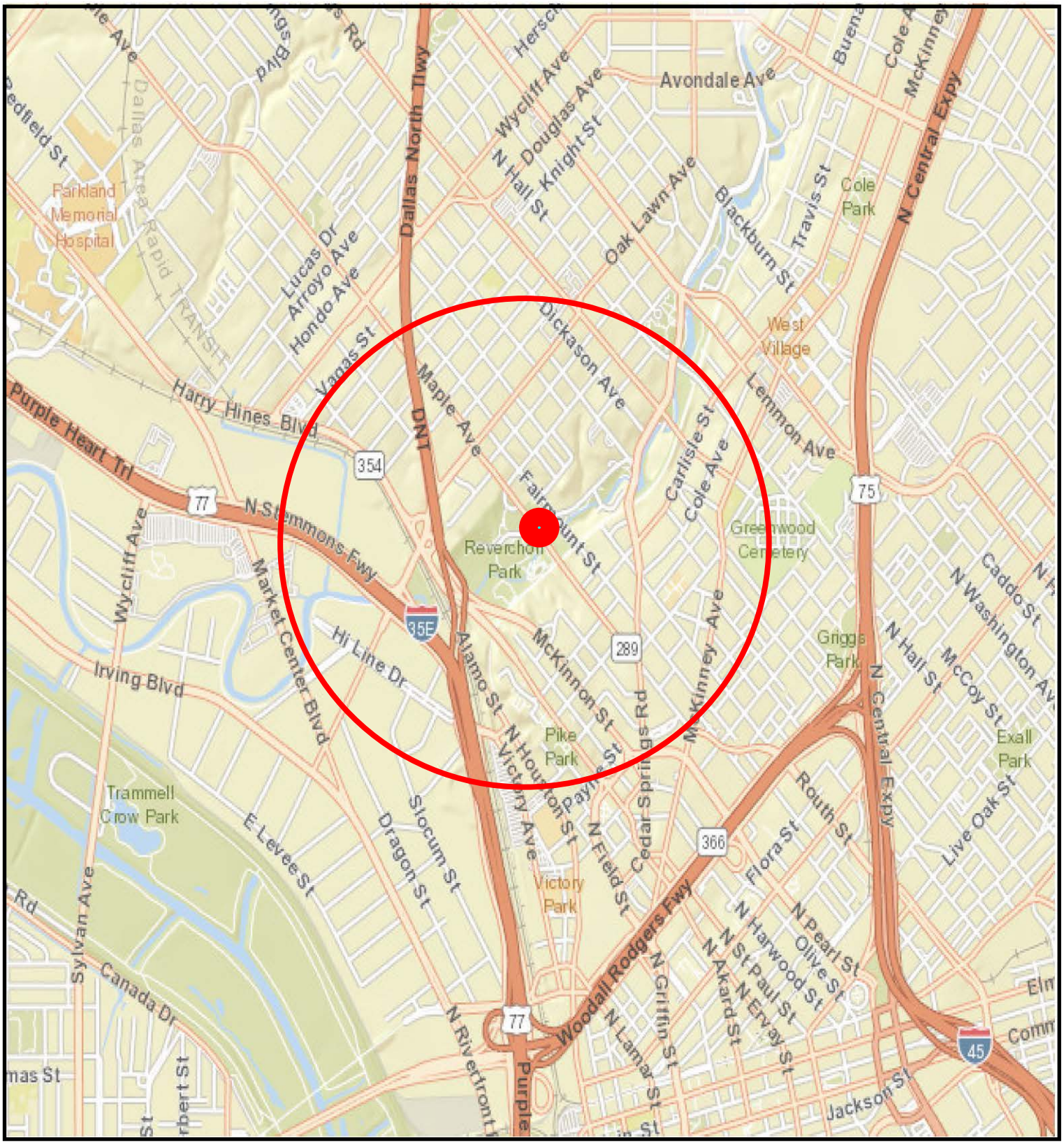
Attached

Bridge Repair Group 17-0001

Location	**Council District**
Maple Avenue Bridge over Turtle Creek	2 14
Marsh Lane Bridge over Furneaux Creek	12
Camp Wisdom Road Bridge over Ricketts Creek	3 8
Marsalis Avenue Bridge over Dallas Zoo entrance	4

BRIDGE REPAIR GROUP 17-0001

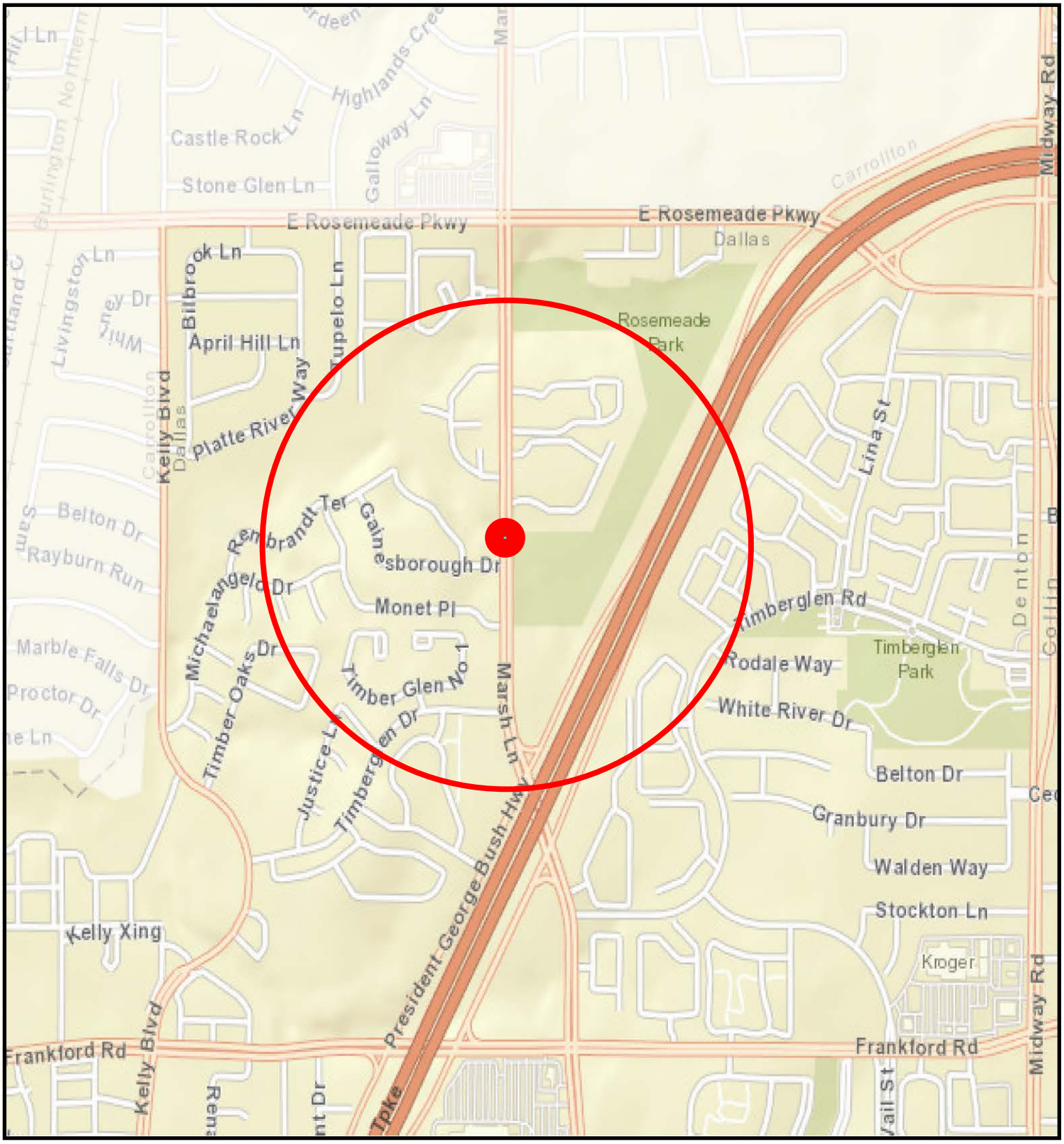
MAPLE AVENUE BRIDGE OVER TURTLE CREEK



COUNCIL DISTRICT 2, 14

BRIDGE REPAIR PROJECT GROUP 17-0001

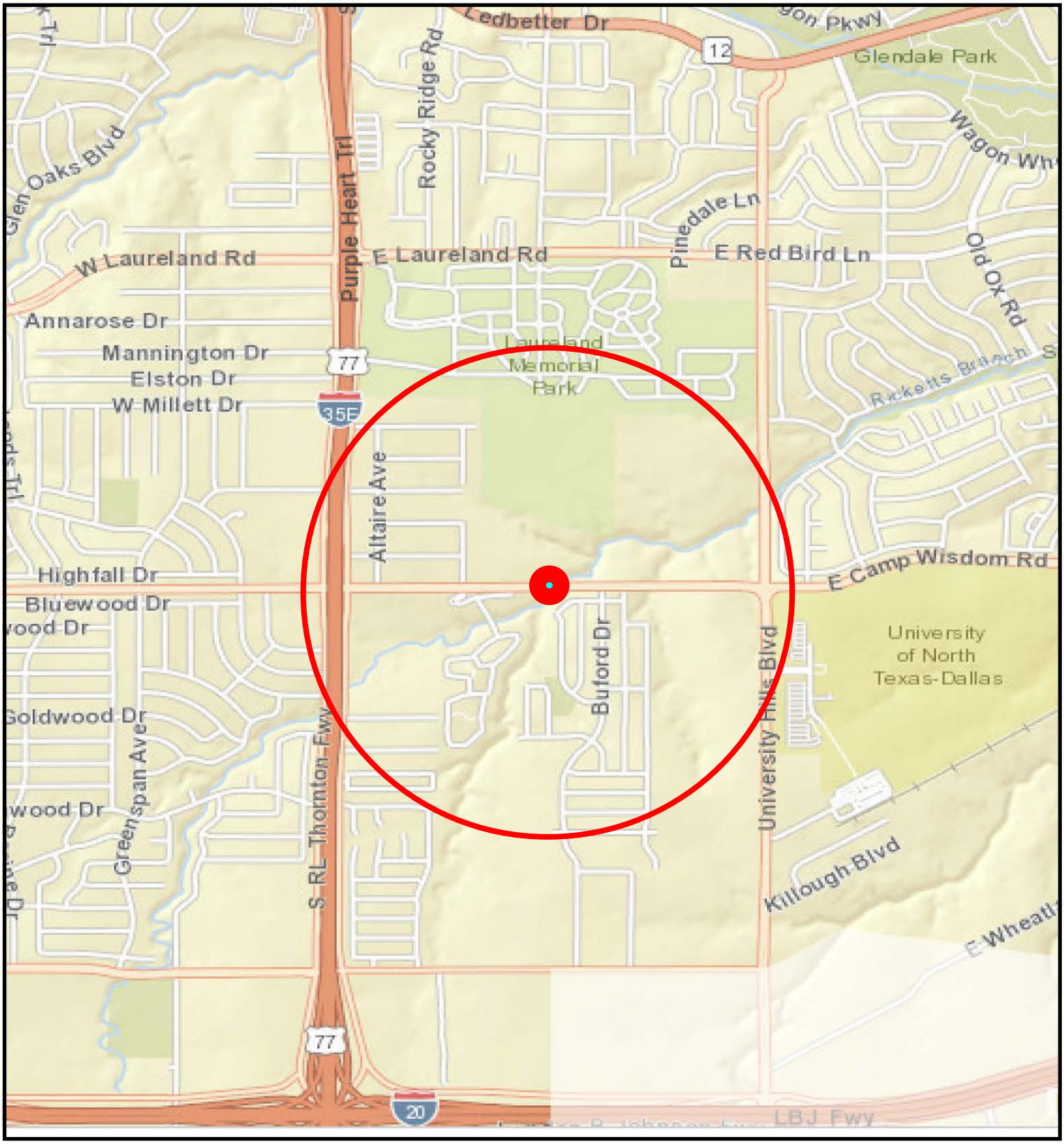
MARSH LANE BRIDGE OVER FURNEAUX CREEK



COUNCIL DISTRICT 12

BRIDGE REPAIR GROUP 17-0001

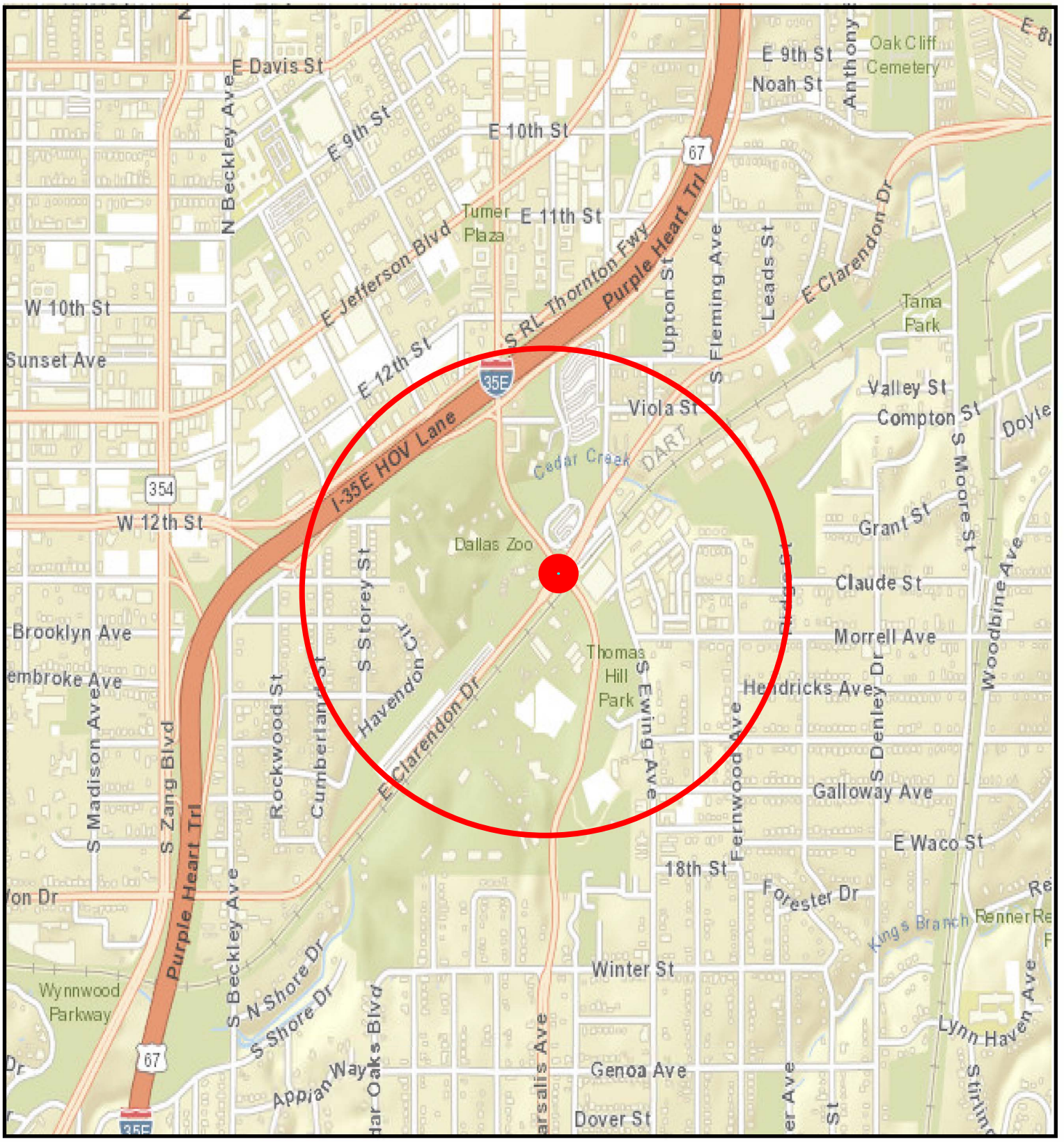
CAMP WISDOM BRIDGE OVER RICKETTS CREEK



COUNCIL DISTRICT 3, 8

BRIDGE REPAIR PROJECT GROUP 17-0001

MARSALIS AVENUE BRIDGE OVER DALLAS ZOO ENTRANCE



COUNCIL DISTRICT 4

November 14, 2018

WHEREAS, Nathan D. Maier Consulting Engineers, Inc. was selected through the Request for Qualifications (CIZ1721) for the Bridge Repair Group 17-0001; and

WHEREAS, the City desires to enter into a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering design for the repair of four bridges as the Bridge Repair Group 17-0001.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Nathan D. Maier Consulting Engineers, Inc., approved as to form by the City Attorney, to provide engineering design for the repair of four bridges as Bridge Repair Group 17-0001, in an amount not to exceed $197,590.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Nathan D. Maier Consulting Engineers, Inc., for the engineering design of bridge repair projects: Maple Avenue Bridge over Turtle Creek, Marsh Lane Bridge over Furneaux Creek, Camp Wisdom Road Bridge over Ricketts Creek, and Marsalis Avenue Bridge over the Dallas Zoo entrance:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit VA30, Activity BRAM Object 3210, Program PB17VA30 Encumbrance/Contract CX-PBW-2018-00008053 Vendor 354434	$ 66,110.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit VA32, Activity BRAM Object 3210, Program PB17VA32 Encumbrance/Contract CX-PBW-2018-00008053 Vendor 354434	$ 12,000.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit VA33, Activity BRAM Object 3210, Program PB17VA33 Encumbrance/Contract CX-PBW-2018-00008053 Vendor 354434	$ 93,980.00

SECTION 2. (continued)

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit VA35, Activity BRAM	
Object 3210, Program PB17VA35	
Encumbrance/Contract CX-PBW-2018-00008053	
Vendor 354434	$ 25,500.00
Total amount not to exceed	$197,590.00

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1053 **Item #:** 10.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of Street Reconstruction Group 17-1006 (list attached to the Agenda Information Sheet) - Not to exceed $186,715.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($144,455.00) and Water Capital Improvement Fund ($42,260.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Urban Engineers Group, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of two street reconstruction projects of local streets as Street Reconstruction Group 17-1006. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, and possible replacement of the drainage system, and water improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

Project	Council District	Amount
Rugged Drive from Berkley Avenue to Ferndale Avenue	1	$92,915.00
South Van Buren Avenue from West Pembroke Avenue to Page Avenue	1	$93,800.00

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	December 2019
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $144,455.00
Water Capital Improvement Fund - $42,260.00

Estimated Future Cost - Construction - $1,705,086.29

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$186,715.00	Architecture & Engineering	25.66%	100.00%	$186,715.00
• This contract exceeds the M/WBE goal.				

OWNER

Urban Engineering Group, Inc.

Faisal Syed, P.E., Principal

MAPS

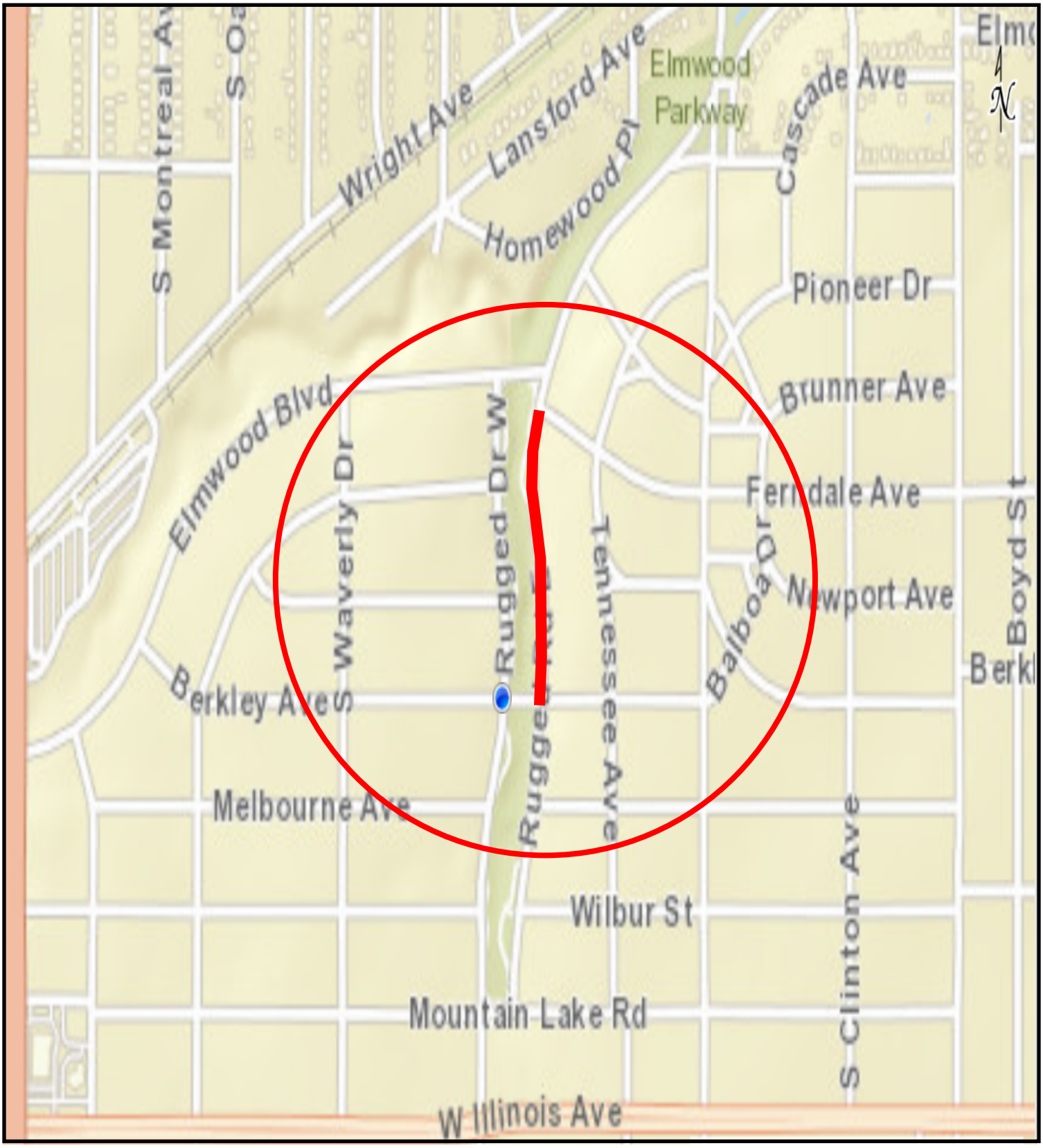
Attached

Street Reconstruction Group 17-1006

Street Reconstruction - Local Streets - Improvements

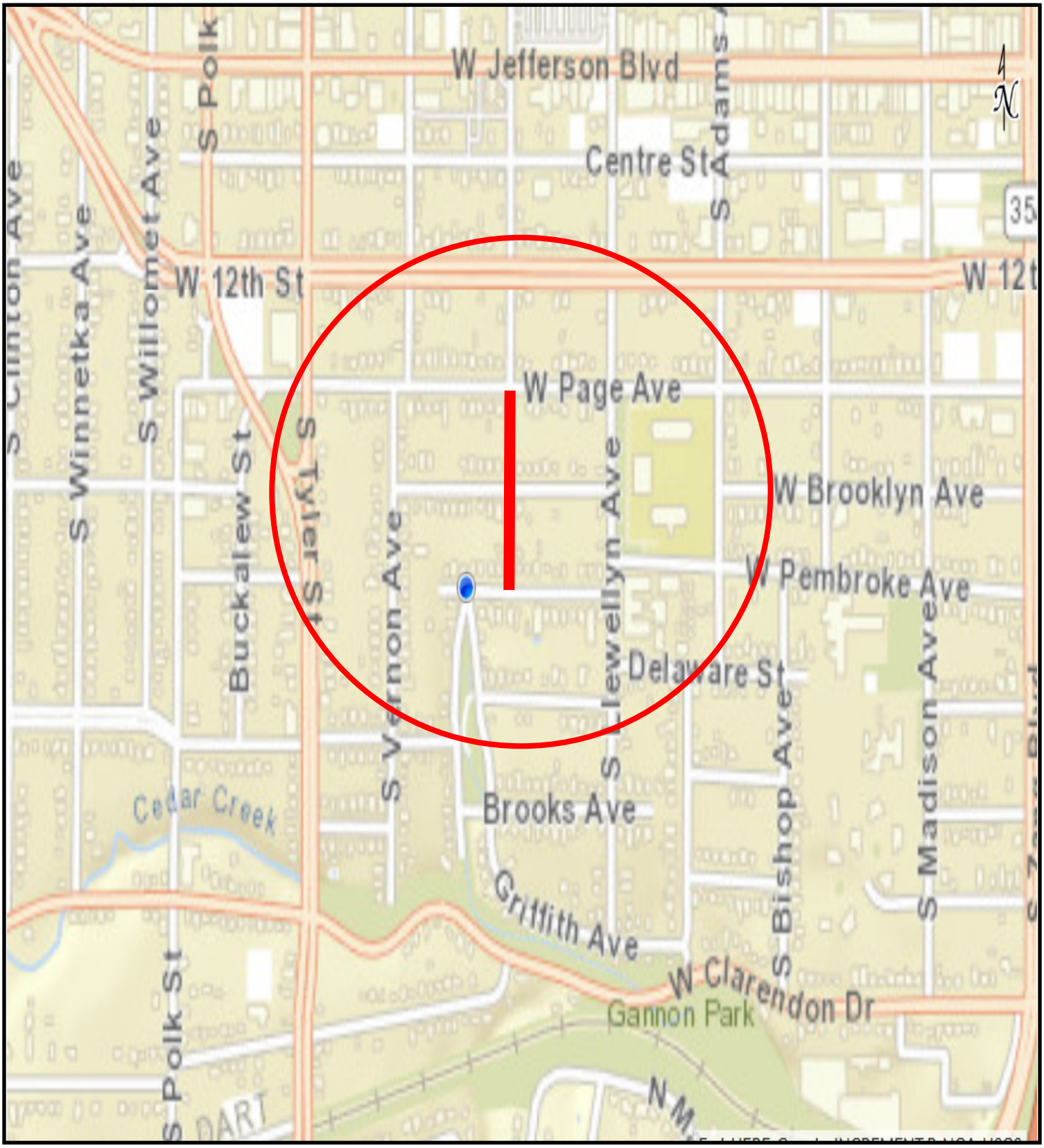
Project	Council District
Rugged Drive from Berkley Avenue to Ferndale Avenue	1
South Van Buren Avenue from West Pembroke Avenue to Page Avenue	1

STREET RECONSTRUCTION
RUGGED DRIVE FROM BERKLEY AVENUE TO FERNDALE AVENUE



COUNCIL DISTRICT 1

STREET RECONSTRUCTION
SOUTH VAN BUREN AVENUE FROM
WEST PEMBROKE AVENUE TO PAGE AVENUE



COUNCIL DISTRICT 1

November 14, 2018

WHEREAS, Urban Engineers Group, Inc., was selected to provide engineering design for Street Reconstruction Group 17-1006.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Urban Engineers Group, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $186,715.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contracts:

Urban Engineers Group, Inc. for the engineering design of street reconstruction projects on local streets on: Rugged Drive from Berkley Avenue to Ferndale Avenue; and South Van Buren Avenue from West Pembroke Avenue to Page Avenue.

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V189, Activity SREC Object 4111, Program PB17V189 Encumbrance/Contract No. CX-PBW-2018-00008087 Vendor 511462	$ 76,045.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V191, Activity SREC Object 4111, Program PB17V191 Encumbrance/Contract No. CX-PBW-2018-00008087 Vendor 511462	$ 68,410.00
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42, Activity RELO Object 4111, Program 719021 Encumbrance/Contract No. CX-PBW-2018-00008087 Vendor 511462	$ 42,260.00
Total amount not to exceed	$186,715.00

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1056 **Item #:** 11.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Lockwood, Andrews & Newnam, Inc. for the engineering design of Street Reconstruction Group 17-1007 (list attached to the Agenda Information Sheet) - Not to exceed $250,847.36 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($241,218.56) and Wastewater Capital Improvement Fund ($9,628.80)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Lockwood, Andrews & Newnam, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Lockwood, Andrews & Newnam, Inc. for the engineering design of two street reconstruction projects of local streets as Street Reconstruction Group 17-1007. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, possible replacement of the drainage system, and wastewater improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

Project	Council District	Amount
Bombay Avenue from Huron Drive to Thurston Drive	2	$134,156.83
Fillmore Drive from Empire Central Drive to Register Avenue	2	$116,690.53

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	December 2019
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $241,218.56
Wastewater Capital Improvement Fund - $9,628.80

Estimated Future Cost - Construction - $2,148,155.08

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$250,847.36	Architecture & Engineering	25.66%	39.98%	$100,290.00
• This contract exceeds the M/WBE goal.				

OWNER

Lockwood, Andrews & Newnam, Inc.

Leo Daly, III, Owner

MAPS

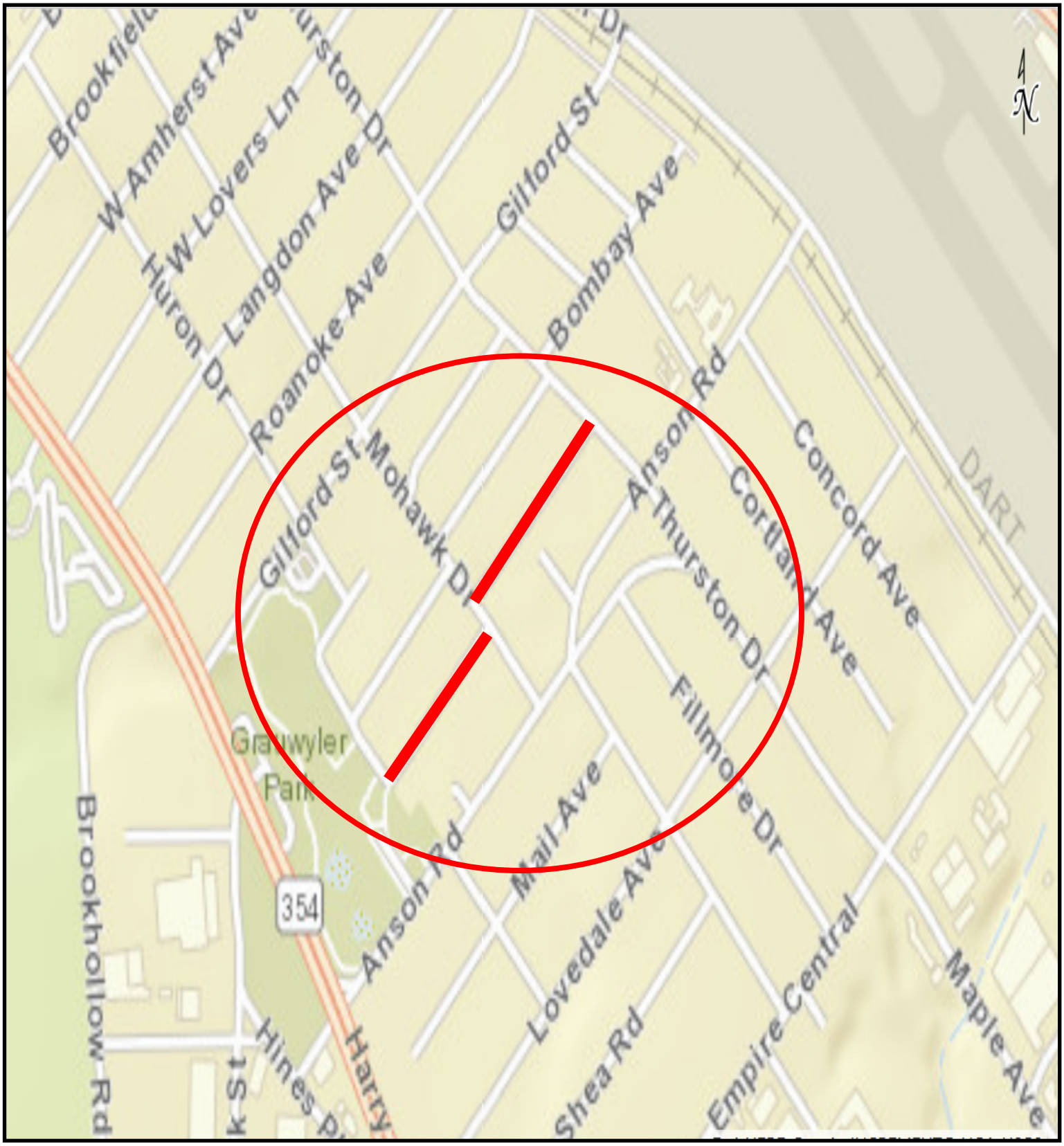
Attached

Street Reconstruction Group 17-1007

Street Reconstruction - Local Streets - Improvements

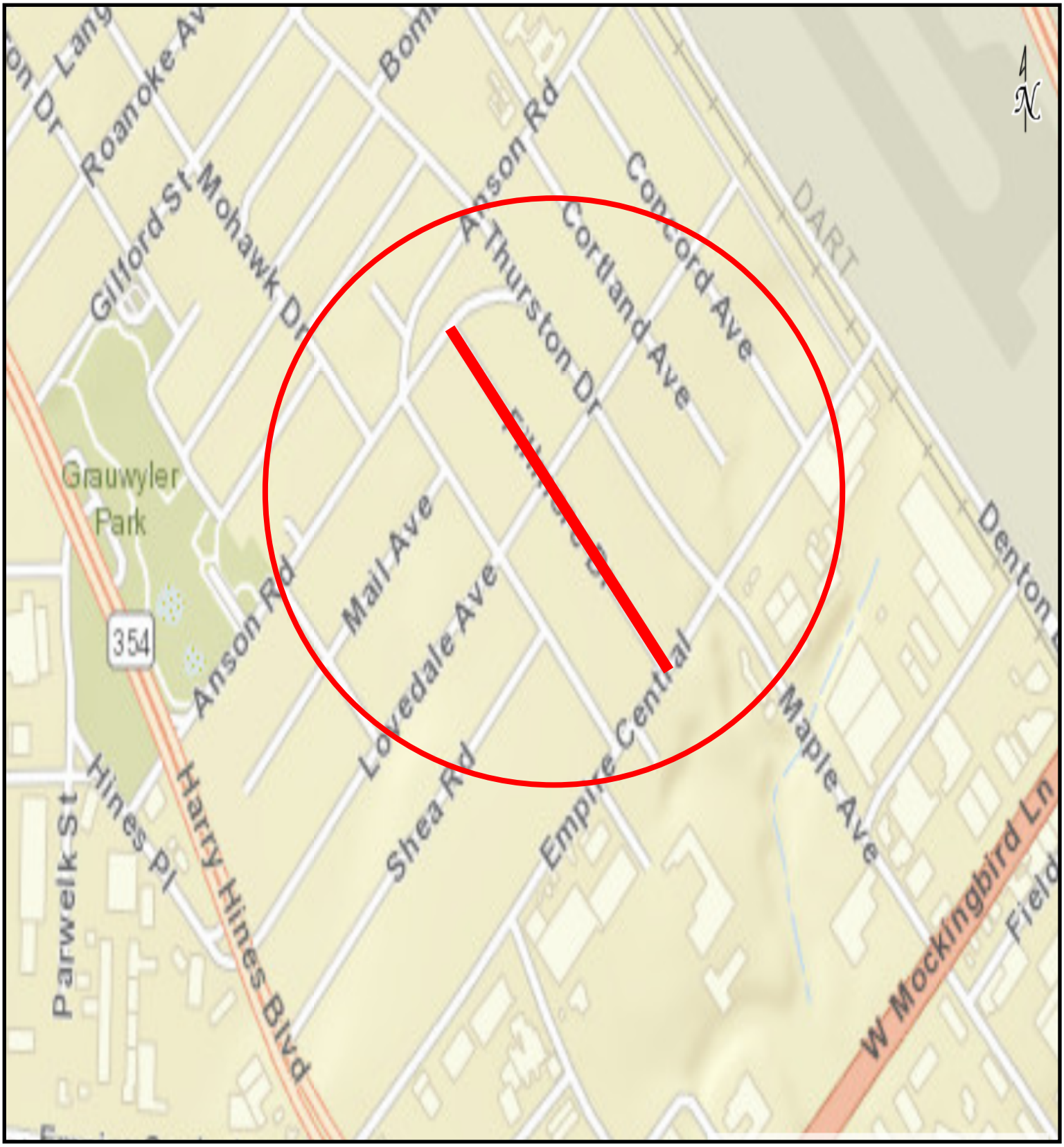
Project	Council District
Bombay Avenue from Huron Drive to Thurston Drive	2
Fillmore Drive from Empire Central Drive to Register Avenue	2

STREET RECONSTRUCTION
BOMBAY AVENUE FROM HURON DRIVE TO THURSTON DRIVE



COUNCIL DISTRICT 2

STREET RECONSTRUCTION
FILLMORE DRIVE FROM EMPIRE CENTRAL TO REGISTER AVENUE



COUNCIL DISTRICT 2

November 14, 2018

WHEREAS, Lockwood, Andrews & Newnam, Inc. was selected to provide engineering design for Street Reconstruction Group 17-1007.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Lockwood, Andrews & Newnam, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $250,847.36.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Lockwood, Andrews & Newnam, Inc. for the engineering design of street reconstruction projects on local streets on: Bombay Avenue from Huron Drive to Thurston Drive and Fillmore Drive from Empire Central Drive to Register Avenue:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V193, Activity SREC Object 4111, Program PB17V193 Encumbrance/Contract No. CX PBW-2018-00008135 Vendor VS0000075003	$124,528.03
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V195, Activity SREC Object 4111, Program PB17V195 Encumbrance/Contract No. CX PBW-2018-00008135 Vendor VS0000075003	$116,690.53
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42, Activity RELO Object 4111, Program 719028 Encumbrance/Contract No. CX PBW-2018-00008135 Vendor VS0000075003	$ 9,628.80
Total amount not to exceed	$250,847.36

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1058 **Item #:** 12.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with MV Engineering, Inc. for the engineering design of Street Reconstruction Group 17-1010 (list attached to the Agenda Information Sheet) - Not to exceed $134,711.14 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($126,135.90) and Water Capital Improvement Fund ($8,575.24)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, MV Engineering, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with MV Engineering, Inc. for the engineering design of one street reconstruction of thoroughfares and one street reconstruction of local streets project as Street Reconstruction Group 17-1010. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, possible replacement of the drainage system, and water improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

Project	Council District	Amount
North Lancaster Avenue from East Colorado Boulevard to Addison Street	1	$43,982.47

Street Reconstruction - Thoroughfares - Improvements

Project	Council District	Amount
East Davis Street from Beckley Avenue to Patton Avenue	1	$90,728.67

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	December 2019
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $126,135.90
Water Capital Improvement Fund - $8,575.24

Estimated Future Cost - Construction - $1,168,697.16

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$134,711.14	Architecture & Engineering	25.66%	69.05%	$93,015.73
• This contract exceeds the M/WBE goal.				

OWNER

MV Engineering, Inc.

David Hosseiny, P.E., Vice President

MAPS

Attached

Street Reconstruction Group 17-1010

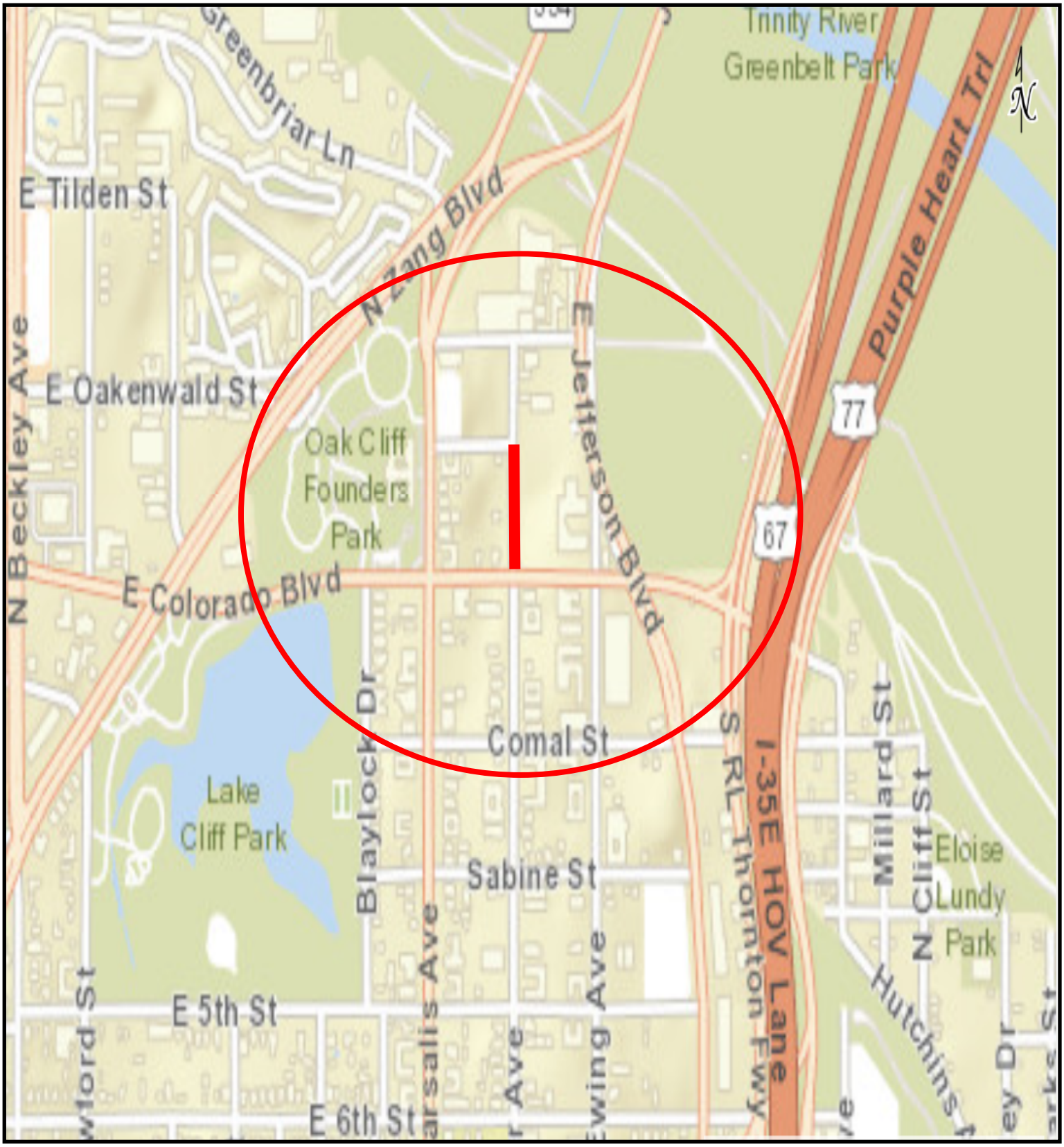
Street Reconstruction - Local Streets - Improvements

Project	Council District
North Lancaster Avenue from East Colorado Boulevard to Addison Street	1

Street Reconstruction - Thoroughfares - Improvements

Project	Council District
East Davis Street from Beckley Avenue to Patton Avenue	1

STREET RECONSTRUCTION
NORTH LANCASTER AVENUE FROM
EAST COLORADO BOULEVARD TO ADDISON STREET



COUNCIL DISTRICT 1

STREET RECONSTRUCTION
EAST DAVIS STREET FROM BECKLEY AVENUE TO PATTON AVENUE



COUNCIL DISTRICT 1

November 14, 2018

WHEREAS, MV Engineering, Inc. was selected to provide engineering design for Street Reconstruction Group 17-1010.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with MV Engineering, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $134,711.14.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

MV Engineering, Inc. for the engineering design of street reconstruction projects on local streets and thoroughfares on: North Lancaster Avenue from East Colorado Boulevard to Addison Street and East Davis Street from Beckley Avenue to Patton Avenue:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V238, Activity SREC Object 4111, Program PB17V238 Encumbrance/Contract No. CX-PBW-2018-00008162 Vendor VS0000014785	$ 35,407.23
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V303, Activity SREC Object 4111, Program PB17V303 Encumbrance/Contract No. CX-PBW-2018-00008162 Vendor VS0000014785	$ 90,728.67
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42, Activity RELO Object 4111, Program 719031 Encumbrance/Contract No. CX-PBW-2018-00008162 Vendor VS0000014785	$ 8,575.24
Total amount not to exceed	$134,711.14

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1062 **Item #:** 13.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Dunaway Associates, L.P. for the engineering design of Target Neighborhood Group 17-4010 (list attached to the Agenda Information Sheet) - Not to exceed $131,479.27 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($115,979.27) and Wastewater Capital Improvement Fund ($15,500.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Dunaway Associates, L.P., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Dunaway Associates, L.P. for the engineering design of two street improvements and two alley improvements as Target Neighborhood Group 17-4010. These target neighborhood improvements will include replacing the existing deteriorating alleys and street asphalt pavement with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, possible replacement of the drainage system, and wastewater improvements.

Following are the locations and design costs for each project:

Target Neighborhood Group 17-4010

Street Improvements

Project	Council District	Amount
12th Street from Upton Street to 200 feet east of Upton Street	4	$31,011.47

Upton Street from Interstate Highway 35E to 12th Street	4	$51,143.78

Alley Improvements

Alley improvement between 8th Street and Church Street from Interstate Highway 35E to North Cliff Street	4	$31,632.28
Alley improvement between Ewing Avenue and Upton Street from Viola Street to Clarendon Drive	4	$17,691.74

ESTIMATED SCHEDULE OF PROJECT

Begin Design	January 2019
Complete Design	January 2020
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $115,979.27
Wastewater Capital Improvement Fund - $15,500.00

Estimated Future Cost - Construction - $1,126,462.90

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$131,479.27	Architecture & Engineering	25.66%	34.83%	$45,790.00
• This contract exceeds the M/WBE goal.				

OWNER

Dunaway Associates, L.P.

Kervin Campbell, P.E., Civil Engineering Executive

MAPS

Attached

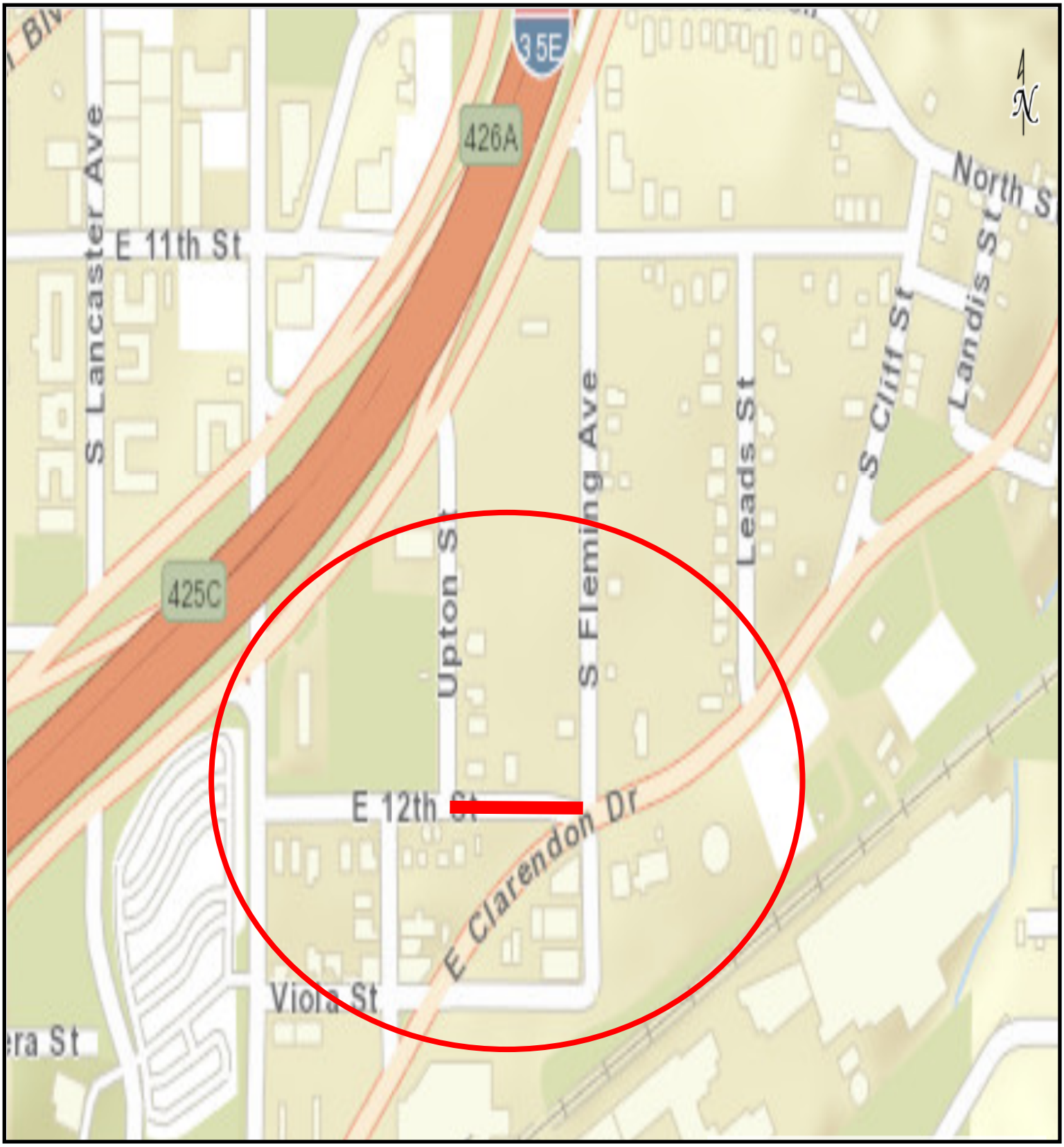
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Target Neighborhood Group 17-4010

Target Neighborhood Improvements

Project	Council District
Street Improvements	
12th Street from Upton Street to 200 feet east of Upton Street	4
Upton Street from Interstate Highway 35E to 12th Street	4
Alley Improvements	
Between 8th Street and Church Street from Interstate Highway 35E to North Cliff Street	4
Between Ewing Avenue and Upton Street from Viola Street to Clarendon Drive	4

TARGET NEIGHBORHOOD IMPROVEMENTS
12TH STREET FROM UPTON STREET TO
200 FEET EAST OF UPTON STREET



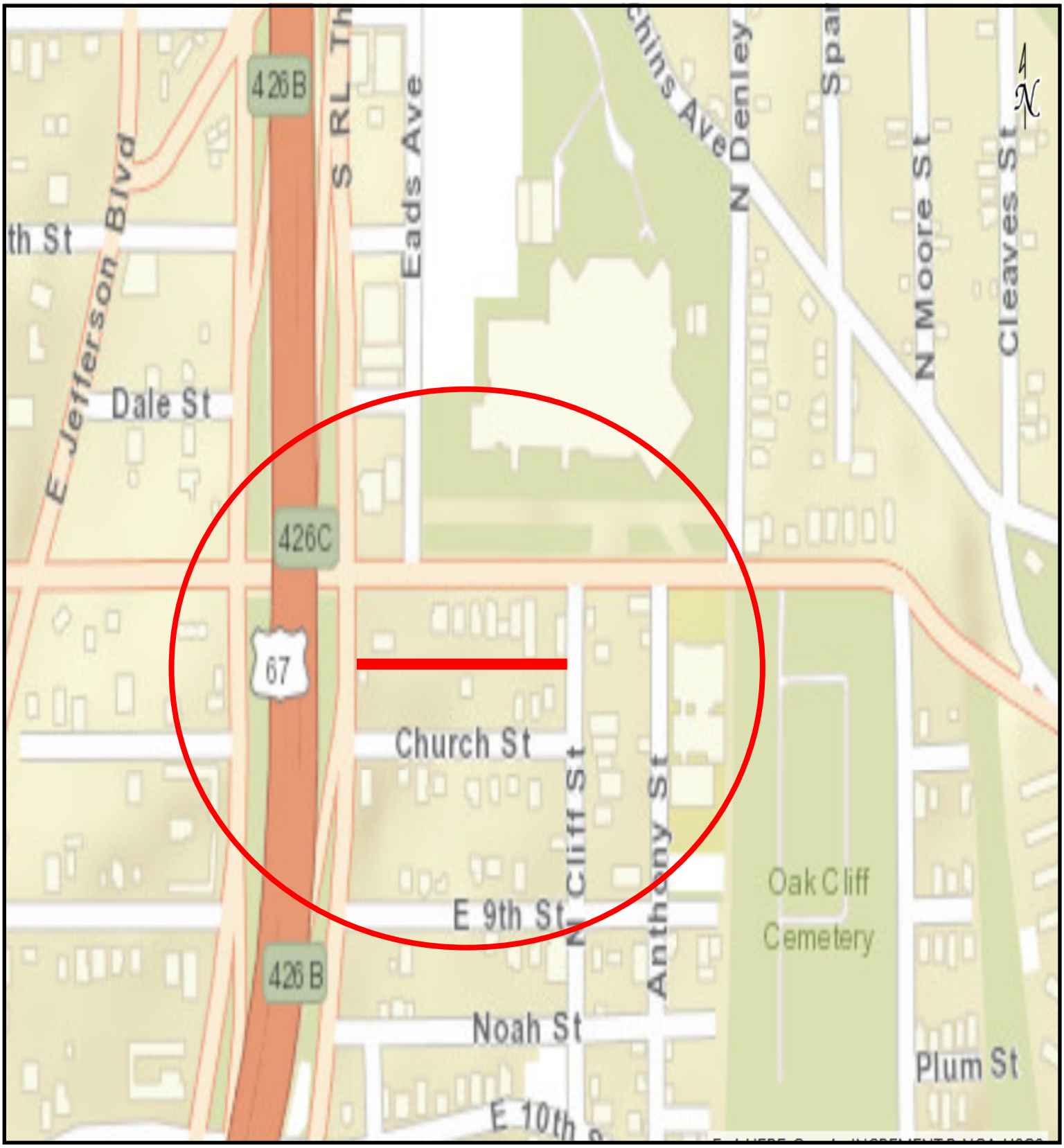
COUNCIL DISTRICT 4

TARGET NEIGHBORHOOD IMPROVEMENTS
UPTON STREET FROM INTERSTATE HIGHWAY 35E TO 12TH STREET



COUNCIL DISTRICT 4

ALLEY IMPROVEMENTS
8TH STREET & CHURCH STREET FROM INTERSTATE HIGHWAY 35E TO NORTH CLIFF STREET



COUNCIL DISTRICT 4

ALLEY IMPROVEMENTS
EWING AVENUE & UPTON STREET FROM VIOLA STREET TO CLARENDON DRIVE



COUNCIL DISTRICT 4

WHEREAS, Dunaway Associates, L.P. was selected to provide engineering design for Target Neighborhood Group 17-4010.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Dunaway Associates, L.P., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $131,479.27.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Dunaway Associates, L.P. for the engineering design of Target Neighborhood Improvement Projects as follows: Street improvements - 12th Street from Upton Street to 200 feet east of Upton Street; and Upton Street from Interstate Highway 35E to 12th Street.
Alley improvements between 8th Street and Church Street from Interstate Highway 35E to North Cliff Street; and between Ewing Avenue and Upton Street from Viola Street to Clarendon Drive:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V992, Activity TGTN Object 4111, Program PB17V992 Encumbrance/Contract No. CX-PBW-2018-00008095 Vendor VS0000059194	$ 31,011.47
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V993, Activity TGTN Object 4111, Program PB17V993 Encumbrance/Contract No. CX-PBW-2018-00008095 Vendor VS0000059194	$ 25,482.28
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V994, Activity TGTN Object 4111, Program PB17V994 Encumbrance/Contract No. CX-PBW-2018-00008095 Vendor VS0000059194	$ 17,691.74

SECTION 2. (continued)

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V995, Activity TGTN Object 4111, Program PB17V995 Encumbrance/Contract No. CX-PBW-2018-00008095 Vendor VS0000059194	$ 41,793.78
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42, Activity RELO Object 4111, Program 719034 Encumbrance/Contract No. CX-PBW-2018-00008095 Vendor VS0000059194	$ 15,500.00
Total amount not to exceed	$131,479.27

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1087 **Item #:** 14.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. for the engineering design of Street Reconstruction Group 17-5007 (list attached to the Agenda Information Sheet) - Not to exceed $167,001.57 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($115,621.57) and Water Utilities Capital Improvement Funds ($51,380.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Nathan D. Maier Consulting Engineers, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. for the engineering design of two street reconstruction projects of local streets as Street Reconstruction Group 17-5007. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, possible replacement of the drainage system, water and wastewater improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

Project	Council District	Amount
Donnybrook Lane from North Prairie Creek Road to Riverway Drive	5	$71,252.93
Palisade Drive from North Prairie Creek Road		

to Riverway Drive	5	$95,748.64

ESTIMATED SCHEDULE OF PROJECT

Begin Design	January 2019
Complete Design	January 2020
Begin Construction	April 2020
Complete Construction	April 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $115,621.57
Water Utilities Capital Improvement Funds - $51,380.00

Estimated Future Cost - Construction - $1,634,625.30

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$167,001.57	Architecture & Engineering	25.66%	100.00%	$167,001.57
• This contract exceeds the M/WBE goal.				

OWNER

Nathan D. Maier Consulting Engineers, Inc.

Jean Maier Dean, President

MAPS

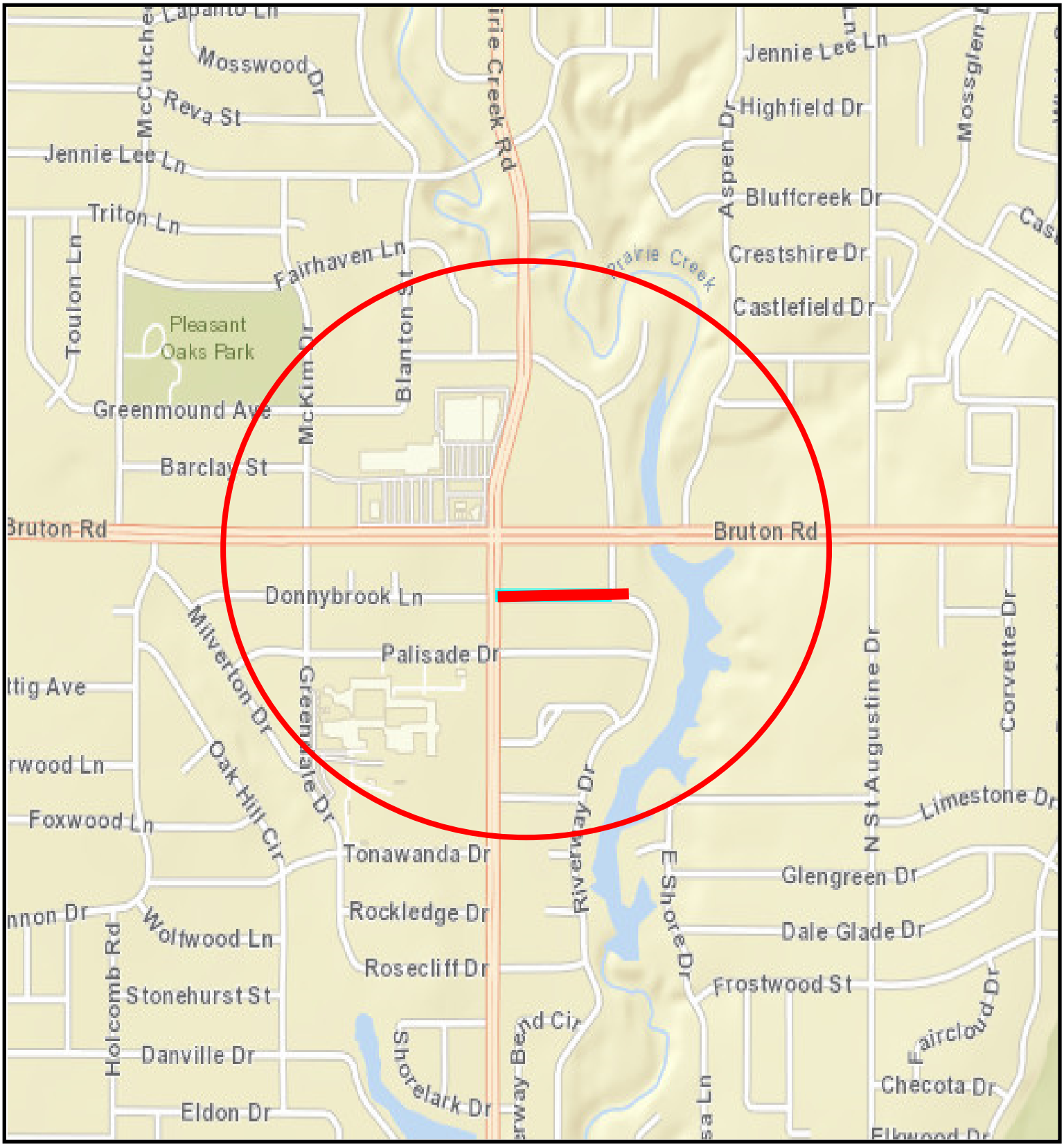
Attached

Street Reconstruction Group 17-5007

Street Reconstruction - Local Streets - Improvements

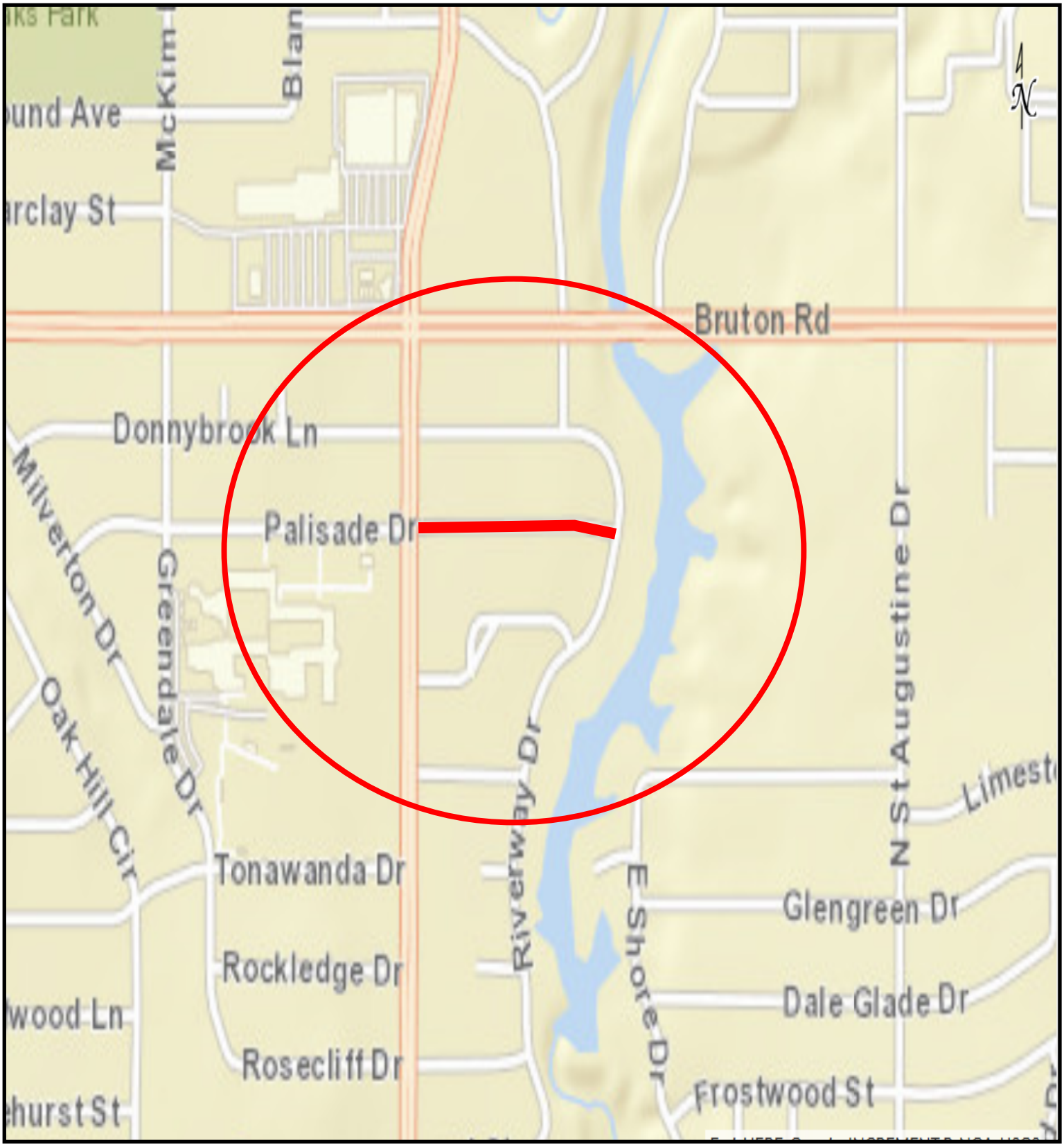
Project	Council District
Donnybrook Lane from North Prairie Creek Road to Riverway Drive	5
Palisade Drive from North Prairie Creek Road to Riverway Drive	5

STREET RECONSTRUCTION
DONNYBROOK LANE FROM NORTH PRAIRIE CREEK ROAD TO RIVERWAY DRIVE



COUNCIL DISTRICT 5

STREET RECONSTRUCTION
PALISADE DRIVE FROM NORTH PRAIRIE CREEK ROAD TO RIVERWAY DRIVE



COUNCIL DISTRICT 5

November 14, 2018

WHEREAS, Nathan D. Maier Consulting Engineers, Inc. was selected to provide engineering design of Street Reconstruction Group 17-5007.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Nathan D. Maier Consulting Engineers, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $167,001.57.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Nathan D. Maier Consulting Engineers, Inc., for the engineering design of street reconstruction projects on Donnybrook Lane from North Prairie Creek Road to Riverway Drive and Palisade Drive from North Prairie Creek Road to Riverway Drive:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V254, Activity SREC Object 4111, Program PB17V254 Encumbrance/Contract No. CX-PBW-2018-00008161 Vendor 354434	$ 46,962.93
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V255, Activity SREC Object 4111, Program PB17V255 Encumbrance/Contract No. CX-PBW-2018-00008161 Vendor 354434	$ 68,658.64
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42, Activity RELO Object 4111, Program 719035 Encumbrance/Contract No. CX-PBW-2018-00008161 Vendor 354434	$ 23,155.83
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42, Activity RELO Object 4111, Program 719036 Encumbrance/Contract No. CX-PBW-2018-00008161 Vendor 354434	$ 28,224.17
Total amount not to exceed	$167,001.57

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1063 **Item #:** 15.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2, 6

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with CP&Y, Inc. for the engineering design of Street Reconstruction Group 17-6001 (list attached to the Agenda Information Sheet) - Not to exceed $479,630.64 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($429,369.59) and Water Utilities Capital Improvement Funds ($50,261.05)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, CP&Y, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with CP&Y, Inc. for the engineering design of three street reconstruction projects of local streets as Street Reconstruction Group 17-6001. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, possible replacement of the drainage system, water and wastewater improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

Project	Council District	Amount
Lenel Place from Clover Lane to Wemdon Drive	2 6	$107,342.38 $107,342.40
Lenel Place from Lively Lane to Clover Lane	6	$107,342.40

Lenel Place from Wemdon Drive to Mixon Drive	6	$157,603.46

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	December 2019
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $429,369.59
Water Utilities Capital Improvement Funds - $50,261.05

Estimated Future Cost - Construction - $3,874,470.00

Council District	Amount
2	$107,342.38
6	$372,288.26
Total	$479,630.64

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$479,630.64	Architecture & Engineering	25.66%	100.00%	$479,630.64
• This contract exceeds the M/WBE goal.				

OWNER

CP&Y, Inc.

Tom Cochill, P.E., Vice President

MAPS

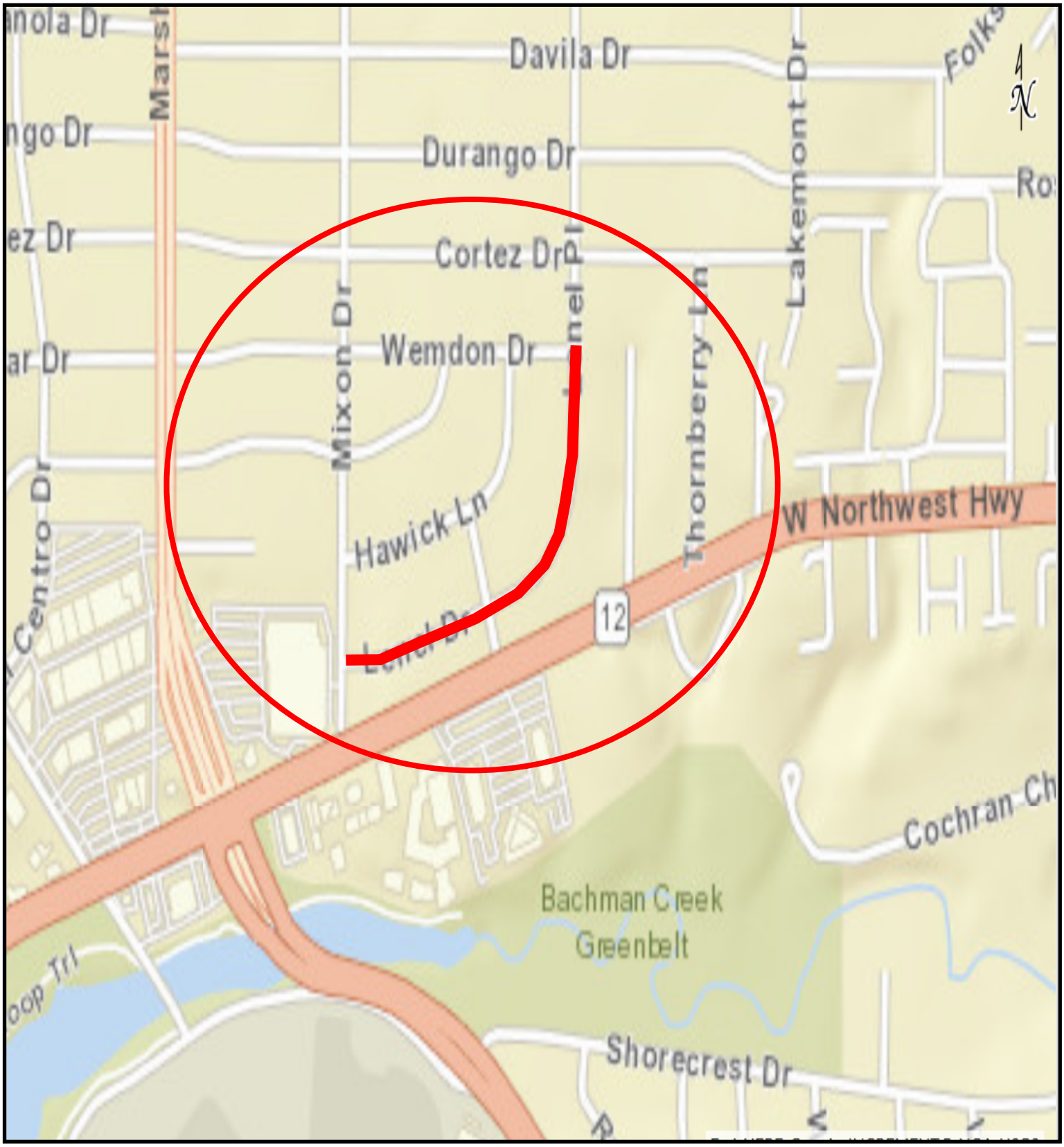
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Street Reconstruction Group 17-6001

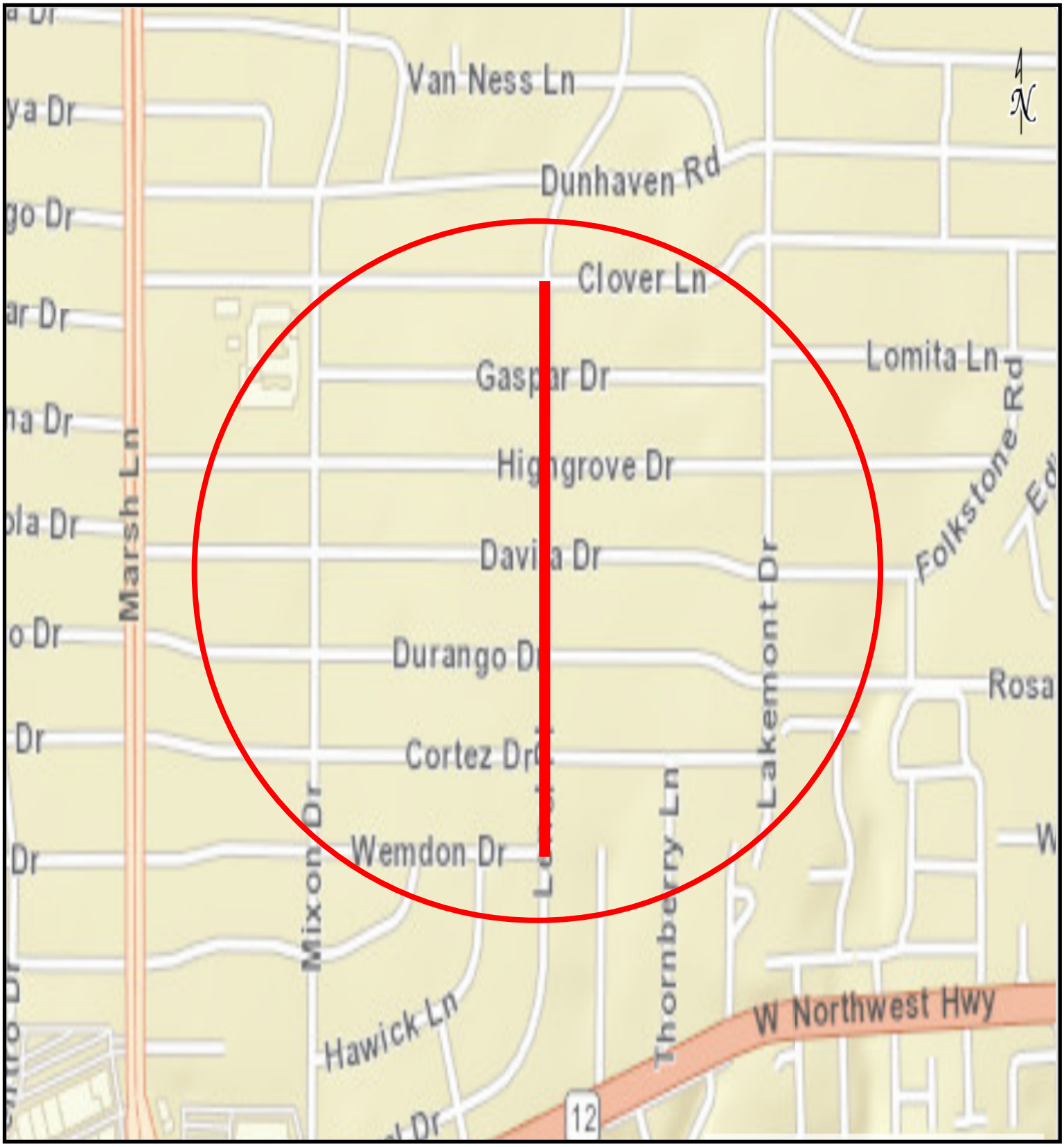
Project	**Council District**
Lenel Place (Partnership with District 2 from Clover Lane to Wemdon Drive	2,6
Lenel Place from Lively Lane to Clover Lane	6
Lenel Place from Wemdon Drive to Mixon Drive	6

STREET RECONSTRUCTION
LENEL PLACE FROM WEMDON DRIVE TO MIXON DRIVE



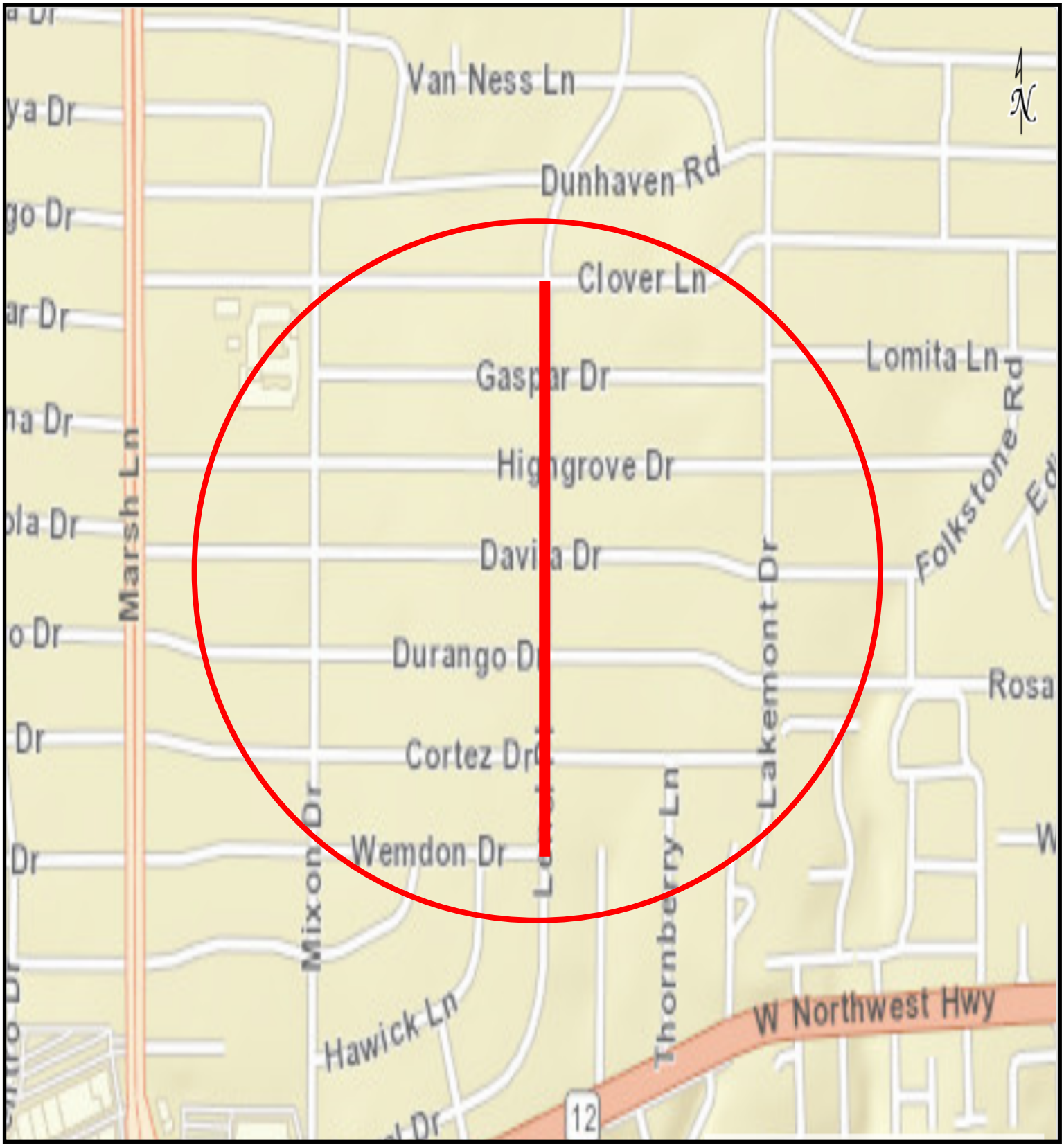
COUNCIL DISTRICT 6

STREET RECONSTRUCTION
LENEL PLACE PARTNERSHIP WITH DISTRICT 2
FROM CLOVER LANE TO WEMDON DRIVE



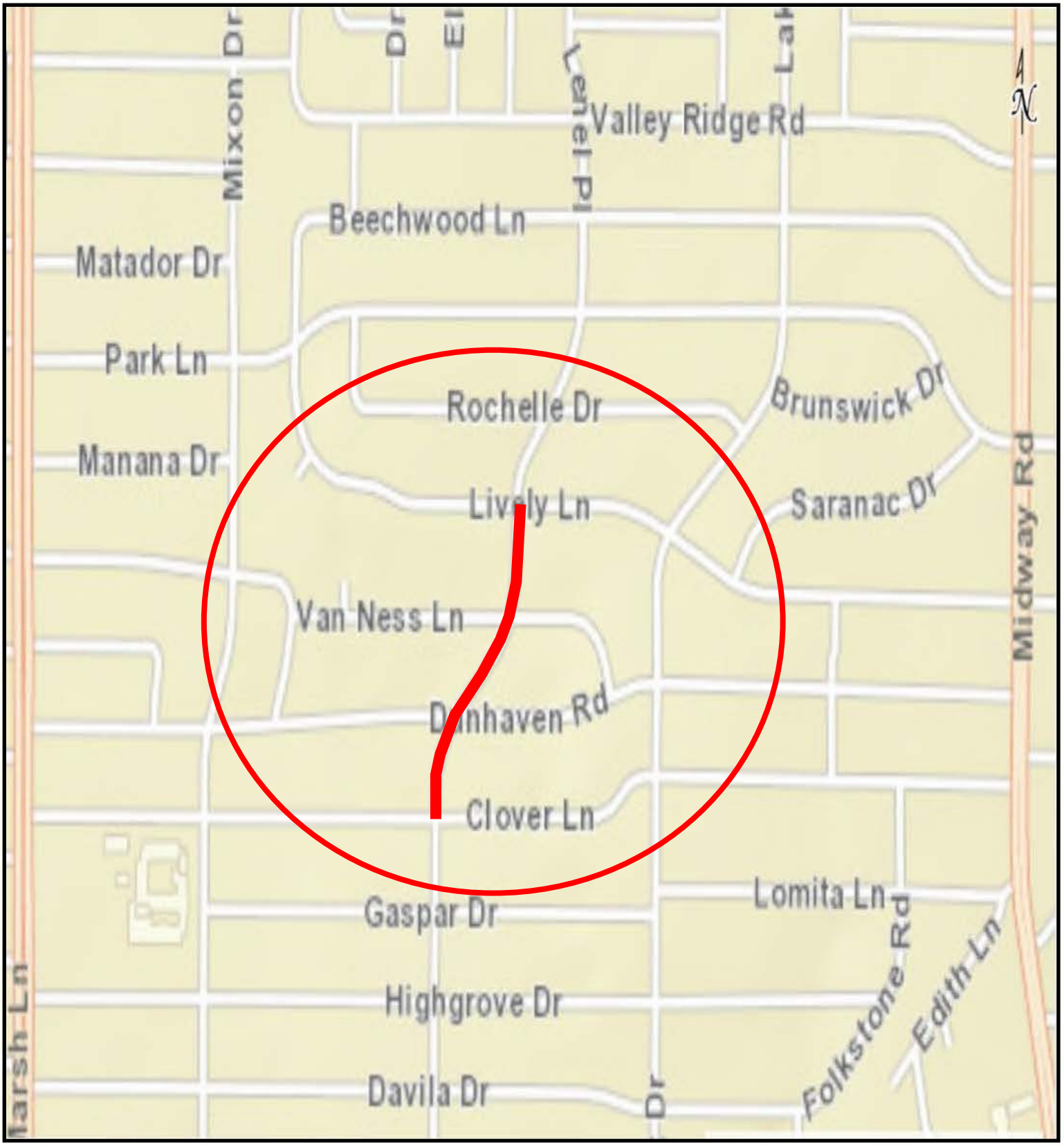
COUNCIL DISTRICT 6

STREET RECONSTRUCTION
LENEL PLACE PARTNERSHIP WITH DISTRICT 6
FROM CLOVER LANE TO WEMDON DRIVE



COUNCIL DISTRICT 2

STREET RECONSTRUCTION
LENEL PLACE FROM LIVELY LANE TO CLOVER LANE



COUNCIL DISTRICT 6

WHEREAS, CP&Y, Inc. was selected to provide engineering design of Street Group 17-6001.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with CP&Y, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $479,630.64.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

CP&Y, Inc. for the engineering design of street reconstruction projects on Lenel Place from Wemdon Drive to Mixon Drive, Lenel Place from Clover Lane to Wemdon Drive, and Lenel Place from Lively Lane to Clover Lane:

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V207, Activity SREC Object 4111, Program PB17V207 Encumbrance/Contract No. CX-PBW-2018-00008067 Vendor VC0000005625	$107,342.41
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V208, Activity SREC Object 4111, Program PB17V208 Encumbrance/Contract No. CX-PBW-2018-00008067 Vendor VC0000005625	$107,342.38
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V240, Activity SREC Object 4111, Program PB17V240 Encumbrance/Contract No. CX-PBW-2018-00008067 Vendor VC0000005625	$107,342.40
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V258, Activity SREC Object 4111, Program PB17V258 Encumbrance/Contract No. CX-PBW-2018-00008067 Vendor VC0000005625	$107,342.40

SECTION 2. (continued)

Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42, Activity RELO Object 4111, Program 719009 Encumbrance/Contract No. CX-PBW-2018-00008067 Vendor VC0000005625	$ 32,669.68
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42, Activity RELO Object 4111, Program 719010 Encumbrance/Contract No. CX-PBW-2018-00008067 Vendor VC0000005625	$ 17,591.37
Total amount not to exceed	$479,630.64

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1051 **Item #:** 16.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 10

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Hayden Consultants, Inc. for the engineering design of Alley Reconstruction Group 17-10001 (list attached to the Agenda Information Sheet) - Not to exceed $225,122.22 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Hayden Consultants, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Hayden Consultants, Inc. for the engineering design of seven alley reconstruction projects as Alley Reconstruction Project Group 17-10001. The alley reconstruction projects will include replacing the existing deteriorating concrete alleys with new reinforced concrete alley pavement, and storm drainage improvements.

Following are the locations and design costs for each project:

Alley Reconstruction Improvements

Project	Council District	Amount
10106-10160 Caribou Trail and 10127-10143 Ferndale Road	10	$31,118.80
10163-10199 Vistadale Drive and 10200-10200 Trailcliff Drive	10	$24,926.30
9003-9131 Webb Kay Drive		

and 9006-9132 Windy Crest Drive	10	$53,956.75
9506-9650 Dartridge Drive and 9605-9679 Covemeadow Drive	10	$41,723.21
9603-9616 Greensprint Drive and 9626-9626 Church Road	10	$14,219.73
9606-9734 Shady Dale Lane and 9709-9733 Shoreview Road	10	$27,140.29
9805-9847 Buxhill Drive and 9804-9846 Chiswell Road and 8805-8817 Fenchurch Road	10	$32,037.14

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	December 2019
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $225,122.22

Estimated Future Cost - Construction - $1,596,457.87

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$225,122.22	Architecture & Engineering	25.66%	27.12%	$61,052.60
• This contract exceeds the M/WBE goal.				

OWNER

Hayden Consultants, Inc.

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Rachel R. Hayden, P.E., President

MAPS

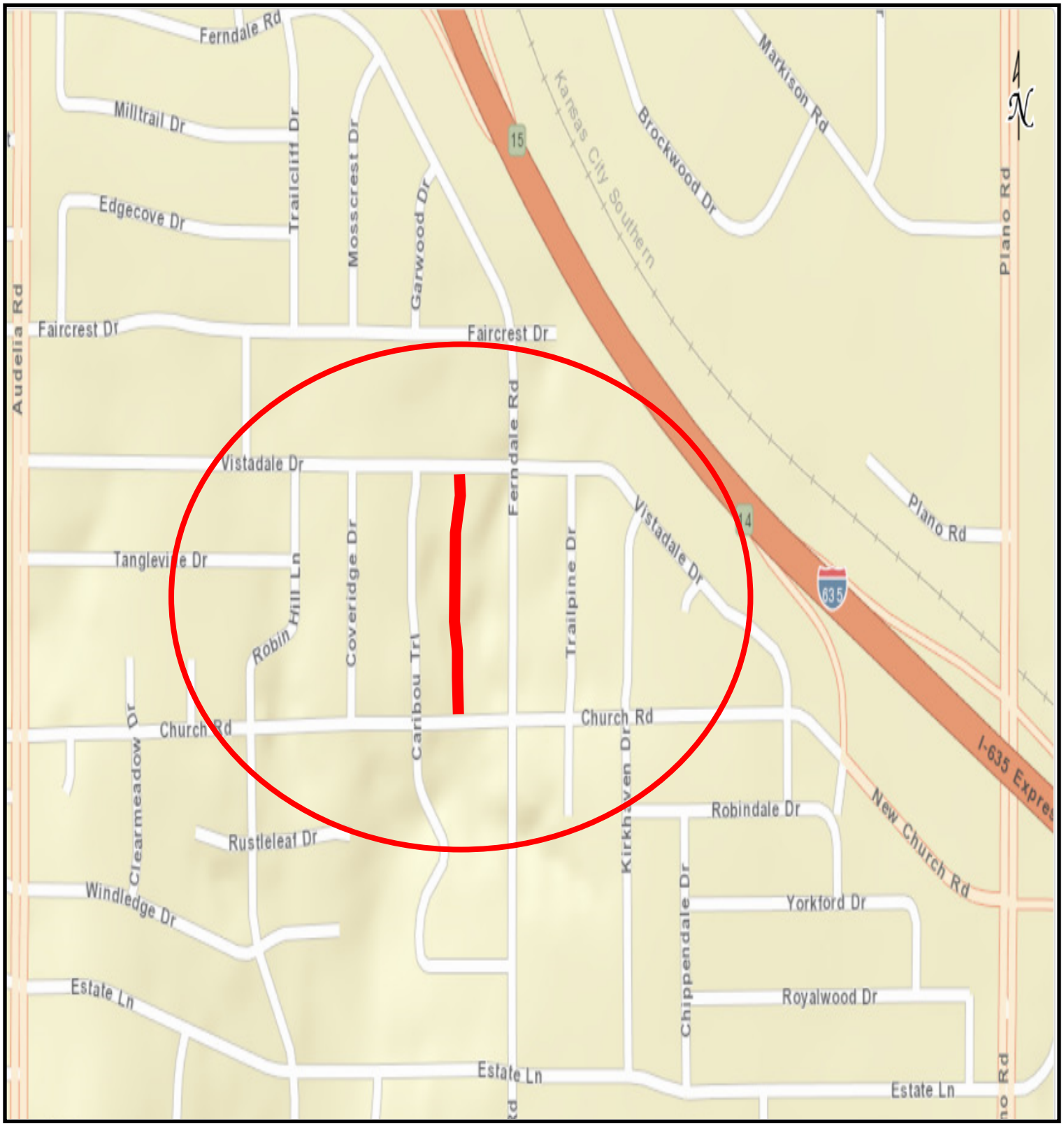
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Alley Reconstruction Group 17-10001

Project	Council District
Caribou Trail (10106-10160) and Ferndale Road (10127-10143)	10
Vistadale Drive (10163-10199) and Trailcliff Drive (10200-10200)	10
Webb Kay Drive (9003-9131) and Windy Crest Drive (9006-9132)	10
Dartridge Drive (9506-9650) and Covemeadow Drive (9605-9679)	10
Greensprint Drive (9603-9616) and Church Road (9626-9626)	10
Shady Dale Lane (9606-9734) and Shoreview Road (9709-9733)	10
Buxhill Drive (9805-9847) and Chiswell Road (9804-9846) and Fenchurch Road (8805-8817)	10

ALLEY RECONSTRUCTION
10106 - 10160 CARIBOU TRAIL & 10127 - 10143 FERNDALE ROAD



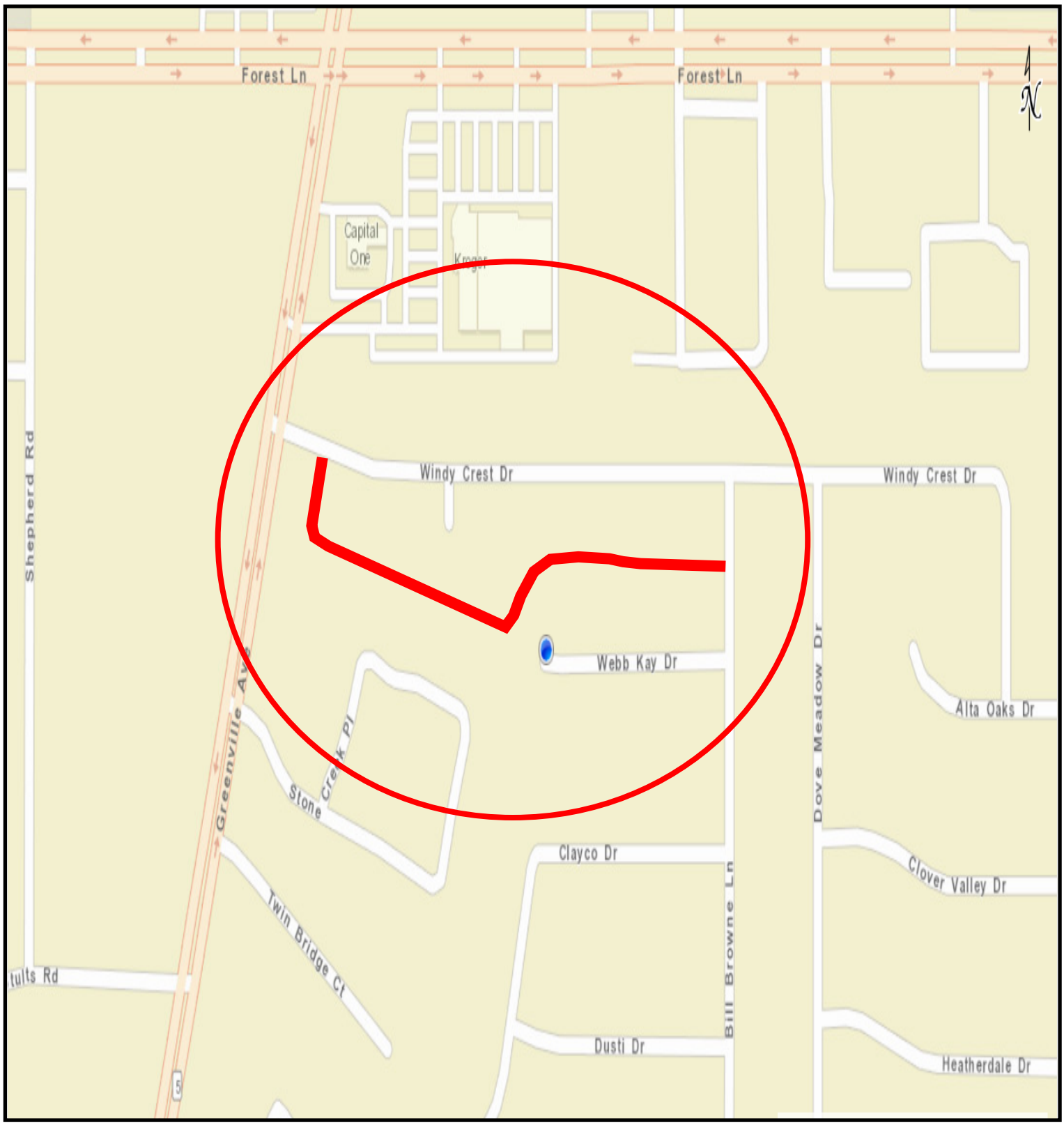
COUNCIL DISTRICT 10

ALLEY RECONSTRUCTION
10163 - 10199 VISTADALE DRIVE & 10200 - 10200 TRAILCLIFF DRIVE



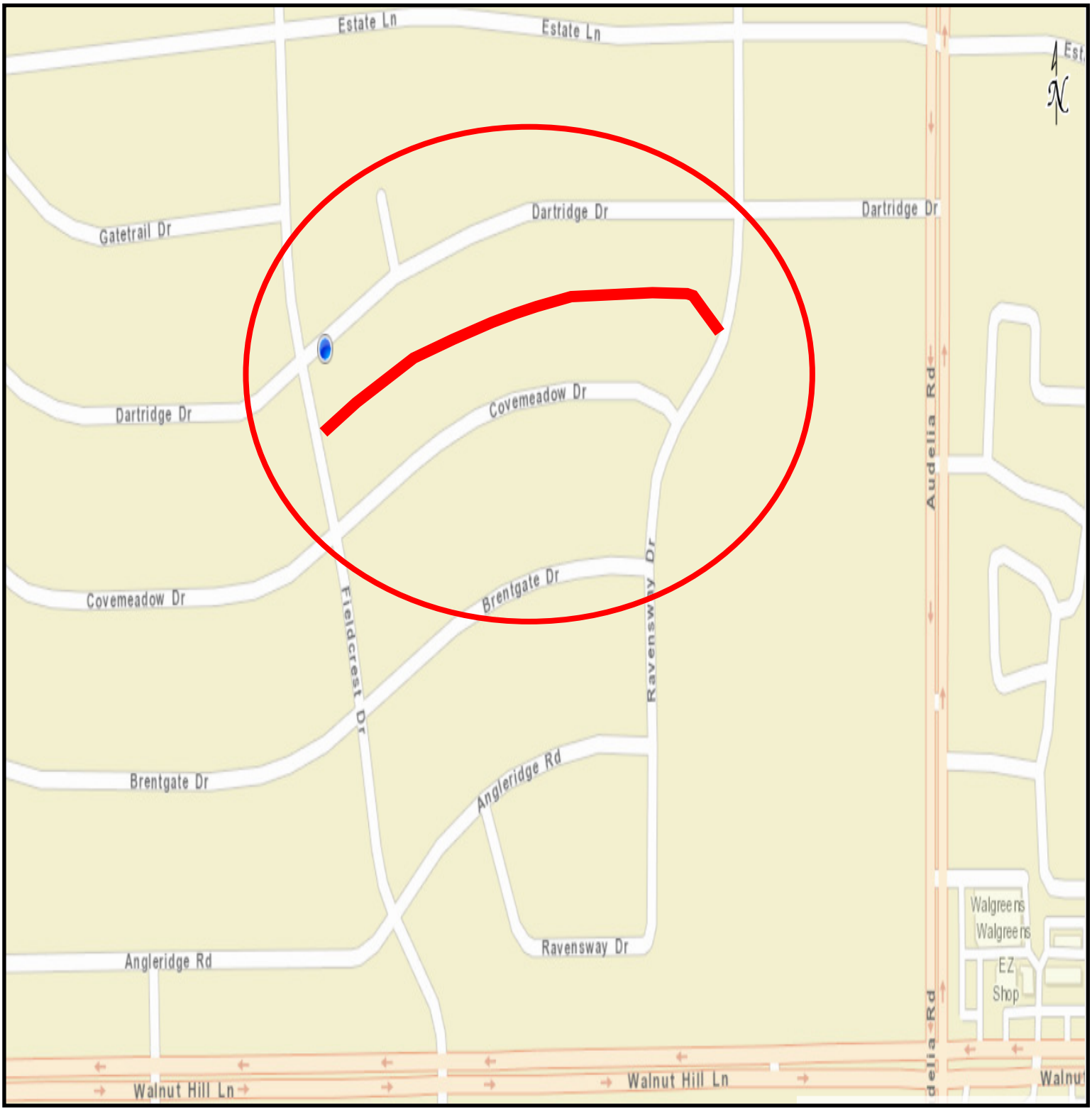
COUNCIL DISTRICT 10

ALLEY RECONSTRUCTION
9003 - 9131 WEBB KAY DRIVE & 9006 - 9132 WINDY CREST DRIVE



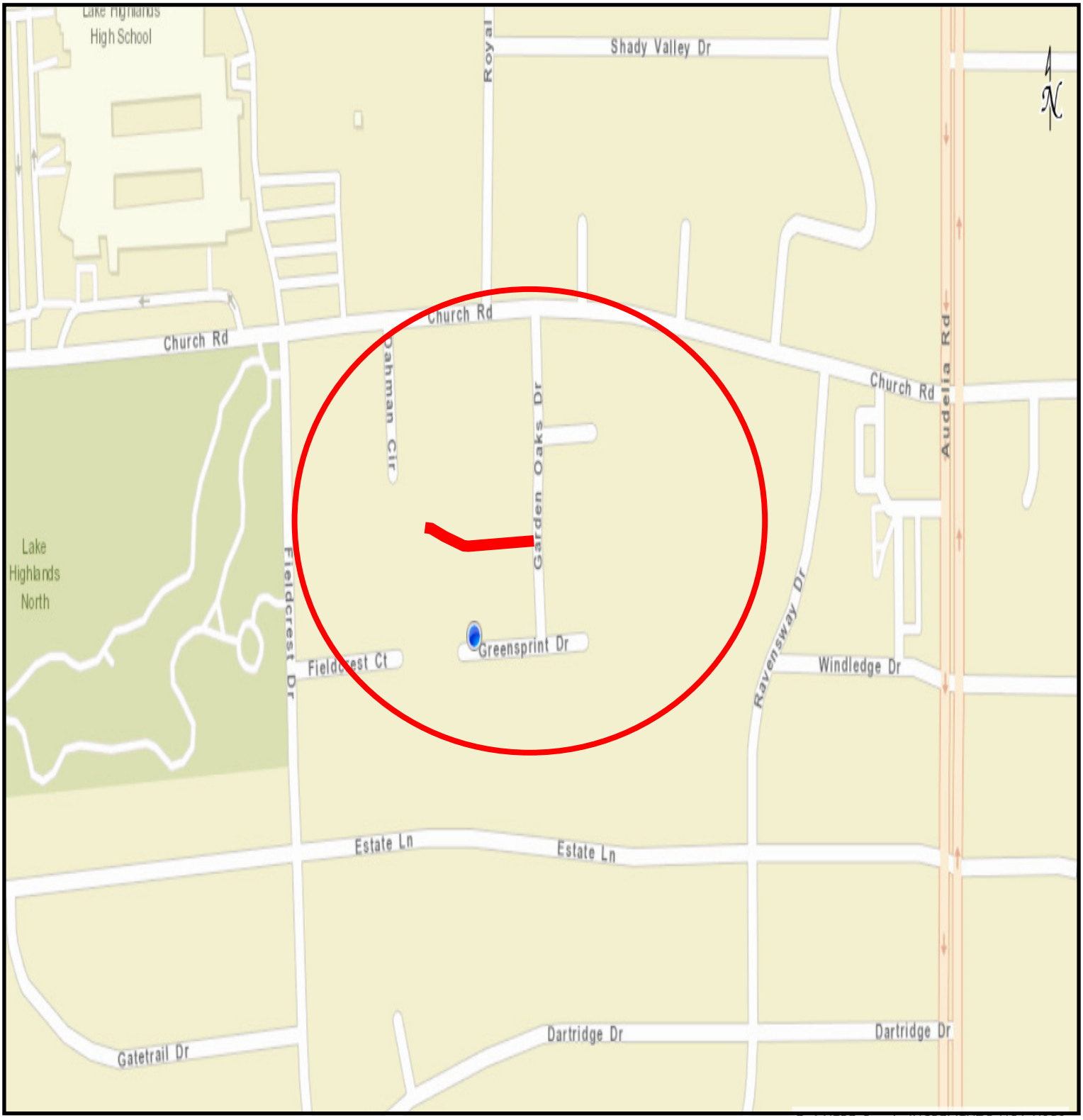
COUNCIL DISTRICT 10

ALLEY RECONSTRUCTION
9506 - 9650 DARTRIDGE DRIVE & 9605 - 9679 COVEMEADOW DRIVE



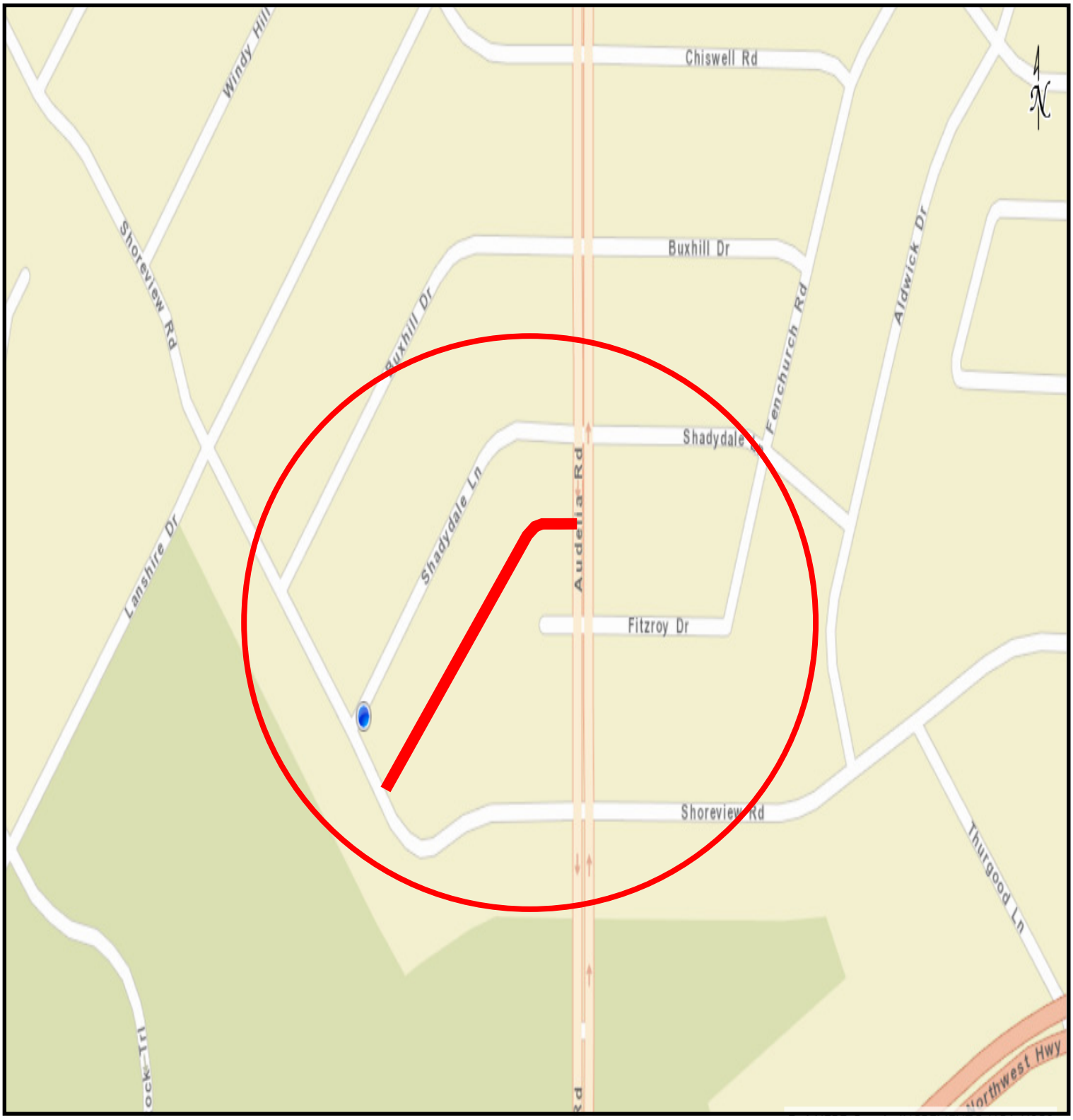
COUNCIL DISTRICT 10

ALLEY RECONSTRUCTION
9603 - 9616 GREENSPRINT DRIVE & 9626 - 9626 CHURCH ROAD



COUNCIL DISTRICT 10

ALLEY RECONSTRUCTION
9606 - 9734 SHADY DALE LANE & 9709 - 9733 SHOREVIEW ROAD



COUNCIL DISTRICT 10

ALLEY RECONSTRUCTION
9805 - 9847 BUXHILL DRIVE & 9804 - 9846 CHISWELL ROAD
& 8805 - 8817 FENCHURCH ROAD



COUNCIL DISTRICT 10

WHEREAS, Hayden Consultants, Inc., was selected to provide engineering design for Alley Reconstruction Group 17-10001.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Hayden Consultants, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed $225,122.22.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Hayden Consultants, Inc. for the engineering design of alley reconstruction projects on alleys between: Caribou Trail (10106-10160) and Ferndale Road (10127-10143); Vistadale Drive (10163-10199) and Trailcliff Drive (10200-10200); Webb Kay Drive (9003-9131) and Windy Crest Drive (9006-9132);Dartridge Drive (9506-9650) and Covemeadow Drive (9605-9679); Greensprint Drive (9603-9616) and Church Road (9626-9626); Shady Dale Lane (9606-9734) and Shoreview Road (9709-9733); and Buxhill Drive (9805-9847) and Chiswell Road (9804-9846) and Fenchurch Road (8805-8817):

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V079, Activity AREC Object 4111, Program PB17V079 Encumbrance/Contract No. CX-PBW-2018-00008103 Vendor 352614	$ 31,118.80
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V080, Activity AREC Object 4111, Program PB17V080 Encumbrance/Contract No. CX-PBW-2018-00008103 Vendor 352614	$ 24,926.30
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V081, Activity AREC Object 4111, Program PB17V081 Encumbrance/Contract No. CX-PBW-2018-00008103 Vendor 352614	$ 53,956.75

SECTION 2. (continued)

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V082, Activity AREC Object 4111, Program PB17V082 Encumbrance/Contract No. CX-PBW-2018-00008103 Vendor 352614	$ 41,723.21
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V083, Activity AREC Object 4111, Program PB17V083 Encumbrance/Contract No. CX-PBW-2018-00008103 Vendor 352614	$ 14,219.73
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V084, Activity AREC Object 4111, Program PB17V084 Encumbrance/Contract No. CX-PBW-2018-00008103 Vendor 352614	$ 27,140.29
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V085, Activity AREC Object 4111, Program PB17V085 Encumbrance/Contract No. CX-PBW-2018-00008103 Vendor 352614	$ 32,037.14
Total amount not to exceed	$225,122.22

SECTION 3. 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.

Agenda Information Sheet

File #: 18-926 **Item #:** 17.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for the 2019 Maintenance & Street Improvements Project - Heritage Asphalt Company LLC, lowest responsible bidder of three - Not to exceed $31,425,116.30 - Financing: 2019 Street and Alley Improvements Fund ($18,777,096.30), General Fund ($12,399,020.00), and Capital Projects Reimbursement Fund ($249,000.00)

BACKGROUND

This action will authorize a construction contract with Heritage Asphalt Company LLC, lowest responsible bidder of three, to provide construction services for the 2019 Maintenance and Street Improvements Project.

This project provides for construction services scheduled for Fiscal Year 2019. Bid specifications were developed and publicly advertised on August 8 and August 15, 2018 for competitive bids associated with the 2019 Maintenance and Street Improvements Project.

The following chart illustrates Heritage Asphalt Company LLC ‘s contractual activities with the City of Dallas for the past three years:

	PBW	DWU	PKR	TWM
Project Completed	0	0	0	0
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	December 2018
Complete Construction	September 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

2019 Street and Alley Improvements Fund - $18,777,096.30
General Fund - $12,399,020.00
Capital Projects Reimbursement Fund - $249,000.00

Construction (this action)	$31,425,116.30
Testing (Est.)	$ 235,688.37
Total Project Costs	$31,660,804.67

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$31,425,116.30	Construction	25.00%	25.46%	$8,000,000.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following bids with quotes were opened on August 31, 2018:

*Denotes successful bidder

Bidders	Bid Amount
*Heritage Asphalt Company LLC 608 Henrietta Creek Road Roanoke, TX 76262	$ 31,425,116.30
NPL	$ 33,877,617.10
Acerts Inc.	$150,640,452.00

OWNER

Heritage Asphalt Company LLC

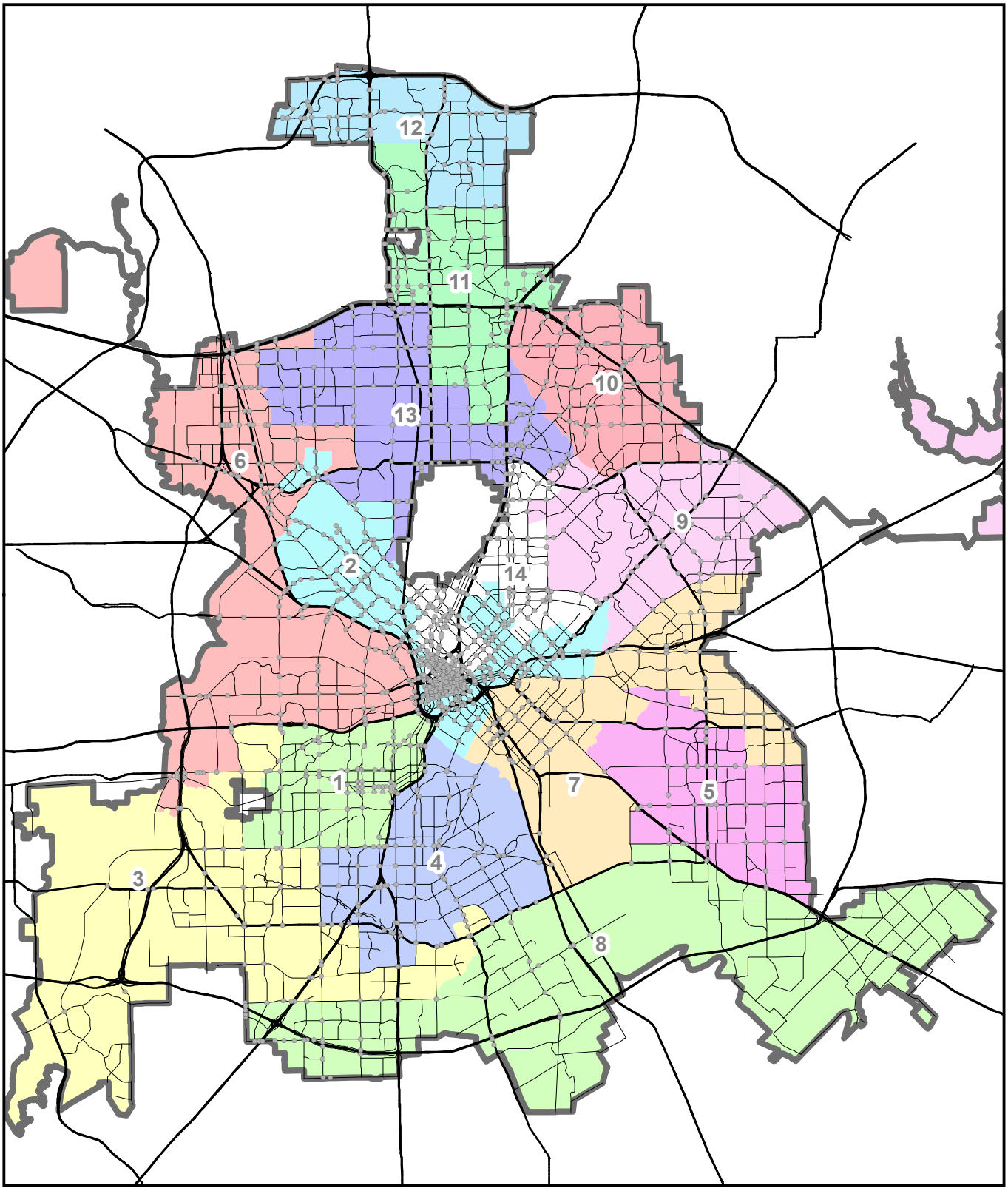
Frank Renda, Vice President

MAP

Attached

powered by Legistar™

2019 Maintenance & Street Improvements Project



WHEREAS, it became necessary to supplement City Forces for maintenance and street improvements throughout the City; and

WHEREAS, bid specifications were developed and publicly advertised for competitive bids associated with the 2019 Maintenance and Street Improvements Project; and

WHEREAS, three bids were received on August 31, 2018, for the construction of the 2019 Maintenance and Street Improvements Project as follows:

Bidders	**Bid Amount**
Heritage Asphalt Company LLC	$ 31,425,116.30
NPL	$ 33,877,617.10
Acerts Inc.	$150,640.452.00

WHEREAS, it is now desirable to authorize a construction contract with Heritage Asphalt Company LLC, lowest responsible bidder of three, to provide construction services for the 2019 Maintenance & Street Improvements Project, in an amount not to exceed $31,425,116.30.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a construction contract with Heritage Asphalt Company LLC, lowest responsible bidder of three, to provide construction services for the 2019 Maintenance & Street Improvements Project, in an amount not to exceed $31,425,116.30, this being the lowest responsive bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is here by authorized to disburse funds in an amount not to exceed $31,425,116.30 to Heritage Asphalt Company LLC as follows:

Fiscal Year 2019 Street and Alley Improvements Fund
Fund 0715, Department PBW, Unit W222, Activity PB51
Object 3072, Program Various
Encumbrance/Contract No. CX-PBW-2018-00007900
Vendor VS98584 $18,777.096.30

Fiscal Year 2019 General Fund
Fund 0001, Department PBW, Unit 3008, Activity PB51
Object 3072, Program Various
Encumbrance/Contract No. CX PBW-2018-00007900
Vendor VS98584 $12,399,020.00

SECTION 2. (continued)

Fiscal Year 2019 Capital Projects Reimbursement Fund Fund 0556, Department PBW, Unit W333, Activity PB51 Object 3072, Program Various Encumbrance/Contract No. CX-PBW-2018-00007900 Vendor VS98584	$ 249,000.00
Total amount not to exceed	$31,425,116.30

SECTION 3. 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.

Agenda Information Sheet

File #: 18-933 **Item #:** 18.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with Brown & Root Industrial Services, LLC, RS Commercial Construction, LLC, Phoenix 1 Restoration & Construction, Ltd., Gilbert May, Inc. dba Phillips/May Corporation, and METCO Engineering, Inc., most advantageous proposers of eight - Not to exceed $9,000,000.00 - Financing: 2017 Bond Funds (subject to annual appropriations)

BACKGROUND

This action will authorize construction services contracts to provide job order contracting services for repairs, alterations, renovations, remediation, and minor construction at City facilities including Library facilities, Cultural and Performing Arts facilities, and Public Safety facilities. Services will be performed on one or more of the following building systems: accessibility components, building envelopes, heating, venting, and air-conditioning (HVAC) systems, electrical systems, plumbing systems, interior finishes, exterior finishes, historical facility components, and roofing systems.

This action does not encumber funds. The purpose of a job order services contract is to establish firm pricing for the above-mentioned services, for a specified term, which are ordered on an as-needed basis.

Brown & Root Industrial Services, LLC, RS Commercial Construction, LLC, Phoenix 1 Restoration & Construction, Ltd., Gilbert May, Inc. dba Phillips/May Corporation, and METCO Engineering, Inc. were selected by an evaluation committee as the most advantageous proposers to the City, in accordance with the City of Dallas procurement guidelines.

The following chart illustrates Brown & Root Industrial Services, LLC's contractual activities with the City of Dallas for the past three years.

	PBW	DWU	PKR	TWM
Projects Completed	47	0	7	0
Change Orders	20	0	6	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates RS Commercial Construction's contractual activities with the City of Dallas for the past three years.

	PBW	DWU	PKR	TWM
Projects Completed	96	0	0	0
Change Orders	8	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates Phoenix 1 Restoration & Construction, Ltd.'s contractual activities with the City of Dallas for the past three years.

	PBW	DWU	PKR	TWM
Projects Completed	3	0	3	0
Change Orders	9	0	7	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates Gilbert May, Inc. dba Phillips/May Corporation's contractual activities with the City of Dallas for the past three years.

	PBW	DWU	PKR	TWM
Projects Completed	4	0	1	0
Change Orders	12	0	1	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates METCO Engineering, Inc.'s contractual activities with the City of Dallas for the past three years.

	PBW	DWU	PKR	TWM
Projects Completed	31	0	32	0
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Begin Construction December 2018
Complete Construction December 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

2017 Bond Funds - $9,000,000 (subject to annual appropriations)

Final distribution of funds among the selected Respondents by fiscal year will be subject to the respective job scope assignments.

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$9,000,000.00	Construction	25.00%	N/A	N/A
Job order contracting services at City facilities require 25.00% M/WBE participation. M/WBE participation efforts will be made at the time each contract is awarded.				

PROCUREMENT INFORMATION

The following eight proposals were received and opened on August 10, 2018. The proposers were ranked as follows:

*Denotes successful proposers

Proposers	Rank
*Brown & Root Industrial Services, LLC 2451 Crystal Drive, Suite 425 Arlington, Virginia 22202	1
*RS Commercial Construction, LLC 4808 Simonton Dallas, Texas 75244	2
*Gilbert May, Inc., dba Phillips May Corporation 1125 Longpoint Avenue Dallas, Texas 75247	3

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*Phoenix 1 Restoration & Construction, Ltd. 14032 Distribution Way Farmers Branch, TX 75234	3
*METCO Engineering, Inc. 3333 Lee Parkway, Suite #600 Dallas, TX 75219	4
Big Sky Construction Co., Inc.	5
Nouveau Construction & Technology Services	6
3i Contracting, LLC	7

OWNERS

Brown & Root Industrial Services, LLC

Nelson A. Dupuy, President

RS Commercial Construction, LLC

David DeMattia, President

Phoenix 1 Restoration & Construction, Ltd.

Dale C. Sellers, President

Gilbert May, Inc. dba Phillips/May Corporation

Gilbert May, President

METCO Engineering, Inc.

Barry Bagheri, President

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November 14, 2018

WHEREAS, the State of Texas Local Government Code Chapter 2269 provides for Job Order Contracting by local municipalities; and

WHEREAS, Job Order Contracting is desirable and necessary to perform repair, alteration, renovation, remediation, and minor construction at City facilities; and

WHEREAS, it is now desirable to authorize construction services contracts, using 2017 Bond Funds, with Brown & Root Industrial Services, LLC; RS Commercial Construction, LLC; Phoenix 1 Restoration & Construction, Ltd.; Gilbert May, Inc. dba Phillips/May Corporation; and METCO Engineering, Inc. to provide job order contracting services at City facilities for a contract term of two years with two one-year renewal options, in a total amount not to exceed $9,000,000.00 (subject to annual appropriations).

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign construction services contracts, using 2017 Bond Funds, with Brown & Root Industrial Services, LLC (Vendor VC15293), RS Commercial Construction, LLC (Vendor VS98430), Phoenix 1 Restoration & Construction, Ltd. (Vendor VC0000003594), Gilbert May, Inc. dba Phillips/May Corporation (Vendor 242277), and METCO Engineering, Inc. (Vendor VS0000025965), approved as to form by the City Attorney, to provide job order contracting services at City facilities for a contract term of two years with two one-year renewal options, in a total amount not to exceed $9,000,000.00 (subject to annual appropriations).

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $9,000,000.00 from service contract MASC PBW-2018-00007888, using 2017 Bond Funds, to Brown & Root Industrial Services, LLC; RS Commercial Construction, LLC; Phoenix 1 Restoration & Construction, Ltd.; Gilbert May, Inc. dba Phillips/May Corporation; and METCO Engineering, Inc., in accordance with the terms and conditions of the contract from the applicable project fund for the individual construction for which the services are being performed (subject to annual appropriations).

SECTION 3. That the Department Director or designee is authorized to request services as needed with the authorized firms in accordance with accepted pricing.

SECTION 4. That each contract shall provide for termination by the City Manager, without liability, in the event of non-appropriation of funding available for these contracts by the City Council.

SECTION 5. 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.

Agenda Information Sheet

File #: 18-954 **Item #:** 19.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2, 6, 7, 9, 10, 11, 12, 13, 14

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a twenty-four-month contract for the 2019 Sidewalk and Barrier Free Ramp Improvements that includes water and wastewater adjustments in Service Maintenance Areas 3 and 4 - Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of eight - Not to exceed $2,519,924.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) ($2,380,674.00) and Water Utilities Capital Construction Funds ($139,250.00)

BACKGROUND

This action will authorize a twenty-four-month sidewalk and barrier-free ramp installation paving services contract for the Sidewalk and Barrier-free Ramp Program. The installation of barrier-free ramps throughout the city is required in order to be in compliance with the Americans with Disabilities Act. Sidewalk projects in Service Maintenance Areas 3 and 4 will also be implemented through this contract with funding provided in the 2017 Bond Program.

Projects being implemented with this contract include the Willow Lane (north side) from Preston Road to Hillcrest Road Project, Ferguson Road (east side) from Rockyglen Drive to Graycliff Drive Project, and the Greentree Lane/Rockaway Drive (north side) from Fisher Road to Westbrook Lane and Fisher Road (south side) from Rockaway Drive to Trammel Drive Project, and other locations to be determined in Service Maintenance Areas 3 and 4. These projects will be constructed with funds from the 2017 Bond Program.

The following chart illustrates Vescorp Construction, LLC dba Chavez Concrete Cutting's contractual activities with the City of Dallas for the past three years:

	PBW	DWU	PKR	TWM
Projects Completed	0	0	0	1
Change Orders	1	0	0	1
Projects Requiring Liquidated Damages	0	0	0	0

Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	December 2018
Complete Construction	December 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - $2,380,674.00
Water Utilities Capital Construction Funds - $139,250.00

Council District	Amount
2	$ 46,024.67
6	$ 46,024.67
7	$ 245,000.00
9	$ 598,776.00
10	$ 46,024.67
11	$1,400,000.00
12	$ 46,024.67
13	$ 46,024.66
14	$ 46,024.66
Total Amount	$2,519,924.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$2,519,924.00	Construction	25.00%	97.54%	$2,457,874.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following eight bids with quotes were received and opened on August 31, 2018.

*Denotes successful bidder

Bidders	Bid Amount
* Vescorp Construction, LLC dba Chavez Concrete Cutting 2405 Peachtree Road Balch Springs, TX 75180	$2,519,924.00
Ragle, Inc.	$2,794,512.00
Rebar Placers Inc.	$2,922,774.00
Camino Construction, L.P.	$2,928,576.00
Macval Associates, LLC.	$2,981,660.00
Heritage Asphalt Company, LLC.	$3,064,950.00
Joe Funk Construction, Inc.	$3,266,130.00
FNH Construction, LLC.	$3,379,535.00

OWNER

Vescorp Construction, LLC dba Chavez Concrete Cutting

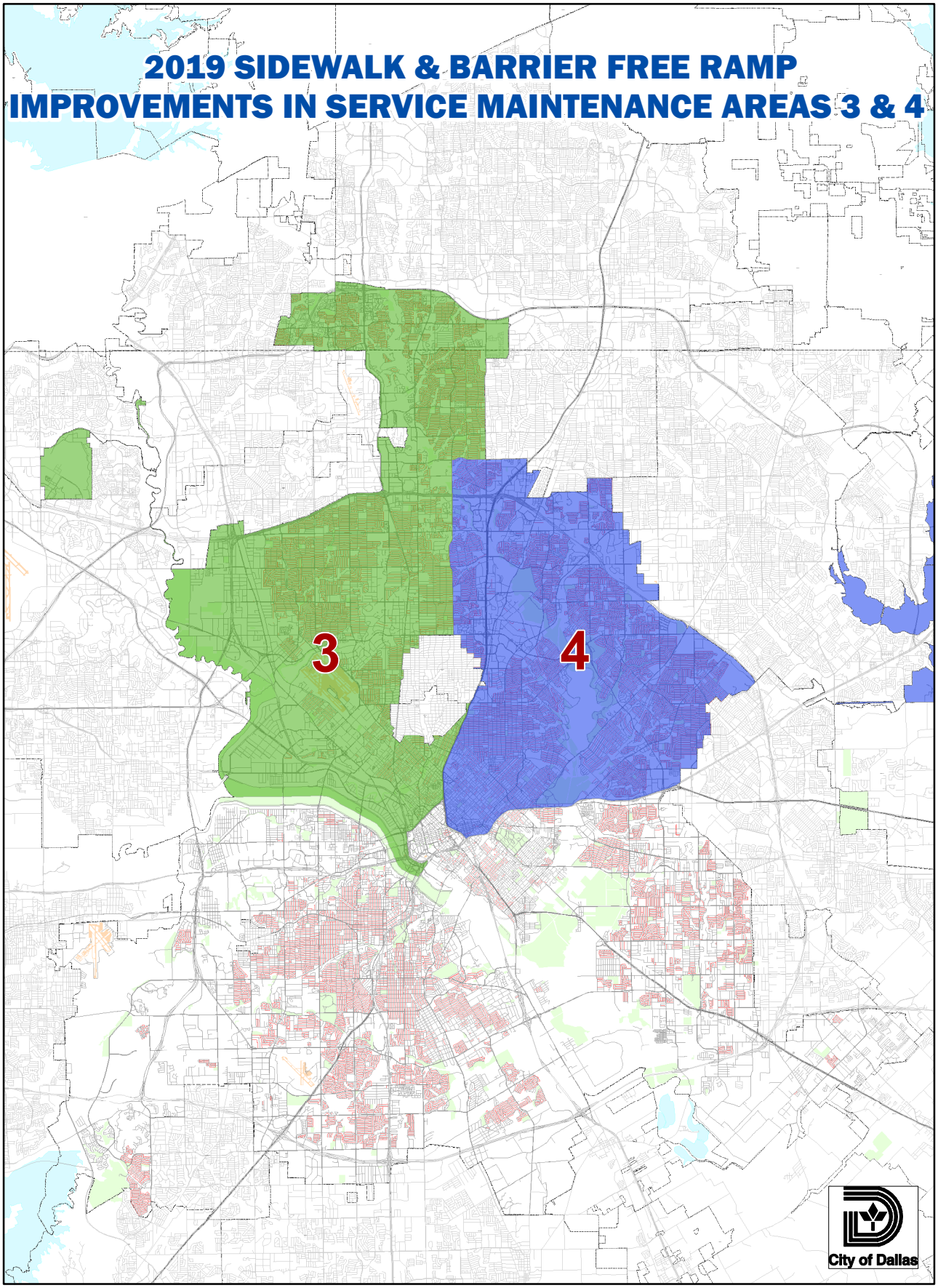
Hugo Chavez, President

MAP

Attached

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2019 SIDEWALK & BARRIER FREE RAMP IMPROVEMENTS IN SERVICE MAINTENANCE AREAS 3 & 4



WHEREAS, in November 2017, a Capital Bond Program was approved by voters; and

WHEREAS, bid specifications were developed and publicly advertised for competitive bids associated with the 2019 Sidewalk and Barrier-Free Ramp Improvements contract in Service Maintenance Areas 3 and 4; and

WHEREAS, on August 31, 2018, eight bids were received for the 2019 Sidewalk and Barrier Free Ramp Improvements in Service Maintenance Areas 3 and 4 contract that includes water and wastewater adjustments; and

Bidders	**Bid Amount**
Vescorp Construction, LLC. dba Chavez Concrete Cutting	$2,519,924.00
Ragle, Inc.	$2,794,512.00
Rebar Placers Inc.	$2,922,774.00
Camino Construction, L.P.	$2,928,576.00
Macval Associates, LLC.	$2,981,660.00
Heritage Asphalt Company, LLC.	$3,064,950.00
Joe Funk Construction, Inc.	$3,266,130.00
FNH Construction, LLC.	$3,379,535.00

WHEREAS, the bid submitted by Vescorp Construction, LLC dba Chavez Concrete Cutting in the amount of $2,519,924.00 is the lowest and best of all bids received.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a twenty-four-month contract with Vescorp Construction, LLC dba Chavez Concrete Cutting, approved as to form by the City Attorney, for the 2019 Sidewalk and Barrier Free Ramp Improvements that includes water and wastewater adjustments in Service Maintenance Areas 3 and 4, in an amount not to exceed $2,519,924.00 this being the lowest responsive bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $2,519,924.00 to Vescorp Construction, LLC dba Chavez Concrete Cutting in accordance with the terms and conditions of the contract, as follows:

SECTION 2. (continued)

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V170, Activity SIDI Object 4530, Program PB17V170 Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	$1,400,000.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V151, Activity SIDI Object 4530, Program PB17V151 Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	$ 476,776.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V163, Activity SIDI Object 4530, Program PB17V163 Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	$ 245,000.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V173, Activity SIDI Object 4530, Program PB17V173 Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	$ 122,000.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V146, Activity SIDI Object 4530, Program PB17V146 Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	$ 136,898.00
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Object 3221, Program 7A1394X Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	$ 94,250.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Object 3222, Program 7A1395X Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	$ 45,000.00
Total amount not to exceed	$2,519,924.00

SECTION 3. 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.

Agenda Information Sheet

File #: 18-806 **Item #:** 20.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A resolution authorizing the conveyance of an Easement and Right-Of-Way for a tract of land containing approximately 29,836 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Elam and North Prairie Creek Roads - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the conveyance of an Easement and Right-Of-Way for a tract of land containing approximately 29,836 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Elam and North Prairie Creek Roads. This easement will provide for electrical service to the recently constructed aquatic facility in Crawford Memorial Park.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 17, 2018, the Park and Recreation Board authorized the conveyance of an easement and right-of-way to Oncor Electric Delivery Company, LLC.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

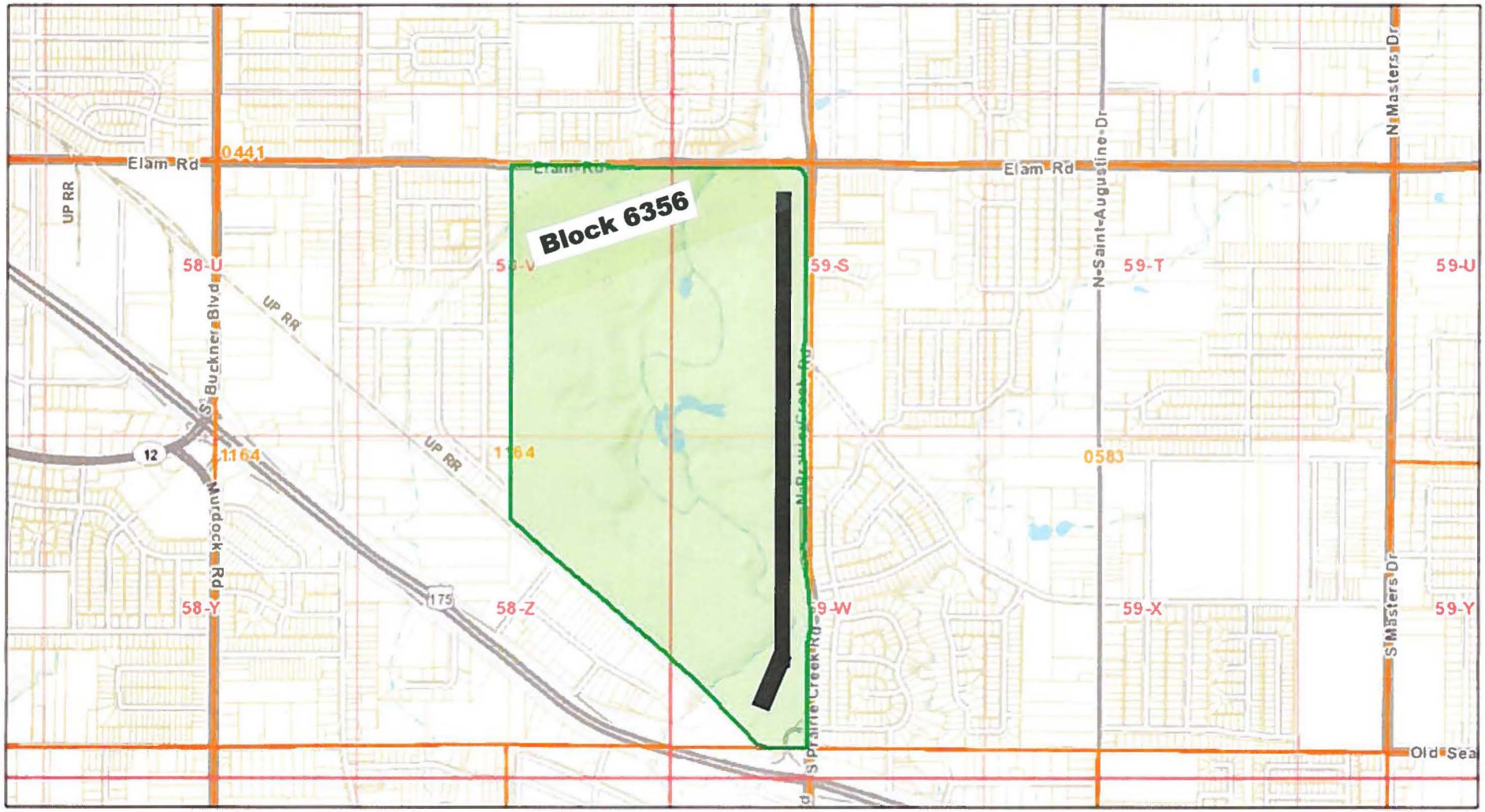
FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

8530 Elam Road



SUBJECT: ▬▬

N
W E
S

November 14, 2018

WHEREAS, the City of Dallas owns certain land in City Block 6356, Dallas, Dallas County, Texas which is used for Crawford Memorial Park; and

WHEREAS, Oncor Electric Delivery Company, LLC has requested an Easement and Right-of-Way containing approximately 29,836 square feet of land, and being more fully described in Exhibit "A", attached hereto and incorporated herein for all purposes for the construction, maintenance, and use of powerlines and electric transformer facilities to service the Crawford Memorial Park Aquatic Center; and

WHEREAS, the City of Dallas needs and desires said utility service to the Crawford Memorial Park Aquatic Center and will be benefitted by granting of this Easement and Right-of-Way.

Now Therefore,

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

SECTION 1. That the City Manager or designee is hereby authorized to execute and deliver to Oncor Electric Delivery Company, LLC an Easement and Right-of-Way to be attested by City Secretary, upon approval as to form by the City Attorney, for the construction, maintenance and use of powerlines and electric transformer facilities to service Crawford Memorial Park Aquatic Center.

SECTION 2. That this resolution is designated for City purposes as Contract No. PKR-2018-00007732.

SECTION 3. 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 AS TO FORM:
CHRISTOPHER J. CASO, Interim City Attorney

BY: _____
Assistant City Attorney

10-FOOT WIDE ELECTRIC EASEMENT
29,836 SQUARE FEET (0.685 ACRES)
TO BE ACQUIRED OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS

Exhibit A

BEING a 29,836 square feet (0.685 acres) tract of land out of City Block 6356 in the Sarah Perry Survey, Abstract No. 1164, City of Dallas, Dallas County, Texas, also being out of that tract of land conveyed to the City of Dallas, Texas, according to the warranty deed thereof recorded in Volume 4141, Page 582 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a ½-inch iron rod found at the point of intersection of the northerly right-of-way line of Fostoria Drive (a 50-foot right-of-way) and the westerly right-of-way line of Nachita Drive (a 50-foot right-of-way);

THENCE North 00 degrees 34 minutes 16 seconds West, along the westerly right-of-way line of said Nachita Drive, a distance of 326.34 feet to the northeasterly corner of Lot 15, Block E/7876 of the Crawford Park Terrace Addition No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 39, Page 211 of the Map Records of Dallas County, Texas, said point also being the southeasterly corner of Lot 16 of said Block E/7876;

THENCE South 89 degrees 25 minutes 44 seconds West, along the common line of said Lots 15 & 16, a distance of 125.00 feet to the northwesterly corner of said Lot 15, said being the southwesterly corner of said Lot 16, said point also being in the easterly right-of-way line of Prairie Creek Road (a 70-foot right-of-way);

THENCE North 89 degrees 44 minutes 35 seconds West, departing the easterly right-of-way line of said Prairie Creek Road, a distance of 100.01 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the POINT OF BEGINNING of the herein described tract of land, said point also being in the proposed westerly alignment of Prairie Creek Road (per Prairie Creek Road design plan file No. 321D-127A and 321D-127, filed at City of Dallas Survey Records Vault);

THENCE South 64 degrees 25 minutes 44 seconds West, departing the proposed westerly alignment of said Prairie Creek Road, over and across said City of Dallas tract, a distance of 88.88 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 00 degrees 34 minutes 16 seconds East, a distance of 1.98 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 89 degrees 25 minutes 44 seconds West, a distance of 15.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 00 degrees 34 minutes 16 seconds West, a distance of 15.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 89 degrees 25 minutes 44 seconds East, a distance of 15.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

FIELD NOTES APPROVED:
DGR 7-24-18

10-FOOT WIDE ELECTRIC EASEMENT
29,836 SQUARE FEET (0.685 ACRES)
TO BE ACQUIRED OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS

Exhibit A

THENCE South 00 degrees 34 minutes 16 seconds East, a distance of 1.98 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";
THENCE North 64 degrees 25 minutes 44 seconds East, a distance of 77.85 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC", said point being at 110.00 feet perpendicular distant to the easterly right-of-way line of said Prairie Creek Road;

THENCE at all times being parallel and at 110.00 feet perpendicular distant from the easterly right-of-way line of said Prairie Creek Road and also being parallel and at 10.00 feet perpendicular distant from the proposed westerly alignment of said Prairie Creek Road, the following courses and distances:

THENCE North 00 degrees 34 minutes 16 seconds West, a distance of 325.20 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the right having a radius of 1,317.89 feet and a chord that bears North 04 degrees 48 minutes 29 seconds East, a distance of 247.10 feet;

THENCE Northerly, along said curve to the right, through a central angle of 10 degrees 45 minutes 30 seconds, an arc distance of 247.46 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 10 degrees 11 minutes 17 seconds East, a distance of 13.96 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 01 degree 52 minutes 27 seconds West, being parallel and at 10.00 feet perpendicular distant from the easterly line of said City of Dallas tract, the same being the westerly right-of-way line of said Prairie Creek Road, a distance of 14.95 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 00 degrees 33 minutes 34 seconds West, being parallel and at 10.00 feet perpendicular distant from the easterly line of said City of Dallas tract, the same being the westerly right-of-way line of said Prairie Creek Road, a distance of 214.50 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE at all times being parallel and at 110.00 feet perpendicular distant from the easterly right-of-way line of said Prairie Creek Road and also being parallel and at 10.00 feet perpendicular distant from the proposed westerly alignment of said Prairie Creek Road, the following courses and distances:

THENCE North 13 degrees 09 minutes 34 seconds West, a distance of 260.95 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the right having a radius of 1,165.79 feet and a chord that bears North 06 degrees 51 minutes 34 seconds West, a distance of 255.85 feet;

THENE Northwesterly, along said curve to the right, through a central angle of 12 degrees 36 minutes 00 seconds, an arc distance of 256.37 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

FIELD NOTES APPROVED:
DER 7-24-18

10-FOOT WIDE ELECTRIC EASEMENT
29,836 SQUARE FEET (0.685 ACRES)
TO BE ACQUIRED OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS

Exhibit A

THENCE North 00 degrees 33 minutes 34 seconds West, a distance of 679.84 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 2,997.67 feet and a chord that bears North 02 degrees 24 minutes 09 seconds West, a distance of 192.82 feet;

THENCE Northerly, along said curve to the left, through a central angle of 03 degrees 41 minutes 10 seconds, an arc distance of 192.85 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 04 degrees 14 minutes 44 seconds West, a distance of 33.53 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the right having a radius of 3,217.67 feet and a chord that bears North 02 degrees 24 minutes 09 seconds West, a distance of 206.97 feet;

THENCE Northerly, along said curve to the right, and said proposed westerly alignment of Prairie Creek Road, through a central angle of 03 degrees 41 minutes 10 seconds, an arc distance of 207.01 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 00 degrees 33 minutes 34 seconds West, a distance of 205.95 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the right having a radius of 1,640.61 feet and a chord that bears North 03 degrees 01 minute 46 seconds East, a distance of 205.39 feet;

THENCE Northerly, along said curve to the right, through a central angle of 07 degrees 10 minutes 40 seconds, an arc distance of 205.53 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 06 degrees 37 minutes 06 seconds East, being parallel and at 10.00 feet perpendicular distant from the proposed westerly alignment of said Prairie Creek Road, a distance of 4.59 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 1,411.76 feet and a chord that bears North 06 degrees 21 minutes 57 seconds East, a distance of 12.44 feet;

THENCE Northerly, along said curve to the left, through a central angle of 00 degrees 30 minutes 18 seconds, an arc distance of 12.44 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 83 degrees 53 minutes 11 seconds East, a distance of 10.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" in the proposed westerly alignment of said Prairie Creek Road, said point also being the beginning of a circular curve to the right having a radius of 1,421.76 feet and a chord that bears South 06 degrees 21 minutes 57 seconds West, a distance of 12.53 feet;

FIELD NOTES APPROVED:
7-24-18

THENCE Southerly, along said curve to the right and the proposed westerly alignment of said Prairie Creek Road, through a central angle of 00 degrees 30 minutes 18 seconds, an arc distance of 12.53 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 06 degrees 37 minutes 06 seconds West, along the proposed westerly alignment of said Prairie Creek Road, a distance of 4.59 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 1,630.61 feet and a chord that bears South 03 degrees 01 minute 46 seconds West, a distance of 204.14;

THENCE Southerly, along said curve to the left and the proposed westerly alignment of said Prairie Creek Road, through a central angle of 07 degrees 10 minutes 40 seconds, an arc distance of 204.28 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE at all times being parallel and 100.00 feet perpendicular distant from the easterly right-of-way line of said Prairie Creek Road and along the proposed westerly alignment of said Prairie Creek Road, the following courses and distances:

THENCE South 00 degrees 33 minutes 34 seconds East, a distance of 205.95 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 3,207.67 feet and a chord that bears South 02 degrees 24 minutes 09 seconds East, a distance of 206.33 feet;

THENCE Southerly, along said curve to the left, through a central angle of 03 degrees 41 minutes 10 seconds, an arc distance of 206.36 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 04 degrees 14 minutes 44 seconds East, a distance of 33.53 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the right having a radius of 3,007.67 feet and a chord that bears South 02 degrees 24 minutes 09 seconds East, a distance of 193.46 feet;

THENCE Southerly, along said curve to the right, through a central angle of 03 degrees 41 minutes 10 seconds, an arc distance of 193.50 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 00 degrees 33 minutes 34 seconds East, a distance of 679.84 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 1,155.79 feet and a chord that bears South 06 degrees 51 minutes 34 seconds East, a distance of 253.66 feet;

THENCE Southerly, along said curve to the left, through a central angle of 12 degrees 36 minutes 00 seconds, an arc distance of 254.17 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

FIELD NOTES APPROVED:
DER 7-24-18

10-FOOT WIDE ELECTRIC EASEMENT
29,836 SQUARE FEET (0.685 ACRES)
TO BE ACQUIRED OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS

Exhibit A

THENCE South 13 degrees 09 minutes 34 seconds East, a distance of 262.05 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" in the easterly line of said City of Dallas tract;

THENCE South 00 degrees 33 minutes 34 seconds East, along the easterly line of said City of Dallas tract, the same being the westerly right-of-way line of Prairie Creek Road, a distance of 215.49 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 01 degree 52 minutes 27 seconds East, continuing along the easterly line of said City of Dallas tract, the same being the westerly right-of-way line of Prairie Creek Road, a distance of 15.89 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE at all times being parallel and at 100.00 feet perpendicular distant from the easterly right-of-way line of said Prairie Creek Road and along the proposed westerly alignment of said Prairie Creek Road, the following courses and distances:

THENCE South 10 degrees 11 minutes 17 seconds West, departing the easterly line of said City of Dallas tract, a distance of 15.02 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 1,307.89 feet and a chord that bears South 04 degrees 48 minutes 29 seconds West, a distance of 245.22 feet;

THENCE Southerly, along said curve to the left, through a central angle of 10 degrees 45 minutes 30 seconds, an arc distance of 245.58 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

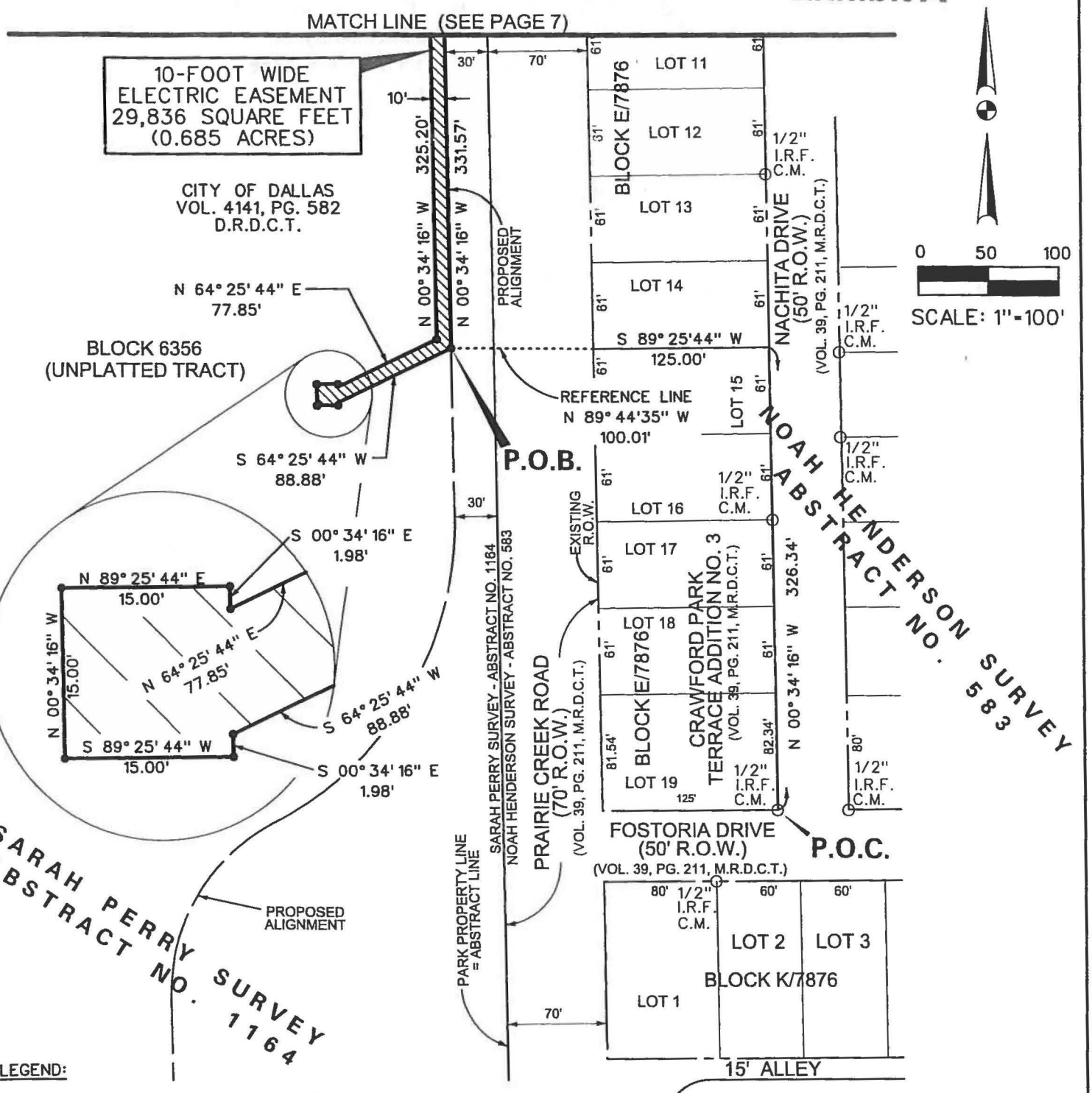
THENCE South 00 degrees 34 minutes 16 seconds East, a distance of 331.57 feet to the POINT OF BEGINNING and containing 29,836 square feet or 0.685 acres of land, more or less.

BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. All distance are surface projection values converted and adjusted to surface values using a surface adjustment factor of 1.000136506.



FIELD NOTES APPROVED:
JDR 7-24-18

Exhibit A



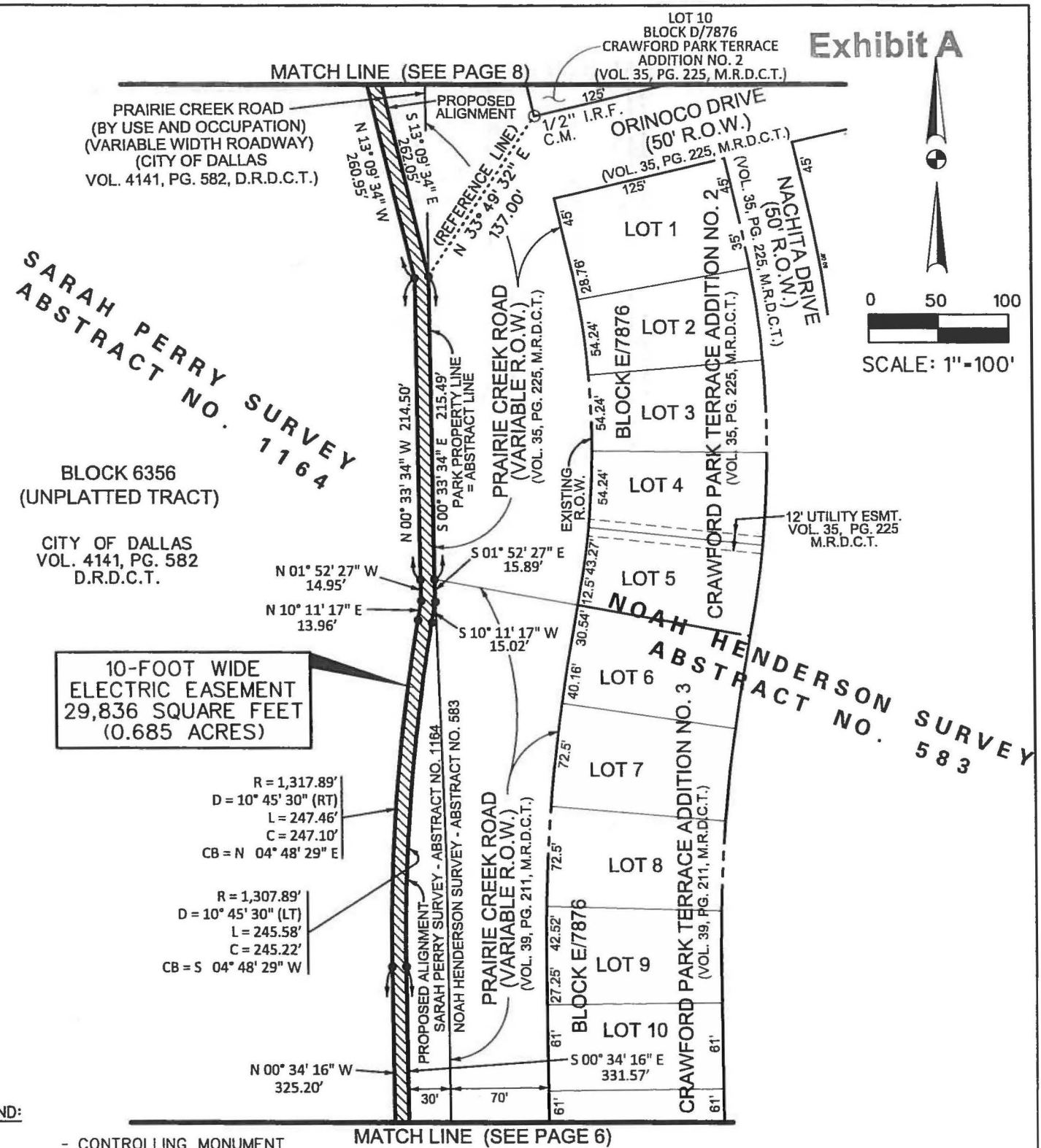
LEGEND:

C.M.	- CONTROLLING MONUMENT
● I.R.S.	- 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
○ I.R.F.	- IRON ROD FOUND
D.R.D.C.T.	- DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	- MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTE:
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LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPLS Reg. 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881

10-FOOT WIDE
ELECTRIC EASEMENT
29,836 SQUARE FEET
(0.685 ACRES)
TO BE ACQUIRED
OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS



LEGEND:

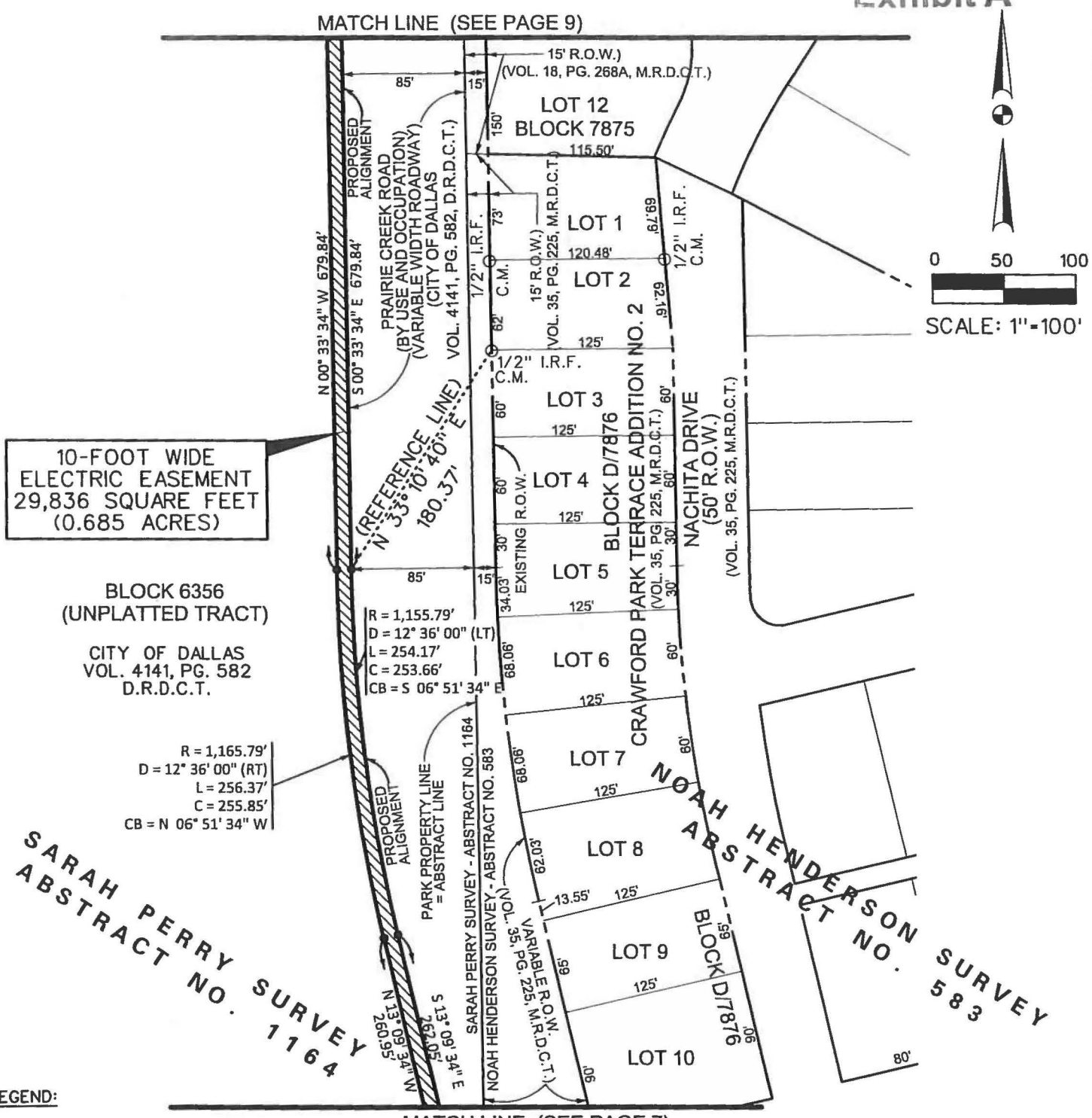
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Exhibit A



LEGEND:

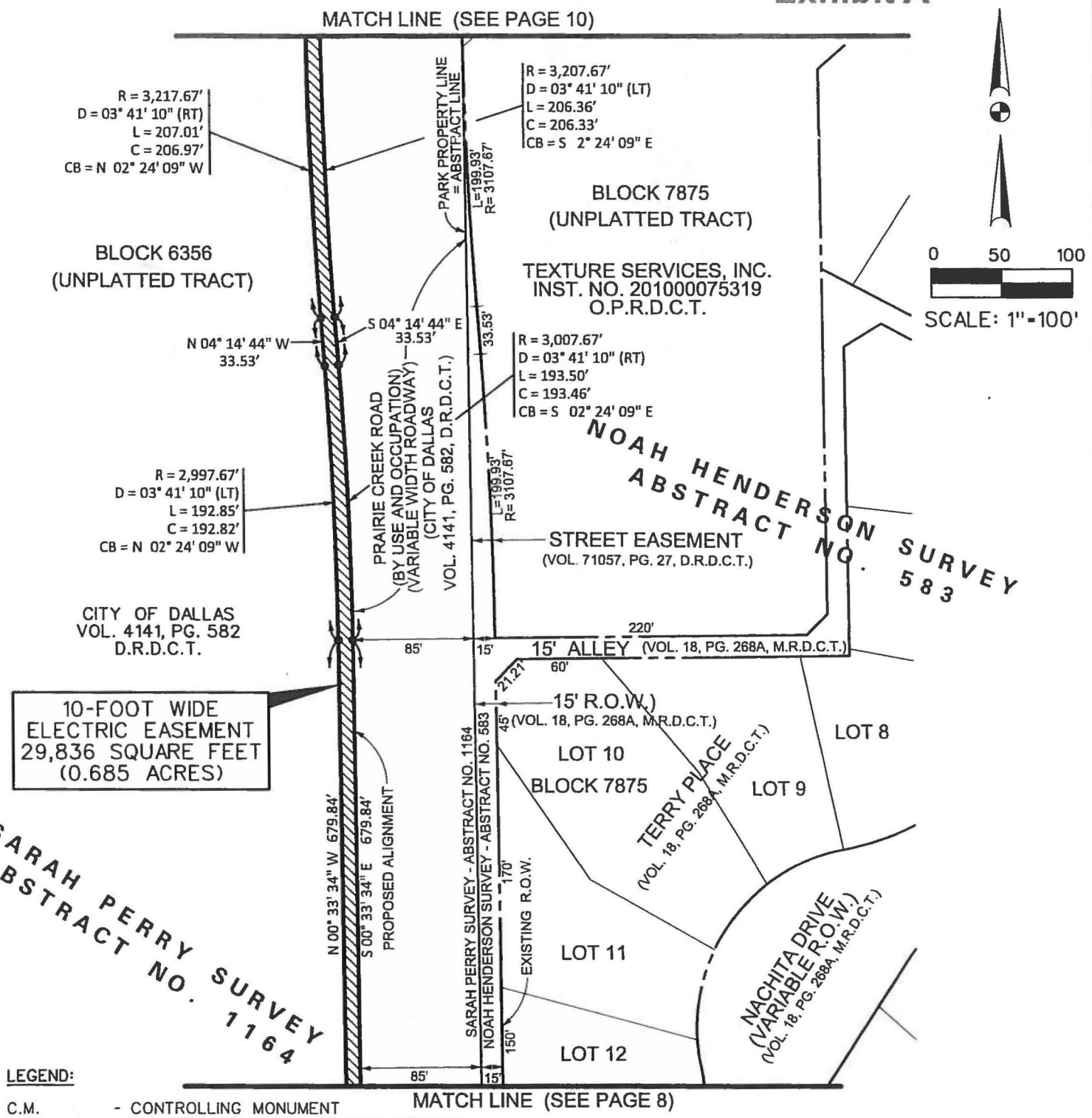
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29,836 SQUARE FEET
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Exhibit A



LEGEND:

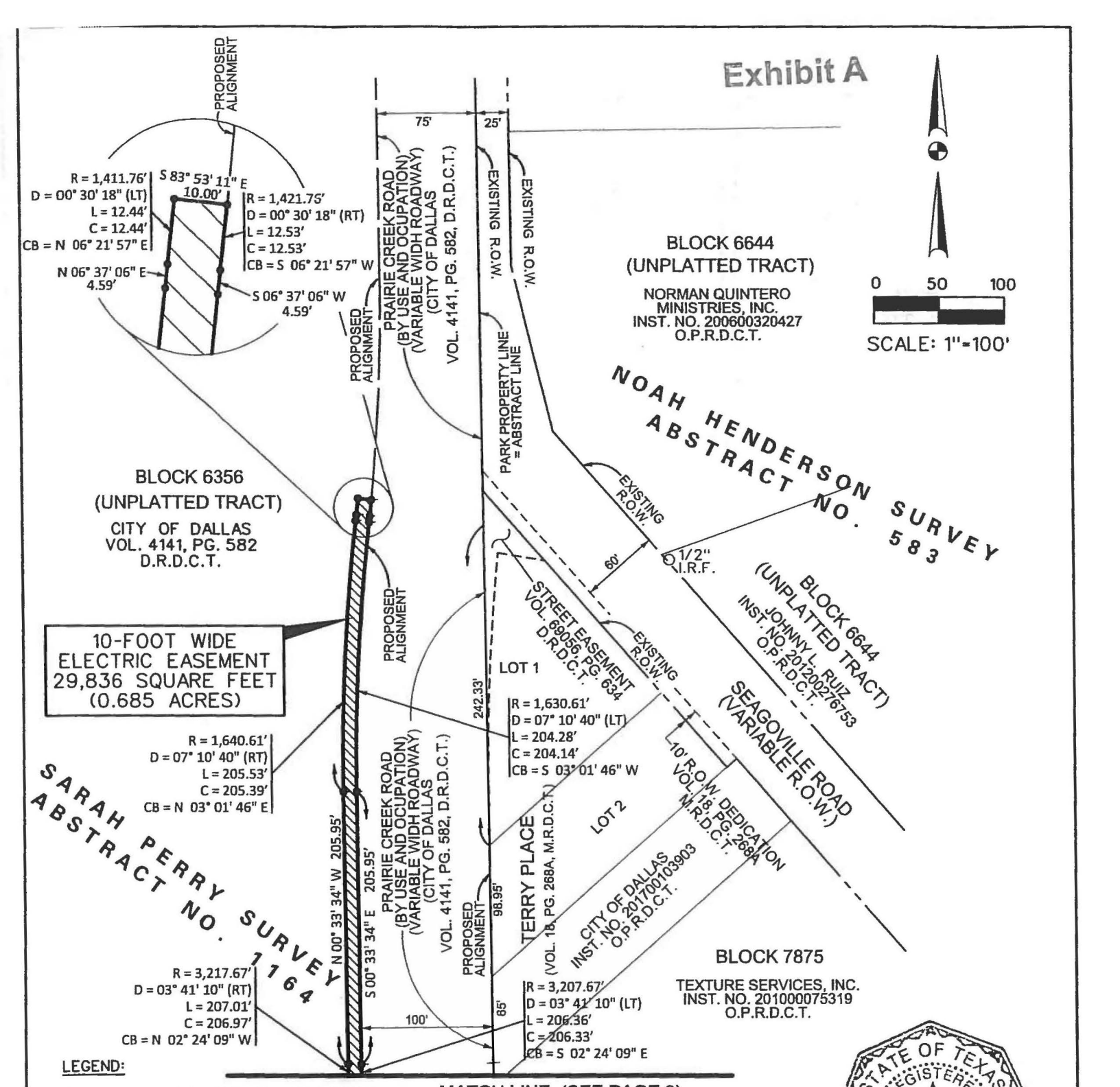
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29,836 SQUARE FEET
(0.685 ACRES)
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FROM THE CITY OF DALLAS

Exhibit A



LEGEND:

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- ● I.R.S. - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
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STATE OF TEXAS
REGISTERED
SIANG W. LIM
5322
PROFESSIONAL
LAND SURVEYOR

1-23-2018

10-FOOT WIDE
ELECTRIC EASEMENT
29,836 SQUARE FEET
(0.685 ACRES)
TO BE ACQUIRED
OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS

Agenda Information Sheet

File #: 18-898 **Item #:** 21.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A resolution authorizing the conveyance of an Easement and Right-of-Way for a tract of land containing approximately 1,078 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Second Avenue and Robert B. Cullum Boulevard - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the conveyance of an Easement and Right-of-Way for a tract of land containing approximately 1,078 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Second Avenue and Robert B. Cullum Boulevard. This easement will provide for electrical service to the Science Building within Fair Park.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 20, 2018, the Park and Recreation Board authorized the conveyance of an easement and right-of-way to Oncor Electric Delivery Company, LLC.

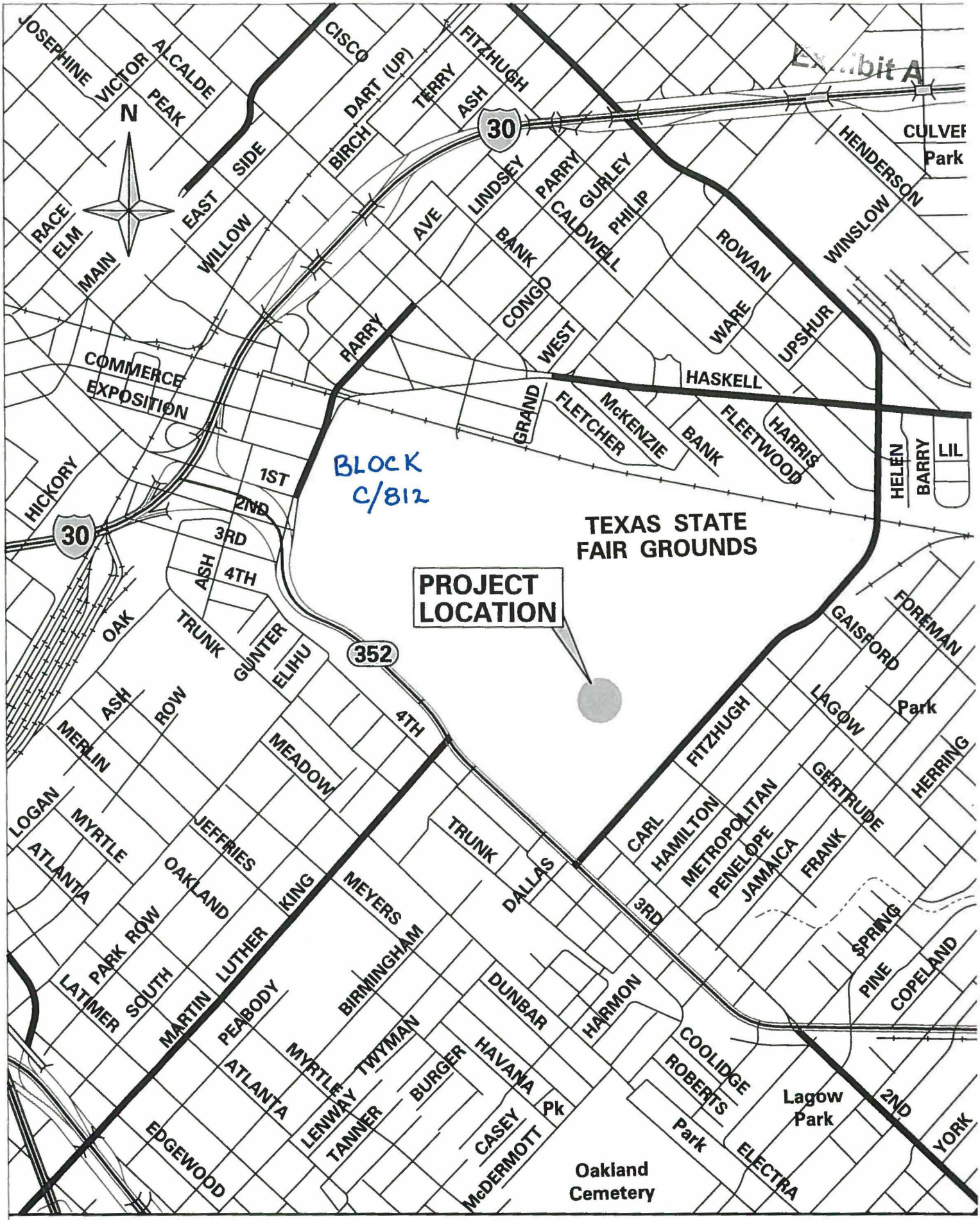
Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



VICINITY MAP: WATERLINE EASEMENT

...\Fairpark Easements.dgn 4/20/2018 12:44:15 PM

November 14, 2018

WHEREAS, the City of Dallas owns certain land in City Block C/812, Dallas, Dallas County, Texas which is used for the Science Building within Fair Park; and

WHEREAS, Oncor Electric Delivery Company, LLC has requested an Easement and Right-of-Way containing approximately 1,078 square feet of land, and being more fully described in Exhibit "A", attached hereto and incorporated herein for all purposes, for the construction, maintenance and use of powerlines and electric transformer facilities to service the Science Building within Fair Park; and

WHEREAS, the City of Dallas needs and desires said utility service to the Science Building at Fair Park and will be benefitted by granting of this Easement and Right-of-Way.

Now, Therefore,

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

SECTION 1. That the City Manager or designee is hereby authorized to execute and deliver to Oncor Electric Delivery Company, LLC an Easement and Right-of-Way to be attested by the City Secretary, upon approval as to form by the City Attorney, for the construction, maintenance and use of powerlines and electric transformer facilities to service the Science Building within Fair Park.

SECTION 2. That this resolution is designated for City purposes as Contract No. PKR-2018-00007883.

SECTION 3. 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 AS TO FORM:
CHRISTOPHER J. CASO, Interim City Attorney

BY: _____
Assistant City Attorney

Exhibit A

Field Notes Describing a 1,078 Square Foot (0.025 Acre) ONCOR Electric Distribution Easement in the Texas State Fairgrounds Addition City Block C/812, Lot 1A

Being a 1,078 Square Foot (0.025 Acre) tract of land lying in the John Grigsby Survey, Abstract 495, City of Dallas, Dallas County, Texas, and being a part of Lot 1A of Block C/812 of the Texas State Fairgrounds Addition, an addition to the City of Dallas, dated April 22, 1988 and recorded in Volume 88084, Page 617 of the Deed Records of Dallas County, Texas, and being a portion of that property conveyed to the City of Dallas by the Texas State Fair, by Deed dated June 27, 1904, and recorded in Volume 325, Page 392 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 60-D Nail with washer marked "CITY OF DALLAS" set at the most Northerly corner of the herein described tract of land, *from which* the Southeast corner of a tract of land conveyed by William H. Gaston to the Texas and Pacific Railroad Company (current ownership is in Dallas Area Rapid Transit) by deed dated December 20, 1872 and recorded in Volume S, Page 368 of the Deed Records of Dallas County, Texas (being also an inside corner of the boundary of said Texas State Fairgrounds Addition), bears North 34°20'12" West a distance of 3,241.96 feet:

THENCE South 45°33'41" East, over and across a portion of said Fairgrounds property a distance of 36.43 feet to a 60-D Nail with washer marked "CITY OF DALLAS" set at an inside corner of the herein described tract of land:

THENCE North 89°26'19" East, continuing over and across a portion of said Fairgrounds property a distance of 12.57 feet to a Mag Nail with washer marked "CITY OF DALLAS" driven into a hole drilled in concrete pavement at the Northeast corner of the herein described tract of land:

THENCE South 00°33'41" East, continuing over and across a portion of said Fairgrounds property a distance of 10.00 feet to a Mag Nail with washer marked "CITY OF DALLAS" set at the most Easterly Southeast corner of the herein described tract of land:

THENCE South 89°26'19" West, continuing over and across a portion of said Fairgrounds property a distance of 17.01 feet to a Mag Nail with washer marked "CITY OF DALLAS" set at an inside corner of the herein described tract of land:

THENCE South 44°26'19" West, continuing over and across a portion of said Fairgrounds property a distance of 13.38 feet to the most Southerly corner of the herein described tract of land, falling in the face of the Northeast wall of the Science Plaza Planetarium building (unable to monument):

Exhibit A

Field Notes Describing a 1,078 Square Foot (0.025 Acre) ONCOR Electric Distribution Easement in the Texas State Fairgrounds Addition City Block C/812, Lot 1A

THENCE North 45°33'41" West, continuing over and across a portion of said Fairgrounds property and along the face of said Planetarium building a distance of 40.21 feet to the most Westerly corner of the herein described tract of land (unable to monument):

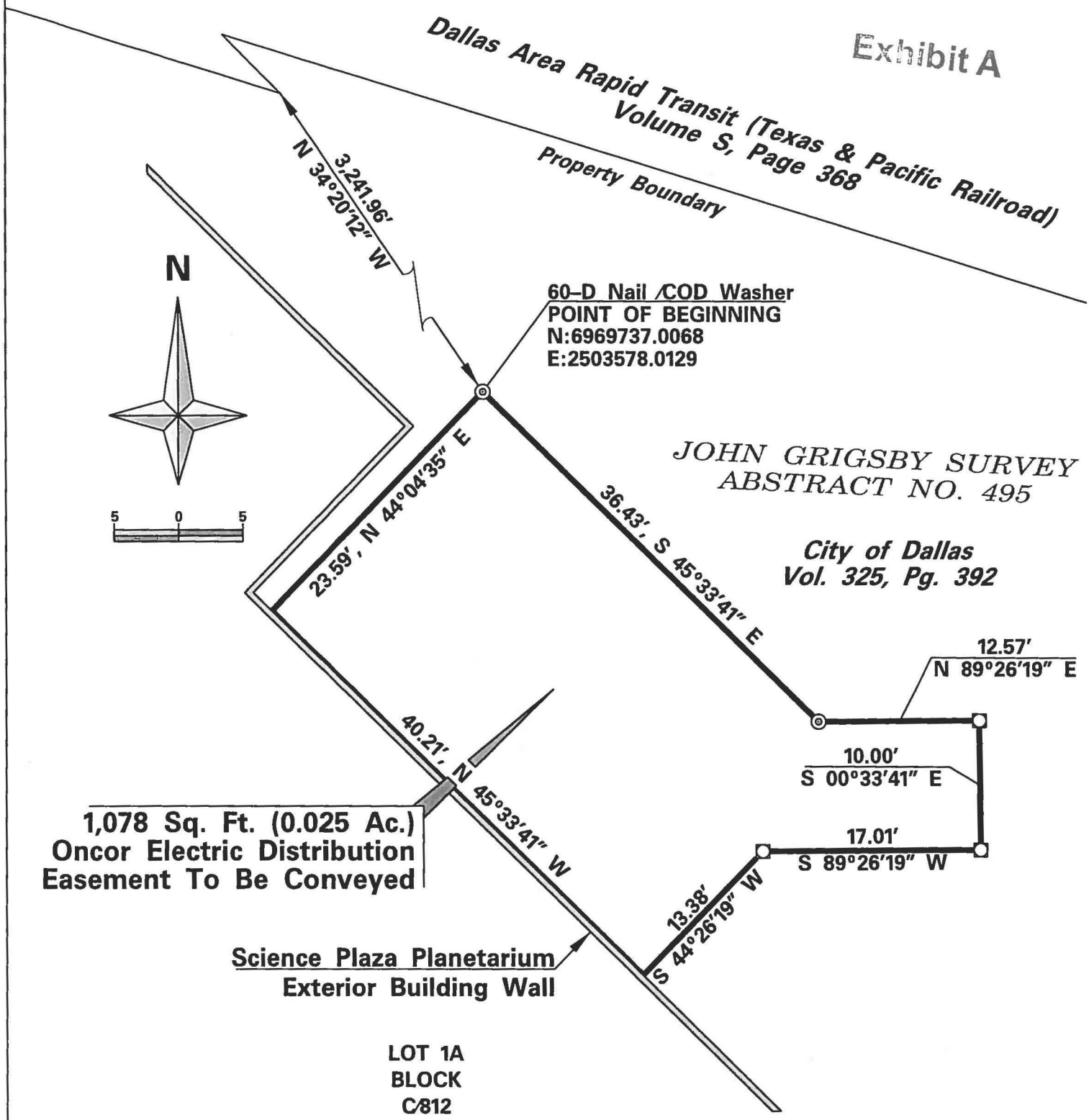
THENCE North 44°04'35" East, departing the Northeast wall of said Planetarium building and continuing over and across a portion of said Fairgrounds property a distance of 23.59 feet to the **POINT OF BEGINNING**, containing 1,078 Square Feet, or 0.025 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

Scott Holt
4/20/2018



Exhibit A



UTILITY EASEMENT

Oncor Electric Distribution
At Dallas Fair Park; Planetarium

DEPARTMENT OF PUBLIC WORKS

SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER.NAME	DESIGN FILE NAME		SCALE	DATE
Holt	N:ENGR\SURVEY\HOLT\Fairpark\Fairpark Easements.dgn		As Noted	4-17-2018
PARTY CHIEF	CALCULATIONS	FOLDER	Drawing Number	
Prunty	Holt	Block K/1997	041D-86	

☐ Indicates Mag Nail w/COD Washer Set
◎ Indicates 60-D Nail w/COD Washer Set

Basis of Bearings: Bearing are Based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011)

Agenda Information Sheet

File #: 18-612 **Item #:** 22.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance granting a private license to Mary Martha Black for the use of approximately 75 square feet of land to occupy, maintain and utilize five evergreen trees and irrigation on a portion of Hillside Drive right-of-way located near the intersection of Hillside Drive and Velasco Avenue - Revenue: $200.00 one-time fee, plus the $20.00 ordinance publication fee

BACKGROUND

The item grants a private license to Mary Martha Black for the use of approximately 75 square feet of land to occupy, maintain and utilize five evergreen trees and irrigation on a portion of Hillside Drive right-of-way located near the intersection of Hillside Drive and Velasco Avenue. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the city as an additional insured.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Revenue: $200.00 one-time fee, plus the $20.00 ordinance publication fee

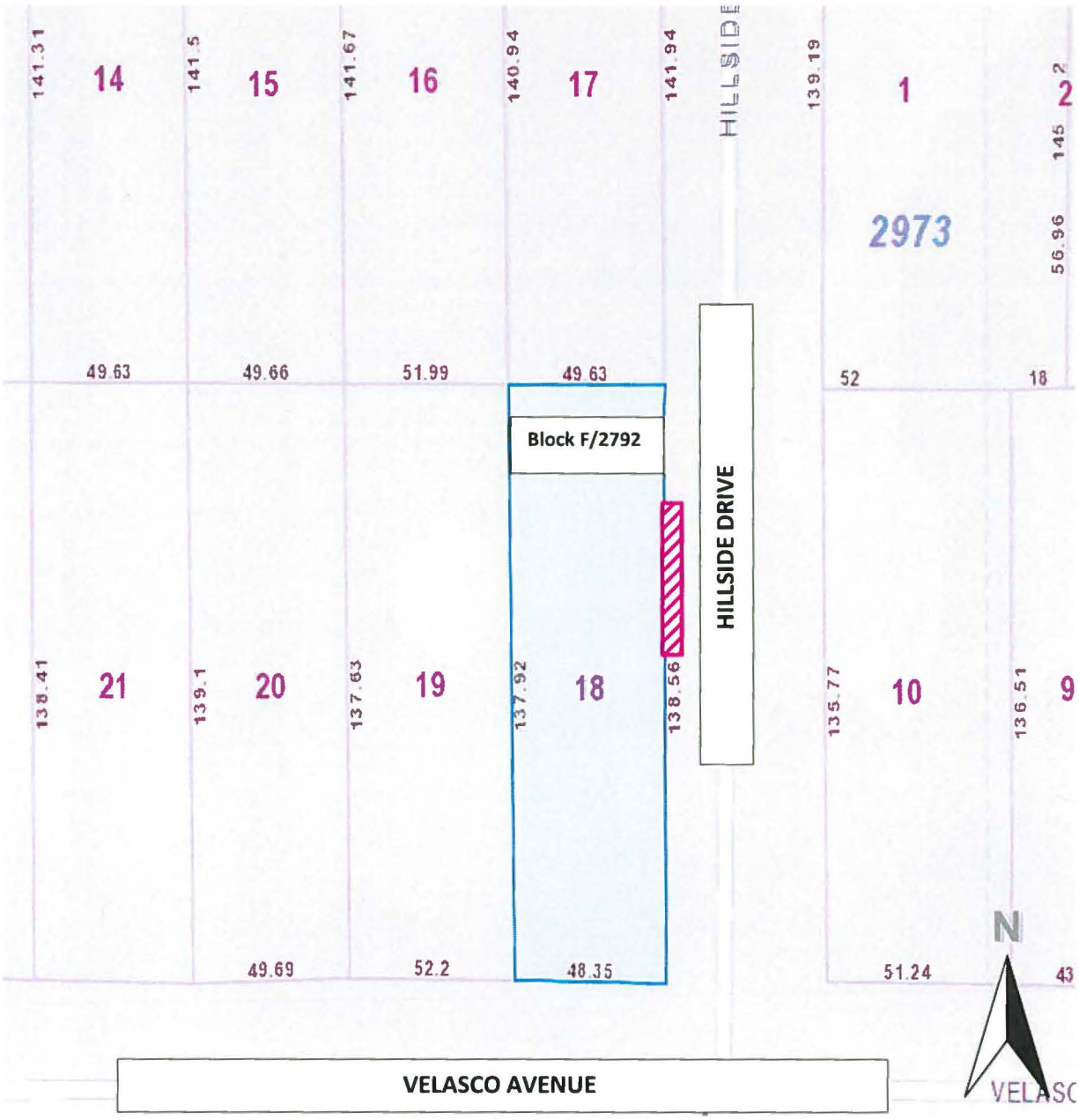
OWNER

Mary Martha Black

MAP

Attached

powered by Legistar™



LICENSE AREA

ORDINANCE NO. _____

An ordinance granting a private license to Mary Martha Black to occupy, maintain and utilize a portion of Hillside Drive right-of-way located near its intersection with Velasco Avenue adjacent to City Block F/2792 within the limits hereinafter more fully described, for the purpose of occupying, maintaining, and utilizing five (5) evergreen trees and irrigation; providing for the terms and conditions of this license; providing for the one-time fee compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

ooo0ooo

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

SECTION 1. That a private license, hereinafter referred to as "license", subject to the restrictions and conditions of this ordinance, is hereby granted to Mary Martha Black, an individual, her heirs, hereinafter referred to as **"GRANTEE"**, to occupy, maintain and utilize for the purpose set out hereinbelow the tract of land described in Exhibit A, hereinafter referred to as "licensed area" which is attached hereto and made a part hereof.

SECTION 2. That this license is granted for a term of forty (40) years, unless sooner terminated according to other terms and provisions herein contained.

SECTION 3. That **GRANTEE** shall pay to the City of Dallas a one-time license fee in the sum of **TWO HUNDRED AND NO/100 DOLLARS ($200.00)**, for the license herein granted, said sum to be paid prior to the final passage of this ordinance and shall cover the consideration for the license term, in accordance with the special fees established by Section 43-115.1 of the Dallas City Code. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in General Fund, Fund 0001, Department DEV, Unit 1181, Revenue Code 8200. In the event **GRANTEE's** check for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of $25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10 percent a year from the day

after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

SECTION 4. That the licensed area shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Sustainable Development and Construction of the City of Dallas: occupy, maintain, and utilize five (5) evergreen trees and irrigation.

SECTION 5. That this license is subject to the provisions set forth in Exhibit B, attached hereto and made a part hereof.

SECTION 6. That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right by Resolution duly passed by said Governing Body, to terminate and cancel this license upon giving **GRANTEE** sixty (60) days' notice of its intent to cancel. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said Resolution shall be final and shall not be subject to review by the Courts. **GRANTEE** shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Sustainable Development and Construction, any improvements and encroachments from the licensed area at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in Exhibit B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 7. That the license is subject to the following conditions, terms and reservations:

(a) **GRANTEE** shall ensure there is a minimum of six feet unobstructed parkway based on Complete Streets Vision and Manual, adopted by City Council in January 2016.

(b) **GRANTEE** shall obtain a Right-Of-Way Permit prior to any work in the right-of-way.

(c) **GRANTEE** shall ensure that evergreen trees are used and not any type of tree that would interfere with the overhead power lines currently on Hillside right-of-way.

(d) **GRANTEE** acknowledges that AT&T has active facilities in the area and will need to be able to access.

SECTION 8. That upon the effectiveness of this ordinance, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

SECTION 9. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, her heirs.

SECTION 10. That this license may not be assigned without prior written approval from the Director of Department of Sustainable Development and Construction, or designee. Such assignment shall recite that it is subject to the terms, restriction and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area, and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable

Development and Construction, or designee. Upon receipt of the fee pursuant to Section 3 of this ordinance, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00006523.

SECTION 13. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

BY: _____
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

MG/46030

EXHIBIT A

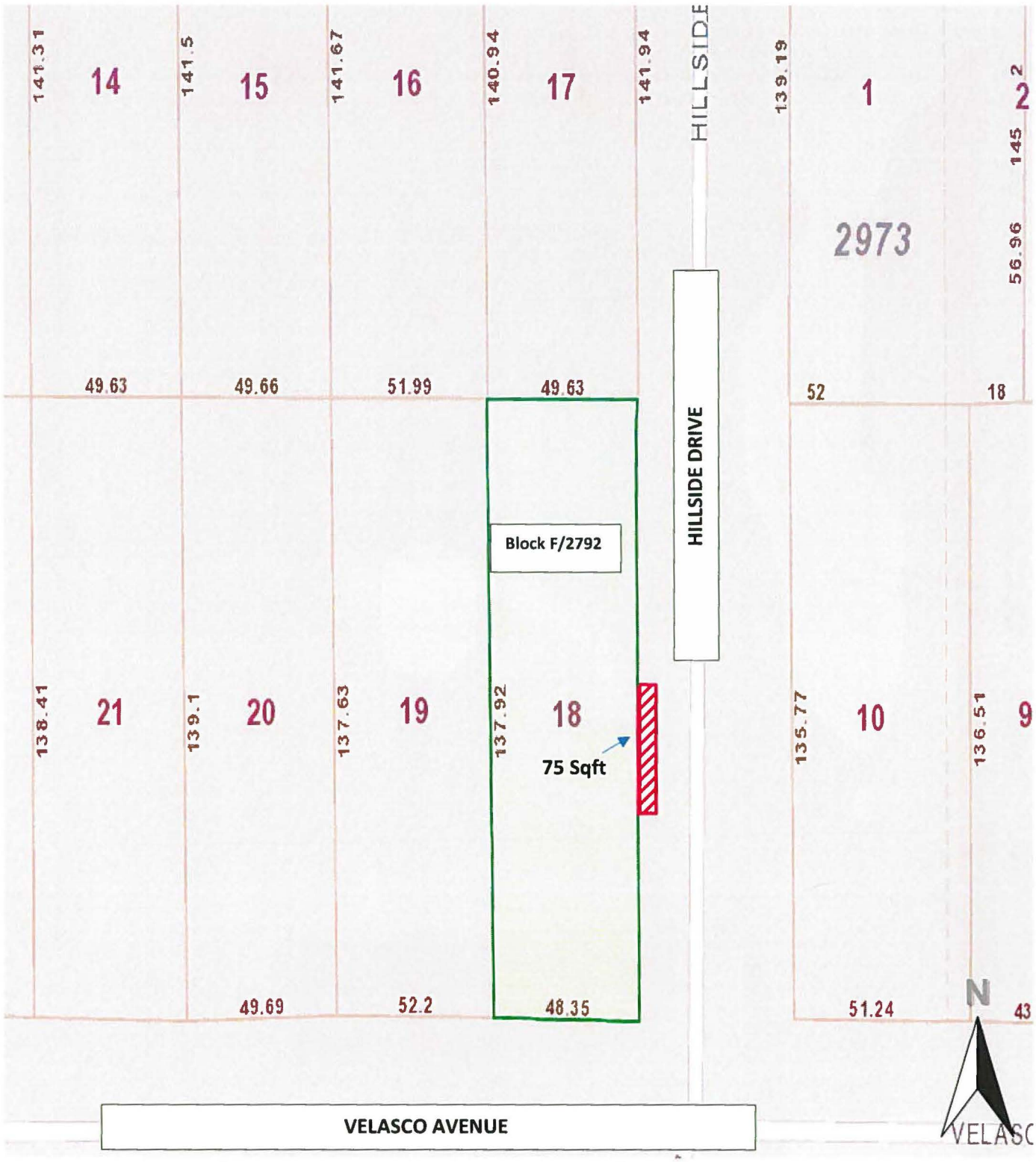

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EXHIBIT B
RESIDENTIAL ENTITY (SINGLE FAMILY OR DUPLEX)
ADDITIONAL LICENSE PROVISIONS

That this license is granted subject to the following additional conditions, terms and reservations:

(a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Sustainable Development and Construction, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area and shall restore the premises to its former condition in accordance with the requirements of the Director of Sustainable Development and Construction at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Sustainable Development and Construction, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall by the City of Dallas be liable to **GRANTEE** on account thereof.

(b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection withy any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.

(c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Personal Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The Personal Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limit of $300,000 per occurrence. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). The City of Dallas reserves the right to review the insurance requirements set forth during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage

shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.

2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.

(d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at is expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefor. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.

(e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

(f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance, and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.

EXHIBIT B
RESIDENTIAL ENTITY (SINGLE FAMILY OR DUPLEX)
ADDITIONAL LICENSE PROVISIONS

(g) As a condition hereof, **GRANTEE** agrees and is bound to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or subcontractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of whether such damage is due to flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

(h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities

and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective systems and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Agenda Information Sheet

File #: 18-662 **Item #:** 23.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 10

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a sidewalk easement to LHTC Retail, LP, the abutting owner, containing approximately 877 square feet of land, located near the intersection of Skillman and Lookout Point Streets; and authorizing the quitclaim; and providing for the dedication of approximately 1,075 square feet of land needed for a sidewalk and utility easement - Revenue: $10,524.00, plus the $20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a sidewalk easement to LHTC Retail, LP, the abutting owner. The area will be included with the property of the abutting owner to construct a retail building. The owner will dedicate approximately 1,075 square feet of land needed for a sidewalk and utility easement. The abandonment fee is based on Dallas Central Appraisal District values.

Notices were sent to 10 property owners located within 300 feet of the proposed abandonment area. There were no responses in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Revenue: $10,524.00, plus the $20.00 ordinance publication fee

OWNER

LHTC Retail, LP

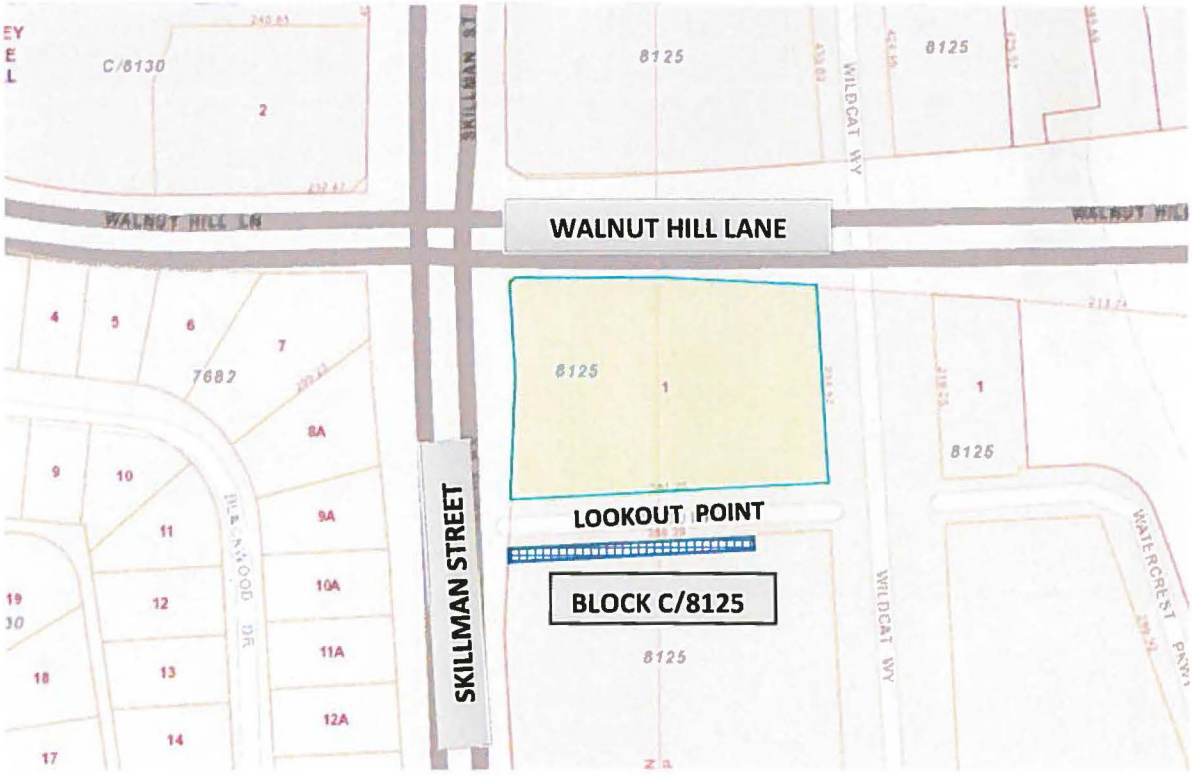
CRVI LHTC RETAIL GP, LLC, General Partner

Cypress Real Estate Advisors, Inc., Manager

Brent Heath, Vice President

MAP

Attached





SIDEWALK EASEMENT ABANDONMENT

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of a sidewalk easement located in City Block C/8125 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to LHTC Retail, LP; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of LHTC Retail, LP, a Delaware limited partnership, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said sidewalk easement is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms, conditions and reverter hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the reverter and the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **TEN THOUSAND FIVE HUNDRED TWENTY FOUR AND NO/100 DOLLARS ($10,524.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10 and 11, the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. Provided however, that if **GRANTEE,** its successors and assigns, fails to file a final replat of the adjoining properties as required in Section 10 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

> "(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator's action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005";

or (ii) the date that is the sixth anniversary of the passage of this ordinance; THEN this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE**.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A.

GRANTEE, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall:

(a) construct and maintain a five feet sidewalk along southside of Lookout Point, connecting to Wildcat Way to Skillman Street.

(b) ensure Lookout Point right-of-way is maintained for City governmental access in order to facilitate emergency response and water supply during and after completion of the project.

(c) contact Texas Excavation Safety System (Texas 811) to have facilities marked and located within affected easement before commencing any excavation in area.

(d) comply with Landscaping Planned Development District (PDD) No. 758 regulations.

(e) retention of Exhibit B for the existing 6" watermain extension.

(f) adhere to the Complete Streets Manual suggested minimum of six feet sidewalk clear zone on mixed-use street and five feet on a commercial street.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey a sidewalk and utility easement to the City of Dallas, within 90 days of the effective date of this ordinance, good, indefeasible and marketable fee simple title, subject to only those title exceptions approved by the City Attorney to certain properties located in City Block C/8125, containing approximately 1,075 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit C. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 12. That at such time as the instrument described in Section 11 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 13. That as a condition of this abandonment, the City of Dallas shall have the right to grade or fill a slope of three to one (3:1) across **GRANTEE**'s remaining property along Lookout Point right-of-way as required by the proposed improvements to Look Point right-of-way.

SECTION 14. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this ordinance, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 15. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay and completion of the dedication set forth in Section 11, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 16. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00004757.

SECTION 17. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

BY: _____
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

JL/45211

Exhibit A

BEING a 877 square foot (0.020 acre) tract of land situated in the W. P. Wyche Survey, Abstract No. 1522, City of Dallas, Dallas County, Texas, being a portion of a 3.5' Sidewalk Easement created in the Final Plat of Lake Highlands Town Center, Phase One, as recorded in Instrument No. 200900128293 of the Official Public Records of Dallas County, Texas, and being in Lot 1, Block C/8125 of the Amending Plat [Minor] of Lake Highlands Town Center, Phase One, as recorded in Instrument No. 201000062332 of the Official Public Records of Dallas County, Texas, said 877 square foot tract also being a portion of a called 5.795 acre tract of land described as Tract 1 in Special Warranty Deed with Vendor's Lien to LHTC Retail, LP, as recorded in Instrument No. 201600151594 of the Official Public Records of Dallas County, Texas, said 877 square foot tract being described by metes and bounds as follows:

BEGINNING at an "X" found in concrete at the northwest corner of said Lot 1, same being the northwest corner of said Tract 1, same also being at the intersection of the easterly right-of-way line of Skillman Street, a variable width right-of-way, recorded in Volume 3892, Page 532 of the Deed Records of Dallas County, Texas, with the southerly right-of-way line of Lookout Point, a 53 foot wide right-of-way, recorded in said Instrument No. 200900128293 of the Official Public Records of Dallas County, Texas, from which a 5/8-inch iron rod with plastic cap stamped "Pacheco Koch" bears North 35°05'24" East, 0.41 feet;

THENCE North 85°57'53" East, along the northerly line of said Lot 1 and said Tract 1, and along the southerly right-of-way line of Lookout Point, a distance of 250.27 feet to a corner, from which a 5/8-inch iron rod with plastic cap stamped "Pacheco Koch" found for the northeast corner of said Lot 1 and said Tract 1 bears North 85°57'53" East, 136.23 feet;

THENCE South 04°02'07" East, departing the northerly line of said Lot 1 and said Tract 1, and the southerly right-of-way line of Lookout Point, crossing said Lot 1 and said Tract 1, a distance of 3.50 feet to a corner on the southerly line of aforesaid 3.5' Sidewalk Easement;

THENCE South 85°57'53" West, continuing across said Lot 1 and said Tract 1, and along the southerly line of said 3.5' Sidewalk Easement, a distance of 250.64 feet to a corner on the westerly line of said Lot 1, the westerly line of said Tract 1, and the easterly right-of-way line of aforesaid Skillman Street;

THENCE North 02°06'46" East, along the westerly line of said Lot 1, the westerly line of said Tract 1, and the easterly right-of-way line of said Skillman Street, a distance of 2.48 feet to an "X" found in concrete;

THENCE North 01°37'39" East, continuing along the easterly right-of-way line of said Skillman Street, along the westerly line of said Lot 1, and the westerly line of said Tract 1, a distance of 1.04 feet to the **POINT OF BEGINNING** and containing 0.020 of an acre (877 sq. ft.) of land, more or less.

Note:

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.

3.5' SIDEWALK EASEMENT ABANDONMENT

AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
LOT 1, BLOCK C/8125
W. P. WYCHE SURVEY
ABSTRACT NO. 1522
CITY OF DALLAS
DALLAS COUNTY, TEXAS

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

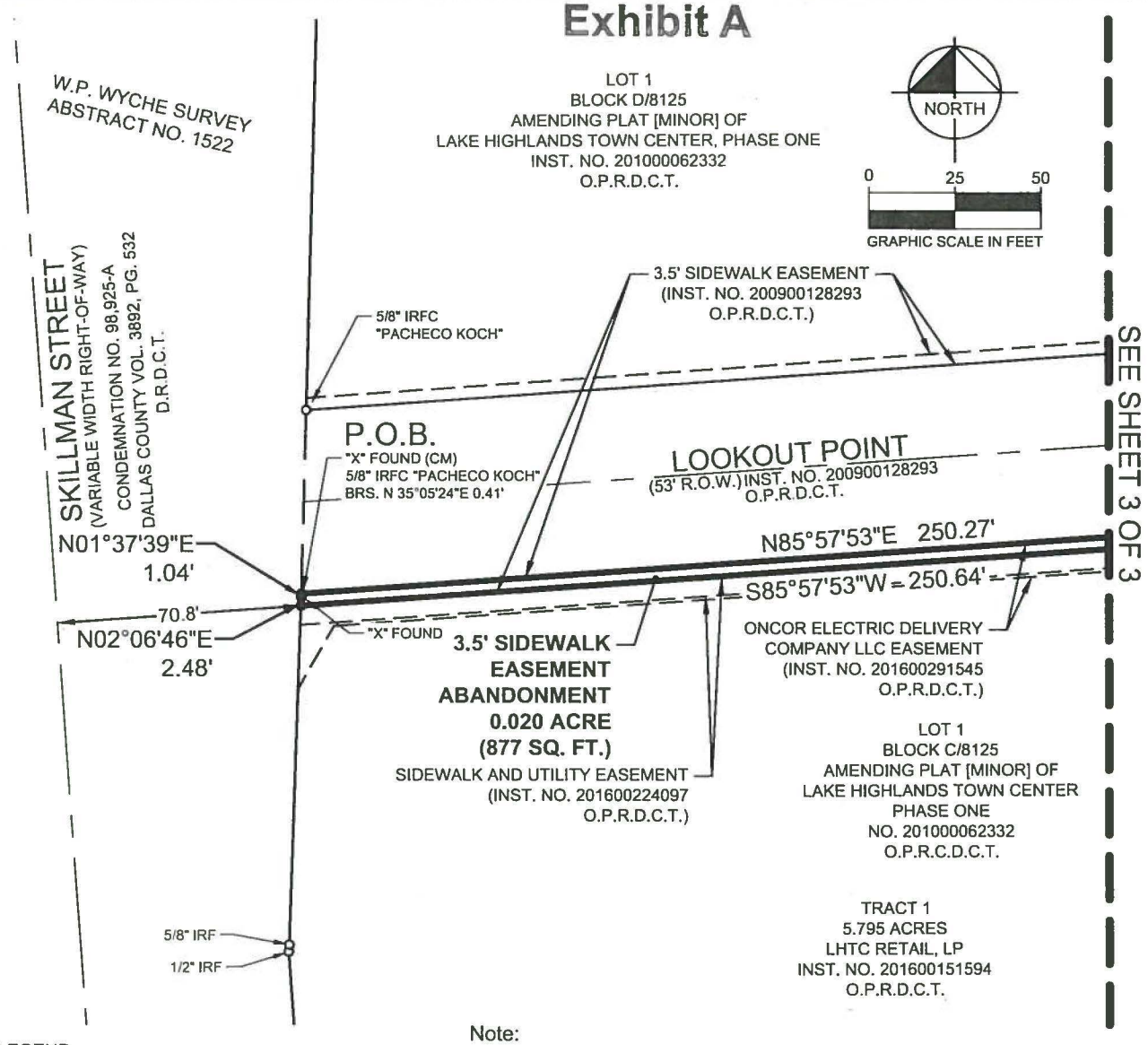
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(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 6/8/18
SPRG NO: 4516

Kimley»Horn
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Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	06/04/2018	069315100	1 OF 3

Exhibit A



LEGEND

P.O.C. = Point of Commencing
P.O.B. = Point of Beginning
IRF = Iron rod found
IRFC = Iron rod w/cap found
D.R.D.C.T. = Deed Records of Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
INST. NO. = Instrument Number
VOL., PG. = Volume, Page
CM = Controlling monument
BRS. = Bears
R.O.W. = Right-of-way
SQ. FT. = Square Feet

Note:

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.

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3.5' SIDEWALK EASEMENT ABANDONMENT

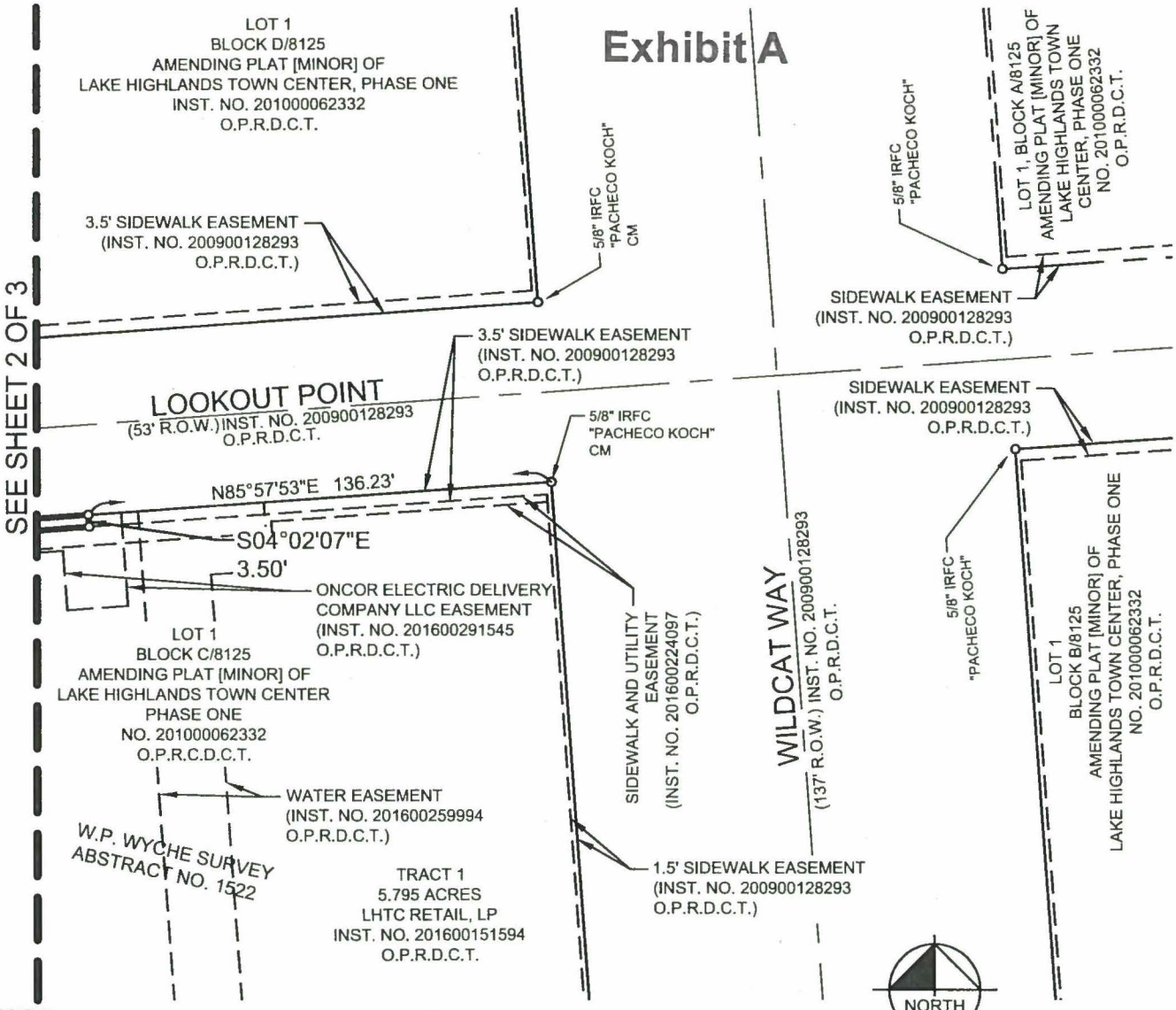
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
LOT 1, BLOCK C/8125
W. P. WYCHE SURVEY
ABSTRACT NO. 1522
CITY OF DALLAS
DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	06/04/2018	069315100	2 OF 3

Exhibit A



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3.5' SIDEWALK EASEMENT ABANDONMENT

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STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

6/6/18

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	06/04/2018	069315100	3 OF 3

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

EXHIBIT C

BEING a 1,075 square foot tract of land situated in the W. P. Wyche Survey, Abstract No. 1522, City of Dallas, Dallas County, Texas, being in Lot 1, Block C/8125 of the Amending Plat [Minor] of Lake Highlands Town Center, Phase One, as recorded in Instrument No. 201000062332 of the Official Public Records of Dallas County, Texas, said 1,075 square foot tract also being a portion of a called 5.795 acre tract of land described as Tract 1 in Special Warranty Deed with Vendor's Lien to LHTC Retail, LP, as recorded in Instrument No. 201600151594 of the Official Public Records of Dallas County, Texas, said 1,075 square foot tract being described by metes and bounds as follows:

BEGINNING at an "X" found in concrete at the northwest corner of said Lot 1, same being the northwest corner of said Tract 1, same also being at the intersection of the easterly right-of-way line of Skillman Street, a variable width right-of-way, recorded in Volume 3892, Page 532 of the Deed Records of Dallas County, Texas, with the southerly right-of-way line of Lookout Point, a 53 foot wide right-of-way, recorded in said Instrument No. 200900128293 of the Official Public Records of Dallas County, Texas, from which a 5/8-inch iron rod with plastic cap stamped "Pacheco Koch" bears North 35°05'24" East, 0.41 feet, also from which, a 5/8-inch iron rod with plastic cap stamped "Pacheco Koch" found for the northeast corner of said Lot 1 and said Tract 1 bears North 85°57'53" East, 386.50 feet;

THENCE North 85°57'53" East, departing the easterly right-of-way line of said Skillman Street, along the northerly line of said Lot 1 and said Tract 1, and the southerly right-of-way line of Lookout Point, a distance of 250.27 feet to a corner, from which aforesaid 5/8-inch iron rod with plastic cap stamped "Pacheco Koch" found for the northeast corner of said Lot 1 and said Tract 1 bears North 85°57'53" East, 136.23 feet;

THENCE South 04°02'07" East, departing the northerly line of said Lot 1 and said Tract 1, and the southerly right-of-way line of Lookout Point, crossing said Lot 1 and said Tract 1, a distance of 3.50 feet to a corner on the southerly line of a 3.5' Sidewalk Easement created in said Final Plat of Lake Highlands Town Center, Phase One, as recorded in Instrument No. 200900128293 of the Official Public Records of Dallas County, Texas;

THENCE North 85°57'53" East, continuing across said Lot 1 and said Tract 1, and along the southerly line of said 3.5' Sidewalk Easement, a distance of 134.73 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for the intersection of the southerly line of said 3.5' Sidewalk Easement with the westerly line of a 1.5' Sidewalk Easement created in said Final Plat of Lake Highlands Town Center, Phase One, as recorded in Instrument No. 200900128293 of the Official Public Records of Dallas County, Texas;

THENCE South 04°02'07" East, continuing across said Lot 1 and said Tract 1, and along the westerly line of said 1.5' Sidewalk Easement, a distance of 2.24 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for a corner;

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.

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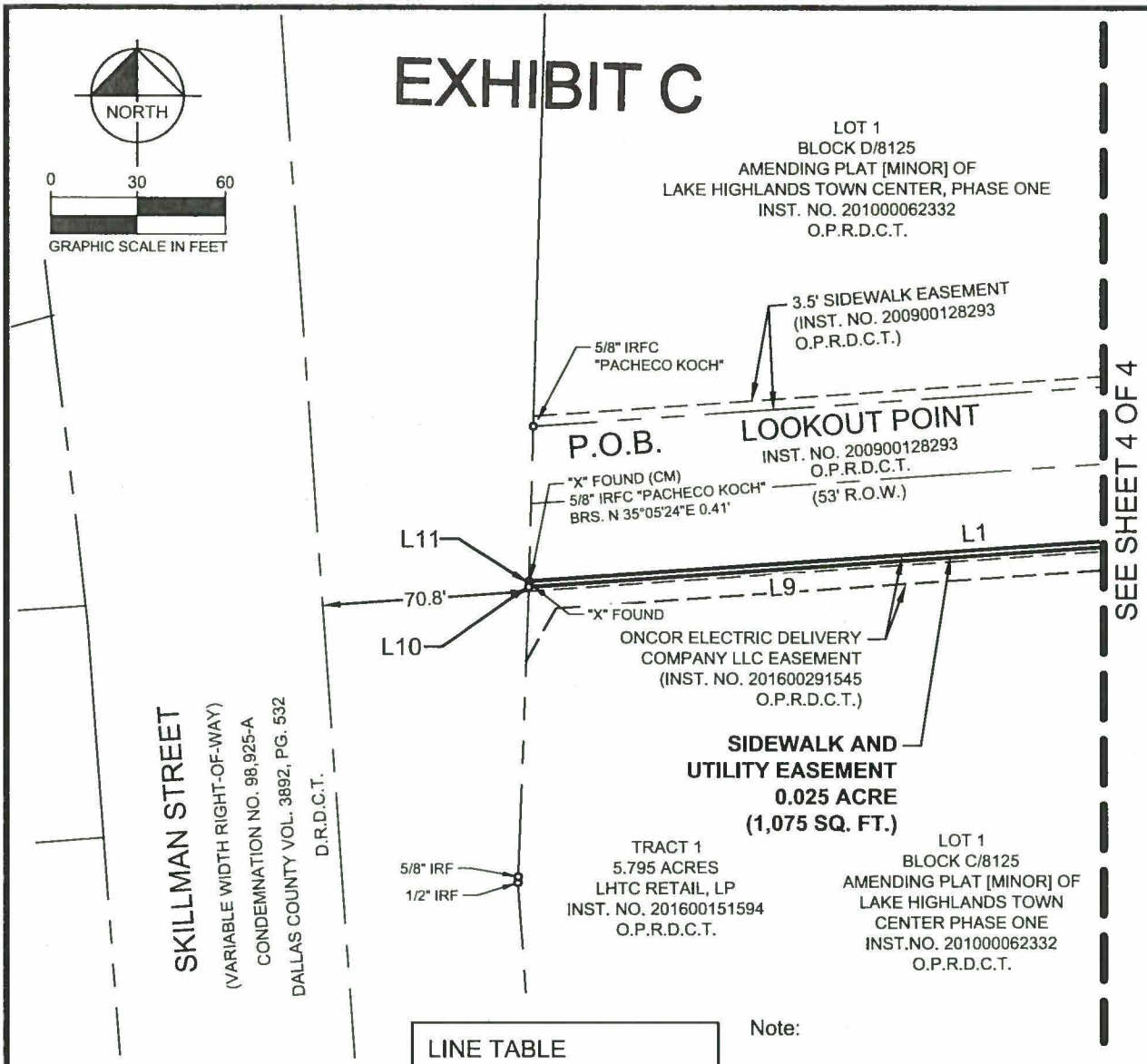
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	06/04/2018	069315100	1 OF 4

EXHIBIT C



LEGEND

P.O.C. = Point of Commencing
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LINE TABLE		
NO.	BEARING	LENGTH
L1	N85°57'53"E	250.27'
L2	S04°02'07"E	3.50'
L3	N85°57'53"E	134.73'
L4	S04°02'07"E	2.24'
L5	S85°57'53"W	81.24'
L6	S04°02'07"E	3.26'
L7	S85°57'53"W	67.57'
L8	N04°02'07"W	7.00'
L9	S85°57'53"W	236.40'
L10	N02°06'46"E	0.97'
L11	N01°37'39"E	1.04'

Note:

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.

All corners of easement to be acquired are a 5/8" iron rod with "KHA" cap set unless otherwise noted.

"CORRECTED"
SIDEWALK AND UTILITY EASEMENT

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	06/04/2018	069315100	3 OF 4

EXHIBIT C

THENCE South 85°57'53" West, departing the westerly line of said 1.5' Sidewalk Easement and continuing across said Lot 1 and said Tract 1, a distance of 81.24 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for a corner;

THENCE South 04°02'07" East, continuing across said Lot 1 and said Tract 1, a distance of 3.26 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for a corner;

THENCE South 85°57'53" West, continuing across said Lot 1 and said Tract 1, a distance of 67.57 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for a corner;

THENCE North 04°02'07" West, continuing across said Lot 1 and said Tract 1, a distance of 7.00 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for a corner;

THENCE South 85°57'53" West, continuing across said Lot 1 and said Tract 1, and along a line that is 2.0 feet south of and parallel with the northerly line of said Lot 1 and said Tract 1, and the southerly right-of-way line of Lookout Point, a distance of 236.40 feet to a corner on the westerly line of said Lot 1, the westerly line of said Tract 1, and the easterly right-of-way line of aforesaid Skillman Street;

THENCE North 02°06'46" East, continuing along the easterly right-of-way line of said Skillman Street, along the westerly line of said Lot 1, and the westerly line of said Tract 1, a distance of 0.97 feet to an "X" found in concrete for a corner;

THENCE North 01°37'39" East, along the easterly right-of-way line of said Skillman Street, along the westerly line of said Lot 1, and the westerly line of said Tract 1, a distance of 1.04 feet to the **POINT OF BEGINNING** and containing 0.025 of an acre (1,075 sq. ft.) of land, more or less.

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.

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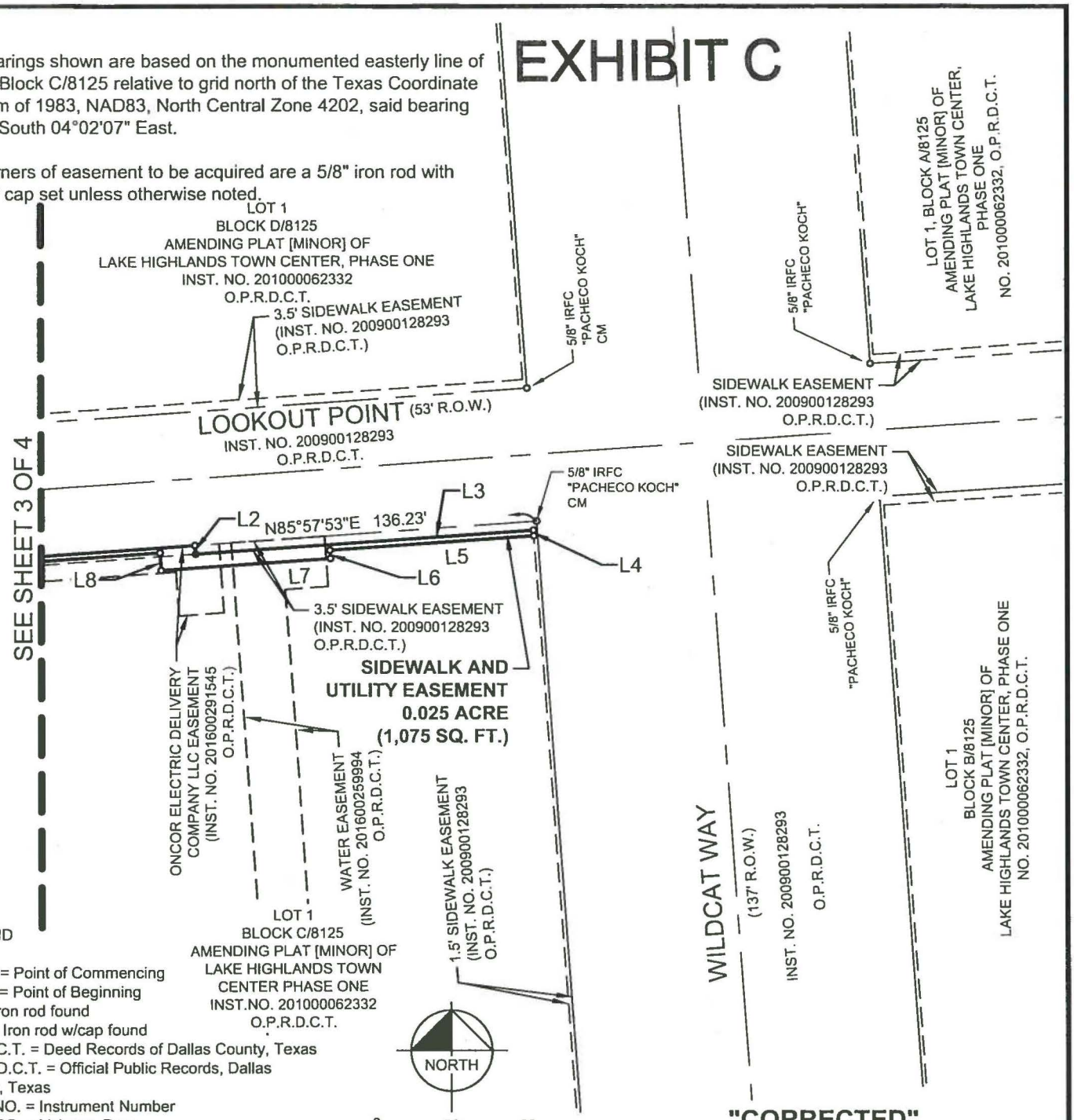
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NORTH

0 30 60

GRAPHIC SCALE IN FEET

"CORRECTED"
SIDEWALK AND UTILITY EASEMENT

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1" = 60'	MBM	KHA	06/04/2018	069315100	4 OF 4

Agenda Information Sheet

File #: 18-611 **Item #:** 24.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a water easement to Donald Hilgemann and Christiane Baud, the abutting owners, containing approximately 3,000 square feet of land, located near the intersection of Preston Park Drive and Stanford Avenue - Revenue: $5,400.00, plus the $20.00 publication fee

BACKGROUND

This item authorizes the abandonment of a water easement to Donald Hilgemann and Christiane Baud, the abutting owners. The area will be included with the property of the abutting owners for the construction of a garage. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Revenue: $5,400.00, plus the $20.00 publication fee

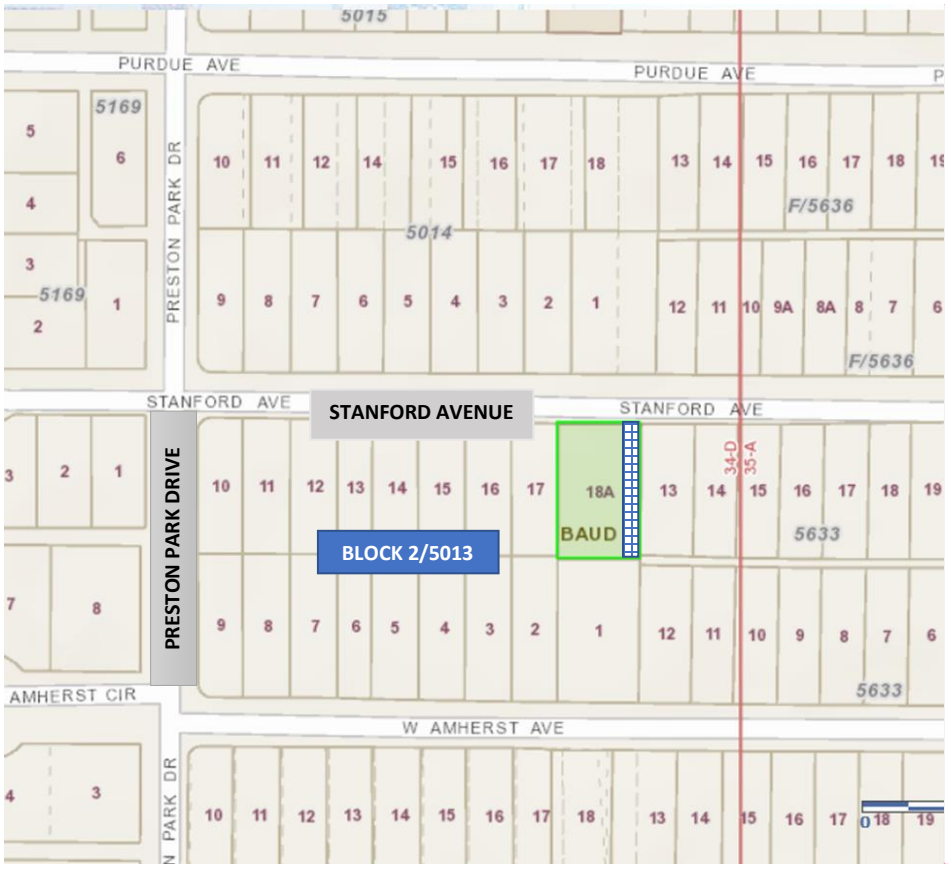
OWNERS

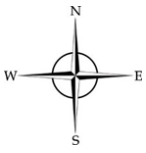
Donald Hilgemann

Christiane Baud

MAP

Attached





WATER EASEMENT ABANDONMENT

Commented [LMJ1]:

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a water easement, located in City Block 2/5013 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Donald Hilgemann and Christiane Baud; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Donald Hilgemann, an individual, and Christiane Baud, an individual; hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easement is no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tract of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 ($5,400.00) DOLLARS** paid by **GRANTEE**, and the

further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tract or parcel of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General, Fund Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, their heirs and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, their heirs and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise

out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, their heirs and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, their heirs and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE,** their heirs and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and

Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 10. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00007253.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

BY: _____
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and Construction

BY: Laura Williams
SCR
Assistant Director

Passed _____.

JL/46157

Exhibit A

WATER EASEMENT ABANDONMENT
BAUD ADDITION
LOT 18A, BLOCK 2/5013
ANDREW J. MANNING SURVEY, ABSTRACT NO. 948
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 3,000 square foot or 0.688 acres of land situated in the Andrew J. Mannin Survey, Abstract No. 948, in the City of Dallas, Dallas County, Texas, in City of Dallas Block 2/5013, and being a portion of Lot 18A, Block 2/5013, of Baud Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Document No. 20070310347, Official Public Records of Dallas County, Texas, same being a portion of that tract of land conveyed to Donald Hilgemann and Christiane Baud, by Warranty Deed recorded in Volume 2004165, Page 3460, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being along the South line of Stanford Avenue, formerly Kent Avenue (50 foot right-of-way), created in Volume 5, Page 346, Map Records, Dallas County, Texas, and being the Northwest corner of that tract of land conveyed to William S. Butler, by deed recorded in Document No. 200600230888, Official Public Records, Dallas County, Texas, said corner also being the common corner of said Lot 18A, Block 2/5013, Baud Addition;

THENCE South 00 degrees 11 minutes 00 seconds West, along the West line of said Butler tract, with a distance of 150.00 feet to an "X" found for corner, said corner being the Southwest corner of said Butler tract, and being the Northwest corner of a 10 foot alley, and being the Northeast corner of that tract of land conveyed to Roberto D. Severson, a single person, by deed recorded in Volume 98252, Page 08421, Deed Records, Dallas County, Texas;

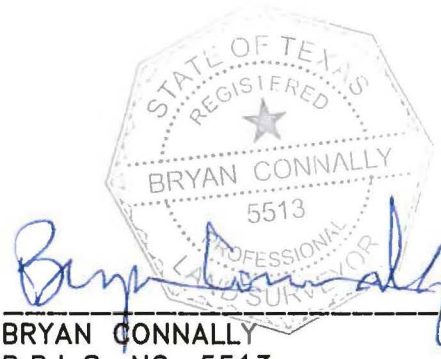
THENCE West, along the North line of said Severson tract, a distance of 20.00 feet to a point for corner;

THENCE North 00 degrees 11 minutes 00 seconds East, departing the North line of said Severson tract, and across said Donal Hilgemann tract, a distance of 150.00 feet to a point for corner, said corner being along the South line of said Stanford Avenue;

THENCE East, along the South line of said Stanford Avenue, a distance of 20.00 feet to the POINT OF BEGINNING and containing 3,000 square feet or 0.0688 acres of land.

(For SPRG use Only)

Review By: G.S.
Date: 7-27-18
SPRG NO: 4592



BRYAN CONNALLY
R.P.L.S. NO. 5513

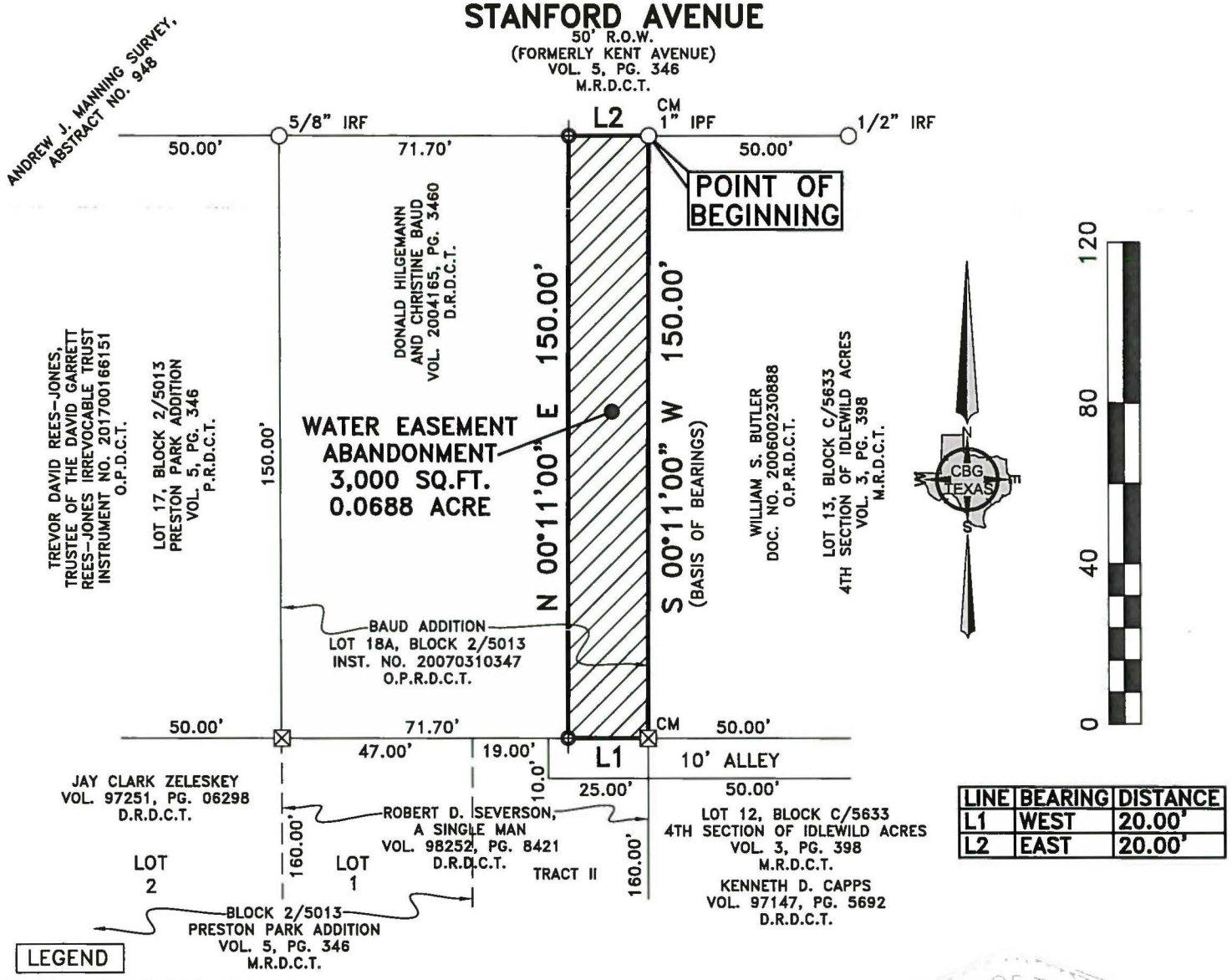
GENERAL NOTES:
1) BASIS OF BEARINGS IS THE EAST LINE OF BAUD ADDITION BEING S00°11'00"W AS RECORED IN INST. NO. 20070310347, PLAT RECORDS, DALLAS COUNTY, TEXAS.

CBG Surveying Texas, LLC
PLANNING SURVEYING
12025 Shiloh Road • Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

SHEET 1 OF 2
JOB NO. 1812309
DRAWN BY: OR
DATE: 06/14/2018
SCALE: 1" = 40'

Exhibit A

WATER EASEMENT ABANDONMENT
BAUD ADDITION
LOT 18A, BLOCK 2/5013
ANDREW J. MANNING SURVEY, ABSTRACT NO. 948
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	WEST	20.00'
L2	EAST	20.00'

LEGEND

1/2" IRF = 1/2 INCH IRON ROD FOUND
1" IPF = 1 INCH IRON PIPE FOUND
5/8" IRF = 5/8 INCH IRON ROD FOUND
☒ = X-CUT FOUND

CM	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
SQ.FT.	SQUARE FEET

(For SPRG use Only)
Review By: G.S.
Date: 7-27-18
SPRG NO: 4592

STATE OF TEXAS REGISTERED BRYAN CONNALLY 5513 PROFESSIONAL LAND SURVEYOR

BRYAN CONNALLY
R.P.L.S. NO. 5513

GENERAL NOTES:
1) BASIS OF BEARINGS IS THE EAST LINE OF BAUD ADDITION BEING S00°11'00"W AS RECORED IN INST. NO. 20070310347, PLAT RECORDS, DALLAS COUNTY, TEXAS.

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www.cbgdfw.com

SHEET 2 OF 2
JOB NO. 1812309
DRAWN BY: OR
DATE: 06/14/2018
SCALE: 1" = 40'

1500 Marilla Street
Dallas, Texas 75201

City of Dallas

Agenda Information Sheet

File #: 18-919 **Item #:** 25.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning portions of a water easement and public utility easement to City of Dallas, the abutting owner, containing a total of approximately 6,576 square feet of land, located near the intersection of Crouch Road and Patrol Way - Revenue: $5,400.00, plus the $20.00 ordinance publication fee

BACKGROUND

This item authorizes abandoning portions of a water easement and public utility easement to City of Dallas, the abutting owner. The area will be included with the property of the abutting owner for construction of the second phase of Singing Hills Recreation Center. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

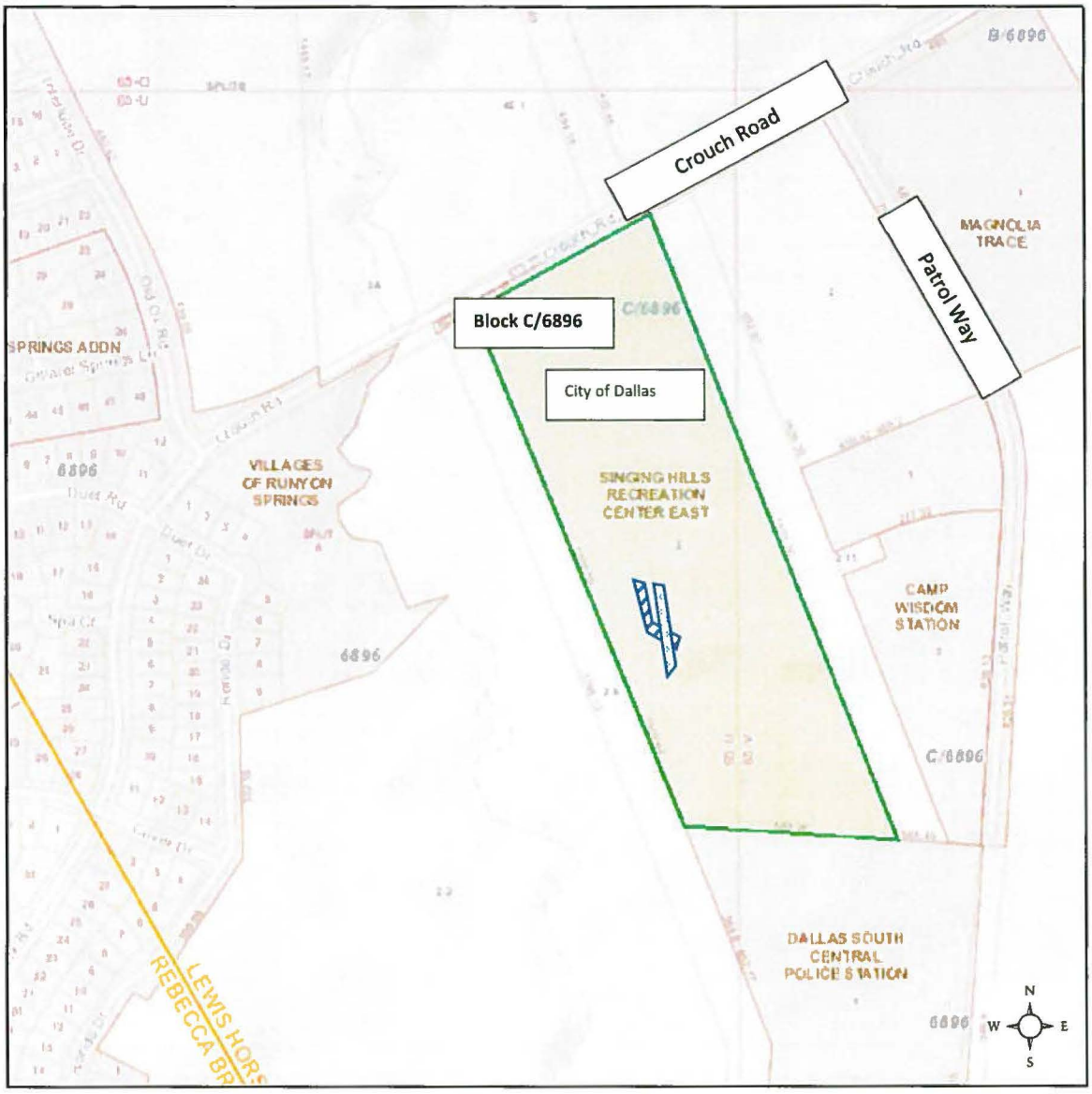
FISCAL INFORMATION

Revenue: $5,400.00, plus the $20.00 ordinance publication fee

MAP

Attached

powered by Legistar™



Mapsco – 65-U

Water Easement Abandonment – Tract 1

Public Utility Easement Abandonment – Tract 2

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of portions of a water easement and public utility easement, located in City Block C/6896 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to City of Dallas; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of City of Dallas, a Texas municipal corporation; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS ($5,400.00)** paid by **GRANTEE**, and the further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tract or parcel of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to transfer the monetary consideration set forth in Section 2, plus publication fee and recording fee in the sum amount of **SEVENTY AND NO/100 DOLLARS ($70.00)**, from 2006 Bond Fund, Fund IT00 and Fund 8T00, Department PKR, Unit T281, Object 4230, Activity MMCF, Program PK06T281 to General Fund, Fund 0001, Department DEV, Balance Sheet 0519, and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, to the extent allowed by law, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the areas described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition

include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2 and completion of the dedication set forth in Section 10 plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 10. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00007931.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

BY: _____
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

Exhibit A – Tract 1

WATER EASEMENT ABANDONMENT
Singing Hills Recreation Center East Addition
Lot 2, Block C/6896
Louis Horst Survey, Abstract No. 556
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 4,520 square foot (0.104 acre) tract of land situated in the Louis Horst Survey, Abstract No. 556, Dallas County, Texas; said tract being part of Lot 2, Block C/6896, Singing Hills Recreation Center East Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201700191230 of the Official Public Records of Dallas County, Texas and part of that certain tract of land described as "Tract 1" in Special Warranty Deed to the City of Dallas recorded in Instrument No. 201400070448 of said Official Public Records; said 4,520 square foot (0.104 acre) tract being more particularly described as follows (bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011):

COMMENCING, at a 1/2-inch iron rod with "REG# 100189-00" cap found in the north line of Lot 1, Block A/6896, Dallas "South Central" Police Station Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200600266151 of said Official Public Records; said point being the southeast corner of said Lot 2 and the southwest corner of that certain tract of land described as Tract S0C3-9-1 in Special Warranty Deed to Dallas Area Rapid Transit (hereinafter referred to as DART) recorded in Instrument No. 201300362049 of said Official Public Records;

THENCE, North 22 degrees, 28 minutes, 15 seconds West, departing the said north line of Lot 1 and along the northeast line of said Lot 2 and the southwest line of said DART tract, a distance of 723.55 feet to a point; said point being the northernmost southeast corner of a water easement dedicated by said plat of Singing Hills Recreation Center East Addition;

THENCE, departing the said northeast line of Lot 2 and the said southwest line of the DART tract and into said Lot 2, the following nine (9) calls:

South 67 degrees, 31 minutes, 45 seconds West, along the northernmost southeast line of said water easement, a distance of 157.83 feet to an angle point;

North 89 degrees, 58 minutes, 00 seconds West, along the northernmost south line of said water easement, a distance of 140.74 feet to an angle point;

South 45 degrees, 00 minutes, 00 seconds West, along the westernmost southeast line of said water easement, a distance of 46.29 feet to a 5/8-inch rod with "PACHECO KOCH EASEMENT" cap set for corner (hereinafter referred to as "iron rod set" at the **POINT OF BEGINNING**, said point being an angle point in the said water easement;

Due South, along the westernmost east line of said water easement, a distance of 132.64 feet to a point for corner;

South 56 degrees, 15 minutes, 00 seconds East, along the westernmost northeast line of said water easement, a distance of 68.54 feet to an iron rod set for corner;

FIELD NOTES APPROVED:
7/3/18

(For SPRG use only)	
Reviewed By:	
Date:	
SPRG NO:	

Exhibit A – Tract 1

WATER EASEMENT ABANDONMENT
Singing Hills Recreation Center East Addition
Lot 2, Block C/6896
Louis Horst Survey, Abstract No. 556
City of Dallas, Dallas County, Texas

South 11 degrees, 15 minutes, 00 seconds East, departing the said northeast line of the water easement and into and across said water easement, a distance of 28.28 feet to an iron rod set for corner in the northernmost southwest line of said water easement;

North 56 degrees, 15 minutes, 00 seconds West, along the said southwest line of the water easement, a distance of 99.23 feet to a point for corner; said point being an angle point in the said water easement;

Due North, along the westernmost west line of said water easement, a distance of 151.62 feet to an iron rod set for corner; said point being an angle point in said water easement at the intersection of said west line of the water easement and the northernmost northwest line of said water easement;

South 67 degrees, 30 minutes, 00 seconds East, departing the said intersection of the west line and the northwest line of said water easement and into and across said water easement, a distance of 21.65 feet to the **POINT OF BEGINNING**;

CONTAINING, 4,520 square feet or 0.104 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.



05/01/2015

Michael C. Clover Date
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

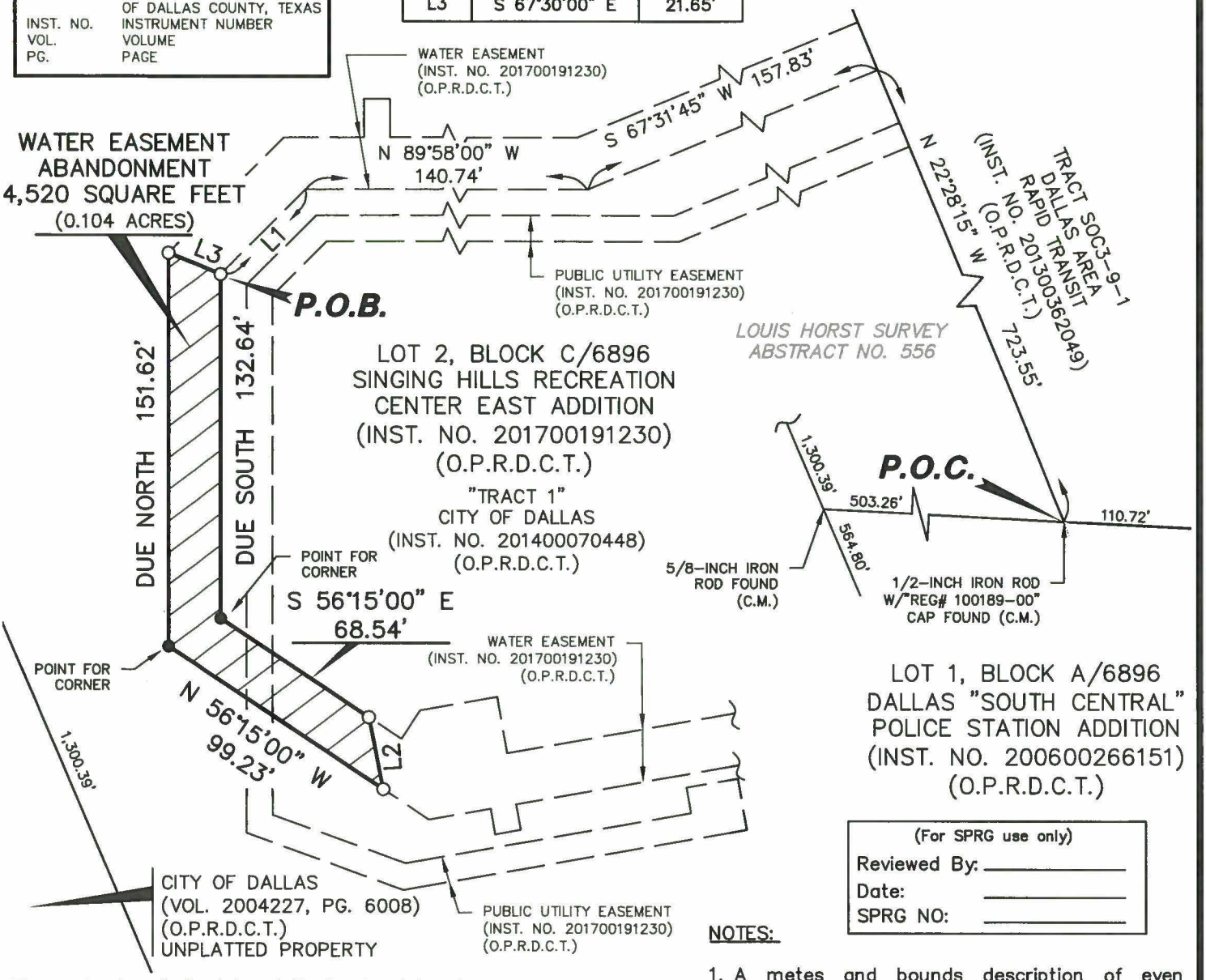
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2210-13.382EX-3.dwg kaj

(For SPRG use only)	
Reviewed By:	
Date:	
SPRG NO:	

Exhibit A – Tract 1

LEGEND	
———	PROPERTY LINE
———	NEW EASEMENT LINE
— — —	EXISTING EASEMENT LINE
○	5/8-INCH IRON ROD W/ "PACHECO KOCH-EASEMENT" CAP SET
(C.M.)	– CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 45°00'00" W	46.29'
L2	S 11°15'00" E	28.28'
L3	S 67°30'00" E	21.65'



(For SPRG use only)
Reviewed By: _____
Date: _____
SPRG NO: _____

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011).

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.

STATE OF TEXAS
REGISTERED
MICHAEL C. CLOVER
5225
PROFESSIONAL
LAND SURVEYOR

Michael C. Clover
Registered Professional
Land Surveyor No. 5225

Date 05/01/2018

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KAJ	MCC	1"=60'	MAY 2018	2210-13.382

WATER EASEMENT ABANDONMENT

SINGING HILLS RECREATION CENTER EAST ADDITION
LOT 2, BLOCK C/6896
LOUIS HORST SURVEY, ABSTRACT NO. 556,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

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Exhibit A – Tract 2

PUBLIC UTILITY
EASEMENT ABANDONMENT
Singing Hills Recreation Center East Addition
Lot 2, Block C/6896
Louis Horst Survey, Abstract No. 556
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 2,056 square foot (0.047 acre) tract of land situated in the Louis Horst Survey, Abstract No. 556, Dallas County, Texas; said tract being part of Lot 2, Block C/6896, Singing Hills Recreation Center East Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201700191230 of the Official Public Records of Dallas County, Texas and part of that certain tract of land described as "Tract 1" in Special Warranty Deed to the City of Dallas recorded in Instrument No. 201400070448 of said Official Public Records; said 2,056 square foot (0.047 acre) tract being more particularly described as follows (bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011):

COMMENCING, at a 1/2-inch iron rod with "REG# 100189-00" cap found in the north line of Lot 1, Block A/6896, Dallas "South Central" Police Station Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200600266151 of said Official Public Records; said point being the southeast corner of said Lot 2 and the southwest corner of that certain tract of land described in Tract S0C3-9-1 in Special Warranty Deed to Dallas Area Rapid Transit (hereinafter referred to as DART) recorded in Instrument No. 201300362049 of said Official Public Records;

THENCE, North 22 degrees, 28 minutes, 15 seconds West, departing the said north line of Lot 1 and along the northeast line of said Lot 2 and the southwest line of said DART tract, a distance of 691.54 feet to a point; said point being the northernmost southeast corner of a public utility easement dedicated by said plat of Singing Hills Recreation Center East Addition;

THENCE, departing the said northeast line of Lot 2 and the said southwest line of the DART tract and into said Lot 2, the following seven (7) calls:

South 67 degrees, 31 minutes, 45 seconds West, along the easternmost southeast line of said public utility easement, a distance of 132.80 feet to an angle point;

North 89 degrees, 58 minutes, 00 seconds West, along the northernmost south line of said public utility easement, a distance of 167.84 feet to an angle point;

South 45 degrees, 00 minutes, 00 seconds East, along the westernmost southeast line of said public utility easement, a distance of 29.17 feet to a 5/8-inch rod with "PACHECO KOCH EASEMENT" cap set for corner (hereinafter referred to as "iron rod set") at the **POINT OF BEGINNING**, said point being an angle point in said public utility easement;

Due South, along the westernmost east line of said public utility easement, a distance of 200.03 feet to an iron rod set for corner at the intersection of the said east line of the public utility easement with the southernmost northeast line of said public utility easement;

FIELD NOTES APPROVED:
7/3/18

(For SPRG use only)	
Reviewed By:	
Date:	
SPRG NO:	

PUBLIC UTILITY **Exhibit A – Tract 2**
EASEMENT ABANDONMENT
Singing Hills Recreation Center East Addition
Lot 2, Block C/6896
Louis Horst Survey, Abstract No. 556
City of Dallas, Dallas County, Texas

South 55 degrees, 01 minutes, 06 seconds West, departing the said intersection of the northeast line of the public utility easement with the east line of the public utility easement and into and across said public utility easement, a distance of 12.21 feet to an iron rod set for corner at the intersection of the southwest line of said public utility easement with the northernmost west line of said public utility easement;

Due North, departing the said intersection of the southwest line of said public utility easement with the northernmost west line of said public utility easement and along the said west line of the public utility easement, a distance of 211.17 feet to an iron rod set for corner at an angle point in said public utility easement; said point being an intersection of said west line of the public utility easement with the northernmost northwest line of said public utility easement;

South 67 degrees, 30 minutes, 00 seconds East, departing the said intersection of the said west line of the public utility easement with the said northwest line of the public utility easement and into and across said public utility easement, a distance of 10.82 feet to the **POINT OF BEGINNING**;

CONTAINING, 2,056 square feet or 0.047 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

05/01/2018

Michael C. Clover Date
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

STATE OF TEXAS REGISTERED MICHAEL C. CLOVER 5225 PROFESSIONAL LAND SURVEYOR

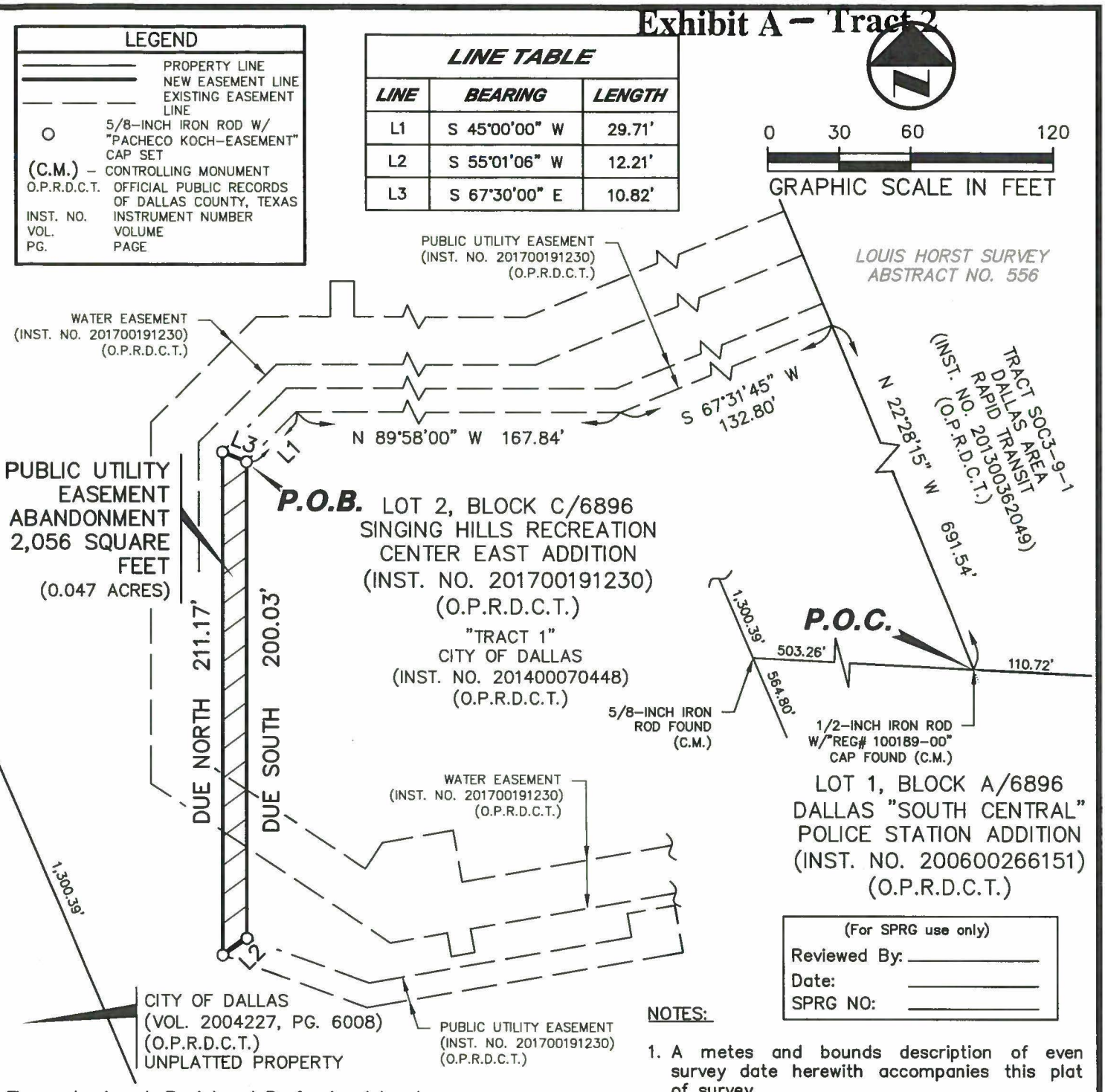
2210-13.382EX-4.doc
2210-13.382EX-4.dwg kaj

(For SPRG use only)	
Reviewed By:	
Date:	
SPRG NO:	

Exhibit A – Tract 2

LEGEND	
———	PROPERTY LINE
———	NEW EASEMENT LINE
— — —	EXISTING EASEMENT LINE
○	5/8–INCH IRON ROD W/ "PACHECO KOCH–EASEMENT" CAP SET
(C.M.)	– CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 45°00'00" W	29.71'
L2	S 55°01'06" W	12.21'
L3	S 67°30'00" E	10.82'



(For SPRG use only)	
Reviewed By:	
Date:	
SPRG NO:	

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011).

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.

STATE OF TEXAS REGISTERED MICHAEL C. CLOVER 5225 PROFESSIONAL LAND SURVEYOR

Michael C. Clover
Registered Professional
Land Surveyor No. 5225

Date 05/01/2018

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KAJ	MCC	1"=60'	MAY 2018	2210–13.382

PUBLIC UTILITY EASEMENT ABANDONMENT

SINGING HILLS RECREATION CENTER EAST ADDITION
LOT 2, BLOCK C/6896
LOUIS HORST SURVEY, ABSTRACT NO. 556,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

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City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 18-851 **Item #:** 26.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a portion of a utility easement to GPIF Houston Street LLC, the abutting owner, containing approximately 7,663 square feet of land, located near the intersection of Houston Street and Ross Avenue - Revenue: $5,400.00, plus the $20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of a utility easement to GPIF Houston Street LLC, the abutting owner. The area will be included with the property of the abutting owner for the use of parking and new office space. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Revenue: $5,400.00, plus the $20.00 ordinance publication fee

OWNER

GPIF Houston Street LLC

Crescent Real Estate LLC, Managing Member

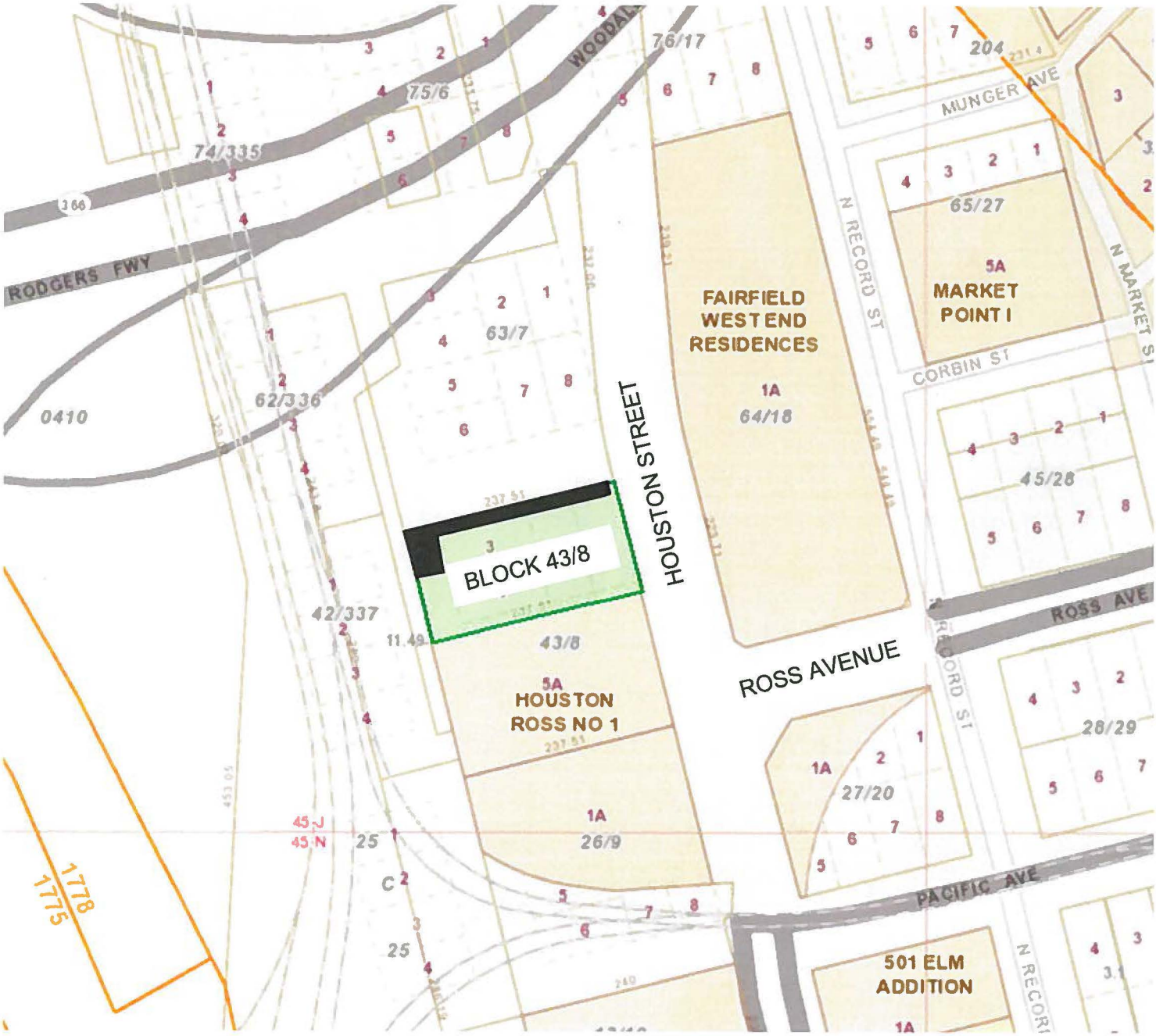
Jason E. Anderson, Co-Chief Executive Officer

powered by Legistar™

MAP

Attached

powered by Legistar™



ABANDONMENT AREA

Utility Easement

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of portion of a utility easement, located in City Block 43/8 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to GPIF Houston Street LLC; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of GPIF Houston Street LLC, a Delaware limited liability company; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easement is no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tract of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS ($5,400.00)** paid by **GRANTEE**, and the further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tract or parcel of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction - Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to

indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration

set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 10. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00007839.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

BY: _____
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

PARTIAL UTILITY EASEMENT ABANDONMENT

Situated in Lot 5B, Block 43/8, Houston-Ross No. 2
City of Dallas, Texas
John N. Bryan Survey, Abstract No. 149
City of Dallas, Dallas County, Texas

Exhibit A

DESCRIPTION, of a 7,663 square foot (0.176 acre) tract of land situated in the John N. Bryan Survey, Abstract No. 149, Dallas County, Texas; said tract being part of Lot 5B, Block 43/8 of Houston-Ross No.2, an addition to the City of Dallas according to the plat recorded in Instrument No. 201800107120 of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to GPIF Houston Street LLC recorded in Instrument No. 201700277769 of the said Official Public Records and being part of Corbin Street and Broadway Street as abandoned by Quit-Claim deed recorded in Volume 73111, Page 1866 of the Deed Records of Dallas County Texas. Said 7,663 square foot tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the southwest right-of-way line of Houston Street (an 85-foot wide right-of-way); said point being the northeast corner of said Lot 5B and GPIF Houston Street tract;

THENCE, South 15 degrees, 04 minutes, 24 seconds East, along the said southwest line of Houston Street and the northeast line of said Lot 5B and GPIF Houston Street tract, a distance of 13.68 feet to a point for corner;
(GRID: N: 6,971,501.26, E: 2,488,211.98)

THENCE, departing the said southwest line of Houston Street and the northeast line of said Lot 5B and GPIF Houston Street tract and into and across said Lot 5B and GPIF Houston Street tract the following three (3) calls:

South 74 degrees, 55 minutes, 36 seconds West, a distance of 197.50 feet to a point for corner;
(GRID: N: 6,971,449.90, E: 2,488,021.30)

South 15 degrees, 04 minutes, 24 seconds East, a distance of 110.32 feet to a point for corner;
(GRID: N: 6,971,343.40, E: 2,488,049.99)

South 74 degrees, 55 minutes, 36 seconds West, a distance of 40.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being on the southwest line of said Lot 5B and GPIF Houston Street tract, the southeast corner of that certain tract of land described in Special Warranty Deed to Cordovan Venturers recorded in Instrument No. 20070351901 of said Official Public Records and the northeast corner of that certain tract of land described in Correction Special Warranty Deed to Transcontinental Realty Investors, Inc., recorded in Volume 2005120, Page 13193 of said Deed Records;

(For SPRG use only)	
Reviewed By:	A. Rodriguez
Date:	9/17/18
SPRG NO:	4630

PARTIAL UTILITY EASEMENT ABANDONMENT
Situated in Lot 5B, Block 43/8, Houston-Ross No. 2
City of Dallas, Texas
John N. Bryan Survey, Abstract No. 149
City of Dallas, Dallas County, Texas

Exhibit A

THENCE, North 15 degrees, 04 minutes, 24 seconds West, along the said southwest line of said Lot 5b and GPIF Houston Street tract and the northeast line of said Cordovan Venturers tract, a distance of 124.00 feet to a 3-inch aluminum disk stamped "PACHECO KOCH – HR2 ADDITION" found for corner; said point also being the northwest corner of said Lot 5B and GPIF Houston Street tract;

THENCE, North 74 degrees, 55 minutes, 36 seconds East, departing the northeast line of said Cordovan Venturers tract and along the northwest line of said Lot 5B and GPIF Houston Street tract, a distance of 237.51 feet to the **POINT OF BEGINNING**;

CONTAINING: 7,663 square feet or 0.176 acres of land, more or less.

Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been scaled by applying the Dallas County TxDOT combination factor 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the Partial Utility Easement Abandonment tract describe

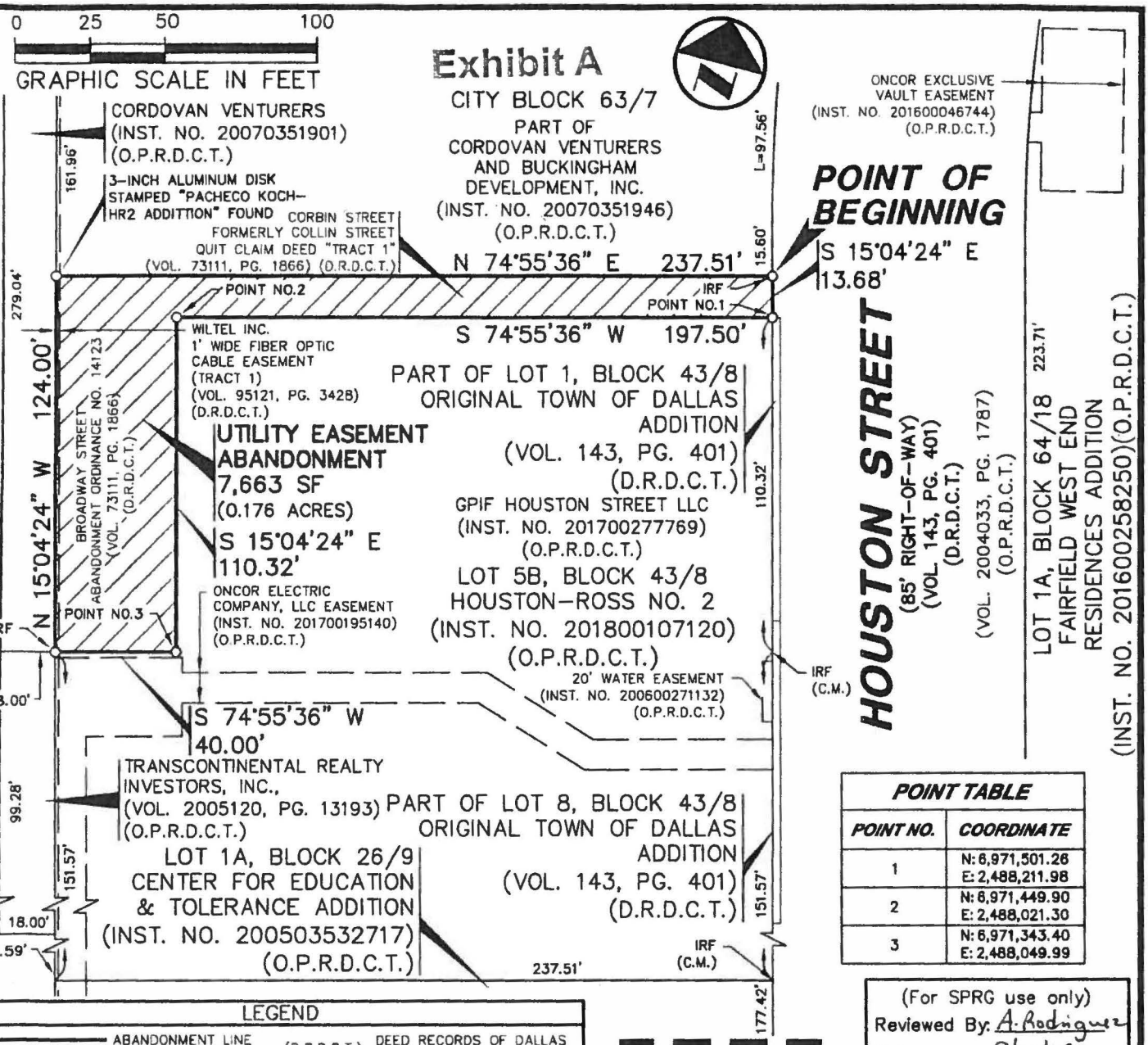
9/6/18

Kyle Coleman Harris Date
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10193805

STATE OF TEXAS
REGISTERED
KYLE COLEMAN HARRIS
6266
PROFESSIONAL
LAND SURVEYOR

2693-16.255EX4-rev.docx
2693-16.255EX4-rev.dwg sbp

(For SPRG use only)	
Reviewed By:	A. Rodriguez
Date:	9/11/18
SPRG NO:	4630



POINT TABLE	
POINT NO.	COORDINATE
1	N: 6,971,501.26 E: 2,488,211.98
2	N: 6,971,449.90 E: 2,488,021.30
3	N: 6,971,343.40 E: 2,488,049.99

LEGEND

———	ABANDONMENT LINE	(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS
———	PROPERTY LINE	(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
— — —	EASEMENT LINE	VOL.	VOLUME
(C.M.)	CONTROLLING MONUMENT	PG.	PAGE
IRF	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND	SF	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER	O	POINT FOR CORNER

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 9/17/18
SPRG NO: 4630

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the Partial Utility Easement Abandonment tract described.

9/14/18
Kyle Coleman Harris Date
Registered Professional
Land Surveyor No. 6266

STATE OF TEXAS REGISTERED KYLE COLEMAN HARRIS 6266 PROFESSIONAL LAND SURVEYOR

SEE SHEET 4 OF 4 FOR NOTES

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

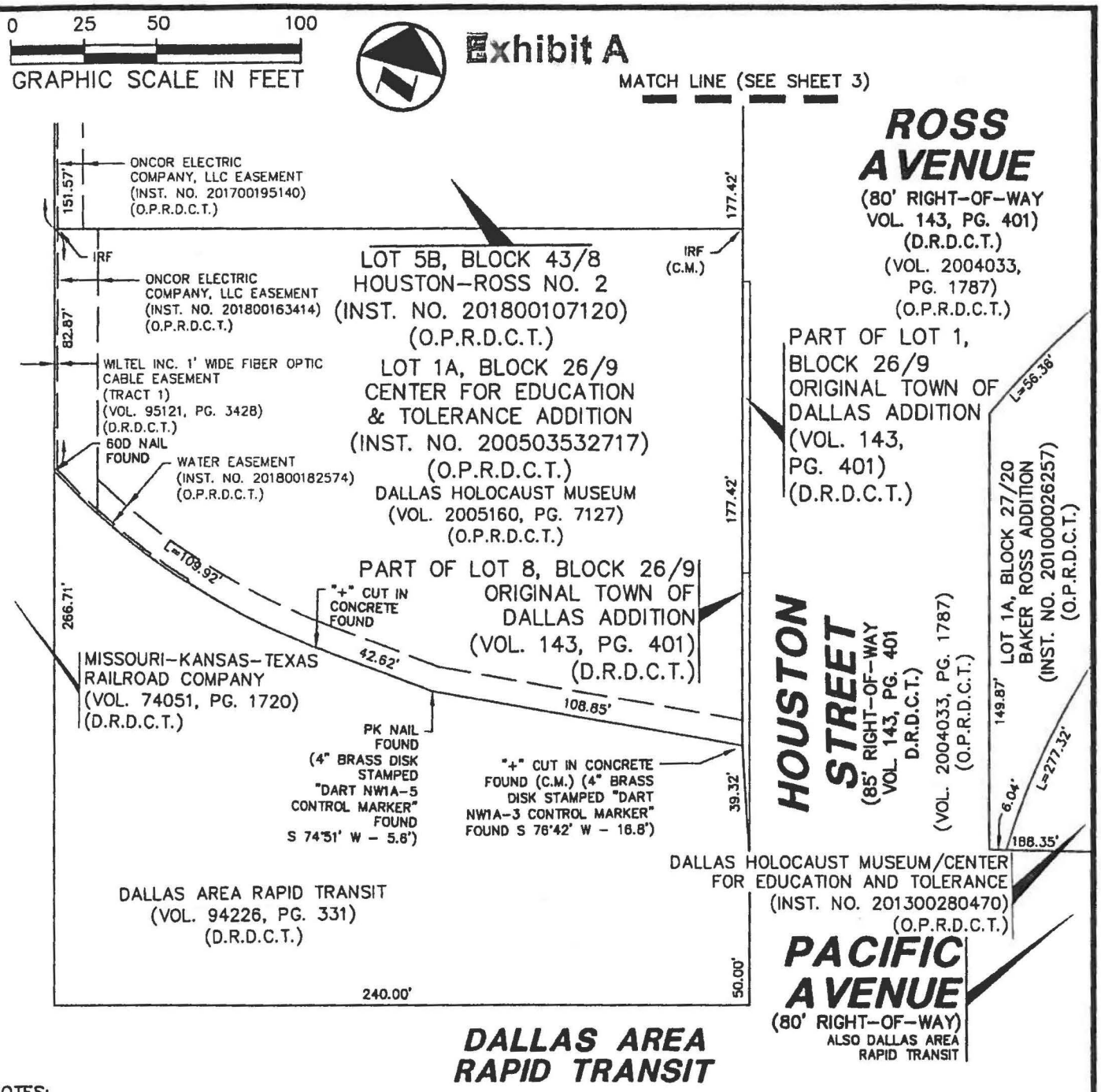
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP/AY	KCH	1"=50'	SEPT. 2018	2693-16.255

PARTIAL UTILITY EASEMENT ABANDONMENT

SITUATED IN LOT 5B, BLOCK 43/8
HOUSTON-ROSS NO. 2,
JOHN N. BRYAN SURVEY, ABSTRACT NO. 149,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

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Exhibit A



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been scaled by applying the Dallas County TxDOT combination factor of 1.000136506.
3. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 9/17/18
SPRG NO: 4630

UTILITY EASEMENT ABANDONMENT

HOUSTON ROSS NO. 1
LOT 5A, BLOCK 43/8
THE TOWN OF DALLAS
LOTS 1-4 AND PART OF LOTS 5, 7 AND 8
BLOCK 43
JOHN N. BRYAN SURVEY, ABSTRACT NO. 149,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 4

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	KCH	1"=50'	SEPT. 2018	2693-16.255

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Agenda Information Sheet

File #: 18-940 **Item #:** 27.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance providing for the closure and vacation of portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail, containing a total of approximately 698,180 square feet of land, located near the intersections of Westmoreland Road and Red Bird Lane - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the closure and vacation of portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail. The areas will be included with the adjacent City-owned property to declare land for Federal Aviation Administration (FAA) purpose.

Notices were sent to 12 property owners located within 300 feet of the proposed closure and vacation areas. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

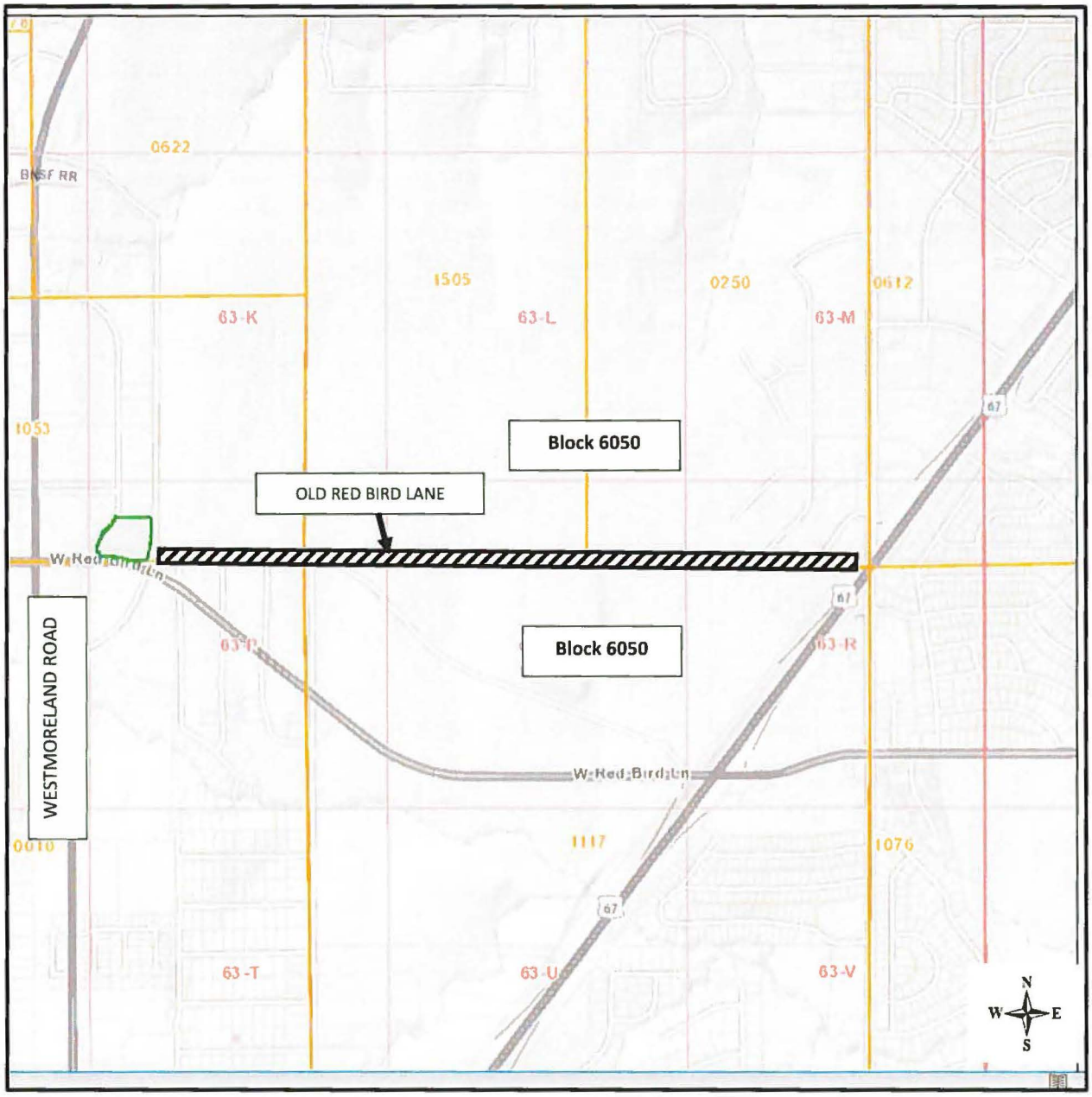
Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

No cost consideration to the City.

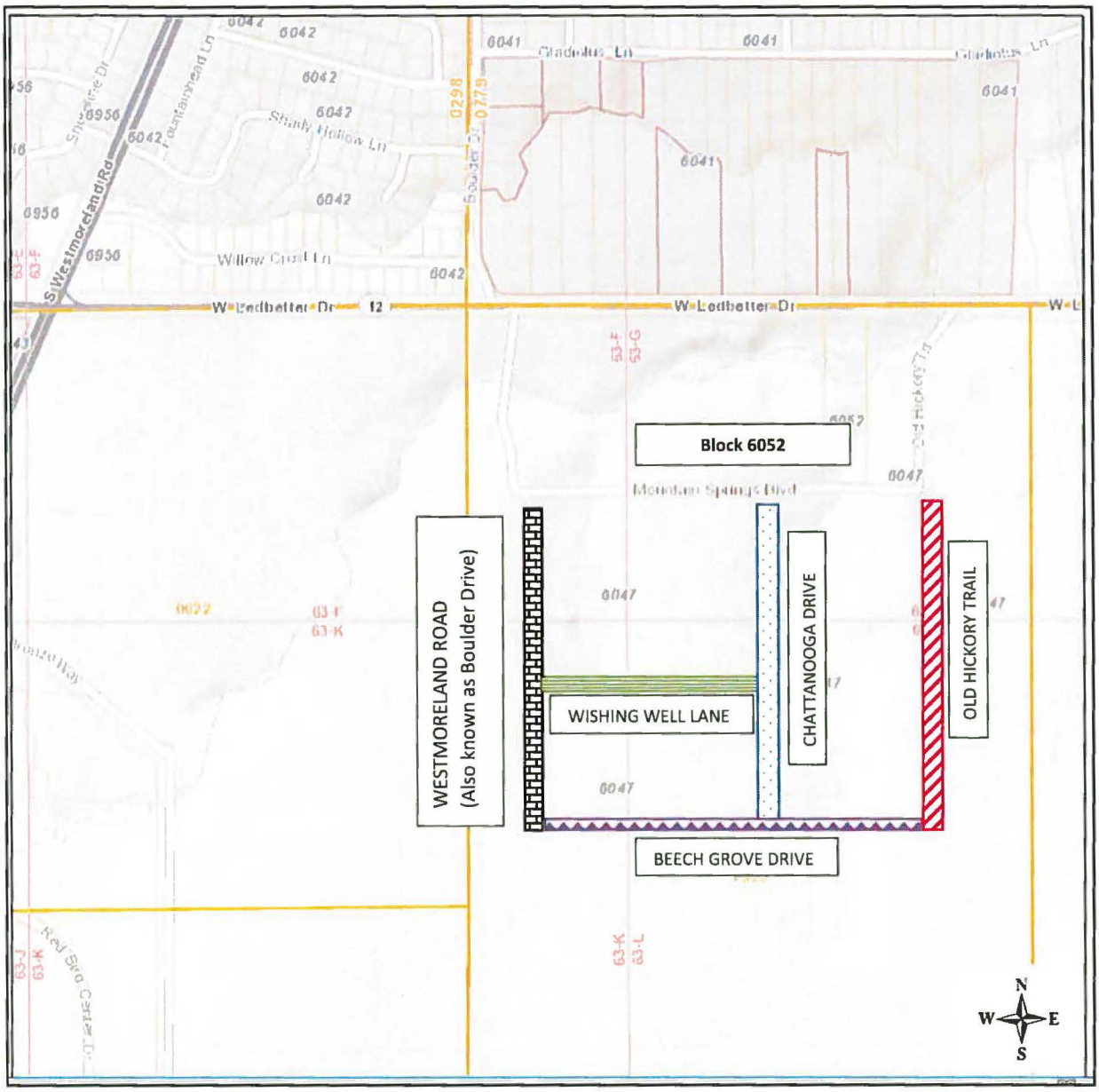
MAPS

Attached



Mapsco: 63-P

Area to be closed and vacated



Mapsco: 63-P

Areas being closed and vacated

Westmoreland Road (Currently Boulder Drive) (30' ROW)

Wishing Well Lane (25' ROW)

Chattanooga Drive (50' ROW)

Old Hickory Trail (50' ROW) Excepting all portions abandoned, closed and vacated by Ordinance 21141

Beech Grove Drive (25' ROW)

ORDINANCE NO. _____

An ordinance providing for the closure and vacation of portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail adjacent to City Blocks 6050 and 6052 in the City of Dallas and County of Dallas, Texas; providing for the terms, provisions and effective date of the closure and vacation made herein; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City of Dallas Department of Aviation has requested the closure and vacation of portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail for the Dallas Executive Airport; and

WHEREAS, the City Council of the City of Dallas, acting pursuant to law, is of the opinion that the best interest and welfare of the public will be served by closing and vacating portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail adjacent to city-owned property in City Blocks 6050 and 6052 to all vehicular and pedestrian traffic.

Now, Therefore,

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

SECTION 1. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof, be and the same is hereby vacated and closed insofar as the right, title and easement of the public to use said tracts for pedestrian and vehicular purposes are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That the Chief Financial Officer is hereby authorized to transfer the monetary consideration in the sum of **SEVENTY AND NO/100 DOLLARS ($70.00)** for publication fee and recording fee from the Aviation Operating Fund, Fund 0130, Department AVI, Unit 7731, Object 3090 to General Fund, Fund 0001, Department DEV,

Balance Sheet 0519, and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 3. That the closure and vacation provided for herein are made subject to:

(a) all present zoning and deed restrictions, if the latter exist.

(b) all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

(c) existing and retained rights of the City to use the property described in Exhibit A for water, wastewater and drainage purposes and the presently existing facilities, if any, for all public utility and fiber optic franchisees, which facilities shall remain in place pursuant to the respective franchise agreements with those companies.

(d) maintaining access area needed for future projects for the City Fire Department for emergency response.

(e) acknowledgement Atmos has gas lines in the area north of Red Bird Lane from Watership Street and ending east of Boulder Drive. Atmos will retain rights in Exhibit B. Cost to relocate will be furnished upon request and paid by **GRANTEE**.

SECTION 4. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee.

SECTION 5. That this ordinance is designated for City purposes as Contract No. DEV-2018-00007971.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

BY: _____
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and Construction

BY: _____
Assistant Director

Passed _____.

EXHIBIT A -- Tract 1

Field Notes Describing the Approximate Center Line of unimproved
OLD RED BIRD LANE
Within the Dallas Executive Airport
To Be Abandoned, Closed and Vacated

BEING a center line description of a right of way (unknown width) located in the Thomas Vernoy Survey, Abstract No. 1505, John Cox Survey, Abstract No. 250, Samuel B. Pryor Survey, Abstract No. 1117, and the George Alvey Survey, Abstract No. 10, and the McKinney and Williams Survey No. 1053 in the City of Dallas, Dallas County, Texas, being more particularly described as follows:

Note: Approximate Center Line not monumented

COMMENCING at a 5/8-inch iron rod found at the southeast corner of a called 0.999 acre tract of land described in Special Warranty Deed with Vendor's Lien to KHI Property Management LLC, a Texas Limited Liability Company, as recorded in Instrument No. 201400013479, in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being the northeast corner of a tract of land described in Deed to the City of Dallas, as recorded in Volume 2486, Page 107, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being in the west line of South Hampton Road (variable width right-of-way);

THENCE South 01 degrees 02 minutes 04 seconds East, along the west line of said South Hampton Road and the southerly prolongation thereof, a distance of 4223.53 feet to a point in the approximate north line of the Samuel B. Pryor Survey, Abstract No. 1117, said north line being the approximate center line of an unimproved roadway known as Old Red Bird Lane (width unknown);

THENCE South 89 degrees 09 minutes 18 seconds West, along the approximate north line of the Samuel B. Pryor Survey, Abstract No. 1117 and George Alvey Survey Abstract No. 10, said line being the approximate center line of Old Red Bird Lane, a distance of 432.88 feet to the southwest right of way line of 1st Continental Place (54.00 foot wide), and the east line of Dallas Executive Airport Industrial Plat, Plan File No. S 156-143 on file at the City of Dallas, same being on the North line of a called 48.02 acre tract of land described in Volume 2496, Page 236, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being the **POINT OF BEGINNING** of the herein described approximate centerline of Old Red Bird Lane;

FIELD NOTES APPROVED:
DSR 11/20/17

EXHIBIT A -- Tract 1

Field Notes Describing the Approximate Center Line of unimproved
OLD RED BIRD LANE
Within the Dallas Executive Airport
To Be Abandoned, Closed and Vacated

THENCE South 89 degrees 09 minutes 18 seconds West, over and across said Dallas Executive Airport Industrial Addition, along said approximate center line of Old Red Bird Lane, a distance of 6388.54 feet to the east line of Tract 4 of a called 4.0093 acre tract of land conveyed to Newark Cultural Education Facilities Finance Corporation, a Texas non-profit corporation, recorded in Instrument 201200312156 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T), same being the west line of Dallas Executive Airport Industrial Plat, Plan File No. S 156-143 on file at the City of Dallas, and being the **POINT OF TERMINUS**.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83).

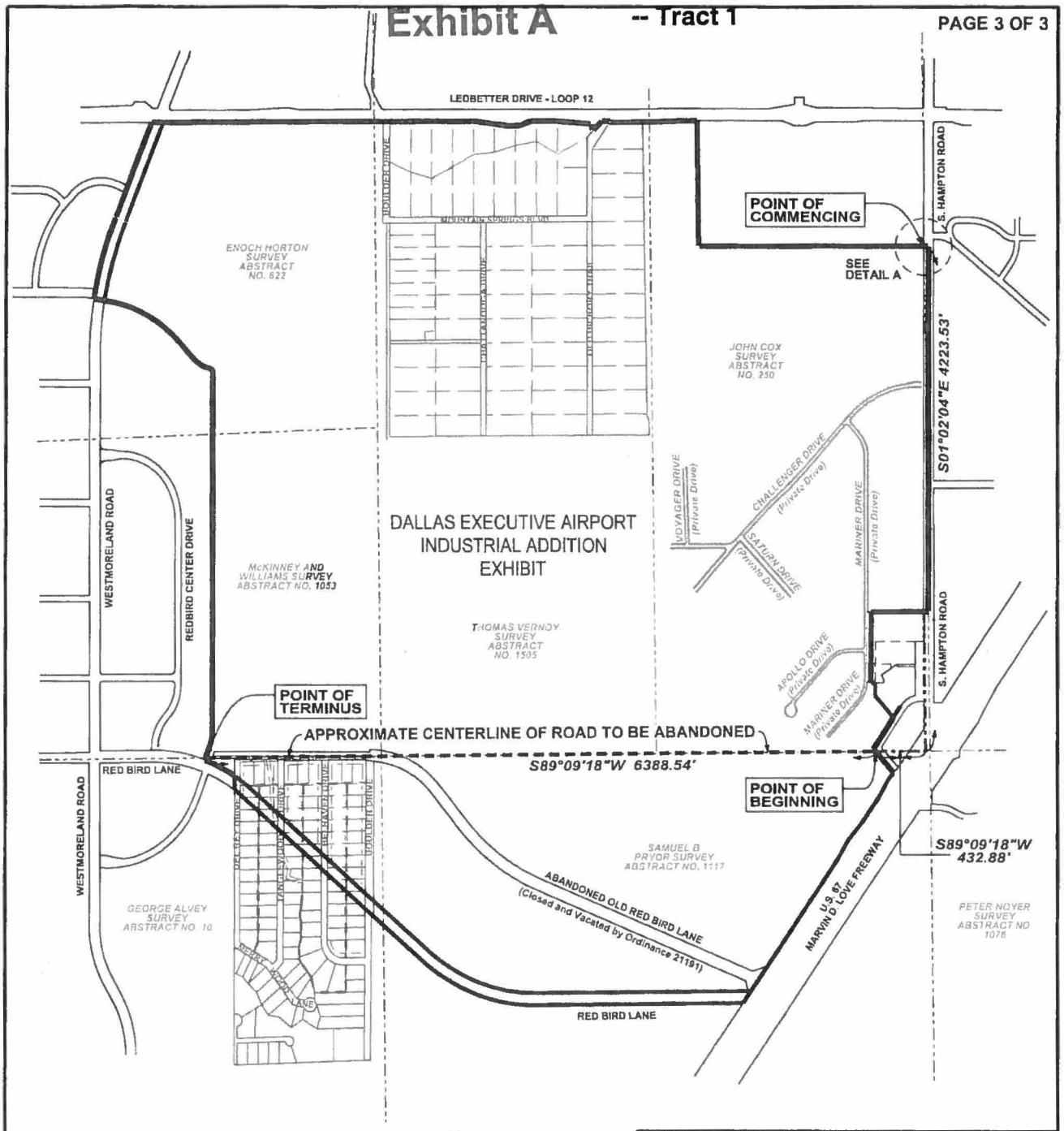
This description is approved as to form.

Scott Holt 11/20/2017

Scott Holt, RPLS
Survey Program Manager
City of Dallas

FIELD NOTES APPROVED:
DER 4/20/17

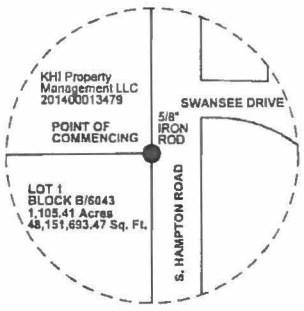
Exhibit A -- Tract 1



N

NOT TO SCALE

LEGEND	
●	5/8" IRON ROD (FOUND)



DETAIL A

DAL-TECH ENGINEERING, INC.
17400 DALLAS PKWY. SUITE 110
DALLAS, TEXAS 75287
O (972) 250-2727
F (972) 250-4774
TBPLS FIRM NO. 10123500

DALLAS EXECUTIVE AIRPORT
OLD RED BIRD LANE

ROAD TO BE ABANDONED

PUBLIC WORKS DEPARTMENT

SURVEY DIVISION CITY OF DALLAS, TEXAS

DESIGN	DESIGN FILE NAME		SCALE	DATE
D. DELEON	Index Sheet		N.T.S.	11-02-17
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.	
B. MCCOLLUM	G. ANDERSON	Lease Exhibit	1440	

Exhibit A – Tract 2

Field Notes Describing Streets Within the Dallas Executive Airport, To Be Abandoned, Closed and Vacated

Being situated in the Thomas Vernoy Survey, Abstract No. 1505, Dallas County, Texas, in the City of Dallas, Block 6052 (Block 6052, Official City of Dallas Block Numbers), and being all the following streets dedicated by The Old Hickory Woodlands Addition, an addition to the City of Dallas dated June 21, 1939 and recorded in Volume 6, Page 141 of the Map Records of Dallas County, Texas:

1. Westmoreland Road (thirty-foot-wide Right-of Way)
2. Chattanooga Drive (fifty-foot-wide Right-of-Way)
3. Wishing Well Lane (twenty-five-foot-wide Right-of-Way)
4. Beech Grove Drive (twenty-five-foot-wide Right-of-Way)
5. Old Hickory Trail (fifty-foot-wide Right-of-Way) [Excepting all portions abandoned, closed and vacated by Ordinance 21141]

and containing approximately 314,868 square feet, or 7.2284 acres of land, according to the map or plat thereof.

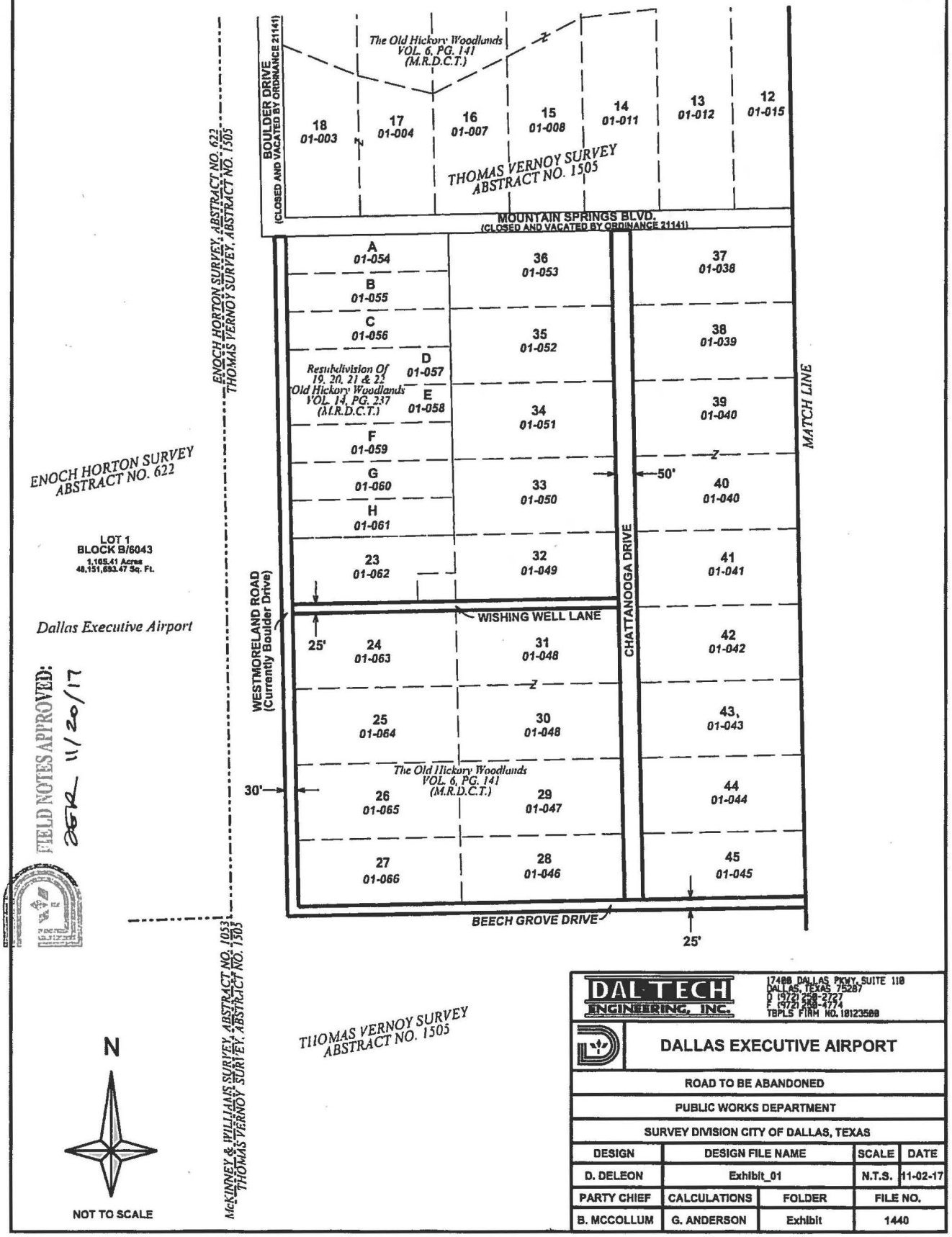
This Description is approved as to form.

Scott Holt 11/20/2017

Scott Holt, RPLS
Survey Program Manager
City of Dallas

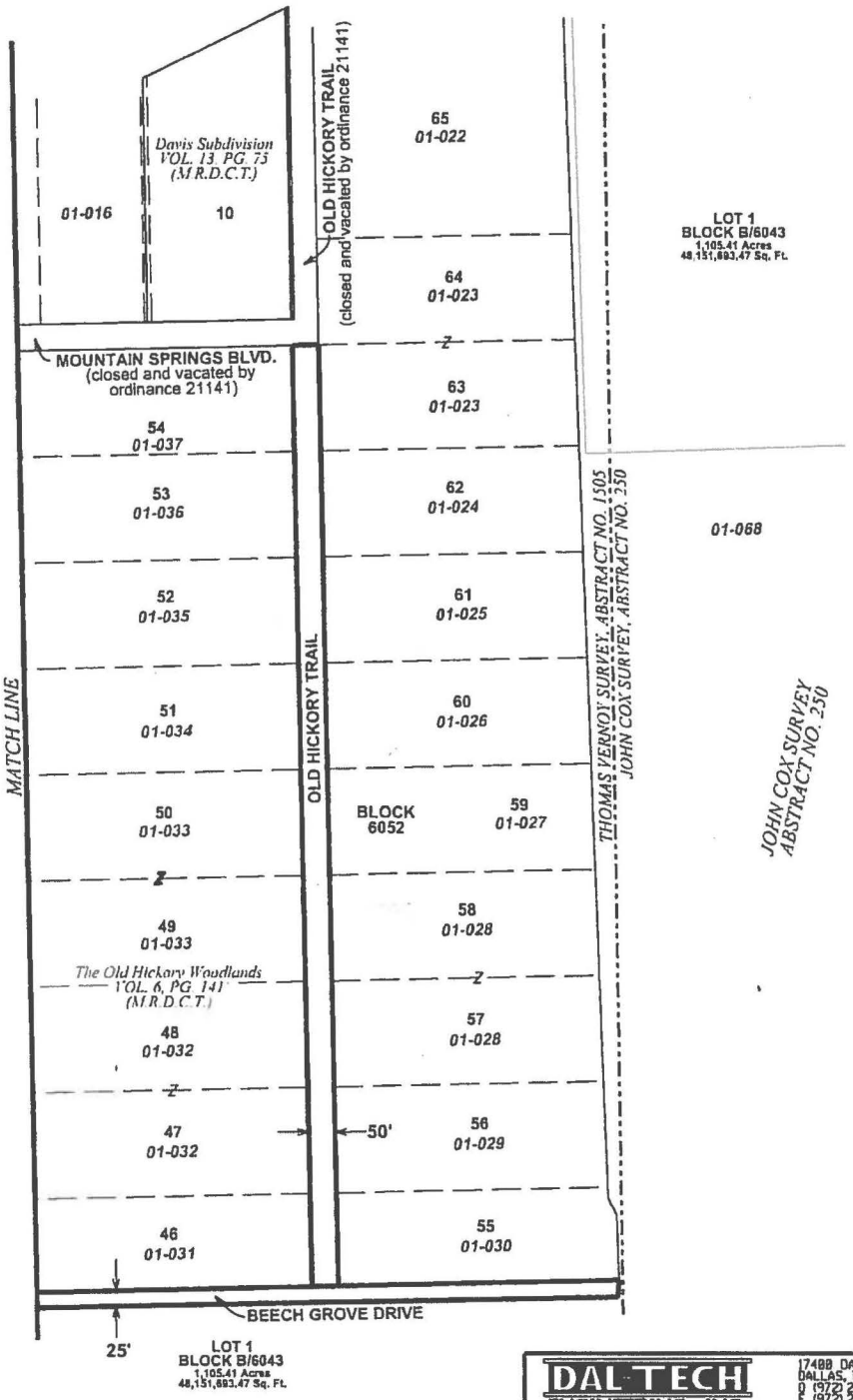
FIELD NOTES APPROVED:
OEK 11/20/17

Exhibit A – Tract 2



DAL TECH ENGINEERING, INC.	17488 DALLAS PKWY, SUITE 110 DALLAS, TEXAS 75287 O (972) 250-2727 F (972) 250-4774 TBPLS FIRM NO. 10123500		
DALLAS EXECUTIVE AIRPORT			
ROAD TO BE ABANDONED			
PUBLIC WORKS DEPARTMENT			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
DESIGN	DESIGN FILE NAME	SCALE	DATE
D. DELEON	Exhibit_01	N.T.S.	11-02-17
PARTY CHIEF	CALCULATIONS / FOLDER	FILE NO.	
B. MCCOLLUM	G. ANDERSON / Exhibit	1440	

Exhibit A – Tract 2



Dallas Executive Airport

THOMAS VERNOY SURVEY
ABSTRACT NO. 1505

N

NOT TO SCALE

DAL TECH ENGINEERING, INC.
17400 DALLAS PKWY, SUITE 118
DALLAS, TEXAS 75287
O (972) 250-2727
F (972) 250-4774
TBPLS FIRM NO. 10123500

DALLAS EXECUTIVE AIRPORT

ROAD TO BE ABANDONED

PUBLIC WORKS DEPARTMENT

SURVEY DIVISION CITY OF DALLAS, TEXAS

DESIGN	DESIGN FILE NAME		SCALE	DATE
D. DELEON	Exhibit_02		N.T.S.	11-02-17
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.	
B. MCCOLLUM	G. ANDERSON	Exhibit	1440	

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

Agenda Information Sheet

File #: 18-1091 **Item #:** 28.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** the receipt and deposit of funds in an amount not to exceed $21,482.15 from the Dallas Theological Seminary for certain material and labor costs associated with the installation of two Rapid Rectangular Flashing Beacons at the intersection of Apple Street and Live Oak Street; and **(2)** an increase in appropriations in an amount not to exceed $21,482.15 in the Capital Projects Reimbursement Fund - Not to exceed $21,482.15 - Financing: Capital Projects Reimbursement Funds

BACKGROUND

The Dallas Theological Seminary (DTS) has made pedestrian safety around their campus a priority for this school year. A privately funded study was completed in 2017 that recommends the installation of two Rapid Rectangular Flashing Beacons (RRFBs) at the intersection of Apple Street and Live Oak Street. The crosswalk across Live Oak Street connects the student/staff parking lot to the campus.

DTS will be responsible for 100% of the cost of the complete installation of the RRFB'S at the intersection.

DTS will, upon City Council approval of the receipt of the required funding, deposit an amount not to exceed $21,482.15 with the City of Dallas prior to construction and installation of the RRFB equipment and materials.

After completion of the project, DTS will be refunded any unused amount of the deposited $21,482.15.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	December 2018
Complete Construction	January 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

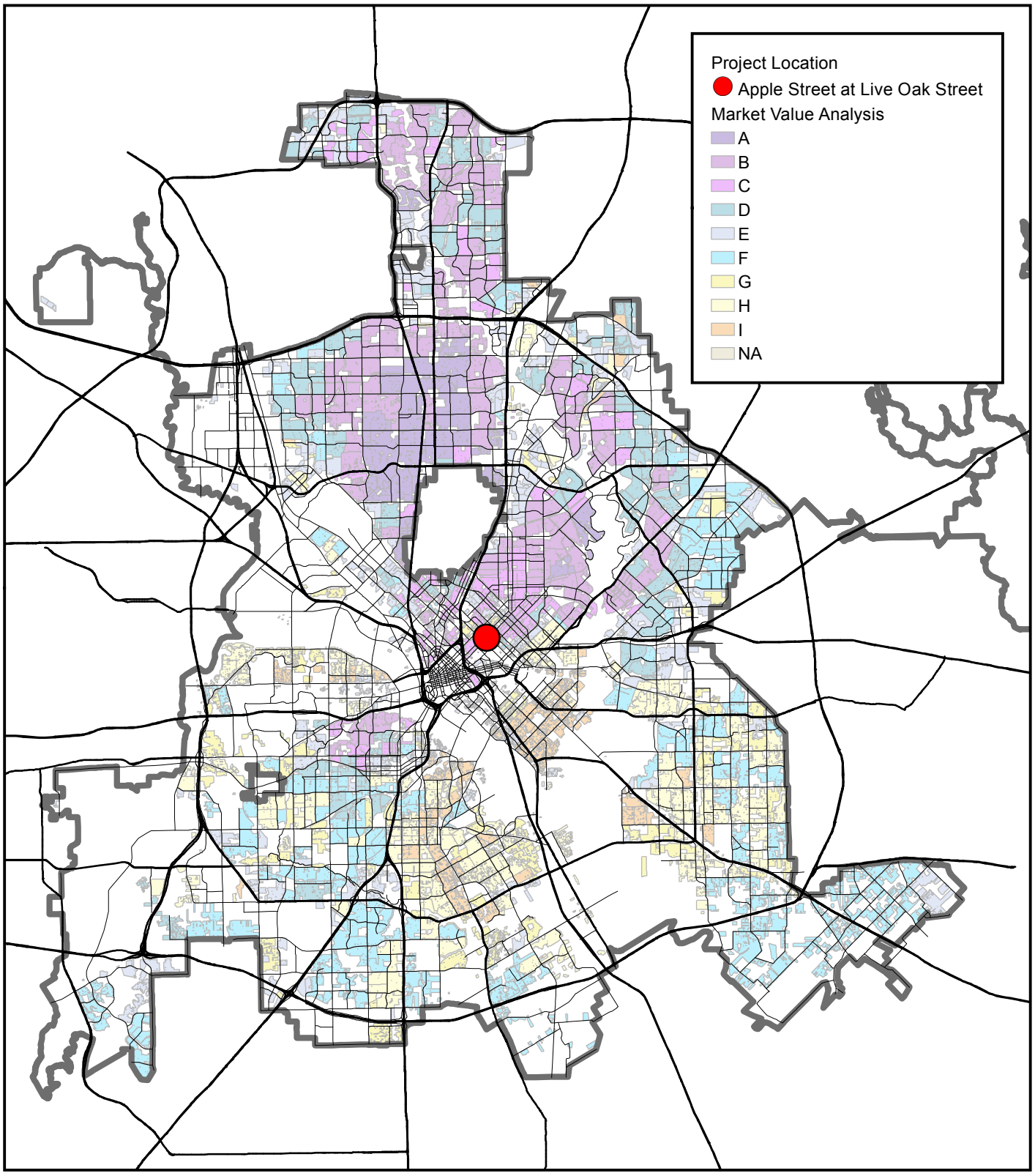
Capital Projects Reimbursement Funds - $21,482.15

MAP

Attached

powered by Legistar™

Rapid Rectangular Flashing Beacon Installation
Dallas Theological Seminary



Council District 14
Mapsco Page 45-H

Map by Transportation GIS, October 2018

November 14, 2018

WHEREAS, the Dallas Theological Seminary has agreed to deposit the necessary funds with the City of Dallas for material, equipment, and labor costs related to the construction and installation of two Rapid Rectangular Flashing Beacons at the intersection of Apple Street & Live Oak Street, in an amount not to exceed $21,482.15.

Now, Therefore,

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

SECTION 1. That the Chief Financial Officer is hereby authorized to receive and deposit funds from the Dallas Theological Seminary in an amount not to exceed $21,482.15 in the Capital Projects Reimbursement Fund, Fund 0556, Department TRN, Unit W336, Revenue Code 8492.

SECTION 2. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $21,482.15 in the Capital Projects Reimbursement Fund, Fund 0556, Department TRN, Unit W336, Object 4820.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds received from the Dallas Theological Seminary in an amount not to exceed $21,482.15 from the Capital Projects Reimbursement Fund, Fund 0556, Department TRN, Unit W336, Revenue Code 8492, Activity THRG, Object 4820, Program TP17W336 for services related to the construction and installation of two Rapid Rectangular Flashing Beacons at the intersection of Apple Street and Live Oak Street.

SECTION 4. That the Chief Financial Officer is hereby authorized to refund the Dallas Theological Seminary any unused funds related to the construction and installation of two Rapid Rectangular Flashing Beacons at the intersection of Apple Street and Live Oak Street.

SECTION 5. That this contract is designated as Contract No. TRN-2019-00008299.

SECTION 6. 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.

1500 Marilla Street
Dallas, Texas 75201

City of Dallas

Agenda Information Sheet

File #: 18-1116 **Item #:** 29.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 1, 3, 6, 8, 13, 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** the rejection of the bids received for traffic signal construction for the Department of Transportation; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City

BACKGROUND

This action will authorize the rejection of the bids received for solicitation CIZ1758 - Warranted Signals-Group 1 and CIZ1759 - Warranted Signals-Group 2 for construction of warranted traffic signal installations for the Department of Transportation. The Department of Transportation will review and modify the specifications before re-advertisement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance & Financial Management Committee will receive this item for consideration on November 12, 2018.

FISCAL INFORMATION

No cost consideration to the City.

powered by Legistar™

November 14, 2018

WHEREAS, it has been determined that it is in the best interest of the City of Dallas to reject all bids received and re-advertise for new bids.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to reject all bids received for solicitation CIZ1758 and CIZ1759 for construction of warranted traffic signal installations and is hereby granted permission to re-advertise.

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

Agenda Information Sheet

File #: 18-1142 **Item #:** 30.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing & Neighborhood Revitalization

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize the first amendment to Resolution No. 17-0443, previously approved on February 22, 2017, to the housing development loan agreement with St. Jude, Inc. for the acquisition of the property at 2920 Forest Lane for the development of a permanent supportive housing project for the homeless to: **(1)** change the loan terms from a repayable loan to a deferred forgivable loan; and **(2)** include additional performance thresholds and requirements - Financing: No cost consideration to the City

BACKGROUND

City Council approved a housing development loan agreement in the amount of $2,000,000.00 in Home Investment Partnerships Program (HOME) funds on February 22, 2017, by Resolution No. 17-0443 for the development of permanent supportive housing for the homeless located at 2920 Forest Lane. The HOME funds provided were used to acquire the building. The terms of the loan agreement require full repayment of the loan by St. Jude, Inc. after the expiration of the ten (10) year affordability period. Originally, the intent was to make the loan forgivable due to the target population.

St. Jude, Inc. acquired the existing senior living property at 2920 Forest Lane. The development included the renovation of 104 units, of which 98 are studios and 6 are one bedrooms for permanent supportive housing for the homeless. To date, the renovation is approximately 99% completed with punch-list items remaining such as cleaning, remodeling the dining room, and a few additional touch-ups. Twenty percent (20%) of the units are set aside for households earning at or below 50% of Area Medium Income (AMI) and the remaining units set aside for households earning at or below 80% AMI.

This development is intended to assist the City in reducing homelessness by providing quality permanent housing. The project was designed to provide stability to 100 homeless households by partnering with the Dallas Housing Authority (DHA) to secure project-based housing vouchers for rental assistance.

Unfortunately, due to the shortfall in the availability of vouchers from DHA, St. Jude, Inc. was not able to receive the project-based vouchers for tenants as originally agreed upon. This has caused a hardship for St. Jude, Inc. by impacting cash flow for operations. Presently, St. Jude's Center has 44 tenants that received rental assistance through MetroCare, CitySquare, and Veterans Affairs Supportive Housing (VASH) vouchers.

Staff recommends amending the agreement in order to (1) change the loan terms from a repayable loan to a deferred forgivable loan; and (2) include additional performance thresholds and requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2016, City Council approved the City of Dallas FY 2016-17 Consolidated Plan Budget for federal funds which included the HOME Investment Partnerships Program Funds by Resolution No. 16-1066.

On December 14, 2016, City Council approved the criteria for multifamily projects including Housing Tax Credit financing to include the Housing Placement Policy and affirmatively furthering fair housing by Resolution No. 16-1989.

On January 17, 2017 and February 6, 2017, the Housing Committee was briefed on the Multifamily Rental Housing Development Program NOFA projects and supported this project.

On February 22, 2017, City Council approved a housing development loan with St. Jude, Inc. for the acquisition of the property at 2920 Forest Lane for development of a permanent supportive housing project for the homeless by Resolution No. 17-0443.

Information about this item will be provided to the Economic Development and Housing Committee on November 5, 2018.

FISCAL INFORMATION

No cost consideration to the City.

OWNER/DEVELOPER

St. Jude, Inc.

Joseph W. Dingman, President

WHEREAS, the development of permanent supportive housing units for homeless is a high priority of the City of Dallas; and

WHEREAS, on June 22, 2016, City Council approved the City of Dallas FY 2016-17 Consolidated Plan Budget for federal funds which included the HOME Investment Partnerships Program Grant Funds by Resolution No. 16-1066; and

WHEREAS, on December 14, 2016, City Council approved the criteria for multifamily projects including Housing Tax Credit financing to include the Housing Placement Policy and affirmatively furthering fair housing by Resolution No. 16-1989; and

WHEREAS, on January 17, 2017 and February 6, 2017, the Housing Committee was briefed on the Multifamily Rental Housing Development Program NOFA projects and supported this project; and

WHEREAS, on February 22, 2017, City Council approved a housing development loan with St. Jude, Inc. in the amount of $2,000,000.00 for the acquisition of the property at 2920 Forest Lane for development of a permanent supportive housing project for the homeless by Resolution No. 17-0443; and

WHEREAS, the City desires to change the subsidy from a repayment housing development loan to a deferred forgivable loan for the St. Jude, Inc. acquisition of the property at 2920 Forest Lane for 100 permanent supportive housing units for homeless.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a first amendment to Resolution No. 17-0443, previously approved on February 22, 2017, to the housing development loan agreement with St. Jude, Inc., approved as to form by the City Attorney, for the acquisition of the property at 2920 Forest Lane for the development of a permanent supportive housing project for the homeless to: **(1)** change the loan terms from a repayable loan to a deferred forgivable loan; and **(2)** include additional performance thresholds and requirements.

SECTION 2. That St. Jude, Inc. must execute amended loan documents. In addition to the items in Section 1, the following terms of the loan documents will change and all other terms will remain the same:

(a) Monthly reports shall be submitted by developer to provide updates on the status of the renovations, expected completion, and the status of lease-up.

(b) Initial rental files must be submitted for eligibility approval in accordance loan agreement.

(c) Annual inspections will be conducted by City Staff to ensure compliance with minimum standards.

SECTION 3. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute releases of liens and terminate deed restrictions on the property upon compliance with all loan documents.

SECTION 4. That with the exception of the amendments described above, all other requirements of Resolution No. 17-0443 will remain in full force and effect.

SECTION 5. That this resolution does not constitute a binding agreement upon the City or subject to the City to any liability or obligation with respect to the loan, until such time as the loan amendment documents are duly approved by all parties and properly executed.

SECTION 6. That this contract is designated as Contract No. HOU-2017-00001750.

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.

Agenda Information Sheet

File #: 18-1200 **Item #:** 31.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Budget

EXECUTIVE: Elizabeth Reich

SUBJECT

An ordinance amending Ordinance No. 30991, previously approved on September 18, 2018, to authorize an appropriation adjustment for FY 2018-19; and authorize the City Manager to implement the adjustment - Financing: No cost consideration to the City

BACKGROUND

On September 18, 2018, City Council adopted the Operating, Grants/Trusts, and Capital Budgets for FY 2018-19, by Ordinance No. 30991.

City Charter does not allow for transfer of appropriations between departments, division, or purpose (City Charter Chapter XI, Section 4). The amendment requested reflects the transfer of appropriation from the Office of Management Services to the Department of Public Works to facilitate implementation of an Internal Service Fund for the General Obligation Bond Program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 18, 2018, City Council adopted the FY 2018-19 City of Dallas Operating, Grants/Trusts, and Capital Budgets by Resolution No. 18-1337; Ordinance No. 30991.

The Government Performance and Financial Management Committee will be briefed regarding this item on November 5, 2018.

FISCAL INFORMATION

No cost consideration to the City.

10/26/18

ORDINANCE NO. _____

An ordinance amending Ordinance No. 30991 (2018-2019 FY Operating and Capital Budgets' Appropriations Ordinance) to make certain adjustments to fund appropriations for fiscal year 2018-2019 for the maintenance and operation of certain departments, and to authorize the city manager to implement those adjustments; providing a saving clause; and providing an effective date.

WHEREAS, on September 18, 2018, the city council passed Ordinance No. 30991, which adopted the operating and capital budgets' appropriations ordinance for fiscal year 2018-19; and

WHEREAS, the city council is authorized, in accordance with Chapter XI, Section 4, of the Dallas City Charter, to transfer an unencumbered balance of an appropriation made for the use of a department, division, or purpose to any other department, division, or purpose, or an increase in appropriation, may be made by the city council upon written recommendation of the city manager; Now, therefore,

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

SECTION 1. That Section 1 of Ordinance No. 30991 is amended by adding capital funds to fund appropriations for fiscal year 2018-19 to read as follows:

"SECTION 1. That for the purpose of providing the funds to be expended in the budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019, the available revenues of the city of Dallas are hereby appropriated for the maintenance and operation of the various city departments and activities as follows:

DEPARTMENTS AND ACTIVITIES	**PROPOSED 2018-19**

Building Services	22,729,907
City Attorney's Office	18,348,876
City Auditor's Office	3,367,314
City Manager's Office	2,787,305
City Secretary's Office	2,873,978
Civil Service	3,241,621
Code Compliance	31,635,395
City Controller's Office	6,768,899
Court and Detention Services	23,314,074
Dallas Animal Services	14,878,667
Elections	1,476,566
Fire	294,483,209
Human Resources	7,005,071
Independent Audit	917,892
Jail Contract – Lew Sterrett	8,908,016
Judiciary	3,446,356
Library	34,138,717
Mayor and Council	4,989,530
Non-Departmental	92,727,295
Office of Cultural Affairs	19,973,188
Office of Budget	3,796,050
Office of Economic Development	4,972,909
Office of Housing and Neighborhood Revitalization	4,213,724
Office of Management Services	31,520,619
Park and Recreation	98,542,371
Planning and Urban Design	3,171,871
Police	486,752,691
Procurement Services	2,443,038
Public Works	75,856,653
Sustainable Development and Construction	2,194,525
Transportation	47,219,419
Contingency Reserve	2,319,383
Salary and Benefits Reserve	2,200,000
Liability/Claims Fund	2,751,145
GENERAL FUND TOTAL	**$1,365,966,274**

GRANT FUNDS	**PROPOSED 2018-19**
Court and Detention Services	
Law Enforcement Officer Standards and Education (S104)	1,685
Management Services	

Fair Housing FHAP Award 14-15 (F439)	6,162
Fair Housing FHAP Award 15-16 (F471)	22,671
GRANT FUNDS TOTAL	**$30,518**

TRUST AND OTHER FUNDS	**PROPOSED 2018-19**
Communication and Information Services	
Information Technology Equipment (0897)	1,450,000
Court and Detention Services	
Employee Morale Fund (0902)	11
Technology Fund (0401)	343,587
Dallas Animal Services	
Animal Control Enhancement 87D (0878)	842
Animal Services Operation Supp (0883)	137
Dallas Animal Services Online Donations (0714)	56
Dallas Animal Welfare Fund (0711)	393
Library	
Edmond and Louise Kahn E. Trust (0208)	262,567
Central Library Gift and Donations (0214)	42,668
Hamon Trust (0458)	14,794
Genealogy Fund (0687)	19,550
Donations and Interest Fund (0734)	59,313
Management Services	
Carryout Bag Regulation Fund (0989)	126,953
Office of Cultural Affairs	
OCA Hotel Occupancy Tax (0435)	2,670,482
Office of Economic Development	
Economic Development Sales Tax Rebate Program (0680)	467,562
New Market Tax Credit (0065)	114,225
Property Assessed Clean Energy Fund (0750)	4,511
South Dallas Fair Park Opportunity Fund (0351)	1,298,031
Deep Ellum Public Improvement District (9P01)	628,778
Dallas Downtown Improvement District (9P02)	7,566,520
Klyde Warren Park/ Dallas Arts District Public Improvement District (9P03)	1,273,513
Knox Street Public Improvement District (9P04)	366,712
Lake Highlands Public Improvement District (9P05)	695,989
North Lake Highlands Public Improvement District (9P06)	385,089
Oak Lawn-Hi Line Public Improvement District (9P07)	362,020

Prestonwood Public Improvement District (9P08)	427,621
South Side Public Improvement District (9P10)	260,676
University Crossing Public Improvement District (9P12)	773,814
Uptown Public Improvement District (9P13)	2,723,533
Vickery Meadow Public Improvement District (9P15)	900,464
Office of Housing and Neighborhood Revitalization	
Mayfair Gifts and Donation (0471)	2,518
Dallas Tomorrow Fund (0476)	530,705
Park and Recreation	
Craddock Park Expense Trust (0340)	6,022
Fair Park Marketing (0G43)	42,626
Fair Park Special Maintenance (0329)	108,492
Ford Found Innovative Program (0T14)	1,089
Golf Improvement Trust (0332)	1,481,189
Grauwyler Memorial E Trust (0331)	54
Junior Golf Program (0359)	5,116
Meadows-Fair Park Security 64E (0643)	130
Mowmentum Park Improvement (0T80)	41,752
Outdoor Programs (0469)	82,566
P & R Athletic Field Maintenance (0349)	163,825
Park and Rec Beautification (0641)	199,520
PKR Program Fund Tracking (0395)	2,197,698
Recreation Program (0341)	475,402
Southern Skates (0327)	81,009
White Rock Endowment (0354)	1,996
W.W. Samuell Park Trust (0330)	647,205
Planning and Urban Design	
Neighborhood Vitality Project Fund (0297)	70,770
Police	
Confiscated Monies - Federal (0436)	245,896
Confiscated Monies – State (0411)	3,343,712
Law Enforcement Officer Standard Education (0S1N)	516,536
Police Gifts and Donations (0321)	1,544
Procurement Services	
DABD 2003 South Fair Fund (0245)	4,668
TRUST AND OTHER FUNDS TOTAL	**$33,492,451**
GRANT, TRUST AND OTHER FUNDS GRAND TOTAL	**$33,522,969**

ENTERPRISE/INTERNAL SERVICE/OTHER FUNDS	**PROPOSED 2018-19**
Aviation	
Airport Operations	143,726,945
Transportation Regulation	405,874
Communication and Information Services	
Information Technology	77,011,403
Radio Services	8,651,413
Convention and Event Services	108,647,915
Employee Benefits	
Benefits Administration	1,049,538
Wellness Program	358,858
Equipment and Fleet Management	54,912,850
Express Business Center	2,137,496
Management Services	
Office of the Bond Program	10,079,445 [~~17,246,785~~]
Public Works	7,167,340
Risk Management	4,579,552
Sanitation Services	112,653,465
Storm Water Drainage Management	58,436,837
Sustainable Development and Construction	34,571,119
Water Utilities	665,491,395
WRR - Municipal Radio	2,076,728
911 System Operations	15,176,553
ENTERPRISE/INTERNAL SERVICE/OTHER FUNDS TOTAL	**$1,307,134,726**"

SECTION 2. That the city manager is hereby authorized, upon written notice to the city controller, to transfer funds to make the adjustments to appropriations set forth in this ordinance.

SECTION 3. That it is the intent of the city council, by passage of this ordinance, to appropriate the funds for the city departments and activities. No office or position is created by the appropriation.

SECTION 4. That Ordinance No. 30991 will remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That this ordinance will 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:

CHRISTOPHER J. CASO, Interim City Attorney

By _____
Assistant City Attorney

Passed _____

Agenda Information Sheet

File #: 18-1083 **Item #:** 32.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 6, 8

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize **(1)** a construction services contract for the removal of existing scales, re-construction of scale beds, and purchase and installation of three heavy duty truck scales for the Department of Sanitation Services - Nicol Scales L.P. dba Nicol Scales & Measurement, lowest responsible bidder of two; and **(2)** an increase in appropriations in the amount of $335,722.00 in the Sanitation Capital Improvement Funds - Not to exceed $335,722.00 - Financing: Sanitation Capital Improvement Funds

BACKGROUND

This construction services contract will allow for the removal of existing scales, the re-construction of scale beds, and the purchase and installation of three heavy duty truck scales at the Bachman Transfer Station and McCommas Bluff Landfill.

One of the truck scale weigh systems will replace a scale located at Bachman Transfer Station. This scale is over 30 years old, can no longer be overhauled, and has exceeded its useful expected life. The Department of Sanitation Services (SAN) uses truck scales at each of its transfer facilities to weigh outbound transfer trucks/trailers to ensure loading up to but not exceeding the maximum legal weight. Weighing outbound trucks achieves the following aspects of the transportation process: 1) fuel management and transportation costs are maximized by loading the maximum legal weight; and 2) trucks do not exceed the maximum legal weight to ensure safety and limit stress on the truck.

Two of the truck scale weigh systems will replace scales located at the main scale house at McCommas Bluff Landfill. These scales are almost 20 years old and have met their expected life both in years and total weighs. These scales are used to capture weights for commercial, City of Dallas, and residential customers. Weights captured are used to calculate the tons of trash processed and fees owed for disposal as well as provide SAN with the total tons processed which are reported quarterly to Texas Commission on Environmental Quality. These scales are critical to ensuring accurate accounting of weights and fees related to landfill operations and services.

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 3,104 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance & Financial Management Committee will receive this item for consideration on November 5, 2018.

FISCAL INFORMATION

Sanitation Capital Improvement Funds - $335,722.00

Council District	Amount
6	$120,832.00
8	$214,890.00
Total	$335,722.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$335,722.00	Other Services	23.80%	1.68%	$5,650.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Low Bid	• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements • Negotiations are not allowed

The Office of Procurement Services received the following bids from solicitation number BN1819. We opened them on August 10, 2018. We recommend the City Council award this construction

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services contract to the lowest responsive and responsible bidder by group.

*Denotes successful bidder

Bidders	**Address**	**Amount**
*Nicol Scales L.P. dba Nicol Scales & Measurement	7239 Envoy Court Dallas, TX 75247	Group 1 - $214,890.00 Group 2 - $120,832.00
Metler Toledo	1900 Polaris Parkway Columbus, OH 43240	Group 1 - $400,000.00 Group 2 - Non Responsive**

**Metler Toledo was deemed non-responsive due to not meeting specifications.

OWNER

Nicol Scales L.P. dba Nicol Scales & Measurement

Theodore Brian Tobolka, President

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November 14, 2018

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

SECTION 1. That the City Manager is hereby authorized to sign a construction services contract with Nicol Scales L.P. dba Nicol Scales & Measurement (005816), approved as to form by the City Attorney, for the removal of existing scales, re-construction of scale beds, and purchase and installation of three heavy duty truck scales for the Department of Sanitation Services, in an amount not to exceed $335,722.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Nicol Scales L.P. dba Nicol Scales & Measurement shall be based only on the amount of the services directed to be performed by the City and properly performed by Nicol Scales L.P. dba Nicol Scales & Measurement under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $335,722.00 to Nicol Scales L.P. dba Nicol Scales & Measurement from Master Agreement Service Contract No. SAN-2018-00007986.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed $335,722.00 in the Sanitation Capital Improvement Fund, Fund 0593, Department SAN, Unit W329, Object 4720.

SECTION 4. 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.

Agenda Information Sheet

File #: 18-1077 **Item #:** 33.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a three-year service price agreement for non-emergency wrecker services - Recovery Systems, Inc. dba Pro-Tow Wrecker Services in the amount of $936,158.50 and 24 Hour Wrecker Service in the amount of $360,964.00, most advantageous proposers of three - Total not to exceed $1,297,122.50 - Financing: General Fund ($98,278.00), Equipment and Fleet Management Fund ($1,025,323.50), Sanitation Operation Fund ($154,832.00), and Dallas Water Utilities Fund ($18,689.00)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis. We anticipate the following City departments will use this agreement:

- Equipment and Fleet Management Department
- Department of Code Compliance
- Water Utilities Department
- Park & Recreation Department
- Department of Sanitation Services

This service price agreement will provide non-emergency wrecker service for towing City vehicles as follows:

- Transporting mechanically disabled city owned vehicles to and from service centers for repairs
- Removing and transporting approximately 700 seized junk vehicles from any location within the City to the City's auto pound site for the Department of Code Compliance

The City maintains a fleet of approximately 5,500 vehicles.

An eight member committee from the following departments reviewed and evaluated the qualifications:

- Police Department (2)
- Building Services Department (2)
- Fire-Rescue Department (1)
- Department of Aviation (1)
- Office of Procurement Services (1)*
- Office of Business Diversity (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

The committee selected the successful respondent on the basis of demonstrated competence and qualifications under the following criteria:

- Cost 35 points
- Experience and qualifications 30 points
- Approach and methodology 20 points
- Business Inclusion and Development Plan 15 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 2,322 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

In this solicitation, the Office of Procurement Services required bidders to submit a response using unit pricing. This bid resulted in a 44 percent increase over comparable prices for the bids awarded in 2013.

On November 10, 2015, City Council authorized the wage floor of $10.94, by Resolution No. 15-2141; the selected vendors meet this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 11, 2013, City Council authorized a three-year service contract for non-emergency wrecker service with Recovery Systems, Inc. dba Pro-Tow Wrecker Service by Resolution No. 13-2047.

The Government Performance & Financial Management Committee will receive this item for consideration on November 5, 2018.

FISCAL INFORMATION

General Fund - $98,278.00
Equipment and Fleet Management Fund - $1,025,323.50
Sanitation Operation Fund - $154,832.00
Dallas Water Utilities Fund - $18,689.00

Fund	FY 2018-19	FY2019-20	FY 2020-21
General Fund	$13,564.00	$42,357.00	$42,357.00
Equipment and Fleet Management Fund	$341,774.50	$341,774.50	$341,774.50
Sanitation Operation Fund	$51,610.67	$51,610.67	$51,610.66
Dallas Water Utilities Fund	$6,229.67	$6,229.67	$6,229.66
Total	$413,178.84	$441,971.84	$441,971.82

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	**Category**	**M/WBE Goal**	**M/WBE %**	**M/WBE $**
$1,297,122.50	Other Services	23.80%	0.00%	$0.00
• M/WBE goal waived due to no M/WBE availability				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	• Utilized for high technology procurements, insurance procurements, and other goods and services • Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications • Always involves a team evaluation • Allows for negotiation on contract terms, including price

The Office of Procurement Services received the following proposals from solicitation number BNZ1811. We opened them on May 31, 2018. We recommend the City Council award this service contract in its entirety to the most advantageous proposers.

*Denotes successful proposers

Proposers	Address	Score	Amount
*Recovery Systems, Inc. dba Pro-Tow Wrecker Services	1006 E. Main St. Lewisville, TX 75067	Group 1 - 68.25 Group 2 - 73.00 Group 3 - 72.67	$412,593.00 $255,719.00 $680,439.50
*24 Hour Wrecker Service	616 N. Jefferson St. Lancaster, TX 75146	Group 1 - 79.83 Group 2 - No bid Group 3 - No bid	$360,964.00 No bid No bid
URT Texas, Inc.	11239 Goodnight Ln. Dallas, TX 75229	Group 1 - 72.63 Group 2 - 66.38 Group 3 - 71.90	$382,706.00 $373,453.00 $872,538.25

OWNERS

Recovery Systems, Inc. dba Pro-Tow Wrecker Services

George Green, President

24 Hour Wrecker Service

Marie Boone, President
Sheila Hupp, Vice President
Chris Tibbs, Secretary

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November 14, 2018

WHEREAS, on December 11, 2013, City Council authorized a three-year service contract for non-emergency wrecker service with Recovery Systems, Inc. dba Pro-Tow Wrecker Service, in an amount not to exceed $1,698,628.00, by Resolution No. 13-2047.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a service price agreement with Recovery Systems, Inc. dba Pro-Tow Wrecker Services (359345) in the amount of $936,158.50 and 24 Hour Wrecker Service (VC19308) in the amount of $360,964.00, for non-emergency wrecker services for a term of three years, in a total amount not to exceed $1,297,122.50. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Recovery Systems, Inc. dba Pro-Tow Wrecker Services and 24 Hour Wrecker Service shall be based only on the amount of the services directed to be performed by the City and properly performed by Recovery Systems, Inc. dba Pro-Tow Wrecker Services and 24 Hour Wrecker Service under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $1,297,122.50 to Recovery Systems, Inc. dba Pro-Tow Wrecker Services and 24 Hour Wrecker Service from Service Price Agreement No POM-2019-00008190.

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1010 **Item #:** 34.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a five-year service contract for maintenance and support of the food establishment inspection and permitting software for the Department of Code Compliance - Accela, Inc., sole source - Not to exceed $229,547.21 - Financing: General Fund (subject to annual appropriations)

BACKGROUND

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis.

This service contract will provide for continuous maintenance and support of the food establishment inspection and permitting software, utilized by the Department of Code Compliance (CCS). The software allows CCS' Consumer Health Division to conduct food and environmental inspections, permitting of facilities that provide food services, and the ability to accept online applications and process online payments. This software allows CCS to perform various operational functions and reporting capabilities. Additionally, functionality provided by the system includes, but is not limited to:

- Allows the Consumer Health staff to manage the data from over 14,000 food establishment facility inspections, 500 mobile vendor inspections, and 1000's of temporary events annually
- Provides transparency to the public by providing information such as restaurant inspection results

Maintenance and support includes technical support, system patches, fixes, and upgrades to the system.

On November 10, 2015, City Council authorized the wage floor rate of $10.94, by Resolution No. 15-2141; the selected vendor meets this requirement

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 12, 2012, City Council authorized a service contract for software upgrade of the food establishment permitting system for Code Compliance Services Department; and a five-year service and maintenance agreement with Decade Software Company, LLC by Resolution No. 12-2969.

The Government Performance & Financial Management Committee will receive this item for consideration on November 5, 2018.

FISCAL INFORMATION

General Fund - $229,547.21 (subject to annual appropriations)

FY 18 - 19 $41,542.26
FY 19 - 20 $43,619.37 (subject to appropriations)
FY 20 - 21 $45,800.34 (subject to appropriations)
FY 21 - 22 $48,090.36 (subject to appropriations)
FY 22 - 23 $50,494.88 (subject to appropriations)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$229,547.21	Other Services	N/A	N/A	N/A
• M/WBE Goal Waived				
Accela, Inc. will provide maintenance and support of food establishment inspection and permitting software and is the sole source provider. No sub-contracting opportunities are available.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Sole Source	• Utilized for procurements where functional requirements can only be satisfied by one vendor, such as those where patents, copyrights or monopolies exists • Exempted from competitive bidding process • Reviewed by Procurement Services to ensure the procurement meets at least one general exception as stated in the Texas Local Government Code

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Bidder	**Address**	**Amount**
Accela, Inc.	2633 Camino Ramon #500 San Ramon, CA 94583	$229,547.21

Note: The Office of Procurement Services conducted a sole source review and found no exceptions.

OWNER

Accela, Inc.

Mark Jung, Chief Executive Officer
Dustin Whisenhunt, Vice President

WHEREAS, on December 12, 2012, City Council authorized a service contract for software upgrade of the food establishment permitting system for Code Compliance Services Department in the amount of $15,790.00; and a five-year service and maintenance agreement in the amount of $92,682.00 with Decade Software Company, LLC, in a total amount not to exceed $108,472.00, by Resolution No. 12-2969; and

WHEREAS, on October 2, 2015, Administrative Action No. 15-7172 authorized a professional service contract with Accela, Inc. for a three day on-site training and system configuration for EnvisionConnect software, in an amount not to exceed $9,631.50, from $108,471.96 to $118,103.46; and

WHEREAS, on December 7, 2015, Administrative Action No. 15-7280 authorized the name change from Decade Software Company, LLC to Accela, Inc. for EnvisionConnect software maintenance; and

WHEREAS, on October 7, 2016, Administrative Action No. 16-6772 authorized Supplemental Agreement No. 1 to amend the contract to execute the Statement of Work for custom scripts for City of Dallas with Accela, Inc. in an amount not to exceed $12,950.00, from $118,103.46 to $131,053.46; and

WHEREAS, on November 9, 2017, Administrative Action No. 17-7081 authorized the renewal of annual licensing, software maintenance and support for Envision and FIS software used by Code Compliance Services Consumer Health Division to record restaurant inspection and permitting data, with Accela, Inc. and to extend the contract term through July 21, 2018, in an amount not to exceed $39,564.06, from $131,053.46 to $170,616.52.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a new service contract or a supplemental agreement to the existing contract, which ever provides more favorable terms for the City, with Accela, Inc. (VS87927), approved as to form by the City Attorney, for maintenance and support of the food establishment permitting software for a term of five years, for an amount not to exceed $229,547.21. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Accela, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Accela, Inc. under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $229,547.21 (subject to annual appropriations) to Accela, Inc. from Master Agreement Service Contract No. DSV-2018-00006999.

SECTION 3. 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.

Agenda Information Sheet

File #: 18-979 **Item #:** 35.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize **(1)** a five-year service price agreement, with two one-year renewal options, for citywide lease of multi-functional devices and desktop printers, maintenance, and managed services with Canon USA, Inc. through the Department of Information Resources cooperative agreement, most advantageous proposer of five in an amount not to exceed $9,049,626.00; **(2)** the acceptance of funds from Canon USA, Inc. to pay early termination fees associated with the existing agreement with Xerox Corporation in an amount not to exceed $196,482.11; and **(3)** Supplemental Agreement No. 5 to extend the service contract with Xerox Corporation, for the transition of multi-functional devices and desktop printers, maintenance, and managed services, for a six-month period from December 1, 2018 through May 31, 2019, in an amount not to exceed $1,645,158.00, from $13,706,046.11 to $15,351,204.11 - Total not to exceed $10,694,784.00 - Financing: Various Funds (see Fiscal Information section for further detail)

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis.

The purpose of this service price agreement is to provide multi-functional devices (MFD's) and desktop printers citywide, maintenance, support, and managed services. MFD's perform multiple document handling tasks such as print, fax, copy, scan, and e-mail on one single device. This new agreement also includes desktop printers and management software solutions.

The MFD's range in size, capacity, and output and are strategically deployed based on the number of users and print volume in a given work area. This agreement will replace all existing devices and includes coterminous lease terms that have the same fixed monthly fee rate and a 5-year contract term regardless on when a device is installed. To facilitate the coterminous lease the recommended vendor will be making a payment to the City that will allow for the payment of early termination fees associated with the end of the current contract for MFD's. Also included in the new agreement are:

- On-site training
- Onsite certified technicians who will provide maintenance and support of all MFD's and desktop printers leased through this agreement
- Toner, staples, and other supply consumables

This agreement will realize significant benefits through device management software solutions that will support:

- Optimizing printing infrastructure by enforcing print policy and applying rules for print jobs
- Auditing devices and retrieving data security settings to verify compliance and ensure the security of documents
- Automated security firmware updates
- Monitoring devices to maximize uptime by alerting support personnel of impending failure such as low toner, drum, or fuser replacements, etc.
- Remote problem resolution
- The ability to print from mobile devices to any MFD on the City's network
- Authenticating and releasing print jobs via City's employee ID
- Web-to-print that allows users to submit their print jobs to the City's copy center, preview, proof, and monitor their orders online
- Web portal that provides users a single point of access for their copier needs such as placing service calls, ordering supplies, viewing service request, self-help training videos, operating guides, FAQ, surveys, etc.

Overall, the managed print services and software solutions that include the latest technology advancements will maximize the effectiveness of MFD's and desktop printers deployed while encouraging and supporting the reduction of print volume that results in lowering cost.

The proposed contract includes a cost savings of approximately 56 percent over the current contract for MFDs awarded in 2011.

A seven member evaluation committee from the following departments reviewed and evaluated the qualifications:

- Police Department (1)
- City Attorney's Office (1)
- Department of Communication & Information Services (1)
- Department of Code Compliance (1)
- Express Business Center, a division of the Office of Procurement Services (1)
- Office of Procurement Services (1)*
- Office of Business Diversity (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Business Inclusion and Development Plan.

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The committee selected the successful respondent on the basis of the demonstrated competence and qualifications under the following criteria:

- Cost 30 Points
- Approach 25 Points
- Technical 25 Points
- Experience and capability 10 Points
- Functionality 10 Points

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2011, City Council authorized a five-year service agreement for citywide lease and maintenance of multifunction (print, copy, fax, scan and email) devices with Xerox Corporation by Resolution No. 11-1801.

The Government Performance & Financial Management Committee will receive this item for consideration on November 5, 2018.

FISCAL INFORMATION

Funding allocation will be determined based on an assessment of departments' needs. See attachment A for historic billing from current contract.

Various Funds - $10,694,784.00

FY 2018-19 $3,455,083.20
FY 2019-20 $1,809,925.20
FY 2020-21 $1,809,925.20
FY 2021-22 $1,809,925.20
FY 2022-23 $1,809,925.20

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$10,694,784.00	CO-OP	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Cooperative Purchasing Agreements (CO-OPs).				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Cooperative Purchasing	• Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices • Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement

*Denotes successful proposer

Proposers	**Address**	**Score**	**Amount**
*Canon USA, Inc.	One Canon Park Melville, NY 11747	80.9	$ 9,049,626.00
Konica Minolta Business Solutions U.S.A., Inc.	100 Williams Dr. Ramsey, NY 07446	77.1	$11,361,747.13
NovaCopy, Inc.	4251 W. John Carpenter Frwy. Irving, TX 75063	69.6	$ 9,765,009.97
Xerox Corporation	45 Glover Ave. Norwalk, CT 06856	72.8	$11,800,500.84
Ricoh USA, Inc.	70 Valley Stream Pkwy. Malvern, PA 19355	73.0	$13,411,926.00

OWNER

Canon USA, Inc.

Peter Kowalczuk, President
Arthur McGinn, Vice President

November 14, 2018

WHEREAS, on June 22, 2011, City Council authorized a five-year service agreement for lease and maintenance of multifunction (print, copy, fax, scan and email) devices with Xerox Corporation, in an amount not to exceed $13,656,046.11, by Resolution No.11-1801; and

WHEREAS, on October 19, 2016, Administrative Action No. 16-6731 authorized to increase and extend the service agreement for lease and maintenance of multifunction devices with Xerox Corporation for three months from October 1, 2016 through December 31, 2016, in an amount not to exceed $50,000.00, from $13,656,046.11 to $13,706,046.11; and

WHEREAS, on December 27, 2016, Administrative Action No. 16-7029 authorized the extension of the service agreement for lease and maintenance of multifunction devices with Xerox Corporation for nine months from January 1, 2017 through September 30, 2017; and

WHEREAS, on October 5, 2017, Administrative Action No. 17-6594 authorized the extension of the service agreement for lease and maintenance of multifunction devices with Xerox Corporation for twelve months from September 30, 2017 through September 29, 2018; and

WHEREAS, on September 25, 2018, Administrative Action No. 18-6613 authorized Supplemental Agreement No. 4 to extend the service contract for the lease and maintenance of multifunction devices with Xerox Corporation for two months from September 30, 2018 through November 30, 2018.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign **(1)** a five-year service price agreement, with two one-year renewal options, with Canon USA, Inc. (156484) through the Department of Information Resources cooperative agreement, for the citywide lease of multi-functional devices and desktop printers, maintenance, and managed services in an amount not to exceed $9,049,626.00; **(2)** the acceptance of funds from Canon USA, Inc. to pay early termination fees associated with the existing agreement with Xerox Corporation in an amount not to exceed $196,482.11; and **(3)** Supplemental Agreement No. 5 to extend the service contract with Xerox Corporation (044875) for the transition of multi-functional devices and desktop printers, maintenance, and managed services for a six month period from December 1, 2018 through May 31, 2019, in an amount not to exceed $1,645,158.00, from $13,706,046.11 to $15,351,204.11, for a total amount not to exceed $10,694,784.00, approved as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Canon USA, Inc. and Xerox Corporation shall be based only on the amount of the services directed to be performed by the City and properly performed by Canon USA, Inc. and Xerox Corporation under the contract.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $9,049,626.00 (subject to annual appropriations) to Canon USA, Inc. from Service Agreement Contract No. POM-2018-00007941 and to disburse an additional $1,645,158.00 to Xerox Corporation from Contract for Collectively Managed and Consultative Services, Contract No. POM-2016-00001170.

SECTION 3. That the Chief Financial Officer is hereby authorized to deposit the sum paid in the amount of $196,482.11 by Canon USA, Inc. in the Express Business Center Fund, Fund 0199, Department POM, Revenue Code 8428.

SECTION 4. 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.

Agenda Information Sheet

File #: 18-1174 **Item #:** 36.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Strategic Partnerships & Government Affairs

EXECUTIVE: Kimberly Bizor Tolbert

SUBJECT

Authorize adoption of the City of Dallas State Legislative Program for the 86th Session of the Texas Legislature - Financing: No cost consideration to the City (see Fiscal Information)

BACKGROUND

Prior to the beginning of each state legislative session, the City of Dallas has historically adopted a state legislative program. The program sets forth issues of interest to the City Departments and gives the City Attorney's Office the authority to support legislation that upholds the City of Dallas home- rule authority, as well as oppose any legislation that diminishes resources or home-rule authority.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Legislative Ad Hoc Committee was briefed on September 22, 2014.

City Council was briefed on October 15, 2014.

On October 22, 2014, City Council authorized adoption of the State 84th Legislative Program by Resolution No. 14-1796.

The Legislative Ad Hoc Committee was briefed on October 10, 2016.

City Council was briefed on October 19, 2016.

On October 26, 2016, City Council authorized adoption of the State 85th Legislative Program by Resolution No. 16-1738.

The Legislative Ad Hoc Committee was briefed on October 8, 2018.

City Council will be briefed on this item on November 6, 2018.

FISCAL INFORMATION

This action has no cost consideration to the City. This action will establish the legislative program for the city. The department will seek approval by council resolution or administrative action, as appropriate, for any services procured through this program.

November 14, 2018

WHEREAS, the 86th Session of the Texas Legislature will convene in January 2018; and

WHEREAS, many legislative issues affecting local government will be considered; and

WHEREAS, the City of Dallas has historically adopted a legislative program for consideration by the Legislature.

Now, Therefore,

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

SECTION 1. That the City of Dallas Legislative Program for the 86th Session of the Texas Legislature is hereby adopted.

SECTION 2. That the City Attorney is directed to communicate the items included in the state legislative program to members of the Texas Legislature.

SECTION 3. That the City Attorney is directed to support legislation that upholds the City of Dallas' home-rule authority, as well as oppose legislation that diminishes resources or home-rule authority.

SECTION 4. That for those issues that arise during or prior to the Session for which there is no official City position and there is insufficient time to convene a meeting of the Legislative Ad Hoc Committee or the City Council, the Chair of the Legislative Ad Hoc Committee is authorized to represent and protect the interests of the City.

SECTION 5. 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.

PROPOSED PROGRAM FOR THE 86TH SESSION OF THE TEXAS LEGISLATURE

Pending Approval by the Dallas City Council

Resolution #

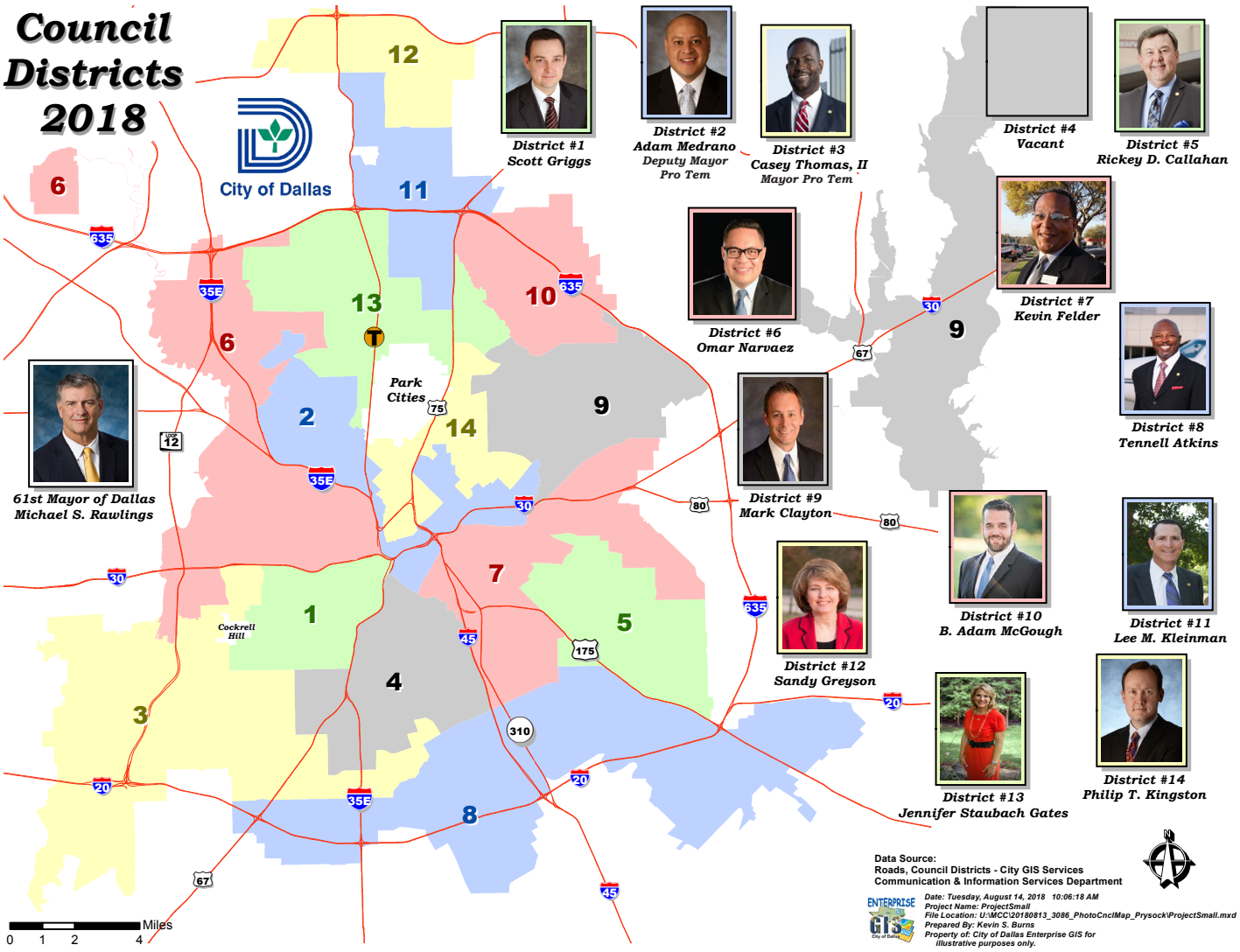
DRAFT



City of Dallas

City of Dallas

Mayor and City Council 2017-2019



City of Dallas

Mayor and City Council 2017-2019

City Hall, Room 5EN
Dallas, TX 75201

Michael S. Rawlings
Mayor
214-670-4054

City Hall, Room 5DN
Dallas, TX 75201

Casey Thomas, II
Mayor Pro Tem
Council District 3
214-670-0777

Adam Medrano
Deputy Mayor Pro Tem
Council District 2
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City Hall, Room 5FN
Dallas, TX 75201

Lee M. Kleinman, Legislative Chair
Council District 11
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Scott Griggs
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Vacant
Council District 4
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Rickey D. Callahan
Council District 5
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Omar Narvaez
Council District 6
214-670-4199

Kevin Felder
Council District 7
214-670-4689

Tennell Atkins
Council District 8
214-670-4066

Mark Clayton
Council District 9
214-670-4069

B. Adam McGough
Council District 10
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Sandy Greyson
Council District 12
214-670-4067

Jennifer S. Gates
Council District 13
214-670-3816

Philip T. Kingston
Council District 14
214-670-5415

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FOR COUNCIL RESOLUTION
CONSIDERED ON NOVEMBER 14, 2018

City of Dallas

GENERAL PRINCIPLES: PLAYING DEFENSE

As the largest city in North Texas, Dallas is responsible for providing high quality and reliable services to its 1.3 million residents while creating policies that grow the local economy. The City has cultivated a top-tier standard of living for its residents in addition to a robust and diversified economy due to its fiscal stewardship and local policies.

Dallas is proud to share a few of its many accomplishments. The City of Dallas:

- Continues to maintain an unemployment rate lower than the state of Texas and the U.S.
- Ranks in the top ten for U.S. cities with high-paying jobs and low cost of living.
- Leads contributions to the nation's 4th largest MSA in terms of real GDP.
- Experienced the greatest population increase for a metropolitan area in the U.S. in 2017 – attracting large numbers from both international and domestic migration.
- Reduced the violent crime rate significantly over the past 10 years.
- Dedicated 100 percent of its property taxes and almost 30 percent of sales tax to public safety, while increasing pay for public safety officials to recruit and retain talent.

The City of Dallas will oppose any legislation that will preempt its ability to serve its constituents or limit the City's ability to be a strong fiscal steward.

PROTECTING LOCAL DEMOCRACY

The City of Dallas does not support any legislation that will preempt its ability to serve the nuanced needs of its residents. The City of Dallas has proven through its continued economic and population growth that it is well equipped to meet the needs of the community and effectively solve problems.

FISCAL STEWARDSHIP

The City of Dallas does not support any legislation that will limit the City's ability to be a strong fiscal steward. The City of Dallas works diligently to implement fiscally sound and responsible budgets to provide services for the protection, safety, and welfare of its residents.



City of Dallas

CITY OF DALLAS LEGISLATIVE AGENDA

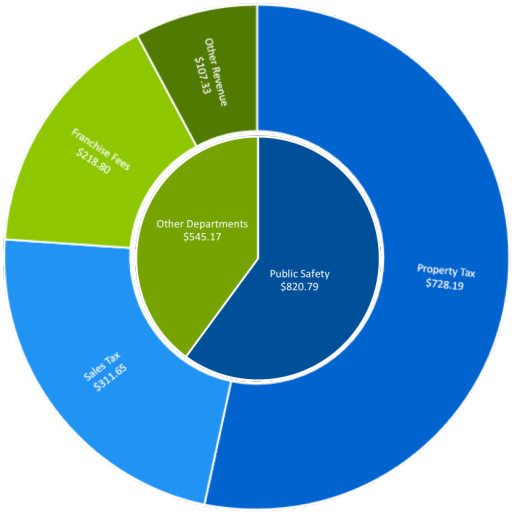
During the 86th Legislative Session, the City of Dallas will pursue and support legislation that reinforces the City's discretion to meet the needs of its residents and will defend against legislation that inhibits or restrains its local autonomy.

Public Safety

City residents expect and deserve to be safe and secure where they live, work, and play. As one of the largest cities in the State of Texas, the City of Dallas supports a police force of approximately 3,000 uniformed officers. In addition, the FY 2018-19 adopted budget includes 1,942 firefighters. Public safety personnel totals nearly 60 percent of the General Fund budget, including 100 percent of the property tax collected within City limits and almost 30 percent of the sales tax revenue.

Investment in public safety will increase in fiscal year 2018-2019 with increased wages for first responders, recruitment and retention funding to help stabilize police and fire staffing, and increased pension contributions.

General Fund Expense and Revenue, FY 2018-19 Adopted Budget



The City of Dallas will support legislation that enhances its ability to protect and serve its citizenry, such as opportunities to harness state funding for local law enforcement and strategies for safer and more transparent policing.

TEXAS TASK FORCE 2

During the 85th Session, the City of Dallas successfully advocated for $2 million in sustainment funding for Texas Task Force 2. Texas Task Force 2 is a regional urban search and rescue team that deploys to communities that are impacted by catastrophic events. Texas Task Force 2 has recently been deployed in the recovery efforts following Hurricane Harvey and other natural disasters. In the 86th Session, the City of Dallas will continue to advocate for sustainment funding for Texas Task Force 2.

City of Dallas

Economic Vitality

The City of Dallas continues to foster and sustain one of the most diverse and robust economies in Texas and the U.S. The City is home to 16 Fortune 500 companies and over 250 corporate headquarters. In 2018, Dallas was ranked third in the nation for the number of corporate relocations and expansions. Businesses benefit from the business-friendly climate, with the cost of doing business 4 percent lower in Dallas than the national average.

The City of Dallas labor force participation rate continues to be well above the nation's, and for the past 3 years, Dallas has maintained an unemployment rate lower than the state of Texas and the U.S. A diverse economy offers many opportunities for dual profession families and assures a strong pool of talent for area businesses.

The City of Dallas will support legislation that acknowledges its responsible economic stewardship and encourages autonomy when passing policies that help the local economy thrive. Specifically, the City will support legislation that entrusts discretion over the use of local fees, taxes, and policy tools that will continue to foster a strong economic climate.



City of Dallas

Transporation and Infrastructure

The City of Dallas is nationally recognized for its commitment to safe and reliable City infrastructure as well as diverse transportation options.

City residents have access to multiple transportation options including travel by car, bus, plane, and light rail. The City's commitment to increase investment in various transit options such as bike lanes and streetcars will improve City air quality and help the city become more sustainable.

Improving local infrastructure remains a top priority for the City of Dallas and in November 2017, Dallas voters approved a $1.05 billion bond program, which addresses many major infrastructure needs, including 1,030 transportation and street projects.

The City of Dallas will support legislation that maintains and improves City infrastructure, increases funding, and diversifies resident transportation options across transit modes.

Water and Environmental Quality

The City of Dallas prioritizes protecting and improving the local environment. Because of smart and effective conservation efforts beginning in the 1950's, the City has enough water supplies to meet today's demand, providing service to roughly 2.6 million people in Dallas and 27 nearby communities.

The City continues to pursue policies that protect the local environment including a cutting-edge Environmental Management System (EMS), winning national awards for recycling, and creating and maintaining programs for residents and businesses to improve their environmental efforts.

The City of Dallas will support legislation that preserves the City's water supply, storage options, promotes viable projects in the statewide water plan and ensures that these projects are implemented in a way that provides Dallas customers with reliable and reasonably priced water. The City will continue to ardently protect the air quality of the City and will support legislation that protects and improves the overall environment for City residents.



City of Dallas

Housing and Mental Health

Effectively meeting the mental health and housing needs of residents is pivotal to the success and prosperity of the community and the City. In 2018, the City of Dallas passed its first-ever comprehensive housing policy. The data-driven and locally informed policy encompasses three main goals: to create and maintain affordable housing throughout Dallas, promote greater fair housing choices, and overcome patterns of segregation and concentrations of poverty through incentives and requirements.

The City continues to lead in innovative and effective solutions to meet the mental health needs of its citizens. The Rapid Integrated Group Healthcare Team (RIGHT) Care program is a specifically trained and equipped response team dispatched for behavioral emergencies. Since its launch in 2018, ambulance calls for mental health services in southern Dallas have decreased by 23 percent.

The City will support legislation that protects and improves the mental health and housing options of City residents, including continued home ownership for current and future residents, reducing homelessness, increasing mental health resources, and expanding strategies to affordable housing options for its growing population.



City of Dallas

Parks and Recreation

The City provides residents access to a variety of lakes, trails, and city parks. The Dallas Park System is one of the largest municipal park systems in the nation with 397 parks totaling over 20,118 acres of developed and undeveloped parkland. Access to parks across Dallas provides residents a high quality of life through recreation activities, health and wellness programs, and social equity programs.

The City of Dallas will support legislation that improves access and funding availability to parks and recreational opportunities.

Arts and Culture

Arts and culture are economic drivers of the City and contribute to the high quality of life for Dallas residents. The City of Dallas has the largest urban arts district in the country and is home to citizens from over 60 countries around the world, each serving to enrich the City's cultural landscape.

The City of Dallas will support legislation that adds to the existing arts and cultural vibrancy of the community.



City of Dallas

Social Equity

The City of Dallas complies with all federal and state immigration laws.

The City of Dallas implements strategies to advance equity and increase economic mobility for vulnerable and marginalized residents. Dallas is a participating city in the Rockefeller Foundation's 100 Resilient Cities program, which is dedicated to helping cities become resilient to the economic, social, and environmental challenges that are a part of the 21st century.

The City of Dallas strives to be a welcoming city for all. In 2017, the City established the Office of Welcoming Communities and Immigrant Affairs to bridge the space between newcomers and existing Dallas residents, to find common ground, foster informed understanding, and promote shared leadership.

The City's population continues to grow with almost 25 percent of residents being foreign born. Immigrants make up almost 32 percent of the employed labor force of the Dallas-metro area and they play a critical role in several key industries including accounting for almost 70 percent of construction workers.

Their work contributes directly to the economic strength of the City, earning $7.9 billion and contributing $591.1 million to state and local taxes in 2016.

The City of Dallas is proud of its diversity and committed to ensuring that residents are protected regardless of race, religion, gender, or sexual orientation. The City is recognized by the Human Rights Campaign for its leadership in non-discrimination protections in employment, housing, and public accommodations.

The City of Dallas will support legislation that enables it to effectively promote the successful inclusion of immigrants into the social and economic fabric of the Dallas community. Dallas recognizes its cultural diversity as a strength and will support legislation that fosters an inclusive vision of Texas for all residents. The City of Dallas will oppose any legislation that discriminates against community members and inhibits the future growth of the City.



City of Dallas

Collaborative Efforts

The City of Dallas is home to one of the most diverse, economically robust, and highly-educated populations in Texas. The opportunity for productive collaboration drives the City's prosperity. The City of Dallas will continue to foster and pursue collaboration with organizations such as the Texas Municipal League, North Texas Commission, Dallas Regional Mobility Commission, Regional Transportation Council, North Central Texas Council of Governments, chambers of commerce, transportation agencies, higher education institutions, social sector leaders, and City commissions and task forces, to further its legislative agenda. Collaboration with these entities enables the City to leverage its resources in a more inclusive, strategic, and impactful manner. The City of Dallas will utilize these relationships to successfully promote its legislative agenda.



City of Dallas

City of Dallas Legislative Team

Michael S. Rawlings
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City Manager
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Casey Thomas, II
Mayor Pro Tem
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214-670-0777

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Chief of Staff to the City Manager
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Lee M. Kleinman, Legislative Chair
Council District 11
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214-670-7817

M. Elizabeth Reich
Chief Financial Officer
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City Attorney's Office
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Brett Wilkinson
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Zoe Halfmann
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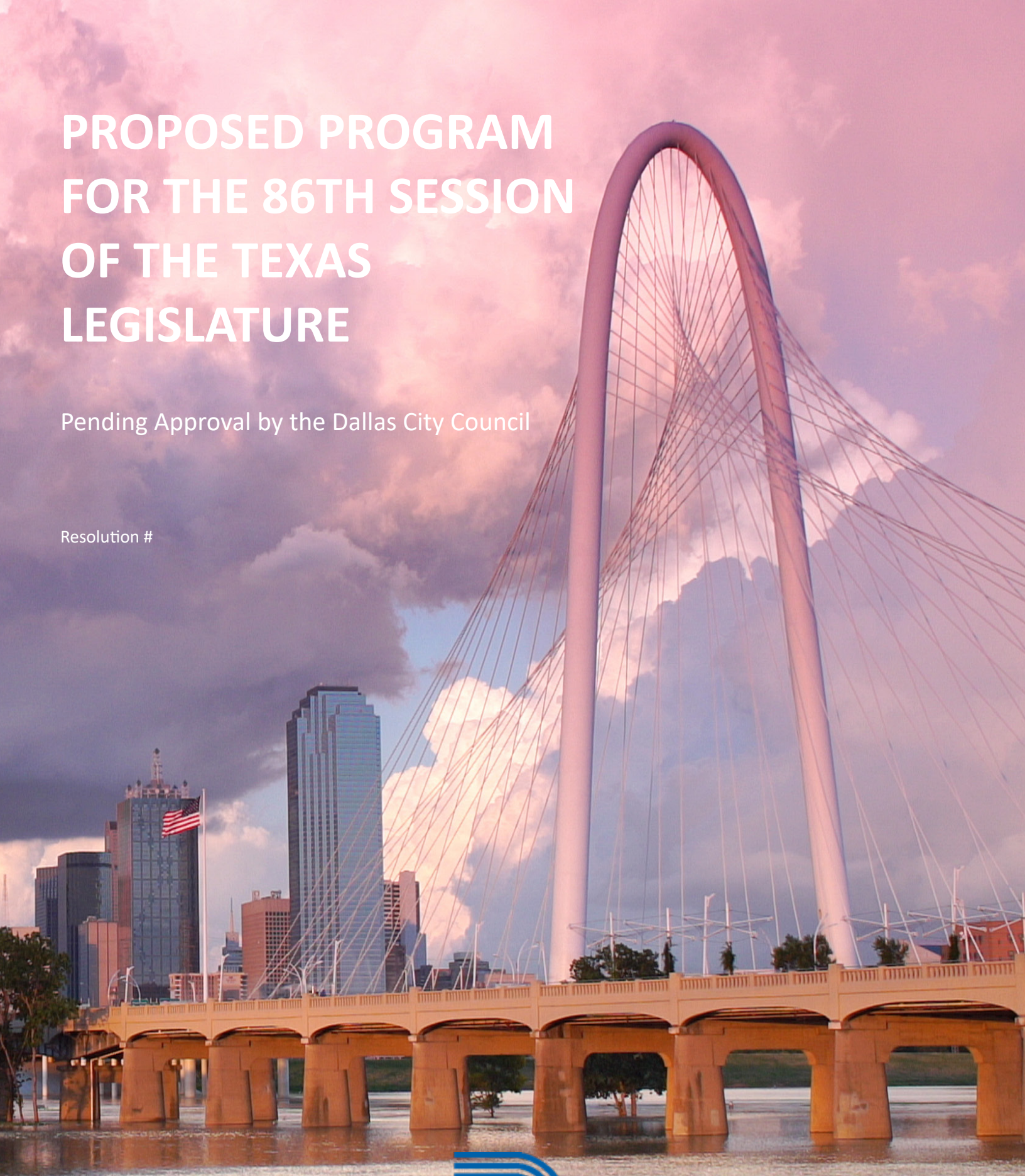
Marilyn Headley
Senior Legislative Coordinator
Office of Strategic Partnerships and Government Affairs
Room 4BN
214-670-3522

Sommer Iqbal
Legislative Coordinator
Office of Strategic Partnerships and Government Affairs
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PROPOSED PROGRAM FOR THE 86TH SESSION OF THE TEXAS LEGISLATURE

Pending Approval by the Dallas City Council

Resolution #



City of Dallas

Agenda Information Sheet

File #: 18-1178 **Item #:** 37.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Strategic Partnerships & Government Affairs

EXECUTIVE: Kimberly Bizor Tolbert

SUBJECT

An ordinance amending the Code of Rules and Regulations of the Dallas/Fort Worth International Airport ("DFW Airport") Board to include the extension of Dallas Road to the North DFW Airport TEXRail station - Financing: No cost consideration to the City

BACKGROUND

Any new street additions must go through a formal codification process, which involves amending the Code of Rules and Regulations of the DFW Airport Board. Amendments to the DFW Airport Board's Code of Rules and Regulations require approval by the owner cities of Dallas and Fort Worth.

Dallas Road is being extended to provide vehicular access to the new North DFW Airport TEXRail station currently under construction at DFW Airport. The new section of Dallas Road is a continuation of an existing street in the City of Grapevine and will be East and West. Construction of the Dallas Road extension is expected to be complete by the end of calendar year 2018.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Mobility Solutions, Infrastructure & Sustainability Committee was briefed by memorandum regarding this item on October 22, 2018.

FISCAL INFORMATION

No cost consideration to the City.

ORDINANCE NO._____

An ordinance by the City Council of the City of Dallas, Texas, approving Resolution No. 2018-10-231 adopted by the Dallas-Fort Worth International Airport Board on October 11, 2018 for the purpose of amending Appendix I of the Code of Rules and Regulations of the Dallas/Fort Worth International Airport Board, as follows: Appendix I is amended to include the extension of Dallas Road to the North DFW Airport TEXRail station currently under construction on DFW Airport property.

WHEREAS, Sections 22.082 of the Texas Transportation Code, as amended, and Section 8.F. of the 1968 Contract and Agreement, as amended, provide that such rules, regulations or orders by the Dallas-Fort Worth International Airport Board will become effective only upon approval of the governing bodies of the Cities of Dallas and Fort Worth and proper publication; and

WHEREAS, pursuant to the foregoing, the Dallas-Fort Worth International Airport Board adopted the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board, which regulates traffic, travel, and conduct within the Dallas-Fort Worth International Airport and establishes certain procedures for the adoption of additional rules, regulations and orders; and

WHEREAS, on October 11, 2018, the Dallas-Fort Worth International Airport Board passed, approved, and ordered Resolution No. 2018-10-231 Appendix I of the Code of Rules and Regulations of the Dallas/Fort Worth International Airport Board; and

WHEREAS, in accordance with Section 1-8 of Chapter 1 of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board, as amended, the Dallas-Fort Worth International Airport Board has requested that the City Councils of the Cities of Dallas and Fort Worth approve Resolution No. 2018-10-231 in order that it may become effective.

Now, Therefore,

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

SECTION 1. That all of the declarations and findings contained in the preambles of this ordinance are made a part hereof and shall be fully effective as a part of the ordained subject matter of this ordinance.

SECTION 2. That Resolution No. 2018-10-231 of the Dallas-Fort Worth International Airport Board, a duly certified copy of which is attached hereto as **Exhibit A** and made a part of this ordinance by reference, is hereby approved.

SECTION 3. That after publication of a substantive statement relating to the contents of Resolution No. 2018-10-231 of the Dallas-Fort Worth International Airport Board in a newspaper of general circulation in each of the counties of Dallas and Tarrant, stating that the full text of Resolution No. 2018-10-231 and any attachments are on file in the principal office of the Dallas-Fort Worth International Airport Board to be read by any interested party, Resolution No. 2018-10-231 shall thereafter have the same force and effect within the boundaries of the Dallas-Fort Worth International Airport as an ordinance by the City Council of the City of Dallas would have in the City of Dallas, and the penalty shall be enforced in the same manner in which penalties prescribed by other ordinances of the City of Dallas are enforced.

SECTION 4. That the sections, paragraphs, sentences, clauses, and phrases of this ordinance and Resolution No. 2018-10-231 are severable, and if any phrase, clause, sentence, paragraph, or section shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, the unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of these ordinances or Resolution No. 2018-10-231, since the same would have been enacted without the incorporation of any unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5. That this ordinance will 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:
CHRISTOPHER J. CASO, Interim City Attorney

BY:_____
Assistant City Attorney

Passed_____

October 11, 2018

STATE OF TEXAS §

COUNTY OF DALLAS §
COUNTY OF TARRANT §

I, Donna J. Schnell, Board Secretary of the Dallas-Fort Worth International Airport Board, do hereby certify that the attached is a true and correct copy of Resolution No. 2018-10-231, approved by the Dallas-Fort Worth International Airport Board of Directors at its Board Meeting held on October 11, 2018.

WITNESS MY HAND AND SEAL OF THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT BOARD, this 11th day of October 11, 2018.

Donna J. Schnell

Donna J. Schnell
Board Staff Secretary

Dallas Fort Worth
International Airport
P.O. Box 619428
DFW Airport, TX 75261-9428

DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD
OFFICIAL BOARD ACTION/RESOLUTION

Date	Committee	Subject	Resolution #
10/11/2018	Finance/Audit	Amendment to DFW Airport Board's Code of Rules and Regulations	2010-10-231

Action

That the Chief Executive Officer or designee be authorized to request the Cities of Dallas and Fort Worth to amend DFW International Airport's Code of Rules and Regulations to include the extension of Dallas Road to the North DFW Airport TEXRail station currently under construction on DFW Airport property.

Description

- Dallas Road is being extended to provide vehicular access to the new North DFW Airport TEXRail station currently under construction at DFW Airport. The new section of Dallas Road is a continuation of an existing street in the City of Grapevine and will be East and West with a block range of 1745 to 1825.

Justification

- Any new street additions must go through a formal codification process, which involves amending the DFW Airport Board's Code of Rules and Regulations.
- Amendments to the DFW Airport Board's Code of Rules and Regulations require approval by the Owner Cities of Dallas and Fort Worth.
- Construction of the Dallas Road extension is expected to be complete by the end of calendar year 2018.

D/S/M/WBE Information

- N/A - Not subject to the goal per the Board's SBE Policy due to the nature of the procurement (Amendments).

Contract #	Agreement #	Purchase Order #	Action Amount	Revised Amount
			$0	$0

For Information contact	Fund	Project #	External Funding Source	Amount
Elaine Rodriguez 3-5487				$0

Additional Information

Additional Attachments: **Y**

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

That the Chief Executive Officer or designee be authorized to request the Cities of Dallas and Fort Worth to amend DFW International Airport's Code of Rules and Regulations to include the extension of Dallas Road to the North DFW Airport TEXRail station currently under construction on DFW Airport property.

Approved as to Form by

Tomme, Paul
Legal Counsel
Sep 27, 2018 8:55 am

Approved as to Funding by

Palacios, Abel
Assistant Vice President Business Financial Planning
Finance
Sep 27, 2018 2:19 pm

Approved as to M/WBE by

Burks Lee, Tamela
Vice President Business Diversity and Development
Business Diversity and Development
Sep 27, 2018 2:47 pm

SIGNATURE REQUIRED FOR APPROVAL

Approved by

Department Head
Legal
Sep 27, 2018 8:54 am

Oct 11, 2018 2:01 pm

Chief Executive Officer Date

Appendix 1

Street	Direction	Hundred Block	Speed Limit (MPH)
North Employee Parking Loop Rd.	N & S	1600 -1800 S	30
Express North Public Loop Rd.	N & S	1700 -1800 S	20
A Upper Level Rd.	N & S	2000 - 2200 S	15
A Entrance Rd.	N & S	2100 - 2173	20
A Exit Rd.	N & S	2112 - 2171	20
A Recirculation Rd.	N & S	2110 - 2171	15
A Lower Level Rd.	N & S	2000 - 2200 S	15
B Public Loop Rd.	N & S	2100 S	20
B Upper Level Rd	N & S	2000 - 2200 S	15
B Lower Level Rd.	N & S	2000 - 2200 S	15
C Public Loop Rd.	N & S	2300 - 2400 S	20
C Upper Level Rd.	N & S	2300 - 2400 S	15
C Lower Level Rd.	N & S	2300 - 2400 S	15
D Service Level Rd.	N & S	2275 - 2475 S	15
D Arrivals Level Rd.	N & S	2325 - 2475 S	15
D Departures Level Rd.	N & S	2325 - 2475 S	15
D Recirculation Rd.	N & S	2350 - 2475 S	15
E Entrance Rd.	N & S	2620 – 2691	20
E Exit Rd.	N & S	2624 – 2689	20
E Recirculation Rd.	N & S	2622-2689	15
E Upper Level Rd.	N & S	2500 - 2700 S	15
E Lower Level Rd.	N & S	2500 - 2700 S	15
Express South Public Loop Rd.	N & S	2600 S	15

Appendix 1

Street	Direction	Hundred Block	Speed Limit (MPH)
South Remote Parking Public Loop Rd.	N & S	2900 - 3000 S	20
South Employee Parking Loop Rd.	N & S	2900 - 3100 S	30
North Remote Carousel Connector Rd.	N & S	1600 - 1700 S	15
South Remote Carousel Connector Rd.	N & S	3050 - 3100 S	15
East Airfield Dr.	N & S	2300 - 3400 S	45
South Airfield Dr.	E & W	1800 - 2900 E	45
West Airfield Dr.	N & S	1600 - 3400 E	45
North Airfield Dr.	E & W	1475 - 2875 E	45
North Airfield Dr.	E & W	2875 - 3000 E	35
North Service Rd.	N	1300 - 3250 S	35
North Service Rd.	N	3250 - 3900 N	45
South Service Rd.	S	1300 - 1750 S	45
South Service Rd.	S	1750 - 3825 S	35
South Service Rd.	S	3825 - 4025 S	45
Service Rd. Crossunder 1	E & W	2275 - 2325 E	30
Service Rd. Crossunder 2	E & W	2275 - 2325 E	30
Service Rd. Crossunder 3	E & W	2275 - 2325 E	30
Service Rd. Crossunder 4	E & W	2275 - 2325 E	30
Service Rd. Crossunder 5	E & W	2275 - 2325 E	30
Service Rd. Crossunder 6	E & W	2275 - 2325 E	30
Service Rd. Crossunder 7	E & W	2275 - 2325 E	30
N. International Pkwy.	N	300 - 1300 S	55
S. International Pkwy.	S	300 - 1300 S	55
N. International Pkwy.	N	1300 - 1500 S	30
S. International Pkwy.	S	1300 - 1500 S	30

Appendix 1

Street	Direction	Hundred Block	Speed Limit (MPH)
N. International Pkwy.	N	1500 - 3400 S	55
S. International Pkwy.	S	1500 - 3400 S	55
N. International Pkwy.	N	3400 - 3600 S	30
S. International Pkwy.	S	3400 - 3600 S	30
N. International Pkwy.	N	3700 - 4200 S	55
S. International Pkwy.	S	3700 - 4200 S	55
International Pkwy. Crossunder 1	E & W	2275 - 2325 E	30
International Pkwy. Crossunder 2	E & W	2275 - 2325 E	30
International Pkwy. Crossunder 3	E & W	2275 - 2325 E	30
International Pkwy. Crossunder 4	E & W	2275 - 2325 E	30
International Pkwy. Crossunder 5	E & W	2275 - 2325 E	30
International Pkwy. Flyover Bridge 5	E & W	2275 - 2325 E	30
East 9th St.	E & W	2825 - 2925 E	30
East 14th St.	E & W	2825 - 2925 E	30
East 16th St.	E & W	2325 – 2425 E	30
East 23rd St.	E & W	2950 - 3050 W	30
East 26th St.	E & W	2975 - 3050 E	30
East 28th St.	E & W	2900 - 3050 E	35
East 31st St.	E & W	3050 - 3125 E	30
East 32nd St.	E & W	3050 - 3125 E	30
East 37th St.	E & W	2400 - 2600 E	30
East 38th St.	E & W	2300 - 2400 E	30
East 39th St.	E & W	2400 - 2600 E	30

Appendix 1

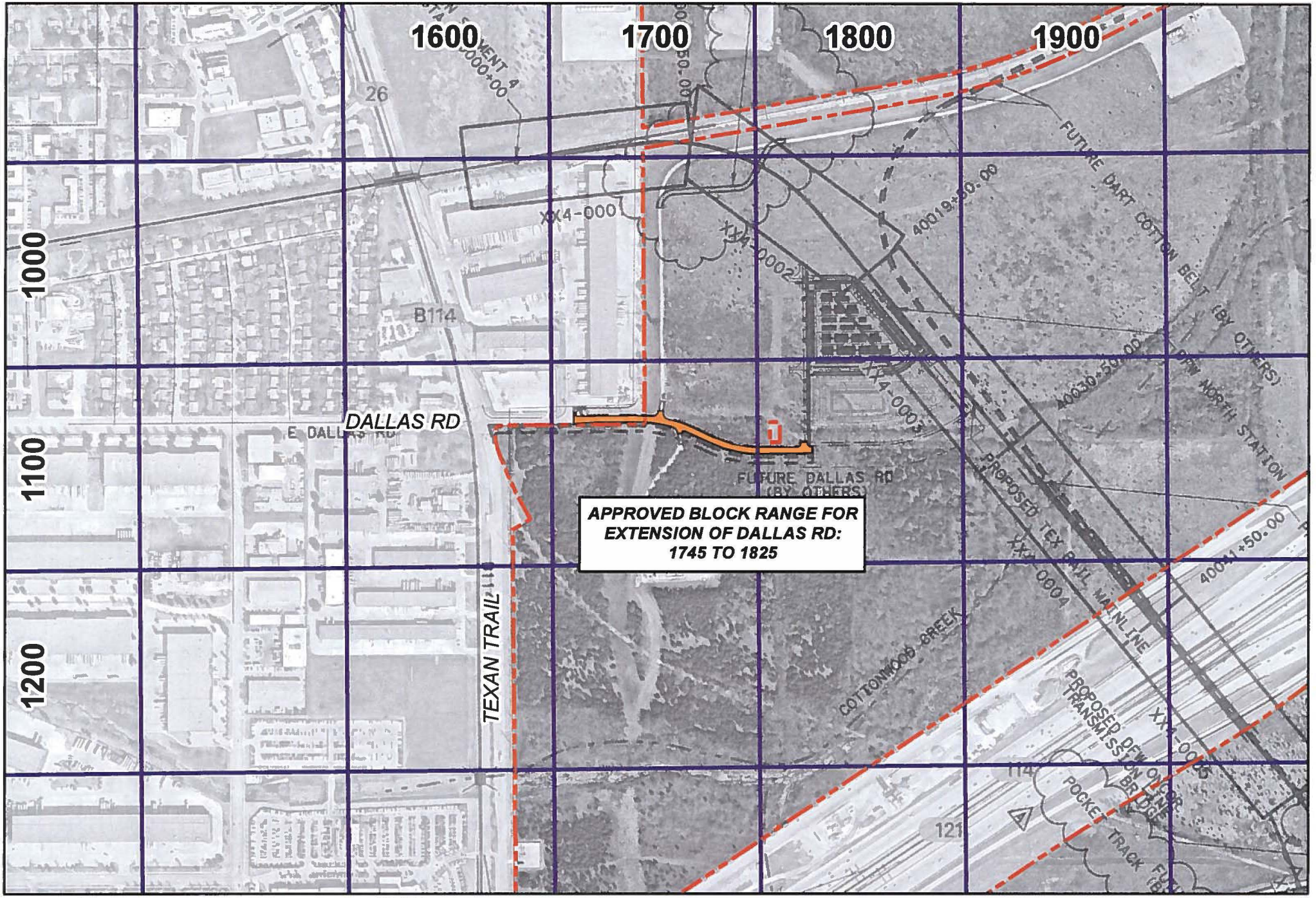
Street	Direction	Hundred Block	Speed Limit (MPH)
North 16th Ave.	N & S	2050 - 2150 S	30
North 24th Ave.	N & S	1650 –1825 S	30
North 28th Ave.	N & S	950 - 1450 S	30
South 20th Ave.	N & S	3675 - 4150 S	30
South 22nd Ave.	N & S	3250 - 3350 S	30
South 24th Ave.	N & S	3850 - 4025 S	30
South 26th Ave.	N & S	3575 - 3900 S	35
South 31st Ave.	N & S	3175 - 3275 S	30
West 17th St.	E & W	1150 -1550-E	30
West 19th St.	E & W	1450 - 1700 E	35
West 20th St.	E & W	1450 -1750 E	30
West 21st St.	E & W	1475 -1650 E	30
West 23rd St.	E & W	1550 - 1600 E	30
West 27th St.	E & W	1575 - 1600 E	30
West 31st St.	E & W	2200 - 2275 E	30
West 32nd St.	E & W	2200 - 2275 E	30
West 33rd St.	E & W	2100 - 2275 E	30
Freeport Pkwy.	N & S	1500 S	30
Mid-Cities Blvd.	E & W	1650 -1850 E	40
Royal Lane	N & S	725 - 1375 S	35
Texan Trail	N & S	1400 -1600 S	30
Rental Car Dr.	E & W	2275 - 2800 E	35
South Garage Dr.	E & W	2400 - 2500 E	30
Bus Entry/RCC	E & W	2200 - 2400 E	30
Bus Exit/RCC	E & W	2300 - 2400 E	30
Center Garage Dr.	E & W	2500 E	30
North Garage Dr.	E & W	2400 - 2500 E	30

Appendix 1

Street	Direction	Hundred Block	Speed Limit (MPH)
Passport Ave.	N & S	3600 - 4000 S	35
Passport Ave.	N & S	4000 – 4525 S	30
S. W. Construction Rd.	N & S	2550 - 3175 S	20
S. W. Construction Rd.	N & S	3175 - 3425 S	35
S. W. Construction Rd.	E & W	1800 - 2100 E	35
Trade Ave.	N & S	800 - 1075 S	30
Regent Blvd.	E & W	2575 - 2925 E	30
Regent Blvd.	N & S	725 - 925 S	30
Corporate Dr.	N & S	750 -1025 S	30
Bear Creek Ct.	N & S	3500 - 3600 S	30
Minters Chapel Rd.	N & S	1500 -1600 S	30
Plaza Dr.	E & W	2925 - 2950 E	30
Carbon Rd.	N & S	3125 - 3150 S	30
Carbon Rd.	E & W	3050 - 3175 E	30
Glade Rd.	E & W	1200 - 1600 E	35
S. Main St.	N & S	1650 - 1750 S	30
Esters Rd.	E & W	2425 - 2925 E	30
W. Walnut Hill Ln.	E & W	2325 – 3075	45
Mustang Drive	E & W	1125 -1450 E	45
Stone Meyers Parkway	N & S	700 – 875 S	40
Connection Ave.	N & S	3950 – 3900 S	20
Southgate Ave.	N & S	4020 – 3930 S	20
Aviation Dr.	E & W	2320 – 2400 E	20
Global Dr.	E & W	2350 – 2440 E	20
Innovation Dr.	E & W	2340 – 2440 E	20
Technology Rd.	E & W	2700 – 2850 E	30

Appendix 1

Street	Direction	Hundred Block	Speed Limit (MPH)
Market St.	E & W	2600 – 2875 E	30
Rochelle Rd.	E & W	2600 – 2975 E	30
Dallas Rd.	E & W	1745 – 1825 E	30



DFW

DALLAS FORT WORTH INTERNATIONAL AIRPORT

Map Date: September 17, 2018

Energy, Transportation & Asset Management / Systems Performance Group / Geospatial Analytics

BLOCK RANGE ANALYSIS

DALLAS RD EXTENSION - GRAPEVINE

Disclaimer: The accuracy of these data are not to be taken / used as data produced by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Land Surveyor for the State of Texas would be required. The DFW International Airport Board makes no representation of any kind, including, but not limited to, warranties of merchantability or fitness for a particular purpose or use, nor are any such warranties to be implied with respect to the information, data or services furnished herein. Further, in using this information or data the user acknowledges that the user is responsible for assessing the accuracy and reliability of the data or information provided, and that it may be subject to error and omission, and is not guaranteed or represented to be true, complete or correct.

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.

(Statutory Reference - Texas Government Code Section 2051.152)

USE OF THESE INFORMATION/DATA CONSTITUTES ACCEPTANCE OF THIS DISCLAIMER OF LIABILITY.

Agenda Information Sheet

File #: 18-781 **Item #:** 38.

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	November 14, 2018
COUNCIL DISTRICT:	3
DEPARTMENT:	Park & Recreation Department
EXECUTIVE:	Willis C. Winters

SUBJECT

Authorize a professional services contract with Moody Nolan, Inc. for architectural and engineering services for the schematic design, design development, construction documents, and construction administration phases for the renovation of Thurgood Marshall Recreation Center located at 5150 Mark Trail Way - Not to exceed $93,355.00 - Financing: Park and Recreation Facilities (B) Fund

BACKGROUND

This action will authorize a professional services contract with Moody Nolan, Inc. for a facility condition assessment update, schematic design, design development, construction documents, and construction administration phases for the renovation of Thurgood Marshall Recreation Center. The scope of work for the project includes renovations of the existing recreation center, as follows: accessible path from the existing handicapped parking spaces to the front door, as well as accessibility upgrades to restrooms, drinking fountains and kitchen areas; main hallway renovation, including replacement of finishes; main reception desk replacement; enlargement of the fitness room; and renovation of the arts and crafts room. Also included is the evaluation of the multipurpose room kitchen for possible remodel, and roof and HVAC repair or replacement.

On March 21, 2018, a Request for Qualifications was issued for Consultant Services for Recreation Center Renovations and Additions, which included four recreation centers. On April 13, 2018, fourteen firms submitted qualifications statements. On April 23, 2018, a selection committee evaluated the Statements of Qualifications and shortlisted six firms that demonstrated the best qualifications for the four recreation center projects.

On April 30, 2018, a Request for Proposals was sent to the six shortlisted firms and five firms responded. On May 18, 2018, a separate selection panel evaluated the five proposals and Moody Nolan, Inc. was selected as the most qualified firm for the Thurgood Marshall Recreation Center renovation project.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	November 2018
Complete Design	April 2019
Begin Construction	August 2019
Complete Construction	March 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 20, 2018, the Park and Recreation Board authorized a professional services contract with Moody Nolan, Inc.

FISCAL INFORMATION

Park and Recreation Facilities (B) Fund - $93,355.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE $
$93,355.00	Architecture & Engineering	25.66%	90.75%	$84,715.00
• This contract exceeds the M/WBE goal.				

PROPOSAL INFORMATION

Five proposals were received from solicitation number CIZ1706 and opened on May 18, 2018. This professional services contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposers

Proposers	Address	Rank
*Moody Nolan, Inc.	5001 Spring Valley Road Suite 225E Dallas, Texas 75244	3**
Corgan Associates, Inc.	401 N Houston Street Dallas, Texas 75202	2
Huitt Zollars	1717 McKinney Avenue Suite 1400 Dallas, Texas 75202	1

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Freese and Nichols, Inc.	2711 Haskell Avenue Suite 3300 Dallas, Texas 75204	4
Good, Fulton and Farrell, Inc.	2808 Fairmount Suite 300 Dallas, Texas 75201	5

**The solicitation and overall rankings included four recreation centers. Moody Nolan, Inc. was selected as the most qualified proposer for the Thurgood Marshall Recreation Center renovation project.

OWNER

Moody Nolan, Inc.

John Anthony Sosebee, Senior Vice President

Cliff Wall, Chief Financial Officer

MAP

Attached



0 100 200 400 600 Feet

1 in = 200 ft

N W E S

Dallas Park & Recreation

Thurgood Marshall Recreation Center
(5150 Mark Trail Way)

Mapsco
M 63

District
3

WHEREAS, on March 21, 2018, a Request for Qualifications was issued for Consultant Services for Recreation Center Renovations and Additions, which included four recreation centers; and

WHEREAS, on April 13, 2018, fourteen firms submitted Statements of Qualifications; and

WHEREAS, on April 30, 2018, a Request for Proposals was sent to six shortlisted firms and five firms responded; and

WHEREAS, on May 18, 2018, Moody Nolan, Inc. was selected as the most qualified firm for the Thurgood Marshall Recreation Center project; and

WHEREAS, it is now desirable and in the best interest of the City of Dallas to authorize a professional services contract with Moody Nolan, Inc. for architectural and engineering services for the schematic design, design development, construction documents, and construction administration phases for the renovation of Thurgood Marshall Recreation Center located at 5150 Mark Trail Way, in an amount not to exceed $93,355.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Moody Nolan, Inc., approved as to form by the City Attorney, for architectural and engineering services for the schematic design, design development, construction documents, and construction administration phases for the renovation of Thurgood Marshall Recreation Center located at 5150 Mark Trail Way, in an amount not exceed $93,355.00.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a professional services contract with Moody Nolan, Inc., approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $93,355.00 to Moody Nolan, Inc. from Park and Recreation Facilities (B) Fund, Fund 1V00, Department PKR, Unit VB26, Object 4111, Activity RECC, Program PK17VB26, Encumbrance/Contract No. PKR-2018-00007110, Commodity 92500, Vendor VS0000008419.

SECTION 4. 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.

Agenda Information Sheet

File #: 18-451 **Item #:** 39.

STRATEGIC PRIORITY:	Quality of Life
AGENDA DATE:	November 14, 2018
COUNCIL DISTRICT(S):	13
DEPARTMENT:	Park & Recreation Department
EXECUTIVE:	Willis C. Winters

SUBJECT

Authorize a twenty-year development and maintenance agreement with two five-year renewal options, with QuikTrip Corporation to design, construct, and maintain a trailhead for the Bachman Creek Greenbelt Trail located at 3900 Shorecrest Drive - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns municipal parkland known as Bachman Creek Greenbelt (approximately 41 acres) located at 3900 Shorecrest Drive, just north of Dallas Love Field Airport. This passive-use park is used for open space. A trail runs through the park along the north side of Bachman Creek which connects to and is a part of the Bachman Lake Park Trail in adjacent Bachman Lake Park to the west. Currently, there is no direct publicly accessible access to Bachman Creek Greenbelt for nearby residential neighborhoods. The proposed trailhead project will provide direct, publicly accessible access to Bachman Creek Greenbelt for the surrounding neighborhood via the proposed trailhead to the existing hike and bike trail. The project will include new trails and renovation and expansion of a portion of the existing trail. The development of a trailhead will increase access, visibility, and use of Bachman Creek Greenbelt. Future trails are planned to the west which will connect the Bachman Lake Park Trail to the future Elm Fork Greenbelt Trail, an important segment of the Dallas Integrated Trail Circuit, providing off-road access to downtown and beyond.

The trailhead project will include parking adjacent to Lemmon Avenue and West Northwest Highway, landscaping, seating, paving, and a drinking fountain. Because of the configuration and limited space available for the proposed trailhead, access drive, and parking lot, the proposed park's driveway and parking spaces will be shared by park users, QuikTrip, and its patrons. Signage will be posted and maintained identifying that the parkland parking spaces are available for use by park and QuikTrip patrons.

The agreement will be subject to the following terms:

1. The term is for 20 years with two consecutive five-year renewal options.

2. The City grants QuikTrip, as the immediately adjacent property owner, a license for the non-exclusive use of the trailhead and trailhead parking lot.
3. QuikTrip, at its own cost, is responsible for the development of the design and construction plans and specifications for the improvements to the trailhead project at Bachman Creek Greenbelt. QuikTrip will submit the design to the Park and Recreation Department for review and approval prior to commencement of construction.
4. QuikTrip will hire a contractor to construct improvements. The City of Dallas shall have the right to observe and inspect the construction work. QuikTrip and its contractors will be responsible for all permits and other approvals. The City will take possession of the improvements upon acceptance.
5. The City may terminate the agreement without cause after giving ninety days' notice or with cause after thirty days' notice.
6. QuikTrip shall have the right to make changes during the term of the agreement subject to approval by the City and the limitations enumerated in the agreement.
7. The City shall have the right to enter the premises and to make changes, repairs, and alterations to maintain the trailhead and parking area.
8. QuikTrip shall be responsible for all operations, management, and maintenance of the improvements, including the cost for all utilities for the improvements in accordance with those specified in the agreement.

QuikTrip will design, construct, and maintain the parking, landscape, and other trailhead project improvements. No permitting, platting, licensing, or other approval required by the City for the development and operation of QuikTrip will be contingent upon any of the trailhead improvements or use of parkland. The City shall retain full and unencumbered ownership and control of all parkland. There will be no transfer, lease, or sale of parkland.

The consummation of the agreement is contingent upon, and subject to approval of the use by the Park and Recreation Board and City Council at a public hearing, scheduled for consideration on November 14, 2018, for the use of parkland in accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 3, 2015, the Park and Recreation Board authorized the development and maintenance agreement.

Information about this item was presented to the Quality of Life & Environment Committee on February 8, 2016.

This item was deferred by Councilmember Jennifer S. Gates on February 10, 2016.

This item was held indefinitely by Councilmember Jennifer S. Gates on April 27, 2016.

The Quality of Life, Arts and Culture Committee will be briefed by memorandum regarding this matter on November 9, 2018.

FISCAL INFORMATION

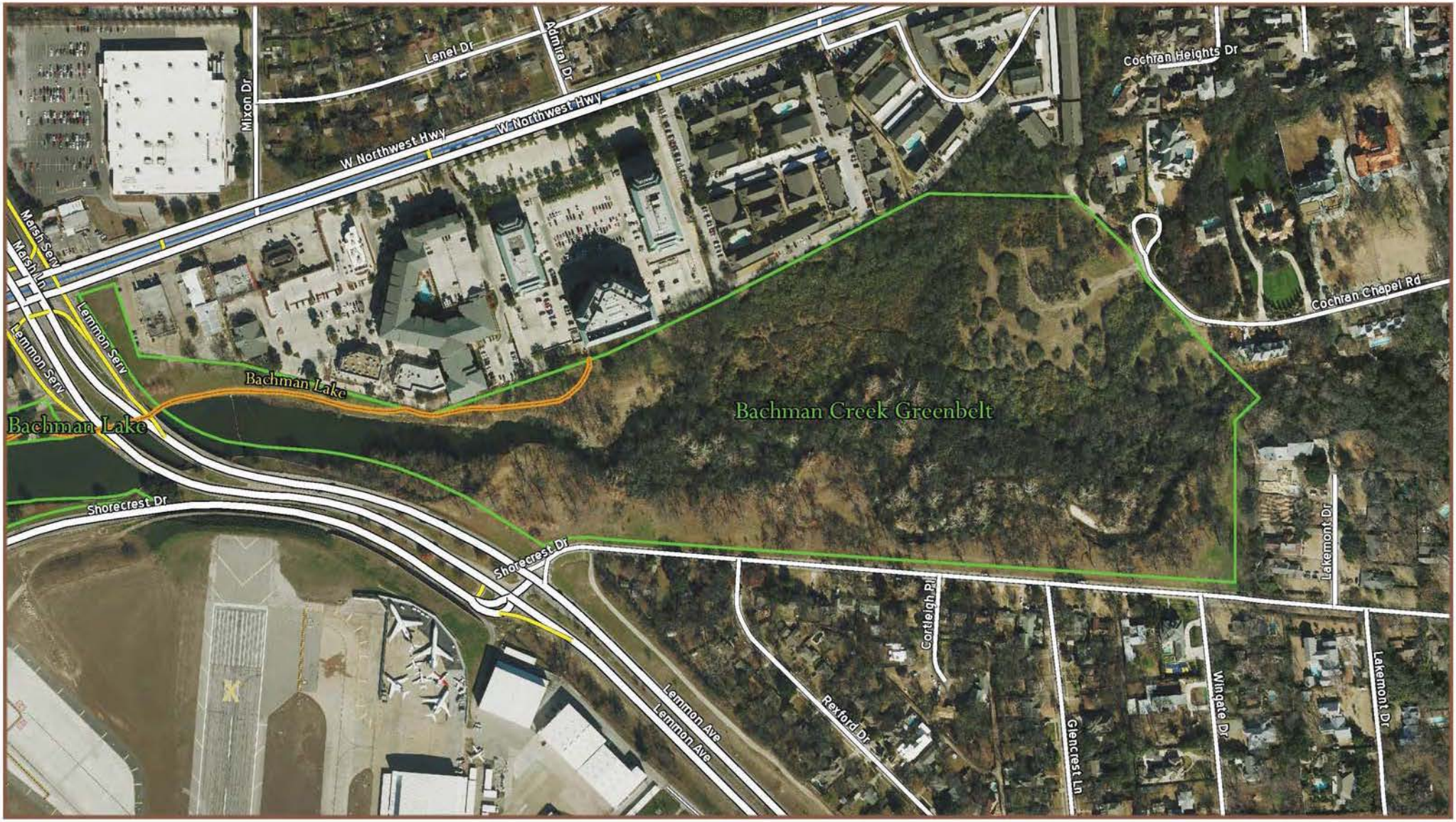
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No cost consideration to the City.

MAPS

Attached

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Bachman Creek Greenbelt



0 155 310 620 930 Feet

N W E S

Bachman Creek Greenbelt
(3900 Shorecrest Dr.)

Mapsco
23 Z
24 W

District
13

November 14, 2018

WHEREAS, the City Charter provides for the Park and Recreation Board to grant contracts and agreements with park facilities with such terms and conditions as it shall deem proper; and

WHEREAS, the City of Dallas Park and Recreation Department (City) and QuikTrip Corporation (QuikTrip), an Oklahoma Corporation, desire to enter into a development and maintenance agreement for the purpose of designing, constructing, and maintaining a trailhead for the Bachman Creek Greenbelt Trail located at 3900 Shorecrest Drive and shown in Exhibit A, which provide accessible public access to the existing hike and bike trail; and

WHEREAS, the City desires to have QuikTrip construct, develop, and maintain a portion of parkland during the term of the agreement for use and enjoyment of all city of Dallas citizens.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a twenty-year development and maintenance agreement with two five-year renewal options, with QuikTrip Corporation, approved as to form by the City Attorney, to design, construct, and maintain a trailhead for the Bachman Creek Greenbelt Trail located at 3900 Shorecrest Drive.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a development and maintenance agreement with QuikTrip, approved as to form by the City Attorney.

SECTION 3. That the duration of the agreement will be for an initial term of 20 years with two consecutive five-year renewal options.

SECTION 4. That this contract is designated as Contract No. PKR-2018-00007096.

SECTION 5. 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.

LANDSCAPE CHECK LIST

City of Dallas Landscape Ordinance

MANDATORY PROVISIONS:

- ✓ Tree Survey - must include trees 6" caliper and greater on the lot and/or within 50' of construction.
- ✓ Tree Protection - permanent protective fencing around the drip line of each protected tree to remain. Ref. A4B/L0.00.
- ✓ Protected Tree Mitigation - Replacement trees must equal, in caliper, the caliper of protected trees removed. Approved replacement trees to be 2" minimum caliper and be of a species on the approved tree list. See below.
- ✓ Site Trees - Must have one 2" caliper tree per 4,000 square feet of lot area with a minimum of 4 trees. All site trees must be located on the lot.

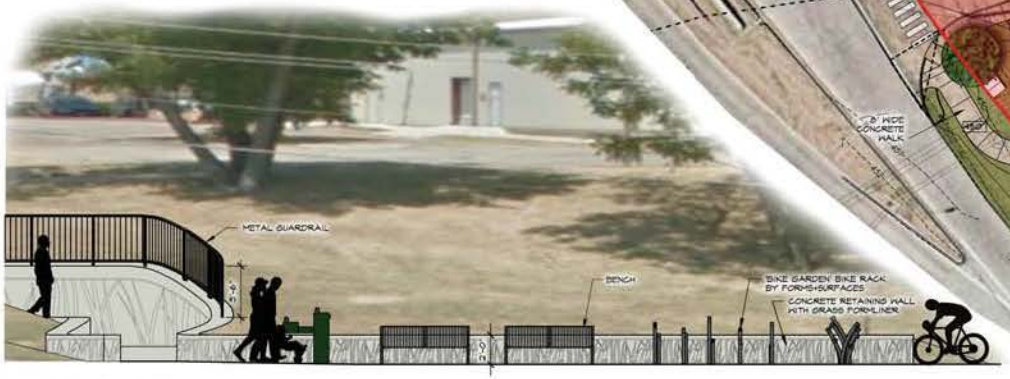
  58,605 sf / 4000 = 10 site trees
- NA Perimeter Landscape Buffer Strip - Must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists and at least be 10' wide. Must contain buffer plant material as defined in Sec. 51A-10.125(b)(1).
- NA Screening of off-street loading spaces - Must be screened from residential adjacent public streets. Minimum 6' height. See Sec. 51A-4.602(b)(3) for methods of screening and automatic irrigation required for any screening material.
- ✓ Street Trees - Must have one 3" caliper large tree per 50' of street frontage with a minimum of 2 trees. All street trees must be located within 30' of the projected street curb.

  154 linear ft.
  Required Street Trees = 3 (3" cal. min.)
- ✓ Parking Lot Trees - All required parking spaces must be located within 120' of the trunk of a 2" caliper (min.) large canopy tree. Parking lot trees may not be planted closer than 2.5' to the paved portion of the parking lot.

DESIGN STANDARDS

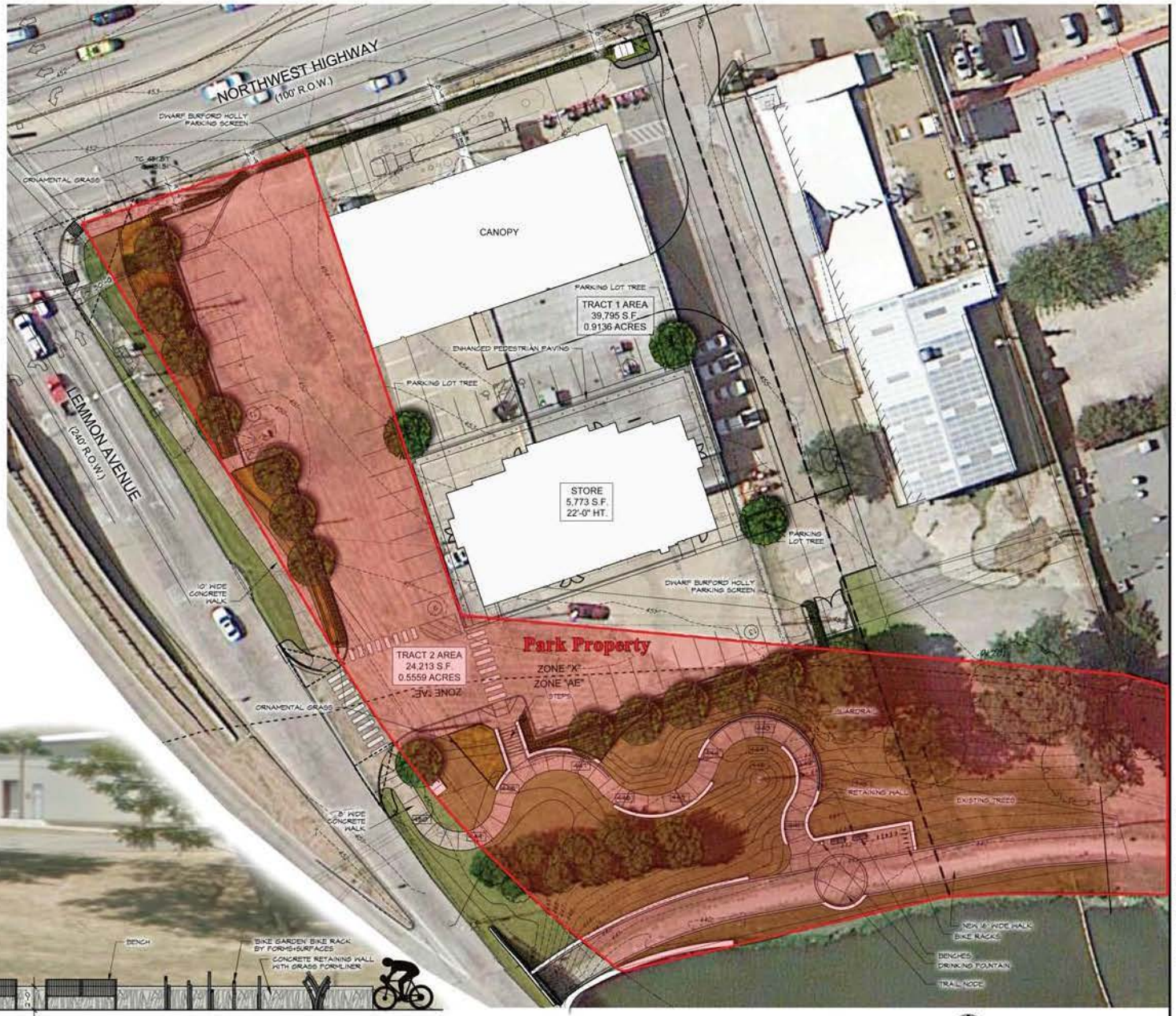
- ✓ Screening of off-street parking - Screen all parking lots on the building site or artificial lot. Must be voluntary, extend along entire street frontage excluding driveways and visibility triangles, and at least 3' in height (ex. large evergreen shrubs, 5' height, 7-#1 gal/cn, 3' on center, 3' wide bed, or 3' tall solid fence, or 3' tall berm, or a combination) with an automatic irrigation system required. Underground parking is considered to be screened for purposes of this subsection.

  - Northwest Highway - Provided shrub screen
- ✓ Enhanced Pedestrian Walkways - Walkways must consist of enhanced pavement intended for pedestrian use and occupy at least 5% of the lot.



B TRAIL CONNECTION ELEVATION

SCALE: 1/4" = 1'-0"



A LANDSCAPE PLAN

SCALE: 1" = 30'-0"

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET

nfjb

Newman, Jackson, Richerstein Landscape Architecture

Banner Place North
12770 Coit Road, Suite 210
Dallas, Texas 75251
tel: 972-233-2033
fax: 972-233-2022
nfjbinc@nfjbinc.net

QT

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QuikTrip No. 0961
NORTHWEST HWY & LEMON AVE
DALLAS, TEXAS

Revisions
No. Date Item

Date 05/13/15
Drawn MA
Checked KVB
Project No.

Sheet Title

Exhibit A

Scale : as noted
Sheet No.



Exhibit A

QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
0961	Overall aerial view looking NE	SEC of Lemmon and NW Hwy	Dallas, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
08-0961-PE02	NTS	12/01/15	BP	

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Agenda Information Sheet

File #: 18-1026 **Item #:** 40.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2, 6, 8, 12

DEPARTMENT: Park & Recreation Department

EXECUTIVE: Willis C. Winters

SUBJECT

Authorize a contract for construction of six spraygrounds at Grauwyler Park located at 7780 Harry Hines Boulevard, Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, Nash/Davis Park located at 3700 North Hampton Road, K.B. Polk Park located at 3860 Thedford Avenue and Timberglen Park located at 3900 Timberglen Road - Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards - Not to exceed $5,920,827.15 - Financing: Park and Recreation Facilities (B) Fund

BACKGROUND

On September 10, 2018, Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, a Texas Association of School Boards (BuyBoard) vendor, provided a bid proposal in the amount of $5,920,827.15 for the six spraygrounds located at Grauwyler Park, Jaycee/Zaragoza Park, Kleberg Park, Nash/Davis Park, K.B. Polk Park and Timberglen Park.

This action will authorize a contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks for construction of six spraygrounds at Grauwyler Park ($944,738.42), Jaycee/Zaragoza Park ($994,501.92), Kleberg Park ($978,245.92), Nash/Davis Park ($990,890.30), K.B. Polk Park ($1,018,430.17), and Timberglen Park ($994,020.42) for a total amount not to exceed $5,920,827.15.

The scope of work for each of the spraygrounds includes:

- Sprayground of approximately 2,800 to 3,000 square feet with general water play elements, active water play elements, and toddler water play elements
- Group pavilion
- Fabric shade structures
- Picnic tables and trash cans
- Filtration equipment enclosure
- Concrete sidewalks

This project requires full-year operating and maintenance funding in the amount of $388,170.00 for the six spraygrounds.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	January 2019
Complete Construction	May 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 18, 2018, the Park and Recreation Board authorized a construction contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks for construction of six spraygrounds.

FISCAL INFORMATION

Park and Recreation Facilities (B) Fund - $5,920,827.15

Council District	Amount
2	$1,963,168.59
6	$1,985,392.22
8	$ 978,245.92
12	$ 994,020.42
Total	$5,920,827.15

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$5,920,827.15	Construction	25.00%	13.15%	$778,882.75
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
M/WBE participation is 27.30% for onsite services. Onsite services excludes the cost of sprayground equipment and features.				

OWNER

Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks

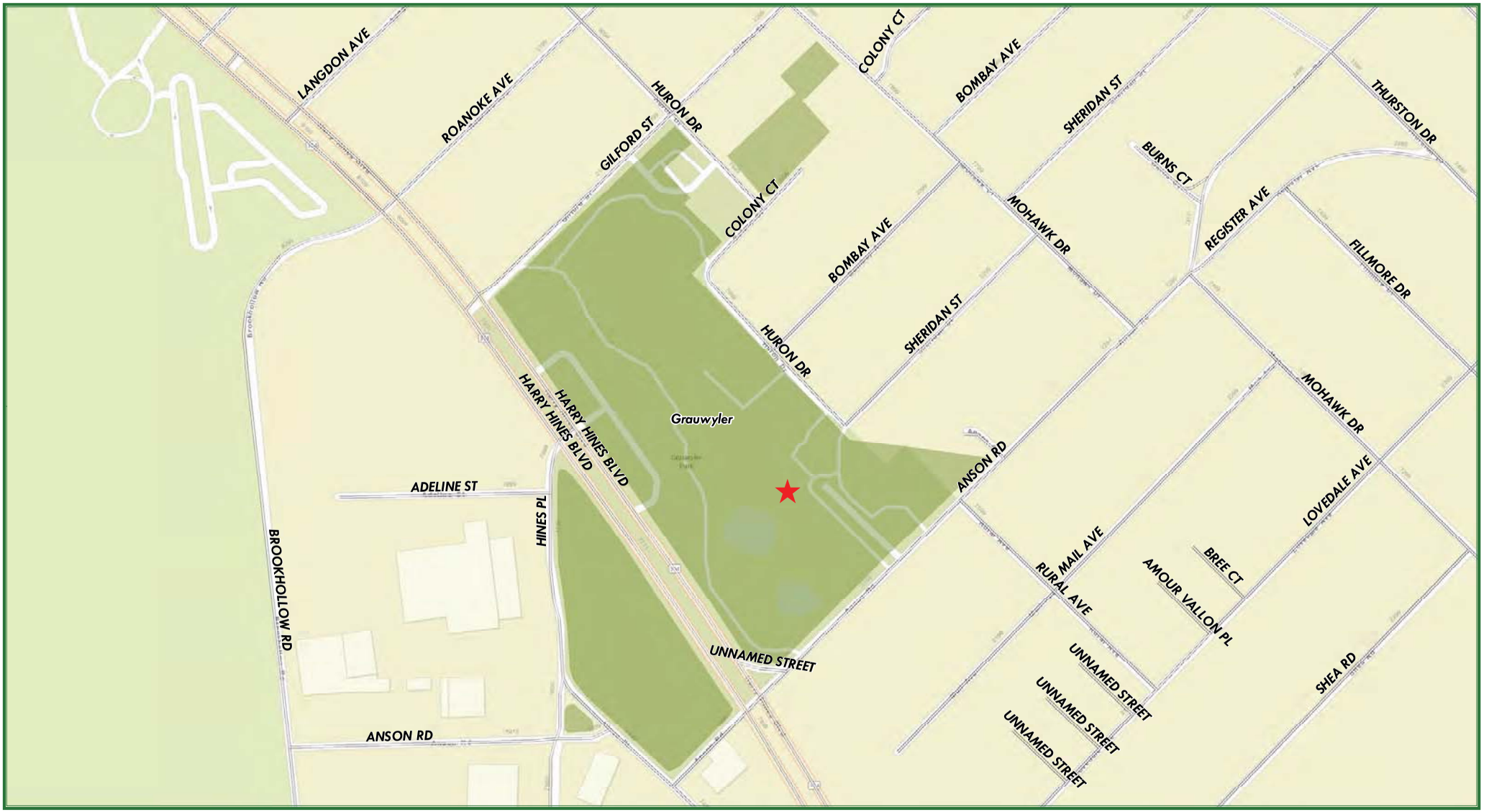
Korey Soderberg, Chief Operating Officer

powered by Legistar™

MAPS

Attached

powered by Legistar™



Dallas Park & Recreation

0 112.5 225 450 675 900
Feet

Grauwyler Park
7780 Harry Hines Boulevard

CD
2



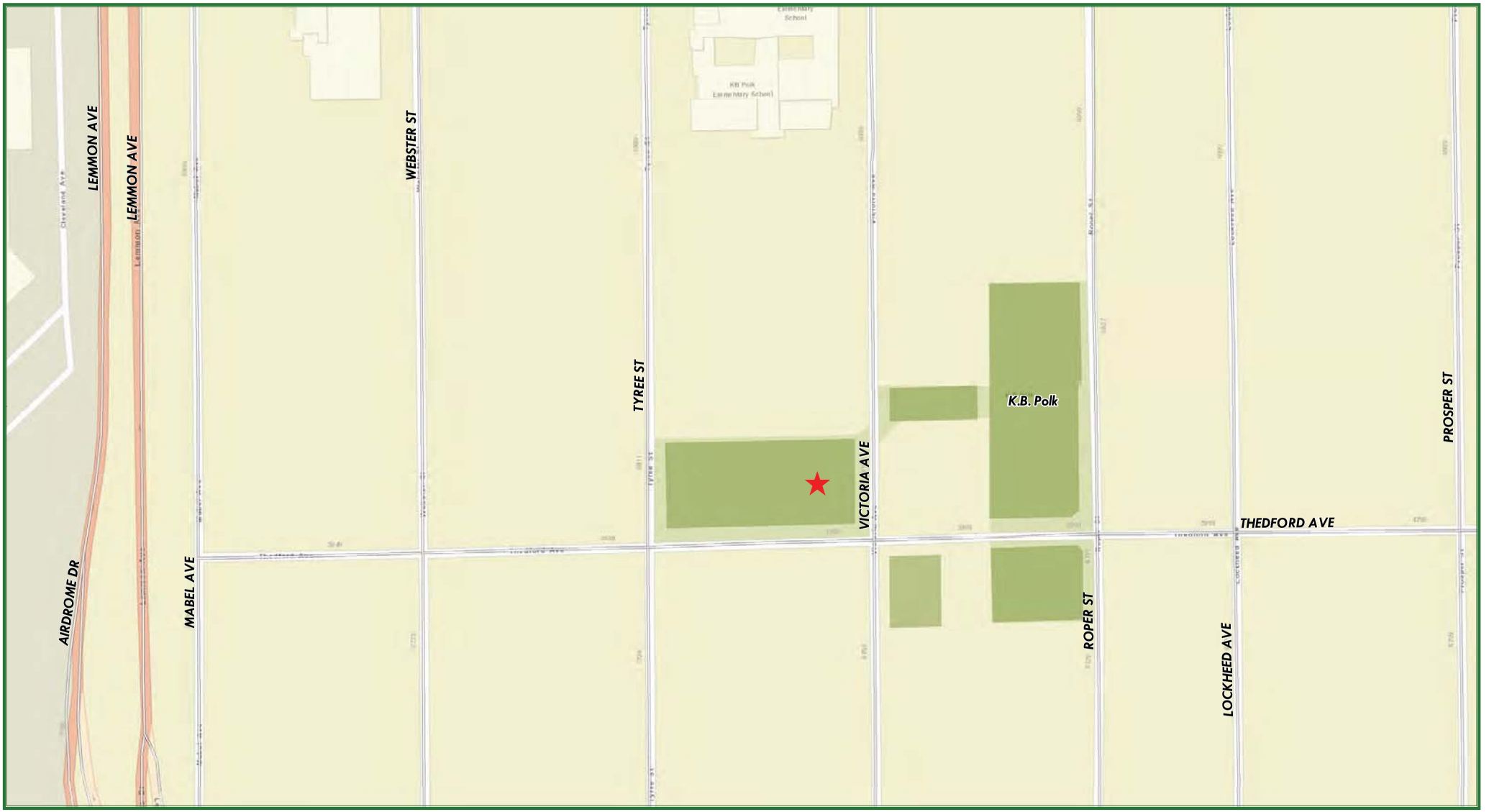
Dallas Park & Recreation

0 90 180 360 540 720
Feet

Jaycee/Zaragoza Park
3114 Clymer Street

Mapsco 42 Q

CD 6



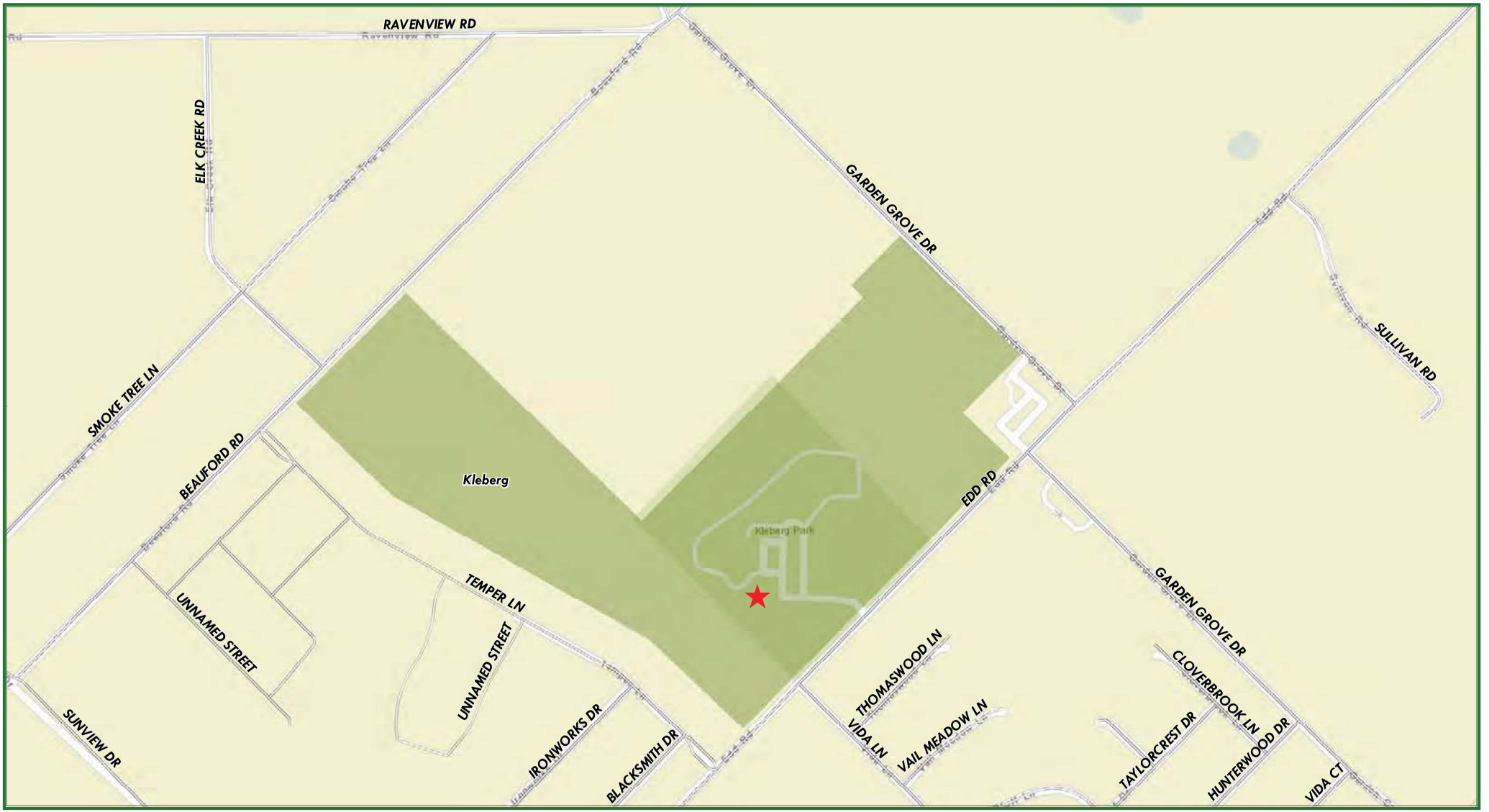
Dallas Park & Recreation

K.B. Polk Park
3860 Thedford Avenue

0 55 110 220 330 440
Feet

Mapsco 34 G

CD 2



Dallas Park & Recreation

0 150 300 600 900 1,200
Feet

Kleberg Park
1515 Edd Road

Mapsco 69A M

CD 8



Dallas Park & Recreation

0 70 140 280 420 560
Feet

Nash/Davis Park
3700 North Hampton Road

CD 6



Dallas Park & Recreation

0 90 180 360 540 720
Feet

Timberglen Park
3900 Timberglen Road

Mapsco 4 A

CD 12

WHEREAS, the City desires to enter into a contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards for construction of six spraygrounds at Grauwyler Park located at 7780 Harry Hines Boulevard, Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, Nash/Davis Park located at 3700 North Hampton Road, K.B. Polk Park located at 3860 Thedford Avenue, and Timberglen Park located at 3900 Timberglen Road, in an amount not to exceed $5,920,827.15.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards, approved as to form by the City Attorney, for construction of six spraygrounds at Grauwyler Park located at 7780 Harry Hines Boulevard, Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, Nash/Davis Park located at 3700 North Hampton Road, K.B. Polk Park located at 3860 Thedford Avenue, and Timberglen Park located at 3900 Timberglen Road, in an amount not to exceed $5,920,827.15.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $5,920,827.15 to Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, as follows:

Grauwyler Park Sprayground
Park and Recreation Facilities (B) Fund
Fund 1V00, Department PKR, Unit VB42
Object 4599, Activity AQFC, Program PK17VB42
Encumbrance/Contract No. PKR-2018-00007950
Commodity 91200, Vendor VS85939 $ 944,738.42

Jaycee/Zaragoza Park Sprayground
Park and Recreation Facilities (B) Fund
Fund 1V00, Department PKR, Unit VB76
Object 4599, Activity AQFC, Program PK17VB76
Encumbrance/Contract No. PKR-2018-00007950
Commodity 91200, Vendor VS85939 $ 994,501.92

SECTION 3. (continued)

Kleberg Park Sprayground	
Park and Recreation Facilities (B) Fund	
Fund 1V00, Department PKR, Unit VK14	
Object 4599, Activity AQFC, Program PK17VK14	
Encumbrance/Contract No. PKR-2018-00007950	
Commodity 91200, Vendor VS85939	$ 978,245.92
Nash/Davis Park Sprayground	
Park and Recreation Facilities (B) Fund	
Fund 1V00, Department PKR, Unit VB77	
Object 4599, Activity AQFC, Program PK17VB77	
Encumbrance/Contract No. PKR-2018-00007950	
Commodity 91200, Vendor VS85939	$ 990,890.30
K.B. Polk Park Sprayground	
Park and Recreation Facilities (B) Fund	
Fund 1V00, Department PKR, Unit VB44	
Object 4599, Activity AQFC, Program PK17VB44	
Encumbrance/Contract No. PKR-2018-00007950	
Commodity 91200, Vendor VS85939	$1,018,430.17
Timberglen Park Sprayground	
Park and Recreation Facilities (B) Fund	
Fund 1V00, Department PKR, Unit VK66	
Object 4599, Activity AQFC, Program PK17VK66	
Encumbrance/Contract No. PKR-2018-00007950	
Commodity 91200, Vendor VS85939	$ 994,020.42
Total amount not to exceed	$5,920,827.15

SECTION 4. 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.

Agenda Information Sheet

File #: 18-1135 **Item #:** 41.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 1

DEPARTMENT: Park & Recreation Department

EXECUTIVE: Willis C. Winters

SUBJECT

Authorize an increase in the construction services contract with The Fain Group, Inc. to add increased scope of work associated with the Kidd Springs Park family aquatic center located at 807 West Canty Street - Not to exceed $454,102.23, from $14,776,735.00 to $15,230,837.23 - Financing: Elgin B. Robertson Land Sale Funds

BACKGROUND

On January 24, 2018, City Council authorized a contract with The Fain Group, Inc. for construction of three family aquatic centers at Kidd Springs Park located at 807 West Canty Street, Lake Highlands North Park located at 9400 Church Road, and Tietze Park located at 2700 Skillman Street, in an amount not to exceed $14,776,735.00, by Resolution No. 18-0211.

This action will authorize Change Order No. 1 to the construction services contract with The Fain Group, Inc. to add increased scope of work, in an amount not to exceed $454,102.23, increasing the contract amount from $14,776,735.00 to $15,230,837.23, due to geological and hydrological conditions encountered during excavation of the site. The scope increase requires additional excavation and additional fill material, repairs to an existing manhole and associated piping for the natural spring in the park.

This change order will extend the construction completion date by 45 calendar days.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	August 2018
Complete Construction	June 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 24, 2018, City Council authorized a contract with The Fain Group, Inc. for construction of

three family aquatic centers at Kidd Springs Park located at 807 West Canty Street, Lake Highlands North Park located at 9400 Church Road, and Tietze Park located at 2700 Skillman Street by Resolution No. 18-0211.

FISCAL INFORMATION

Elgin B. Robertson Land Sale Funds - $454,102.23

Construction Contract	$14,776,735.00
Change Order No. 1 (this action)	$ 454,102.23
Total not to exceed	$15,230,837.23

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$454,102.23	Construction	25.00%	38.51%	$174,883.00
• This contract exceeds the M/WBE goal.				
• Change Order No. 1 - 33.60% Overall M/WBE participation				

OWNER

The Fain Group, Inc.

Larry Frazier, President

MAP

Attached

powered by Legistar™



0 170 340 680 1,020 Feet

Dallas Park & Recreation

Kidd Springs Park
807 W. Canty St.

Mapsco 54-B

CD 1

November 14, 2018

WHEREAS, on January 24, 2018, City Council authorized a contract with The Fain Group, Inc. for construction of three family aquatic centers at Kidd Springs Park located at 807 West Canty Street, Lake Highlands North Park located at 9400 Church Road, and Tietze Park located at 2700 Skillman Street, in an amount not to exceed $14,776,735.00, by Resolution No. 18-0211; and

WHEREAS, this action will authorize Change Order No. 1 to the construction services contract with The Fain Group, Inc. to add increased scope of work associated with the Kidd Springs Park family aquatic center located at 807 West Canty Street, in an amount not to exceed $454,102.23, from $14,776,735.00 to $15,230,837.23.

Now, Therefore,

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

SECTION 1. That an increase in the construction services contract with The Fain Group, Inc. (Change Order No. 1) is authorized to add increased scope of work associated with the Kidd Springs Park family aquatic center located at 807 West Canty Street, in an amount not to exceed $454,102.23, increasing the contract amount from $14,776,735.00 to $15,230,837.23.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $454,102.23 to The Fain Group, Inc. from the Elgin B. Robertson Land Sale Fund, Fund 0467, Department PKR, Unit W109, Object 4599, Activity AQFC, Program PKP945.3, Encumbrance/Contract No. PKR-2018-00004777, Commodity 91200, Vendor VS0000040276.

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1138 **Item #:** 42.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Police Department

EXECUTIVE: Jon Fortune

SUBJECT

Authorize **(1)** the application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program (STEP), Overtime Enforcement Grant (Grant No. 2019-Dallas-IDM-00010, CFDA No. 20.616) from the National Highway Traffic Safety Administration passed through the Texas Department of Transportation (TxDOT) in the amount of $38,655.00 for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 10, 2018 through September 30, 2019; **(2)** the establishment of appropriations in an amount not to exceed $38,655.00 in the TxDOT-STEP Impaired Driving Mobilization Grant FY19 Fund; **(3)** the receipt and deposit of grant funds in an amount not to exceed $38,655.00 in the TxDOT-STEP Impaired Driving Mobilization Grant FY19 Fund; **(4)** a local cash match in an amount not to exceed $9,731.51; and **(5)** execution of the grant agreement including all terms, conditions, and documents required by the grant agreement - Total not to exceed $48,386.51 - Financing: Texas Department of Transportation Grant Funds ($38,655.00) and General Fund ($9,731.51)

BACKGROUND

The Impaired Driver Mobilization Selective Traffic Enforcement Program, Overtime Enforcement Grant provides for the reimbursement of salaries paid to officers enforcing Driving While Intoxicated and Driving Under the Influence laws at targeted locations throughout the City of Dallas. This grant is one of the “Wave” grants from the Texas Department of Transportation (TxDOT) that are part of the National Traffic Safety Plan and are awarded to TxDOT grant recipients. The grant award is for a one -year period for FY 2018-19. The total grant amount is $38,655.00 with a City required match of $9,731.51.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 11, 2013, City Council authorized an application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement Grant from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 13, 2013 through September 2, 2014, by Resolution No. 13-2151.

On December 10, 2014, City Council authorized an application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement Grant from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 1, 2014 through September 30, 2015, by Resolution No. 14-2196.

On December 9, 2015, City Council authorized an application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement Grant from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 1, 2015 through September 30, 2016, by Resolution No. 15-2218.

On December 14, 2016, City Council authorized an application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement Grant from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 9, 2016 through September 30, 2017, by Resolution No. 16-1996.

On November 8, 2017, City Council authorized an application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement Grant from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 9, 2017 through September 30, 2018, by Resolution No. 17-1747.

The Public Safety and Criminal Justice Committee will be briefed by memorandum regarding this matter on November 9, 2018.

FISCAL INFORMATION

Texas Department of Transportation Grant Funds - $38,655.00
General Fund - $9,731.51

November 14, 2018

WHEREAS, the Texas Department of Transportation (TxDOT) has made Impaired Driving Mobilization Selective Traffic Enforcement Program (STEP), Overtime Enforcement Grant Funds available for salaries for statewide Driving While Intoxicated and Driving Under the Influence campaigns during various holiday periods, for the period December 10, 2018 through September 30, 2019; and

WHEREAS, the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement Grant will award $38,655.00 to the City of Dallas for the statewide Driving While Intoxicated Enforcement campaign to operate during various holiday periods for the period December 10, 2018 through September 30, 2019; and

WHEREAS, the City of Dallas will contribute a city match in the amount of $9,731.51; and

WHEREAS, it is in the best interest of the City of Dallas to apply for and accept such funding.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to apply for and accept the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement Grant (Grant No. 2019-Dallas-IDM-00010, CFDA No. 20.616) from the National Highway Traffic Safety Administration passed through the Texas Department of Transportation in an amount not to exceed $38,655.00 for a statewide Driving While Intoxicated Enforcement campaign to operate during various holiday periods for the period December 10, 2018 through September 30, 2019; provide a local cash match in the amount of $9,731.51; and sign the grant agreement and all terms, conditions, and documents required by the grant agreement, approved as to form by the City Attorney.

SECTION 2. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed $38,655.00 in the TxDOT-STEP Impaired Driving Mobilization Grant FY19 Fund, Fund F570, Department DPD, Unit 3803, Object 3090.

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds in an amount not to exceed $38,655.00 in the TxDOT-STEP Impaired Driving Mobilization Grant FY19 Fund, Fund F570, Department DPD, Unit 3803, and Revenue Code 6506.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse grant funds in an amount not to exceed $38,655.00 from the TxDOT-STEP Impaired Driving Mobilization Grant FY19 Fund, Fund F570, Department DPD, Unit 3803, Object 3090; to reimburse Fund 0001, DPD, Unit 2127, Object 5011, for expenses incurred.

SECTION 5. That the Chief Financial Officer is hereby authorized to disburse a local match in an amount not to exceed $9,731.51 from Fund 0001, Department DPD, Unit 2127, various Object Codes, according to the attached Schedule.

SECTION 6. That the City Manager is hereby authorized to reimburse to the Texas Department of Transportation any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 7. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 8. That this contract is designated as Contract No. DPD-2019-00008321.

SECTION 9. 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.

SCHEDULE
Selective Traffic Enforcement Program Impaired Driving Mobilization Grant
Fund F570, Department DPD, Unit 3803, Revenue Code 6506
December 10, 2018 - September 30, 2019

Object Code	Description	Amount
3090	City Forces	$ 38,655.00
	Grand Total	**$ 38,655.00**

Matching Funds

Cash Match
Fund 0001, Department DPD, Unit 2127

Object Code	Description	Amount
1306	FICA	$ 612.26
*Other Object Codes	TBD	$ 9,119.25
	Total	**$ 9,731.51**

* Other Object Codes
1. Volunteer Sources
2. In-Kind Contributions
3. Surveys
4. Indirect Cost
5. Fringe Benefits
6. Vehicle Operation Costs
7. Salaries not Claimed as Reimbursement
8. Distribution of Materials
9. Court Time
10. Paid Media, Social Media, Earned Media

Agenda Information Sheet

File #: 18-1173 **Item #:** 43.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Police Department

EXECUTIVE: Jon Fortune

SUBJECT

Authorize a Memorandum of Understanding with the United States Marshals Service to receive reimbursement of overtime costs related to Operation Triple Beam - a short-term joint anti-gang and violent crime reduction strategy - Financing: This item has no cost consideration to the City (see Fiscal Information)

BACKGROUND

This Memorandum of Understanding will grant authority for the Dallas Police Department to receive reimbursement of overtime from the United States Marshals Service while providing assistance with Operation Triple Beam.

Operation Triple Beam (OTB) is a collaborative law enforcement anti-gang and violent crime reduction strategy designed to disrupt and destabilize hyperviolent street gangs. The OTB is unique in that it is designed to bring immediate relief to communities ravaged by violence through its short-term anti-gang violent crime reduction methodology.

The intent of this joint effort is to investigate and/or arrest local, state, and federal fugitives, to improve public safety, reduce violent crime, and reduce the number of fugitive non-compliant sex offenders.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Public Safety and Criminal Justice Committee will be briefed by memorandum regarding this matter on November 9, 2018.

FISCAL INFORMATION

This item has no cost consideration to the City. Overtime expenses associated with Operation Triple Beam are fully funded as part of the Dallas Police Department budget.

November 14, 2018

WHEREAS, the City of Dallas desires to enter into a Memorandum of Understanding with the United States Marshals Service to receive reimbursement of overtime costs related to law enforcement efforts with Operation Triple Beam; and

WHEREAS, the intent of this joint effort is to investigate and/or arrest local, state, and federal fugitives, to improve public safety, reduce violent crime, and reduce the number of fugitive non-compliant sex offenders; and

WHEREAS, it is in the best interest of the City to enter into this Memorandum of Understanding.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to execute, upon approval as to form by the City Attorney, a Memorandum of Understanding with the United States Marshals Service to receive reimbursement of overtime costs related to law enforcement efforts with Operation Triple Beam.

SECTION 2. That this contract is designated as Contract No. DPD-2018-00008424.

SECTION 3. 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.

Agenda Information Sheet

File #: 18-964 **Item #:** 44.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 4, 8, 10

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Mbroh Engineering, Inc. to provide engineering services for the design, construction administration, and start-up of Wastewater Facilities Security and Safety upgrades - Not to exceed $998,820.00 - Financing: Water Utilities Capital Construction Funds

BACKGROUND

Dallas Water Utilities has identified the need for security and safety improvements at three wastewater facilities. Security and safety improvement needs were identified in the 2010 Wastewater Facilities Strategic Plan and further defined by vulnerability assessments completed for multiple Dallas Water Utilities wastewater facilities.

This project includes the evaluation and design of security camera, access control, and perimeter fencing improvements at the Central Wastewater Treatment Plant, the Southside Wastewater Treatment Plant, and the Wastewater Collections Northeast facility. In addition, railroad improvements will be designed for the existing spur at the Central Wastewater Treatment Plant based on Union Pacific Railroad standards. The improvements will reduce security risks and vulnerabilities and ensure continued safety at Dallas Water Utilities' wastewater facilities.

The estimated construction cost for this project is $5,000,000.00.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	March 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - $998,820.00

Council District	Amount
4	$366,431.66
8	$341,016.67
10	$291,371.67
Total	$998,820.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$998,820.00	Architecture & Engineering	25.66%	71.44%	$713,595.00
• This contract exceeds the M/WBE goal.				

OWNER

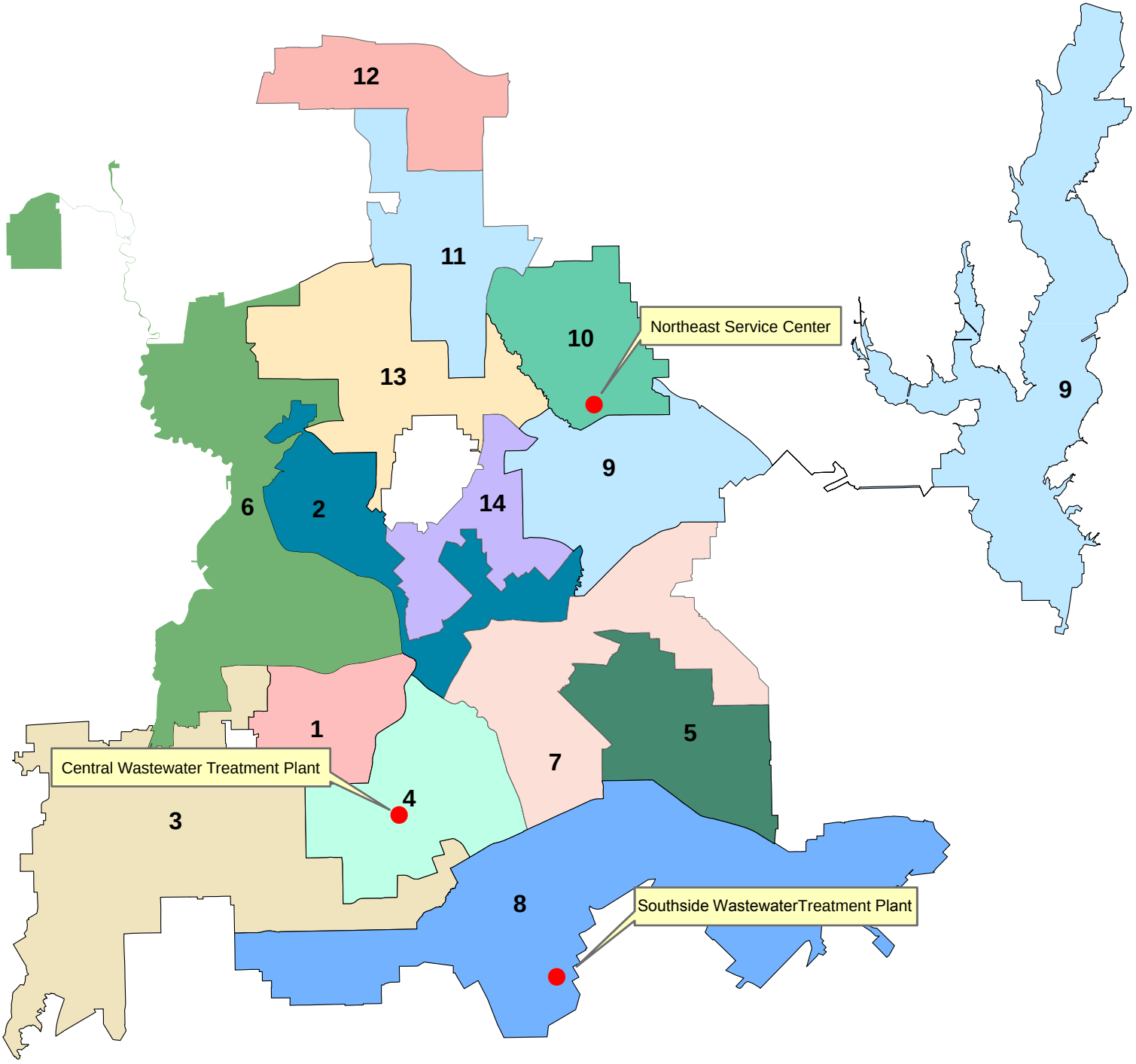
Mbroh Engineering, Inc.

Anthony Mbroh, President and Chief Executive Officer

MAP

Attached

powered by Legistar™



Dallas Water Utilities
Contract No. 18-232E
Wastewater Facilities
Security and Safety Upgrades

November 14, 2018

WHEREAS, Dallas Water Utilities has identified the need for security and safety improvements at three wastewater facilities; and

WHEREAS, engineering services are required for the design, construction administration, and start-up of the security and safety upgrades; and

WHEREAS, Mbroh Engineering, Inc., 13601 Preston Road, Suite 900, Dallas, Texas 75240 has submitted an acceptable proposal to provide these engineering services.

Now, Therefore,

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

SECTION 1. That the proposal submitted by Mbroh Engineering, Inc., Contract No. 18-232E, in the amount of $998,820.00 be approved and the consultant be authorized to perform the required engineering services.

SECTION 2. That the City Manager is hereby authorized to sign a professional services contract with Mbroh Engineering, Inc., approved as to form by the City Attorney, to provide engineering services required for the design, construction administration, and start-up of Wastewater Facilities Security and Safety upgrades, in an amount not to exceed $998,820.00.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $998,820.00 to Mbroh Engineering, Inc. from the Wastewater Construction Fund, Fund 0103, Department DWU, Unit CS01, Object 4111, Program 718232, Encumbrance/Contract No. CX-DWU-2018-00007524, Vendor VS0000048218.

SECTION 4. 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.

Agenda Information Sheet

File #: 18-1102 **Item #:** 45.

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	November 14, 2018
COUNCIL DISTRICT(S):	Outside City Limits
DEPARTMENT:	Water Utilities Department
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

Authorize a contract with the North Texas Municipal Water District to transport North Texas Municipal Water District owned water supply from Lake Fork to Lake Tawakoni from November 14, 2018 through October 13, 2025 - Estimated Annual Revenue: $2,228,169.00 (at current untreated water transportation rate)

BACKGROUND

This action is for authorization to enter into a Water Transmission Contract with the North Texas Municipal Water District (NTMWD). The NTMWD is a regional wholesale treated water provider to 1.7 million residents in the North Texas service area. The NTMWD has an established water supply and holds water rights and contracts for raw water supplies from Lavon Lake, Lake Texoma, Jim Chapman Lake, Lake Bonham, Lake Tawakoni, Lake Fork and reuse water along the East Fork of the Trinity River.

The NTMWD has a contract with the Sabine River Authority (SRA) for the purchase of 17.85 MGD (20,000 acre-feet per year) of Lake Fork water. However, neither NTMWD nor SRA have diversion facilities or infrastructure for transporting their water supply from Lake Fork to Lake Tawakoni. Therefore, the NTMWD requested for Dallas to transport the water via Dallas' Lake Fork Pump Station and Lake Fork to Lake Tawakoni pipeline. The NTMWD will pay to Dallas a "Water Transport Fee" of $0.3419 per 1,000 gallons of untreated water which is based on the Dallas Water Utilities' 2018 Untreated Water Cost of Service Study.

The term of the Water Transmission Contract expires on October 13, 2025 to coincide with the expiration of the NTMWD's Interim Water Contract with the SRA. The Water Transmission Contract also allows for two additional 10-year extensions that coincide with the extensions of the NTMWD's current contract with SRA for Lake Fork water.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 8, 2010, City Council authorized a contract with the North Texas Municipal Water District to purchase a short-term, interim untreated water supply, by Resolution No. 10-3075.

On April 24, 2013, City Council authorized a three-year contract with the North Texas Municipal Water District to purchase Dallas owned untreated water supply; and transport North Texas Municipal Water District owned water supply from Lake Fork to Lake Tawakoni from April 24, 2013 through April 23, 2016, by Resolution No. 13-0720.

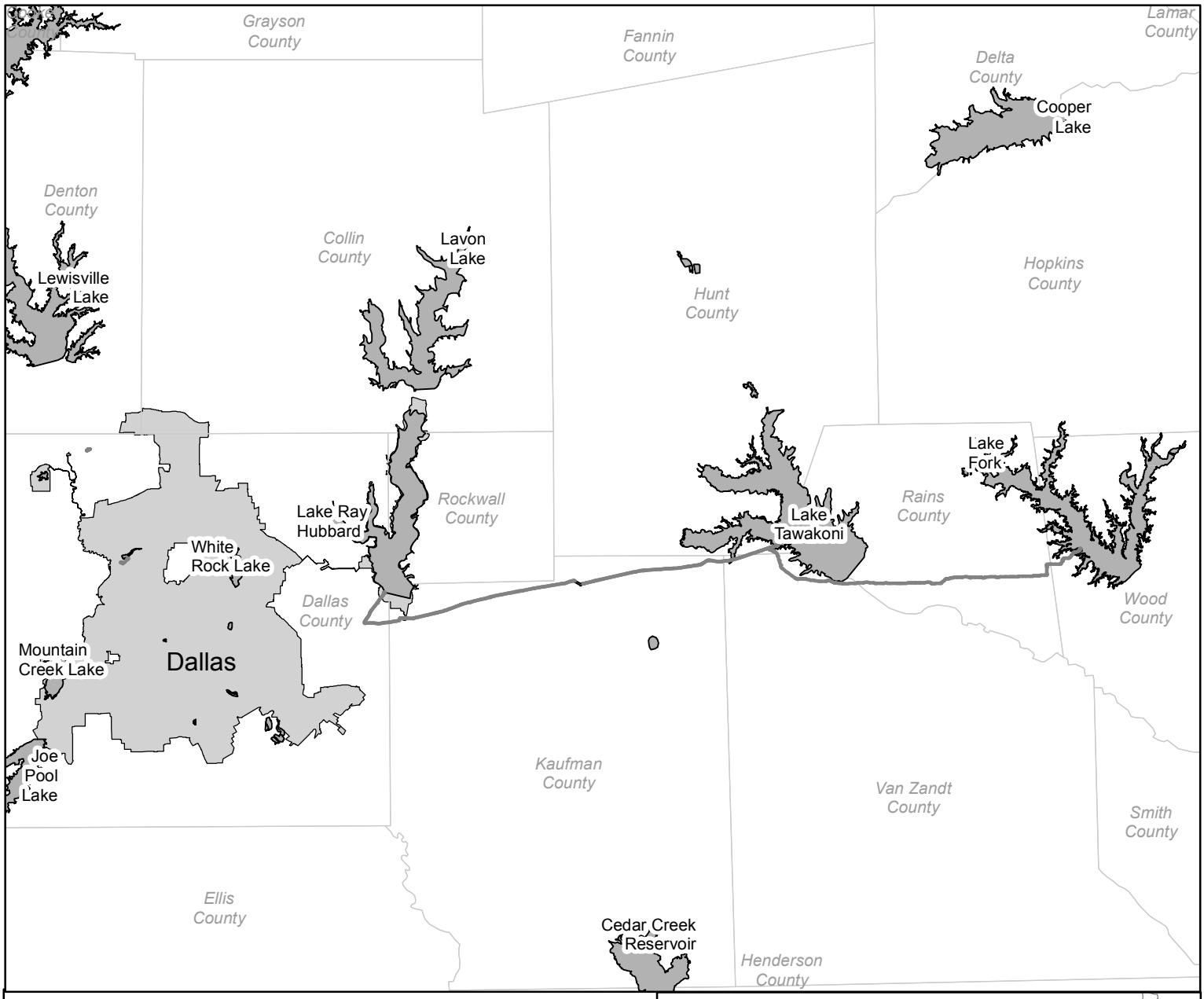
Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

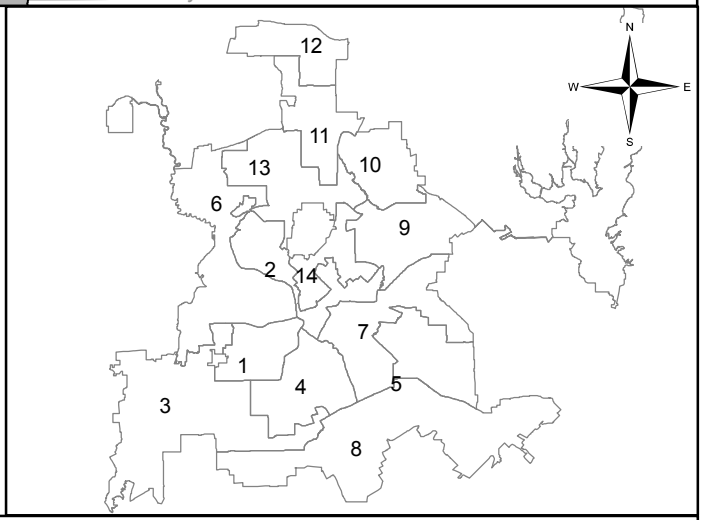
Estimated Annual Revenue: $2,228,169.00 (at current untreated water transportation rate)

MAP

Attached



Location: Outside City of Dallas
Mapsco: Outside City of Dallas Mapsco grid
Department: DWU



Untreated Water Transportation Contract with the North Texas Municipal Water District

D10112018

November 14, 2018

WHEREAS, the City of Dallas has water rights in Lake Fork and Lake Tawakoni for municipal use purposes; and

WHEREAS, the City of Dallas has the Lake Fork Pump Station and Pipeline diversion facilities to transfer water from Lake Fork to Lake Tawakoni; and

WHEREAS, the North Texas Municipal Water District (NTMWD) requests for Dallas to transport up to 17.85 million gallons per day (MGD) of its Lake Fork water to Lake Tawakoni for diversion by NTMWD at its diversion facilities at Lake Tawakoni; and

WHEREAS, the term of the new Contract will be November 14, 2018 through October 13, 2025; and

WHEREAS, approval of the new contract would be in the best interest of the City of Dallas as well as the North Texas Municipal Water District.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to enter into a contract with the North Texas Municipal Water District, approved as to form by the City Attorney, to transport North Texas Municipal Water District owned water supply from Lake Fork to Lake Tawakoni from November 14, 2018 through October 13, 2025, in the estimated annual amount of $2,228,169.00.

SECTION 2. That the Chief Financial Officer is hereby authorized and directed to deposit receipts for services provided under this contract to the Water Utilities Current Fund, Fund 0100, Department DWU, Unit 7005, Function 7REV, Revenue Code 7836.

SECTION 3. That this contract is designated as Contract No. DWU-2019-00008323.

SECTION 4. 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.

Agenda Information Sheet

File #: 18-916 **Item #:** 46.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for improvements to wastewater conveyance infrastructure at the Cadiz Pump Station - BAR Constructors, Inc., lowest responsible bidder of two - Not to exceed $13,291,400.00 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

Dallas Water Utilities currently operates Cadiz Pump Station located on Cadiz Street near the intersection of Interstate Highway 30 and Interstate Highway 35 (R.L. Thornton Freeway) south of downtown. Cadiz Pump Station transports wastewater flows originating from the north and northwest portions of Dallas to the Central Wastewater Treatment Plant (CWWTP) located four miles south of the downtown area. This critical facility transports approximately 40 percent of the average daily wastewater flows for the entire City of Dallas.

The Cadiz Pump Station was built in 1951 and certain mechanical and electrical systems are in poor condition requiring replacement. In addition, the infrastructure that conveys wastewater to the pump station and sends it to the CWWTP requires targeted rehabilitation and other improvements to provide continued, reliable service to the citizens of Dallas.

This action includes the internal rehabilitation of the influent structure immediately upstream of the Cadiz Pump Station, the installation of approximately 135 feet of 30-inch and 291 feet of 42-inch wastewater mains, the repair of an existing 60-inch force main, pump and motor refurbishment as well as mechanical, electrical and instrumentation improvements at the pump station. These improvements will allow the pump station to continue transporting wastewater flows until long term improvements are made in the wastewater system that will allow the pump station to be re-purposed or decommissioned.

The following chart illustrates BAR Constructors, Inc.'s contractual activities with the City of Dallas for the past three years:

	PBW	DWU	PKR	TWM
Projects Completed	0	2	0	0
Change Orders	0	0	0	1
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	January 2018
Completed Design	June 2018
Begin Construction	December 2018
Complete Construction	February 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2016, City Council authorized an engineering services contract with JQ Infrastructure, LLC to perform an evaluation/study and preliminary design for the decommissioning of the Cadiz Pump Station by Resolution No. 16-1587.

On December 13, 2017, City Council authorized Supplemental Agreement No. 2 to the professional services contract with JQ Infrastructure, LLC to provide additional engineering services for the decommissioning of the Cadiz Pump Station by Resolution No. 17-1899.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - $13,291,400.00

Design	$ 2,175,147.00
Construction (this action)	$13,291,400.00
Total Project Cost	$15,466,547.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE $
$13,291,400.00	Construction	25.00%	59.15%	$7,861,308.00
• This contract exceeds the M/WBE goal.				

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PROCUREMENT INFORMATION

The following two bids with quotes were opened on August 24, 2018:

*Denotes successful bidder

Bidders	Bid Amount
*BAR Constructors, Inc. 805 Katy Street Lancaster, Texas 75146	$13,291,400.00
Archer Western Construction, LLC	$14,461,350.00

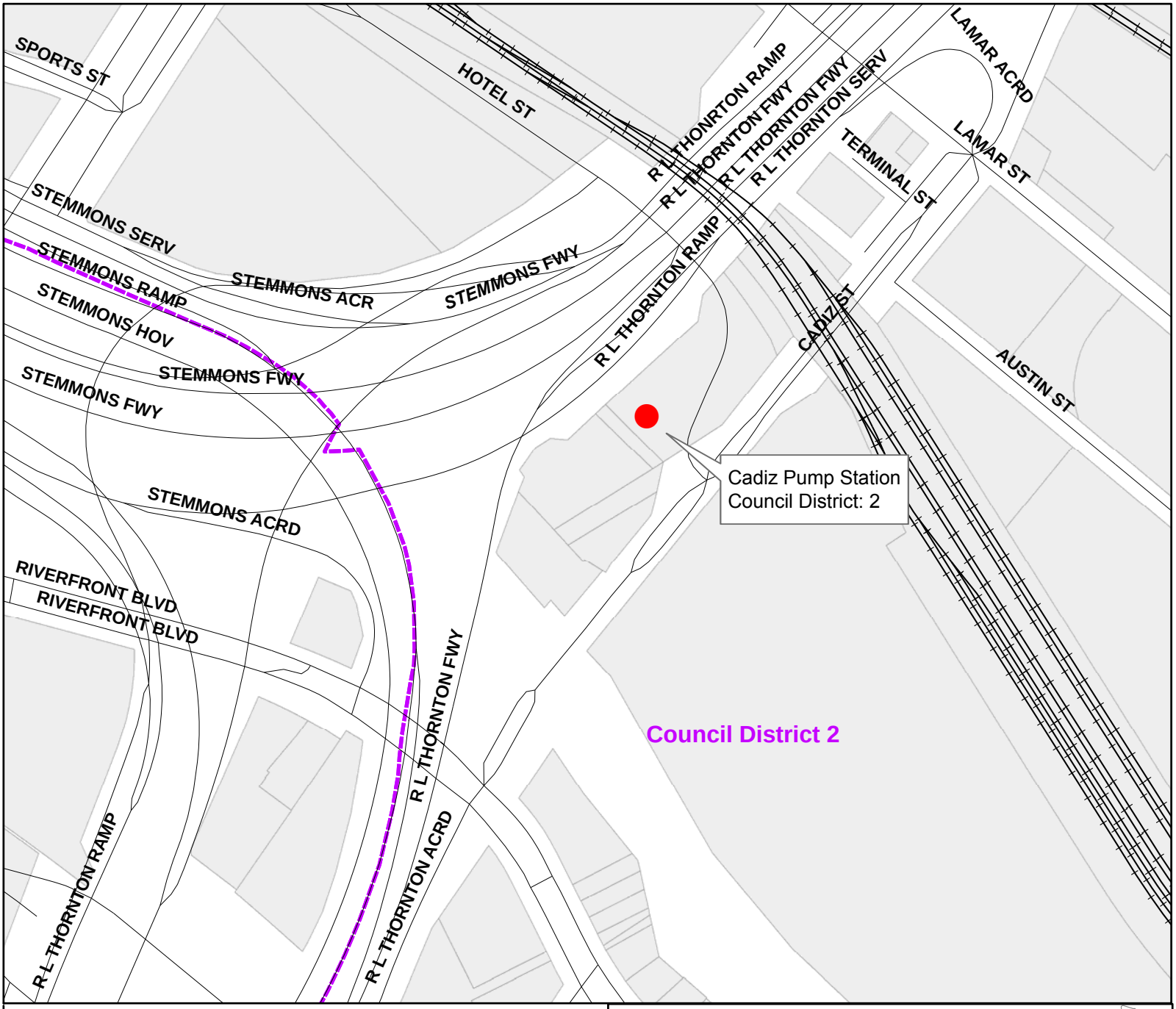
OWNER

BAR Constructors, Inc.

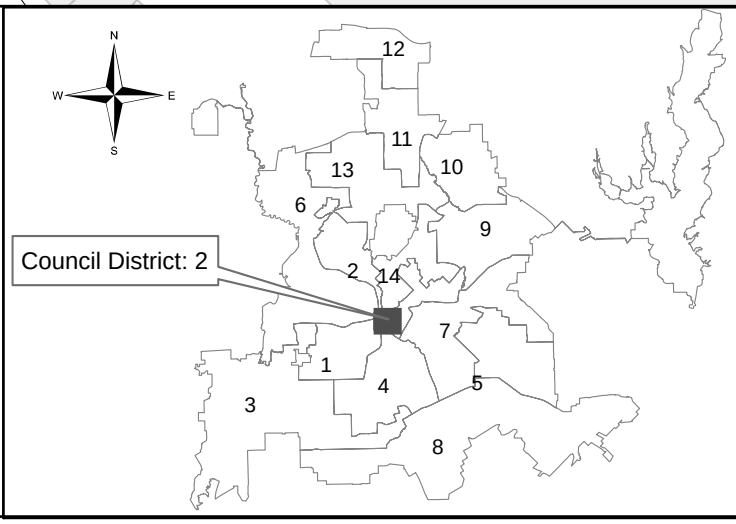
Isidro Arrambide, Jr., President
Jose L. Arrambide, Vice President
Michael Arrambide, Vice President

MAP

Attached



Cadiz Pump Station



Dallas Water Utilities
Contract No. 18-236
Cadiz Pump Station and Y-Inlet Improvements

November 14, 2018

WHEREAS, on August 24, 2018, two bids were received for the construction of the 2018 Cadiz and Y-Inlet Structure Improvements at the Cadiz Pump Station, Contract No. 18-236, listed as follows:

Bidders	**Bid Amount**
BAR Constructors, Inc.	$13,291,400.00
Archer Western Construction, LLC	$14,461,350.00

WHEREAS, the bid submitted by BAR Constructors, Inc., 805 Katy Street, Lancaster, Texas 75146, in the amount of $13,291,400.00, is the lowest and best of all bids received.

Now, Therefore,

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

SECTION 1. That the bid submitted by BAR Constructors, Inc., in the amount of $13,291,400.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 18-236, be accepted.

SECTION 2. That the City Manager is hereby authorized to sign a construction contract with BAR Constructors, Inc., approved as to form by the City Attorney, for the construction of improvements to wastewater conveyance infrastructure at the Cadiz Pump Station, in an amount not to exceed $13,291,400.00.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed $13,291,400.00 to BAR Constructors, Inc. from the Wastewater Capital Improvement Fund, Fund 3116, Department DWU, Unit PS30, Object 4560, Program 718236, Encumbrance/Contract No. CX-DWU-2018-00007966, Vendor 125824.

SECTION 4. 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.

Agenda Information Sheet

File #: 18-1082 **Item #:** 47.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a ten-year agreement with the Texas Commission on Environmental Quality to participate in the Sanitary Sewer Overflow Initiative program to address sanitary sewer overflows and encourage publicly-owned treatment works to develop and implement corrective action plans to protect public health and the environment - Financing: No cost consideration to the City

BACKGROUND

The Sanitary Sewer Overflow Initiative (SSOI) is a State program created to reduce sanitary sewer overflows (SSOs) due to aging systems and is intended to reduce the number of overflows reported each year. Further, the program is intended to encourage municipalities to develop and implement corrective action plans before SSOs impact human health or the environment.

On January 24, 2007, City Council authorized Dallas Water Utilities (DWU) to participate in the SSOI program for 10 years beginning 2007 through 2017. DWU successfully completed the program by meeting and or exceeding all parameters for the entire period. Given the previous success of participating in the program and the resulting benefits to the wastewater collection and treatment systems, DWU recommends rejoining the SSOI program. Being a member of the program requires annual reporting but does not incur any additional costs to DWU.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 24, 2007, City Council authorized an agreement with the Texas Commission on Environmental Quality for the Sanitary Sewer Outreach Initiatives to address sanitary sewer overflows and encourage publicly-owned treatment works to develop and implement corrective action plans to protect public health and the environment by Resolution No. 07-0323.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

No cost consideration to the City.

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November 14, 2018

WHEREAS, the Texas Commission on Environmental Quality has a program to address sanitary sewer overflows and encourages municipalities to develop and implement corrective action plans to protect public health and the environment; and

WHEREAS, Dallas Water Utilities has successfully completed the program previously, resulting in benefits to the wastewater collection and treatment systems; and

WHEREAS, Dallas Water Utilities recommends rejoining the Texas Commission on Environmental Quality Sanitary Sewer Overflow Initiative; and

WHEREAS, there is no cost consideration to the City of Dallas associated with this agreement.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to enter into a ten-year agreement with the Texas Commission on Environmental Quality, approved as to form by the City Attorney, for the Sanitary Sewer Overflow Initiative to address sanitary sewer overflows and encourage municipalities to develop and implement corrective action plans to protect public health and the environment.

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

Agenda Information Sheet

File #: 18-1183 **Item #:** 48.

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary’s Office

SUBJECT

Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

Agenda Information Sheet

File #: 18-1205 **Item #:** 49.

STRATEGIC PRIORITY: Public Safety

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Manager's Office

EXECUTIVE: Jon Fortune

SUBJECT

Authorize **(1)** withdrawal of recognition of the 2010 Police and Fire Meet and Confer Team; and **(2)** recognition of the 2018 Police and Fire Meet and Confer Team - Financing: No cost consideration to the City

BACKGROUND

On September 18, 2018, the Dallas City Council approved the budget for FY 2018-2019, which provided for pay increases for police officers and firefighters. Because the City has a Meet and Confer Agreement with police officers and firefighters covered under Chapter 147 of the Texas Local Government Code, the City agreed to enter into limited negotiations with the Meet and Confer Team to amend the current Meet and Confer Agreement to implement the pay increases upon the terms and conditions approved by the Dallas City Council on September 18, 2018.

The 2010 Meet and Confer Team consisted of the Coalition of the Dallas Black Fire Fighters Association, Dallas Hispanic Firefighters Association, Dallas Firefighters Association, Black Police Association of Greater Dallas, the National Latino Peace Officers Association of Greater Dallas (currently National Latino Law Enforcement Officers Association), the Dallas Fraternal Order of Police Lodge 588, and the Dallas Police Association.

On September 27, 2018, the City of Dallas received notification that the composition of the meet and confer team has changed as a result of the dissolution of the Dallas Fraternal Order of Police Lodge 588 and its merger into the National Latino Law Enforcement Officers Organization.

The City anticipates receiving a petition from police officers and firefighters covered by Chapter 147 of the Texas Local Government Code requesting withdrawal of the 2010 Meet and Confer Team and recognition of the 2018 Meet and Confer Team consisting of the Coalition of the Dallas Black Fire Fighters Association, Dallas Hispanic Firefighters Association, Dallas Firefighters Association, Black Police Association of Greater Dallas, the National Latino Law Enforcement Officers Organization, and the Dallas Police Association. At the time of this posting, the City has not received the petition and will provide it as soon as it receives the petition.

The law requires that this petition be presented to the City Council to consider three options: 1) grant recognition of the meet and confer team; 2) defer granting recognition of the meet and confer team and order an election by the voters regarding whether the City may meet and confer; or 3) order a certification election to determine whether the employee groups in the meet and confer team represent a majority of the police officers and firefighters.

It is recommended that the City Council grant recognition of the 2018 Meet and Confer Team.

Following the City Council's recognition of the 2018 Meet and Confer Team, City management will meet with the Meet and Confer Team to negotiate amendments to the existing Meet and Confer Agreement to implement the pay increases approved by the City Council through the adoption of the FY 2018-2019 Budget. Upon ratification by the officers and firefighters covered under Chapter 147 of the Texas Local Government Code, the amended Meet and Confer Agreement will be presented to the City Council for approval on December 12, 2018.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 24, 2010, City Council approved recognition of the 2010 Police and Fire Meet and Confer Team, and authorized establishment of a management meet and confer team, by Resolution No. 10-0534.

FISCAL INFORMATION

This action has no cost consideration to the City. This action may create new amendments to the existing Meet and Confer Agreement subject to approval by future council resolution.

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November 14, 2018

WHEREAS, the 2009 Texas State Legislature enacted House Bill 2307 authorizing police and fire groups to meet with designated management teams to discuss employment matters such as wages, benefits, and working conditions; and

WHEREAS, on February 24, 2010, City Council authorized recognition of the 2010 Police and Fire Meet and Confer Team, by Resolution No. 10-0534; and

WHEREAS, the City received notification that the composition of the Meet and Confer Team has changed as a result of the dissolution of the Dallas Fraternal Order of Police Lodge 588 and its merger into the National Latino Law Enforcement Officers Organization; and

WHEREAS, approval of the withdrawal of the 2010 Police and Fire Meet and Confer Team, and recognition of the 2018 Police and Fire Meet and Confer Team is in the best interest of the City.

Now, Therefore,

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

SECTION 1. That the City withdraws recognition of the 2010 Police and Fire Meet and Confer Team.

SECTION 2. That the City recognizes the 2018 Police and Fire Meet and Confer Team.

SECTION 3. 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.

Agenda Information Sheet

File #: 18-1152 **Item #:** 50.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, with a MD -1 Modified Delta Overlay for CR Community Retail District uses, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street
Recommendation of Staff: Approval for a two-year period, subject to conditions
Recommendation of CPC: Approval for a one-year period, subject to conditions
Z178-304(PD)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, NOVEMBER 14, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-304(PD) **DATE FILED:** July 23, 2018

LOCATION: East line of Greenville Avenue, between Prospect Avenue and Oram Street

COUNCIL DISTRICT: 14 **MAPSCO:** 36 X

SIZE OF REQUEST: ± 22,204 sq.ft. **CENSUS TRACT:** 10.02

OWNER/APPLICANT: Lavo Properties, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, with a MD-1 Modified Delta Overlay for CR Community Retail District uses.

SUMMARY: The applicant is proposing to allow the existing restaurant use [Gung Ho] to continue to operate as a late-hours establishment per PDD No. 842 and remain open past 12:00 a.m. (midnight).

CPC RECOMMENDATION: **Approval** for a one-year period, subject to conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to conditions.

BACKGROUND INFORMATION:

- On January 26, 2011, the City Council approved Planned Development District No. 842 for Community Retail District uses, which requires a Specific Use Permit for any retail and personal service uses operating after 12:00 a.m. (midnight).

- The site lies within the Tract 3 portion of Modified Delta Overlay No. 1.

- A Certificate of Occupancy was approved and issued on January 30, 2018, for the existing restaurant use [Gung Ho] at the subject site.

- On December 13, 2017, City Council granted Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a late-hours establishment limited to a restaurant without drive-in or drive-through service, for a one-year time period.

- The applicant is requesting renewal of the SUP for late hours to provide for continued daily operations between the hours of 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday.

Zoning History: There have been eight zoning change requests in the area within the last five years.

1. Z167-367: On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year time period, subject to a site plan and conditions. (subject site)

2. Z156-300: On October 26, 2016, the City Council approved the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through for a four-year period subject to a site plan and conditions.

3. Z156-294 On October 26, 2016 the City Council approved the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a bar, lounge or tavern for a three-year period subject to a site plan and conditions.

4. Z134-262 On October 8, 2014, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive through service for a three-year period subject to a site plan and conditions.

5. Z134-177 On August 13, 2014, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period subject to a site plan and conditions.

6. Z123-304 On November 12, 2013, the City Council approved the renewal of SUP No. 1904 for a late-hours establishment limited to a restaurant without drive-in or drive-through service.

7. Z134-204 On August 28, 2013 the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in service for a three-year period with eligibility for automatic renewals for additional two year periods, subject to conditions.

8. Z123-262 On August 28, 2013, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in service for a one-year period subject to a site plan and conditions.

Thoroughfare/Street

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Collector	56 feet

Traffic:
The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined it will not negatively impact the surrounding street system.

STAFF ANALYSIS:

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans: Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that "the City enforce premise code violations as it does in other parts of the City of Dallas". Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that "initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action." Recommendations from both studies are still applicable today and consistent with authorized hearing SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Modified Delta Overlay No. 1: In general terms, 'delta theory' means the number of nonconforming parking or loading spaces for a use that may be carried forward when the use is converted or expanded.

The 'modified delta', in effect, prohibits the application of the delta theory due to a ceasing of a need to encourage redevelopment and adaptive reuse of existing structures or that the continued application of the delta theory will create traffic congestion and public safety issues.

The site lies within Modified Delta Overlay No. 1 (MD-1), which consists of three 'Areas' in an area generally bounded by Ellsworth Avenue, west of Matilda Street, north of Ross Avenue, and east of Summit Avenue/Worcola Street. This site lies within the Area 3 portion of MD-1. MD-1 was adopted by the City Council on October 1, 1987.

A June 14, 1995, City Council resolution provides for replacing parking in the right-of-way that is lost due to locating public dining space (subject to the granting of a private license) within this area, and requiring parking for the public dining area at a ratio of 1 space per 300 square feet of public dining space. Lastly, a June 28, 1995, amendment to the ordinance provides for the following: 1) a use that is discontinued or remains vacant for 12 months loses the right to carry forward nonconforming parking/loading under the delta theory; 2) the Board of Adjustment may not grant a special exception for required parking; 3) walking distance for remote parking is increased to 900 feet; and, 4) special parking may account for more than 50 percent of required parking for a use.

Land Use:

	Zoning	Land Use
Site	PDD No. 842	Restaurant
North	PDD No. 842	Restaurant
East	PDD No. 167, CR SUP No. 285	Surface Parking Lot, Electric Substation
South	PDD No. 842	Personal Service
West	PDD No. 842	Retail

Land Use Compatibility:

The 22,204-square-foot request site is developed with an approximately 5,313-square-foot structure with an 800-square-foot uncovered patio area. The application is for the renewal of SUP No. 2272, for a late-hours establishment limited to a restaurant without drive-in or drive-through service

The applicant is requesting the renewal of the SUP for a late-hours establishment to permit the continued operation of the restaurant beyond 12:00 a.m. to 2:00 a.m., Monday through Sunday, consistent with other retail and personal service uses in the area.

The site is surrounded by retail uses to the north, south and west surface parking lots and an electric substation to the east.

The purpose of PDD No. 842 is to 'ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.' As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011, for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

> (e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):
>
> (1) the number of citations issued by police to patrons of the establishment;
>
> (2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment; and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets.

Reported incidents and calls requiring police activity within the year:

The crime statistics cover the period of October 23, 2016 through July 14, 2018. The data shows that there have been 6 incidents and calls of crime at or near the area of request with no arrests.

Incidents:

IncidentNum	Date1	Time1	UCR_Offense	UCR_OffD	Address	ZipCode	Premise
153470-2018	7/14/2018	1:15			2010 GREENVILLE	75206	Highway, Street, Alley ETC
067170-2018	3/31/2018	6:14	ALARM INCIDENT	ALARM IN	2010 GREENVILLE	75206	Other
026705-2018	2/5/2018	17:21	ALARM INCIDENT	ALARM IN	2010 GREENVILLE	75206	Other
021587-2018	1/29/2018	17:22	ALARM INCIDENT	ALARM IN	2010 GREENVILLE	75206	Restaurant/Food Service/TABC Location
282245-2017	12/12/2017	20:48	ALARM INCIDENT	ALARM IN	2010 GREENVILLE	75206	Bar/NightClub/DanceHall ETC.
254553-2016	10/23/2016	6:16	ALARM INCIDENT	ALARM IN	2010 GREENVILLE	75206	Restaurant/Food Service/TABC Location

Calls:

Master_Incident_Number	Response_Date	Response_Time	Watch	MDivision	MSector	MBeat	Problem
18-1270127	7/14/2018	1:19:00 AM	1	Central	140	144	6XE - Disturbance Emergency
18-0926832	5/25/2018	6:54:00 PM	3	Central	140	144	PH - Panhandler
18-0837800	5/12/2018	8:29:00 PM	3	Central	140	144	PSE/09 - Theft
18-0559972	3/31/2018	6:16:00 AM	1	Central	140	144	12B - Business Alarm
18-0221526	2/5/2018	5:20:00 PM	3	Central	140	144	21B - Business Hold Up
18-0180031	1/29/2018	5:21:00 PM	3	Central	140	144	21B - Business Hold Up
17-2345047	12/12/2017	8:47:00 PM	3	Central	140	144	21B - Business Hold Up

In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP, which specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purposes of promoting the health, safety, morals, and general welfare of the city.

The applicant's improvements are oriented along the north-south alignment of Greenville Avenue with no direct access to the residential areas that are found beyond those uses along this street. Because of staff's analysis, support for the request is being given for a two-year period, subject to the attached conditions.

Parking:

Since 1979, the use of the property has been for retail and personal services. As a restaurant without drive-in or drive-through use, the requirement for off-street parking is calculated at one space per 100 square feet of floor area. Additionally, required parking for the public dining area is calculated at a ratio of 1 space per 300 square feet of public dining space which requires an additional 3 off-street parking spaces; however, the patio is exempt because it is uncovered. While no delta credits exist for the request site, staff verified a parking agreement of 169 spaces with 5711, 5716, 5720, and 5724 Prospect Avenue and 2026 Greenville Avenue and 5602-06 Sears Street to satisfy the requirement of 53 off-street parking spaces for the applicant's request.

Landscaping:

The existing development is void of landscape materials and the request will not trigger compliance with Article X.

Partners/Principals/Officers:

Lavo Properties, LLC

Wonderful Seven GP

Marc Andres, President
Roger Andres, Director

CPC ACTION:
September 20, 2018

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period, subject to revised conditions with the following modifications: 1) prohibit speakers, amplification or live music on the patio and rooftop; 2) close front patio at 2:00 a.m.; 3) close rooftop at 12:00 a.m., when in use; 4) restaurant and food beverage service close at 2:00 a.m.; and 5) prohibit rear window takeout service on property zoned Planned Development District No. 842, with a MD-1 Modified Delta Overlay for CR Community Retail District uses, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street.

Maker: Ridley
Second: Davis
Result: Carried: 14 to 0

For: 14 - West, Rieves, Davis, Shidid*, Carpenter, Mack, Lewis, Jung, Housewright, Schultz*, Peadon, Murphy, Ridley, Tarpley

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

*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 24
Replies: For: 4 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC RECOMMEDED CONDITIONS

1. USE: The only use authorized by this specific use permit is a late hours establishment limited to a restaurant without drive through service.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit automatically terminates on ~~December 13, 2017~~ (one-year period from passage of the ordinance).

4. FLOOR AREA:

   A. The maximum floor area is 7,300 square feet in the location shown on the attached site plan.

5. HOURS OF OPERATION:

   A. The late-hours establishment limited to a restaurant without drive-in or drive-through service, including the front patio, must not operate between 2:00 a.m. and 6:00 a.m., Monday through Sunday.

   B. All rooftop operations are prohibited between 12:00 a.m. (midnight) and 2:00 a.m.

   C. The walk-up take out window must cease operation between 12:00 a.m. (midnight) and 2:00 a.m.

   D. All customers must be removed from the Property by 2:15 a.m.

6. OUTDOOR SPEAKERS: Use of speakers, amplification, or live music on the patio and rooftop must cease between 12:00 a.m. (midnight) and 2:00 a.m.

7. PATIO:

   A. An outdoor patio is only allowed in the location shown on the attached site plan.

   B. The patio may not exceed 800 square feet in area.

   C. The patio must be uncovered.

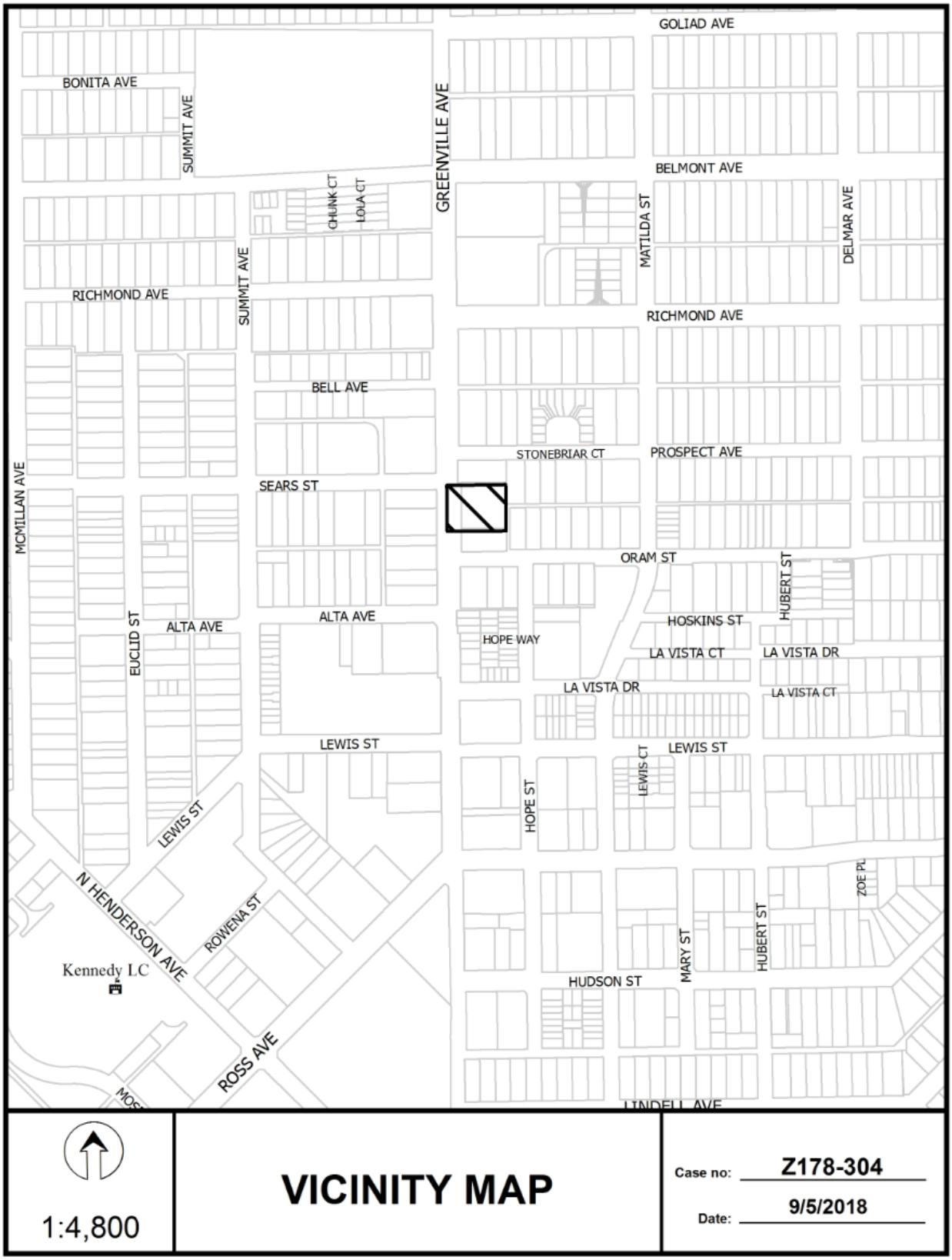
   D. The Property owner or operator must obtain a private license for an outdoor patio, with a copy provided to the building official before the outdoor patio may be used by customers.

8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

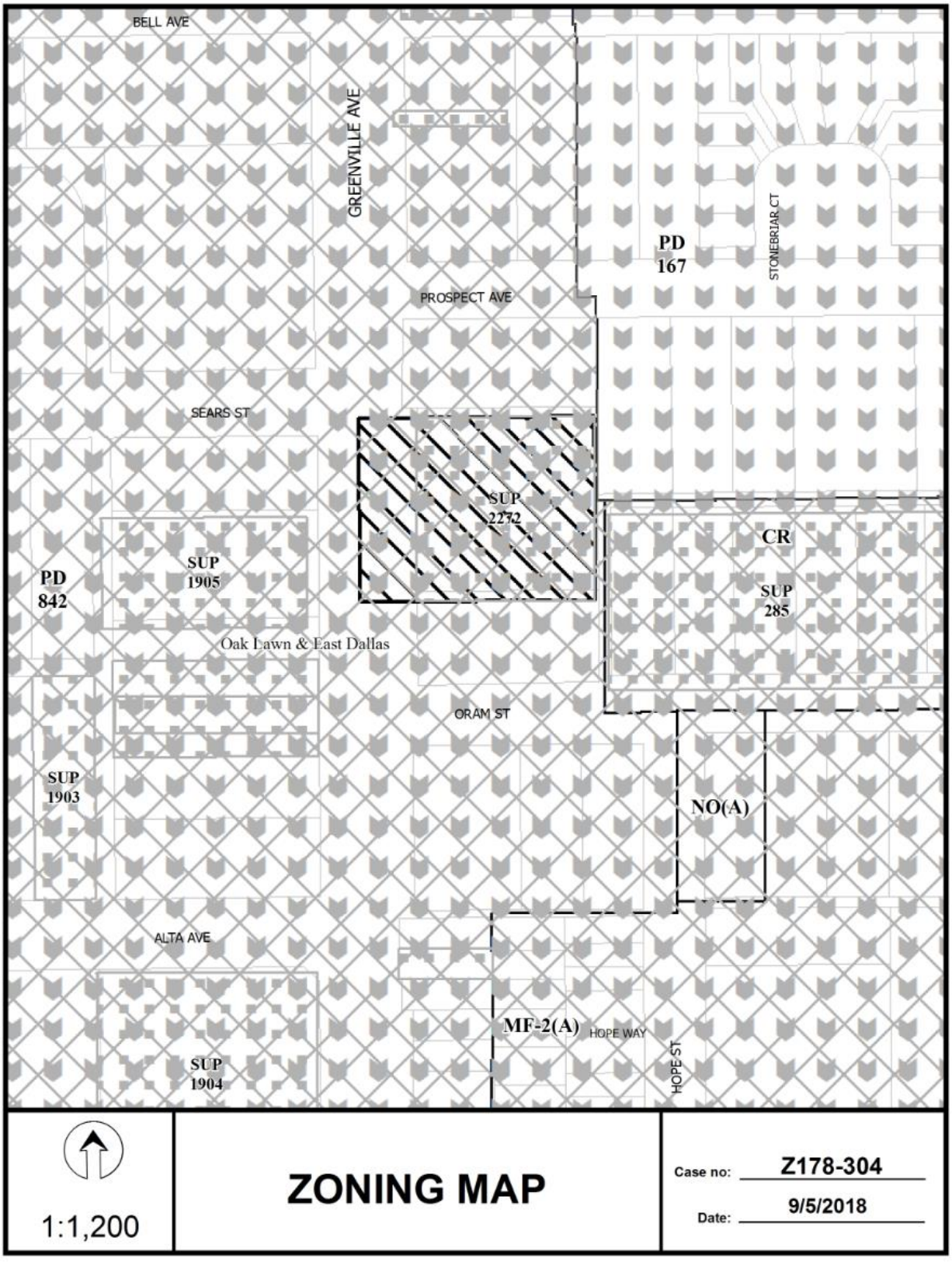
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

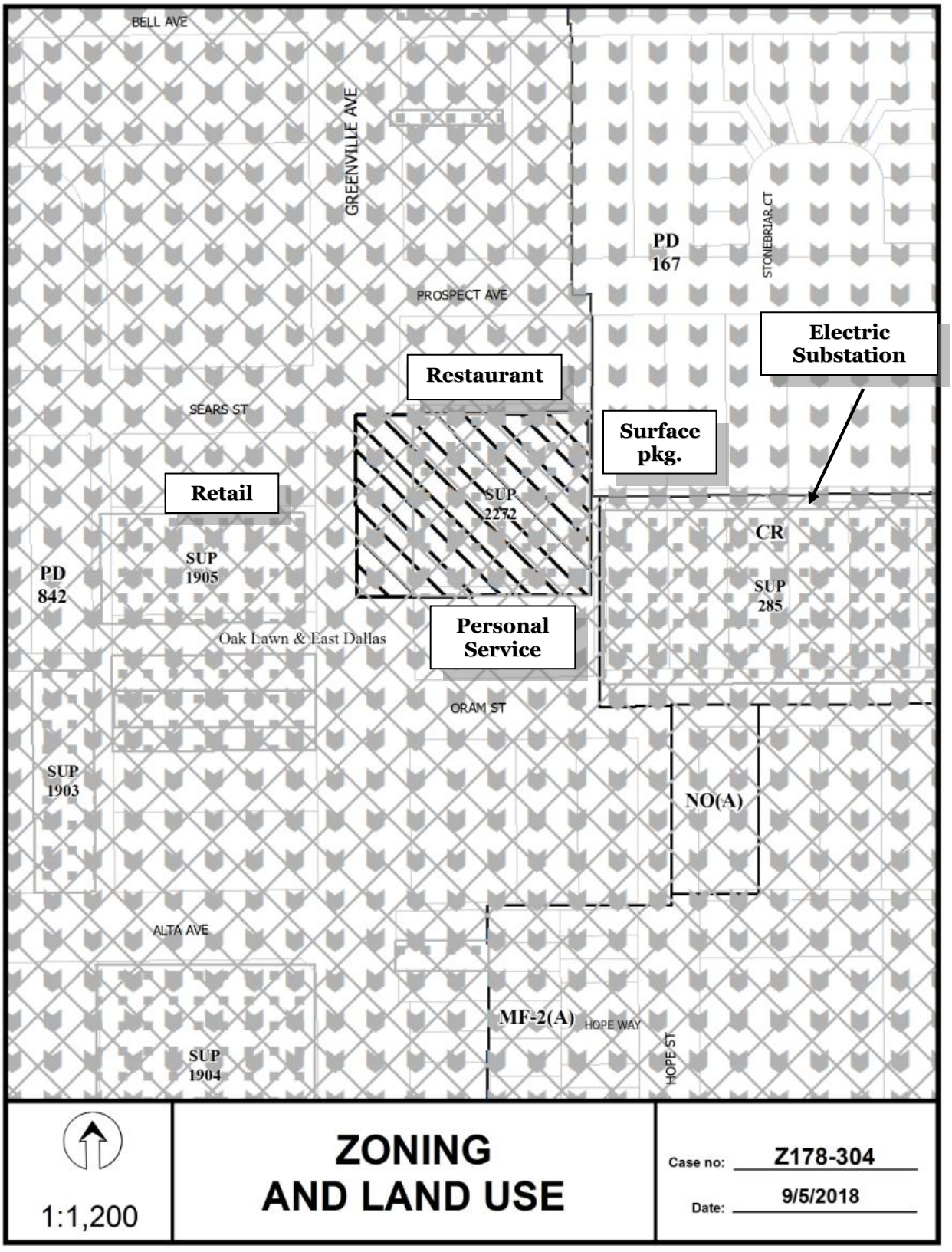
Existing Site Plan

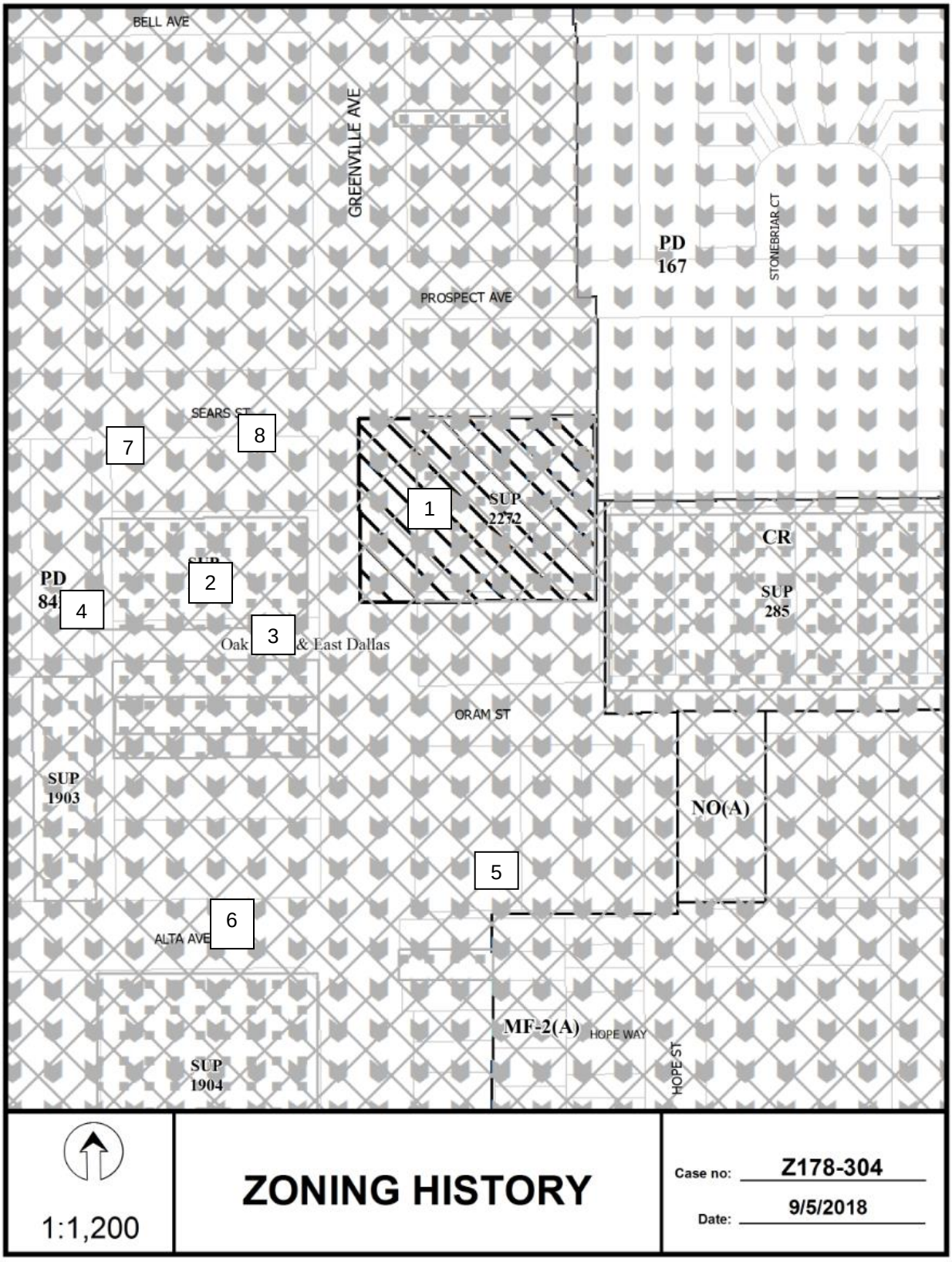



GOLIAD AVE
BONITA AVE
SUMMIT AVE
GREENVILLE AVE
BELMONT AVE
CHUNK CT
LOJA CT
MATILDA ST
DELMAR AVE
RICHMOND AVE
SUMMIT AVE
RICHMOND AVE
BELL AVE
STONEBRIAR CT
PROSPECT AVE
MCMILLAN AVE
SEARS ST
ORAM ST
HUBERT ST
HOSKINS ST
EUCLID ST
ALTA AVE
ALTA AVE
HOPE WAY
LA VISTA CT
LA VISTA DR
LA VISTA DR
LA VISTA CT
LEWIS ST
LEWIS ST
LEWIS CT
HOPE ST
LEWIS ST
N HENDERSON AVE
ROWENA ST
ZOE PL
MARY ST
HUBERT ST
Kennedy LC
HUDSON ST
ROSS AVE
LINDELL AVE
1:4,800
VICINITY MAP
Case no: Z178-304
Date: 9/5/2018

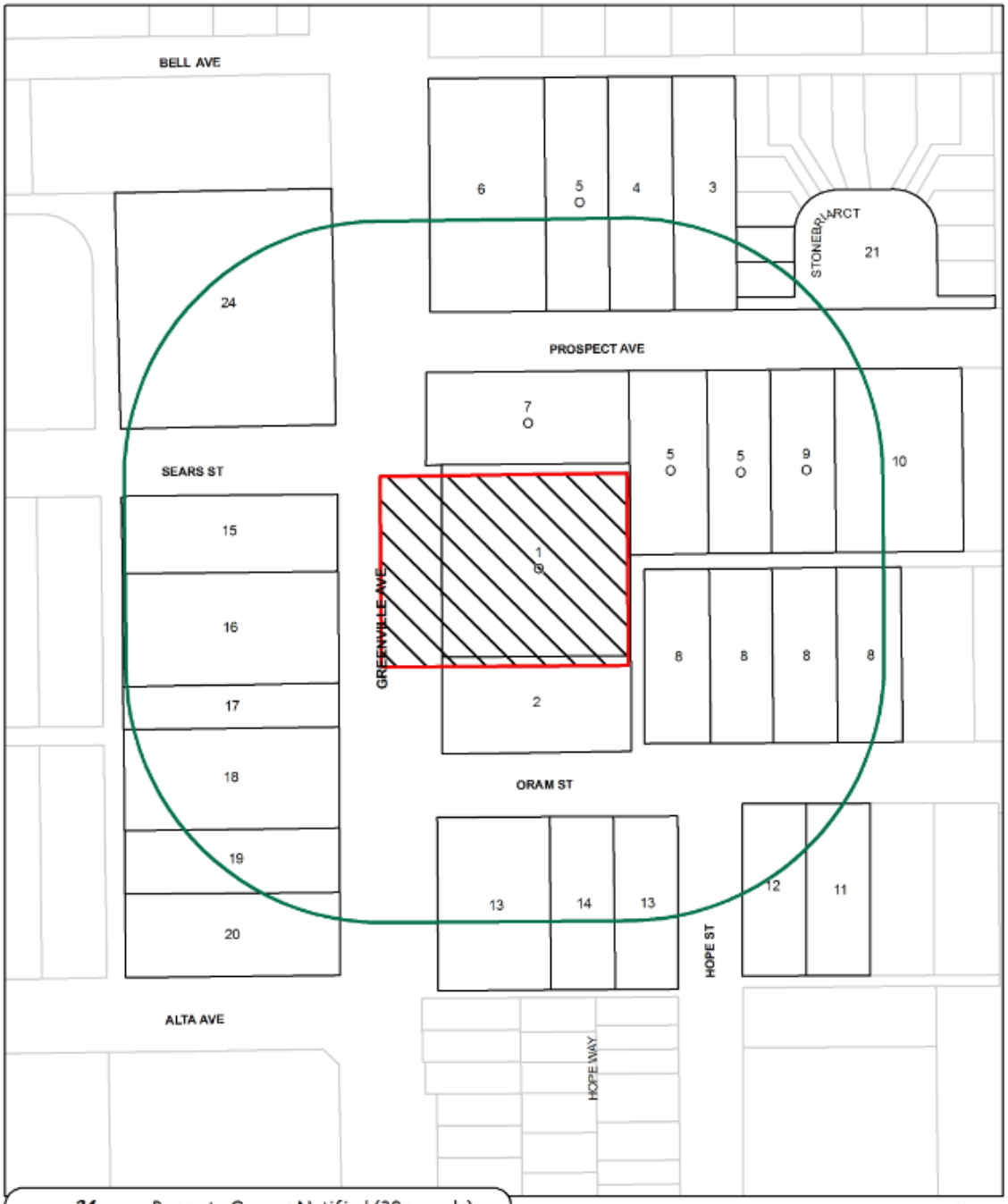

BELL AVE
GREENVILLE AVE
STONEBRIAR CT
PROSPECT AVE
SEARS ST
ORAM ST
ALTA AVE
HOPE ST
1:1,200
AERIAL MAP
Case no: Z178-304
Date: 9/5/2018


BELL AVE
GREENVILLE AVE
PD
167
STONEBRIAR CT
PROSPECT AVE
SEARS ST
SUP
2272
CR
SUP
1905
PD
842
SUP
285
Oak Lawn & East Dallas
ORAM ST
SUP
1903
NO(A)
ALTA AVE
MF-2(A)
HOPE WAY
HOPE ST
SUP
1904
1:1,200
ZONING MAP
Case no: Z178-304
Date: 9/5/2018


BELL AVE
GREENVILLE AVE
PD 167
STONEBRIAR CT
PROSPECT AVE
Electric Substation
Restaurant
SEARS ST
Surface pkg.
Retail
SUP 2272
CR
SUP 1905
PD 842
SUP 285
Personal Service
Oak Lawn & East Dallas
ORAM ST
SUP 1903
NO(A)
ALTA AVE
MF-2(A)
HOPE WAY
HOPE ST
SUP 1904
1:1,200
ZONING AND LAND USE
Case no: Z178-304
Date: 9/5/2018


BELL AVE
GREENVILLE AVE
PD
167
STONEBRIAR CT
PROSPECT AVE
SEARS ST
8
7
1
SUP
2272
CR
SUP
285
PD
84
4
2
3
Oak & East Dallas
ORAM ST
SUP
1903
NO(A)
5
6
ALTA AVE
MF-2(A)
HOPE WAY
HOPE ST
SUP
1904
1:1,200
ZONING HISTORY
Case no: Z178-304
Date: 9/5/2018

CPC RESPONSES

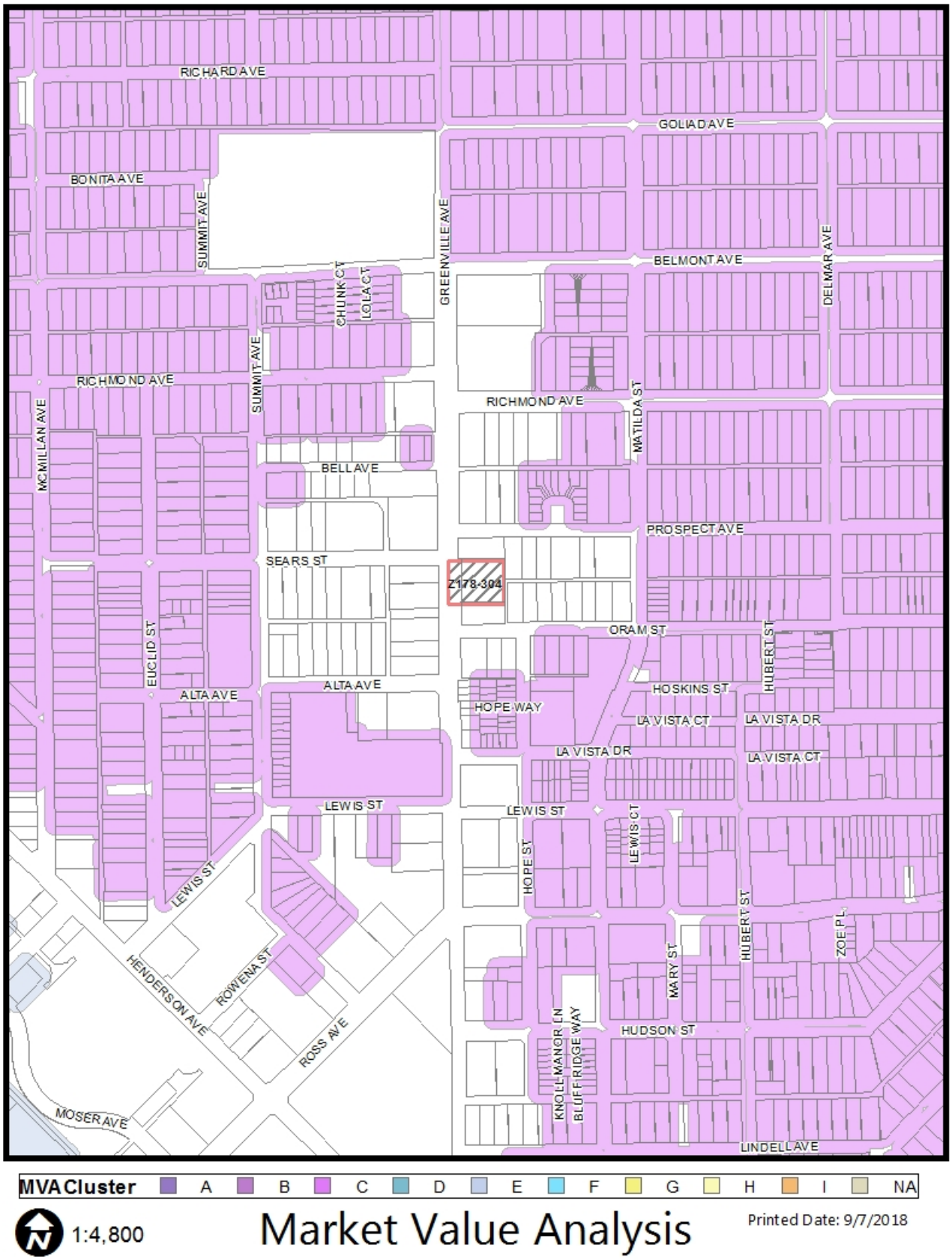


Reply List of Property Owners

Z178-304

24 Property Owners Notified ***4 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
O	1	2008	GREENVILLE AVE	LAVO PROPERTIES LLC
	2	2000	GREENVILLE AVE	LANDE PAUL &
	3	5719	PROSPECT AVE	MADISON PACIFIC DEV COM
	4	5715	PROSPECT AVE	REESE GRANDCHILDRENS
O	5	5711	PROSPECT AVE	ANDRES FAMILY TRUST
	6	2100	GREENVILLE AVE	GREENVILLE 2100 LTD
O	7	2026	GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
	8	5715	ORAM ST	TEXAS UTILITIES ELEC CO
O	9	5724	PROSPECT AVE	ANDRES FAMILY TRUST
	10	5728	PROSPECT AVE	WALL JOHN E JR
	11	5726	ORAM ST	TARL CABOT LLC &
	12	5722	ORAM ST	MCKINNEY FEARGAL &
	13	5712	ORAM ST	LOWGREEN PS
	14	5710	ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
	15	1931	GREENVILLE AVE	GREENWAY SEARS LP
	16	1919	GREENVILLE AVE	1919 27 GREENVILLE LTD
	17	1917	GREENVILLE AVE	SEB GROUP LLC
	18	1911	GREENVILLE AVE	INTERCITY INVESTMENT PROP
	19	1909	GREENVILLE AVE	WORLDWIDE FOOD INC
	20	1903	GREENVILLE AVE	LOWGREEN PS
	21	2100	STONEBRIAR CT	STONEBRIAR CT H O A
	22	2	STONEBRIAR CT	WHITE SHARI
	23	1	STONEBRIAR CT	HOOPER NICOLE E
	24	2001	GREENVILLE AVE	2001 GREENVILLE VENTURE LTD



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

1:4,800

Market Value Analysis

Printed Date: 9/7/2018

Agenda Information Sheet

File #: 18-1153 **Item #:** 51.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1853 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Royal Lane and North Stemmons Freeway
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a revised site plan and conditions
Z178-312(PD)

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, NOVEMBER 14, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-312 (PD) **DATE FILED:** July 26, 2018

LOCATION: Northeast corner of Royal Lane and North Stemmons Freeway

COUNCIL DISTRICT: 6 **MAPSCO:** 22 H

SIZE OF REQUEST: Approx. 0.4695 acres **CENSUS TRACT:** 99.00

APPLICANT: Anwer Ali

OWNER: Quickway Retail ARS

REQUEST: An application for the renewal of Specific Use Permit No. 1853 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages for off-premise consumption in conjunction with a general merchandise or food store 3,500 square feet or less [Shell].

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

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

BACKGROUND INFORMATION:

- The request site is currently developed with an approximately 2,477-square-foot general merchandise store and a motor vehicle fueling station with a canopy and six fuel pumps.

- A Certificate of Occupancy was approved and issued on November 10, 2003.

- SUP No. 1853 was originally created on August 10, 2011 for a two-year period with eligibility for automatic renewals for additional five-year periods. The automatic renewal window was missed and the first renewal was approved on October 8, 2013 for five-year period with eligibility for automatic renewals for additional five-year periods.

- The automatic renewal window was again missed so a second renewal request is sought.

- The request is to continue to allow the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property.

Zoning History: There has been one recent zoning request in the area within the past five years.

1. **Z167-334**: On August 22, 2018, the City Council approved the renewal of Specific Use Permit No. 1992 for a commercial amusement (inside) limited to a dance hall for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Royal Lane	Principle Arterial	100 feet
North Stemmons Freeway	Freeway	Variable

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D-1	General Merchandise Store
North	RR-D	Vacant
East	RR-D	Vehicle service center
South	RR-D	Vacant
West	RR-D	Freeway & Retail uses

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in the Multi-modal Corridor Block.

ECONOMIC ELEMENT

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

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use Compatibility:

The approximately 0.46-acre request site is currently developed with an approximately 2,477-square-foot general merchandise store and a motor vehicle fueling station with a canopy and six fuel pumps. The applicant is proposing to continue the sale of alcoholic beverages for off-premise consumption in conjunction with the general merchandise use on the property.

The request site is adjacent to vacant uses to the north and south, a vehicle service center to the east, and the freeway and restaurant uses to the south.

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

Because the request is to renew an existing Specific Use Permit for the sale of alcoholic beverages in conjunction with the general merchandise store, the site is located adjacent to a major thoroughfare, and the use having been in operation for 15 years, staff recommends an approval period of five years with eligibility for five-year automatic renewals. The seven subsequent years of operation under SUP No. 1853 has allowed the applicant to establish a track record as being a good neighbor with the adjacent retail businesses.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor area, and two spaces for a motor vehicle fueling station. Therefore, the parking requirements for the proposed 2,400 square foot general merchandise use are 12 spaces; and two spaces for the motor vehicle fueling station. The total required parking spaces is 14. The attached site plan depicts a total of 14 parking spaces.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended.

Reported offense calls requiring police activity in the five years:

The crime statistics cover the period of August 27, 2007 through August 26, 2018. The data shows that there have been 166 calls, 37 incidents of crime and 15 arrests at or near the area of request with no arrests.

Calls:

Master_Incident_N	Response_Date	Response_	Watch	MDivision	MSector	MBeat	Problem	Priority_D	Location_I	Address	Apartmen	City	State	Postal_Code
18-1558659	8/26/2018	15:15	2	Northwest	550	551	46 - CIT	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
18-1394966	8/1/2018	23:10	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
18-1279128	7/15/2018	10:48	2	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
18-1254885	7/11/2018	20:29	3	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
18-1104920	6/20/2018	17:24	3	Northwest	550	551	6X - Major	2 - Urgent	7-11/SHEL	11404 N Stemmons S		Dallas	TX	75229
18-1094391	6/19/2018	5:13	1	Northwest	550	551	**PD Req	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
18-0985212	6/3/2018	1:20	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
18-0907015	5/22/2018	21:51	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
18-0711196	4/23/2018	18:22	3	Northwest	550	551	11V - Burg	4 - Non Cr	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
18-0672122	4/17/2018	17:23	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
18-0603134	4/6/2018	23:02	3	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
18-0533079	3/27/2018	4:03	1	Northwest	550	551	58 - Routir	7 - Unit In	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-2435786	12/27/2017	19:39	3	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-2299806	12/5/2017	18:06	3	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-2108420	11/5/2017	22:15	3	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-1994196	10/20/2017	0:37	1	Northwest	550	551	25 - Crimir	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-1939106	10/11/2017	22:36	3	Northwest	550	551	16 - Injure	3 - Genera	SHELL	11404 N Stemmons S		Dallas	TX	75229
17-1706469	9/7/2017	9:55	2	Northwest	550	551	58 - Routir	7 - Unit In	SHELL GAS	11404 N STEMMONS		Dallas	TX	75229
17-1506752	8/8/2017	10:36	2	Northwest	550	551	6XA - Majo	2 - Urgent	SHELL	11404 N Stemmons S		Dallas	TX	75229
17-1265747	7/4/2017	1:41	1	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-1164793	6/19/2017	17:07	3	Northwest	550	551	6XE - Distu	1 - Emerge	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-0991677	5/25/2017	22:34	3	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-0966963	5/22/2017	13:31	2	Northwest	550	551	7X - Major	2 - Urgent	SHELL | st	11404 N STEMMONS		Dallas	TX	75229
17-0921562	5/16/2017	1:57	1	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-0648847	4/6/2017	18:37	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-0483074	3/13/2017	10:27	2	Northwest	550	551	09V - UUM	4 - Non Cr	SHELL	11404 N STEMMONS		Dallas	TX	75229
17-0385012	2/27/2017	18:05	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-0363819	2/24/2017	10:53	2	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-0295285	2/14/2017	7:44	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-0175497	1/27/2017	23:53	3	Northwest	550	551	07 - Minor	3 - Genera	SHELL | n	11404 N STEMMONS		Dallas	TX	75229
17-0175497	1/27/2017	23:53	3	Northwest	550	551	07 - Minor	3 - Genera	SHELL | n	11404 N STEMMONS		Dallas	TX	75229
17-0111036	1/18/2017	4:30	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
17-0012430	1/2/2017	17:16	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S		Dallas	TX	75229
16-2511053	12/21/2016	18:28	3	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S		Dallas	TX	75229

16-2506074	12/21/2016	1:10	1	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-2506074	12/21/2016	1:10	1	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-2398648	12/4/2016	19:31	3	Northwest	550	551	6XA - Majo	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-2187203	11/2/2016	16:09	3	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-2143681	10/27/2016	15:31	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-1956270	10/1/2016	3:29	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-1806863	9/10/2016	7:09	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-1638036	8/17/2016	23:06	3	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-1560397	8/7/2016	3:41	1	Northwest	550	551	04 - 911 H	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-1094014	6/5/2016	21:08	3	Northwest	550	551	6X - Major	2 - Urgent	A&A SHEL	11404 N Stemmons S	Dallas	TX	75229
16-0891385	5/10/2016	7:53	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0883790	5/9/2016	6:28	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0883314	5/9/2016	2:38	1	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0772113	4/23/2016	16:59	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0431398	3/5/2016	16:23	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0409933	3/2/2016	15:41	2	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0128907	1/21/2016	1:55	1	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0058968	1/10/2016	0:53	1	Northwest	550	551	09V-01 UU	3 - Genera	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-2287529	11/12/2015	19:30	3	Northwest	550	551	40 - Other	3 - Genera	SHELL	11404 N Stemmons S	Dallas	TX	75229
15-2131354	10/20/2015	15:45	2	Northwest	550	551	40 - Other	3 - Genera	SHELL GAS	11404 N Stemmons S	Dallas	TX	75229
15-2034560	10/6/2015	18:44	3	Northwest	550	551	**PD Req	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1859493	9/12/2015	16:09	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1328287	7/4/2015	21:43	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1160941	6/13/2015	10:42	2	Northwest	550	551	21B - Busi	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1156070	6/12/2015	19:32	3	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1155249	6/12/2015	17:41	3	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1066377	6/2/2015	2:46	1	Northwest	550	551	38 - Meet	4 - Non Cr	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1012501	5/26/2015	14:52	2	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0943296	5/17/2015	2:08	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0364374	2/25/2015	3:14	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0348393	2/22/2015	5:18	1	Northwest	550	551	32 - Suspic	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0340527	2/21/2015	2:14	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0175866	1/27/2015	16:59	3	Northwest	550	551	31/01 - Cr	3 - Genera	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0059695	1/10/2015	3:51	1	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
14-2079329	10/24/2014	1:53	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
14-1957799	10/6/2014	18:59	3	Northwest	550	551	21B - Busi	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
14-1827947	9/19/2014	10:10	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
14-1125375	6/12/2014	21:52	3	Northwest	550	551	58 - Routir	7 - Unit Ini	SHELL | (s	11404 N STEMMONS	Dallas	TX	75229
14-1078257	6/6/2014	13:16	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
14-0894212	5/11/2014	17:20	3	Northwest	550	551	**PD Req	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
14-0782935	4/26/2014	14:28	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
14-0640061	4/6/2014	6:08	1	Northwest	550	551	09V-01 UU	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
14-0297585	2/15/2014	6:21	1	Northwest	550	551	21B - Busi	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
14-0001893	1/1/2014	2:17	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2456448	12/20/2013	13:27	2	Northwest	550	551	6XE - Distu	1 - Emerge	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2408205	12/13/2013	9:22	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2328850	12/1/2013	2:28	1	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2221285	11/14/2013	14:03	2	Northwest	550	551	09V - UUM	4 - Non Cr	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2146950	11/2/2013	22:41	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2140696	11/2/2013	1:02	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-1429937	7/23/2013	0:49	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-1027442	5/30/2013	8:43	2	Northwest	550	551	6XA - Majo	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0964546	5/21/2013	11:46	2	Northwest	550	551	07 - Minor	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0904202	5/13/2013	2:08	1	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0879645	5/9/2013	17:30	3	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | (3	11404 N Stemmons S	Dallas	TX	75229
13-0806898	4/29/2013	11:03	2	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0802505	4/28/2013	18:30	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0666161	4/9/2013	15:23	2	Northwest	550	551	11V/01 - B	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0645633	4/6/2013	15:58	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N St	BUSN	Dallas	TX	75229
13-0553903	3/24/2013	6:24	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0338680	2/21/2013	5:22	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0259092	2/9/2013	6:31	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0186280	1/29/2013	14:47	2	Northwest	550	551	24 - Aban	4 - Non Cr	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0028485	1/5/2013	5:52	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
12-2583150	12/27/2012	2:38	1	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229

16-2506074	12/21/2016	1:10	1	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-2506074	12/21/2016	1:10	1	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-2398648	12/4/2016	19:31	3	Northwest	550	551	6XA - Majo	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-2187203	11/2/2016	16:09	3	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-2143681	10/27/2016	15:31	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-1956270	10/1/2016	3:29	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-1806863	9/10/2016	7:09	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-1638036	8/17/2016	23:06	3	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-1560397	8/7/2016	3:41	1	Northwest	550	551	04 - 911 H	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-1094014	6/5/2016	21:08	3	Northwest	550	551	6X - Major	2 - Urgent	A&A SHEL	11404 N Stemmons S	Dallas	TX	75229
16-0891385	5/10/2016	7:53	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0883790	5/9/2016	6:28	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0883314	5/9/2016	2:38	1	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0772113	4/23/2016	16:59	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0431398	3/5/2016	16:23	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0409933	3/2/2016	15:41	2	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0128907	1/21/2016	1:55	1	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
16-0058968	1/10/2016	0:53	1	Northwest	550	551	09V-01 UU	3 - Genera	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-2287529	11/12/2015	19:30	3	Northwest	550	551	40 - Other	3 - Genera	SHELL	11404 N Stemmons S	Dallas	TX	75229
15-2131354	10/20/2015	15:45	2	Northwest	550	551	40 - Other	3 - Genera	SHELL GAS	11404 N Stemmons S	Dallas	TX	75229
15-2034560	10/6/2015	18:44	3	Northwest	550	551	**PD Req	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1859493	9/12/2015	16:09	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1328287	7/4/2015	21:43	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1160941	6/13/2015	10:42	2	Northwest	550	551	21B - Busi	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1156070	6/12/2015	19:32	3	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1155249	6/12/2015	17:41	3	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1066377	6/2/2015	2:46	1	Northwest	550	551	38 - Meet	4 - Non Cr	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-1012501	5/26/2015	14:52	2	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0943296	5/17/2015	2:08	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0364374	2/25/2015	3:14	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0348393	2/22/2015	5:18	1	Northwest	550	551	32 - Suspic	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0340527	2/21/2015	2:14	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0175866	1/27/2015	16:59	3	Northwest	550	551	31/01 - Cr	3 - Genera	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
15-0059695	1/10/2015	3:51	1	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
14-2079329	10/24/2014	1:53	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
14-1957799	10/6/2014	18:59	3	Northwest	550	551	21B - Busi	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
14-1827947	9/19/2014	10:10	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | st	11404 N Stemmons S	Dallas	TX	75229
14-1125375	6/12/2014	21:52	3	Northwest	550	551	58 - Routir	7 - Unit Ini	SHELL | (s	11404 N STEMMONS	Dallas	TX	75229
14-1078257	6/6/2014	13:16	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
14-0894212	5/11/2014	17:20	3	Northwest	550	551	**PD Req	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
14-0782935	4/26/2014	14:28	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
14-0640061	4/6/2014	6:08	1	Northwest	550	551	09V-01 UU	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
14-0297585	2/15/2014	6:21	1	Northwest	550	551	21B - Busi	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
14-0001893	1/1/2014	2:17	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2456448	12/20/2013	13:27	2	Northwest	550	551	6XE - Distu	1 - Emerge	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2408205	12/13/2013	9:22	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2328850	12/1/2013	2:28	1	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2221285	11/14/2013	14:03	2	Northwest	550	551	09V - UUM	4 - Non Cr	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2146950	11/2/2013	22:41	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-2140696	11/2/2013	1:02	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-1429937	7/23/2013	0:49	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-1027442	5/30/2013	8:43	2	Northwest	550	551	6XA - Majo	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0964546	5/21/2013	11:46	2	Northwest	550	551	07 - Minor	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0904202	5/13/2013	2:08	1	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0879645	5/9/2013	17:30	3	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | (3	11404 N Stemmons S	Dallas	TX	75229
13-0806898	4/29/2013	11:03	2	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0802505	4/28/2013	18:30	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0666161	4/9/2013	15:23	2	Northwest	550	551	11V/01 - B	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0645633	4/6/2013	15:58	2	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N St	BUSN	Dallas	TX	75229
13-0553903	3/24/2013	6:24	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0338680	2/21/2013	5:22	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0259092	2/9/2013	6:31	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0186280	1/29/2013	14:47	2	Northwest	550	551	24 - Aban	4 - Non Cr	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
13-0028485	1/5/2013	5:52	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229
12-2583150	12/27/2012	2:38	1	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (s	11404 N Stemmons S	Dallas	TX	75229

12-2021190	10/4/2012	5:13	1	Northwest	550	551	46 - CIT	2 - Urgent	shell	11404 N Stemmons S	Dallas	TX	75229
12-1894351	9/16/2012	0:36	1	Northwest	550	551	40 - Other	3 - Genera	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
12-1645464	8/12/2012	23:50	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
12-1138838	6/7/2012	12:02	2	Northwest	550	551	55 - Traffic	7 - Unit Ini	SHELL | (st	11404 N STEMMONS	Dallas	TX	75229
12-1122901	6/5/2012	6:39	1	Northwest	550	551	08 - Intoxi	3 - Genera	SHELL	11404 N STEMMONS	Dallas	TX	75229
12-1007806	5/20/2012	23:59	3	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
12-0941918	5/12/2012	3:23	1	Northwest	550	551	6X - Major	2 - Urgent	Shell	11404 N STEMMONS	Dallas	TX	75229
12-0907702	5/7/2012	13:51	2	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
12-0808196	4/24/2012	13:21	2	Northwest	550	551	07 - Minor	3 - Genera	SHELL	11404 N STEMMONS	Dallas	TX	75229
12-0760660	4/18/2012	1:55	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
12-0150183	1/23/2012	1:21	1	Northwest	550	551	09V - UUM	4 - Non Cr	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
12-0128061	1/20/2012	0:39	1	Northwest	550	551	11V - Burg	3 - Genera	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
11-2078694	10/24/2011	11:36	2	Northwest	550	551	**PD Requ	2 - Urgent	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
11-1895134	9/28/2011	13:50	2	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL	11404 N STEMMONS	Dallas	TX	75229
11-1894839	9/28/2011	12:52	2	Northwest	550	551	58 - Routir	7 - Unit Initiated		11404 N STEMMONS	Dallas	TX	75229
11-1696786	8/31/2011	1:35	1	Northwest	550	551	DAEF-Dist	1 - Emerge	SHELL	11404 N St	A&A TEXA	Dallas	TX	75229
11-1696786	8/31/2011	1:35	1	Northwest	550	551	DAEF-Dist	1 - Emerge	SHELL	11404 N St	A&A TEXA	Dallas	TX	75229
11-1013478	5/28/2011	7:20	1	Northwest	550	551	PSE/40 - O	5 - Expedit	shell	11404 N Stemmons F	Dallas	TX	75229
11-1005147	5/27/2011	5:09	1	Northwest	550	551	15 - Assist	1 - Emerge	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
11-0990858	5/25/2011	8:36	2	Northwest	550	551	07 - Minor	3 - Genera	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
11-0990858	5/25/2011	8:36	2	Northwest	550	551	07 - Minor	3 - Genera	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
11-0987147	5/24/2011	18:56	3	Northwest	550	551	07 - Minor	3 - Genera	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
11-0969731	5/22/2011	8:12	2	Northwest	550	551	08 - Intoxi	3 - Genera	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
11-0957405	5/20/2011	17:12	3	Northwest	550	551	58 - Routir	7 - Unit Initiated		11404 N STEMMONS	Dallas	TX	75229
11-0957405	5/20/2011	17:12	3	Northwest	550	551	58 - Routir	7 - Unit Initiated		11404 N STEMMONS	Dallas	TX	75229
11-0957405	5/20/2011	17:12	3	Northwest	550	551	58 - Routir	7 - Unit Initiated		11404 N STEMMONS	Dallas	TX	75229
11-0905135	5/13/2011	6:48	1	Northwest	550	551	6X - Major	2 - Urgent	conoco	11404 N St	A&A TEXA	Dallas	TX	75229
11-0577366	3/27/2011	21:27	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
11-0577366	3/27/2011	21:27	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
11-0392542	3/1/2011	15:17	2	Northwest	550	551	31/01 - Cri	3 - Genera	SHELL	11404 N Stemmons S	Dallas	TX	75229
11-0361251	2/25/2011	0:35	1	Northwest	550	551	09V - UUM	4 - Non Cr	SHELL	11404 N Stemmons F	Dallas	TX	75229
11-0177085	1/28/2011	19:09	3	Northwest	550	551	46 - CIT	2 - Urgent	TEXACO	11404 N Stemmons F	Dallas	TX	75229
10-2395706	12/14/2010	13:34	2	Northwest	550	551	07 - Minor	3 - Genera	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
10-2209530	11/15/2010	10:07	2	Northwest	550	551	55 - Traffic	7 - Unit Initiated		11404 N STEMMONS	Dallas	TX	75229
10-2157154	11/7/2010	2:29	1	Northwest	550	551	40/01 - Ot	2 - Urgent	TEXACO ST	11404 N Stemmons F	Dallas	TX	75229
10-1814077	9/16/2010	18:14	3	Northwest	550	551	07 - Minor	3 - Genera	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
10-1664601	8/25/2010	13:08	2	Northwest	550	551	40 - Other	3 - Genera	texaco	11404 N St	A&A TEXA	Dallas	TX	75229
10-1664071	8/25/2010	11:16	2	Northwest	550	551	21B - Busi	2 - Urgent	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
10-0600182	3/30/2010	2:02	1	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL	11404 N Stemmons F	Dallas	TX	75229
10-0300586	2/15/2010	8:54	2	Northwest	550	551	40 - Other	3 - Genera	SHELL	11404 N Stemmons F	Dallas	TX	75229
10-0241762	2/7/2010	3:39	1	Northwest	550	551	07 - Minor	3 - Genera	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
10-0013912	1/4/2010	7:53	1	Northwest	550	551	**PD Requ	2 - Urgent	SHELL STA	11404 N STEMMONS	Dallas	TX	75229
09-2321016	12/6/2009	2:07	1	Northwest	550	551	6X - Major	2 - Urgent	TEXACO	11404 N Stemmons S	Dallas	TX	75229
09-1573094	8/19/2009	21:16	3	Northwest	550	551	09V - UUM	4 - Non Cr	SHELL GAS	11404 N St	A&A TEXA	Dallas	TX	75229
09-1547853	8/16/2009	6:00	1	Northwest	550	551	07 - Minor	3 - Genera	SHELL	11404 N Stemmons S	Dallas	TX	75229
09-1547853	8/16/2009	6:00	1	Northwest	550	551	07 - Minor	3 - Genera	SHELL	11404 N Stemmons S	Dallas	TX	75229
09-1480860	8/7/2009	7:57	1	Northwest	550	551	24 - Aband	4 - Non Cr	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
09-1334688	7/17/2009	9:25	2	Northwest	550	551	7XF - Majo	1 - Emerge	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
09-1021275	6/3/2009	17:36	3	Northwest	550	551	PH - Panha	4 - Non Cr	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
08-2048279	12/18/2008	20:24	3	Northwest	550	551	6X - Major	2 - Urgent	SHELL	11404 N Stemmons S	Dallas	TX	75229
08-1808249	11/8/2008	13:07	2	Northwest	550	551	40 - Other	3 - Genera	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
08-1805432	11/8/2008	0:21	1	Northwest	550	551	6X - Major	2 - Urgent	A; & A TEX	11404 N Stemmons F	Dallas	TX	75229
08-1751821	10/30/2008	22:11	3	Northwest	550	551	04 - 911 H	2 - Urgent	A&A TEXA	11404 N Stemmons F	Dallas	TX	75229
08-1214804	8/12/2008	1:54	1	Northwest	550	551	7X - Major	2 - Urgent	TEXACO	11404 N St	A&A TEXA	Dallas	TX	75229
08-1214804	8/12/2008	1:54	1	Northwest	550	551	7X - Major	2 - Urgent	TEXACO	11404 N St	A&A TEXA	Dallas	TX	75229
08-1203408	8/10/2008	9:15	2	Northwest	550	551	40/01 - Ot	2 - Urgent	shells	11404 N St	A&A TEXA	Dallas	TX	75229
08-1177041	8/6/2008	15:48	2	Northwest	550	551	20 - Robbe	2 - Urgent	SHELL	11404 N Stemmons F	Dallas	TX	75229
08-0768697	6/9/2008	16:49	3	Northwest	550	551	40/01 - Ot	2 - Urgent	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229
08-0701881	5/29/2008	21:27	3	Northwest	550	551	07 - Minor	3 - Genera	shell	11404 N Stemmons F	Dallas	TX	75229
08-0630290	5/16/2008	15:20	2	Northwest	550	551	46 - CIT	2 - Urgent	JACK N TH	11404 N Stemmons S	Dallas	TX	75229
08-0308270	3/13/2008	1:19	1	Northwest	550	551	16 - Injure	3 - Genera	SHELL	11404 N St	A&A TEXA	Dallas	TX	75229
08-0304200	3/12/2008	5:15	1	Northwest	550	551	24 - Aband	4 - Non Cr	SHELL	11404 N Stemmons F	Dallas	TX	75229
08-0225251	2/23/2008	5:10	1	Northwest	550	551	20 - Robbe	2 - Urgent	TEXACO	11404 N St	A&A TEXA	Dallas	TX	75229
07-0918302	10/30/2007	22:42	3	Northwest	550	551	6XA - Majo	2 - Urgent	SHELL	11404 N Stemmons F	Dallas	TX	75229
07-0918302	10/30/2007	22:42	3	Northwest	550	551	6XA - Majo	2 - Urgent	SHELL	11404 N Stemmons F	Dallas	TX	75229
07-0748998	9/20/2007	9:32	2	Northwest	550	556	6X - Major	2 - Urgent	SHELL	11404 N Stemmons S	Dallas	TX	75229
07-0654725	8/27/2007	17:04	3	Northwest	550	556	04 - 911 O	2 - Urgent	SHELL | (st	11404 N Stemmons S	Dallas	TX	75229

Incidents:

IncidentNum	Date1	Time1	UCR_Offense	UCR_OffDesc	Address	ZipCode	Premise
201504-2018	9/10/2018	21:00			11404 N STEMMONS FWY	75229	Gas or Service Station
261416-2017	11/16/2017	8:00	CRIMINAL TRESPASS	MISCELLANEOUS	11404 N STEMMONS FWY	75229	Convenience Store
302654-2016	12/21/2016	1:10	DRUNK & DISORDERLY	DRUNK & DISORDERLY	11404 N STEMMONS FWY	75229	Convenience Store
258063-2016	10/27/2016	15:40	NOT CODED	NO UCR REPORTABLE OFFENSE	11404 N STEMMONS FWY	75229	Gas or Service Station
133718-2018	6/20/2018	17:20	ROBBERY-INDIVIDUAL	ROBBERY	11404 N STEMMONS FWY	75229	
064009-2018	3/26/2018	22:00	ROBBERY-INDIVIDUAL	ROBBERY	11404 N STEMMONS FWY	75229	Gas or Service Station
253387-2017	11/5/2017	22:12	ROBBERY-INDIVIDUAL	ROBBERY	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
171775-2017	7/28/2017	22:00	UUMV	AUTO THEFT - UUMV	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
120182-2017	5/28/2017	16:35	OTHER THEFTS	THEFT	11404 N STEMMONS FWY	75229	Gas or Service Station
044140-2017	2/24/2017	20:15	THEFT/BMV	THEFT	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
044140-2017	2/24/2017	20:15	FRAUD	FRAUD	11404 N STEMMONS FWY	75229	Commercial Property Occupied/Vacant
0117937-2013	5/13/2013	2:00	Not Coded	Not Coded MULTIPLE ROBBERY INCIDENT	11404 N STEMMONS FRWY	75229	PUBLIC PLACE
0134183-2013	5/30/2013	9:00	Not Coded	Not Coded MULTIPLE ROBBERY INCIDENT	11404 N STEMMONS FRWY	75229	GAS STATION
0320410-2013	12/20/2013	13:28	ASSAULT	ASSAULT | ADULT B/F | OFFENSE CONTACT | 0600-1800	11404 N STEMMONS FRWY	75229	SHELL 7529/STORE
0207045-2013	8/13/2013	10:30	Not Coded	Not Coded MULTIPLE ROBBERY INCIDENT	11404 N STEMMONS FRWY	75229	108 - CONVENIENC
0080654-2013	4/1/2013	1:30	INVESTIGATION OF	INVESTIGATION OF	11404 N STEMMONS FRWY	75229	GAS STATION
0215048-2013	8/21/2013	22:30	Not Coded	Not Coded MULTIPLE ROBBERY INCIDENT	11404 N STEMMONS FRWY	75229	SHELL
142173-2014	6/12/2014	21:00	SEIZED PROPERTY	SEIZED PROPERTY	11404 N STEMMONS FWY	75229	Convenience Store
145642-2014	6/16/2014	16:45	MISCELLANEOUS	MISCELLANEOUS	11404 N STEMMONS FWY	75229	Gas or Service Station
299114-2014	12/17/2014	9:16	CRIMINAL TRESPASS	MISCELANEOUS	11404 N STEMMONS FWY	75229	Convenience Store
20140099515	4/26/2014	15:00	Not Coded	Not Coded MULTIPLE ROBBERY INCIDENT	11404 N STEMMONS FRWY	75229	GAS STATION
145400-2014	6/16/2014	16:37	CRIMINAL TRESPASS	OTHER OFFENSES	11404 N STEMMONS FWY	75229	Gas or Service Station
216737-2014	9/8/2014	16:00	MISCELLANEOUS	MISCELLANEOUS	11404 N STEMMONS FWY	75229	Gas or Service Station
153309-2015	7/4/2015	21:40	INJURED PUBLIC	ACCIDENTAL INJURY	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
118995-2015	5/26/2015	16:58	MISCELLANEOUS	MISCELLANEOUS	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
162798-2015	7/16/2015	2:28	MISCELLANEOUS	MISCELLANEOUS	11404 N STEMMONS SERV E	75229	Convenience Store
111154-2016	5/10/2016	7:50	INJURED PUBLIC	ACCIDENTAL INJURY	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
135877-2016	6/5/2016	21:09	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	11404 N STEMMONS FWY	75229	Gas or Service Station
302654-2016	12/21/2016	1:10	NOT CODED	NO UCR REPORTABLE OFFENSE	11404 N STEMMONS FWY	75229	Convenience Store
258063-2016	10/27/2016	15:40	NOT CODED	NO UCR REPORTABLE OFFENSE	11404 N STEMMONS FWY	75229	Gas or Service Station
007458-2016	1/10/2016	0:52	MISCELLANEOUS	MISCELLANEOUS	11404 N STEMMONS FWY	75229	Convenience Store
007458-2016	1/10/2016	0:52	THEFT/BMV	THEFT	11404 N STEMMONS FWY	75229	Commercial Property Occupied/Vacant
110149-2016	5/9/2016	2:40	ROBBERY-INDIVIDUAL	ROBBERY	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
183823-2016	7/31/2016	18:00	THEFT/BMV	THEFT	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
229235-2015	10/3/2015	5:15	OTHER THEFTS	THEFT	11404 N STEMMONS FWY	75229	Parking Lot (All Others)
20140081446	4/6/2014	5:40	UUMV	UUMV | PASSINGER CARS | FORD | 1800-0600	11404 N STEMMONS FRWY	75229	124 - SERVICE STA
0086975-2013	4/9/2013	15:20	THEFT/BMV	THEFT | OTHER THEFTS | BMV/UNATTACH PROP INSIDE VEH | $50 - $199.99	11404 N STEMMONS FRWY	75229	CONVENIENCE PARKING

Arrests:

IncidentNum	ArrestNumber	ArrestDate	ChargeDesc	UCRArrestChg	PClass	UCR	UCRWord	UCROffense
145400-2014	14-026104	6/16/2014	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
145400-2014	14-026104	6/16/2014	CRIMINAL TRESPASS	OTHER /CRIMINAL TRESPASS	MB	2600	OTHER OFFENSES	CRIMINAL TRESPASS
040506-2015	15-007178	2/21/2015	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	2300	DRUNK & DISORDERLY	DRUNK & DISORDERLY
053989-2016	16-009622	3/5/2016	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
235729-2016	16-042370	10/1/2016	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	2300	DRUNK & DISORDERLY	DRUNK & DISORDERLY
258063-2016	16-046027	10/27/2016	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
302654-2016	16-053012	12/21/2016	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	2300	DRUNK & DISORDERLY	DRUNK & DISORDERLY
035093-2017	17-006080	2/13/2017	POSS MARIJUANA <2OZ	NARCOTIC CHARGES	MB	1800	NARCOTICS/DRUGS	NARCOTICS & DRUGS
035093-2017	17-006080	2/13/2017	POSS CONT SUB PEN GRP 1 <1G	NARCOTIC CHARGES	FS	1800	NARCOTICS/DRUGS	NARCOTICS & DRUGS
035093-2017	17-006080	2/13/2017	WARRANT-DALLAS PD (ALIAS)	ALIAS/CAPIAS	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
035093-2017	17-006080	2/13/2017	MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	NARCOTIC CHARGES	F2	1800	NARCOTICS/DRUGS	NARCOTICS & DRUGS
204902-2017	17-036785	9/7/2017	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
204902-2017	17-036785	9/7/2017	WARRANT HOLD (OUTSIDE AGENCY)	HOLDS DSO	NA	0	NO UCR REPORTABLE OFFENSE	NOT CODED
239709-2017	17-042769	10/20/2017	PUBLIC INTOXICATION	PUBLIC INTOXICATION	MC	2300	DRUNK & DISORDERLY	DRUNK & DISORDERLY

List of Partners/Principals/Officers

Owner of Property
AA Shell 1404 N. Stemmons Frwy

Entity: Quickway Retail Aswsociates 11 LTD

Managers:

1. Alan Golman
2. Richard Golman
3. Kenneth Bruder
4. Howard Beckerman

CPC ACTION:
September 20, 2018

Note: The Commission considered this item individually.

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1853 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a revised site plan and conditions on property zoned an RR-D-1 Regional Retail District, with a D-1 Liquor Control Overlay, on the northeast corner of Royal Lane and North Stemmons Freeway.

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

For: 14 - West, Rieves, Davis, Shidid, Carpenter, Mack, Lewis, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

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

Notices:	Area:	200		Mailed:	12
Replies:	For:	0		Against:	0

Speakers: None

CPC RECOMMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption in conjunction with a general merchandise or food store 3,500 square feet or less.

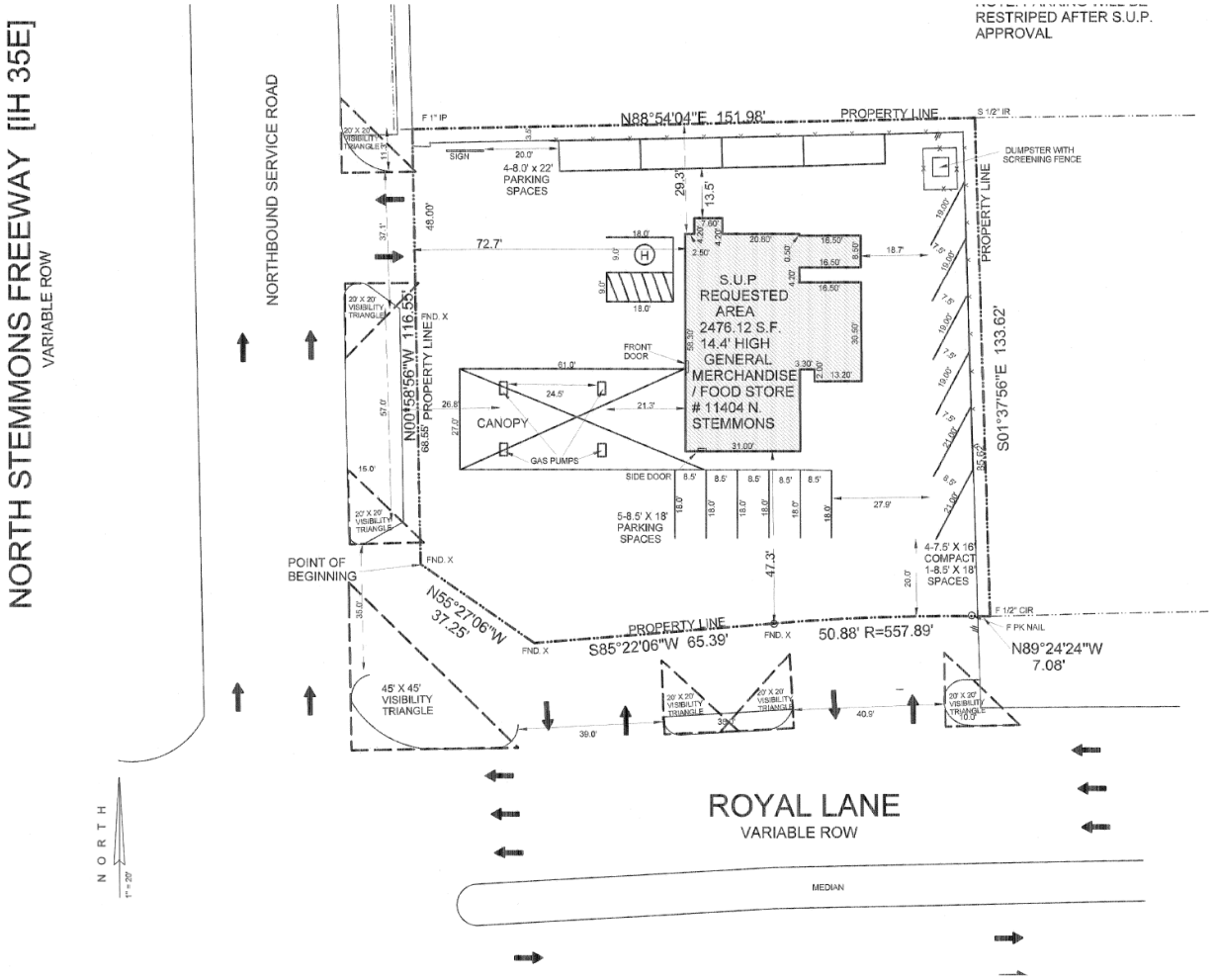
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on ~~October 10, 2018~~, (two-year period from the passage of this ordinance).

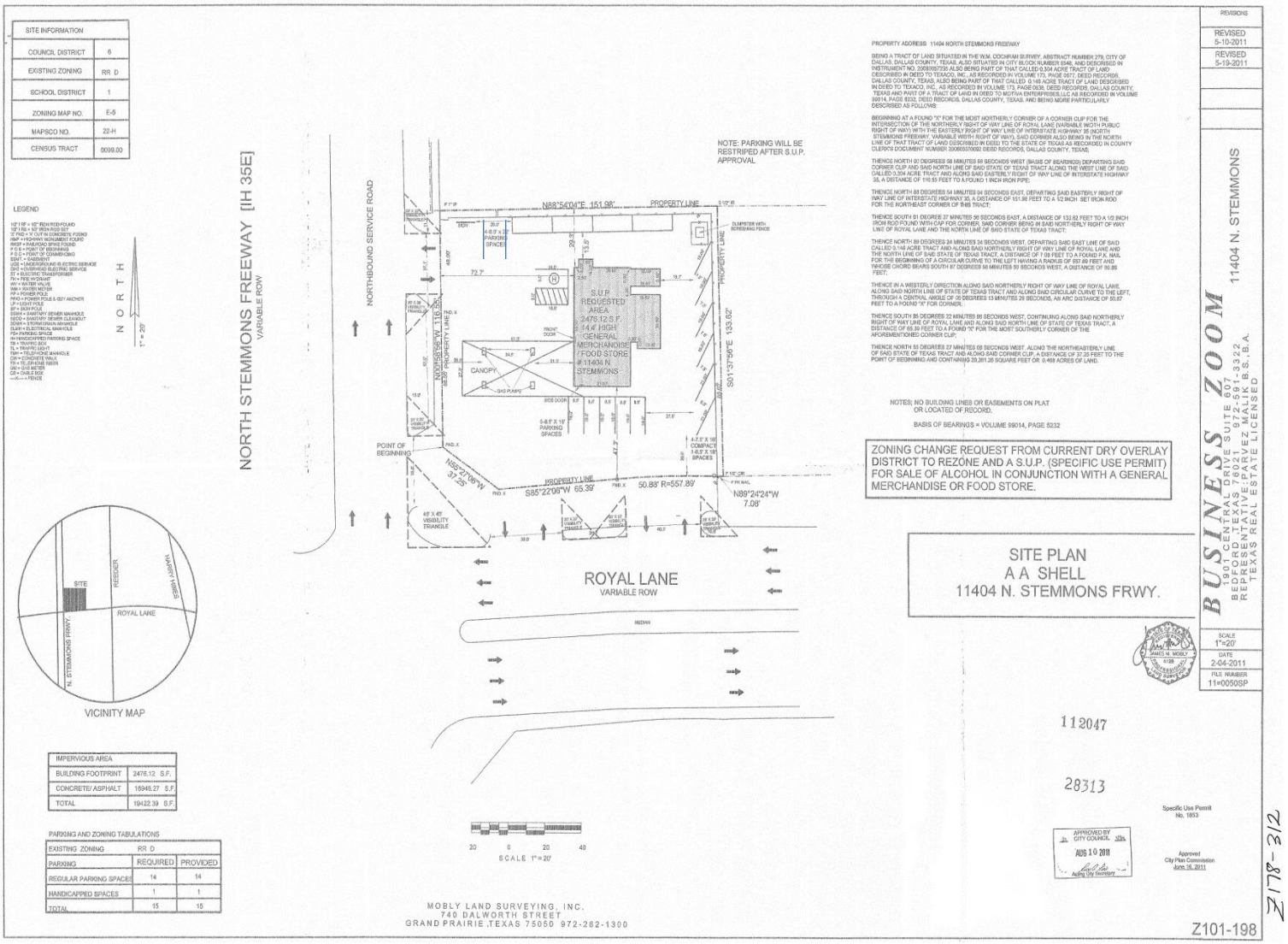
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

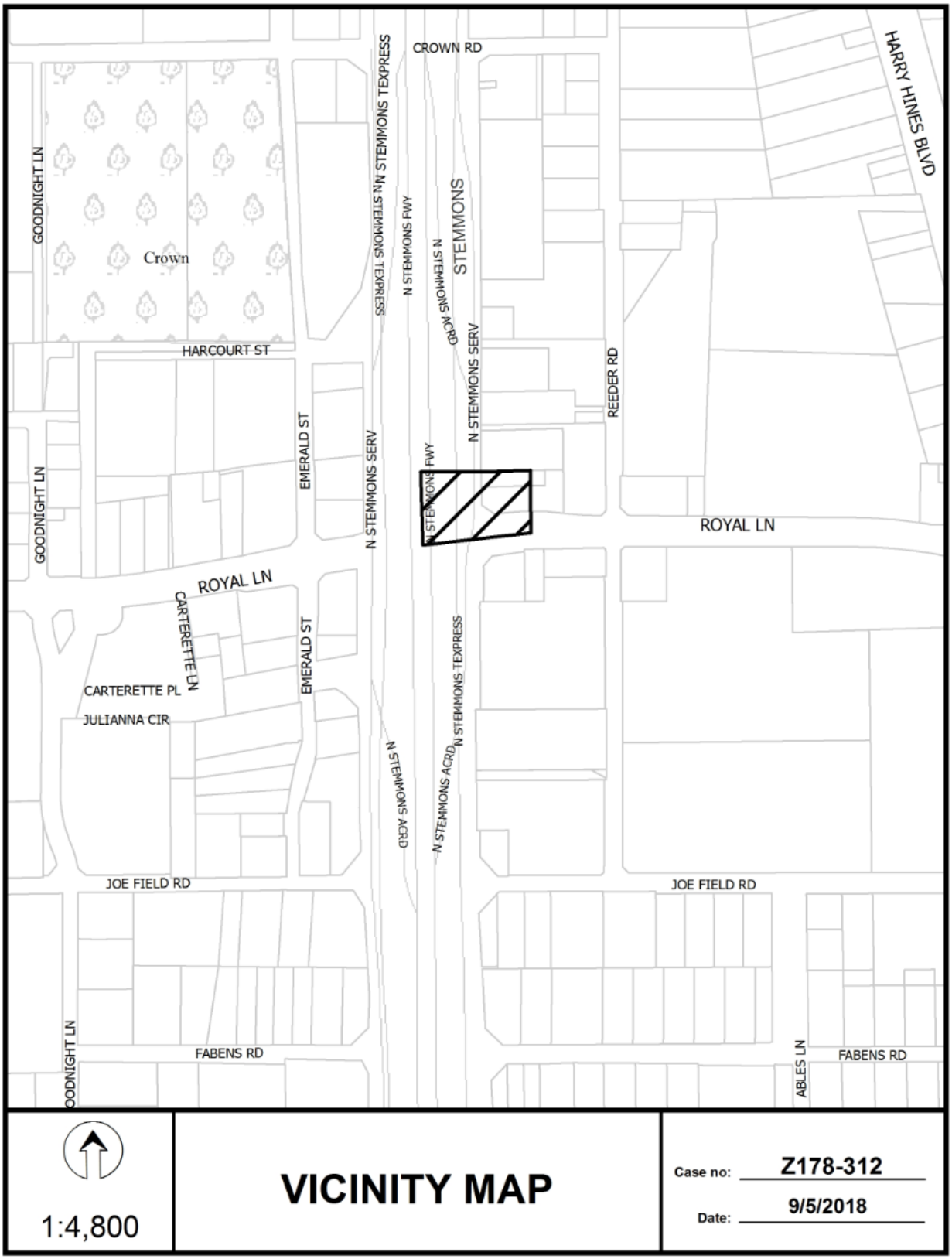
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

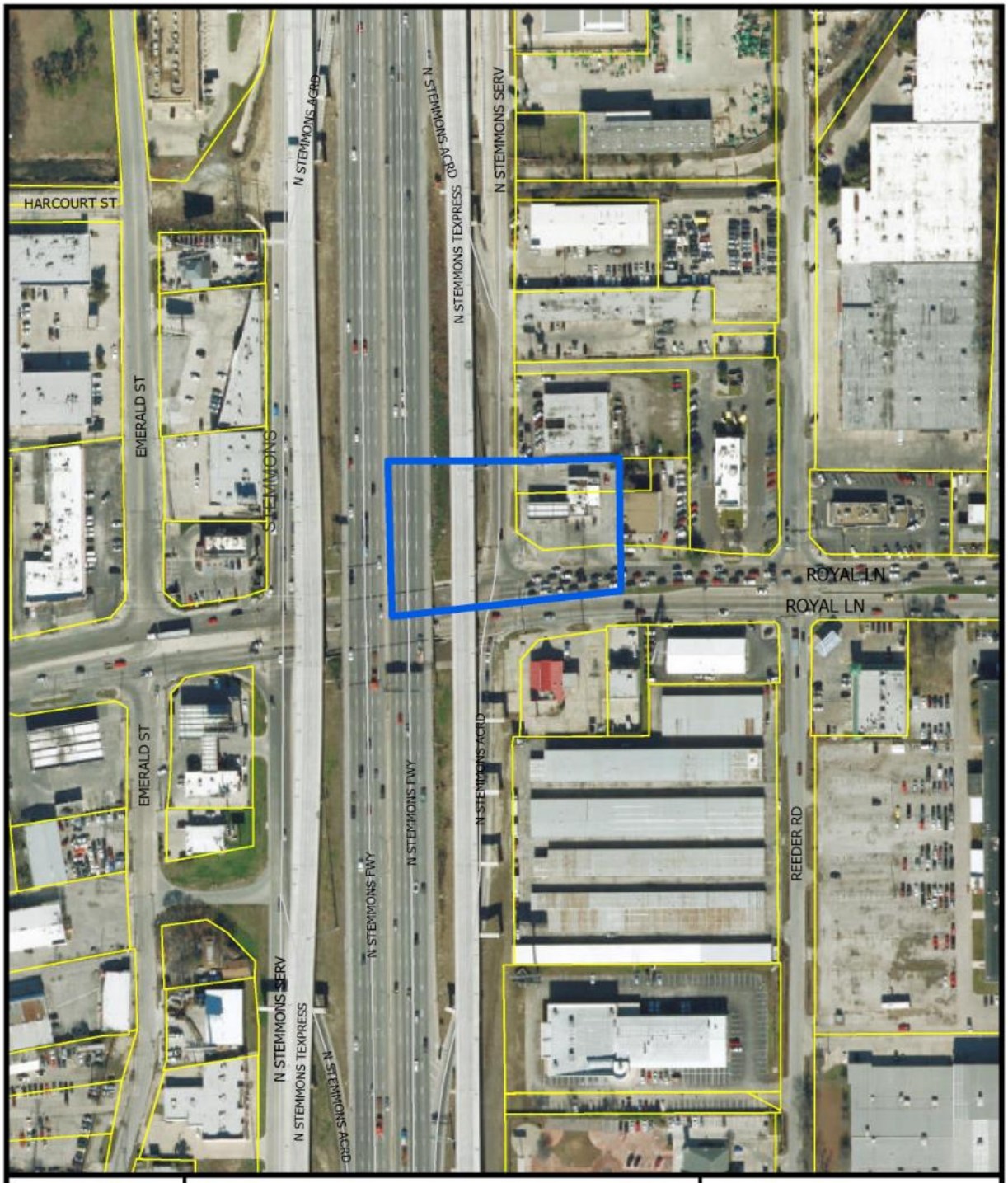
EXISTING SITE PLAN

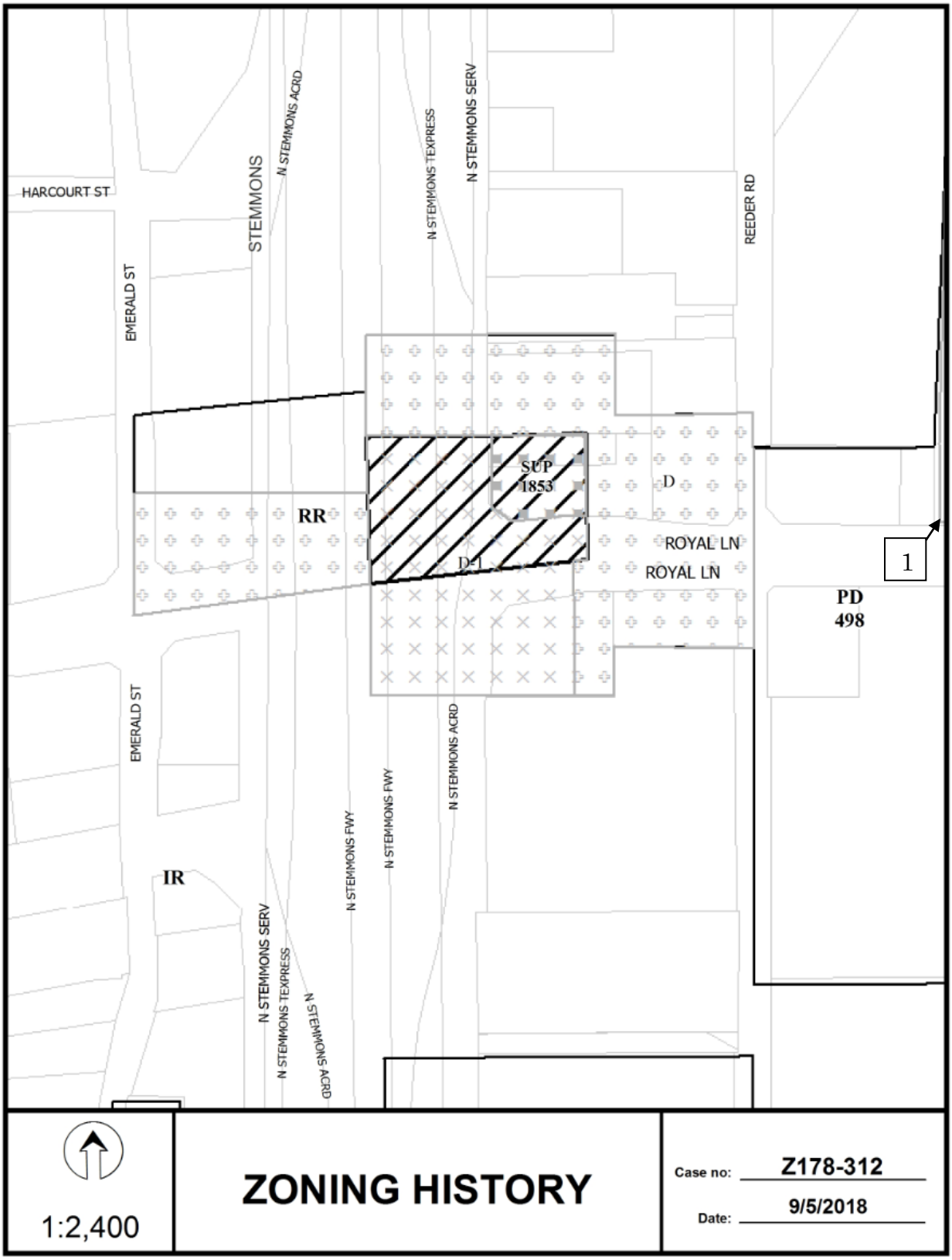


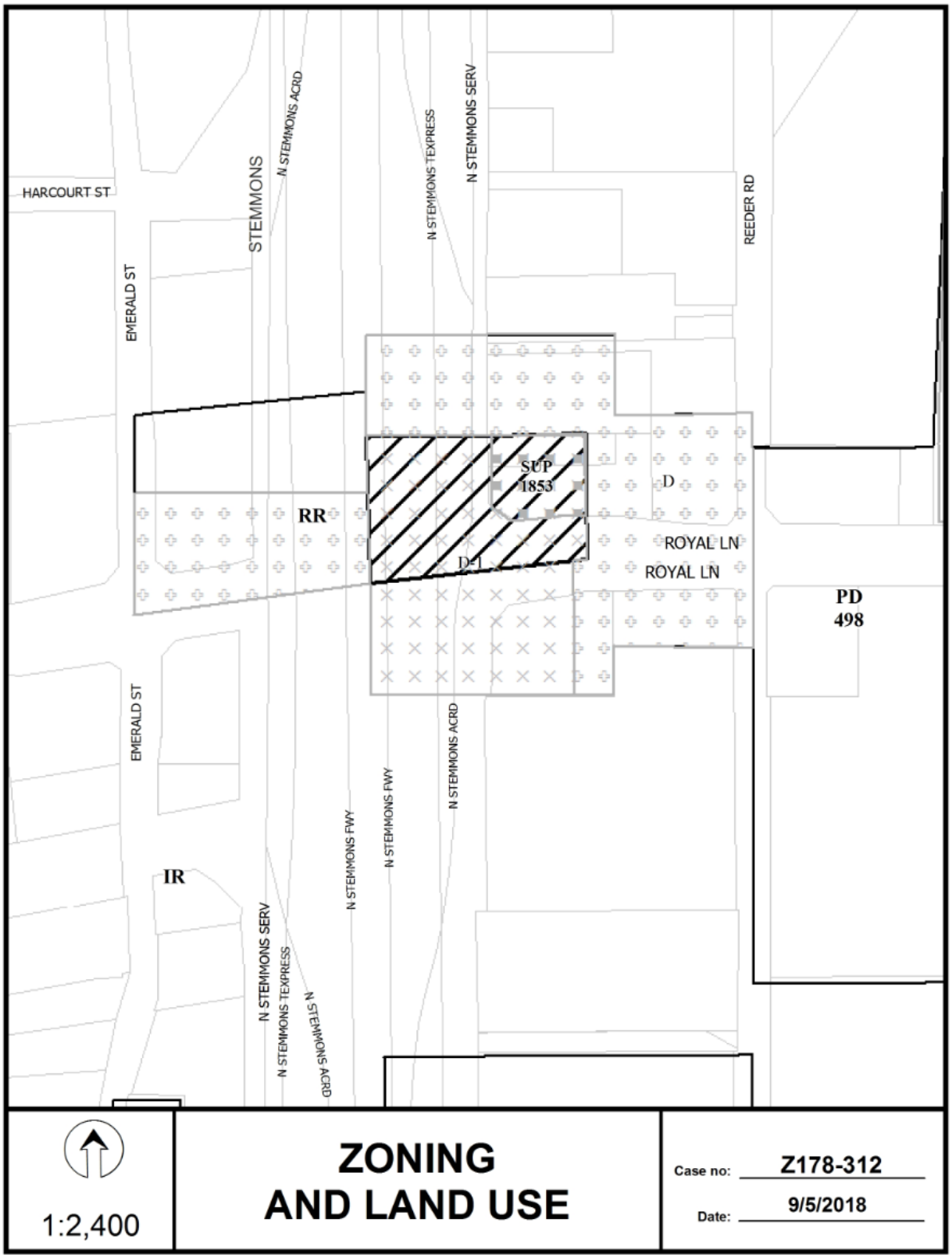
REVISED SITE PLAN



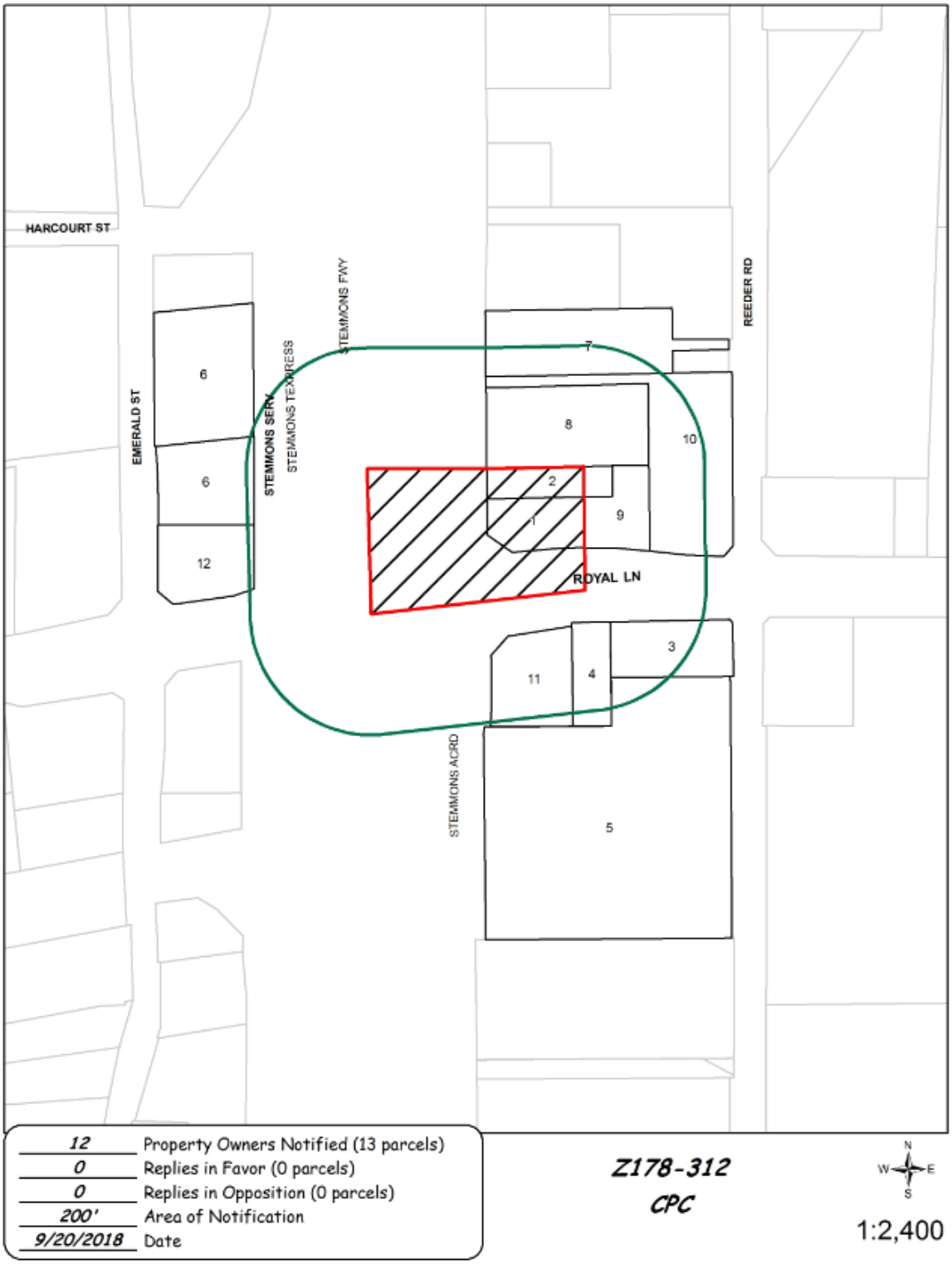

CROWN RD
HARRY HINES BLVD
GOODNIGHT LN
Crown
N STEMMONS TEXPRESS
N STEMMONS FWY
STEMMONS
N STEMMONS ACRD
N STEMMONS SERV
HARCOURT ST
EMERALD ST
REEDER RD
GOODNIGHT LN
ROYAL LN
ROYAL LN
CARTERETTE LN
CARTERETTE PL
JULIANNA CIR
EMERALD ST
N STEMMONS TEXPRESS
N STEMMONS ACRD
JOE FIELD RD
JOE FIELD RD
GOODNIGHT LN
FABENS RD
ABLES LN
FABENS RD
1:4,800
VICINITY MAP
Case no: Z178-312
Date: 9/5/2018


HARCOURT ST
EMERALD ST
N STEMMONS
N STEMMONS SERV
N STEMMONS TEXPRESS
N STEMMONS ACRD
N STEMMONS FWY
ROYAL LN
REEDER RD
1:2,400
AERIAL MAP
Case no: Z178-312
Date: 9/5/2018


HARCOURT ST
STEMMONS
N STEMMONS ACRD
N STEMMONS TEXPRESS
N STEMMONS SERV
REEDER RD
EMERALD ST
SUP 1853
D
RR
D-1
ROYAL LN
ROYAL LN
1
PD 498
EMERALD ST
N STEMMONS ACRD
N STEMMONS FWY
N STEMMONS FWY
IR
N STEMMONS SERV
N STEMMONS TEXPRESS
N STEMMONS ACRD
1:2,400
ZONING HISTORY
Case no: Z178-312
Date: 9/5/2018


HARCOURT ST
STEMMONS
N STEMMONS ACRD
N STEMMONS TEXPRESS
N STEMMONS SERV
REEDER RD
EMERALD ST
SUP 1853
D
RR
D-1
ROYAL LN
ROYAL LN
PD 498
EMERALD ST
N STEMMONS ACRD
N STEMMONS FWY
N STEMMONS FWY
IR
N STEMMONS SERV
N STEMMONS TEXPRESS
N STEMMONS ACRD
1:2,400
ZONING AND LAND USE
Case no: Z178-312
Date: 9/5/2018

CPC RESPONSES



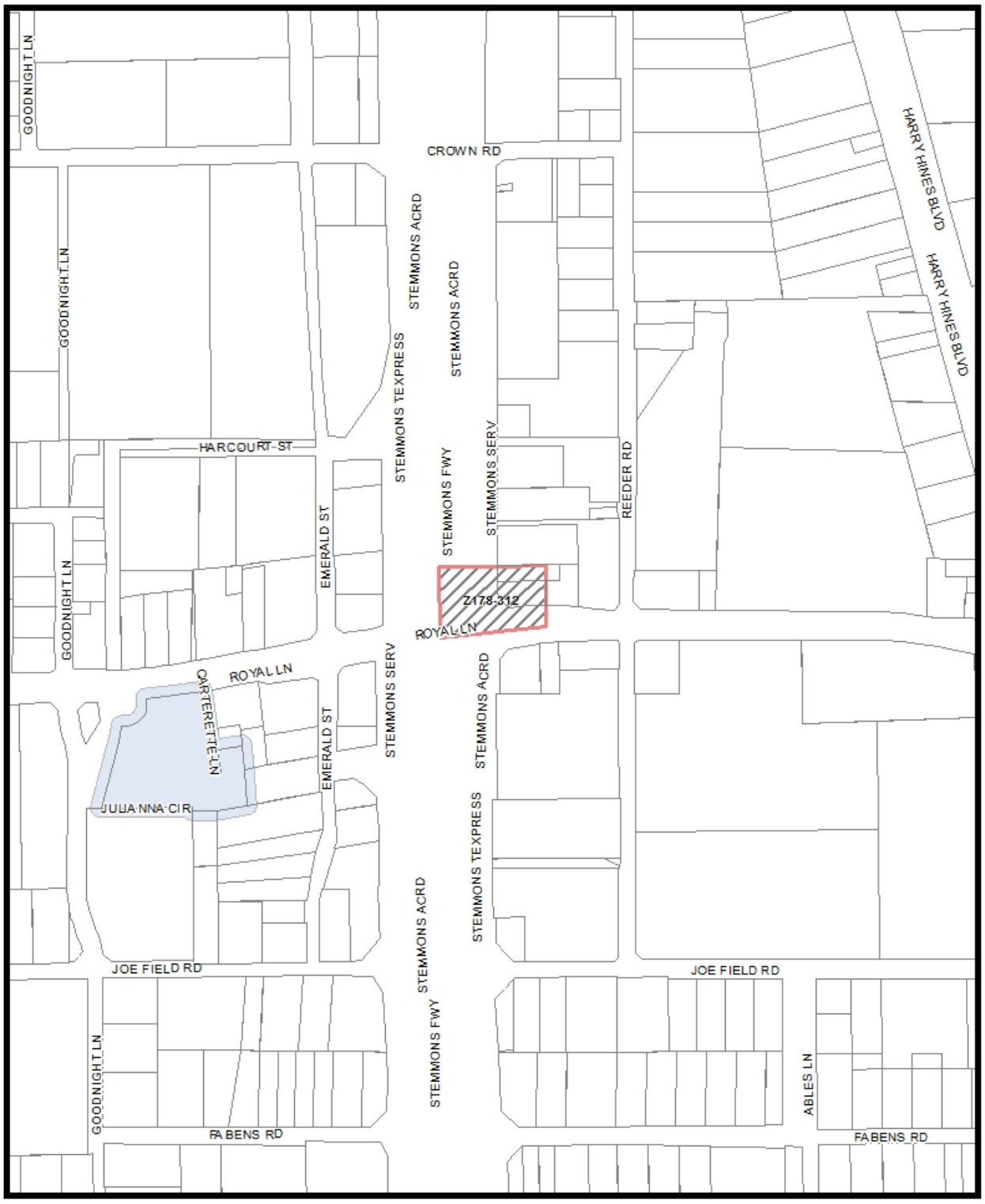
09/19/2018

Reply List of Property Owners

Z178-312

12 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	11404	N STEMMONS FWY	STATEWIDE STATIONS INC
	2	11404	N STEMMONS FWY	QUIK WAY RETAIL AS II LTD
	3	2464	ROYAL LN	KLACHIAN GARY &
	4	2454	ROYAL LN	V V S N HOLDING LLC
	5	11359	REEDER RD	DONNA CATHERINE MACDONALD CHARITABLE TRUST
	6	11434	EMERALD ST	PARK KYU TAE & OAKYOUNG R
	7	11434	N STEMMONS FWY	JAMES INVESCO INC
	8	11408	N STEMMONS FWY	KIM SAMUEL
	9	2465	ROYAL LN	SITU QISHAN STEVEN &
	10	2475	ROYAL LN	MCDONALDS USA LLC
	11	2450	ROYAL LN	BANU USA LLC
	12	2405	ROYAL LN	ROYAL LANE JIB LLC


GOODNIGHT LN
CROWN RD
HARRY HINES BLVD
STEMMONS ACRD
STEMMONS TEXPRESS
STEMMONS FWY
STEMMONS SERV
HARCOURT ST
EMERALD ST
REEDER RD
Z178-312
ROYAL LN
CARTERETTE LN
JULIANNA CIR
JOE FIELD RD
ABLES LN
FABENS RD
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 9/7/2018

Agenda Information Sheet

File #: 18-1207 **Item #:** 52.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subdistrict A of the Arts District Special Provision Sign District, Sections 51A-7.1203 and 51A-7.1214.1 of the Dallas City Code on property zoned Planned Development District No. 145, the Arts District Special Purpose District, in an area bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street
Recommendation of Staff: Denial
Recommendation of CPC: Approval
SPSD178-002
Note: This item was deferred by the City Council before opening the public hearing on October 24, 2018, and is scheduled for consideration on November 14, 2018

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, NOVEMBER 14, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: SPSD178-002 **DATE FILED:** May 24, 2018

LOCATION: An area generally bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 G; L

SIZE OF REQUEST: Approximately 2.718 acres **CENSUS TRACT:** 17.01

REPRESENTATIVE: Larry Harris

APPLICANT: Hall Financial Group, Ltd.

OWNER: 2323 Ross Holdings, LLC; Hall Arts Residencies, LLC; Leonard Hotel RE, LLC; Flora/Leonard Retail RE, LLC

REQUEST: An application for an amendment to Subdistrict A of the Arts District Special Provision Sign District, Sections 51A-7.1203 and 51A-7.1214.1 of the Dallas City Code on property zoned Planned Development District No. 145, the Arts District Special Purpose District.

SUMMARY: The purpose of this request is to amend Subdistrict A to allow retaining wall signs in Subdistrict A.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Denial**

BACKGROUND INFORMATION:

The Arts District Sign District was created on February 16, 1983. The SPSD currently has two subdistricts within the boundary – Subdistrict A and Subdistrict B. Subdistrict A was created on November 7, 2011, and amended on May 14, 2014. Subdistrict B was created on December 13, 2017. On July 2, 2018, an application was submitted requesting a new subdistrict within the Arts SPSD. The Committee will consider the request in the near future.

The applicant is proposing to amend Subdistrict A to allow four retaining wall signs that would be integrated onto a retaining wall and only allowed on Ross Avenue. The signs would be consistent in color and material to an integrated sign.

The creation of Subdistrict A introduced signs similar to those allowed in the abutting Downtown SPSD. Signs included one primary tenant identity sign or building identification sign per façade above the highest leasable floor and one integrated sign either an attached sign facing Crockett Street or a monument sign in the building plaza area.

The 2014 amendment requested "limited" signage intended "to provide the secondary main tenant requisite signage." The amendment removed the allowance for a tenant identity sign or building identification sign on the Leonard Street facade; allowed the tenant identity signs Ross Avenue to be at any level; and increased the effective area from 20 square feet to 30 square feet for detached premise signs.

STAFF ANALYSIS:

Creating a new subdistrict in 2011 was viewed by staff as unnecessary. Staff believed treating one single block differently from the remainder of the Arts District could begin to erode the cohesiveness of the district. Staff's opinion was the same with the request for Subdistrict B. Staff stated in both cases that a review of the entire SPSD would be preferable to singling out one block at a time.

The boundaries of the Arts District Special Provision Sign District are consistent with the boundaries of the Sasaki Plan, which serves as a guideline for the Art's District Planned Development District. While signage is not covered in detail in the Sasaki Plan, the plan does set out consistent design guidelines for the District as a whole. The intent of the Arts District is to create a pedestrian-oriented space with a distinct visual image for the district.

One of the purposes of the Arts District SPSD is to create a sense of uniformity between signs and the other streetscape elements of the Arts District.

Two SPSDs allow retaining wall signs in one of their subdistricts. The Downtown SPSD allows a maximum of four retaining wall signs within the Retail B Subdistrict. The sign must be affixed or engraved into a retaining wall supporting a landscape bed or similar

feature. Retail B Subdistrict is one block bound by Main Street, Lamar Street, Elm Street, and Griffin Street.

The One Arts Plaza Subdistrict in the Arts Extension SPSD allows a maximum of two retaining wall signs. The maximum effective area for the retaining wall signs is 20 square feet. The signs must be mounted on a perimeter retaining wall facing a public right-of-way. The signs may identify the building's owner or developer and multiple tenants. The maximum height for the retaining wall sign is eight feet measured to the top of the sign face and may be within five feet of the public right-of-way. The signs must be consistent in color and material.

The regulations for the proposed retaining wall signs in this request are patterned after the retaining wall signs in the Arts Extension SPSD. The differences are the proposed maximum effective area is 15 square feet instead of 20 square feet and there is no limit on the height of the retaining wall.

Below is a comparison of the two Subdistricts within the Arts SPSD and the requested retaining wall signs.

Subdistrict A	**Subdistrict A** **Proposed amendment**	**Subdistrict B**
	Retaining wall signs • Total of four on Ross Avenue • Mounted on perimeter retaining wall facing ROW • Identify building's owner or developer and multiple tenants • Within five feet of ROW • May be cabinet sign and internally illuminated • Maximum effective area is 15 square feet • Consistent in color and material to an integrated sign	
One tenant identity sign or building identification sign is permitted per facade. No identification sign on Leonard St. façade.	No change	Two tenant identity or building identification signs on Woodall Rodgers façade. No tenant identity signs on Munger Avenue, Crockett Street, or Pearl Street façades.

Subdistrict A	Subdistrict A Proposed amendment	Subdistrict B
Tenant identity signs must be located above the highest leasable floor. A tenant identity sign located on the Ross Avenue facing facade, may be located on any floor.	No change	Tenant identity or building identification signs must be located at or above the third floor on Woodall Rodgers façade.
		Tenant identity, building identification, and restaurant/retail identity signs combined may not exceed four percent of the façade to which it is affixed.
One integrated sign is permitted.	No change	One integrated sign is permitted
Integrated sign may be attached sign or monument sign.	No change	Integrated sign must be a monument sign.
If attached integrated sign must face Crockett Street.	No change	Integrated sign must be located on Pearl Street a minimum of 15 feet from Woodall Rodgers and 100 feet from Munger Avenue
If monument integrated sign, may be two sided and must be in building plaza area.	No change	Integrated sign may be located within five feet of a public right-of-way.
Maximum height of an integrated sign is eight feet from bottom of sign face to top of sign face.	No change	Maximum height of an integrated sign is eight feet from bottom of sign face to top of sign face
Maximum effective area of an integrated sign is 50 square feet	No change	Maximum effective area of an integrated sign is 175 square feet. Tenant names are limited to 60 square feet effective area.
		Restaurant/retail identity signs may not be located above 24 feet.
		Two restaurant/retail identity signs on Pearl Street façade and two restaurant/retail identity signs on Woodall Rodgers façade.

Subdistrict A	Subdistrict A Proposed amendment	Subdistrict B
		Tenant identity, building identification, and restaurant/retail identity signs combined may not exceed four percent of the façade to which it is affixed.

Officers

Leonard Hotel RE, LLC and Hall Arts Residences

Donald L. Braun:	Manager, President and Secretary
Michael J. Jaynes:	Executive Vice President
Larry Harris:	Vice President
Bryan Tolbert:	Vice President of Finance

Flora/Leonard Retail RE, LLC

Brad Brooks:	Manager and President
Michael Norvet:	Manager and Vice President

2323 Ross Holdings, LLC

2323 Ross Investments, LLC:	Member
Daniel J. Healy:	President of 2323 Ross Investments, LLC
Najam Syed:	Secretary of 2323 Ross Investments, LLC

ADJACENT PROPERTY - PART OF SAME SIGN SUBDISTRICT

2323 ROSS AVE

* KPMG PLAZA @ HALL ARTS BUILDING

City Plan Commission action:
September 6, 2018

Motion: It was moved to recommend **approval** of an amendment to Subdistrict A of the Arts District Special Provision Sign District, Sections 51A-7.1203 and 51A-7.1214.1 of the Dallas City Code on property zoned Planned Development District No. 145, the Arts District Special Purpose District, in an area bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street.

Maker: Rieves
Second: Houston
Result: Carried: 11 to 0

For: 11 - West, Rieves, Houston, Davis, Shidid, Carpenter, Mack, Lewis, Schultz, Peadon, Tarpley

Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0
Conflict: 1 - Ridley

Notices: Area: 200 Mailed: 10
Replies: For: 0 Against: 0

Speakers: For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Lily Weiss, 750 N. St. Paul St., Dallas, TX, 75201
For (Did not speak): Kimberly Butler, 4667 Alta Vista Ln., Dallas. TX, 75229
Kristina Hart, 3093 Ponder Dr., Dallas, TX, 75229
Against: None

CPC Recommended Conditions

(Proposed changes are on pages 9, 11, and 25)

SEC. 51A-7.1201. DESIGNATION OF ARTS DISTRICT SIGN DISTRICT.

(a) A special provision sign district is hereby created to be known as the Arts District Sign District. For purposes of this article, the boundaries of the Arts District Sign District are the same as those of the Dallas Arts District (Planned Development District No. 145) established by Ordinance No. 17710, passed by the Dallas City Council on February 16, 1983.

(b) Subdistrict A is hereby created within the Arts District Sign District. For the purposes of this division, Subdistrict A is the area bounded by Flora Street to the northwest, Leonard Street to the northeast, Ross Avenue to the southeast, and Crockett Street to the southwest.

(c) The property described in Subsection (a), which was formerly part of the Downtown Special Provision Sign District, is no longer considered to be part of that district. This division completely supersedes Division 51A-7.900 with respect to the property described in Subsection (a).

SEC. 51A-7.1202. PURPOSE.

The Dallas Arts District (Planned Development District No. 145) was established by Ordinance No. 17710, which was passed by the Dallas City Council on February 16, 1983. This approximately 17-block, 60-acre area in the northeast section of the central business district represents a concerted effort on the part of the city and arts organizations to consolidate major art institutions in one mixed-use area.

The guideline for development in the Arts District is an urban design plan known as the “Sasaki Plan.” This plan is based on district-wide design and land use concepts, which include the creation of a pedestrian-oriented environment and a distinctive visual image for the district. Flora Street is defined as the major pedestrian spine and focus of development in the district. As a wide, tree-lined environment, Flora Street connects three subdistricts (Museum Crossing, Concert Lights, and Fountain Plaza) and provides continuity in a development framework for public institutions and private owners.

The sign regulations in this division have been developed with the following objectives in mind:

(1) To protect the character of Flora Street and the Arts District from inappropriate signs in terms of number (clutter), size, style, color, and materials.

(2) To enhance the image and liveliness of the Arts District by encouraging compatible signs that are colorful, decorative, entertaining, and artistic in style, while being functional and informative in purpose.

(3) To promote the commercial success of each individual tenant in the Arts District and, in turn, the commercial success of all the tenants in the district collectively.

(4) To create a sense of design uniformity between signs and the other streetscape elements of the Arts District.

(5) To help make the Arts District an attractive place for the public to frequent by providing ease of direction to specific cultural institutions.

(6) To create a means of identifying the various types or categories of retail establishments along Flora Street.

(7) To identify and promote cultural events and activities consistent with the purposes of the Arts District.

(8) To recognize that sign hardware is a part of the overall visual design of a sign, and to ensure that investments in signs and other structures in the Arts District are not devalued by inappropriate or poor quality sign hardware.

SEC. 51A-7.1203. DEFINITIONS.

(a) In this division:

(1) ARTS DISTRICT means Planned Development District No. 145 (the Dallas Arts District).

(2) ARTS DISTRICT OFFICIAL LOGO means the official logo of the Arts District as depicted in Exhibit A, which is attached to and made a part of this ordinance.

(3) AWNING SIGN means a sign that is or appears to be part of an awning.

(4) BLOCK means an area bounded by streets on all sides.

(5) BLOCKFACE means all of the lots on one side of a block.

(6) BUILDING CORNICE AREA means that portion of a building facade above the highest story, but below the actual roof structure.

(7) BUILDING IDENTIFICATION SIGN means any sign composed of one or more characters that identify a specific building's name.

(7.1) CANOPY means a permanent non-fabric architectural element projecting from the face of a building.

(7.2) CANOPY FASCIA SIGN means a sign with a digital display that is attached to, applied on, or supported by the fascia or soffit of a canopy.

(8) CBD STREETSCAPE PLAN means the Dallas Central Business District Streetscape Guidelines approved by the Dallas City Council on April 15, 1981, by Resolution No. 81-1118.

(8.1) CABINET SIGN means an illuminated, flat attached sign not composed of individual lettering which contains its own lighting.

(9) CHARACTER means a symbol, as a letter or number that represents information.

(9.0) CONSTRUCTION BARRICADE SIGN means a sign that is affixed to a construction barricade.

(9.1) CULTURAL INSTITUTION means any facility used primarily for the visual or performing arts; open to the public, such as a museum, concert hall, theater, or similar facility; and established by a public or philanthropic entity.

(9.1.1) CULTURAL INSTITUTION DIGITAL SIGN means a monument sign with a digital display that identifies the cultural institution; the district; a sponsor of the cultural institution, district, or arts organization; or an arts organization such as a symphony, dance troupe, or theatre group that uses that cultural institution.

(9.2) CULTURAL INSTITUTION IDEN- TIFICATION SIGN means a premise sign that identifies the cultural institution or the primary arts organization such as a symphony, dance troupe, or theater group that uses that cultural institution.

(10) DETACHED PREMISE SIGN means a sign that is both a detached sign and a premise sign as defined in Section 51A-7.102.

(11) FLAT ATTACHED SIGN means an attached sign projecting four inches or less from a building.

(12) FLORA STREET FRONTAGE AREA means the "Flora Street Frontage Area" as defined in the Arts District PD ordinance (Ordinance No. 17710, as amended).

(12.1) FREESTANDING IDENTIFICA-TION SIGN means a monument sign that identifies the cultural institution; the district; a sponsor of the cultural institution, district, or arts organization; or an arts organization such as a symphony, dance troupe, or theater group that uses that cultural institution.

(13) GENERIC RETAIL IDENTIFICATION SIGN means a sign identifying a type or category of retail establishment without identifying a specific establishment.

(14) GOVERNMENTAL TRAFFIC SIGN means a sign, signal, or other traffic control device installed by a governmental agency for the purpose of regulating, warning, or guiding vehicular or pedestrian traffic on a public highway. Examples of these signs include stop signs, one-way signs, no parking signs, and electronic pedestrian and vehicular signalization devices and their fixtures.

(15) INSTITUTIONAL MOVEMENT INFORMATION SIGN means a sign showing the location of or route to a specific cultural institution or a parking area serving that institution.

(15.1) INTEGRATED SIGN means a premise sign within Subdistrict A that is integrated into the design of the building and may be a monument sign.

(16) KIOSK means a small structure with one or more open sides used to display artwork or temporary signs.

(17) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels, words, or characters.

(17.1) MONUMENT SIGN means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade.

(18) PLAQUE means a permanent tablet, the contents of which are either commemorative or identifying.

(18.1) PREMISE means the entire Arts District Sign District land area as defined in 51A-7.1201(a).

(19) PRIVATE SIGNS means those signs that are not "public signs" as defined in this section.

(20) PROJECTING ATTACHED SIGN means an attached sign projecting more than four inches from a building.

(21) PROMOTIONAL SIGN means a sign that promotes a cultural event or activity.

(22) PUBLIC SIGNS means governmental traffic signs, institutional movement control signs, generic retail identification signs, promotional signs, or plaques as defined in this section.

(22.1) RETAINING WALL SIGN means an attached premise sign within Subdistrict A of the Arts District Sign District that is integrated onto a retaining wall.

(23) SASAKI PLAN means the urban design plan prepared by Sasaki Associates, Inc. in August, 1982 to serve as the guideline for development in the Dallas Arts District. The Sasaki Plan is attached to and made a part of the Arts District PD ordinance (Ordinance No. 17710, as amended).

(24) SIGN HARDWARE means the structural support system for a sign, including the fastening devices that secure a sign to a building facade or pole.

(24.1) SPONSORSHIP CONTENT means goods and services sold by the sponsor of the cultural institution, district, or arts organization whether sold on or off the premises.

(24.2) TENANT IDENTITY SIGN means an attached premise sign within Subdistrict A located on a building that is primarily used for office uses that identifies a specific office tenant.

(25) THIS DISTRICT means the Arts District Sign District.

(26) WINDOW SIGN means a sign temporarily or permanently attached to, applied on, or supported by a window.

(b) Except as otherwise provided in this section, the definitions contained in Sections 51A-2.102 and 51A-7.102 apply to this division. In the event of a conflict, this section controls.

SEC. 51A-7.1204. ARTS DISTRICT SIGN PERMIT REQUIREMENT.

(a) A person shall not alter, place, maintain, expand, or remove a sign in this district without first obtaining a sign permit from the city, except that no sign permit is required for:

(1) governmental traffic signs; and

(2) promotional signs other than banners.

(b) The procedure for obtaining a sign permit is outlined in this section. Section 51A-7.602 does not apply to signs in this district.

(c) No sign permit may be issued to authorize a sign in this district unless the director has first issued a certificate of appropriateness in accordance with this section.

(d) There is hereby created a committee to be known as the Arts District Sign Review Committee ("the committee"). The committee shall be composed of five members appointed by the city plan commission. One member of the committee must be an architect or graphic designer. The commission shall solicit a list of nominees from entities operating in the Arts District. Appointments to the committee shall be for a term of two years ending on September 1 of each odd-numbered year, and the members shall serve without compensation. The commission may appoint up to three alternate members to the committee who serve in the absence of one more regular members when requested to do so by the chairperson or by the city manager. The alternate members serve for the same period and are subject to removal the same as regular members. The commission shall fill vacancies occurring in the alternate membership the same as in the regular membership.

(e) The committee shall meet upon the call of the chair or a simple majority of the committee members. A simple majority of members present shall constitute a quorum, and issues shall be decided by a simple majority vote of the members present. The department shall furnish staff support to the committee.

(f) The function of the committee shall be to familiarize itself thoroughly with the character, special conditions, and economics of the Arts District. In addition, the committee shall provide guidance, advice, and assistance to the director in reviewing applications for permits to authorize signs in this district.

(g) Section 51A-7.504, which establishes the special sign district advisory committee for special provision sign districts in the city generally, does not apply to this district. The Arts District Sign Review Committee is the exclusive advisory committee for reviewing and making recommendations to the director concerning applications for permits to authorize signs in this district.

(h) Upon receipt of an application for a permit to authorize a sign in this district, the building official shall refer the application and plans to the director for a review to determine whether the work complies with this ordinance. The director shall conduct his or her review so that a decision on issuance of the permit can be made within 30 calendar days from the date the completed application is submitted to the building official.

(i) The director shall solicit a recommendation from the committee before making a decision to approve or disapprove a certificate of appropriateness. The recommendation of the committee is not binding upon the director, and the director may decide a matter contrary to the recommendation of the committee.

(j) A decision by the director to grant a certificate of appropriateness may be appealed by the committee only. A decision to deny the certificate may be appealed by either the applicant or the committee. An appeal is made by filing a written request with the director for review by the city plan commission. An appeal must be made within 10

days after notice is given to the applicant of the director's decision. In considering the appeal, the sole issue shall be whether or not the director erred in making the decision, and, in this connection, the commission shall consider the same standards that were required to be considered by the director in making the decision. Decisions of the commission are final as to available administrative remedies and are binding on all parties.

(k) If the city plan commission fails to make a decision on an appeal by the applicant within 30 calendar days of the date the written request for an appeal is filed with the director, the application shall be considered approved subject to compliance with all other applicable city codes, ordinances, rules, and regulations.

(l) A person who violates Subsection (a) or any other provision in this division is guilty of a separate offense for each day or portion of the day during which the violation is continued.

SEC. 51A-7.1205. SPECIAL PROVISIONS FOR ALL SIGNS.

(a) This division does not apply to signs that are not visible from outside the premise on which they are located.

(b) Signs in this district are permitted in or overhanging the public way subject to city franchise requirements.

(c) Except in Subdistrict A, no sign may obscure a window or a significant architectural element of a building.

(d) Sign hardware may be visible if its structural elements have been specifically devised for their intrinsic contribution to an overall visual effect. Utilitarian hardware intended only for functional purposes must be concealed from normal view.

(e) Mounting devices supporting a projecting attached sign must be fully integrated with the overall design of the sign.

(f) Materials, fasteners, and anchors used to manufacture and install signs must be resistant to corrosion.

(g) Paints and coatings must contain a UV inhibitor to retard the discoloration and fading effects of ultraviolet light. In addition to finish coats, bare metals must have a primer coat or other surface pretreatment as recommended by the paint or coating manufacturer.

(h) Electrical power required for signs must be supplied by means of concealed conduit from an appropriate power source to the sign in accordance with city codes and accepted practices of the trade. Electrical disconnects, transformers, and related apparatus, including wiring and conduit, must be concealed from normal view.

(i) No signs may be illuminated by an independent external light source.

(j) Burned out or defective lights in signs must be replaced within a reasonable time. Failure to comply with this provision may result in sign permit revocation.

(k) Banners are only allowed as promotional signs.

SEC. 51A-7.1205.1. OPERATIONAL REQUIREMENTS FOR SIGNS WITH DIGITAL DISPLAYS.

(a) Display. All signs with digital display:

(1) must contain a default mechanism that freezes the image in one position in case of a malfunction;

(2) must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:

(A) the ambient light level measured in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then

(B) the dimming level, multiplied by .0039 equals the brightness level; then

(C) the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed sign brightness, measured in nits.

For example:

32768 =ambient
÷ 256
128 =dimming level
x .0039
.4992 =brightness level
x 9000 =(maximum brightness
of the example sign)
4492.8 =allowed brightness in
nits;

(3) may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance;

(4) must have a full color display able to display a minimum of 281 trillion color shades; and

(5) must be able to display a high quality image with a minimum resolution equivalent to the following table:

Digital Display Sign Resolution Chart	
Size of LED Panel	**Maximum Pixel Size**
100 s/f to 125 s/f	16 mm
Greater than 126 s/f	19 mm

(b) Light intensity. Before the issuance of a sign permit for a sign with a digital display, the applicant shall provide written certification from the sign manufacturer that:

(1) the light intensity has been factory programmed to comply with the maximum brightness and dimming standards in the formula in Subparagraph (a)(2); and

(2) the light intensity is protected from end-user manipulation by password-protected software, or other method satisfactory to the building official.

(c) Change of message. Except as provided in this section, changes of message must comply with the following:

(1) Each message must be displayed for a minimum of eight seconds.

(2) Changes of message must be accomplished within two seconds.

(3) Changes of message must occur simultaneously on the entire sign face.

(4) No flashing, dimming, or brightening of message is permitted except to accommodate changes of message.

(d) Streaming information. If a special events permit has been issued for district activities, ticker tape streaming and streaming video are permitted.

(e) Malfunction. Digital display sign operators must respond to a malfunction or safety issue within one hour after notification.

SEC. 51A-7.1206. PUBLIC SIGNS.

(a) Generic retail identification signs.

(1) This subsection applies only to generic retail identification signs as defined in Section 51A-7.1203.

(2) These signs are only permitted on Flora Street.

(3) These signs must be one-eighth inch thick aluminum disks that are 12 inches in diameter.

(4) Messages on these signs must consist entirely of graphic symbols or glyphs designed to identify a type or category of retail facility. They may not identify specific retail establishments.

(5) These signs must be mounted on streetlight poles. No more than six signs are allowed on a pole. When there is more than one sign, the second sign must be the same height as the first sign and located on the other side of the pole. Additional signs must be similarly paired and located immediately beneath the first two signs. Thus, the proper maximum configuration will be symmetrical and consist of three pairs of signs, with the second and third pairs being located immediately below the first pair.

(b) Governmental traffic signs.

(1) This subsection applies only to governmental traffic signs as defined in

Section 51A-7.1203.

(2) Notwithstanding any other provision in this division, these signs must comply with applicable statutory specifications.

(3) On Flora and Crockett Streets these signs must be mounted on streetlight poles, or on white cylindrical poles. On other streets they must be mounted on white cylindrical poles or on other fixtures recommended in the CBD Streetscape Plan.

(4) The backs of these signs must be white in color.

(c) Institutional movement information signs.

(1) This subsection applies only to institutional movement information signs as defined in Section 51A-7.1203.

(2) On Flora and Crockett Streets these signs must be mounted on streetlight poles, or on white cylindrical poles. On other streets they must be mounted on white cylindrical poles or on other fixtures recommended in the CBD Streetscape Plan.

(3) The backs of these signs must be white in color and incorporate the Arts District official logo.

(d) Plaques. Plaques must be made of bronze or stone and contain an inscription that relates to the Arts District.

(e) Promotional signs.

(1) This subsection applies only to promotional signs as defined in Section 51A-7.1203.

(2) These signs must promote cultural events and activities. The portion of a sign devoted to sponsor identification, if any, must not exceed 10 percent of its effective area. No sign or portion of a sign may be used to advertise a specific product or service other than the cultural event or activity.

(3) Banners must be either flat against a building facade or mounted on streetlight poles. All other signs must be affixed to city-franchised kiosks.

(4) No sign other than a banner may be larger than 30 inches by 40 inches.

(5) No sign may be permanent in nature. Each sign must be removed no later than 30 days after its specific advertised event or activity has ended.

SEC. 51A-7.1207. ATTACHED PRIVATE SIGNS.

(a) In general.

(1) This section applies to all attached private signs except building identification signs, cultural institution identification signs, canopy fascia signs, and tenant identity signs within Subdistrict A. For the regulations governing building identification signs, see Section 51A-7.1209. For the regulations governing cultural institution identification signs, see Section 51A-7.1210. For the regulations governing canopy fascia

signs, see Section 51A-7.1211. For the regulations governing tenant identity signs within Subdistrict A, see Section 51A-7.1214.1.

(2) These signs are only allowed on building facades that are in the Flora Street Frontage Area.

(3) No sign may project above the building cornice area.

(4) At grade structural supports are prohibited.

(5) No establishment may have a mix of awning signs, projecting attached signs, flat attached signs, and/or marquee signs, except that awning signs may be mixed with flat attached signs.

(b) Awning signs.

(1) This subsection applies only to awning signs as defined in Section 51A-7.1203.

(2) Letters and numbers on these signs must:

(A) be parallel or perpendicular to the front building facade; and

(B) not exceed 18 inches in height.

(3) No letters or numbers are allowed on the sloped top of an awning except as part of an official corporate logo or registered trademark. No more than 50 percent of the total sloped awning surface area may contain graphics.

(4) No words, other than those which are part of the basic awning design pattern, are permitted on awnings located above the second story.

(5) No sign may have flashing or sequenced lighting.

(c) Flat attached signs.

(1) This subsection applies only to flat attached signs as defined in Section 51A-7.1203.

(2) These signs are not permitted above the third story of a building.

(3) No sign may have a length that exceeds 70 percent of the length of the frontage of the establishment with which it is associated. Signs associated with the same establishment must be spaced at least 30 feet apart. No sign may exceed 60 square feet in effective area.

(4) The maximum character heights allowed on these signs are:

(A) 18 inches for signs located below the third story; and

(B) 24 inches for third-story signs.

(5) No sign cabinets are permitted. Adequate clear space for staging characters must be provided. In no event may the character height exceed 60 percent of the vertical dimension of the sign. The sides of three-dimensional characters, if any, must be the same color as their faces.

(6) No sign may contain more than five words.

(7) Sources of sign illumination that are an integral part of the design of the sign, such as neon or small individual incandescent lamps, are permitted. These signs may be protected by transparent covers.

(8) Internally-lit plastic translucent signs are prohibited.

(9) No sign may have flashing or sequenced lighting.

(d) Marquee signs.

(1) This subsection applies only to marquee signs as defined in Section 51A-7.1203.

(2) These signs are only allowed in conjunction with establishments that have as their major use movies or live entertainment productions.

(3) The permanent canopy of which this sign is a part must:

(A) project no more than six feet from the building facade;

(B) be a minimum of ten feet above the sidewalk grade;

(C) have a vertical dimension that does not exceed four feet; and

(D) have a horizontal dimension along the building facade that does not exceed 30 feet.

(4) The total effective area of signs on the permanent canopy must not exceed 120 square feet.

(5) No sign may:

(A) project more than three feet from the permanent canopy;

(B) extend vertically more than 30 feet above the canopy height; or

(C) be more than three feet in width.

(6) Messages with characters over eight inches in height are limited to a maximum of five words on each canopy facade. Messages with characters under eight inches in height have no limit on the number of words. Character height must not exceed 60 percent of the vertical dimension of the permanent canopy, or 24 inches, whichever is less.

(7) Only the name of the establishment with which the sign is associated may appear on that portion of the sign located above the permanent canopy.

(8) Display panels that announce a show or event may have plastic characters on an internally-lit background.

(9) These signs may turn on or off or change their brightness. The restrictions contained in Section 51A-7.303(b)(1) do not apply to these signs. Flashing and sequenced lighting are permitted.

(e) Projecting attached signs.

(1) This subsection applies only to projecting attached signs as defined in Section 51A-7.1203.

(2) These signs must be a minimum of ten feet above grade.

(3) These signs must be located in either the bottom, top, or combined envelope depicted graphically in the diagram that is attached to and made a part of this ordinance as Exhibit B. Restrictions on the size and location of each sign depend on which envelope the sign is located in as follows:

	Bottom Envelope	**Top Envelope**	**Combined Envelope**
Maximum projection allowed from building facade	6 ft.	3 ft.	3 ft.
Maximum vertical dimension allowed	10 ft.	20 ft.	30 ft.
Maximum effective area allowed for each sign face*	30 sq. ft.	40 sq. ft.	45 sq. ft.
*Double this amount to compute the total effective area allowed for both sides of the sign.			

(4) If their characters are eight inches or less in height, these signs are not restricted as to the number of words permitted. Signs with characters more than eight inches in height are limited to five words. No character may exceed 12 inches in height if the message area exceeds 60 percent of the sign surface area.

(5) One sign is allowed above each entrance provided that signs associated with the same establishment are spaced at least 30 feet apart.

(6) No sign may be more than 12 inches thick. All messages on these signs must be located on a sign face that is perpendicular to the front building facade.

(7) No illuminated sign or element of a sign may turn on or off or change its brightness.

(8) Sources of sign illumination that are an integral part of the design of the sign, such as neon or small individual incandescent lamps, are permitted. These signs may be protected by transparent covers.

(9) Internally-lit plastic translucent signs are prohibited.

(f) Window signs.

(1) This subsection applies only to window signs as defined in Section 51A-7.1203.

(2) No character on these signs may exceed 12 inches in height.

(3) The maximum amount of window area that may be utilized as sign space varies depending on the location of the window as follows:

Window Location	Maximum Window Coverage Allowed
First Story	8 sq. ft. or 15 percent, whichever is less
Second Story	10 sq. ft. or 20 percent, whichever is less
Third Story	12 sq. ft. or 25 percent, whichever is less

(4) No establishment may have more than four window signs.

(5) Hanging neon signs are allowed if their transformers are concealed from normal view.

(6) Opaque painted backgrounds on windows are prohibited.

SEC. 51A-7.1208. DETACHED PRIVATE SIGNS.

(a) Detached non-premise signs. Detached non-premise private signs are prohibited in this district. This provision does not apply to:

(1) sponsorship messages on canopy fascia signs, cultural institution digital signs, and freestanding identification signs; or

(2) non-premise messages allowed on construction barricade signs.

(b) Detached premise signs.

(1) This subsection applies to all detached premise signs except building identification signs, cultural institution identification signs, cultural institution digital signs, freestanding identification signs, construction barricade signs, and integrated signs within Subdistrict A. For the regulations governing building identification signs, see Section 51A-7.1209. For the regulations governing cultural institution identification signs, see Section 51A-7.1210. For the regulations governing cultural institution digital signs, see Section 51A-7.1212. For the regulations governing freestanding identification signs, see Section 51A-7.1213. For the regulations governing construction barricade signs, see Section 51A-7.1214. For the regulations governing integrated signs within Subdistrict A, see Section 51A-7.1214.1.

(2) No detached premise sign may exceed 20 square feet in effective area.

(3) Each premise may have no more than one sign on each blockface.

(4) The pole support element of these signs must be a cylindrical metal column that is six inches in diameter and white in color.

(5) No sign may exceed 13 feet 6 inches in height.

(6) The face of these signs must be flat. Vacuum-formed sign faces are prohibited.

(7) No sign may move or rotate.

(8) No sign may be more than 12 inches thick.

(9) No illuminated sign or element of a sign may turn on or off or change its brightness.

SEC. 51A-7.1209. BUILDING IDENTIFICATION SIGNS.

(a) This section applies only to building identification signs as defined in Section 51A-7.1203.

(b) Illumination of these signs, if any, must be from within to illuminate the building facade or monument and produce a "halo" around the characters. No illuminated sign or element of a sign may turn on or off or change its brightness.

(c) These signs must be located:

(1) on a building facade above an entrance;

(2) in the building cornice area; or

(3) on a monument in a landscaped area between a building facade and the property line.

(d) Signs located above building entrances are limited to the building name and/or street address. A maximum of 50 square feet of effective area of each sign may be allocated to the building name, and a maximum of 25 square feet of effective area of each sign may be allocated to the building address. The maximum permitted heights of characters on these signs are 24 inches for the building name, and 12 inches for the building address. These signs are not allowed above the third story of the building.

(e) No facade may have more than one sign in the building cornice area.

(f) Signs on monuments must conform to the setback and area regulations of detached premise signs in this chapter generally. These signs must be composed of individual characters made of bronze, brass, or stainless steel, or be engraved in stone.

SEC. 51A-7.1210. CULTURAL INSTITUTION IDENTIFICATION SIGN.

(a) This section applies only to cultural institution identification signs.

(b) Signs may only be located on:

(1) a building facade;

(2) a lower-level roof line as shown on Exhibit C; or

(3) a monument in a landscaped area between a building facade and the property line.

(c) Signs on a building facade may not have an effective area greater than five percent of that building facade.

(d) Signs on a lower-level roof line may not have an effective area greater than five percent of the facade segment located beneath that lower-level roof line. (See Exhibit

C).

(e) No portion of a sign on a lower-level roof line may project above the structures' highest roof-line.

(f) Sign cabinets are not permitted.

(g) Illuminated signs and illuminated sign elements may not turn on or off, but may go through cycles of dimming and brightening to create a slow pulsing effect. Each cycle of dimming and brightening must exceed five seconds.

(h) Signs must be compatible with the architectural design and contribute to the visual effect of the building.

(i) Characters may not exceed 24 inches in height.

(j) Monument signs must comply with the setback and effective area regulations for detached premise signs in this chapter.

(k) Signs shall not be considered a business identification sign.

(l) Signs may not have a changeable message.

SEC. 51A-7.1211. CANOPY FASCIA SIGNS.

(a) This section applies only to canopy fascia signs as defined in Section 51A-7.1203.

(b) Canopy fascia signs must comply with the operational requirements in Section 51A-7.1205.1.

(c) Canopy fascia signs may only be located on buildings fronting on Flora Street.

(d) A maximum of two canopy fascia signs per building is allowed. Only one canopy fascia sign is allowed on a building facade.

(e) Maximum height of a canopy fascia sign is four feet.

(f) Maximum length of a canopy fascia sign is 74 feet.

(g) Maximum effective area of a canopy fascia sign is 496 square feet.

(h) Canopy fascia signs may only display premise and sponsorship content.

SEC. 51A-7.1212. CULTURAL INSTITUTION DIGITAL SIGNS.

(a) This section applies only to cultural institution digital signs as defined in Section 51A-7.1203.

(b) Cultural institution digital signs must comply with the operational requirements in Section 51A-7.1205.1.

(c) A maximum of six cultural institution digital signs are allowed.

(1) One cultural institution digital sign is allowed at the southwest corner of the intersection of Woodall Rodgers Freeway and Jack Evans Street.

(A) Maximum height is 50 feet.

(B) Maximum width is 20 feet.

(C) Total maximum effective area is 1,000 square feet, per side. Maximum effective area for identification of sponsor is 400 square feet, per side.

(D) Minimum setback is 12 feet from back of curb.

(2) One cultural institution digital sign is allowed at the northeast corner of the intersection of Ross Avenue and Leonard Street.

(A) Maximum height is 35 feet.

(B) Maximum width is 12 feet.

(C) Total maximum effective area is 420 square feet, per side. Maximum effective area for identification of sponsor is 144 square feet, per side.

(D) Minimum setback is 35 feet from back of curb.

(3) Four cultural institution digital signs are allowed along Flora Street.

(A) Maximum height is 7 feet.

(B) Maximum width is 3.5 feet.

(C) Total maximum effective area is 8 square feet, per side. Maximum effective area for identification of sponsor is 1.25 square feet, per side.

(D) Minimum setback is 30 feet from back of curb.

(d) Cultural institution digital signs may only display premise and sponsorship content.

SEC. 51A-7.1213. FREESTANDING IDENTIFICATION SIGNS.

(a) This section applies only to freestanding identification signs as defined in Section 51A-7.1203.

(b) A maximum of three freestanding identification signs are allowed only along Flora Street.

(c) Maximum height is 20 feet.

(d) Maximum width is 8 feet.

(e) Maximum effective area is 160 square feet, per side.

(f) Minimum setback is 30 feet from back of curb.

(g) Freestanding identification signs may only display premise and sponsorship content.

SEC. 51A-7.1214. CONSTRUCTION BARRICADE SIGNS.

(a) This section applies only to construction barricade signs as defined in Section

51A-7.1203.

(b) A minimum 10 percent of the effective area of the sign must display the names of the owner, occupant, district sponsor, district activity, and/or Woodall Rodgers Park name or activity.

(c) Non-premise messages are allowed. Only one non-premise message along a street frontage is allowed.

(d) Construction barricade signs must be removed when the construction barricade is removed.

(e) The message area on a construction barricade sign may be fully decorated or graphically designed if:

(1) no decoration or graphic horizontally projects more than two inches from the surface of the barricade; or

(2) no decoration or graphic vertically projects more than four feet above the top of the barricade.

SEC. 51A-7.1214.1. SUBDISTRICT A.

(a) In general. Except as provided in this division, the provisions of the Arts District Sign District apply in this subdistrict.

(b) Tenant identity signs and building identification signs.

(1) Only one tenant identity sign or building identification sign is permitted per facade, except that a tenant identity sign or building identification sign is not permitted on the Leonard Street facade.

(2) Except as provided in this paragraph, tenant identity signs must be located above the highest leasable floor. On the Ross Avenue facade, a tenant identity sign may be located at any floor.

(3) Tenant identity signs must be composed of individual letters only and illumination of these signs, if any, must be internal to each letter. No illuminated sign or element of a sign may turn on or off or change its brightness.

(4) All tenant identity signs and building identification signs must be the same color.

(c) Integrated sign.

(1) Only one integrated sign is permitted.

(2) This sign must be either an attached sign or a monument sign.

(A) If the sign is an attached sign, it must be attached to a wall and face Crockett Street.

(B) If the sign is a monument sign, it may be two sided, but must be located in the building plaza area.

(3) This sign may identify the building’s owner or developer and multiple

tenants.

(4) This sign may be located at the building line.

(5) This sign may be located within five feet of a public right of-way.

(6) The maximum height for the sign is eight feet measured from the bottom of the sign face to the top of the sign face.

(7) The maximum effective area for the sign is 50 square feet.

(8) All elements of an integrated sign must be consistent in color and materials.

(d) Detached premise sign. Detached premise signs may not exceed 30 square feet.

(e) Retaining wall signs.

(1) Only four retaining wall signs are permitted and must be located on Ross Avenue.

(2) Retaining wall signs must be mounted on a perimeter retaining wall facing a right-of-way.

(3) Retaining wall signs may identify the building's owner or developer and multiple tenants.

(4) Retaining wall signs may be located within five feet of the public right-of-way.

(5) Retaining Wall Signs may be cabinet signs and be internally illuminated as white only.

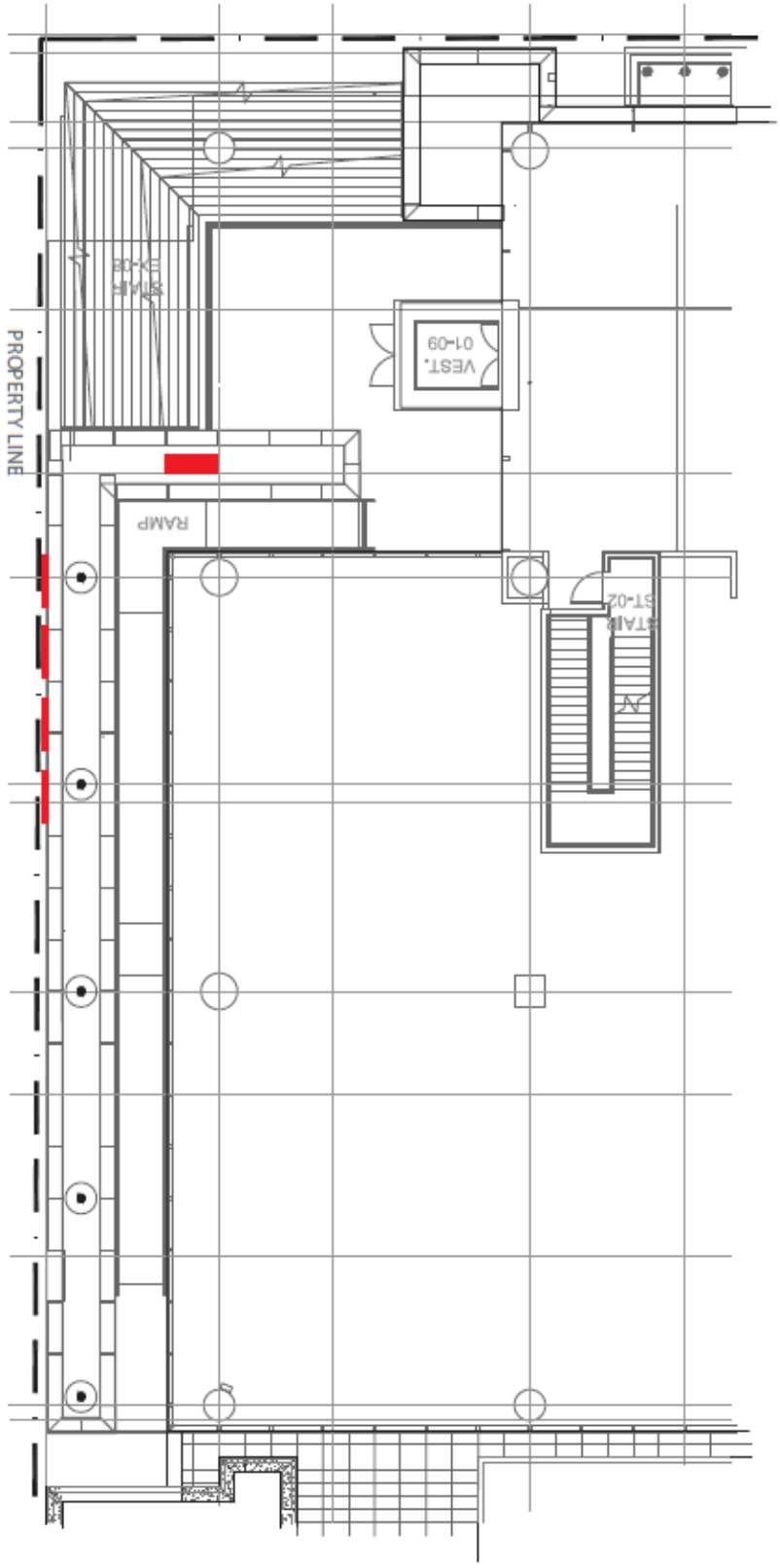
(6) The maximum effective area for each retaining wall sign is 15 square feet.

(7) All elements of a retaining wall sign must be consistent in color and material to an integrated sign.

SEC. 51A-7.1215. APPLICATION OF HIGHWAY BEAUTIFICATION ACTS.

For purposes of applying the Federal and Texas Highway Beautification Acts, this district is considered to be a commercial zone.

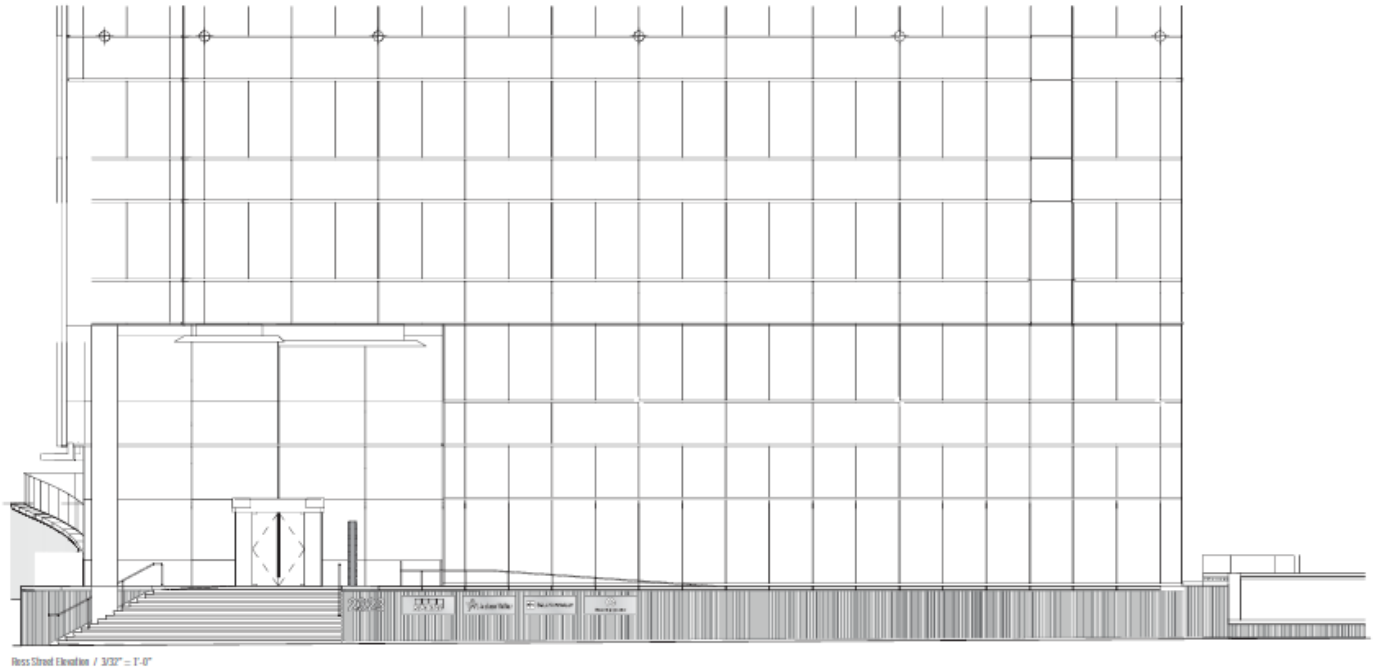
Applicant's renderings & site plan

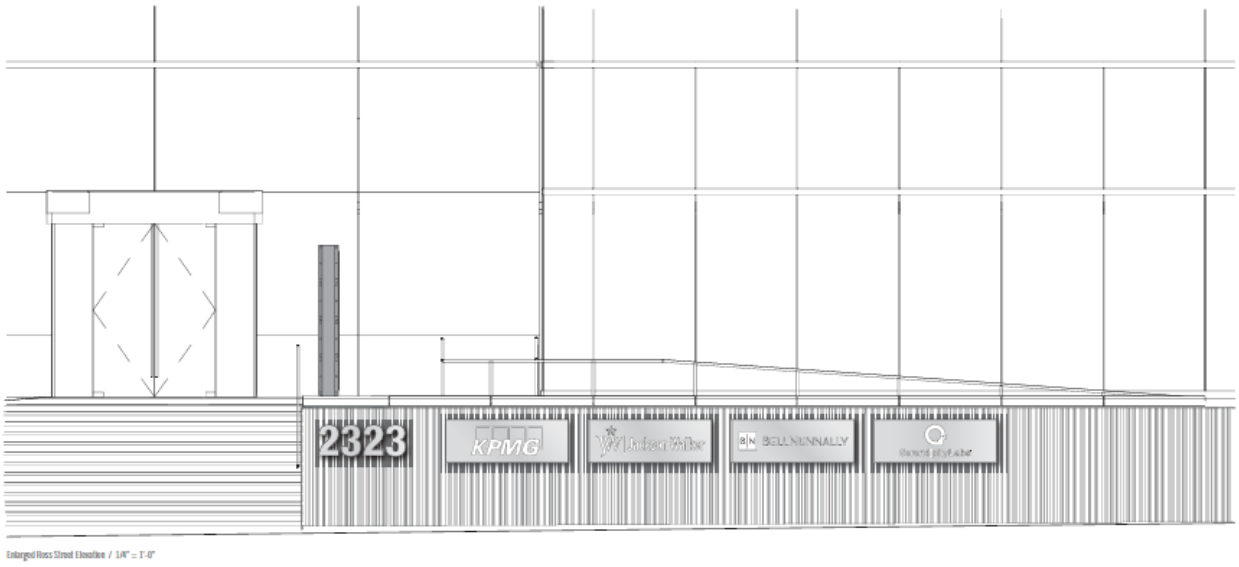


Hall Arts
KPMG Plaza at Hall Arts Tenant Signage

Site Plan

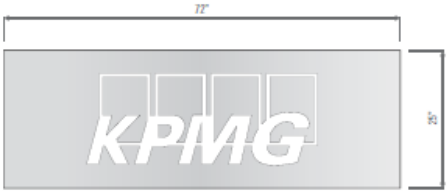
Applicant's renderings



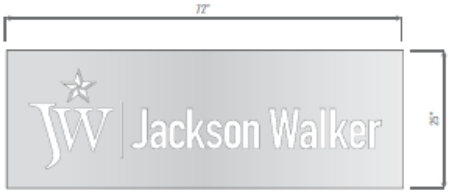


SPSD178-002

Applicant's renderings



Elevation / 3/4" = 1'-0"
12.5 Sq. Ft.



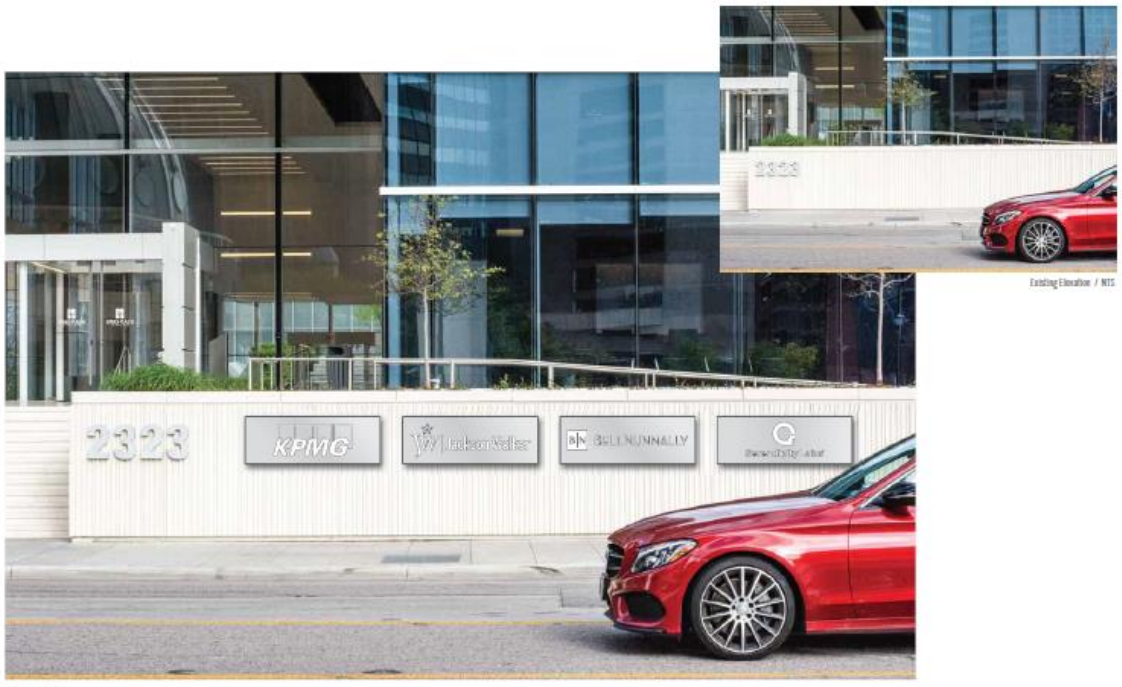
Elevation / 3/4" = 1'-0"
12.5 Sq. Ft.



Elevation / 3/4" = 1'-0"
12.5 Sq. Ft.



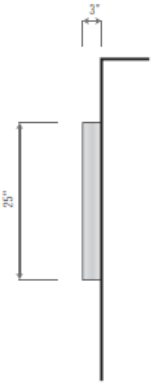
Elevation / 3/4" = 1'-0"
12.5 Sq. Ft.



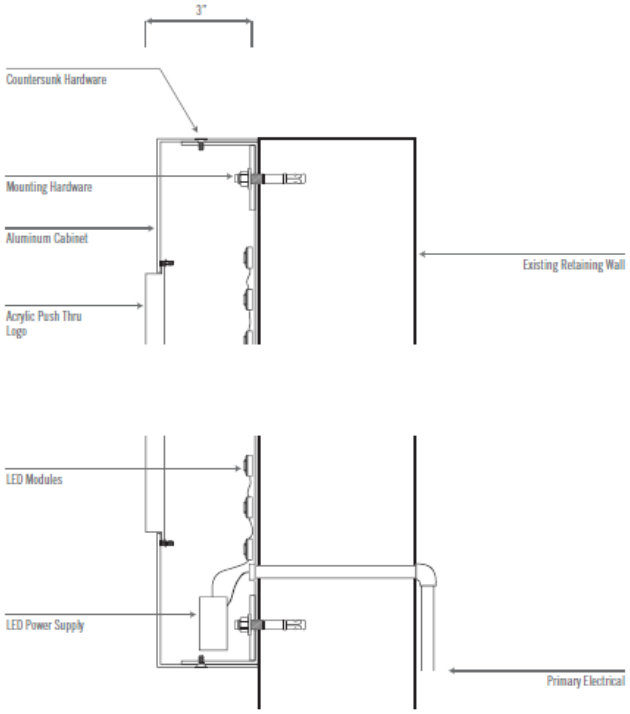
Existing Elevation / NTS

Elevation / NTS

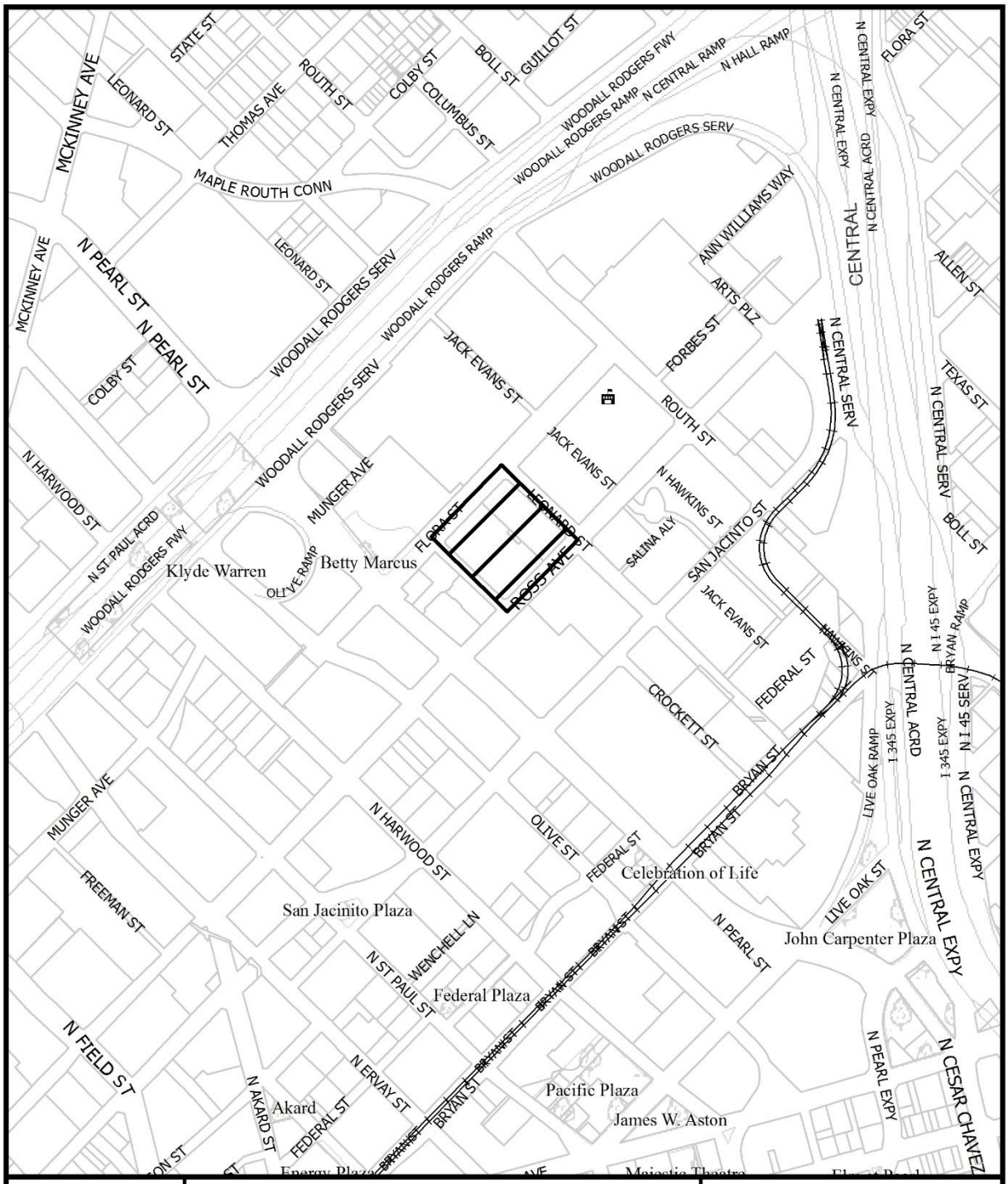
Cabinet elevation



Side View / 3/4" = 1'-0"



Schematic Section View / NTS

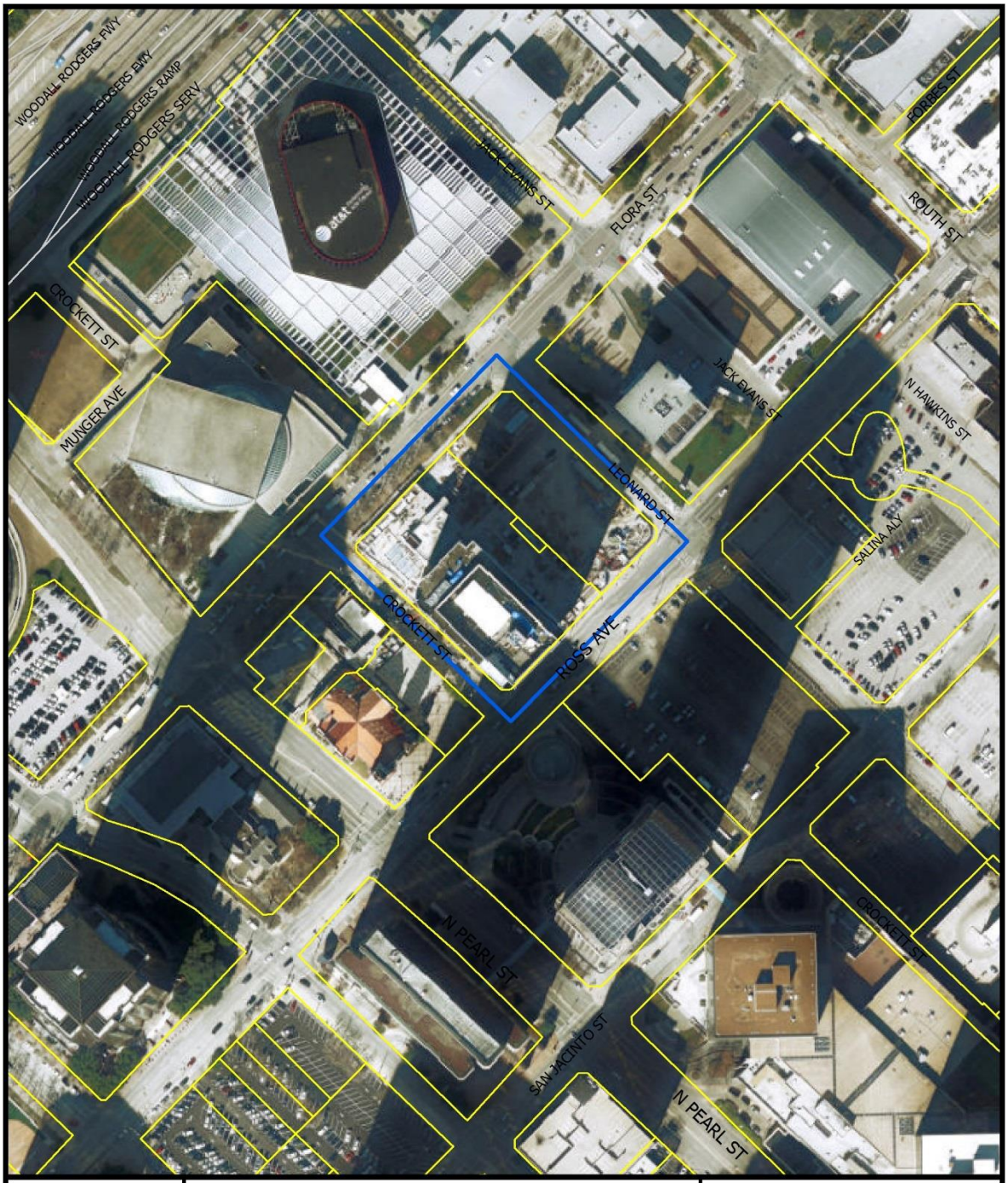


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VICINITY MAP

Case no: SPSD178-002

Date: 8/15/2018

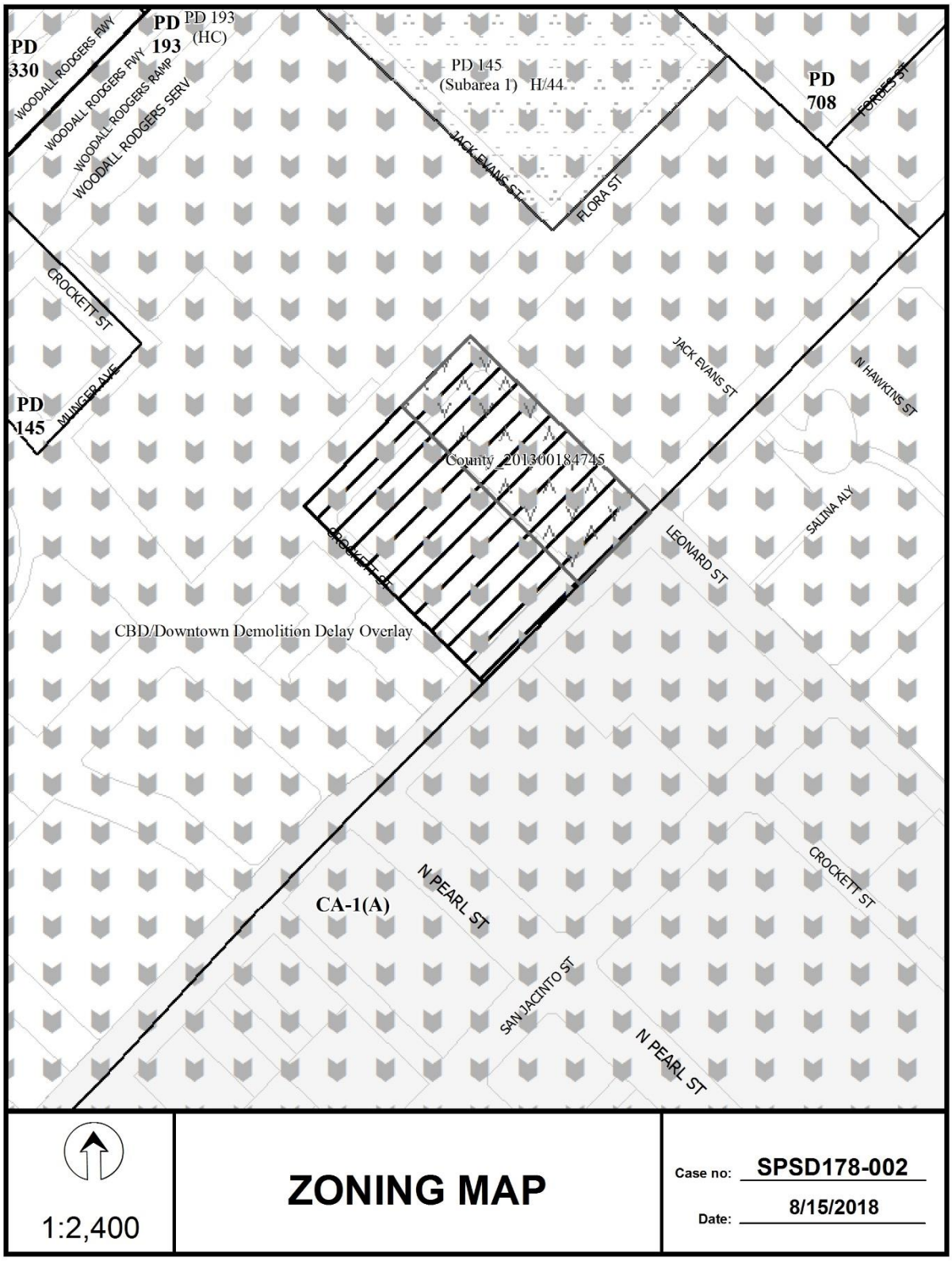


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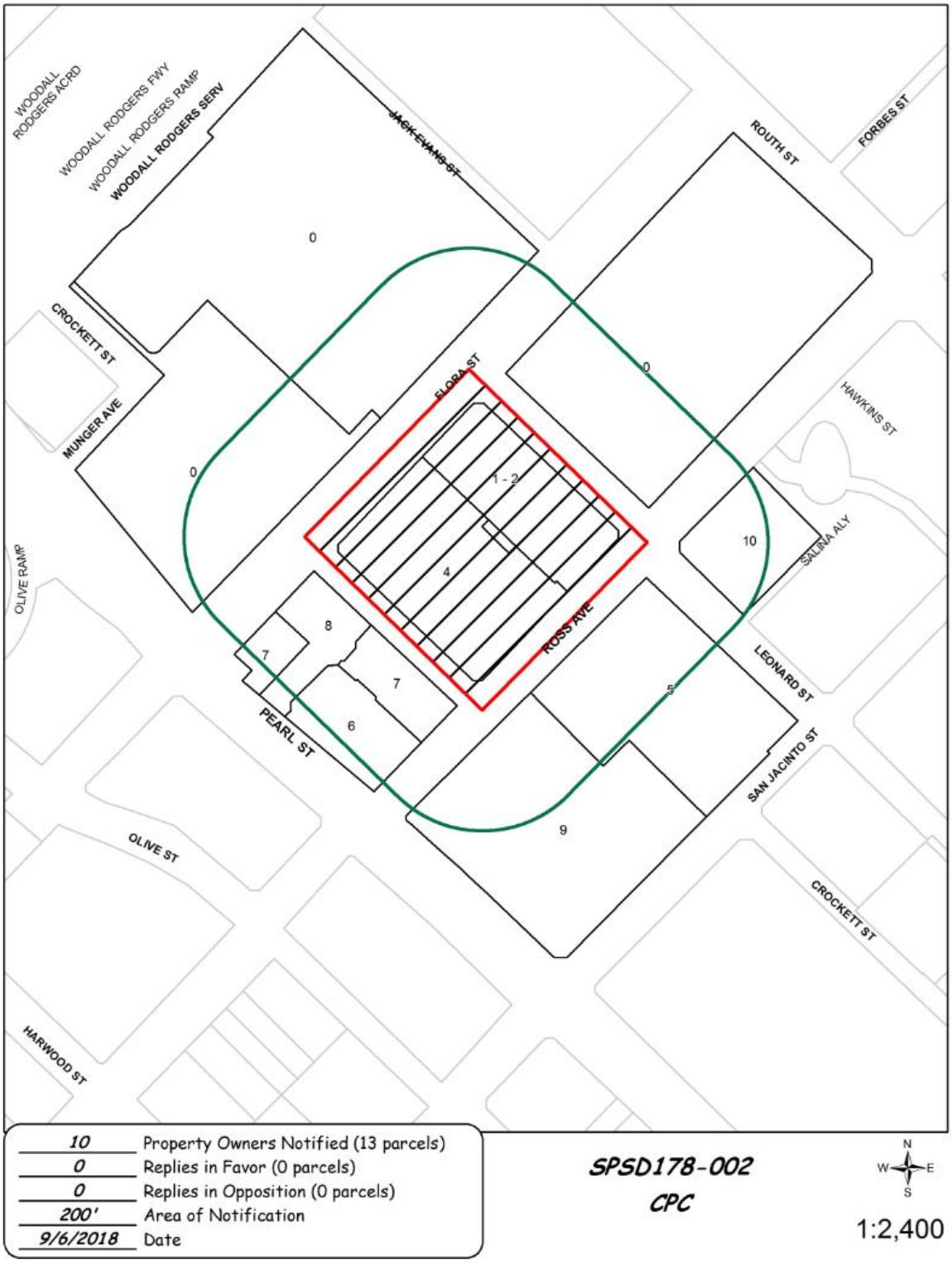
AERIAL MAP

Case no: SPSD178-002

Date: 8/15/2018


PD 330
WOODALL RODGERS FWY
PD 193
PD 193 (HC)
WOODALL RODGERS FWY
WOODALL RODGERS RAMP
WOODALL RODGERS SERV
PD 145
(Subarea 1) H/44
JACK EVANS ST
FLORA ST
PD 708
FORBES ST
CROCKETT ST
MUNGER AVE
PD 145
JACK EVANS ST
N HAWKINS ST
County_201300184745
SALINA ALY
LEONARD ST
CBD/Downtown Demolition Delay Overlay
CA-1(A)
N PEARL ST
CROCKETT ST
SAN JACINTO ST
N PEARL ST
1:2,400
ZONING MAP
Case no: SPSD178-002
Date: 8/15/2018

CPC Responses



09/05/2018

Reply List of Property Owners

SPSD178-002

10 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	2323	ROSS AVE	HALL ARTS RESIDENCES LLC
	2	2350	FLORA ST	HALL LONE STAR ASSOCS LP
	3	2360	FLORA ST	FLORA STREET RETAIL II, LLC
	4	2323	ROSS AVE	2323 ROSS HOLDINGS LLC
	5	2318	ROSS AVE	HALL ARTS TOWER LLC
	6	1722	PEARL ST	SACRED HEART CATHEDRAL
	7	1726	PEARL ST	ROMAN CATHOLIC DIOCESE DALLAS
	8	2251	PEARL ST	ROMAN CATHOLIC DIOCESE DALLAS
	9	2200	ROSS AVE	FPG CT OWNER LP
	10	2400	ROSS AVE	SOUTHWESTERN BELL

Agenda Information Sheet

File #: 18-1154 **Item #:** 53.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding consideration of amendments to Chapter 51 and Chapter 51A of the Dallas Development Code: **(1)** Article IX to create regulations to allow Ceremonial Street naming; and **(2)** Article I to establish fees for ceremonial street naming and amend fees for street name change and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval
DCA 178-004

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, NOVEMBER 14, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: DCA 178-004 **DATE INITIATED:** December 14, 2017

TOPIC: Ceremonial street naming

CITY COUNCIL DISTRICTS: All **CENSUS TRACTS:** All

PROPOSAL: Consideration of amending Chapter 51 and Chapter 51A of the Dallas Development Code: (1) Article IX to create regulations to allow ceremonial street naming; and (2) Article I to establish fees for ceremonial street naming and amend fees for street name change.

SUMMARY: The proposal will allow for ceremonial street naming to honor an individual by adding a ceremonial plaque as a topper on street signs. Ceremonial street naming will not change the existing name of the street, addressing, or impact emergency services. Ceremonial street naming toppers will be unique in design and style, different from existing street name signs. The proposed ordinance establishes the fee for the ceremonial street naming process and amends the fee for a street name change.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

Background:

- On December 14, 2017, Subdivision Review Committee (SRC) approved a proposal to create regulations to allow ceremonial street naming.
- On February 1, 2018, City Plan Commission (CPC) approved amending Article IX of Chapter 51 and Chapter 51A of the Dallas Development Code to create regulations to allow ceremonial street naming.
- On April 23, 2018, the Mobility Solutions, Infrastructure and Sustainability Committee was briefed on the Ceremonial street naming proposal. The Committee recommended to forward the proposal to City Council for consideration.
- On June 13, 2018, City Council considered the proposal and remanded it back to the Mobility Solutions, Infrastructure and Sustainability Committee for another briefing.
  - Some council members expressed concern that the wording, “no street or portion of a street may have more than one ceremonial street name”, implied that different segments or blocks of a long street could not have different ceremonial names.
  - That wording has been amended to “no portion of a street may have more than one ceremonial street name” thereby clarifying that different segments or blocks of a long street may each have a different ceremonial street name.
- On September 24, 2018, the Mobility Solutions, Infrastructure and Sustainability Committee was briefed again and recommended to forward the proposal to City Council for consideration.

General Information /Staff Analysis:

During recent street name change requests at Council, it was suggested that there should be an alternative process to name a street to honor an individual other than the current street name change process.

The current street name change process requires review from fourteen departments, impacts addressing, emergency services, and mapping.

Most cities have policies to honor an individual or group for their services to local or national life through a street naming process similar to our current process. However, some cities also have an alternative process to honor individuals through supplemental signs or toppers. The alternative process is not as lengthy and does not impact addressing or emergency services. The alternative process would not cause a property owner to incur costs to change personal or business materials due to an address change as occurs with the street name change process. The supplemental signs or toppers differ from existing street name signage.

Table 1, Surrounding Cities Research:

	Allen	Arlington	Cedar Hill	Duncanville	Fort Worth	Garland	Grand Prairie	Irving	Mesquite	McKinney	Plano	Richardson
Honorary or Ceremonial Streets are allowed	N	N	N	N	N	N	N	N	N	N	N	N
If Allowed:												
Ceremonial street name process is different from the regular street name/street name change process?												
Application process												
Application Fee												
Design requirements												

Table 2, Surrounding Cities Research:

	Austin	Baltimore	Boston	Chicago *	Columbus	El Paso	Fort Worth	Greenville, TX	Houston	New York *	New Orleans*	Philadelphia	Phoenix	San Diego	San Jose	San Antonio
Honorary or Ceremonial Streets are allowed	N	Y	Y	Y	Y	N	N	Y	Y	Y	Y	N	N	Y	N	N
If Allowed:																
Ceremonial street name process is different from the regular street name/street name change process?		Y	Y	Y	Y			Y	Y	Y	Y			Y		
Application process		Y	Y	Y	Y			Y	Y	Y	Y			Y		
Application Fee		Y	Y	Y	Y			Y	Y	Y	Y			Y		
Design requirements		Y	Y	Y	Y			Y	Y	Y	Y			Y		
* not an Index City																

Proposal:

Ceremonial street naming commemorates individuals who have made significant contributions to the community but without causing any changes to the existing street names.

Ceremonial Street Naming criteria:

1. Prospective honorees should have a minimum of 10 years community involvement and have demonstrated an extraordinary and consistent voluntary commitment and dedication to the community or who have contributed significantly to City of Dallas.
2. Prospective honorees must be deceased for at least two years prior to consideration.
3. Individuals who have already been honored may not be honored on another street.
4. City Council, by a three-fourths vote of its members, may waive any of the above requirements.

General Provisions:

1. No portion of a street may have more than one ceremonial street name.
2. Ceremonial street naming cannot contain a product or be used for commercial purpose.
3. Ceremonial street name ends 10 years after the effective date.
4. Ceremonial street naming topper shall have “In Honor Of” as the top line.

Ceremonial Street Naming Application:

1. A ceremonial street naming application may be initiated by:
    a. an owner of property abutting the street in a block by petition: a petition indicating that at least 51 percent of the owners of all lots abutting the street favor the ceremonial street naming; or
    b. by a council member with concurrence by two other council members.
2. An application for a ceremonial street naming must be filed with the department on an application form furnished by the department. The application must include:
    a. The application fee;
    b. A statement of contributions made by prospective honoree, supporting documents showing the significant contributions made by the prospective honoree and meeting the ceremonial street naming criteria; and
    c. A boundary map showing the portion of the street proposed for ceremonial street naming.
3. Ceremonial Street naming can be changed/removed or extended by the same application process as original ceremonial naming.

Ceremonial Street Naming Approval Process:

1. Notice of the public hearing before the City Council must be advertised 15 days prior to the hearing and a notice of the public hearing to the abutting property owners shall be mailed no fewer than 15 days prior to the date of the public hearing. Notification signs must be posted along the street for no fewer than 15 days before the date of the hearing.
2. City Council may approve or deny the application based on the testimony presented at the public hearing and whether or not it meets the ceremonial street naming criteria standards.
3. The favorable vote of three-fourths of all members of the city council is required if:
    - A written protest against the ceremonial street naming has been signed by the owners of 20 percent of all lots abutting the proposed portion of street.

Ceremonial Street Naming Fabrication, Installation and Replacement:

After City Council's approval, the Department of Transportation is responsible for the fabrication and installation of the ceremonial street naming sign toppers. The City is not responsible for replacing a ceremonial street naming sign topper due to vandalism, theft, normal wear and tear.

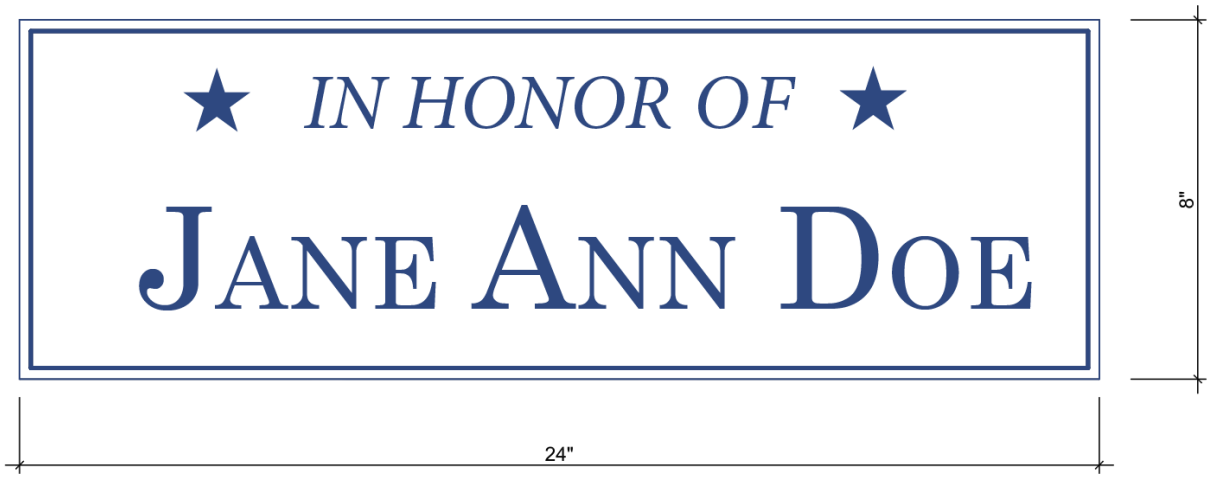
The Department of Transportation may remove any ceremonial street naming sign topper that has become unsightly without replacing it.

Funding:

The source of funding for the implementation portion of the new Ceremonial street naming process is based on the initiation:

- Property owner initiated request: Cost (application fee, fabrication, and installation fee) is paid by the property owner.
- City initiated requests: City Council will need to identify funding for all Council initiated requests; or increase Department of Transportation budget to cover the cost of fabrication and installation.

EXAMPLE
CEREMONIAL STREET NAMING SIGN TOPPER



Note:
Background to be white with blue lettering.

CPC ACTION

February 1, 2018:

Motion: It was moved to recommend **approval** of amending Article IX of Chapter 51 and Chapter 51A of the Dallas Development Code to create regulations to allow ceremonial street naming with the following modifications: 1) amend Sec. 51A-9.506 to add at the end "Unless reapproved pursuant to a new application." and 2) Correct a typographical error in Sec. 51A-9.503(b)(1) change 10 days to 15 days.

Maker: Jung
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid, Carpenter, Lavallaisaa, Jung, Housewright, Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0
Absent: 1 - Mack
Vacancy: 0

Speakers: None

10-1-18

ORDINANCE NO. _____

An ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," and Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by adding a new Division 51-9.500 and a new Division 51A-9.500; providing for ceremonial street naming; amending Section 51A-1.105; providing an updated fee schedule for street name change applications; providing a fee for ceremonial street naming; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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 of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Article IX, "Thoroughfares," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended by adding Division 51-9.500, "Ceremonial Street Naming," to read as follows:

"**Division 51-9.500. Ceremonial Street Naming.**

This division incorporates by reference the language of Division 51A-9.500 of Chapter 51A of the Dallas Development Code, as amended."

SECTION 2. That Subsection (l), "Fees for a Street Name Change," of Section 51A-1.105, "Fees," of Article I, "General Provisions," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(l) Fees for a street name change and for a ceremonial street naming.

(1) The following fees are required for a street name change.

(A) A street name change fee must be paid to the director before an application will be processed.

(B) A fee for new street identification signs must be paid to the director of sustainable development and construction within 60 days of the approval of a street name change by the city council.

(C) A fee for change of official address records must be paid to the building official within 60 days of the approval of a street name change by the city council.

(D[~~2~~]) Fee schedule.

(i[~~A~~]) Application Fee.	Amount
If the street is less than one-fourth mile	$1,500.00 [~~$750.00~~]
If the street is less than one-half mile but more than or equal to one-fourth mile	$2,100.00 [~~$1,050.00~~]
If the street is less than one mile but more than or equal to one-half mile	$2,700.00 [~~$1,350.00~~]
If the street is more than or equal to one mile	$2,700.00 [~~$1,350.00~~] for first mile plus $600.00 [~~$300.00~~] for each additional one-fourth mile.

(ii[~~B~~]) Street Identification Sign Fee.	Amount
For each blade to be replaced	$1130.00
For each mast arm to be replaced	$233.00

For Texas Department of Transportation signs to be replaced	To be determined based upon Texas Department of Transportation cost calculation at the time of installation.

(iii[~~C~~]) Change of Official Address Fee.

	Amount
For each address change up to 10	$150.00
For more than 10 address changes	$1,500.00 for the first ten address changes plus $113.00 per hour of service required for additional address changes.

(E[~~3~~]) No fee is required for street name change applications filed by the governmental entities listed in Section 51A-1.105.1.

(2) The following fee is required for a ceremonial street naming.

(A) A ceremonial street naming fee must be paid to the director before an application will be processed.

(B) Fee schedule.

Application Fee	Amount
If the street is less than one-fourth mile	$750.00
If the street is less than one-half mile but more than or equal to one-fourth mile	$1,050.00
If the street is less than one mile but more than or equal to one-half mile	$1,350.00
If the street is more than or equal to one mile	$1,350.00 for first mile plus $300.00 for each additional one-fourth mile.

(C) Additional fees may be required for production and installation of ceremonial street name toppers.

(D) No fee is required for a ceremonial street naming application filed by the governmental entities listed in Section 51A-1.105.1."

SECTION 3. That Article IX, "Thoroughfares," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Division 51A-9.500, "Ceremonial Street Naming," to read as follows:

"**Division 51A-9.500. Ceremonial Street Naming.**

SEC. 51A-9.501. PURPOSE.

The purpose of this division is to commemorate individuals who have made significant contributions to the community, but without causing any disruption of the existing street names and abutting uses.

SEC. 51A-9.502. GENERAL PROVISIONS.

(a) Only public streets may be granted ceremonial street naming by the process contained in this division.

(b) A ceremonial street naming application may only be initiated by:

(1) an owner of property abutting the street if the property owner submits a petition showing 51 percent of the owners of all abutting lots are in support of the ceremonial street name; or

(2) a city council member with concurrence of two other council members.

(c) Ceremonial street names must be a person's name.

SEC. 51A-9.503. PROCESS.

(a) Application. An application for a ceremonial street naming must be filed with the department on an application form furnished by the director. The application must include the following:

(1) The application fee for an owner initiated ceremonial street naming.

(2) A statement of the reasons supporting a ceremonial street naming including a showing that the prospective honoree had a minimum of 10 years community

involvement and demonstrated an extraordinary and consistent voluntary commitment and dedication to the community, or has contributed significantly to City of Dallas.

(3) A map showing the location of the street and the portion of the street receiving the ceremonial street name.

(b) Notice.

(1) Prior to the public hearing before the city council, the director shall give notice of the public hearing in the official newspaper of the city at least 15 days before the hearing.

(2) Notice of the public hearing must be given to the abutting property owners not less than 15 days before the date set for the hearing by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved tax roll. This notice must be written in English and Spanish if the area of request is located wholly or partly within a census tract in which 50 percent or more of the inhabitants are persons of Spanish origin or descent according to the most recent federal decennial census.

(3) Required notification signs must be posted along the street at least 15 days before the date of the hearing.

(c) Public hearing. The city council may approve the application based on the testimony presented at the public hearing and a determination that the application meets the ceremonial street naming criteria standards. The application may be approved by a majority vote of the members present, except the favorable vote of three-fourths of all members of the city council is required if a written protest against the ceremonial street naming has been signed by 20 percent of all abutting property owners.

(d) Early removal. The same application, notice, and hearing process must be followed to remove a ceremonial street name.

SEC. 51A-9.504. STANDARDS FOR CEREMONIAL STREET NAMING

(a) In general.

(1) Except as provided in this subsection:

(A) Prospective honorees must have had a minimum of 10 years community involvement and demonstrated an extraordinary and consistent voluntary commitment and dedication to the community, or have contributed significantly to the City of Dallas.

(B) Use of a ceremonial street naming is prohibited until at least two years after the death of the person to be honoured.

(C) Individuals who have already been honored on one street, whether ceremonial or official, may not be honored on another street.

(2) The standards in this subsection may be waived by a three quarters vote of the city council.

(b) Additional standards.

(1) Ceremonial street naming cannot contain a product name or be used for a commercial purpose.

(2) Ceremonial street naming must be a person's name.

(3) A ceremonial street naming sign topper must have "In Honor of" as the top line.

(4) No portion of a street may have more than one ceremonial street name.

SEC. 51A-9.505. NOTIFICATION OF CEREMONIAL STREET NAMING.

If the request for a ceremonial street naming is approved by the city council, the subdivision administrator shall send written notice of the city council's action to abutting property owners.

SEC. 51A-9.506. EFFECTIVE DATE OF CEREMONIAL STREET NAME AND END DATE.

Providing that all required fees have been paid by the applicant, a ceremonial street name approved by the city council takes effect 60 days after the date of its approval unless city council sets a later effective date. The ceremonial street name ends 10 years after the effective date.

SEC. 51A-9.507. INSTALLATION AND REPLACEMENT.

(a) Installation. The director of the transportation department is responsible for the fabrication and installation of the ceremonial street name toppers.

(b) Removal. The department is not responsible for replacing ceremonial street naming toppers due to vandalism, theft, and normal wear and tear. The department may remove any ceremonial street name topper that has become unsightly without replacing it."

SECTION 4. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 5. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 6. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 7. 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 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By: _____
Assistant City Attorney

Passed_____

Agenda Information Sheet

File #: 18-1155 **Item #:** 54.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Sustainable Development and Construction

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments regarding consideration of amendments to Chapter 51 and Chapter 51A of the Dallas Development Code to define and establish regulations for an accessory live unit use and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval
DCA 178-009

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HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, NOVEMBER 14, 2018**

ACM: Majed Al-Ghafry

FILE NUMBER: DCA 178-009 **DATE INITIATED:** December 14, 2017

TOPIC: Accessory live unit use

CITY COUNCIL DISTRICTS: All **CENSUS TRACTS:** All

PROPOSAL: Consideration of amending the Dallas Development Code Chapters 51 and 51A to define and establish regulations for an accessory live unit use.

SUMMARY: The code amendment will provide a person the opportunity to live where they work by allowing a residential use in conjunction with a work or business use in certain zoning districts that otherwise do not allow a residential use.

CPC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

Background:

- The Zoning Ordinance Advisory Committee (ZOAC) considered this issue at four public meetings: April 5, 2018, April 19, 2018, May 5, 2018 and on May 17, 2018, recommended the proposal move to City Plan Commission (CPC).
- On August 2, 2018, City Plan Commission (CPC) approved amending the Dallas Development Code, Chapters 51 and 51A, to define and establish regulations for an accessory live unit use.
- On September 17, 2018, the Economic Development and Housing Committee was briefed and recommended to forward the proposal to City Council for consideration.

General Information /Staff Analysis:

There have been recent zoning change applications requesting zoning changes from an IR Industrial Research District or an LI Light Industrial District to either a Mixed Use District or a Planned Development District in order to allow a residential use in combination with their work or business to allow a live/work opportunity.

Currently, the combination of live/work is allowed in an MU-1 Mixed Use District because a single family use is allowed in conjunction with a nonresidential use on the same lot. Some Planned Development Districts (PDs) allow live/work as specifically defined and regulated in that PD. Staff researched the surrounding cities, index cities and PDs that allow live/work units.

The PDs that allow live/work units are: PD No. 316; PD No. 317; PD No. 468; PD No. 595; PD No. 714; PD No. 808; PD No. 811; PD No. 812; PD No. 891; PD No. 908; and PD No. 929. Of these:

- Half define a live/work unit as
  - an interior space that combines residential with office or retail and personal service uses.
- The other half define a live/work unit as
  - an interior space with street level access that combines residential with office or retail and personal service uses.
- All consider live/work units a nonresidential use
- One PD does not allow the live/work to be combined with an alcoholic beverage establishment or a restaurant.

Nine surrounding cities were researched: Allen, Arlington, Cedar Hill, Duncanville, Fort Worth, Irving, McKinney, Plano and Richardson.

- Eight cities allow live/work in some capacity.
- Generally define live/work as a dwelling unit that is also used for work purposes.
  - Work component generally restricted to office, artist's workshop, studio, personal service or other similar uses.
  - One city allows the residential to be combined with a manufacturing use.

- Types of Districts allowed:
  - Central/Downtown/Business Districts.
  - Special Purpose/ Planned Development Districts.
  - Mixed-Use Districts.
  - One city allows live/work in Medium Density Residential and Multi-Family Districts
- Owner/employee occupancy:
  - Six cities require the business owner/operator or employee of the business to live in the unit.
- Six cities require the live/work unit within the same structure.

Surrounding Cities:

	Allowed?	Business operator or employee of business	Types of Zoning Districts							Structure		
			Central Business Districts	Special Districts	Mixed Use	Multifamily	Industrial/ Manufacturing	Commercial/ Personal Service	Office	Attached	Detached	Unknown
Allen	Y	Unknown	Y									*
Arlington	Y	Y		Y		Y				Y		
Cedar Hill	Y	Unknown		Y								*
Duncanville	Y	Y	Y							Y		
Fort Worth	Y	Y		Y	Y					Y		
Irving	Y	Y		Y						Y		
McKinney	Y	Y	Y							Y		
Plano	Y	Y	Y		Y					Y		
Richardson	N											
Dallas-Proposed	Y	anyone		PDs	MU-2,3	MF-3(A),4(A)	LI, IR	NS(A), CR, RR, MC-1-4	NO(A), LO-1(A)-3(A), MO-1(A)-2(A), GO(A)	Y	Y	

Eleven Index Cities were researched: Austin, Baltimore, Boston, Columbus, El Paso, Fort Worth, Philadelphia, Phoenix, San Diego, San Jose, and San Antonio.

- All cities allow live/work in some capacity.
- Generally define live/work as a dwelling unit that is also used for work purposes.
  - Work component generally office, artist's workshop, studio, personal service, commercial, and industrial/manufacturing uses.
- Types of Districts allowed:
  - Central/Downtown/Business Districts.
  - Special Purpose and Overlay Districts.
  - Mixed-Use Districts.
  - Commercial/Retail/Personal Service Districts.
  - Four cities allow in manufacturing and industrial districts.
- Owner/employee occupancy:
  - 10 cities require the business owner or an employee of the business to live in the residential portion.
- 10 cities require that the Live/Work unit is within the same structure.

Index Cities:

	Allowed?	Business operator or employee of business	Types of Zoning Districts							Structure		
			Central Business Districts	Special Districts	Mixed Use	Multi-family	Industrial/Manufacturing	Commercial/Personal Service	Office	Attached	Detached	Unknown
Austin	Y	Y					Y	Y		Y		
Baltimore	Y	Y		Y	Y		Y	Y		Y		
Boston	Y	Y	Y	Y	Y	Y		Y	Y	Y		
Columbus	Y	Y		Y						Y		
El Paso	Y	Y		Y	Y		Y	Y		Y		
Ft Worth	Y	Y		Y	Y					Y		
Philadelphia	Y	N					Y	Y				*
Phoenix	Y	Y						Y	Y	Y		
San Diego	Y	Y								Y		
San Jose	Y	Y	Y					Y		Y		
San Antonio	Y	Y	Y	Y	Y					Y		
Dallas-Proposed	Y	anyone		PDs	MU-2,3	MF-3(A),4(A)	LI, IR	NS(A), CR, RR, MC-1-4,	NO(A), LO-1(A)-3(A), MO-1(A)-2(A), GO(A)	Y	Y	

PROPOSAL:

The intent of this code amendment is to allow a residential use in conjunction and accessory to a work or business use (nonresidential use) in certain zoning districts that otherwise do not allow a residential use; providing a business owner the opportunity to live where they work.

Per Code, an accessory use must be a use customarily incidental to a main use and may not occupy more than five percent of the floor area of the main use. In this proposal, the residential component or “live unit” is a “Specific accessory use” with its own regulations allowed to be customarily incidental and used in combination with a nonresidential main use allowed in that zoning district.

Because this is an accessory use and incidental to the main use, without the main use (nonresidential use) the live unit (residential use) will not be allowed.

Definition:
Live unit means a dwelling unit accessory to any nonresidential use allowed in that district.

Provisions:

- Only one live unit per lot.
- May be attached or detached.
- Maximum floor area for the dwelling unit may not exceed the total square feet of the main use.

- Parking per Chapter 51 and 51A for the floor area of the nonresidential use (not including the floor area of the live unit). One additional parking is required for the live unit.

  - Example: 6,000 square feet building with 3,000 square feet for an appliance repair shop and 3,000 for a live unit.
    - Current Code requires 30 parking spaces. The total square footage of the building is parked per the main use (1 space/200 sq. ft).
    - The proposal requires 16 spaces. The parking for the main use per the code (1 space/200 sq. ft) plus one additional parking space for the live unit.
- Cannot be sold separately (by metes and bounds).
- If rented, must be registered with the city's single family rental program.

Districts:

- The following districts do not allow a single family use and allowing a live unit accessory to a main use provides the live/work opportunity.
  Live Unit to be allowed in:
  - Residential Districts: MF-3(A) and MF-4(A).
  - Office Districts: NO(A), and LO-1(A), LO-2(A), LO-3(A), MO-1(A), MO-2(A), and GO(A).
  - Retail Districts: NS(A), CR and RR.
  - Industrial Districts: LI and IR.
  - Mixed Use Districts: MU-2 and MU-3.
  - Multiple Commercial Districts: MC-1, MC-2, MC-3, and MC-4.
  - Urban Corridor Districts: UC-1, UC-2, and UC-3.

- However, it would not be allowed in CS Commercial Service Districts and IM Industrial Manufacturing Districts, because:
  - CS Commercial Service Districts provide for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development.
  - IM Industrial Manufacturing Districts provide for heavy industrial manufacturing uses with accompanying open storage and supporting commercial uses. This district is not intended to be located in or near areas of residential development. Many of the uses allowed are only allowed by SUP because they are determined to be "potentially incompatible uses" and must be reviewed on an individual basis. For example: metal product treatment or processing, petroleum product refining, radioactive waste disposal services etc.

- Additionally, it would not be allowed in the following districts because these districts already allow a single family use.
  - Residential Districts: A(A), R-1(A), R-1/2(A), R- 5(A), R-7.5 (A), R-10(A), R-16 (A), R-13(A), D(A), TH-1(A), TH-2(A), TH-3(A), CH, MF-1(A), 2(A), and MH (A).
  - Central Area Distracts: CA-1(A) and CA-2(A);
  - Mixed Use Districts: MU-1.

- Nor would it be allowed in a P(A) Parking District, because a live unit is an accessory use to the main use and the only main uses permitted in this district are gas drilling and surface parking.

- Form Districts will be reviewed separately in upcoming Code amendments.

CPC ACTION

August 2, 2018

Motion: It was moved to recommend **approval** of amendments to the Dallas Development Code, Chapters 51 and 51A, to define and establish regulations for a live/work accessory use with the following changes: 1) add language to require rental registration of live/work units, and 2) Live unit residency is not restricted to the property owner, business owner, or an employee of the business and their family members.

Maker: Shidid
Second: Murphy
Result: Carried: 11 to 2

For: 11 - West, Rieves, Houston, Davis, Shidid, Mack, Jung, Housewright, Schultz, Peadon, Murphy

Against: 2 - Carpenter, Ridley
Absent: 1 - Tarpley
Vacancy: 1 - District 8

Speakers: None

10-3-18

ORDINANCE NO. _____

An ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," and Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Sections 51-4.217 and 51A-4.217; providing a definition and provisions for a live unit use; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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 of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subsection (b), "Specific Accessory Uses," of Section 51-4.217, "Accessory Uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended by adding a new Paragraph (19), "Live Unit," to read as follows:

"(19) Live unit.

(A) Definition: A dwelling unit accessory to any nonresidential use allowed in that district.

(B) District restrictions: This accessory use is not permitted in A, R-1ac, R-1/2ac, R-16, R-13, R-10, R-7.5, R-5, D, TH-1, TH-2, TH-3, MF-1, MF-2, MH, CA-1, CA-2, P, HC, and I-3 districts.

(C) Required off-street parking: One additional space is required for the accessory use in excess of the required off-street parking for the floor area of nonresidential use.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) The maximum floor area for the dwelling unit shall not exceed the total square feet of the main use.

(ii) Units cannot be sold separately by metes and bounds.

(iii) One live unit allowed per lot.

(iv) Live unit can be attached or detached from the nonresidential use.

(v) Rented live units must be registered with the city's single family rental program."

SECTION 2. That Subsection (b), "Specific Accessory Uses," of Section 51A-4.217, "Accessory Uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (8.1), "Live Unit," to read as follows:

"(8.1) Live unit.

(A) Definition: A dwelling unit accessory to any nonresidential use allowed in that district.

(B) Districts restrictions: This accessory use is not permitted in A(A), R-1ac(A), R-1/2ac(A), R-16(A), R-13(A), R-10(A), R-7.5(A), R-5(A), D(A), TH-1(A), TH-2(A), TH-3(A), CH, MF-1(A), MF-2(A), MH(A), CA-1(A), CA-2(A), MU-1, P(A), CS, and IM districts.

(C) Required off-street parking: One additional space is required for the accessory use in excess of the required off-street parking for the floor area of the nonresidential use.

(D) Required off-street loading: None.

(C) Floor area: Except as otherwise provided in the use regulations, the maximum floor area for the dwelling unit shall not exceed the total square feet of the main use. This floor area restriction controls over the floor area restrictions in Section 51A-4.217(a)(3).

(E) Additional provisions:

(i) Units cannot be sold separately by metes and bounds.

(ii) One live unit allowed per lot.

(iii) Live unit can be attached or detached from the nonresidential use.

(iv) Rented live units must be registered with the city's single family rental program"

SECTION 3. That the director of sustainable development and construction shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code.

SECTION 4. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 5. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 6. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 7. 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 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By: _____
Assistant City Attorney

Passed_____

Agenda Information Sheet

File #: 18-1021 **Item #:** 55.

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	November 14, 2018
COUNCIL DISTRICT(S):	2, 14
DEPARTMENT:	Department of Transportation
EXECUTIVE:	Majed Al-Ghafry

SUBJECT

A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Jackson Street from Pearl Expressway to Cesar Chavez Boulevard from a three-lane eastbound roadway in 36 feet of pavement and 70 feet of right-of-way to a one-lane westbound roadway with on-street parking and bicycle facilities in 46 feet of pavement and 70 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

BACKGROUND

Ghost Sign Development has requested an amendment to change the operation of Jackson Street between Pearl Expressway and Cesar Chavez Boulevard from a one-way eastbound roadway to a one-way westbound roadway. This proposed amendment would provide circulation through the downtown East Quarter District. The District will include office, restaurant and retail space that will activate pedestrian activity within the area and provide connectivity to Harwood Park.

The segment of Jackson Street currently operates as a two-lane eastbound roadway with parking on both sides. The proposed operational change would convert Jackson Street to a one-lane westbound roadway with bicycle facilities, parking on the south side of the roadway, and widened sidewalks. The proposed changes would also create a multimodal roadway that aligns with the Complete Streets Vision and the Bike Plan. The bicycle facilities on this section of Jackson Street will continue west on Jackson Street through Downtown and east on Commerce Street through Deep Ellum.

Staff recommends approval to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Jackson Street between Pearl Expressway and Cesar Chavez Boulevard from a three-lane eastbound roadway in 36 feet of pavement and 70 feet of right-of-way to a one-lane westbound roadway with on-street parking and bicycle facilities in 46 feet of pavement and 70 feet of right-of-way

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 20, 2018, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

On October 4, 2018, the City Plan Commission acted on this item and followed staff recommendation.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

This item has no cost consideration to the City.

MAP

Attached

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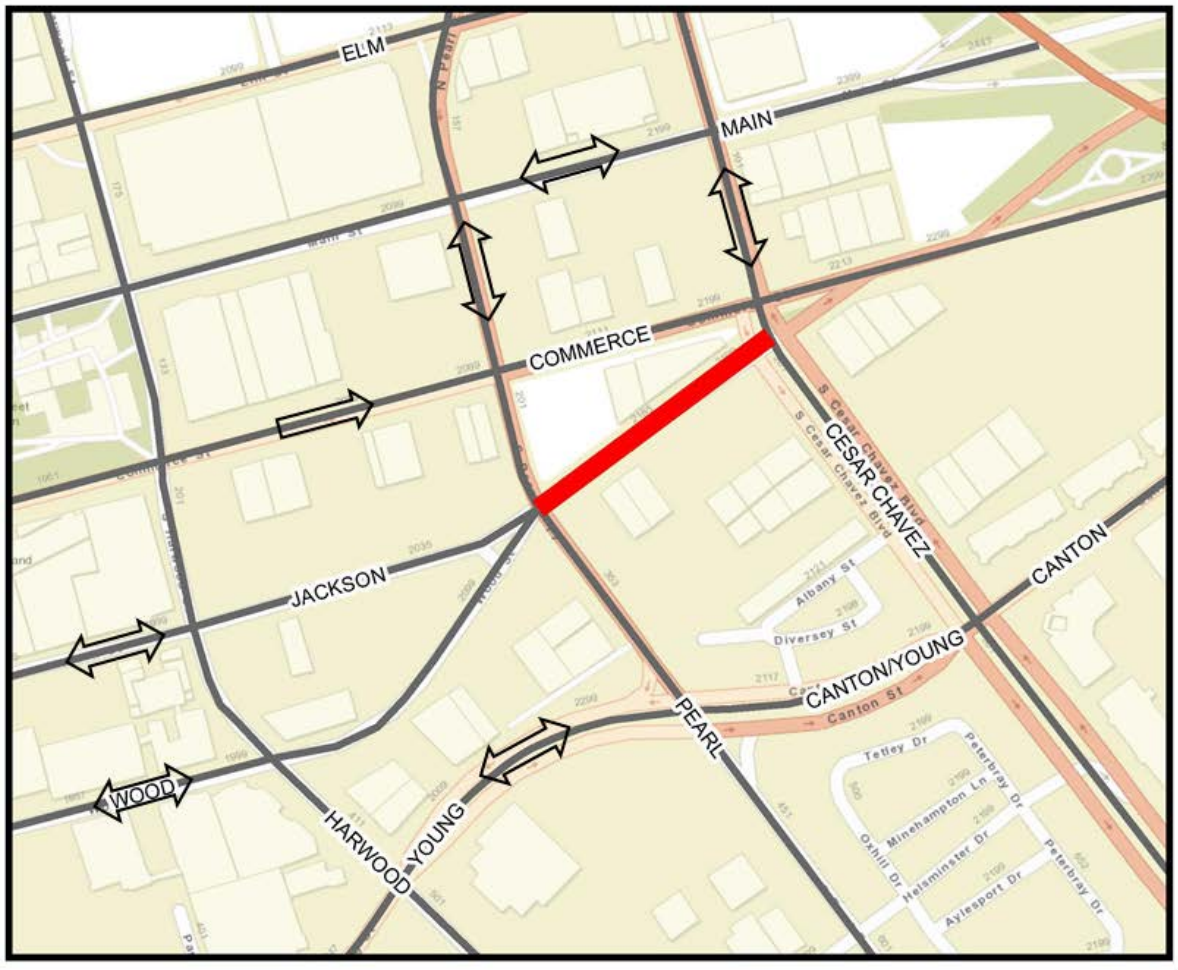
Jackson Street

Pearl Expressway to
Cesar Chavez Boulevard

Council District: 2 and 14
MAPSCO: 45L

Central Business District Streets and
Vehicular Circulation Plan Amendment Map





Agenda Information Sheet

File #: 18-1023 **Item #:** 56.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Wood Street from Harwood Street to Pearl Expressway; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City (see Fiscal Information for potential future costs)

BACKGROUND

The Dallas Park and Recreation Department is requesting an amendment to delete Wood Street between Harwood Street and Pearl Expressway to facilitate construction of the proposed 3.5-acre Harwood Park. Harwood Park is a City of Dallas priority park that is included in the Downtown Parks Master Plan 2013 Update adopted by the Park and Recreation Board. The park will serve the growing residential population in the Farmers Market District and will enhance the walkability of the East Quarter District. Funding for the project was included in the 2017 Bond and Parks for Downtown Dallas is participating in the cost to implement. Current volumes on Wood Streetare minimal and can be diverted and accommodated on adjacent roadways.

Staff recommends approval of the amendment to delete Wood Street from Harwood Street to Pearl Expressway from the Central Business District Streets and Vehicular Circulation Plan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 20, 2018, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

On October 4, 2018, the City Plan Commission acted on this item and followed staff recommendation.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

This item has no cost consideration to the City. Future estimated cost includes approximately $15,800,000.00 for site development to be funded by the 2017 General Obligation Bond Program; approximately $11,480,000.00 for land acquisition and design will be funded by Parks for Downtown Dallas.

MAP

Attached

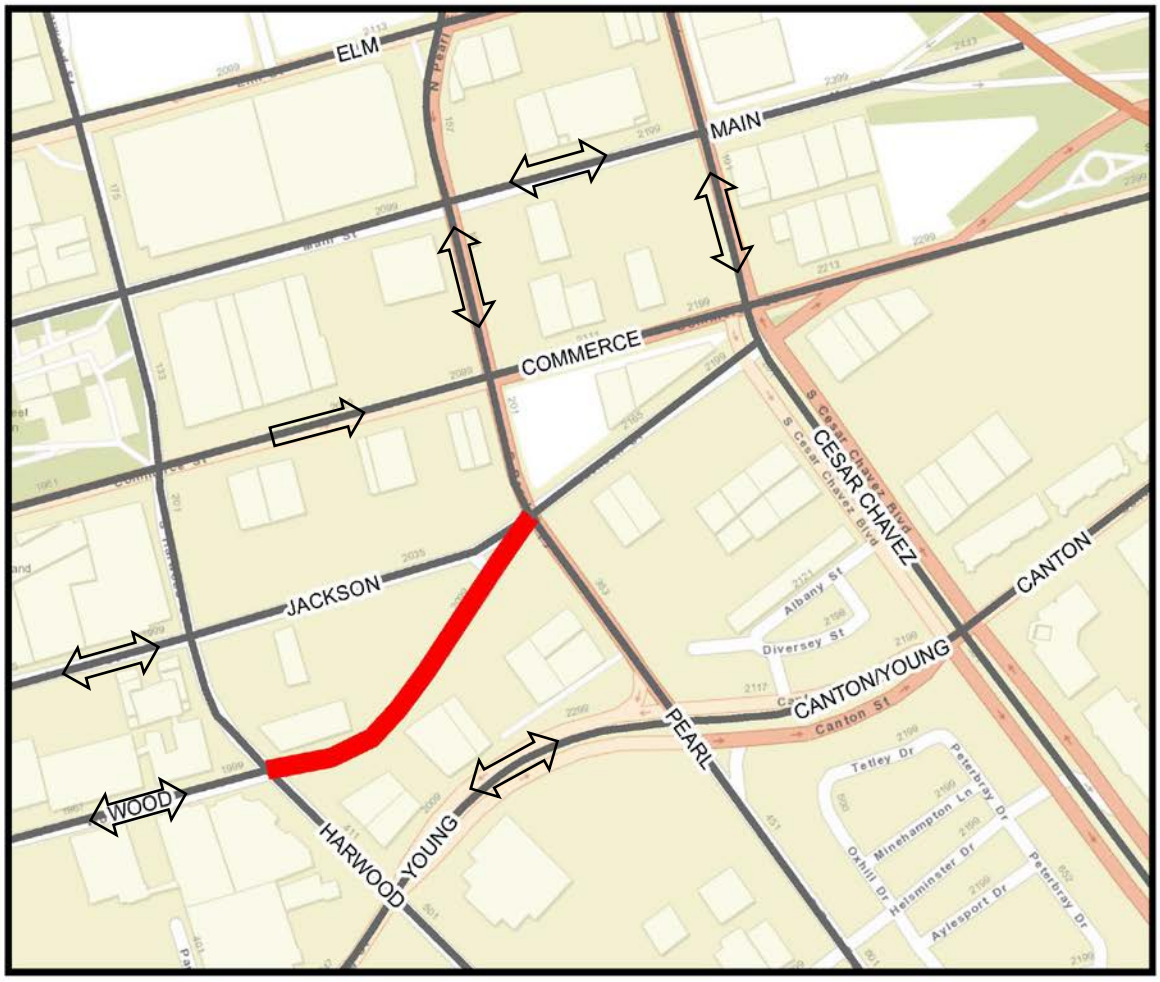
Wood Street

Harwood Street to Pearl Expressway

Council District: 2 and 14
MAPSCO: 45L,Q

Central Business District Streets and
Vehicular Circulation Plan Amendment Map





Agenda Information Sheet

File #: 18-1071 **Item #:** 57.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 13

DEPARTMENT: Park & Recreation Department

EXECUTIVE: Willis C. Winters

SUBJECT

A public hearing to receive comments on the proposed use of a portion of the Bachman Creek Greenbelt located at 3900 Shorecrest Drive, totaling approximately 42,323 square feet, for driveway access and parking by QuikTrip Corporation by providing parking, trail access, a driveway, landscaping, lighting, and other amenities to be constructed and maintained by QuikTrip Corporation for the benefit of the public; and at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Financing: No cost consideration to the City

BACKGROUND

QuikTrip is proposing to widen the four-foot wide Bachman Lake Park Trail under Lemmon Avenue to improve trail access, provide additional security measures including lighting on the trail under the bridge and around-the-clock surveillance, and, finally, to construct an additional lane on Lemmon Avenue at the intersection with West Northwest Highway to improve traffic control at this busy intersection. Development and maintenance of the park will be at QuikTrip's cost by separate agreement.

The City of Dallas owns municipal parkland known as Bachman Creek Greenbelt (approximately 41 acres) located at 3900 Shorecrest Drive, just north of Dallas Love Field Airport. This passive-use park is used for open space. A trail runs through the park along the north side of Bachman Creek which connects to and is a part of the Bachman Lake Park Trail in adjacent Bachman Lake Park to the west. Currently, there is no direct public access to Bachman Creek Greenbelt for residential neighborhoods to the north. There is a need for access to Bachman Creek Greenbelt for the surrounding neighborhood. QuikTrip offers to construct and maintain a trailhead which includes parking, landscaping, seating, paving, and a drinking fountain. QuikTrip proposes to allow its patrons use of the proposed parkland access drive and parking lot. For more than 85 years this portion of the park has always been turf and because of its unusual configuration has never been developed. The development of a trailhead at this location is a functional use of the space which will provide much needed access to the Bachman Lake Trail.

In compliance with the law, the City must determine that there is a need, that there is no feasible and prudent alternative, and that all reasonable care will be taken not to damage the remainder of the park property and to mitigate any disruption of park services.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of parkland.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Quality of Life, Arts and Culture Committee on August 27, 2018.

On September 12, 2018, the calling of the public hearing was deferred by Councilmember Omar Narvaez.

On September 26, 2018, City Council authorized a public hearing to be held on November 14, 2018 by Resolution No. 18-1412.

FISCAL INFORMATION

No cost consideration to the City.

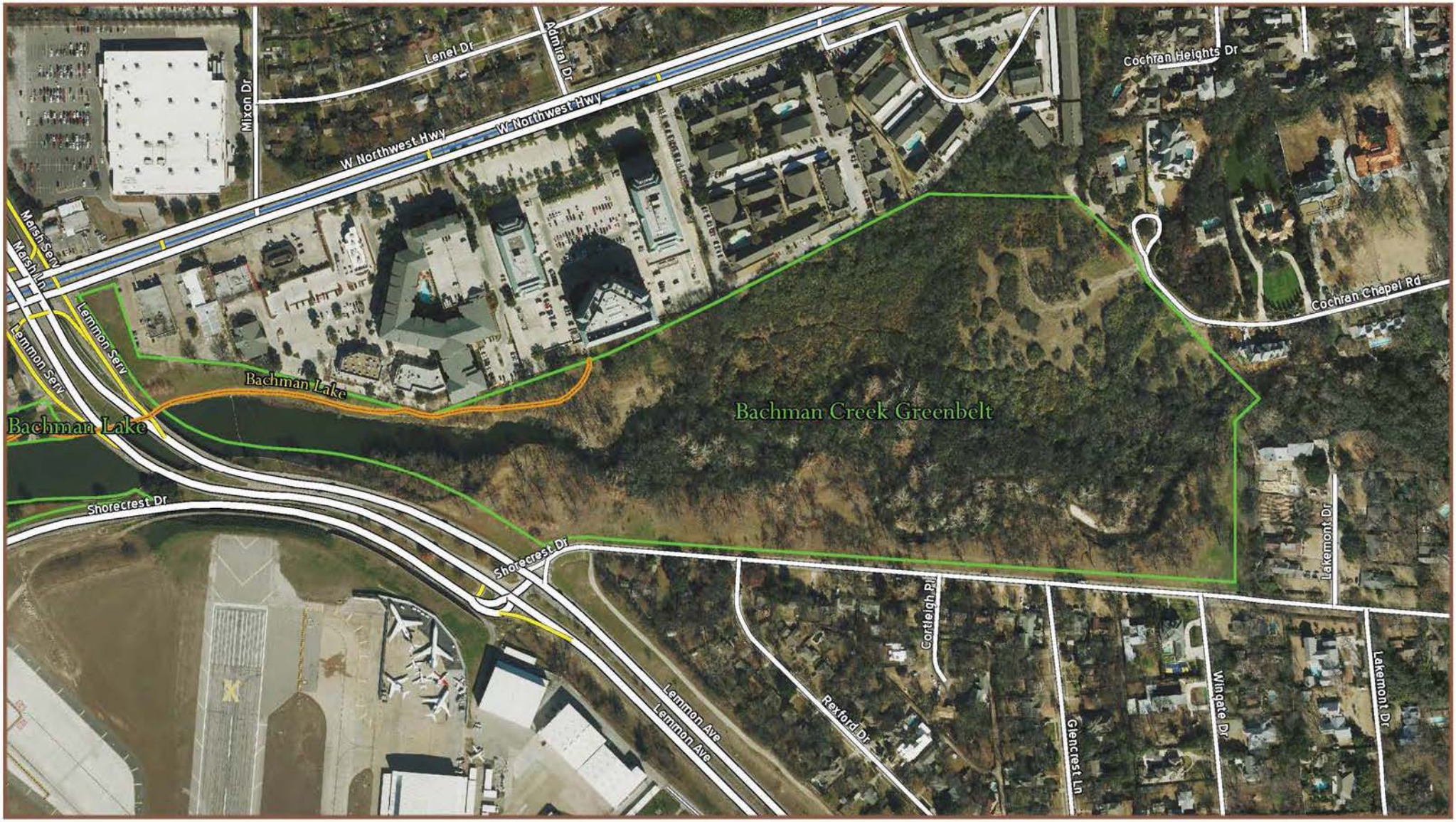
OWNER

City of Dallas

MAPS

Attached

powered by Legistar™



0 120 240 480 720 Feet

N W E S

Bachman Creek Greenbelt



0 155 310 620 930 Feet

N W E S

Bachman Creek Greenbelt
(3900 Shorecrest Dr.)

Mapsco
23 Z
24 W

District
13

November 14, 2018

WHEREAS, the City of Dallas owns land in Dallas know as Bachman Creek Greenbelt located at 3900 Shorecrest Drive, north of Dallas Love Field Airport, which has been maintained by the City as parkland since 1930; and

WHEREAS, QuikTrip Corporation proposes to design, construct, and maintain a trailhead on approximately 42,323 square feet of parkland in Bachman Creek Greenbelt which will provide accessible public access to the existing hike and bike trail; and

WHEREAS, QuikTrip Corporation has requested a non-exclusive use of the trailhead, access driveway, and parking for itself and its patrons, and the Park and Recreation Board is agreeable to providing the property for this non-exclusive use; and

WHEREAS, a public hearing was held, as required by the Texas Parks and Wildlife Code (Chapter 26, Section 26.001 through 26.004), to determine that there is no feasible and prudent alternative to the change of use of this parkland and that all reasonable planning to minimize harm to the Bachman Creek Greenbelt has been taken.

Now, Therefore,

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

SECTION 1. That the use of the portion of Bachman Creek Greenbelt as described in Exhibit A is authorized and approved subject to this resolution, and to all of the following terms and conditions:

I. Construction work shall not begin until the City enters into a development and maintenance agreement (Agreement) with QuikTrip, approval of which is by separate Council resolution;

II. The plan of the Bachman Creek Greenbelt Trailhead project shall be based on the attached concept plan (Exhibit A), as approved by the Director of the Park and Recreation Department (PARD). Such improvements shall consist of in part the following elements:

a) Parking and driveway access including lighting;
b) Public access trail connection to Bachman Lake Hike and Bike Trail in accordance with PARD guidelines and in compliance with the Americans with Disabilities Act (ADA);
c) Pavilion, signage, seating, and trash receptacles;
d) Landscaping and irrigation.

SECTION 1. (continued)

III. All health, safety, noise, environmental protection, waste disposal, and air quality regulations shall remain in compliance. Safety fencing shall be installed for pubic protection prior to and during construction.

IV. The City shall bear no cost for any part of the design or construction of the trailhead project.

V. QuikTrip will maintain and replace as needed, at its sole cost, the portion of the park as described in Exhibit A, for the length and terms specified in the Agreement, which includes existing and improved amenities and other elements and features:

a) Maintenance shall be in accordance with PARD standards;
b) No chemicals shall be used on park property without prior written permission by PARD.

VI. No construction equipment storage shall be allowed on park property without prior written permission by PARD.

VII. Construction shall provide minimal disturbance to the remainder of the Bachman Creek Greenbelt including use of the Bachman Lake Hike and Bike Trail:

a) After construction has commenced, the trailhead project shall be completed in a timely fashion without unreasonable delays.

SECTION 2. That the City of Dallas hereby approves the proposed non-exclusive use of parkland by QuikTrip Corporation and its patrons as identified in Exhibit A for use of driveway access and parking, subject to the terms and conditions of the Agreement and this resolution.

SECTION 3. That the approval of the aforementioned project by the City Council, at the close of said hearing, shall be construed as making the proper findings as to the use of parkland, consistent with the Texas Parks and Wildlife Code, and that all reasonable planning to minimize harm to parkland has been taken.

SECTION 4. That, as a result of the public hearing held today, it is hereby determined that there is no feasible and prudent alternative to the use of the Bachman Creek Greenbelt for the purpose stated in this resolution and that all reasonable planning to minimize harm to the parkland has been taken.

SECTION 5. 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.

LANDSCAPE CHECK LIST

City of Dallas Landscape Ordinance

MANDATORY PROVISIONS:

- ✓ Tree Survey - must include trees 6" caliper and greater on the lot and/or within 50' of construction.
- ✓ Tree Protection - permanent protective fencing around the drip line of each protected tree to remain. Ref. A4B/L0.00.
- ✓ Protected Tree Mitigation - Replacement trees must equal, in caliper, the caliper of protected trees removed. Approved replacement trees to be 2" minimum caliper and be of a species on the approved tree list. See below.
- ✓ Site Trees - Must have one 2" caliper tree per 4,000 square feet of lot area with a minimum of 4 trees. All site trees must be located on the lot.

  88,805 sf / 4000 = 10 site trees
- NA Perimeter Landscape Buffer Strip - Must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists and at least be 10' wide. Must contain buffer plant material as defined in Sec. 51A-10.125(b)(1).
- NA Screening of off-street loading spaces - Must be screened from residential adjacent public streets. Minimum 6' height. See Sec. 51A-4.602(b)(3) for methods of screening and automatic irrigation required for any screening material.
- ✓ Street Trees - Must have one 3" caliper large tree per 50' of street frontage with a minimum of 2 trees. All street trees must be located within 30' of the projected street curb.

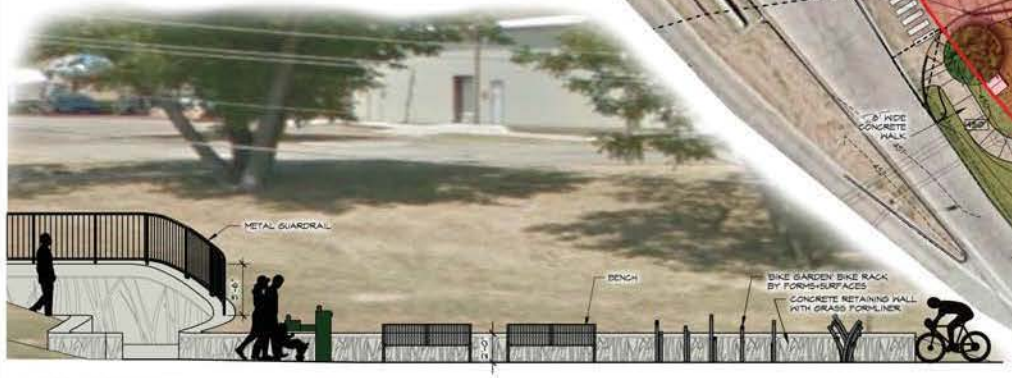
  154 linear ft.

  Required Street Trees = 3 (3" cal. min.)
- ✓ Parking Lot Trees - All required parking spaces must be located within 120' of the trunk of a 2" caliper (min.) large canopy tree. Parking lot trees may not be planted closer than 2.5' to the paved portion of the parking lot.

DESIGN STANDARDS

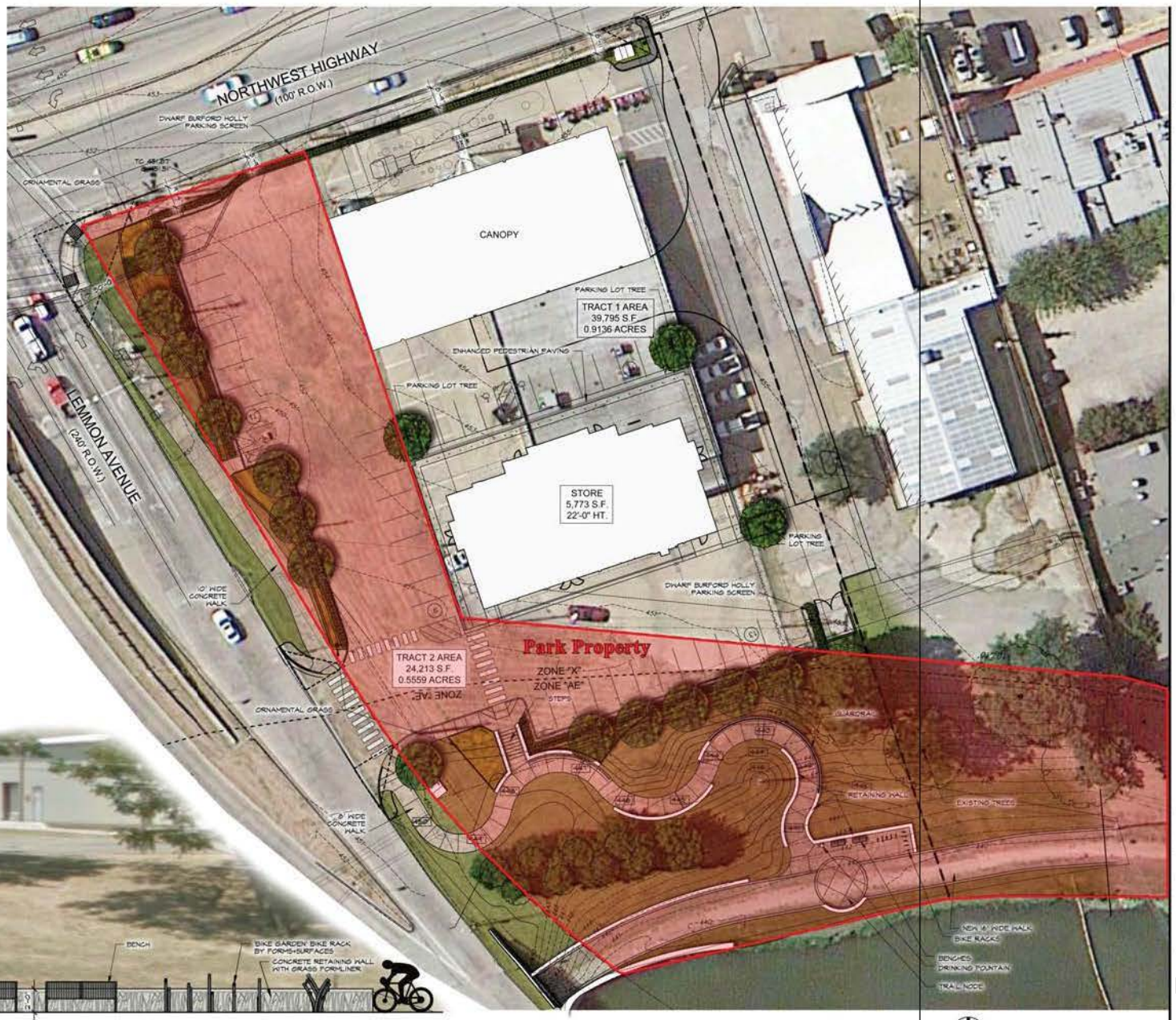
- ✓ Screening of off-street parking - Screen all parking lots on the building site or artificial lot. Must be voluntary, extend along entire street frontage excluding driveways and visibility triangles, and at least 3' in height (ex. large evergreen shrubs, 5' height, 7-#1 gallon, 3' on center, 3' wide bed, or 3' tall solid fence, or 3' tall berm, or a combination) with an automatic irrigation system required. Underground parking is considered to be screened for purposes of this subsection.

  - Northwest Highway - Provided shrub screen
- ✓ Enhanced Pedestrian Walkways - Walkways must consist of enhanced pavement intended for pedestrian use and occupy at least 5% of the lot.



B TRAIL CONNECTION ELEVATION

SCALE: 1/4" = 1'-0"



A LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

0 10 20 40 60

GRAPHIC SCALE IN FEET

nelsonjackson bohnstein
Landscape Architecture

Banner Place North
12770 Coit Road, Suite 210
Dallas, Texas 75251
tel: 972.233.2033
fax: 972.233.2022
njbinc@njbinc.net

QT

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QuikTrip No. 0961

NORTHWEST HWY & LEMON AVE

DALLAS, TEXAS

Revisions

No.	Date	Item

Date	05/13/15
Drawn	MA
Checked	KVB
Project No.	

Sheet Title

Exhibit A

Scale: as noted

Sheet No.



Exhibit A

QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
0961	Overall aerial view looking NE	SEC of Lemmon and NW Hwy	Dallas, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
08-0961-PE02	NTS	12/01/15	BP	

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